

HISTORIC LANDMARK COMMISSION
OCTOBER 26, 2020
DEMOLITION AND RELOCATION PERMITS
HDP-2020-0412
1205 TAYLOR STREET

PROPOSAL

Demolish a ca. 1933 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame house with a central entry with a front-gabled entry hood on brackets; single 1:1 fenestration; rectangular-plan, shed-roofed frame addition to the left of the principal block.

RESEARCH

The house appears to have been built around 1933 but was vacant until around 1936, when it was rented by Percy W. ("Pete") Combs and his wife, Vera. Combs was the proprietor of a liquor store on E. 5th Street, but later apparently went to work as a proofreader for the Austin American-Statesman newspaper. He and Vera lived here until around 1943. The house had a series of short-term renters from then until around 1965, when it was purchased by Andrew and Sarah Cuevas, who lived here at least through the early 1990s. Andrew Cuevas was a mechanic for the Post Office garage; Sarah Cuevas was a seamstress for two ladies' clothing stores in Austin.

STAFF COMMENTS

The house was recommended as contributing to a potential historic district in the East Austin Cultural Resources Survey (2016), but that historic district is enormous, encompassing much of this area of the city. Staff believes there is a viable historic district for just Taylor Street, and if that were ever designated, this house would be contributing to it.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a simple 1930s frame house typical of blue collar areas of the city; the house has had a number of modifications, including a carport addition and other addition that appear to almost double the size of the house. The modifications to the house outside of the historic period disqualify it for designation as an individual landmark.
- b. **Historical association.** The house relates the social history of East Austin, in that it was occupied by Anglo families until the mid-1950s, when Mexican-American families were listed as renters, and finally, purchased by a Mexican-American couple, Andrew and Sarah Cuevas, who lived here from around 1964 onward. Apart from this large trend that is true throughout East Austin, 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

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. While this house would definitely be contributing to a potential Taylor Street Historic District, it does not meet the criteria for individual designation as a historic landmark.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2020-0412
 LOCATION: 1205 TAYLOR STREET

1" = 117'

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.



1205 Taylor Street
ca. 1933



OCCUPANCY HISTORY 1205 Taylor Street

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2008

1992	Andrew and Sarah Cuevas, owners Retired
1987	Andrew A. and Sarah Cuevas, owners Retired
1981	Andrew V. and Sarah Cuevas, owners Mechanic, Post Office garage
1975	Andrew V. and Sarah Cuevas, owners Mechanic, Post Office garage
1968	Andrew and Sarah Cuevas, owners Mechanic, Post Office garage
1962	Jose and Janie Gutierrez, owners Helper, Lone Star Meat, wholesale meats, 1717 East Avenue.

1957	Jesse and Josephine Salazar, renters Waiter, El Matamoros Restaurant, 504 East Avenue.
1953	Henry F. and Lillie Sellers, renters Painter
1949	William B. and Bernice Shaver, renters Driver
1947	Wallace Tidwell, renter
1944-45	Wallace and Lorene Tidwell, renters No occupation listed
1941	Percy W. and Vera Combs, renters Proprietor, Pete's Place, liquors, 108 E. 5 th Street.
1939	Percy W. and Vera Combs, renters Proprietor, Pete's Place, liquors, 116 E. 5 th Street.
1937	Percy W. and Vera Combs, renters Proprietor, Pete's Place, liquors, 116 E. 5 th Street.
1935	Vacant
1932-33	Vacant
1930-31	The address is not listed in the directory.

BIOGRAPHICAL NOTES:

Percy W. and Vera Combs (ca. 1936 – ca. 1942)

The 1940 U.S. Census shows this house rented by Percy W. and Vera Combs. Percy Combs was 38, had been born in Michigan, and owned a package store. Vera Combs was 28, had been born in Texas, and had no occupation listed. With them lived Vera's son, James A. Parten, Jr., 11, who had been born in Texas.

His 1942 World War II draft registration card shows that he was living at 2003 La Casa Drive in Austin. He was born in Detroit, Michigan in 1901 and was self-employed at 108 E. 5th Street in Austin, which corresponds to the address of his liquor store in contemporary city directories. He was 5'-8", weighed 145 pounds, and had a dark complexion with brown hair and brown eyes.

Percy Wilbur Combs was living at 2003 La Casa when he died in 1963. He was born in Detroit, Michigan in 1901 and was a married printer.

Percy W. Combs, 61, With Newspaper, Dies

Percy W. (Pete) Combs, a proofreader with The American-Statesman, died Saturday in an Austin hospital.

Combs, 61, lived at 2003 La-Casa.

Funeral services will be held Monday at 4 p.m. at Wilke-Clay Funeral Home with Rev. Kenneth R. Clark Jr. officiating. Burial will be in Capital Memorial Gardens.

Survivors include the widow;

a daughter, Mrs. J. F. Heiler of Norfolk, Va.; a son, James A. Parten Jr. of Austin; a sister, Mrs. Agnes Kalt of Rochester, Mich.; two brothers, Edward Combs and Charlie Combs of Detroit, Mich.; and nine grandchildren.

Pallbearers will be A. L. Purcell, Charlie J. Birdwell, Willie Eggling, Willie P. Hornberger, Jim Harrey and James Chandler.

Graveside services will be under auspices of Hill City Lodge

No. 456.

Newspaper story on the death of Percy W. Combs
Austin American-Statesman, April 21, 1963

PERCY W. COMBS

Funeral services for Percy W. (Pete) Combs, will be held Monday at 4 p.m. from Wilke-Clay Funeral Home with Rev. Kenneth R. Clark Jr. officiating.

Graveside services will be under the auspices of Hill City Lodge No. 456 A.F.&A.M. Burial will be in Capital Memorial Gardens.

Obituary of Percy W. Combs
Austin American, April 22, 1963



Vera Combs

Vera Combs of Austin, born July 22, 1910, passed away peacefully on Friday, June 21, 2002, at the age of 91.

She was a dear and sweet mother, grandmother and friend who loved flowers and sewing and who gave generously of herself always. We will miss you so much.

Your flowers are still growing sweetly in your backyard and we will remember you with each bloom. Thank you for the hours and hours you spent sewing for others. You dressed so many children with your hands and your heart. We know your rewards in heaven are plentiful.

Vera is survived by her son, James Parten and wife, Geri of Austin; seven grandchildren, Scott, Shelly, Shane, Stacy, Synde, Sherra and Susan; 16 great-grandchildren; and four great-great-grandchildren; step-daughter, Vivian Heiler of Medford, New Jersey; sister-in-law, Velma Hobbs of Austin; and numerous nieces and nephews.

The family will receive friends and relatives Sunday, June 23, 2002, between 4:00 p.m. and 6:00 p.m. at Harrell Funeral Home.

Funeral services will be held at 2:00 p.m., Monday, June 24, 2002, at the First Baptist Church, 901 Trinity in Austin, with Reverend Douglas Keenan and nephew, Reverend Jerry Hobbs officiating. Interment will follow in Capital Memorial Park.

Arrangements by Harrell Funeral Home, Austin, (512) 443-1366

Obituary of Vera Combs

Austin American-Statesman, June 23, 2002

Andrew and Sarah Cuevas (ca. 1964-)

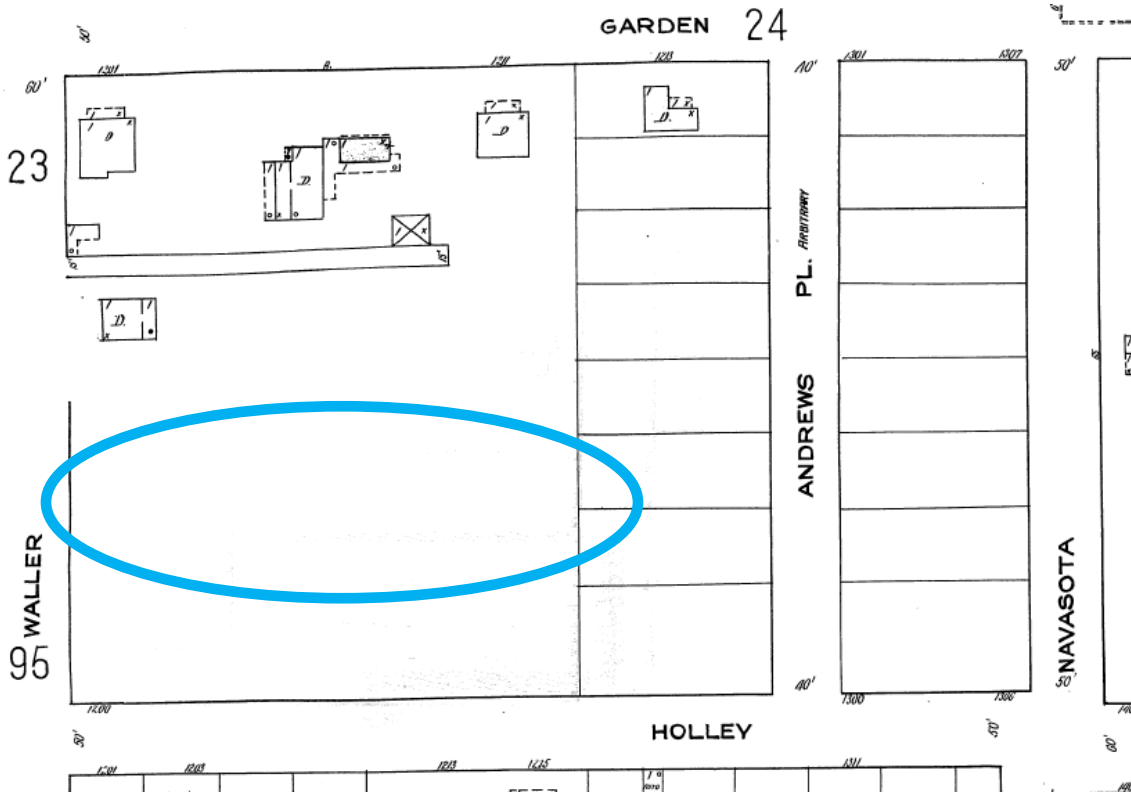
Sarah S. Cuevas April 19, 1916 - Feb. 26, 2009 Sarah S. Cuevas, age 92, of Austin, passed away on Thursday, February 26, 2009 after a brief illness. Born

in Bastrop County to Jose and Leonor Saucedo. Aunt Sarah enjoyed a career as a seamstress for two of Austin's finest stores, Scarborough's and Snyder Chenard's. Aunt Sarah was well known for her hats, a very stylish person and always found the perfect hat to fit the occasion. She was a loving, caring, and giving person, of strong faith, and her love of God was evident based on her devotion to reciting the Holy Rosary daily. She brought many blessing into our lives. She and her husband Andrew were inseparable and enjoyed a marriage of over fifty years. Preceded in death by her parents, brothers Jose, Fred, and Narciso Saucedo, sisters Leonor Garcia, Josie Cavazos, and sister Florene C. Saucedo. Survived by her beloved husband, Andrew; sister-in-law, Georgia Martinez; and numerous nieces and nephews, whom she considered her own. Pallbearers are nephews, Arthur Cavazos, David Cavazos, Fred Saucedo, Gabriel Estrada, Luis Rafael Cuevas, and Louis Cuevas. Honorary pallbearers are nephews, Frank G. Estrada, Gilbert Martinez, Frank Saucedo, Fred J. Casarez, John Cuevas, and David Guerrero. Recitation of the Holy Rosary will be at 7:00 p.m. on Sunday, March 1, 2009 at Mission Funeral Home-Remembrance Chapel, 1615 E. Cesar Chavez. Mass of Christian Burial, Monday at 10:00 a.m. at Our Lady of Guadalupe Catholic Church, 1206 E 9th St.. Interment will follow in Assumption Cemetery.

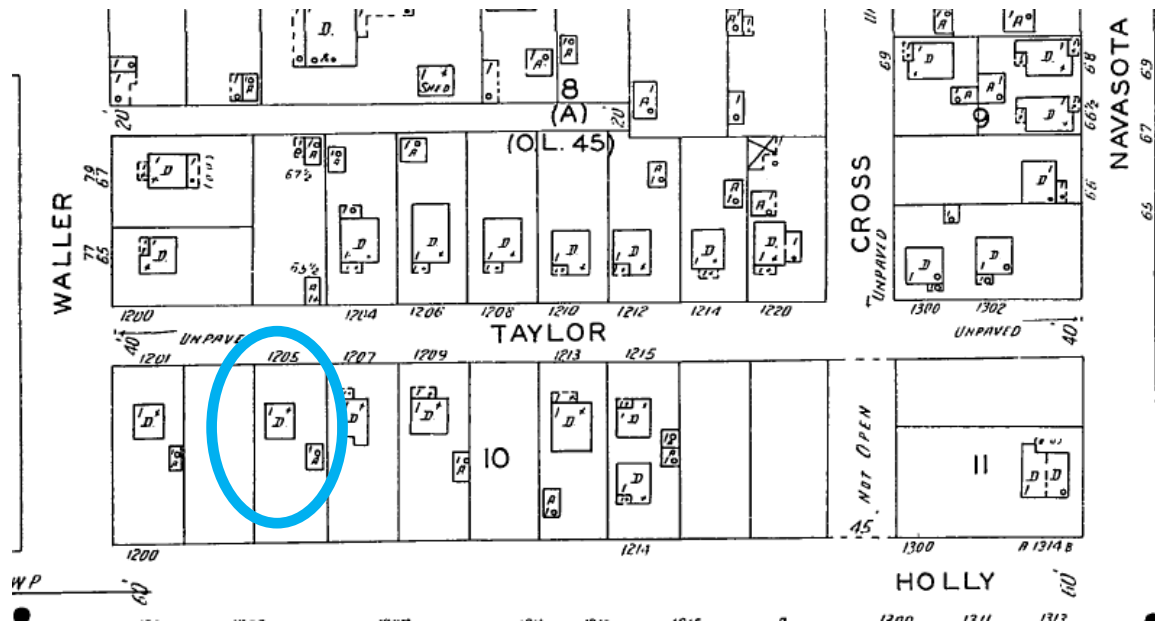
Obituary of Sarah Cuevas
Austin American-Statesman, March 1, 2009

CUEVAS, Andrew
Age 89, of Austin, passed away May 26, 2014. Service May 30, 10 a.m. at Mission Funeral Home Remembrance Chapel, Austin, TX.

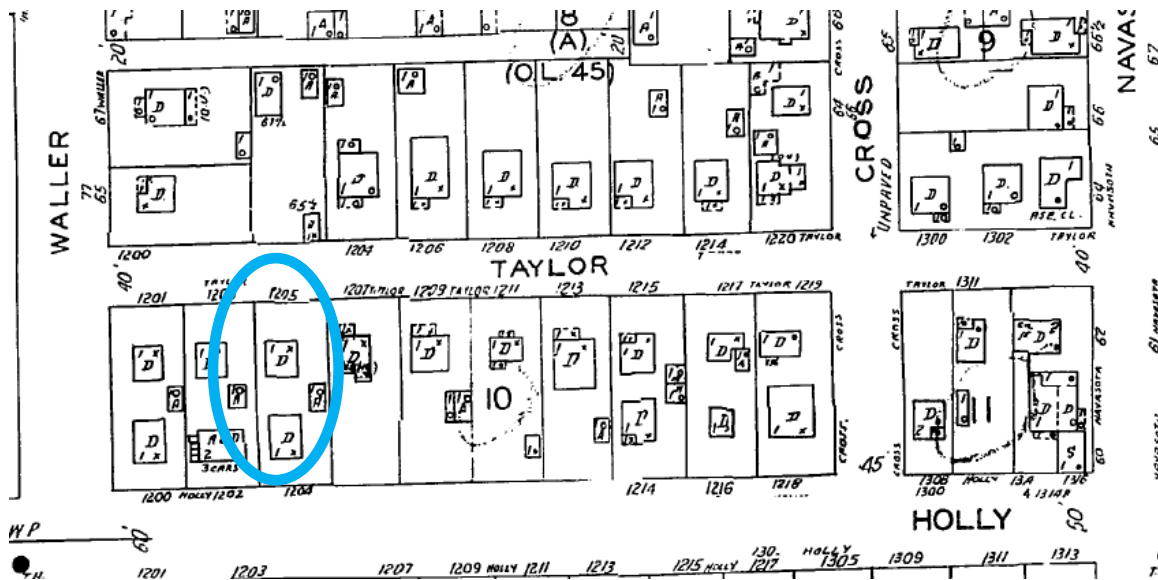
Death notice for Andrew Cuevas
Austin American-Statesman, May 29, 2014



Taylor Street does not appear on the 1922 Sanborn map. The present Cross Street is shown as Andrews Place.



The house appears on the 1935 Sanborn map.



The 1962 Sanborn map shows the same configuration as the 1935 map above; the current frame additions were built in 1964 and 1978.

OWNER Andrew Cuevas ADDRESS 1205 Taylor St.
 PLAT 135 LOT 24 BLK 45
 OCCUPANCY
~~subdivision~~ Frame Addn to side of Res (C.P.)
 SUBDIVISION
~~66082800~~ Wendland and Starbely
 OWNERS
 BLD PERMIT # 91467 DATE 4-3-64 ESTIMATE 20.00
 CONTRACTOR Owner NO. OF FIXTURES
 WATER TAP REC # SEWER TAP REC #
 Carport

Building permit to Andrew Cuevas for the construction of a carport (1964)

OWNER	Andrew Cuevas		ADDRESS	1205 Taylor Street	
PLAT	135	LOT	24	BLK.	45
SUBDIVISION	Wendland Y Starbly				
OCCUPANCY	Utility				
BLDG. PERMIT #	173705	DATE	6-13-78	OWNERS ESTIMATE	150.00
CONTRACTOR	Owner		NO. OF FIXTURES		
WATER TAP REC#			SEWER TAP REC#		
Addn to res					

BID 2004

Building permit to Andrew Cuevas for the construction of an addition (1978)