

HISTORIC LANDMARK COMMISSION
MARCH 24, 2014
DEMOLITION AND RELOCATION PERMITS
HDP-2014-0124
400 W. MILTON STREET

PROPOSAL

Demolish a ca. 1935 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled stuccoed frame house with a shed-roofed addition to the left of the principal block; central, partial-width, front-gabled independent porch with a stuccoed tympanum on round wood posts; single and double fenestration, all covered by metal hurricane louvers.

RESEARCH

The house appears to have been built in 1935 by Gus Becker, who also built several other houses on W. Milton Street in the 1920s and 1930s, all as rental properties. Archie and Geneva Holmes are the first known tenants of this house; he had no occupation listed in the 1937 city directory, and they lived here only until 1938, when the house was rented by James C. and Bettie V. Fincher, who eventually purchased the house. James C. Fincher was a sanitation worker; after his death in 1952, Bettie, who had worked in a laundry and a grocery store, lived here until around 1960. The house was then purchased by Louis and Leonor Cazares. Louis Cazares was a shipping clerk for Nelson Davis, a wholesale grocery business, and later a laborer for Woodward Industries, a furniture manufacturer in South Austin. There is an indication that Louis and Leonor Cazares divorced in 1971; when Louis died in 1978, he was living on Elizabeth Street rather than at this house, but Leonor is still listed as his wife in his obituary. Leonor Cazares was still living here in the 1990s.

STAFF COMMENTS

The house is not listed in any City survey.

STAFF RECOMMENDATION

Release the permit after completion of a City of Austin Documentation Package, consisting of photographs of all elevations (preferably after removal of the hurricane louvers), a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2014-0124
LOCATION: 400 W Milton Street



1" = 165'

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.

400 West Milton Street
ca. 1935



OCCUPANCY HISTORY 400 West Milton Street

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

- | | |
|---------|--|
| 1992 | Leonora E. Cazares, owner
Retired |
| 1985-86 | Leonora E. Cazares, owner
Housekeeper, Colonial Inn, motel, 3909 S. Interregional Highway. |
| 1981 | Leonora E. Cazares, owner
No occupation listed |
| 1977 | Leonora E. Cazares, owner
No occupation listed |
| 1973 | Nora C. Cazares, owner
No occupation listed
Also listed are Irene M. Cazares, a student; and Louis J. Cazares, III, a student. |
| 1968 | Louis and Nora C. Cazares, Jr., owners
Laborer, Woodward Furniture, 118 E. Alpine Road |
| 1962 | Louis and Nora C. Cazares, Jr., owners
Shipping clerk, Nelson Davis, wholesale groceries, 107 W> 4 th Street. |

- 1959 Betty V. Fincher, owner
Widow, Carl Fincher
Employed by Hyden Grocery, 208 E. Oltorf Street.
NOTE: Louis and Nora Cazares, Jr. are listed at 2208 Perry Avenue; he was a stocker at Nelson Davis & Son, wholesale groceries, 107 W. 4th Street.
- 1955 Betty V. Fincher, owner
Employed by Hyden Grocery, 208 E. Oltorf Street.
- 1952 James C. and Bettie Fincher, owners
James: Laborer, City Sanitation Department
Bettie: Employed by Walker's Aus-Tex Chili, 310 San Antonio Street.
- 1949 James C. and Bettie Fincher, owners
James: Laborer
Bettie: Clerk, Saunders Drug Company, 1600 S. Congress Avenue.
- 1947 James C. and Bettie Fincher, renters
James: Assistant driver, City Refuse Collection
Bettie: Clerk, Saunders Drug Company, 1600 S. Congress Avenue.
- 1944-45 James C. and Bettie Fincher, renters
James: No occupation listed
Bettie: Clerk, Saunders Drug Company, 1600 S. Congress Avenue.
- 1941 James C. and Bettie Fincher, renters
James: Helper, City Trash and Garbage Department
Bettie: Presser, Driskill Hotel Laundry, 121 E. 7th Street.
- 1939 James C. and Bettie Fincher, renters
James: No occupation listed
Bettie: Machine operator, Driskill Hotel Laundry, 121 E. 7th Street.
- 1937 Archie S. and Geneva Holmes, renters
No occupation listed
- 1935 There is a 400 W. Milton Street listed in the directory; it was the home of a widow named Henrietta Roberts, but given the other evidence from Sanborn maps and utility connection permits, it is likely that Mrs. Roberts lived at what is now 312 W. Milton Street rather than at this house, which was not constructed until late 1935.

BIOGRAPHICAL NOTES

James C. and Bettie Fincher (ca. 1936 – ca. 1961)

Jim and Betty Fincher appear in the 1940 U.S. Census as the owners of this house, which was worth \$1,000. Jim Fincher was then 37, had been born in Texas, and was a laborer for the City Sanitation Department. Betty Fincher was also 37, had been born in Texas, and had no occupation listed. They had 3 children: Ruth, 16; Carl, 11; and Jodell, 9. The family had lived in rural Scurry County, Texas, in 1935.

The 1920 U.S. Census shows Jim Carl Fincher as the 17-year old son of Edgar and Laura Jane Fincher, farmers in rural Collin County, Texas. Jim Carl Fincher was listed as a farm laborer, and was the oldest of the 4 children in the family. By 1930, James C. and Bettie V. Fincher

were living in Wood County, Texas. They had 2 children listed: Mary R., 5; and Carl Alton, 2. James C. Fincher was a farm laborer.

Bettie Fincher is believed to have died in Texarkana in 1991. There was no obituary in the Austin newspapers.

JIM C. FINCHER

Jim C. Fincher, 50, of 400 West Milton Street, died in a local hospital Thursday night. The body is at the Wilky-Donnelly Funeral Home pending funeral arrangements.

Obituary of Jim C. Fincher
Austin American, July 18, 1952

JIM C. FINCHER

Jim C. Fincher, 50, of 400 West Milton Street, died in a local hospital Thursday night. He was a resident of Austin for the past 16 years and at the time of his death was employed by the City of Austin.

He is survived by his widow, Mrs. Bettie Fincher of Austin; one son, Carl A. Fincher of Lubbock; two daughters, Mrs. Ruth Jones of Plainview, Mrs. Bettie Jodelle Lowrance, of Floydada; three brothers, R. D. Fincher, S. P. Fincher, and three grandchildren.

The body will rest at the family home from 3 p.m. Saturday until 3 p.m. Sunday when it will be taken to the Congress Avenue Baptist Church where services will be held at 4:30 p.m. with the Rev. L. R. Cole officiating assisted by the Rev. O. F. Dingler. Burial will be in Austin Memorial Park.

Obituary and funeral notice for Jim C. Fincher
Austin American, July 19, 1952

Louis and Leonor Casarez (ca. 1960 – ca. 1995)

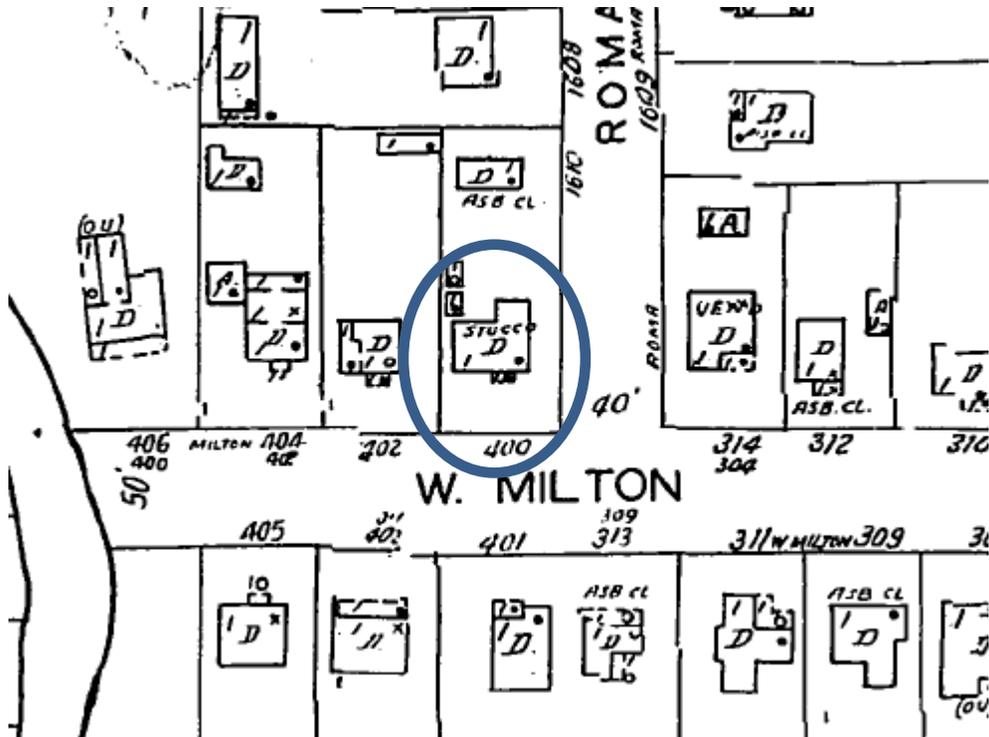
CASAREZ, Louis A., 51, 610 W. Elizabeth, died Sunday. Rosary 7:30 p.m. today at Angel Funeral Home. Mass 10 a.m. Tuesday at San Jose Catholic Church. Survivors: wife, Leonor Casarez of Austin; daughters, Irene Marie Casarez, Shirley N. Casarez, both of Austin; sons, Louis Casarez III, Jerry Casarez, Henry Casarez, all of Austin; mother, Pauline Casarez of Austin; sister, Mary Lou Casarez of Austin; brothers, John Casarez, Oscar Casarez, Robert Casarez, all of Austin, Edward Casarez of Houston, Sotero Casarez of San Antonio; four grandchildren.

Obituary of Louis Casarez
 Austin American-Statesman, January 9, 1978

Leonora Casarez is believed to have died in Houston in 2002.



The 1935 Sanborn map shows the site of the current house as vacant.



The house is shown as a stucco dwelling on the 1962 Sanborn map.

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

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS No. 3087

M. Gus A. Becker Address 400 W. Milton St.

Plumber Schutze Size of Tap 1/2 Date 8-23-35

Foreman's Report

Date of Connection 8/26/35

Size of Tap Made 3/4"

Size Service Made 3/4" A.C.P.

Size Main Tapped 8" 24" C

From Front Prop. Line to Curb Cock 4'

From W Prop. Line to Curb Cock 14' 6"

Location of Meter at curb

Type of Box lock

Depth of Main in St. 9'

Depth of Service Line 8'

From Curb Cock to Tap on Main 32'

Checked by Engr. Dept. W.H.M. 8-23-35

INDEXED

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

Foreman's Signature [Signature]

Req. No. 4570A

Water service permit to Gus Becker for this address (1935)

Connection Charge \$ 12.00 No. 12090A

Application for Sewer Connection.

Austin, Texas, Aug. 23, 1935

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir: 1610 Roma on same tap

I hereby make application for sewer connection and instructions on
premises owned by Gus F. Becker
at 400 W. Milton Street,
further described as lot 3 (A), block A (B) outlot
subdivision _____, division _____, plat 1122
which place is to be used as a residence

In this place there are to be installed _____ fixtures.

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

Respectfully Gus F. Becker

Stub Out _____
Connected 8-29 1935
Size of Main 6 inches
Size of Service 4 inches
5.5 Feet Deep in pit
Feet from Property Line 37 Well
Feet from Curb Line Blindwell 6 pipe
Inspected by 25 DEC 1935
Connection made by August D. ...
A-207

Sewer connection application by Gus Becker for this house (1935)