

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
OCTOBER 4, 2023
PR-2023-117075; GF-2023-118711
812 WEST 12TH STREET

PROPOSAL

Demolish a ca. 1946 commercial building.

ARCHITECTURE

One-story, rectangular-plan, three-bay brick commercial building with metal and plate glass storefronts, a brick parapet, corrugated metal full-width awning, tile wainscoting, and quoined brick posts separating the bays.

RESEARCH

In 2021, the following research results were submitted under case PR-2021-087495, which was indefinitely postponed and subsequently withdrawn. Further research did not yield additional information.

This building appears to have been built in 1946, although there is no building permit record to confirm the date of construction. It seems that there was a mom-and-pop grocery store on this site in the late 1930s, but that building was razed, and a period of vacancy ensued for this site until just after World War II. City records indicate a water service permit for this address in late 1946, and city directories show three businesses in this building, which has three commercial bays, starting in 1949. The businesses remained stable through the end of the 1950s – a beauty salon at 812, a paint and wallpaper store at 814, and an ice cream parlor at 816.¹

PROPERTY EVALUATION

The 2020 West Downtown survey lists the building as contributing to potential local and National Register districts.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Though awnings and windows were replaced after the historic period, the 2020 West Downtown survey notes that the alterations are compatible.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a neighborhood-scale one-part commercial block, with one bay per associated business.
 - b. Historical association. This building housed three businesses from the date of its construction through the end of the 1950s. The businesses were a beauty shop, a paint and wallpaper store, and an ice cream parlor. However, despite their longevity at this location during the historic period, none of these businesses were individually significant.
 - 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 2021 staff report found that the building may have community significance as a “small, neighborhood-scale commercial building, rare in Austin. Their locations were important to defining the character of the surrounding area, even though at the time of construction of this building, the surrounding neighborhood was being transformed into a commercial area with the construction of Lamar Boulevard to the west.”² However, further research did not yield additional contextual information to suggest that the property possesses 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. Though the building formerly housed the No-Comply Skate Shop, a significant local legacy business, the shop’s association with the building did not take place within the period of significance.
 - 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 reuse, but release the demolition permit upon completion of a City of Austin Documentation Package. Further research following the 2021 recommendation for case postponement or initiation of historic zoning did not yield additional information sufficient to demonstrate that the building met the merits of historic designation.

¹ “812 W. 12th Street: PR-21-087495.” Staff report, Historic Preservation Office, July 26, 2021.

² Ibid.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: PR 21-087495

LOCATION: 812 W 12TH STREET

1" = 292'

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*



Demolition permit application, 2023

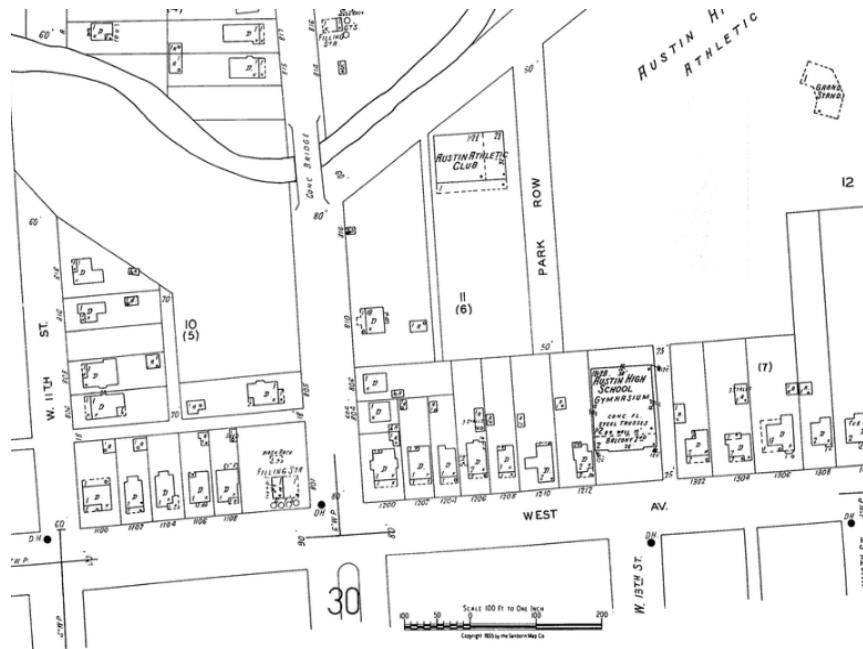
Occupancy History

City Directory Research, June 2021

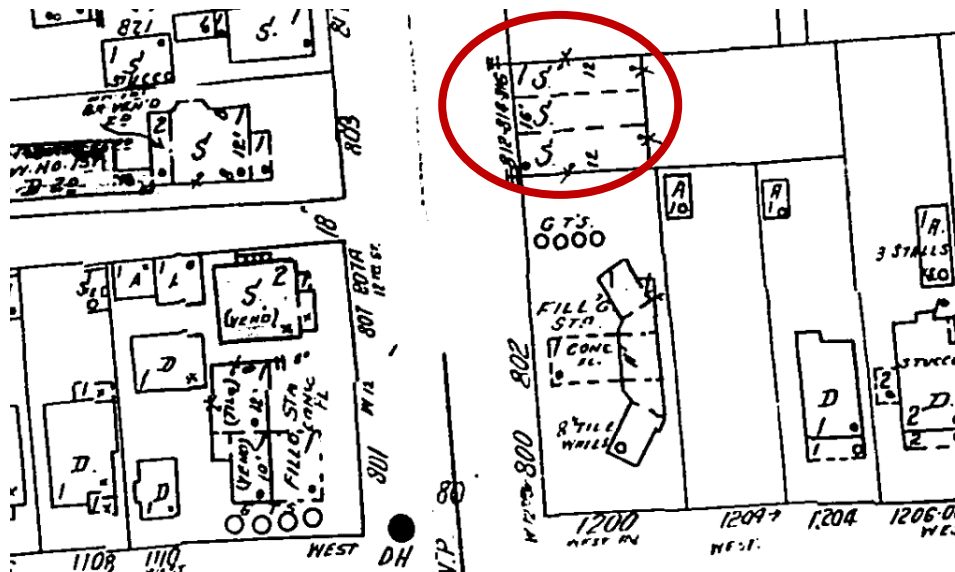
1959	812:	Pat's Beauty Salon Pat Patterson, proprietor
	814:	Kuhn Paint and Wallpaper, Inc. No proprietor information available
	816:	Maroon Mill, ice cream Mrs. Nena E. Smith, proprietor
1957	812:	Pat's Beauty Salon Homer and Lois Patterson, proprietors
	814:	Kuhn Paint and Wallpaper, Inc. Raymond L. Kemp, manager
	816:	Maroon Mill, ice cream Mrs. Nena Smith, proprietor
1955	812:	Pat's Beauty Salon Homer F. and Lois Patterson, proprietors
	814:	Kuhn Paint and Wallpaper, Inc. Raymond L. Kemp, manager
	816:	Maroon Mill, ice cream Mrs. Nena Smith, manager
1952	812:	Margaret's Beauty Salon Mabel Foster, proprietor
	814:	Kuhn Paint and Wallpaper, Inc. Raymond L. Kemp, vice-president
	816:	Maroon Mill, ice cream Marvin H Jensen, proprietor
1949	812:	The address is not listed in the directory.
	814:	Nu-Enamel Austin Company, paints John L. Scott, proprietor
	816:	Zesto Products, confectioners Lester L. Ihmes, proprietor

- 1947 The address is not listed in the directory.
 1944-45 The address is not listed in the directory.
 1941 Vacant
- 1939 Fred P. Evins Grocery
 NOTE: Frank P. and Bertha Evins lived at 823½ W. 11th Street.
- 1937 Frank P. Evins Grocery
 NOTE: Frank P. and Bertha Evins lived at 501 E. 3rd Street.
- 1935 The listing for this address appears to be residential and related to the Austin Athletic Club.

Historical Information



The 1935 Sanborn map shows a house on the site of the current building. City directory listings confirm that there was a house at this site in the mid-1930s.



The three-bay building appears on the 1961 Sanborn map.

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS N^o 5052

M. J. L. Brown Address 812 W 12th 92

Plumber — Size of Tap 1/2 Date 1-19-37
Pl. 20p

Date of Connection 1-26-37

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped 1 1/2

From Front Prop. Line to Curb Cock 16'

From W Prop. Line to Curb Cock 3'

Location of Meter CUR 13

Type of Box LOC 13

Depth of Main in St. 18"

Depth of Service Line 18"

From Curb Cock to Tap on Main 6"

Checked by Engr. Dept. 2-13-37

INDEXED

Foreman's Report	
No. Fittings	Size
1	Curb Cock
1	Elbow
1	St. Elbow
1	Bushing
1	Reducer
1	Lead Comp.
1	Nipples
1	Union
1	Plug
1	Tee
1	Stop
1	Box
1	Lid
1	Valves
1	Req. No.

Foreman's Signature West

Gregg Est.

812 W. 12th St.

93

6

J

Gregg Addn.

add to commercial stand

201n - 9-7-37

Building permit for an addition to a commercial "stand" on this site (1937). This could refer to the Evins Grocery Store, which stood here in the late 1930s.

WATER SERVICE PERMIT

Austin, Texas N^o 2363

Received of L. R. SMITH Date 11-24-46

Address 812 WEST 12th

Amount TWENTY AND 00/100 \$ 20.00

Plumber BASEY Size of Tap 3/4"

Date of Connection 11-1-46

Size of Tap Made 1 1/2"

Size Service Made 1 1/2"

Size Main Tapped 1 1/2"

From Front Prop. Line to Curb Cock 9'

From EAST Prop. Line to Curb Cock 4'

Location of Meter FRONT curb

Type of Box LOCK

Depth of Main in St. 3 1/2'

Depth of Service Line 2 1/2'

From Curb Cock to Tap on Main 11'

Checked by Engr. Dept. 11-12-46

INDEXED

Size	
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1	Curb Cock
1	Elbow
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1	Reducer
1	Pipe
1	Lead Comp.
1	Nipples
1	Union
1	Plug
1	Tee
1	Stop
1	Box
1	Lid
1	Valves
1	Req. No.

Job No. W 349-502

Req. No. 1511 writing

Water service permit