

HISTORIC LANDMARK COMMISSION
 SEPTEMBER 24, 2018
 DEMOLITION AND RELOCATION PERMITS (PARTIAL)
 HDP-2018-0498
 610 W. Elizabeth Street

PROPOSAL

Construct a 2-story rear addition; replace windows.

ARCHITECTURE

One-story, rectangular-plan, hip-roofed house built in the Classical Revival style with wood or hardiplank siding, 1:1 vinyl-sash windows, and a corner porch.

PROJECT SPECIFICATIONS

The proposed project includes the following work:

- 1) Removal of the rear wall of the house and construction of a two-story addition. The addition is proposed to be capped with a hipped roof, clad in wood siding to match existing, and include 1:1 composite-sash windows. It will have a footprint of 497 square feet and be set back approximately 40 feet on the first floor and 27 feet on the second floor.
- 2) Replacement of existing vinyl-sash windows with composite-sash windows.

RESEARCH

610 W. Elizabeth Street was constructed for J. H. Cabaniss (or Cavaness) between 1920 and 1929. Louis and Pauline Cazares were the longest-term owners, occupying the house from about 1949 until at least 1992. Louis was a Mexican immigrant who owned and managed a liquor store and also worked as a barber.

The house appears to retain its historic form. A rear addition was constructed in 1956, and the house was remodeled in 1978.

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 more than 50 years old.
- 2) The building retains a moderately 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 a good example of the Classical Revival style in a simplified form, but does not appear to possess architectural distinction.
 - b. **Historical association.** Louis and Pauline Cazares lived in the house for at least forty years. 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

Release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: HDP-2018-0498
610 W. ELIZABETH STREET

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 (south) façade of 610 W. Elizabeth Street.

Occupancy History

Completed by Historic Preservation Office staff
September 2018

- | | |
|---------|--|
| 1927 | Address not listed |
| 1929 | U. V. and Mamie Ives
Helper, City Garbage Department |
| 1932-33 | John H. and Sarah M. Clark
Stone cutter, Anton Stasswender |
| 1935 | Samuel B. and Esther Hansell
Yardman, Texas School for the Deaf |
| 1939-41 | John H. and Sarah M. Clark
Yardman, State School for the Deaf |
| 1944 | Claude A. and Roxie Pemberton and 3 children
No occupation listed |
| 1949-62 | Louis G. and Pauline A. Cazares, owners |

Louis G. Cazares Package Store Liquor (705 E. 6th Street; 1949); barber, no place of employment listed (1952); East Side Barber Shop (1915 E. 1st Street, 1955-62); Manager, J. C. Package Store (1112 E. 6th Street, 1959-62).

1968-92 Pauline A. Cazares, owner (widow Louis G.)
Retired

Background Research

Louis Gonzales Cazares was born in 1899 in Saltillo, Mexico, immigrating to the U.S. via Laredo as a small child in 1902. By 1930, he and his family were living in Austin on E. 7th Street, and he was working as a barber. He died in 1965 in Austin.

Notice is hereby given in accordance with the provisions of the Texas Liquor Control Act that Star Delivery is making application with the Texas Liquor Control Board for a change of address permit from 705 East 6th to 709½ East 6th Street in the city of Austin, County of Travis, Texas.

Star Delivery
Louis G. Cazares.

Public notice regarding liquor license, Austin Statesman 11/22/1949.

LOUIS CAZARES

Requiem mass for Louis Cazares, 66, of 610 W. Elizabeth, will be offered Thursday at 9:30 a.m. at San Jose Catholic Church with Rev. Joseph Houser, officiating.

Rosary will be recited at 7:30 p.m. Wednesday at Mission Funeral Home. Burial will be in Assumption Cemetery.

Survivors include his widow, Mrs. Pauline Cazares; six sons, John Cazares, Oscar Cazares, Robert Cazares, Louis Cazares, all of Austin, Edward Cazares of Houston and Solero Cazares of San Antonio; a daughter, Miss Mary Lou Cazares of Austin and 19 grandchildren.

Obituary, Austin Statesman 2/24/1965.

Not much information was located about Pauline A. Cazares. She was born in 1903 in Texas and married Louis Cazares around 1922. The couple had seven children. Pauline died in 1998 in Austin.

Building Permits

Connecting Charge \$ 1200 No 9610
Application for Sewer Connection.
 Austin, Texas, 8/18/20 193
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas.
 Sir:-
 I hereby make application for sewer connection and instructions on premises
 owned by J. H. Cabaniss
 at 610 Palmyra Street
 which place is to be used as a residence
BK 3
 In this place there are to be installed 2 fixtures.
 I agree to pay the City Sewer Department the regular ordinance charge.
 Respectfully, J. H. Cabaniss
 Location of Public Sewer Under in Street R.R.
 Stub Out 8-21-30
 Connected OK 193 8-21-30
 Size of Main 4 inches He located
 Size of Service Four inches 1" W GELL
4 Feet Deep July 1931
26 Feet from Property Line in St
 Feet from Curb Line
 Inspected by Lohe Clouid
 Connection made by E. D. Johnson
 RICHARDS-AUSTIN 1-18-31

Sewer connection permit issued to J. H. Cabaniss, 8/18/1920.

Louis Casarez **610 West Elizabeth**
117 21 3
South Heights
Frame add. at rear of residence
64171 7-10-56 300.00
Owner

Building permit issued for a rear addition to Louis Casarez [sic], 7/10/1956.

OWNER Casares Residence		ADDRESS 610 W. Elizabeth	
PLAT 117	LOT 21	BLK. 3	
SUBDIVISION South Heights			
OCCUPANCY			
BLDG. PERMIT # 174874		DATE 7-27-78	OWNERS ESTIMATE 7,100
CONTRACTOR The Problem Solvers		NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
Remodel and repair exist res			

Building permit issued to The Problem Solvers for remodeling and repairs, 7/27/1978.

Address: 610 West Elizabeth		Permit: 174874		Plat: 117	
Lot: 21		Block 3		Subdivision:	
		Outlot		South Heights	
Fire Zone: 3		Use Dist. A-1st		Occupancy: Remodel & Repair Res	
7-28-78		Layout		Framing	
Foundation		Floor joist size & o.c.		Bldg. Conn.	
Front setback		ceiling joist size & o.c.		Room Vent.	
Total & Min. side yard		stud size & o.c.		Stairs	
Side St. Yard				Rails	
				Attic Vent.	
				Insulation	
				Hood Vent.	
Type Const.		W. Insulation		Glass	
Spec. Permit #		Sheetrock		Deadbolts	
BOA		Commercial Sheetrock		Fireplaces	
		Occup. Sep.			
		Thru out			
Owner: Casares Res				Contractor: The Problem Solvers	
				no inspection collect fee	
BID 2005 JUNE 77		City of Austin		Clerk Rosen Date 7-27-78	
				Address:	

Inspection card for remodeling and repairs, 7/27/1978.

Lot 21	Certificate Of Occupancy No. 89188 DEPARTMENT OF BUILDING INSPECTION City of Austin, Texas	Permit # 174874
Block 3		Zoning A
Subdv. South		Plat 117
THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED BELOW HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED.		
Address 610 W. Elizabeth		
Use Remodel and repair .		
Owner of Land Cazars Res.		
Owner of Improvements _____ Address _____		
Contractor The Problems Solvers Address _____		
Plumber A. Parks No. of Gas Meters 1		
Remarks _____		
Date 5-8-79 By RV		
BUILDING OFFICIAL BID #2008 OFFICE COPY		

Certificate of occupancy issued to The Problems Solvers [sic], 5/8/1979.