

**HISTORIC LANDMARK COMMISSION  
MAY 19, 2014  
DEMOLITION AND RELOCATION PERMITS  
HDP-2014-0340  
3805 RED RIVER STREET**

---

**PROPOSAL**

---

Demolish a ca. 1947 house.

---

**ARCHITECTURE**

---

Two-story, rectangular-plan, flat-roofed, concrete International-style house with metal-framed casement windows, a metal-coped canopy between the two floors and at the cornice, and concrete buttresses with round piercings in a mid-century Modern design; double course of glass bricks serve as sidelights for the principal entry.

---

**RESEARCH**

---

The house was built in 1947 by Arnn Brothers, a leading residential construction firm in Austin after World War II. The first owners and occupants of the house were James P. and Ollie McFarland, who had lived in Amarillo and the Dallas-Fort Worth area before moving to Austin. James P. McFarland was a refrigeration salesman who eventually opened his own firm in Austin. The McFarlands lived here until around 1955; the house was then owned and occupied by a contractor, Emil Wenzel, and his wife, Caroline, who lived here until around 1957. Harvey Johnson, the chairman of the board of Texas Quarries, owned and occupied the house in the late 1950s and early 1960s; the house then was a rental unit thereafter.

---

**STAFF COMMENTS**

---

The house does not appear in any City survey due to its age. The house has had some structural issues with a complaint being filed for roof issues, and has suffered some shameful deterioration recently.

---

**STAFF RECOMMENDATION**

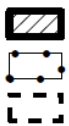
---

Initiate the historic zoning case. This is an obvious landmark due to its architecture and location; it has architectural significance and community value. This is one of the finest examples of International style in the city, and it represents the architectural gateway to mid-century Modern design in Austin. The potential property tax savings for this property would be approximately \$5,216 for an owner/occupant (or approximately a 50% property tax savings per year) and \$2,625 as an income-producing property.

## LOCATION MAP



1" = 105'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2014-0340

LOCATION: 3805 Red River 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



843 East 38<sup>th</sup> St.  
Austin, TX 78705

May 6, 2014

Mr. Steve Sadowsky  
Historic Preservation Officer  
City of Austin  
515 Barton Springs Road, 5th Floor  
Austin, TX 78704

Dear Mr. Sadowsky,

I, Gwyn Shive, as the sole shareholder of Delta H Corporation, which owns the property located at 3805 Red River St., am opposed to any type of historic zoning of this property. Please consider this a valid petition against historic zoning.

Sincerely yours,

A handwritten signature in blue ink that reads "Gwyn Shive". The signature is written in a cursive, flowing style.

Gwyn Shive

3805 Red River Street  
ca. 1947







Detail showing the rounded corner of the canopies on the first floor

OCCUPANCY HISTORY  
3805 Red River Street

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

1992	Tom Pittman, renter No occupation listed
1985-86	Don Lopez, renter Construction worker NOTE: The directory indicates that Don Lopez was a new resident at this address.
1981	Dennis Holecek, renter Adjustment worker, U.S. IRS
1977	No return
1973	Joe O'Hagan, renter Student
1968	F.T. and Mamie Osborn, renters U.S. Air Force
1962	O. Milburn Wall, renter Draftsman State Highway Department
1959	W. Harvey Johnson, owner Chairman of the board, Texas Quarries, Inc., Texas natural building stone, 22 <sup>nd</sup> Street at Alexander Avenue.
1955	Emil and Caroline Wenzel, owners Contractor NOTE: In the late 1930s, Emil and Caroline Wenzel lived at 3801 Red River Street.
1954	James P. and Ollie McFarland, owners Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7 <sup>th</sup> Street.
1953	James P. and Ollie McFarland, owners Proprietor, J.P. McFarland Refrigeration Company, 405 E. 7 <sup>th</sup> Street.
1952	James P. and Ollie McFarland, owners Repairman
1949	James P. and Ollie McFarland, owners Distributor
1947	The address is not listed in the directory. NOTE: James P. and Ollie McFarland are listed at 3801 Red River Street, a house they rented; he had no occupation listed. James P. and Ollie McFarland are not listed in the 1944-45 city directory.

**BIOGRAPHICAL NOTES****James P. and Ollie McFarland (ca. 1947 – ca. 1954)**

Ollie Mae Byrd appears in the 1930 U.S. Census as the 17-year old niece of Raymond and Susie Tullas of San Antonio, Texas. Ollie Mae Byrd was a Texas-born telephone operator. Raymond Tullas was a barber. The 1920 U.S. Census shows Ollie May Byrd as the 7-year old daughter of Ben and Lizzie Byrd, farmers in Farmersville, Collin County, Texas. James P. and Ollie McFarland had lived in Amarillo, Texas in the mid-1930s, where he was a salesman.

**MRS. JAMES MCFARLAND**  
 Mrs. James P. McFarland, 59,  
 of 2608 Jefferson, died in a local  
 hospital Thursday. She was a  
 member of St. Paul's Lutheran  
 Church.

Survivors include her  
 husband, James P. McFarland,  
 Austin; two sons, Major James  
 W. McFarland of Austin  
 and John R. McFarland of  
 Toledo, Ohio; and two  
 grandsons.

Funeral plans are pending at  
 Hyatt-Manor Funeral Home.

Obituary of Ollie McFarland  
 Austin American, March 17, 1972

**MRS. JAMES MCFARLAND**

Funeral for Mrs. James P. "Byrdie" McFarland, 59, of 2608 Jefferson, will be Sunday at 2:30 p.m. at St. Paul's Lutheran Church with pastor Albert F. Jesse officiating.

The body will lie in state at the church one hour before the service. Burial will be in Memorial Hill Mausoleum under the direction of Hyltin-Manor Funeral Home.

Memorial Contributions may be made to the American Cancer Society.

Mrs. McFarland died in a local hospital Thursday evening.

Funeral notice for Ollie McFarland  
Austin American, March 18, 1972

**MCFARLAND, James P., Sr., 65, 8122 Greenslope Drive, died Friday. Services pending at Hyltin-Manor Funeral Home. Survivors: wife, Mrs. Lois McFarland of Austin; sons, James . McFarland Jr. of Austin, John McFarland of Cudahy, Wis.; stepson, Larry Eschberger of Austin; stepdaughter, LaRee Eschberger of Austin; sister, Lvergne Stuart of St. Petersburg, Fla.; and two grandchildren.**

Obituary of James P. McFarland  
Austin American-Statesman, June 7, 1975



**McFARLAND, James P.**, 65,  
8122 Greenslope, died Friday.  
Services 1:30 p.m. Monday at  
Hyllin-Manor Funeral Home.  
Survivors: wife, Mrs. Lois  
McFarland of Austin; sons,  
Maj. James W. McFarland of  
Austin, John R. McFarland of  
Cudahy, Wis.; stepson, Larry  
Eschberger of Austin;  
stepdaughter, LaRee  
Eschberger of Austin;  
daughter-in-law, Mrs. Sharon  
Duncan McFarland of Austin;  
sister, Mrs. L.V. Stuart of St.  
Petersburg, Fla.; two  
grandsons.

Funeral notice for James P. McFarland  
Austin American-Statesman, June 8, 1975

James P. McFarland 3805 Red River Street

81 3&4 4 - -

Country Club Heights

Masonry residence with garage attached

33525 4-14-47 \$10,000.00

Arnn Bros.

Building permit to James P. McFarland for the construction of the house (1947). Arnn Brothers is listed as the contractor for the house.

Nº 3137

Received of <u>D. H. MICHAELSON</u>																																			
Address <u>3805 RED RIVER ST.</u>																																			
Amount <u>TWENTY AND 00/100</u>	<u>20.00</u>																																		
Plumber <u>V. R. WAITINGER</u>	Size of Tap <u>3/4"</u>																																		
Date of Connection <u>4-28-47</u>																																			
Size of Tap Made <u>3/4"</u>	<table border="1"> <tr> <th>No. Fittings</th> <th>Size</th> </tr> <tr> <td>1 Curb Cock</td> <td>5/8"</td> </tr> <tr> <td>1 Elbow</td> <td>3/4" COPPER</td> </tr> <tr> <td>1 St. Elbow</td> <td>3/4" SLEEVE</td> </tr> <tr> <td>1 Bushing</td> <td>3/4" COPR</td> </tr> <tr> <td>1 Reducer</td> <td>2" x 3/4" TAPS</td> </tr> <tr> <td>1 1/2" Pipe</td> <td>5/8" 3/4" COPPER</td> </tr> <tr> <td>Lead Comp.</td> <td></td> </tr> <tr> <td>Nipples</td> <td></td> </tr> <tr> <td>Union</td> <td></td> </tr> <tr> <td>Plug</td> <td>TILE</td> </tr> <tr> <td>1 Tee</td> <td>" LIP</td> </tr> <tr> <td>1 Stop</td> <td>" LOCK</td> </tr> <tr> <td>1 Box</td> <td>" LID</td> </tr> <tr> <td>1 Valves</td> <td></td> </tr> <tr> <td>Job No.</td> <td>W-323-502</td> </tr> <tr> <td>Req. No.</td> <td></td> </tr> </table>	No. Fittings	Size	1 Curb Cock	5/8"	1 Elbow	3/4" COPPER	1 St. Elbow	3/4" SLEEVE	1 Bushing	3/4" COPR	1 Reducer	2" x 3/4" TAPS	1 1/2" Pipe	5/8" 3/4" COPPER	Lead Comp.		Nipples		Union		Plug	TILE	1 Tee	" LIP	1 Stop	" LOCK	1 Box	" LID	1 Valves		Job No.	W-323-502	Req. No.	
No. Fittings		Size																																	
1 Curb Cock		5/8"																																	
1 Elbow		3/4" COPPER																																	
1 St. Elbow		3/4" SLEEVE																																	
1 Bushing		3/4" COPR																																	
1 Reducer		2" x 3/4" TAPS																																	
1 1/2" Pipe		5/8" 3/4" COPPER																																	
Lead Comp.																																			
Nipples																																			
Union																																			
Plug	TILE																																		
1 Tee	" LIP																																		
1 Stop	" LOCK																																		
1 Box	" LID																																		
1 Valves																																			
Job No.	W-323-502																																		
Req. No.																																			
Size Service Made <u>3/4"</u>																																			
Size Main Tapped <u>2" 4 I</u>																																			
From Front Prop. Line to Curb Cock <u>90'</u>																																			
From <u>EAST</u> Prop. Line to Curb Cock <u>105'</u>																																			
Location of Meter <u>CURB</u>																																			
Type of Box <u>LOCK</u>																																			
Depth of Main in St. <u>3'</u>																																			
Depth of Service Line <u>24"</u>																																			
From Curb Cock to Tap on Main <u>9'</u>																																			
Checked by Engr. Dept.																																			

**INDEXED**

Water service permit to James McFarland for this address (1947)

Receipt No. 7597 Application for Sewer Connection No. 22155  
Austin, Texas, 4-23-1917  
To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.  
Sir:—  
I hereby make application for sewer connection and instructions on premises owned by  
W. C. Farland & Arman 3805 Red River Street,  
further described as Lot 3 & 4 Block 4 Outlot Division  
subdivision Country Club Pto. Plat 81, which is to be used as a Res.  
In this place there are to be installed 5 fixtures. Plumbing Permit No. 25989  
I agree to pay the City of Austin, the regular ordinance charge. 6523 7/10  
Depth at Prop. Line 3' Sec. 75' 7/16 Respectfully, Brasshaw  
Stub Out Connected } 25' South N L L W. C. Farland & Arman  
(Location) 23+25  
Date 6-26-17 Hanna, 8-1-80  
By Phangel (R. P. B.) awm  
NOTE: Connection Instruction 6" sewer under bed stone - 8' deep  
Man 13, W. C. R.  
6" sewer in 38 1/2 ft 8' deep - 5m in 12.5' 5d

Sewer connection application by James McFarland for this address (1947)