

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
DECEMBER 14, 2022
PR-2022-164691
2003 CANTERBURY STREET

PROPOSAL

Demolish a ca. 1912 house.

ARCHITECTURE

One-story National Folk house with pyramidal hipped roof, board-and-batten siding, and inset partial-width porch supported by turned posts. Fenestration includes double entry doors and 1:1 replacement windows.

RESEARCH

The house at 2003 Canterbury was constructed in 1912 by Zena and Lillie Howell. Zena Howell worked as a teamster for the City of Austin. The Howells sold the home in 1921 to Mary R. Shooter, who lived close by at 2000 Garden Street with her son and two adult daughters.¹ She then rented the home to various short-term, working-class renters, including drivers, a mechanic, and a barber. After Mary Shooter's death, ownership of the home passed to her son, Carl. From 1959 through 1960, it was the temporary home of Mexican American neighborhood activists Edward and Concepción Rendon.^{2,3}

PROPERTY EVALUATION

The 2016 East Austin survey lists the property as contributing to potential local and National Register historic districts.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Windows have been replaced.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. Architecture. The building is a good example of vernacular National Folk architecture.⁴
 - b. Historical association. The property does not appear to have significant associations other than brief occupancy by community activists Edward and Concepción Rendon. However, its residents exemplify the overall development patterns of the South East Austin area during the twentieth century, including gradual demographic shifts from homeowners to renters and from working-class Anglo and European American families to Mexican American families.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not appear to possess a unique location, physical characteristic, or 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 a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

If the Commission determines that the building has sufficient historical associations to meet the required designation criteria, initiate historic zoning. Otherwise, encourage adaptive reuse and rehabilitation, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

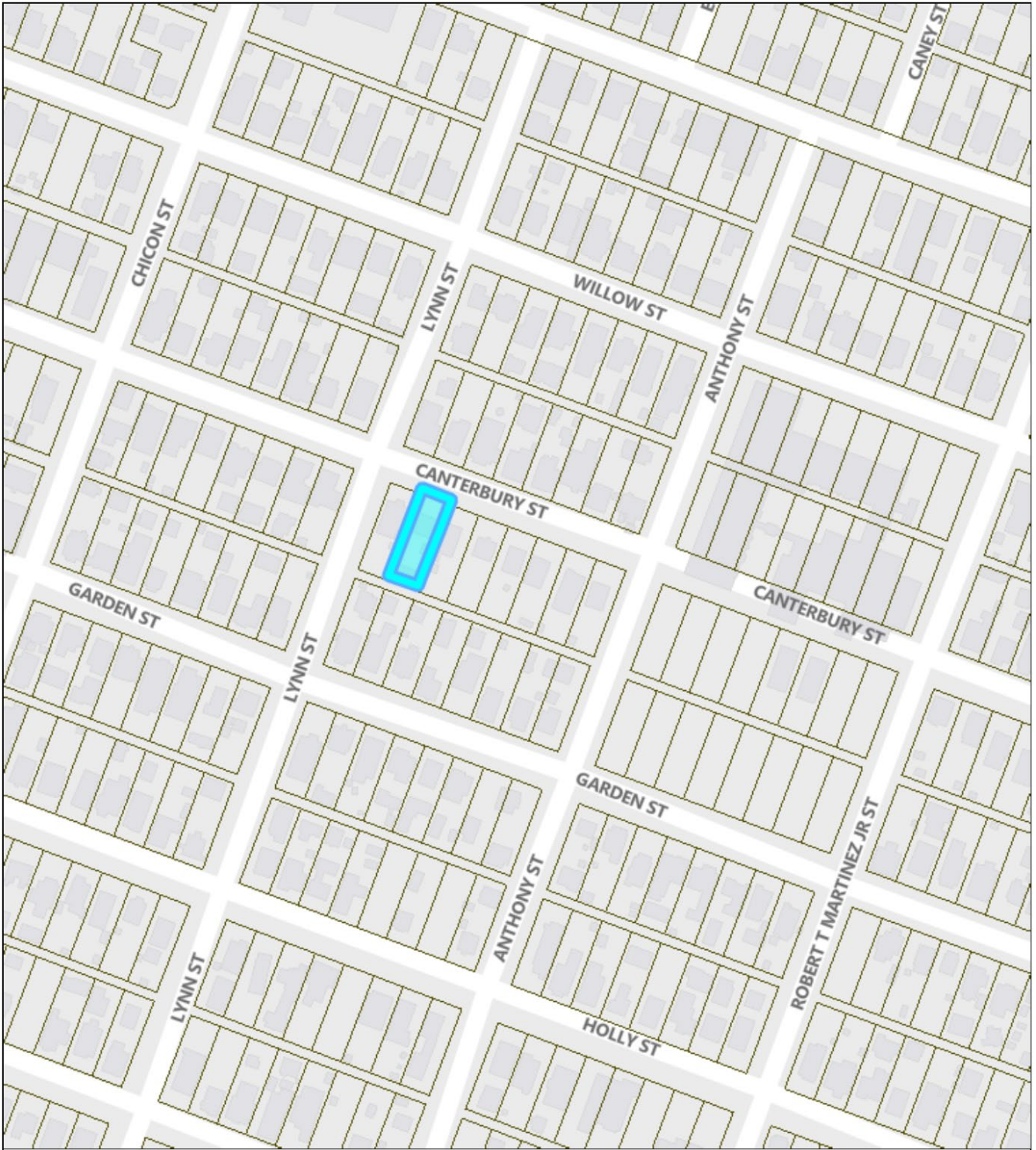
¹ "THE DEAD." The Austin Statesman (1921-1973); 15 Aug 1933: 2.

² "ZONING CHANGE REVIEW SHEET: C14H-2019-0148." 2019. <https://www.austintexas.gov/edims/document.cfm?id=331746>.

³ "Rendon House Denied Historic Preservation Zoning." 2020. Austin Monitor. <https://www.austinmonitor.com/stories/2020/01/rendon-house-denied-historic-preservation-zoning>.

⁴ East Austin Context Statement (East Austin Historic Resource Survey), Vol. 1, p. I-40

LOCATION MAP



1: 2400

Lot Lines

Lot Line



GF 22-169712

2003 CANTERBURY STREET



11/29/2022

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Google Street View, 2022

Occupancy History

City Directory Research, November 2022

1959	Edward and Connie Rendon, renters
1955	Carroll E. and Geraldine Berggren, renters Delivery man, Sunset Motor Lines
1952	Carroll E. and Geraldine Larson Berggren, renters Driver
1947	Lonnie and Ruth Prince, renters Driver
1944	Lonnie and Ruth Prince, renters Bus driver
1941	Bernard and Avis Swenson, renters Driver
1937	Jabe B. and Jennie Chapman, renters Mechanic, Johns Bros.
1932	Jabe B. and Cynthia Chapman, renters Mechanic, Bothager Motor Company
1927	Marcus L. and Carrie Williams, renters Repairman, S.W. Spencer
1924	Thomas H. and Louise Walden, renters Barber

- 1920 Zena H. and Lillie Stone Howell, owners
Teamster
- 1916 Zena H. and Lillie Howell
Teamster
- 1912 Zena H. and Lillie Howell
Huckster
- 1909 Address not listed. Zena Howell and family listed at 1406 Canterbury St.

Historical information

Duval, Travis County; Dec. 15, 1911 40

BUILDING PERMITS.

Adolph Kohn, West Tenth and Ruiz Streets, four three-room dwellings, \$1400.

J. H. Willberg, 400 East Second Street, addition to barn, \$15.

Zena Howell, 2003 Canterbury Street, dwelling, \$300.

J. H. Harrison, 4008 Allee Avenue, addition to box storehouse, \$40.

MORTUARY

MRS. MARY E. STONE,

Mrs. Mary E. Stone, aged 68, who died Saturday night, was buried Sunday afternoon at 3:30 from the family residence, 2003 Canterbury Street, Rev. M. J. Allen of Ward Memorial Methodist Church, officiating. Interment was made in Oakwood Cemetery. Mrs. Stone is survived by her husband, six sons and three daughters.

Other 6 -- No Title. *The Austin Statesman* (1902-1915); 22 May 1912: 5.

MORTUARY. *The Statesman* (1916-1921); 29 Jan 1917: 8.

REGISTRATION CARD

SERIAL NUMBER **2831** ORDER NUMBER **21554**

Name **Zena Howell**

RESIDENT HOME ADDRESS **2003 Canterbury Austin Travis Tex**

Age **35** Sex **Female** Date of Birth **May 10 1883**

RACE **White**

U. S. CITIZEN **Yes** ALIEN **No**

PRESENT OCCUPATION **Teamster** EMPLOYER'S NAME **City of Austin**

PLACE OF EMPLOYMENT OR BUSINESS **City of Austin**

NEAREST RELATIVE **Lilly Howell**

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

Form No. 1 (Dec)

REGISTRAR'S REPORT 1-3-C

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF EYES	COLOR OF HAIR
Tall	Medium	Short	Slender	Medium	Stout		
21	22	23	24	25	26	27 Dark	28 Dark

29 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify): **None**

30 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:

Defect in left eye

CBS Morland

Date of Registration

City Board Austin City
Austin, Texas
(STAMP OF LOCAL BOARD)

(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)

Draft card for Zena Howell, 1917. [Ancestry.com](https://www.ancestry.com)

BIRTHS IN AUSTIN DURING SEPTEMBER

Mr. and Mrs. J. A. Brown, 1004 West Thirty-eighth street, daughter.
 Mr. and Mrs. J. H. Thompson, 716 Henderson street, son.
 Mr. and Mrs. J. B. Guerrero, 805 West Tenth street, son.
 Mr. and Mrs. John Sullivan, 4302 Avenue C, son.
 Mr. and Mrs. C. G. Wagner, 2111 Speedway, daughter.
 Mr. and Mrs. Z. H. Howell, 2003 Canterbury street, son.

REALTY DEEDS RECORDED.

Fred C. Malone, County Clerk.
 Elijah Nesby, by Sheriff to Estate Charles Wolf, decd., 9 78-100 acres out of James Doyle league, situated in Travis and Bastrop counties, Texas; \$100.

A. W. Moore et al. to J. F. Spruce, lot 5, block G, in Driving Park addition, a subd. of outlet 60, division O, city of Austin; consideration, \$750.

Hugh Turner et al. to A. W. Moore, lot 5, block G in outlet 60, division O, of the Driving Park addition to the city of Austin; consideration, \$1.

Zena Howell and wife to Mary R. Shooter, lot 7, block B, outlet 49, division O, of Driving Park addition to the city of Austin; consideration, \$840.

BIRTHS IN AUSTIN DURING SEPTEMBER. *The Statesman* (1916-1921); 01 Oct 1919: 8.

Other 5 -- No Title. *The Austin Statesman* (1921-1973); 08 Dec 1921: 11.

Pressler & Ziller

Real Estate, Insurance and Loans
 No. 819½ Congress Ave. Phone 6104

UPSTAIRS southeast room, near bath, hot and cold water. 210 East 9th.

A FIVE-ROOM house, hall and bath, gas, 700 Wood St. Close to town.

FIVE rooms, bath, sleeping porch and garage, 1913 Garden; also four-room house, newly painted, 2003 Canterbury; also two blocks from car line, one from school. Two fresh Jersey cows for sale. Apply 2000 Garden.

Rites Read For Pair

Miss Ruth Prince and Curtis E. Lynch were married Friday evening in a single-ring ceremony read by the Rev. C. L. Sansing in his home, 3006 Conway.

Mrs. Lynch is the daughter of Mr. and Mrs. Lonnie Prince, 2003 Canterbury, and Mr. Lynch is the son of Mr. and Mrs. Dan Lynch of Rockdale.

Mr. Lynch is an employe of the Humble Oil Company and the couple will live in Crystal City.

Mrs. Lonnie Prince and Miss Curtis Lynch, sister of the bridegroom, attended the ceremony.

Classified Ad 1 -- No Title. *The Austin American* (1914-1973); 27 Feb 1927: 10

Rites Read For Pair. *The Austin Statesman* (1921-1973); 19 May 1948: 8.

MRS. MARY R. SHOOTER

Mrs. Mary R. Shooter, 82, of 2000 Garden Street, died in a local hospital Sunday. She had been a resident of Austin for the past 54 years.

Survivors include one son, Carl Shooter of Austin, and three grandsons, C. V. Shooter with the Army in Fort Bolvoir, Va.; Bill Shooter with the Navy in Japan, and Jack Shooter of Austin.

Funeral services will be held at the Hyllin-Manor Funeral Home Tuesday at 4 p. m. with the Rev. Carlyle Marney of the First Baptist officiating.

Burial will be in the Austin Memorial Park.

JABE B. CHAPMAN

Jabe B. Chapman, 72, of 1200 Garden, died suddenly Tuesday. Chapman worked as a mechanic 44 years at Armstrong-Johnson. He served during World War I and was a member of the Presbyterian Church.

Survivors include his wife, Mrs. Jenny Chapman of Austin; two daughters, Mrs. L. A. Jacobson of Nashville, Tenn., and Mrs. Frank Vernon of Denton, Va.; one son, Wilber K. Chapman of Austin; one sister, Mrs. Emma Asher of Georgetown; two grandsons and four granddaughters.

Funeral services for Chapman will be held Thursday at 2 p.m. at Cook Funeral Home with Rev. Gordon Bays officiating. Burial will follow in Andice Cemetery.

Honorary pallbearers will be Dr. C. M. Darnal, Leif Johnson, Bob Armstrong and Armstrong-Johnson employees.

DEATHS AND FUNERALS. *The Austin Statesman* (1921-1973); 24 Nov 1952: A17.

DEATHS and FUNERALS. *The Austin Statesman* (1921-1973); 06 Nov 1968: A43.

CARROLL BERGGREN OBITUARY

BERGGREN, Carroll E.

Age 92, of Austin, passed away July 9, 2016. Graveside services July 12, 11:00 a.m., at New Sweden Cemetery.

Austin-Peel and Son Funeral Home, Austin, TX.

Published by Austin American-Statesman from Jul. 11 to Jul. 12, 2016.

<https://www.legacy.com/us/obituaries/statesman/name/carroll-berggren-obituary?pid=180628648>

**EDWARD RENDON OBITUARY**

RENDON Sr., Edward Our beloved Edward Rendon, Sr., age 91, resident of Austin, Texas, was called to our Heavenly Father on Sunday, February 4, 2018. He was preceded in death by his wife of 51 years, Concepcion Martinez Rendon. Visitation will held from 12:00-9:00 p.m., Friday, February 9, 2018 at Mission Funeral Home East Side, 1615 E. Cesar Chavez St., Austin, Texas. Recitation of Holy Rosary will begin at 8:00 p.m., Friday, February 9, 2018 at Cristo Rey Catholic Church, 2208 E. 2nd St. Austin, Texas (corner of Robert T. Martinez & 2nd St.). Mass of Christian Burial will begin at 10:00 a.m., Saturday, February 10, 2018 at Cristo Rey Catholic Church. Interment will follow at Assumption cemetery. Please visit www.missionmemorials.com for an extended obituary, offer condolences and send flowers.

<https://www.legacy.com/us/obituaries/statesman/name/edward-rendon-obituary?id=6722897>

owner of the house in the 1959 city directory. Around 1961, the house was purchased by Edward B. and Connie Rendon, who lived here for the rest of their lives. Edward Rendon was in construction, but more importantly, was a very important figure in the East Austin Latino community, working for recognition of the Latino contributions to Austin's community and culture. Edward Rendon Park at Festival Beach is named for him.

Community Value:

The house was the home of Edward and Connie Rendon from 1960 until their deaths in recent years. Edward Rendon was a prominent leader in the East Austin Latino community, and held many neighborhood and community meetings in this house. Family members relate that Carole Keeton McClellan, while mayor of Austin, met with Mr. Rendon and other members of the East Austin community in this house when planning Rendon Park at Festival Beach. Family members also relate other meetings at the house in furtherance of the rights of East Austin community.

<https://www.austintexas.gov/edims/document.cfm?id=331746>

Permits

on Sec Map - Burre Duplicate
Connecting Charge \$ 1.200
Application for Sewer Connection. No. 9419A
SE/II Austin, Texas, 5/14/192
To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.
Sir:-
I hereby make application for sewer connection and instructions on premises
owned by Mrs Mary R. Rendon
at 3003 Canterbury Street
Lot 7 Blk B
which place is to be used as a residence

Sewer service permit, 1928

2
II

WATER SERVICE PERMIT
Austin, Texas

E No. 36774
INDEXED

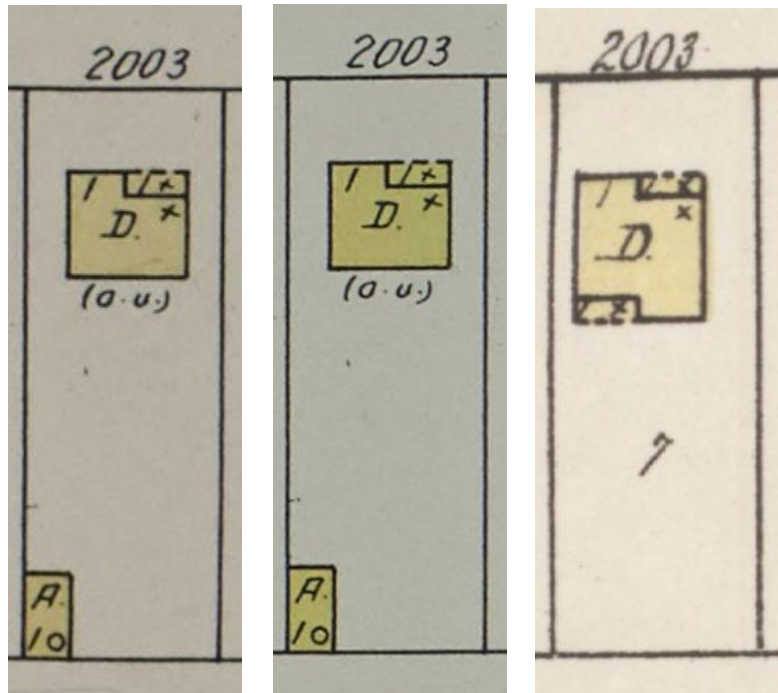
Received of _____ Date _____
Address 3003 Canterbury St. Lot 7 Blk B
Amount No record of service \$ Pl. Insp.
Plumber locate & renew with copper if galv. Size of Tap. 3/4
Date of Connection 3-30-61

Water service permit, 1961

OWNER Carl Van Shooter ADDRESS 2003 Canterbury Street
 PLAT 19 LOT 7 BLK B
 SUBDIVISION Briving Park
 OCCUPANCY Residence
 BLD PERMIT # 97453 DATE 10-12-65 OWNERS ESTIMATE 100.00
 CONTRACTOR owner NO. OF FIXTURES 5
 WATER TAP REC # paid SEWER TAP REC # paid
Repair Frame Residence to Bring to Min Stand

Building permit, 1965

Maps



Sanborn fire insurance maps: 1962, 1935, 1922