

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 27, 2018**  
**DEMOLITION AND RELOCATION PERMITS**  
HDP-2018-0410  
2507 E. 4<sup>th</sup> Street

**PROPOSAL**

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Demolish a ca. 1942 house.

**ARCHITECTURE**

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One-story, rectangular-plan, front-gabled building built in a vernacular style. Clad in scored stucco, with full-width front porch; double-hung 4:4 wood-sash windows.

**RESEARCH**

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The building at 2507 E. 4<sup>th</sup> Street was constructed around 1942 by Alex and Isabel Ledesma. Sidney and Maggie Canady had moved in by 1946 and stayed until about 1955. Sidney worked variously as a clerk, baggage hauler, watchman, and dishwasher. By 1962, Manuel and Janie Segura were living in the house. Manuel worked as a laborer and painter for various companies.

**STAFF COMMENTS**

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The building does not appear to meet the criteria for designation as a historic landmark.

*Designation Criteria—Historic Landmark*

- 1) The building is 50 years old, having been constructed around 1940.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352). The property does not appear to demonstrate significance according to any criteria.
  - a. **Architecture.** The house is built in a vernacular style. Though the scored stucco cladding reflects vernacular traditions among Mexican American craftsmen, the building does not appear to possess architectural distinction.
  - b. **Historical association.** The Canady family lived in the house for approximately a decade, while the Segura family lived there for about 25 years; however, there do not appear to be significant historical associations.
  - 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 does not appear to have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
  - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive reuse of the building. If the Commission votes to release the permit, then staff recommends relocation over demolition, and 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2018-0410  
 LOCATION: 2507 E 4TH ST



1" = 250'

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 INFORMATION

### *Photos*



*Primary (north) façade of 2507 E. 4<sup>th</sup> Street.*

### *Occupancy History*

Completed by Historic Preservation Office staff  
August 2018

- 1941      Address not listed
- 1944-45   Alex and Isabel Ledesma, owners  
            U.S. Army
- 1946-55   Sidney (or Sydney) C. and Maggie Canady, owners  
            Clerk, Raymond's Grocery (1947); proprietor, Sidney C. Canady Baggage ("We  
            Haul in All Kinds of Weather," 1949); watchman (1952); and dishwasher, Court  
            House Café (1955). The Canadys were listed as renters in 1947 and owners  
            beginning around 1949.
- 1959      Vacant
- 1962-86   Manuel F. and Janie M. Segura, owners

Laborer, Texas Crush Stone (1962); laborer, Austin Concrete Producers (1968); painter, Walter Carrington Builder (1973); painter (1977); painter, J. W. Smith (1981); painter, Magnum Assembly (1985-86). The Seguras were listed as renters in 1962 and owners beginning around 1968.

Manuel Segura Jr. also lived in the house ca. 1973-77. He worked as a computer operator for American National Bank.

1992      Vacant

*Background Research*

Sidney Carroll Canady was born in 1903 in Austin. He worked variously as a grocery clerk, watchman, and dishwasher, briefly operating his own baggage company in the late 1940s. His obituary notes that he retired as a maintenance man at the Texas School for the Deaf. He died in 1971 in Austin.

Margaret "Maggie" Elizabeth Canady (nee Smathers) was born in 1920 in Paige (Bastrop County), Texas. She married Sidney Canady in 1942, and the couple had at least five children. She died in 1999.

Manuel Flores Segura (Sr.) was born in 1928 in Lockhart. By 1946, he was living in Del Valle in Travis County. He and Janie had married and were living in 902b E. 16<sup>th</sup> Street by 1955; they moved to 2507 E. 4<sup>th</sup> by 1962. Manuel constructed three additions to the house, as well as a rear accessory building, and likely added the scored stucco cladding. The Seguras moved out of the house by 1992, and Manuel died in 2012 in Austin.

Janie (or Jane) M. Segura was born in 1932 or 1933 in Texas. It is not clear from research, but she may have died in 1998 in Austin.

Building Permits

Alex Ledesman	2507 East 4th. St.
25b - 1 15	
M. E. Chernosky	
Box residence	
24116 - 11/2/42	\$65.00
Owner	

Building permit issued to Alex Ledesma for a "box residence," 11/2/1942.

*WEST 15*  
*ACT 1*

## WATER SERVICE PERMIT

Austin, Texas

No. 20142 *387*

Received of Alex Ledesma Date 8-28-43

Address 2507 East 4th

Amount Two and 50/100 \$ 2.50

Plumber self Size of Tap 5/8"

Date of Connection 8-31-43

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped 12"

From Front Prop. Line to Curb Cock 9'

From WEST Prop. Line to Curb Cock 115'6"

Location of Meter CURBLINE

Type of Box LOCK

Depth of Main in St. 3'

Depth of Service Line 170"

From Curb Cock to Tap on Main 10'

Checked by Engr. Dept. 2262 9-17-43

No. Fittings	Size
/	Curb Cock <u>5/8</u>
	Elbow
	St. Elbow <u>3/4 x 1/2</u>
/	Bushing <u>3/4 x 1/2</u>
/	Reducer <u>3/4 x 1/2</u>
	Pipe
	Lead Comp.
	Nipples
	Union
	Plug
/	Steel Cock Meter Box
/	Stop "LID"
/	Box DRAIN TILE
/	Leak "LID"
	Valves
	Job No. <u>323-502</u>
	Req. No.

Water service permit issued to Alex Ledesma, 8/28/1943.

SANITARY SEWER SERVICE PERMIT

No. 19272 B

Austin, Texas

Received of owner \_\_\_\_\_ Date 4/2/1945

Address 2507 E. 4th.

Amount \_\_\_\_\_ \$ \_\_\_\_\_

Builder or Owner Alex Ledesma Plumber \_\_\_\_\_

Lot 15 Block 1 O.L. 11 Subdivision Chernosky Plat No. 25b

Date of Connection 4/20/1945  
 By City 3' E/W.L.  
 By Plumber \_\_\_\_\_  
 Checked By Stron g  
 Size Main \_\_\_\_\_ Depth 4'  
 Main Assign. in E. 4th.  
 Stub Depth \_\_\_\_\_ Prop. Line 3'  
 Stub Location \_\_\_\_\_  
 Book No. A-1244  
 Paving Cut \_\_\_\_\_ No. \_\_\_\_\_

No. Fittings	Size	Price
15' pipe	4" con	1.50
Pipe		
Wyes		
1 Bends	4" con	.40
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
1 Other	4" con tap	.20
Labor:	6 hr.	2.66
	6 hrs.	3.36
		total 9.12

Sewer permit issued to Alex Ledesma, 4/2/1945.

ADDRESS: 2507 E. 4 <sup>th</sup> St		111		PER-MIT 82935	PLAT 387	
LOT: 15			BLOCK 1	SUB. Chernosky Subdiv.		
OUTLOT						
FIRE ZONE: 3		USE DIST: B-2		OCCUPANCY: BATH		
3-12-62	LAYOUT	4-23-62	FRAMING	5-2-62	FINAL	ROOF OVERHANG ✓
F.R. ADDN Rear of Res.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
FOUNDATION.	C.P. BLKS	FLOOR JOIST SIZE & O.C.	2x6 24	NECESSARY BLDG. CONN.		ACC. BLDG.
FR. SETBACK	15	CEILING JOIST SIZE & O.C.	2x4 24	ROOM VENTILATION		PAVED PARKING
TOTAL & MIN. SIDE YD.	17 5	STUD SIZE & O.C.	2x4 24	STAIRS REQ. & NO.		
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.		
OWNER: Manuel Segura		CONTRACTOR: Deemer				
8 x 8 = 64 Frame addn to rear of res.						
4-11-62 4-5-62 2-23-62						
Pedernales St.						
INSPECTOR W.A.S.						

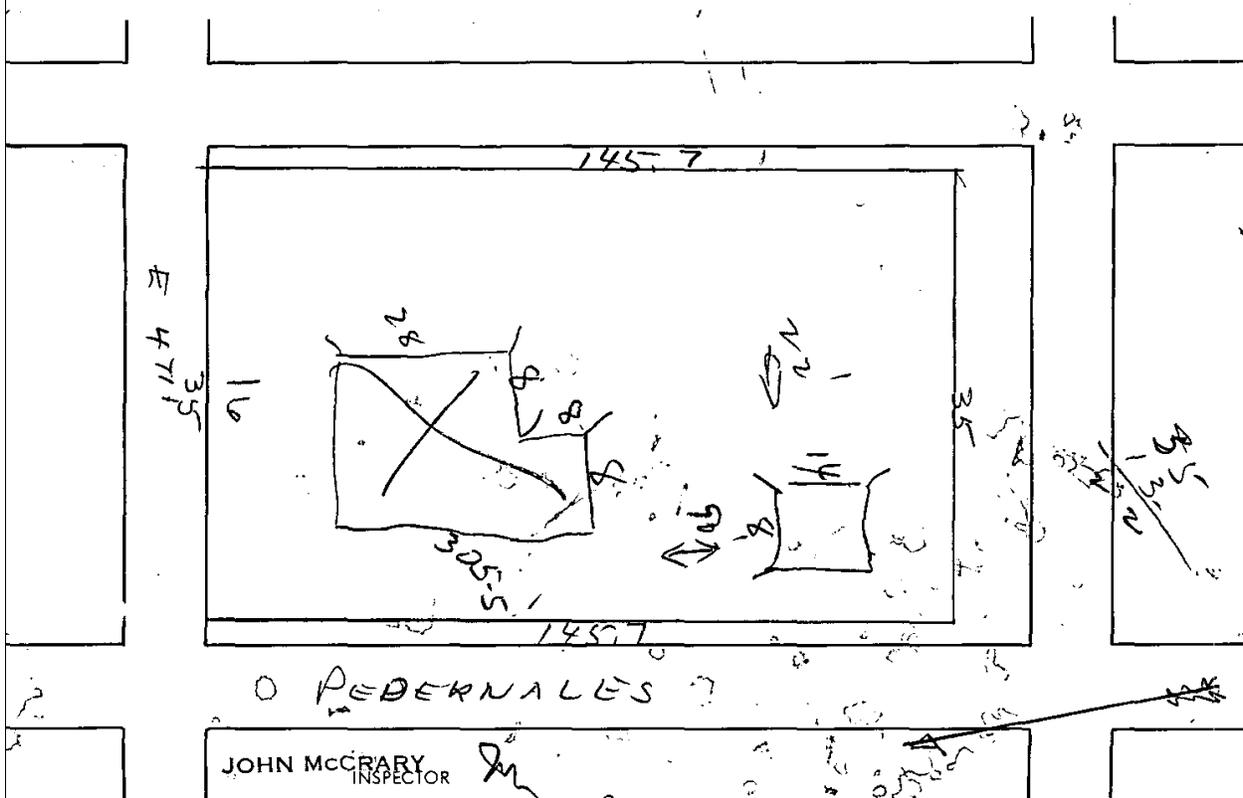
Building permit issued to Manuel Segura to erect a rear addition, 3/12/1962.

ADDRESS: 2507 E 4 <sup>TH</sup> ST				PERMIT 94290	PLAT 387	
LOT: 15		BLOCK 1		SUB.		
OUTLOT		CHERNOSKY				
FIRE ZONE 3		USE DIST: B 2		OCCUPANCY: FR ACC. BLDG		
WED AM 12-8-64	LAYOUT	12-22-64	FRAMING	1-5-65	FINAL	ROOF OVERHANG 8"
12-9-64	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.
FOUNDATION	PIERS	FLOOR JOIST SIZE & O.C.	2x6 24	NECESSARY BLDG. CONN.		ACC. BLDG.
FR. SETBACK	90	CEILING JOIST SIZE & O.C.	2x4 24	ROOM VENTILATION		PAVED PARKING
TOTAL & MIN. SIDE YD.	27 5	STUD SIZE & O.C.	2x4 24	STAIRS REQ. & NO.		
SIDE STREET YARD		MASONRY WALL	5/2" PLAD	ATTIC FIRE STOPS REQ.		

OWNER: MANUEL SEGURA CONTRACTOR: —

8' x 14' = 112 #

R.H



Building permit issued to Manuel Segura to construct a wood-frame accessory building, 12/8/1964.

OWNER Manuel F. Segura ADDRESS 2507 East 4th

PLAT 387 LOT 15 BLK 1

SUBDIVISION Chernosky

OCCUPANCY bedroom

BLD PERMIT # 109568 DATE 9-4-68 OWNERS ESTIMATE \$400.00

CONTRACTOR owner NO. OF FIXTURES

WATER TAP REC # SEWER TAP REC #

frm. addn. to res. 96 sq.ft.

11-23-70- 119953-frm addn to rear of residence 224 sq. ft

Building permit issued to Manuel Segura to construct a 96-square-foot addition, 12/8/1964. This permit includes information about the 1970 addition (see below).

ADDRESS: <u>2507 E 4<sup>TH</sup></u>				PER-MIT <u>119953</u>	PLAT <u>387</u>
LOT: <u>15</u>		BLOCK <u>1</u>	SUB. <u>CHERNOSKY</u>		
OUTLOT					
FIRE ZONE <u>3</u>	USE DIST: <u>E 3<sup>RD</sup></u>	OCCUPANCY: <u>FR ADDN TO REAR OF RES.</u>			
<u>WES</u> <u>11-23-70</u>	LAYOUT	<u>12-7-70</u>	FRAMING	<u>12-28-70</u>	FINAL
<u>11-24-70</u>	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C. <u>2x6</u> <u>24</u>		NECESSARY BLDG. CONN.	ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C. <u>2x4</u> <u>16</u>		ROOM VENTILATION <input checked="" type="checkbox"/>	PAVED PARKING
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C. <u>2x6</u> <u>16</u>		STAIRS REQ. & NO.	
SIDE STREET YARD		MASONRY WALL <u>STUCCO</u>		ATTIC FIRE STOPS REQ.	
OWNER: <u>MANUEL F. SEGURA</u>		CONTRACTOR: <u>OWNER</u>			
<u>15 X 18 LESS 64' = 224'</u>					
<u>BED ROOM</u>					

Building permit issued to Manuel Segura to construct a 224-square-foot addition, 11/23/1970.

1983 005493 00 00 BP Building Permit				
Type	BP Building Permit	Status	Final	
Sub Type	R- 434 Addition & Alterations	Parent ID		
Work	Addition	Row ID	526551	
Group	Permits			
Primary Property				
Address	2507 E 4TH STREET, AUSTIN, Texas, 78702, USA	Roll	0202110304	Prop ID 289766
		Folder Unit		
Location	Chernosky Block: 1 Lot: 15 Chernosky 15 1			
Tracking Dates and Reference Information				
In Date	Jun 13, 1983	Issue/Approve	Jun 13, 1983	Expires
				Jan 11, 1984
Ref. No.	8310717	Issued By	PIER_ADP	Final Date
				Jan 11, 1984
Name	2507 4 Street East A 00000			Priority
Description				
Addition To Existing Residence				
Conditions				
Smoke Detector Required. Addition Is To Create Utility Room & Porch				

*Building permit record for an addition, issued 6/13/1983.*