

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 13, 2023**  
**PR-2023-142462; GF-2023-147732**  
**TRAVIS HEIGHTS-FAIRVIEW PARK NATIONAL REGISTER DISTRICT**  
**402 LOCKHART DRIVE**

## **PROPOSAL**

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Demolish a ca. 1939 house.

## **ARCHITECTURE**

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One-story cross-gabled house with modern shed-roof two-story addition at rear; features horizontal wood siding, a partial-width porch, and 1:1 wood windows.

## **RESEARCH**

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The house at 402 Lockhart Drive was constructed in 1939 by T. C. Steiner. Its first owner, electrician Durward Waggoner, lived there only a year before selling the house to Mozelle and John T. Warren. John Warren worked as a public health instructor. The Warrens lived in the home until the end of the 1950s. The house then became a rental property, housing short-term occupants including a construction foreman and a National Guardsman.

## **PROPERTY EVALUATION**

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The property contributes to the Travis Heights-Fairview Park National Register district.

### *Designation Criteria—Historic Landmark*

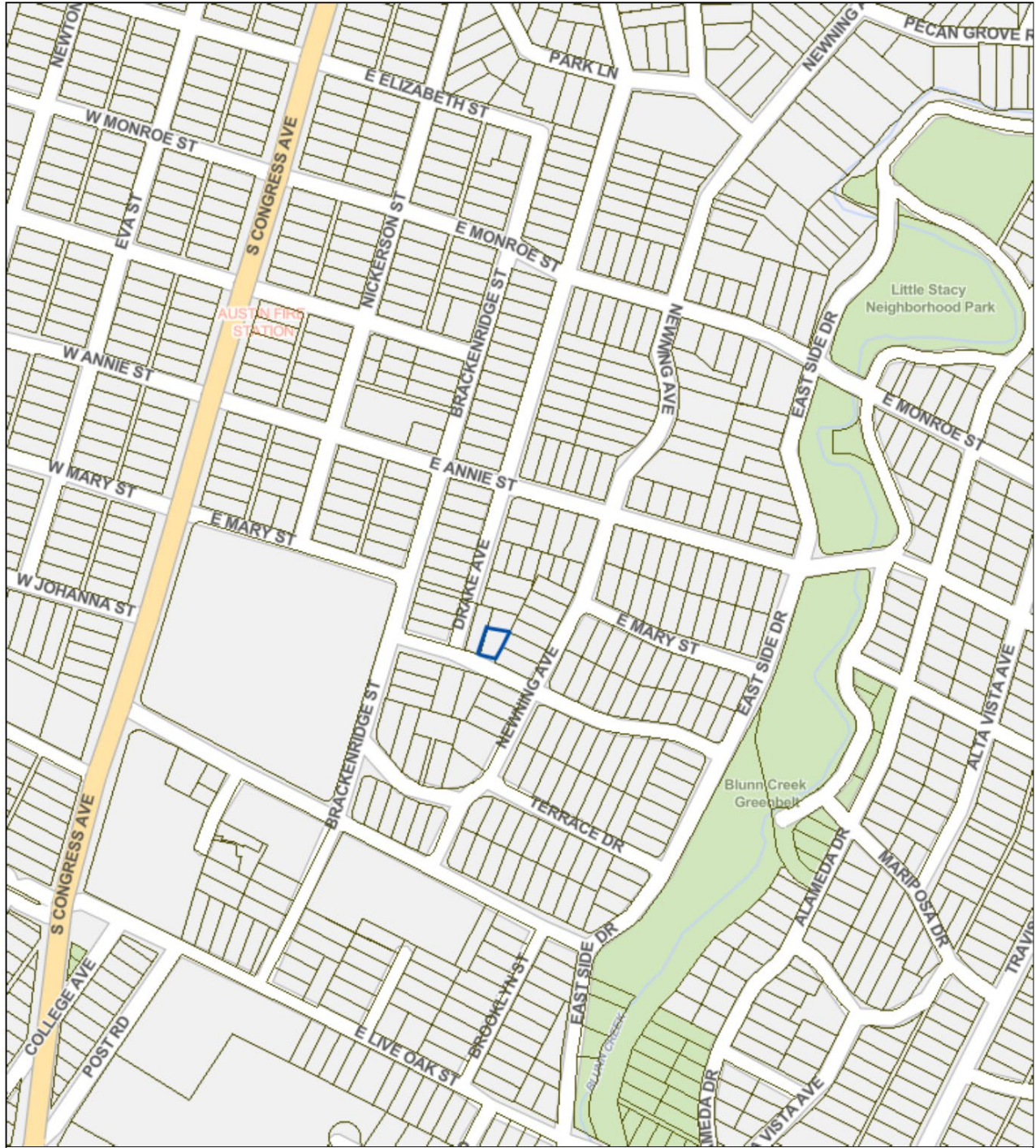
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity. A two-story addition and fence were added in 2017. Original window screens have been removed.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building does not appear to convey architectural significance.
  - 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 demolition permit upon completion of a City of Austin Documentation Package. New construction must be reviewed by the Historic Landmark Commission prior to permit release.

# LOCATION MAP



Lot Lines  
Lot Line

**GF 23-147732**

**402 LOCKHART DRIVE**



11/30/2023

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## PROPERTY INFORMATION

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### *Photos*



*Google Street View, 2022*



*Zillow.com, ca. 2016*

### *Occupancy History*

City Directory Research, November 2023

1959	Louise V. Rose, renter
1955	Theodore R. Nyatt, renter – foreman, McKowan Construction
1952	Jimmie L. Hinson, renter
1949	John T. and Mozelle S. Warren, owners – public health instructor
1944	John T. and Mozelle S. Warren, owners
1941	Durward B. and Gladys Waggoner, owners - electrician
1939	Address not listed



In an impressive candlelight ceremony at the Congress Avenue Baptist Church Saturday evening Miss Iwana Carolyn Rose, daughter of Mr. T. T. Rose, Washington, D. C., and Mrs. Louise York Rose, 402 Lockhart, became the bride of James Malcolm Utzman Jr., son of Mrs. J. M. Utzman, 2000 Alegria. Rev. E. E. Wheelless officiated.

A graduate of Austin High School, Mr. Utzman attended Sophia University of Tokyo and is presently attending the University of Texas.

*The Austin American (1914-1973); Austin, Tex.. 24 Aug 1958: D2*

402 Lockhart Dr.

42.00

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5100' C

Frame residence & box garage

255n - 1/11/39