

**HISTORIC LANDMARK COMMISSION
JULY 27, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0548
1703 WALNUT AVENUE**

PROPOSAL

Demolish a ca. 1938 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame house with single 1:1 fenestration; partial-width, non-historic flat-roofed independent porch across the front; replacement front door.

RESEARCH

The house was built in 1938 by Walter Davis as a rental property. The tenants included several African-American families; the two with the longest tenancy in the house were Robert “Jack” Newton and his wife, Mabel, who lived here from around 1947 to around 1954. Jack Newton was a gardener, laborer, and mechanic. The house was converted to a duplex around 1954; the tenants included the proprietor of a beauty shop at the house, a furniture store helper, a grocery clerk, and a maid. Mabel Newton, who had lived here with her husband, Jack, in the late 1940s and early 1950s, moved back in to one of the units in the duplex from the mid-1970s onward. Thomas E. Green, a porter at the Capital National Bank Building (Norwood Tower), rented a unit in the duplex from the mid-1960s at least through the early 1990s. He later worked as a leader for the University of Texas Transport Crew.

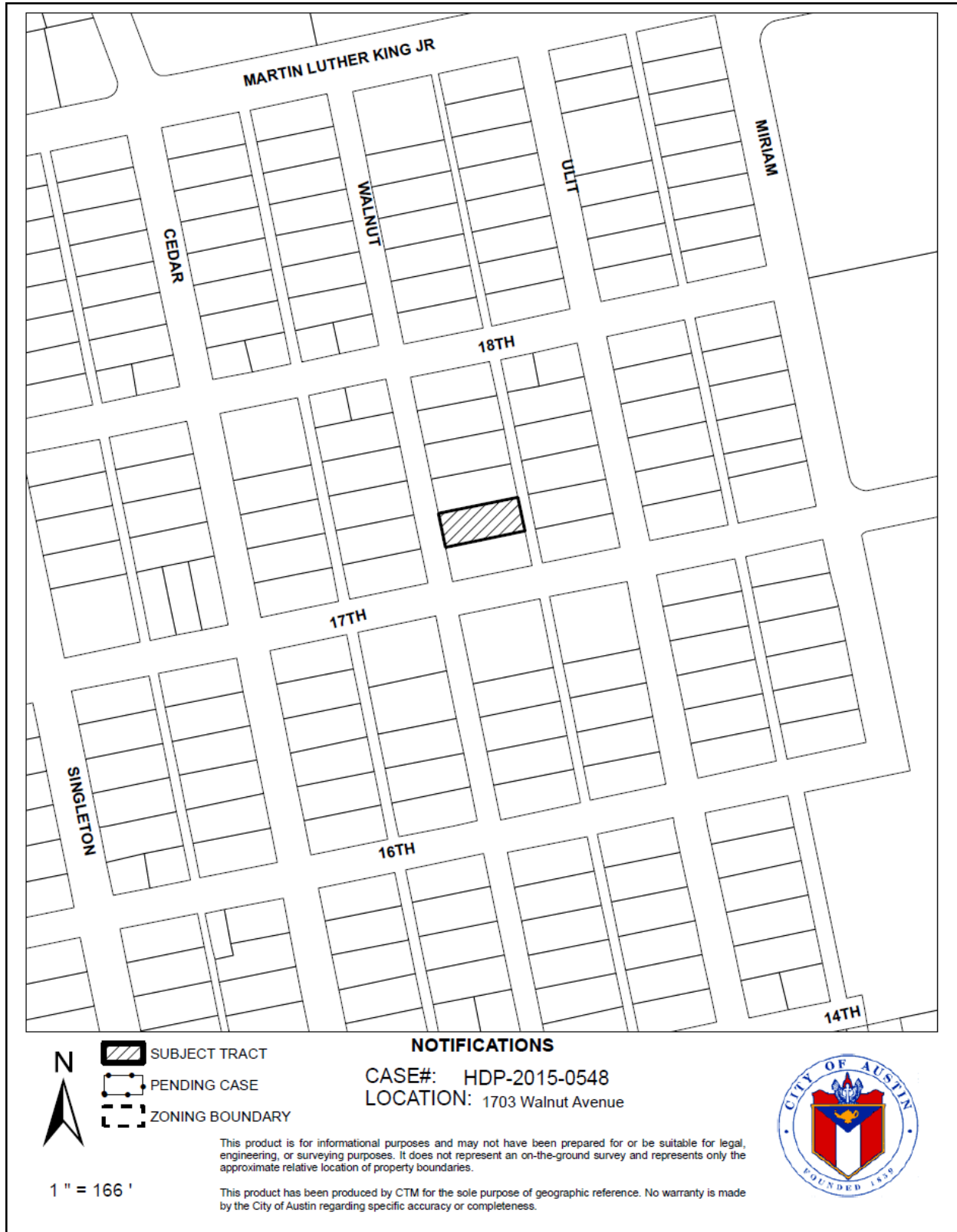
STAFF COMMENTS

The house is listed as a low priority for preservation in the Chestnut Neighborhood Historic Resources Survey (2001).

STAFF RECOMMENDATION

Encourage relocation over demolition, but release the permit. The house has had some alterations over time, and does not have the requisite architectural nor historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



1703 Walnut Avenue
ca. 1938



OCCUPANCY HISTORY
1703 Walnut Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
July, 2015

1992	A:	Tommy S. Green, renter Retired
	B:	Mabel Newton, renter Retired
1985-86	A:	Tommy S. Green, renter UT Transport Crew leader
	B:	Mabel Newton, renter Retired
1981	A:	Tommy S. Green, renter UT Transport Crew leader
	B:	Mabel Newton, renter Retired
1977	A:	Tommy S. Green, renter No occupation listed

	B:	Mabel Newton, renter Widow, Jack Newton Retired
1973	A:	Thomas E. Green, renter Porter, Capital National Bank Building, 114 W. 7 th Street.
	B:	Larry J. Coleman, renter Teller, Capital National Bank, 114 W. 7 th Street.
1968	A:	Thomas E. Green, renter Porter, Capital National Bank Building, 114 W. 7 TH Street.
	B:	James E. and Ruby Jones, renters No occupation listed
1962	A:	Vacant
	B:	David and Bertha G. Brown, renters David: Clerk, Checker Front Stores (multiple locations) Bertha: Maid
1959	A:	Mrs. Jessie Lampkins Maid
	B:	Whalon and Ivory L. Patterson, Jr. Helper, H.M. Oetting Furniture, 13 th and Lavaca Streets.
1955	A:	Vacant
	B:	Mrs. Iva L. Patterson, renter Proprietor, Patterson's Beauty Shop (at the house) NOTE: Jack R. and Mabel Newton are listed at 1602 Sanchez Street; he was the gardener for Good Shepherd Episcopal Church.
1952		Jack and Mabel Neutons, renters Laborer
1949		Robert and Mable Neutons, renters Laborer
1947		Jack and Mable Neutons, renters Mechanic
1944-45		Samuel and Annie Reese, renters U.S. Air Force
1941		Vacant
1939		Shirley and Cora Barton, renters Laborer

1937 The address is not listed in the directory.

NOTE: Shirley Barton is listed at 1201 Short Hackberry Street; he had no occupation shown.

NOTES:

The house at 1703 Walnut Avenue was built by Walter Davis in 1938 as a rental property, and remained in the family until Ruth Davis sold it in 1998 per TCAD deed records. Two long-term renters best define the home's history.

Robert "Jack" and Mabel Newton (spelled Neutons in the city directories), rented the house in the late 1940s and early 1950s. Jack Newton was a Texas-born laborer, mechanic, and gardener. They later moved to a house on Singleton Avenue, but after Jack's death in 1973, Mabel moved back into this house, which had been converted to a duplex.

REGISTRATION CARD											
SERIAL NUMBER		478		ORDER NUMBER		Q193					
1 Robert Newton											
2 1400 Singleton Ave. Austin, Tex.											
Age in Years		19		Date of Birth		April, 23, 1899					
RACE											
White		Negro		Oriental		Indian					
5		6		7		8		9			
U. S. CITIZEN											
Native Born		Naturalized		Citizen by Father's Naturalization		Before Registration's Majority		Declarant		Non-declarant	
10		11		12		13		14			
15 I am a citizen of the U. S., of what nation are you a citizen or subject?											
PRESENT OCCUPATION						EMPLOYER'S NAME					
16 Laborer						17 Bryant Moving Van					
18 J. R. Reed Music, Cong. Ave.											
19 Mary Newton, Mother											
20 1400 Singleton Ave, Austin Tex.											
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE											
P. M. G. O. Robert Newton											
Form No. 1 (Rev.)											

REGISTRAR'S REPORT											
DESCRIPTION OF REGISTRANT											
HEIGHT		BUILD		COLOR OF EYES		COLOR OF HAIR					
21	22	23	24	25	26	27	28				
22		23		24		25		26		27	
22		23		24		25		26		27	
29 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:											
30 Mrs. G. C. Bock											
Date of Registration Sept. 12, 1918											
City Board Austin City Austin, Texas (STAMP OF LOCAL BOARD) (The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)											

Robert Newton's 1918 World War I draft registration card shows that he was living on Singleton Avenue with his mother, and worked as a laborer for Bryant Moving Van Company and the J.R. Reed Music Company on Congress Avenue.

"JACK" ROBERT NEWTON

"Jack" Robert Newton, 76, of 1604 Sanchez Street, died at his home Monday.

Funeral will be Friday at 4 p.m. at David Chapel Baptist Church, Rev. J. E. Okey officiating.

Burial will be in Evergreen Cemetery under the direction of King-Tears Mortuary, Inc.

Survivors include his wife, Mrs. Mabel Newton; a daughter, Mrs. Sarah McNelly of San Diego, Calif.; several grandchildren; and a great-grandchildren; and a nephew, Arthur Harris of Los Angeles, Calif.

Obituary of Robert "Jack" Newton
Austin American-Statesman, July 4, 1973

Tommy E. Green rented a unit in this duplex from the mid-1960s to the mid-1990s. He was a porter for the Capital National Bank downtown, and later was the leader of the University of Texas Transport Crew. He retired in 1986.

	Walter Davis		1703 Walnut Ave.
38	-	4	5
	Henry Ulit		
	Box residence		
	257n - 8/15/38		

Building permit to Walter Davis for construction of the house (1938)

Walter Davis	1703 Walnut Avenue
255	5 - -
Henry Ulit	
Box addition to residence.	
50395 3-17-52	\$1000.00
Owner	
	Add 1

Building permit to Walter Davis for an addition (1952)

Historic Resources Survey of Chestnut Neighborhood

Site ID: 222

Address: 1703 Walnut Avenue

Date of Construction: 1955 Estimated ☒ Factual

Architectural/Historical/Cultural Value Assessment: ☐ HIGH ☐ MEDIUM ☒ LOW

Assessment Statement:

Example of a more recent common local building form, architectural style, or plan type, with no known historical associations; the resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority; since little historical information was gathered for the current survey, this resource's preservation priority may be upgraded if later research reveals important historical or cultural associations.

Photo:

Facing: NE

Roll: 9

Frame: 31



Tax Parcel No: 02101204020000

Owner Name: ARRIAGA, EVA

Legal Description: LOT 5 BLK 5 OLT 31 DIV B
ULIT H SECOND ADDN

Owner Address: 1703 WALNUT AVE
AUSTIN TX 78702-1535

Historic Name:

Current Function: Domestic: Single-Family

Architect/Builder:

Historic Function: Domestic: Single-Family; Com

Original Location: ☒

Stylistic Influence:

Date Moved:

Name of Surveyor: HHM&M

Photo References

Date of Survey: December 2000

Roll	Frame
9	31

Survey sheet from the Chestnut Neighborhood Historic Resources Survey (2001)