

**HISTORIC LANDMARK COMMISSION**  
**NOVEMBER 27, 2017**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2017-0622**  
**4103 RIDGELEA DRIVE**

## **PROPOSAL**

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Demolish a ca. 1948 house.

## **ARCHITECTURE**

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One-story, roughly rectangular-plan, front-gabled frame house with paired and triple 1:1 fenestration; flat-roofed enclosed carport on the front of the house that was converted to interior space. From the back of the house, it appears that the original fenestration in the house was multi-lite metal-framed windows. The windows have been replaced on the front and sides of the house.

## **RESEARCH**

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The house was built in 1948 by Plancon, Inc. The first owners and occupants were Charles C. and Dorothy H. Laughlin, who lived here for the rest of their lives. Charles C. Laughlin was a supervisor at Superior Dairies; Dorothy H. Laughlin was a Special Education teacher for the Austin Independent School District. After Charles Laughlin passed away in 1975, Dorothy continued to live here until her death in 2008.

## **STAFF COMMENTS**

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The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

The house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a frame post World War II house with no architectural distinction.
- b. **Historical association.** The house was owned and occupied by Charles and Dorothy Laughlin from the date of its construction through the 2000s. Charles Laughlin was a supervisor at a local dairy; Dorothy Laughlin was a teacher for the Austin public schools. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

## **STAFF RECOMMENDATION**




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Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release 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. The house lacks the architectural and historical significance necessary for individual designation as a historic landmark.

## LOCATION MAP



1" = 118'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2017-0622  
 LOCATION: 4103 Ridgelea Drive



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.

4103 Ridgelea Road  
ca. 1948







Rear of house

## OCCUPANCY HISTORY

### 4103 Ridgelea Road

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

1992	Dorothy H. Laughlin, owner Teacher, Austin public schools
1985-86	Dorothy H. Laughlin, owner Teacher, Austin public schools
1981	Charles C. and Dorothy H. Laughlin, owners Charles: Order officer, Superior Dairies, 600 E. 1 <sup>st</sup> Street. Dorothy: Teacher
1977	Charles C. and Dorothy H. Laughlin, owners Charles: Order officer, Superior Dairies, 600 E. 1 <sup>st</sup> Street. Dorothy: Employed by the public schools
1973	Charles C. and Dorothy H. Laughlin, owners Order officer, Superior Dairies, 600 E. 1 <sup>st</sup> Street.
1968	Charles C. and Dorothy H. Laughlin, owners Supervisor, Superior Dairies, 600 E. 1 <sup>st</sup> Street.
1965	Charles C. and Dorothy H. Laughlin, owners Supervisor, Superior Dairies, 600 E. 1 <sup>st</sup> Street.

- 1960 Charles C. and Dorothy H. Laughlin, owners  
 Charles: Department manager, Superior Dairies, 600 E. 1<sup>st</sup> Street.  
 Dorothy: Teacher, Austin Athletic Club, 1213 Shoal Creek Boulevard.
- 1957 Charles C. and Dorothy H. Laughlin, owners  
 Department manager, Superior Dairies, 600 E. 1<sup>st</sup> Street.
- 1954 Charles C. and Dorothy Laughlin, owners  
 Supervisor, Superior Dairies, 600 E. 1<sup>st</sup> Street.
- 1952 Charles C. and Dorothy Laughlin, owners  
 Employed by Superior Dairies, 600 E. 1<sup>st</sup> Street.
- 1949 Charles C. and Dorothy Laughlin, owners  
 Office department, Superior Dairies, 600 E. 1<sup>st</sup> Street.
- 1947 No houses are listed on Ridgelea Road.  
 NOTE: Charles C. and Dorothy Laughlin are listed at 514 E. 38<sup>TH</sup> Street; he was  
 a clerk at Superior Dairies, 600 E. 1<sup>st</sup> Street.

#### **BIOGRAPHICAL NOTES:**

##### **Charles C. and Dorothy Laughlin (ca. 1948 – ca. 2008)**

The 1930 U.S. Census shows Charles Laughlin as the 12-year old son of Scott and Maggie Laughlin, who rented their home in Taylor, Texas. Charles had been born in Texas and was the 4<sup>th</sup> of Scott and Maggie Laughlin's 6 children. Scott Laughlin, 40, had been born in Texas, and was a mule dealer. Maggie Laughlin, 34, had been born in Texas and had no occupation listed. None of the children had an occupation listed in the census report.

His 1975 death certificate shows that Charles Carrol Laughlin was born in Bartlett, Texas in 1917, and was a supervisor at Superior Dairies. He was living in this house at the time of his death.

**LAUGHLIN, Charles C., 57,**  
4103 Ridgelea Drive, died  
Wednesday. Services 3:30 p.m.  
Thursday at Weed-Corley  
Funeral Home. Survivors:  
wife, Mrs. Dorothy Holmes  
Laughlin of Austin; daughters,  
Candace Laughlin and Mrs.  
Carrol Laughlin Keller, both of  
Austin; father, Scott L.  
Laughlin of Taylor; brothers,  
Homer Harrell Laughlin of  
Temple, Dean Leroy Laughlin  
of San Antonio, Benny  
Burcham Laughlin of Taylor.

Obituary of Charles C. Laughlin  
Austin American-Statesman, August 28, 1975



**Dorothy H. Laughlin**

Dorothy Holmes Laughlin, 93, passed away peacefully on July 18, 2008, in Austin, Texas. Born October 18, 1914, she was the fifth of thirteen children to parents Glover Cleveland Holmes and Mary Lou Holmes. Dorothy lived all over Texas, but resided in Austin, Texas. She married "Red" Laughlin in 1940 and they were together 34 years. She graduated from the University of Texas in Austin with a B.S. in Education and was a passionate Special Education teacher for over 20 years with AISD.

Dorothy was a loving wife, mother, and grandmother who lived for her family. She was preceded in death by her husband and daughter Carrol Morine. Dorothy is survived by her daughter Candace and husband Gil Elsass of Austin; sisters, Norma Tischoff of San Antonio, Mildred Grimes of Richardson; her brother, Garvin Holmes of Elgin, Illinois; son-in-law, Gary Morine; granddaughters, Kim Morine of Austin, Tiffany Elsass Brantley and husband John of Port Lavaca, Kristen Elsass Evans and husband Mark of Austin; grandson, Matthew Elsass of San Marcos; and three great-grandchildren, Jesseca, Joshua and Charlie.

Visitation will be held from 6:00 to 7:00 p.m. on Monday, July 21, 2008, at Weed-Corley-Fish Funeral Home. Graveside service will be held at 1:00 p.m. on Tuesday, July 22, 2008, at Austin Memorial Park, with Reverend John Brantley officiating.

Donations can be made to Odyssey Health Care, 4201 W. Parmer Lane, Suite 100, Bldg. C, Austin, TX 78727, (512) 310-0214.

Obituary and guestbook online at [wefish.com](http://wefish.com)

Obituary of Dorothy Laughlin  
Austin American-Statesman, July 20, 2008



**Ned Cole**

4103 Ridgelya Drive

160

66

**Ridgelea**

Frame residence with car port attached.

38903 8-30-48

**\$7000.00**

## Plan Con

5

Building permit to Ned Cole and Plancon, Inc. for the construction of this house (1948)

**WATER SERVICE PERMIT**  
Austin, Texas

C No. 1875 186

Received of PLANCON INC. Date 8-31-48

Address 4103 RIDGELEA DR

Amount TWENTY AND NINE \$ 20.00

Plumber PORTER PLBG CO. Size of Tap 1/2"

Date of Connection <u>9-13-48</u>	No. Fittings	Size
Size of Tap Made _____	Curb Cock	
Size Service Made <u>2"</u>	Elbow	
Size Main Tapped _____	St. Elbow	
From Front-Prop. Line to Curb Cock <u>7.5'</u>	Bushing	
From S- Prop. Line to Curb Cock <u>20'</u>	Reducer	
Location of Meter <u>CURB</u>	Pipe	
Type of Box <u>LOCK</u>	Lead Comp.	
Depth of Main in St. _____	Nipples	
Depth of Service Line _____	Union	
From Curb Cock to Tap on Main _____	Plug	<u>3/4" Sucker</u>
Checked by Engr. Dept. <u>JL 10/19/48</u>	Tee	
	Stop	<u>1 Tee</u>
	Lid	<u>" "</u>
	Valves	
	Job No.	<u>W-323-502</u>
	Req. No.	<u>V. Palmer</u>

**INDEXED**

Receipt No. 11125

Application for Sewer Connection

No. 25615Austin, Texas, 11-18 1948

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Plancon at 4103 Ridgelea Street, further described as Lot 66 Block — Outlot — Division — subdivision Ridgelea Plat —, which is to be used as a Res.

In this place there are to be installed 5 fixtures. Plumbing Permit No. 31463

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 4'-7" at stub

Respectfully,

Stub out } 2' 5 9/16 N. 2 1/2"  
 Connected (Location),

Date 11-29-48By Rangel

NOTE: Connection Instruction

6" Drain from Ridgelea Dr. to  
man 14.5 W of E of 6" Stub 2 ft 3 7/16 N. 1670

Sewer connection application for this address (1948)

Chas. Laughlin

4103 Ridgelea Drive

186 66 &amp; North part of 93

Ridgelea

Erect carport.

48578 6-29-51

\$6000.00

H. E. Stanley

Building permit to Charles Laughlin to erect a carport (1951)

Chas.C. Laughlin

4103 Ridgelea Dr

186 66

Ridgelea

Enclose present C.P. to make Bedroom

64895

10-2-56

1000.00

Owner,

Building permit to Charles Laughlin to convert the carport into a bedroom (1956)