

**HISTORIC LANDMARK COMMISSION
DECEMBER 11, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017- 0578
1410 E. 3RD STREET**

PROPOSAL

Demolish a 1946 house and small rear dwelling built or moved between 1935 and 1962.

ARCHITECTURE

One-story, rectangular-plan, front-gabled brick masonry house built in the Craftsman style. The house is clad in stucco with a partial-width, front-gabled porch and single and paired single-hung aluminum-sash windows. The rear dwelling is a wood-frame building clad in board-and-batten siding with wood-sash windows.

RESEARCH

The primary house at 1410 E. 3rd Street was constructed by Jose (or Joe) Maldonado in 1946. It appears that the Maldonado family was living at the property, likely in an earlier house, as early as 1944. The house was rented out in 1949, but by 1954 the Maldonados had moved back in. They would live in the house until at least 1993. Jose worked in the building trades until he retired in the 1980s.

The construction date of the rear dwelling is unknown. A small wood-frame house at the front of the lot was rented to various African American families from ca. 1905 until circa 1914. Other renters (race unknown) lived in the house until ca. 1944, when Joe and Virginia Maldonado and two children moved in. Sanborn Fire Insurance Maps from 1962 show that the primary house had been constructed and two small wood-frame houses had been built or moved to the rear of the lot.

STAFF COMMENTS

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

This house 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. Upon further research, it does not appear to meet the criteria for designation as a historic landmark. The rear dwelling does not appear to meet any criteria for historic designation.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed in 1946.
- 2) The building retains a moderate degree of integrity. It retains a high degree of integrity of location, setting, design, craftsmanship, association, and feeling. It retains a moderate degree of integrity of materials.
- 3) The property does not appear to demonstrate significance according to any 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 the Craftsman style. It does not appear to be architecturally significant.
- b. **Historical association.** The property was occupied for at least fifty years by Jose and Virginia Maldonado. 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 does not appear to possess 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

Encourage rehabilitation and adaptive re-use. If rehabilitation and adaptive re-use are not feasible, then encourage relocation over demolition and release the permit upon 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" = 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 of 1410 E. 3rd Street.



Primary façade and east elevation.



Rear dwelling at 1410 E. 3rd Street.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
October 2017

- | | |
|---------|-----------------------------------------------------------------------------------------------------------------------|
| 1905 | Belle (or Bella) McNeil and 3 children (colored), no tenure listed
No employment listed |
| 1907-08 | Robert P. Smith and 4 children (colored), no tenure listed
Porter, Eugene Martin |
| 1910-11 | James Smith and 4 children (colored), no tenure listed
Tailor, no place of employment listed |
| 1914 | Frank Dunmore (colored), no tenure listed
Not listed in residential portion of directory where employment is noted |
| 1918 | David S. and Lily Porter, renters
U.S. Army |
| 1922-27 | George Wash. Warren, renter
No employment listed |
| 1929 | Guadalupe and Marie Rosales, renters
No employment listed |

- 1932-39 Juan and Santos Saldana and 4 children, renters
Laborer, no place of employment listed
- 1944-45 Jose and Virginia Maldonado and 2 children, owners
Laborer, no place of employment listed
- 1947 Vacant
- 1949 Juan Martinez, renter
Employment not checked by staff
- 1952 Vacant
- 1954-93 Jose (or Joe) and Virginia Maldonado, owners
In 1944-45, Jose is listed as a laborer. No place of employment is listed 1955-62.
In 1968, Jose is listed as a construction worker; in 1973-77, he is listed as a
carpenter at C.T. Schneider. By 1985-86, he is listed as retired.

Occupancy History – Rear Dwelling

The rear dwelling is not listed in city directories until 1959, though it was likely the primary house before the current primary house was constructed in 1946. Sanborn maps show a small building with a similar footprint at the front of the lot in 1935 and at the rear of the lot in 1962; the current building may have been moved to the rear ca. 1946.

- 1959 Joe Jr. and Alice Maldonado
Fiberglass worker, Plastinette Corporation
- 1962 Albert and Diana Lugo
Brick mason, no place of employment listed
- 1968-73 Robert A. and Susie G. Reyes
Construction worker, no place of employment listed
- 1977-81 Ester Madenia
No employment listed
- 1985-86 Vacant
- 1992 Ester Madenia
No employment listed

Biographical Notes

Research was conducted on two households that lived in the front and rear houses for extended periods of time: Jose and Virginia Maldonado (ca. 1944-45, then ca. 1954-ca. 1993) and Ester Madenia (rear dwelling, ca. 1977-ca. 1992)

Jose (or Joe) Maldonado was born in Oklahoma in 1919. By the time he was 21 in 1940, he had moved to Austin, married Virginia, and had a year-old son, Joe Jr. The Maldonados had at least four other sons, Andy in 1949, Tony ca. 1951, Edward in 1956, and Raymond

ca. 1957. He worked as a laborer. He worked in the building trades as a laborer, a construction worker and a carpenter. He retired in 1980s and died in 1996.

Virginia B. Maldonado was born in 1919. No additional information was located about her.

No information was located about Ester Madenia.

Building Permits

Jose Maldonado

1410 East 3rd Street

23-A

4

4

-

-

Masonry residence

30734 6-28-46

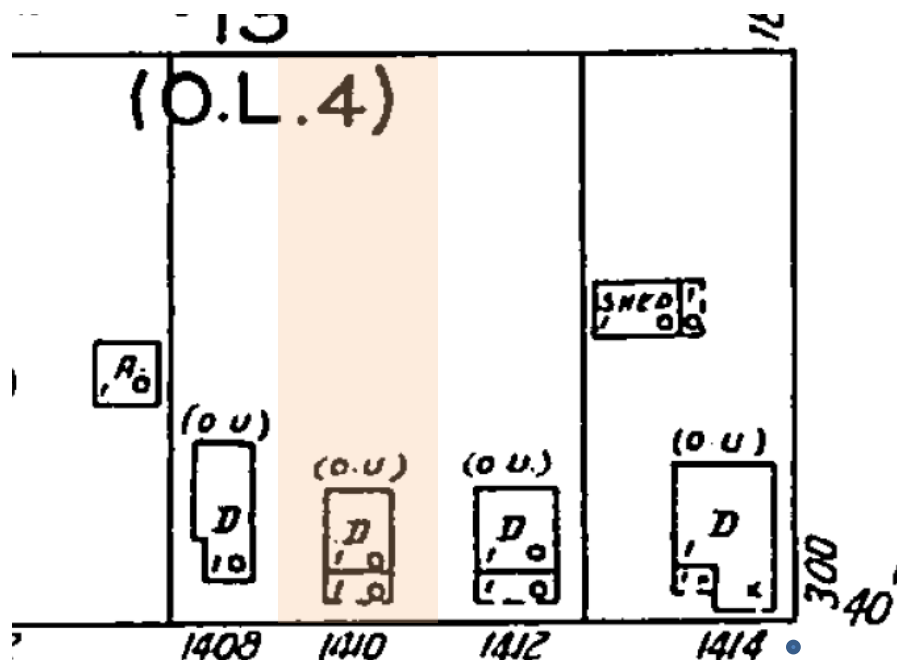
\$1000.00

Owner

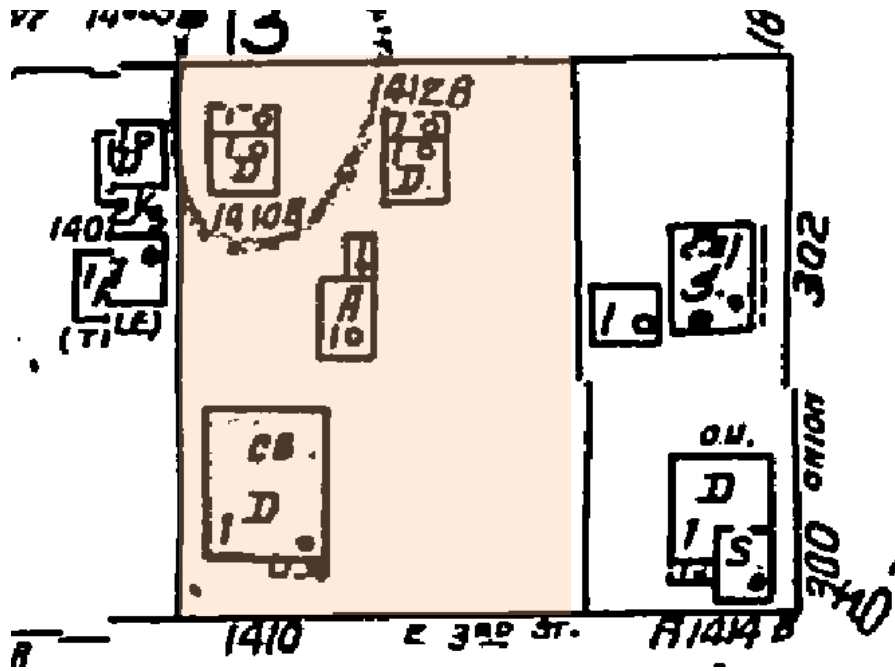
Building permit to construct masonry residence at a cost of \$1,000, issued to Jose Maldonado 6/28/1946.

The Austin American noted a real estate transaction in 1939 for a box addition to the rear of a residence, by Mary Gonzales (12/10/1939). Building permits were not available to support this.

Sanborn Fire Insurance Maps



The 1935 Sanborn map shows a small one-story wood-frame house with a front porch at 1410 E. 3rd Street.



The 1962 Sanborn map shows a one-story wood-frame house with a front porch, as well as two smaller wood-frame dwellings (marked D) and a wood-frame garage (marked A) to the rear and side of the house. By this time, 1412 E. 3rd Street had been demolished, doubling the lot size for 1410 E. 3rd Street.