

**HISTORIC LANDMARK COMMISSION
JULY 25, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0440
311 W. 55TH STREET**

PROPOSAL

Demolish a ca. 1948 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame house with a partial-width inset porch with a plain, square wood post; single and paired 1:1 fenestration; attached carport to the right of the house.

RESEARCH

The house was built in 1948 by an I. Rubinstein, about whom very little is known, as an investment property. The first owners and occupants were Starling M. and Norma Norman, who lived here from around 1948 to around 1951. Starling M. Norman worked in the air conditioning business. The house then became a rental property, and over the years, it has had a relatively high turnover of lower middle-class tenants, including a fireman, a truck driver, a carpenter, a construction worker for the LCRA, a clerk for the State Department of Public Safety, and beginning around 1975, a seamstress who did alterations for Beall's department store.

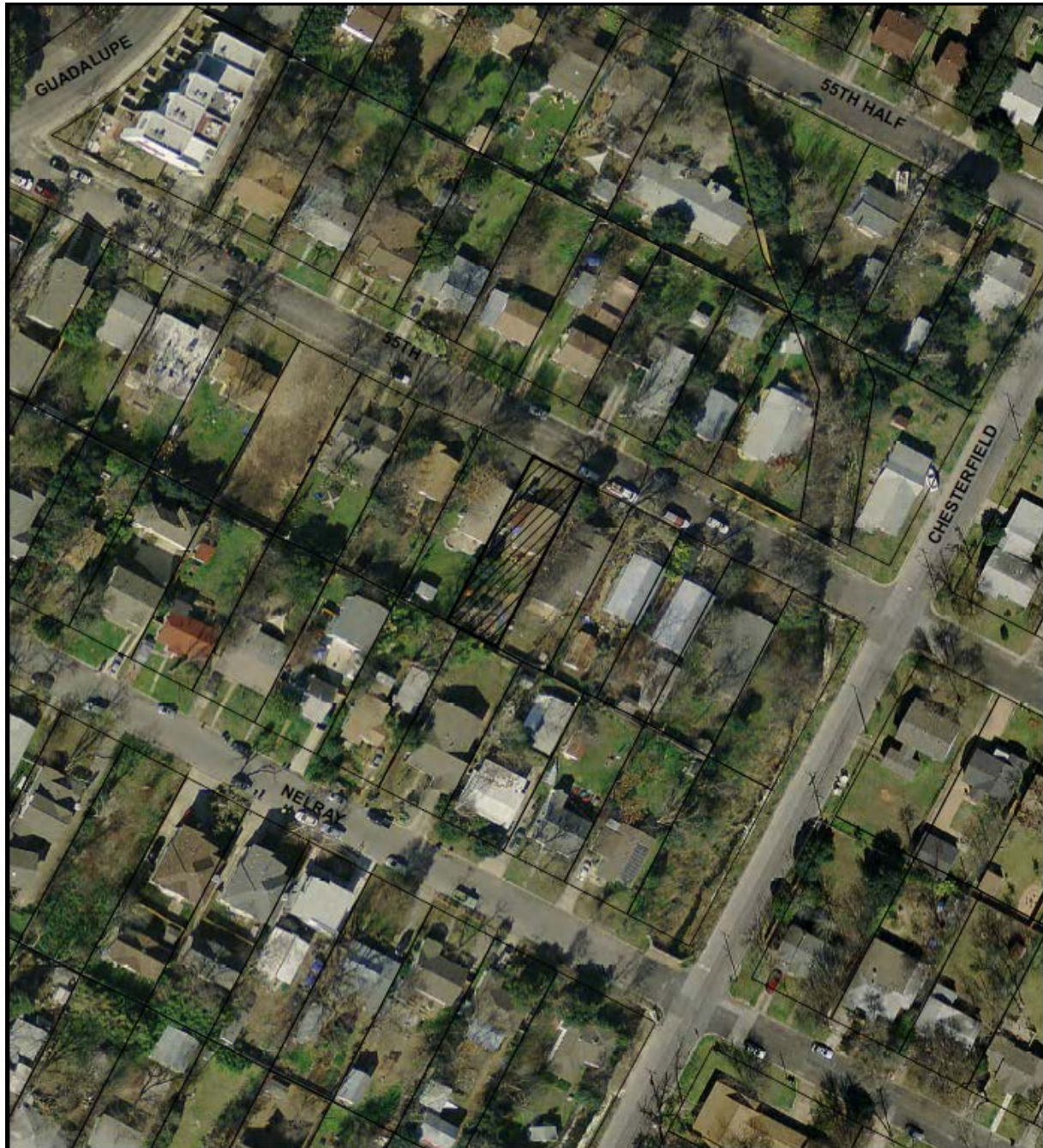
STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

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, for archiving at the Austin History Center. The house has neither the architectural nor the historical significance to qualify as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 89'

NOTIFICATIONS

CASE#: HDP-2016-0440
 LOCATION: 311 W. 55th 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.

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311 W. 55th Street
ca. 1948



OCCUPANCY HISTORY 311 W. 55th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
July, 2016

- | | |
|---------|---|
| 1992 | Steve Ta Kata, renter
No occupation listed
NOTE: The directory indicates that Steve Ta Kata was a new resident at this address. |
| 1985-86 | Ruby M. Kuehne, renter
Alterations, Beall's, department store (multiple locations) |
| 1981 | Ruby M. Kuehne, renter
Clerk, Beall's, department store (multiple locations) |
| 1977 | Ruby M. Kuehne, renter
Widow, Eitel Kuehne
Alterations, Beall's, department store (multiple locations) |
| 1973 | Mary Bryant, renter
Widow, Thomas J. Bryant
Retired
NOTE: Ruby M. Kuehne is listed at 402 W. 55 th Street; she was a seamstress for Bradford & Townsend, dressmakers, 1600 Nueces Street. |

1968 Ruby J. Anderson, renter
Clerk, State Department of Public Safety

1965 No return

1962 Jeff R. and Viola Jones, renters
Construction worker, LCRA

1959 Walter A. and Laura A. Schoen, renters
Carpenter, Longhorn Sash & Door, 2200 E. 6th Street.

1955 Harrison W. and Ruby B. Pittman, renters
Driver, Travis Materials, concrete, sand, and gravel, 31 Canadian Street.

1952 Cleo and Ella M. Campbell, renters
Fireman

1949 Starling M. and Norma Norman, owners
Air conditioner

1947 The street is not listed in the directory.
NOTE: Starling and Norma Norman are listed at 1807 Brazos Street, Apt. 9. He was an engineer for Sebastian Air Conditioning, Nalle Building Annex, 125 E. 7th Street.

I. Rubenstein 311 West 55th Street

219 W.30' of 30 & E.10' of 29 1 - -

Northfield Annex

Frame residence.

38703 8-4-48 \$2500.00

Owner

Building permit to I. Rubinstein for the construction of this house (1948)

Split 29 x 30 **WATER SERVICE PERMIT** **C No. 1906** *219*

Austin, Texas

Received of I. RUBINSTEIN Date 9-1-48

Address 311 W 55th

Amount TWENTY AND ^N 1100 \$ 20.00

Plumber P. J. BREWINGTON Size of Tap 3/4"

Date of Connection 10-21-48

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6" C.I.

From Front Prop. Line to Curb Cock 7.5'

From E Prop. Line to Curb Cock 5'

Location of Meter CORB

Type of Box LOCK

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main 28'

Checked by Engr. Dept. 12-22-48 H.S.

No. Fittings	1 Curb Cock	1 Elbow	1 90° Elbow	1 90° Elbow	Bushing	Reducer	20' Pipe	Lead Comp.	Nipples	Union	1 Tee	1 Stop	1 Box	1 Lid	Valves	Job No. <u>W-323-1241</u>	Req. No. <u>711.225</u>
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Water service permit to I. Rubinstein for this address (1948)

SANITARY SEWER SERVICE PERMIT No. 25113

Austin, Texas

Received of P. J. Brewington Date 9-1-48

Address 311 W. 55th St.

Amount \$ _____

Builder or Owner I. Rubinstein Plumber _____

Lot W. 30' of 30 & E. 10' of 29 Block I Subdivision Northfield Annex Plat No. 219

Date of Connection 10-5-48

By City 257' W of M.H.

By Plumber _____

Checked By Johnson

Size Main _____ Depth _____

Main Assign. Extension Required

Stub Depth _____ Prop. Line 2'

Stub Location _____

Book No. _____

Paving Cut _____ No. _____

No. Fittings	18' Pipe	4" Conc.	Pipe	Wyes	1 Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor: 8 hrs	5.28
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Sewer service permit for this address (1948)

S. M. Norman 311 West 55th Street
29
219 West 30' of 30 & East 10' of 1 - -

Northfield Annex

Frame chicken house.

40788 4-18-49

\$30.00

Owner

-

Building permit to Starling M. Norman for the construction of a chicken coop (1949)

S. M. Norman 311 West 55th Street
219 West 30' of 30 & E. 10' of 29 1- - -

Northfield Annex #2

Erect car port attached to residence.

40899 5-6-49

\$35.00

Owner

-

Building permit to Starling M. Norman for a carport (1949)

OWNER Fred Lancaster ADDRESS 311 West 55th Street
PLAT 219 LOT West 30' of 30 & East 10' of 29 BLK 1
SUBDIVISION Northfield Annex
OCCUPANCY Storage
OWNERS
BLD PERMIT # 98061 DATE 12-13-65 ESTIMATE 100.00
CONTRACTOR owner NO. OF FIXTURES
WATER TAP REC # _____ SEWER TAP REC # _____

Repair & Remodel A Frame Accessory Bldg.

Building permit for repairs to an accessory building (1965)