

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**JULY 26, 2021**  
**DA-2021-080245; GF-2021-103644**  
**303 W. 14<sup>TH</sup> STREET**

## **PROPOSAL**

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Demolish a ca. 1925 house.

## **ARCHITECTURE**

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Front-gabled bungalow clad in wood siding, with a partial-width gabled porch with wood box columns. Wood elements characteristic of the Craftsman style include knee braces, brackets, and exposed rafter tails. The house has single and paired 1:1 wood windows. A second-story addition, constructed ca. 2003, is set back from the façade and has a similar design, materials, roof form and pitch, and decorative details as the house.

## **RESEARCH**

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The house at 303 W. 14<sup>th</sup> St. was built in the 1920s and initially occupied by a series of renters. Subsequently, its history is connected to neighboring properties at 1308 Lavaca and 301 W. 14<sup>th</sup> streets. Dale Laurin Elsner, Sr. (1909–1984) and Lula Mae Swenson Elsner (1913–1947) lived in the house around 1939–1941, during which time they operated D.L. Elsner's Service Station at 1308 Lavaca St. This is believed to be an earlier service station on that tract, rather than the existing building that was constructed ca. 1950.

John Marvin Davis, Sr. (1902–1987) and Eula Mae Davis (1905–1981) owned the house during the 1950s. John Davis was involved with two businesses. Raven Plumbing Company was founded by the 1920s and located at 1403 Lavaca St. John and his brother Irvin Davis were both employed as plumbers at Raven Company in 1930. John Davis took over ownership and operation of the business in 1941, by which time it had relocated to 1606 ½ Lavaca St. By 1949, he moved both his home and the business into this house. In the mid-1950s, John Davis took over another business, Davis Cash Grocery and Market. It was previously operated by Joseph A. Davis (1912–1990) and located at 1401 Lavaca St. John and Joseph Davis appear to be cousins. The commercial building next to the house at 301 W. 14<sup>th</sup> St. was completed ca. 1953, and the 1955 city directory lists it as Davis Cash Grocery and Market at that address, in association with John Davis's name. There is not known to be any relation between this family or business and the Nelson Davis & Son wholesale grocery business.

## **PROPERTY EVALUATION**

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The [Historic Resources Survey for Old Austin Neighborhood Association](#) (HHM, Inc., 2020) lists the property as eligible for listing in the National Register of Historic Places for its architecture but ineligible for designation as a historic landmark.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building has moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not appear to meet two criteria:
  - a. Architecture. The building is a good example of a Craftsman-style bungalow with compatible alterations.
  - b. Historical association. The property does not appear to have significant historical 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 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 reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of 8.5 x 11" photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

## NOTIFICATIONS

CASE#: GF 21-103644  
LOCATION: 303 W 14TH 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

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### *Photos*





*Occupancy History*

City Directory Research, 2021

- 1959 Raven Plumbing Co.  
John M. Davis, owner
- 1957 John M. and Eula M. Davis, owners  
Raven Plumbing (303 W. 14<sup>th</sup> Street)  
Davis Grocery & Market (301 W. 14<sup>th</sup> Street)
- 1955 John M. and Eula Davis  
Raven Plumbing (303 W. 14<sup>th</sup> Street)  
Davis Cash Grocery and Market (301 W. 14<sup>th</sup> Street)
- 1952 John M. and Yula M. Davis, owners  
Raven Plumbing (303 W. 14<sup>th</sup> Street)
- Note: Joe A. Davis of 1504 W. 31<sup>st</sup> Street is proprietor of Davis Cash Grocery and Market (1401 Lavaca Street)
- 1949 John M. and Eula Davis, owners  
Raven Plumbing (303 W. 14<sup>th</sup> Street)
- 1947 Janet Simpson, renter  
Occupation not listed
- Note: John M. and Eula Davis lived at 802 W. Johanna St.; Raven Plumbing at 1606 ½ Lavaca St.
- 1944 Janet Simpson, renter  
Occupation not listed
- 1941 Dale L. and Lula M. Elsner, renters  
D.L. Elsner's Service Station (1308 Lavaca Street)
- 1939 Dale L. and Lula M. Elsner, renters  
D.L. Elsner's Service Station (1308 Lavaca Street)
- 1937 Thomas F. and Lula Justice, renters  
Traveler
- 1935 Thomas F. and Lula Justice, renters  
Traveler
- 1932 J. R. and Verna Griffin, renters  
Assistant actuary, State Board of Insurance Commissioners
- 1929 Lee and Lula Hawkins, renters  
Clerk, State Land Office
- 1927 Address not listed

*Biographical Information*

**ELSNER:** Mrs. Dale Elsner died in a local hospital Thursday afternoon. She is survived by her husband and one son, Dale Elsner Jr., both of Austin; her mother, Mrs. Etta Swenson; two brothers, Roland and Johnnie Swenson, all of Austin. Funeral services will be held at the Cook Funeral Home Saturday at 3 p. m. with Dr. Kenneth Pope, assisted by the Rev. Paul F. Rosell officiating. Pallbearers will be L. G. Dement, John L. Dement, Leon Moffett, Sharan Dahlstrom, F. G. Swenson and R. L. Swenson. Burial will be in Oakland Cemetery.

*Obituary for Lula Elsner, The Austin Statesman, May 9, 1947*

**E. RAVEN**

PLUMBING AND SEWER REPAIR WORK

Stoves, Stove Boards, Pipe, Elbows and Dampers

STOVE SETTING

All Work Guaranteed

Phone 6763      1403 Lavaca Street      Austin, Texas

*Advertisement for Raven Plumbing, The Austin Statesman, May 6, 1923*

State Texas Incorporated place Austin City DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS  
County Travis Ward of city No. 3 Block No. 3 FIFTEENTH CENSUS OF THE UNITED STATES: 1930  
POPULATION SCHEDULE  
Towship or other division of county Justice Precinct 3 Unincorporated place Justice Precinct 3 Institution Justice Precinct 3 Enumerated by me on April 11, 1930 MacLennan M. Perry, Enumerator.  
Sheet No. 13A 7657 364

PERSON	FATHER	MOTHER	PLACE OF BIRTH	MOTHER TONGUE OR NATIVE LANGUAGE OF FOREIGN BORN	CITIZENSHIP, ETC.	OCCUPATION AND INDUSTRY		EMPLOYMENT	VETERANS
						OCCUPATION	INDUSTRY		
1800 2/1 2/3 Polightly, John H. Head R 30 R 70 M 36 7/22 7/22 Texas Texas English 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000									

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED: (See instructions on back of copy of 1930 Census Manual, Chapter 1, Section 1, and on back of copy of 1930 Census Manual, Chapter 1, Section 2.)

ENTRIES ARE REQUIRED IN THE SEVERAL COLUMNS AS FOLLOWS: (See instructions on back of copy of 1930 Census Manual, Chapter 1, Section 1, and on back of copy of 1930 Census Manual, Chapter 1, Section 2.)

1930 Census, entry for John M. Davis

**Anniversary Party**

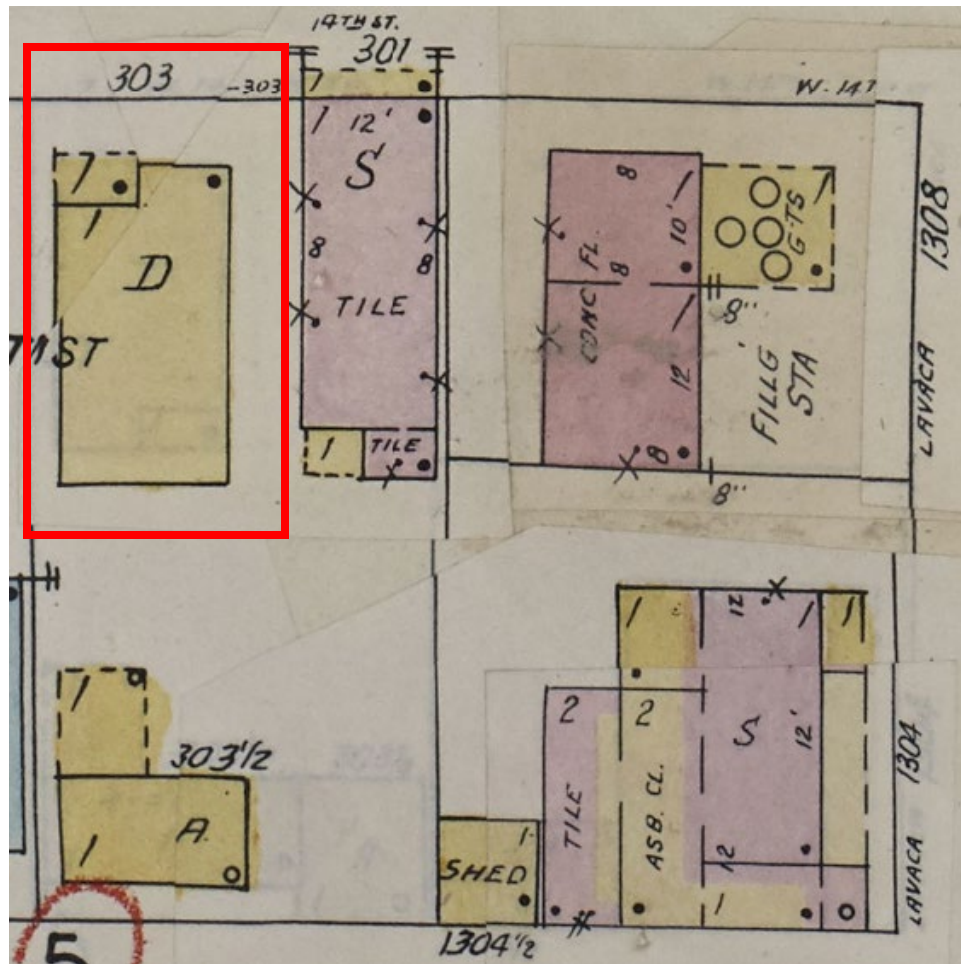
Mr. and Mrs. John M. Davis Sr. 306 West 14th St. will celebrate their 40th anniversary Sunday at an Anniversary party given by their children. Friends and relatives have been invited to attend the occasion.

Mr. and Mrs. Davis were married Nov. 6 in San Marcos and have both lived in Austin over fifty years. Mr. Davis has owned and operated Raven Plumbing Company since 1941.

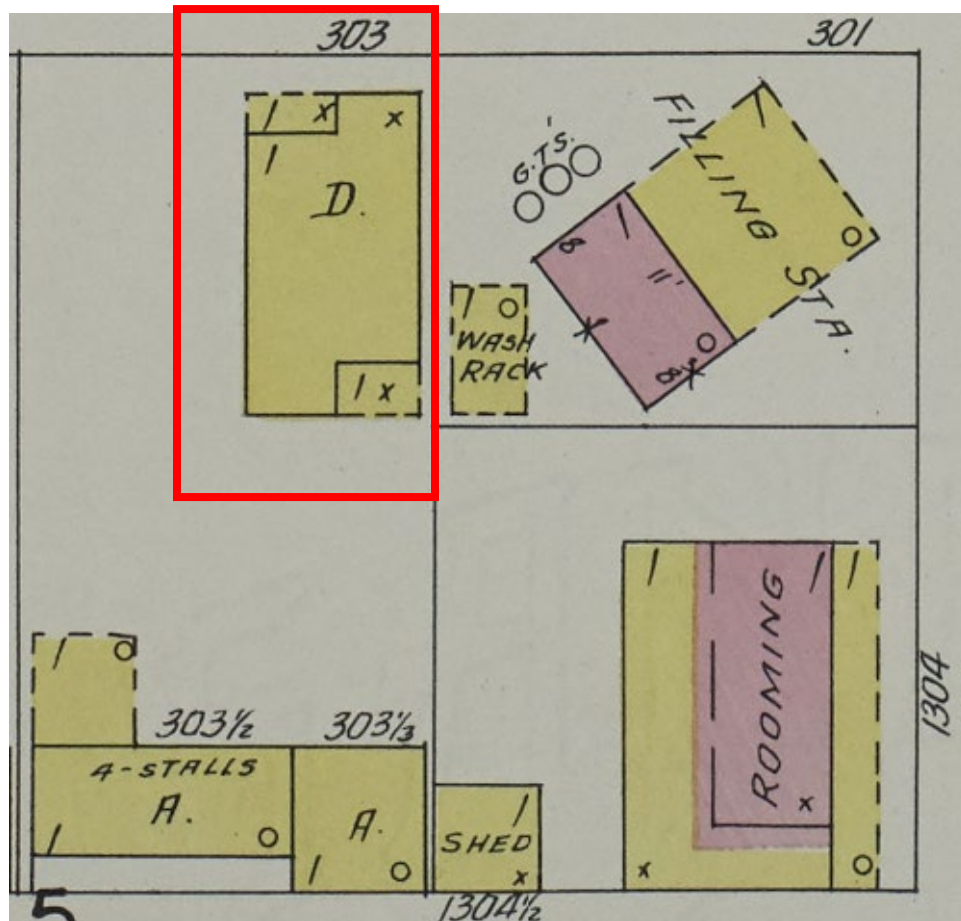
The Davises have two children, Mrs. Bobby Jack Curb and John M. Davis Jr., and one grandchild John Ryan Davis, all of Austin.

*Sanborn Fire Insurance Maps*

Source note: Sanborn Maps are from the Library of Congress, <https://www.loc.gov/collections/sanborn-maps/>.



*Sanborn Fire Insurance Map, 1935-1961, vol. 1, sheet 18*



Sanborn Fire Insurance Map, 1935, sheet 18

## Permits

## SANITARY SEWER SERVICE PERMIT

No. 25007

Austin, Texas

Received of owner Date 8/16/1948

Address 303 W. 14th.

Amount \$

Builder or Owner John M. Davis Plumber

Lot 9 & 17' of 8 Block 157 Subdivision  Plat No. 1

remodeled 11/14/1961

Date of Connection 9/3/1948

By City 11' E/WLL

By Plumber

Checked By

Size Main 8" Depth 8'

Main Assign. in alley

Stub Depth  Prop. Line 3'

Stub Location

Book No. B-527

Paving Cut new plbg. conn to old 11/4/1965

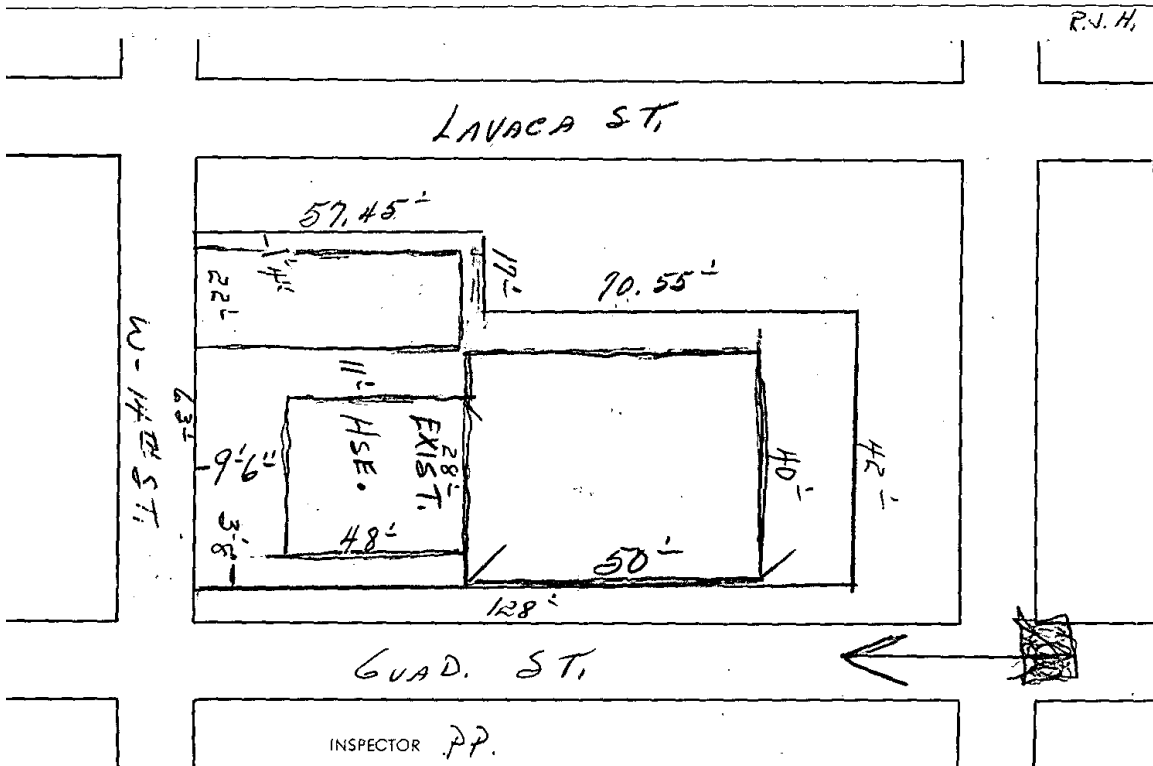
No.	Fittings	Size	Price
18'	pipe	4" con	2.16
	pipe		
	Wyes		
2	Bends	1.20	
	Reducers		
	Plugs		
	Sand		
	Gravel		
	Remix		
	Stoppers		
	Castings		
1	Other	lap	25
12	hrs.	comp	6.00
1	hr.	1.00 hr. truck	.40
	Labor:		
		32 hrs.	21.12

Sewer tap permit, 1948



ADDRESS: 303 W-14 <sup>TH</sup> ST.				PERMIT 97082		PLAT 1	
LOT: 94 Part of 8				BLOCK 156		SUB. Original City	
				OUTLOT			
FIRE ZONE 1		USE DIST: C-3		OCCUPANCY: Workshop & Storage			
CALL 9-9-65		LAYOUT		FRAMING		FINAL	
9-13		PRINC. BLDG. ACC. BLDG.		PRINC. BLDG. ACC. BLDG.		PRINC. BLDG. ACC. BLDG.	
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ROOF OVERHANG	
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			
OWNER: JOHN DAVIS				CONTRACTOR: ROY THOMAS BROS. PA-EV-52163			

40'x50' BATHS TO BE VENTED - 4 PKG. SPES OFF ALLEY Council  
 OUR PLAT SHOWS LOT TO BE 46' THEREFORE L.O. WAS OK'D - BY GAM.



Inspection for water tap permit, 1965

207-1457.45✓46.07✓  
02915745013  
130016-157  
50001

WATER SERVICE PERMIT  
Austin, Texas

E N° 45516

Received of THOMAS BROS  
Address 303 W. 14<sup>th</sup> STREET  
Amount FIFTY  
Plumber  
Date 11-10-65

VOID  
Size of Tap 3/4

COMMERCIAL WATER

No. Fittings

Pipe

Corp. Cock

Cop. to Iron ell

Cop. to Cop. ell

Cop. to Iron Coupling

Cop. to Cop. Coupling

Angle Stop

Stop

Bushing

Nipples

Service Clamp

Valve

Meter Box

Lock Lid

Drain Tile

Drain Tile Lid

Stop & Drain

Job. No.

Foreman

Date of Connection

Size of Tap Made

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock

From Prop. Line to Curb Cock

Location of Meter

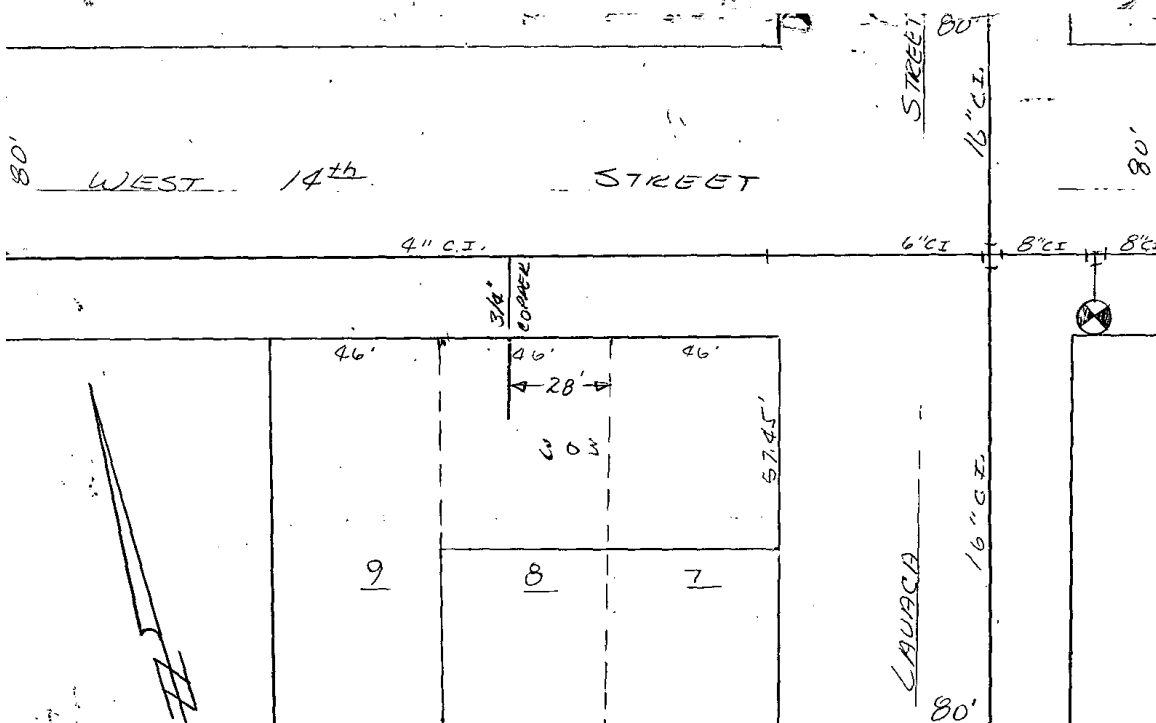
Type of Box

Depth of Main in St.

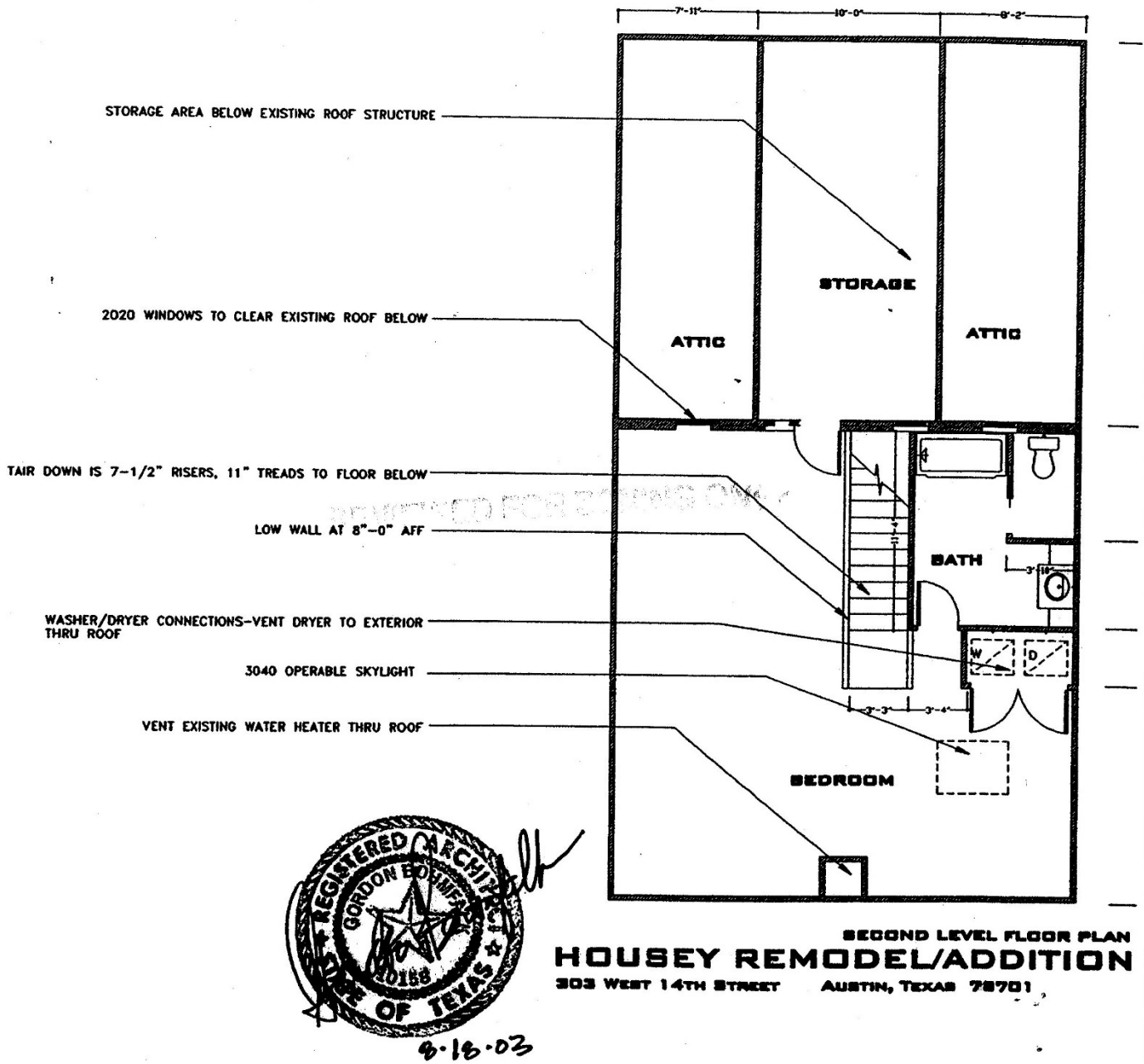
Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept.



*Water tap permit, 1965*

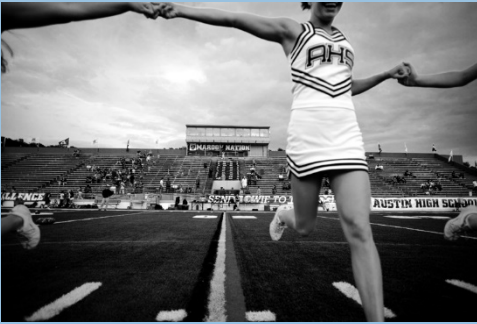


Plan for second-story addition, 2003



# Historic Resources Survey for Old Austin Neighborhood Association

June 26, 2020



**Prepared for**  
Old Austin Neighborhood  
Association

**Prepared by**  
HHM & Associates, Inc.  
Austin, Texas

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

PROJECT # 1760-Downtown Austin  
 County Travis  
 Address 303 W 14 St

HHM ID 112080  
 City Austin

**SECTION 1**

**Basic Inventory**

Current Name N/A

Historic Name N/A

**Owner Information:**

Name PALMER G J JR

Address 303 W 14TH STREET

State TX

City AUSTIN

Zip 78701

**Geographic Location:** Latitude: 30.276599099999999 Longitude: -97.742835700000001

Online map available by copying and pasting url below into web browser  
<https://www.google.com/maps/place/30.276599099999999,-97.742835700000001>

Legal Description (Lot/Block): LOT 2 BLK A OLD CITY SUBD

Appraisal District ID 199833

Year

**Property Type:** Building

**Current Designations:**

**Architect:** Unknown or N/A

**Builder:** Unknown or N/A

**Construction Date:** ca. 1925 (source: City Directory, 1935 Sanborn)

**Function**

**Current Use:** Residential

**Historic Use:** Residential

**Images**

Recorded by: HHM & Associates, Inc., Austin, Texas

Date Recorded: Thu, 21 Nov 2019



To view hi-res image: [click here](#)

To view hi-res image: [click here](#)

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

PROJECT # 1760-Downtown Austin  
 County Travis  
 Address 303 W 14 St

HHM ID 112080  
 City Austin

**SECTION 2**

**Architectural Description**

**General Architectural Description:**

The historic resource at 303 W 14 St is a one-story single-family house that was built in ca. 1925. The property was originally built for residential purposes and its use remains unchanged.

**Alterations/modifications**

Additions: Rear addition, Multiple additions

☐ Relocated, specify date, former location and information of interest:

**Classification**

<b>Type</b>	<b>Plan</b>	<b>Stylistic Influence</b>
Single-family house	Bungalow	Craftsman

**Physical Characteristics**

**Roof**

Form: Front-gabled                      Materials: Asphalt shingles

**Wall**

Exterior material(s): Wood, Concrete Masonry Units

**Door(s) Primary**

Single door(s) primary entrance

**Windows**

Double-hung

**Porches/Canopies**

Partial width, Gable roof      Porch feature(s): Wood box columns

**Other exterior features**

**Ancillary Buildings**

**Landscape/Site Features**

Landscape feature(s): Fencing



**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

PROJECT # 1760-Downtown Austin  
 County Travis  
 Address 303 W 14 St

HHM ID 112080  
 City Austin

**SECTION 3**

**Historical Information**

**Associated Historical Context:**

**Occupant History:** 1920(22): Not listed; 1925(27): Hawkins, Lee (r); 1930: Hawkins, Lee; 1935: Justiss, T. F.; 1940: Elsner, Dale L.; 1945: Simpson, Janet; 1950(49): Davis, John M. (o) and Raven Plumbing; 1955(54): Davis, John M. (o) and Raven Plumbing; 1960(59)-1970: pending re-opening of AHC

**History Notes:**

**Applicable National Register (NR) Criteria: C**

- A - Associated with events that have made a significant contribution to the broad pattern of our history
- B - Associated with the lives of persons significant in our past  
Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or
- C - possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D - Has yielded, or is likely to yield, information important in prehistory of history

**Areas of Significance:** Architecture

**Period(s) of Significance:** 1925

**Level of Significance:** Local

**Integrity:**

Aspects Retained:

Integrity notes: Alterations compatible

**NRHP Evaluation:**

Recommendation: Individually eligible for NRHP  
 District Name: N/A  
 Status in District: N/A  
 Justification: Possesses integrity and significance

**Local Historic Evaluation:**

Recommendation: Not eligible for local designation  
 District Name: N/A  
 Status in District: N/A  
 Justification: Lacks significance

**Prior Survey Documentation:**

Survey Name(s): HHM 1984 Survey: Site No: J-23-355; Est Date: 1920; Materials: frame; City Scan: CHBS 2018 - Form: Residential/Detached/Duplex; Estimated Date: 1917; Style: Craftsman; Integrity Score: 3  
 Survey Notes:

end