



The Herrera House
1805 East 3rd Street, Austin, Texas

Historic Condition Assessment Report
December 18, 2019

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Introduction

This historic condition assessment report provides information about an existing single-family residential dwelling located at 1805 East 3rd Street, Austin, Travis County, Texas.

Sound Historical Resources, LLC, of Seattle, Washington prepared this report at the request of William Lawrence Hodge, AIA, who is an architect and principal with OCHONA Development+Architecture of Austin, Texas. Sound Historical Resources, LLC prepared this report under contract directly with OCHONA Development+Architecture. The research and development of this report was completed in December 2019 by Adam S. Alsobrook, AIA, architect, historic preservation consultant, and owner of Sound Historical Resources, LLC.

Research included the review of documents held by the Austin History Center of the Austin Public Library, the *Austin American-Statesman* newspaper archive (accessed online through newspapers.com), the Sanborn fire insurance map archive (accessed online through the Seattle Public Library), and historic directories for the City of Austin (accessed online through Ancestry.com). Sound Historical Resources, LLC wishes to thank Cara Bertron, Deputy Historic Preservation Officer for the City of Austin, for providing us with the Historic Landmark Commission staff report dated June 24, 2019. Citations for resources used in the preparation of this report are contained in footnotes.

The site, neighborhood context, and the exterior and interior of the existing single-family residential dwelling were observed and photographed by Adam S. Alsobrook, AIA on Monday, December 9, 2019. Photographs taken during this site visit are located in Section 4.0 of this report.

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SECTION 1.0 – OVERVIEW OF THE SUBJECT PROPERTY

- 1.1 The subject property consists of a single tax parcel (Travis County Appraisal District Property ID# 191991, Geographic ID# 0204080616), which is located on the south side of East 3rd Street approximately midway between Chicon Street and Salina Street in Austin, Travis County, Texas. This parcel measures 46 feet wide by 138 deep and measures 6,348 square feet (0.1457 acres) in area.¹ The legal description of the property is as follows: “LOT 3, CYPHER RESUBDIVISION OF BLOCK 2, OUTLOT 22, DIVISION “O” OF THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 125, PLAT RECORDS, TRAVIS COUNTY, TEXAS.”²
- 1.2 The current street address of the subject property is 1805 East 3rd Street, Austin, Texas, 78702. The street address of the property was formerly 1905 East 3rd Street during the first decades of the twentieth century. Based on directory entries, it appears that the street number changed between 1935 and 1937.
- 1.3 The historic Chalmers Courts public housing development is located across East 3rd Street to the north of the subject property. Chalmers Courts was built in 1939.³ An automotive repair shop is located to the east of the subject property, an alley is located to the south, and a single-family residential property is located to the west.
- 1.4 The subject property is zoned as Family Residence-Neighborhood Plan Combining District (SF-3-NP) and also has a historic zoning overlay in place.⁴
- 1.5 There is a single-family residential dwelling currently located on the subject property. This building is one-story tall and has a living area of about 795 feet.⁵
- 1.6 There is a concrete paved sidewalk along the north end of the parcel along East 3rd Street, and a concrete paved parking area located between the street and the northeast corner of the building. The rest of the front yard is covered in grass lawn. The side yards are narrow and are covered in bare soil and some patchy grass. The rear yard of the property is covered in overgrown grass and other vegetation.

SECTION 2.0 – HISTORY OF THE SUBJECT PROPERTY

- 2.1 The single-family residential dwelling located on the subject property was originally constructed circa 1911.⁶ An architect was not associated with the original construction of this building, and the name of the original builder of the building is also unknown.

¹ City of Austin Development Services Department, Property Profile Report online, accessed November 25, 2019.

² Survey of 1805 East 3rd Street, Austin, Travis County, Texas. Prepared by Edward Rumsey, State of Texas Registered Professional Land Surveyor #5729 of AllStar Land Surveying, Austin, Texas. February 7, 2019.

³ Housing Authority of the City of Austin, <https://www.hacanet.org/location/chalmers-courts/>, accessed December 10, 2019.

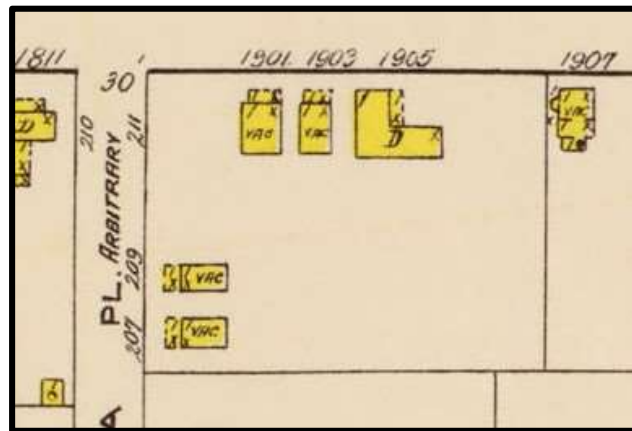
⁴ City of Austin Development Services Department, Property Profile Report online, accessed November 25, 2019.

⁵ Travis Central Appraisal District, Property Details for 1805 East 3rd Street, Austin, Travis County, Texas, accessed December 10, 2019.

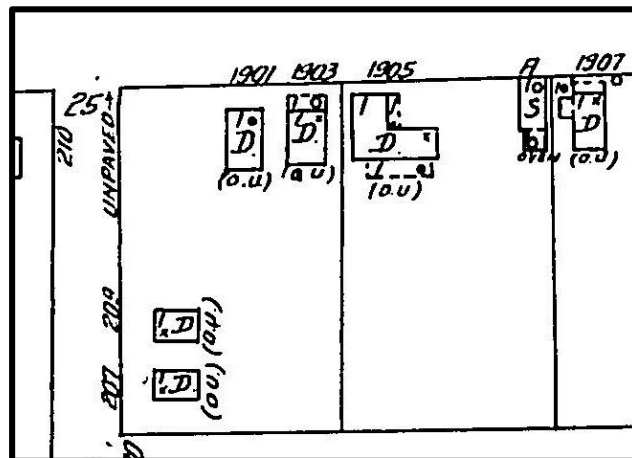
⁶ City of Austin, Historic Landmark Commission, Staff Report for 1805 E. 3rd St., HDP-2019-0192, June 24, 2019.

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- 2.2 According to the City of Austin Historic Landmark Commission, this building “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.”⁷
- 2.3 The 1900 Sanborn fire insurance maps for Austin did not document this area of the city, which was sparsely developed at the time. The first Sanborn fire insurance map that shows this property was published in December 1921.⁸ Subsequent Sanborn maps were published in 1935 and 1962.⁹ A comparison of these three Sanborn maps illustrate the changes to the building since its original construction in 1911 up until 1962.



Excerpt from Sanborn fire insurance map, 1921, Sheet 76.



Excerpt from Sanborn fire insurance map, 1935, Sheet 213.

⁷ City of Austin, Historic Landmark Commission, Staff Report for 1805 E. 3rd St., HDP-2019-0192, June 24, 2019.

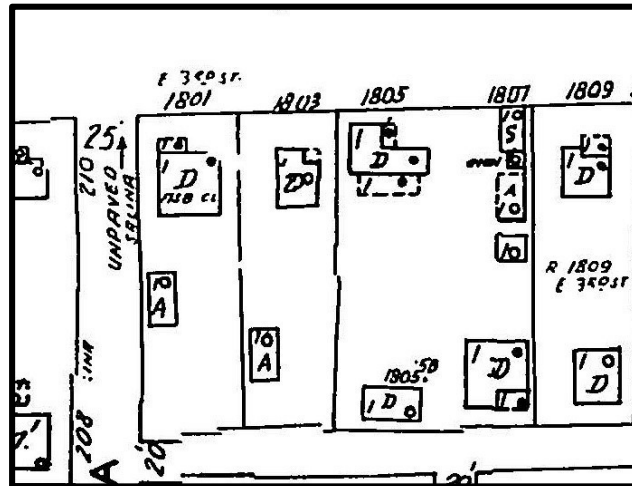
⁸ Sanborn fire insurance map for Austin, December 1921, Sheet 76,

http://legacy.lib.utexas.edu/maps/sanborn/austin_1921_76.jpg, accessed December 9, 2019.

⁹ Sanborn fire insurance map for Austin, Seattle Public Library online, 1935, Sheet 213,

<http://sanborn.umi.com/download/tx/8415/41282/43259/584685/Austin+1935,+Sheet+213.pdf>; and 1935-May 1962, Volume 2, Sheet 213,

<http://sanborn.umi.com/download/tx/8415/41283/43261/584803/Austin+1935+vol.+2,+1935-May+1962,+Sheet+213.pdf>; accessed December 9, 2019.



*Excerpt from Sanborn fire insurance map,
1935-May 1962, Volume 2, Sheet 213.*

The 1921 Sanborn map shows an L-shaped, one-story, wood frame dwelling with a corner porch at the front of the building. The main roof of the house and the roof of the porch were clad with wood shingles. Note that the street number is 1905 East 3rd Street.

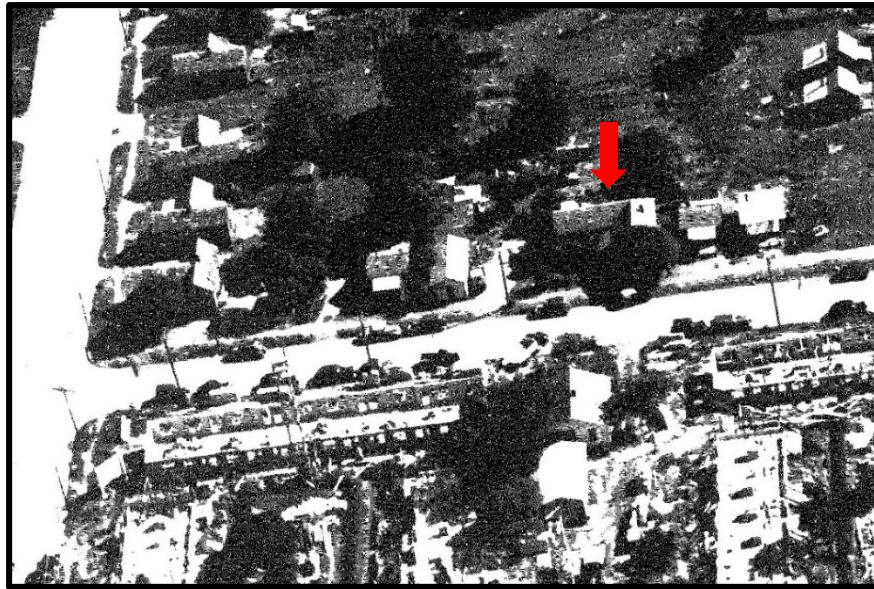
The 1935 Sanborn map indicates the L-shaped footprint of the original 1911 house and corner porch at the front of the building, but a one-story porch was added to the rear of the house sometime prior to 1935. The main roof of the house and the roof of the corner porch were still clad with wood shingles, but the roof of the rear porch was clad with composition shingles. The map also notes that the house is 'O.U.' for 'open under,' which means that it was raised above grade and lacked skirting. Note that the street number is 1905 East 3rd Street. This map also shows the El Fenix Bakery building immediately to the east, with the oven indicated at the rear of the building.

By 1962, the footprint of the original L-shaped, one-story wood frame dwelling, front corner porch, and one-story rear porch appear almost identical to the footprint shown in the 1935 map. All the roofs were clad in composition shingles by 1962. The El Fenix Bakery building is still indicated on the map, and several accessory buildings are also shown to the east and south of the house, which had been renumbered to 1805 East 3rd Street between 1935 and 1937. One of the rear dwellings indicated at the south of the subject property was addressed as 1905 East 3rd Street, and it appears that this building was constructed sometime between 1935 and 1938. A newspaper advertisement from February 1938 indicates that this unfurnished dwelling rented for \$15.00 per month (about \$1,825 in 2019 dollars). This building is no longer extant.

- 2.4 Three historic aerial photographs have been located that provide additional documentation on the development of the property over time. Two of these photographs date from 1939 and depict the construction of Chalmers Courts. One photograph is an oblique aerial image looking west, and the other is an oblique aerial looking south. The Herrera House appears

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in both of these images. A 1952 aerial photograph of Austin also shows the property in context with the surrounding neighborhood.



Excerpt from oblique aerial photograph of Chalmers Courts looking south, 1939. Red arrow indicates location of the Herrera House.¹⁰



Excerpt from oblique aerial photograph of Chalmers Courts looking west, 1939. Red arrow indicates location of the Herrera House.¹¹

¹⁰ Photograph: Air View Chalmers Court, Austin Housing Authority [Aerial Oblique Looking South], Call Number AR.U.006 (140), Wolf and East Family Papers, Box 7, Austin History Center, Austin Public Library.

¹¹ Photograph: Air View Chalmers Court, Austin Housing Authority [Aerial Oblique Looking West], Call Number AR.U.006 (141), Wolf and East Family Papers, Box 7, Austin History Center, Austin Public Library.



Excerpt from aerial photograph of Austin, 1952. Red arrow indicates location of the Herrera House. The rear addition built circa 1921-1935 is the area of light-colored roof to the south of the main L-shaped house form.¹²

- 2.5 There is no record of the original building permit for the circa 1911 construction of this house. The first building permit on record for the property is a water tap permit issued to a plumber on May 23, 1939 to connect a ¾" tap to the 8" city water main.¹³ **[Figure 7.1]** Permit 62376 was issued on December 7, 1955 to construct a seven-foot by seven-foot bathroom addition at the rear of the house to the west of the existing one-story porch shown on the 1935 Sanborn fire insurance map.¹⁴ **[Figure 7.2]** Permit 137683 was issued on August 13, 1973 to construct a one-story, 149 square-foot utility room at the rear of the house immediately adjacent to the 1955 bathroom addition.¹⁵ **[Figures 7.3 and 7.4]**
- 2.6 According to directory entries, Betsy Woodson was one of the first owners and occupants of the house in 1912. Silas Wright also lived at this address as a renter in 1912. Both Woodson and Wright appear to have been African Americans, as the directory entries for

¹² United States Geological Survey, 1952 aerial photograph of Austin, Texas, Entity ID#AR1XF0000010103, <https://earthexplorer.usgs.gov/>, accessed December 10, 2019.

¹³ City of Austin, Water Service Permit #13415, May 23, 1939. Copy of permit obtained from City of Austin, Historic Landmark Commission, Staff Report for 1805 E. 3rd St., HDP-2019-0192, June 24, 2019.

¹⁴ 1805 East 3rd Street, Building Permit #62376, City of Austin Permit Applications, 1951-1979, Austin History Center, Austin Public Library.

¹⁵ 1805 East 3rd Street, Building Permit #137683, City of Austin Permit Applications, 1951-1979, Austin History Center, Austin Public Library; and 1805 East 3rd Street, Building Permit #137683, City of Austin Inspection Permits, 1967-1982, Austin History Center, Austin Public Library.

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each of them has the notation ‘c’ in parentheses after each of their names, which was shorthand in the directories for ‘colored’ individuals.¹⁶

Valentine and Josefa Herrera occupied the house by 1914 and are identified as the owners of the property by 1916. Valentine Herrera was born in Mexico in either 1856 or 1859, and he immigrated to the United States with his family in 1899. Josefa Duran Herrera was born in Mexico in 1871 and married Valentine Herrera in 1887. They had at least seven children, and all of the children lived with their parents at the 1805 East 3rd Street house for some period of time. Valentine operated and taught at a Spanish school at the house until about 1920 and later was employed as a laborer and a salesman at his wife’s El Fenix Bakery, which was also located on the property. Valentine died in 1942. Josefa operated the El Fenix Bakery by 1935, and she also worked as a seamstress. She passed away in 1963 after living in the house for 49 years.

Valentine and Josefa Herrera’s children included Consuelo Herrera Méndez, who was born in San Marcos, Texas in 1904. She attended Palm Elementary School, Allan Junior High School, and Austin High School, where she graduated in 1923. Consuelo passed the exam for elementary school teachers after her graduation from high school, but the Austin Independent School District (AISD) refused to hire her because she was Mexican American. After AISD refused to employ her, based on their insistence that there were no vacancies for teachers, she taught at schools in Bay City, Texas and Taft, Texas. She returned to Austin in 1927, where she was hired as the first Mexican American teacher in the AISD after the City Council of Parent-Teacher Associations lobbied the school district to employ her. She was also one of the first Tejana teachers to teach in a major school system in Texas. Consuelo taught at the segregated Comal Street School, and later taught at the Zavala School between circa 1936 and 1956. She taught at Brooke Elementary from 1956 until 1972. Consuelo lived at 1805 East 3rd Street from at least 1924 until around 1941. She married attorney Patricio J. Méndez in 1943 and appears to have moved out of the house at that time. Consuelo retired from teaching in 1972 and passed away in 1985. Mendez Middle School was named for her in 1987.

Consuelo’s sister, Mary Grace Herrera, was born in 1912 in McQueeney, Texas. Mary Grace was the second Mexican American teacher in the AISD, following her sister Consuelo. She taught first at Fulmore Junior High School, then at Palm School beginning in 1938. Mary Grace was later a witness in a 1973 suit brought by the federal government against the City of Austin over the desegregation of Mexican American schools. It appears that she lived at the house at 1805 East 3rd Street from her childhood until about 1986. She passed away in 1992. The residence at 1805 East 3rd Street is named the Herrera House in recognition of the Herrera family’s contributions to the City of Austin and the AISD.¹⁷

¹⁶ Morrison and Fourmy Company, Austin 1912-1913 Directory, p. 324 and 326, accessed on Ancestry.com, December 9, 2019.

¹⁷ City of Austin, Historic Landmark Commission, Staff Report for 1805 E. 3rd St., HDP-2019-0192, June 24, 2019.

SECTION 3.0 – EXISTING CONDITION OF THE BUILDING

3.0 General notes

Photographs of the exterior and interior of the building are contained in Section 4.0 of this report. These photos were taken during our site visit on December 9, 2019.

There are four rooms located within the main body of the house. For the purposes of this report, the rooms have been numbered sequentially, beginning with the room in which the main entrance to the house is located and then continuing the numbering of the rooms in a clockwise manner. The numbering of the rooms is thus:

- Room 1 – Main entrance and kitchen in the center of the main wing of the house
- Room 2 – East room in the main wing of the house
- Room 3 – West room in the main wing of the house
- Room 4 – North room in the front wing of the house

3.1 Foundation system

It appears that the grade surrounding the house has been raised over time. This condition is frequently observed at older properties, since the addition of landscaping around the house over the years contributes to the build-up of soil and mulch around the perimeter of the house. A large concrete paved parking area has also been added at the northeast corner of the house, which is built up almost to the face of the north wall of the house. The raised grade, in combination with natural settlement of the house over time, has resulted in the lower edge of the exterior wall cladding to rest almost at grade level. **[Figures 4.3 – 4.5]**

According to the Sanborn fire insurance maps, the foundation crawlspace under the house was open until at least 1935. Skirting was added at some point after 1935 to enclose the perimeter of the main L-shaped footprint of the house. This skirting was constructed of a stucco plaster parge coat over wire lath. A thick parge coat of concrete has been added to cover this skirting at the east, north, and west walls of the original house. The light gray color of this thick concrete parge coat suggests that it contains a high percentage of Portland cement binder, and the visible aggregates suggest that this parge coat was made of packaged concrete mix (i.e. “Sakrete”) and hastily applied. **[Figures 4.5 and 4.13]**

A small opening in the skirting at the west side of the house allowed limited visual observation of the crawlspace underneath the house. The structure of the original L-shaped house rests on a pier and beam foundation system. Due to the relatively narrow dimension of the original footprint of the main house, it is likely that the wood beams spanned the full width of the house, which ranges from about 12 feet to about 14 feet. The location and material of the foundation piers at the perimeter of the foundation was not observed. However, based on the age of the house it is likely that the piers are constructed of cedar wood, which was typically chosen as a material for building piers due to its natural resistance to decay and insect invasion. The dirt floor of the crawlspace is about 9 to 12 inches lower than the grade outside the perimeter of the house.

The circa 1921-1935 rear porch addition appears to be supported on a pier and beam foundation. This rear porch addition still has portions of its stucco plaster on wire lath

skirting that remain in place. Furthermore, according to building permit applications, the bathroom addition of 1955 and the utility room addition of 1973 are both supported on pier and beam foundations. Due to the severely deteriorated condition of the rear additions and large amount of debris and trash at the rear of the house, visual inspection of the foundation at the south side of the original L-shaped main house was not possible during our site visit on December 9, 2019. [Figures 4.18 – 4.21]

Due to the steeply sloped floor at the southeast corner of Room 1 and the wracked appearance of the south wall of Rooms 1 and 2, it appears that this part of the original foundation has deteriorated to the point of partial or complete failure. Further investigation of the entire foundation system is necessary in order to document the framing materials, methods of construction, spacing of members, locations of piers, and the condition of the components of the foundation and floor framing system. The skirting and concrete parge coat at the perimeter of the house will need to be completely removed in order to allow full access to the foundation and floor framing system. The severely deteriorated rear additions will also have to be completely removed in order to allow full access to the south side of the original L-shaped main house.

The front porch has a concrete slab floor, which has been stained or painted. The slab features a lightly incised joint which is cut into the slab about one-foot inboard from all four edges of the slab. This slab serves as the foundation for the front porch roof, which is discussed in Section 3.3 of this report. The slab appears to be in good condition, with no major cracks or failures visible. [Figures 4.6 and 4.7]

3.2 Wall framing system

Based on the limited visual observation allowed by a partially open interior wall at Room 4 in the house, the exterior walls appear to be framed with 2x4 studs at about 24-inch centers. A wood plate is located along the top of the studs. Deteriorated wall cladding at the north side of the house also allowed limited visual confirmation that the 2x4 wood studs at the exterior walls appear to rest directly on a perimeter wood sill. This sill likely extends around the perimeter of the house and would also serve as support for the wood floor joists spanning from exterior wall to exterior wall. There also appears to be wood blocking extant between the base of the studs immediately above the perimeter sill.

The exterior walls of the rear additions, including the porch constructed circa 1921-1935, the 1955 bathroom, and the 1973 utility room are constructed with 2x4 stud walls. Much of the south wall of the circa 1921-1935 rear porch is completely missing, and much of the south wall of the 1973 utility room addition is also completely caved in. No further investigation of the wall framing of the rear additions appears to be warranted.

The interior partition walls separating the four main rooms are constructed of a single layer of painted 1x12 wood planks laid vertically, with painted 1x2 battens covering the vertical joints on each side of the wall. Both vertical edges of the battens feature a molded double-ovolo edge detail, which is also Classically known as a *cyma reversa* profile. Most of the original painted wood partition walls have been covered with painted pressboard paneling,

though a section of the original partition wall is visible inside a small storage closet at the east wall of Room 3.

Further investigation of the exterior wall framing system will need to be conducted in order to document the materials, method of construction, spacing of members, and condition of the components of the wall framing system. In order to allow access to the wall framing components, the non-historic painted pressboard paneling on the interior face of the exterior walls would need to be carefully removed.

3.3 Roof framing system

The roof form of the Herrera House is typical of the gable-front-and-wing National Folk house style, which is particularly common in the southern United States. The house features a front-gable roof running in a generally north south direction which intersects perpendicularly with a side-gable roof. The roof ridge is one continuous height. The roof appears to have a 9:12 or 10:12 pitch, which is also typical of this style, though some examples have an even steeper roof pitch, such as 12:12, which is an angle of 45 degrees. [Figures 4.1 – 4.3]

The front porch roof is a simple shed form that pitches down in an east west direction. The high point of this roof is tucked under the boxed soffit of the north wing roof overhang, and the roof is sloped at about a 3:12 pitch or 4:12 pitch. While the porch roof is an original feature of the house, the original roof framing has been replaced at some point with widely spaced modern 2x4 rafters. This shed roof is sheathed in plywood, which is severely deteriorated from water damage. The porch ceiling is sheathed in painted plywood, which is a non-original feature. Historically, the porch roof rafters would have been either left exposed or covered with simple, narrow painted wood shiplap boards. The porch roof is supported by painted wood 2x6 beams along the low east edge and north end of the roof. Two non-original, painted wood 4x6 columns support the northeast and southeast corners of the porch roof, and a third painted wood 4x6 is located about three feet to the south of the column at the northeast corner of the porch. Two historic decorative wood pilasters (or engaged columns) still exist at the front porch. One is located on the east face of the north wing, and the other is located on the north face of the main wing of the house. The pilaster located at the north face of the main wing of the house is intact, but the other pilaster has been partially broken off from the wall. Both of these pilasters appear to be historic features of the house and should be preserved. Additionally, the vertical painted wood siding on the triangularly shaped, north facing end of the porch shed roof also appears to be a historic feature of the house and should be preserved. [Figures 4.6 – 4.12]

The framing of the main roof was observed through a missing gable-end vent at the east side of the house. It appears that the roof framing is comprised of 2x4 rafters at about 24 inches on center, with 1x4 skip-sheathing (also known as purlins) laid perpendicularly to the rafters at about 12 inches on center. The mitered ends of the rafters meet at the ridge, which appears to have no continuous ridge beam. Based on the limited view through the missing gable-end vent, there do not appear to be any additional roof framing members

such as kickers or other vertical supports. There appears to be a slight sag in the roof ridge that runs in an east west direction.

The shed roofs of the rear additions are framed with 2x4 rafters laid at what appears to be 18 to 24-inch centers. The roofs of these additions are severely deteriorated and are either completely missing or caved in. The roof sheathing that remains appears to be either plywood or oriented strand board (OSB). [Figures 4.19 – 4.21]

Further investigation of the roof framing system of the main house is necessary in order to document the materials, method of construction, spacing of members, and condition of the components of the roof framing system. No further investigation of the roof framing of the rear additions appears to be warranted.

3.4 Exterior wall cladding materials

The exterior of the historic main house is clad in painted wood siding. This siding is comprised of a single layer of painted 1x12 wood planks laid vertically, with painted 1x2 battens covering the vertical joints. The vertical edges of the battens feature a molded double-ovolo edge detail, which is also Classically known as a *cyma reversa* profile. The boards and battens are laid up directly on the wall framing and is not installed over any additional wood sheathing. The bottom edges of the boards and battens are not trimmed, and the tops of the boards and battens butt up underneath the painted wood frieze band discussed further in Section 3.5). This painted wood board and batten siding is a character defining feature of the house and should be preserved or restored. [Figures 4.1 – 4.7, 4.13 – 4.17, and 4.23 – 4.25]

The siding on the north-facing gable end of the north wing and the east-facing gable end of the main wing of the house was installed starting at the corners and working inward, so that a narrow board remained roughly on center with the window and gable vent at each wall. The painted wood board and batten siding on the north and south walls of the main wing of the house and the east and west walls of the front wing also feature spacing particular to each of these facades. These character defining features of the house should be preserved or restored. [Figures 4.1, 4.2, 4.14, and 4.23 – 4.25]

The corners of the house are simply trimmed with two painted wood battens butted together along their vertical edge. These battens also feature the same molded double-ovolo edge detail noted above. This corner trim condition is a character defining feature and should be preserved or restored. [Figures 4.23 and 4.24]

The additions on the south side, or rear of the house feature a mixture of exterior wall cladding materials. The east wall of the circa 1921-1935 rear porch is clad in painted wood board and batten siding similar to the siding on the main wing of the house. The south wall of this addition is partially clad in unpainted oriented strand board (OSB) sheathing, but

most of the cladding is completely missing.¹⁸ The 1973 utility room addition to the west of the circa 1921-1935 rear porch addition and 1955 bathroom addition is clad in painted plywood sheathing with painted wood battens applied to the outside face with a spacing similar to that of the historic board and batten siding on the main house.¹⁹ This plywood cladding is severely deteriorated, and a large section of the south wall of this addition is missing, likely due in part to damage from the collapsed roof of the addition. [Figures 4.18 – 4.21]

3.5 Roof cladding, cornices, eaves, and rakes

The roof of the main house is clad in three layers of roofing materials. The first layer is the original layer of wood shingles, very likely installed circa 1911 when the house was originally constructed. The wood shingles are installed over 1x4 wood skip sheathing (also known as purlins) mentioned earlier in Section 3.3 of this report. Composition shingle roofing comprises the second layer of roofing material, which was installed circa 1935-1962 according to the Sanborn fire insurance maps. This layer of composition shingles appears to have been laid directly over the wood shingles without asphalt-impregnated building paper (also known as tarpaper). The third most recent layer is a corrugated galvanized metal roof that has been installed over the two layers of wood and composition shingle roofing. [Figures 4.1 – 4.4, and 4.18 – 4.20]

The roof on the house typically overhangs the exterior walls by about one-foot on all sides of the L-shaped main house. The eaves and rakes are boxed-out and the rafter tails are not exposed. The cornice consists of a painted wood frieze band (+/- 1x10) and a painted wood cornice molding (+/- 1x quarter-round). The eaves consist of a painted wood soffit (+/- 1x10), a painted wood fascia board (+/- 1x4), and a painted wood crown molding (exact profile will need to be verified). The cornices and rakes at the gable ends appear to be of identical construction to the typical cornice and eave condition, with a painted wood frieze band (+/- 1x10) and a painted wood cornice molding (+/- 1x quarter-round). The rakes consist of a painted wood soffit (+/- 1x10), a painted wood barge board (+/- 1x4), and a painted wood crown molding (exact profile will need to be verified). In addition to the details of the eaves and rakes, the frieze boards at the eaves wrap around the corners of the house onto the faces of the gable ends, and the ends of the frieze boards are cut with a double-ovolo detail, which is also Classically known as a *cyma reversa* profile. The existing cornices, eaves, and rakes are character defining features and should be preserved or restored. [Figures 4.14 – 4.17, 4.23, and 4.25]

¹⁸ Oriented strand board (OSB) wood sheathing was first described in 1949 and patented in 1965, but the product did not appear commercially until the 1970s. The manufacturing stamps on the OSB found on the Herrera House date from 2007.

¹⁹ The concept of plywood was introduced in the United States around 1865 and limited industrial production followed throughout the United States. The concept became more widespread after plywood was highlighted at the 1905 Lewis and Clark Centennial Exposition in Portland, Oregon. The standard 4-foot by 8-foot plywood sheet was introduced in 1928. Manufacturing stamps were not observed on the plywood at the Herrera House, but the cladding very likely dates from the 1973 construction of the utility room addition.

The roofs of the front porch and the rear additions are clad in composition shingle roofing material. The roofing material appears to have been laid over asphalt-impregnated building paper. The roofs of the rear addition are severely deteriorated and falling in. These roofs overhang the exterior walls by about one foot, and the painted wood rafter tails are exposed. [Figure 4.6]

3.6 Window openings, window units, sashes, and exterior window trims

There are six existing windows at the main house that all appear to be original. One is located on the north façade of the front wing, two are located on the west façade of the front wing and main wing of the house, one is located at the east façade of the main wing of the house, and two are located on the north façade of the main wing of the house. All these windows are double hung windows with painted wood frames, sash, and trims. The upper and lower sashes at each window feature four-equal-lights over four-equal-lights, with the glazed lights divided by painted wood muntins. The exterior windowsills are painted wood and about 1-3/4" thick, and the jamb and head trims are painted wood 1x4s. These six windows are important character defining features of this house and should be preserved or restored. [Figures 4.15 and 4.17]

One of the existing double hung wood windows still has a painted wood frame insect screen in place. The frame of this screen is built of 1x2s which are mounted so that the face of the window screen frame is flush with the adjacent jamb and head window trims. The remnants of the screen hanging hardware on the head trim above the other double hung wood windows suggests that all the windows on the house had painted wood frame insect screens. The insect screens are character defining features of the house and should be preserved, restored, or recreated at locations where they are missing. [Figure 4.15]

One additional window at the south wall of Room 1 is a small painted wood casement window located above the kitchen sink. This window features two equal sashes that open outward. Each sash has two equal glazed lights divided by a painted wood muntin. This window also appears to be original or date from the historic period of significance. As such, it is a character defining feature of the house and should be preserved or restored. [Figure 4.22]

There are two windows located at the 1973 utility room addition: one is at the west façade of the addition and the other at the south façade. Due to the level of deterioration present at this addition, these windows were not observed in greater detail. Further study of these two windows is not recommended since the 1973 addition was constructed outside the historic period of significance.

3.7 Door openings, door units, and door trims

The historic main L-shaped body of the house features five exterior door openings: one is the main entrance door located at the north façade of the main wing of the house, the second is an additional entry door located at the west façade of the front wing of the house, the third is the door from Room 3 out to the 1973 utility room addition, and the remaining two doors are located at the south façade of the main wing of the house. Of these five doors,

two of the existing painted wood doors at the south façade of the main wing of the house appear to be original to the house. Each of these doors is a simple, four-paneled door with hardware that appears to be a combination of original and more modern replacement components. The exterior and interior head and jamb trim of these doors is comprised of painted wood 1x4s. These two exterior doors are important character defining features of the house and should be preserved or restored. **[Figures 4.28 and 4.32]** The other three exterior doors are not historic and could potentially be removed and replaced with doors that are more appropriate to the historic period of the house. **[Figure 4.30, 4.33, 4.36, and 4.39]**

In addition to the exterior doors at the main L-shaped house, there are two exterior doors located at the south side of the rear addition. One door is located at the east wall of the 1973 utility room addition, which is outside the historic period of significance for the house. The other door is located on the south side of the circa 1921-1935 addition and appears to be a more modern replacement door unit. Further study of these two doors does not appear to be warranted. **[Figures 4.19 and 4.20]**

In addition to the five exterior doors, there are four interior doors: one door is located between Room 3 and Room 4, one door is located between Room 1 and Room 3, one door leads from Room 3 into the 1955 bathroom addition, and the fourth door connects Room 1 with Room 2. The door between Room 1 and Room 2 is a painted wood three-panel door, and the doors between Rooms 1 and 3 and Rooms 3 and 4 are each painted wood four-panel doors. The door that leads from Room 3 into the bathroom is a painted wood five panel door that very likely dates from the 1955 construction of the bathroom addition. The jambs and heads of the interior doors are also trimmed with painted wood 1x4s like the exterior doors. **[Figures 4.29, 4.31, 4.34, 4.35, 4.36, and 4.40]**

3.8 Interior finishes

The floors of the house have all be covered with sheet vinyl flooring of various vintages and patterns. The underlying layers of flooring, including the original flooring material, were not observed during our December 9, 2019 site visit. **[Figures 4.27, 4.30, 4.31 – 4.41]**

All the interior walls of the house are currently covered in non-historic pressboard paneling which was manufactured with a finish to mimic stained wood vertical paneling. This paneling has been painted since its installation. The joint between the top of the paneling and the ceiling has been concealed with a simple painted wood flat crown molding. The painted wood baseboards appear to be 1x10s. Room 1 and Room 3 feature painted wood chair rails that are mounted approximately 36-40 inches above the finished floor level. The interior trims at the jambs and heads of the windows and doors is typically painted wood 1x4s. Window stools are typically painted wood 1x2s with painted wood 1x4 aprons. **[Figures 4.26 – 4.41]**

The ceilings throughout the house were originally covered with painted wood 1x4 shiplap boards. These boards were covered with 12-inch by 12-inch acoustical tiles at some point during the life of the house.

3.9 HVAC (heating, ventilation, and air conditioning) systems

The house was originally heated by either wood or coal-burning heating stoves. The only built-in heating apparatus noted during our December 9, 2019 site visit was a gas-fired wall heater mounted on the east wall of Room 3. [Figure 4.35]

The house is not air conditioned. Ventilation of the interior during the warm months of the year would have been provided by opening the windows.

Attic ventilation is provided by two vents located in the gable ends. The painted metal louvered vent at the gable end of the front wing measures approximately 24 inches wide by about 30 inches tall. This vent is trimmed with painted 1x4 wood flat trims. The gable vent at the east gable end of the main wing of the house is no longer extant. No roof ridge or soffit vents were noted. [Figures 4.14, 4.23, and 4.25]

3.10 Chimneys

There are two brick masonry chimneys still extant at the interior of the house. One chimney is located at the wall between Room 1 and Room 2, and likely served a wood or coal-burning heating stove in the east room and a wood or coal-burning cooking stove in the kitchen. The other chimney is located between Room 3 and Room 4. This chimney likely served a wood or coal-burning heating stove in the west room and may have also served a heating stove in the room in the front wing. [Figures 4.28, 4.29, 4.34, and 4.37]

The condition of the foundations of these two chimneys is not known. The chimneys no longer extend up through the roof, so they may have been demolished down to either the roof line or the ceiling line at some point.

3.11 Electrical system

It is not known when electrical service was first established at this house. The presence of some early-vintage flexible armored cable at the house suggests that house may have been first wired for electricity at some point between the 1920s and the 1940s. The bulk of the visible wiring appears to be early non-metallic sheathed cable (i.e. Romex), which has been haphazardly attached to exterior surfaces of the house with the use of metallic cleats and then painted over. Electrical devices throughout the house are rudimentary. Each room typically has a ceiling fan and light controlled by either a pull chain or wall switch. It appears that the wiring for the ceiling mounted fixtures was run along the ceiling and then concealed with a furred down enclosure. Convenience receptacles are few in number and very likely do not meet current code requirements. All the existing electrical wiring, switches, receptacles, disconnects, meter base, weather head, and other devices and controls would need to be completely removed and replaced as part of the future rehabilitation of this house.

3.12 Plumbing system

According to permit records, city water was supplied to the house in 1939. Prior to this date, it is possible that water for cooking, cleaning, and bathing would have been obtained

from a well. An outdoor vault privy or pit latrine likely served as the first toilet facility for the house, possibly up until the construction of the rear bathroom addition in 1955.

The 1955 bathroom has three fixtures: toilet, lavatory, and shower. The kitchen (Room 1) has one sink. There is a water heater located on the rear porch, though it is unclear if this was where it was actually located when it was in service. Additionally, there may have been a laundry washing machine in the 1973 utility room addition, but this was not able to be confirmed due to the large amount of trash and debris in this area of the rear addition.

The condition and material of the water main tap and domestic water supply lines is unknown, and the condition of the waste and sewer lines is also unknown. These installations are very likely not in compliance with current building codes and would need to be completely removed and replaced with a new fully code compliant plumbing system.

3.13 Cooking appliances

The original cooking appliance for this house would have been a wood or coal-fired cooking stove. There is a gas line located at the east wall of the kitchen (Room 1), which likely served a gas-fired cooking range. This appliance has been removed, so there is no facility for cooking at this house. [Figure 4.31]

3.14 Telecommunications systems

Traditional land-line telephone service in this area is furnished by a wide variety of service providers, ranging from legacy telecommunications carriers to recently established companies. The telephone lines are strung along the same utility poles that Austin Energy uses to deliver electrical power. Telephone service is provided to the house via an overhead service drop from a utility pole located to the northeast of the property on the south side of East 3rd Street. This overhead service drop terminates at the north side of the house closest to the street, approximately three feet to the east of the front porch. This service drop appears to be intact. The telephone service demarcation box is located immediately to the east of the electrical meter base on the north side of the house nearest to the street. [Figure 4.12]

Cable television service to customers in the neighborhood is also offered by a range of service providers. Coaxial cable telecommunications lines are strung along the same utility poles that deliver electrical power and telephone service. Cable service to this house is provided by means of an overhead service drop from a utility pole located to the northeast of the property on the south side of East 3rd Street. This overhead service drop terminates at the north side of the house closest to the street and appears to be intact. The cable service demarcation box is located immediately above the telephone service demarcation box described above. [Figure 4.12]

The availability of advanced telecommunications services in the neighborhood, such as fiber optic or other systems, would need to be determined prior to the reestablishment of telecommunications service during the future rehabilitation of the house.

3.15 Utility Connections

Austin Energy overhead power lines provide electrical service to the customers in the neighborhood. These lines run along the north side of East 3rd Street. Electrical service is provided to the house via an overhead service drop from a utility pole located to the northeast of the property on the south side of East 3rd Street. This overhead service drop has been disconnected, and the electrical meter has been removed. The meter base and main disconnect switch are still in place on the north side of the house about 3 feet from the front porch, however, Austin Energy would likely require complete replacement of the meter, disconnect, and all wiring prior to the reestablishment of electrical service in the future. **[Figure 4.12]**

Water service to customers in the neighborhood is provided by the Austin Water utility service. The water main that serves this house runs under East 3rd Street. Permit records indicate that this is an 8" main line. The tap is ¾" in size and was installed in 1939. The meter is located near the street curb line. The route of the domestic water line from the curb valve to the house would need to be located and documented by qualified personnel. Additionally, the material and current condition of the domestic water supply line is not known and would need to be verified.

Sanitary sewer service in this area is provided by the Austin Water utility service. Based on a visual observation of the manhole covers on the surface of East 3rd Street, it appears that the sanitary sewer main that serves this property runs underneath East 3rd Street. The route of the domestic sanitary sewer from the curb line to the house would need to be located and documented by qualified personnel. Additionally, the material and current condition of the domestic sanitary sewer line is not known and would need to be verified.

Natural gas service to customers in the neighborhood is furnished by the Texas Gas Service. According to permit records, natural gas service to this house was retired in April 2019. The gas meter has been removed. The meter was located at the north side of the house approximately nine feet to the east of the front porch. It is likely that the Texas Gas Service would require a completely new domestic natural gas supply line from the main to the meter. Additionally, any existing domestic natural gas piping within the house would also likely need to be completely replaced during the future rehabilitation of the house. **[Figure 4.5]**

3.16 Landscaping, hardscaping, and other notable features of the site

There is a concrete paved sidewalk along the north end of the parcel along East 3rd Street, and a concrete paved parking area located between the street and the northeast corner of the building. A concrete paved curb cut connects the street and this concrete paved parking area. The gutter and curbs along East 3rd Street are concrete. The rest of the front yard is covered in grass lawn. The side yards are narrow and are covered in bare soil and some patchy grass. The rear yard of the property is covered in overgrown grass and other vegetation. The vegetation is particularly thick and overgrown around the perimeter of the rear additions. **[Figures 4.1, 4.2, 4.3, 4.13, and 4.18 – 4.21]**

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Two tall trees are located along the east property line of the adjacent property immediately to the west of the subject property. One of these trees is close to the southwest corner of the house, and the other tree is about twenty to thirty feet south of the tree closest to the house. The tree closest to the house appears to hang over the house on the subject property. Both of these trees appear to be old and may not have much life left, so the owner may consider hiring an arborist to evaluate the condition and estimated life of these two trees, with the permission of the adjacent property owner. [Figures 4.1, 4.2, 4.3, 4.18, 4.19, and 4.21]

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SECTION 4.0 – PHOTOGRAPHS OF THE EXISTING BUILDING



Figure 4.1: General view of the north façade.



Figure 4.2: Oblique view showing the north and west facades.



Figure 4.3: Oblique view showing the north and east facades.



Figure 4.4: Detail view of the north façade of the main wing of the house.



Figure 4.5: Close up view of north façade of the main wing of the house.



Figure 4.6: Detail view of the front porch, looking west.



Figure 4.7: Detail view of north end of front porch and part of the north façade of the front wing.



Figure 4.8: Close up view of siding at the north end of the front porch.



Figure 4.9: Close up view of front porch ceiling, looking south.



Figure 4.10: Close up view of front porch ceiling, looking north.



Figure 4.11: Close up view of engaged column at south end of the front porch.



Figure 4.12: Close up view of engaged column at north end of porch and existing electrical, telephone, and cable television utility services.



Figure 4.13: Detail view of the north facade showing the foundation condition at the grade level, the north façade of the front wing, and the side yard to the west of the house.



Figure 4.14: Close up view of painted metal louvered vent at gable end of front wing.



Figure 4.15: Detail view of the west façade of front wing and main wing of the house.



Figure 4.16: Detail view of cornice and eave at northwest corner of the front wing.



Figure 4.17: Detail view of cornice and eave at east façade of the front wing.



Figure 4.18: General view of the south façade of the house.



Figure 4.19: Oblique view of south façade of the house showing the rear additions.



Figure 4.20: Detail view of south façade of circa 1921-1935 rear porch.



Figure 4.21: Detail view of south façade of 1973 utility room addition.



Figure 4.22: Detail view of south façade of main wing of the house.



Figure 4.23: Detail view of upper portion of east façade of main wing of the house.



Figure 4.24: Detail view of lower portion of east façade of main wing of the house.



Figure 4.25: Close up view of missing vent at east gable end.



Figure 4.26: View of north wall of Room 2.



Figure 4.27: View of east wall of Room 2.



Figure 4.28: View of south wall of Room 2.



Figure 4.29: View of west wall of Room 2.



Figure 4.30: View of north wall of Room 1.

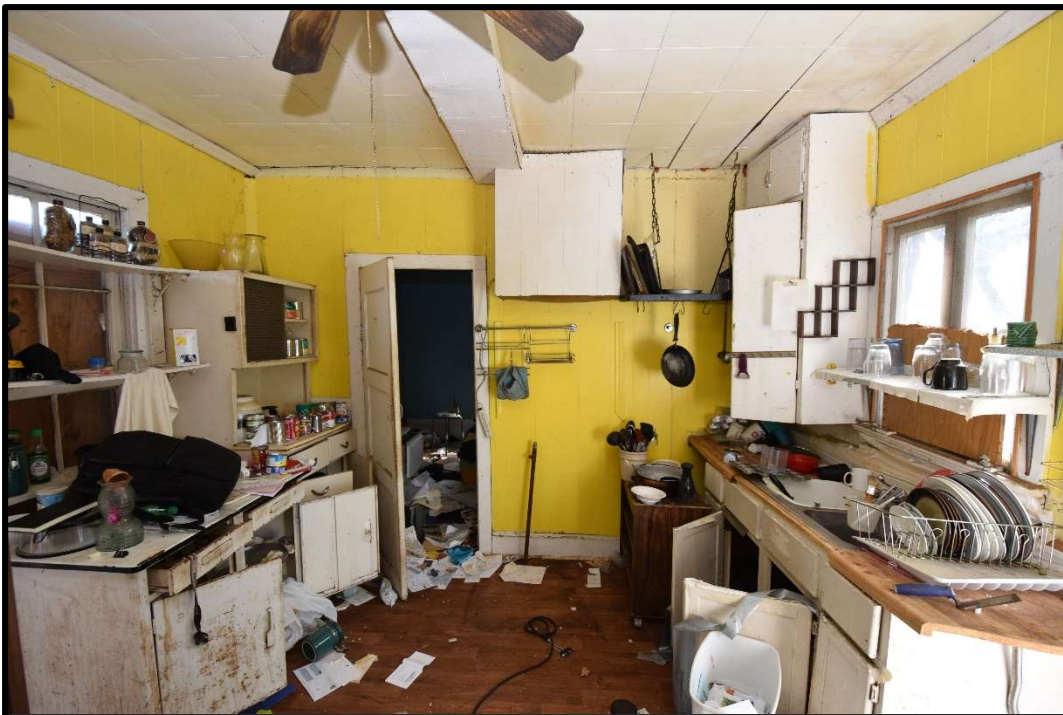


Figure 4.31: View of east wall of Room 1.

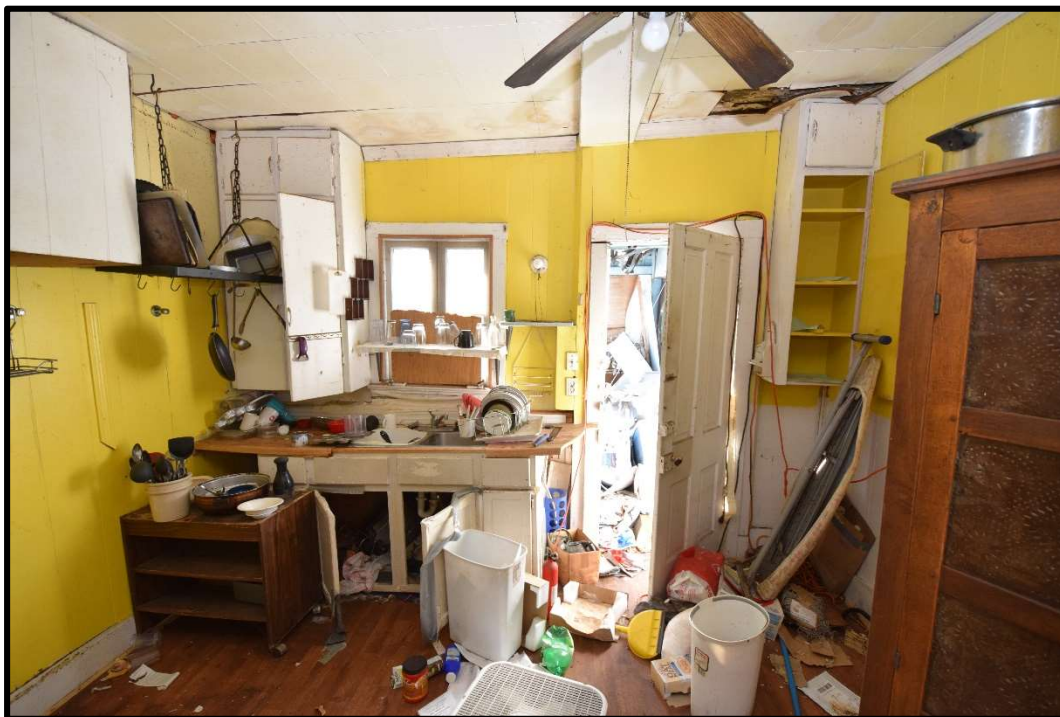


Figure 4.32: View of south wall of Room 1.



Figure 4.33: View of west wall of Room 1.



Figure 4.34: View of north wall of Room 3.



Figure 4.35: View of east wall of Room 3.



Figure 4.36: View of south wall of Room 3.

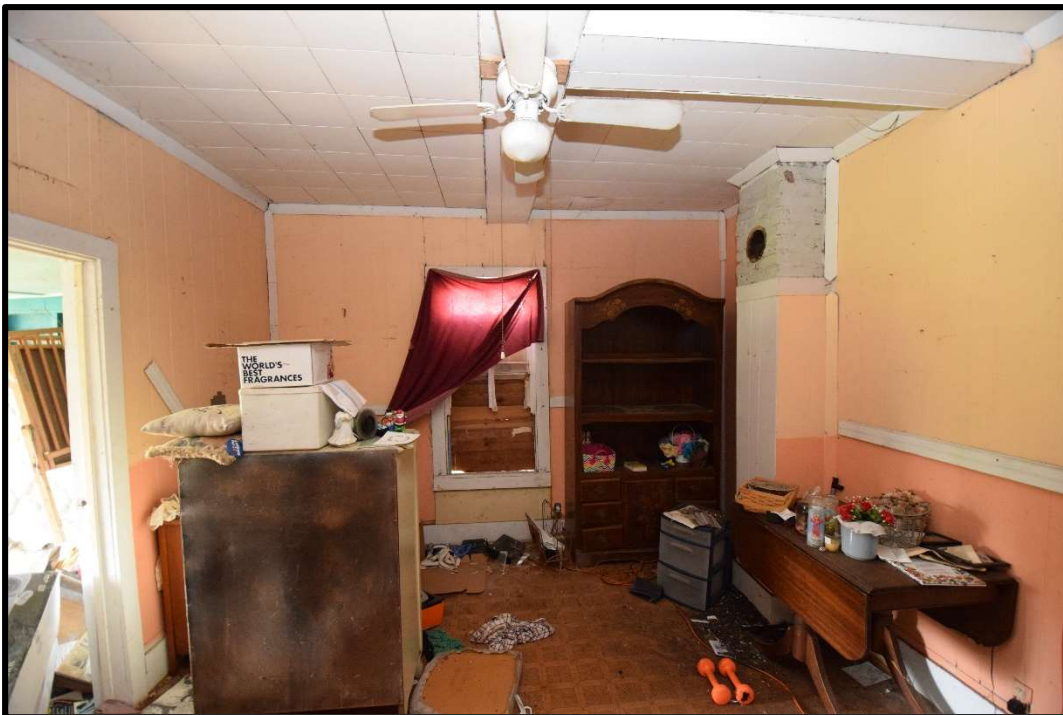


Figure 4.37: View of west wall of Room 3.



Figure 4.38: View of north wall in Room 4.



Figure 4.39: View of east wall in Room 4.



Figure 4.40: View of south wall of Room 4.



Figure 4.41: View of west wall in Room 4.

SECTION 5.0 – SUMMARY OF EXTERIOR CHARACTER DEFINING FEATURES

- 5.0 The existing character defining features on the exterior of the building include the following items which should be preserved or restored during a future rehabilitation of the building:
- 5.1 The location of the building as it is currently situated on the lot and the current orientation of the primary façade of the building facing East 3rd Street.
- 5.2 The footprint and massing of the original circa 1911 building, as it existed prior to the addition of the circa 1921-1935 rear porch and the further additions in 1955 and 1973. This includes the gable-front-and-wing form characteristic of the National Folk style, including the basic L-plan configuration of the main house with its cross-gabled roof, and the corner porch with its shed roof.
- 5.3 The existing pitches of the main gabled roof and the shed roof of the front porch.
- 5.4 The materiality and detailing of the painted wood board and batten siding, with the existing spacing between the battens to be maintained at all the facades.
- 5.5 The materiality and detailing of the painted wood roof overhangs, including the cornice, eaves, and rakes, and their component parts, including the frieze bands, cornice moldings, soffits, fascia boards, and barge boards.
- 5.6 The materiality and detailing of the front porch, including the painted wood vertical siding at the north end of the porch and the two original painted wood decorative engaged columns supporting the roof of the porch.
- 5.7 The six original painted wood double hung windows and the one original painted wood casement window. The restoration or recreation of the painted wood insect screens at the double hung windows is encouraged.
- 5.8 The two original four-panel exterior doors at the south (rear) façade.
- 5.9 The ventilation louvers in the gable ends.

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SECTION 6.0 – POTENTIAL NEXT STEPS

6.0 General notes

There are two phases of action that can be undertaken with this building. The first phase would involve the “mothballing” of the building in order to secure it from the elements and protect against intrusion from unauthorized persons. The second phase would involve the rehabilitation of the building so that it could once again be used as a residential dwelling.

6.1 Phase 1 – Building protection

The following is a general list of the scope of work recommended to secure the building against intrusion and further deterioration from the elements. This intent of this scope of work is to protect the building for the next 6 to 9 months while the Phase 2 rehabilitation plans are being developed.

- 6.1.1 Remove and properly dispose of all loose items from the interior of the building, including all appliances, furniture, trash, window coverings, electrical extension cords, and personal belongings such as clothes and papers.
- 6.1.2 Remove and properly dispose of all trash and debris from around the exterior of the house, in particular the large amount of trash and debris accumulation from around the rear additions to the building.
- 6.1.3 Trim and cut back vegetation growing around the perimeter of the building. Mow or trim the grass in the front, side, and rear yards on a regular basis.
- 6.1.4 Securely install plywood coverings at each of the window and door openings on the main body of the house. These plywood coverings should each be cut from a single sheet of plywood and securely held in place with carriage bolts and 2x4 braces on the interior. More information about this procedure can be found online here:
<https://www.suffolkcountyny.gov/Portals/0/formsdocs/consumeraffairs/hud.pdf?ver=2018-10-15-073647-683> and <https://www.property-preservation.us/property-preservation-boarding.html> (accessed December 18, 2019).
- 6.1.5 Repair the damaged corrugated galvanized metal roof or install a tarp over the open area of roof to protect against further water intrusion into the interior of the building. Alternatively, the entire roof could be shrink wrapped using a product similar to those used to wrap building scaffoldings.
- 6.1.6 Install a security fence around the perimeter of the property. The concrete driveway could be left unfenced for access and parking.
- 6.1.7 Visit the property periodically to monitor conditions and see if there is any evidence of unauthorized access, vandalism, or weather damage.

- 6.1.8 Further information on mothballing historic buildings can be found online through the National Park Service Preservation Brief 31: <https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm> (accessed December 18, 2019).

6.2 Phase 2 – Building rehabilitation

Due to the present level of deterioration and the outdated condition of all the mechanical, electrical, and plumbing systems, it would very likely not be cost effective to simply make the basic improvements sufficient to bring the building into minimal compliance with current building codes. Therefore, a complete rehabilitation of the building would be necessary to preserve the historic character defining features, restore or repair deteriorated or damaged historic features, and make the building suitable for habitation again. The following is a general overview of the recommended scope of work to rehabilitate this historic building:

- 6.2.1 Investigate the existing conditions of the building structure in concert with a licensed professional structural engineer, ideally one who has experience with historic wood frame buildings.
- 6.2.2 Prepare construction documents describing work to remove the existing severely deteriorated rear additions to the building in order to mitigate their threat to health, life, and safety. These documents would include methods to protect the historic character defining features of the exterior that are to remain, as described in Section 5.0 of this report.
- 6.2.3 Obtain a Certificate of Appropriateness from the City of Austin Historic Landmark Commission to authorize the removal of the existing rear additions.
- 6.2.4 Demolish the rear additions and properly dispose of the demolition debris. Protect the historic character defining features to remain, as described in Section 5.0 of this report.
- 6.2.5 In concert with a licensed professional structural engineer, prepare construction documents describing the work to rehabilitate the building. Treatment of the historic character defining features of the exterior of the building described in Section 5.0 of this report shall adhere to the Secretary of the Interior's Standards for Rehabilitation (Standards), which are as follows:
1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such*

as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

6.2.6 Some examples of the appropriate treatment of historic character defining features on the exterior of the building include:

6.2.6.1 The existing building shall not be relocated on the site. (Standards 1 and 2)

6.2.6.2 The footprint and massing of the original circa 1911 building shall be maintained as-is. (Standards 1, 2, 9, and 10)

6.2.6.3 The existing pitches of the main gabled roof and the shed roof of the front porch shall be maintained as-is. (Standards 1, 2, 3, 4, 5, and 6)

6.2.6.4 Deteriorated painted wood board and batten siding shall be repaired, and intact wood board and batten siding shall remain in place. Deteriorated or insect damaged wood components shall be carefully removed and replaced in-kind with wood that closely resembles the surface texture, dimensions, and profiles of the existing painted wood boards and battens. Sound material shall always remain in place, and only deteriorated or insect damaged wood

components shall be removed. The existing spacing between the battens will be maintained at all the facades. The existing paint shall be carefully removed by hand by scraping, sanding, or brushing. Water or sandblasting paint removal methods shall not be used. (Standards 1, 2, 3, 5, 6, and 7)

6.2.6.5 The painted wood roof overhangs, including the cornice, eaves, and rakes, and their component parts, including the frieze bands, cornice moldings, soffits, fascia boards, and barge boards, shall be repaired where required. Intact wood components shall remain in place. Deteriorated or insect damaged wood components shall be carefully removed and replaced in-kind with wood that closely resembles the surface texture, dimensions, and profiles of the existing painted wood cornice, eaves, and rakes. Sound material shall always remain in place, and only deteriorated or insect damaged wood components shall be removed. The existing detailing and methods of construction shall be maintained. The existing paint shall be carefully removed by hand by scraping, sanding, or brushing. Water or sandblasting paint removal methods shall not be used. (Standards 1, 2, 3, 5, 6, and 7)

6.2.6.6 The painted wood front porch, including the painted wood vertical siding at the north end of the porch and the two original painted wood decorative engaged columns supporting the roof of the porch shall be repaired where required. Intact wood components shall remain in place. Deteriorated or insect damaged wood components shall be carefully removed and replaced in-kind with wood that closely resembles the surface texture, dimensions, and profiles of the existing painted wood siding and decorative columns. Sound material shall always remain in place, and only deteriorated or insect damaged wood components shall be removed. The existing detailing and methods of construction shall be maintained. The existing paint shall be carefully removed by hand by scraping, sanding, or brushing. Water or sandblasting paint removal methods shall not be used. (Standards 1, 2, 3, 5, 6, and 7)

6.2.6.7 The six original painted wood double hung windows and the one original painted wood casement window shall be repaired or restored. Intact wood window frames and sashes shall remain in place. Deteriorated or insect damaged wood window frames and sashes shall be carefully removed and replaced in-kind with wood that closely resembles the surface texture, dimensions, and profiles of the existing painted wood window frames and sashes. Sound material shall always remain in place, and only deteriorated or insect damaged wood components shall be removed. The existing detailing and methods of construction shall be maintained. The existing paint shall be carefully removed by hand by scraping, sanding, or brushing. Water or sandblasting paint removal methods shall not be used. The painted

wood insect screens at the double hung windows will be restored or recreated. (Standards 1, 2, 3, 5, 6, and 7)

6.2.6.8 The two original four-panel exterior doors at the south (rear) façade shall be repaired. Deteriorated or insect damaged portions of the wood doors and trims shall be carefully removed and replaced in-kind with wood that closely resembles the surface texture, dimensions, and profiles of the existing painted wood doors and trims. Sound material shall always remain in place, and only deteriorated or insect damaged wood components shall be removed. The existing detailing and methods of construction shall be maintained. The existing paint shall be carefully removed by hand by scraping, sanding, or brushing. Water or sandblasting paint removal methods shall not be used. (Standards 1, 2, 3, 5, 6, and 7).

6.2.6.9 The ventilation louvers in the gable ends shall be repaired. Intact wood components shall remain in place. Deteriorated or insect damaged wood parts shall be carefully removed and replaced in-kind with wood that closely resembles the surface texture, dimensions, and profiles of the existing painted wood window frames and sashes. Sound material shall always remain in place, and only deteriorated or insect damaged wood components shall be removed. The existing detailing and methods of construction shall be maintained. The existing paint shall be carefully removed by hand by scraping, sanding, or brushing. Water or sandblasting paint removal methods shall not be used.

Finally, any potential additions to the rear façade of the building shall meet Standards 9 and 10. A Certificate of Appropriateness from the City of Austin Historic Landmark Commission authorizing the rehabilitation shall be obtained prior to the commencement of the work.

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SECTION 7.0 – ADDITIONAL REFERENCE MATERIALS

4		WATER SERVICE PERMIT Austin, Texas		No. 13415	
Received of				INDEXED	
Address		1805 E-3 rd St.		Date 5-23-39	
Amount				\$	
Plumber		Timmer		Size of Tap 3/4"	
Date of Connection		5-25-39			
Size of Tap Made		3/4"			
Size Service Made		1"			
Size Main Tapped		8"			
From Front Prop. Line to Curb Cock		11'			
From Prop. Line to Curb Cock					
Location of Meter		Back curb line			
Type of Box		F-rail			
Depth of Main in St.		3'			
Depth of Service Line		14"			
From Curb Cock to Tap on Main		1'			
Checked by Engr. Dept.		5-31-39 L.E.			
No. Fittings	Size				
1	Curb Cock 3/4"				
	Elbow				
	St. Elbow				
	Bushing				
	Reducer				
	2' Pipe 3/4" C.D.P.D.E.H.				
	Lead Comp.				
	Nipples				
	1 Union 3/4" C-T-I				
	1-Plug 3/4" comp.				
	Tee				
	Stop				
	Box				
	Lid				
	Valves				
	Job No. C39-6654				
	Req. No. 36027-				

Figure 7.1: City of Austin water service permit 13415, May 23, 1939.²⁰

²⁰ City of Austin, Water Service Permit #13415, May 23, 1939. Copy of permit obtained from City of Austin, Historic Landmark Commission, Staff Report for 1805 E. 3rd St., HDP-2019-0192, June 24, 2019.

1805 East 3rd Street, Austin, Texas – Historic Condition Assessment Report
December 18, 2019

Ready ✓

CITY OF AUSTIN
Department of Engineering
DIVISION OF BUILDING INSPECTION
APPLICATION FOR BUILDING PERMIT

Austin, Texas, *Dec 7* 19*55*

Application is hereby made to the Building Inspector of the City of Austin, Texas, for a permit to construct, move a *La bath addition to rear of Bldg* in accordance with plans and specifications submitted herewith, and in full conformity with provisions and regulations of all ordinances of the City of Austin, whether specified herein or not. The location and salient features of said structure are as follows:

Owner of Ground *Josefa De Arana*
Owner of Building _____
Architect _____
Contractor *owner*
Dimensions 1st Sty. *7x7*
Materials of Foundation *Cement Bldg*
Materials of External Walls *Br B*
Thickness of External Walls 1st Sty. _____ ; 2nd _____
Interior Wall Finish *Pl*
Roof; Flat, Pitched or Shed? _____ Material *tin*
Chimney Construction and No. *none*
Floor Materials *Parquet*
Height of Ceilings *8*
Height of First Floor *2* Will there be Any Projections Over the Prop. Line? *none*
Special Notes: _____

Street No. *1805 East 3rd*

Building Permit No. *62376*
Plat *2.3* Lot *3*
Block _____ Outlot *22* Div. *0*
Subdivision *Cypress Point*
Fire Zone *3* Use Dist. *H. & A. Dist. 1*
Buildings Demolished, Removed or Relocated _____

Proposed Occupancy *Laith*
% Used Materials Installed _____
Address _____
Address _____
Address *4901*
Address _____
2nd Sty. _____
No. of Stories _____
No. of Rooms _____
No. of Families to Occupy Bldg. _____
Is Sewer Available? _____
No. of Plumbing Units *3*
Elect. Wiring? *yes*
Type of Heating *none*
Type of Construction *Br*

Total Contract \$ _____ Estimated Cost \$ *130.00* Fee \$ *2.50*

The undersigned hereby solemnly swears that the above statements concerning the above described structure are true and that *he* is the owner of said structure or has been authorized by the owner or owners to act as agent in procuring the permit herein requested.

Signature of Applicant.

Sworn and subscribed before me this *7* day of *Dec* 19*55*

Building Inspector's Estimate \$ *1000*
250

Figure 7.2: City of Austin building permit 62376, December 7, 1955. Seven-foot by seven-foot bathroom addition at rear of building.²¹

²¹ 1805 East 3rd Street, Building Permit #62376, City of Austin Permit Applications, 1951-1979, Austin History Center, Austin Public Library.

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THIS IS A BUILDING PERMIT ONLY AND SHOULD NOT BE CONFUSED WITH ELECTRICAL WORK. FOR THIS INFORMATION, OWNER OR CONTRACTOR MUST CONTACT THE ELECTRICAL INSPECTION DIVISION.

CITY OF AUSTIN
DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR BUILDING PERMIT

ANY CONCRETE WORK PERTAINING TO CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAYS IS NOT INCLUDED IN THIS PERMIT. OWNER MUST CONTACT PUBLIC WORKS FOR THIS INFORMATION. A FINAL INSPECTION MUST BE CALLED INTO THE BUILDING INSPECTOR BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

Austin, Texas, 8-13 1973

Application is hereby made to the Building inspector of the City of Austin, Texas, for a permit to construct, move a from addn to exist res.

in accordance with plans and specifications submitted herewith, and in full conformity with provisions and regulations of all ordinances of the City of Austin, whether specified herein or not. The location and salient features of said structure are as follows:

Street No. 1805 E 3rd
Building Permit No. 137683
Plat 23 Lot 3
Block 22 Outlot — Div. —
Subdivision Cypher - Hunt
Fire Zone 3 Use Dist. 13 H. & A. Dist. 2nd
Buildings Demolished, Removed or Relocated —

Proposed Occupancy Utility Rm
1494

Owner of Ground Mary Grace Kever
Owner of Building —
Architect —
Contractor Steward Timmons
Dimensions 1st Sty. 13'6" x 7'8" + 7'2" x 6'4" 2nd Sty. —
Materials of Foundation concrete No. of Stories one
Materials of External Walls concrete No. of Rooms one
Thickness of External Walls—1st Sty. 8"; 2nd — No. of Families to Occupy Bldg. one
Interior Wall Finish sheetrock Is Sewer Available? yes
Roof; Flat, Pitched or Shed? flat Material concrete No. of Plumbing Units yes
Chimney Construction and No. — Elect. Wiring? yes
Floor Materials wood Type of Heating — Air Conditioning —
Height of Ceilings 7'6" Type of Construction —
Height of First Floor 2' Will there be Any Projections Over the Prop. Line? no
Special Notes: —

Estimated Cost \$ 1,600.00 Fee \$ 2.66

The undersigned hereby solemnly swears that the above statements concerning the above described structure are true and that he is the owner of said structure or has been authorized by the owner or owners to act as agent in procuring the permit herein requested.

Water Tap Receipt —
Sewer Tap Receipt —

Sworn and subscribed before me this 13 day of aug 1973
Building Inspector's Estimate \$ 1600 By 7A BUILDING OFFICIAL

Signature of Applicant. Steward Timmons

Figure 7.3: City of Austin building permit 137683, August 13, 1973. Utility room addition at rear of building.²²

²² 1805 East 3rd Street, Building Permit #137683, City of Austin Permit Applications, 1951-1979, Austin History Center, Austin Public Library.

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ADDRESS: 1805 East 3 rd St				PERMIT 137683		PLAT 23	
LOT: 3				BLOCK		SUB.	
				OUTLOT		Cyphon resub	
FIRE ZONE 3		USE DIST: B-2M		OCCUPANCY: frame addn to existing Res			
8-14-73		LAYOUT		FRAMING 10-18-74		FINAL	
PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG.		ACC. BLDG.	
						PRINC. BLDG. 18'	
FOUNDATION		FLOOR JOIST SIZE & O.C. 5		NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK		CEILING JOIST SIZE & O.C. 2x6 24"		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD. 15		STUD SIZE & O.C. 2x4 24"		STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			
OWNER: Mary Grace Kerrera				CONTRACTOR: Howard Semions			
13'6" X 7'8" X 7.2' X 6.4' = 149#							
2-5-74							
7x 8-13-73							

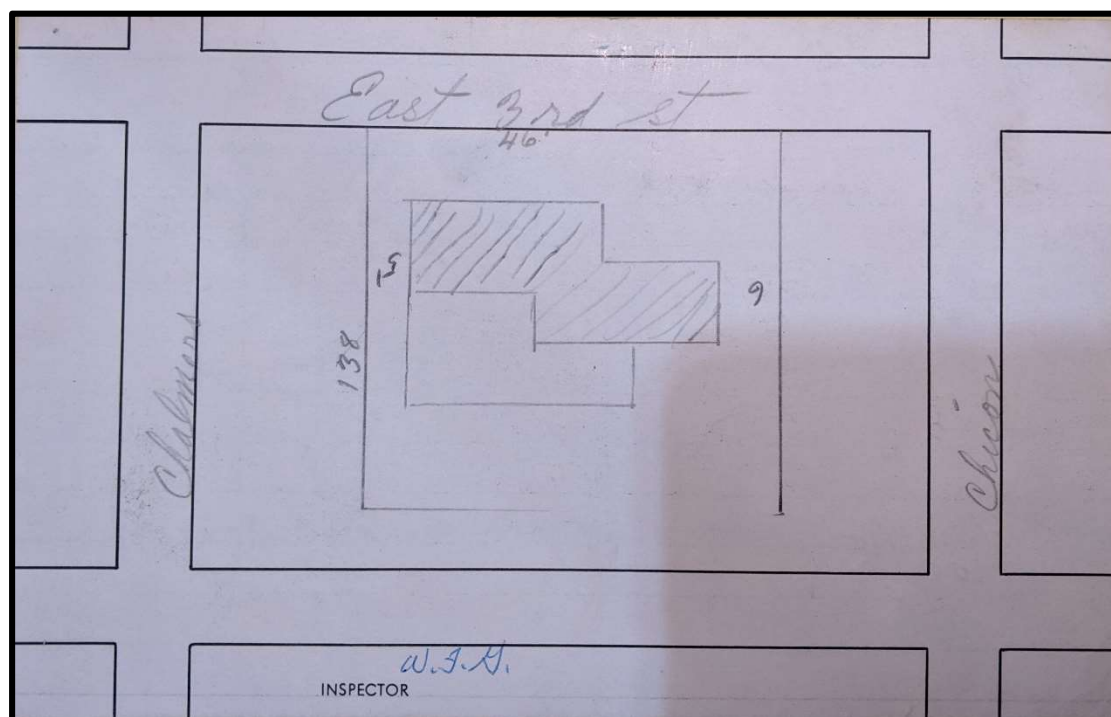


Figure 7.4: Inspection card for City of Austin building permit 137683.²³

²³ 1805 East 3rd Street, Building Permit #137683, City of Austin Inspection Permits, 1967-1982, Austin History Center, Austin Public Library.

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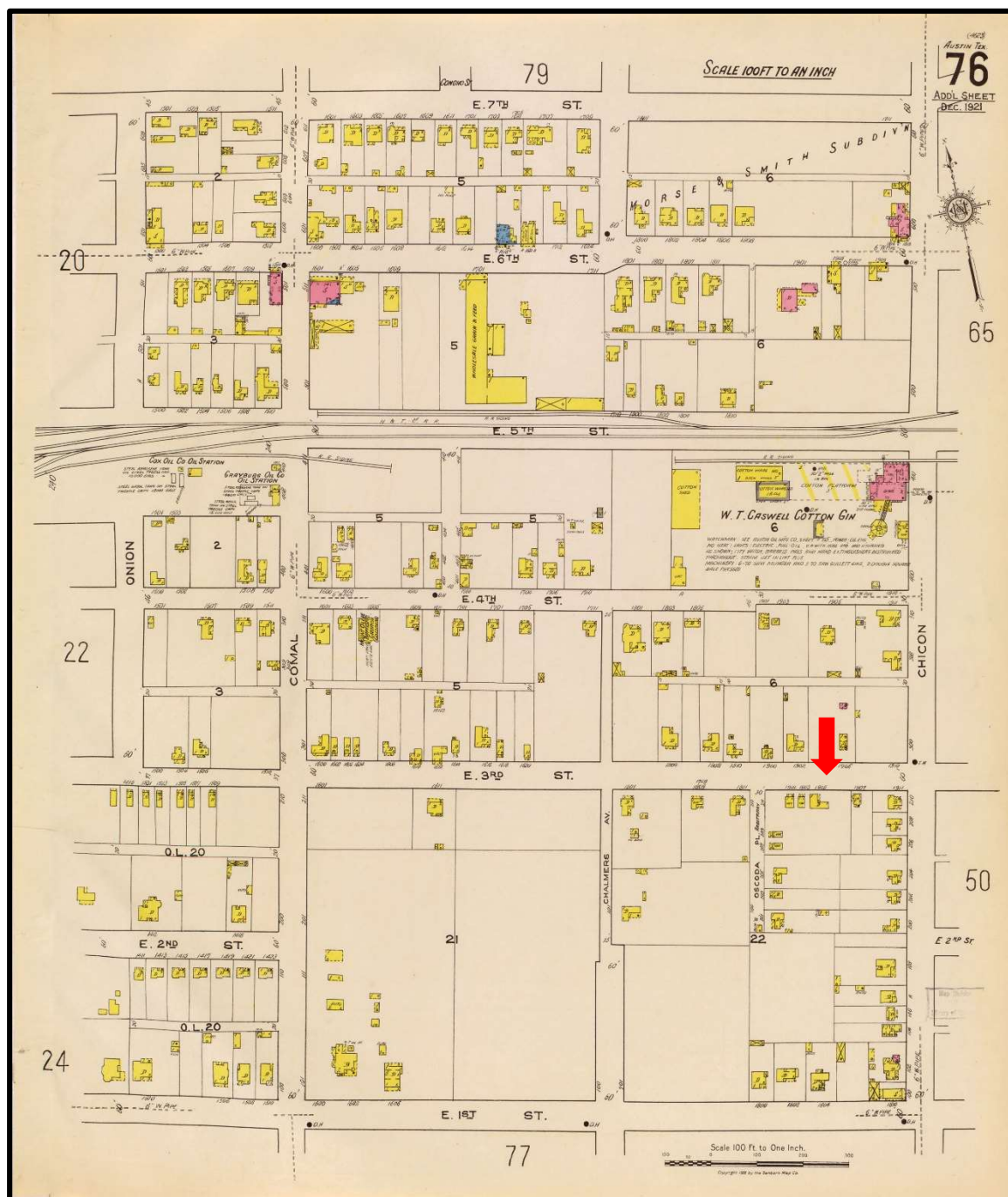


Figure 7.5: Sanborn fire insurance map for Austin, Texas, December 1921, Sheet 76. Red arrow indicates the subject property.²⁴

²⁴ Sanborn fire insurance map for Austin, December 1921, Sheet 76,
http://legacy.lib.utexas.edu/maps/sanborn/austin_1921_76.jpg, accessed December 9, 2019.

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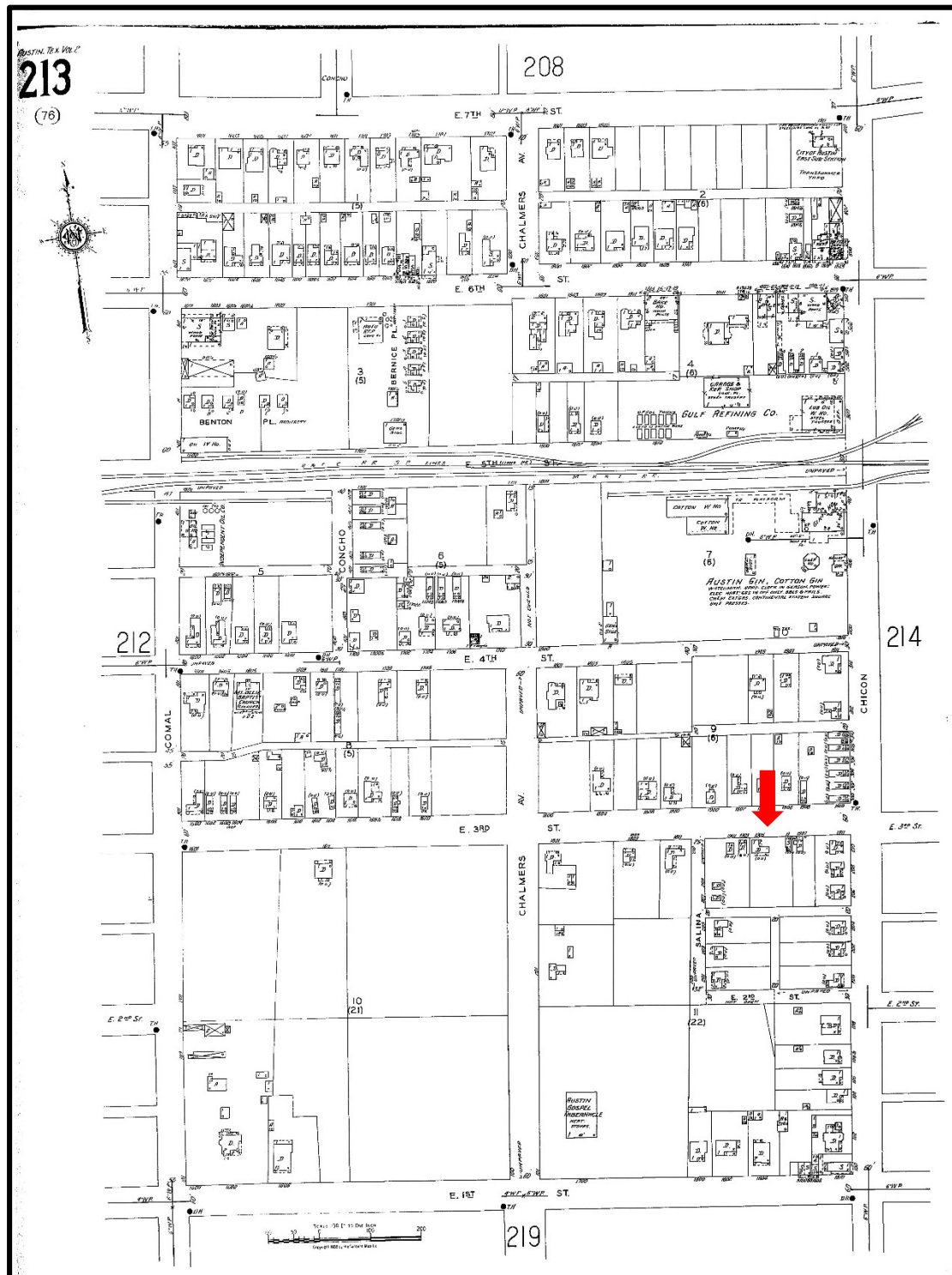


Figure 7.6: Sanborn fire insurance map for Austin, Texas, 1935, Sheet 213. Red arrow indicates the subject property.²⁵

²⁵ Sanborn fire insurance map for Austin, Seattle Public Library online, 1935, Sheet 213, <http://sanborn.umi.com/download/tx/8415/41282/43259/584685/Austin+1935,+Sheet+213.pdf>.

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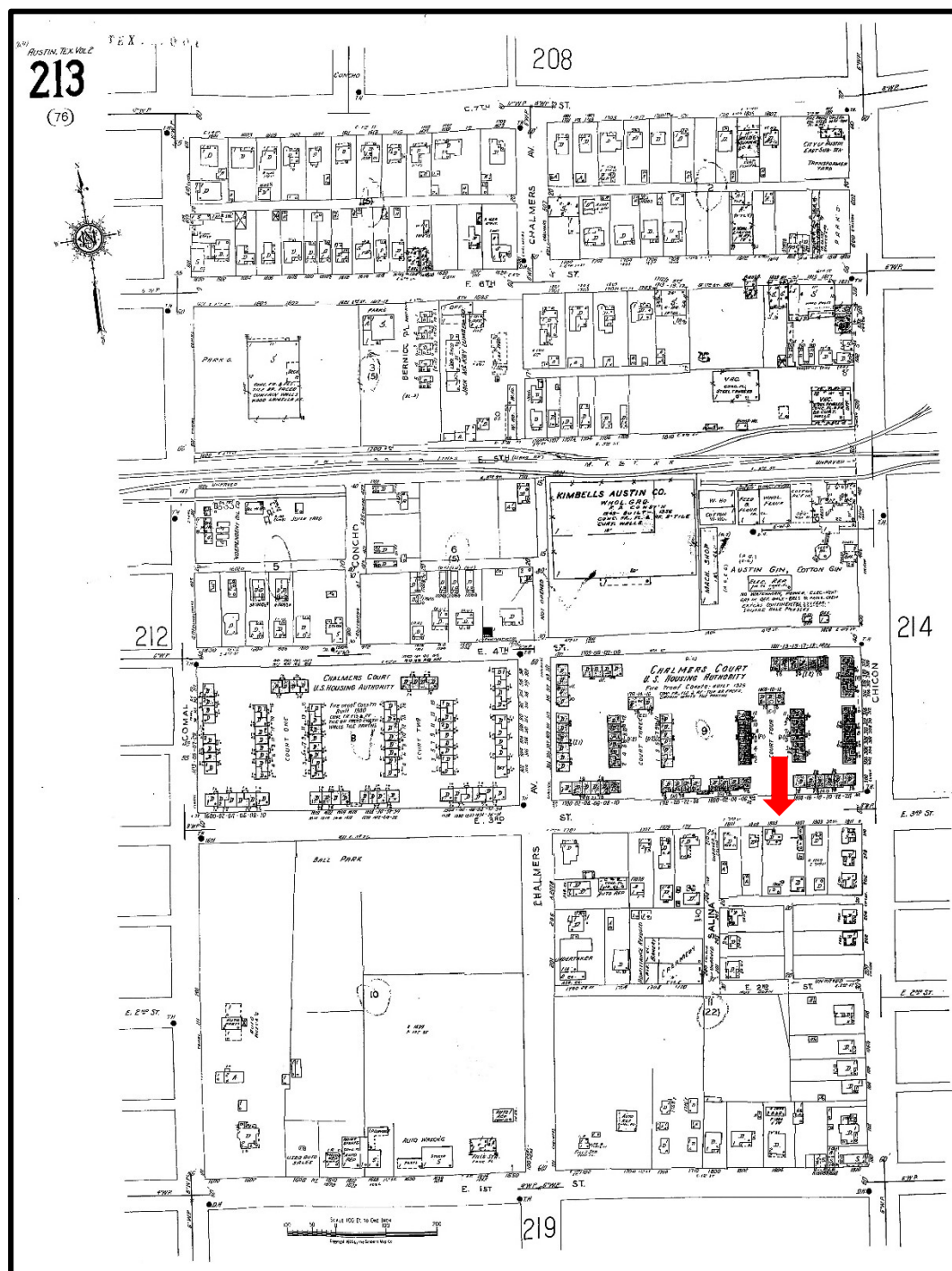


Figure 7.7: Sanborn fire insurance map for Austin, Texas, 1935 – May 1962, Sheet 213. Red arrow indicates the subject property.²⁶

²⁶ Sanborn fire insurance map for Austin, Seattle Public Library online, 1935-May 1962, Volume 2, Sheet 213, <http://sanborn.umi.com/download/tx/8415/41283/43261/584803/Austin+1935+vol.+2,+1935-May+1962,+Sheet+213.pdf>; accessed December 9, 2019.