

**HISTORIC LANDMARK COMMISSION
JANUARY 25, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2015-1195
1602 S. 3RD STREET**

PROPOSAL

Demolish a ca. 1938 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with stone veneer on the front; exterior stone chimney on the left side of the house; paired modern replacement windows and a modern sliding glass door on the front façade; original windows appear to be 1:1 in a single configuration on the sides of the house without the stone veneer.

RESEARCH

The house was built in 1938 by Leonard Hicks, Jr. and his wife, Thelma. Leonard Hicks, Jr. grew up in East Austin, and was working as an assistant at the State Highway Department at the time that he and Thelma built this house. They lived here until around 1940. Leonard Hicks, Jr. went on to become the chief of the Lighting Division at the University of Texas.

The house then was rented out to a variety of tenants, including a carpenter and a baker, until after World War II. Agnes Edwards, who had lost her husband in World War II, purchased the house around 1946. She lived here until around 1950, when she married her late husband's brother, Thurlow Edwards. Agnes and Thurlow Edwards lived here until around 1960. At the time that Thurlow moved in, he was a student; he then became a plumber's helper, and later a city firefighter. In their later years, Thurlow and Agnes moved to Blanco, Texas.

In the late 1960s, the house was owned and occupied by Ramaldo and Josie Martinez; he was a furniture repairman; they lived here until the early 1970s. The house was then occupied by Mario Valdez, who is sometimes listed as an owner and sometimes as a renter in the city directories. Mario Valdez was a driver for Capitol Aggregates, a concrete, sand, and gravel business.

STAFF COMMENTS

The house does not appear in any City survey.

STAFF RECOMMENDATION

Release the permit. The house has undergone some major architectural modifications over the years, and does not have the requisite architectural nor historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: HDP-2015-1195
Address: 1602 S 3RD STREET

1" = 200'

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.



1602 S. 3RD Street
ca. 1938



OCCUPANCY HISTORY

1602 S. 3rd Street

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

1992	Mario Valdez, renter No occupation listed
1985-86	Beckey Cadena, renter No occupation listed NOTE: The directory indicates that Beckey Cadena was a new resident at this address.
1981	Mario Valdez, owner Driver, Capitol Aggregates, ready-mix concrete, concrete, hot mix, asphalt, sand, and gravel, Bolm Road.
1977	Mario and Dora Valdez, renters Driver, Capitol Aggregates, ready-mix concrete, concrete, hot mix, asphalt, sand, and gravel, Bolm Road.
1973	Mario Valdez, renter Kennel man, Austin Humane Society NOTE: The address listing in the directory shows this house as vacant.
1968	Ramaldo V. and Josie Martinez, owners Repairman, Austin Furniture Craftsman (Clyde M. Hill, -proprietor), furniture repair, 108 Brazos Street.
1962	Vacant
1959	Thurlow and Agnes Edwards, renters City firefighter
1955	Thurlow and Agnes Edwards, owners Plumber's helper, P.J. Brewington Plumbing Company, 2400 E. 1 st Street.
1952	Thurlow and Agnes Edwards, owners Student
1949	Agnes Edwards, owner NOTE: There is no listing for an Agnes Edwards in the alphabetical section of the directory. NOTE: Thurlow Edwards is not listed in the directory.
1947	Agnes Edwards, owner Widow, H.E. Edwards No occupation listed NOTE: Thurlow Edwards is listed at 1211 Holly Street; he was a laborer for the City Water Department.

- 1944-45 David and Irma B. Darhline, renters
Baker
NOTE: Agnes Edwards is not listed in the directory.
- 1941 James D. and Henrietta Liming, renters
Carpenter
- 1940 Leonard and Thelma Hicks, Jr., renters
Assistant, State Highway Department
- 1939 The address is not listed in the directory.
NOTE: Leonard and Thelma Hicks are listed at 202 E. 2nd Street. He was a clerk for the Forrest Wray Service Store, auto accessories, 120 E. 5th Street.

BIOGRAPHICAL NOTES

Leonard and Thelma Hicks, Jr. (ca. 1938 – ca. 1940)

Leonard Hicks, Jr. was the son of Leonard and Lizzie Hicks of East Austin. He appears in the 1930 U.S. Census as their 14-year old son. He was born in Texas. His parents rented their home on Canterbury Street; his father was a shipping clerk for a hardware store. He and Thelma do not seem to appear in the 1940 U.S. Census.

Leonard C. Hicks

Leonard C. Hicks, 66, of Austin, died in a local hospital Friday following a lengthy illness.

He was a native of Austin, and before retirement in 1977, had been employed as the Chief of the Lighting Division for the University of Texas at Austin for 30 years.

Hicks was a member of Onion Creek Lodge No. 220 AF&AM, a member of the Austin York Rite Bodies, and served as Potentate of Ben Hur Shrine Temple in 1971.

Funeral services will be held 1:30 p.m. Monday at the Hyltin-Manor Funeral Chapel with Dr. Ralph M. Smith of Hyde Park Baptist Church officiating. Interment will be in Capital Memorial Gardens Cemetery with graveside services under the auspices of Onion Creek Lodge No. 220 AF&AM.

Pallbearers will be Bob Luckett, L.M. Bonugli, Cecil Nobles, David Curry; Don Jackson, Harley Ford and Jeff Long. Past Potentates of Ben Hur Shrine Temple will be Honorary Pallbearers.

Those who wish may make memorial contributions to the Shrine Burns Institute of the Shrine Crippled Children's Hospital, c/o of Ben Hur Shrine Temple, P. O. Box 2044, Austin, Texas 78768, or to their favorite charity.

Survivors include his wife, Mrs. Edith Hicks of Austin; three daughters, Mrs. Judy Harbour of Aus-

tin, Mrs. Linda Moore of Ft. Worth and Mrs. Dottye Dement of Austin; three sisters, Mrs. Birdie Holt, Mrs. Margaret Mayer and Mrs. Geraldine Evans, all of Austin; and seven grandchildren, Allan Dement, Darin Dement, Todd Harbour, Thad Harbour, all of Austin; Christi Moore, Bradon Moore and, Cameron Moore, all of Ft. Worth.

Obituary of Leonard Hicks, Jr.
Austin American-Statesman, November 28, 1982

James D. and Henrietta Liming (ca. 1940 – ca. 1943)

James D. and Henrietta Liming appear in the 1940 U.S. Census for Wichita, Kansas. James K. Liming was 35, had been born in Kansas, and was a foreman at a power plant. Henrietta Liming was 32, had been born in Kansas, and had no occupation listed. They had 2 daughters: Marguerite, 15; and Frances, 12. Both girls had been born in Kansas.

Thurlow and Agnes Edwards (ca. 1946 – ca. 1960)

Thurlow Edwards appears in the 1940 U.S. Census as the 14-year old son of Marion Edwards, a 36-year old Texas-born widow. Thurlow was the middle of Marion's 3 children listed with her. He had an older brother, Horace, 16; and a younger sister, Delores, 11. They lived in a rented house at 92 San Jacinto Street in Austin. His mother was a laborer in the city waterworks. None of the children had occupations listed.

He apparently had an older brother named Harlow, who was killed during World War II. Agnes Edwards was originally married to Harlow Edwards, then married Thurlow around 1950.

EDWARDS, Thurlow, 55, of Blanco, died Monday. Services 10 a.m. Wednesday at Crofts Funeral Home in Blanco. Burial, Miller Creek Cemetery near Blanco. Survivors: wife, Agnes Edwards of Blanco; son, Troy Dale Edwards of New Braunfels; daughters, Caroline Farris, Connie Gay Depew, both of Austin; brother, Horace Edwards of Austin; sister, Delores Farris of Austin; seven grandchildren; one great-grandchild.

Obituary of Thurlow Edwards
Austin American-Statesman, March 9, 1982

EDWARDS, Agnes Blackburn

Age 90, of Blanco, passed away June 29, 2014. Visitation July 2, 5-7 p.m. at Crofts-Crow Funeral Chapel, Blanco, TX..

Death notice for Agnes Edwards
Austin American-Statesman, July 2, 2014

Mario and Dora Valdez (ca. 1970 -)

VALDEZ, Mario, 48, of Austin died Thursday. Rosary 7:30 p.m. today, Angel Funeral Home. Services 10 a.m. Saturday, San Jose Catholic Church. Burial Assumption Cemetery.

Death notice for Mario Valdez
Austin American-Statesman, August 17, 2001

Mario Valdez, Sr.

March 30, 1953 August 16, 2001

Mr. Mario Valdez, Sr., 48, of Austin, passed away Thursday, August 16, 2001.

Funeral mass will be celebrated at 10:00 a.m. Saturday, at San Jose Catholic Church, with Father Ernesto Elizondo officiating. Burial will follow in Assumption Cemetery

Mr. Valdez is survived by his sons, Vincent Estrada, Mario Valdez Jr., Roy Valdez; mother, Dora Ruiz; companion, Deana Ledesma; step-daughter, Jessica Ashley Valdez; step-son, Isaac Ledesma; sisters, Ruth Smith, Nora Garcia, Annie Rodriguez; brothers, Tony Valdez, and Martin Valdez, all of Austin; and four grandchildren.

**Please visit this obituary at
angelfuneralhome.com**

Obituary of Mario Valdez
Austin American-Statesman, August 18, 2001

Leonard Hicks, Jr.

1602 So. 3rd. St.

117
114

4

4

Monroe Heights

Frame residence

250n - 11/29/38

4

Building permit to Leonard Hicks, Jr. for the construction of the house (1938)

CHANGED TO 12" Curb 1" N" AND RENEWED
SERVICE WITH 3/4" COPPER ON 11/32/22 1-709-894

WATER SERVICE PERMIT		No. 11481	
Austin, Texas		116	
Received of Leonard Hicks Jr.		Date Nov 29, 1938	
Address 1602 So. 3rd			
Amount Two and 50/100 - - - -		\$ 2.50	
Plumber McAlpine		Size of Tap 1/2	
Date of Connection	11/30/38	No. Fittings	Size.
Size of Tap Made	3/4	1 Curb Cock	5/4
Size Service Made	3/4	1 Elbow	3/4
Size Main Tapped	2"	1 St. Elbow	3/4
From Front Prop. Line to Curb Cock	8' 6"	1 Bushing	3/4
From Prop. Line to Curb Cock	6'	1 Reducer	3/4
Location of Meter	C 1119A	1 Pipe	3/4
Type of Box	201A	1 Lead-Comp.	3/4
Depth of Main in St.	2'	2 Nipples	3/4
Depth of Service Line	2'	1 Union	3/4
From Curb Cock to Tap on Main	33'	1 Plug	3/4
Checked by Engr. Dept.	6-9-39 TPE	1 Tee	3/4
		1 Stop	3/4
		1 Box	3/4
		1 Lid	3/4
		Valves	
		Job No.	30462
		Req. No.	BENSON

INDEXED 11-9-61 5NP

Water service permit to Leonard Hicks, Jr. for this address (1938)

SANITARY SEWER SERVICE PERMIT

No. 15072

Austin, Texas

Received of J. McAlpine Date 12/1/1938
 Address 1602 S. 3rd.
 Amount \$
 Builder or Owner Leonard Hicks Jr. Plumber
 Lot 4 Block 4 Subdivision Monroe Hts. Plat No. 114
 res.
 Date of Connection 12/23/1938
 By City 11' N/SLL
 By Plumber
 Checked By Harrison
 Size Main 6" Depth 4'
 Main Assign. in St.
 Stub Depth Prop. Line 2'
 Stub Location
 Book No. A-1200
 Paving Cut No.

No. Fittings	Size	Price
15' Pipe	4"	1.50
Pipe		
Wyes		
1 Bends	4"	.40
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
Other		
Labor:	$\frac{1}{2}$ day	1.50
		total 3.40

Sewer service permit for this address referencing Leonard Hicks, Jr. as the owner (1938)

OWNER Martinez, Romualdo V. ADDRESS 1602 S. 3rd
 PLAT 117 LOT 4 BLK 4
 SUBDIVISION Monroe Hgts.
 OCCUPANCY res.
 BLD PERMIT # 107167 DATE 3-11-68 OWNERS ESTIMATE \$1,417.50
 CONTRACTOR Edgar Montgomery NO. OF FIXTURES -
 WATER TAP REC # - SEWER TAP REC # -
remodel & repair frm res.

Building permit to Romauldo Martinez for remodeling and repairs (1968)