

HISTORIC LANDMARK COMMISSION  
JUNE 24, 2019  
DEMOLITION AND RELOCATION PERMITS  
HDP-2019-00251  
1410 EAST CESAR CHAVEZ STREET

### PROPOSAL

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Demolish a ca. 1906-09 house.

### ARCHITECTURE

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One-story, frame wing-and-gable house with horizontal wood siding; partial-width porch with metal posts; single and paired 1:1 windows.

### RESEARCH

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The home's first owners were Benjamin and Della Morrall and their children. Benjamin worked as a freight agent for the H&TC railroad when he bought the lot from neighbor Celia Stavely in 1905. By 1916, he had returned to his original career at Western Union; he had been a pioneer of the telephone and telegraph industry in Austin, managing the service from 1884 to 1892. The Morralls lived in the house until 1924.

Short-term residents occupied the house until the 1950s, when it was purchased by the Davis family. Lola Davis had previously worked in patient care at the Austin State Hospital. Her husband Carney worked as a driver, and had also been previously employed by the hospital. Together, they operated the Davis Home for the Elderly at the house until the late 1960s.

By 1973, the house was occupied by Miguel and Lucy Ramos. Miguel Ramos worked for True Fit Boat Seats, and Lucy worked at the Data General computer assembly plant. The Ramos family lived in the home until at least 1992.

### STAFF COMMENTS

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The property was recommended contributing to a local and National Register historic district by the East Austin Historic Resource Survey (2016). A site plan for remodel and adaptive reuse of the structure was approved in 2017.

#### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate to low degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352).
  - a. **Architecture.** The house is designed in a Folk Victorian style. It does not appear to possess architectural significance.
  - b. **Historical association.** There do not appear to be significant 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 property does not appear to have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular 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

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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. Though the house is part of an extant Folk Victorian grouping of buildings – a style that defined railroad-era South East Austin -- it does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 168'

## NOTIFICATIONS

CASE#: HDP-2019-0251  
LOCATION: 1410 E Cesar Chavez St.

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

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*Photo: Citywide Historic Building Scan, August 2018*

### *Occupancy History*

City Directory Research, Austin History Center  
By City Historic Preservation Office, May 2019

1992	Jose and Lucia Ramos, owners
1985-86	Miguel and Lucy Ramos, owners
1981	Miguel and Lucy Ramos, owners Cutter, True-Fit Boat Seats Employee, Data General
1977	Miguel and Lucy Ramos, renters Cutter, True-Fit Boat Seats
1973	Miguel and Lucy Ramos, renters Cutter, True-Fit Boat Seats
1968	Davis Home for the Elderly
1965	Carney E. and Lola Davis, owners Davis Home for the Elderly
1962	Carney E. and Lola M. Davis, owners Driver, Travis Heights High School Davis Home for the Elderly
1959	Carney E. Davis, renter Davis Home for the Elderly
1955	Douglas R. and Gladys M. Stevens, owners Laborer
1952	Beulah and Robert Larvin, renters Nurse, Westlake Nursing Home
1949	Austin M. and Hazel R. Crump, renters Lineman, telephone company

1947 Austin M. and Hazel R. Crump, renters  
Lineman, Southwestern Bell Telephone Company

1944-45 Austin M. and Hazel R. Crump, renters  
Lineman, Southwestern Bell Telephone Company

1941 Walter M. and Florence McKenzie, owners  
Manager, Nortex Hide and Produce Company

1939 Walter M. and Florence McKenzie, owners  
Manager, Nortex Hide and Produce Company

1937 G. Lawrence and Dorothy M. Anderson, renters  
Secretary-treasurer, Capitol Chevrolet, Inc.  
  
H. George and Reaby Anderson, renter  
Paperhanger

1935 G. Lawrence and Dorothy M. Anderson, renters  
  
H. George and Reaby Anderson, renter  
Paperhanger  
  
Gus W. and H. Marie Youngquist, renters  
Barber, Sulphur Wells Barbershop

1932-33 P.W. and Bernice Anderson, renters  
Vice-president, Lee Furniture Company

1929 J. O. and Carrie Saul, renters  
Helper, Austin Gas Company

1927 W. B. and Adine Haston, renters  
Freeman and Haston Battery Company

1924 Benjamin Morrall, owner  
Cashier, Western Union Telephone Company  
  
Ruth Kathleen Morrall, renter  
Teacher, Allen Junior High School

1922 Benjamin Morrall, owner  
Cashier, Western Union Telephone Company  
  
Ruth Kathleen Morrall, renter  
Teacher, Allen Junior High School

1920 Benjamin and Stella Morrall, owners  
Cashier, Western Union Telephone Company  
  
R. Kathleen Morrall, renter  
Student, University of Texas

1918 Benjamin and Stella Morrall, owners  
Cashier, Western Union Telephone Company  
  
R. Kathleen Morrall, renter  
Student, University of Texas

1916 Benjamin Morrall, owner  
Cashier, Western Union Telephone Company; also notary  
  
R. Kathleen Morrall, renter  
Student, University of Texas

1914 Benjamin Morrall, owner

	Clerk
	Kathleen Morrall, renter
	Student
	Louis H. Blendermann, renter
	Traveling salesman, Voss & Koock
1912-13	Benjamin Morrall, owner
	Local freight agent, H&TC; office 1003 E 5 <sup>th</sup> Street
	Louis H. Blendermann, renter
	Traveling salesman, Voss & Koock
1910-11	Benjamin Morrall, owner
	Local freight agent, H&TC; office 1003 E. 5 <sup>th</sup> St., corner of San Marcos St.
1909-10	Benjamin Morrall, owner
	Local freight agent, H&TC; office 1003 E. 5 <sup>th</sup> St., corner of San Marcos St.
	Benjamin T. Morrall, renter
	Clerk, W. B. Walker and Sons
	Maude Morrall, renter
	Note: the Morrall family's address is listed as 1408 E. 1 <sup>st</sup> St.
1906-07	Benjamin Morrall, owner
	Local freight agent, H&TC; office 1003 E. 5 <sup>th</sup> St., corner of San Marcos St.
	Note: the Morrall family's address is listed as 1407 E. 1 <sup>st</sup> St. A 1906 Austin <u>Statesman</u> article lists Della Morrall as a resident of 1408 E. 6 <sup>th</sup> St.
1905	1408-10 E. 1 <sup>st</sup> St. not listed.
	Note: The Morrall family is listed at 1215 Canterbury St.

## Background Information

## Death Takes Wire Pioneer

Ben Morrall, 78, longtime Austin resident and a pioneer here in the telephone and telegraph industry, died last night.

Mr. Morrall, a native of England, had lived in Austin about 55 years and was one of the first managers of the Austin telephone system when there were only a few hundred subscribers. For about 25 years he was employed by the Western Union Telegraph company, serving for a time as its night manager; and was freight agent for the H. & T. C. railroad, now a part of the Southern Pacific.

His survivors include one son, Ben T. Morrall; two daughters, Mrs. Wylie E. Glaze and Mrs. Louis H. Blendeman; and three grandchildren, all of Austin.

Funeral services will be conducted by the Rev. George Green tomorrow at 10:30 a. m. at Thurlow Weed Funeral home. Burial will be in Oakwood cemetery under auspices of the Hill City Lodge 456 of A. F. & A. M.

*Obituary for Ben Morrall, Sr.*

*The Austin American; May 1, 1940*

### MORTUARY

MRS. BEN MORRALL.

Mrs. Ben Morrall, aged 81 years, died Wednesday afternoon at the home of her daughter, Mrs. L. H. Blendemann, 1409 East First street. She is survived by her husband, two daughters and one son, Mrs. L. H. Blendemann, Miss Ruth Kathleen Morrall and Ben T. Morrall. Mrs. Morrall had resided in Austin about fifty-five years.

Funeral services were held Thursday morning at 10:30 o'clock, Dr. W. A. Hamlett, pastor of the First Baptist Church, officiating. Interment was held in Oakwood cemetery.

Bearers were H. M. Hurt, Walter White, Frank Dullone, P. G. Reynolds, G. N. Holton, H. H. Yoss.

*Obituary for Della Morrall.*

*The Austin American; Apr. 28, 1921*

## Ben Morrall, Sr., Night W. U. Manager, Retires

Benjamin Morrall Sr., 703 San Antonio street, night manager for the Western Union Telegraph company, celebrated his 70th birthday anniversary Saturday and his retirement on pension from the Western Union service.

Mr. Morrall began his career with the old Erle Telephone and Telegraph company (now the Southwestern Bell Telephone company) on May 1, 1884, in Austin. He resigned this post in August, 1886, and became associated with the Western Union. In October, 1892, he became agent for the Houston and Texas Central railroad here and in December, 1913, was employed by the city of Austin. A year later, Dec. 1, 1914, he returned to the Western Union where he worked continuously until his retirement Saturday. Under Western Union rules, an employee is retired at 70 and participates in the benefits of the company's pension fund.

*The Austin American; Sep. 13, 1931*

## What Statesman's Files Tell of Years Ago

THIRTY YEARS AGO.

Nov. 23, 1887.

The Czar of Russia holds a friendly conference with Bismarck of Germany, discussing international affairs.

The Empress of Russia narrowly escapes death when an Italian vessel rams her private yacht.

'Ben Morrall becomes manager of the Austin telephone exchange.

*The Statesman; November 23, 1917*

Miss Leonora Brophy of Taylor is visiting her aunt, Mrs. Della Morrall, 1408 East First street.

*The Austin Statesman; May 20, 1906.*

### Building Permits

27 Walter McKenzie 1410 E. 1st St.  
25 20 - 60x148' 0

glaze sleeping porch on rear of res.

20469 - 9-25-40

None

Permit for sleeping porch glazing, 9-25-1940.

Thomas G. Brown 1410 East 1st. St.  
27 60'7x148-5' - 20 0

unplatted

Repair & Remodel & Frame Add. to res. to create  
rest home.

89519 4-17-61

8339.0

B. J. Bryant

add 3

REST HOME Demolish part of old bldg. OK HEALTH DEPT.  
April 10-1961. OK Texas State Dept of Health 4/10/61.  
Off street parking provided Apply asbestos siding., on  
existing bldg. rejuvenate interior

*Permit detailing conversion to rest home, 4-17-61.*