

HISTORIC LANDMARK COMMISSION
APRIL 25, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0232
1902 EVA STREET

PROPOSAL

Demolish a ca. 1923 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame bungalow with a partial-width front-gabled partially-inset porch on ornamental metal supports; single 1:1 fenestration; permastone wainscoting around the house; board-and-batten-style siding on the main body of the house.

RESEARCH

The house appears to have been built in 1923 as a rental property. There is an indication in city records of the issuance of a sewer permit in 1923, but the permit is no longer extant. Albert and Ollie Peterson were the first tenants of the house; they lived here until around 1928. Albert Peterson was born in Sweden, and worked as a painting teacher at the Texas School for the Deaf. Ollie Peterson was a telephone operator.

From 1928 to around 1934, the house was rented by Walter H. Hill, Jr., and his wife, Laura. Walter Hill was a pipefitter for the Austin Gas Company, later Southern Union Gas Company. In his later years, after moving from this house, Walter Hill went to work for the City Parks and Sanitation Department, and began operating greenhouses to plant flowers on boulevard medians and parks.

The house was then rented by William A. and Viola Stafford, who lived here from around 1936 until around 1938. William Stafford was the proprietor of a service station on E. 6th Street; Viola Stafford worked at the Driskill Hotel Laundry. From around 1938 to around 1940, the house was owned by Alex and Irene Barron. Alex Barron worked as a pressman for the Firm Foundation Publishing Company, the printers and distributors of religious tracts.

The house was rented in the early 1940s by Thomas and Annie Duce. Thomas Duce was a driver for Kelly Smith, a clothes cleaner. Earl and Mary Pruitt are listed as the owners of the house in the 1947 city directory – he was a meat cutter for a supermarket. By 1952, the house was owned and occupied by Arthur and Bertrell Burt; he was a watchman at the State Board of Control. From the mid-1950s through the early 1960s, the house was owned and occupied by William W. Schnell, the proprietor of a wheel alignment company on W. Monroe Street.

Around 1970s, the house was purchased by Tony and Seferina Loera, who lived here at least through the 1990s. Tony Loera was a painter at the University of Texas.

STAFF COMMENTS

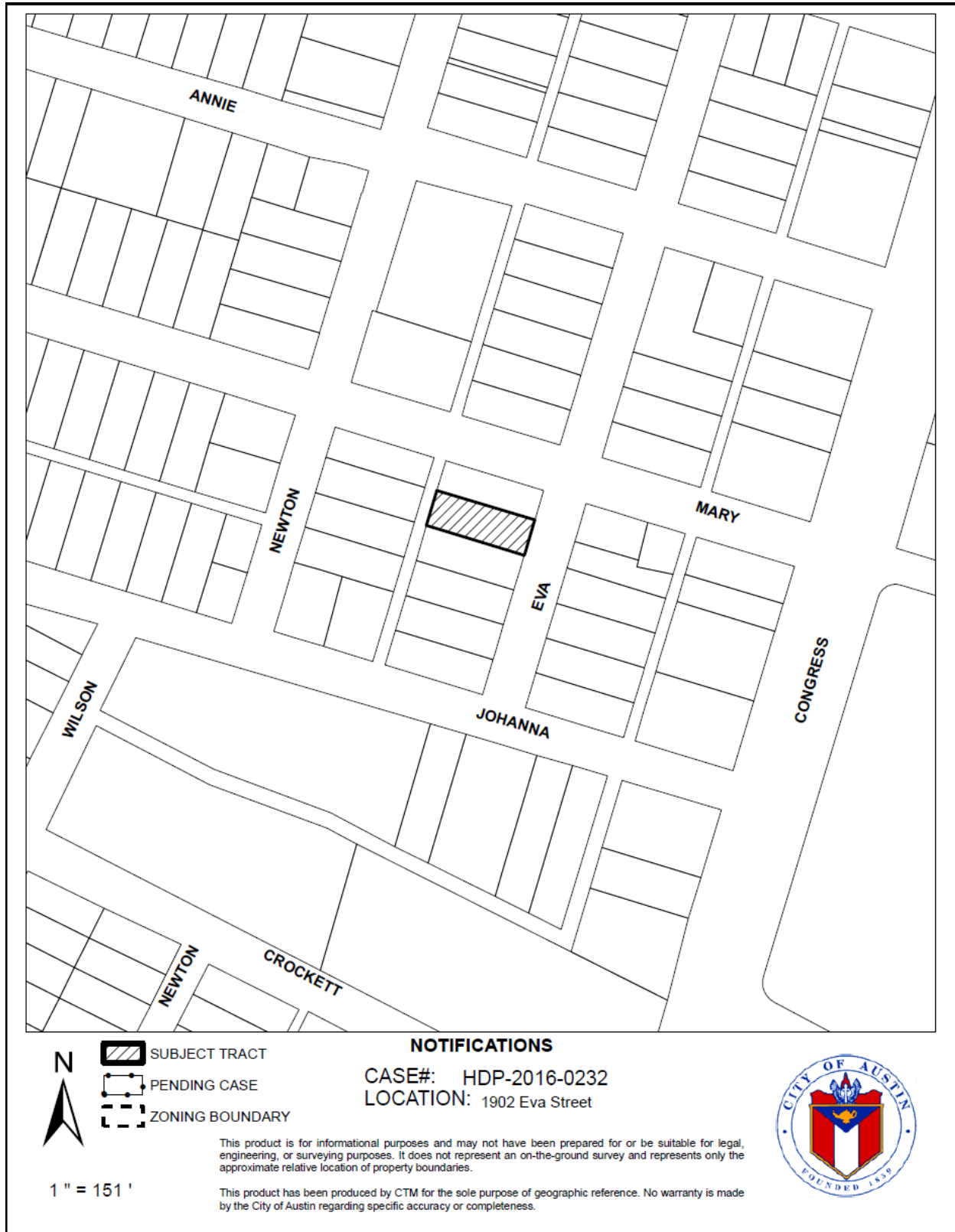
The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, 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. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark, and its appearance has been altered.

However, it does retain its form as a bungalow, the principal housing style of this neighborhood in the 1920s, so staff requests that the applicant reconsider demolition in favor of rehabilitation and adaptive re-use.

LOCATION MAP



1902 Eva Street
ca. 1923



OCCUPANCY HISTORY
1902 Eva Street

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2015

1992	Tony E. and Seferina Loera, owners Painter, UT
1985-86	Tony E. and Seferina Loera, owners Crafts trade leader, UT
1981	Tony E. and Seferina Loera, owners Painter, UT
1977	Tony E. and Seferina Loera, owners Painter
1973	Tony E. and Seferina Loera, owners No occupation listed
1968	Mary C. Slussler, owner No occupation listed

NOTE: Tony and Seferina Loera are listed at 6505 Porter Street; he had no occupation shown.

- 1962 William W. Schnell, owner
Proprietor (with Owen Schnell and John A. Reed), Schnell Bros. Wheel Alignment, 501 W. Monroe Street.
- 1959 William W. Schnell, owner
Proprietor (with Owen Schnell and John A. Reed), Schnell Bros. Wheel Alignment, 501 W. Monroe Street.
- 1955 Bill Snell, owner
No occupation listed
NOTE: This is most likely William W. Schnell, but there is no listing in the alphabetical section of the directory under that name.
- 1952 Arthur B. and Bertrell L. Burt, owners
Watchman, State Board of Control
NOTE: Neither William W. Schnell nor Bill Snell are listed in the directory.
- 1949 Vacant
- 1947 Earl P. and Mary Pruitt, owners
Meat cutter, Kash-Karry, supermarkets, 1001-03 Congress Avenue, 412 W. 6th Street, and 3101 Guadalupe Street.
- 1944-45 Thomas A. and Annie Duce, renters
Driver, Kelly Smith, cleaner, dyer, hatter, furrier, and storage, 209-13 W. 6th Street.
- 1941 Thomas A. and Annie Duce, renters
Salesman, Kelly Smith, cleaner, dyer, hatter, furrier, and storage, 209-13 W. 6th Street.
- 1939 Alex J. and Irene Barron, owners
Pressman, Firm Foundation Publishing Company, religious literature, 404-08 E. 9th Street.
- 1937 William A. and Viola Stafford, renters
William: Proprietor (with Paul Simon), Simon & Stafford Service Station, 510 E. 6th Street.
Viola: Employed by the Driskill Hotel Laundry.
- 1935 Charles B. and Irma Dillon, renters
Mechanic
- 1932-33 Walter H. and Laura E. Hill, Jr., renters
Operator, Texas Public Service Company, 907 Congress Avenue.
- 1930-31 Walter H. and Laura E. Hill, Jr., renters
Gas fitter
- 1929 Walter H. and Laura E. Hill, Jr., renters
Fitter, Austin Gas Company, 907 Congress Avenue.

NOTE:: Albert and Ollie Peterson are listed at 105 Nellie Street. He was a painter at the Texas School for the Deaf.

- 1927 Albert and Ollie Peterson, renters
 Albert: Teacher, Texas School for the Deaf
 Ollie: Operator, Southwestern Bell Telephone Company
 NOTE: Walter H. and Laura E. Hill, Jr. are not listed in the directory.
- 1924 Albert and Ollie Peterson, renters
 Albert: Teacher, Texas School for the Deaf
 Ollie: Operator, Southwestern Bell Telephone Company
- 1922 The address is not listed in the directory.
 NOTE: Albert Peterson (no wife listed) was an instructor in painting at the Texas School for the Deaf. He had no separate address shown.

BIOGRAPHICAL NOTES:

Albert and Ollie Peterson (ca. 1923 – ca. 1928)

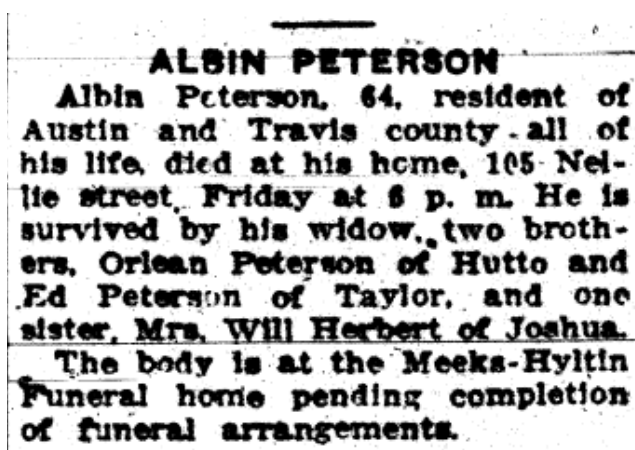
The 1910 U.S. Census shows Albert Peterson listed in the census of the State Lunatic Asylum. He was listed as a 35-year old employee who had been born in Sweden. He was a painter.

Albert Peterson appears in the 1920 U.S. Census of the Texas School for the Deaf on S. Congress Avenue. He was 45, single, and had been born in Sweden. He had immigrated to the United States in 1880 and had become a naturalized citizen in 1886. He was a painter at the Texas School for the Deaf.

The 1930 U.S. Census shows Ollie Peterson as the wife of an un-named man named Peterson (Albert) as the renters of a house on Nellie Street. Albert Peterson was 56, had been born in Sweden, and was a painter of state buildings. Ollie Peterson was 39, had been born in Oklahoma, and had no occupation listed. They had no children listed with them.

His 1934 death certificate shows that Albert and Ollie Peterson were living at 105 W. Nellie Street at the time of his death. He was born in 1873 in Sweden and was a painter.

The 1940 U.S. Census shows Ollie Peterson as a 48-year old widowed lodger living in the home of Edla Knape at 407 E. 16th Street in Austin. Ollie Peterson had been born in Texas and was an operator for the telephone company. Edla Knape was a 62-year old Swedish-born widow with no occupation listed.



Obituary of Albert Peterson
 Austin American, December 15, 1934

ALBERT PETERSON

Albert Peterson, 61, Spanish-American war veteran and resident of Austin and Travis county all of his life, died at his home, 105 Nellie street, Friday at 6 p. m.

Funeral services will be held Monday at 2:30 p. m. from the residence of Mr. and Mrs. J. W. Morrey, 918 East Seventh street. Dr. George Green, assisted by Rev. R. V. Samuelson, of Hutto, will officiate and burial will be in Oakwood cemetery under direction of Meeks-Hyattin Funeral home.

Funeral notice for Albert Peterson
Austin American-Statesman, December 16, 1934

MRS. OLLIE J. PETERSON

Mrs. Ollie Joyce Peterson, 701 East 44th Street, died in a local hospital Tuesday. She was a retired employee of Southwestern Bell Telephone Company. She was a member of Florence Street Sunday School Class of First Methodist Church, Capital Life Member Club of Telephone Pioneers of America, Life member of Telephone Pioneers of Texas, Lone Star Chapter No. 22, member of Austin Chapter No. 304, OES, member of Thomas Scurry Auxiliary No. 12 of Spanish American War; member of Edwin G. Hutchings Auxiliary No. 856 VFW, and had resided in Austin 67 years.

Survivors include two sisters, Mrs. Jeanette Smith of Albuquerque, N.M., and Mrs. J. W. Morrey Sr. of Austin.

Funeral services will be held Thursday at 3 p.m. from Hyltin Manor Funeral Home with Dr. Marvin Vance officiating. Burial will be in Oakwood Cemetery.

Obituary of Ollie Peterson
Austin American, November 7, 1962

Walter H. and Laura E. Hill, Jr. (ca. 1928 – ca. 1934)

The 1930 U.S. Census shows Walter H. and Laura Hill as the renters of this house. Walter H. Hill was 36, had been born in Texas, and was a pipefitter at the gas plant. Laura Hill was 32, had been born in Texas, and had no occupation listed. They had a son, W.H., Jr., 9, who had been born in Texas.

The 1940 U.S. Census shows Walter H. and Laura Hill as the owners of their house at 71 Julius Street; their house was worth \$2,400. Walter H. Hill was 45, had been born in Texas, and was the construction foreman for the Texas Gas Company. Laura Hill was 42, had been born in Texas and had no occupation listed. They had a son, W.H., 19, who had been born in Texas, and was a salesman in a grocery store.

His 1917 World War I draft registration card shows that Walter Hudson Hill had been born at Bertram, Texas, where he was living at the time of his draft registration. He was a single, self-employed farmer. He was tall, with a medium build, blue eyes, and dark brown hair.

His 1981 death certificate shows that Walter H. Hill, was living in rural Travis County at the time of his death. He was a widower, and was a retired superintendent in municipal government. He had served in World War I. Laura Evalene Hill's death certificate shows that she was living at 1806 Belford Drive in Austin at the time of her death in 1969. She had been born in Burnet County, Texas, and was a housewife. She died as a result of an auto accident.

MRS. LAURA E. HILL
Mrs. Laura E. Hill, 72, of 1806 Belford Dr., died in a local hospital Wednesday. She had been an Austin resident for 43 years, and was a member of Church of Christ.
She is survived by her husband, Walter H. Hill Sr., and son, Walter H. Hill Jr., both of Austin; and three grandchildren.
Funeral will be at 10 a.m. Saturday at Weed-Corley Funeral Home. Ray Chester and W. C. Forester will officiate and burial will be in Austin Memorial Park.

Obituary of Laura E. Hill
Austin American, November 14, 1969

Former park superintendent dies

Walter Hill Sr., 87, the man who began planting flowers on Austin's medians and open spaces, has died.

Hill retired in the late 1960s as superintendent of the city Parks and Sanitation Department, with responsibility for maintaining the city's parks and cemeteries and overseeing garbage collection. He worked for the city more than 20 years.

Jack Robinson, former director of the city Parks and Recreation Department who assumed a similar job in Dallas in 1978, said in a telephone interview he remembered Hill as "a big man, a very kind man."

Hill and his crews started a green-

house operation and began planting flowers on open spaces and medians such as those on West 12th and 15th streets, Robinson said.

He was responsible for the large zinnia beds that greeted visitors years ago as they drove into Zilker Park, Robinson said, as well as the well-known goldfish ponds.

Hill, who lived at 13108 Water Lane, was a supervisor with Southern Union Gas Co. before starting city employment. He was a veteran of World War I.

Hill was buried at Austin Memorial Park after a funeral Thursday.

News story on the death of Walter Hill
Austin American-Statesman, December 25, 1981

William A. and Viola Stafford (ca. 1936 – ca. 1938)

The 1940 U.S. Census shows William A. and Viola Stafford living in Govalle, Texas. William A. Stafford was 49, had been born in Texas, and was an assistant engineer at an office building. Viola Stafford was 41, had been born in Texas, and had no occupation listed. They had a daughter, Mary Jo, 11, who had been born in Texas; and a son, Horace Campbell, 24, divorced, who had been born in Texas, and was a labor foreman for a building contractor.

Alex J. and Irene Barron (ca. 1938 – ca. 1940)

The 1940 U.S. Census shows Alex J. Barron as a lodger in the home of Elizabeth Hughes at 1104½ West Avenue in Austin. Alex J. Barron was 46, divorced, and a native of Oklahoma. He was a pressman for a printing company. The 1930 U.S. Census shows Alexander J. and Mary E. Barron as the renters of the house at 1409 Brazos Street in Austin. Alexander J. Barron was 37, had been born in Oklahoma, and was a pressman for a print shop. Mary E. Barron was 30, had been born in Texas, and had no occupation listed. They had no children listed with them.

Thomas A. and Annie Duce (ca. 1940 – ca. 1946)

The 1940 U.S. Census shows Thomas A. and Annie M. Duce as the renters of a duplex at 203 W. 44th Street in Austin. Thomas A. Duce was 36, had been born in Texas, and was a truck driver for a cleaning shop. Annie M. Duce was 38, had been born in Texas, and had no occupation listed. They had a daughter, Agnes, 7, who had been born in Texas.

The 1930 U.S. Census shows Thomas A. Duce, Jr. living with his father, Thomas A. Duce, as roomers in the home of Fred M. and Nellie Neely at 605 W. 32nd Street in Austin. Thomas A. Duce, Jr., was 25, had been born in Texas, and was an operator at a filling station. His father, Thomas A. Duce, was 50, had been born in Texas, and was a waiter in a café. Their landlords, Fred and Nellie Neely were a hotel bell captain and a café waitress, respectively.

His 1971 death certificate shows that Thomas Anderson Duce, Jr. was living at 4406 Eilers Avenue at the time of his death. He was born in 1904 in Smithville, Texas, and was a salesman for a clothes cleaner company. He had served as a Marine.

THOMAS A. DUCE

Thomas A. "Totsie" Duce, age 66, of 4406 Eilers, died in a local hospital Thursday night. He had been a resident of Austin for 40 years, and, before his retirement, had worked for Garnett Lewis Cleaners for a number of years.

Funeral services are pending at Cook Funeral Home.

Survivors include his wife, Mrs. Edna Duce, of Austin; two daughters, Mrs. Marlene Richard, and Mrs. Carolyn Richard, both of Austin; his mother, Mrs. Nell Johns of Michigan; a brother, Carl Duce of Park Ridge, Ill., and three grandchildren.

Obituary of Thomas A. Duce
Austin American, January 22, 1971

William W. Schnell (ca. 1953 – ca. 1965)

The 1930 U.S. Census shows William W. Schnell living in a rented house in Hays County, Texas. He was 24, had been born in Texas to a German-born father and a Texas-born mother, and worked as a farm laborer.

The 1940 U.S. Census shows William Schnell living in a rented house on the Dripping Springs-Austin Road in Hays County, Texas, with his mother, Harriet R. Schnell, a 67-year old Texas-born widow who had lived in Austin in 1935. William Schnell was 36, single, had been born in Texas, and was a farmer on a stock farm. He had lived in Cedar Valley, Hays County, Texas in 1935.

Tony and Seferina Loera (ca. 1970 -)

Seferina Hernandez Loera Aug 26, 1937-Dec 18, 2012 Mrs. Seferina Hernandez Loera, 75, of Austin, passed away Tuesday, December 18, 2012. Mrs. Loera was preceded in death by her

parents, Juan and Juanita Hernandez, and son, Rocky H. Loera. She is survived by her husband, Rocky Tony Loera, daughters, Janie Loera, Julie L. Campos, Christina Stenger, Mary A. Loera, sisters, Natalia Pulido, Maria Flores, brothers, Luis Hernandez, Julian Hernandez, and Lalo Hernandez. eight grandchildren and seven great-grandchildren. Honored to serve as pallbearers will be Edward Campos, Ramsey Campos, Rocky Loera, Jr., Rene Loera, Juan Carlos Hernandez, and Brian Stenger. Recitation of the rosary will be at 7:00 p.m. Thursday at Angel Funeral Home. Funeral mass will be celebrated at 10:00 a.m. Friday at St. Ignatius Catholic Church. Burial will follow in Assumption Cemetery.

Obituary of Seferina Loera
Austin American-Statesman, December 20, 2012

Earl Pruitt 1902 Eva Street

123 2 36 - -

Sweetman Addition

Masonry garage (private)

36531

2-9-48

\$500.00

Owner

-

Building permit to Earl Pruitt for the construction of a garage (1948)

OWNER W. W. Schnell ADDRESS 1902 Eva Street

PLAT 123 LOT 2 BLK. 36 DIV

SUBDIVISION Swisher Addition

OCCUPANCY Remodel & Repair Res.

BLD PERMIT # 87847 DATE 5-3-63 OWNERS ESTIMATE 300.00

CONTRACTOR Owner NO. OF FIXTURES -

WATER TAP REC # SEWER TAP REC #

RES.

Apply Siding; new windows; general exterior re-modeling & repairing.

Building permit to W.W. Schnell for siding, windows, and general exterior remodeling and repairs (1963)

NOTE: There is an indication of a sewer permit for this address dating from 1923, but the permit is no longer extant.