

**HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
DEMOLITION AND RELOCATION PERMITS
HDP-2012-0407
1115 EAST EIGHTH STREET**

PROPOSAL

Demolish a ca. 1898 house.

ARCHITECTURE

One-story wing-and-gable plan stone-veneered frame house with a partial-width, independent, shed-roofed porch on paired wood posts and stone piers; combination of 6:6 and multi-light casement style windows.

RESEARCH

The house was built as a frame structure around 1898; the first known occupants of the house were Alpheus B. Nuckols and his family. Alpheus Nuckols was a Virginia-born photographer, who had a studio downtown, at first on Neches Street, and later on Lavaca Street. His son, Claude Alpheus Nuckols, who had also been born in Virginia, spent his late youth in this house, and went to work for Frank Heierman and Brother, a company that built engines and boilers. He worked there from around 1898 to around 1902. By 1903, Claude Nuckols had gone to work for the Houston and Texas Central Railroad, and moved to his own house at 1604 E. 6th Street, but around the same time as his father passed away in 1907, Claude Nuckols moved back into this house. He was a machinist and boiler-maker for the Houston and Texas Central Railroad, but apparently went back to work for the Heiermans around 1913 for a short period of time. The 1914 city directory shows him again as employed by the Houston and Texas Central. After his death in 1914, his widow, Maggie, continued to live in the house for another couple of years.

The house became a rental property from then until the early 1930s, when John and Dolores Prado rented the house, then purchased it. The Prado family also owned the house across the street from this one (now demolished). Various members of the Prado family lived in both houses until very recently. John L. Prado, Jr., and his wife, Dolores, were the first of the family to live here. He worked as an auto mechanic and vulcanizer for garages and tire companies downtown, then he opened his own vulcanizing business in the early 1940s. By the late 1940s, John L. Prado, Jr. is listed as a salesman in city directories, and by the mid-1950s, he had opened his own real estate office in the house. In the mid-1940s, he remodeled the house, adding the stone veneer to the exterior of the frame house, and replacing some of the original windows with casement-style windows popular at the time. After his death in 1969, some of his surviving children continued in the real estate business from the house.

STAFF COMMENTS

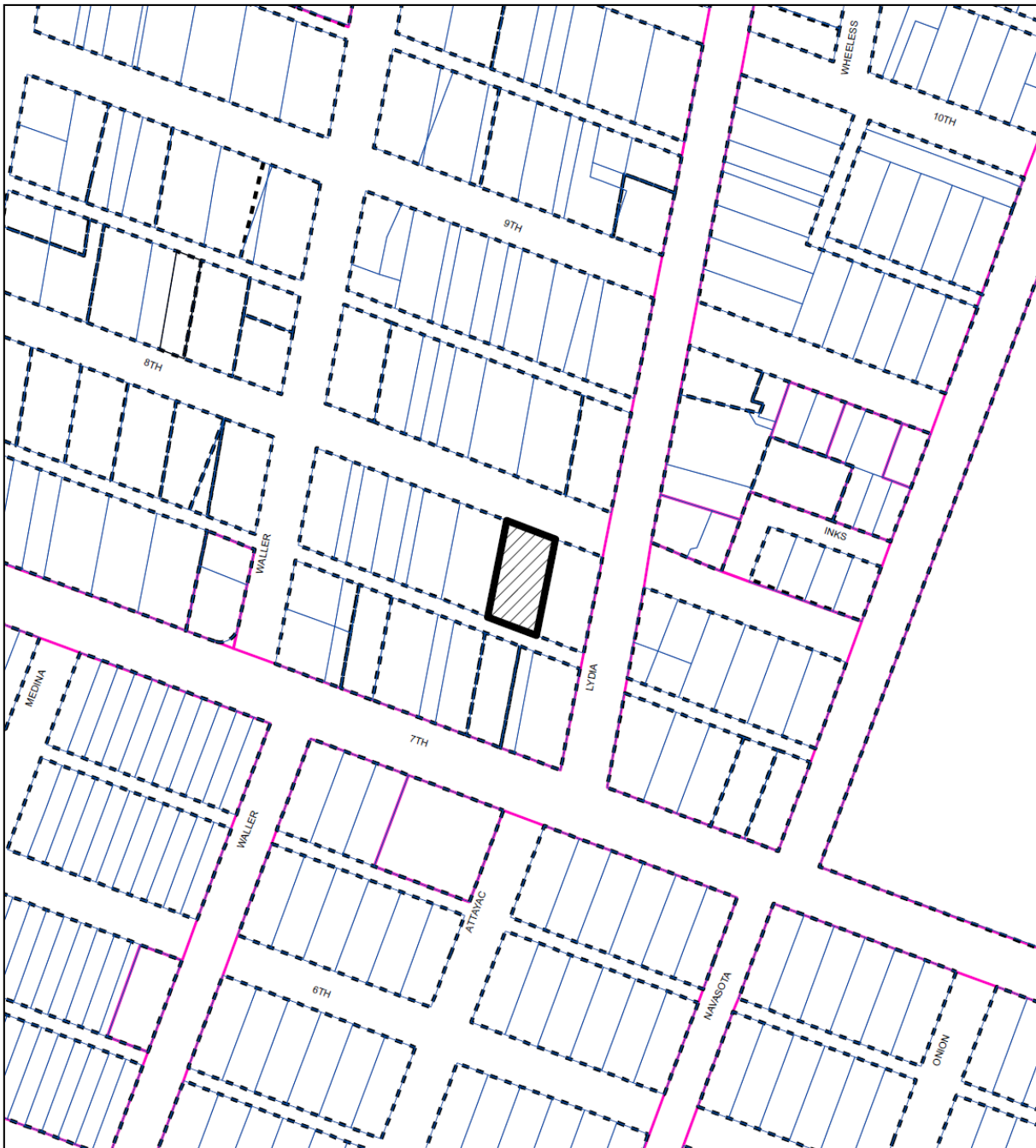
The house does not appear in any city survey.

The applicant has stated that the house is structurally unsound and that rehabilitation is not an option due to the structural issues at the house.

STAFF RECOMMENDATION

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 of the property for archiving at the Austin History Center.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2012-0407
LOCATION: 1115 E 8th 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1115 E. 8th Street
ca. 1898





OCCUPANCY HISTORY

1115 E. 8th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2012

1992	John L. Prado, owner Real estate agent
1985-86	Cora Prado, owner Real estate agent NOTE: John L. Prado is not listed in the directory.
1981	Cora Prado, owner Real estate agent
1974	S. Cora Prado, owner Manager, Del Prado Mexican Food, 800 Lydia Street. NOTE: John L. Prado is listed as a real estate agent, living at 1114 E. 8 th Street.
1967	John L. and Dolores L. Prado, Jr., owners Real estate agent (office at the house) NOTE: Cora Prado is not listed in the directory.
1963	John L. and Dolores L. Prado, Jr., owners Real estate agent (office at the house)
1958	John L. and Dolores L. Prado, Jr., owners Real estate agent (office at the house)
1952	John L. and Dolores Prado, Jr., owners

John: Salesman

Dolores: Clerk

Also listed are Robert L. Prado, an engineer, and Socorro Prado, no occupation stated.

- 1949 John L. and Dolores Prado, Jr., owners
Salesman
Also listed are Esther Prado, a cashier; John P. and Maria Prado – he was a plasterer; and Robert Prado, a lifeguard for the City Parks and Recreation Department.
- 1947 John L. and Dolores Prado, Jr., owners
Vulcanzer (office at the house)
Also listed are Esther Prado, no occupation stated; John L. Prado, III, a salesman for John L. Prado, and Robert L. Prado, a student at the University of Texas.
- 1944-45 John L. and Dolores Prado, Jr., owners
Vulcanizer, 408 E. 7th Street.
Also listed is John L. Prado, III, U.S. Army.
- 1942 John L. and Dolores Prado, Jr., owners
Vulcanizer, 408 E. 7th Street.
Also listed is John L. Prado, a machine operator.
- 1939 John L. and Delores Prado, owners
Auto mechanic
- 1937 John L. and Delores Prado, Jr., (not listed as owners)
Vulcanizer, Joe E. Webb, tires, 311 E. 5th Street.
- 1935 John L. and Delores Prado, Jr., renters
Attendant, Piland and Elliott, service station, E. 5th and Trinity Streets.
- 1932-33 John L. and Delores Prado, Jr., renters
Vulcanizer, Joe E. Webb, tires, 501-03 Lavaca Street.
NOTE: The house is listed as 1017 E. 8th Street.
- 1930-31 Francisco and Hipolita Sanchez, renters
Coal wheeler, Austin Street Railway
NOTE: John L. and Delores Prado are listed as living at 1209 E. 7th Street; he was a vulcanizer for Joe E. Webb, tires, 501-03 Lavaca Street.
NOTE: The house is listed as 1017 E. 8th Street.
- 1929 Levi and Beulah Brenard, renters
Fireman
NOTE: The house is listed as 1017 E. 8th Street.
- 1927 Frank and Jennie Prado, renters
Proprietor, Prado & Lopez, auto repair, 805 Red River Street.
NOTE: The house is listed as 1017 E. 8th Street.
- 1924 Sallie Latham, renter
Widow, Samuel Latham

No occupation listed
Also listed is Viola Latham, a saleswoman at S.H. Kress, department store, 808-10 Congress Avenue.

Mrs. Sara A. Crider, renter
Widow, Martin Crider
No occupation listed
NOTE: The house is listed as 1017 E. 8th Street.

1922 William A. and Maggie Smith, renters
No occupation listed
NOTE: The house is listed as 1017 E. 8th Street.

1920 The page is missing from the directory.
NOTE: William A. and Maggie Smith are listed as living at 904 E. 2nd Street; he was a gas fitter.

1918 William H. and Annie Foster, renters
No occupation listed
NOTE: The house is listed as 1017 E. 8th Street.

1916 Maggie Nuckols
Widow, Claude A. Nuckols
No occupation listed
NOTE: The house is listed as 1017 E. 8th Street.

1914 Claude A. Nuckols
Pipefitter, Houston and Texas Central Railroad Shops
NOTE: The house is listed as 1017 E. 8th Street.

1912-13 Claude A. Nuckols
Molder, Frank Heierman & Brother, boilers and engines, 119-23 E. 5th Street.
NOTE: The house is listed as 1017 E. 8th Street.

1910-11 Claude A. Nuckols
Boilermaker, Houston and Texas Central Railroad Shops
NOTE: The house is listed as 1017 E. 8th Street.

1909-10 Claude A. Nuckols
Machinist, Houston and Texas Central Railroad Roundhouse
NOTE: The house is listed as 1017 E. 8th Street.

1906-07 Claude A. Nuckols
Machinist, Houston and Texas Central Railroad Roundhouse
NOTE: The house is listed as 1017 E. 8th Street.

1905 Claude Alpheus Nuckols
Photographer
NOTE: The house is listed as 1017 E. 8th Street.

1903-04 Alpheus B. Nuckols
Photographer, 1311 Lavaca Street.

Also listed are Birdie Nuckols, a clerk; Ottie Nuckols, a moulder's helper at Bachman Foundry, 300 Guadalupe Street; and Tillie Nuckols, a book-keeper for Dr. Wooten, 107 E. 10th Street.

NOTE: Claude A. Nuckols is listed as a boiler washer for the Houston and Texas Central Railroad; he lived at 1604 E. 6th Street.

- 1900-01 Alpheus B. Nuckols
Photographer, 1402 Lavaca Street.
Also listed is Claude A. Nuckols, a moulder for Frank Heierman & Brother, boilers and engines, 119-23 E. 5th Street.
NOTE: The house is listed as 1017 E. 8th Street.
- 1898-99 Alpheus B. Nuckols
Photographer, 1402 Lavaca Street.
Also listed is Claude A. Nuckols, who worked for Frank Heierman & Brother, boilers and engines, 119-23 E. 5th Street; and Ottie H. Nuckols, no occupation stated.
NOTE: The house is listed as 1017 E. 8th Street..
- 1897-98 Unknown
NOTE: Alpheus B. Nuckols is listed as a photographer with a studio at 608 Neches Street; he lived at 1105 E. 2nd Street. With him lived Claude A. Nuckols and Ottie H. Nuckols; neither had an occupation listed.

BIOGRAPHICAL NOTES

ALPHEUS B. and VICTORIA NUCKOLS (ca. 1898 – ca. 1904)

CLAUDE ALPHEUS and MAGGIE NUCKOLS (ca. 1904 – ca. 1917)

C.A. and Maggie Nuckols (spelled Nuchols) appear in the 1910 U.S. Census at this address. C.A. Nuckols was then 36, had been born in Virginia, and was a machinist's helper in a round house. Maggie Nuckols was then 31, and had been born in Florida. She had no occupation listed. The couple had three children: Claudie, 6, T.L., 4, and Laura, 2. All the children had been born in Texas.

The 1900 U.S. Census shows that the house was owned by A.B. and Victoria Nuckols. Claude and Maggie Nuckols lived there with them. Claude A. Nuckols was then 23, and was a molder in an iron foundry. Maggie Nuckols was then 22 and had been born in Texas (the 1910 census shows her as a native of Florida). Claude's father, A.B. Nuckols, was a Virginia-born photographer. They owned the house. The 1880 Census shows Claude Nuckols as a 9-year old, living with his parents in the Beaver Dam District of Hanover County, Virginia. His father, Alpheus Nuckols, was a farmer.

After Claude Nuckols' death in 1914, Maggie Nuckols apparently moved to San Antonio – she is shown as the owner of a house there in the 1920 U.S. Census. She had no occupation listed. Her daughter, Claudia, 16, was a clerk in a department store; T.L., 14, and Laura, 12, had no occupations listed.

A. B. Nuckols.

A. B. Nuckols, aged 65 years, died yesterday morning at a local sanitarium. Mr. Nuckols came to this city in 1891 and has been engaged in the photography business during his residence here. He is survived by eight children, all grown. The funeral will be held this afternoon from the residence of his daughter at 506 Blanco street.

Funeral Notice

A. B. Nuckols.

Died, August 24, at 9:30 a. m., A. B. Nuckols, aged 85 years. The funeral will take place from the residence of his daughter, Mrs. Walter Flegel, 506 Blanco street this (Sunday) afternoon at 4:30 o'clock. Friends of the family are invited to attend.

Obituary and funeral notice of Alpheus B. Nuckols
Austin Daily Statesman, August 25, 1907

FUNERAL NOTICE.

Died: C. A. Nuckols, Sunday morning at 11:15. Funeral services will be conducted from the family residence, 1017 E. 8th St., today at 4:30 p. m. Friends and acquaintances invited.

Funeral notice for Claude A. Nuckols
Austin Statesman, May 25, 1914

JOHN L. PRADO and FAMILY

John L. and Dolores Prado appear in the 1940 U.S. Census at this address; they owned the house, which was worth \$1,150. John L. Prado was then 40 years old, had been born in Texas, and was a vulcanizer with his own business. Dolores Prado was then 37, and had been born in Mexico. She had no occupation listed. The couple had 11 children in the house: John L., Jr., 16, Esther, 15, Robert, 13, Dolores, 11, Alfred, 10, Socorro, 8, Mary, 7, Josephine, 5, Carmen, 3, Jesse, 1, and Joe, 2 months old. In addition to the children, the household also included a housekeeper, Josephine Lopez, 33, who had been born in Mexico, and her son, Narciso, 16, who was an attendant at a filling station. Narciso Lopez had been born in Texas.

John and Dolores Prado appear in the 1930 U.S. Census living at 1105 E. 7th Street, a house they rented. They lived with Dolores' mother and sister. John Prado was a tire repairer in a garage. None of the other family members had occupations listed.

REGISTRATION CARD		REGISTRAR'S REPORT 12-1-3-C																									
<p>1 John Lopez Prado</p> <p>2 812 E. Ave Austin Travis Bx</p> <p>Age in Years 18 Date of Birth February 27 1900</p> <p>RACE <input checked="" type="checkbox"/> White <input type="checkbox"/> Negro <input type="checkbox"/> Oriental <input type="checkbox"/> Chinese <input type="checkbox"/> Indian <input type="checkbox"/> Japanese</p> <p>U. S. CITIZEN <input checked="" type="checkbox"/> ALIEN <input type="checkbox"/></p> <p>13 <input checked="" type="checkbox"/> Native Born <input type="checkbox"/> Naturalized <input type="checkbox"/> Claim to U.S. Citizenship <input type="checkbox"/> Since Naturalized a Minority</p> <p>14 Not employed by any one now on account of an accident</p> <p>15 1 of EMPLOYMENT OR BUSINESS</p> <p>16 Mrs. Francisco Prado 812 E. Ave Austin Travis Bx</p> <p>17 John Lopez Prado</p>		<p>DESCRIPTION OF REGISTRANT</p> <table border="1"> <thead> <tr> <th colspan="3">HEIGHT</th> <th colspan="3">BUILD</th> <th>COLOUR OF EYES</th> <th>COLOUR OF HAIR</th> </tr> <tr> <th>Tall</th> <th>Medium</th> <th>Short</th> <th>Slender</th> <th>Medium</th> <th>Stout</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Brown</td> <td>Black</td> </tr> </tbody> </table> <p>18 Has person lost arm, leg, hand, eye, or is he otherwise physically disqualified? Specify: No-</p> <p>19 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark; and that all of his answers of which I have knowledge are true, except as follows:</p> <p>P. V. Nichols Date of Registration Sept 12-1918</p> <p>City Board Austin City Austin, Texas (STAMP OF LOCAL BOARD)</p>		HEIGHT			BUILD			COLOUR OF EYES	COLOUR OF HAIR	Tall	Medium	Short	Slender	Medium	Stout			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brown	Black
HEIGHT			BUILD			COLOUR OF EYES	COLOUR OF HAIR																				
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John Prado's World War I draft registration card shows that he was living with his mother at 812 East Avenue in Austin; he was born in 1900 and was a native-born citizen. He was not working at that time because of an accident.

Two Austin Men Killed in Crash

Two Austin men died in a two-car collision at East First and Canadian Streets Wednesday about 4 a. m.

The fatalities brought 1952's tally here to nine for the year.

Dead were John L. Prado III of 3120 Prado, and Matias Garcia of 2218 Haskell.

Investigating officers said Prado and Garcia were in a car which was in collision at the intersection with a car occupied by three airmen, Joseph W. Lavoie, 20; Kent Trommeter, 20, and Ross A. Grecia, 21. The airmen were all taken to Bergstrom Air Force Base hospital, where their injuries were described as not serious.

Rosary services for Prado were held Wednesday night at Cook Funeral Home. Requiem mass will be said Thursday at 8 a. m. at the Guadalupe Church. Funeral services will be held at 3:30 p. m. Thursday at Cook Funeral Home and burial will be in Mount Calvary Cemetery.

Funeral services for Garcia will be held at 3 p. m. Thursday at the First Mexican Baptist Church. Burial will be in Austin Memorial Park.

Prado is survived by his parents, Mr. and Mrs. John L. Prado Jr. of Austin; his widow, Mrs. Refugio Prado; two sons, John Prado IV and Leonard Prado; seven sisters, Sister Benigna Consolata, Delores Prado, Soccaro Prado, Mary Prado, Josephine Prado, Larmen Prado, and Mary Louise Prado; four brothers, Brother Alfred Prado O.M.I., Bob Prado, Jesse Prado, and Joe Prado.

Pallbearers will be Henry Moreno, Genaro P. Briones, J. W. Sansom, Joe Uriegas, Jack Hendrickson, John Salas, Andrew Rocha and Roy Hendrickson.

Garcia is survived by his mother.
(Continued on Page 13, Col. 2)

Two Austin Men Killed in Crash

(Continued From Page One)

er, Mrs. Antonio Garcia; his widow, Mrs. Cora Garcia; three daughters, Trena Garcia, Mary Margaret Garcia, and Linda Garcia; two sons, Matias Garcia Jr., Richard Garcia; three sisters, Miss Trena Garcia and Mrs. Aurelia Hernandez of California, and Mrs. Antonia Benevidas of Corpus Christi; four brothers, Simon Garcia of Eagle Pass, Thomas Garcia of California, Furtosia Garcia of Cleveland, Ohio, and Manuel Garcia of Austin.

News story on the death of John L. Prado, III
Austin American-Statesman, January 1, 1953

JOHN L. PRADO JR.

John L. Prado Jr., 69, of 1115

E. 8th St., died in a local hospital Friday. Prado was a member of Our Lady of Guadalupe Church, a former grand juror and had been in the real estate business in Austin for the past 24 years. He had been a resident of Austin since 1903.

Survivors include seven daughters; Mrs. Carmen Hildman of Waco, Miss Mary Louise Prado, Miss Esther Prado, Mrs. Luis (Dolores) Ramos, Miss S. (Cora) Prado and Miss Mary Prado, all of Austin and Miss Josephine Prado of San Antonio; four sons, Rev. Alfred Prado O.M.I. of San Antonio, Robert Prado, Jesse Prado and Joe Prado, all of Austin; five sisters, Mrs. Frances Frank, Mrs. Frank Machado, Mrs. S. Rosas and Mrs. John Basquez all of Austin and Mrs. Triney Villasana of Dallas; two brothers, Artie Prado of Philadelphia and Ernest Prado of Austin; and 10 grandchildren.

Rosary will be recited at 8 p.m. Saturday at Cook Funeral Home Chapel with his son Father Prado of Oblate College of San Antonio, officiating. Mass will be offered at 4 p.m. Sunday at Our Lady of Guadalupe officiating. Burial will be in Church with Father Prado Assumption Cemetery.

Obituary of John L. Prado, Jr.
Austin American-Statesman, August 23, 1969

	John L. Prado		1115 East 8th. St.
31	3	2	5 -

Reroof residence

143r - 3/9/39

Building permit to John L. Prado to re-roof the house (1939)

	John Prado		1115 East 8th. St.
31	3	2	5 B

Replace porch with rock

24130 - 11/10/42

\$12.00

Day labor

Building permit to John Prado to replace the porch with rock (1942)

John Prado, Jr.

1115-B East 8th St.

31

3

2

5

B

Concrete block garage apartment.

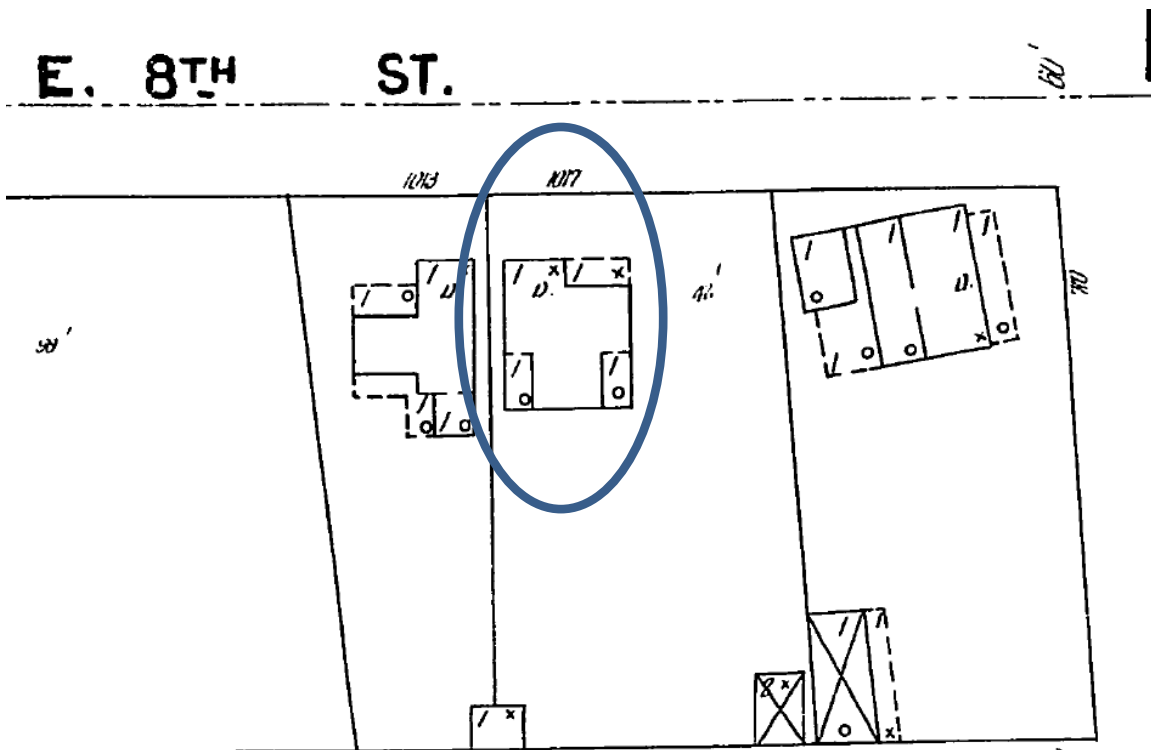
29057 2-11-46

\$1,500.00

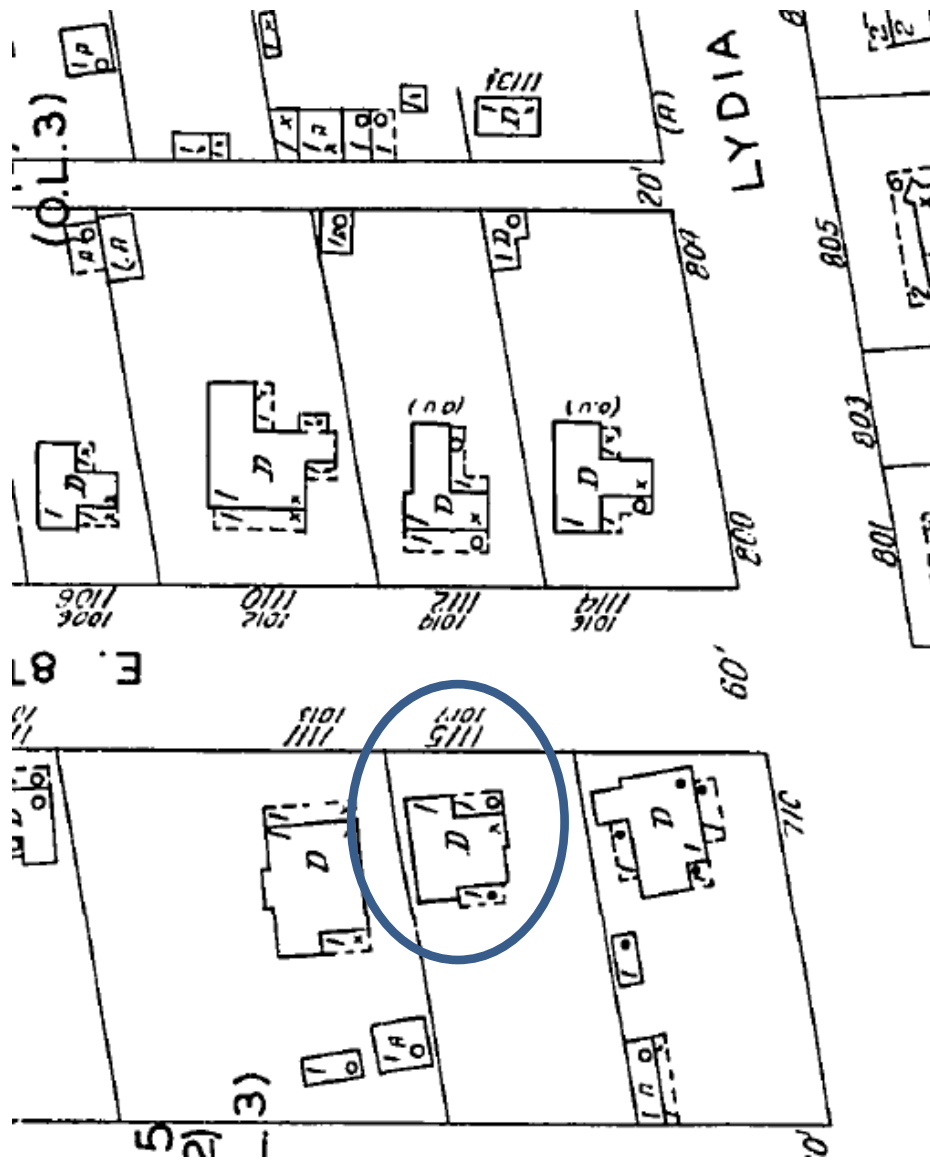
Owner

5

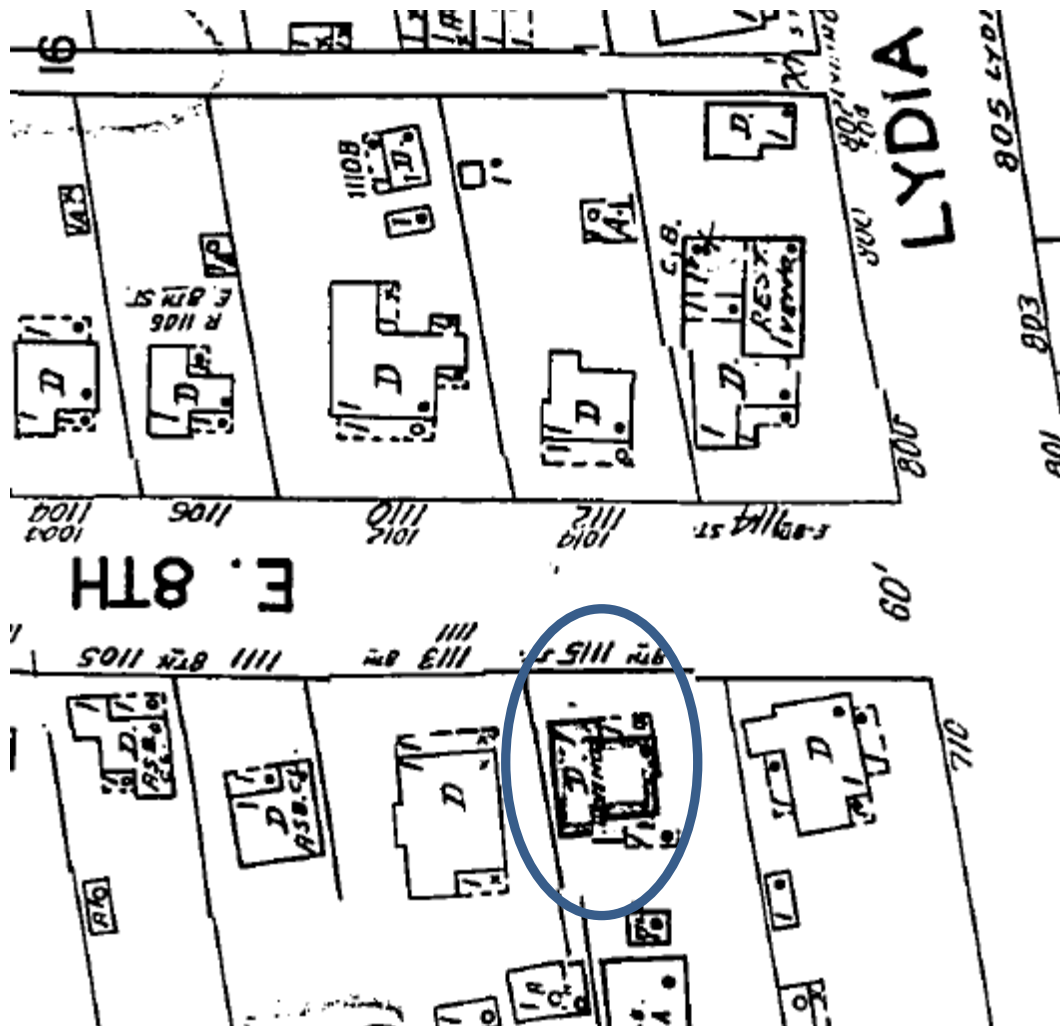
Building permit to John Prado, Jr. to construct a garage apartment (1946)



The 1900 Sanborn map shows the house as 1017 E. 8th Street – it is a frame dwelling.



The 1935 Sanborn map shows that the house was a frame building, and bears the old house number of 1017 E. 8th Street.



The 1962 Sanborn map shows that the house has been veneered as well as the garage apartment built by the Prado family in 1946.



1503 Newfield Lane
Austin, TX 78703

December 13, 2012

Steve Sadowsky
Historic Preservation Officer – City of Austin
[\(512\) 974-6454](tel:5129746454)

RE: Recommendation for demolition of existing structure at 1115 East 8th Street, Austin, Texas
78702.

Mr. Sadowsky:

Having inspected the existing structure at 1115 East 8th St, Austin, TX, it my recommendation that the structure be demolished. The demolition will allow construction of a new energy efficient, code compliant and safe residence on the property.

The existing structure is a double-wythe load bearing stone wall house with an 'open' floor basement. Over time, the structure has settled and is currently 6+ inches out of level. The basement walls are built of stacked stone and mortar, and resting on an exposed limestone shelf, (no reinforced concrete footing). Needless to say, the structural integrity of these walls has been compromised, given the 6+ inches of settling. The basement walls are also not waterproofed, further compromising their structural integrity.

Attempts at repairing/leveling the existing structure would be dangerous and cause severe cracks across the majority of existing walls. In summation, a repair/leveling of the existing structure would merely be a temporary repair. The basement walls would be, and could not be, waterproofed, nor have an adequate footing in which to rest on. Neither of these necessary features can be added to an existing subgrade load bearing stone wall. Future settling would be imminent.

Thank you for considering a recommendation for demolition of this structure, and please call, or email, with any questions.

Kind regards,

A handwritten signature in black ink, appearing to read "Clint Garwood".

12/13/2012

Clint Garwood
Principal, Garwood Architecture, PLLC
Texas registered architect, registration number 20499.