# HISTORIC LANDMARK COMMISSION AUGUST 27, 2018 DEMOLITION AND RELOCATION PERMITS

HDP-2018-0411 2509 E. 4<sup>th</sup> Street

### **PROPOSAL**

Demolish a ca. 1937 house.

#### ARCHITECTURE

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

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

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

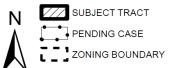
Designation Criteria—Historic Landmark

- 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

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.





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.

1 " = 250 '

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.



## Photos



Primary (north) façade of 2509 E. 4th Street.

## Occupancy History

Completed by Historic Preservation Office staff August 2018

1937	Address not listed
1939	Mrs. Mary Rosales and five children, renters Seamstress, no place of employment listed
1941	Manuel and Susie Ruiz and four children, renters Laborer, no place of employment listed
1944-45	Pedro and Olina Salinas and three children, renters Stockman, Piland & Elliott

1947-68 Jerome G. and Mary E. Lozano, owners 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.

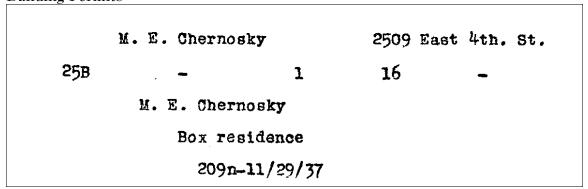
- 1973 Richardo and Mary Rivera, renters Laborer
- 1977 Ricardo and Connie Rivera, renters No occupation listed

### 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. 8th Street. Her date of death was not found during research.

**Building Permits** 



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

Unless the Plumbing is done in strict accordance with Ci-	ty Ordinances, do not	turn on the water.	<b>N</b> (0, 000	387
PERMIT FOR WATER S	ERVICE	AUSTIN, TEXAS	Nº 632	<del>255</del>
M. M. E. Chernass	<i>A</i>	•	& 4 DT.	
Plumber Seef	Size of Tap	·/-2-!!	Date "/2	9/37
Date of Connection.  Size of Tap Made:		1000	3/4/	0
Size Service Made	Size.	400	400,	Tlet-de
Location of Meter A. T - CLAB  Type of Box  Depth of Main in & CLAB  Oction 12"  Oction 12"	Fittings Curb Cock Elbow St. Elbow	Pipe  Lead Comp.  Nipples Union	Stop Pox Box Lid	2/3/1 Req. No. C.
ocpth of Service Line	Foreman's Signatu		ones	1/2

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

	SANITARY S	EWER SERVICE P	ERMIT	No. 152	88 <b>A</b>
	Au	stin, Texas			
Received of	Harton Plb. C			Date2/1	3/1939
Address 2509	E. 4th.				
AmountT	welve Dollars			<b>\$</b> 12	.00
Builder or Owner	Chernosky		Plumber		
Lot <u>16</u>	Block 1 Lot: 11	Subdivision	Chernosky	Plat	No. 25b
By Plumber Checked By Boat: Size Main 6" Main Assign, in S	right  Depth 3' St. 15' from PL	Size P	.07		tap .15 % day 3.75
Stub Location	Prop. Line 2	Sitting Sipe	Wyes Bends 4" Reducers Plugs	Gravel Remix Stoppers Castings	1 Other 4" Labor: 13

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

Jero	me G Loz	rano		<b>2509</b> g	4th
<b>3</b> 87.	16		1 -	. 1	
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Building permit issued to Jerome G. Lozrano (Lozano) to erect a rear addition, 2/18/1955. A newspaper article from the same month noted that the improvements were worth \$1,700.



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