

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 10, 2024
HR-2023-161015
SIXTH STREET NATIONAL REGISTER HISTORIC DISTRICT
723-25 EAST 6TH STREET

PROPOSAL

Remodel the storefront and secondary elevation and construct an addition to a one-story commercial building.

PROJECT SPECIFICATIONS

North Elevation:

- 1) Add 4 brick columns underneath each of the brick arch spring lines.
- 2) Construct a recessed entry vestibule in the 2 easternmost arch bays. Storefront is proposed to infill the new arched openings.
- 3) Construct a metal awning wrapping the corner of the building.

East Elevation:

- 1) Remove the existing window and door at the north end of the brick building, as well as existing fabric awnings
- 2) Add window openings along the façade. A rectilinear opening is added at the entry vestibule near the north end of the building.
- 3) Repair existing ramp and associated door.
- 4) Demolish existing addition at the southern end of the site and construct a new addition in its place. The proposed new addition will match the height of the original brick structure and be clad with a stucco finish. A steel reveal is proposed between the existing brick and the addition.

ARCHITECTURE

One-story brick and stucco building with two storefront bays beneath a cloth awning. The storefront has been replaced and original brick arches obscured.

RESEARCH

723 and 725 E. 6th Street was constructed around 1903. Its first occupant, Walker M. Daywood, sold groceries and dry goods from half of the building, while the other half served as a saloon owned by George S. Hamby. By 1909, the building held four tenants: Daywood's grocery, Alvear August's tailor shop, and meat and fish markets operated by John Bius and Samuel Stone. After 1910, however, the business briefly returned to its grocery-saloon format, with Daywood sharing the building with Abraham Tannous' saloon. By 1916, Tannous' inlaw, Joseph Bashara, opened a grocery store in the former saloon. Daywood sold his store to John Joseph, and the Joseph Brothers and Bashara Brothers groceries coexisted for around a decade.

By the 1940s, Checker Front Stores had purchased the independent grocery at 723 E. 6th, and the corner unit at 725 had been turned into a drugstore. By the 1950s, the Ferris Drug Company had moved into 723 and 725 became a series of cafes. The Daywood, Joseph, Ferris, and Bashara families were each part of a larger community of mostly Syrian and Lebanese entrepreneurs who helped to establish 6th Street as a center of commerce in late 19th- and early 20th-century Austin.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project removes mostly non-historic material.

4. Exterior walls and trim

The proposal includes repair of historic-age brick.

5. Windows, doors, and screens

The proposal includes restoration of original brick arches that have been obscured/removed by the current replacement storefront. Proposed fenestration replacements appear mostly appropriate. Proposed windows at secondary façade appear appropriate.

11. Commercial storefronts

See 4 and 5. While the proposed awning is not a reconstruction of a documented awning, it is appropriate in scale and design for the district.

Commercial additions

1. Location

The proposed addition is located at the rear of the property, in place of an existing addition.

2. Scale, massing, and height

The proposed scale, massing, and height of the addition appear appropriate.

3. Design and style

The proposed addition's design and style are simple and do not overwhelm the original building.

4. Roofs

The proposed flat roof is appropriate.

5. Materials

The addition's materials appear compatible.

Summary

The project meets the applicable standards.

PROPERTY EVALUATION

The 2022 Sixth Street Snapshot Resurvey lists the property as contributing to the historic district.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity. The 2022 survey notes that the “historic photo shows flat arched storefronts and large storefront windows; currently infilled. This is a change from the original barrel arched elevation. Rehabilitation to the flat arched configuration is recommended to avoid additional loss of historic fabric.” These changes appeared to have taken place starting in 1932 and continuing through the twentieth century.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance in its current state.
 - b. Historical association. The property is associated with the Daywood, Bashara-Tannous, Joseph, and Ferris families.
 - 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 was not evaluated for its ability to 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. However, continued research into the Lebanese and Syrian business community who helped to establish 6th Street as a center of commerce may further reveal this building's role in their success.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

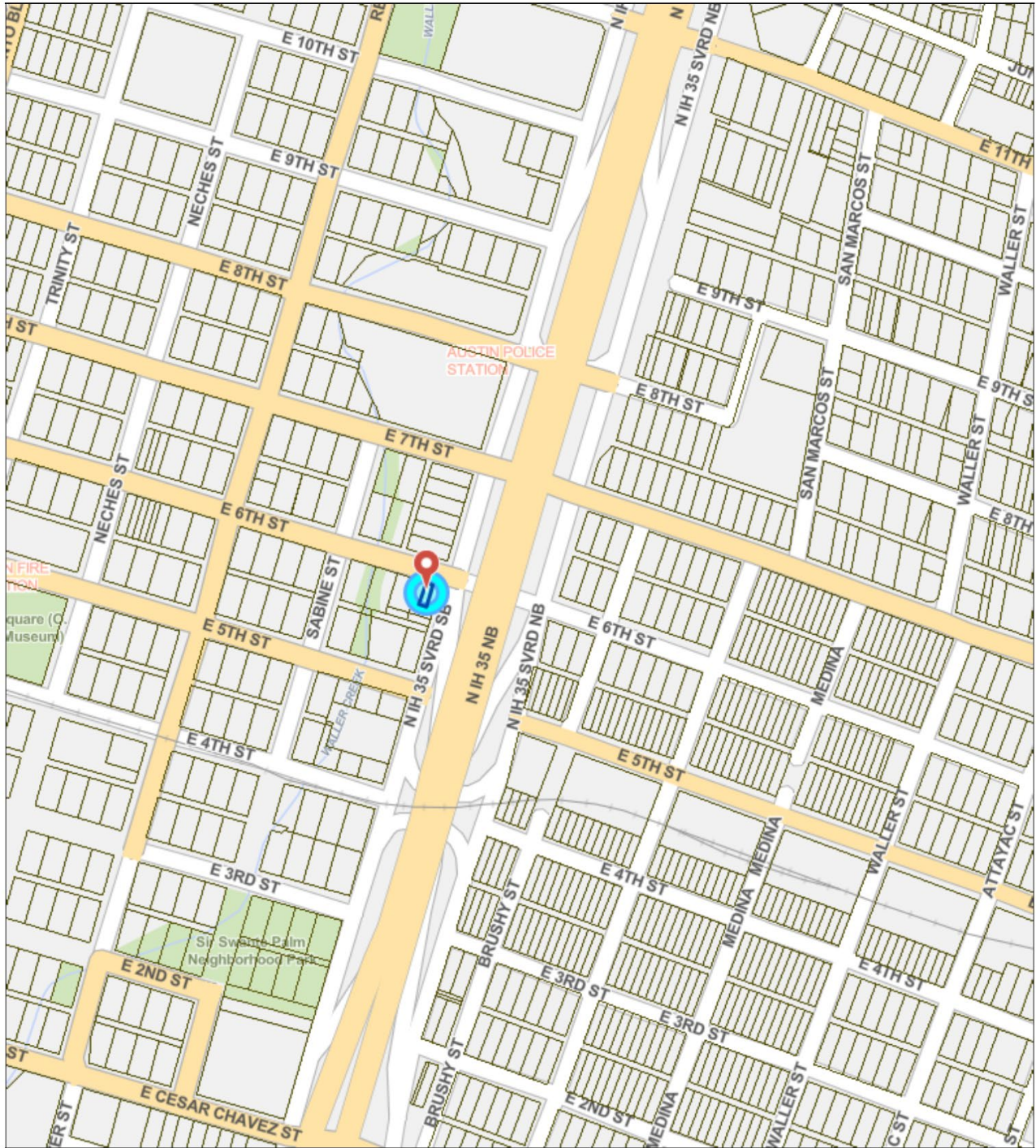
COMMITTEE FEEDBACK


Restore original brick arches.

STAFF RECOMMENDATION

Comment on plans.

LOCATION MAP






1: 4800

12/27/2023

HR 23-161015

723 E 6TH 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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION

Photos



Sixth Street Snapshot Resurvey, McRostie LLC, 2022



Google Street View, 2022

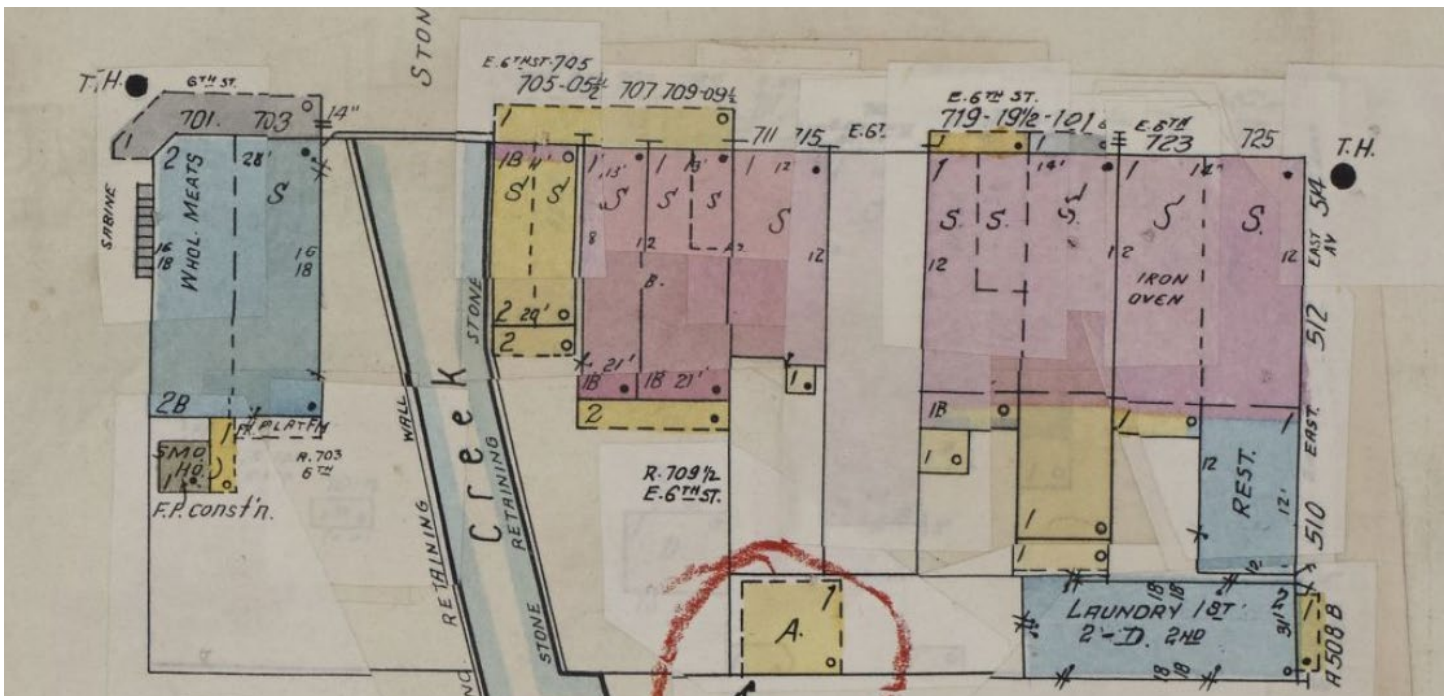
Occupancy History

City Directory Research, June 2022

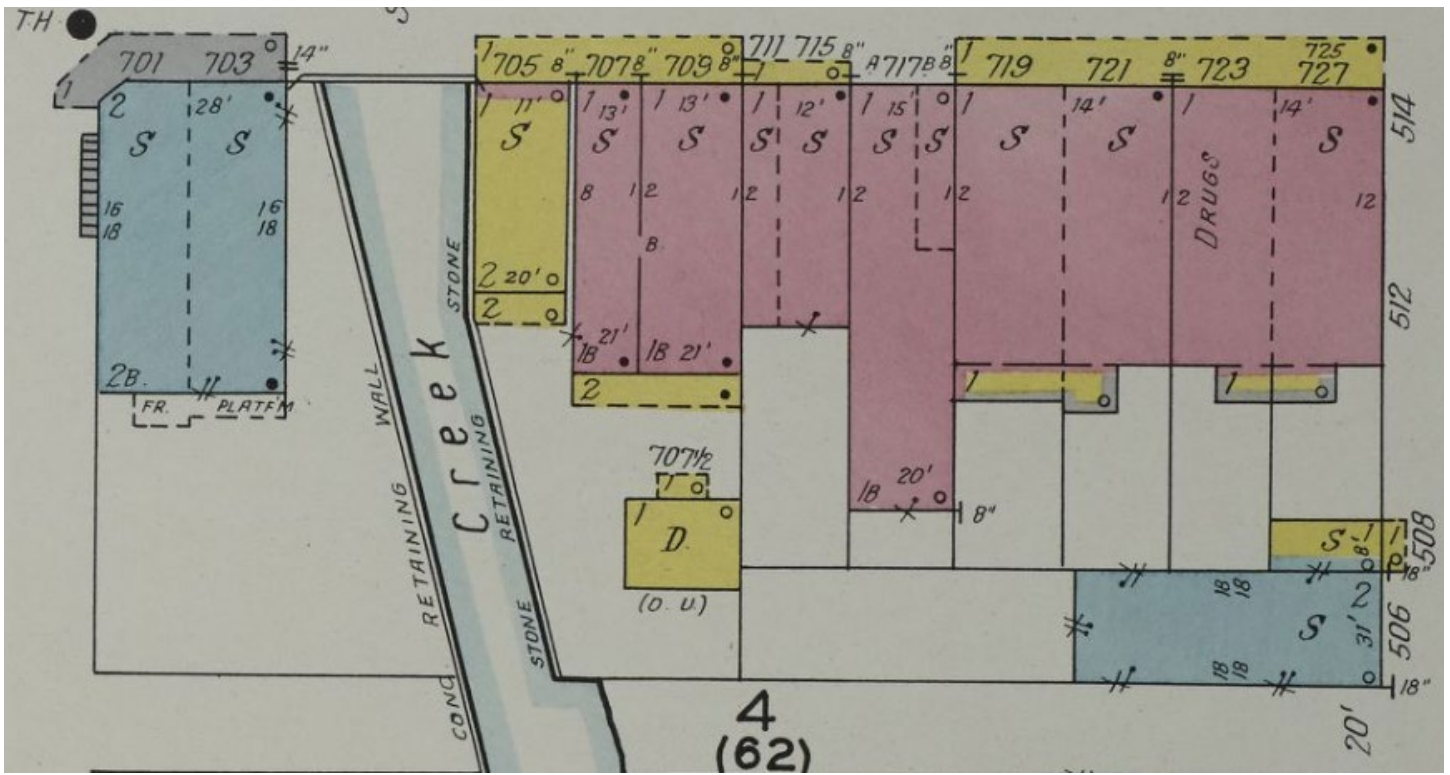
| | |
|------|---|
| 1959 | 723 – Tropical Lounge 725 – Ferris Drug Company |
| 1955 | 723 – Joe's Bakery 725 – Ferris Drug Company |
| 1952 | 723 – Acapulco Café 725 – Ferris Drug Company |
| 1947 | 723 – Union Drug Company No. 1 725 – Bill's Grill (restaurant) |

| | |
|------|--|
| 1944 | 723 – Union Drug Company No. 1 725 – Vacant |
| 1941 | 723 – Union Drug Company No. 1 725 – Checker Front Stores No. 7 (grocery); Theodore P. Schwammel (meats) |
| 1937 | 723 – Owl Drug Store; Reynolds Cazares 725 – Checker Front Stores No. 7 (grocery); Theodore P. Schwammel (meats) |
| 1932 | 723 – Vacant 725 – East Avenue Café |
| 1927 | 723 – John Joseph & Bros (grocery); A. G. Castanon (meats) 725 – Joseph Bashara and Bros. (grocery) |
| 1924 | 723 – John Joseph & Bros (grocery) 725 – Joseph Bashara and Bros. (grocery) |
| 1920 | 723 – Walker M. Daywood (grocery) 725 – Joseph Bashara (grocery) |
| 1916 | 723 – Walker M. Daywood (dry goods) 725 – Joseph Bashara (grocery) |
| 1912 | 723 – Walker M. Daywood (dry goods) 725 – Abraham Tannous (saloon) |
| 1909 | 723 – Walker M. Daywood (grocery); Alvear August & Co. (tailors) 725 – John P. Bius (fish); Samuel A. Stone (meat market) |
| 1906 | 723 – Walker M. Daywood 725 – 66 Saloon |

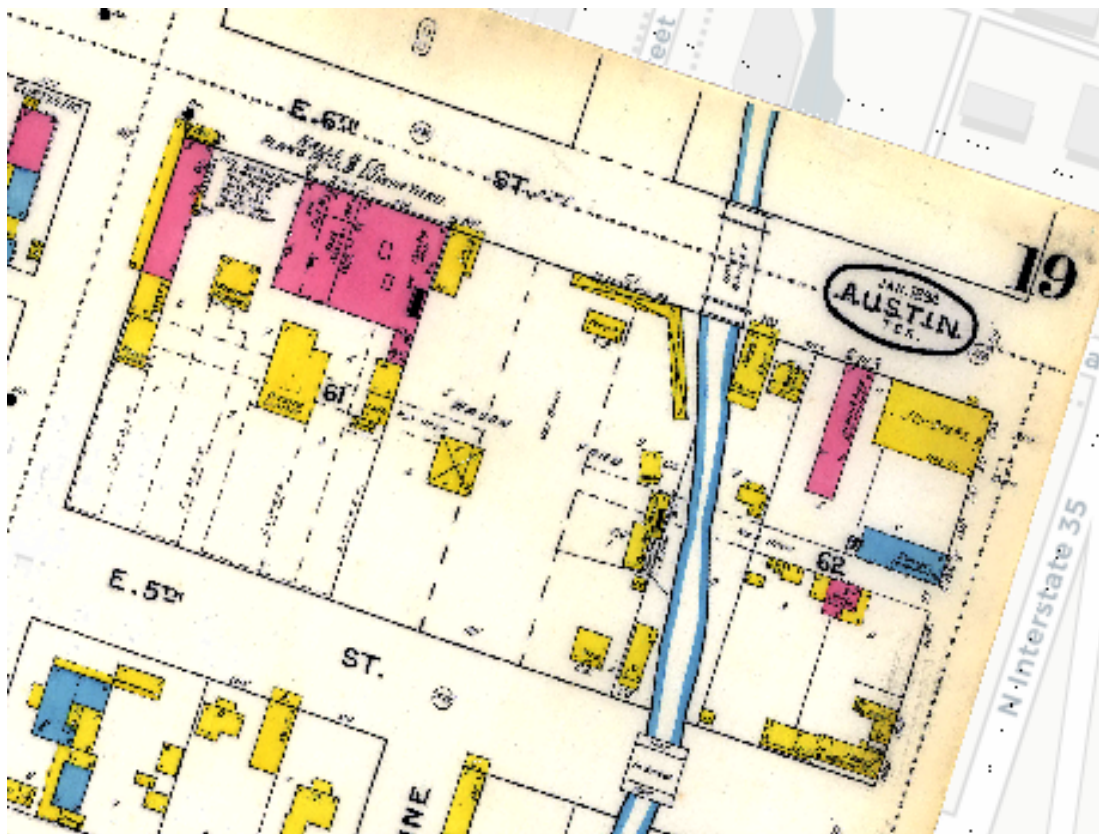
Historical Information



Sanborn map, 1962



Sanborn map, 1935



Sanborn map, 1894

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FOR LIQUOR LICENSES

APPLICATIONS AND PERMITS
FILED WITH COUNTY CLERK
CORWIN AND POSTED IN COURT
HOUSE.

MUST WAIT TEN DAYS

Court Will Convene at 7 O'Clock Mon-
day Morning, July 22, and Sa-
loons Will Open About
Noon.

O. Del Curto, West Fourth and Col-
orado streets.

J. M. Thorp, 706 Congress avenue.
Meinscher & Hopf, Congress avenue
and East First street.

W. J. Sutor, 304 Congress avenue.
Al Watkins, 601 Congress avenue.
Walter R. Billingsley, 203 East Sixth
street.

Ernest Kaufer, 1500 Lavaca street.
Herman Schoel, 317 East Sixth
street.

Herman Willberg, 201 West Second
street.

A. L. Hill, Pflugerville.
Jullus Alexander, 508 East Sixth
street.

Frank D. Carlson, 327 Congress
avenue.

Peter Starr, 206 West Fourth street.
August Haberlein, Pflugerville.

H. M. Gault, Cockleburr.

Joe Rateliff, Pflugerville.

R. P. Babcock, East Sixth and Bra-
zos streets.

G. S. Hamby, 725 East Sixth street.

Joseph Nalle, 719 Congress avenue.

Fritz Meinscher and Louis Hoff,
Congress avenue and East First street.

The Austin Statesman (1902-1915); Austin, Tex.. 13 July 1907: 3.

S. A. STONE

Dealer In

BEEF, PORK, MUTTON, VEAL

And All Kinds of Sausage.

Telephone: Old, 470.

725 EAST SIXTH STREET.

Free Delivery to All Parts of City.

The Austin Statesman (1902-1915); Austin, Tex.. 05 Apr 1908: 6.

W. M. DAYWOOD.

W. M. Daywood, dry goods and
grocery merchant of 723 East Sixth,
has been established in business here
over ten years, and during this time
has enjoyed a fine business. He makes
a specialty of hats and shoes, although
he carries a complete line of clothing
and fine stock of groceries at all times,
and his business is the clothing and
feeding of the public.

The Austin Statesman (1902-1915); Austin, Tex.. 15 Jan 1913: 10.

Dozen Applicants Seek Naturalization

An even dozen applicants for naturalization will be examined for qualification as United States citizens at the winter term of the United States district court which opens here on Jan. 24. Seven foreign countries are represented in the naturalization list which has been filed in the office of D. H. Hart, clerk of the court.

They are: Carl William Johnson, Elgin, Sweden; Arturo Casiraghi, 1701 West Tenth street, Italy; Pasquale Perrone, 1600 East Sixth street, Italy; George Demetri Ducas, 302 Willow street, Greece; George Nicholas Manos, 309 East Second street, Greece; Louis John, 723 East Sixth street, Syria; Joe Kasper, 703 R iz street, Poland; Anton Milberger, 409 East 13th street, Czecho-Slovakia; James Pachalas, 87 Navasota street, Greece; Marie E. Paggi, 912 Trinity street, France; Leonidas Boothoonis, 506 East 41st street, Greece; William Gustav Gustafson, 1701 Alta Vista street, Sweden.

ASSIGNMENT NOTICE .

The State of Texas,
County of Travis.

To the creditors of John Bashara, Fruit and Produce, 723 East Sixth street, Austin, Texas, John Bashara, Proprietor.

You are hereby notified that on the 6th day of March, A. D. 1929, John Bashara executed a deed of assignment, conveying to the undersigned all of his property not exempt by law for the benefit of such of his creditors as will consent to accept their proportionate share of his estate, and discharge him from their respective claims, and that the undersigned accepts said trust, and has qualified as required by law.

All creditors consenting to said assignment, must, within four months after the publication of this notice make known to the assignee the consent in writing, and within six months from the date of this notice file their claims as prescribed by law with the undersigned, who resides at Austin, Travis County, Texas, which is also hi postoffice address. Witness my hand this the 22nd day of March, A. D. 1929.

HORACE C. BARNHART, Trustee.

The Austin Statesman (1921-1973); Austin, Tex.. 11 Jan 1927: 6

The Austin Statesman (1921-1973); Austin, Tex.. 23 Mar 1929: 7.

BASHARA.—Funeral services for Joe Bashara, 45, 803 East Sixth street, who died suddenly early Monday morning while en route from San Antonio to Austin, were held from St. Mary's Catholic church Tuesday morning at 11 o'clock. Burial will be in Mt. Calvary cemetery. Survivors are two brothers, Charles and John Bashara, and one sister, Mrs. Anna Taunous of Austin.

The Austin Statesman (1921-1973); Austin, Tex.. 21 June 1929: 14.

Alterations

Alteration permits were granted to owners of five business houses during the week as follows:

Security Trust company, alter building at 803 Congress avenue at a cost of \$791. This building is to be occupied soon by the Austin Chamber of Commerce.

Missouri-Kansas-Texas freight depot, 205 East Fourth street, repair interior and reroof with asbestos shingles, \$1000.

Mrs. M. S. Pendexter, 800 Congress avenue, new floor in the F. W. Woolworth company's store, \$600.

East Avenue cafe, owned by Nick Voudouris and Tom Piros, at 725 East Sixth street, alterations and repairs, including installation of new store front and remodeling interior.

residence, 4402 Marathon boulevard, \$75.
Charles Bashara, rock addition to store building, 725 East Sixth street, \$1,000.
Mrs. A. B. Cocke, demolish residence,

The Austin American (1914-1973); Austin, Tex.. 13 Mar 1932: 12.

The Austin American (1914-1973); Austin, Tex.. 02 Apr 1939: 10.

10th Ward Gets P. O. Station

New Sub-Bureau Is in Operation

Austin's fourth contract sub-station for the United States postoffice was operating Saturday at the Pay Less drug store, 723 East Sixth street. Postmaster Ray Lee announced.

"This is our first step toward special service for the 10th ward," Lee said, "and we have asked Washington for authority to take bids for establishment of another sub-station on East First street somewhere near East avenue."

The new East Austin contract station will handle stamps, parcels, insured mail, registered mail and money orders, Lee said.

"We want to put these contract stations in wherever there is a need for them" Lee said Saturday, "and if the people in sections where they think one is needed will contact us we'll see if one can be arranged."

NOTICE

Notice is hereby given in accordance with the provisions of the Texas Liquor Control Act that Anthony R. Ferris Liquors is making application with the Texas Liquor Control Board for a retail package store permit. Said business is to be conducted at 723 East Sixth Street, in the city of Austin, Travis County, Texas.

Anthony R. Ferris Liquors
Anthony R. Ferris.

The Austin Statesman (1921-1973); Austin, Tex.. 12 Sep 1939: 13.

The Austin Statesman (1921-1973); Austin, Tex.. 02 Dec 1939: 1.

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Four Charged In Table Raids

Six city detectives cracked down Thursday afternoon on one-ball marble tables being operated within the city.

The raids resulted in four charges being filed in County Court-at-Law, all charging "permitting intermittent playing at a public place."

(One-ball marble tables give you a one-ball play for a nickel.)

Following Thursday's raids, two charges were filed against Paul Joseph in connection with two one-ball marble tables confiscated at 807 West Sixth Street.

A similar charge was filed against Tony Nichols for a one-ball marble table picked up at the Victory Bar at 404 Congress.

And a charge was filed on Pete Manor for a one-ball machine allegedly being operated at the Market Cafe at 725 East Sixth Street.

Three Austin officers of the Central Flying Training command are at San Antonio Aviation Cadet center taking a four-weeks course in administration, combat operations, physical training techniques and general military training.

They are Capt. Temple Bland Mayhall, 3315 Bowman avenue; W-O Anthony Elzcallah Ferris, 723 East Sixth; and W-O Jack C. Huds-peth, 1901 Exposition boulevard.

The Austin Statesman (1921-1973); Austin, Tex.. 13 Mar 1945: 11.

The Austin Statesman (1921-1973); Austin, Tex.. 17 Sep 1948: 15.

Permits

11-20-80 Repair Min SCDs

| | | | |
|----------------|-------------------|-----------------|---------------------|
| OWNER | Thomas H. Bullard | ADDRESS | 725 East 6th Street |
| PLAT | 9 | LOT | BLK. |
| SUBDIVISION | | | |
| OCCUPANCY | | | |
| BLDG. PERMIT # | | DATE | OWNERS ESTIMATE |
| CONTRACTOR | | NO. OF FIXTURES | |
| WATER TAP REC# | | SEWER TAP REC# | |

11-20-80 Repair & remodel minutes

OWNER Bertha T. Daley

ADDRESS 723 East 6th Streets

PLAT 9

LOT West 23' of 5 & East 23' of 6

BLK 62

SUBDIVISION

Original City

OCCUPANCY

Auto Parts Shop

BLD PERMIT # 98012

DATE 12-7-65

OWNERS

ESTIMATE

100.00

CONTRACTOR owner

NO. OF FIXTURES

WATER TAP REC #

SEWER TAP REC #

Remodel Frame Commercial Building

Building permit, 1965

| | | | | | |
|-----------------------------------|--|-----------------------|--|---------------------------|--|
| ADDRESS: 723 E 6 TH ST | | PERMIT 89210 | | PLAT 9 | |
| LOT: | | BLOCK 62 | | SUB. | |
| W 23' OF 5 + E 23' OF 6 | | OUTLOT | | ORIGINAL CITY | |
| FIRE ZONE 1 | | USE DIST: C-2 4 | | OCCUPANCY: REP COMM BLDG | |
| FRI AM 8-29-63 | | LAYOUT 9-10-63 | | FRAMING 9-25-63 | |
| 8-30-63 | | PRINC. BLDG. | | ACC. BLDG. | |
| PRINC. BLDG. | | ACC. BLDG. | | PRINC. BLDG. | |
| FOUNDATION | | SLAB | | FLOOR JOIST SIZE & O.C. | |
| FR. SETBACK | | 0' | | CEILING JOIST SIZE & O.C. | |
| TOTAL & MIN. SIDE YD. | | 0 | | STUD SIZE & O.C. | |
| SIDE STREET YARD | | | | MASONRY WALL | |
| | | | | NECESSARY BLDG. CONN. | |
| | | | | ROOM VENTILATION | |
| | | | | STAIRS REQ. & NO. | |
| | | | | ATTIC FIRE STOPS REQ. | |
| | | | | ROOF OVERHANG | |
| | | | | PAVED PARKING | |
| | | | | 1Y | |
| | | | | X | |
| OWNER: STELLA MOSES | | CONTRACTOR: JOE ALLEN | | | |

Building permit, 1963