

**HISTORIC LANDMARK COMMISSION**  
**JULY 23, 2018**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2018-0286**  
**1903 E. 16<sup>TH</sup> STREET**

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**PROPOSAL**

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Demolish a ca. 1939 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame bungalow with a partial-width, front-gabled, independent porch; side-gabled bay approximately halfway down the right side of the house.

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**RESEARCH**

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The house was built in 1939 by Will and Geneva Perry, who, prior to building this house, lived next door at 1901 E. 16<sup>th</sup> Street. City directories do not show Will Perry at this address, but Geneva Perry lived here until her death in 1961. The city directories do not list an occupation for Geneva Perry, and she had no occupation shown in the 1940 U.S. Census report either. Her daughter, Edith Elliese McCarthur, is listed as the renter of the house immediately after Geneva's death; the house was then purchased by Dorothy Nunn, a nursing aide at a nursing home, and later at Austin State School. The property is still owned by Dorothy Nunn.

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**STAFF COMMENTS**

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The house is recommended as contributing to a potential historic district in the East Austin Historic Resources Survey (2016).



Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a frame late 1930s bungalow with no architectural distinction.
- b. **Historical association.** The house was owned by a widow for the first 24 years of its existence; there do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.




#### **STAFF RECOMMENDATION**

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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. The house does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

## NOTIFICATIONS

CASE#: HDP-2018-0286  
1903 E. 16TH 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.





1903 E. 16<sup>th</sup> Street  
ca. 1939



## OCCUPANCY HISTORY 1903 E. 16<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2018

1992	Dorothy J. Nunn, renter Employed by Austin State School
1985-86	Marcell and Dorothy J. Nunn, owners Retired
1977	Dorothy J. Nunn, owner Attendant, Austin State School
1968	Dorothy J. Nunn, owner Aide, Brown's Nursing Home, 2935 E. 12 <sup>th</sup> Street.
1962	Edith McCarthur, renter No occupation listed NOTE: Edith McCarthur was the daughter of Geneva Perry, who died in September, 1961.

1957	Geneva Perry, owner No occupation listed
1955	Geneva Perry, owner No occupation listed
1952	Geneva Perry, owner No occupation listed
1949	Geneva Perry, owner No occupation listed
1944-45	Geneva Perry, owner No occupation listed
1941	Geneva Perry, owner No occupation listed
1940	Geneva Perry, owner No occupation listed
1939	The address is not listed in the directory. NOTE: Geneva Perry is listed at 1901 E. 16 <sup>th</sup> Street; she had no occupation shown.

**BIOGRAPHICAL NOTES:****Geneva Perry (ca. 1939 – ca. 1960)**

The 1940 U.S. Census shows Geneva Perry as the owner of this house, which was worth \$1,500. Geneva Perry was a 59-year old widow who had been born in Texas and had no occupation listed. With her lived her daughter, Elliese, 27, a maid; and her son, Vernon, 25, a carpenter in house building. Both Elliese and Vernon were born in Texas.

Geneva Perry died in 1961. Her death certificate shows that she was living in this house at the time of her death. She was born in 1888 in Buda, Texas, and was a domestic.

**MRS. GENEVA E. PERRY**

Funeral services for Mrs. Geneva E. Perry will be held Saturday at 12 noon at the Grant Chapel AME Church with Rev. B. L. McCormick officiating. Burial will be in the Antioch Cemetery at Buda.

Her survivors include her husband, William Perry Sr., one daughter, Mrs. Edith Ellice McCarthen of Austin; one son, William Perry Jr., of Los Angeles; two sisters, Mrs. Clarissa M. Walker of Dallas, Mrs. Annie Scales of Austin; two brothers, Walter A. Kavanaugh of Manchaca, Milton Kavanaugh of Buda; three grandchildren, one great-grandchild.

Obituary and funeral notice for Geneva Perry  
Austin Statesman, September 8, 1961

Will Perry & wife

1903 East 16th. St.

39

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Frame residence

270n - 5/5/39

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Building permit to "Will Perry and wife" for the construction of this house (1939)

## SANITARY SEWER SERVICE PERMIT

No. 15648

Austin, Texas

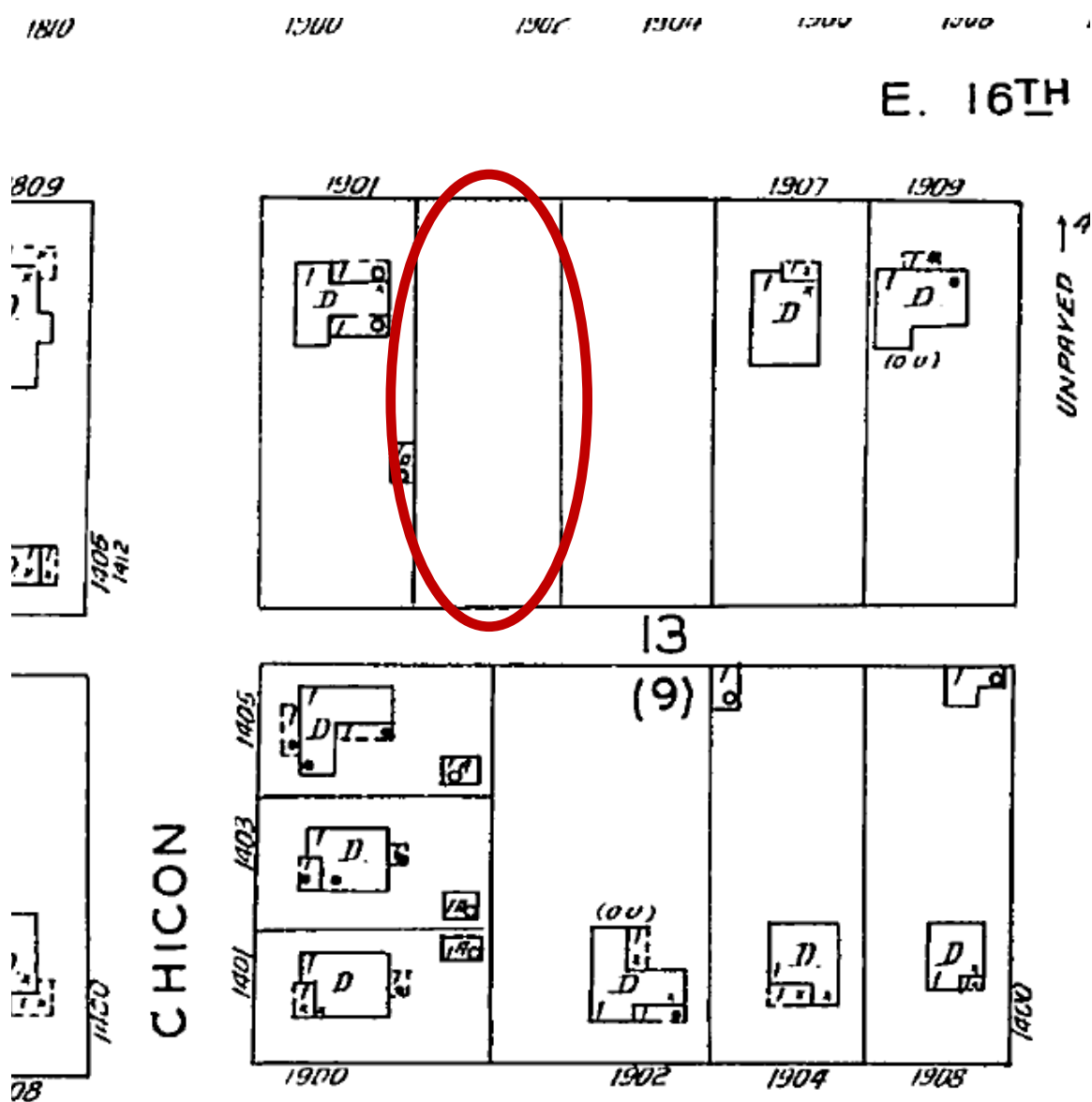
Received of Compton Date 5/8/1939  
 Address 1903 E. 16th.  
 Amount \$  
 Builder or Owner W. Perry Plumber   
 Lot 9 Block 9 Subdivision  Plat No. 39

Date of Connection <u>6/16/1939</u>	No. Fittings	Size	Price
By City <u>10' W/ELL</u>	12 1/2' Pipe	4"	1.25
By Plumber <u></u>	Pipe		
Checked By <u></u>	Wyes		
Size Main <u>6"</u> Depth <u>4'</u>	Bends	.40	
Main Assign. <u>in alley 9' from PL</u>	Reducers		
Stub Depth <u></u> Prop. Line <u>2'</u>	Plugs		
Stub Location <u></u>	Sand		
Book No. <u>B-232</u>	Gravel		
Paving Cut <u></u> No. <u></u>	Remix		
	Stoppers		
	Castings		
	1 Other tap	.15	
	Labor:	1 day	3.28

Sewer service permit referencing William Perry as the owner of this property (1939)

OWNER Marcell Medlock ADDRESS 1903 E. 16th St.  
 PLAT 39 LOT 9 BLK 9  
 SUBDIVISION Outlot 34  
 OCCUPANCY res  
 BLD PERMIT # 151519 DATE 8-21-75 OWNERS ESTIMATE \$6800  
 CONTRACTOR same NO. OF FIXTURES   
 WATER TAP REC #  SEWER TAP REC #   
frm acc bldg. onto lot and remodel

Building permit to Marcell Medlock to move a frame building onto the lot (1975)



The site of the current house is shown as vacant on the 1935 Sanborn map.