

ZONING CHANGE REVIEW SHEET

CASE NUMBER: HDP-2017-0100

HLC DATE:

April 24, 2017

May 22, 2017

June 26, 2017

July 24, 2017

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Juan and Carmen Castillo House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1401 E. 3rd Street

Council District: 3

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Given the severe structural issues at the house, staff unfortunately cannot recommend the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

Staff does recommend, however, that the stonework on the house be salvaged and re-used in a similar fashion on any new construction on the site, including the old perimeter wall, and that the applicant provide a marker on the property detailing the artistry of the Mexican-American craftsmen such as Juan Castillo, who contributed significantly to the architectural distinction of this neighborhood. Staff further recommends that the new construction on the site be re-designed to be more compatible with the architectural character of the neighborhood, and showcase the stonework to a much higher degree than the proposed elevations show. This area is a potential historic district.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture, historical associations, community value.

HISTORIC LANDMARK COMMISSION ACTION: **April 24, 2017:** Initiated historic zoning. **May 22, 2017:** Postponed to June 26, 2017 at the property owner's request. **June 26, 2017:** Postponed to July 24, 2017 at the property owner's request.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The East Austin Historical Survey (2016) recommends that this house is contributing to a potential historic district.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: East Cesar Chavez Neighborhood Association.

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, stone-veneered frame bungalow with a front-gabled, partial-width independent porch on battered posts and square stuccoed piers; single 1:1 fenestration.

Historical Associations:

There was likely an earlier house on this site which was the home of a series of African-American laborers and laundresses dating back to the turn of the 20th century, but it is believed that this house dates from around 1923, given its architectural features and overall style. Juan and Carmen Castillo rented this house in the 1920s and 1930s, then appear to have bought the house around 1936. Both Juan and Carmen Castillo had been born in Mexico. Juan Castillo was a delivery driver for a Latino-owned meat market until around 1940, when he began listing his occupation in city directories as a stoneworker. He and Carmen lived in this house for the rest of their lives. After their deaths in the late 1970s, the house became a rental property. Juan Castillo was one of several Mexican-American stoneworkers in the neighborhood – some of their work, such as on this house, was applied to existing houses; in other cases, their stonework was part of the original construction. There is a very high degree of artistry in the stonework on this house. Castillo used a variety of stone, including petrified wood, polished pink granite, and other exotic stone in place of the more common limestone and sandstone.

Community Value:

Juan Castillo, as well as the handful of other Mexican-American stone workers represent the peak of artistry within their profession, and their style of work is unique to East Austin, where their houses define an architectural sub-type. Stonework as is exhibited on the Castillo House is now a lost art, but it was an important defining status within the Mexican-American community of East Austin for many years.

PARCEL NO.: 0204061201

LEGAL DESCRIPTION: W 35.6FT OF N138FT OF W193.4 OLT 20 DIVISION O

ESTIMATED ANNUAL TAX ABATEMENT: \$4,138 (owner-occupied); city portion: \$1,235.

APPRAISED VALUE: \$406,524

PRESENT USE: Vacant

CONDITION: Poor

PRESENT OWNERS:

Durham Trading Partners XII, LLC (purchased in February, 2017)

NOTE: Travis Central Appraisal District records do not specify the address of Durham Trading Partners XII, LLC.

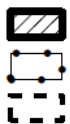
DATE BUILT: ca. 1923

ALTERATIONS/ADDITIONS: ca. 1940s tile addition to the rear of the house.

ORIGINAL OWNER(S): Unknown – the first occupants of the house were renters.

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HDP-2017-0100
1401 E 3RD 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.



1401 E. 3rd Street
ca. 1923



Detail of stonework showing the different types of stone used.



Detail of stonework, showing polished pink granite



Detail of stonework, showing petrified wood and other exotic stone



Stonework at window openings



ca. 1946 tile addition on the rear of the house

OCCUPANCY HISTORY

1401 E. 3rd Street

From City Directories, Austin History Center
 Prepared by the City Historic Preservation Office
 March, 2017

1992	Jesse R. Villanueva, renter No occupation listed NOTE: The directory indicates that Jesse R. Villanueva was a new resident at his address.
1985-85	Mary A. Phelps, renter No occupation listed
1981	Emmanuela Romanus, owner Housekeeper Also listed is Pete Romanus, an aide.
1977	Juan Castillo, owner Retired
1973	Juan and Carmen S. Castillo, owners Retired
1968	Juan and Carmen S. Castillo, owners Retired
1964	Juan and Carmen S. Castillo, owners No occupation listed
1961	Juan and Carmen S. Castillo, owners No occupation listed
1957	Carmen Castillo, owner No occupation listed NOTE: There is no listing for a Juan or John Castillo.
1953	John V. and Carmen Castillo, owners No occupation listed
1949	John V. and Carmen S. Castillo, owners Rock mason
1947	John V. and Carmen S. Castillo, owners No occupation listed
1944-45	John V. and Carmen Castillo, owners Laborer
1941	Juan and Carmen Castillo, owners Stoneworker Also listed are Juan, Jr. and Mary Castillo; he was a delivery man for Austin Tailor Supply, 316 W. 6 th Street.

- 1939 Juan and Carmen Castillo, owners
Delivery man, Austin Tailor Supply, 316 W. 6th Street.
Also listed is Juan Castillo, Jr., no occupation shown.
- 1937 Juan and Carmen Castillo, owners
Proprietor of a grocery, 2217 Santa Rita Street.
- 1935 Juan and Carmen Castillo, renters
Delivery man, Valdes Bros. Market (Mozy and Vincent Valdes, proprietors),
"Home of Good Meats," 701 E. 6th Street. NOTE: The Valdes Brothers were
related by marriage to the family of Ben Garza, who also had a market at 701 E.
6th Street.
- 1932-33 Juan and Carmen Castillo, renters
Driver, Valdes Bros., meats, 701 E. 6th Street.
- 1930-31 John and Carmen Castillo, renters
No occupation listed
Also listed is John Castillo, Jr., no occupation shown.
- 1929 Juan and Carmen Castillo, renters
No occupation listed
Also listed are Jesus and Lorena Lozano; neither had an occupation shown.
- 1927 Juan and Carmen Castillo, renters
No occupation listed
Also listed are Marcos and Irene Espinoza; neither had an occupation shown.
- 1924 Thomas and Reginia Nanos, renters
No occupation listed
Also listed are Antonio and Louisa Nanos; neither had an occupation shown.
- Jose and Petra Regina, renters
No occupation listed
NOTE: Juan and Carmen Castillo are not listed in the directory.

NOTE: It is believed that this house dates from around 1923. There are listings for this address in earlier city directories, but staff believes that those directories refer to an earlier house on this site.

BIOGRAPHICAL NOTES:

Juan and Carmen S. Castillo (ca. 1926 – ca. 1981)

The 1930 U.S. Census shows John and Carmen Castillo as the owners of this house, which was worth \$600. John Castillo was 35, had been born in Mexico, and did general hauling with a truck. Carmen Castillo was 34, had been born in Mexico, and had no occupation listed. They had 9 children: Beatrice, 18, a maid for a private family; John, Jr., 16, a delivery boy for a drug store; Earl, 15, a delivery boy for a drug store; Tom, 11; Domingo, 8; Carmen, 6; Manuel, 5; Dorothy, 3; and Alicia, 8 months. All of the children had been born in Texas.

His 1978 death certificate shows that Juan Castillo was living at this address at the time of his death. He was born in 1888 in Monclova, Mexico and was a rock mason. He was a widower. The estate of Juan Castillo, Sr. sold the house in 1981.

MRS. CARMEN S. CASTILLO

Mrs. Carmen S. Castillo, 88, of 1401 E. 3rd St., died Tuesday in a local hospital. She had been a resident of Austin for the past 65 years and was a member of the Catholic Church.

Rosary services will be recited 8:30 p.m. Wednesday from the Chapel of Wilke-Clay Funeral Home.

Funeral Mass will be offered 11 a.m. Thursday from St. Ignatius Catholic Church, Rev. Joseph M. Kmiecik, C.S.C. of the church, officiating.

Burial will be in Assumption Cemetery.

Obituary of Carmen S. Castillo
Austin American-Statesman, February 27, 1974

CASTILLO, Juan, Sr., 90, 1401 East 3rd St., died Saturday. Rosary 7:30 p.m. today at Wilke-Clay Funeral Home. Mass 9 a.m. Monday at St. Ignatius Catholic Church. Burial, Assumption Cemetery. Survivors: daughters, Irene C. Roberts, Bea-

trice C. Rivera, Carmen C. Calderon, Alice C. Tamayo, all of Austin; sister, Consuelo Castillo of San Antonio; brothers, Fred Castillo of Austin, Julio Castillo of Moncloba, Mexico; 19 grandchildren; 20 great-grandchildren.

Obituary of Juan Castillo
Austin American-Statesman, August 22, 1978

SANITARY SEWER SERVICE PERMIT

NO. 7199 *A*

Austin, Texas

Received of _____ Date 4/5/1926
 Address 1401 E. 3rd.
 Amount _____ \$ _____
 Builder or Owner _____ Plumber _____
 Lot A Block _____ Subdivision _____ Plat No. _____

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

Sewer service permit for this house (1926)

John Costello 1401-E. 3rd St. \

23-a 4 35.6' x 138' 0

Unplatted

tile addn. to rear of res.

26061 8-10-44 \$30.00

owner

none

Building permit to Juan Castillo for the construction of the rear addition (1944)