PROPOSAL

Demolish a ca. 1947 commercial garage.

ARCHITECTURE

One-story CMU and stucco garage with front bay door, stepped parapet, and gabled roof covered with corrugated metal. A metal canopy appears on aerial views, though it appears to have been removed between 2009 and 2011.

RESEARCH

The building at 3001 East 12th Street was constructed in 1947, and served as the home of Jesse Shaw Auto Repair until at least 1992 according to City directories; other City records indicate that the building was owned by Shaw and operated as a garage until as late as 2017. Jesse Shaw, Jr. built and operated the garage with his brother, O.B. Shaw, who later moved to Corpus Christi. Jesse Shaw, Jr. and his family occupied a residence immediately adjacent to the garage (demolished 1992) following a house fire at their previous residence. The site at 2001 East 12th Street also housed a second building, constructed around 1950-52 and demolished between 1992 and 1997: this first served as the Chew Chat Inn restaurant, then Johnston’s Food Store, and later B&L Heating and Air Conditioning. The garage portion of the property also contained a lawn mower repair shop in the late 1980s-1990s.

STAFF COMMENTS

Designation Criteria—Historic Landmark

1) The building is more than 50 years old.
2) The building appears to retain moderate integrity.
3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property does not appear to demonstrate significance according to City Code:
   a) Architecture. Though of modest construction, the building is a relatively intact example of vernacular auto-centric storefronts typical of its era. However, it does not appear to convey further architectural significance.
   b) Historical association. There do not appear to be significant historical associations, though the Commission may wish to consider the impact of long-term business owner Jesse Shaw to the growth of Austin’s auto culture during the post-World War II boom.
   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

Encourage rehabilitation and adaptive re-use, then 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.
PROPERTY INFORMATION

Photos

Source: HPO, 2020

Google Street View image from 2009 shows missing canopy

Occupancy History
City Directory Research, Austin History Center, February 2020
1992  B&L Heating and Air Conditioning
    a. Shaw’s Garage   b. Stewart’s Lawnmower Repair
1985-86 B&L Heating and Air Conditioning
    b. Stewart’s Lawnmower Repair
1981  B&L Heating and Air Conditioning
    b. Shaw’s Garage Auto Repair
1977  B&L Heating and Air Conditioning
    Shaw’s Garage Auto Repair
1973  Shaw’s Garage auto repair
<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1944-45</td>
<td>Not listed</td>
</tr>
<tr>
<td>1947</td>
<td>Jesse Shaw Auto Repair</td>
</tr>
<tr>
<td>1949</td>
<td>Jesse Shaw Garage (Jesse and O.B. Shaw, proprietors)</td>
</tr>
</tbody>
</table>
| 1952 | Jesse Shaw Garage  
Chew Chat Inn |
| 1955 | Jesse Shaw Garage and Repairs  
Johnston Food Store |
| 1959 | a. Johnston’s Food Store  
b. Shaw’s Garage |
| 1962 | a. Johnston Food Store  
b. Shaw’s Garage |
| 1965 | Vacant |

**Biographical Information**

**The Austin Statesman**: Oct 17, 1966

**The Austin Statesman**: Aug 12, 1963

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1976 and 1958 aerial images show B&L Heating and Air/Johnston’s Food Store (top), Shaw’s Garage (center), and the Shaw residence (bottom).
Building Permits

Building permit for addition, 1-14-55

WATER SERVICE PERMIT
No. 4127

Received of
3001 E 12th

Address

Amount

Plumber

Date of Connection

Size of Tap Made

Size Service Made

Size Main Tapped

From Front Prop. Line to Curb Cock

From E - Prop. Line to Curb Cock

Location of Meter

Type of Box

Depth of Main in Stn.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept.

Water tap permits, 9-12-47 and 10-13-49