

**HISTORIC LANDMARK COMMISSION**  
**NOVEMBER 27, 2017**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2017- 0577**  
**1414 E. 3<sup>RD</sup> STREET**

**PROPOSAL**

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Rehabilitate and construct an addition to a ca. 1927 house and demolish a ca. 1960 rear building.

**ARCHITECTURE**

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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.

Proposed work includes constructing a new foundation, adding a water table, replacing the roof, and repairing the board and batten wood siding and replacing it with in-kind materials when necessary. Windows are proposed to be replaced with wood-sash windows to match existing, though the applicant may be open to reusing existing windows where possible.

The proposed addition includes a gable-roofed one-story addition clad in hardiboard and stepped back from the primary façade approximately 15'. At the rear of the property, the addition rises to two stories, with vertical hardiboard cladding and a flat roof.

The rear building is proposed to be replaced with a 2-story accessory dwelling unit (still under design).

**RESEARCH**

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The house at 1414 E. 3<sup>rd</sup> 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 and oral histories, the Barron family made and sold tortillas, masa, and baked goods out of the house from the beginning. What would become Barron Tortillas was the second tortilla manufacturer established in the city; 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**

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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. 3<sup>rd</sup> 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. 3<sup>rd</sup> 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 building 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. There do not appear to be historically significant associations. See notes under community value regarding the Barron Tortilla Factory.
  - 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 earliest and most longstanding tortilla factories. However, research did not yield extensive information on the Barron Tortilla Factory and does not 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**

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Approve as proposed. The proposed project retains much of the historic fabric of the house, which was the original tortilla factory and store.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**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.

1" = 250'

PROPERTY INFORMATION

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*Photos*



*Primary (south) façade and west elevation of 1414 E. 3<sup>rd</sup> 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

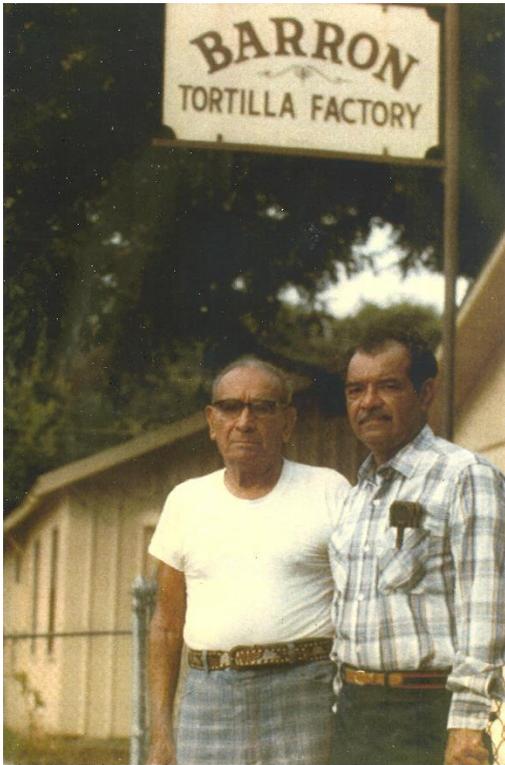
*Biographical Notes*

Eustaquio Segobia Barron was born in San Antonio in 1893. He married Crescencia Vazquez prior to 1921 and had five children. Eustaquio and Crescencia lived on Brushy Street for a time, where Eustaquio operated a Mexican bakery and a *molino de masa*, grinding and selling masa for tortillas and tamales. Eustaquio is listed in city directories as a stationary fireman in 1922-24, a laborer in 1929, and a cement finisher in 1940; his daughter Fannie Barron Estrada stated in an oral history interview that he worked part-time, while her mother operated the business.

By 1927, the Barron family had purchased the property at 1414 E. 3<sup>rd</sup> Street and built a house. Beginning around 1942, the Barron Tortilla Factory is listed in city directories, though it was operating before then as a continuation of the Brushy Street business, according to Ms. Barron Estrada. The business did not advertise, but rather sold to neighbors from the surrounding area: “People said, ‘Nobody makes tortillas like Barron’s,’” recounted Ms. Barron Estrada, telling of lines of customers on weekend mornings. It also served neighbors who brought buckets of corn, then took home the masa from the *molino* and made their own tortillas or tamales to sell. Eustaquio ran the business until his death in 1991, when his daughter Manuela Barron took it over. After she retired, Manuela donated some of the tortilla-making equipment to a church and sold some.

Crescencia Vasquez Barron was born in Seguin ca. 1896. In 1929, she was a housewife. She ran the family business while Eustaquio was working. No additional information was located about her.

Making tortillas was a family business: Eustaquio’s uncle, Crescenciano Segovia, opened the first tortilleria in Austin in 1922 at 2<sup>nd</sup> and San Antonio streets—Austin Tortilla Manufacturing—and gave Eustaquio his first *molino* to grind corn.



*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>).*



*Men in front of 1414 E. 3<sup>rd</sup> Street (not dated).*



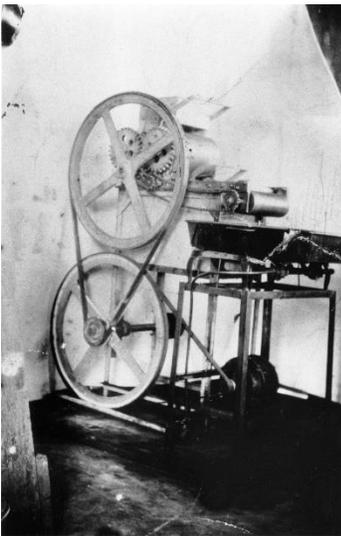
*Barron Tortilla Factory (not dated).*



*Men in front of 1414 E. 3<sup>rd</sup> Street (1945).*



*Children in front of 1414 E. 3<sup>rd</sup> Street (not dated).*



*Tortilla maker from Austin Tortilla Manufacturing (left, ca. 1935) and Crescenciano Segovia's factory and store (right, not dated). Sources: left, Austin History Center (PICB #14156); right, Dolph Briscoe Center for American History, The University of Texas at Austin (Image #di\_07449).*

### *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. 270r 23a  
 res.

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

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

*4056  
BLK 4  
SEC 27*

**JPH**  
E No. 27006  
**INDEXED**

Received of E. S. BARRON Date 7-14-60  
 Address 1410 EAST 3RD REAR  
 Amount FIFTY \$ 50.00  
 Plumber SEC 12 Size of Tap 3/4"

CHANGED TO 5" MAIN AND RENEWED  
 SERVICE WITH 3/4" COPPER ON 720-831  
*Replace Tap A-1056*

Date of Connection	<u>9-21-60</u>	No. Fittings 28" Pipe 3" Cop. 3" 1 Cop. Cock 3" Cop. to Iron ell Cop. to Cop. ell Cop. to Iron Coupling Cop. to Cop. Coupling Angle Stop 3/4" Stop Bushing 3/4" BRASS Nipples 3/4" BRASS Service Clamp Valve Meter Box <u>Round</u> Lock Lid Drain Tile Drain Tile Lid Stop & Drain Job No. <u>723-700-502</u> Foreman <u>C. J. Powell</u>
Size of Tap Made	<u>3/4"</u>	
Size Service Made	<u>3/4"</u>	
Size Main Tapped	<u>2" GALV.</u>	
From Front Prop. Line to Curb Cock	<u>9'</u>	
From <u>W.</u> Prop. Line to Curb Cock	<u>15'</u>	
Location of Meter	<u>FRONT</u>	
Type of Box	<u>ROUND</u>	
Depth of Main in St.	<u>2'</u>	
Depth of Service Line	<u>2'</u>	
From Curb Cock to Tap on Main	<u>27'</u>	
Checked by Engr. Dept.	<u>JPH 11-8-60</u>	

**INDEXED**

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.*

ADDRESS: 1414 E 3<sup>RD</sup> ST PERMIT 94583 PLAT 27

LOT: 6 BLOCK 4 SUB. R. H. PECK

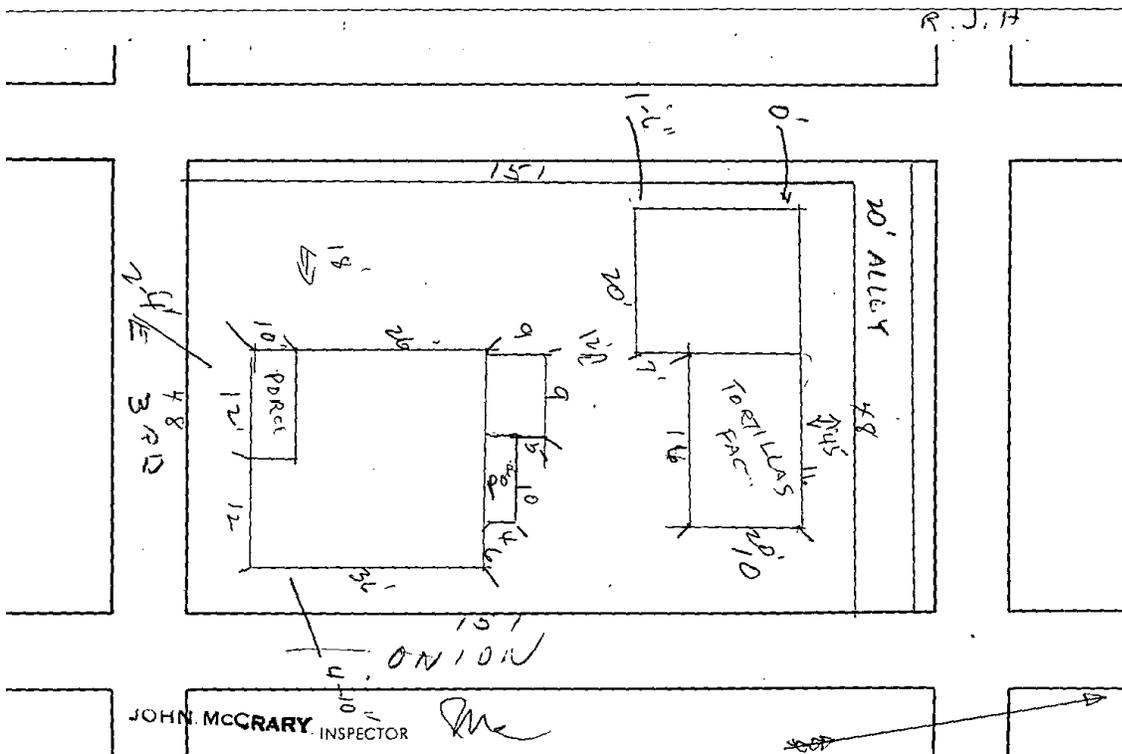
FIRE ZONE 3 USE DIST: D 3 OCCUPANCY: FR. ADD TO RES

THURS P.M. 1-14-65	LAYOUT	2-25-65	FRAMING	3-15-65	FINAL	ROOF OVERHANG
1-14-65	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
FOUNDATION	PIERS	FLOOR JOIST SIZE & O.C.	SLAB	NECESSARY BLDG. CONN.		ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C.	2x4	ROOM VENTILATION	✓	PAVED PARKING
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.	2x4	STAIRS REQ. & NO.		
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.		

OWNER: E. S. BARRON CONTRACTOR: OWNER

$9 \times 9' + 10' \times 4' = 121'$

ACTIVE 1-25-65 BATH HALL & PORCH



Building permit issued to E. S. Barron for a frame addition containing a bath, hall, and porch, 2/25/1965. This permit shows the footprint and dimensions of the addition at the rear of the house, as well as the footprint of the tortilla factory at the rear of the property.

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<sup>RD</sup> ST. PERMIT 102308 PLAT 27

LOT: 4 BLOCK: OUTLOT: R.H. PECK SUB.

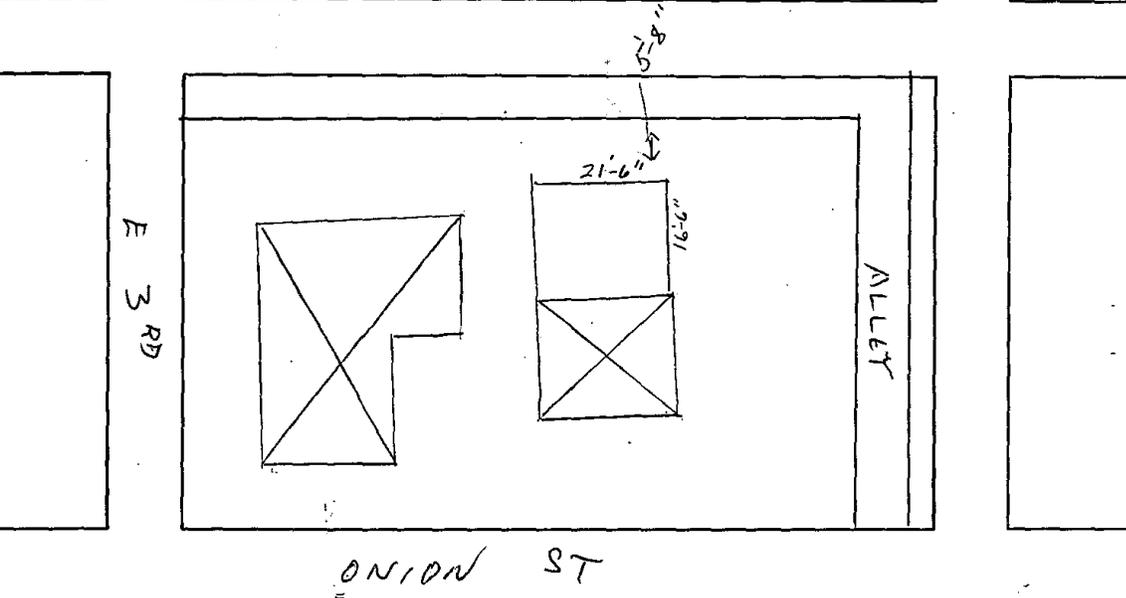
FIRE ZONE 3 USE DIST: D 3 OCCUPANCY: MASONRY ADD TO COMM BLDG.

WLB A-1 2-7-67	LAYOUT	3-6-67	FRAMING	6-17-67	FINAL	ROOF OVERHANG	24"
2-8-67	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION	SLAB	FLOOR JOIST SIZE & O.C.	SLAB	NECESSARY BLDG. CONN.		ACC. BLDG.	5'
FR. SETBACK		CEILING JOIST SIZE & O.C.	2x8 16	ROOM VENTILATION		PAVED PARKING	None
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.	4" CON BLDG	STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL	8" CON BLDG	ATTIC FIRE STOPS REQ.			

OWNER: E. S. BARRON CONTRACTOR: OWNER

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

LED



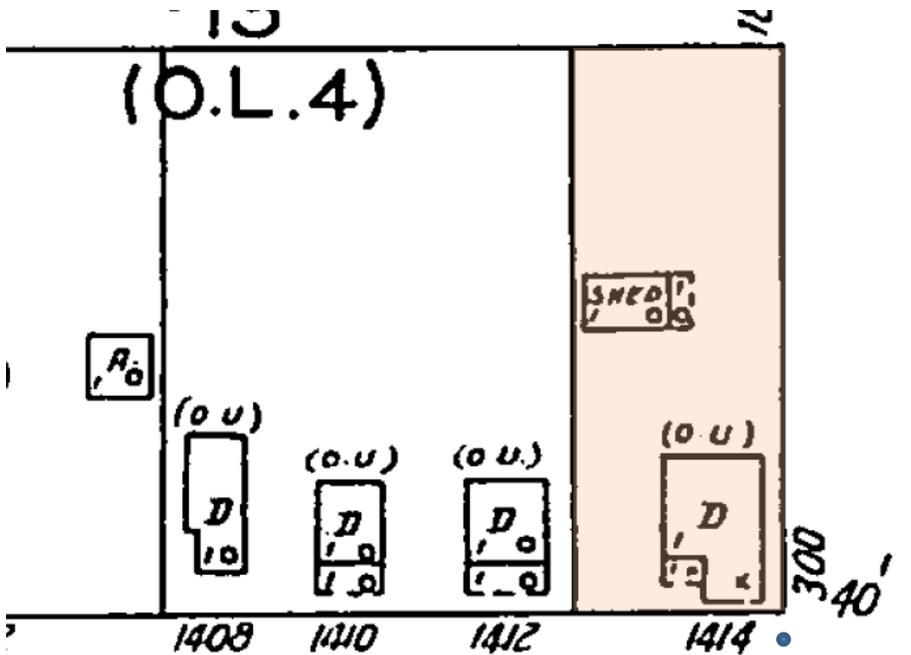
JOHN MCCRARY INSPECTOR *[Signature]*

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 #  
 erect 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. 3<sup>rd</sup> Street and rear shed facing Onion Street.*

