

HISTORIC LANDMARK COMMISSION
JUNE 25, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0253
103 W. 31ST STREET

PROPOSAL

Demolish a ca. 1924 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled wood-frame house. The house is clad in stucco and has a front porch and 2:2 wood-sash windows.

RESEARCH

The house at 103 W. 31st Street was built around 1924 by William J. Disch, who lived in the property next door with his family. William and Pearl Harty owned the property from the late 1920s to early 1930s, when George and Louise Eyres purchased it and moved in. At the time, George's mother Lydia Eyres lived next door at 101 W. 31st Street (see staff report for 3012 University/101 W. 31st Street for more information). After the Eyres moved out in the late 1930s, the property was sold to a succession of owners. In 1952, Lee Westlund, a pressman at Steck Co., and his wife Beda moved into the property and lived there until ca. 1965.

STAFF COMMENTS

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

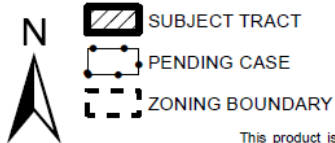
Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed around 1924.
- 2) The house retains a moderately high degree of integrity. Stucco cladding was added in 1940, and the front porch likely was added (date unknown).
- 3) Properties must meet two historic designation criteria for landmark designation. The property does not appear to demonstrate significance according to any of the criteria (City of Austin Land Development Code, Section 25-2-352).
 - a. **Architecture.** The house does not appear to possess architectural distinction.
 - b. **Historical association.** There do not appear to be historically significant associations.
 - 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas.
 - 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

Encourage rehabilitation and adaptive reuse of the building. If the Commission votes to release the permit, then staff recommends relocation over demolition, and 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



1" = 136'

NOTIFICATIONS

CASE#: HDP-2018-0253
LOCATION: 103 W 31st Street



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

Photos



Primary (north) façade and east elevation of 103 W. 31st Street.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
June 2018

1924	Address not listed
1927	W. F. Garland, renter Proprietor, University Jewelry Shop (2218A Guadalupe)
1929	W. R. and Pearl Harty Sanitary inspector, City Public Health Department Mary J. Harty and sons, renters; saleslady, E. M. Scarbrough
1932-33	William R. Harty, owner City sanitary inspector William R. Harty, Jr., renter; no occupation listed

- Mary L. Harty, renter; widow of P. C. Harty
 Daniel C. Harty, renter; employee, Button Ice Cream Co.
- 1935 George W. and Louise Eyres, owners
 No occupation listed
 Georgia L. Eyres, renter; no occupation listed
 Wesley A. Eyres, renter; no occupation listed
- 1937 George W. and Louise Eyres
 No occupation listed
- 1939 C. H. and Merle McGinnis and children
 No occupation listed
- 1942 John R. and Ollie Blocker, owners
 Machinist, UT
 Billye Blocker, renter; saleswoman, Joan Eddy Shop (708 Congress Avenue)
- 1944-45 G. W. Eyres
- 1947 Joseph M. Brown, owner
Not listed in regular directory
- 1949 Tim and Jesse L. Kenner, owners
 Sales manager, no place of employment listed
- 1952-59 Lee W. and Beda M. Westlund
 Pressman, Steck Co.
- 1962 Lee W. and Beda M. Westlund
 No occupation listed
- 1968 Vacant
- 1977 Hendrik W. and Mary J. Wessels
 The Flower Market and Greenhouse (5216 N. Lamar)

Biographical Research

Lee Wesley Westlund was born in 1891 in Elgin, Texas, to Swedish immigrant parents. The family moved to Austin while Westlund was still a child. He worked as a pressfeeder at Forum Printing Co. and VonBoeckmann-Jones Co., and later was hired as a pressman at Steck Co. Westlund appears to have been married twice, as U.S. Censuses list Hattie E. Westlund as his wife in 1920 and 1930 and Beda M. Westlund as his wife in 1940; when Westlund lived at 103 W. 31st Street ca. 1952- ca. 1965, he was still married to Beda. Lee and Hattie Westlund had one son; Lee and Beda do not appear to have had children. Lee Westlund died in 1970 in Austin.

LEE W. WESTLUND

Lee W. Westlund, 79, of 600 Bissonet Lane, died at his residence Friday. He was a retired pressman, had lived in Austin for 71 years and was a member of the First Spiritualist Church. He was also a member of Austin Lodge 12, AF & AM, Scottish Rite Bodies, Ben Hur Shrine and Ben Hur Shrine Band.

He is survived by his widow, Mrs. Beda M. Westlund of Austin; one son, Burfred Westlund of Austin; one sister, Mrs. Harry Stromquist of Austin; and four grandchildren.

Funeral arrangements are pending at Cook Funeral Home.

Obituary for Lee Westlund, The Austin Statesman, 9/25/1970.

Beda Marie Westlund (Bengton) was born in 1902 in Texas to Swedish immigrant parents. By 1935, she had married Lee Westlund. She worked as a homemaker and was active in the First Spiritualist Church with her husband. She died in 1973 in Austin.

Building Permits

Main changed to 4" c.i. on E-5946

WATER SERVICE PERMIT		Austin, Texas		N ^o 14824	
Received of		Edgar Fox		Date	
Address		103 W 31st cottage		Nov 29th, 1939	
Amount		Two and 50/100--		\$ 2.50	
Plumber				Size of Tap	
Date of Connection		12-2-39		Size	
Size of Tap Made		3/4		No. Fittings	
Size Service Made		3/4		1 Curb Cock	
Size Main Tapped		2"		1 Elbow	
From Front Prop. Line to Curb Cock		19'6"		1 St. Elbow	
From Prop. Line to Curb Cock		16'		1 Bushing	
Location of Meter		CURB		1 Reducer	
Type of Box		LOCK		4" Pipe	
Depth of Main in St.		2'		1 Lead Comp.	
Depth of Service Line		2'		2' Nipples	
From Curb Cock to Tap on Main		5'		1 Union	
Checked by Engr. Dept.		1-5-40 E		1 Plug	
				1 Tee	
				1 Stop	
				1 Box	
				1 Lid	
				1 Valve	
				Job No.	
				Req. No.	

BEHNSON

Water service permit issued to Edgar Fox, 11/29/1939.

Edgar Fox 103 W. 31st St.
 64 - 6 W. 50' of
 829 -

Fruth Addn.

reroof, stucco and repair res. & new gar.

18729 - 1-27-40

None

Building permit issued to Edgar Fox for reroofing, stuccoing, and repairs to residence; as well as the construction of a new garage, 1/27/1940.

SANITARY SEWER SERVICE PERMIT

No. 16522

Austin, Texas

Received of Fox Schmidt Date 1/31/1940
 Address 103 W. 31st.
 Amount \$
 Builder or Owner Edgar Fox Plumber
 Lot E. 60x110 of 17 Block 22 Subdivision Plat No. 64

Date of Connection <u>3/15/1940</u>	No. Fittings 42 1/2" Pipe 4" 4.25 Pipe Wyes 2 Bends Reducers Plugs Sand Gravel Remix Stoppers Castings Other 2 days Labor: 1 1/2 days 4.50
By City <u>22' N/SLL</u>	
By Plumber <u> </u>	
Checked By <u>Boatright</u>	
Size Main <u>4"</u> Depth <u>4'</u>	
Main Assign. <u>in St. 8' from PL</u>	
Stub Depth <u> </u> Prop. Line <u>1 1/2'</u>	
Stub Location <u> </u>	
Book No. <u>A-1041</u>	
Paving Cut <u> </u> No. <u> </u>	

Water service permit issued to Fox Schmidt, 1/31/1940.

Newspaper Clippings

FOR RENT—My home at 103 West 31st
 street. W. J. Disch. Phone 3496.

William J. Disch appears to have owned the property at 103 W. 31st Street in 1925. Classified ad, The Austin Statesman, 1/3/1925.