

HISTORIC LANDMARK COMMISSION
DECEMBER 19, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0870
1708 BOULDIN AVENUE

PROPOSAL

Demolish a ca. 1936 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with single and paired modern replacement fenestration in a Colonial Revival-styled vinyl window; front-gabled entry hood with boxed returns and triangular knee braces.

RESEARCH

The house was built around 1936, and was a rental property until after World War II. The first renters were members of the Petri family, who lived here until around 1940. Charles Petri was a car operator for the street railway company; Carl Petri was a service station attendant, and his wife Clara was an elevator operator at the Norwood Building on W. 7th Street downtown. In the mid-1940s, the house was rented by a man who worked in the produce department at an HEB grocery store.

Just after World War II, the house was owned and occupied by Gena and Ina Taylor, who lived here until around 1948; he was a maintenance man on the Shell Pipeline. Fred and Oleta McNiel rented the house in the late 1940s and early 1950s – he was an engineer for the State Parks Board. Milas and Erna K. Dyer rented the house in the late 1950s, and were listed as the owners of the house in the early 1960s. He was a real estate salesman.

The house was a rental property in the late 1960s, then owned and occupied by Mrs. Guadalupe Duran through the early 1990s; she was retired.

STAFF COMMENTS




The house is beyond the bounds of any City survey to date.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, 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.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0870
1708 BOULDIN AVENUE



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.

1" = 208'

1708 Bouldin Avenue
ca. 1936



OCCUPANCY HISTORY 1708 Bouldin Avenue

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

- | | |
|---------|---|
| 1992 | Guadalupe Duran, owner
Retired |
| 1985-86 | Guadalupe Duran, owner
There is no listing for a Guadalupe Duran in the alphabetical section of the directory. |
| 1981 | Mrs. Guadalupe Duran, owner
Retired |
| 1977 | Mrs. Guadalupe Duran, owner
Retired |
| 1973 | Mrs. Guadalupe Duran, owner
Retired |
| 1968 | Bertha L. Ellis, renter
Widow, O. Deen Ellis
Retired
NOTE: Guadalupe Duran is not listed in the directory. |

- 1965 Bertha L. Ellis, renter
No occupation listed
- 1961 Milas and Erna Dyer, owners
Salesman, Lloyd Payne Real Estate, 2529 S. Lamar Boulevard.
NOTE: The alphabetical section of the directory shows Milas and Erna Dyer living at 1506 Kinney Avenue.
- 1957 Milas and Erna Dyer, renters
No occupation listed
NOTE: Fred A. and Olta McNeil are listed at 611 Bouldin Avenue. He was a supervisor for the State Parks Board.
- 1953 Fred A. and Oleta McNeil, owners
Division supervisor, State Parks Board
NOTE: Milas and Erna K. Dyer are listed at 613 Bouldin Avenue. He was a mail carrier for the Post Office.
- 1949 Fred A. and Leota McNeil, renters
Engineer, State Parks Board
- 1947 E. Gene and Ina M. Taylor, owners
Maintenance man, Shell Pipeline
NOTE: Fred A. and Leota McNeil are listed at 3102 Enfield Road; he was an engineer for the State Parks Board.
- 1944-45 Serro O. and Lucy B. Holcomb, renters
Produce man, H-E-B, groceries (multiple locations).
- 1941 Vacant
- 1939 Carl H. and Clara Petri, renters
Carl: Attendant, Doc & Buster's Service Station (J.T. > Floyd and Oscar Bergstrom, proprietors), 1508 San Jacinto Street.
Clara: Elevator operator, Norwood Building, 114 W. 7th Street.
- 1937 Charles and Mettie Petri, renters
Car operator, Austin Street Railway Company
NOTE: Carl Petri is not listed in the directory. Clara Petri is listed at this address; she was an elevator operator in the Norwood Building, 114 W. 7th Street.
- 1935 The address is not listed in the directory.
NOTE: Carl H. Petri (Clara is not listed) lived at 900 E. 2nd Street. He was the proprietor, with Jesse H. Sprinkle, of the Home Made Bakery, 1106 E. 1st Street.
NOTE: Charles H. and Mattie Petri are listed on the south side of East 5th Street, 1 house east of Govalle Road. He was a car operator for the Austin Street Railway Company.

BIOGRAPHICAL NOTES:**Carl H. and Clara Petri (ca. 1936 – ca. 1940)**

The 1940 U.S. Census shows Carl and Clara Petri as the owners of this house, which was worth \$3,000. Carl Petri was 29, had been born in Texas, and was a service station attendant.

Clara Petri was also 29, had been born in Texas, and was an elevator operator in an office building. They had no children listed with them.

Carl Petri is listed in the 1930 U.S. Census as the 19-year old grandson of Ruth E. Wallace, who owned her home at 900 E. 2nd Street in Austin. Carl Petri had been born in Texas, and was a clerk in a grocery store. His grandmother, Ruth E. Wallace, was 60, had been born in Maryland, and had no occupation listed. Also in the household was Carl's younger brother, Ralph, 14, who had been born in Texas and had no occupation listed.

The 1920 U.S. Census shows Carl Henry Petri, his brother Ralph Petri, and his mother, Nora Petri, living in Nora's mother, Ruth E. Wallace's home at 900 E. 2nd Street. Ruth also had 2 of her sons living in the house: Daniel S. Wallace, 31; and John C. Wallace, 22. Nora Petri was 28, divorced, and had no occupation listed. Her brother Daniel was an electrician for the Light Company, and her brother John was a brakeman for the railroad.

PETRI, Carl Henry, 68, 21 Waller, died Wednesday. Services 10 a.m. Friday at Christ Lutheran Church. Burial, Capital Memorial Gardens. Survivors: wife, Mrs. Clara Petri of Austin; stepmother, Mrs. Mary Ann Petri of San Antonio; half sisters, Mrs. Alice Van Horn of San Antonio, Mrs. Louise Russell of Korea. (Hyllin-Manor)

Obituary of Carl H. Petri
Austin American-Statesman, November 8, 1979

Clara J. Petri

Clara J. Petri, age 87, of Austin, died Tuesday, May 5, 1998, at her home.

Mrs. Petri was a faithful member of Christ Lutheran Church since the church began in 1946. She served as Cradle Roll secretary for 35 years, taught Sunday School, Vacation Bible School, and was secretary of the Eunice Guild for many years.

She was preceded in death by her husband, Carl H. Petri; her brother, Emil E. Schroeder; and sister, Bertha (Mrs. Tom) Roberts.

Survivors include her sister, Anna (Mrs. Harry) Baumert, of Luling; and nephews and nieces

Funeral services will be conducted by Reverend Bill Knippa at Christ Lutheran Church, 300 East Monroe, Austin, on Friday, May 8, 1998, at 1:00 p.m. Burial will follow in Capital Memorial Park.

In lieu of flowers, memorial contributions may be made to Christ Lutheran Building Fund or to your favorite charity.

Services are under the direction of Amey Funeral Home, 7811 Rockwood Lane, two blocks east of Mopac, south of W. Anderson Lane. 452-4001.

**Obituary of Clara Petri
Austin American-Statesman, May 7, 1998**

Frederick A. and Oleta McNeil (ca. 1947 – ca. 1955)

The 1930 U.S. Census shows Frederick A. McNeil as the 20-year old son of Jesse W. and Martha A. McNeil, who lived in a house they owned in rural Mills County, Texas. Jesse W. McNeil was 69, had been born in Texas, and had no occupation listed. Martha A. McNeil was 59, had been born in Texas, and had no occupation listed. Frederick A. McNeil was the youngest of the couple's 4 children listed, all men. Frederick's oldest brother, William C.

McNiel, 36, was a farmer; brother Oliver G. McNiel, 33, is also listed as a farmer. Brother Morgan D. McNeil, 25, was an odd jobs laborer, and Frederick A. McNiel was a farm laborer.

Fred A. (MAC) McNiel

Fred A. (Mac) McNiel, age 75, of Austin died Friday, February 15, 1985.

He was born in Mills County, Texas and was a resident of Austin for the past 40 years. He worked in the state parks system of the Texas Parks and Wildlife Department for 30 years.

He is survived by his wife, Mrs. Oleta McNiel of Austin; three daughters, Mrs. Patsy Self of Tulsa, Oklahoma, Shirley Wilson of Canadian, Texas and Linda Jackson of Garfield, Texas; one stepdaughter, Dorothy Shealy of Cayce, South Carolina; one sister, Nina Booker of Goldthwaite, Texas; nine grandchildren; five great-grandchil-

dren; and numerous nieces and nephews.

Graveside services 11:00 AM, Monday at Capitol Memorial Gardens, with Reverend A.D. Eberhart officiating.

Those desiring to do so may make a memorial contribution to the American Heart Fund.

Arrangements by Harrell Funeral Home, Ben White and South Lamar, at 4435 Frontier Trail. 443-1366.

Obituary of Fred McNiel
Austin American-Statesman, February 17, 1985

Gladys Oleta Edwards McNiel

Gladys Oleta Edwards McNiel, 79, passed away Saturday, July 27, 1996.

Oleta was born August 9, 1916, to William S. and Ethel Edwards in Burnet County, Texas. She was a Christian who lived her faith and was devoted to her family, friends and church. Her loving and generous spirit will be missed by all who knew her.

Oleta was preceded in death by her parents, husband of 45 years, Frederick A. McNiel, grandsons, Dennis Boyd Shealy and Darren Lea Niday, sisters, Eloise Lock and Margaret Ray and brother, W.S. Edwards.

She leaves to cherish her memory, four daughters, Dorothy Shealy, Cayce, South Carolina, Linda Jackson, Austin, Shirley Wilson, Canadian and Patsy Self and husband, Charles, Tulsa, Oklahoma; brother, George Robert Edwards, Bertram; sister, Norene Pearson, Lampasas; grandchildren, Dana Shealy, Doddie Caulder, Sherry Reece, Debbie White, Leslie Wilson, Tammy, Kimberly, and Kelly Self; six great-grandchildren; and several nieces and nephews.

Family visitation will be 4:00 till 7:00 p.m., Monday, July 29, 1996.

Funeral services will be held at 10:00 a.m., Tuesday, July 30, 1996, at Harrell Funeral Home, with Reverend Gordon Bergstrom of Kinney Avenue Baptist Church officiating. Burial at Capital Memorial Park.

Memorial contributions may be made to Restoring the Temple Fund, Kinney Avenue Baptist Church, or Hospice Austin, 3710 Cedar Street, Austin, Texas 78705.

The family wishes to express their deepest appreciation to her many friends for their love and support and to Dr. William Lockett and Kathy, Martha Strowd, Margie Oested and other Hospice Austin staff and Paul and Ken at Randall's Pharmacy for the dedicated care they gave each and every day.

Arrangements by Harrell Funeral Home, Austin, 443-1366.

Obituary of Oleta McNiel
Austin American-Statesman, July 29, 1996

Milas and Erna Dyer (ca. 1955 – ca. 1963)

The 1920 U.S. Census shows Milas and a Myrtle Dyer living in rural Travis County. Milas Dyer was 24, had been born in Texas, and was the manager of the telephone exchange. Myrtle Dyer was 21, had been born in New Hampshire, and had no occupation listed. They had no children listed with them.

Her 1974 death certificate shows that Erna Katherine Dyer was born in 1895 in Fayette County, Texas to Adolph and Johanna Schumann. She was a homemaker, who was living at 1506 Kinney Avenue at the time of her death. She was widowed.

MILAS DYER

Milas Dyer, 73, of 1506 Kinney Avenue, died Thursday in a local hospital. He had been a lifelong resident of Austin and Travis County and was a member of Congress Avenue Baptist Church. He was a retired employe of the Post Office and was a member of the National Association of Retired Civil Employees, the International Brotherhood of Magicians, and Travis Post No. 76 of the American Legion.

Survivors include his wife, Erna S. Dyer, Austin, two daughters, Mrs. Edna Earl Johnson, and Mrs. Erin Katherine Flemister, both of Austin; one son, Belton D. Miller, Houston; one sister, Mrs. Glenn Hardin, Marble Falls; three brothers, Willard Dyer and Lucien Dyer, both of Austin, and LeRoy Dyer, Luling; and a number of grandchildren and great-grandchildren.

Funeral will be Friday at 2 p.m. at Wilke-Clay Funeral Home with the Rev. Gordon B. Bays officiating.

Pallbearers will be H. T. Parker, John D. Johnson, Charles J. Johnson, Tom Kemp, Noah C. Corbell, and Willie Kemp.

Burial will be in Greenwood Cemetery.

Obituary of Milas Dyer
Austin American, March 14, 1969

MRS. ERNA K. DYER

Mrs. Erna K. Dyer, 78, of 1506 Kinney Ave., died Monday in a local hospital.

Mrs. Dyer had been a resident of Austin most of her life and was a member of the Congress Avenue Baptist Church.

Survivors include a son, Belton D. Miller of Houston; two daughters, Mrs. Charlie J. Johnson and Mrs. T.L. Flemister, both of Austin; a brother, A.H. Schumann of Austin; a sister, Mrs. Bertha Ellis of Austin and seven grandchildren.

Funeral services are pending at the Weed-Corley Funeral Home.

Obituary of Erna K. Dyer
Austin American-Statesman, January 22, 1974

MRS. MILAS DYER

Mrs. Milas (Erna)

Dyer, 78, 1506 Kinney Ave., died Monday in a local hospital. An Austin resident for most of her life, she was a member of Congress Avenue Baptist Church.

Survivors are a son, Belton D. Miller of Houston; two daughters, Mrs. Charles J. Johnson and Mrs. T. L. Flemister, both of Austin; a brother, A. H. Schumann of Austin; a sister, Mrs. Bertha Ellis of Austin; and seven grandchildren.

Funeral will be at 2 p.m. Wednesday in Weed-Corley Funeral Home, Rev. Gordon B. Bays of Congress Avenue Baptist Church officiating. Burial will be in Greenwood Cemetery.

Pallbearers will be Jimmie D. Miller, Johnnie D. Johnson, Joe Abate, Larry M. Miller, Lynn M. Miller and W.E. Dyer.

MRS. MILAS DYER

Funeral for Mrs. Milas (Erna) Dyer, 78, of 1506 Kinney Avenue was Wednesday in Weed-Corley Funeral Home, Rev. Gordon B. Bays officiating. Burial was in Greenwood Cemetery. Mrs. Dyer, a Baptist, died Monday.

Pallbearers were Jimmie D. Miller, Johnnie D. Johnson, Joe Abate, Larry M. Miller, Lynn M. Miller and W. E. Dyer.

Story on the funeral of Erna Dyer
Austin American-Statesman, January 24, 1974

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 3370

M. *E. Ahlgrimm* Address *1708 E. 12th St*

INDEXED 115

Plumber *Harpur & Linscomb* Size of Tap *1/2* Date *12-19-30*

Change made on tap sheet 15954 to 2 1/2".

SW II

Foreman's Report

Date of Connection	<i>12/24/35</i>	No. Fittings	
Size of Tap Made	<i>3/4"</i>	1/2" Curb Cock	<i>1</i>
Size Service Made	<i>3/4"</i>	1 Elbow	<i>1</i>
Size Main Tapped	<i>2"</i>	1 St. Elbow	<i>1</i>
From Front Prop. Line to Curb Cock	<i>12'</i>	1 Bushing	<i>1</i>
From Prop. Line to Curb Cock	<i>18'</i>	1 Reducer	<i>1</i>
Location of Meter	<i>at curb</i>	19 1/2" Pipe	<i>1</i>
Type of Box	<i>W.C.</i>	Lead Comp.	<i>1</i>
Depth of Main in St.	<i>2'</i>	Nipples	<i>3 1/2 x 3/4</i>
Depth of Service Line	<i>2'</i>	Union	
From Curb Cock to Tap on Main	<i>13'</i>	Plug	<i>1</i>
Checked by Engr. Dept.	<i>(W.P.H.) 19-36</i>	Tee	<i>1</i>
		Stop	<i>1</i>
		Box	<i>1</i>
		Lid	<i>1</i>
		Valves	
		Req. No.	<i>6598</i>

Foreman's Signature *Berman*

Water service permit for this address (1935)

The detached garage was demolished in 2008.