

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**JULY 26, 2021**  
**PR-21-087495**  
**812 W. 12<sup>TH</sup> STREET**

## **PROPOSAL**

---

Demolish a ca. 1946 commercial building.

## **ARCHITECTURE**

---

One-story, rectangular-plan, three-bay brick commercial building with metal and plate glass storefronts, a brick parapet, corrugated metal full-width awning, black ceramic tile wainscoting, and quoined brick posts separating the bays.

## **RESEARCH**

---

This building appears to have been built in 1946, although there is no building permit record to confirm the date of construction. It seems that there was a mom-and-pop grocery store on this site in the late 1930s, but that building was razed and a period of vacancy ensued for this site until just after World War II. City records indicate a water service permit for this address in late 1946, and city directories show three businesses in this building, which has three commercial bays, starting in 1949. The businesses remained stable through the end of the 1950s – a beauty salon at 812, a paint and wallpaper store at 814, and an ice cream parlor at 816.

## **PROPERTY EVALUATION**

---

The building appears in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet the criteria for architecture and community value.
  - a. Architecture. The building is a good example of neighborhood-scale commercial architecture with three bays housing three businesses. It is largely intact and may qualify for landmark designation due to its architectural significance.
  - b. Historical association. This building housed three businesses from the date of its construction through the end of the 1950s – a very stable history of tenants. The businesses were a beauty shop, a paint and wallpaper store, and an ice cream parlor. However, despite their longevity at this location during the historic period, none of these businesses were significant in their own right and would not qualify this building for landmark designation under the criterion for historical associations.
  - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. Community value. The building is a neighborhood-scale commercial building, and had three very stable tenants from the time of its construction through the end of the 1950s. The businesses in this building were a beauty salon, a paint and wallpaper store, and an ice cream parlor, all geared to the surrounding neighborhood and the adjacent Austin High School. These small, neighborhood-scale commercial buildings are rare in Austin, and their locations were important to defining the character of the surrounding area, even though at the time of construction of this building, the surrounding neighborhood was being transformed into a commercial area with the construction of Lamar Boulevard to the west.
  - 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 to the August 23, 2021 meeting to explore and consider alternatives to demolition, or initiate historic zoning. If the Commission votes to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package, consisting of 8.5 x 11 photographs of all elevations, printed on photographic paper, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

## LOCATION MAP



1" = 292'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: PR 21-087495

LOCATION: 812 W 12TH 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.



## PROPERTY INFORMATION

812-16 W. 12<sup>th</sup> Street  
ca. 1946



## OCCUPANCY HISTORY 812-16 W. 12<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
June, 2021

1959	812:	Pat's Beauty Salon Pat Patterson, proprietor
	814:	Kuhn Paint and Wallpaper, Inc. No proprietor information available
	816:	Maroon Mill, ice cream Mrs. Nena E. Smith, proprietor
1957	812:	Pat's Beauty Salon Homer and Lois Patterson, proprietors
	814:	Kuhn Paint and Wallpaper, Inc. Raymond L. Kemp, manager
	816:	Maroon Mill, ice cream Mrs. Nena Smith, proprietor
1955	812:	Pat's Beauty Salon Homer F. and Lois Patterson, proprietors
	814:	Kuhn Paint and Wallpaper, Inc. Raymond L. Kemp, manager
	816:	Maroon Mill, ice cream Mrs. Nena Smith, manager
1952	812:	Margaret's Beauty Salon

- Mabel Foster, proprietor  
 814: Kuhn Paint and Wallpaper, Inc.  
 Raymond L. Kemp, vice-president  
 816: Maroon Mill, ice cream  
 Marvin H Jensen, proprietor
- 1949 812: The address is not listed in the directory.  
 814: Nu-Enamel Austin Company, paints  
 John L. Scott, proprietor  
 816: Zesto Products, confectioners  
 Lester L. Ihmes, proprietor
- 1947 The address is not listed in the directory.
- 1944-45 The address is not listed in the directory.
- 1941 Vacant
- 1939 Fred P. Evins Grocery  
 NOTE: Frank P. and Bertha Evins lived at 823½ W. 11<sup>th</sup> Street.
- 1937 Frank P. Evins Grocery  
 NOTE: Frank P. and Bertha Evins lived at 501 E. 3<sup>rd</sup> Street.
- 1935 The listing for this address appears to be residential and related to the Austin Athletic Club.

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

## PERMIT FOR WATER SERVICE

AUSTIN, TEXAS N<sup>o</sup> 5052

M. J. L. Brown Address 847 W 12th 92

Plumber — Size of Tap 1/2 Date 1-19-37  
Pl. 20p

Foreman's Report

Date of Connection	<u>1-26-37</u>	No. Fittings Curb Cock Elbow St. Elbow Bushing Reducer Lead Conn. Nipples Union Plug Tee Stop Box Lid Valves Req. No.
Size of Tap Made	<u>3/4</u>	
Size Service Made	<u>3/4</u>	
Size Main Tapped	<u>1 1/2</u>	
From Front Prop. Line to Curb Cock	<u>16'</u>	
From <u>W</u> Prop. Line to Curb Cock	<u>3'</u>	
Location of Meter	<u>C. U. R. 13</u>	
Type of Box	<u>h.o.c.s.</u>	
Depth of Main in St.	<u>18"</u>	
Depth of Service Line	<u>18"</u>	
From Curb Cock to Tap on Main	<u>6"</u>	Foreman's Signature <u>West</u>
Checked by Engr. Dept.	<u>2-13-37</u>	

**INDEXED**

There is a water service permit that appears to be for this site (1937)

Gregg Est.

812 W. 12th St.

93

6

J

Gregg Addn.

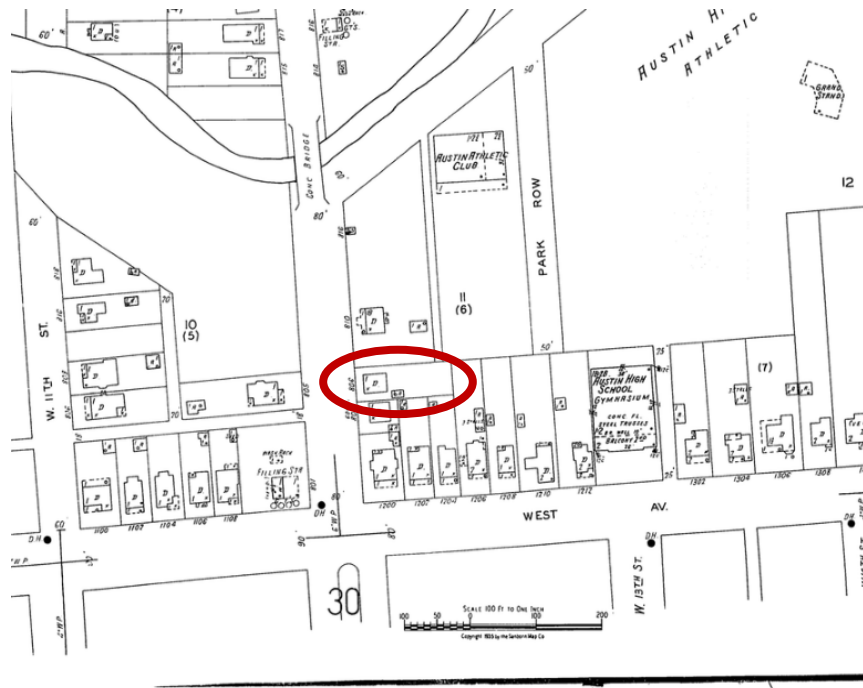
add to commercial stand

201n - 9-7-37

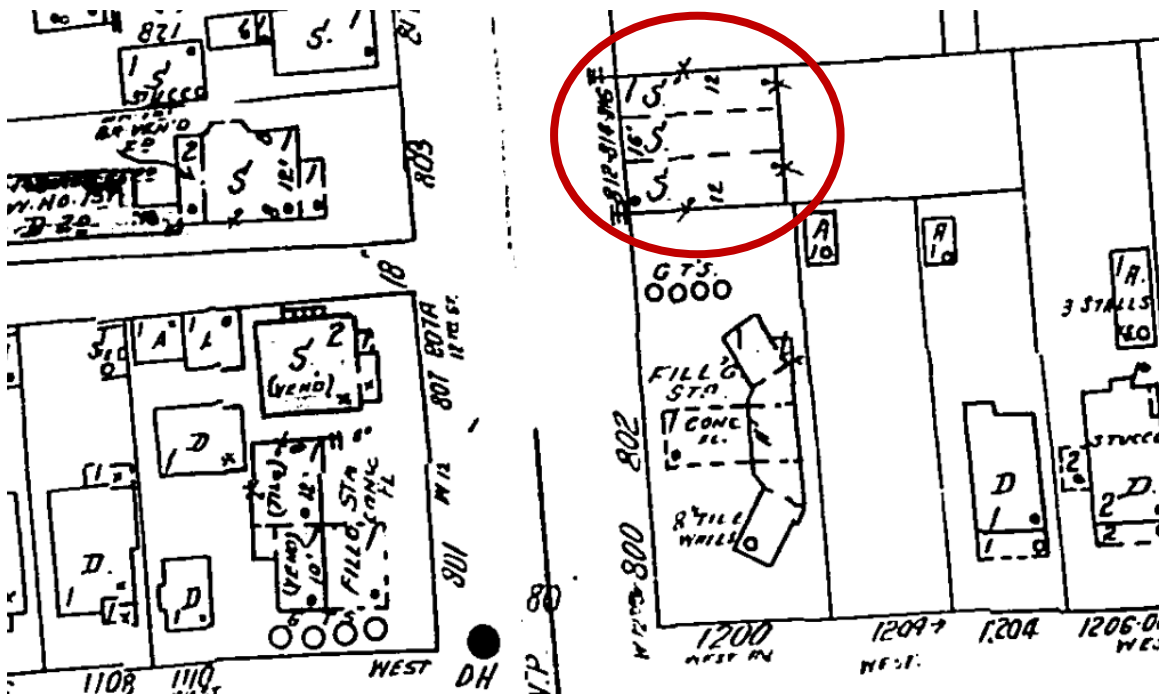
Building permit for an addition to a commercial "stand" on this site (1937). This could refer to the Evins Grocery Store, which stood here in the late 1930s.

WATER SERVICE PERMIT		No. 2363
Austin, Texas		
Received of	L. R. SMITH	Date 11-24-46
Address	812 WEST 12th	
Amount	TWENTY AND 17/100	\$20.00
Plumber	BALEY	Size of Tap 3/4"
Date of Connection	11-1-46	
Size of Tap Made	1 1/2"	
Size Service Made	1 1/2"	
Size Main Tapped	6"	
From Front Prop. Line to Curb Cock	9'	
From Prop. Line to Curb Cock	4'	
Location of Meter	FRONT CURB	
Type of Box	LOCK	
Depth of Main in St.	3 1/2'	
Depth of Service Line	2 1/2'	
From Curb Cock to Tap on Main	11'	
Checked by Engr. Dept.	MB 12-10-46	
No. Fittings	Size	
1 Curb Cock	5/8"	
1 Elbow	1 1/2" cap	
1 St. Elbow	1 1/2"	
2 Bushing	1 1/2" x 3/4"	
1 Reducer	DRILL TIE	
18' Pipe	1 1/2" cap	
Lead Comp.		
1 Nipples	1 1/2" x 1/2"	
1 Union	DRILL TIE	
1 Plug	3/4"	
1 Tee	1 1/2"	
Stop		
1 Box	LOCK	
1 Lid		
1 Valves	1 1/2"	
Job No.	41343-502	
Req. No.	Bill Arlt	

Water service permit for this address (1946)



The 1935 Sanborn map shows a house on the site of the current building. City directory listings confirm that there was a house at this site in the mid-1930s.



The three-bay building appears on the 1961 Sanborn map.