

**HISTORIC LANDMARK COMMISSION  
APRIL 24, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2017-0100  
1401 E. 3<sup>RD</sup> STREET**

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**PROPOSAL**

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Demolish a ca. 1923 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, stone-veneered frame bungalow with a front-gabled, partial-width independent porch on battered posts and square stuccoed piers; single 1:1 fenestration.

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**RESEARCH**

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There was likely an earlier house on this site which was the home of a series of African-American laborers and laundresses dating back to the turn of the 20<sup>th</sup> century, but it is believed that this house dates from around 1923, given its architectural features and overall style. Juan and Carmen Castillo rented this house in the 1920s and 1930s, then appear to have bought the house around 1936. Both Juan and Carmen Castillo had been born in Mexico. Juan Castillo was a delivery driver for a Latino-owned meat market until around 1940, when he began listing his occupation in city directories as a stoneworker. He and Carmen lived in this house for the rest of their lives. After their deaths in the late 1970s, the house became a rental property.

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**STAFF COMMENTS**

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The East Austin Historical Survey (2016) recommends that this house is contributing to a potential historic district.

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**STAFF RECOMMENDATION**

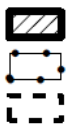
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Initiate historic zoning to fully evaluate alternatives to demolition. The history of this house suggests that Juan Castillo was the craftsman responsible for the stonework on several houses in the neighborhood; the house is potentially eligible for landmark designation for its architectural significance as the work of a craftsman and there is potentially more information about the work of Juan Castillo to support the historical significance of this house. If the Commission does not initiate historic zoning for this house, then staff recommends rehabilitation and adaptive re-use, then relocation over demolition, but release of 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.

## LOCATION MAP



1" = 208'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2017-0100  
1401 E 3RD 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.

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1401 E. 3<sup>rd</sup> Street  
ca. 1923



## OCCUPANCY HISTORY

### 1401 E. 3<sup>rd</sup> Street

From City Directories, Austin History Center  
Prepared by the City Historic Preservation Office  
March, 2017

1992	Jesse R. Villanueva, renter No occupation listed NOTE: The directory indicates that Jesse R. Villanueva was a new resident at his address.
1985-85	Mary A. Phelps, renter No occupation listed
1981	Emmanuela Romanus, owner Housekeeper Also listed is Pete Romanus, an aide.
1977	Juan Castillo, owner Retired
1973	Juan and Carmen S. Castillo, owners Retired
1968	Juan and Carmen S. Castillo, owners Retired
1964	Juan and Carmen S. Castillo, owners

	No occupation listed
1961	Juan and Carmen S. Castillo, owners No occupation listed
1957	Carmen Castillo, owner No occupation listed NOTE: There is no listing for a Juan or John Castillo.
1953	John V. and Carmen Castillo, owners No occupation listed
1949	John V. and Carmen S. Castillo, owners Rock mason
1947	John V. and Carmen S. Castillo, owners No occupation listed
1944-45	John V. and Carmen Castillo, owners Laborer
1941	Juan and Carmen Castillo, owners Stoneworker Also listed are Juan, Jr. and Mary Castillo; he was a delivery man for Austin Tailor Supply, 316 W. 6 <sup>th</sup> Street.
1939	Juan and Carmen Castillo, owners Delivery man, Austin Tailor Supply, 316 W. 6 <sup>th</sup> Street. Also listed is Juan Castillo, Jr., no occupation shown.
1937	Juan and Carmen Castillo, owners Proprietor of a grocery, 2217 Santa Rita Street.
1935	Juan and Carmen Castillo, renters Delivery man, Valdes Bros. Market (Mozy and Vincent Valdes, proprietors), "Home of Good Meats," 701 E. 6 <sup>th</sup> Street. NOTE: The Valdes Brothers were related by marriage to the family of Ben Garza, who also had a market at 701 E. 6 <sup>th</sup> Street.
1932-33	Juan and Carmen Castillo, renters Driver, Valdes Bros., meats, 701 E. 6 <sup>th</sup> Street.
1930-31	John and Carmen Castillo, renters No occupation listed Also listed is John Castillo, Jr., no occupation shown.
1929	Juan and Carmen Castillo, renters No occupation listed Also listed are Jesus and Lorena Lozano; neither had an occupation shown.
1927	Juan and Carmen Castillo, renters No occupation listed Also listed are Marcos and Irene Espinoza; neither had an occupation shown.

1924 Thomas and Reginia Nanos, renters  
No occupation listed  
Also listed are Antonio and Louisa Nanos; neither had an occupation shown.

Jose and Petra Regina, renters  
No occupation listed  
NOTE: Juan and Carmen Castillo are not listed in the directory.

NOTE: It is believed that this house dates from around 1923. There are listings for this address in earlier city directories, but staff believes that those directories refer to an earlier house on this site.

**BIOGRAPHICAL NOTES:**

**Juan and Carmen S. Castillo (ca. 1926 – ca. 1978)**

The 1930 U.S. Census shows John and Carmen Castillo as the owners of this house, which was worth \$600. John Castillo was 35, had been born in Mexico, and did general hauling with a truck. Carmen Castillo was 34, had been born in Mexico, and had no occupation listed. They had 9 children: Beatrice, 18, a maid for a private family; John, Jr., 16, a delivery boy for a drug store; Earl, 15, a delivery boy for a drug store; Tom, 11; Domingo, 8; Carmen, 6; Manuel, 5; Dorothy, 3; and Alicia, 8 months. All of the children had been born in Texas.

His 1978 death certificate shows that Juan Castillo was living at this address at the time of his death. He was born in 1888 in Monclova, Mexico and was a rock mason. He was a widower.

**MRS. CARMEN S. CASTILLO**

Mrs. Carmen S. Castillo, 88, of 1401 E. 3rd St., died Tuesday in a local hospital. She had been a resident of Austin for the past 65 years and was a member of the Catholic Church.

Rosary services will be recited 8:30 p.m. Wednesday from the Chapel of Wilke-Clay Funeral Home.

Funeral Mass will be offered 11 a.m. Thursday from St. Ignatius Catholic Church, Rev. Joseph M. Kmiecik, C.S.C. of the church, officiating.

Burial will be in Assumption Cemetery.

Obituary of Carmen S. Castillo  
Austin American-Statesman, February 27, 1974

**CASTILLO, Juan, Sr., 90, 1401 East 3rd St., died Saturday. Rosary 7:30 p.m. today at Wilke-Clay Funeral Home. Mass 9 a.m. Monday at St. Ignatius Catholic Church. Burial, Assumption Cemetery. Survivors: daughters, Irene C. Roberts, Bea-**

trice C. Rivera, Carmen C. Calderon, Alice C. Tamayo, all of Austin; sister, Consuelo Castillo of San Antonio; brothers, Fred Castillo of Austin, Julio Castillo of Moncloba, Mexico; 19 grandchildren; 20 great-grandchildren.

Obituary of Juan Castillo  
Austin American-Statesman, August 22, 1978

## SANITARY SEWER SERVICE PERMIT

No. 7199 *A*

Austin, Texas

Received of \_\_\_\_\_ Date 4/5/1926  
Address 1401 E. 3rd.  
Amount \_\_\_\_\_ \$ \_\_\_\_\_  
Builder or Owner \_\_\_\_\_ Plumber \_\_\_\_\_  
Lot A Block \_\_\_\_\_ Subdivision \_\_\_\_\_ Plat No. \_\_\_\_\_

Date of Connection _____	No. Fittings	Pipe	Pipe	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor:	
By City _____															
By Plumber _____															
Checked By _____															
Size Main <u>6"</u> Depth _____															
Main Assign. <u>in alley</u>															
Stub Depth _____ Prop. Line _____															
Stub Location _____															
Book No. <u>R-885</u>	Price	Size	Pipe	Pipe	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor:
Paving Cut _____ No. _____															

Sewer service permit for this house (1926)

John Costello                      1401-E. 3rd St.  
23-a                      4                      35.6' x 138'                      0

Unplatted

tile addn. to rear of res.

26061    8-10-44                      \$30.00

owner

none

Building permit to Juan Castillo for the construction of the rear addition (1944)