

**HISTORIC LANDMARK COMMISSION
AUGUST 25, 2014
NATIONAL REGISTER DISTRICT PERMITS
NRD-2014-0075
3412 HAPPY HOLLOW LANE
OLD WEST AUSTIN**

PROPOSAL

Demolish a ca. 1950 house that is non-contributing to the Historic District.

ARCHITECTURE

One-story, rectangular-plan, hipped-roof, brick ranch-style house with a central, recessed porch loggia; variety of fenestration types, including paired casement, double hung, and a bay window.

RESEARCH

The house was built around 1950; the first occupants of the house were Clinton and Donna Lee Peoples, who lived here until around 1954. Clinton Peoples was a former deputy sheriff in Montgomery County (Conroe), Texas; in Austin, he was a criminal investigator for the State Department of Public Safety (Texas Rangers). He spent 60 years in law enforcement, including work as a U.S. Marshal. From around 1957 to around 1969, the house was owned and occupied by Nunn R. and Tula Mae Boyls, who were originally from Coleman, Texas. Nunn R. Boyls had a grocery store in Coleman; he worked as a meat cutter in Austin, but this house was primarily their retirement home. Nunn Boyls died 1969. The house was vacant for a few years, and then became a rental property. The garage was converted to additional living space in 2004, and the property has had complaints filed about too many students living there.

STAFF COMMENTS

The house is listed as non-contributing to the Old West Austin National Register Historic District.

STAFF RECOMMENDATION

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, for archiving at the Austin History Center, and upon the Commission's review of the plans for the new construction proposed for the site.

3412 Happy Hollow Lane
ca. 1950



OCCUPANCY HISTORY
3412 Happy Hollow Lane

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

- | | |
|---------|--|
| 1992 | Rachel Jackson, renter
No occupation listed
NOTE: The address is listed as 12 Happy Hollow Lane. |
| 1985-86 | Jim Haile, renter
Student
NOTE: The address is listed as 12 Happy Hollow Lane. |
| 1981 | Jules Rothenberg, renter
Computer programmer
NOTE: The address is listed as 12 Happy Hollow Lane. |
| 1977 | Jules Rothenberg, renter
Computer operator
NOTE: The directory indicates that Jules Rothenberg was a new resident at this address.
NOTE: The address is listed as 12 Happy Hollow Lane. |
| 1973 | Vacant
NOTE: The address is listed as 12 Happy Hollow Lane. |
| 1968 | Nunn R. and Tula M. Boyls, owners |

Retired

NOTE: The address is listed as 12 Happy Hollow Lane.

- 1962 Nunn R. and Tula M. Boyls, owners
No occupation listed
NOTE: The address is listed as 12 Happy Hollow Lane.
- 1959 Nunn R. and Tula M. Boyls, owners
No occupation listed
NOTE: The address is listed as 12 Happy Hollow Lane.
- 1955 Preston D. and Mary Craig, owners
Auditor, General Land Office
NOTE: Nunn R. and Tula Boyls are listed at 2910 Cherry lane; he was a meat cutter.
NOTE: The address is listed as 12 Happy Hollow Lane.
- 1952 Clinton and Donna Peoples, renters
Ranger, State Department of Public Safety
NOTE: The address is listed as 12 Happy Hollow Lane.
- 1949 The address is not listed in the directory.
NOTE: Clint and Donna Peoples are listed at 2102 W. 35th Street; he was a Texas Ranger. The 1947 city directory shows Clinton and Donna Peoples at the rear of 2102 W. 35th Street; he was a criminal investigator for the Texas Department of Public Safety.

BIOGRAPHICAL NOTES:

Clinton and Donna Lee Peoples (ca. 1950 – ca. 1954)

Clinton and Donna Lee Peoples appear in the 1940 U.S. Census for Conroe, Texas, where they rented a house. Clinton Peoples was 27, had been born in Texas, and was a deputy sheriff for Montgomery County, Texas. Donna Lee Peoples was 26, had been born in Texas and had no occupation listed. They had a daughter, Donna Jeane, 4. With them lived Donna Lee's mother, Maggie Henderson, 44, who had been born in Texas, and had no occupation listed. The 1930 U.S. Census shows Clinton Peoples as the son of Thomas W. and Susie Peoples of Montgomery County, Texas. Clinton was an auto mechanic; his father was a merchant. The family owned their home.

Clinton Peoples died June 22, 1992 in McLennan County (Waco), Texas when his car veered off the road and hit a telephone pole. According to information provided by M. Littlejohn, he was a lawman for 60 years, including service as a deputy sheriff in Montgomery County, 27 years as a Texas Ranger, and U.S. Marshal.



Clinton Peoples

Nunn R. and Tula Boyls (ca. 1957 – ca. 1969)

According to his 1918 World War I draft registration card, Nunn R. Boyls was from Gouldbusk, Coleman County, Texas; he was married and was self-employed as a farmer. The 1940 U.S. Census shows Nunn R. and Tula Mae Boyles living in Coleman, Texas, where they owned their home. Nunn R. Boyls was 56, had been born in Texas, and was the proprietor of a retail grocery store. Tula Mae Boyls was 46, had been born in Texas, and had no occupation listed. They had 2 children: Dorothy, 20, and Robert, 15. Both children had been born in Texas. Dorothy had no occupation listed; Robert was a route boy for a newspaper. Nunn R. Boyls died in 1969.

No original building or utility permits exist for this address. The garage was converted to living space in 2004.