

**HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0412
2511 E. 4th Street**

PROPOSAL

Demolish a ca. 1967 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled building built in a vernacular style. Clad in clapboard wood siding and plywood; double-hung aluminum-sash windows.

RESEARCH

The building at 2511 E. 4th Street was constructed around 1967, replacing an earlier house. Guadalupe and Janie Salazar and their family moved into the new house and lived there at least until 1996. Little information was found about the Salazars during research.

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 at least 50 years old, having been constructed around 1967.
- 2) The building retains a moderately high degree of integrity. It is not known if historic materials still exist under the plywood on the east wall.
- 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.** Guadalupe and Janie Salazar lived in the house for at least thirty 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-2018-0412

LOCATION: 2511 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 2511 E. 4th Street.

Occupancy History

Completed by Historic Preservation Office staff
August 2018

NOTE: It appears that the current house was constructed around 1967. Tenants of a previous house are included for historic context.

1937	E. 4 th Street nonexistent
1939	Jesus and Dolores Guzman and two children, renters No occupation listed
1941	Juan and Josephine Estrada, renters Laborer, no place of employment listed
1944-47	Joseph and Ruth Plasencio, owners Baker (1944-45), occupation not listed (1947)

- 1949-54 Antonio and Victoria Nunez, owners
Helper, South Texas Cotton Oil (1949); laborer, Joe Bland Construction Co. (1952)
- 1955 Frank and Margaret G. Vasquez, renters
Laborer, Superior Dairies (600 E. 1st Street)
- 1959 Daniel and Juanita Ledesma, owners
Occupation not listed
- 1962 Vacant
- 1968-92 Guadalupe and Janie (or Juana) Salazar
Occupation not listed (1968-77); retired (1981-92). The Salazars are listed as renters until 1981, when they are listed as owners.

Background Research

Research yielded little information on Guadalupe Ponce Salazar (Sr.). He was born in 1932 in Guanajuato, Mexico, and died in 2012 in Austin.

Janie (or Juana) Guerrero Salazar was born in 1932. She married Guadalupe Salazar around 1954, and the couple had seven children. She died in 2006 in Austin.

Building Permits

WATER SERVICE PERMIT		Nº 14644 ^A 587	
Austin, Texas		to 256	
Received of	M E Chernosky	Date	Nov 15th, 1939
Address	2511 East 4th	CHANGED TO 12" MAIN AND RENEWED	
Amount	Two and 50/100--	SERVICE WITH	3/4" COPPER ON 7/1-3-44 2.50
Plumber	Horton	Size of Tap	3/4"
Date of Connection	11-16-39		
Size of Tap Made	3/4"		
Size Service Made	3/4"		
Size Main Tapped	12" 61 2/3"		
From Front Prop. Line to Curb Cock	11"		
From W ₁ Prop. Line to Curb Cock	12"		
Location of Meter	CURB		
Type of Box	LOCA		
Depth of Main in	2'		
Depth of Service Line	12"		
From Curb Cock to Tap on Main	OVER 11'		
Checked by Engr. Dept.	12-6-39 LE		

No. Fittings	Size	Job No.	Req. No.
1 Curb Cock	3/4"	699-1016	4/15-86
1 Elbow			
1 St. Elbow			
1 Bushing	3/4" x 1/2"		
2 Reducer	3/4" x 1/2"		
14" Pipe	3/4" COPPER		
1 Lat Comp. Excavation			
1 Nipples			
1 Union	3/4" x 1/2"		
1 Plug			
2 Tee	3/4" x 1/2"		
2 Stop	3/4" x 1/2"		
1 Box	LOCA		
1 Lid			
1 Valves			

BENSON

Water tap permit issued to M. E. Chernosky, 11/15/1939.

SANITARY SEWER SERVICE PERMIT

No. 16337

Austin, Texas

Received of Harton Plb. Date 11/16/1939
 Address 2511 E. 4th.
 Amount \$
 Builder or Owner Chernosky Plumber
 Lot 17 Block 1 Subdivision Chernosky Plat No. 25

Date of Connection <u>Nov 21, 1939</u>	No. Fittings 17 1/2' pipe Pipe Wyes 1 Bends Reducers Plugs Sand Gravel Remix Stoppers Castings 1 Other tap .15 Labor: 1 day 3.00 total 5.30
By City <u>1' E/WLL</u>	
By Plumber <u></u>	
Checked By <u>Spillar</u>	
Size Main <u>6"</u> Depth <u>3.5'</u>	
Main Assgn. <u>17' from PL</u>	
Stub Depth <u></u> Prop. Line <u>2'</u>	
Stub Location <u></u>	
Book No. <u>A-1244</u>	
Paving Cut <u></u> No. <u></u>	

Sewer connection permit issued to Harton Plumbing, 11/16/1939.

OWNER Guadalupe Salazar ADDRESS 2511 E 4th Street
 PLAT 387 LOT 17 BLK 1
 SUBDIVISION Chernosky Subd.
 OCCUPANCY Residence
 OWNERS
 BLD PERMIT # 102408 DATE 2-14-67 ESTIMATE 1,000. 1
 CONTRACTOR owner NO. OF FIXTURES 5
 WATER TAP REC # SEWER TAP REC #
Frame Residence without Carport or Garage
720 sq. ft.
10-19-70- 119471-frm acc bldg. 120 sq. ft.

Building permit issued to Guadalupe Salazar for a 720-square-foot wood-frame residence valued at \$1,000, 2/14/1967. The permit also records that a 120-square-foot frame accessory building was permitted on 10/19/1970.

ADDRESS: 2511 E 4TH ST.				PERMIT 102408		PLAT 387	
LOT: 17				BLOCK 1		SUB. 119471	
				OUTLOT		CHERNOSKY SUB	
10-19-70 FIRE ZONE 3		USE DIST: B 2		OCCUPANCY: FR. RES. (NO C.P. or Gar)			
WED P.M. 2-24-67		LAYOUT 3-6-67		FRAMING 4-7-67		FINAL	
NOT READY 2-25-67		PRINC. BLDG.		ACC. BLDG.		PRINC. BLDG.	
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.		ACC. BLDG.	
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION		PAVED PARKING	
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			

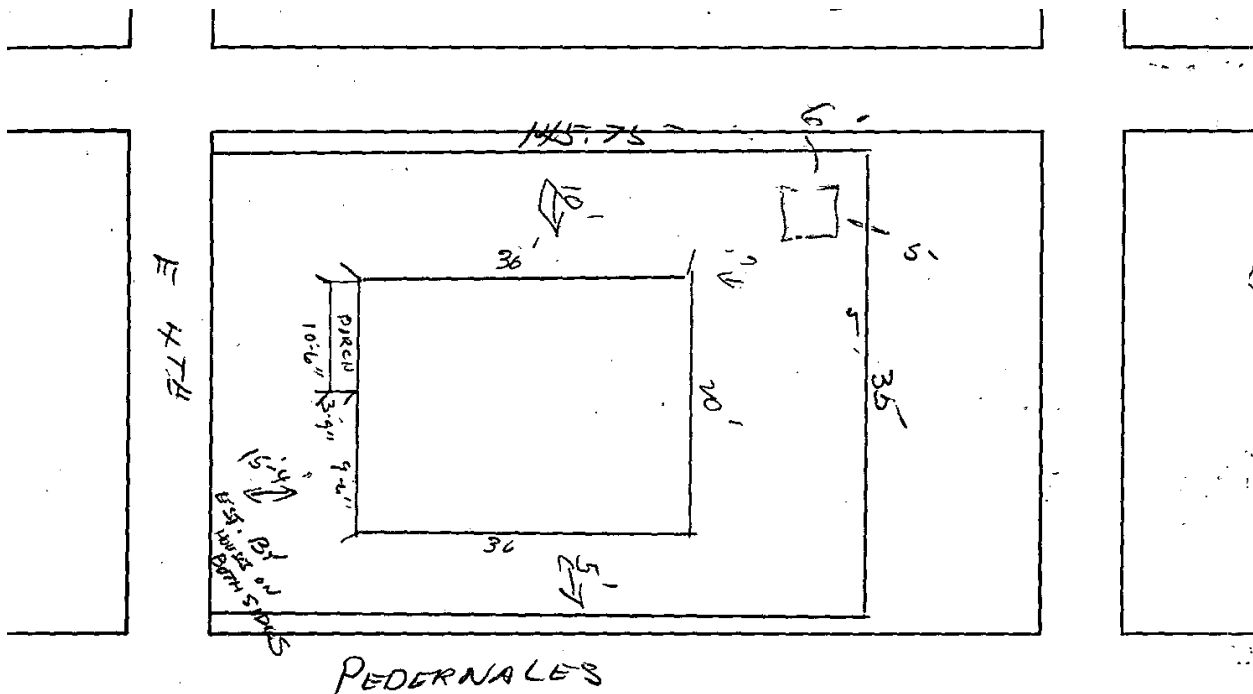
OWNER: GUADALUPE SALAZAR CONTRACTOR: OWNER

$$20 \times 36 = 720 \text{ #}$$

4R+1B

ACTIVE 3-20-67
119471 10x12 = 120
STG

SK. OF J.C.



JOHN MCCRARY

INSPECTOR

Building permit issued to Guadalupe Salazar to construct the house, 2/14/1967.

Address: <u>2511 East 4th St.</u>		Permit: <u>185338</u>		Plat: <u>387</u>	
Lot: <u>17</u>		Block <u>1</u>	Subdivision: <u>Chernosky Sub.</u>		
		Outlot <u>-</u>			
Fire Zone: <u>3</u>	Use Dist. <u>B-2</u>	Occupancy: <u>Repair + Remodel Res.</u>			

Layout	Framing	12-27-79	Final	Commercial
Foundation	Floor joist size & o.c.	Bldg. Conn.		Parking
Front setback	ceiling joist size & o.c.	Room Vent.	<u>Complete</u>	Exits
Total & Min. side yard	stud size & o.c.	Stairs	<u>No</u>	Exit lights
Side St. Yard		Rails	<u>No</u>	Fences
		Attic Vent.	<u>Attic</u>	Corridors
		Insulation	<u>Attic</u>	
Type Const.	W. Insulation	Hood Vent.	<u>Attic</u>	
Spec. Permit #	Sheetrock	Glass		
BOA	Commercial Sheetrock	Deadbolts		
	Occup. Sep.	Fireplaces		
	Thru out			

Owner: JUAN SALAZAR Contractor: Forrest Hill Const Co

Austin Re development Authority



City of Austin

BID 2005 JUNE 77

Clerk Rubina Date 9-4-79

Building permit for house remodel, 9/4/1978.

OWNER <u>Juan Salazar</u>		ADDRESS <u>2511 E 4th St</u>	
PLAT <u>387</u>	LOT <u>17</u>	BLK. <u>1</u>	
SUBDIVISION <u>Chernosky Sub</u>			
OCCUPANCY <u>res</u>			
BLDG. PERMIT # <u>185338</u>	DATE <u>9-4-79</u>	OWNERS ESTIMATE	<u>6,000.00</u>
CONTRACTOR <u>Forrest Hill Const Inc</u>		NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
Repair and remodel res.			

Building permit for house repairs and remodel, 9/4/1979.

Address: 2511 East 4th St. Permit: 193305 Plat: 387

Lot: 17	Block 1	Subdivision: Chernosty	RR
	Outlot		

Fire Zone:	3	Use Dist. B. 2	Occupancy: Room to exist res + Acc. Bldg
------------	---	----------------	--

6-23-84		Layout	Framing	Final	Commercial
Foundation	Cont.	Floor joist		Bldg. Conn.	Parking
Front setback	Utility	size & o.c.		Room Vent.	Exits
Total & Min.	5	ceiling joist		Stairs	Exit lights
side yard		size & o.c.		Rails	Fences
Side St. Yard		stud size		Attic Vent.	Corridors
		& o.c.		Insulation	
Type Const.		W. Insulation		Hood Vent.	
Spec. Permit #		Sheetrock		Glass	
BOA		Commercial Sheetrock		Decks	
		Occup. Sep.		Fireplaces	
		Thru out			

Owner: Guadalupe Salazar

Contractor:

Pentag 5-6.80



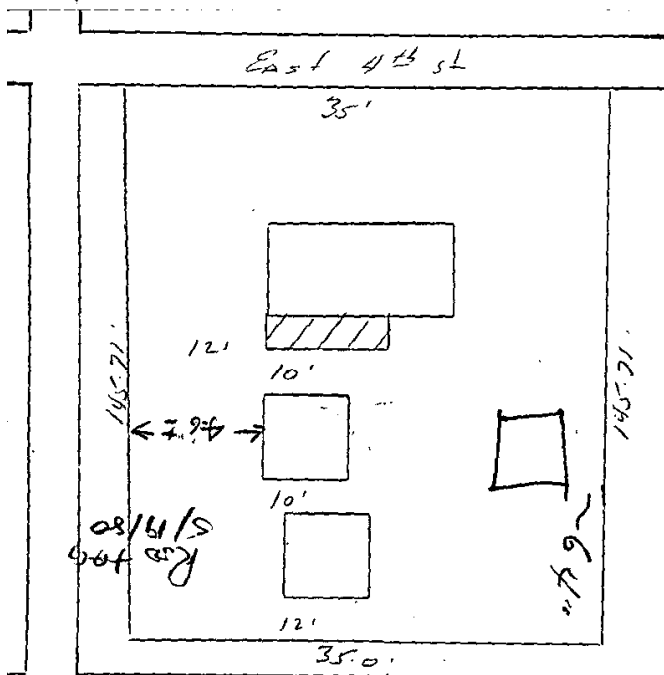
City of Austin

Clerk//

Date 3-21-80

BID 2005 JUNE 77

Address:



Inspector:

OWNER	Guadalupe Salazar	ADDRESS	2511 E. 4th St.
PLAT	387	LOT	17
		BLK.	1
SUBDIVISION	Chernosky		
OCCUPANCY	Addn to res/		
BLDG. PERMIT #	193305	DATE	3-25-80
		OWNERS ESTIMATE	300.00
CONTRACTOR	Same	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
	Addn to res & acc bldg.		
	252 sq.ft.		

Building permits issued to Guadalupe Salazar for an addition and new accessory buildings, 3/21/1980 and 3/25/1980.