

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

PROPOSAL

Demolish a ca. 1942 house.

ARCHITECTURE

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

The building at 2507 E. 4th 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

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

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

1" = 250'

NOTIFICATIONS

CASE#: HDP-2018-0410

LOCATION: 2507 E 4TH ST

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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PROPERTY INFORMATION

Photos



Primary (north) façade of 2507 E. 4th 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. 16th Street by 1955; they moved to 2507 E. 4th 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 E 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.

WATER SERVICE PERMIT No. 20142 387

Austin, Texas

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 CURB LINE

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. 22192 9-17-43

No. Fittings	Size	Material
1	5/8"	Curb Cock
		Elbow
		St. Elbow
		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
		Box Drain Tile
		Let
		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 4/2/1945Address 2507 E. 4th.Amount \$Builder or Owner Alex Ledesma Plumber Lot 15 Block 1 O.L. 11 Subdivision Chernosky Plat No. 25bDate of Connection 4/20/1945By City 3' E/W.I.L.By Plumber Checked By Stron gSize Main Depth 4'Main Assign. in E. 4th.Stub Depth Prop. Line 3'Stub Location Book No. A-1244Paving 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 th St				PERMIT 82935		PLAT 387	
LOT: 15				BLOCK 1		SUB. Chernosky Russian.	
				OUTLOT			
FIRE ZONE: 3		USE DIST: B-2		OCCUPANCY: BATH			
3-12-62	LAYOUT	4-23-62	FRAMING	5-2-62	FINAL	ROOF OVERHANG	✓
PR. ADDN Rear of Rear	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	
FOUNDATION.	C.D. 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: Deener.							
8 x 8 = 64' Frame addn to rear of res.							
4-11-62							
4-3-62							
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 TH 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	
12-9-64		PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG.	
FOUNDATION		PIERS		FLOOR JOIST SIZE & O.C.		ACC. BLDG.	
FR. SETBACK		90		CEILING JOIST SIZE & O.C.		PAVED PARKING	
TOTAL & MIN. SIDE YD.		27 5		STUD SIZE & O.C.			
SIDE STREET YARD				MASONRY WALL			
OWNER: MANUEL SEGURA CONTRACTOR: —							
8' X 14' = 112'							
R.H.							
JOHN MCCRARY INSPECTOR							

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

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.