

HISTORIC LANDMARK COMMISSION
SEPTEMBER 26, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0633
1701 E. MARTIN LUTHER KING, JR. BOULEVARD

PROPOSAL

Demolish a ca. 1939 house and a ca. 1956 secondary dwelling.

ARCHITECTURE

The ca. 1939 front house is a one-story, rectangular-plan, side-gabled frame house with a partial-width, front-gabled independent porch on square wood posts; single and paired 1:1 fenestration. The ca. 1956 secondary dwelling is a one-story, rectangular-plan, side-gabled, frame house with single 1:1 fenestration, and is attached to the principal house via a garage and breezeway.

RESEARCH

There is a sewer service permit for this address dating from late December, 1938. The address first appears in the 1940 city directory, with India Evans as the renter, then owner. India Evans had lived in the home of Joe and Katherine Hart on Forest Trail in the late 1930s, and worked as their maid. She continued working as a maid through the early 1940s, then is not listed in city directories again until the edition of 1952, when she is again listed at this address. She was the daughter of Joe Shuler, a delivery man for a general store in Karnes City, Texas, and had lived in Waller County, Texas near Houston before moving to Austin. When she returned to this house as a resident, she is listed as a widow with no occupation until the mid-1960s, when she is listed as a practical nurse. She lived here until her death in 1972.

The secondary dwelling was built in 1956, according to a water service permit showing payment by Oliver Street, a local plumber. India Evans' son, John G. Evans, Jr., and his wife, Lois, lived in the secondary until in the 1950s. He worked as a shipping clerk for an office supply company. The secondary dwelling was rented out to another in the 1960s, but then rented again by John and Lois Evans in the late 1960s. Both houses have been rental properties since India Evans' death in 1972.

STAFF COMMENTS




The house is not listed in any City survey to date.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the front house, then relocation over demolition for both houses, but release the permits 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. Neither house has the architectural or historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0633
LOCATION: 1701 Martin Luther King Jr. Blvd.



1" = 158'

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.

1701 E. Martin Luther King, Jr. Boulevard
ca. 1939; secondary dwelling, ca. 1956



1701 E. Martin Luther King, Jr. Boulevard (ca. 1939)



1701-B E. Martin Luther King, Jr. Boulevard (ca. 1956)

OCCUPANCY HISTORY

1701 E. Martin Luther King, Jr. Boulevard

City Directory Research, Austin History Center
 By City Historic Preservation Office
 September, 2016

- 1992 Vacant
 ½: Vacant
- 1985-86 Stanley Guiterriz, renters
 No occupation listed
 NOTE: The directory indicates that Stanley Guiterriz was a new resident at this address.
 ½: Darrel Campbell, renter
 No occupation listed
 NOTE: The directory indicates that Darrel Campbell was a new resident at this address.
- 1981 No return
 ½: Kenneth Qualls, renter
 No occupation listed
 NOTE: The directory indicates that Kenneth Qualls was a new resident at this address.
- 1977 No return
 ½: No return
- 1973 A: Jane Stockard, renter
 No occupation listed
 NOTE: The directory indicates that Jane Stockard was a new resident at this address.
 B: Vacant
 NOTE: The house is listed as 1701 E. 19th Street.
- 1968 A: India E. Evans, owner
 No occupation listed
 B: John G. and Lois Evans, renters
 No occupation listed
 NOTE: The house is listed as 1701 E. 19th Street.
- 1965 A: India E. Evans, owner
 Practical nurse
 B: Minnie Moore, renter
 No occupation listed
 NOTE: The alphabetical section of the directory shows Minnie Moore living at 2700 E. 8th Street.
 NOTE: The house is listed as 1701 E. 19th Street.
- 1962 A: India E. Evans, owner
 Widow, Caesar Evans
 No occupation listed
 B: Dan and Minnie Morris, renters
 Teacher, public schools
 NOTE: The house is listed as 1701 E. 19th Street.
- 1959 India E. Evans, owner

No occupation listed

B: John G., Jr. and Lois Evans, renters
Shipping clerk, Remington Rand, office equipment, furniture, calculators,
adding machines, and typewriters, 1003 W. 6th Street.

NOTE: The house is listed as 1701 E. 19th Street.

- 1955 India E. Evans, owner
Widow, Caesar Evans
No occupation listed
NOTE: There is no secondary unit listed.
NOTE: The house is listed as 1701 E. 19th Street.
- 1952 India E. Evans, owner
Widow, Caesar Evans
No occupation listed
NOTE: The house is listed as 1701 E. 19th Street.
- 1949 John G. and Velma Evans, renters
Student
NOTE: India E. Evans is not listed in the directory.
NOTE: The house is listed as 1701 E. 19th Street.
- 1947 John G. and Ivory M. Evans, renters
No occupation listed
NOTE: India E. Evans is not listed in the directory.
NOTE: The house is listed as 1701 E. 19th Street.
- 1944-45 India Evans, owner
Widow, C.F. Evans
No occupation listed
NOTE: The house is listed as 1701 E. 19th Street.
- 1941 India Evans, owner
Maid
NOTE: The house is listed as 1701 E. 19th Street.
- 1940 India Evans, renter
No occupation listed
NOTE: The house is listed as 1701 E. 19th Street.
- 1939 The address is not listed in the directory.
NOTE: India Evans is listed as a maid living at 1800 Forest Trail, the home of
Joe and Katherine Hart.

BIOGRAPHICAL NOTES

India E. Evans (ca. 1939 – ca. 1972)

The 1940 U.S. Census shows India Evans as the mother of Gilbert Evans, who lived with his wife, Ivory at this house as a tenant. India Evans was a 60-year old widow who had been born in Texas and worked as a cook in a private home. She had lived in rural Waller County, Texas in 1935. Her son, Gilbert, 28, had been born in Texas and was a painter. Ivory Evans, 27, had been born in Texas, and had no occupation listed. Gilbert and Ivory had 2 children: Gilbert, Jr., 7; and Clyde, 3. Gilbert and Ivory Evans and their children had also lived in rural Waller County, Texas in 1935.

The 1930 U.S. Census shows India Evans living in a rented house in Waller County, Texas. She was a 42-year old widow who had been born in Texas, and worked as a cook for a private family. With her lived 2 of her sons: John G., 18; and Joe C., 16. Both boys had been born in Texas and neither had an occupation listed.

The 1920 U.S. Census shows India Evans living with her father, Joe Shuler, in Karnes City, Texas, with 3 of her sons: Gilbert, Joe C., and George. India Evans was 39, is listed as married, and had no occupation listed. Her father, Joe Shuler, 79, had been born in Kentucky, and was a delivery man for a general store.

Her 1972 death certificate shows that India E. Evans was born in 1880 in Texas. She had lived in Austin for 36 years and was living at this address at the time of her death. She was a widow, and did housework.

MRS. INDIA E. EVANS

Funeral for Mrs. India E. Evans, 92, who died Friday in a local nursing home, will be Tuesday at 3 p.m. at East Nineteenth Street Baptist Church. Rev. M. C. Arnold will officiate and burial will be in Evergreen Cemetery under direction of Fuller Sheffield Funeral Service, Inc.

Surviving her are two sons, John Gilbert Evans and Joe Caesar Evans of Austin; grandchildren, great-grandchildren, nieces and nephews.

Obituary and funeral notice for India E. Evans
Austin American-Statesman, December 10, 1972

SANITARY SEWER SERVICE PERMIT

No. 15138

Austin, Texas

Received of Harris Date 12-28-1938
 Address 1701 E. 19th. MLK
 Amount _____ \$ _____
 Builder or Owner Milton Arnold Plumber _____
 Lot 8 Block 11 O.L. 37 Subdivision _____ Plat No. 30

Date of Connection _____	No. Fittings	Price
By City <u>12' E/WLL</u>		
By Plumber _____		
Checked By <u>Boatright</u>		
Size Main <u>6"</u> Depth <u>6 1/2'</u>		
Main Assign. <u>in alley</u>		
Stub Depth _____ Prop. Line <u>3'</u>		
Stub Location _____		
Book No. <u>B-998</u>		
Paving Cut _____ No. _____		
10' Pipe	4" 1.00	
Pipe		
Wyes		
Bends 4"	.40	
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
Other 4" tap	.15	
Labor:	1/2 day 1.14	

Sewer permit for this address (1938)

W 45, 9
11

WATER SERVICE PERMIT

E No 10159

Austin, Texas

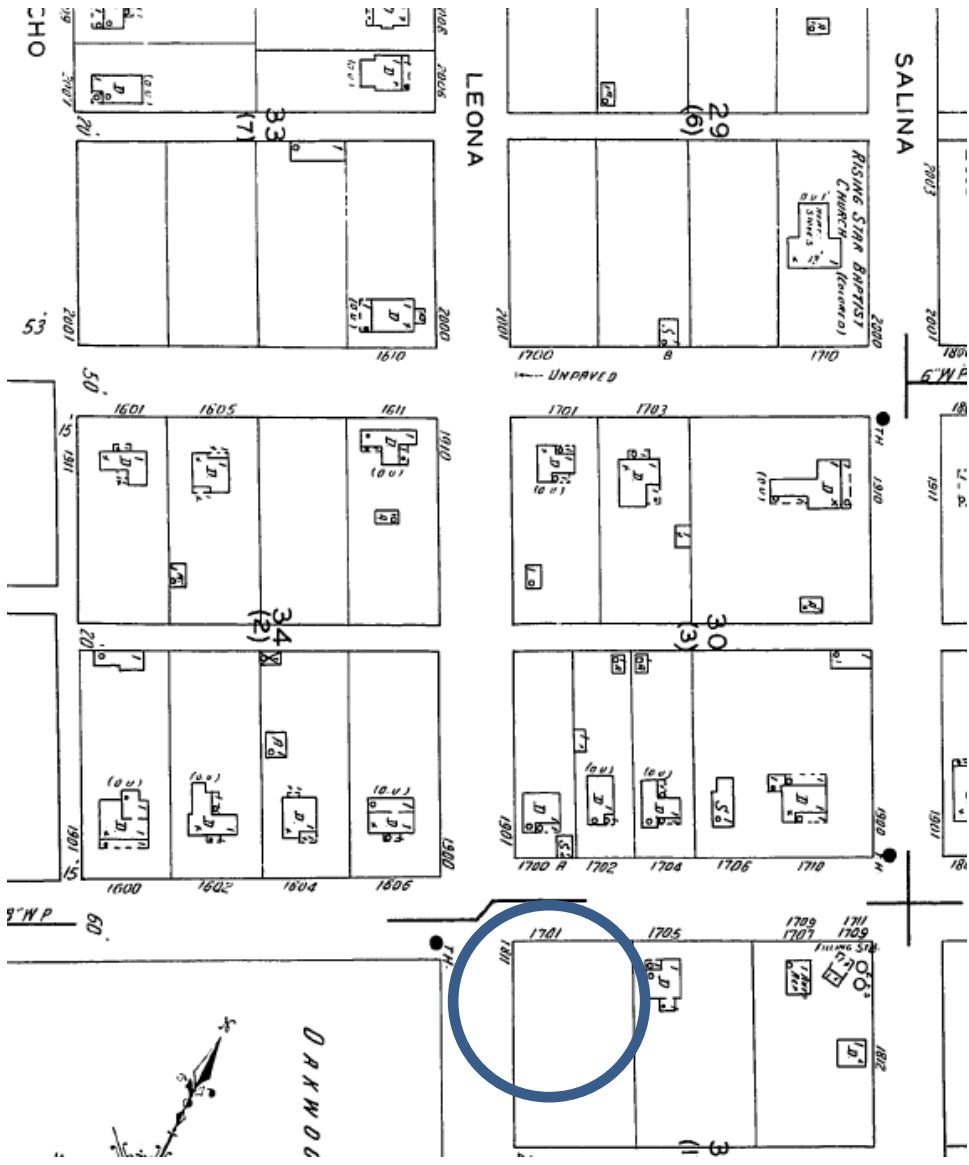
Received of OLIVER STAFF Date INDEXED-16
 Address 1701-B EAST 19th MLK Blvd.
 Amount TWO NTU & NPT (see) 20
 Plumber FRED PLBE Size of Tap 3/4"

Checked on water main - 11-22-56

Date of Connection <u>5-10-56</u>	No. Fittings	Size
Size of Tap Made <u>3/4"</u>		
Size Service Made <u>3/4" Cop</u>		
Size Main Tapped <u>6" C.E.</u>		
From Front Prop. Line to Curb Cock <u>7.5'</u>		
From <u>NO</u> -Prop. Line to Curb Cock <u>3'</u>		
Location of Meter <u>CURB</u>		
Type of Box <u>LO CW</u>		
Depth of Main in St. <u>3'</u>		
Depth of Service Line <u>3'</u>		
From Curb Cock to Tap on Main <u>28'</u>		
Checked by Engr. Dept. <u>6-22-56 R.W.</u>		
1 Corp. Cocks <u>3/4"</u>		
Elbow		
St. Elbow		
Bushing		
Reducer		
Pipe <u>20</u>	<u>3/4" COP</u>	
Lead/Comp		
Nipples		
Union <u>T.L.C.</u>		
Plug <u>1 L.I.D.</u>		
Tee		
Stop <u>3/4" R.I.V. G.C.E.</u>		
Box <u>LO CW</u>		
Lid		
Valves		
Job No. <u>W323502</u>		
Req. No. <u>2206</u>		

INDEXED

Water service permit for the secondary dwelling unit at this address (1956)



The 1935 Sanborn map shows the site of this house as vacant.