

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
DECEMBER 13, 2023
PR-2023-143639; GF-2023-149074
97 SAN SABA STREET

PROPOSAL

Relocate a ca. 1916 house outside the city limits to Umland, Texas.

ARCHITECTURE

One-story house with board-and-batten siding, an enclosed corner porch, a pyramidal hipped roof, and exposed rafter tails.

RESEARCH

The house at 97 San Saba Street, located at the back of the commercial building at 2601 East Cesar Chavez Street, was constructed in 1916 at 2103 Holly Street. It was most likely built for Ancel McFarland and Edna Florence Dieterich, as the elder Dieterichs lived at 2105 Holly.

Ancel Dieterich worked as a petroleum company employee until he opened his own service station at 2601 East First—now East Cesar Chavez Street—in 1930. In 1935, the Dieterichs moved their house a few blocks from 2103 Holly to 97 San Saba Street, behind their new business. Over time, the business changed from a mechanic and gas station to a neighborhood grocery, with Ancel Dieterich running the automotive shop and Edna Dieterich running the grocer. They raised their children there, who also helped to run the grocery.

The Dieterichs constructed multiple additions and alterations to their property, including a concrete-block storefront and a carport linking the house to the shop, over the course of their 35-year occupation. After Ancel Dieterich died in 1975, Edna Dieterich remarried, but she retained ownership of the property until around 1993.

PROPERTY EVALUATION

The 2016 East Austin historic resource survey lists the property as contributing to potential local and National Register historic districts.

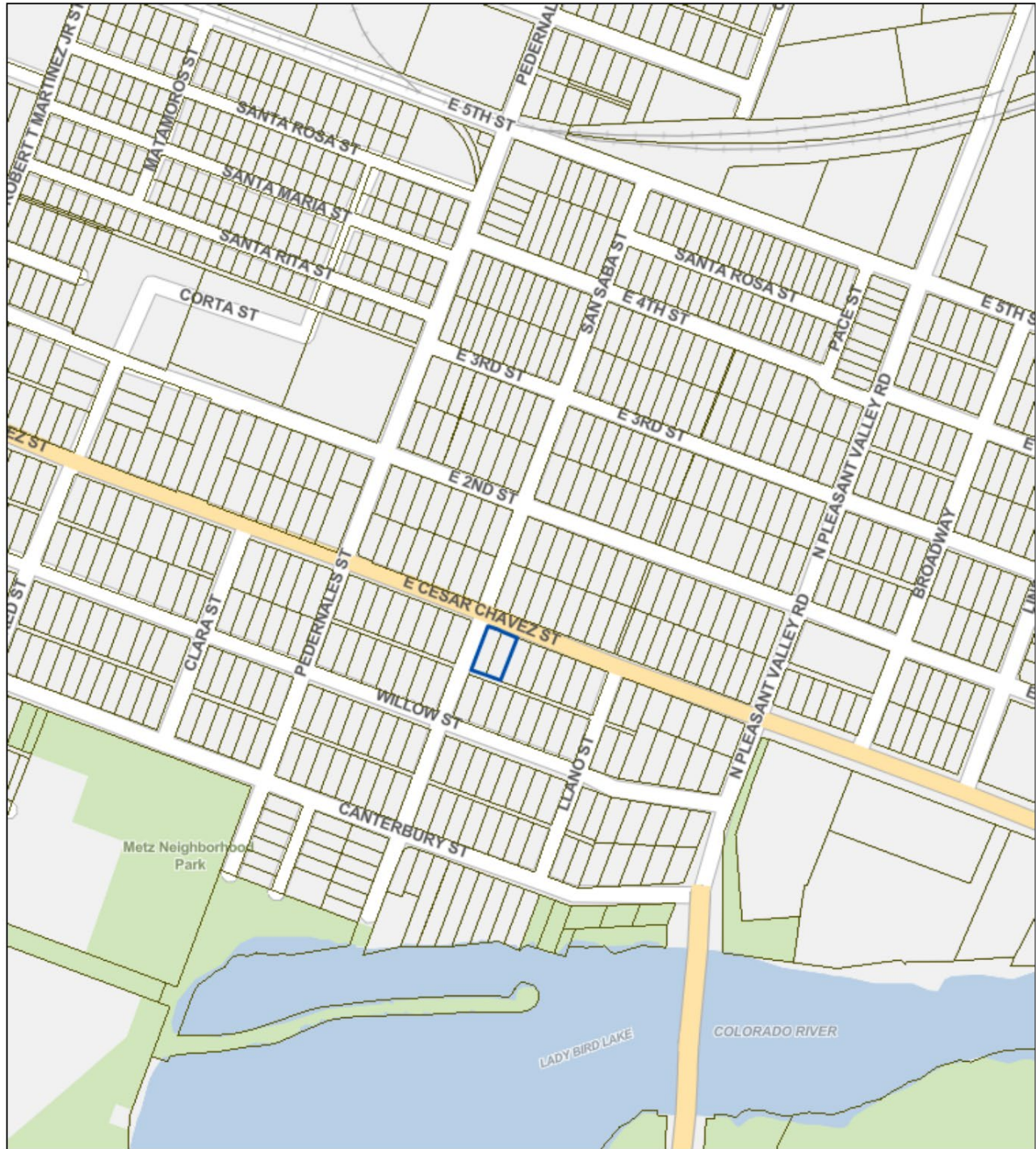
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity. Windows have been replaced and fenestration altered at secondary elevations, and the corner porch has been enclosed. The historic-age carport linking the house to the shop has been removed.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. Architecture. The 2016 survey indicates that the building displays National Folk and Craftsman stylistic influences.
 - b. Historical association. The property does not appear to have significant historical associations on its own; however, the Commission may wish to consider its integral connection to the front building, as the Dieterich family moved their 1916 home from 2103 Holly St. to be next to their newly constructed business in the 1930s.
 - 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 was not evaluated for its ability to possess 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 does not appear to be a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Strongly encourage rehabilitation and adaptive reuse, as the house helps to tell the story of the East Cesar Chavez commercial building, but release the relocation permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



Lot Lines
Lot Line

GF 23-149074

97 SAN SABA STREET



11/30/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION*Photos*



Relocation permit application, 2023





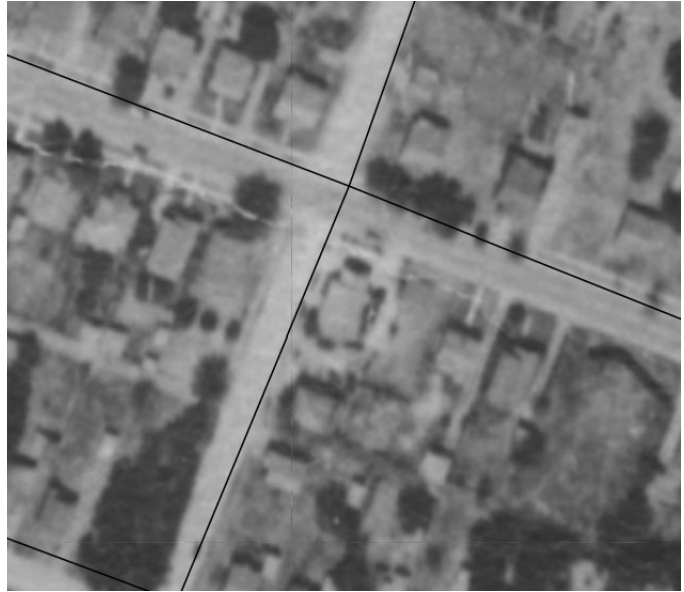
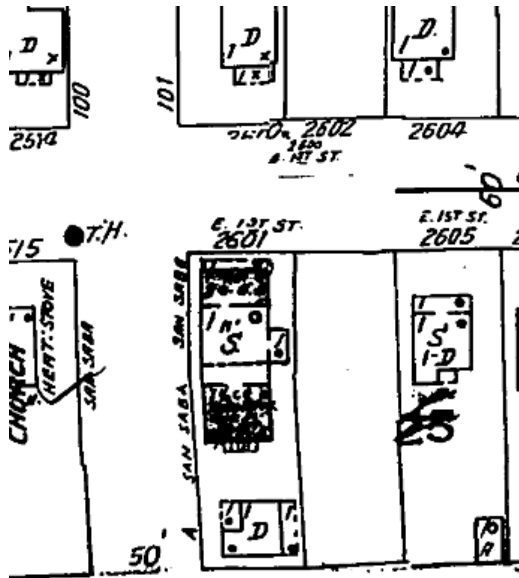
Google Street View, 2014-2016, showing attached store building

Occupancy History

City Directory Research, November 2023

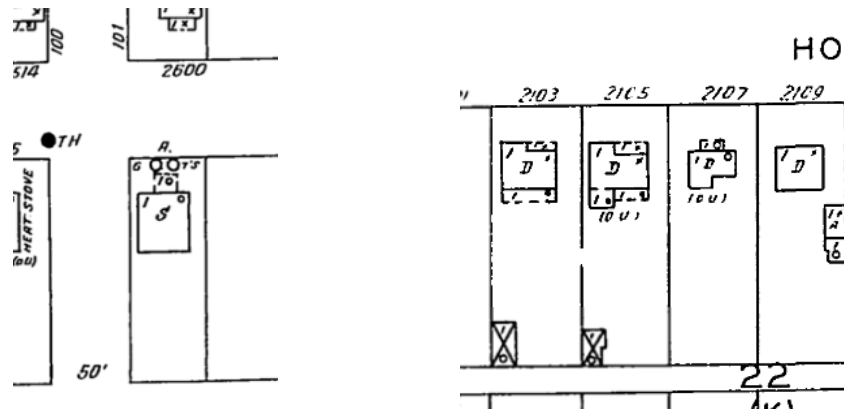
1959	Ancel N. Dietrick, owner
1955	Ancel N. and Edna Dieterich, owners – Dieterich Food Store, 2601 E. 1 st St. (front bldg.)
1952	Ancel N. and Edna Dietrich, owners – Dietrich Grocery and Market, 2601 E. 1 st Acey and Dora Henshaw, renters – US Navy
1949	Ancel N. and Edna Dietrich, owners – Dietrich Grocery and Market, 2601 E. 1 st
1944	Ancel N. and Edna Dietrich, owners – garage, 2601 E. 1 st and grocery, 2601 E. 1 st Florence Dietrich, renter – assistant cashier, Driskill Coffee Shop
1941	Ancel N. and Edna Dieterich, owners – garage, 2601 E. 1 st and grocery, 2601 E. 1 st Florence Dieterich, renter – waiter, Driskill Hotel (listed at 2600 E. 1 st) Mildred E. Dieterich, renter – elevator operator
1939	Vacant
1935	Address not listed. A. M. Dieterich Auto Repair listed at 2601 E. 1 st . Current house moved from 2103 Holly St. by A. M. Dieterich in 1935 per permits.
1932	2103 Holly St.: Ancil McFarland and Edna Florence Dietrich, owners – auto repair, 2601 E 1 st .
1929	2103 Holly St.: Ancel M. and Edna F. Dietrich, owners – auto repair, 1310 E. 6 th St.
1927	2103 Holly St.: Ancel M. and Edna Dietrich, owners – garage, 1310 E. 6 th St.
1924	2103 Holly St.: Ancel M. and Edna Dietrich, owners – employee, Magnolia Petroleum Co.
1920	2103 Holly St: Ancel M. and Edna Dieterich, owners – salesman, Magnolia Petroleum Co. Note: Albert and Addie Dietrich, parents of Ancel Dieterich, located at 2105 Holly St.
1918	2103 Holly St: Ancel M. and Edna F. Dieterich, owners – driver
1916	Address not listed. Ancel M. Dietrich boarding with Albert B. Dietrich, 2105 Holly St.

Historical Information

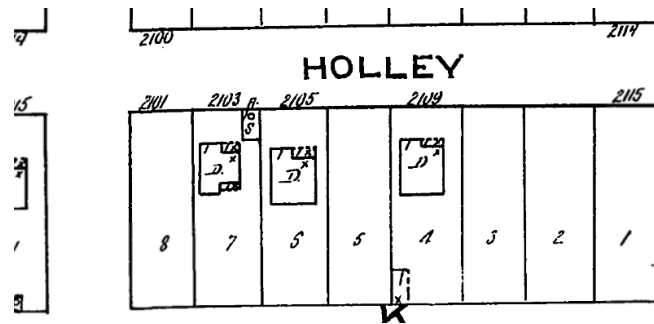


1962 Sanborn Map

1940 aerial photograph



1935 Sanborn map showing 2601 E. 1st (now E. Cesar Chavez) and 2103 Holly St.



1922 Sanborn map

SMITH HEADS ASSOCIATION

Other Officers Named And By-Laws Win Adoption.

The Austin Automotive Men's association is Austin's youngest organization of business men.

It has just been formed by election of J. J. Smith of Smith's garage as president; Henry J. Bouchard, secretary and treasurer, and E. S. Garner as vice president. Tom Beverly and D. B. McGowin were named honorary members.

The organization will meet every second and fourth Monday of each month, which makes the next meeting on March 22, which has been scheduled for Smith's Tire Shop at 404 Colorado. Thereafter the meetings will be held with each member in turn.

The following have become members: Jessie J. Smith, Smith's Garage; E. S. Garner, North Austin Service station; J. O. Nelson, J. O. Nelson's garage; M. J. Hopkins, Quick Service garage; U. S. McCutcheon, McCutcheon's garage; J. L. Lewis, J. L. Lewis garage; Sam Robinson, Sam Robinson garage; A. M. Dietrich, Dietrich's garage;

JUDGE HAS PROBE TODAY

"Didn't Know He Was On Jury," Asserts Defendant.

Charges that Harris Bell, Austin attorney, was seen in an automobile Tuesday afternoon with A. M. Dietrich, a member of the jury now trying the civil suit against him, were made Wednesday morning by W. D. Hart, an attorney representing the plaintiff, Jesus Ramirez. Hart demanded an investigation which was held in Judge George Calhoun's office. Bell said he did not know Dietrich was a juror and both declared the case was not discussed.

Judge Calhoun said he did not know what action if any will be taken about the charge. Attorneys must first make known to the court the action desired, he said.

The Austin Statesman (1921-1973); Austin, Tex.. 13 Mar 1926: 10

The Austin Statesman (1921-1973); Austin, Tex.. 02 June 1926: 1.

THE DEAD

DIETERICH. — Funeral services for Albert B. Dieterich were held Wednesday afternoon in Austin with interment in Oakwood cemetery. Mr. Dieterich was the grandson of Francis Dieterich, one of Austin's pioneers, and was born in 1868 in the home built by his grandfather here in 1848. The house still stands.

He is survived by his widow; one son, A. M. Dieterich; two daughters, Mrs. F. H. Maul and Mrs. J. L. Dillingham Jr., all of Austin.

The funeral services were conducted by Mr. Dieterich's cousin, the Rev. Beverly Allen, who was a boyhood friend.

He was a member of Austin Council No. 1417, Security Benefit association, and also of the Austin Mutual Benefit association.

GARAGE PERMIT GRANTED

A. M. Dietrich was given permission by the city council Thursday to construct a filling station and garage at 2601 East First street.

The Austin Statesman (1921-1973); Austin, Tex.. 27 Apr 1928: 8.

The Austin Statesman (1921-1973); Austin, Tex.. 28 Mar 1930: 11.

V. M. Ehlers, reroof residence, 2616 Rio Grande, \$140.

A. M. Dieterich, move house from 2103 Holly to 97 San Saba street, and make repairs and alterations, \$325.

A. W. Courtney, repair garage, 910 West

The Austin American (1914-1973); Austin, Tex.. 04 Aug 1935: 1.

Classified Ads Play Big Part In Story of Past, Happiness

Mrs. H. O. Marshall, 1100 Baylor, can recall some pretty interesting events that have occurred in the 75 years of her life.

And she will tell you, too, of the fight her father and uncle had with Indians before she was born. When the tift was over, her uncle lay in the dirt, his body riddled with arrows.

Mrs. Marshall was born in Lampasas in 1876. At 16, she was a young bride, marrying her first husband, the late A. M. Dieterich, and moving to Austin.

The newlyweds settled down on the property of Mr. Dieterich's grandfather who—Mrs. Marshall explains—narrowly escaped being shot at Goliad during the Texas Revolution.

A few years later, Mrs. Marshall went to work at the old Austin Sanitarium, which burned during World War I, to learn nursing. Later she worked at Seton.

Just as the First World War was coming to a close, Mrs. Marshall made good use of her nursing knowledge. A flu epidemic had broken out along the Pedernales River and she jogged along on horseback up and down the stream treating patients.

The Marshalls had three children. The oldest, A. M. Dieterich, is now a grocer on East First. Mabel Dieterich, the second child, married Fred Maul and now lives at the Maul Ranch on Bee Caves Road. Estherbell, the last child, married J. D. Dillingham II, and currently lives in California.

During the 20's, Mr. Dieterich died.

Earlier, however, Mrs. Marshall had been authorized to set up a private sanitarium, where she put her well-learned nursing lessons to work again.

In 1929, she married her second husband, the late H. O. Marshall.

that year, the occupants of her property presented her with a petition signed by everyone of them saying that they were willing to have their rent raised \$10 per month.

Her friends and neighbors were repaying Mrs. Marshall's kindness that had been accumulating since 1932.

The Austin American (1914-1973); Austin, Tex.. 04 Nov 1951: A14.

Many Centexans Used In 'Operation Spearhead'

The large scale armored maneuver at Fort Hood continued to employ the services of more and more Central Texas servicemen this week.

"Operation Spearhead," centered around the First Armored Division, is testing the use of personnel and equipment in a modern armored division under simulated combat conditions.

One of the judges of the maneuver is Second Lieutenant Daniel Roeder, whose parents, Mr. and Mrs. Alex Maier, live in Fredericksburg. Lt. Roeder, a graduate of St. Mary's College, San Antonio, normally is stationed at Camp Chaffee, Ark.

Other Central Texans in the maneuver include:

Private First Class James G. Smith, Marble Falls;

Corporal Jerry L. Skrhak, son of Mr. and Mrs. John Skrhak of Route 2, Thrall;

Private First Class Charles H. Anderson, son of Mr. and Mrs. John S. Anderson of Route 3, Manor;

Private First Class John E. Jackson, son of Mr. and Mrs. William Jackson of Rockdale and husband of Mrs. Eva Lillian Jackson of Killean;

Sergeant Robert E. Hafley, son of Mr. and Mrs. R. O. Hafley of Route 1, Kempner;

Private First Class Rudy Aceve-

do, son of Mrs. Francisca P. Acevedo of New Braunfels;

And Corporal Leroy E. Solbrig, son of Mr. and Mrs. Kurt Solbrig of Fredericksburg.

The names of three more Austin soldiers have been included in the list of participants in the mock war. They are Corporal Wayland R. Scales, son of Mr. and Mrs. H. D. Scales of 1802 Hamilton Avenue; Corporal Sam Clark, son of Mr. and Mrs. Sam Clark, 1160½ Hargrave Avenue; and Sergeant First Class James E. Bennett, whose wife, Charlotte, lives at 1200 Cotton Street, Austin.

Five Naval Reservists from Austin were among the 134 reservists who recently underwent a two week training cruise to Cienfuegos, Cuba, aboard patrol crafts USS 842, 870 and 874.

They are Charles L. Mathews, seaman, 505 East 10th Street; James A. Dieterich, seaman, 97 San Saba; Christopher C. Eckhoff Jr., radarman third class, 1413 Gaston; Richard N. Schotz, damage controlman second class, 1508 Newfield Lane; and Byron M. King, seaman, 4311 Alice Avenue.

Three reservists are learning the amphibious assignments of the Seabees at the US Naval Amphibious Base, Little Creek, Va.

Learning how the Navy uses platoon causeways to bridge the gap from ships offshore to the enemy

The Austin American (1914-1973); Austin, Tex.. 23 May 1954: B4.

Dieterich Home One of History

Almost hidden from view of passersby is the Francis Dieterich home, now a part of the old Hancock place at 34th and Red River Streets.

Tall trees and thick foliage and shrubbery almost conceal it completely.

The first home on the Dieterich plantation was a one-story cabin built entirely of cedar, then weather boarded in later years. The two-story rock home which has been standing for over a century is right by, with the date "1850" inscribed on its stone step.

Francis Dieterich came to Texas in 1834, one of the earliest German immigrants to the Lone Star domain. Probably he settled in the region around Cat Spring along with the Klebergs and other Germans prior to 1836, when he joined the Texas revolutionary army.

He was captured along with Fannin's other men and imprisoned at Goliad, supposedly chained next to Fannin.

According to one account he and Benjamin Odium were captured at Refugio and were marched out for execution along with the others, but were spared because they could speak German.

The big rock house once commanded an imposing view of the surrounding acres, which were planted in cotton and tilled by slave labor. The property was sold to Lewis Hancock Sr., whose brother, George, was a partner of Dieterich at Lampasas in 1848.

The plantation home known as "Sunny Ridge" was inherited by Mrs. Hancock, and after her death was passed on to her son.

Again history touched the stone residence as Commander Hancock was chief officer of the "Shenandoah" when it was destroyed in 1925.

An old stone chicken trough hollowed out by slaves can be still seen, and also some evidence of the old slave quarters.

Threats of violence surrounded the home during the Civil War years as the Hancocks opposed secession.

The Austin American (1914-1973); Austin, Tex.. 20 Sep 1953: E34.



American-Statesman/UPI

HERITAGE PILGRIMAGE TODAY

This old house pictured above, and the Republic of Texas stemmed from the same historic decade.

But, today, when the Republic of Texas is a proud, but nevertheless, a dim memory, the big, rambling white house, "Sunnyridge," still reflects the hospitality of the early pioneer Texans—and, is still the cherished home of a descendant of one of them, Miss Mildred Hancock.

Sunnyridge will be open to the public Sunday (today) from 2 to 6 p.m. as one of four houses on the Heritage Society's 1962 Pilgrimage of Historical Homes of Austin.

Tickets for the pilgrimage will be \$1.00. One ticket will cover

admission to all four homes:

Millbrook, 1803 Evergreen, the home of Ernest Hardin, and former water mill built in 1850 by James E. Bouldin.

Rocky Cliff, 802 Barton Boulevard, home of Dr. and Mrs. E. J. Lund, built in 1845 by a former postmaster of Austin, H. B. Kinney.

Sweetbrush, 2408 Sweetbrush Drive, home of Dr. and Mrs. Z. T. Scott, originally built in the 1850's by Abner Cook, for John W. Swisher, once treasurer of the Republic of Texas.

Sunnyridge, 3401 Red River. The one-story wing on the right of the house was built in the late 1830's by Frances Dieterich, the business partner of Miss Han-

cock's grandfather, George Hancock.

The two men owned the Trading Post that stood on the location at Sixth and Congress now occupied by E. M. Scarbrough and Sons.

Mr. Dieterich constructed the "new" two-story portion about 1850, but he was soon after killed by Indians, and his widow married Joseph Whipple. After the death of her husband, Mrs. Whipple sold the property to Lewis Hancock in about 1900. He was the son of George Hancock, and the father of Miss Hancock, who lives there now, surrounded by the many outstanding family antiques and a fine collection of Mexican religious art.

Among these treasured antiques are two very old oil portraits, brought to Texas by her grandfather, George Hancock, in 1832. While the ship in which he came was being unloaded at Galveston, a hurricane sank it and everything still aboard. But, a few days later one of the portraits, that of Eliza Lewis, was found washed upon the beach. Then about a month later, the other portrait, that of her husband, Ira Randolph Lewis, was discovered in a butcher shop, where they were using it as a "meat block."

Visitors to the Sunnyridge home will find a convenient parking area across the street from the north entrance to the circular driveway.

lin.

EAST AUSTIN

SUNNYRIDGE (Dieterich-Hancock Home): This house, occupied today by Miss Mildred Hancock, is located at 3401 Red River. The first-floor wing was built in the 1840's by Francis Dieterich, one of the first merchants in Travis County. The two-story section was added in 1850.

The Austin American (1914-1973); Austin, Tex.. 25 Mar 1962: B11.

Medallion Buildings Featured at Library. MRS. JAMES P HART. The Austin American (1914-1973); 29 Sep 1963: D13.

Historic Hancock Residence Razed

By LOIS HALE GALVIN
Staff Writer

There was hardly time for a sentimental glance backward, once the wheels were set in motion to make way for progress:

Raze the historic old Hancock home, Sunnyridge, so that a new, 215 unit apartment complex could be built on the huge lot at 3401 Red River.

The old house, said to be the oldest in Travis County, was until recently the home of Miss Mildred Hancock, daughter of Lewis Hancock, builder of the Old Hancock Opera House on Sixth Street, next door to the old Courthouse.

The older one-story wing of the house, was said to be built in the late 1830s by Francis Dieterich, business partner of Miss Hancock's grandfather, George Hancock.

The two men owned the Trading Post on Sixth and Congress where Scarbrough Building now stands. Mr. Dieterich built the "new" two-story wing of the house about

1850. After he was killed by Indians, his widow married Joseph Whipple. After his death, Mrs. Whipple sold the old home to Lewis Hancock and the property has remained in the Hancock family until it was sold recently for \$350,000, according to a spokesman for the family.

When the first wing of "Sunnyridge" was built, Texas was still a Republic — and the town was Waterloo — not Austin.

Bulldozing began Monday morning and it took only a short time to transform the old building from a comfortable family home into a skeleton of a house with blank windows staring across a cross-section view of Austin from almost every direction — sitting as it does on a slight hill in northeast Austin.

Many of the most beautiful old trees have been spared and provide a nostalgic mixture of nature's timeless building with the contemporary bulldozer — that carries out the task of making room for progress.

DIETERICH, A.M., 79, 97 San Saba St., died Thursday. 31 Services 2 p.m. Saturday at W Hyllin-Manor Funeral Home. F Survivors: wife, Mrs. Edna H Dieterich of Austin; sons, a Wilbur Dieterich of Phoenix, C Ariz., Jimmy Dieterich of D Austin, Jerry Dieterich of Fort N Worth, Gene Dieterich of Waco; D daughters, Mrs. Jewell Bailey A of Austin, Mrs. Mildred Cornett F of Irving, Mrs. Florence Joch of S Park Forest, Ill., Mrs. Dorothy V Nell Henshaw of Jacksonville, Fla.; sister, Mrs. Lloyd Dooley a of Bee Cave; 17 grandchildren; S 13 great-grandchildren. C

LOIS HALE GALVIN Staff Writer. *The Austin Statesman* (1921-1973); Austin, Tex.. 12 Dec 1967: 16.

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The Austin American - Statesman (1973-1980), Evening ed.; Austin, Tex.. 26 Dec 1975: 36.



Edna F. Dieterich Tidwell

Edna was born June 28, 1898, in Hays County. In 1916, she moved to Austin and married Ancel Dieterich, who preceded her in death on December 25, 1975. They owned and operated Dieterich's Food Store at 2601 E. 1st Street for approximately 35 years. In 1978, she married Ernest Tidwell, who preceded her in death on June 20, 1988.

She is preceded in death by one son, Wilbur Dieterich; one brother, Earl Earnest; and four sisters, Viola Baker, Bessie Kanetzky, Sadie Barnhart and Lorene Moore Buckner.

Edna is survived by four daughters, Jewell Bailey of Austin, Mildred Cornett and husband, Don, of Irving, Florence Joch and husband, Ralph, of Austin, Dot Henshaw and husband, Acey, of Jacksonville, Florida; three sons, Jimmy Dieterich and wife, Shirley, of Austin, Jerry Dieterich and wife, Jenny, of Watauga, Gene Dieterich and wife, Fran, of Waco; daughter-in-law, Doris Dieterich; 19 grandchildren, 33 great-grandchildren, 11 great-great-grandchildren; two sisters, Mayme Johnson of Austin and Eva Huesser and husband, Howard of D'Hanis.

Visitation will be 6:00 - 8:00 p.m. Tuesday, Wilke-Amey-Clay Funeral Home. Services will be held in the Wilke-Amey-Clay Chapel at 2620 S. Congress at 10:00 a.m. Wednesday, April 24, 1996, with Reverend Nelson Lanham officiating. Burial will follow at Austin Memorial Park on Hancock Drive.

Pallbearers will be Charles Dieterich, Jimmy Dieterich, David Dieterich, Donnie Pounds, Bobby Pounds and Mike Pounds. Honorary pallbearer will be Gary Pounds.

Memorial contributions may be made to her church at Beacon Ridge Baptist Church, 8300 1st Street, Austin 78748.

Services under the direction of Wilke-Amey-Clay Funeral Home, 2620 S. Congress, 442-1446.

**American-Statesman
Austin TX
23 Apr 1996 (Tues)**

Austin American-Statesman via https://www.findagrave.com/memorial/43334525/edna-florence-dieterich_tidwell

Florence Joch passed away on Good Friday at 10:27 PM. She had made it to her 90th birthday and was blessed to have lived to see her 5 generations of family.

My Grandmother was born and raised on the South Side of Austin back in 1925. She was a waitress at the famous Driskell Hotel during World War II, where she would dance the jitterbug with the soldiers. Her family owned a grocery store, where she would work, and mechanic shop located at 1st and San Saba which is now a juice bar. She married and eventually ended up in Chicago, Illinois where she would work at the Great Lakes Naval base. She married my grandfather and raised her family on the South Side of Chicago. After my grandfather retired they relocated back to Austin to live near her mother, Edna Dietrich, who passed in 1996. I love my Gram very much and she will be missed. But I know she is at peace and finally has her crown.

"My Grandma taught me many things. She taught me how sew, how to crochet, how to tap dance, Jitterbug, Two-Step & how to shake my "Groove Thang" in general. She would bring me to church and teach about the importance of knowing Christ as my Savior. She taught me respect, loyalty, and honor; to not steal and to trust in God. She taught me about gardening, and that you don't have to be a singer to sing the praise of the Lord. She taught me to keep my feet clean, but to walk barefoot in the grass. She would soon find enjoyment teaching my children, her great grandchildren. She loved to play video games with the kiddos and just being silly. She taught me how to be a Grandma. I love you Grandma!"

– Tammy Stahr Scheulen, Granddaughter, CEDAR CREEK, TX, Apr 07, 2015

Austin American-Statesman via <https://www.findagrave.com/memorial/144727526/florence-joch>

Permits

Application for Sewer Connection.

No. 12004

Austin, Texas, Aug. 21, 1935To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by A. M. Dieterich
at 97 San Saba Street,
further described as lot 1.2, block 2, outlet 41,
subdivision Riverview, division 0, plat 18,
which place is to be used as a residence

In this place, there are to be installed 3 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

Ronald Baylson

Stub Out

Connected 8-26 1935

A. M. Dieterich

2601 East 1st St.

- 1 2 - -

Riverview

Masonry addition to existing comm.
37643 building
5-10-48 \$600.00

Owner

OWNER A. M. Dietrich ADDRESS 2601 East 1st.PLAT 18 LOT 1 BLK 2SUBDIVISION RiverviewOCCUPANCY Frame Addn to Res & Comm Bldg.BLD PERMIT # 92791 DATE 7-16-64 OWNERS ESTIMATE 90.00CONTRACTOR Owner NO. OF FIXTURES

WATER TAP REC # SEWER TAP REC #

CARPORT

ADDRESS: 2601 E 1ST ST		PER-MIT 92691		PLAT 18	
LOT:		BLOCK 2		SUB.	
1 + 2		OUTLOT		RIVERVIEW	
FIRE ZONE 3		USE DIST: C 2		OCCUPANCY: FR ADD TO RES Y COMM BLDG	
FR 1 A.M. 7-16-64		LAYOUT		8-10-64	
FR 1 B.M. 7-16-64		PRINC. BLDG.		ACC. BLDG.	
PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG.	
FOUNDATION		DIRT		FLOOR JOIST SIZE & O.C.	
FR. SETBACK		10'		CEILING JOIST SIZE & O.C.	
TOTAL & MIN. SIDE YD.		15'		STUD SIZE & O.C.	
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.	
OWNER: A.M. DIETRICH		CONTRACTOR: OWNER		25'-4" X 20' LESS 70" = 436"	
				C. P.	

