

**HISTORIC LANDMARK COMMISSION  
FEBRUARY 22, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-1151  
1502 WILLOW STREET**

## **PROPOSAL**

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Demolish a ca. 1906 house.

## **ARCHITECTURE**

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One-story, rectangular-plan, pyramidal-roofed frame house with a 2-story, rectangular-plan, hipped roof rear addition; full-width inset porch; single 1:1 fenestration.

## **RESEARCH**

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Judging from its style and roof, this house may date from around 1906, although its history with the Valdez family, who owned and occupied the house until 1953, appears to go further back than that. Ida Valdez, a widow, lived with her family at 1415 Willow Street, across the street from this house, at the turn of the 20<sup>th</sup> century. City directories of the early 20<sup>th</sup> century show her son, Teodoro (Anglicized to Theodore or Theo), living at this address as early as 1903, but it is not clear whether it was this house, or perhaps an earlier one, that he occupied. This address does not appear in the 1905 city directory, and the 1906-07 city directory shows Teodoro Valdez living across the street at the home of his mother, while Ben Valdez, who is likely Teodoro's oldest son, living at this address.

Teodor Valdez had a vegetable wagon – he was listed as a peddler and huckster in early city directories. By 1920, he had a meat business at 1015 Red River Street, in the store of Benjamin Garza, his step-son, who sold meats, fish, oysters, and poultry at the Red River Street store, as well as another store at 701 E. 6<sup>th</sup> Street. Ben Garza was a prominent Hispanic entrepreneur in Austin – he owned several stores over the years and employed most of the male members of the Valdez family in his meat operations. His mother was Delfina LaFuente, later Delfina Valdez, and he is listed (as Bennie Valdez) with the family in the 1910 U.S. Census. Teodoro Valdez became the manager of one of Garza's Markets, and continued in the meat business. Teodoro and Delfina's sons, Moses and Theodore, Jr. were also butchers for Ben Garza. Another son, Vincent Valdez, became the co-proprietor of Garza's Market on E. 6<sup>th</sup> Street.

After Teodoro's death in 1927, his widow, Delfina, continued to live in this house until her death in 1953. Several of her adult children continued to live with her through the 1920s and 1930s.

After Delfina Valdez' death in 1953, the house was sold to David and Oralia Ramirez, who lived here until around 1970. The house has had a series of owners and renters since that time.

In reviewing the city directories for this block over the years, it becomes clear that the Valdez family was one of the first Hispanic families in this East Austin neighborhood. There were only a few Hispanic names in the directories for this section of East Austin prior to World War II, and almost all were renters. Not until after 1952 did the neighborhood become characterized by a majority of Hispanic families and residents. In addition, the 1935 Sanborn map shows the two-story rear addition, indicating that the family had the means to not only own this house during an era when most Hispanic families rented their residences, but to expand their house, when the characteristic house in this section of East Austin was relatively small and one-story.

**STAFF COMMENTS**

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The house does not appear in any City survey.

The house has vinyl siding on it; the wood underneath appears to be in a severe state of deterioration.

**STAFF RECOMMENDATION**

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Release the permit. The applicant has submitted a structural condition report and photographs that show the grave state of deterioration of this house. It is unfortunate that this house has deteriorated to this condition, as staff continues to believe that the house has historical significance in East Austin as the home of one of the first Hispanic families in the neighborhood, and represents the cultural diversity of East Austin. However, due to the serious state of deterioration, staff must recommend release of the permit.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: HDP-2015-1151  
Address: 1502 WILLOW STREET

1" = 200'

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: 1502 Willow St

Austin, Texas 78702

Subject: House impossible to restore or remodel

Mr. Sadowsky,

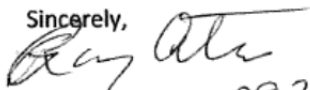
The House located at 1502 Willow St. is in a state of severe deterioration that it makes it improbable to restore or remodel, because of the following (also please refer to the photos);

1. 80 % extensive termite damage
2. rotten wood from ceiling joist and rafters, walls to floor joist
3. mold
4. entirely out of plumb
5. first and second floor addition which must of been added-on sometime later is also leaning and detached in some areas from the first floor original house

The reasons listed and accompanied by the photos along with many verbal complaints from the neighborhood, that the house has been an eyesore for so long, and when are we going to tear it down? So we feel that the demolition of the house completely down to the piers is the only sound solution for everyone concern.

We appreciate and thank you for your time and effort related to this matter.

Sincerely,

  
512-577-2921





1502 Willow Street  
ca. 1906





## OCCUPANCY HISTORY 1502 Willow Street

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

1992	Ruben and Mary J. Haros, owners No occupation listed
1985-86	Ruben and Mary Haros, owners Truck driver
1981	Ruben and Mary Haros, renters Ruben: Employed by Ridout Paving, 7711 Long Point Drive. Mary: Building attendant, University of Texas
1977	No return
1973	Urbino and Yolanda Constancio, renters Construction worker NOTE: The directory indicates that Urbino and Yolanda Constancio were new residents at this address.
1968	David R. and Ora G. Ramirez, owners Proprietors, Chuck Wagon BBQ, 900 E. 11 <sup>th</sup> Street.
1962	David R. and Ora Ramirez, owners No occupation listed

1959	David R. and Oralia Ramirez, owners No occupation listed
1955	David R. and Oralia Ramirez, owners No occupation listed
1952	Mrs. Delfina Valdez, owner Widow, Theo Valdez No occupation listed
1949	Mrs. Delfina Valdez, owner Widow, Theo Valdez No occupation listed
1947	Vacant
1944-45	Delfina Valdes, owner Widow, Theo Valdes No occupation listed
1941	Delfina Valdes, owner Widow, Theo Valdes No occupation listed
1939	Delfina Valdes, owner Widow, Theodore F. Valdes No occupation listed Also listed is Josephine Valdes, a student.
1937	Delfina Valdes, owner Widow, Theo Valdes No occupation listed Also listed is Josephine Valdes, no occupation stated.
1935	Delfina Valdes, owner Widow, Theo Valdes No occupation listed NOTE: The address is listed as 1414 Willow Street.
1932-33	Delfina Valdes, owner Widow, Theo Valdes No occupation listed NOTE: The address is listed as 1414 Willow Street.
1930-31	Delfina Valdes, owner Widow, T.L. Valdes No occupation listed
	Theo L. and Nona B. Valdes, renters Meat cutter, Ben Garza, meats, 115 W. 6 <sup>th</sup> Street.
	Vincent and Macaria Valdes, renters Proprietor (with Mozy Garza), Garza Market, 701 E. 6 <sup>th</sup> Street. NOTE: The address is listed as 1414 Willow Street.



- 1929 Teodoro F. Valdez, owner  
Meat cutter  
NOTE: Teodoro F. Valdez was the son of Teodoro and Delfina Valdez. Teodoro Valdez, Sr. died in 1927.  
Also listed are Burnice Valdez, a meat cutter, Delfina Valdez, the widow of Teodoro Valdez, no occupation stated; and Vincent Valdez, the proprietor (with Mozy Garza), of Garza's Market, 701 E. 6<sup>th</sup> Street.  
NOTE: The address is listed as 1414 Willow Street.
- 1927 Theo F. and Delphine Valdez, owners  
No occupation listed  
Also listed are Josephine Valdez, no occupation stated; and Theo F. Valdez, Jr., a sausage maker at Garza's Market (Mose Garza and Vincent Valdez, proprietors), meats, fish, oysters, and poultry, 701 E. 6<sup>th</sup> Street.  
NOTE: The address is listed as 1414 Willow Street.
- 1924 Theo F. and Delfina Valdez, owners  
Manager, Garza's Market (Ben Garza, proprietor), groceries, 1015 Red River Street.  
Also listed is Mozy Valdez, a meat cutter at Garza's Market; Theo Valdez, Jr., a sausage maker at Garza's Market; and Vincent Valdez, a book-keeper for Garza's Market.  
NOTE: The address is listed as 1414 Willow Street.
- 1922 Theo and Josephine Valdez, owners  
Manager, Garza's Market (Ben Garza, proprietor), meats, fish, oysters, and poultry, 701 E. 6<sup>th</sup> Street, 1015 Red River Street, 200 E. 6<sup>th</sup> Street, 1602 Lavaca Street, and 1311 S. Congress Avenue.  
Also listed are Moses Valdez, no occupation shown; and Vincent Valdez, no occupation shown.  
NOTE: The address is listed as 1414 Willow Street.
- 1920 Teodor and Delfina Valdez, owners  
Meats, 1015 Red River Street.  
Also listed are Josephine Valdez, a cashier for R.E. Manlove, dry goods, 121-23 E. 6<sup>th</sup> Street; Moses Valdez, a meat cutter at Garza's Market (Ben Garza, proprietor), meats, fish, oysters, and poultry, 1015 Red River Street and 701 E. 6<sup>th</sup> Street; Theodore Valdez, Jr., no occupation shown; and Vincent Valdez, a mechanic.  
NOTE: The address is listed as 1414 Willow Street.
- 1918 Theodore and Delfina Valdez, owners  
No occupation listed  
Also listed are Miss Delphina Valdez, no occupation shown; Mozy Valdez, a meat cutter for Benjamin Garza, proprietor of Garza's Market, meats, fish, oysters, and poultry, 1015 Red River Street and 715 E. 6<sup>th</sup> Street; and Theo L. Valdez, no occupation shown.  
NOTE: The address is listed as 1414 Willow Street.
- 1916 Theodore Valdez  
Huckster  
Also listed are Miss Delphina Valdez, a clerk; Moses Valdez, a driver; and Theodore L. Valdez, a messenger for the Western Union Telegraph Company.  
NOTE: The address is listed as 1414 Willow Street.

- 1914 Theodore Valdez  
Peddler  
NOTE: The address is listed as 1414 Willow Street.
- 1912-13 Theodore Valdez  
Peddler  
Also listed are Moses Valdez, a clerk; and Sarah Valdez, a saleslady.  
NOTE: The address is listed as 1414 Willow Street.
- 1910-11 Theodore Valdez  
Huckster  
Also listed are Moses Valdez, a clerk; and Sarah Valdez, a saleslady.  
NOTE: The address is listed as 1414 Willow Street.
- 1909-10 Theodore Valdez  
Works for Raymond Pratt, proprietor, the Alamo Saloon, 200 Congress Avenue;  
also proprietor of a wagon yard, 212 Congress Avenue.  
NOTE: The address is listed as 1414 Willow Street.
- 1906-07 Ben Valdez (could be Ben Garza)  
Works at Fisher Market, E. 6<sup>th</sup> Street.  
Also listed is Frank Valdez, a tailor.  
NOTE: Teodoro Valdez is listed across the street at 1415 Willow Street, the  
home of his mother, Ida Valdez; he ran a vegetable wagon. Also listed at 1415  
Willow Street was Joseph Valdez, a blacksmith.  
NOTE: The address is listed as 1414 Willow Street.
- 1905 The address is not listed in the directory.  
NOTE: Teodoro Valdez is not listed in the directory. His mother, Ida Valdez, the  
widow of J.M. Valdez, lived at 1415 Willow Street with Joseph Valdez, a  
blacksmith.
- 1903-04 Theodore Valdez  
Laborer  
NOTE: Ida Valdez, the widow of J.M. Valdez, is listed at 1415 Willow Street  
along with John M. Valdez and Joseph M. Valdez, both blacksmiths.
- 1900-01 Theodore Valdez  
Huckster  
NOTE: Ida Valdez, the widow of Juan Valdez, lived at 1415 Willow Street; she  
had no occupation shown.
- 1898-99 Theodore Valdez  
Huckster  
NOTE: Juan M. Valdez lived at 1415 Willow Street; he was a blacksmith with his  
shop at 610 Colorado Street.
- 1897-98 Unknown  
NOTE: Theodore Valdez is not listed in the directory.  
NOTE: Juan Valdez is listed at 1415 Willow Street. He was a blacksmith and  
horse-shoer with his shop at 610 Colorado Street.
- 1895-96 Unknown  
NOTE: Theodore Valdez is not listed in the directory.

Juan Valdez is listed at 1415 Willow Street; he was a blacksmith with his shop at 610 Colorado Street.

- 1893-94      Unknown  
 NOTE: Theodore Valdez is not listed in the directory.  
 NOTE: Juan Valdez is listed at 1415 Willow Street; he was a blacksmith with his shop at 604 Colorado Street.
- 1891-92      Unknown  
 NOTE: Theodore Valdez is not listed in the directory.  
 NOTE: Juan Valdez is listed as living on the south side of Willow Street between Onion and Comal Streets, which corresponds to an address of 1415 Willow Street. He was a blacksmith with his shop at 604 Colorado Street.
- 1889-90      Unknown  
 NOTE: Theodore Valdez is not listed in the directory.  
 NOTE: Juan Valdez is listed at 1717 Neches Street. He was a blacksmith with his shop at 610 Colorado Street.

## BIOGRAPHICAL NOTES

### Theodore and Delfina Valdez (ca. 1908 – ca. 1953)

The 1900 U.S. Census shows T [eodoro]. and D [elfina]. Valdez at this address, and indicates that they owned this house. T [eodoro] Valdez was born in Mexico in December, 1862, and was a vegetable peddler. D [elfina] Valdez was born in Texas in November, 1870, and had no occupation listed. They had 5 children: Bennie, 10 (who is believed to be Ben Garza, the later proprietor of meat and grocery markets in the 6<sup>th</sup> and Red River Street area; Ben Garza was born in 1889); Ciriano, 7; Reuben, 7; Modesto, 4; and Delfina, 2. All the children had been born in Texas.

Theodoro and Delfina Valdez appear at this address in the 1910 U.S. Census. Theodoro Valdez was 40, had been born in Texas, and was a vegetable peddler. Delfina Valdez was 30, had been born in Texas, and had no occupation shown. They had 7 children listed with them: Frank, 19, a tailor; Reuben, 18, a laborer; Moses, 14, a delivery boy for a meat market; Josephine, 13; Theodore, 10; Bernard, 9; and Esther, 7. All the children had been born in Texas.

The 1920 U.S. Census shows Theodore F. and Delphina Valdez as the owners of this house. Theodore F. Valdez was 59, had been born in Arizona to Mexican-born parents, and was a butcher in a market. Delphina Valdez was 49, had been born in Texas to Mexican-born parents, and had no occupation listed. They had 5 children: Mozy, 23, a butcher in a market; Josephine, 22, a clerk in a dry goods store; Theodore, 20, a butcher in a market; Vincent, 18; and Esther M., 15. All the children had been born in Texas.

The 1930 U.S. Census shows Delfina Valdes as the owner of this house, which was worth \$3,500. She was a 60-year old widow, who had been born in Texas, and had no occupation listed. With her lived her daughter, Josephine, 32, who had been born in Texas and had no occupation listed; and her son, Vincent, 28, and Vincent's wife, Macaria, 28. Vincent Valdes had been born in Texas, and had a meat shop. Macaria Valdes was a public school teacher.

The 1940 U.S. Census shows Delfina Valdes as the owner of this house, which was worth \$1,000. She was a 68-year old Texas-born widow with no occupation listed. With her lived her son, Mozy, 44, who had been born in Texas and was a butcher in a meat market; daughter, Josephine, 43, who had been born in Texas and had no occupation listed; and son, Theodore, 40, who had been born in Texas and was a merchant with a food store. She also had 2 grand-

children living with her: Edward Moczygemba, 13; and Lila J. Moczygemba, 11, both of whom had been born in Texas. In addition, they had a family of roomers: Norman and Vera Hall and their two children, Norma and Robert. Norman Hall was 33, had been born in Texas and was an oiler for a drag line. Vera Hall was 29, had been born in Texas, and had no occupation listed. Norma Hall was 6; Robert P. Hall was 3. Both children had been born in Texas.

### **Theodore Valdez Sr.**

Funeral services for Theodore Valdez Sr., 59, who died at his home, 1414 Willow street, Monday night at 10:45 o'clock, were held Tuesday afternoon at 6 o'clock. Burial was in Oakwood cemetery.

Mr. Valdez is survived by his widow, two daughters, Mrs. Esther Moczygemba and Miss Delphia Valdez; three sons, Moses, Theodore Jr. and Vincent Valdez.

Obituary of Teodoro Valdez  
Austin American, August 24, 1927

### **MRS. DELFINA L. VALDES**

Mrs. Delfina L. Valdes, 82, of 1502 Willow, died at her home Tuesday. She had been a resident of Austin for 87 years.

She is survived by four sons, Ben Garza of Austin, F. C. Martinez of Georgetown, Theodore Valdes of Marana, Ariz., and Vincent Valdes of Austin; two daughters, Miss Josephine Valdes of Austin and Mrs. Ralph Truett of San Pedro, Calif.; two sisters, Mrs. John Richard of Del Valle and Mrs. Joe Benavides of Austin.

Funeral services will be held at the Hyttin-Manor Funeral Home Wednesday at 4 p.m. Burial will be in Oakwood Cemetery.

Pallbearers will be Frank White, John McPhaul, Ben Garza Jr., Eli James Garza, John Mayner and William D. Montez.

Obituary of Delfina Valdez  
Austin American, June 17, 1953

OWNER David R. Ramirez ADDRESS 1502 Willow Street  
 PLAT 135 LOT 14 BLK 1  
 SUBDIVISION Canterbury Square Subd.  
 OCCUPANCY Shower  
 BLD PERMIT # 100241 DATE 7-7-66 OWNERS ESTIMATE 400.00  
 CONTRACTOR Ray Ramirez NO. OF FIXTURES 5  
 WATER TAP REC # SEWER TAP REC #

Frame Addition to Residence

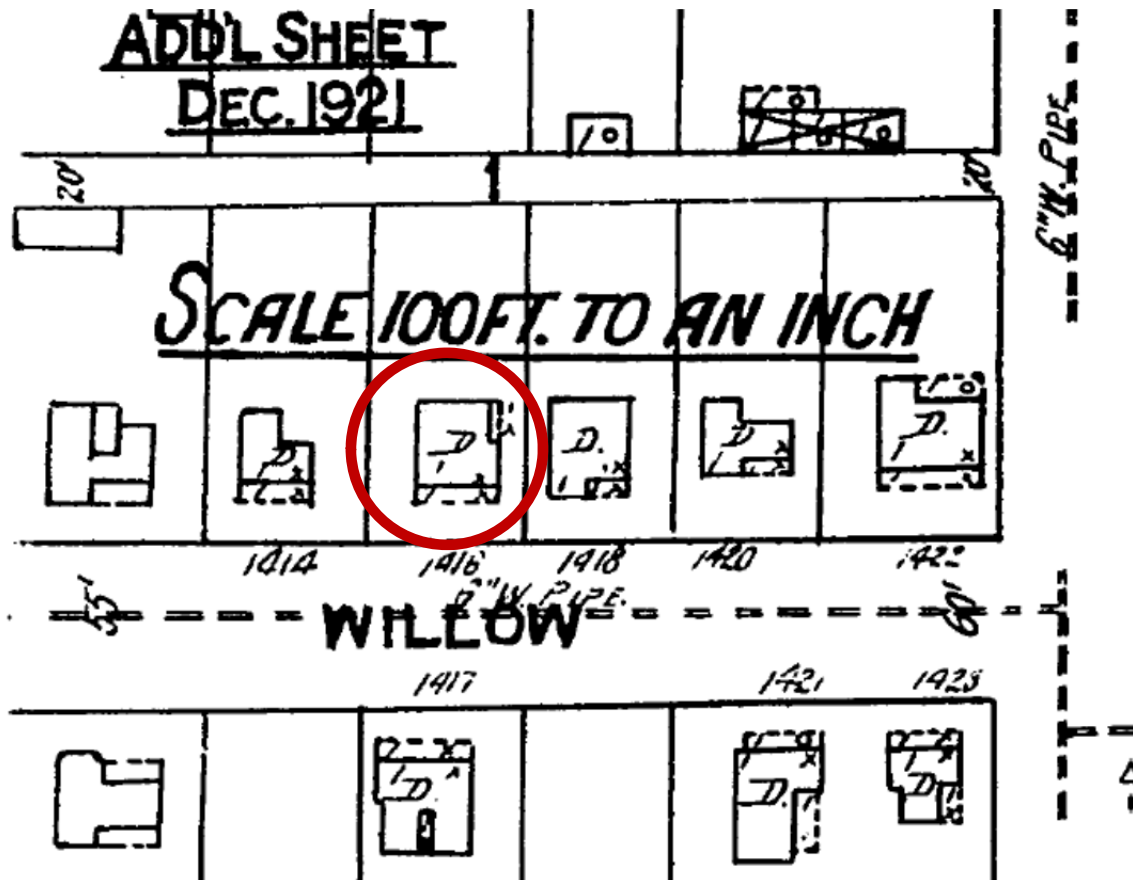
Building permit to David R. Ramirez to construct a frame addition (1966)

OWNER David Ramirez ADDRESS 1502 Willow St.  
 PLAT 135 LOT 14 BLK 1  
 SUBDIVISION Canterbury Square  
 OCCUPANCY Residence  
 BLD PERMIT # 157732 DATE 6-29-76 OWNERS ESTIMATE 2,000.00  
 CONTRACTOR Ray Ramirez NO. OF FIXTURES 5  
 WATER TAP REC # SEWER TAP REC #

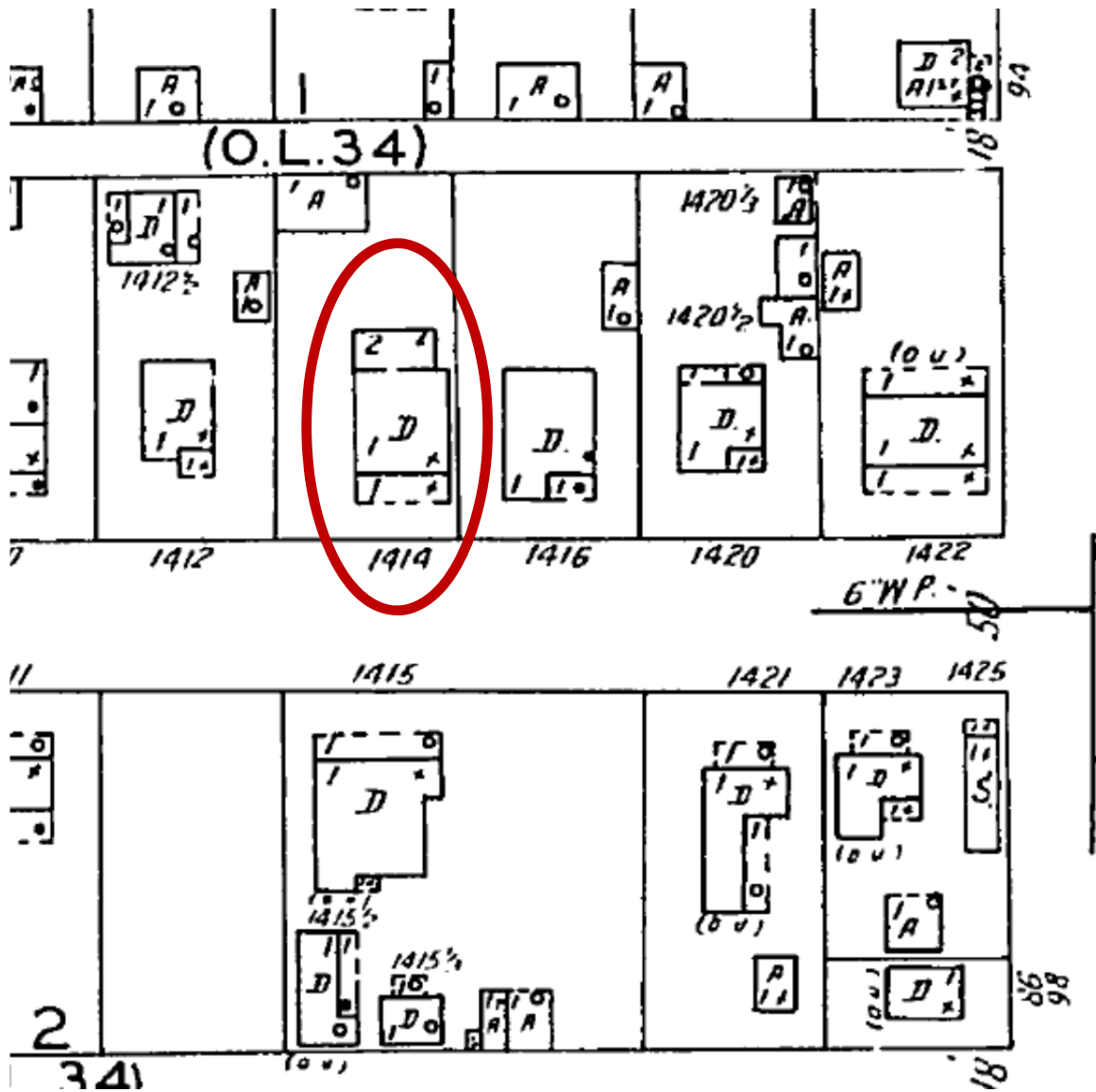
Remodel res & bring to min standards

Building permit to David R. Ramirez to remodel the house (1976)

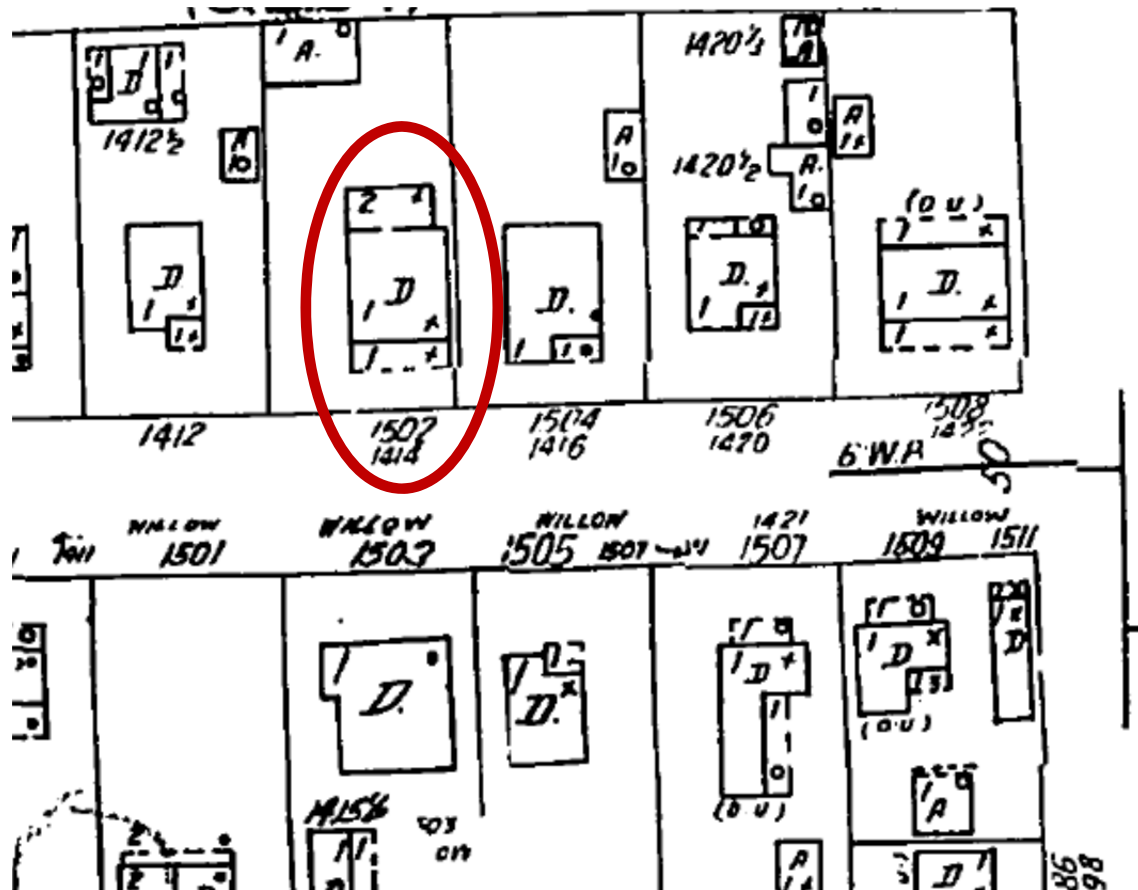




The 1921 Sanborn map shows the house with its full-width front porch, but without the 2-story addition to the rear. The house is incorrectly numbered as 1416 Willow Street.



The 1935 Sanborn map shows the house addressed as 1414 Willow Street; the 2-story addition to the rear appears on this map.



The 1962 Sanborn map shows the house with the same configuration as shown on the 1935 map above. The old address of 1414 Willow Street is also shown with the current address of 1502 Willow Street.