PROPOSAL
Demolish a ca. 1948 house.

ARCHITECTURE
1-story, cross-gabled house with asbestos cladding, 1:1 windows, exposed rafter tails at gable, and partial-width shed-roof porch.

RESEARCH
The house was constructed in 1948 by developer Felix Williams. Its first owners were James and Coral Hughes, who lived in the home until at least 1955. James was a manager at the R.M. Hughes Company, and later worked for the Austin Formulating Company. From 1959 to 1972, the home’s residents were Roy and Betty Schoedel, who both worked in the grocery and produce industries. From 1973 until the 1990s, the home was owned by Pedro and Eva Perez. Pedro Perez was retired, while Eva Perez worked at the Quik Wash Laundry.

STAFF COMMENTS
The property is recommended in the East Austin Historic Resource Survey as a contributing resource to a potential local and National Register historic district.

Designation Criteria—Historic Landmark
1) The building is more than 50 years old.
2) The building appears to retain a moderate to high 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 building is constructed with Minimal Traditional influences and is part of a grouping of identical homes on Willow Street.
   b. Historical association. There do not appear to be significant historical associations.
   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.

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

NOTIFICATIONS
CASE#: HDP-2019-0489
LOCATION: 2711 WILLOW 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.

1" = 333’
**PROPERTY INFORMATION**

*Photos*

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**Occupancy History**

City Directory Research, Austin History Center. October 2019

1992  
Pedro Perez, owner

1985-86  
No return

1981  
Pedro and Eva O. Perez, owners  
Retired  
Laundry worker, Quik Wash Laundry

Note: the directory indicates that the Perez family were new owners.

1977  
Pedro and Eva O. Perez, owners  
Retired

1973  
Pedro and Eva O. Perez, owners  
Retired

Note: the directory indicates that the Perez family were new owners.

1968  
Roy D. and Betty M. Schoedel, owners  
Market manager, Rylander’s Grocery  
Office manager, Safeway Farm Products

1965  
Roy D. and Betty M. Schoedel, owners  
Meat cutter, Rylander’s Grocery  
Stenographer, Safeway Farm Products

1962  
Roy D. and Betty M. Schoedel, owners  
Employee, Rich Plan of Austin  
Stenographer, Safeway Farm Products

1959  
Roy D. and Betty M. Schoedel, owners  
Salesman, Rich Plan of Austin  
Stenographer, Safeway Farm Products

1955  
James W. and Coral N. Moore, owners  
Austin Formulating Co.
1952  James W. and Coral N. Moore, owners
Manager, R.M. Hughes Co.
1949  Address not listed.

Permits

Felix Williams  2711 Willow Street

- 2 B -

Felix Williams
Frame residence and garage
36641
2-18-48  $4000.00

Owner

Building permit, 2-18-48

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
Sir:

I hereby make application for sewer connection and instructions on premises owned by
Felix Williams  2711 Willow St.

further described as Lot. 2 Block B Outlot Division.

subdivision Felix Williams Plat, which is to be used as a fixture.

In this place there are to be installed fixtures. Plumbing Permit No. 2048-25.

I agree to pay the City of Austin the regular ordinance charge.

Depth at Prop. Line 12 feet.

Respectfully,

V. P. Wattinger

Sewer tap permit, 5-8-48

WATER SERVICE PERMIT  C No. 795

Received of Felix Williams  2711 Willow
Address.
Amount TWENTY 1 NO. 0
Plumber V. P. Wattinger
Date 5-8-48
Size of Tap Made 3/4" 2-51/26-
Size Service Made 3/4" 2-51/26-
Size Main Tapped 3/4" C.E.
From Front Prop. Line to Carb Cock 2.51/26-
From Carb Cock to Tap on Main 121/26-

Water tap permit, 5-8-48