

HISTORIC LANDMARK COMMISSION  
AUGUST 27, 2018  
DEMOLITION AND RELOCATION PERMITS  
HDP-2018-0411  
2509 E. 4<sup>th</sup> Street

### PROPOSAL

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Demolish a ca. 1937 house.

### ARCHITECTURE

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One-story, rectangular-plan, front-gabled building built in a vernacular style. Clad in asbestos siding, with front porch; double-hung aluminum- and vinyl-sash windows.

### RESEARCH

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The building at 2509 E. 4<sup>th</sup> Street was constructed around 1937. Three families had brief rental stints before the house was purchased in 1945 by Jerome and Mary Lozano, who lived there for nearly thirty years. Jerome (or Geronimo) worked at a number of companies as a carpenter and laborer, with a 10+ year tenure at Superior Dairies. By 1973, the Lozanos had moved to South Austin and Ricardo Rivera had purchased 2509 E. 4<sup>th</sup> Street; he lived there until at least 1977.

### 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 1937.
- 2) The building retains a moderate 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 and does not appear to possess architectural distinction.
  - b. **Historical association.** Jerome and Mary Lozano lived in the house for nearly 30 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



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2018-0411

LOCATION: 2509 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.

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 2509 E. 4<sup>th</sup> Street.*

### *Occupancy History*

Completed by Historic Preservation Office staff  
August 2018

- |         |   |
|---------|---|
| 1937    | Address not listed  |
| 1939    | Mrs. Mary Rosales and five children, renters<br>Seamstress, no place of employment listed   |
| 1941    | Manuel and Susie Ruiz and four children, renters<br>Laborer, no place of employment listed  |
| 1944-45 | Pedro and Olina Salinas and three children, renters<br>Stockman, Piland & Elliott   |
| 1947-68 | Jerome G. and Mary E. Lozano, owners<br>Carpenter (1947); laborer, Comal Labor (1949); laborer, William Cannon Co. (1952); laborer, Superior Dairies (1955); employee, Superior Dairies (1959); plant |

worker, Superior Dairies (1962-68). The Lozanos were listed as Geronimo and Maria in 1947, but their names were Anglicized in later directories.

- 1973      Richardo and Mary Rivera, renters  
Laborer
- 1977      Ricardo and Connie Rivera, renters  
No occupation listed

### *Background Research*

Jerome G. (or Geronimo, or Jerry) Lozano was born in 1913 in Texas to a first-generation Texan father and Mexican immigrant mother. His father managed an employment office in Austin when Jerome was a child. Jerome worked as a janitor for St. Edward's University in the early 1940s and as a carpenter and laborer for a variety of businesses after that. He died in 1983 in Dallas.

Mary E. (or Maria) Lozano was born about 1919 in Texas. Research did not yield much information about her. She married Jerome Lozano prior to 1940, and the couple lived in the rear house at 2309 E. 8<sup>th</sup> Street. Her date of death was not found during research.

### *Building Permits*

M. E. Chernosky		2509 East 4th. St.	
25B	-	1	16 -
M. E. Chernosky			
Box residence			
209n-11/29/37			

*Building permit issued to M. E. Chernosky for a "box residence," 11/29/1937.*

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

## PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 6329 <sup>387</sup>

M. M. E. Chernosky Address 2509 E. 4th St.

Plumber self Size of Tap 1/2" Date 1/29/37

CHANGED TO 12 MAIN AND RENEWED

SERVICE WITH 34 COPPER ON 20 <sup>32</sup> Foreman's Report

Date of Connection 1/5/38

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 9'

From W Prop. Line to Curb Cock 16'

Location of Meter AT-CRAB

Type of Box LOCK

Depth of Main in CRAB 2'

Depth of Service Line 12"

From Curb Cock to Tap on Main 2'

by Engr. Dept. 1-14-38

**INDEXED** TRB

No. Fittings	Size
1 Curb Cock	6"
Elbow	
St. Elbow	
1 Bushing	3/4" x 1/2"
1 Reducer	3/4" x 1/2"
Pipe	
1 Lead Comp	3/4" COPPER
Nipples	
Union	
Plug	
Tee	
1 Stop	BOX-AN-COVER
1 Box	LOCK
1 Lid	
Valves	
1-2x3/4" TAP-16"	

Req. No. 22700

Foreman's Signature Berman

Water tap permit issued to M. E. Chernosky, 11/29/1937.

## SANITARY SEWER SERVICE PERMIT

No. 15288 <sup>A</sup>

Austin, Texas

Received of Harton Plb. Co. Date 2/13/1939

Address 2509 E. 4th.

Amount Twelve Dollars \$ 12.00

Builder or Owner Chernosky Plumber Out

Lot 16 Block 1 Lot: 11 Subdivision Chernosky Plat No. 25b

Date of Connection 2/17/1939

By City 12' W/ELL

By Plumber

Checked By Boatright

Size Main 6" Depth 3'

Main Assign. in St. 15' from PL

Stub Depth  Prop. Line 2'

Stub Location

Book No. A-1244

Paving Cut  No.

No. Fittings	Size	Price
20' Pipe	4"	2.00
Pipe		
Wyes		
Bends	4"	.40
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
1 Other	4" tap	.15
Labor:	1 1/2 day	3.75
	total	6.30

Sewer connection permit issued to the Harton Plumbing Co, 2/13/1939.



<b>Jerome G Lozano</b>	<b>2509 E 4th</b>
<b>387</b>	<b>16</b>
<b>Chernosky</b>	<b>1</b>
<b>frm add to rear of pos &amp; remodel</b>	
<b>59470</b>	<b>2-18-55</b>
<b>E E Neuman</b>	<b>17030</b>

*Building permit issued to Jerome G. Lozano (Lozano) to erect a rear addition, 2/18/1955. A newspaper article from the same month noted that the improvements were worth \$1,700.*

<b>1994 011822 00 00 BP Building Permit</b>			
<b>Type</b>	BP Building Permit	<b>Status</b>	Final
<b>Sub Type</b>	R- 434 Addition & Alterations	<b>Parent ID</b>	
<b>Work</b>	Addition	<b>Row ID</b>	621309
<b>Group</b>	Permits		
<b>Primary Property</b>			
<b>Address</b>	3407 WERNER AVENUE, AUSTIN, Texas, 78722, USA	<b>Roll</b>	0215090710
		<b>Prop ID</b>	771398
		<b>Folder Unit</b>	
<b>Location</b>	University Park Subdivision Block: 7 Lot: 10 & 11 Olt 29 Div C University Park Subdivision 10 & 11 Olt 29 Div C 7		
<b>Tracking Dates and Reference Information</b>			
<b>In Date</b>	Apr 08, 1994	<b>Issue/Approve</b>	Apr 08, 1994
<b>Ref. No.</b>	9404409	<b>Issued By</b>	PIER_ADP
<b>Name</b>	3407 Werner Avenue A .00000	<b>Expires</b>	Jun 21, 1994
		<b>Final Date</b>	Jun 21, 1994
		<b>Priority</b>	
<b>Description</b>			
New Attached Carport			

*Building permit record for a new attached carport, issued 4/8/1994.*