

**HISTORIC LANDMARK COMMISSION  
FEBRUARY 26, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0049  
3714 BONNIE ROAD**

**PROPOSAL**

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Demolish a ca. 1939 house.

**ARCHITECTURE**

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One-and-a-half-story, rectangular plan, stone-veneered, side-gabled frame house in the Tudor Revival style; front ornamental gable with a pair of 6:6 windows has a catslide roof; steeper front-gabled entry gable has a round-arched entry; partial-width entry port to the right of the entry; single and paired 6:6 fenestration; exterior stone-veneered chimney.

Structural information provided by the applicant:

The foundation has a perimeter concrete wall footing with cinder block or concrete block supporting 2x6 and 2x8 lumber joist material throughout. The floor joist are failing in numerous locations.

The interior finish is basic finish with very little historic architecture carpentry.

Mold spores are visible in the closet areas of the kitchen.

Aluminum clad windows on the West side of the home.

Composition roof that has been completely redone as shown by the attic photos revealing the aluminum tech shield used in the installation, a product recently used in roof sheathing.

**RESEARCH**

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The house appears to have been built around 1939 for Louis and Kate McGinnis, who lived here for the rest of their lives. The house has been in the same family since the time of its construction. There was an earlier (ca. 1921) house that the McGinnises owned at the southeast corner of Ash (now Bonnie Road) and Scenic Road, that was demolished and some of the materials possibly used in the construction of this house. Family descendants who remember the old house relate that it was a wood house with stone posts, and it is believed that the house was known as Crescent Elms, as described in a newspaper article. Kate McGinnis was the daughter of William Walsh, who founded the Austin White Lime Company; his family later moved to Round Rock and established the Round Rock White Lime Company. The Walsh family owned much of the land between Enfield and Windsor roads along the shores of the lake, and family history relates that the family moved from the lakeshore up the hill due to health concerns from being too close to the water. Kate Walsh married Louis McGinnis, who was a stock raiser who owned land with an address on Dam Boulevard (now Lake Austin Boulevard). The McGinnises lived on Avenue F in Hyde Park before moving out to the lake. In addition to other interests, Louis McGinnis worked at various clothing stores in Austin, and for a brief period in the late 1920s, owned a clothes cleaning establishment in Hyde Park. Kate McGinnis continued to be involved in the Walsh family's extensive real estate holdings, subdividing the family land now called Walsh Place, and the area around Robin Hood Trail, which she and her husband called Sherwood Forest. This house occupies the last piece of property owned by the Walsh family descendants in the neighborhood.

Louis and Kate McGinnis lived in this house until their deaths. Their niece, Kathleen Walsh, lived with them as a child, and moved into this house with her husband, Ed Belshan, in the 1940s. Ed Belshan was a native of Illinois and became the manager of the Austin Municipal Airport in the 1940s until his retirement in the early 1950s. Ed and Kathleen Belshan continued to live in this house after Kate and Louis McGinnis passed away, and raised their family here. They had two children: Kathleen and Eddie. Kathleen Belshan married Jack Howell; Eddie Belshan did not marry and eventually moved to Galveston. Kathleen Howell's daughter is now the owner of the property.

#### **STAFF COMMENTS**

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The house is beyond the bounds of any City survey to date.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a stone-veneered frame house built in the Tudor Revival style, a relatively common style in Austin. The house is notable for its fine stonework, but is otherwise a rather restrained interpretation of the style.
- b. **Historical association.** The house was built by Kate Walsh McGinnis, a daughter of William Walsh, a very prominent early Austin business owner and landowner. His Austin White Lime Company was the source of the lime necessary for the manufacture of concrete, and he owned a very large piece of property along the Colorado River (now Lake Austin). Kate Walsh McGinnis was active in the family's real estate holdings, selling the property that eventually became this residential section of West Austin. It is not clear how much of a hand she had in the actual development of the neighborhoods.
- 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, and seriously consider alternatives to demolition. While staff certainly recognizes the importance of the Walsh family to the history of West Austin and the contributions of the patriarch of the family to the development of the city as a whole, there does not appear to be a clear-cut case of the continued significance of the family through the generations who built and lived in this house that would qualify the house as a historic landmark. While staff strongly encourages the rehabilitation and preservation of this house, it does not necessarily follow that the house should be designated as a historic landmark. Staff must very reluctantly recommend 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



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2018-0049  
LOCATION: 3714 Bonnie Road

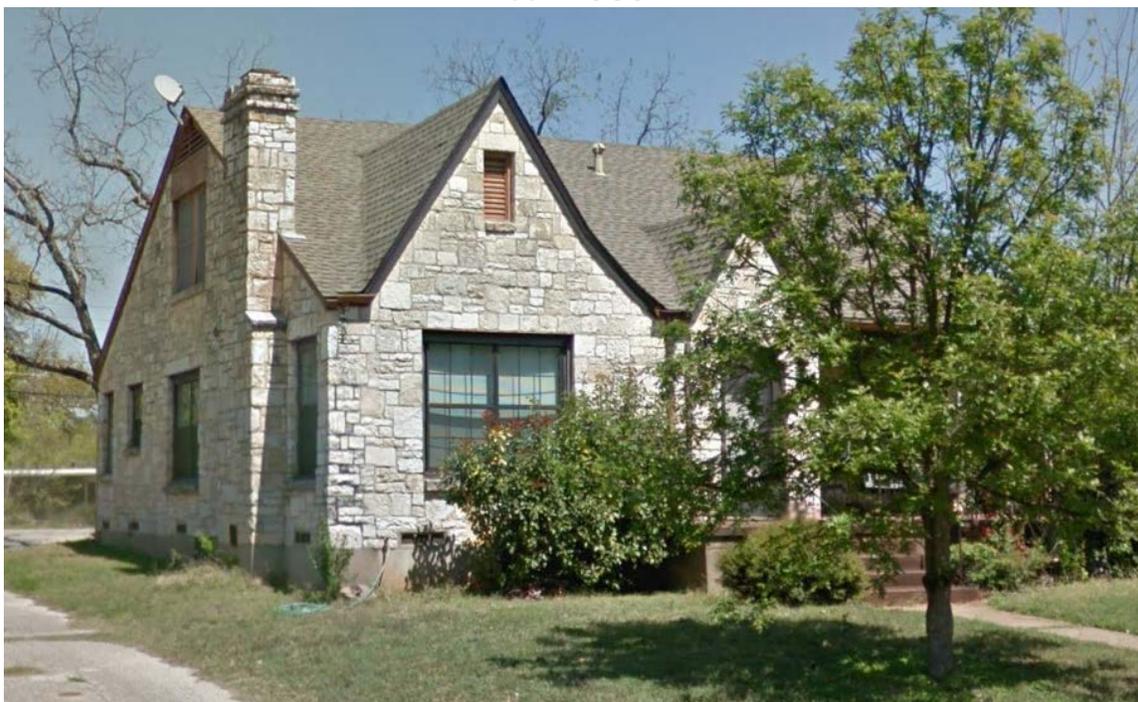


1" = 193'

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.

3714 Bonnie Road  
ca. 1939



## OCCUPANCY HISTORY 3714 Bonnie Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
February, 2018

- |         |  |
|---------|--|
| 1992    | Edward J. Belshan, owner<br>Proprietor, The Floristry, 3239 Bee Caves Road   |
| 1985-86 | Edward J. Belshan, owner<br>Proprietor, The Floristry, 3239 Bee Caves Road.<br>Also listed is Kathleen Belshan, retired.   |
| 1981    | Kathleen Belshan, owner<br>Retired<br>NOTE: Edward Belshan is listed as the renter of 3716 Bonnie Road; he was a florist at Frostlyn's Flrist, 1104 W. 34 <sup>th</sup> Street.                    |
| 1977    | Kathleen Belshan, owner<br>Widow, Edward Belshan<br>No occupation listed<br>Also listed is Edward J. Belshan, the manager of Leets Rental Service, party equipment, 700 E. 4 <sup>th</sup> Street. |
| 1973    | Kathleen Belshan, ownwer<br>Widow, Edward Belshan  |

Retired

NOTE: Edward J. Belshan is not listed in the directory.

- 1968 Kathleen Belshan, owner  
No occupation listed  
NOTE: Edward J., Belshan is listed at 2608 W. 49½ Street. He was a designer at a florist shop.
- 1965 Kathleen Belshan, owner  
No occupation listed
- 1960 Kathleen Belshan, owner  
No occupation listed  
Also listed is Edward J. Belshan, a designer at Tarry Town Florist, 2406 Exposition Boulevard.
- 1957 Kathleen Belshan, owner  
No occupation listed  
Also listed is Eddard J. Belshan, a student.
- 1954 Kathleen Belshan, owner  
No occupation listed  
Also listed is Edward J. Belshan, a student.
- 1952 Louis McGinnis, owner  
No occupation listed  
Also listed are Edward F. and Kathleen Belshan; he had no occupation shown; she was a stenographer at the State Employment Commission.
- 1949 Louis McGinnis, owner  
No occupation listed  
Also listed are Edward F. and Kathleen Belshan; he was the manager of the Austin Municipal Airport. Their son, Edward F. Belshan, Jr. was a clerk at Grove Drug, 209 E. 6th Street.
- 1947 Louis and Kate R. Belshan, owners  
No occupation listed  
Also listed are Edward F. and Kathleen Belshan; he was the manager of the Municipal Airport.
- 1944-45 Louis and Kate R. McGinnis, owners  
Real estate  
Also listed are Edward F. and Kathleen Belshan; he was the assistant manager of the Municipal Airport.
- 1941 Louis L. and Kate McGinnis, owners  
No occupation listed  
NOTE: Edward F. and Kathleen Belshan are not listed in the directory.
- 1940 Louis L. and Kate R. McGinnis, owners  
No occupation listed  
NOTE: The house is listed as 1507 Lake Boulevard.

NOTE: The following listings for Louis and Kate R. McGinnis are for the earlier ca. 1921 house that was location at the southeast corner of Ash Street (now Bonnie Road) and Scenic Road. That house is no longer in existence.

- 1939 Louis and Kate R. McGinnis, owners  
No occupation listed  
NOTE: The house is listed as being on Scenic Road at the southeast corner of Ash Street.
- 1937 Louis and Kate R. McGinnis, owners  
Real estate  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1935 Louis and Kate R. McGinnis, owners  
No occupation listed  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1932-33 Louis and Kate R. McGinnis, owners  
No occupation listed  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1930-31 Louis and Kate R. McGinnis, owners  
No occupation listed  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1929 Louis and Kate R. McGinnis, owners  
Proprietor (with Paul R. Grimes), McGinnis & Grimes, clothes cleaners, 3810 Avenue C.  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1927 Louis and Kate R. McGinnis, owners  
Salesman, Charles Rosner, wholesale and retail dry goods and ladies furnishings, 504-08 Congress Avenue.  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1924 Louis and Kate R. McGinnis, owners  
Stockman  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1922 Louis and Kate R. McGinnis, owners  
Stockman  
NOTE: The house is listed as being on the east side of Scenic Road, at the southeast corner of Ash Street.
- 1920 The address is not listed in the directory.

NOTE: Louis and Kate R. McGinnis are listed at 4300 Avenue F. He was a clerk for Frank Laws & Company, men's furnishings, 720 Congress Avenue.

#### BIOGRAPHICAL NOTES:

##### **Louis and Kate R. McGinnis (ca. 1931 – ca. 1954)**

His undated World War I draft registration card shows Louis McGinnis living at 4300 Avenue F in Austin. He was born in 1885, and was a self-employed stock raiser on Dam Boulevard. His wife was Kate McGinnis. He was short, and had a medium build, sandy hair and gray eyes.

The 1920 U.S. Census shows Louis S. and Kate McGinnis living at 4300 Avenue F. Louis McGinnis was 35, had been born in Texas to a Canadian-born father and a French-born mother, and was a clerk in a gentlemen's furnishings store. Kate McGinnis was 40, had been born in Texas to an Irish-born father and a Texas-born mother, and had no occupation listed. With them lived a niece, Kathleen Walsh, 12, who had been born in Texas.

The 1940 U.S. Census shows Louis and Kate McGinnis as the owners of this house, which is incorrectly addressed as 3710 Bonnie Road. The house was worth \$6,000. Louis McGinnis was 54, had been born in Texas, and was the proprietor of a land company. Kate McGinnis was 64, had been born in Texas, and had no occupation listed. They had a servant, Lydia Telg, who had been born in Texas. She had lived in Caldwell, Texas in 1935.

**Dinner Guest**

Mr. and Mrs. Louis McGinnis entertained their niece, Mrs. E. Belshan of Chicago, Ill., at a dinner party Thursday evening at their home Crescent Elms on Lake Austin. Mrs. Belshan will be remembered as Miss Katherine Walsh.

Society page story on the dinner held by Louis and Kate McGinnis for their niece, Kathleen Belshan. Note that the house name is Crescent Elms.

Austin American-Statesman, May 11, 1930

**MRS. KATE WALSH MCGINNIS**

Mrs. Kate Walsh McGinnis, 71, lifelong resident of Austin, died in a local hospital Saturday. Besides her husband, Louis McGinnis of Austin, she is survived by four brothers, W. J. Walsh, M. C. Walsh, P. A. Walsh and E. J. Walsh, all of Round Rock. The body will be at the Hyltin Funeral Home until 9:30 a. m. Monday when Rev. Father McAlister will conduct funeral services at St. Mary's Church.

Pallbearers will be Edward J. Walsh, Murry Dieson, Joe Almas, Ernest Leonard, W. W. Bennett, Tom Connolly, E. T. Morris and J. M. Burleson. Burial will be in Mt. Calvary Cemetery. Rosary services will be conducted at the Hyltin Chapel Sunday at 8 p. m.

Obituary of Kate McGinnis  
Austin American-Statesman, November 23, 1947

## LOUIS (UNCLE MAC) MCGINNIS

Requiem mass for Louis (Uncle Mac) McGinnis, 68, of 3714 Bonnie Road, will be said at St. Mary's Cathedral Thursday at 9 a.m. by the Rev. A. J. Mulreany, CSC. He was a life-long resident of Austin and was a member of St. Mary's Cathedral. He was preceded in death in 1947 by his wife, Mrs. Kate Walsh McGinnis, and has no immediate surviving relatives. He had been associated with men's clothing stores in Austin and in the early 1900s was very active in athletics at St. Edward's University. Burial will be in Mt. Calvary Cemetery under the direction of Hylin-Manor Funeral Home.

Pallbearers will be Ernest Leonard, E. B. Edwards, Joe Almas, Robert B. Douglas, E. J. Walsh and Garland Walsh.

Obituary of Louis McGinnis  
Austin American, April 8, 1954

### Kathleen Belshan

The 1940 U.S. Census shows Edward and Kathleen Belshan living with his parents (James and Katherine Belshan) in a house they owned in Elgin, Kane County, Illinois. Kathleen Belshan was 32, had been born in Texas, and had no occupation listed. Edward Belshan was 34, had been born in Illinois, and was the chief clerk for the State Police. They had 2 children: Kathleen, 7; and Eddie Joe, 5. Both children had been born in Illinois. Edward Belshan's father, James Belshan, was a yard man for the railroad. The 1930 U.S. Census also shows Edward and Kathleen Belshan living with his parents in Illinois. The census report reveals that James Belshan's parents had been born in Czechoslovakia, and Katherine Belshan's parents had been born in Ireland. Edward Belshan has an accountant for the steam railroad. Kathleen Belshan had no occupation shown.

## Kathleen Walsh Is Bride of E. F. Belshan

[Special to The Austin Statesman.]

ROUND ROCK, Sept. 10.—Mr. and Mrs. M. C. Walsh of Round Rock announce the marriage of their daughter Kathleen to Edward F. Belshan of Chicago, Ill. The ceremony was conducted at St. Mary's church in Taylor on Sept. 7 with Father Dresser officiating and Father Coffey assisting.

The bride was attended by her maid of honor, Miss Grace Dillinger, and the groom had as his best man Mr. Daniel Hannan.

The bride is a graduate of St. Mary's academy of Austin where she was a very popular student, and won recognition not only socially but also in the scholastic field. While in Austin she has made her home with her uncle and aunt, Mr. and Mrs. Louis McGinnis of Lake Austin.

Mr. Belshan, the groom, is a graduate of St. Edward's university of Austin and is the son of Mr. and Mrs. James J. Belshan of Chicago, Ill. After Oct. 1 he will be in the accounting department of the Commonwealth Edison company of Chicago in which city he and his bride will make their home.

News story on the wedding of Kathleen Walsh, niece of Louis and Kate McGinnis, and Edward Belshan

Austin Statesman, September 10, 1927

## Belshan Resigns As Airport Chief

The manager of the Municipal Airport, Ed Belshan, has resigned, giving reasons of health.

Belshan's resignation after eight years as administrator of the airport was announced Wednesday by a public works department official, William Osborn.

For several months Belshan had suffered with an asthmatic condition.

Osborn said Alfred Bartz, an assistant to Belshan, had been named temporary airport manager.

News story on Edward Belshan's resignation as airport administrator  
Austin Statesman, October 24, 1951

**EDWARD F. BELSHAN**

Edward F. Belshan, 53, former Austin resident, died in Elgin, Ill., Thursday after a long illness. He was manager of the Robert Mueller Municipal Air port here in Austin for a number of years and was connected with the city of Austin for a number of years prior to managing the airport.

Survivors include his mother, Mrs. Katherine Belshan of Elgin, Ill.; one son Edward J. Belshan, of Austin; one daughter, Mrs. Kathleen Fuller of Corpus Christi; one brother, Francis Belshan and a sister, Mrs. Alice Ulland, both of Elgin, Ill., and one grandchild.

Funeral services will be held at St. Lawrence Catholic Church in Elgin, Ill., Saturday at 9 a. m.

Obituary of Edward F. Belshan  
Austin Statesman, June 27, 1958

## **Kathleen (Kas) Walsh Belshan**

Kathleen (Kas) Walsh Belshan was born to Mike and Katherine Collins Walsh on November 5, 1907 in Round Rock, Texas.

She passed away October 22, 1993, in Austin, Texas at the age of 85.

A granddaughter of William Walsh of Walsh Place and Walsh Boat Landing in Austin, she was reared by her Aunt Kate Walsh McGinnis and Uncle Mac (Louis) McGinnis in West Austin. She graduated from St. Mary's Academy where she was May Queen, senior class president and very active in school activities. She sang for various social functions in Austin.

She was preceded in death by her husband, Edward F. Belshan and sister, Beatrice Olson.

She is survived by a son, Edward J. Belshan; daughter, Kathleen Howell; granddaughter, Diane Harboe; great-granddaughter, Stacy and great-grandson, Todd.

She loved to sing and everyone that knew her loved her.

The family wants to thank the nurses and staff on the 4th floor at Seton Hospital and everyone at Southwood Care Center.

Private services will be held.

Arrangements by Weed-Corley Funeral Home, 3125 North Lamar, 452-8811.

Obituary of Kathleen Belshan  
Austin American-Statesman, October 22, 1993



**THE HERO**—Ed Belshan of 3714 Bonnie Road was the person who located and recaptured the missing "Ike," a parakeet belonging to Mrs. Joseph L. Flint of Corpus Christi. On his action hangs a tale which added considerably to the "education" of Major Mike Olive, US Army (retired), who is manager of Neal Douglass Studios.—(Neal Douglass Photo by Mike Olive.)

News story on the rescue of Ike the parakeet by Eddie Belshan  
Austin Statesman, November 17, 1953

Edward Joseph Belshan Eddie passed away March 29, 2003, his 68th birthday, following a heart attack. He was born March 29, 1935 in Elgin, Illinois to Edward Francis Belshan and Kathleen Walsh Belshan. In January, 1941 the family moved to Austin, TX, the home of his mother. He graduated from St. Edwards High School in Austin and received his degree from the University of Texas. When Eddie was 19, he went to work for R.A. Lewis, Tarrytown Florist and stayed in the florist business until his retirement. He is survived by his sister, Kathleen Howell (Jack) of Austin, TX; his niece, Diane Harboe (Rune) of McDade, TX; his great-niece, Stacy Gilyan (Brendan) of Austin, TX; his great-nephew, Todd Harboe of Austin, TX; his companion, Michael Randall of

Galveston, TX; and special friend, Jeanette Marley of Santa Barbara, CA. Private Graveside Services are pending at Cook-Walden/Capital Parks Funeral Home in Pflugerville.

Obituary of Edward J. Belshan  
Austin American-Statesman, April 1, 2003.

#### **Kathleen Belshan Howell**

Kathleen Belshan Howell, 78, passed into the hands of his Lord and Savior Jesus Christ, Sunday, September 12, 2010 surrounded by her beloved family.

Mrs. Howell was born on May 31, 1932 in Elgin, Illinois. She was a lifetime Austin resident. She graduated from St. Mary's Catholic Academy, and worked at the Texas National Guard Armory Board for 27 years.

Mrs. Howell spent her life devoted to her family. She will be so greatly missed, but the memories of her will sustain our loss.

Mrs. Howell is survived by her loving husband, Jack Howell, of 45 years; daughter, Diane Harboe (Rune); sons, Jack Wayne Howell (Billie Sue) and James Edward Howell (Cathy). She was blessed with 7 grandchildren and 12 great-grandchildren.

The family would like to thank Dr. Steven Solomon, Dr. Mark Crozier, Dr. Lynn Knowles and the wonderful staff of the Texas Oncology Cancer Center, who loved and cared for her. A special note of gratitude to Hospice Austin for their excellent response and care.

The family will receive guests at Cook-Walden/Capital Parks Funeral Home, from 6:00 p.m. to 8:00 p.m., Friday, September 17, 2010. A family visitation will be held Saturday, September 18, 2010 from 12 noon to 1:00 p.m. The funeral service will be conducted at 1:00 p.m. in the Memorial Chapel of Cook-Walden/Capital Parks Funeral Home. Interment will follow at Cook-Walden/Capital Parks Cemetery in Pflugerville, Texas.

In lieu of flowers, memorial contributions may be made to the Ovarian Cancer Research Fund, [www.ocrf.org](http://www.ocrf.org) or 212-268-1002.

To share memories with the family, please visit [www.cookwaldencapitalparks.com](http://www.cookwaldencapitalparks.com).

Obituary of Kathleen Belshan Howell, the daughter of Edward and Kathleen Belshan  
Austin American-Statesman, September 16, 2010

**WATER SERVICE PERMIT**  
Austin, Texas

No. 13648

**INDEXED**  
Date July 7, 1939

Received of Louie McGinnis  
Address 4102 Bonnie Rd. Blk. 13, Lot 8  
3714.  
Amount Two and 50/100 - - - \$ 2.50  
Plumber ??? Size of Tap 1/2

Date of Connection	<u>7/7/39</u>	
Size of Tap Made	<u>3/4</u>	
Size Service Made	<u>3/4</u>	
Size Main Tapped	<u>6"</u>	
From Front Prop. Line to Curb Cock	<u>9'</u>	
From W. Prop. Line to Curb Cock	<u>30'</u>	
Location of Meter	<u>CR. M. R.</u>	
Type of Box	<u>ROCK</u>	
Depth of Main in St.	<u>3'</u>	
Depth of Service Line	<u>2'</u>	
From Curb Cock to Tap on Main	<u>29'</u>	
Checked by Engr. Dept.	<u>7-31-39 LE</u>	

No. Fittings	Size	
1 Curb Cock	<u>5/8"</u>	
Elbow		
St. Elbow	<u>3/4"</u>	
2 Bushing	<u>1/2"</u>	
1 Reducer	<u>1/2"</u>	
31' Pipe	<u>3/4" COPPER</u>	
1 Lead Comp.	<u>3/4" COPPER</u>	
Nipples		
1 Union	<u>3/4" TO IRON</u>	
Plug		
1 Tee	<u>1/2"</u>	
1 Stop	<u>1/2"</u>	
1 Box	<u>1/2"</u>	
1 Lid	<u>1/2"</u>	
Valves		
Job No.	<u>C39-1015</u>	
Req. No.	<u>37822</u>	

Water service permit to Louis McGinnis for this address (1939)

Additional photographs furnished by the applicant:



The original wood windows have been replaced with aluminum windows.

