

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MARCH 28, 2022
PR 2022-023217; GF 2022-028967
1202 E. 6TH STREET

PROPOSAL

Demolish a circa 1940 single-family residential structure.

ARCHITECTURE

1202 E. 6th Street is a one-story stucco bungalow with a front gable roof and Craftsman reminiscent style. It has a full-width porch, and four tapered, square columns support the low pitched roof. The roof has an unenclosed overhang. It has a centrally placed door surrounded by two window assemblies each composed of two 1:1 windows. All windows appear to be 1:1 vinyl replacement windows with the lower sash covered by metal protection bars. According to City Directory records, this is likely a rear unit, often referred to as a back house. Back houses are single-family residences located behind a main house, typically at the rear of the lot. While most back houses open onto the alley and allow for parking along the alleyway, some houses only provide access from the main street, forcing the occupant to pass by the main house in order to reach the back house. Backhouses served multiple purposes, including lodging for servants or as rental property to bring in extra income. There is an additional entrance door on the East elevation with alley access. The addition of a stucco veneer, and a fenced front lawn that some may consider to simulate the feel of the traditional Hispanic courtyard house plan could be interpreted as an example of how the Mexican American aesthetic was applied to the Craftsman Bungalow in East Austin, and provides a historical narrative of the neighborhood.

RESEARCH

The primary house at 1202 E. 6th Street was built circa 1904¹. Its first occupant was Samuel W. Scott, a laborer who lived in the home until 1912. Then Edwin C. and Ethel Overstreet rented the home for approximately five years from 1920-to 1925. Edwin and Ethel were listed as plasterers in the City Directory. George H. and Barbara E. Theilen, proprietors of East Austin Bakery, lived in the house in 1927. Their bakery was one of many to operate out of the historic Clements Market/The Sport Bar building next door at 1200 E. 6th Street². After this time, the house was a popular home for renters in the service industry: such as tailor Romulo and his wife Blasa Santa Ana, watchmaker Jose and Josephine Siliceo; barber Jesus and Marie Castillo, Maria Gomez, a maid, and Mary Rico, who worked in hosiery repair.

Between the 1935 and 1962 Sanborn Fire Insurance maps, a rear unit was constructed on the lot. Beginning in the mid-1940s, City Directories list two families at the address, and by 1952, directories clearly call out the rear unit. By 1955, Marie Rico, a dishwasher for the Driskill Hotel, was listed as the owner of the rear unit and remained the owner, according to Travis County tax records, until 1986.

The 1202 E. 6th street residence was developed during a time of rapid expansion in East Austin outlots. Many previously unplatted areas were developed to meet the continuing demand for residential neighborhoods. The new electric-powered streetcar system provided an alternative means of intra-city travel that enabled residents to work and conduct business in the downtown core but live in more remote areas. The streetcar system also allowed East Austin residents a means to travel to other neighborhoods for domestic-related jobs and it ran directly in front of this residence. The openness and inclusiveness of this transportation mode changed when the City of Austin passed an ordinance in 1906 that required Black patrons, many of whom lived in East Austin, to enter public streetcars from the back door and sit in the rear. This local implementation of Jim Crow laws spurred a short-lived boycott of the streetcars.³

¹ East Austin Survey, 2016

² Kristina Kupferschmid, HHM & Associates, Inc., National Register of Historic Places nomination for Clement's Market/The Sport Bar, 2021,
<https://www.thc.texas.gov/public/upload/Austin%2C%20Clements%20Meat%20Market%20The%20Sport%20Bar%20NR%20SBR%20Draft.pdf>.

³ East Austin Survey, 2016.

PROPERTY EVALUATION

The [East Austin Historic Resources Survey](#) (Hardy Heck Moore, Inc., 2016) lists the property as contributing to a potential East 6th Street Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance due to loss of context from demolition of the front house and lack of a clearly distinguishable architectural style.
 - b. Historical association. The property does not appear to have significant historical 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 possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: GF 22-028967

LOCATION: 1202 E 6TH 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*Demolition permit application, 2022**Occupancy History*

City Directory Research, March 2022

1959	Vacant
	Rear – Marie Rico, owner Dishwasher Driskill Hotel
	Mary Rico, renter Hosiery repair 802 ½ Congress Ave
1957	Beatrice Contreras, renter
	Rear – Marie Rico, renter
	Brigida Rico, renter (widow of Luis)
	Mary Rico, renter Hosiery repair 9 Grand Silver Office building

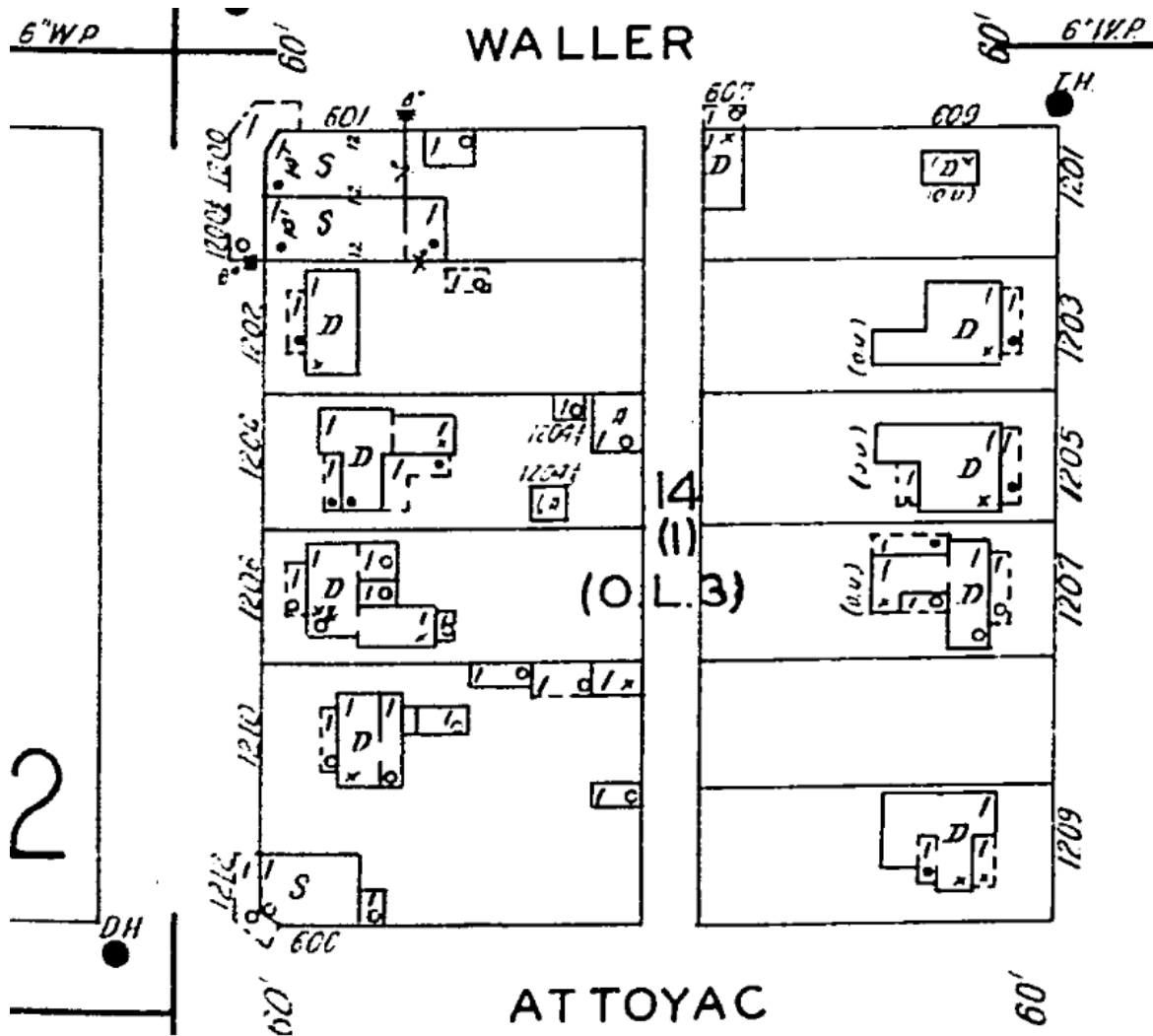
1955	Manuel and Beatrice Contrado, renters Mechanic CB Smith Motors Rear – Marie Rico, owner Mary Rico, renter Hosiery repair 802 ½ Congress R9
1952	Manuel and Beatrice Cantiloas, renters Mechanic US Body Shop Rear - Connie Rico, renter Operator Hausman Beauty Shop Mary Rico, renter Hosiery repair 9 Grand Silver Office building
1949	Address not listed
1947	Amaro Gomez, renter Maria Gomez, renter Maid
1944	Felipe Gusman, renter John and Delores Olivo, renters Painter Dill's
1941	Paul and Mary Cruz, renters Helper Russell C. Faulkner Inc.
1939	Vacant
1937	Jesus and Marie Castillo, renters Barber
1935	Jose and Josephine Siliceo, renters Watchmaker
1932	Grace Johnson, renter
1929	Romulo C. and Blasa Santa Ana, renters Tailor
1927	George H. and Barbara E. Theilen, renters Proprietor East Austin Bakery
1924	Edwin C. and Ethel Overstreet, renters Plasterer
1920	Edwin C. and Ethel Overstreet, renters Plasterer
1916	Thomas Simpkins, owner Cook
1912	Samuel W. Scott Expressman

1909 Samuel W. Scott
Laborer
1905 Address not listed

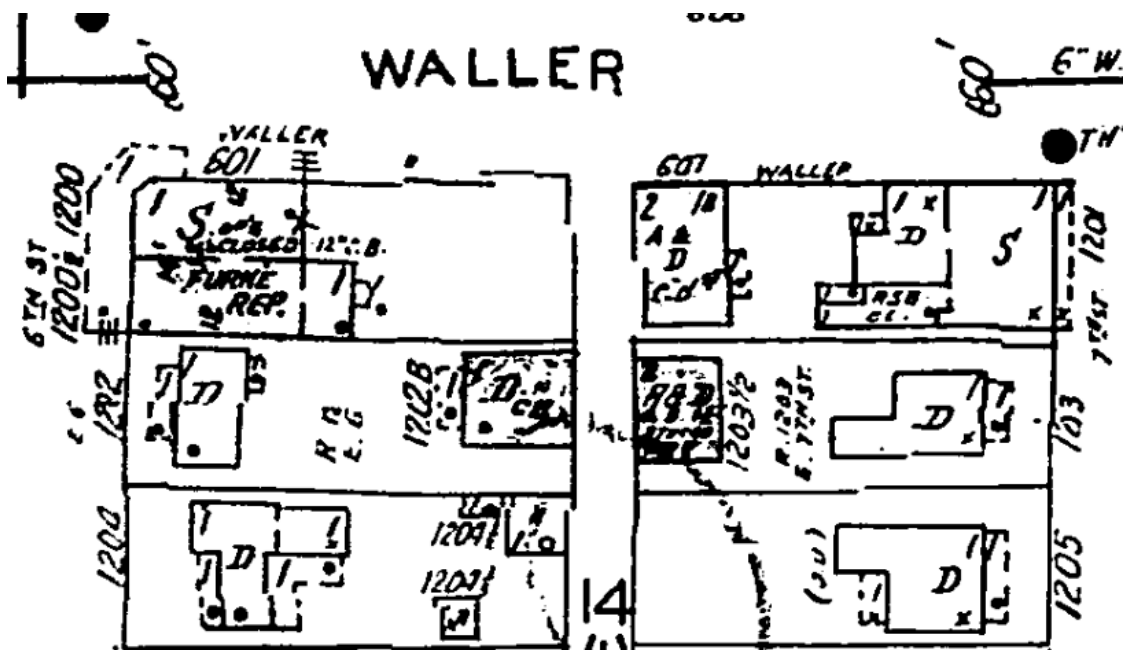


The electric streetcar in East Austin at the corner of Waller and East 6th Streets. Source: Austin History Center, Austin Public Library, Austin, Texas

Sanborn Fire Insurance Maps



Sanborn map, 1935



Sanborn Fire Insurance Map, May 1962, vol. 2, sheet 207

Permits

WATER SERVICE PERMIT

Austin, Texas

INDEXED 20210 Sec. 31

Received of Joe Joseph Date 12-1-43
 Address 1202 East 6th St
 Amount Two and 50/100 \$ 2.50
 Plumber Andrewatha Size of Tap $\frac{1}{2}$
 Date of Connection 2-2-44

Water service permit, 1943

SANITARY SEWER SERVICE PERMIT

No. 22423

Austin, Texas

Received of Sharp Date 6/10/1947
 Address 1202 b E. 6th.
 Amount _____ \$ _____
 Builder or Owner Maria Roco Plumber _____
 Lot 11 Block 1 Subdivision _____ Plat No. 3
 Date of Connection 6/17/1947

Sewer service permit, 1947

Maria Roco 1202-B East 6th Street

~~31~~ 2 1 2 -
 30 -

Masonry residence and basement

33380 4-4-47

\$3000.00

David Ruiz

Building permit, 1947

Classified Ad 2 -- No Title*The Austin American (1914-1973); Nov 2, 1930;*ProQuest Historical Newspapers: The Austin American Statesman
pg. 12**Rentals****69--Houses For Rent Unfurnished****PAUL O. SIMMS CO.
RENTAL BULLETIN****Dwellings--Unfurnished**

1222 West 6th St., 3 rooms.....	\$75.00
1606 Branson St., 3 rooms	75.00
1709 Rio Grande St., 7 rooms	75.00
1810 Travis Blvd., 5 rooms.....	60.00
606 West 18th St., 3 rooms	55.00
411 West 32nd St., 3 rooms	55.00
234 West 7th St., 3 rooms	50.00
2616 Speedway, 3 rooms	50.00
609 West 20th St., 3 rooms	50.00
219 East 24th St., 3 rooms	50.00
1008 West 9th St., 3 rooms	50.00
104 West 16th St., 7 rooms	45.00
609 West 17th St., 3 rooms, bath..	42.50
1607 East 1st St., 3 rooms	40.00
506 Joan of Arc Court, 3 rooms ..	40.00
1509 East Ave., 7 rooms	35.00
1007 West 16th St., 3 rooms	35.00
702 Patterson Ave., 3 rooms	32.50
907 West 9th St., 3 rooms	30.00
890 Patterson St., 3 rooms	30.00
116 East Live Oak St., 3 rooms..	30.00
711 Henderson St., 3 rooms	27.50
221 Academy Drive, 4 rooms	27.50
1706 West 9th St., 4 rooms	27.00
206 East 16th St., 3 rooms	25.00
205 Elkhart St., 3 rooms	25.00
603 West 17th St., 3 rooms	25.00
2120 East 2nd St., 4 rooms	25.00
909 West 37th St., 3 rooms	25.00
806 Grapevine St., 3 rooms	25.00
On Webberville Road, 3 rooms ...	25.00
907 Red River St., 3 rooms	25.00
1002 East 18th St., 4 rooms	22.50
1806 Branson St., 4 rooms	22.50
909 Ruiz St., 3 rooms	20.00
5013 Ave. C, 3 rooms	20.00
1103 West 31st St., 3 rooms, ba. ..	20.00
1202 East 6th St., 4 rooms	18.00
1211 Duval St., 3 rooms	16.50
300 East Jacinto St., 4 rooms ...	15.00
1401 Garden St., 2 rooms	15.00
404 East 3rd St., 4 rooms	11.00
2408 Cole St., 3 rooms	10.00