

**HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0917
1409 E. 3RD STREET**

PROPOSAL

Demolish a ca. 1936 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled stone-veneered house with a Cumberland-style configuration in its symmetrical façade and twin front doors; single and paired 1:1 fenestration; almost full-width, front-gabled independent porch on plain, square wood posts.

RESEARCH

The house appears to have been built around 1936, although there was a prior house on this site dating from around 1902. That was a frame house with a projecting front bay as shown on the 1935 Sanborn map, and was the home of Claiborne (Clabe) and George Hankins, who had grown up on this property at a house referenced in directories and the 1900 Sanborn map as 1407 E. 6th Street.

That earlier house appears to have been demolished around 1936 and the current house constructed at the same time. Bonifacio and Marcelina Espinosa were renting the frame house until Bonifacio passed away. In the city directories of the early 1930s, Marcelina Espinosa is shown as the renter of what is believed to have been the frame house, along with two daughters: Dora and Maggie. Between the directories of 1935 and 1937, Marcelina Espinosa goes from being listed as a renter to an owner. Although there are no building or utility permits to confirm this proposed date of construction for the existing house, it seems to conform to the shift in tenancy at the house. Further, the house next door, also a stone-veneer house, dates from 1938, although there was also an earlier frame house on that site as well. The 1935 Sanborn map shows frame houses on these sites; the 1962 Sanborn map shows both of these houses as having a stone veneer.

Marcelina Espinosa lived in this house from around 1936 until her death in 1971. She had no occupation listed in the city directories throughout most of her life, but in the mid-1960s, she worked for Kelly Smith Cleaners.

STAFF COMMENTS




The house is listed in the East Austin Historic Survey (2016) as minimal traditional in style, and dating from 1945. The survey notes that the porch has been altered, and the doors, windows, and roofing materials have been replaced. The survey recommends that this house would be contributing to a local or National Register historic district, but is not individually eligible.

STAFF RECOMMENDATION

Strongly encourage rehabilitation and adaptive re-use, as the house would be contributing to a potential historic district in the neighborhood, and is one of several stone-veneered houses in the vicinity, including the house next door, but staff does not believe that the house qualifies individually as a historic landmark. If the Commission votes to release the permit, then staff recommends 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: HDP-2016-0917
LOCATION: 1409 E 3RD 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.



Steve,

I want to first say it was good to have the opportunity to speak with you again in person regarding my permit and project in general. I appreciate you taking the time to discuss my thoughts on the project and appreciate your insight and input.

I have considered and discussed the stone currently on the home for use with the new structure, with everyone close to me or involved in the project. While I still have every intention of reusing the materials, I can't get it to fit the vision I have for the actual stone veneer. Honestly, if the stone was sawn top and bottom I would be hard pressed not to use it, but my vision is 12" tall stone on courses. A more monolithic look that gives the stone portions of the exterior veneer a more substantive permanent feel.

I would like to have the community feel for themselves that I am a local person respecting the communities history, but I don't think this particular issue will be the way I find common ground. My hope is that the design stands out from the rest of the homes built and that my attention to detail in the design , as well as how we handle the construction process itself, show through.

Sincerely,

Nathan Button

1409 E. 3rd Street
ca. 1936



OCCUPANCY HISTORY 1409 E. 3rd Street

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2017

1992	Isidro and Antonia Martinez, renters Retired
1985-86	Isidro and Antonia Martinez, renters No occupation listed
1981	Isidro and Antonia Martinez, renters No occupation listed NOTE: The directory indicates that Isidro and Antonia Martez were new residents at this address.
1977	Vacant
1973	Jesse R. and Margaret Trevino, renters Employed by Tips Iron and Steel, 300 Baylor Street.
1968	Marcelina Espinoza, owner No occupation listed
1965	Marcelina Espinoza, owner Finisher, Kelly Smith Cleaners (multiple locations)

1961	Marcelina Espinoza, owner No occupation listed
1957	Marcelina Espinoza, owner No occupation listed
1955	Marcelina Espinoza, owner Widow, Bane Espinoza No occupation listed
1952	Manuel and Antonia Conde, renters Laborer B: Marcelina Espinoza, renter No occupation listed Also listed is Theresa Espinoza, a presser. C: Joe and Chonita Arispe, renters Laborer, Walker's Aus-Tex Chili, 310 San Antonio Street.
1949	Marcelina Espinosa, owner Widow, Bonne Espinosa No occupation listed
1947	Marcelina Espinosa, owner No occupation listed
1944-45	Marcelina Espinosa, owner No occupation listed
1941	Marcelina Espinosa, owner No occupation listed
1939	Marcelina Espinosa, owner Widow, Bonifacio Espinosa No occupation listed
1937	Marcelina Espinosa, owner Widow, Bonifacio Espinosa No occupation listed Also listed is Marcos Espinosa, a laborer at Dezendorf Marble Company, 805 E. 4 th Street; plant, 311 East Avenue.

NOTE: Prior directory listings show Marcelina Espinosa (and before that, Bonifacio and Marcelina Espinoza) as the renters of an earlier frame house on this site that could date back as early as 1902. However, it is believed that the existing house was built around 1936. Earlier directories show that Bonifacio and Marcelina Espinoza lived at this site in a rental house from around 1923 until around 1936, when it is believed that Marcelina built the current house. City directories further show that the site was occupied by Claiborne (Clabe) and George Hankins and their families from around 1902 until around 1920. Clabe and George Hankins were African-Americans who had a variety of jobs, including working as a carpenter, porter, servant, expressman, and yardman.

BIOGRAPHICAL NOTES:

Marcelina Espinosa (ca. 1936 – ca. 1971)

The 1930 U.S. Census shows Marcelina Espinosa as the owner of perhaps the former house on this site, which was worth \$700. She was a 40-year old Texas-born widow who was a laundress at home. Both her parents had been born in Mexico. She had 5 children: Julian, 19, a laborer; Manuel, 16, a laborer; Nora, 15, who did housework for a family; Maggie, 12; and Katie, 10. All of the children had been born in Texas.

Her 1971 death certificate shows that Marcelina Espinoza was born in January, 1885 in Texas, and was living at this house at the time of her death. She was a homemaker.

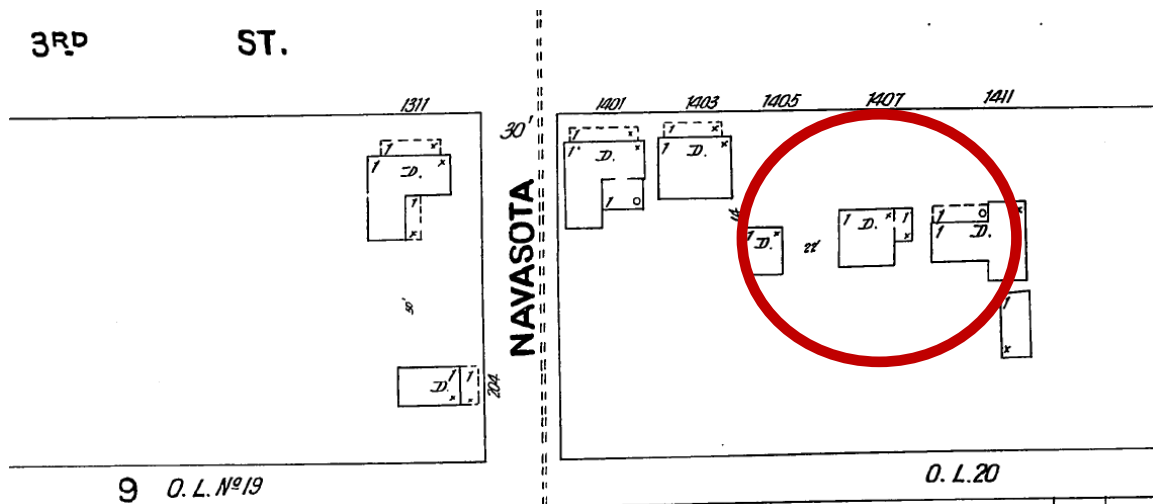
MRS. MARCELINA ESPINOZA

Requiem mass for Mrs. Marcelina Espinoza, 86, of 1409 E. Third, was offered Wednesday at Our Lady of Guadalupe Catholic Church with Rev. Stanley Guzik officiating. Burial was in Assumption Cemetery under direction of Mission Funeral Home.

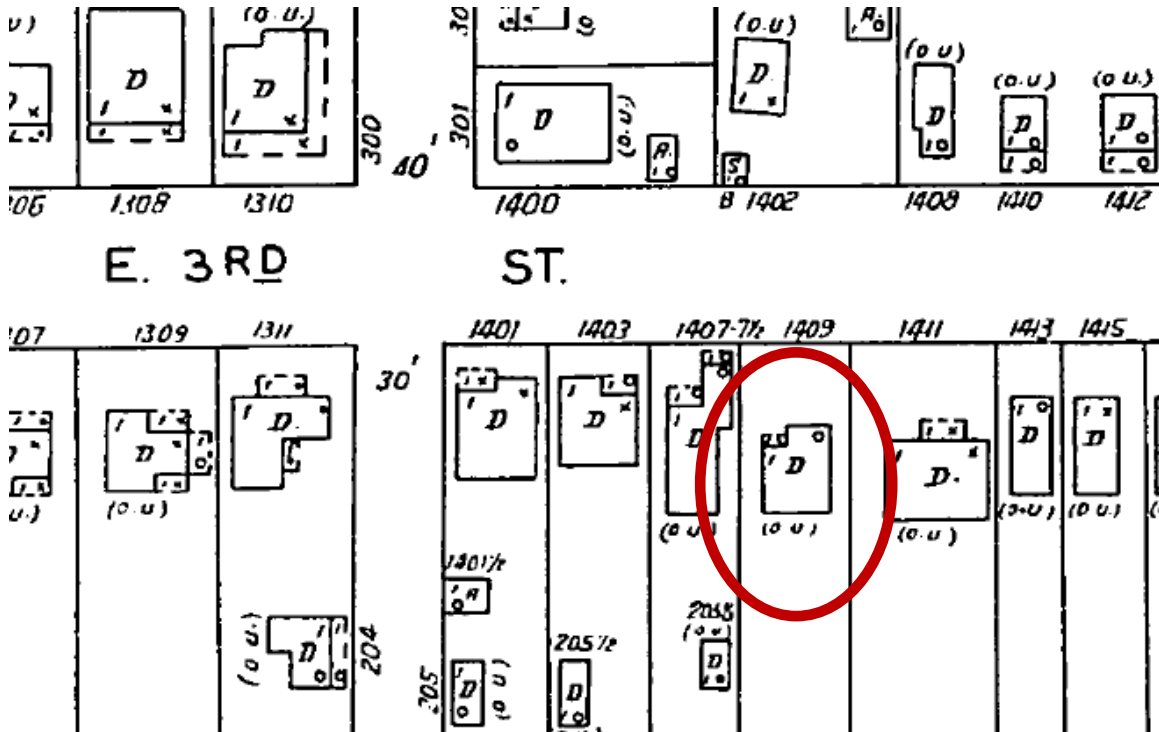
Mrs. Espinoza died in a local hospital Monday evening.

Survivors include four daughters, Mrs. Gavina Reyes, and Mrs. Dora Espinoza, both of Dallas, Mrs. Katherine Navarro, and Mrs. Margaret Trevino, both of Austin; two sons, Marcos Espinoza and Manuel Espinoza, both of Austin; three sisters, Mrs. Anastacia Rios, Mrs. Catarina Soza and Mrs. Cyria Carmona, all of San Antonio; three brothers, Rosendo Urdiales of Houston, Matias Urdiales of Wisconsin and Leandro Urdiales of New Braunfels; 30 grandchildren and 94 great-grandchildren.

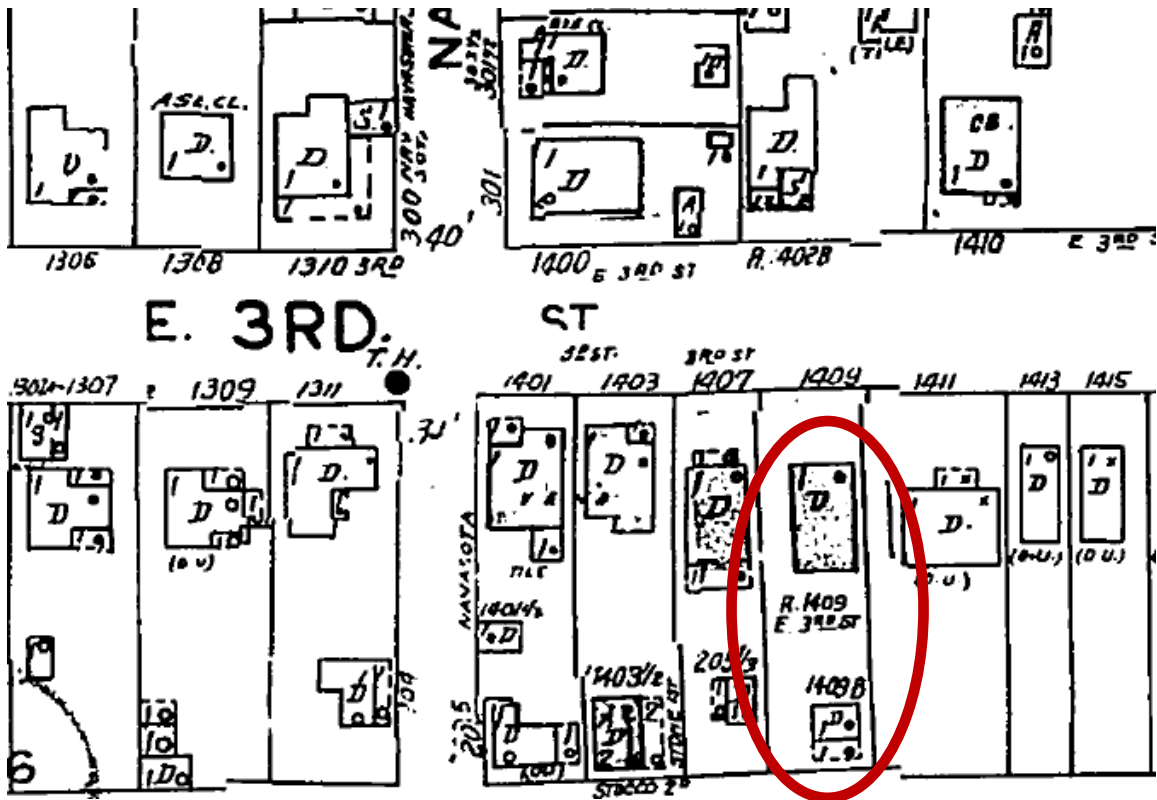
Obituary of Marcelina Espinoza
Austin Statesman, April 14, 1971



The 1900 Sanborn map shows several houses on the same lot at the site of the current house.



The 1935 Sanborn map shows a frame house on this site with a small porch.



The 1962 Sanborn map shows the current house with its rock veneer and configuration, with the exception of the front porch. The secondary dwelling that was built in 1943 and demolished in 1988 is shown on the map.

SANITARY SEWER SERVICE PERMIT

NO. 7291

Austin, Texas

Received of _____ Date 7/3/1926
 Address 1409 E. 3rd.
 Amount _____ \$ _____
 Builder or Owner _____ Plumber _____
 Lot C Block _____ Subdivision _____ Plat No. _____

Date of Connection _____		No. Fittings	Pipe	Pipe	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor:
By City in alley 110' E. of MH @ Navasota															
By Plumber _____															
Checked By _____															
Size Main <u>6"</u>	Depth _____														
Main Assgn. <u>in alley</u>															
Stub Depth _____	Prop. Line _____														
Stub Location _____															
Book No. <u>B-885</u>															
Paving Cut _____ No. _____															

Sewer service permit for this address (1926)

Marcino Espinosa 1409-B East 3rd. St.

23-a 20 39'x138' 0

Unplatted

Box residence

24528 - 4/23/43 \$150.00

Day labor

None

7-7-71-123910-frm addn to residence 176sq. ft.

Kerosine

Building permit to Marcelino Espinosa for the construction of the rear residence (1943). This house was demolished in 1988.

R - ...

Marcelino Espineza

1409 East 3rd Street

23-A

4

39'x138'

Unplatted

0

27

Sleeping porch addition

30246 5-13-46

\$50.00

Owner

7-7-71-123911-remodel exist residence

Building permit to Marcelino Espinoza for a sleeping porch addition (1946)

3-8-84 RTMS

OWNER Mr. Jesse R. Trevino ADDRESS 1409 E. 3rd. St.

PLAT 27 LOT ' BLK.

SUBDIVISION Unplatted

OCCUPANCY Res

BLDG. PERMIT #166332 DATE 8-1-77 OWNERS ESTIMATE 400.00

CONTRACTOR Owner NO. OF FIXTURES

WATER TAP REC# SEWER TAP REC#

~~Remodel & repair to min standrs.~~

Building permit to Jesse Trevino for remodels and repairs to the house (1977)