

**HISTORIC LANDMARK COMMISSION  
APRIL 27, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-0182  
815 W. MARY STREET**

**PROPOSAL**

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Demolish a ca. 1928 house.

**ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame bungalow with a partial-width, front-gabled, semi-inset independent porch on ornamental metal posts; synthetic siding; single and paired 1:1 fenestration.

**RESEARCH**

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The house was built in 1928 by Thomas Odiorne, a local druggist and real estate developer; it was first rented by Frank and Iva del Curto, who were Italian, but listed as “colored” in the city directories. Frank del Curto was a book-keeper for a cedar lumber dealer, and was the son of Italian immigrant Onorato del Curto, who had a large and prominent grocery business downtown at the turn of the century. Frank del Curto went on to become a real estate developer in his later years; he and Iva lived in this house until around 1934. Henry and Nellie Lemens rented the house in the late 1930s; he was a supervisor in the State Comptroller’s Office. The first owner-occupants of the house were Lawrence and Margaret Swayze, who are listed in the 1949 city directory. He was a driver for C.A. Maufrais, a concrete contractor. The Swayze family lived here until 1951, when the house was sold to Sam and Frances Balke. Sam Balke had a roofing company/ They lived here until around 1960. The house was owned and occupied by Andrew Cantu, Jr. and his wife, Rose, in the 1960s. Andrew Cantu was a stock clerk turned salesman for the Walter Tips Company, a large wholesale hardware business. The house was then a rental again in the 1970s through the 1990s.

**STAFF COMMENTS**

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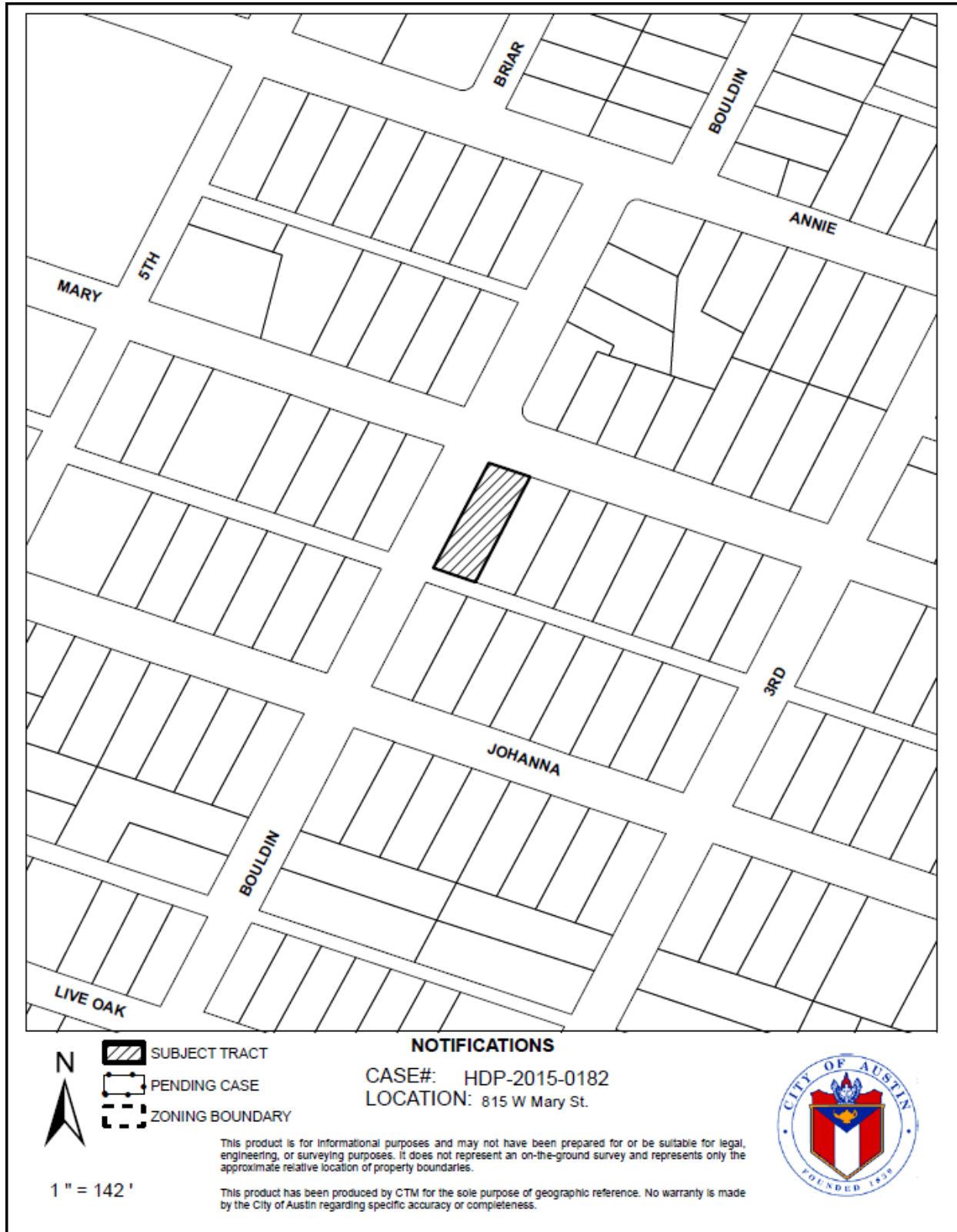
The house is not listed in any City survey.

**STAFF RECOMMENDATION**

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Encourage rehabilitation over demolition – there is most likely a nice frame bungalow under the synthetic siding, but release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. While the house does not qualify for individual landmark designation, it is characteristic of the older homes in the neighborhood, and careful consideration should be given to its rehabilitation and re-use.

## LOCATION MAP



815 W. Mary Street  
ca. 1928



## OCCUPANCY HISTORY

### 815 W. Mary Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2014

1992	Harvey Pulliam, renter Retired
1985-86	Lupe and Martha S. Vecerra, renters Baker, HEB, grocery store (multiple locations) NOTE: The directory indicates that Lupe and Martha S. Vecerra were new residents at this address.
1981	Lupe and Marta Zepeda, renters Baker, HEB, grocery store (multiple locations)
1977	Vacant
1973	Jesse and Patsy Lujan, renters Employed by Covert Buick, 500 block, W. 5 <sup>th</sup> Street NOTE: The directory indicates that Jesse and Patsy Lujan were new residents at this address.
1968	Andrew and Rose Cantu, Jr., owners Salesman, Walter Tips Company, wholesale hardware, 2 <sup>nd</sup> and Colorado Streets.

- 1962 Andrew and Rose Cantu, Jr., owners  
Stock clerk, Walter Tips Company, wholesale hardware, 2<sup>nd</sup> and Colorado Streets.
- 1959 Sam H. and Frances Balke, owners  
Proprietor, Acme Roofing Company, 2807 Manchaca Road.
- 1955 Sam H. and Frances Balke, owners  
Proprietor, Acme Roofing Company, 2807 Manchaca Road.
- 1952 Sam H. and Frances Balke, owners  
Proprietor, Acme Roofing Company, roofing and sheet metal, workmanship that will justify your confidence, save you dollars in costly repairs, 2807 Manchaca Road.
- 1949 Lawrence and Margaret Swayze, owners  
Driver, C.A. Maufrais Company, ready-mix concrete and cement contractors, 106 Barton Springs Road.  
NOTE: Sam H. and Frances Balke are listed at 1709 S. 5<sup>th</sup> Street; he was the proprietor of Acme Roofing Company with R.O. McGraw; the company was at 2008 Fredericksburg Road.
- 1947 James A. Tucker, renter  
Driver, Frank W. King, cedar posts
- 1944-45 James A. Tucker, renter  
No occupation listed
- 1941 Harrell M. and Ada Jamar, renters  
Parking meter reader, City Auditor's Office  
NOTE: Henry V. and Marie Lemens are listed at 811 W. Mary Street; he was the tax supervisor for the State Comptroller.
- 1940 Henry V. and Nellie M. Lemens, renters  
Tax supervisor, State Comptroller's Office
- 1939 Henry V. and Nellie Lemens, renters  
Supervisor, State Comptroller's Office
- 1937 Edward B. and Gertrude Miller, renters  
Proprietor (with Frank Spiller), Spiller & Miller, plumbers, 602 S. 1<sup>st</sup> Street.
- 1935 John G. and Ophelia Moore, renters  
No occupation listed  
NOTE: Frank M. and Iva Del Curto are not listed in the directory.
- 1932-33 Frank M. and Iva Del Curto, renters  
No occupation listed
- 1930-31 Frank M. and Iva Del Curto (colored), renters  
Wholesale cedar dealer
- 1929 Frank M. and Iva Del Curto (colored), renters

Book-keeper

- 1927      The address is not listed in the directory.  
 NOTE: Frank Del Curto is listed as a book-keeper for Kiley Cedar Company (not listed in the directory); he lived at 303 W. 6<sup>th</sup> Street.

### **BIOGRAPHICAL NOTES**

#### **Frank and Iva Del Curto (ca. 1928 – ca. 1933)**

Frank Del Curto appears in the 1920 U.S. Census as the 18-year old son of Onorato and Marie D. Del Curto, who owned their home at 303 W. 6<sup>th</sup> Street. Onorato Del Curto was an Italian-born manufacturer; his wife and children were all born in Texas. Frank Del Curto had no occupation listed.

The 1930 U.S. Census shows "J" and Iva Del Curto as the renters of this house. Both J. and Iva Del Curto were 29 years old, both had been born in Texas. J. Del Curto was a cedar dealer; Iva Del Curto had no occupation listed.

The 1940 U.S. Census shows Frank M. and Iva B. Del Curto as the owners of a \$10,000 home in Precinct 5 of Travis County. Frank Del Curto was a wholesale cedar post dealer; Iva Del Curto was an office clerk in the wholesale cedar post business.

### **Frank Del Curto**

**Frank Del Curto, age 89, of Austin, died Saturday, September 1, 1990.**

**He was a rancher and real estate developer in Austin for over 60 years.**

**Funeral services will be held at 1:00 PM, Wednesday in the Colonial Chapel at Cook-Walden Funeral Home, Lamar location, with Reverend Harold Zink, C.S.C. officiating. Interment will be in Mt. Calvary Cemetery.**

**Mr. Del Curto is survived by his wife, Iva of Austin; nephew, John Juvenal of Tampa, Florida; and sister-in-law, Mrs. John Del Curto of Austin.**

**Arrangements by Cook-Walden Funeral Home. Lamar location.**

Obituary of Frank del Curto  
 Austin American-Statesman, September 4, 1990

## **Iva Del Curto**

**Iva Del Curto, 91, a lifetime resident of Austin died Tuesday, May 14, 1991.**

**Funeral services will be held at 1:30 PM, Today in the Davis Chapel at Cook-Walden Funeral Home, Lamar location, with Reverend Monsignor Richard E. McCabe officiating. Interment will be in Mt. Calvary Cemetery.**

**Mrs. Dei Curto is survived by her sister, Thelma Chambers of Buda; and nephews and nieces, James Hart, Imogene Hart Reynolds, Robert Chambers, William Chambers, Howard Chambers, Nelda Jo White, John Juvenal and sister-in-law, Mrs John Del Curto.**

**She was preceded in death by her husband, Frank Del Curto.**

**Arrangements by Cook-Walden Funeral Home, Lamar location.**

Obituary of Iva del Curto  
Austin American-Statesman, May 16, 1991

## **Henry V. and Marie Lemens (ca. 1938 – ca. 1940)**

The 1940 U.S. Census shows H.V. and Marie Lemens as the renters of the house at 811 W. Mary Street. H.V. Lemens was 36, had been born in Texas, and was an accountant for the State; Marie Lemens was 29, had been born in Texas, and had no occupation listed. They had 4 children: Henry, 11; Don, 10; Jimmie, 7; and Peggy, 3. All the children had been born in Texas. The family had lived in rural Somervell County, Texas in 1935. Henry V. Lemens died April 4, 2001 in Glen Rose, Somervell County, Texas.

At 815 W. Mary Street were Claude and Larissa [Lavessa?] Wilson, who rented the house. Claude Wilson was 45, had been born in Texas, and was a carpenter in building construction. Larissa [Lavessa?] Wilson was 30, had been born in Texas, and had no occupation listed. They had a son, Charles, 10, who had been born in Texas.. With them lived Claude's 86-year old widowed father, Jason, who had been born in Tennessee and had no occupation listed. All members of the Wilson household had lived in rural Bastrop County in 1935.

## **Sam and Frances Balke (ca. 1950 – ca. 1960)**

The 1940 U.S. Census shows Sam Balke as the renters of the house at 1012 W. Johanna Street in Austin. He was a 36-year old widower who had been born in Missouri, and was a roofer. He had a son, Bernie, 10. He and his son had lived in San Antonio in 1935.

**SAM BALKE**

Sam Balke, 62, 2106 Fortview Rd., died in a local hospital Saturday. He had been a resident of Austin for 30 years and was the founder and co-owner of the Acme Roofing Co. He was a member of the Faith Methodist Church, Associated General Contractors of America, and the Roofers Local No. 227, of Austin.

Survivors include his widow, Mrs. Frances Balke; three sons, Birnie C. Balke and Ted M. Balke, Austin, Dale Balke, with the U.S. Navy; sister, Mrs. Christina Arnette, San Antonio; four brothers, Buddy Herring, Leo Herring, and Ted Balke, San Antonio, Martin Balke, of Cinabar, Wash., and five grandchildren.

Funeral will be Tuesday at 4 p.m. from Wilke-Clay Funeral Home with Rev. Paul Grout officiating.

Burial will be in Forest Oaks Memorial Park.

Obituary of Sam Balke  
Austin American, September 26, 1966

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

**PERMIT FOR WATER SERVICE** Austin, Texas **N°A 1658**

**INDEXED**

M. T.E. Odiorne Address 815 W. 17th St.

Plumber Geo L Martin Size of Tap 1 1/2 Date 3/29/28

**Foreman's Report.**

No. Fittings	Size.
1 Curb Cock	3/4"
1 Elbow	3/4"
1 St. Elbow	3/4"
1 Bushing	3/4"
1 Reducer	1/2" x 3/4"
5. Pipe	3/4"
1 Lead Comp.	3/4"
1 Nipples	3/4" x 3"
Union	
Plug	
Tee	
1 Stop	1/2"
1 Box	1/2"
1 Lid	
Valves	

Reg. No. 3140

Checked by Engr. Dept. 4432

**INDEXED**

Foreman's Signature Bumpson

Stub on this lot apparently not used.

Water service permit for this address by T.E. Odiorne, local developer (1928)



Connecting Charge \$ 1200

Application for Sewer Connection. No. 9910A

Austin, Texas, 12/9 1930

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 T.E. Odiorne  
at 815 West Mary Street  
Lot 8 Blk K residence  
which place is to be used as a residence

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

Location of Public Sewer T.E. Odiorne  
Living in St. Hill

Stub Out 200 ft. 30 He 23.5' W of  
Connected No conn. 27' W of 1930 ELL  
Size of Main 6" 11-16" 70 OK 4-4' DCR  
Size of Service 4" 1279/20 July 70  
4 Feet Deep  
36 Feet from Property Line in st.  
Feet from Curb Line  
Inspected by Mr. Bratton  
Connection made by C. P. Hunt  
Starts 12-22-30 RIGHTERS-AUSTIN OK A-200

Sewer connection application by T.E. Odiorne, local developer, for this address (1930)

OWNER Rosie B. Villalobos ADDRESS 815 West Mary

PLAT 116 LOT 8 BLK K

SUBDIVISION Buldin Addn.

OCCUPANCY Carport and storage

BLD PERMIT # 135387 DATE 4-6-73 OWNERS ESTIMATE \$1200.00

CONTRACTOR Owner NO. OF FIXTURES

WATER TAP REC # exist SEWER TAP REC # exist

Frame addn. to res. 816 sq.ft.

Building permit to Rosie Villalobos for a carport and storage area (1973)

