

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.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

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.

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

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.

1968 Roy D. and Betty M. Schoedel, owners
Market manager, Rylander's Grocery
Office manager, Safeway Farm Products

1965 Roy D. and Betty M. Schoedel, owners
Meat cutter, Rylander's Grocery
Stenographer, Safeway Farm Products

1962 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

Felix Williams

2711 Willow Street

- 2

B -

Felix Williams

Frame residence and garage

36641

2-18-48

\$4000.00

Owner

Building permit, 2-18-48

Receipt No. 9697 Application for Sewer Connection No. 24256
Austin, Texas, 5-8 1948

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 Felix Williams at 2711 Willow Street, further described as Lot 2 Block B Outlot Division subdivision Felix Williams Plat —, which is to be used as a res.
In this place there are to be installed 5 fixtures. Plumbing Permit No. 29625
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 24 ft main 3.
Sub-Out } 24 ft W of E PL
Connected (Location)
Date 5-19-48
By Lugo
NOTE: Connection Instruction 6" Sewer tap at 3' under

Respectfully,
V. R. Wattlinger
RES

Sewer tap permit, 5-8-48

WATER SERVICE PERMIT C No. 795
Austin, Texas

Received of FELIX WILLIAMS Date 5-8-48
Address 2711 WILLOW
Amount TWENTY + NO. 10 \$ 20.00
Plumber V R WATTLINGER Size of Tap 3/4"

Date of Connection 5-14-48
Size of Tap Made 3/4" Cap
Size Service Made 3/4" 2" C.I.
Size Main Tapped 2" C.I.
From Front Prop. Line to Curb Cock 2.5'
From E - Prop. Line to Curb Cock 35'
Location of Meter CURB
Type of Box LAUR
Depth of Main in St. 3'
Depth of Service Line 2'
From Curb Cock to Tap on Main 12'
Checked by Engr. Dept. 6/22/48 - RB

Checked on 6/22/48 - 700-997

No. Fittings	Size	No. Fittings	Size
1 Curb Cock	3/4"	1 Plug	1/2"
1 Elbow	3/4"	1 Sept	1/2"
1 St. Elbow	3/4"	1 Box	1/2"
1 Bushing	3/4"	1 Lid	1/2"
1 Reducer	2" x 3/4"	Valves	
15 Pipe	3/4"	Job No.	W-3223-502
Lead Comp.		Req. No.	1-1111
Nipples			
Union			

Water tap permit, 5-8-48