

**HISTORIC LANDMARK COMMISSION
JULY 23, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0330
1212 TAYLOR STREET**

PROPOSAL

Demolish a ca. 1925 house.

ARCHITECTURE

One-story, rectangular—plan, front-gabled frame bungalow with a partial-width inset porch; single and paired 1:1 fenestration.

RESEARCH

The house was built in 1925 by carpenter Charles W. Loney, who lived here with his wife and family until around 1930. The house then became a rental property until around 1960. During the time the house was a rental property, the tenants included a yardman at the State Capitol, an evangelist, a mechanic, and a worker for the City Electric Department, all of whom had tenancies of only a year or two. Beginning around 1943, the house was rented by Aubrey and Ola Mae Everhard, who lived here until around 1950. Aubrey Everhard was a book-keeper for several contractors, including the plumber R.W. Gissell.

Santos and Anita Pardo purchased the house around 1960. Santos Pardo was a laborer for a wholesale hardware business. After he died in 1975, Anita Pardo continued to live here through the early 1990s.

STAFF COMMENTS

The house is recommended as contributing to a potential historic district along Taylor Street in the East Austin Historic Resources Survey (2016).



Staff would argue that just Taylor Street would qualify as a historic district, with less dilution of resources, and that this house would definitely contribute to a potential smaller historic district encompassing just Taylor Street.

Staff has evaluated this house for designation as a historic landmark and has determined that the house may meet the criteria for landmark designation as set forth in City Code:




- a. **Architecture.** The house is a frame mid-1920s vernacular bungalow with an inset porch, a relatively rare form in Austin, where most bungalows had independent porches to catch more of a breeze. While not stylistically significant, the house does reflect the architectural style of the time it was built, and would be integral to the preservation of the character of Taylor Street, a remarkably intact block just east of the freeway.
- b. **Historical association.** The house has less than optimal significance in terms of its historical associations, but does reflect the lifeways of lower middle class Austinites in the mid 1920s, without specific references to anyone in particular.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Postpone this case until August 27, 2018 to fully evaluate alternatives to demolition. While this house may not qualify as a historic landmark on its own merits, it would be an integral part of a small Taylor Street historic district, and removing it should be a last resort to adaptive re-use and rehabilitation that would encourage the preservation of the historic character of the neighborhood. If the Commission does not vote to postpone, then staff recommends relocation over demolition, and 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, prior to the release of any permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: HDP-2018-0330
1212 TAYLOR 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.



1212 Taylor Street
ca. 1925



Photograph taken 2008



Photograph taken July, 2018

OCCUPANCY HISTORY
1212 Taylor Street

City Directory Research, Austin History Center
 By City Historic Preservation Office
 January, 2008

1992	Anna Pardo, owner Retired
1987	Anna M. Pardo, owner Retired
1981	Anita Pardo, renter Employed by American Building Maintenance Company, 1922 S. 1 st Street.
1975	Santos and Anita C. Pardo, renters Laborer, Holloway Company, wholesale hardware, 501 Pedernales Street.
1968	Santos and Anita C. Pardo, renters Laborer, Holloway Company, wholesale hardware, 501 Pedernales Street.
1962	Santos and Anita Pardo, owners Laborer, Holloway Company, wholesale hardware, 2601 E. 6 th Street.
1957	Paul W. and Betty J. Read, renters U.S. Air Force
1953	Monroe E. and Mavis Stockton, renters Attendant, Confederate Men's Home NOTE: Aubrey M. and Ola Everhard are listed at 606 W. 33 RD Street; he was an estimator for Frank R. Rundell, general contractor, building remodeling, repairing, painting, interior decorating, 309 Bowie Street.
1949	Aubrey and Ola M. Everhard, renters Book-keeper, R.W. Gissell, plumbing contractor, 1712 South Congress Avenue.
1947	Aubrey and Ola M. Everhard, renters Book-keeper, R.W. Gissell, plumbing contractor, 1712 South Congress Avenue.
1944-45	Andy and Ala M. Everhard, renters Book-keeper
1941	Alfred M. and Elsie Joseph, renters Helper, City Electric Department NOTE: Aubrey M. and Ola M. Everhard are listed at 712 Driskill Street; he was a book-keeper for J.R. Blackmore & Son, general contractors, 1711 W. 5 th Street.
1939	Vacant
1937	Elmer L. and Jewell Southwell, renters Mechanic
1935	Rev. John N. and Cordelia Cowan, owners Evangelist

- 1932-33 George W. and Nettie Smith, renters
Yardman, State Capitol
- 1930-31 Robert L. and Leona Walker, renters
No occupation listed
- 1929 Charles W. and Lillie Loney, owners
Carpenter
- 1927 Charles W. and Lillie Loney, owners
Carpenter, Flury Advertising Company, outdoor advertising, 104 E. 2nd Street.
- 1924 The address is not listed in the directory.
NOTE: Charles and Lillie Loney are listed as living at 510 E. 10th Street; he was
a carpenter.

BIOGRAPHICAL NOTES:

Charles W. and Lillie Loney (ca. 1925 – ca. 1930)

The 1920 U.S. Census shows Charles W. and Lillie Loney as the renters of an apartment at 104 E. 13th Street in Austin. Charles W. Loney was 34, had been born in Texas to an Illinois-born father and a Swedish-born mother, and was a historian at the Court House. Lillie Loney was 32, had been born in Tennessee, and had no occupation listed. They had 3 children: Chester W., 11; Kermit W., 9; and Charles D., 5 months. All the boys had been born in Texas.

Charles W. and Lillie Loney appear in the 1930 U.S. Census as the owners of the house at 1220 Taylor Street in Austin. Charles W. Loney was 44, had been born in Texas to a Maryland-born father and a Swedish-born mother, and was a house carpenter. Lillie Loney was 42, had been born in Tennessee, and had no occupation listed. They had 3 children: Kermit, 19, a tailor in a tailor shop; Charles D., 10; and Arvil, 8. All three boys had been born in Texas.

CHARLES W. LONEY

Charles W. Loney, 77, died Monday morning at the family residence, 2106 Roundtree. He was a lifetime resident of Austin and member of the Christian Church.

Survivors include his wife, Mrs. Little G. Loney; four sons, Chester W. Loney, W. Kermit Loney, Charles Dale Loney and Arvil G. Loney, all of Austin; three brothers, A. P. Loney and O. V. Loney of Austin and Earl Loney of California; two sisters, Mrs. Esther Mills and Mrs. Fannie Frost of Austin; numerous grandchildren and great-grandchildren.

Funeral services will be held at Weed-Corley Funeral Home Wednesday at 4:30 p.m. Rev. Wendell Lee will officiate with burial in Memorial Park.

Obituary of Charles W. Loney
Austin American, October 8, 1963

MRS. LILLIE D. LONEY

Mrs. Lillie D. Loney died in a local hospital Wednesday evening. She had been a resident of Austin for 65 years and was a member of Koenig Lane Christian Church.

Survivors include four sons, Chester W. Loney of Austin, W. K. Loney, A. G. Loney, both of Elgin, and Charles D. Loney of Throckton, Colo.; and two sisters, Mrs. A. F. Loftis and Mrs. Billie Durrett, both of Arlington.

Funeral is pending at Weed-Corley Funeral Home.

Obituary of Lillie Loney
Austin American, December 30, 1971

LILLIE D. LONEY

Funeral for Mrs. Lillie D. Loney, 84, will be at 10 a.m. Saturday at Weed-Corley Funeral Home. Burial will be in Austin Memorial Park.

Those desiring to do so may make a memorial contribution to Twin Oaks Nursing Home, 7901 Lazy Lane.

Palbearers will be Tom Loney, Norman Loney, Roger Mills, A. F. Loftis, Howard Bailey and Shane Lynch.

Funeral notice for Lillie Loney

Austin American-Statesman, December 31, 1971

1930 U.S. Census

The 1930 U.S. Census shows Ewalt and Kathryn Reinhardt as the renters of this house. Ewalt Reinhardt was a 24-year old Texas born laborer for a construction company. Kathryn Reinhardt was 22 and had no occupation listed. With them lived Ewalt's brother, Herman, a 21-year old taxi driver, and a roomer, 18-year old Owen Schnell, also a taxi driver.

Alfred and Elsie Joseph (ca. 1940 – ca. 1943)

The 1940 U.S. Census shows Alfred and Elsie Joseph as the renters of this house. Alfred Joseph was 41, had been born in Texas, and was cable splicer for the city. Elsie Joseph was 35, had been born in Texas, and was a presser for a laundry. They had no children living with them,

Aubrey and Ola Everhard (ca. 1943 – ca. 1951)

Aubrey and Ola Everhard appear in the 1940 U.S. Census report as the renters of the house at 712 Driskill Street. Aubrey Everhard was 32, had been born in Texas, and was a book-keeper for a construction contractor. Ola Everhard was 24 and had been born in Oklahoma. Her mother, Bertha Maddox, a 56-year old widow, was a practical nurse.

The 1930 U.S. Census shows Aubrey Everhard living with his three brothers at 505 E. 10th Street in Austin. He is listed as a book-keeper for a construction company. His older brother, Roy, was a helper at a transfer company, younger brother Ralph was a building carpenter, and youngest brother Chester was a caddy at a golf course. The 1910 U.S. Census shows Aubrey Everhard as the young son of farm laborer Abe Everhard and his wife, Ida, who lived in Hutto, Texas.

Aubrey Everhard died in Lubbock in 1991 and is buried in Lovington, New Mexico with Ola Mae Everhard, who died in 1988.

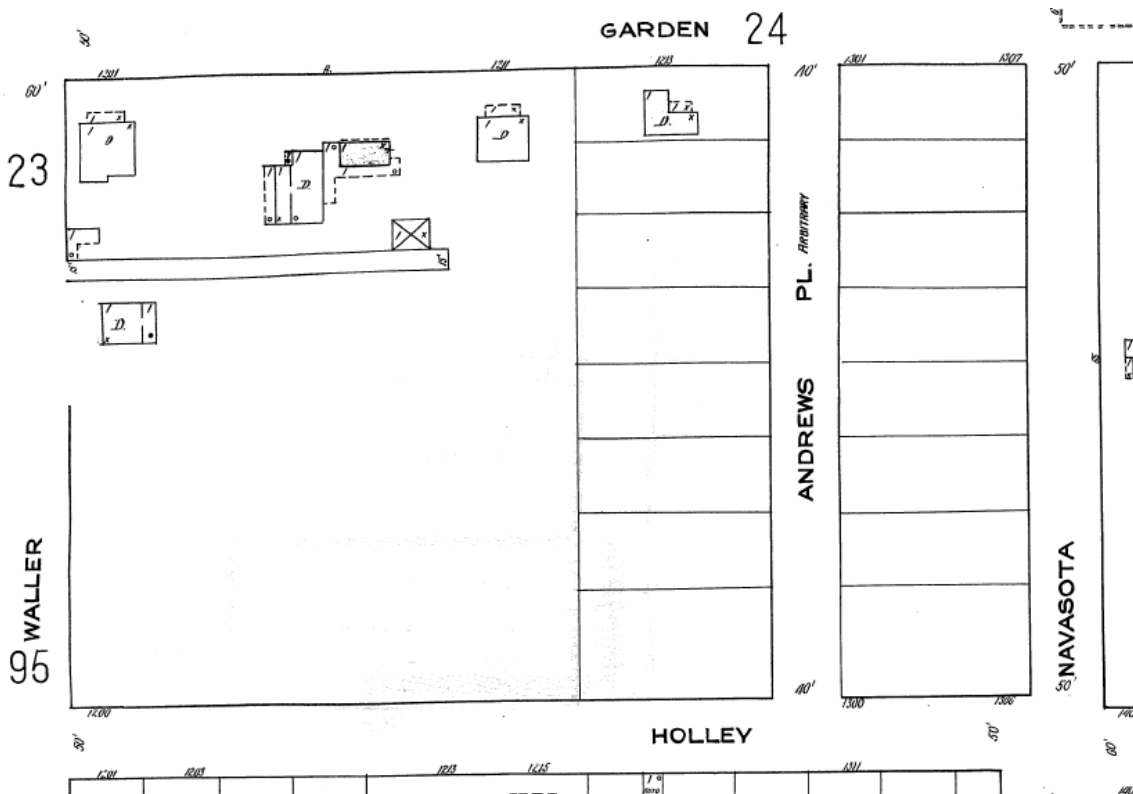
Santos and Anita Pardo (ca. 1960 -)

The 1940 U.S. Census shows Santos Pardo as the 22-year old Texas-born son of Manuel Pardo, a farmer who lived on Kellam Road on southeastern Travis County. Santos is listed as a farm laborer.

**PARDON, Santos P., 57, 1212
Taylor... died Thursday
Services 2 p.m. Friday at
~~Crown Bay Catholic Church~~
Survivors wife, Mrs Anna
Maria Pardo of Austin;
daughters, Jessie Pardo,
Rosemary Pardo, Terry
Pardo, Anna Pardo, Mrs.
Beatrice Flores and Mrs.**

Diana Flores, all of Austin;
 sons, Santos Pardo Jr., David
 Pardo and Daniel Pardo, all of
 Austin; sister, Mrs. Concha
 Zepeda of Austin; brothers,
 Pablo Rodriguez, Manuel
 Pardo and Refugio Pardo, all
 of Austin (Angel Flores
 Home)

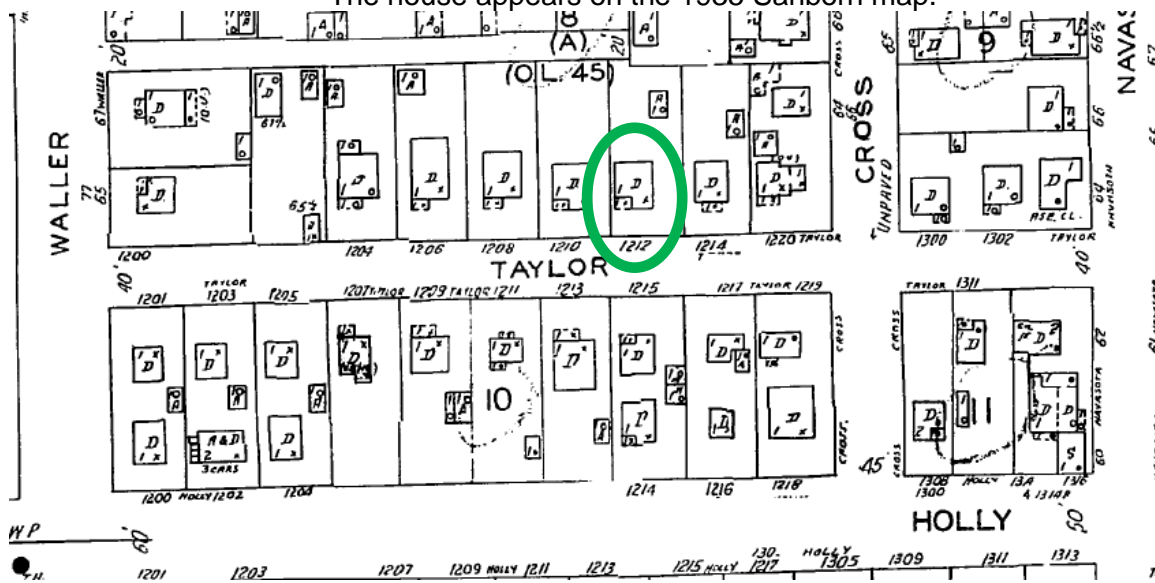
Obituary of Santos Pardo
 Austin American-Statesman, June 27, 1975



Taylor Street does not appear on the 1922 Sanborn map. The present Cross Street is shown as Andrews Place.



The house appears on the 1935 Sanborn map.



The 1962 Sanborn map shows the same configuration as was shown on the 1935 map above.

CHANGES AND A REVISIONS TO BE MADE IN THIS PERMIT MUST BE MADE BY THE CITY ENGINEER

No. A 101

PERMIT FOR WATER SERVICE

Austin, Texas

M. Char. A. Loney Address 1212 Taylor

Plumber Shimizu Size of Tap 1/2 Date 4/25/25

Foreman's Report.

Date of Connection	<u>4/25/25</u>
Size of Tap Made	<u>1/2</u>
Size Service Made	<u>3/4</u>
Size Main Tapped	<u>2</u>
From Front Prop. Line to Curb Cock	<u>6'</u>
" " " " " "	<u>3'</u>
Location of Meter	<u>Side Prop.</u>
Type of Box	<u>Am 10</u>
Depth of Main in St.	<u>16</u>
" " Service Line	<u>14</u>
From Curb Cock to Tap on Main	<u>10.6</u>
Checked by Engr. Dept.	<u>[Signature]</u>

Foreman's Signature [Signature]

INDEXED

MAY 4 - 1925

Req. No. 1976

Water service permit to Charles W. Loney for this house (1925)

M. T. Lopez

1212 Taylor Street

21

A

8

Wendlandt & Staehely Subdiv.

Re-roof residence

24943 - 9/9/43

\$80.00

Day labor

9-11-75 Frm add to exist res 151766

Building permit to re-roof the house (1943) and to construct a frame addition (1975)