

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 3, 2023
PR-2023-034850
1504 WILLOW STREET

PROPOSAL

Demolish a ca. 1920 house.

ARCHITECTURE

One-story vernacular cottage with rectangular plan and inset porch similar to Hofheinz¹ houses. It has 1:1 replacement windows, horizontal wood siding, and exposed rafter tails beneath a pyramidal roof.

RESEARCH

The house at 1504 Willow Street was constructed around 1920 as a rental property. Throughout the 1920s, several short-term occupants lived there, including a waiter, a tailor, a carpenter, and a restaurant employee. In the 1930s, the home was purchased and occupied by James and Beulah Lung and their children. James Lung was the son of restaurateurs Joe and Dora Lung. The Lung family was one of the first Chinese families to settle in Austin and maintained a thriving restaurant business for over 60 years.² After Joe Lung's death in 1926, his son Jim helped his mother and brothers run the Joe Lung Café on East 6th Street by working as a chef. Jim and Beulah's son, Jimmie Joe, would later follow in the family's entrepreneurial footsteps by opening Lung's Cocina del Sur, a popular Mexican restaurant.³ The Lung family occupied 1504 Willow Street until around 1943. Soon after they moved away, James and Beulah Lung were killed in a car accident.⁴

Throughout the 1940s and 1950s, the house returned to its original function as a rental property. Residents included John Fojtik, a butcher, and his wife Millie; and Mrs. Irene M. Sanders, a saleswoman. In 1959, Reverend Benito and Bessie Guerrero purchased the home, where their family remained for at least the next twenty years.

PROPERTY EVALUATION

The 2016 East Austin historic resource survey lists the property as contributing to a potential local historic district and a potential National Register Historic District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to high integrity. Windows and doors have been replaced, though surrounding woodwork remains.
- 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.
 - b. Historical association. The property appears to be associated with the Lung family, prominent Chinese-American business owners in early twentieth-century Austin. However, James Lung does not appear to have been an entrepreneur like his father and son, choosing instead to support his family's existing businesses.
 - 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 was not evaluated for its role as 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 does not appear to be a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Consider whether the house's historical significance is sufficient to initiate historic zoning. If not, strongly encourage adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

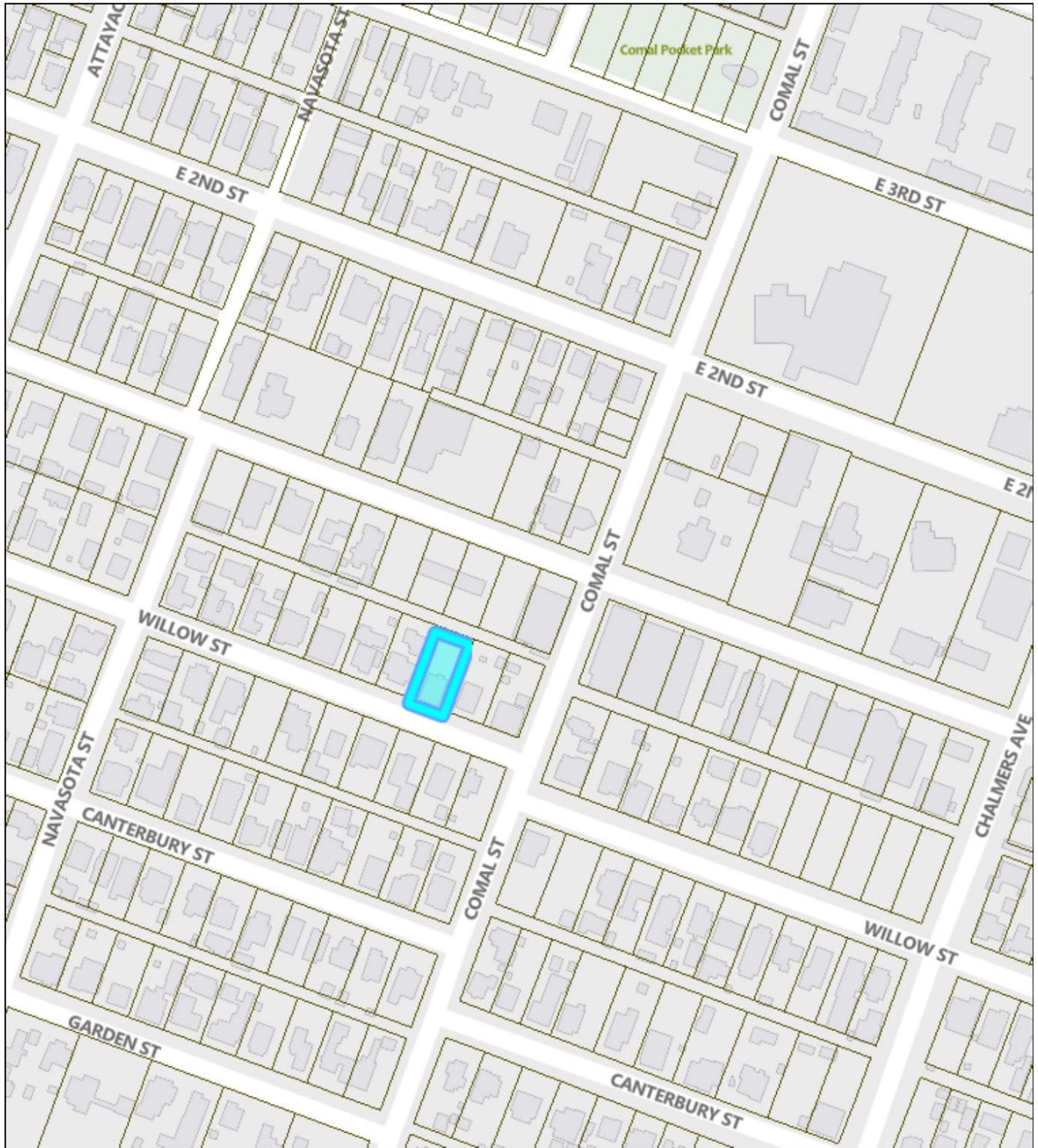
¹ East Austin Context Statement (East Austin Historic Resource Survey), Vol. 1, p. I-40; <https://www.austintexas.gov/edims/document.cfm?id=318278>

² https://www.thc.texas.gov/public/upload/preserve/national_register/final/Lung%20House%20NR%20with%20Photos.pdf

³ Ibid.

⁴ Rites Planned For 3 Victims Of Car Crash. The Austin Statesman (1921-1973); Austin, Tex. [Austin, Tex]. 10 Sep 1948: 1

LOCATION MAP



1: 2400

Lot Lines
Lot Line



GF 23-043165

1504 WILLOW STREET



4/14/2023

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PROPERTY INFORMATION*Photos*



Demolition application, 2023

Occupancy History

City Directory Research, March 2023

1957 Benito & Bessie Guerrero, owners
 1955 Mrs. Irene M. Sanders – saleswoman at Levine's
 1954 Vacant
 1953 Mrs. Irene M. Sanders – saleswoman at Levine's
 1952 Mrs. Irene M. Sanders – saleswoman at Levine's
 1949 Mrs. Irene M. Sanders – saleswoman at Levine's
 1947 John & Millie Fojtik – Meat cutter
 1944 John & Millie Fojtik – Meat cutter
 1942 James & Beulah Lung, owners – Chef at Joe Lung Café
 1941 James & Beulah Lung, owners – Chef at Joe Lung Café
 1940 James & Beulah Lung, owners – Chef at Joe Lung Café
 1939 James & Beulah Lung, owners – Chef at Joe Lung Café
 1937 James & Beulah Lung, owners – Chef at Joe Lung Café
 1935 *Address not listed*
 1932 *Address change to 1416 Willow St.*
 Jim & Beulah Lung, owners – Chef at Joe Lung Café
 1929 W. D. Coffey, renter
 1927 Charlie and Kathleen Ong, renters – Bon Ton Café
 1924 Wesley J. and Ellen Spinks – carpenter
 Van W. Spinks – tailor, W. L. Parsley
 1922 Domingo R. San Miguel – Waiter, Looke's Café
 1921 *Addressed as 1418 Willow St. per Sanborn map*
 1920 *Address not listed*

Historical information

MARRIAGE DECLARATIONS
Fred C. Malone, County Clerk
 Donald Redmund and Viola E. Kellum.
 Jim Lung and Beulah DeWitt,
 J. W. Shipman and Anne Covert.

Other 6 -- No Title. The Austin Statesman (1921-1973); 06 June 1931: 6

Rites Planned For 3 Victims Of Car Crash

The three Austin victims of a football jaunt which ended in death on a slippery highway Thursday night will be buried Saturday.

Three teen-age girls also were injured in the wreck, which killed Mr. and Mrs. James Lung, both 52, of 1504 Willow, occupants of one car, and Earl William Peck, 42, 1206 Fernwood, driver of the second vehicle.

The Lungs were en route to San Antonio for the opening game of the high school football season. Peck was driving north toward Austin. The accident took place six miles north of San Marcos during a light misty rain early Thursday night.

Last rites for Mr. and Mrs. Lung will be held Saturday at 5:30 p.m. at the Cook Funeral Home. Further funeral arrangements were pending Friday.

Peck will be buried in Ardmore, Okla., Saturday afternoon. His body was sent to Oklahoma Friday morning by Cook Funeral Home.

The injured girls, who were taken to San Marcos Memorial Hospital, are Beverly De Witt, 14, 4528 Duval, a granddaughter of Mrs. Lung; Nancy Clark, 13, 1213 Taylor, and Elizabeth Trosdell, 15, 585 East 19th.

Peck's car was found in a roadside ditch, and patrolmen said he was killed instantly. The Lung's car was crossways on the center lane of the highway. Lung died before he could be removed from the car, and Mrs. Lung died en route to the hospital.

Miss De Witt was treated at the hospital for a broken jaw, lacerations of the chin, and shock; Miss Clark, possible concussion and shock; and Miss Trosdell, for a broken leg, cuts and bruises.

Lung was employed at the Joe Lung Cafe, 507 San Jacinto. His survivors include a son, Jimmy Joe, four brothers, Sam Lung, Charles Lung, Arthur Lung, and John Lung, all of Austin; and three sisters, Mrs.

(Continued on Page 5, Col. 2)

Rites Slated For 3 Victims Of Car Crash

(Continued from Page 1.)

Lula Powell of Austin, Miss Inez Lung of Canton, China, and Mrs. Annie Wong of China, who is visiting in Austin at present.

Mrs. Lung is survived by a son, Aubrey Joe De Witt, manager of the Longhorn cafe; three sisters, Mrs. Nora Maupin, Mrs. Minnie Park and Mrs. Ida Reese, all of Austin, and a granddaughter, Beverly Jean De Witt.

Peck was an employee of the Remington Rand Company. He is survived by his widow, and one brother, Dr. Edwin Peck of Ardmore, Okla.

Rites Planned For 3 Victims Of Car Crash. The Austin Statesman (1921-1973); 10 Sep 1948: 1

Mrs. Lung's Estate Filed for Probate

MR. AND MRS. JAMES LUNG

Funeral services for Mr. and Mrs. James Lung were held at the Cook Funeral Home Saturday with the Rev. E. L. Sparks and Dr. M. C. Eidson officiating. Burial will be in Oakwood Cemetery. Pallbearers were Pete Balagia, Forest Pearson, Carl Riess, W. H. Stephens, Frank R. Tannehill, Frank Ray, F. E. White, Joe J. Daywood, A. A. Beebe, J. L. Jackson, Paul Snyder and George Taylor.

The estate of Mrs. Beulah Lung, valued at more than \$10,000, was filed for probate Tuesday in county court.

A. J. DeWitt, Mrs. Lung's son, asked to be appointed administrator of the estate. Mrs. Lung died without making a will.

She was killed, along with her husband, Sept. 9, 1948, in a head-on collision near San Marcos.

Obituary. The Austin Statesman (1921-1973); 11 Sep 1948: 3.

Mrs. Lung's Estate Filed for Probate. The Austin Statesman (1921-1973); 02 Feb 1949: 14.

Suit Seeks Auto Victims' Death Time

Judge Jack Roberts of 126th District Court has been asked which one of an Austin couple died first in an automobile wreck last September.

The suit involves the estates of Mr. and Mrs. **Jim Lung**, who were killed in a head-on collision near San Marcos Sept. 9, 1948. It was filed Thursday by Sam P. Lung, as administrator of the **Jim Lung** estate, against Aubrey Joe Dewitt, who has applied for appointment as executor of Mrs. Lung's estate.

Lung charges that Dewitt is claiming and occupying a house in Hyde Park inherited by **Jim Lung** March 18, 1948 from the estate of Mrs. Dora Lung. He alleges that the property passed legally to **Jimmie Joe Lung**, **Jim Lung's** son.

Lung claims that Dewitt, Mrs. Lung's adopted son, asserts that **Lung** died first and he is sole heir of his mother. In filing Mrs. Lung's estate for probate recently, Dewitt valued it at more than \$10,000.

Lung asked the court to determine which of the couple died first and to restrain Dewitt from occupying the house.

1504 Willow Street Redecorated, \$6,300

Here is a nice big, comfortable home you won't need to spend a dime on for years. Completely remodeled and painted, it is just as pretty as a new one and ready for you to move in. Call one of our salesmen to show you through the house today. We have the keys in our office. This home can be bought on reasonable terms, so tell us what you can do. Owner will consider cheap house in trade if priced right.

*Suit Seeks Auto Victims' Death Time. The Austin Statesman (1921-1973); 17 Feb 1949: 25.
Display Ad 63 -- No Title. The Austin American (1914-1973); 30 Oct 1955: B14.*



HONORED — Staff Sgt. Jesse Soares received the Air Force Commendation Medal at Bergstrom AFB. An operations supervisor, he is assigned to the 467th Tactical Airlift Support Group. His wife, Christine, is the daughter of Rev. and Mrs. **Benito Guerrero** of 1504 Willow St.



Wed 50 years

The Rev. and Mrs. **Benito Guerrero** of 1504 Willow will celebrate their fiftieth wedding anniversary Saturday from 2 to 5 p.m. in Temple Senai. Their children are Mrs. Connie Resley of Albuquerque, N.M. and Joe Guerrero, Mrs. Jess Soares, Lee Guerrero, **Benito Guerrero Jr.**, Dolores Rositas and Mrs. Helen McBride of Austin. The couple was married Oct. 5, 1929 and has nine grandchildren.

*HONORED. The Austin Statesman (1921-1973); 22 Oct 1969: A19.
Wed 50 year. The Austin American Statesman (1973-1980), Evening ed.; 06 Oct 1979: C4.*

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE Austin, Texas No. A 356

M. Sam Silberstein Address 1504 Willow

Plumber Reves Size of Tap 1/2 Date 8/13/25

CHANGED TO 1/2 MAIN AND RENEWED E-23490

SERVICE WITH COOPER ON Foreman's Report.

Date of Connection 8/11/25

Size of Tap Made 1/2

Size Service Made 3/4

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 96"

" " " " " " 41

Location of Meter in road B

Type of Box small

Depth of Main in St. 21"

" " Service Line 12"

From Curb Cock to Tap on Main 11'

Checked by Engr. Dept. [Signature]

INDEXED

No. Fittings	Size	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.
1	Curb Cock								
1	Elbow								
1	St. Elbow								
1	Bushing								
1	Reducer								
1	Pipe								
1	Lead Comp.								
1	Nipples								

AUG 26 1925

Foreman's Signature Bernard

Water service permit - 1925

Benito Guerrero

1504 Willow Street

135

13

1

34

Canterbury Square

Wash room addn to side of det garage

67668

10/4/57

50.00

owner

WASHHOUSE

7-1-71-123810 frm addn to rear of acc bldg. 168 sq. ft.

10-4-76- # 159672- Benito Guerrero-Acc bldg Storage
Repair & acc bldg & add.

, DDN