

**HISTORIC LANDMARK COMMISSION
OCTOBER 23, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017- 0577
1414 E. 3RD STREET**

PROPOSAL

Demolish a ca. 1927 house and rear building constructed between 1935 and 1962.

ARCHITECTURE

One-story, L-plan, front-gabled wood-frame house built in a vernacular style. The house is clad in board-and-batten wood siding with a front porch and double-hung 4:4 wood-sash windows. The rear building is a front-gabled building constructed of cement blocks with louvered windows; the front windows have been boarded up.

RESEARCH

The house at 1414 E. 3rd Street was built by 1927 and occupied by Eustaquio S. and Crescencia Barron, who would live there for the next 65 years. According to community histories, the Barron family made and sold tortillas out of the house as early as the 1930s. By 1942, the address was listed both as a residence and a tortilla factory. What would become Barron Tortillas was one of only two tortilla manufacturers in the city at the time, though by 1944 there were five tortilla makers. As noted below, the house held a store—likely a tortilla store—ca. 1962 that was accessible via the rightmost door on the porch. By 1992, Eustaquio's and Crescencia's daughter Manuela Barron owned and lived in the house.

The rear cement block building was built ca. 1960 and expanded in 1967. Sanborn maps from 1962 indicate that this building was used as a tortilla factory, while the southeast portion of the house was used as a store, likely to sell the tortillas. Newspaper archives did not include any mention of Barron Tortillas.

STAFF COMMENTS

The house was surveyed as part of the East Austin Historic Resource Survey in 2016 and recommended eligible for designation as a contributing building in a potential local historic district and eligible for designation as a contributing building in a potential National Register historic district.

1414 E. 3rd Street appears to meet the criteria for designation as a contributing building in a potential local historic district. The Historic Landmark Commission initiated historic district zoning for the 1400 block of E. 3rd Street in April 2017; however, no materials have yet been submitted for the application. On initial research, the property appears to meet one criteria for designation as a historic landmark; however, two criteria are required to be met for designation.

Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed ca. 1927.
- 2) The house retains a high degree of integrity of location, setting, design, materials, craftsmanship, association, and feeling. The only change to the exterior appears to be a small rear addition in 1965.
- 3) Properties must meet two historic designation criteria for landmark designation. The property appears to demonstrate significance according to one of the designation

criteria for historic landmarks listed in the City of Austin Land Development Code (Section 25-2-352).




- a. **Architecture.** The house is built in a vernacular style and appears to possess architectural distinction within this style. The board-and-batten vernacular bungalow with an inset porch is no longer a common type in Austin, and the house retains a high degree of integrity.
- b. **Historical association.** The property was occupied for 64 years by Eustaquio and Crescencia Barron, who operated a tortilla factory on the site for at least 49 years. There do not appear to be historically significant 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 held one of Austin's early and longstanding tortilla factories. However, reconnaissance research did not yield any information on the Barron Tortilla Factory and does not currently support an assertion that the property possesses a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Postpone a decision on the proposed demolition to allow staff time to conduct further research on the property and its potential significance, particularly community value.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HDP-2017-0578
1410 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.



PROPERTY INFORMATION

Photos



Primary (south) façade and west elevation of 1414 E. 3rd Street.



Primary façade.



East and north elevations.



East elevation and rear building, a former tortilla factory.



Primary façade and north elevation of rear building.



South elevation of rear building.

Occupancy History

City directory research, Austin History Center

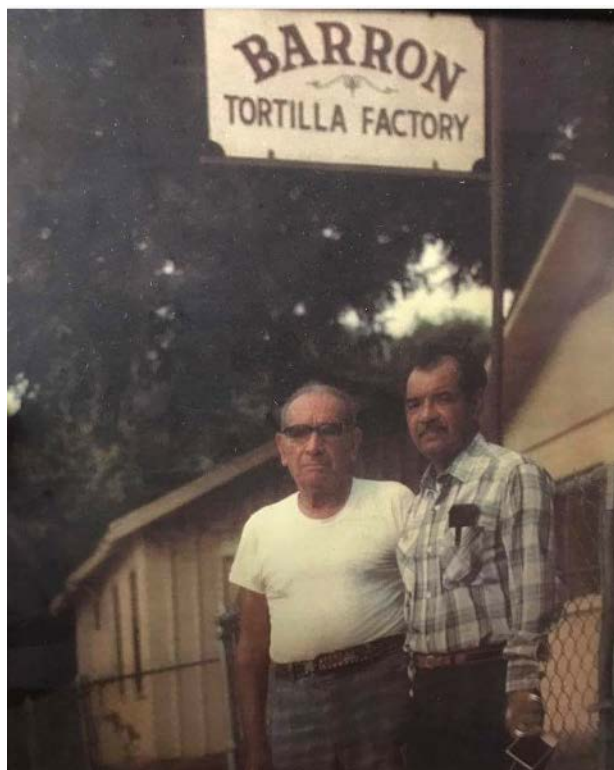
By Historic Preservation Office staff

October 2017

- 1927-86 Eustaquio S. and Crescencia Barron
 No employment listed in 1927 or 1932-39. Occupation listed as “corn meal” in 1929, with no employer listed. Occupation listed as tortilla manufacturer or Barron Tortillas ca. 1942-1986.
- 1992 Manuela V. Barron, owner
 Retired

Biographical Notes

Eustaquio Segobia Barron was born in San Antonio in 1893. He married Crescencia Vazquez prior to 1922 and had five children, including two daughters and a son. By 1927, the Barron family had purchased the property at 1414 E. 3rd Street and built a house. Eustaquio worked as a stationary fireman in 1922-24, a laborer in 1929, and a cement finisher in 1940. Beginning around 1942, he ran the Barron Tortilla Factory and store on the property until his death in 1991. Making tortillas was a family business: Eustaquio’s uncle, Crescenciano Segovia, owned the first tortilleria in Austin in 1922.



Eustaquio Barron (left) and Johnny V. Barron in front of the Barron Tortilla Factory in the late 1970s. Photograph courtesy of Vita Maldonado, via atx_barrio_archive on Instagram (<https://www.instagram.com/p/BWxvYWkl-Bh>).

Crescencia Vasquez Barron was born in Seguin ca. 1896. In 1929, she was a housewife. No additional information was located about her.

Building Permits

SANITARY SEWER SERVICE PERMIT

No. 7693

Austin, Texas

Received of owner Date 10/31/1927
 Address 1414 E. 3rd.
 Amount Twelve Dollars \$ 12.00
 Builder or Owner E. J. Barrow Plumber _____
 Lot 6 Block 4 Subdivision _____ Plat No. 27 or 23a
 res.

Date of Connection <u>11/10/1927</u>	No. Fittings	Size	Price
By City <u>77' W. of MH @ Onion in alley</u>	6" Pipe	4" tile	
By Plumber _____	Pipe		
Checked By _____	Wyes		
Size Main <u>6"</u> Depth <u>5'</u>	1 Bends	4" 1/8	
Main Assgn. <u>in alley 4' from PL</u>	Reducers		
Stub Depth _____ Prop. Line _____	Plugs		
Stub Location _____	Sand		
Book No. <u>B-809</u>	Gravel		
Paving Cut _____ No. _____	Remix		
	Stoppers		
	Castings		
	1/8 Other sack cement		
	Labor:	12 hrs., 1 man	

Sewer permit issued to E. J. Barrow, 10/31/1927. It is possible that E. J. Barrow is a misspelling of E. S. Barron.

4056
BLK 4
SEC 27

WATER SERVICE PERMIT
Austin, Texas

JPH
E No. 27006
INDEXED
Date 7-14-60

Received of E. S. BARRON
 Address 1414 EAST 3RD ST
 Amount FIFTY \$ 50.00
 Plumber SEC 12 Size of Tap 3/4"

CHANGED TO 8" MAIN AND RENEWED
 SERVICE WITH 3/4" COPPER ON 700-831
 Replaced Tap A-1056

Date of Connection 9-21-60
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 2" GALV.
 From Front Prop. Line to Curb Cock 9'
 From W. Prop. Line to Curb Cock 15'
 Location of Meter FRONT
 Type of Box ROUND
 Depth of Main in St. 2'
 Depth of Service Line 2'
 From Curb Cock to Tap on Main 27'
 Checked by Engr. Dept. JPH 11-8-60

INDEXED

No. Fittings	Size
28" Pipe 3" Cop.	
1 Corp. Cock 3/4"	
Cop. to Iron ell	
Cop. to Cop. ell	
Cop. to Iron Coupling	
Cop. to Cop. Coupling	
Angle Stop	
Stop	
Bushing 3/4" BRASS	
1 Nipples	
Service Clamp	
Valve	
1 Meter Box Round	
1 Lock Lid	
1 Drain Tile	
1 Drain Tile Lid	
Stop & Drain	
Job No. 7723-700-502	
Foreman C. J. Powell	

Water permit issued to E. S. Barron, 7/14/1960.

OWNER E. S. Barron ADDRESS 1414 East Third Street
PLAT 27 LOT 6 BLK 4
SUBDIVISION R. H. Peck
OCCUPANCY Bath, hall & porch
BLD PERMIT # 94583 DATE 1-14-65 OWNERS ESTIMATE \$600.
CONTRACTOR NO. OF FIXTURES 3
WATER TAP REC # X SEWER TAP REC # X

Frame addition to residence

*Building permit issued to E. S. Barron for a frame addition containing a bath, hall, and porch,
1/14/1965.*

OWNER E. S. Barron ADDRESS 1414 E 3rd Street

PLAT 27 LOT 6 BLK 4

SUBDIVISION R. H. Peck

OCCUPANCY Make Tortillas

BLD PERMIT # 102308		DATE 2-7-67	OWNERS
			ESTIMATE 2,000.00

CONTRACTOR	owner	NO. OF FIXTURES	3
------------	-------	-----------------	---

WATER TAP REC # SEWER TAP REC #

Masonry Addition to Existing Commercial Building

354 sq.ft

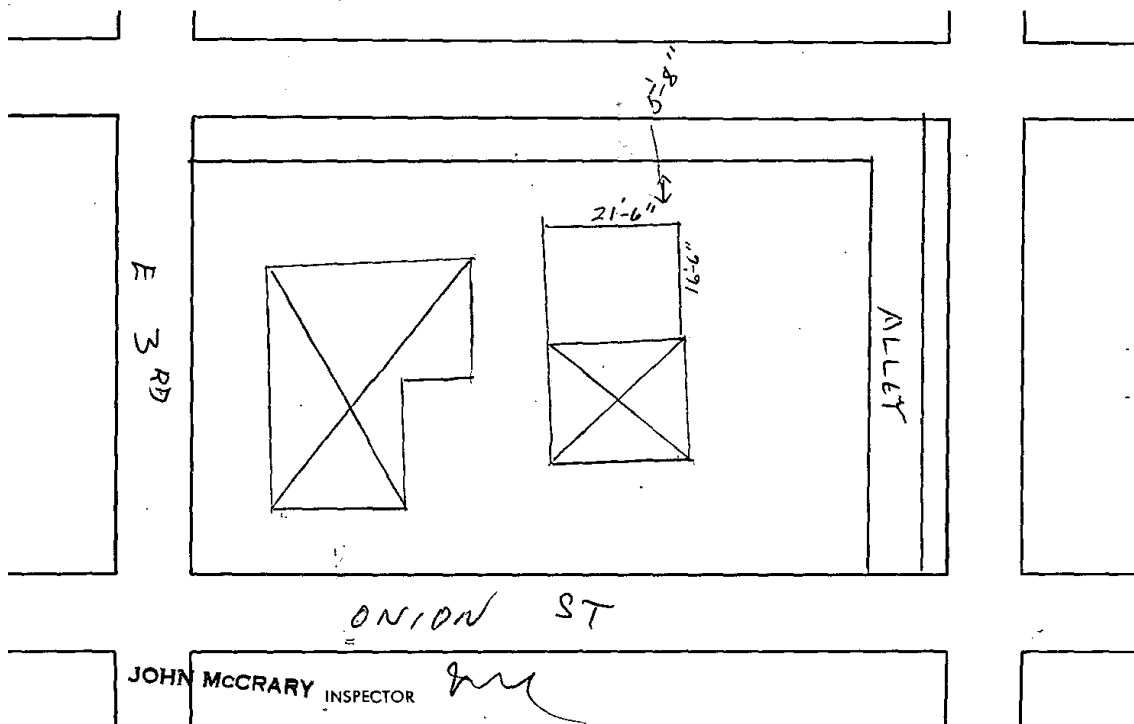
Building permit issued to E. S. Barron for a masonry addition to expand the tortilla factory, 2/7/1967.

ADDRESS: 1414 E 3 RD ST.		PERMIT 102308		PLAT 27	
LOT: 4		BLOCK		SUB.	
		OUTLOT		R.H. PECK	
FIRE ZONE 3		USE DIST: D 3		OCCUPANCY: MASONRY ADD TO COMM BLDG.	
WED 11 TH 2-7-67		LAYOUT 3-6-67		FRAMING 6-17-67	
2-8-67		PRINC. BLDG.		ACC. BLDG.	
FOUNDATION		SLAB		NECESSARY BLDG. CONN.	
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.	
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.	

OWNER: E. S. BARRON CONTRACTOR: OWNER

APP. HEALTH DEPT. 2-20-67 21'-6" X 16'-6" = 354 sq
 4-17-67 TORTILLA
 5-1-67
 5-29-67

LED

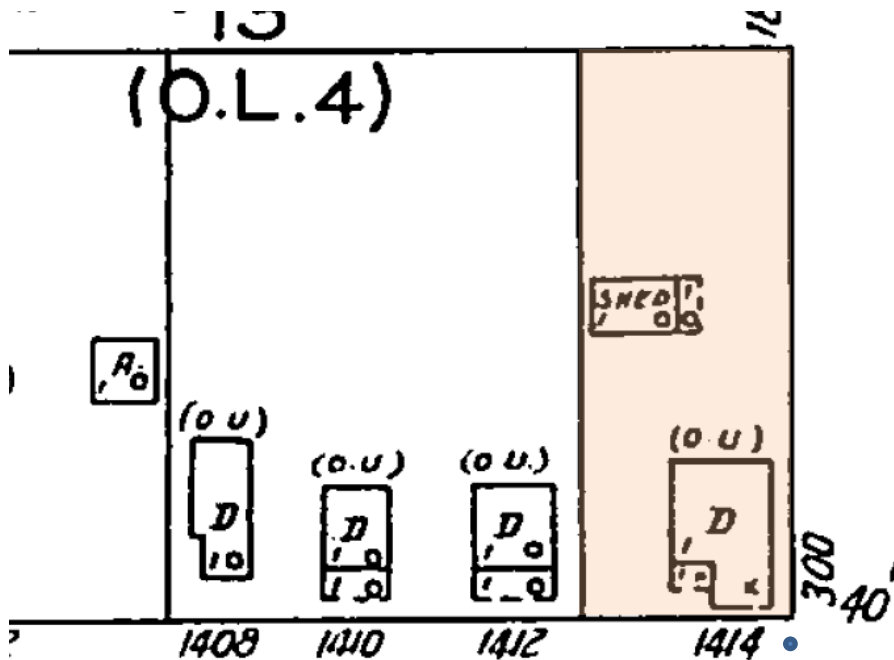


Building permit issued to E. S. Barron for a masonry addition to expand the tortilla factory, 3/6/1967. This permit shows the footprint of the proposed addition.

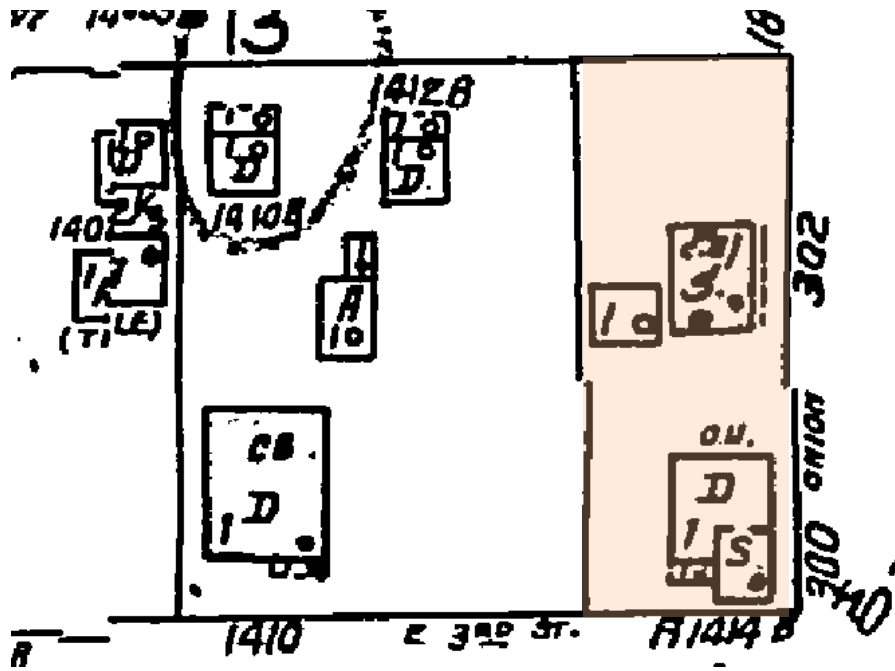
SIGN PERMIT	
OWNER E.S. Barron	ADDRESS 1414 E. 3rd St.
PLAT 27	LOT 6
BLK	
SUBDIVISION R.H. Peck	
OCCUPANCY sign	
BLD PERMIT #149607	DATE 5-23-75
OWNERS ESTIMATE	\$250.00
CONTRACTOR Segonia Sign	NO. OF FIXTURES
WATER TAP REC #	SEWER TAP REC #
ereet sign Tortilla Factory	

Sign permit issued to E. S. Barron for a Tortilla Factory sign, 5/23/1975.

Sanborn Fire Insurance Maps



The 1935 Sanborn map shows a one-story wood-frame house at 1414 E. 3rd Street and rear shed facing Union Street.



The 1962 Sanborn map shows a one-story wood-frame house with a store in front, as well as a small shed and a larger masonry store (marked S and noted at 302 Onion Street) at the rear.