

**HISTORIC LANDMARK COMMISSION**  
**MARCH 25, 2013**  
**DEMOLITION AND RELOCATION PERMITS**  
**1218 E. 51<sup>ST</sup> STREET**  
**HDP-2013-0059**

---

**PROPOSAL**

---

Demolish two houses, both of which were moved onto the site in 1948-1949.

---

**ARCHITECTURE**

---

Although both houses now have the same address of 1218 E. 51<sup>st</sup> Street, historically, the yellow house facing Lancaster Court has borne the address of 5104 Lancaster Court.

**1218 E. 51<sup>st</sup> Street**

One-story, rectangular-plan front-gabled frame house with two front doors, 1:1 fenestration, and a central, partial-width front-gabled porch on turned wood posts.

**5104 Lancaster Court**

One-story wing-and-gable plan vernacular late Victorian frame house with a partial-width independent porch on plain square wood posts. The house has a projecting bay on the left side, containing a 6:6 window and a rectangular-plan one-story shed-roofed addition on the rear containing a bank of four 6:6 windows. There is a larger, single picture window in the projecting front gable; it has a rectangular transomed configuration. The front doors are at 90-degree angles to each other, both opening onto the front porch. Both doors are modern replacement doors.

---

**RESEARCH**

---

City permits and city directories reveal that both houses were moved onto the site in 1948-1949, although there is confusion about which building was actually moved to the site from 303 W. 18<sup>th</sup> Street. The house moving permit from 1948 shows that the house at 303 W. 18<sup>th</sup> Street was moved to 1218 E. 51<sup>st</sup> Street, and it may be that the house shown on the 1935 Sanborn map as 1714½ Lavaca Street was the structure actually moved to E. 51<sup>st</sup> Street with a front porch then added. The house at 303 W 18<sup>th</sup> Street does not match the configuration of either house, but is more closely aligned with the house currently at 5104 Lancaster Court, which may have had additions (such as the projecting bay on the south (left) side of the house and enclosing the rear porch) when it was moved to its current site.

Both houses have always been used as duplexes on this site, with a high turnover of tenants. The tenant lists include a railroad clerk, a car mechanic, an attendant at the State School, a cab driver, an iron worker, a garbage truck driver, and the proprietor of a laundromat.

---

**STAFF COMMENTS**

---

The houses are beyond the bounds of any city survey.

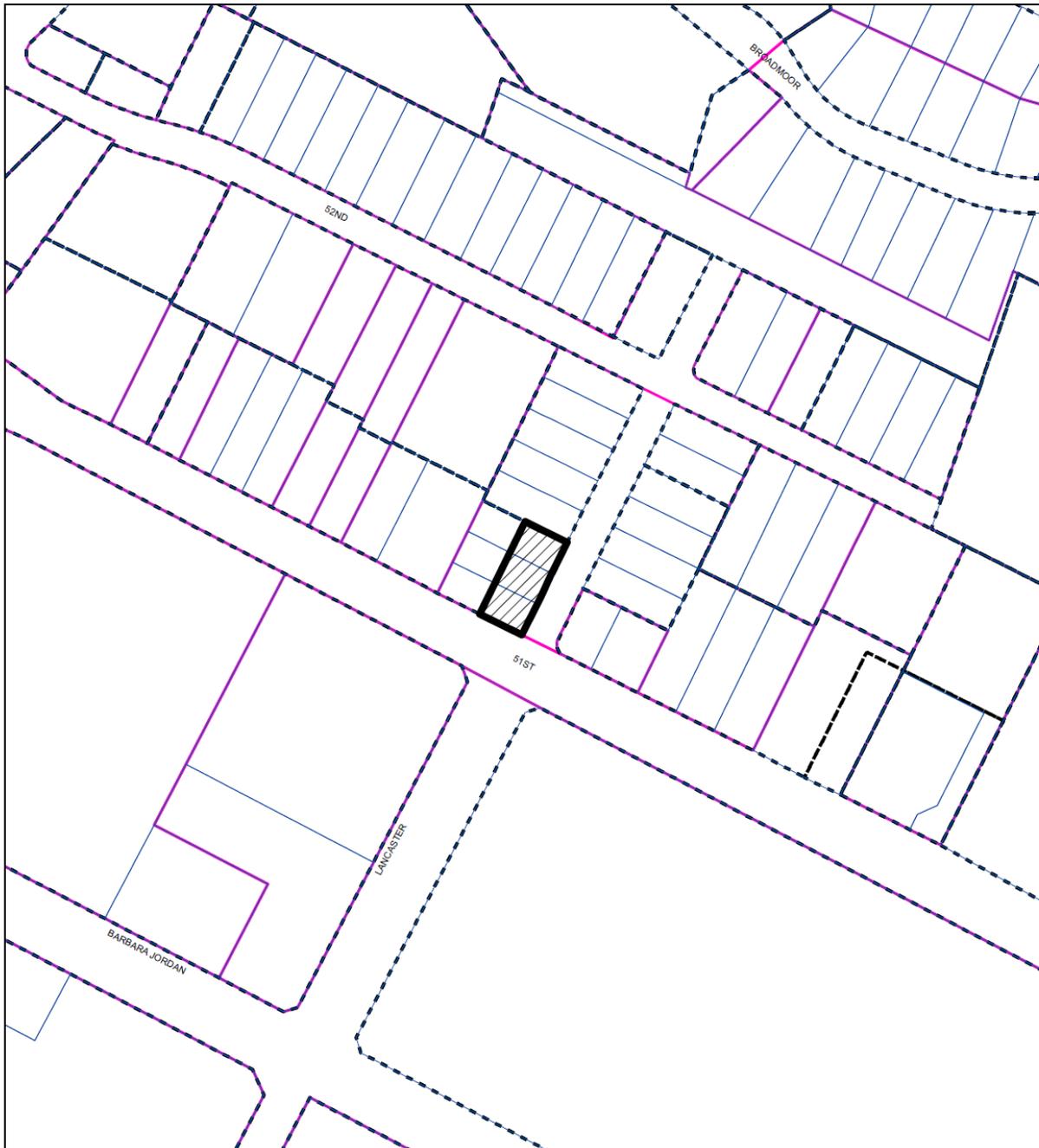
---

**STAFF RECOMMENDATION**

---

Release the demolition permits. Neither house has the architectural nor the historical significance to warrant individual landmark designation.

LOCATION MAP



 SUBJECT TRACT  
 ZONING BOUNDARY

CASE#: HDP-2013-0059  
LOCATION: 1218 E 51 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1218 E. 51<sup>st</sup> Street  
Moved onto this site in 1948 from 303 W. 18<sup>th</sup> Street



## OCCUPANCY HISTORY

### 1218 E. 51<sup>st</sup> Street

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 March, 2013

1992	<p>A: Olivia Gonzales Ellison, renter            No occupation listed            NOTE: The directory indicates that Olivia Gonzales Ellison lived at 6919-B Bennett Avenue.</p> <p>B: Kyle B. Pender, renter            No occupation listed</p>
1985-86	<p>A: No resident listed</p> <p>B: Ludivina Canales, renter            No occupation listed</p>
1981	<p>A: Ronald O. Tucker, renter            No occupation listed            NOTE: The directory indicates that Ronald O. Tucker was a new resident at this address.</p> <p>B: Vickie Tucker, renter            No occupation listed            NOTE: The directory indicates that Vickie Tucker was a new resident at this address.</p>
1977	<p>A: Pat Taylor, renter            Student            NOTE: The directory indicates that Pat Taylor was a new resident at this address.</p> <p>B: George R. and Bernadette Hurd, III, renters            No occupation listed            NOTE: The directory indicates that George and Bernadette Hurd were new residents at this address.</p>
1973	<p>A: Vacant</p> <p>B: Vacant</p>
1968	<p>A: John J. and Bertha Pierce, renters            Driver, Centex Disposal (not listed in the directory)</p> <p>B: John and Mary L. Granados, renters            Paver</p>
1962	<p>A: Vacant</p> <p>B: James E. and Ethel Wilson, renters            Driver, City Sanitation Department</p>
1959	<p>A: Alton and Kathleen Cravat, owners            Iron worker</p> <p>B: James E. and Ethel Wilson, renters            Carpenter</p>

- 1955      A:      Frank and Doris Ward, renters  
                     Employed by the Checker Cab Company  
                     B:      Eunice J. Moore, renter  
                             Widow, T.B. Moore  
                             No occupation listed
- 1952      Tommie and Peggy Dotson, renters  
                     Insurance agent  
                     A:      Vacant
- 1949      Francis H. Moore, renter  
                     Proprietor (with William H. Moore), Moore's Launderette, 2706 Guadalupe Street.  
                     A:      Billy L. and Louise Stone, renters  
                             Draftsman, State Highway Department
- 1947      No houses are listed on Lancaster Court.  
 LISTINGS FROM HERE DOWN ARE FOR 303 W. 18<sup>th</sup> STREET – THE ORIGINAL SITE OF  
 THE HOUSE.
- 1947      Warren T. and Inez Clift, renters  
                     Warren:      Accountant  
                     Inez:      Teacher, Fulmore Junior High School  
                     NOTE: Warren and Inez Clift moved to an apartment at 1800 Guadalupe Street.  
                     Both were listed into the early 1950s with the same occupations.
- 1944-45    Warren T. and Inez Clift, renters  
                     Warren:      Employed by the State Comptroller's Office  
                     Inez:      Student, University of Texas  
                     Also listed is Robert I. Clift, in the U.S. Army.
- 1941      Bertha Epperson, renter  
                     Housekeeper
- 1939      Bertha Epperson, renter  
                     Housekeeper
- 1937      Harff G. and Bertha Epperson, renters  
                     Contractor, and president, Austin Dunbrick and Tile Company, 312 Barton  
                     Springs Road.
- 1935      Vacant
- 1932-33    James D. and Katie Easton, renters  
                     Salesman  
                     Also listed are James D. Easton, Jr., a presser; Lucy K. Easton, a telephone  
                     operator at Southwestern Bell Telephone Company; and Thomas A. Easton, no  
                     occupation stated.
- 1930-31    Merlin C. and Betty Adams, renters  
                     No occupation listed
- 1929      Vacant

1927            The address is not listed in the directory.

### BIOGRAPHICAL NOTES:

#### Merlin C. and Elizabeth (Betty) Adams (ca. 1930 – ca. 1932)

Merlin C. and Elizabeth Adams appear in the 1930 U.S. Census in a rented house at 2914 San Gabriel Street in Austin. Merlin Adams was then 54, had been born in Texas, and was a salesman for an oil company. Elizabeth Adams was then 52, and had been born in Texas. They had four children: Gladys, 24, Joy, 21, Mark, 18, and Mary, 16. None of the children had an occupation listed in the census report.

Merlin Adams died in Travis County on March 27, 1942.

REGISTRATION CARD		ORDER NUMBER 1830	
1 <b>Merlin Clifford Adams</b>			
2 <b>PRESENT HOME ADDRESS</b> 3925 McKinley El Paso El Paso Texas			
3 Age in years	4 Date of Birth	5	6
43	Apr 25	1875	
RACE			
7 White	8 Negro	9 Oriental	10 Other
yes			
U. S. CITIZEN		ALIEN	
11 Native born	12 Naturalized	13 Alien (Foreign-born)	14 Alien (Naturalized)
yes			
15 PRESENT OCCUPATION      EMPLOYER'S NAME			
Auto Livery		Self	
16 PLACE OF EMPLOYMENT OR BUSINESS 115 W San Antonio El Paso El Paso Tex			
17 Name of next of kin      Relationship			
Bettie Adams - wife			
18 ADDRESS OF NEXT OF KIN 3925 McKinley El Paso El Paso Texas			
19 I DECLARE THAT I HAVE FURNISHED ABOVE ANSWERS AND THAT THEY ARE TRUE P. M. G. O. <i>Merlin Clifford Adams</i>			

REGISTRAR'S REPORT 2-1-23-0						
DESCRIPTION OF REGISTRANT						
HEIGHT		BUILD			COMPLEXION	HAIR
Tall	Medium	Slender	Medium	Stocky	Color of Eyes	Color of Hair
20 yes	21	22	23	24	25 BROWN	26 BROWN
27 This person has been, for a period, or is he obviously physically disqualified? (Specify)						
no						
28 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signing of same; and that all of his answers of which I have knowledge are true, except as follows:						
<p style="text-align: right;"><i>W. J. Bryan</i></p>						
Date of Registration      Sept. 12, 1918						
<b>Local Board El Paso County</b> <b>El Paso, Texas</b> (STAMP OF LOCAL BOARD) <small>(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)</small>						

Merlin Adams' World War I draft registration card (1918) shows that he and Bettie were living in El Paso, and that he was a self-employed auto livery man.

#### James D. and Katie Easton (ca. 1932 – ca. 1934)

James D. and Katie Easton appear in the 1930 U.S. Census as renting a house at 403 W. 15<sup>th</sup> Street in Austin. James D. Easton was then 64, had been born in Texas, and was a grocery salesman. Katie Easton was then 42, and had been born in Texas to German-born parents. She had no occupation listed. The couple had five children: James D. Jr., 26, a clothes presser; Chris, 25, a mill-man in a lumber mill; Lucy, 21, a telephone operator; Thomas, 18, a driver for a florist; and Varner Bell, 13, all of whom had been born in Texas. The family also had a lodger, 20-year old Leola Schroeder, a telephone operator.

#### Bertha Epperson (ca. 1936 – ca. 1943)

Bertha Epperson appears as the renter of this house in the 1940 U.S. Census, when it was still located at 303 W. 18<sup>th</sup> Street. She was a 46-year old Texas-born divorcee who was a house mother in a boys' dormitory. With her lived her 23-year old daughter, Erlene Bingham, a book-

keeper for the LCRA, and her son, Jay Bingham, 25, a construction carpenter, Jay's wife, Florence, 28, and their son, Kenneth, 4.

Bertha Epperson died in Travis County, Texas, December 12, 1994.

**Warren and Inez Cliff (ca. 1943 – ca. 1948) – the last occupants of the house before it was moved to its current site.**

The 1930 U.S. Census shows Warren and Inez Cliff owning their house in Vernon, Texas. Warren Cliff was then 35, had been born in Texas, and was a trucking contractor in the oil field. Inez Cliff was then 32, had been born in Texas, and had no occupation listed. The couple had two sons, Robert, 6, and William, 4.

The 1940 U.S. Census shows Warren and Inez Cliff living in Crosby County, Texas, on a farm they owned. In addition to sons Robert and William, the Cliffs had two daughters, Mary L, 11, and Ruth, 3.

Warren Cliff died in Stephenville, Texas on October 3, 1967.

The image shows two documents side-by-side. The left document is a 'REGISTRATION CARD' for Warren Cliff, No. 4. It contains the following information: Name: Warren Cliff; Address: Lingleville, Texas; Date of birth: May 24, 1893; Citizenship: Natural Born Citizen; Where born: Vinton, Texas; Occupation: Mechanic; Employer: Gardner Electric; Physical description: Single, Caucasian; Military service: None. The card is signed by Warren Cliff. The right document is a 'REGISTRAR'S REPORT' from Erath County, Texas, dated June 5, 1912. It includes a classification of 'Medium', a color description of 'Blue and Brown No.', and a signature of O. H. Wilburn.

Warren Cliff's World War I draft registration card shows that he was living at Lingleville, Texas, and worked as a mechanic for an electrical company in Abilene. He was single.

H. D. Ainsworth 1218 East 51st St.  
East 68.5' of 1, 2,  
224 & 3 1

Ridgetop Gardens  
Moved from 303 W. 18th St., Lot 2, Blk. 36  
Move residence onto lot and repair.  
36450  
1-26-48 \$1000.00

~~Vance Fox~~  
L.D. Dennis

Building permit to H.D. Ainsworth to move the house onto the site from 303 W. 18<sup>th</sup> Street (1948)

**WATER SERVICE PERMIT** C No 1126  
Austin, Texas

Received of H. D. AINSWORTH INDEXED Date 1-17-48  
Address 1218 E. 51<sup>st</sup> EAST  
Amount TWENTY & NO/100 \$ 20.00  
Plumber SELF Size of Tap 3/4"  
Date of Connection 6-19-48  
Size of Tap Made 3/4"  
Size Service Made 3/4"  
Size Main Tapped 6"  
From Front Prop. Line to Curb Cock 7.5'  
From S Prop. Line to Curb Cock 7.12'  
Location of Meter CURB  
Type of Box LOUVE  
Depth of Main in St. 3'  
Depth of Service Line 2.5'  
From Curb Cock to Tap on Main 5.5'  
Checked by Engr. Dept. 7/9/48 RD

No. Fittings	1
Curb Cock	1
Elbow	1
St. Elbow	1
Bushing	1
Reducer	1
Pipe	6
Lead Comp.	
Nipples	
Union	
Plug	1
Stop	1
Box	1
Lid	1
Valves	
Job No.	1218
Rep. No.	1-17-48

INDEXED

Water service permit to H.D. Ainsworth (1949). City records also have a duplicate permit for the South Apartment in the house, indicating that the house was always used as a duplex on this site.

9-26-85 R 11113 #B  
 OWNER Austex Mortgage ADDRESS ~~5100 Lancaster Court~~ <sup>1218 E. 51st St.</sup>  
 PLAT 224 LOT E. 68' of 1, 2, & 3 <sup>apt. 1 & 2</sup> BLK 1  
 SUBDIVISION Ridgetop Gardens  
 OCCUPANCY Duplex  
 BLD PERMIT # 04563 DATE 1-12-65 OWNERS ESTIMATE \$1,000.  
 CONTRACTOR James Kent NO. OF FIXTURES 3  
 WATER TAP REC # X SEWER TAP REC # X  
 Repair Duplex/put in hot water heater/wiring/change  
 cabinets/put in sink

Building permit to North Austex Mortgage Company to repair the house (1965)

This area of the city does not appear on the 1935 nor the 1962 Sanborn map.



1977 B: No return  
 A: Robert J. McCurdy, renter  
 Student  
 B: Vacant

1973 A: Joseph E. and Julie Powers, renters  
 Attendant, Travis State School  
 B: No return

1968 M.G. Guerra, renter  
 No occupation listed

1962 Vacant

1959 Milton E. and Lydia Cain, renters  
 Line supervisor, Ragsdale Flying Service, 1801 E. 51<sup>st</sup> Street.

1955 A: Vacant  
 B: Henry F. and Ruby Petty, renters  
 U.S. Air Force

1952 Robert T. and Oretha E. Clay, renters  
 Mechanic, Covert Automobiles, Buick cars, 5<sup>th</sup> Street and Lamar Boulevard.

1949 Gordon M. and Mary Carey, renters  
 Route foreman

Duane O. and Marjorie Rogas, renters  
 Clerk, Southern Pacific Lines

1947 No houses are listed on Lancaster Court.

H. D. Ainsworth 5104 Lancaster Court  
 224 E. 68.7' of 3 & N. 1/2 of 2 1 - -  
 Ridgetop Gardens Resub.  
 Move residence onto lot and repair.  
 39687 12-6-48 \$1000  
 L. D. Dennis

Building permit to H.D. Ainsworth to move the house onto the site (1948). However, it appears that the house that was originally at 303 W. 18<sup>th</sup> Street may have been moved to 5104 Lancaster Court and another building moved to what is now 1218 E. 51<sup>st</sup> Street (the permit for that move references the house at 303 W. 18<sup>th</sup> Street).

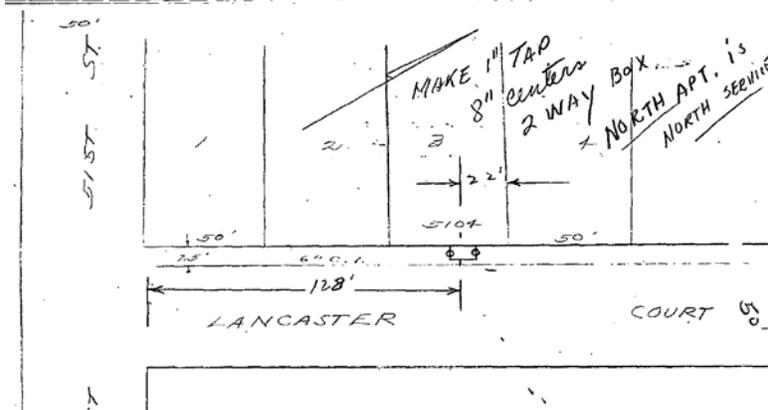
**WATER SERVICE PERMIT**  
Austin, Texas

C No 3549

Received of H. D. AINSWORTH Date 5-13-49  
 Address 5104 LANCASTER NO. APT  
 Amount TWENTY + NO FEE \$ 20.00  
 Plumber SELF Size of Tap 3/4"  
 Date of Connection 5-19-49

No. Fittings	2	5/8"
Curb Cock	1	3/4"
Elbow	1	3/4"
St. Elbow	1	3/4"
Flushing /" copper	1	
Reducer	1	
Pipe	1	3/4"
Lead Comp.		
Nipples		
Union		
Plug	2	
Stop	1	
Box	1	
Lid	1	
Valve		
Job No.	42-323-502	
Req. No.	V 1001	

Checked by Engr. Dept. RWD 4-15-49



Water service permit to H.D. Ainsworth (1949). City records also have a duplicate permit for the South Apartment in the house, indicating that the house was always used as a duplex on this site.

Repair (H+B) plan 5-16-65 8-14-79

OWNER North Austex Mortgage ADDRESS 5104 Lancaster Court

PLAT 224 LOT E. 68' of 1, 2, & 3 BLK 1

SUBDIVISION Ridgetop Gardens

OCCUPANCY Duplex

BLD PERMIT # 94564 DATE 1-12-65 OWNERS ESTIMATE \$2,000.

CONTRACTOR James Kent NO. OF FIXTURES 10

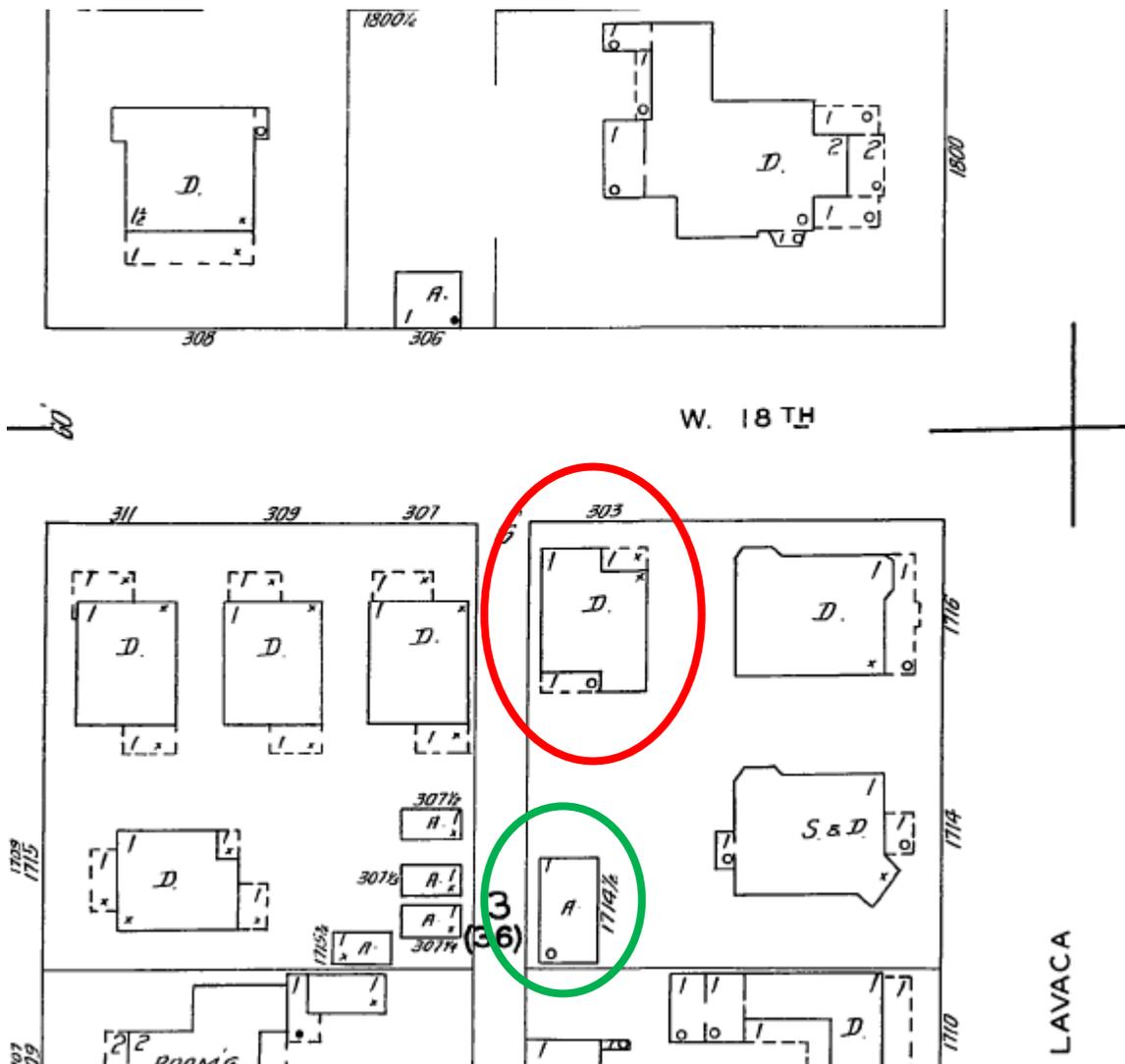
WATER TAP REC # X SEWER TAP REC # X

Repair duplex (minimum standards) windows, screens, rear porch, H.W. Heaters

Building permit to North Austex Mortgage Company to repair the house (1965)

OWNER	Larry Miller	ADDRESS	5104 Lancaster Court
PLAT	224	LOT	E.68'of 1.24
SUBDIVISION		Ridgeton Gardens	
OCCUPANCY			
BLDG. PERMIT #	185321	DATE	9-4-79
		OWNERS ESTIMATE	95.00
CONTRACTOR	owner	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
<del>Repair and remodel</del> remodel res exit to min stds.			

Building permit to Larry Miller to repair and remodel the house (1979)



The 1935 Sanborn map shows a house with a partial-width front porch and a partial-width back porch at 303 W. 18<sup>th</sup> Street (RED circle) – this configuration does not match up exactly with either of the two houses on the site but is closer to the house that is currently at 5104 Lancaster Court than the house that is currently at 1218 E. 51<sup>st</sup> Street. The house outlined with a GREEN

circle may be the house that was moved to 1218 E. 51<sup>st</sup> Street, but the scale appears to be smaller than that of the current house. There are no city directory listings for 1714½ Lavaca Street.

The 51<sup>st</sup> Street and Lancaster Court area of the city does not appear on the 1935 nor the 1962 Sanborn map.