

HISTORIC LANDMARK COMMISSION
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 JULY 24, 2017
 NRD-2017-0047
 3210 Beverly Road
 Old West Austin Historic District

PROPOSAL

Demolish a 1948 house. No new construction is proposed at this time.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with stone veneer and replacement siding, single and paired 1:1 fenestration, and a shed-roofed entry porch.

RESEARCH

The house was built in 1948. The house's first occupants were Christopher C. and Armeline Eckhoff and their son, Christopher Jr. Christopher Eckhoff worked as a building contractor, and the building permit for 3210 Beverly was issued to him. In 1949, the house was listed as Eckhoff's office as well as his family's residence. By 1952, Elwood H. and Daisy S. Hall had purchased the house. Elwood worked for the Payne & Hall real estate office.

Clara Dittman, a German immigrant and nurse, purchased the house between 1952 and 1954. By 1964, she had moved out and her son Rudolph Dittman and grandson Rudolph Jr. had moved in. Rudolph worked as a mailer for the *American Statesman*; his son was a student. Patrick C. and Jane E. Hargadon purchased and moved into the house between 1972 and 1977, and were still living there in 1992. Patrick worked as a lawyer.

STAFF COMMENTS

The house is a contributing property to the Old West Austin National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed in 1948.
- 2) The building retains a high degree of integrity of location, setting, craftsmanship, design, and feeling. It retains a moderate degree of integrity of materials. Integrity of association is not applicable.
- 3) Properties must meet two historic designation criteria for landmark designation. The property does not appear to demonstrate significance according to any of the historic designation criteria listed in the City of Austin Land Development Code (Section 25-2-352):
 - a. **Architecture.** The house is built in a vernacular style. It does not appear to be architecturally significant.
 - b. **Historical association.** Two families have lived in the house for a substantial period of time. However, there do not appear to be historically significant associations.

Clara Dittman lived at 3210 Beverly from at least 1954 to at least 1958. By 1964, she had moved and her son Rudolph Dittman and his son were living in the house. Rudolph moved out of the house ca. 1972.

Patrick and Jane Hargadon moved to 3210 Beverly in 1977 and lived there until at least 1992. They were not researched, as their tenure in the house began after the potential period of significance ended fifty years ago in 1967.

- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, Old West Austin, or a particular group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.




This house does not appear to meet the criteria for designation as a historic landmark.

STAFF RECOMMENDATION

Staff recommends that the Commission encourage rehabilitation and adaptive reuse. If rehabilitation and reuse are not feasible, then staff encourages relocation over demolition, and recommends release of the permit upon completion of a City of Austin Documentation Package—consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2017-0047
LOCATION: 3210 Beverly Rd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION



East (primary) façade of 3210 Beverly Road



South and east facades

Occupancy History

City Directory Research, Austin History Center
 By City Historic Preservation Office
 July 2017

- 1992 Pat C. and Jann Hargadon, owners
Associate, Martinec Hargadon & Wise, lawyers, 701 Brazos
- 1985-86 Pat C. and Jane Hargadon, new residents, renters
No employment listed
- 1981 Patrick and J.E. Hargadon, owners
Lawyer, 1405 Rio Grande
- 1977 Patrick Hargadon, new resident, renter
Attorney, Chapmen & Hargadon, 1405 Rio Grande
- 1972 Rudolph Dittman and Rudolph W. Dittman Jr., renters
Mailer, *American Statesman* (308 Guadalupe) / Student
- 1967 Rudolph Dittman and Rudolph W. Dittman Jr., owners
Mailer, *American Statesman* (308 Guadalupe) / Student
- 1964 Rudolph Dittman and Rudolph W. Dittman Jr., renters
Mailer, *American Statesman* (308 Guadalupe) / Student
- 1961 3210 Beverly listed as vacant
Rudolph Dittman owned a house at 1202 W. 40th
Mailer, *American Statesman*
- 1958 Mrs. Clara L. Dittman, owner; widow of William M. Dittman
Nurse, no place of employment listed
- 1954 Mrs. Clara L. Dittman, owner; widow of William M. Dittman
Nurse, no place of employment listed
- 1952 Elwood H. and Daisy S. Hall, owners
Payne & Hall real estate at 614 Capital National Bank Building
Clara Dittman at 2505 Exposition Blvd; Rudolph at 1202 W 40th
- 1949 Christopher C. and Armeline Eckhoff and Christopher C. Jr., owners
Building contractor, home office at 3210 Beverly Dr. (Christopher)
Student at UT (Christopher Jr.)

Biographical Notes

Clara Dittman was born in Berlin, Germany in 1889. She married William Dittman, another German immigrant who worked as a brick mason, in Harris County in 1911. The family moved to Austin in 1917 and William died in 1921. From at least 1954 until ca. 1958, Clara lived at 3210 Beverly and worked as a registered nurse. She died in April 1972.

Clara and William's son Rudolph Dittman and his son Rudolph Jr. lived in the house from at least 1964 until sometime between 1972 and 1977. Born in 1913 in Galveston, Rudolph worked as a mailer at the *American Statesman*; Rudolph Jr. was a student at Austin High School. They are alternately listed as renters and owners in City Directories, suggesting that the house may have been owned by Clara or as an extended family. Rudolph married Dorothy Burrough in May 1972 and moved to Baytown around that time. He died in 1979.

MRS. CLARA DITTMAN

Mrs. Clara Dittman, 82, of 4700 Dudmar, died in a local hospital Monday. She was a member of the Lutheran Church.

Survivors include her son, Rudolph Dittman of Austin.

Funeral is pending at Hyllin-Manor Funeral Home.

Death notice for Clara Dittman in Austin Statesman, 4/17/1972.

MRS. CLARA DITTMAN

Funeral for Mrs. Clara Louise Dittman, 82, will be held at 3:30 p.m. Wednesday at Hyllin-Manor Funeral Home with Pastor Robert J. Adix officiating. Burial will be in Oakwood Cemetery.

Mrs. Dittman was a retired registered nurse, was a member of the Methodist Church and had been a resident of Austin 55 years.

Survivors include one son, Rudolph Dittman of Austin; one daughter, Mrs. Marguerite Jahn Doughty of Amorige, Pa.; one brother, Hans Groups of Houston; one sister, Mrs. Margarete Moyle of Houston; three grandchildren and one great-granddaughter.

Obituary for Clara Dittman in Austin Statesman, 4/18/1972.

Building Permits

C. C. Eckhoff 3210 Beverly Road

208 15 1 - - - - -

Brykerwoods "E"

Frame and rock veneer res. & frame gar.

36826

3-8-48

\$6000.00

C. C. Eckhoff

Building permit for frame residence at 3210 Beverly Road, 3/8/1948. Issued to C. C. Eckhoff.

C. C. Eckhoff 3210 Beverly Road

208 15 - - - - -

Brykerwoods

Frame addition to garage for servant's
quarters

36872

3-12-48

\$200.00

Owner

Building permit for addition to garage, 3/12/1948.

NW II

WATER SERVICE PERMIT
Austin, Texas

C No 308
INDEXED

Received of C. C. ECKHOFF Date 3-20-48

Address 3210 BEVERLY DR

Amount TWENTY AND NO/100 \$ 20.00

Plumber PORTER PLUMB CO Size of Tap 3/4"

Date of Connection 3-20-48

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6" C.I.

From Front Prop. Line to Curb Cock 7.5'

From S Prop. Line to Curb Cock 13'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St. 3'

Depth of Service Line 2.5'

From Curb Cock to Tap on Main OWN MAIN

Checked by Engr. Dept. CHR 2-27-48

No.	Fittings	Size
1	Curb Cock	5/8"
1	Elbow	3/4" COP
1	St. Elbow	3/4" Secure
1	Bushing	3/4" COP
1	Reducer	1/2" to 3/4" COP
1	Pipe	1/2" to 3/4" COP
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	
1	Tee	
1	Stop	
1	Box	
1	Lid	
1	Valves	
Job No.	<u>64-3210-582</u>	
Req. No.	<u>V-Porter</u>	

Water service permit to C. C. Eckhoff, 3/20/1948.

SANITARY SEWER SERVICE PERMIT

No. 25134

Austin, Texas

NW/II

Received of Porter P. Co. Date 9-9-48
 Address 3210 Beverly Rd
 Amount \$
 Builder or Owner C. C. Eckhoff Plumber
 Lot 15 Block 1 Subdivision Brykerwood Plat No. 208

Date of Connection <u>9-15-48</u>	No. Fittings	Size	Price
By City <u>10 1/2' S/MLL</u>	12' Pipe	4" Cast.	1.44
By Plumber <u> </u>	Pipe		
Checked By <u>Strong</u>	Wyes		
Size Main <u>6"</u> Depth <u>4'</u>	2 Bends		1.20
Main Assgn. <u>12.5' E/WPL</u>	Reducers		
Stub Depth <u> </u> Prop. Line <u>3'</u>	Plugs		
Stub Location <u> </u>	Sand		
Book No. <u>B-1368</u>	Gravel		
Paving Cut <u> </u> No. <u> </u>	Remix		
	Stoppers		
	Castings		
	144 Other IRUCK		40
	1-TAP		25
	Labor: 12 HRS		7.92
	1 HR.		1.00
			12.21

Sewer permit to C. C. Eckhoff, 9/9/1948.

ADDRESS: <u>3210 Beverly Rd</u>		PERMIT: <u>228632</u>		PLAT: <u>208</u>	
LOT: <u>15</u>	BLOCK: <u>1</u>	SUBDIVISION: <u>Brykerwood</u>		USE DIST: <u>A-14</u>	
OCCUPANCY: <u>Repair & Remodel Bath & Kitchen to create 2-bathroom + bath</u>		DIMENSIONS: <u>11.16' x 16.14'</u>		<u>2404</u>	
OWNER: <u>P. C. Hargadon</u>		CONTRACTOR: <u>Plumber</u>		MECH.: <u> </u>	
LAYOUT:	<u>11/2/82</u> <u>SAM</u>	ELECTRICAL: <u> </u>		R.O.W. CONCRETE: <u> </u>	
PLUMBING ROUGH					
SEWER					
COPPER					
FOUNDATION					
FRAMING	<u>5/24/82</u> <u>SAM</u>				
INSULATION	<u>6/7/82</u> <u>SAM</u>				
PLUMBING TOP OUT					
MECHANICAL ROUGH					
ELECTRICAL ROUGH					
WALLBOARD					
FINAL BUILDING		PLUMBING: <u>7-11-82</u> <u>Don</u> MECHANICAL: <u> </u> ELECTRICAL: <u> </u>		SIDEWALKS & DRIVES: <u>2-10'</u> BID 2046 JUNE 80 CLERK: <u>P</u>	

Building permit for repair, remodel, and addition with bath, 3/15/1982. Issued to P. C. Hargadon.