HISTORIC LANDMARK COMMISSION OCTOBER 28, 2019 DEMOLITION AND RELOCATION PERMITS HDP-2019-0489 2711 WILLOW STREET

PROPOSAL

Demolish a ca. 1948 house.

ARCHITECTURE

1-story, cross-gabled house with asbestos cladding, 1:1 windows, exposed rafter tails at gable, and partial-width shed-roof porch.

RESEARCH

The house was constructed in 1948 by developer Felix Williams. Its first owners were James and Coral Hughes, who lived in the home until at least 1955. James was a manager at the R.M. Hughes Company, and later worked for the Austin Formulating Company. From 1959 to 1972, the home's residents were Roy and Betty Schoedel, who both worked in the grocery and produce industries. From 1973 until the 1990s, the home was owned by Pedro and Eva Perez. Pedro Perez was retired, while Eva Perez worked at the Quik Wash Laundry.

STAFF COMMENTS

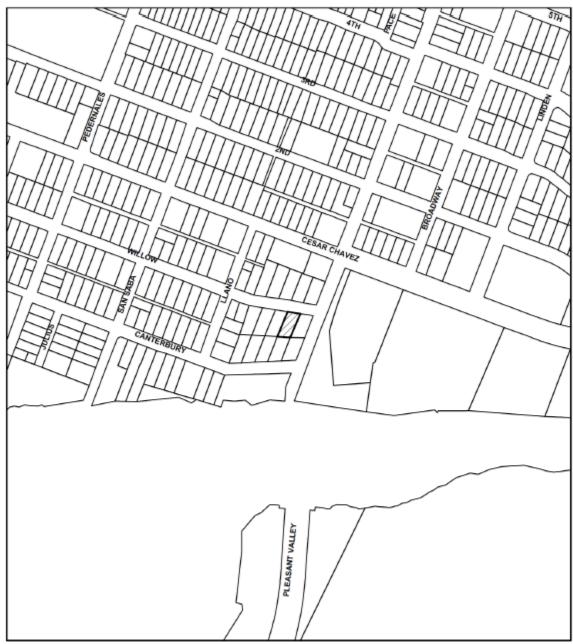
The property is recommended in the East Austin Historic Resource Survey as a contributing resource to a potential local and National Register historic district.

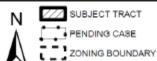
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate to high 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 building is constructed with Minimal Traditional influences and is part of a grouping of identical homes on Willow Street.
 - 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.

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.





NOTIFICATIONS
CASE#: HDP-2019-0489
LOCATION: 2711 WILLOW 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.

1"=333'

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.



Photos



Occupancy History

City Directory Research, Austin History Center. October 2019

1992 Pedro Perez, owner

1985-86 No return

1981 Pedro and Eva O. Perez, owners

Retired

Laundry worker, Quik Wash Laundry

Note: the directory indicates that the Perez family were new owners.

1977 Pedro and Eva O. Perez, owners

Retired

1973 Pedro and Eva O. Perez, owners

Retired

Note: the directory indicates that the Perez family were new owners.

Roy D. and Betty M. Schoedel, owners

Market manager, Rylander's Grocery Office manager, Safeway Farm Products

Roy D. and Betty M. Schoedel, owners

Meat cutter, Rylander's Grocery Stenographer, Safeway Farm Products

Roy D. and Betty M. Schoedel, owners

Employee, Rich Plan of Austin

Stenographer, Safeway Farm Products

1959 Roy D. and Betty M. Schoedel, owners

Salesman, Rich Plan of Austin

Stenographer, Safeway Farm Products

1955 James W. and Coral N. Moore, owners

Austin Formulating Co.

1952 James W. and Coral N. Moore, owners Manager, R.M. Hughes Co. 1949 Address not listed. **Permits** 2711 Willow Street Felix Williams 2 B. Felix Williams Frame residence and garage 36641 \$4000.00 2-18-48 Owner Building permit, 2-18-48 Application for To the Superintendent of Sanitary Sewer Division, City of Austin, Texas. Sir:—
I hereby make application for sewer connection and instructions on premises owned by

Foliam (1) Diams at 2771 WWW. further described as Lot. subdivision Felie W Plat ____, which is to be used as In this place there are to be installed 5 fixtures. Plumb I agree to pay the City of Austin, the regular ordinance charge. Plumbing Permit No. Respectfully, Stub-Out-NOTE: Connection Instruction Sewer tap permit, 5-8-48 WATER SERVICE PERMIT N_{0} 795 Austin, Texas 1 X W/12614M Size of Tap Made Size Main Tapped.... From Front Prop. Line to Curb Cock. 2 From E - Prop. Line to Curb Cock... Location of Meter CSRB Type of Box..... LOUR Depth of Main in St..... Depth of Service Line From Curb Cock to Tap on Main / 2 ! Checked by Engr. Dept 6/22/49 - RB

Water tap permit, 5-8-48