

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2019-0112

HLC DATE:

July 22, 2019

PC DATE:

August 13, 2019

APPLICANTS: Historic Landmark Commission

HISTORIC NAME: Herrera House

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1805 E. 3rd Street

COUNCIL DISTRICT: 3

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

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change for the property's significance in architecture and historical association.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture, historical association, community value

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change for the property's significance in architecture, its historical association, and its community value.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The property meets the criteria for designation as a City of Austin historic landmark. It is more than 50 years old and retains a high degree of integrity. It is listed as a potential historic landmark in the East Austin Historic Resources Survey (2016).

The property meets the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house embodies the distinguishing characteristics of the gable-front-and-wing form of the National Folk style, including an L-plan, cross-gabled roof, and corner porch. The property meets this criterion.
- b. **Historical association.** The Herrera family occupied the house for 105 years: Valentine and Josefa Herrera and other family members first lived there (around 1911 until 1963); followed by their daughter Mary Grace Herrera, with other family members (until 1992); followed by Diana Herrera Castañeda (until 2016). Consuelo Herrera is listed as a renter from 1924 until around 1941, from the time she finished high school until she married Patricio Méndez. Valentine Herrera ran a Spanish school, while Josefa owned El Fenix Bakery, a confectionery shop. Consuelo Herrera Méndez was the first Mexican American teacher in AISD, beginning while she lived in the house; she taught in the district for 45 years. Mary Grace Herrera was AISD's second Mexican American teacher, and taught at Palm School for at least 35 years. Diana Herrera Castañeda was a prominent East Austin activist and the first Latina elected to the AISD School Board. The property meets this criterion.
- 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 contributes to cultural identity of the city due to its associations with trailblazing Mexican American educators and advocates.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Cara Bertron**PHONE:** 974-1446**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Barrido Unido Neighborhood Assn.
 Bike Austin
 Black Improvement Association
 Capital Metro
 Claim Your Destiny Foundation
 Del Valle Community Coalition
 East Austin Conservancy
 East Cesar Chavez Neighborhood Association
 East Cesar Chavez Neighborhood Plan
 Contact Team
 El Concilio Mexican-American Neighborhoods

Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Hill Country Conservancy
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejana Biligual Community
 Tejano Town
 United East Austin Coalition

BASIS FOR RECOMMENDATION:**Architecture:**

The house is a significant example of the National Folk Style popular at the turn of the 20th century in vernacular residential design. The wing-and-gable configuration was very popular in southern climates as it provided an ample front porch to cool the house and provide a sheltered outside living area in the days before the introduction of electric fans and air conditioning. Wing-and-gable style houses such as the Herrera house are a vanishing resources in Austin.

Historical Association:

1805 E. 3rd Street's first long-term occupants were Valentin and Josefa Herrera, who lived in the house from 1911 until their deaths in 1942 (Valentin) and 1963 (Josefa). Their seven children and grandchildren lived with them at various times. Their daughter Consuela Herrera lived at 1805 E. 3rd Street from at least 1924 until around 1941. Another daughter, Mary Grace Herrera, lived at 1805 E. 3rd Street all her life, until at least 1986.

Valentin (or Valentine, or Valentino) Alcala Herrera was born in Mexico in 1856 or 1859. He and his family immigrated to the United States in 1899. In 1910 he lived in Comal, Texas, and was farming rented land. The following year, the Herreras had moved to 1805 E. 3rd Street in Austin, where Valentin operated and taught at a Spanish school until at least 1920. In 1935, he worked as a salesman in El Fenix, his wife's bakery. Valentin Herrera died in Austin in 1942.

Josefa (or Josefina or Josephine) Duran Herrera was born in Mexico in 1871. She married Valentin Herrera in 1887 in El Saltillo, in Mexico's Coahuila state. The couple had at least

seven children, all of whom lived with them at 1805 E. 3rd Street for some period. Josefa's occupation is not listed in most city directories, as is typical for women, but the 1924 directory does list her as the owner of a confectionery at 518 Chicon Street. By 1935, she and her daughter Florinda were the proprietors of El Fenix Bakery at 1907 E. 3rd Street, which was located on the same property as the house (street numbering has changed). No other information about El Fenix Bakery could be found. Josefa also worked as a seamstress. She was a member of the El Buen Pastor Presbyterian Church. Josefa Herrera died in Austin in 1963, after 50 years living in Austin, 49 of which she spent in the house at 1805 E. 3rd Street. Her death certificate lists her as a housewife.

Consuelo Herrera Méndez was born in 1904 in San Marcos. She attended school at Palm Elementary and Allan Junior High before graduating from Austin High School in 1923, a notable accomplishment at the time for a Mexican American woman. Thirty-three years later, she would earn her B.A. from the University of Texas following years of summer school. Though she passed the exam for elementary teachers after finishing high school, the Austin Independent School District refused to hire her because of her ethnicity, insisting that there were no vacancies. For the next few years, Consuelo taught in Bay City and then Taft, Texas. In 1927, she returned to Austin and was hired as the first Mexican American teacher in AISD, following lobbying by the City Council of Parent-Teacher Associations. At the time, she was also one of the first Tejanas to teach in a major school system in Texas. She taught Mexican American children at the segregated Comal Street School, also called *la escuelita*. She later taught at Zavala School (ca. 1936-56) and Brooke Elementary (1956-72).

Consuelo married Patricio J. Méndez, an attorney, in 1943, and likely moved out of 1805 E. 3rd Street at that time. Accounts of her life stress that she married with the understanding that she would continue to teach. The Méndezes did not have children, but they founded and led the Zavala Parent-Teacher Association (PTA) to increase parental involvement. Consuelo also wrote articles for the state PTA newsletter and translated it into Spanish. The Méndezes were active in local politics, participating in poll tax drives and voter registration initiatives for Hispanic residents. Patricio was the first Latino to run for Austin City Council in 1951, while Consuelo was the president of Ladies LULAC Council No. 202 in 1962 and chaired the state LULAC convention that year. Some sources state that she founded the No. 202 chapter. Consuelo Herrera Méndez retired from teaching in 1972. She died in 1985. In 1987, the new Mendez Middle School was named after her.

Mary Grace Herrera was born in 1912 in McQueeney, Texas. She was the second Mexican American teacher in AISD, after her sister Consuelo. Mary Grace worked as a teacher in Fulmore Junior High School, then at Palm School beginning in 1938. In 1973, she was a featured witness in a trial where the federal government brought suit against Austin. At issue, as framed by *The American Statesman*, was designing a plan to desegregate elementary schools and “eliminating discrimination—if it exists—in mostly Mexican-American schools.” Herrera testified about instructions to only speak to students in English, and agreed with other witnesses that no special programs existed “to meet the special needs of the Mexican-American student.” Mary Grace Herrera appears to have lived in 1805 E. 3rd Street from her childhood until at least 1986. She died in 1992.

Diana Herrera Castañeda lived in 1805 E. 3rd Street from 1992 until her death in 2016. Ms. Castañeda attended Travis High School and Texas State University and worked for the Girl Scouts Council. Following family tradition, she was the first Latina elected to the AISD School Board in 1992 and served in the PTAs for Metz Elementary, Brook Elementary, Sanchez Elementary, and Austin High. Ms. Castañeda was a well-known activist in East Austin, with strong involvement with LULAC, the local chapter of the National Organization for Women (NOW), and the Mexican American Democrats. Though Ms. Castañeda lived in

the house after the historic period (50+ years ago), her association with the property is notable and will become a part of the house's historic significance in the future.

PARCEL NO.: 0204080616

LEGAL DESCRIPTION: LOT 3 BLK 2 OLT 22 DIV O CYPHER RESUB

ESTIMATED ANNUAL TAX ABATEMENT:

Homestead: \$3,666; City portion: \$803

Non-homestead: \$1,968; City portion: \$1,350 (no cap)

APPRAISED VALUE: \$413,340

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNERS:

Rex Bowers

P.O. Box 92077

Austin, TX 78709-2077

DATE BUILT: ca. 1911

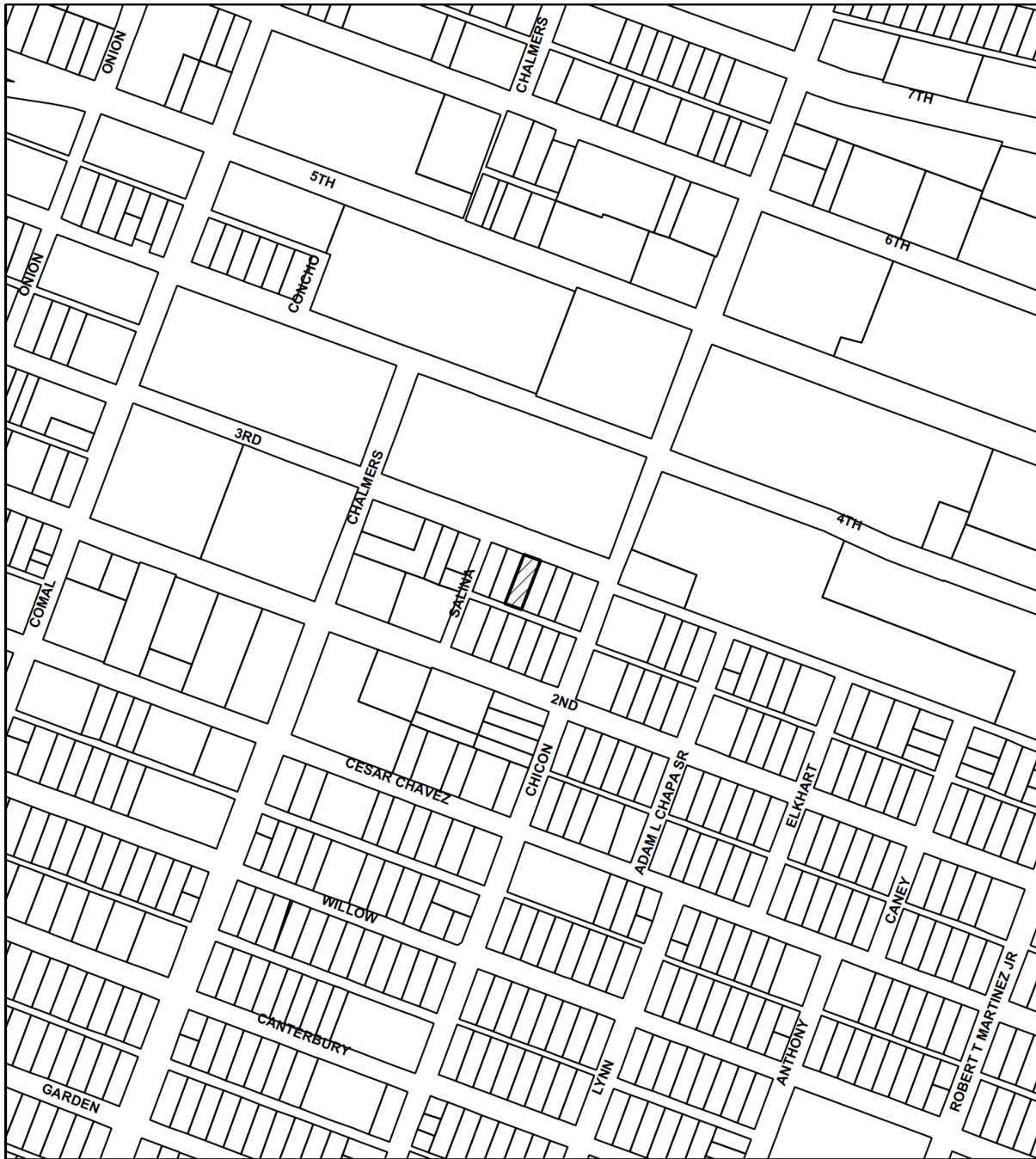
ALTERATIONS/ADDITIONS: No substantial alterations. Doors have been replaced.




ORIGINAL OWNER(S): Unknown. Silas Wright rented the house in 1912; Betsy Woodson also lived there and may have owned the property at that time. Valentine and Josefa Herrera occupied the house by 1914 and are listed as owners by 1916.

OTHER HISTORICAL DESIGNATIONS:

None

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2019-0192

LOCATION: 1805 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.



From: Bertron, Cara <Cara.Bertron@austintexas.gov>
Sent: Tuesday, August 06, 2019 3:01 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>
Subject: Postponing case HDP-2019-0192 - Herrera House

Hi Andrew,

The property owner of 1805 E. Third Street (the Herrera House) has requested a postponement of the case's Planning Commission hearing to September 24, 2019—see attached email. Can you make the appropriate note in the PC agenda for next Tuesday?

Thanks,
Cara

Cara Bertron
Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
(512) 974-1446 / cara.bertron@austintexas.gov

Hi Cara

If all flights are timely by September 8 th . Late September early October if possible .

Thanks Rex

Sent from my iPhone

On Aug 5, 2019, at 10:55 AM, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

Hi Hector,

Yes, we can absolutely postpone the Planning Commission hearing on the case. When does Rex return?

Cara

Cara Bertron
Senior Planner / Deputy Historic Preservation Officer
City of Austin Planning and Zoning Department
(512) 974-1446 / cara.bertron@austintexas.gov

From: hectorconsulting [
Sent: Monday, August 05, 2019 8:59 AM
To: Bertron, Cara <Cara.Bertron@austintexas.gov>
Cc: Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Rex Bowers <
Subject: Re: 1805 E. 3rd Street

Rex the owner is going to Africa for a month can it get postponed for a month until he gets back

thank you
Hector Avila

Sent from my Sprint Samsung Galaxy S7 edge.

----- Original message -----

From: "Bertron, Cara" <Cara.Bertron@austintexas.gov>

Date: 7/30/19 4:43 PM (GMT-06:00)

To:

Cc: "Sadowsky, Steve" <Steve.Sadowsky@austintexas.gov>

Subject: 1805 E. 3rd Street

Hi Hector,

Nice to see you at One Texas Center yesterday. I wanted to follow up with our conversation about keeping and adding to the rear of the house at 1805 E. 3rd Street. Steve and I would be very happy to sit down with you and Rex, if he's interested, to talk about the benefits of retaining and expanding the building as a historic landmark. Would sometime in the next week or so work for you?

On a related note, I also wanted to let you know that we've scheduled the case to be heard at the Planning Commission's August 13 meeting. Let me know if you have any questions.

Cara

Cara Bertron

Senior Planner / Deputy Historic Preservation Officer

City of Austin Planning and Zoning Department

(512) 974-1446 / cara.bertron@austintexas.gov