

**HISTORIC LANDMARK COMMISSION  
AUGUST 25, 2014  
DEMOLITION AND RELOCATION PERMITS  
HDP-2014-0628  
1707 WILLOW STREET**

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**PROPOSAL**

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Demolish a ca. 1917 house.

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**ARCHITECTURE**

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One-and-a-half story, wing-and-gable plan frame house with numerous modifications and additions, including an exterior stone chimney which covers most of the projecting front gable; partial-width independent porch on ornamental metal supports; ornamental gablet above the front porch; modern replacement windows.

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**RESEARCH**

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The house appears to have been built around 1917; the first known occupants were Levi Edgar and Lena Blundell, who lived here until around 1920. Levi Edgar Blundell was a driver for the Austin Laundry and Dry Cleaning Company; Lena Blundell was a stenographer for the Jordan Company, the city's largest photographic business at the time. Around 1921, the house was rented by Annie Hudson, a Scottish-born woman who worked off-and-on in a laundry. She is listed as a widow in the 1922 city directory, and the 1920 U.S. Census does not list her husband as living with her, but her husband did not die until 1923. Annie Hudson lived here until around 1936, when she moved next door, to a newer house at 1709 Willow Street. The house was then rented by Noel R. and Pearl Neal, who lived here until around 1940. Noel Neal was a repairman for the Southern Pacific Railroad. Robert Blackstone, a young widower with 6 children, is listed as the tenant of the house in the 1940 U.S. Census report, and lived here until around 1944, according to city directories. He was a truck driver for a freight company in 1940, and an ice puller for Texas Public Service Company while he lived in this house.

From 1946 to around 1965, the house was owned and occupied by Joe and Pauline Wotipka. Joe Wotipka had several occupations while living here, including a laborer for the City of Austin, a carpenter, and a butcher and meat cutter. Pauline Wotipka was almost 20 years younger than Joe, and eventually opened a nursery school at the house. Valentine and Hope Perez purchased the house in the early 1970s. Valentine Perez was a military barber at Fort Hood and Bergstrom Air Force Base.

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**STAFF COMMENTS**

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The house is located in the area covered by the East Austin Historic Resources Survey (1980) but was not documented.

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**STAFF RECOMMENDATION**

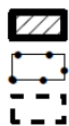
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Encourage rehabilitation and restoration of the house, which has suffered many modifications and alterations. This is a relatively intact block of Willow Street, and property owners should be encouraged to reverse unsympathetic changes to their houses rather than demolishing them and building something new. The house does not have the necessary historical or architectural significance to warrant individual designation as a historic landmark, so if the property owner cannot restore the historic appearance of this 1917 house, then staff must recommend release of the permit.

## LOCATION MAP



1" = 108'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2014-0628

LOCATION: 1707 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.



1707 Willow Street

ca. 1917



OCCUPANCY HISTORY  
1707 Willow Street

By City Historic Preservation Office  
August, 2014

1992	Valentine Perez, owner Barber, Bergstrom Air Force Base
1985-86	Valentine and Esperanza Perez, owners Cabinet maker, University of Texas
1981	Hopie Perez, owner Building attendant, University of Texas NOTE: Valentine Perez is not listed in the directory.
1977	Valentino M. and Hopie Perez, owners Barber, Fort Hood, Killeen, Texas
1973	Valentino M. and Hopie Perez, renters No occupation listed
1968	Felicia Gardova, renter No occupation listed NOTE: Valentino and Hope Perez are listed at 913 Vargas Road; he was the proprietor of the Third Base Barber Shop, 1210 E. 1 <sup>st</sup> Street.
1962	Joe J. and Pauline S. Wotipka, owners Proprietors, Little Lambs Nursery School (at the house)
1959	Joe J. and Pauline Wotipka, owners Butcher, HEB Grocery Store
1955	Joe J. and Pauline Wotipka, owners Butcher
1952	Joe J. and Pauline Wotipka, owners Carpenter
1949	Joe J. and Pauline Wotipka, owners Attendant, Eddie Allman Service Station, 1510 E. 1 <sup>st</sup> Street.
1947	Joe J. and Pauline Wotipka, owners Meat cutter
1944-45	Robert and Doris Ward, renters Sheet metal worker NOTE: Joe J. and Pauline Wotipka are listed at 1805 Willow Street; he was a meat cutter at the Big Bear Food Store.
1941	Robert B. Blackstone, renter Ice puller, Texas Public Service Company, 422 Congress Avenue. Also listed is Fronia Blackstone, no occupation stated.
1939	Noel R. and Pearl Neal, renters Repairman, Southern Pacific Lines



- 1937        Noel R. and Pearl Neal, renters  
 Repairman, Southern Pacific Lines  
 NOTE: Annie Hudson is listed at 1709 Willow Street; she had no occupation listed.
- 1935        Annie Hudson, owner  
 Employed by the Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.  
 NOTE: Noel R. and Pearl Neal are listed at 1705-A Willow Street; he was a machinist for the Southern Pacific Lines.
- 1932-33     Annie Hudson, owner  
 Forewoman, Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
- 1930-31     Annie Hudson (not listed as owner)  
 Employed by the Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
- 1929        Annie Hudson, renter  
 Widow, S.R. Hudson  
 Forelady, Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
- 1927        Annie Hudson, renter  
 Widow, S.R. Hudson  
 Forelady, Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
- 1924        Annie Hudson, renter  
 Widow, S.R. Hudson  
 Employed by the Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.
- 1922        Annie Hudson, renter  
 Widow, S.R. Hudson  
 Employed by the Austin Laundry and Dry Cleaning Company, 1514 Lavaca Street.  
 NOTE: C.J. Buckner is listed at 1705 Willow Street, the house that Seth R. and Annie Hudson rented before moving into this one.
- 1920        Levi E. and Lena Blundell, renters  
 No occupation listed  
 NOTE: Seth R. and Annie Hudson are listed at 1705 Willow Street; he was a teamster.
- 1918        L. Edgar and Lena Blundell, renters  
 L. Edgar:        Driver, Austin Laundry and Dry Cleaning Company, 1510 (1504) Lavaca Street; Troy branch, 806 Congress Avenue.  
 Lena:            Stenographer, Jordan Company, Kodaks and supplies, 610 Congress Avenue; branch, 600 Congress Avenue.  
 NOTE: The address is not listed in the cross-reference section of the directory; L. Edgar and Lena Blundell are listed at 1709 Willow Street, but there is a separate listing for Lena Blundell at 1707 Willow Street.
- 1916        The address is not listed in the directory. There is only a listing for 1705 Willow Street (for Seth R. Hudson), which was the older house that pre-dated the

existing house on that site. There is no listing for 1707 Willow, nor is there a listing for 1709 Willow, which was the original address of this house.

## BIOGRAPHICAL NOTES

### Levi Edgar and Lena Blundell (ca. 1918 – ca. 1921)

The 1920 U.S. Census shows Levy and Lena Blundell as the renters of this house, with the address of 1707 Willow Street. Levi E. Blundell was 32, had been born in Texas, and was a driver for a laundry. Lena Blundell was 28, had been born in Texas, and had no occupation listed. They had no children listed with them. By the time of the 1930 U.S. Census, Levi E. and Lena Blundell had moved to 909 Willow Street, which they owned, and which was worth \$4,000. Levi Blundell was listed as a salesman for a laundry. Lena Blundell had no occupation listed. With them lived Lena's sister, Sudie Ottens, 36, an office girl in a dentist's office. The 1940 U.S. Census shows Levi E. and Lena Blundell as the owners of the house at 909 Willow Street, which was worth \$2,200. Levi Blundell was a 52-year old laundry salesman; Lena was 48 and had no occupation listed.

### LEVI EDGAR BLUNDELL

Levi Edgar Blundell, 81, of 909 Willow, died Tuesday in a local hospital.

He was formerly of Caldwell County and was a resident of Austin and Travis County for the past 64 years. He was a retired salesman for Austin Laundry and Dry Cleaners, a member of Ward Memorial Methodist Church, Hill City Lodge No. 456 AF & AM, York Rite Bodies, and Ben Hur Shrine Temple.

Survivors include his widow, Mrs. Lena Blundell; sisters, Mrs. Annie Wells of Austin and Mrs. Mattie Shinn of San Antonio; and a number of nieces and nephews.

Funeral is pending at Wilke-Clay Funeral Home.

Obituary of Levi Edgar Blundell  
Austin American, July 8, 1969

**LEVI EDGAR BLUNDELL**

Funeral for Levi Edgar Blundell, 81, of 909 Willow will be Friday at 10 a.m. at Wilke-Clay Funeral Home chapel with Rev. A. J. Carver, pastor of Baptist Temple, officiating.

Burial will be in Austin Memorial Park under direction of Wilke-Clay Funeral Home.

Funeral notice for Levi Edgar Blundell  
Austin American, July 10, 1969

**BLUNDELL, Mrs. Lena O.,**

909 Willow St., died Sunday. Service 3:30 p.m. Monday at Wilke-Clay Chapel. Survivors: sister, Miss Sudie Ottens of Austin; niece, Patsy Fritch of San Antonio.

Obituary of Lena Blundell  
Austin American-Statesman, April 28, 1975

**Annie (the widow of Seth R.) Hudson (ca. 1921 – ca. 1936)**

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 this house. She was a 66-year old widow with no occupation listed. By 1940, according to the census report, Annie Hudson was living as a lodger in the home of Alfred and Grace Tramp, who rented the house at 1709 Willow Street. She was a 75-year old widow who was the floor lady at a laundry.

**S. R. HUDSON**  
S. R. Hudson was buried Wednesday afternoon at 1 o'clock from Rosengren-Cook's chapel. Rev. Ivan L. Flynn of the Nazarene church officiating at the funeral. Mrs. Hudson survives.

Obituary of Seth R. Hudson  
Austin American, March 29, 1923

**Noel and Pearl Neal (ca. 1936 – ca. 1940)**

Noel and Pearl Neal appear in the 1940 U.S. Census as the renters of the house at 615 Deep Eddy Avenue. Noel R. Neal was 59, had been born in Texas, and was a machinist for the railroad. Pearl S. Neal was 47, had been born in Texas, and had no occupation listed. They had 3 daughters living with them: Daisy, 29, a dressmaker in a clothing shop; Ruth, 24, a stenographer in a lawyer's office; and Hazel, 22, a teacher at Lone Grove School. Pearl's mother, Sarah E. Dennis, an 82-year old Tennessee-born widow, also lived with them. Mrs. Dennis had lived in rural Williamson County in 1935. The 1930 U.S. Census shows Noel and Pearl Neal renting the house next door, at 1705 Willow Street, while Annie Hudson is shown as the renter of this house. N.R. Neal was a mechanic for the steam railroad. Pearl Neal had no occupation listed.

#### **MRS. N. R. NEAL**

Mrs. N. R. Neal died at her home, 615 Deep Eddy Drive, Saturday. She is survived by her husband, Noel R. Neal; three daughters, Miss Daisy Neal of Austin, Mrs. Otto Heideke of Austin and Mrs. Wayne Scott of Dallas; a son, Ralph D. Neal of Victoria; three sisters, Mrs. Daisy Ottinger of Los Angeles, Calif., Mrs. Frank Hickman of Port Isabel and Mrs. Joe Perreiz of Georgetown; four brothers, Bryorn Dennis of Liberty Hill, Roy Dennis of Robstown, Carl Dennis of Buda and Earl Dennis of Temple. Funeral services will be held at the Cook Funeral Home Monday at 2:30 p. m. with the Rev. T. N. Barton officiating. Burial will be in Memorial Park.

Obituary of Pearl Neal  
Austin American-Statesman, October 2, 1949



**NOEL R. NEAL**

Noel R. Neal of 615 Deep Eddy Avenue, died in a local hospital Friday afternoon.

He retired in April of 1945, at which time he was district superintendent of motor car repair for the South Pacific Railroad where he had been employed for 29 years.

He is survived by three daughters, Daisy Laverne Neal and Mrs. Ruth Heideke both of Austin and Mrs. Hazel Scott of Dallas; a son, Ralph D. Neal of Victoria; a brother, Les Neal of San Antonio.

Funeral services will be held at the Cook Funeral Home Saturday, at 4 p. m. with the Rev Ivan O. Donaldson officiating. Burial will be in Memorial Park.

Obituary of Noel R. Neal  
Austin American, March 31, 1951

**NOEL R. NEAL**

Funeral services for Noel R. Neal were held at the Cook Funeral Home Saturday at 4 p.m. with the Rev. Ivan O. Donaldson officiating. Burial was in Memorial Park. Pallbearers were Vernon Johnson, Frank Byers, Jess Allman, Merton Rundell, Grady Rogers and Claude Maulden.

Funeral notice for Noel R. Neal  
Austin American-Statesman, April 1, 1951

**Robert B. Blackstone (ca. 1940 – ca. 1944)**

R.B. Blackstone is listed in the 1940 U.S. Census as the renter of this house. He was a 36-year old Texas-born widower who was a truck driver for a freight company. With him lived his 6 children, ranging in age from 4 to 15.

**Joe and Pauline Wotipka (ca. 1946 – ca. 1965)**

The 1940 U.S. Census shows Joe and Pauline Wotipka renting the house at 1612 Canterbury Street in Austin. Joe Wotipka was 55, had been born in Texas, and was a laborer for the City of Austin. Pauline Wotipka was 35, had been born in Texas, and had no occupation listed. They had 2 children: Glenn, 15; and Grace, 10. Both children had been born in Texas. The family had lived in Collegeport, Matagorda County, Texas in 1935.

**JOE J. WOTIPKA**

Joe J. Wotipka, 78, of 1307 Broadmoor, died Saturday in a local hospital. He was a retired farmer, a member of the Central Assembly of God Church and had lived in Austin 27 years. He is survived by his widow, Mrs. Joe Wotipka of Austin; four sons, Ed Wotipka of Phoenix, Ariz., Raymond Wotipka of Fort Worth, Jodie Wotipka of Blythe, Calif., Glenn Wotipka of Austin; two daughters, Mrs. Grace Stevenson of Austin, and Mrs. Hattie Piwonka of Slayton; one brother, Antone Wotipka of Caldwell; and 12 grandchildren.

Funeral services are pending at Weed-Corley Funeral Home.

Obituary of Joe Wotipka  
Austin American-Statesman, October 13, 1963

**JOE J. WOTIPKA**

Funeral services for Joe J. Wotipka will be held from Weed-Corley Funeral Home Monday at 2:00 p.m. with Rev. Paul J. Joyner officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Z. T. Griffin, Renden Griffin, Harold Pack, Jerry Schroeder, Howell Kirk and Max Ladusch.

Funeral notice for Joe Wotipka  
Austin American, October 14, 1963

## Stella Pauline Wotipka

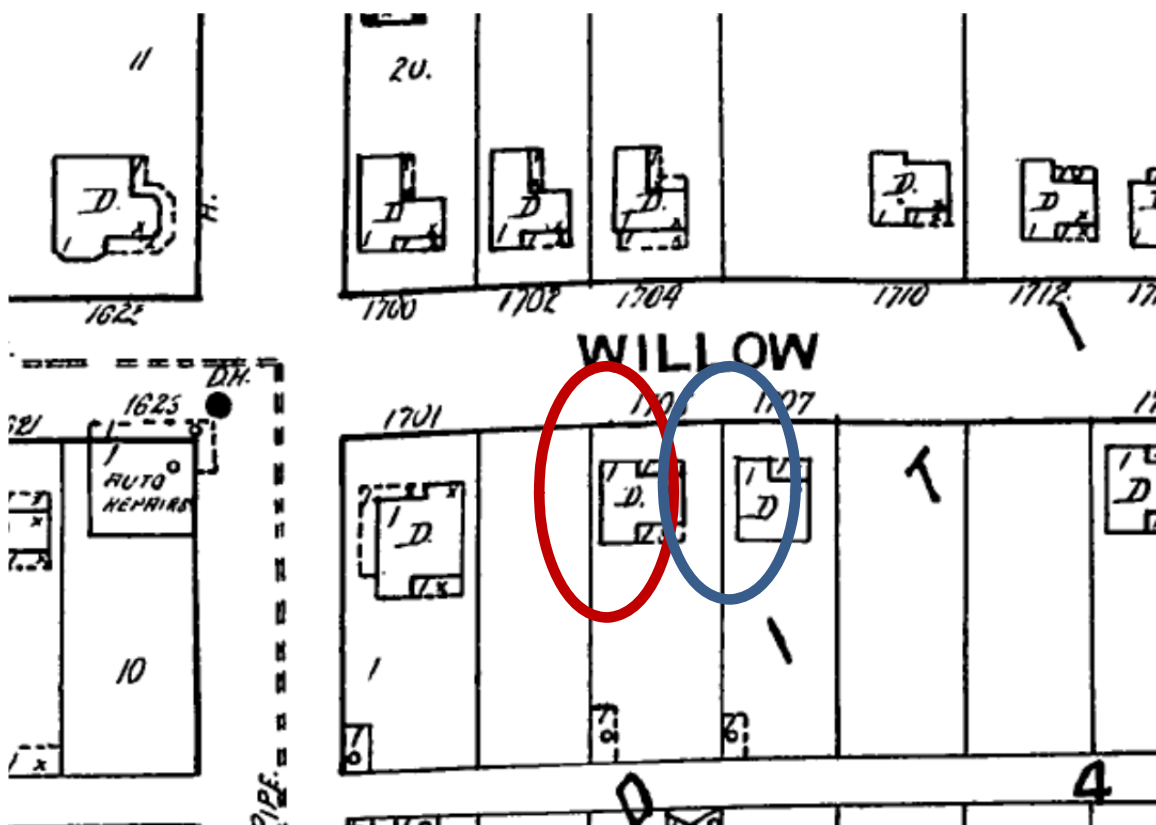
Stella Pauline Wotipka, age 86, of Austin died Monday, October 28, 1991.

She is survived by her son, Glenn L. Wotipka of Baytown; four grandchildren, Glenn Wotipka, Jr., Brenda Gayle Newman, Glenda Jo Stencil and Debra Lynn Johnson; and three grandchildren.

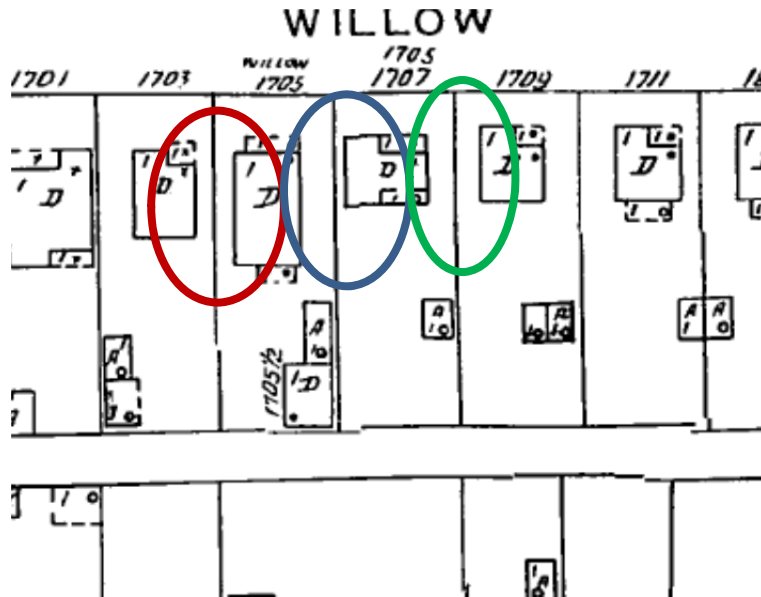
Graveside services will be held at 1:30 PM, Thursday in Austin Memorial Park.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Pauline Wotipka  
Austin American-Statesman, October 30, 1991



The 1922 Sanborn map shows the older house at 1705 Willow Street (red) and this house (blue), but nothing at 1709 Willow, which was the 1918 address for this house.



The 1962 Sanborn map shows the current house at 1705 Willow (red), and the house at 1707 Willow (blue) as well as a post-1922 infill house at 1709 Willow (green).

Unless the plumbing is done in strict accordance with City Ordinances, do not work on this permit.

**PERMIT FOR WATER SERVICE** Austin, Texas No. A 676

M. W.E. Blundell Address 1707 Willow

Plumber himself Size of Tap 7/8 Date 3/9/26

Foreman's Report.

Date of Connection 3/11/26  
 Size of Tap Made 1/2"  
 Size Service Made 5/8"  
 Size Main Tapped 2"  
 From Front Prop. Line to Curb Cock 11.6"  
 " " " " " 9'  
 Location of Meter East Property  
 Type of Box Standard  
 Depth of Main in St. 16"  
 " " Service Line 14"  
 From Curb Cock to Tap on Main 12.6"  
 Checked by Engr. Dept. [initials]

No. Fittings	Size
1 Curb Cock	1/2"
1 Elbow	1/2"
1 St. Elbow	1/2"
1 Bushing	1/2"
1 Reducer	1/2"
1 Pipe	1/2"
1 Lead Comp.	1/2"
Nipples	
Union	
Plug	
Tee	
Stop	
Box	
Lid	
Valves	

Foreman's Signature [Signature]

Stamp: **MAR 18 1926**

Req. No. 4489

**INDEXED**

service permit to a W.E. Blundell for this address (1926)

Water

Joe Wotipka 1707-B Willow Street  
 20 4 4 - -

**Riverview**

Box residence

32595 1-20-47

\$700.00

Owner

4

Building permit to Joe Wotipka to build the rear house (1947)

OWNER Valentine M. Perez ADDRESS 1707 Willow ( rear )

PLAT 20 LOT 4 BLK 4

SUBDIVISION Riverside

OCCUPANCY Residence

BLD PERMIT # 112401 DATE 4-14-69 OWNERS ESTIMATE \$200.00

CONTRACTOR owner NO. OF FIXTURES several

WATER TAP REC # Exist SEWER TAP REC # Exist

Remodel existing residence

( front )  
 4-5-71-123092-repair and remodel res and addn 192 sq.ft.

4-5-71-123087 ( rear ) repair exist residence

9-15-75 Remodel existing res #151924 \$300.00

Building permit to Valentine Perez for several repair and remodeling jobs on the house between 1969 and 1975.