

HISTORIC LANDMARK COMMISSION  
AUGUST 26, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0555  
1603 W. 39½ STREET

**PROPOSAL**

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Demolish a ca. 1945 house.

**ARCHITECTURE**

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One-story, U-plan, hipped-roof, frame house, with projecting front-gabled bays at each side of the façade; recessed partial-width porch between the projecting front-gabled bays; Colonial Revival-styled wood-frame windows in various configurations, including 8:8 in the front-gabled bays with wood shutters; vertical board ornamentation in the tympanum of the front gables.

**RESEARCH**

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The house was built around 1945; the first residents were Vernon and Elvie Mauge, who lived here from around 1946 to around 1952, renting the house and then buying it around 1947. Vernon Mauge was from Chicago, and had worked in the meat packing industry there; in Austin, he was a salesman for Capitol City Lumber Company. The next owners and occupants were James W. and Shirley Brown, who lived here from the mid-1950s until around 1970. James W. Brown was an air-conditioning installer and business owner.

**STAFF COMMENTS**

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The house is beyond the bounds of any City survey.

**STAFF RECOMMENDATION**

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Encourage relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the property, for archiving at the Austin History Center.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0555  
LOCATION: 1603 West 39 1/2 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.

1603 W. 39½ Street  
ca. 1945



## OCCUPANCY HISTORY 1603 W. 39½ Street

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

- |         |   |
|---------|---|
| 1992    | Emma L. Caprio, renter<br>No occupation listed<br>NOTE: The directory indicates that Emma L. Caprio was a new resident at this address. |
| 1985-86 | Joseph Delgado, renter<br>No occupation listed<br>NOTE: The directory indicates that Joseph Delgado was a new resident at this address. |
| 1981    | Edward M. Sutherland, renter<br>No occupation listed  |
| 1977    | B. Eulenfeld, renter<br>No occupation listed  |
| 1973    | Vacant  |
| 1968    | James W. and Shirley Brown, owners<br>Installer, Austin Air Conditioning Service, 9204 United Drive.                                    |

- 1962 James W. and Shirley M. Brown, owners  
President, Insulation, Inc. (not listed in the directory).
- 1959 James W. and Shirley Brown, owners  
Foreman, Paul Murchison, real estate, 1310 W. 42<sup>nd</sup> Street.
- 1954 Pierce and Rosemary Lowrey, Jr., renters  
Salesman, Capital Printing Company, 213 E. Alpine Road.  
NOTE: Pierce Lowrey, Sr. was also a salesman at Capital Printing.
- 1952 Vacant  
NOTE: Vernon and Elva Mauge are listed at 1603-B W. 39½ Street; he had no occupation listed.
- 1949 Vernon A. and Elvie C. Mauge, owners  
Clerk
- 1947 Vernon A. and Elvie Mauge, renters  
Salesman, Capitol City Lumber Company, 517 W. 5<sup>th</sup> Street.
- 1944-45 The address is not listed in the directory.  
NOTE: Vernon Mauge is not listed in the directory; Elvie Mauge is listed as a waiter at the Longhorn Tavern, "Southern-style chicken and the coldest beer in Austin," 3508 Guadalupe Street; she had no address listed in the directory.

### **BIOGRAPHICAL NOTES**

#### **Vernon and Elvie Mauge (ca. 1946 – ca. 1953)**

Vernon Mauge is listed in the 1940 U.S. Census as the 26-year old divorced son of William and Kathryn Mauge of Chicago, Illinois. Vernon Mauge had been born in Illinois and was a laborer in the meat packing industry; his father, William, was a receiving clerk in the meat packing industry. He died in Chicago in 1966.

**WATER SERVICE PERMIT**

No. 20395 Sec. 765

Austin, Texas

**INDEXED**

Received of B F Liesman Date 7-5-44

Address 1603 West 39 1/2

Amount Two and 50/100 \$ 2.50

Plumber Gissell Size of Tap 5/8"

Date of Connection 7-10-44

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 12"

From Front Prop. Line to Curb Cock 8'

From E, Prop. Line to Curb Cock 56'

Location of Meter CAMP

Type of Box LOCK

Depth of Main in St. 4'

Depth of Service Line 2'

From Curb Cock to Tap on Main 25'

Checked by Engr. Dept. M.B.Z.

No. Fittings	Size	Material
1	Curb Cock	5/8"
1	Elbow	5/8"
1	St. Elbow	5/8"
1	Bushing	5/8"
1	Reducer	5/8"
2	Pipe	5/8"
1	Lead-Comp	5/8"
1	Nipples	5/8"
1	Union	5/8"
1	Plug	5/8"
1	Type	5/8"
1	Stop	5/8"
1	Box	5/8"
1	Lid	5/8"
1	Valves	5/8"
1	Job No.	1122-502
1	Req. No.	BENSON

**INDEXED**

Water service permit for this address (1944)

**SANITARY SEWER SERVICE PERMIT**

No. 22089

Austin, Texas

Received of Basoy Date 4/10/1947

Address 1603 rear W. 39 1/2

Amount \_\_\_\_\_ \$ \_\_\_\_\_

Builder or Owner Vernon Mauge Plumber \_\_\_\_\_

Lot W. 70' of 1 & 2 Block \_\_\_\_\_ Subdivision Pleasant Grove Add Plat No. 76

Date of Connection	By City	By Plumber	Checked By	Size Main	Depth	Main Assign.	Stub Depth	Prop. Line	Stub Location	Book No.	Paving Cut	No.	No. Fittings	Size	Price
<u>4/24/1947</u>	<u>25' W/ELL</u>		<u>Graves</u>	<u>6"</u>	<u>4'</u>	<u>in W. 39 1/2</u>		<u>4 1/2'</u>		<u>A-1818</u>			12' Pipe	4" con	1.44
													3 Bends		1.80
													Reducers		
													Plugs		
													Sand		
													Gravel		
													Remix		
													Stoppers		
													Castings		
													Other tap saddle		.20
													hr		1.00
													1 hr truck		.40
													Labor:		20 hrs. 13.20

Sewer service permit indicating Vernon Mauge as the owner (1947)