

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 27, 2018**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2018-0385**  
**1604 AND 1604-B E. 4<sup>TH</sup> STREET**

## **PROPOSAL**

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Demolish two houses: a ca. 1926 front house and a ca. 1940 rear house.

## **ARCHITECTURE**

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The front house is a one-story, rectangular-plan, pyramidal hipped-roof board-and-batten house with a partial-width inset porch on square wood posts; single 1:1 fenestration. The rear house is a one-story, rectangular-plan, front-gabled, modified Cumberland-style duplex house with a partial-width shed-roofed independent porch on plain square wood posts; single 1:1 fenestration.

## **RESEARCH**

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The front house dates from around 1926; the rear duplex dates from the winter of 1939-1940. Both houses are located across the street from the historic home of Mount Olive Missionary Baptist Church, an African-American congregation, and both had tenants tied to the identity of the neighborhood as an African-American and Mexican-American area of the city. The earliest tenants of the front house were a Mexican-American couple, Ricardo and Maria Santa Ana. Ricardo Santa Ana was a farm laborer in Bastrop and Caldwell counties, Texas before moving into this house. He and Maria lived here until around 1928. The tenants of the front house then seem to have alternated between African-American and Mexican-American families; very few had occupations listed in the city directories of the time.

Around 1936, the property was purchased by Sam Azar and his Syrian-born wife, Latifa, as a rental property. In the winter of 1939-1940, they constructed the rear house as a duplex, and continued to rent out all the units on the property. Their tenants included more Mexican-American and African-American families; Grace Beams, an African-American employee of Sam Azar at his Hong Kong Café on E. 6<sup>th</sup> Street, was the renter of the front house in the late 1940s. The longest-term tenants were Otis and Beulah Craft, who lived here from around 1950 to around 1962. Otis Craft had a variety of jobs, including construction worker, laborer, and elevator operator.

## **STAFF COMMENTS**

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Both houses are listed in the East Austin Historic Survey (2016); neither was recommended for designation or for inclusion in a potential historic district.

Staff has evaluated the houses for designation as historic landmarks, and has determined that the front house may have architectural significance as a vernacular board-and-batten rent house, but does not retain sufficient integrity or historical significance to warrant individual designation as a historic landmark. The back house has no architectural or historical associations worthy of commemoration with a landmark designation, as defined in City Code:

- a. **Architecture.** The front house is a small, board-and-batten frame house which was once very common in blue-collar neighborhoods in the city, and still remain in sufficient number in other sections of East Austin (primarily north of 7<sup>th</sup> Street). The back house is a frame duplex with double front doors that approximate the Cumberland Style but are off-center in a way that defies the

typical configuration of the style. Neither house exhibits any features of architectural distinction.

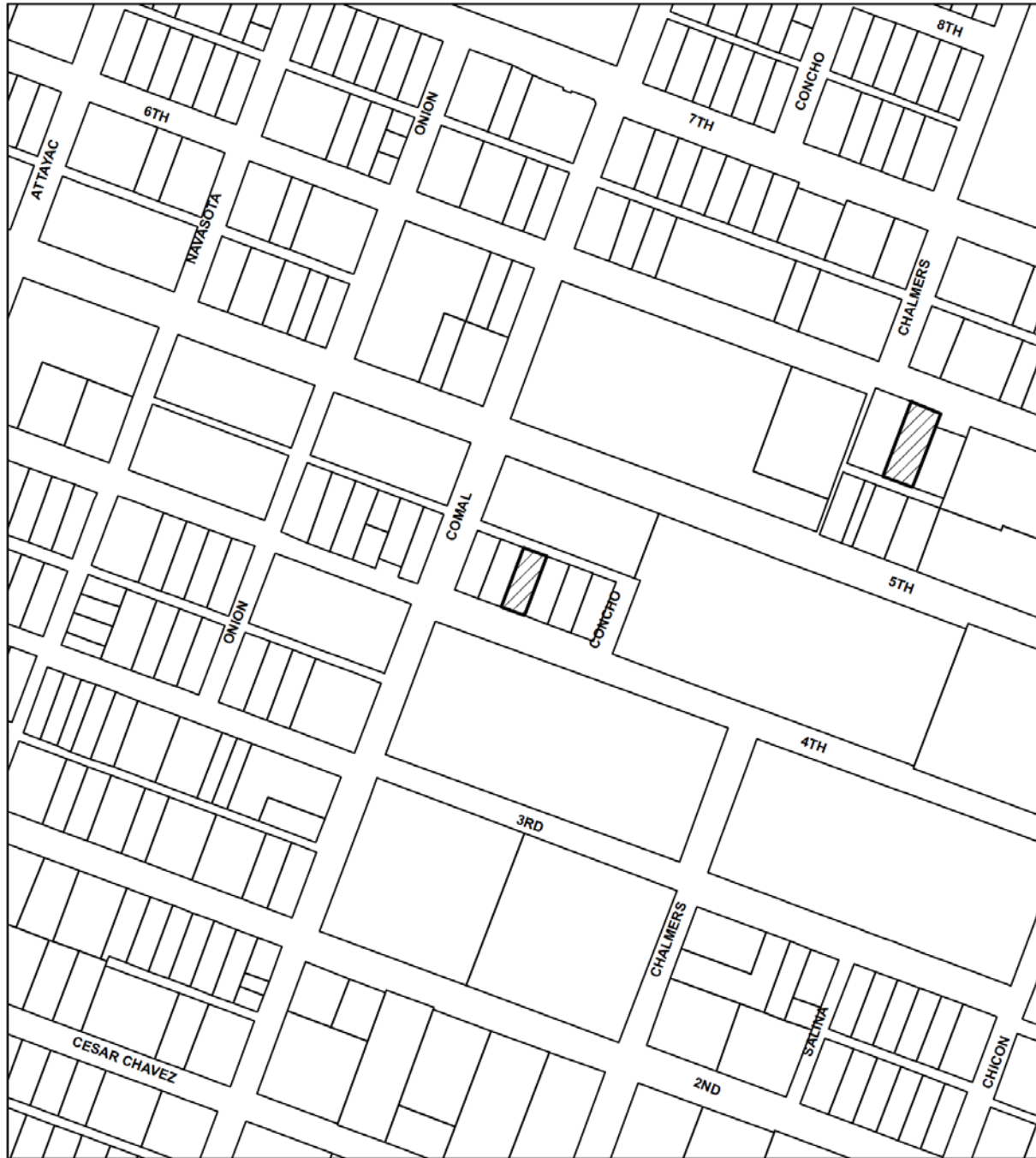
- b. **Historical association.** Both houses were rental properties with a high turnover of tenants over the years. Both houses had Mexican-American and African-American tenants. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic 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 re-use, then relocation over demolition, but release the permit upon 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. These houses do not meet the criteria for individual designation as historic landmarks.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2018-0385

LOCATION: 1604 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.





1604 E. 4<sup>th</sup> Street  
Front house, ca. 1925



Rear house, ca. 1940







## OCCUPANCY HISTORY

### 1604 and 1604-B E. 4<sup>th</sup> Street

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 August, 2018

1992	A:	Timothy W. and Anita Disney, owners Taxi driver
	B:	Judy Morgan, renter Retired NOTE: The directory indicates that Judy Morgan was a new resident at this address
	C:	Margareto Carmona, renter Retired
1985-86	A:	Maria B. Castro, renter Retired
	B:	Kevin S. Fleming, renter No occupation listed
	C:	Margareto Carmona, renter No occupation listed
1981		Maximino and Maria B. Castro, renters Laborer NOTE: No other units are listed in the directory.
1977		Maximino and Maria B. Castro, renters Laborer

NOTE: The directory indicates that Maximino and Maria B. Castro were new residents at this address.

NOTE: No other units are listed in the directory.

- 1973 Maximino and Maria B. Castro, renters  
No occupation listed  
NOTE: No other units are listed in the directory.
- 1968 Vacant  
NOTE: No other units are listed in the directory.
- 1964 A: Manuel and Refugia N. Escalante, renters  
No occupation listed  
B: Vacant
- 1959 Otis and Beulah M. Craft, renters  
Laborer  
NOTE: No other units are listed in the directory.
- 1955 Otis and Beulah M. Craft, renters  
Elevator operator, Scarbrough Building.  
NOTE: No other units are listed in the directory.
- 1953 Otis and Beulah M. Craft, renters  
Construction worker  
½: No return
- 1949 Grace Beams, renter  
Cashier, Hong Kong Café, 717 E. 6<sup>th</sup> Street.  
NOTE: The Hong Kong Café was owned by Sam Azar, who was a long-time owner of this property; he built the rear house in 1939-1940; building permits as late as 1969 reference him as the owner of this property.  
NOTE: Otis and Beulah M. Craft are listed at 1606½ E. 4<sup>th</sup> Street; he was a laborer for Home Mix Feed Company, wholesale and retail feed, grain, seed, remedies, 102-06 W. 2<sup>nd</sup> Street.  
½: Emory and Katy M. Williams, renters  
Warehouseman, Gugenheim-Goldsmith, wholesale fruit and produce, wholesale beer and whiskey, 410 E. 3<sup>rd</sup> Street.
- 1947 Grace Beams, owner  
Waitress, Hong Kong Café, 717 E. 6<sup>th</sup> Street.  
NOTE: No other units are listed in the directory.
- 1944-45 Henry and Eliza J Scott, renters  
Garage attendant, J.C. Bryant Creamery Company, 500 Colorado Street.  
NOTE: Henry and Eliza J. Scott are listed at 1604 E. 3<sup>rd</sup> Street in the alphabetical section of the directory.  
NOTE: No other units are listed in the directory.
- 1942 Amado Gomez, renter  
No occupation listed  
NOTE: No other units are listed in the directory.
- 1941 Leslie C. and Lucille Wagner, renters

Plumber

NOTE: No other units are listed in the directory.

1939

Lee Bishop, renter  
Laborer

NOTE: No other units are listed in the directory.

1937

Lee and Susie Bishop, renters  
No occupation listed

NOTE: No other units are listed in the directory.

1935

Lucille Ricks, renter  
No occupation listed

Melvin and Rowena Lytle, renters  
No occupation listed

1932-33

Morris and Margaret Woods, renters  
No occupation listed

NOTE: No other units are listed in the directory.

1930-31

Jose and Maria Marcial, renters  
No occupation listed

NOTE: No other units are listed in the directory.

1929

Frank and Mary Burris (colored), renters  
Truck driver, Independent Oil Company, 411-15 Comal Street.

NOTE: No other units are listed in the directory.

1927

Ricardo and Maria Santa Ana, renters  
No occupation listed

NOTE: No other units are listed in the directory.

1924

The address is not listed in the directory.

NOTE: Ricardo and Maria Santa Ana are not listed in the directory.

### **BIOGRAPHICAL NOTES:**

#### **Ricardo and Maria Santa Ana (ca. 1925 – ca. 1928)**

The 1920 U.S. Census shows Ricardo and Maria Santa Ana living in a rented farmhouse in Bastrop County, Texas. Ricardo Santa Ana was 21, had been born in Texas to Mexican-born parents, and was a farmer. Maria Santa Ana was 18, had been born in Texas to Mexican-born parents, and had no occupation listed. They had 2 daughters: Eliza, 1; and Isabel, an infant. Both girls had been born in Texas.

His 1918 World War I draft registration card shows that Ricardo Santono [sic] was living at Cedar Creek in Bastrop County. He was born in 1899 and was a resident alien. He was a farm laborer for a farm near Lockhart, Texas. His nearest relative was his wife, Maria Aleman Santana. He was tall with a medium build and brown eyes and black hair.

#### **1930 U.S. Census**

The 1930 U.S. Census shows Katrina Rayell and 5 children as the renters of this house. Katrina Rayell was 32, had been born in Mexico, and was a laundress at home. Her children, all of whom had been born in Texas, were Eugenia, 13; Alfredo, 12; Anita, 10; Guadalupe, 7; and Domingo, 6.

Also at this address were Joe and Mary Marcial, both of whom had been born in Mexico. Joe Marcial was a 32-year old truck driver for the State Highway Department. Mary Marcial, 33, had no occupation listed.

#### **1940 U.S. Census**

The 1940 U.S. Census shows Leslie Carl Wagner and his wife, Lucille as the renters of the front house and Jessie and John Esther Donovan as the renters of one side of the back duplex and Sam and Frances Wells as the renters of the other side of the back duplex. Leslie Carl Wagner was white 34 years old, and a Texas-born plumber for an electrical company. Lucille Wagner was white, 35, had been born in Texas, and had no occupation listed. In the back duplex, Jesse and John Esther Donovan were African-American. He was 26, had been born in Texas, and had no occupation listed. She was 21, had been born in Texas, and was a maid for a private family. On the other side of the duplex were Sam and Frances Wells. He was a 41-year old Texas-born independent truck driver; she was 24, had been born in Texas, and was a cook at the School for the Deaf (most likely the school for African-American deaf children out on Bull Creek Road).

#### **Otis and Beulah Mae Craft (ca. 1950 – ca. 1962)**

Otis Craft appears in the 1940 U.S. Census as the 17-year old son of Sam and Emma Craft, who rented their home at 1706 E. 5<sup>th</sup> Street in Austin. Otis was born in Texas and had no occupation shown in the census report. He was the oldest of Sam and Emma's 3 children listed. Sam Craft, 62, was born in Texas, and had no occupation listed. Emma Craft, 54, had been born in Texas and was a laundress at home. No other family member had an occupation listed. Sam and Emma Craft also had 4 of their grandchildren living in the house, none of whom had the last name of Craft.

**CRAFT, Otis, 60, 1121  
Map St., died Tuesday. Ser-  
vices 11 a.m. Saturday at  
Fontaine Memorial Baptist  
Church. Burial, Evergreen  
Cemetery. (King-Tears)**

Death notice for Otis Craft  
Austin American-Statesman, September 2, 1983





Beulah Mae Craft was born Feb.13, 1927 in Austin, Texas to the late Wiley Moore and Mary Ella Hawkins. She attended the Austin Public School System and was a homemaker. Services will be held May 18th at Fontaine Memorial Baptist church. Burial in Evergreen Cemetery.

*Information from the Find-A-Grave website. Similar information was published in the Austin American-Statesman, May 14, 2006*

**Sam and Latifa Azar, the owners of this property from around 1936 at least through the late 1960s.**

Sam G. and Latifa Azar appear in the 1940 U.S. Census as the owners of a house worth \$1,300 at 1007 E. 7<sup>th</sup> Street in Austin. Sam G. Azar was 40, had been born in Texas, and was the operator of a beer garden. Latifa Azar was 40, had been born in Syria, and was an assistant at the beer garden. They had 2 children: Gladys, 17; and George, 13. Both children had been born in Texas, and neither had an occupation shown. The Azar family lived in Brenham, Texas in 1935. As an aside, the Azar family lived next door to another Lebanese family, Fred and Isabel Jabour, who for many years operated Freddie's Place a beer tavern on E. 6<sup>th</sup> Street. At the time of the 1940 census, however, Fred Jabour was a 25-year old clerk in his father's dry goods business.

Latifa Azar died in 1946 from Hodgkins' Disease. She was born in 1903 in Syria, and her race is listed as "Syrian" on her death certificate. She was living at 1007 E. 7<sup>th</sup> Street in Austin at the time of her death, and was a housewife.

Sam Azar's 1978 death certificate shows that he was living at 5003 Wasson Road at the time of his death. He was born in 1898 in Houston, Texas, and was the owner of a restaurant.

### **MRS. LAITFA AZAR**

Mrs. Laitfa Azar died at a local hospital Saturday afternoon. She is survived by her husband, Sam George Azar; one daughter, Miss Gladys Azar; one son, George Azar, all of Austin; and one sister, Mrs. Louis Kaleel of Houston.

The body is at Cook Funeral Home pending completion of funeral arrangements.

Obituary of Latifa Azar  
Austin American-Statesman, November 10, 1946

**AZAR:** Funeral services for Mrs. Laitfa Azar were held from Cook Funeral Home Monday at 2:30 p. m. and at the St. Elias Church at 3 p. m. with the Rev. James Rottle officiating. Burial was in Memorial Park. Pallbearers were Sam Attal, John Nicholas, Victor Gillett and William Dagar.

Funeral story for Latifa Azar  
Austin Statesman, November 11, 1946

**AZAR, Sam, 79, 5003 Wasson Road, died Friday. Services 1:30 p.m. Sunday at Wilke-Clay Funeral Home. Burial, Forest Oaks Memorial Park. Survivors: wife, Mrs. Gracie L. Azar of Austin; daughter, Gladys Azar of Austin; brother, Mike Azar of Houston; four grandchildren.**

Obituary of Sam Azar  
Austin American-Statesman, August 19, 1978

## SANITARY SEWER SERVICE PERMIT

No. 104127

Austin, Texas

Received of owner Date 4/18/1931  
 Address 1604 E. 4th.  
 Amount Twelve Dollars \$ 12.00  
 Builder or Owner W.E. Long Plumber \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ Plat No. \_\_\_\_\_

Date of Connection <u>4/23/1931</u>	No. Fittings Pipe Pipe Wyes Bends Reducers Plugs Sand Gravel Remix Stoppers Castings Other Labor:
By City _____	
By Plumber _____	
Checked By <u>Boatright</u>	
Size Main <u>6"</u> Depth <u>8½'</u>	
Main Assign. <u>in St., 23' from PL</u>	
Stub Depth _____ Prop. Line _____	
Stub Location _____	
Book No. <u>A-258</u>	
Paving Cut _____ No. _____	

Sewer service permit for this address (1931)

Sam Azot

1604-E. 4th St.

23                      -                      1                      3                      -

box res. (duplex)

296n - 11-27-39

4

Tan on lot

Building permit to Sam Azar [sic] for the construction of a rear duplex (1939)

# WATER SERVICE PERMIT

Austin, Texas.

Nº 17136

Sec. 23

Received of ..... Sam Azar

Date Feb 14, 1940

RECEIVED OF ..... 1604 E 4th

Amount Two and 50/100 - - - -

\$ 2.50

Plumber	Self
1	1
2	2
3	3
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100	100

### ...Size of Tap



Date of Connection 2-25-40

Size of Tap Made .....

Size Service Made .....

Size~Main Tapped .....

From Front Prop. Line to Curb Cock.....7

From  Prop. Line to Curb Cock  .....

Location of Meter 6.1259

Type of Box .....

Depth of Main in St. ....

Depth of Service Line .....

From Curb Cock to Tap on Main .....

Checked by Engr. Dept. 3-15-40

**DENVER**

Water service permit to Sam Azar for this address (1940)

# WATER SERVICE PERMIT

Austin, Texas

**Nº 17891**

Sec. 23

Received of

Address 1604 E 21st St

Amount

Plumber

Date of Connection 8-13-40

Size of Tap Made 3/4

Size Service Made 3x

Size Main Tapped ..... 6"

*From Front Prop. Line to Curb Cock.....*

From E Prop. Line to Curb Cock ..... 9

Location of Meter South

Type of Box Loose.....

Depth of Main in St. 30'

Depth of Service Line 30"

From Curb Cock to Tap on Main 22'

Checked by Engr. Dept. 9-19-40

INDEXED

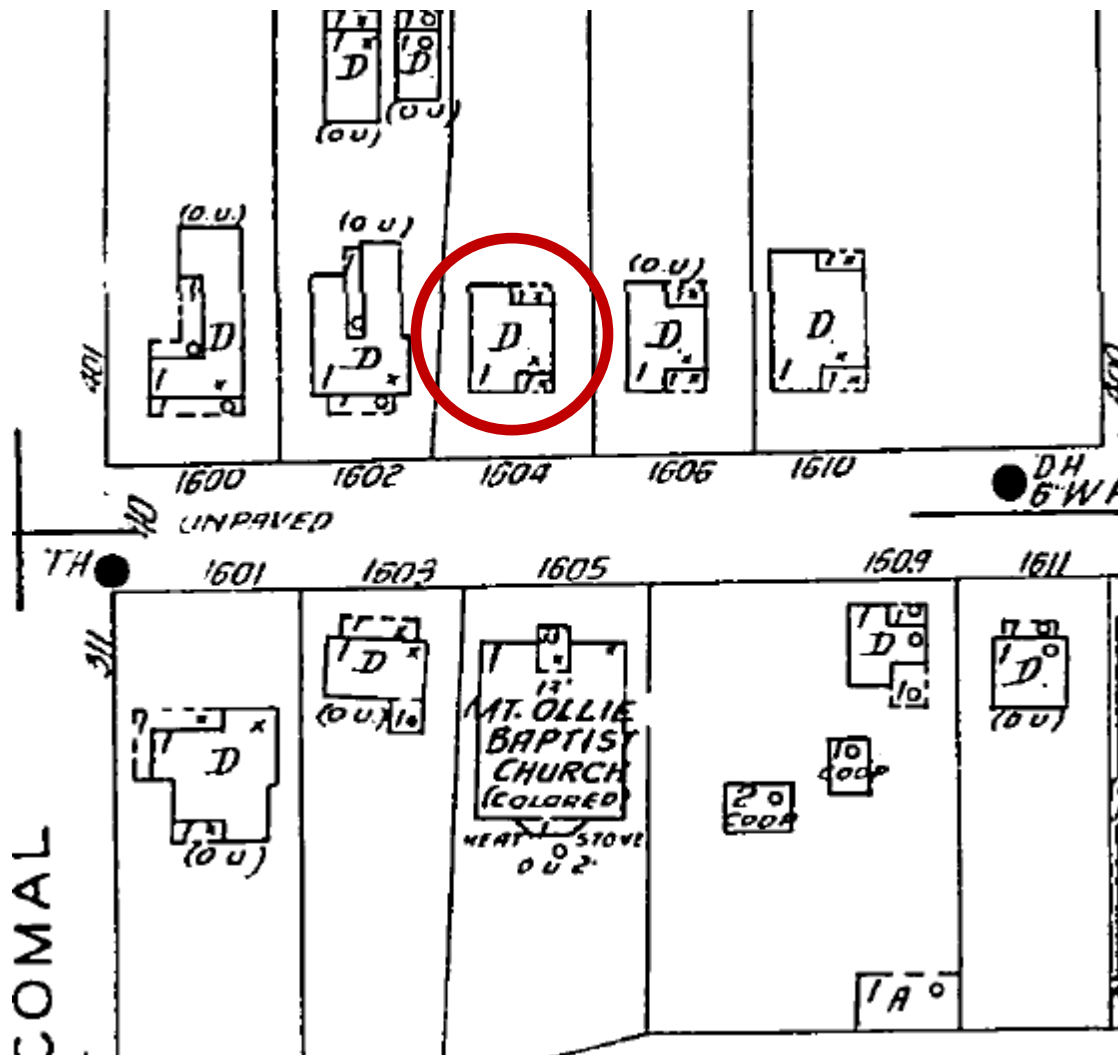
Water service permit for the rear house on this site (1940)

Replaces TAP 17887

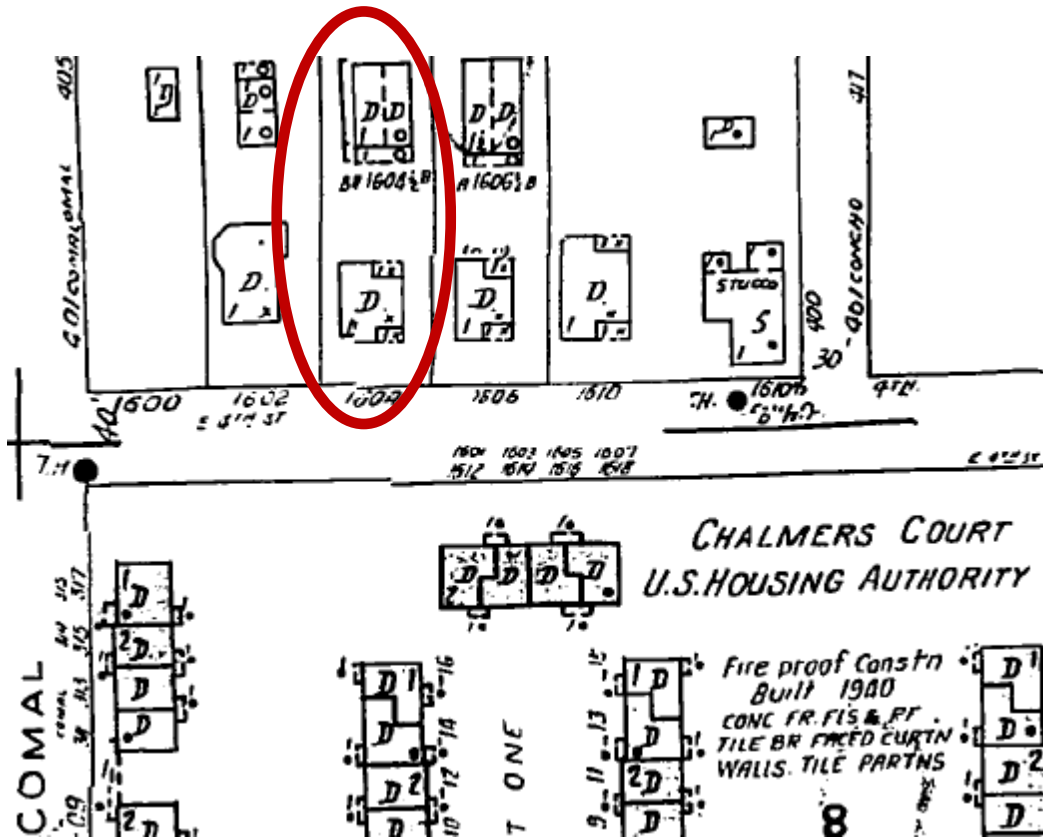
OWNER Sam C. Azar                      ADDRESS 1604 East 4th Street front  
PLAT 23                      LOT 3                      BLK 1  
SUBDIVISION William Frazier  
OCCUPANCY Residence  
BLD PERMIT # 111629                      DATE 2-20-69                      OWNERS ESTIMATE \$800.00  
CONTRACTOR owner                      NO. OF FIXTURES -  
WATER TAP REC # Exist                      SEWER TAP REC # Exist  
 Repair and remodel frame res and bring to min stdrs.  
 Building permit to Sam Azar to repair and remodel the front house (1969)

OWNER Sam C. Azar                      ADDRESS 1604 East 4th Rear  
PLAT 23                      LOT 3                      BLK 1  
SUBDIVISION William Frazier  
OCCUPANCY Residence  
BLD PERMIT # 111630                      DATE 2-20-69                      OWNERS ESTIMATE \$700.00  
CONTRACTOR owner                      NO. OF FIXTURES --  
WATER TAP REC # Exist                      SEWER TAP REC # Exist  
 Repair and remodel res and bring to min stdrs.  
 Building permit to Sam Azar to repair and remodel the rear house (1969)





The house appears on the 1935 Sanborn map; the original home of the Mount Olive Missionary Baptist Church was located across the street on what is now the Chalmers Courts housing project.



The house appears on the 1962 Sanborn map along with the ca. 1939 duplex built by Sam Azar as the rear house on this property.