

**HISTORIC LANDMARK COMMISSION  
APRIL 28, 2014  
DEMOLITION AND RELOCATION PERMITS  
HDP-2014-0191  
3400 WINDSOR ROAD**

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**PROPOSAL**

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The applicant proposes to demolish the east study of the house, remove the north (back) wall, construct a new rear and side addition, and reconfigure the façade of the house. The house will be re-clad in smooth hardi-plank, have all the windows replaced so that the symmetrical configuration of the existing Colonial Revival house will be altered, and the house will have a new portico added over the front door.

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**ARCHITECTURE**

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Two-story, rectangular-plan, hipped roof, frame Colonial Revival-styled house with a copper awning over the central front door; symmetrical façade with a central entry, single 8:8 windows with shutters; the windows on the ground floor have a paneled wainscot beneath the glazing.

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**RESEARCH**

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The house was built in 1939-1940 by Robert B. Baldwin and his wife, Jean. Robert Baldwin was a native of Wisconsin, and was a textbook salesman when he and Jean built this house. Jean was the supervisor of the WPA Sewing Room. Robert eventually went into state government, and was on the Governor's staff for a time as well as working for the Texas Education Agency. Jean Baldwin eventually went into real estate. They lived here until around 1943. The house was then purchased by Daniel and Bernice Grieder. Daniel Grieder was a native of Illinois, who had studied at a Presbyterian seminary in Dubuque, Iowa, and came to Austin in the late 1920s to serve as pastor of the Presbyterian church. He later became the dean of Durham's Business College. Bernice Grieder was the executive assistant for the Texas Industrial Accident Board, and eventually became a lawyer and insurance adjuster. Daniel and Bernice Grieder apparently divorced in the early 1950s, and moved out of this house; Daniel moved to Westlake Hills, and Bernice is no longer shown in city directories. From the mid-1950s until around 2001, the house was owned and occupied by Roy and Loyola Beal. Roy Beal was a furniture salesman who eventually opened his own interior design firm on Guadalupe Street.

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**STAFF COMMENTS**

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The house is beyond the bounds of any City survey.

Staff does not believe that the house has sufficient historical significance to warrant individual designation as a historic landmark, but the house is a wonderful example of Colonial Revival style. It is not clear who designed this house, but it clearly looks like the work of Hugo Kuehne, who was known for his Colonial Revival designs in Pemberton Heights and other areas of West Austin.

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**STAFF RECOMMENDATION**

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Staff has no issue with the removal of the east study and the back wall, or the construction of the addition, but strongly urges the applicant to retain the existing Colonial Revival style of the house and to reconsider the reconfiguration of the front façade.

# LOCATION MAP

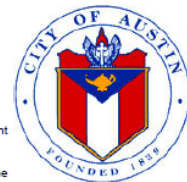


SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2014-0191  
LOCATION: 3400 Windsor Road



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.



3400 Windsor Road  
ca. 1939



## OCCUPANCY HISTORY 3400 Windsor Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2014

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|---------|--|
| 1992    | Roy F. and Loyola Beal, owners<br>Proprietor, Hughes Beal Apartments (not listed in the directory)   |
| 1985-86 | Roy F. and Loyola Beal, owners<br>Proprietor, Hughes Beal Apartments (not listed in the directory)   |
| 1981    | Roy F. and Loyola Beal, owners<br>Proprietor, Roy Beal & Associates, interior decorators, 1708 Guadalupe Street.   |
| 1977    | Roy F. and Loyola Beal, owners<br>Proprietor, Roy Beal & Associates, interior decorators, 1708 Guadalupe Street.   |
| 1973    | Roy F. and Loyola Beal, owners<br>Proprietor, Roy Beal & Associates, interior decorators, 1708 Guadalupe Street.   |
| 1968    | Roy F. and Loyola Beal, owners<br>Proprietor, Roy Beal & Associates, interior decorators, 1708 Guadalupe Street.   |
| 1962    | Roy F. and Loyola Beal, owners<br>Proprietor, Beal Company Interiors, interior decorators, 1708 Guadalupe Street.  |
| 1959    | Roy F. and Loyola Beal, owners<br>Proprietor, Beal Company Interiors, interior decorators, 1708 Guadalupe Street.  |
| 1955    | Roy F. and Loyola Beal, owners<br>Proprietor, Beal Company Interiors, interior decorators, 1708 Guadalupe Street.<br>NOTE: Daniel E. Grieder (Bernice is not listed) lived in Westlake Hills; he was the song leader for the City Recreation Department and the dean of Durham's Business College.   |
| 1952    | Daniel E. and Bernice Grieder, owners<br>Daniel: Dean, Durham's Business College, 600½ Lavaca Street.<br>Bernice: Lawyer, A.B. Haston Claim Service, adjusters, 720 Brown Building.<br>Also listed is Paul M. Grieder, a student at the University of Texas.<br>NOTE: In 1953, Daniel E. Grieder (Bernice is not listed) was living in Westlake Hills; he was the dean of Durham's Business College.<br>NOTE: Roy and Loyola Beal are listed at 1708 Guadalupe Street, where they had Beal Company Interiors, interior design. |
| 1949    | Daniel E. and Bernice Grieder, owners<br>Daniel: Dean, Durham's Business College, 600½ Lavaca Street.<br>Bernice: Lawyer, 307 W. 7 <sup>th</sup> Street.   |
| 1947    | Daniel E. and Bernice Grieder, owners<br>Daniel: Dean, Durham's Business College, 600½ Lavaca Street.  |

- Bernice: Proprietor (with James A. Stanford), Grieder & Stanford, insurance adjusters, 514 Capital National Bank Building, 114 W. 7<sup>th</sup> Street.
- 1944-45 Daniel E. and Bernice Grieder, owners  
 Daniel: Dean, Durham's Business College, 600½ Lavaca Street.  
 Bernice: Proprietor (with James A. Stanford), Grieder & Stanford, insurance adjusters, 514 Capital National Bank Building, 114 W. 7<sup>th</sup> Street.
- 1941 Robert B. and Jean C. Baldwin (not listed as owners)  
 Robert: No occupation listed  
 Jean: District supervisor, WPA Sewing Project  
 NOTE: Daniel and Bernice Grieder are listed at 3807 Avenue G. He was the Dean of Durham's Business Institute, 600½ Lavaca Street; she was an executive assistant at the State Industrial Accident Board.
- 1940 Vacant  
 NOTE: Robert and Jean C. Baldwin are listed at 2510 Harris Boulevard; he was a salesman; she was the supervisor, Sewing Room, U.S. Work Projects Administration.
- 1939 The address is not listed in the directory.  
 NOTE: Robert and Jean C. Baldwin are listed at 2510 Harris Boulevard; he was a salesman; she was not separately listed with an occupation.

#### **BIOGRAPHICAL NOTES:**

##### **Robert and Jean Baldwin (ca. 1940 – ca. 1943)**

Robert B. And Jean C. Baldwin are listed as the owners of this house in the 1940 U.S. Census. The house was worth \$9,000. Robert B. Baldwin was then 33, had been born in Wisconsin, and was a salesman for a textbook company. Jean C. Barrow was then 31, had been born in Texas, and was the supervisor of the WPA Sewing Room. In 1935, she had lived in Cleburne, Texas. They had no children listed, but did have a servant, Annie Petrasek, 31, who had been born in Texas and had lived in Taylor, Texas in 1935.

**ROBERT B. BALDWIN**

Robert B. Baldwin, 72, of 1905 Vista Lane, a long-time Austin businessman and retired state employee, died Saturday in Austin. He is survived by his wife, Jean Baldwin, a prominent Austin realtor, his son, Robert C. Baldwin, a Houston banker, and his sister, Mrs. J. Kendrick Noble, of Austin.

Services will be held at 10:30 A.M. Tuesday in Weed-Corlèy Funeral Home, with Father Richard McCabe officiating. Burial will be in Austin Memorial Park. Pallbearers will be Jack Sparks, Charles Millhouse, G.C. "Ox" Emerson, Fred Sewell, Jack Mahone, W. St. John Garwood, Eddie Joseph and Joe Hornaday.

A native of Evansville, Wisconsin, Mr. Baldwin attended the University of Wisconsin and was graduated from the University of Texas. He was in the publishing business in Chicago before service as a Navy officer, during World War II. He was a school textbook publisher in Austin before holding several top state jobs, including a stint on the Governor's staff and tenure with the Texas Education Agency, from which he retired in 1974. He developed a host of friends in the political world through his involvement in conservative political campaigns during the 1940s and 1950s.

Obituary of Robert B. Baldwin  
 Austin American-Statesman, June 19, 1978

**Jean Clayton Baldwin** Jean Clayton Baldwin, beloved mother, grandmother, and friend to many, passed away February 7, 2005. She was born October 28, 1908, in Cleburne, Texas, to James C. and Imogene Morgan Clayton, both of pioneer Texas families. She was preceded in death by her husband, Robert B. Baldwin; her parents; and sisters, Thelma and Veris. She is survived by her son, Robert C. Baldwin and her daughter-in-law, Beth Baldwin, and the pride and joy of her life, her granddaughter, Mary Elizabeth Baldwin. Moving to Austin in 1926 to attend the University of Texas, she graduated with honors earning both a bachelor's and master's degree in the Science of Nutrition. She also met and married her husband at this time. During the war years they lived in New Orleans and Galveston as Bob was based there and

moving back to Austin after the victory. She was active in a number of charities and non-profit activities in Austin and began a long and profitable real estate career. Best known for her genuine love of people, she never met a stranger. She enjoyed watching Texas football and Texas politics. She was a voracious reader, had a great wit, loved entertaining and most of all loved being with her friends and family. She lived life to the fullest, enjoying each and every day and will be greatly missed. A memorial service will be at 10:30 a.m., Tuesday, February 15, 2005, at Weed-Corley Funeral Home, Austin, Texas. In lieu of flowers, the family requests that contributions be made in her name to the Edna Gladney Home, Fort Worth, Texas. Arrangements by Maxwell P. Dunne Funeral Home, Corpus Christi, Texas.

Obituary of Jean C. Baldwin  
Austin American-Statesman, February 13, 2005

**Daniel E. and Bernice Grieder (ca. 1943 – ca. 1953)**

Daniel and Bernice Grieder are listed in the 1940 U.S. Census at 3807 Avenue G in Austin. Daniel Grieder was then 45, had been born in Illinois, and was the dean of a private business college. Bernice Grieder was then 31, had been born in Texas, and was the executive secretary for the State Industrial Accident Board. They had 2 sons: Daniel, 10; and Paul, 7. Both boys had been born in Texas. The 1930 U.S. Census shows Daniel and Bernice Grieder renting a house at 706 ½ W. 23<sup>rd</sup> Street in Austin. Daniel was the minister of the Presbyterian Church; Bernice had no occupation listed. Their son, Daniel, was 4 months old. Daniel Grieder's 1917 World War I draft registration card shows that he was living in Dubuque, Iowa, where he was a student of divinity. He was 22, and had been born in Sutter, Illinois. He was single.

Bernice Grieder died in Washington, DC on August 21, 1989 and was buried in Wichita Falls, Texas. There was no obituary in the Austin newspapers.



## **Daniel Edwin Grieder**

Daniel Edwin Grieder, age 90, of Austin died Sunday.

He first came to Austin in 1928, as Pastor of the First Presbyterian Church, at 7th & Lavaca Streets, where he served for 11 years. In 1940, he accepted the position of Dean of Durham's Business College and served in this capacity for almost 20 years, retiring in 1959. After retirement, he moved to Virginia (Fairfax County, near Mt. Vernon) and was married to Jeanie Burns in April 1960. In 1977, he moved to La Jolla, California. He moved to Westminster Manor to be among his old friends of long ago.

He was known as the song leader of Zilker Park's Hillside, Thursday and Sunday night singing programs for almost 25 years.

Survivors: sons, Daniel Grieder, Woodstock, Connecticut, Paul Martin Grieder, New York City, New York.

Memorial services 2:00 PM, Saturday, Westminster Manor.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Daniel E. Grieder  
Austin American-Statesman, July 18, 1985

## **Roy F. and Loyola Beal (ca. 1952 – ca. 2001)**

Roy F. and Loyola Beal appear in the 1940 U.S. Census as the renters of a house at 1201 Bouldin Avenue. Roy F. Beal was then 32, had been born in Texas, and was a retail furniture salesman. Loyola Beal was then 24, had been born in Texas, and had no occupation listed. She had lived in Amarillo, Texas in 1935. They had 2 daughters: Tommie Jean, 2; and Barbara, 7 months. Both girls had been born in Texas.



168 R. B. Baldwin 3400 Windsor Rd.  
-- B 1 --  
Monte Vista  
Two story frame res. & box garage  
274n 6-5-39  
12

Building permit to Robert B. Baldwin for the construction of the house (1939)