

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 24, 2021
PR-2021-051493
1709 WILLOW STREET

PROPOSAL

Demolish a ca. 1924 house.

ARCHITECTURE

One-story rectangular-plan, hipped-roof frame cottage with a partial-width inset porch with plain, square wood posts; single and double 1:1 fenestration with incompatible gingerbread-trimmed wooden screens.

RESEARCH

From the time of its construction until around 1924, this house was a rental property, with tenants including a barber, a carpenter, and a farmer with his beauty operator wife. Around 1934, the house was purchased by Annie Hudson, a Scottish born widow who worked at Austin Laundry and Dry Cleaning for many years. Although the city directories of the period and the Sanborn map of 1935 indicate a shift in addresses, staff believes that Annie Hudson lived next door at 1707 Willow before moving into this house, where she lived until the mid-1940s. Following Mrs. Hudson's occupancy, the house was owned and occupied by Cleveland and Kathryn McMahan, who lived here until around 1956. Cleveland McMahan was a plumber. The house then became a rental property until the mid-1960s, when Sebastian and Ernestina Martinez, who were still living here in the early 1990s. Sebastian Martinez worked at the city water treatment plant.

STAFF COMMENTS

The 2016 East Austin Historic Resource survey recommends the building as contributing to a potential local historic district and to a potential National Register historic district.

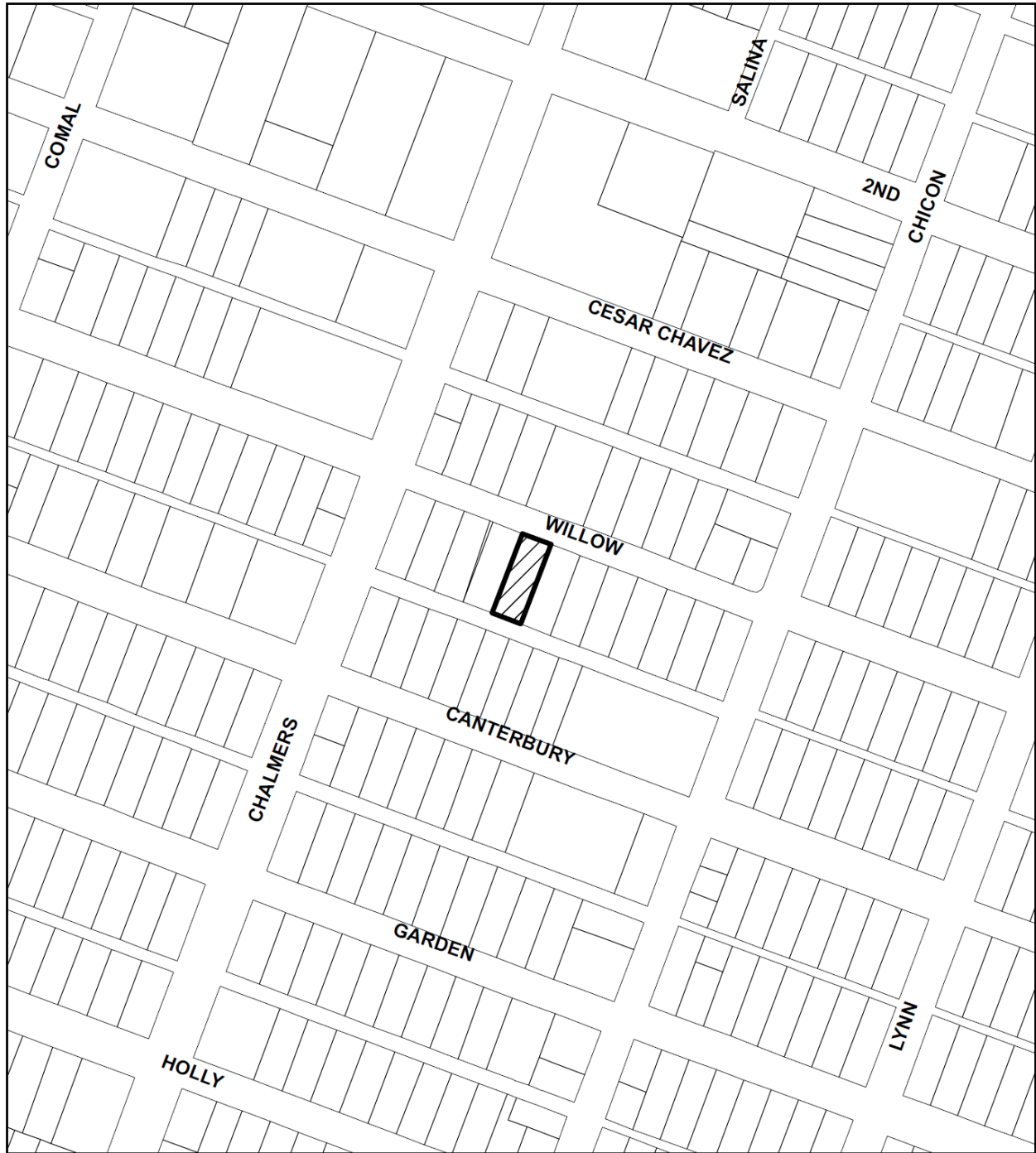
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. *Architecture*. The building does not appear to convey architectural significance. It is a common vernacular type in this neighborhood, which renders it potentially contributing to a future historic district, but not as an individual landmark.
 - b. *Historical association*. The property does not appear to have significant historical associations. It was the home to several working class families.
 - 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 possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic 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

Encourage rehabilitation and adaptive reuse, then relocation, but release the demolition permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history to be archived at the Austin History Center.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: GF 21-060219

LOCATION: 1709 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

1709 Willow Street
ca. 1924



OCCUPANCY HISTORY 1709 Willow Street

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

1992	Sebastian and Ernestina Martinez, owners Employed by the City of Austin
1985-86	Sebastian and Ernestina Martinez, owners Senior equipment operator, City Water and Wastewater Department.
1981	Sebastian and Ernestina Martinez, renters Driver, Water Treatment Plant
1977	Sebastian and Ernestina Martinez, renters Driver, Water Treatment Plant
1973	Sebastian and Ernestina Martinez, renters Laborer, City Water Treatment Plant
1968	Sebastian and Ernestina Martinez, renters Laborer, City Water, Light, and Power Department
1962	Vacant
1959	Oma Hemphill, renter No occupation listed

1957	Kenneth and Barbara Poehl, renters Printer
1955	Cleveland J. and Katherine McMahan, owners Plumber, Bradshaw & Puryear, 702 E. 3 rd Street.
1952	Cleveland J. and Kathryn McMahan, owners Plumber, Bradshaw & Puryear, plumbing and heating contractors, 103 Brazos Street.
1949	Cleveland J. and Kathryn McMahan, owners Mechanic, Capitol Plumbing and Heating Company, 1701 W. 5 th Street.
1947	Cleveland J. and Kathryn McMahan, owners Plumber
1944-45	Annie Hudson, renter Checker, Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
1941	Annie Hudson, owner Floorwoman, Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
1939	Annie Hudson, owner Forewoman, Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
1937	Annie Hudson, owner No occupation listed
1935	Annie Hudson, owner No occupation listed
1932-33	Waverly and Ruby Raney, renters Waverly: Farmer Ruby: Operator, Marinello Beauty Shop, Driskill Hotel
1930-31	Waverly and Ruby Raney, renters Farmer
1929	Waverly and Ruby Raney, renters Waverly: No occupation listed Ruby: Operator, Marinello Beauty Shop, 608 Brazos Street.
1927	Martin L. and Winnie McGee, renters Carpenter
1924	George C. and Jessie Collier, renters Barber
1922	The address is not listed in the directory. NOTE: George C and Jessie Collier are not listed in the directory.

BIOGRAPHICAL NOTES:

Waverly and Ruby Raney (ca. 1928 – ca. 1934)

The 1930 U.S. Census shows E.W. and Ruby Rainey as the renters of this house, which is addressed as 1709 Willow Street. E.W. Rainey was 39, had been born in Texas, and had no occupation listed. Ruby Rainey was

38, had been born in Texas, and was an elevator operator. They had no children listed with them.

Annie Hudson (ca. 1934 – ca. 1946)

The 1910 U.S. Census shows Seth R. and Alice E. Hudson living on Lovers' Lane on a rented farm. Seth R. Hudson was 56, had been born in Texas, and was a teamster. Alice E. Hudson was 42, had been born in Texas, and had no occupation listed. This was the second marriage for both of them. Alice E. Hudson died in 1914. The 1920 U.S. Census shows Annie Hudson renting the house at 1905 Willow Street; Seth R. Hudson is not listed with her. Annie Hudson was 54, had been born in Scotland, and was the forelady at a laundry.

The 1930 U.S. Census shows Annie Hudson as the renter of the house listed as 1707 Willow Street. She was a 56-year old Scottish-born widow who had no occupation listed and no other people in her household. The addresses in the 1700 block of Willow Street changed frequently according to Sanborn maps and city directories. Annie Hudson is believed to have lived in the house now known as 1707 Willow before moving to this smaller house around 1937.

The 1940 U.S. Census shows Annie Hudson living at this address as a lodger in the home of Alfred and Grace Tromp, who are listed as the renters of this house. Annie Hudson was a 75-year old Scottish-born widow who was the floor lady at a laundry. Alfred Tromp, 24, was born in Texas and was an electrician's helper with the City Electric Department. His wife, Grace, 20, had been born in Texas, and was a stenographer in an abstract company. The Tromps had no children, and both had lived in Bastrop County, Texas in 1935.

Her 1953 death certificate indicates that Annie Kemp Hudson was born in Scotland in 1864 and was living at 2408½ Lake Austin Boulevard at the time of her death. She was widowed and an employee of Austin Laundry.

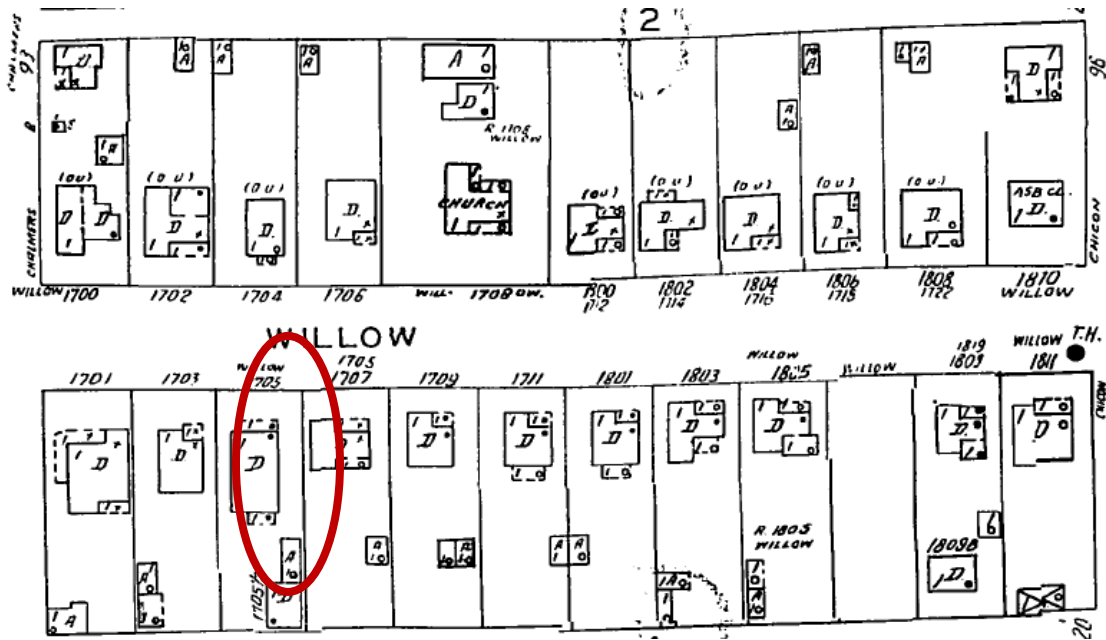
MRS. ANNIE KEMP HUDSON
 Mrs. Annie Kemp Hudson, 2408½
 Lake Austin Boulevard, a resident
 of Austin for the past 40 years, died
 in a local hospital Thursday morn-
 ing.
 She is survived by a step-daugh-
 ter-in-law, Mrs. G. W. Daniel of
 Houston and a granddaughter, Mrs.
 Horace M. Mann of Houston.
 Funeral services will be held Sat-
 urday at 2 p. m. at the Cook Funeral
 Home with the Rev. E. W. Wells
 of Dallas officiating.
 Burial will be in Boggy Cemetery.
 Pallbearers will be Julius Schutze,
 Joe Lancy, Roger Mills, Paul Seay,
 Dwyan Farschman and Harry Bou-
 chard.

Obituary of Annie Hudson
 Austin American, May 1, 1953

Cleveland and Kathryn McMahan (ca. 1946 – ca. 1956)

Cleveland Jackson McMahan noted this address as his home on his 1940 World War II draft registration card, and listed his wife Kathryn as his next of kin. He was born in Tyler, Texas in 1917 and was employed by John L. Martin, a prominent local plumbing and heating contractor. He was 5'-9" tall, weighed 160 pounds, and had a light complexion with brown hair and brown eyes.

Cleveland McMahan died in Bell County, Texas in 1988.



The 1962 Sanborn map shows the house (on the fifth lot east of the intersection) with the modern address of 1709 Willow. The footprint of the house is the same as the 1935 map above.

C. J. McMahan

1709 Willow Street

20

5

4

36

0

Riverside

Frame garage.

44008 3-25-50

\$240.00

Owner

Building permit to Cleveland McMahan to construct a frame garage (1950)