

**HISTORIC LANDMARK COMMISSION**  
**JUNE 25, 2018**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2018-0259**  
**700 WAYSIDE DRIVE**

**PROPOSAL**

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Demolish a ca. 1945 house.

**ARCHITECTURE**

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One-story, L-plan, hip-roofed wood-frame house built in the Minimal Traditional style. The house is clad in textured stucco and has a corner porch and paired wood-sash windows.

**RESEARCH**

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The house at 700 Wayside Drive was built ca. 1945 by Harold M. Hardy. Hardy worked as a manager at Safeway, and he and his wife Ozelia lived in the house until at least 1949. After that, a succession of residents occupied the house, with none staying longer than three or four years. Residents worked as students, professors, electricians, and clerks.

**STAFF COMMENTS**

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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 ca. 1945.
- 2) The house retains a high degree of integrity.
- 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 is built in the Minimal Traditional style and does not appear to possess architectural distinction within this style.
- 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**

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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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 138'

**NOTIFICATIONS**

CASE#: HDP-2018-0259  
LOCATION: 700 Wayside Drive



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## PROPERTY INFORMATION

### *Photos*



*Primary (east) façade and south elevation of 700 Wayside Drive.*

### *Occupancy History*

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

- 1944-45 Vacant
- 1949 Harold M. and Ozelia Hardy, owners  
 Manager, Safeway store
- 1952 Cecil S. and Ethel King, owners  
 Cecil worked as a clerk, Austin Machine and Grinding Co. (217 E. 5<sup>th</sup> Street)  
 Ethel worked as a clerk, Kruger Jewelry (722 Congress Avenue)
- 1955 James H. and Fritzie Pace  
 Register clerk, Tucker Drug Store (3 locations in Austin)
- 1959 James W. and Barbara S. (or J.) Richards

James was a student; Barbara worked as a clerk typist at UT

- 1962 Curtis and Nancy Johnson  
Electrician
- 1968 Charles A. and Marie O. L. McBride  
Professor, UT
- 1977 Stan and Penny R. Luhoeven  
Student
- 1985-86 Ling Long  
No occupation listed
- 1992 Steve Ranch  
No occupation listed

*Building Permits*

1945 19476 STS 00 W TAP Permit			
Type	W TAP Permit	Status	Expired
Sub Type	Wastewater	Parent ID	2115953
Work	Commercial	Row ID	2212344
Group	Permits		
Primary Property			
Address	700 WAYSIDE DRIVE, AUSTIN, Texas, 78703, USA	Roll	0111070807
		Prop ID	152450
		Folder Unit	
Location	700 WAYSIDE DR, AUSTIN-FULL PURPOSE, 78703		
Tracking Dates and Reference Information			
In Date	Jul 26, 1945	Issue/Approve	Jul 26, 1945
		Expires	Jul 26, 1947
Ref. No.	19476	Issued By	
		Final Date	
Name	PIER Migration Sewer Tap - 700 WAYSIDE DR, AUSTIN-FULL PURPOSE, 7...		Priority

*Water tap permit, 7/26/1945.*