

**HISTORIC LANDMARK COMMISSION
AUGUST 25, 2014
DEMOLITION AND RELOCATION PERMITS
HDP-2014-0627
4604 RIDGE OAK DRIVE**

PROPOSAL

Demolish a ca. 1949 house.

ARCHITECTURE

One-story, irregular-plan, stone-veneered frame house with a metal roof; non-historic casement windows; minimal Mid-Century Modern styling; glass-enclosed front arcade.

RESEARCH

The house was built in 1949 by John W. and Corinne Lipscomb, who moved here from a rented apartment on Parkway. John W. Lipscomb was a native of Lockhart, Texas, where he was a general merchandise salesman. He entered the military before World War II, and upon leaving active wartime duty, settled with his family in Austin, where he went to work for the State Adjutant General's Office. He and Corinne lived here until around 1980. The house was then owned and occupied by Peter Pincoffs, who ran the Consolidated Insurance Agency on W. 6th Street. Pincoffs made several modifications to the house, including large additions in 1981 and 1985.

STAFF COMMENTS

The house is not listed in any city survey. There is no indication of an architect for this house; although the neighborhood has a large number of Fehr and Granger designs, this does not appear to be one of them.

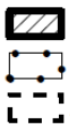
STAFF RECOMMENDATION

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.

LOCATION MAP



1" = 180'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2014-0627

LOCATION: 4604 Ridge Oak Drive



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.

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4604 Ridge Oak Drive
ca. 1949





OCCUPANCY HISTORY
4604 Ridge Oak Drive

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

- | | |
|---------|---|
| 1992 | E. Peter and Louise G. Pincoffs, owners
Proprietor, Consolidated Insurance Agency, 101 W. 6 th Street. |
| 1985-86 | E. Peter and Louise G. Pincoffs, owners
Proprietor, Consolidated Insurance Agency, 101 W. 6 th Street. |
| 1981 | E. Peter and Louise G. Pincoffs, owners
Partner, Consolidated Insurance Agency, 101 W. 6 th Street. |
| 1977 | John W. and Corinne S. Lipscomb, owners
Retired
NOTE: E. Peter (no wife listed) Pincoffs lived at 2607 Wooldridge Drive with his
parents; he was a partner in the Consolidated Insurance Agency, 101 W. 6 th
Street. |
| 1973 | John W. and Corinne S. Lipscomb, owners
Retired |
| 1968 | John W. and Corinne S. Lipscomb, owners
Retired |
| 1962 | John W. and Corinne S. Lipscomb, owners
Retired |
| 1959 | John W. and Corinne S. Lipscomb, owners
No occupation listed |
| 1955 | John W. and Corinne S. Lipscomb, owners
Inspector, State Adjutant General's Office |
| 1952 | John W. and Corinne S. Lipscomb, owners
Inspector, State Adjutant General's Office |
| 1949 | John W. and Corinne S. Lipscomb, owners
Instructor, State Adjutant General's Office |
| 1947 | No houses are listed on Ridge Oak Drive.
NOTE: John W. and Corinne Lipscomb are listed in the rear of 1217 Parkway;
he was in the U.S. Army. |

BIOGRAPHICAL NOTES

John W. and Corinne Lipscomb (ca. 1948 – ca. 1980)

John W. and Corinne Lipscomb appear in the 1930 U.S. Census for Lockhart, Texas, where they owned their house. John W. Lipscomb was 38, had been born in Texas, and was a general merchandise salesman. Corinne Lipscomb was 33, had been born in Texas, and had no occupation listed. They had 3 children: John W., Jr., 7; Jack S., 4; and Beulah, 2. The 1920 U.S. Census shows John W. and Corinne Lipscomb living with her parents, Augustus and Beulah Storey, in Lockhart, Texas. John W. Lipscomb was a general merchandise salesman; his father-in-law was a retail merchant.

Both John and Corinne Lipscomb died in 1986.

284 - John W. Lipscomb 4604 Ridge Oak Dr.
3 S - -
Highland Park West
Stone ven. residence and gar. attch.
39735 12-10-48 \$13,500.
Bill Tarver

8

10-24-77# 168241- Peter Rincoffs ReRoofing

Building permit to John W. Lipscomb for the construction of the house (1948)

WATER SERVICE PERMIT
Austin, Texas

Received of JOHN W. LIPSCOMB Date 1-6-49
Address 4604 RIDGE OAK DR. (HIGHLAND PARK WEST)
Amount THIRTY & NO/100 \$ 30.00
Plumber GISSELL Size of Tap 1"
Date of Connection 1-12-49
Size of Tap Made _____
Size Service Made _____
Size Main Tapped _____
From Front Prop. Line to Curb Cock 7.5'
From N - Prop. Line to Curb Cock 33'
Location of Meter CURB
Type of Box LOUN
Depth of Main in St. _____
Depth of Service Line _____
From Curb Cock to Tap on Main _____
Checked by Engr. Dept. AUG 16 1950 RB

INDEXED

No.	Fittings	Size
1	Curb Cock	1"
1	St. Elbow	1 1/4" x 1 1/4"
1	Bushing	1 1/4" x 1"
1	Reducer	1 1/4" x 1"
1	Pipe	
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	
1	Tee	
1	Stop	
1	Box	
1	Lid	
1	Valves	
1	Job No.	W-323-502
1	Req. No.	U-222-1

See B-6512

Water service permit to John W. Lipscomb for this house (1949)

Receipt No. 12073

Application for Sewer Connection

N^o 40712AAustin, Texas, 5-24- 1949

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 John W. Lipscomb at 4604 Ridge Oak Dr Street, further described as Lot 3 Block 3 Outlot 3 Division 3 subdivision Highland Park West Plat Map, which is to be used as a Res. In this place there are to be installed 8 fixtures. Plumbing Permit No. 34287. I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'-

Respectfully

~~Sub-Conn~~

Connected

Date

By

NOTE: Connection Instruction

4'-S of NLC
6-17-49
J. Swisher
6' Mon. in St + 4' to Aug
Main 14.5' 54 N.E. 6" stat 3' W of E L P-1600
46+82

Sewer connection application by John W. Lipscomb for this house (1949)

Additions were made to the house in 1981 and 1985.