

**HISTORIC LANDMARK COMMISSION
NOVEMBER 21, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0718
2112 THORNTON ROAD**

PROPOSAL

Demolish a house that is believed to have been built in 1936, or could have been moved onto this site in 1983.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with a Tudor Revival-styled projecting front-gabled bay containing the partial-width porch; exterior stone chimney. The house has a combination of 1:1 fenestration in single and paired configurations, and a large set of casement windows under a segmental-arched transom to the right of the front door; stone foundation.

RESEARCH

The history of this house is unclear at this point and more research is necessary. The house appears to be a ca. 1936 house with the Tudor Revival details common at that time, but the occupancy history for this address in city directories does not support the occupancy of what appear to be blue-collar workers in a house of this scale. The 1940 U.S. Census for who is believed at this time to have occupied the house, shows a different address, and places a value of only \$1,750 on this house, which is significantly less than the expected valuation for a house of this size and scale.

From the information gathered to date, it appears that the house was the home of Bert and Emily Allen, who lived here from around 1936 until around 1943. Bert Allen was a truck driver for a gasoline company. The entry in the 1942 city directory shows that he was a commercial agent for Magnolia Petroleum, but this would still be a relatively modest occupation for the owner of a house of this scale.

From around 1946 until their deaths one month apart in 1966, this house may have been the home of Charley and Bessie Ragland. Charley Ragland was a floor sander prior to World War II. After the war, and while living at what appears to be this address, he was a carpenter.

City records show that a frame house with this address was demolished in 1975, and it is unclear whether Bert Allen and Charley Ragland lived in that house, or this one. There is another building permit showing a move of a house on this lot to another site on this lot in 1983, so there is no indication that the current house came from somewhere else and was moved onto this site in 1983, nor is there any indication that this house was not originally built on this site. The house is large, with many angles, which also lead to a supposition that this house was not moved. City directories are of little help in unraveling this mystery – the house was either vacant or had no return in the directories of the mid-1970s and early 1980s.

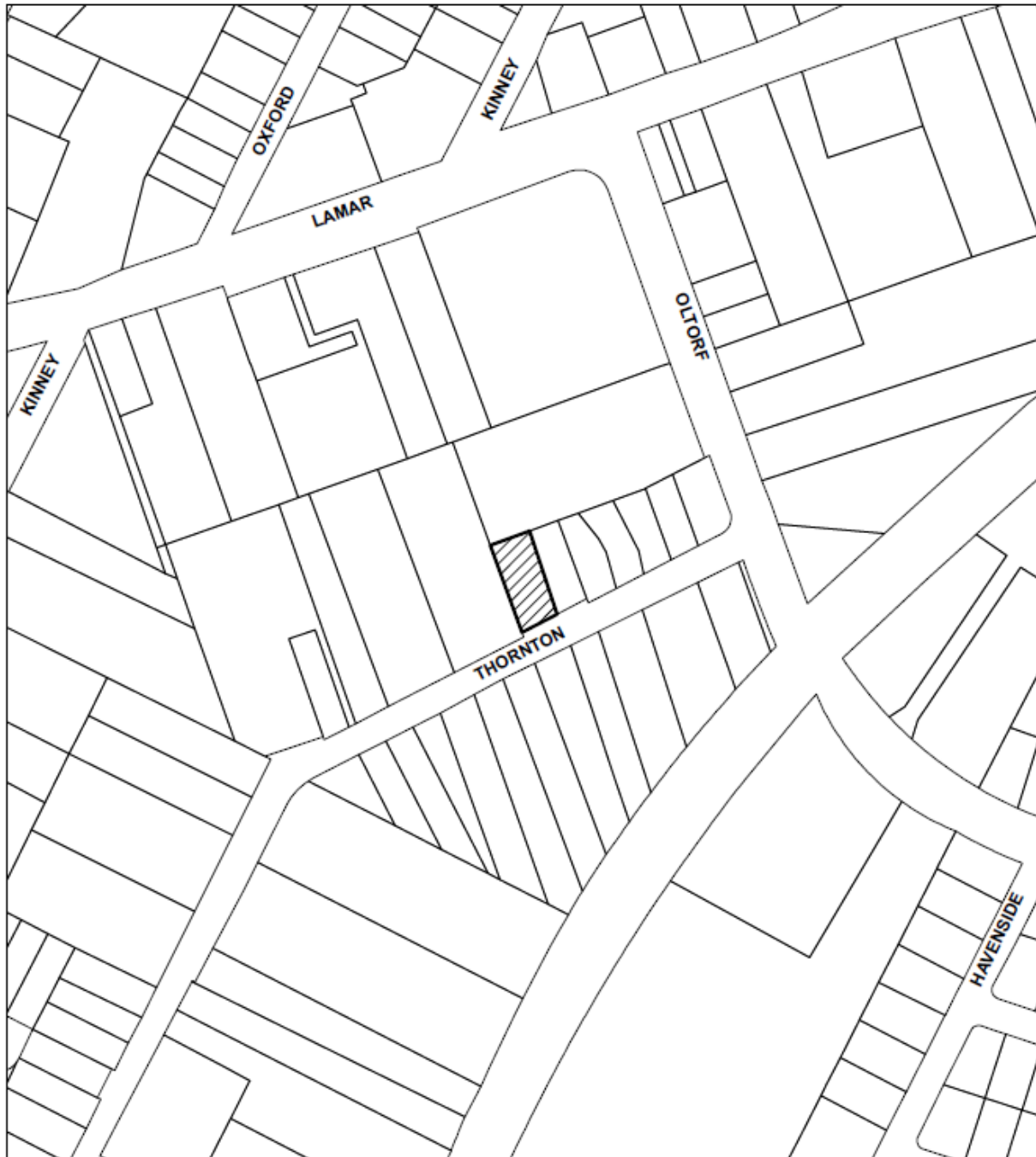
STAFF COMMENTS

The house is beyond the bounds of any City survey to date, and this section of the city does not appear on any Sanborn maps, including the 1970s updates.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package. The history of this house is uncertain, and it will be a total shame to demolish it, but without the information to support initiating a historic zoning case, we cannot delay the issuance of the permit unjustifiably.

LOCATION MAP



1" = 208'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0718
2112 THORNTON 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.

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2112 Thornton Road
ca. 1936



OCCUPANCY HISTORY 2112 Thornton Road

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

1992	Margaret A. Hart, owner Geologist, Texas Water Commission
1985-86	Vacant
1981	No return
1977	Vacant
1973	Donald B. and Doris E. Costar, renters Heavy equipment operator, Dan Grace Construction (not listed in the directory)
1968	No return
1965	Charles L. and A. Bessie Ragland, owners Retired
1962	Charles L. and A. Bessie Ragland, owners No occupation listed
1959	Charles L. and Bessie Ragland, owners No occupation listed
1955	Charles L. and Bessie Ragland, owners Laborer
1952	Charles and Bessie Ragland, owners Carpenter
1949	Charles and A. Bessie Ragland, owners Carpenter
1947	Charles L. and Bessie Ragland, owners Carpenter, Proske Brothers Manufacturing Company, wholesalers, special millwork, 2200 E. 6 th Street.
1944-45	Vacant NOTE: Charles L. and Bessie Ragland are not listed in the directory. NOTE: Bert H. and Emily L. Allen are listed at 2304 Bluebonnet Lane; he was a driver.
1941	Bert H. and Emily Allen, owners Driver NOTE: The 1942 city directory shows Bert H. and Emily Allen at this address; he was a commercial agent for the Magnolia Petroleum Company.

- 1939 Bert H. and Emily Allen, owners
No occupation listed
NOTE: The house is listed as being on the north side of Thornton Road, 2 houses west of Bentley Street.
- 1937 No houses are listed on Thornton Road.
NOTE: Bert H. and Emily Allen are not listed in the directory.

BIOGRAPHICAL NOTES:**Bert and Emily Allen (ca. 1936 – ca. 1943)**

The 1940 U.S. Census shows Bert H. and Emily Allen as the owners of a house worth \$1,750 located at 2135 Thornton Road. Bert Allen was 41, had been born in Texas, and was a truck driver for a gasoline company. Emily Allen was 45, had been born in Texas, and had no occupation listed. They had no children listed with them.

Note: It seems unlikely that Bert and Emily Allen lived in this house, due to its value listed in the 1940 U.S. Census. This house would have been valued significantly higher than the \$1,750 shown in the census report. It is possible that the Allens lived in a smaller house with this same address, perhaps the one demolished in 1975.

Charles L. and A. Bessie Ragland (ca. 1946 – ca. 1966)

The 1940 U.S. Census shows Charles and a Gertrude Ragland as the renters of the house at 56 Lynn Street in Austin. Charles Ragland was 24, had been born in Texas, and was a floor sander in building construction. Gertrude Ragland was 23, had been born in Texas. They had a son, Donnie, 4, who had been born in Texas.

MRS. BESSIE RAGLAND

Mrs. Bessie Ragland, 82, of 2112 Thornton Road, died in a local hospital Friday. She was a member of the Capitol Heights Baptist Church and had been a resident of Austin 27 years.

Survivors include her husband, Charlie Ragland; three sons, Emmett Ragland, Fred Ragland and Roy Ragland, Austin; daughter, Mrs. Hazel Polvado, Austin; two brothers, Jim Hudson, Georgetown and Henry Hudson, Austin; eight sisters, Mrs. Elsie Johnson, Mrs. Dora Freitag, Mrs. Kate Marshall and Mrs. Etta Marshall, Austin, Mrs. Gladys Gregg, Bee Cave, Mrs. Emmett Hart, Lyford, Mrs. Will Johnson, Bee Cave and Mrs. Alma Minor, Houston; 13 grandchildren and 16 great-grandchildren.

Funeral will be Sunday at 2 p.m. at Hytin-Manor Funeral Home with Rev. Jim W. Jackson officiating. Burial will be in Millers Creek Cemetery.

Pallbearers will be V. V. Watson, Johnny Polvado, Kenny Primrose, Emmett Lee Ragland, Durwood Ragland and E. A. Hudson.

Obituary of Bessie Ragland
Austin American-Statesman, May 21, 1966

CHARLEY L. RAGLAND

Charley Lee Ragland, 82, of 2112 Thornton Road, died in a local hospital Sunday. He was a member of the Baptist Church and a retired carpenter.

Survivors include three sons, Emmett Ragland, Fred Ragland, and Roy Ragland, Austin; daughter, Mrs. Hazel Polvado, Austin; brother, W. R. Ragland, Austin; 13 grandchildren and 16 great-grandchildren.

Funeral is pending at Hyltin-Manor Funeral Home.

Obituary of Charles L. Ragland
Austin American, June 27, 1966

CHARLEY LEE RAGLAND

Funeral for Charley Lee Ragland, 82, of 2112 Thornton Road, will be at 2 p.m. Tuesday at Hyltin-Manor Funeral Home with Rev. Jim Jackson officiating. Burial will be in Miller Creek Cemetery near Johnson City.

Pallbearers will be Johnny Polvado, V. V. Watson, Derwood Ragland, E. A. Hudson, Paul Moore and Kenny Primrose.

Funeral notice for Charles L. Ragland
Austin American, June 28, 1966

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

20-740
N^o 4389
AUSTIN, TEXAS
M. J. S. MacLachlan 2112 (S) Thornton Drive
Plumber Fox - Schmidt Size of Tap 1/2 Date 8-11-36

Foreman's Report

Date of Connection 8-14-36
Size of Tap Made 3/4
Size Service Made 3/4
Size Main Tapped 2"
From Front Prop. Line to Curb Cock 4'
From Prop. Line to Curb Cock 3'
Location of Meter on the lot
Type of Box lock
Depth of Main in St. 12"
Depth of Service Line 12"
From Curb Cock to Tap on Main 2'

Checked by Engr. Dept.

INDEXED

No. Fittings	Size	Material
1	3/8"	Curb Cock
1	3/4"	Elbow
1	3/4"	St. Elbow
1	3/4"	Bushing
1	3/4"	Reducer
1	3/4"	Pipe
1	3/4"	Cap & Plug
1	3/4"	Nipples
1	3/4"	Plug
1	3/4"	Tee
1	3/4"	Stop
1	3/4"	Box
1	3/4"	Lid
1	3/4"	Valves
1	3/4"	Req. No.

Foreman's Signature Douglas

Water service permit for this address (1936)

City records indicate that there was a building permit for this address to move a house on the same lot and remodel it in 1983. There is also an indication of a 1975 permit to demolish a frame residence at this address.

OWNER Paul H. Vercher ADDRESS 2112 Thornton Rd
PLAT 290 LOT 21 BLK 2
SUBDIVISION Fredericksburg Road acres
OCCUPANCY Residence
BLD PERMIT # 120067 DATE 12-2-70 OWNERS ESTIMATE \$500.00
CONTRACTOR owner NO. OF FIXTURES several
WATER TAP REC # Exist SEWER TAP REC # Exist

Repair and remodel res and bring to min stdrs.

7-22-75-150837-demolish frm res Fred Jolen \$200.00

Building permit to Paul Vercher to repair and remodel the house (1970), and to demolish a frame residence on this site (1975)