# 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.

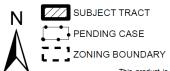
This house does not appear to meet the criteria for designation as a historic landmark.

## 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.

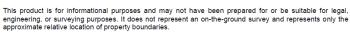
## LOCATION MAP





NOTIFICATIONS

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



1 " = 333 '

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, <i>American Statesman</i> (308 Guadalupe) / Student
1967	Rudolph Dittman and Rudolph W. Dittman Jr., owners Mailer, <i>American Statesman</i> (308 Guadalupe) / Student
1964	Rudolph Dittman and Rudolph W. Dittman Jr., renters Mailer, <i>American Statesman</i> (308 Guadalupe) / Student
1961	3210 Beverly listed as vacant Rudolph Dittman owned a house at 1202 W. $40^{\rm th}$ 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 40 <sup>th</sup>
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 Hyltin-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
Hyltin-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 Amoridge, 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** 

208 15 1 - 3210 Beverly Road

Brykerwoods "E"

Frame and rock veneer res. & frame gar. 36826 \$6000.00

C. C. Eckhoff

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

208 15 - 3210 Beverly Road

Brykerwoods

Frame addition to garage for servant's 36872 quarters \$200.00

Owner

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

) 6=	WATER SERVICE PERMIT  Austin, Texas  Received of CERMIT C Nº 308  INDEXED
* :	Address 3210 BEVERLY DR
	Amount TWENTY AND MILES \$20
	Plumber POPTER PLBG CO Size of Tap 1/4"
	Date of Connection 3-20-48 Size of Tap Made 3/47 Size Service Made 3/47
	From Front Prop. Line to Curb Cock 7.5  From S Prop. Line to Curb Cock /3'  Location of Meter. C. U.R. B.
	Type of Box Louk
	Depth of Main in St. 2  Depth of Service Line 2.5  From Curb Cock to Tap on Main Court Main Checked by Engr. Depth 2.7  Checked by Engr. Depth 2.7  Depth of Main in St. 2  So of

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

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