

HISTORIC LANDMARK COMMISSION
NOVEMBER 16, 2020
DEMOLITION AND RELOCATION PERMITS
HDP-2020-0437
3315 PERRY LANE

PROPOSAL

Demolish a ca. 1948 house.

ARCHITECTURE

One-story, irregular-plan, side-gabled, stone-veneered frame ranch-style house with sections of board-and-batten siding; multi-light metal-framed casement windows; prominent, stone-veneer-clad exterior chimney; integral two-bay garage to the right of the main block of the façade.

RESEARCH

The house was built in 1948 by Barnes Hoff, a local real estate developer. The first owners and occupants were William G. and Ethel Darley, who lived here from 1948 until around 1954. William G. Darley grew up in San Antonio but began his career in Cleveland, Ohio, where he worked as a draftsman in the petroleum industry and later in the lamp department of General Electric. He returned to Texas after World War II, and bought this house in Austin in 1948. He and his wife Ethel eventually moved back to San Antonio, where he worked as an electrical inspector for a military installation there. William George Darley died in Bexar County in 1981; Ethel Darley died in 2003. Both are buried in San Antonio.

From around 1954 through the end of the 1950s, the house was owned and occupied by Calvin C. and Ruby Boykin. Calvin C. Boykin was in the hotel business, managing hotels in Texas, New Mexico, and other places in the Southwest. He appears to have lived the longest in Big Spring, Texas, where he managed the Crawford Hotel. Although his own obituary in the Austin newspapers was very short, that of his daughter, Jo Anne, included in the backup, details more of the life of the Boykins and their careers in hotel management.

STAFF COMMENTS

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 while the house clearly meets the criterion for designation as a significant example of ranch-style residential design in Austin, the criterion for historical significance does not appear to be justified:

- a. **Architecture.** The house is an excellent example of mid-century ranch-style residential design with its long, low profile, use of native materials, particularly the stone veneer, and the pattern of fenestration. The house meets the criterion for architectural significance.
- b. **Historical association.** The house was owned by two families during the historic period: an electrical engineer, and a retired hotel manager. 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

Strongly 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 does not meet two criteria necessary for individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2020-0437

LOCATION: 3315 PERRY LN

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.



3315 Perry Lane
ca. 1948



Detail of entry



View of rear of the house

OCCUPANCY HISTORY 3315 Perry Lane

City Directory Research, Austin History Center
By City Historic Preservation Office
October 2020

1959	Calvin C. Boykin, owner No occupation listed
1957	Calvin C. and Rubye Boykin, owners No occupation listed
1955	Calvin C. and Ruby H. Boykin, owners No occupation listed NOTE: William G. and Ethel Darley are not listed in the directory.
1952	William G. and Ethel Darley, owners Consulting engineer, 208 W. 18 th Street. NOTE: Calvin C. and Ruby H. Boykin are not listed in the directory.
1949	William G. and Ethel R. Darley, owners Proprietor (with Alfred T. Moses) Darley & Moses, mechanical engineers, 317 W. 6 th Street.
1947	The address is not listed in the directory. NOTE: William G. and Ethel R. Darley are not listed in the directory.

BIOGRAPHICAL NOTES**William G. and Ethel R. Darley (ca. 1948 – ca. 1954)**

William G. Darley appears in the 1930 U.S. Census as the 22-year old son of William L. and Lulu Darley, who owned their home in San Antonio, Texas. William G. Darley had been born in Texas and had no occupation listed. His father, William L. Darley, 56, had been born in Nebraska to a Missouri-born father and a Scottish-born mother, and was the proprietor of a letter shop. His mother, Lulu Darley, 54, had been born in Texas to a Tennessee-born father and a Louisiana-born mother; she was the assistant manager of the letter shop. William G. Darley had no siblings listed in the census report. The 1930 U.S. Census also shows a William Darley living in Cleveland, Ohio, where he was a lodger in a private home. He was born in Texas, single, and was a draftsman in the petroleum industry.

His 1940 World War II draft card shows that William George Darley was living in Cleveland Height, Ohio where he worked in the Lamp Department of General Electric Company. He was born in Galveston, Texas in 1907 and was married to Ethel Rogers Darley. He was 5'-8" tall, weighed 145 pounds, and had a light brown complexion with brown hair and brown eyes. He had a birth mark on his hip.

William George Darley was born in 1907 and died in San Antonio in 1981. His death certificate shows that he was living in Windcrest, Texas outside of San Antonio at the time of his death. He was born in Texas and was an electrical engineer for the U.S. Air Base. Ethel Rogers Darley was born in 1910 and died in 2003. Both are buried in San Antonio.

Calvin C. and Ruby Boykin (ca. 1954 -)

Calvin and Ruby Boykin appear in the 1930 U.S. Census for Big Spring, Texas, where Calvin Boykin was the manager of a hotel. Calvin Boykin was 28 and had been born in Texas. Ruby Boykin was 25, had been born in Texas, and had no occupation listed. They had two sons: Calvin, Jr., 7; and Bobbie, 6; both boys had been born in Texas. Most of the people listed as lodgers in the hotel worked in the oil business or for the steam railroad.

The 1940 U.S. Census shows Calvin C. and Rubye Boykin as the managers of a hotel in Big Spring, Texas. Calvin C. Boykin was 35 and had been born in Texas. Rubye Boykin was also listed as being 35, had been born in Texas, and was shown as the wife of the hotel manager. They had 3 children: Calving, Jr., 16, who had been born in New Mexico; Bob, 14, who had been born in New Mexico; and Jo Anne, 7, who had been born in Texas.

His 1942 World War II draft card shows that Calvin Clay Boykin was living at the Crawford Hotel in Big Spring, Texas where he was employed; his wife, Ruby is also listed at the hotel. He was born in 1904 in Robert Lee, Texas. He was 5'-11½" tall, weighed 175 pounds and had a light complexion with graying black hair and brown eyes.



Crawford Hotel, Big Spring, Texas

Calvin and Ruby Boykin managed this hotel in the 1940s before moving to Austin.

BOYKIN, Calvin Clay, 85, of Austin died Tuesday. Graveside services 2 p.m Friday, Capital Memorial Park. (Weed-Corley)

Death notice for Calvin Clay Boykin
Austin American-Statesman, May 18, 1989

The following is a portion of the obituary of Jo Anne Boykin, the daughter of Calvin and Ruby Boykin, who grew up in this house and relates stories of her early life with her parents managing various hotels in the Southwest:

BOYKIN, Jo Anne Jan. 11, 1933 - Feb. 9, 2018 On Friday, February 9, Jo Anne Boykin embarked on her final trip, surrounded by family and friends, bound for glory, with a pure heart, and a beautiful soul. Just weeks after her 85th birthday, she is at peace. Born in Big Spring, Texas, to Ruby Opal (Heath) and Calvin Clay Boykin, Sr., on January 11, 1933. She grew up as the apple of her Daddy's eye, her Mother's precious little girl, and Calvin, Jr's and Bobby's most beloved baby sister whom they were allowed to name. Her early years were spent exploring the lobbies, coffee shops, and elevators in the hotels managed or owned by her father in West Texas, New Mexico, and Colorado. Home often was the hotel penthouse. The porter kept a watchful eye over little Jo Anne and drove her to and from school. Ruby's journals describe the birthday parties, social events, and what Jo Anne wore when they hosted Jo Anne and her friends at the hotel. There was always a detailed description of the party in the social column. When her brothers went to World War II, Jo Anne received an award, sponsored by a local theater, for selling war bonds. As comfortable as she was in her father's hotels, Jo Anne truly enjoyed spending time at her grandmother's farm in Rochelle or her parents' stock farm called "The Place" in Midland, where her father raised Palominos and peaches. Jo Anne learned to ride horses and swim in the big windmill fed stock tank. Oh, how she wished she could spend her summers in Rochelle where her big brothers helped out at the farm. A cheerleader, yearbook editor, and honor student in high school, Jo

Anne rode horses, loved dogs, and grew up just as comfortable knocking around in her dungarees as she was dancing at the Cotillion. After graduation from Big Spring High School in 1950, she attended Columbia College, then transferred to The University of Texas in Austin where she earned a BS in Education and was active in Chi Omega Sorority. She served as a dorm mother to the girls at Littlefield on the campus of The University of Texas. She was a Longhorn, tried and true, unless she was watching the game with her Aggie family. She was most polite and only once jumped up and took a swing at the paper bag effigy of BEVO we so rudely hung from the ceiling. We forgave her. It was one of the rare times when the Aggies were not outscored. Her first job was at All Air Sea Travel Agency on Lamar in Austin, where her boss, Conger Poage, took a special interest in the young woman who could speed type. It wasn't long before Jo Anne began her career as a travel agent. Life was an adventure for Jo Anne. There were few places on the globe she had not been. She rode elephants in India, ostrich in South Africa, camels in Egypt, and hot air balloons in Kenya. Once she demonstrated, to her great-niece Tamara, the technique of defending one's self against a penguin attack. She visited all the continents, cruised the seas, flew on the Concorde, sailed into Antarctica on Zodiaks, was aboard the maiden voyage of Cunard's Queen Elizabeth II, and loved the trains of the world. Jo Anne loved Emily Dickinson and Emily Post, equally, and surrounded herself with good books, literature, and poetry. She collected quotations like others might collect stamps. A card from Jo Anne most often included a pertinent quotation and a coordinated commemorative stamp. Turner Classic Movies had its greatest fan in Jo Anne. She had followed her movie heroes from little movie theaters in small towns of West Texas to the big screen in Austin. She loved the Westerns as much as the glitz and glam of Hollywood. William Holden was her heartthrob. Jo Anne was most upset when she learned that she had been on the same plane traveling from Kenya to the US with Holden and never knew it. She rode the elevator at Tiffany's with Rex Harrison and saw Nicole and Tom Cruise in front of the Ritz in Paris. Jo Anne often watched a movie with Leonard Maltin's Movie Guide in one hand and a bowl of popcorn in the other. Honesty was always the best policy in Jo Anne's eyes, unless, of course, she eyed your favorite writing pen. Then all bets were off. She loved nice watches, little boxes, a dry martini, a great beer, and despised cilantro and cooked carrots. It was rare for Jo Anne to miss the weekly Lunch Bunch at Nau's Pharmacy in Austin where she often ordered her favorite grilled cheese sandwich. Another one of her girlfriend groups was the WHAMS, an acronym which shall remain secret. Periodically, they gathered to reminisce about boys and school days. Jo Anne was a survivor. She beat cancer in 1980 and survived the Memorial Day flood in 1981, when All Air Sea took on five feet of water. On an evening airline flight, she survived a lightning strike that sent a ball of fire down the aisle. Late one night in Moscow, she became ill after enjoying a fair share of Stolle and caviar. The hotel's doctor arrived with his black bag and an 18-inch thermometer. Considering the language barrier, she

was relieved when he quickly motioned that it was for under her arm. A couple of his rather large pills and Jo Anne was as good as new. Jo Anne conserved water and recycled long before it was "green" to do so. Her idea of recycling was to find an odd assortment of items, stash it in a plastic bag, and "gift" her family and friends. It was not so much about receiving these little treasures as it was important that she be given the opportunity to give them. Jo Anne's culinary skills were unique to say the least. With no fear and no preconceived notions of what went together, she made scrumptious peanut butter cookies, tasty meatloaf, and old fashioned cornbread in her mother's little iron skillet. Ro-Tel was her condiment of choice. If she was hungry, she read cookbooks until she got over it. If a recipe called for separating eggs or more than one bowl she skipped that recipe and went on to the next one. Her suitcase contents always included "snick snacks" for the trip. Jo Anne was not necessarily a great dancer, but if Tina Turner's "What's Love Got to Do With It?" ever played on the radio, she jumped up from her desk, and danced her own crazy dance without rhythm, without inhibitions, and right along with Tina. A mother to all of us, Jo Anne's love for her family and her friends was immense and unconditional. We were blessed to have her in our lives. Her beloved Buddy Boy Boykin, a stray Turkish Van cat who was her constant ornery companion, is in mourning, as are we all. She was preceded in death by her parents; her brothers, Calvin Clay Boykin, Jr. and wife Rosemary (DePasquale) Boykin, and Robert Heath Boykin, as well as her dear friend and former business partner Liz Cole.

Austin American-Statesman, April 1, 2018

Barnes Hoff

3315 Perry Lane

- 23

C

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Highland Park West

Stone veneer & frame res.	with garage
36819	attached
3-6-48	\$18,000.00

Owner

11

Building permit for the construction of this house (1948)

NOTE: Barnes Hoff was in the real estate business; his offices were in the Littlefield Building.

WATER SERVICE PERMIT

Austin, Texas

C No 239

Received of BARNES HOFF Date 2-26-48
 Address 3315 PERRY LANE
 Amount TWENTY AND NO/100 \$ 20.00
 Plumber TRAVIS PLBG. CO Size of Tap 3/4"
 Date of Connection 3-13-48
 Size of Tap Made _____
 Size Service Made _____
 Size Main Tapped _____
 From Front Prop. Line to Curb Cock 7.5'
 From E Prop. Line to Curb Cock 3.5'
 Location of Meter PURB
 Type of Box LOCK
 Depth of Main in St. _____
 Depth of Service Line _____
 From Curb Cock to Tap on Main _____
 Checked by Engr. Dept. 8-15-50 RD

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Stop	Box	Lid	Valves	Job No.	Req. No.
				10" X 3/4"	1" X 3/4"					1 Red 3/4" x 5' 0"		1 Box TILC	1 Lid		10-323-502	V-1-Pick-

INDEXED

Water service permit for this address (1948)

Receipt No. 9291 Application for Sewer Connection No. 23844
 Austin, Texas, 3-9 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
Barnes Hoff at 3315 Perry Lane Street,
 further described as Lot 33 Block C Outlot _____ Division _____
 subdivision Highland Park West Plat _____, which is to be used as a Res
 In this place there are to be installed 11 fixtures. Plumbing Permit No. 28294
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3' 3' at Street 3-11-48
 Respectfully, RD
 Date 4-5-48
 By B. H. ...
 NOTE: Connection Instruction 8" ...
Day - ... 14.5 ...
6" ... 3' ... B-1596

Sewer connection application for this address (1948)

OWNER	Col. Mc Gaw	ADDRESS	3315 Perry Lane
PLAT	277	LOT	23
		BLK	C
SUBDIVISION	Highland Park West		
OCCUPANCY	Den		
BLD PERMIT #	113179	DATE	6-9-69
		OWNERS ESTIMATE	\$2,100.00
CONTRACTOR	harold N. Johnson		NO. OF FIXTURES
WATER TAP REC #	Exist	SEWER TAP REC #	Exist
Frm addn to rear of residence			
144 sq. ft.			
Building permit for the construction of a rear frame addition (1969)			