

HISTORIC LANDMARK COMMISSION  
JULY 22, 2019  
DEMOLITION AND RELOCATION PERMITS  
HDP-2019-00251  
1410 EAST CESAR CHAVEZ STREET

## PROPOSAL

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Demolish a ca. 1906-09 house.

## ARCHITECTURE

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One-story, frame wing-and-gable house with horizontal wood siding; partial-width shed-roofed porch with metal posts; single and paired 1:1 fenestration.

## RESEARCH

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The first owners and occupants of the house were Benjamin and Della Morrall and their children, who moved there from nearby Canterbury Street. Benjamin worked as the freight agent for the H & TC railroad when he bought the lot from neighbor Celia Stavely in 1905. By 1916, he had returned to his original career at the telephone company; he had been a pioneer of the telephone and telegraph industry in Austin, managing the service in various capacities from 1884 to 1892. The Morrall family lived at 1410 E. Cesar Chavez until 1924.

After 1924, the house was occupied by renters and a few short-term owners until the 1950s, when it was purchased by Charles and Lola Davis. Charles, known as Carney, worked as a bus driver for AISD, and had been previously employed by the Austin State Hospital. Lola had also previously worked in patient care at the Austin State Hospital. Together, they operated the Davis Home for the Elderly out of the house until at least the late 1960s.

By 1973, the Davis Home had closed and the house was occupied by Miguel and Lucy Ramos and their family. Miguel Ramos worked as a cutter for True Fit Boat Seats, and Lucy worked at the Data General computer assembly plant. The Ramos family lived in the home until at least 1992.

## STAFF COMMENTS

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The property was recommended contributing to a local and National Register historic district by the East Austin Historic Resource Survey (2016).

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352).
  - a. **Architecture.** The house is constructed in the Folk Victorian style.
  - b. **Historical association.** There do not appear to be significant historical associations, though Morrall's contributions to the telephone industry may warrant Commission consideration.
  - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. **Community value.** The property does not appear to have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular 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. Though the house is part of an extant Folk Victorian grouping of buildings – a style that defined railroad-era South East Austin -- it does not meet the criteria for individual designation as a historic landmark.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 168'

## NOTIFICATIONS

CASE#: HDP-2019-0251  
LOCATION: 1410 E Cesar Chavez St.

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.



## PROPERTY INFORMATION

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*Photo: Citywide Historic Building Scan, August 2018*



*Photo: Texas Historical Commission, ca. 1980-1984*

### *Occupancy History*

City Directory Research, Austin History Center  
By City Historic Preservation Office, May, 2019

1992	Jose and Lucia Ramos, owners
1985-86	Miguel and Lucy Ramos, owners
1981	Miguel and Lucy Ramos, owners Cutter, True-Fit Boat Seats Employee, Data General

1977	Miguel and Lucy Ramos, renters Cutter, True-Fit Boat Seats
1973	Miguel and Lucy Ramos, renters Cutter, True-Fit Boat Seats
1968	Davis Home for the Elderly
1965	Carney E. and Lola Davis, owners Davis Home for the Elderly
1962	Carney E. and Lola M. Davis, owners Driver, Travis Heights High School Davis Home for the Elderly
1959	Carney E. Davis, renter Davis Home for the Elderly
1955	Douglas R. and Gladys M. Stevens, owners Laborer
1952	Beulah and Robert Larvin, renters Nurse, Westlake Nursing Home
1949	Austin M. and Hazel R. Crump, renters Lineman, telephone company
1947	Austin M. and Hazel R. Crump, renters Lineman, Southwestern Bell Telephone Company
1944-45	Austin M. and Hazel R. Crump, renters Lineman, Southwestern Bell Telephone Company
1941	Walter M. and Florence McKenzie, owners Manager, Nortex Hide and Produce Company
1939	Walter M. and Florence McKenzie, owners Manager, Nortex Hide and Produce Company
1937	G. Lawrence and Dorothy M. Anderson, renters Secretary-treasurer, Capitol Chevrolet, Inc.  H. George and Reaby Anderson, renter Paperhanger
1935	G. Lawrence and Dorothy M. Anderson, renters  H. George and Reaby Anderson, renter Paperhanger  Gus W. and H. Marie Youngquist, renters Barber, Sulphur Wells Barbershop
1932-33	P.W. and Bernice Anderson, renters Vice-president, Lee Furniture Company

1929	J. O. and Carrie Saul, renters Helper, Austin Gas Company
1927	W. B. and Adine Haston, renters Freeman and Haston Battery Company
1924	Benjamin Morrall, owner Cashier, Western Union Telephone Company
	Ruth Kathleen Morrall, renter Teacher, Allen Junior High School
1922	Benjamin Morrall, owner Cashier, Western Union Telephone Company
	Ruth Kathleen Morrall, renter Teacher, Allen Junior High School
1920	Benjamin and Stella Morrall, owners Cashier, Western Union Telephone Company
	R. Kathleen Morrall, renter Student, University of Texas
1918	Benjamin and Stella Morrall, owners Cashier, Western Union Telephone Company
	R. Kathleen Morrall, renter Student, University of Texas
1916	Benjamin Morrall, owner Cashier, Western Union Telephone Company; also notary
	R. Kathleen Morrall, renter Student, University of Texas
1914	Benjamin Morrall, owner Clerk
	Kathleen Morrall, renter Student
	Louis H. Blendermann, renter Traveling salesman, Voss & Koock
1912-13	Benjamin Morrall, owner Local freight agent, H&TC; office 1003 E 5 <sup>th</sup> Street
	Louis H. Blendermann, renter Traveling salesman, Voss & Koock
1910-11	Benjamin Morrall, owner Local freight agent, H&TC; office 1003 E. 5 <sup>th</sup> St., corner of San Marcos St.
1909-10	Benjamin Morrall, owner

Local freight agent, H&TC; office 1003 E. 5<sup>th</sup> St., corner of San Marcos St.

Benjamin T. Morrall, renter  
Clerk, W. B. Walker and Sons

Maude Morrall, renter

Note: the Morrall family's address is listed as 1408 E. 1<sup>st</sup> St.

- 1906-07 Benjamin Morrall, owner  
Local freight agent, H&TC; office 1003 E. 5<sup>th</sup> St., corner of San Marcos St.
- Note: the Morrall family's address is listed as 1407 E. 1<sup>st</sup> St. A 1906 Austin Statesman article lists Della Morrall as a resident of 1408 E. 6<sup>th</sup> St.
- 1905 1408-10 E. 1<sup>st</sup> St. not listed.  
Note: The Morrall family is listed at 1215 Canterbury St.

## Background Information

## Death Takes Wire Pioneer

Ben Morrall, 78, longtime Austin resident and a pioneer here in the telephone and telegraph industry, died last night.

Mr. Morrall, a native of England, had lived in Austin about 55 years and was one of the first managers of the Austin telephone system when there were only a few hundred subscribers. For about 25 years he was employed by the Western Union Telegraph company, serving for a time as its night manager; and was freight agent for the H. & T. C. railroad, now a part of the Southern Pacific.

His survivors include one son, Ben T. Morrall; two daughters, Mrs. Wylie E. Glaze and Mrs. Louis H. Blendeman; and three grandchildren, all of Austin.

Funeral services will be conducted by the Rev. George Green tomorrow at 10:30 a. m. at Thurlow Weed Funeral home. Burial will be in Oakwood cemetery under auspices of the Hill City Lodge 456 of A. F. & A. M.

*Obituary for Ben Morrall, Sr.  
The Austin American; May 1, 1940*

### MORTUARY

#### MRS. BEN MORRALL.

Mrs. Ben Morrall, aged 81 years, died Wednesday afternoon at the home of her daughter, Mrs. L. H. Blendemann, 1400 East First street. She is survived by her husband, two daughters and one son, Mrs. L. H. Blendemann, Miss Ruth Kathleen Morrall and Ben T. Morrall. Mrs. Morrall had resided in Austin about fifty-five years.

Funeral services were held Thursday morning at 10:30 o'clock, Dr. W. A. Hamlett, pastor of the First Baptist Church, officiating. Interment was held in Oakwood cemetery.

Palbearers were H. M. Hurt, Walter White, Frank Dillane, P. G. Reynolds, G. N. Holton, H. H. Voss.

*Obituary for Delia Morrall.  
The Austin American; Apr. 28, 1921*

## Ben Morrall, Sr., Night W. U. Manager, Retires

Benjamin Morrall Sr., 702 San Antonio street, night manager for the Western Union Telegraph company, celebrated his 70th birthday anniversary Saturday and his retirement on pension from the Western Union service.

Mr. Morrall began his career with the old Erie Telephone and Telegraph company (now the Southwestern Bell Telephone company) on May 1, 1884, in Austin. He resigned this post in August, 1886, and became associated with the Western Union. In October, 1892, he became agent for the Houston and Texas Central railroad here and in December, 1913, was employed by the city of Austin. A year later, Dec. 1, 1914, he returned to the Western Union where he worked continuously until his retirement Saturday. Under Western Union rules, an employee is retired at 70 and participates in the benefits of the company's pension fund.

*The Austin American; Sep. 13, 1931*

## What Statesman's Files Tell of Years Ago

### THIRTY YEARS AGO.

Nov. 23, 1837.

The Czar of Russia holds a friendly conference with Bismarck of Germany, discussing international affairs.

The Empress of Russia narrowly escapes death when an Italian vessel rams her private yacht.

'Ben Morrall becomes manager of the Austin telephone exchange.

*The Statesman; November 23, 1917*

### Building Permits

27 Walter McKenzie 1410 E. 1st St.  
23 20 - 60x148' 0

glaze sleeping porch on rear or res.

20469 - 9-25-40

None

Glazing permit, 9-25-40

Thomas G. Brown 1410 East 1st. St.  
27 60'7X148-5' - 20 0

unplatted

Repair & Remodel & Frame Add. to res. to create  
rest home.  
89519 4-17-61 8339.0

B. J. Bryant add 3

REST HOME Demolish part of old bldg. OK HEALTH DEPT.  
April 10-1961. OK Texas State Dept of Health 4/10/61.  
Off street parking provided Apply asbestos siding., on  
existing bldg. rejuvenate interior

Remodel permit, 4-17-61

Miss Leonora Brophy of Taylor is  
visiting her aunt, Mrs. Della Morrall,  
1408 East First street.

Miss Brophy came in yesterday

*The Austin Statesman; May 20, 1906.*