

**HISTORIC LANDMARK COMMISSION**  
**OCTOBER 24, 2016**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2016-0633**  
**1701 E. MARTIN LUTHER KING, JR. BOULEVARD**

**PROPOSAL**

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

**ARCHITECTURE**

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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**

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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**

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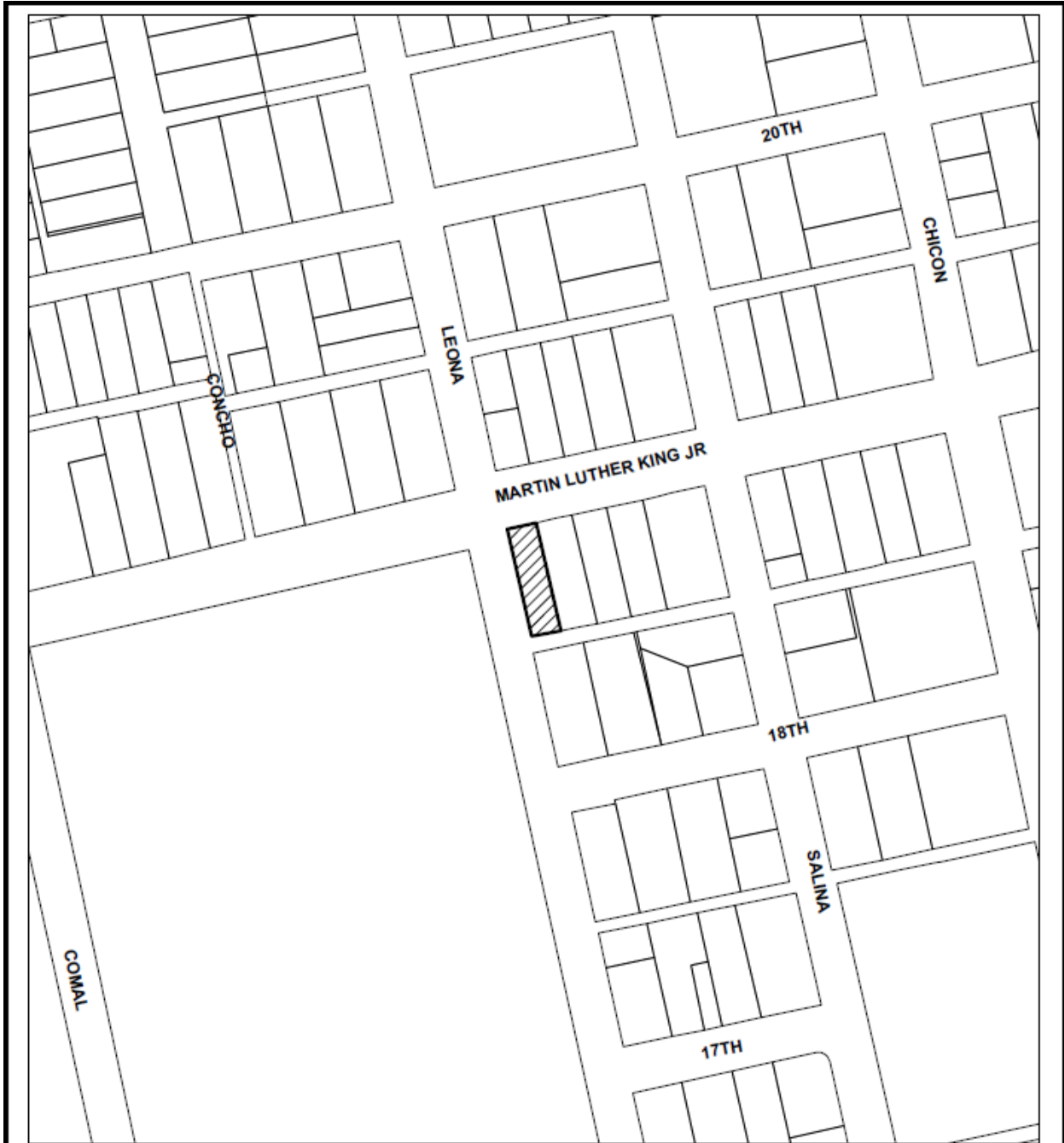
The house is not listed in any City survey to date.




**STAFF RECOMMENDATION**

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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. 19<sup>th</sup> 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. 19<sup>th</sup> 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. 8<sup>th</sup> Street.  
                  NOTE: The house is listed as 1701 E. 19<sup>th</sup> 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. 19<sup>th</sup> 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. 6<sup>th</sup> Street.

NOTE: The house is listed as 1701 E. 19<sup>th</sup> 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. 19<sup>th</sup> Street.
- 1952 India E. Evans, owner  
Widow, Caesar Evans  
No occupation listed  
NOTE: The house is listed as 1701 E. 19<sup>th</sup> 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. 19<sup>th</sup> 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. 19<sup>th</sup> Street.
- 1944-45 India Evans, owner  
Widow, C.F. Evans  
No occupation listed  
NOTE: The house is listed as 1701 E. 19<sup>th</sup> Street.
- 1941 India Evans, owner  
Maid  
NOTE: The house is listed as 1701 E. 19<sup>th</sup> Street.
- 1940 India Evans, renter  
No occupation listed  
NOTE: The house is listed as 1701 E. 19<sup>th</sup> 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 10" Pipe Pipe Wyes Bends Reducers Plugs Sand Gravel Remix Stoppers Castings Other Labor: $\frac{1}{2}$ day 1.14	Price
By City <u>12' E/WLL</u>		1.00
By Plumber _____		
Checked By <u>Boatright</u>		.40
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. _____		

Sewer permit for this address (1938)

WATER SERVICE PERMIT

E No 10159

Austin, Texas

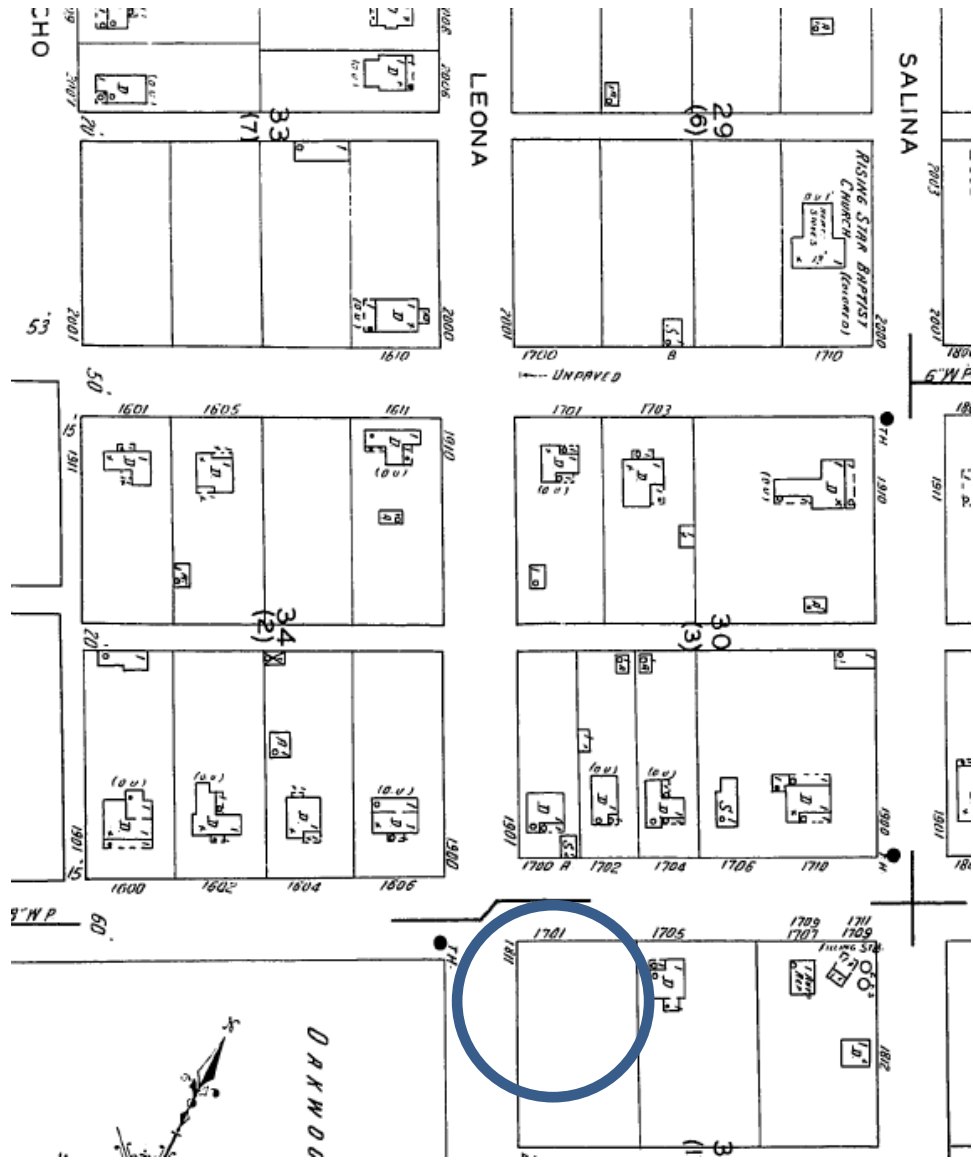
Checked on WATER - 11 11  
 W 45, 78

Received of OLIVER STAFF Date INDEXED  
 Address 1701-B EAST 19th MLK Blvd.  
 Amount TWO NTU & NPT (100) 20  
 Plumber FRED PLBE Size of Tap 3/4"

Date of Connection <u>5-10-56</u>	No. Fittings Corp. Cocks Elbow St. Elbow Bushing Reducer Pipe Lead/Comp Nipples Tee Stop Box Lid Valves Job No. Req. No.	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>		

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.