

HISTORIC LANDMARK COMMISSION
Applications for Demolition and Relocation Permits
November 4, 2026
PR-2026-040403
1808 East Cesar Chavez Street

Proposal

Demolish a ca. 1930 structure.

Architecture

The existing structure is a two story commercial structure with two storefront entries side-by-side on the main elevation. There is a small, metal clad awning above the ground floor entryways. Above, two sets of paired, wood-frame windows are present at the second floor, with a moderately pitched hipped roof with exposed rafter tails above. The roof material is metal standing seam, and all exterior walls are clad in thin teardrop siding. While several of the windows are currently boarded over or otherwise inaccessible, images from the past decade would indicate that the existing material is largely intact, if in need of repair.

Research

This property has a long history of commercial tenants who served the East Austin community. For several decades after construction, it was home to a beauty parlor, a barber shop, and a shoe repair shop. By the 1950s, one or more of these tenants had vacated the building, but there was always at least one occupied storefront at the property. Newspaper records feature advertisements for Smith’s Barber Shop, Guarantee Wave Shop, and Carlson’s Shoe Repair Shop. The latter of these was owned by Reverend E. A. Carlson, formerly a Swedish Baptist minister, for 31 years until his death in 1964.

Department Comments

Two permits were issued for the property in 1999, though there are no digitized records of the application material. However, summary descriptions are available in city records. One permit described work to remodel the building’s interior & exterior to create a duplex. The second permit from the same year is summarized as, “Add 1st floor stair tower, porch, and 2nd floor extension.”

There are no records of this property being surveyed in the 1980 East Austin historic resource survey or the 1984 citywide comprehensive resource survey. At time of writing, no photos of the property can be found prior to the 1999 permits.

This application will time out on November 17, 2026.

Property Evaluation

The 2016 East Austin historic resource survey lists the property as eligible as a City of Austin landmark, as well as contributing to a potential local or National Register historic district.

Designation Criteria—Historic Landmark

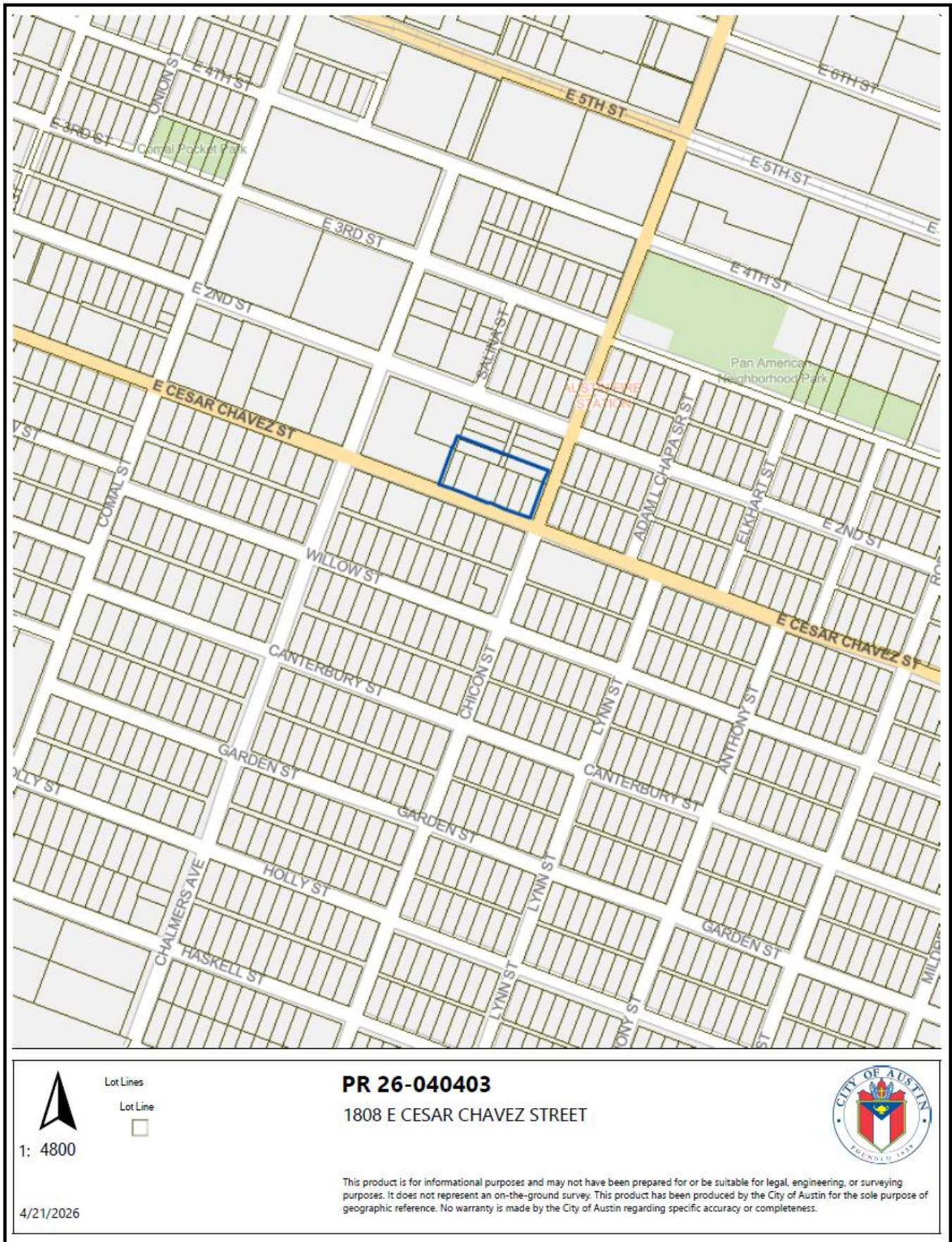
- 1) The building is more than 50 years old.
- 2) The building appears to retain integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria for landmark designation:
 - a. Architecture. The building is a good example of commercial vernacular double pen architecture in East Austin, and is one of few remaining examples of this sort of architecture in the area.
 - b. Historical association. The property appears to have significant historical associations as one of a few remaining commercial structures along this section of East Cesar Chavez Street, especially one with a long history of service businesses.
 - 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 may 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

Grant the applicant-requested postponement to the December 2, 2026 Historic Landmark Commission meeting.

Location Map



Property Information

Photos



Site visit, April 2026



Site visit, April 2026



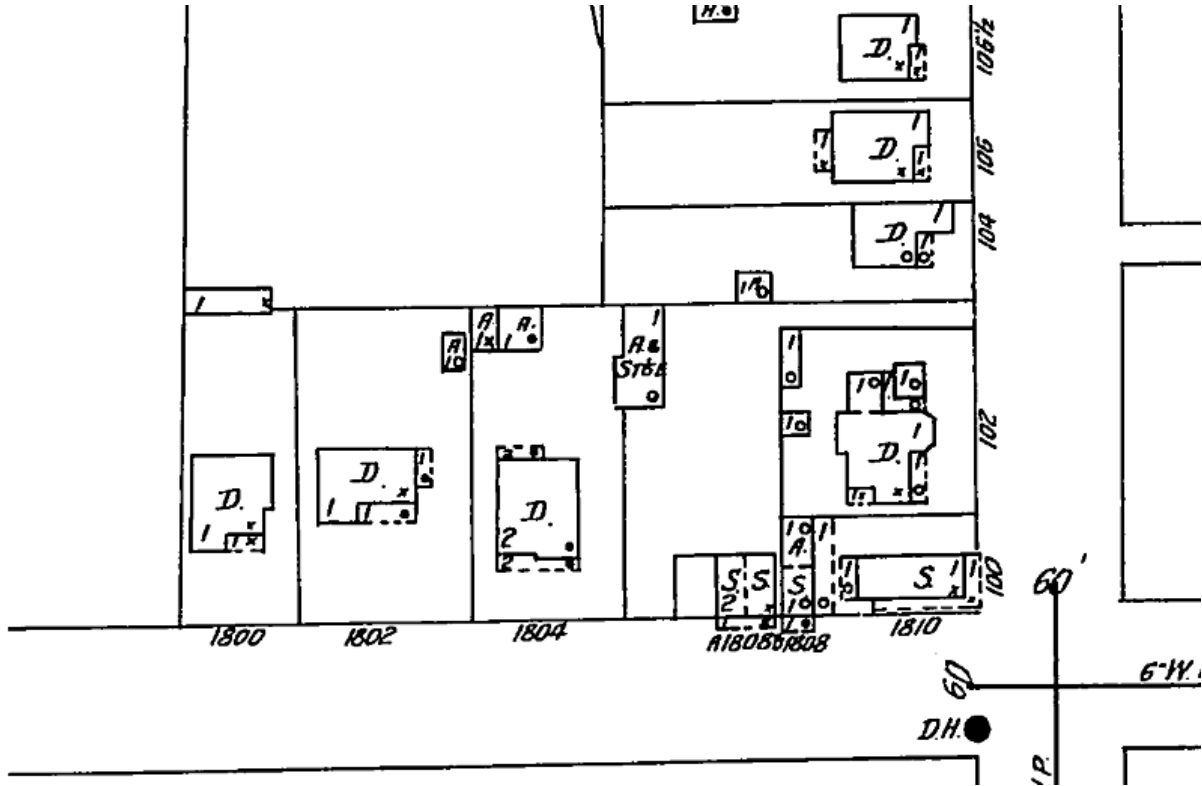
Google Streetview, 2009

Occupancy History

City Directory Research, April 2026

1959	Brown Barber Shop (<i>Address listed as 1808 E 1st St</i>)
1957	Normans Barber Shop by Norman M. and Viola Steaples (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>)
1955	Jones Barber Shop by Oscar T. Jones (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson's E. A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1952	Jones Barber Shop by Oscar T. Jones (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson's E. A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1949	Jones Barber Shop by Oscar T. Jones (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson's E. A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1947	Jones Barber Shop by Oscar T. Jones (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson Enoch A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1944-45	Milton Smith W. Barber Shop (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson Enoch A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1941	Milton Smith W. Barber Shop (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson Enoch A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1939	Milton Smith W. Barber Shop (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson Enoch A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1937	Milton Smith W. Barber Shop (<i>Address listed as 1808 E 1st St</i>) Guarantee Wave Beauty Shop (<i>Address listed as 1808a E 1st St</i>) Carlson Enoch A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1935	Milton Smith W. Barber Shop (<i>Address listed as 1808 E 1st St</i>) Mary McRoberts Beauty Parlor (<i>Address listed as 1808a E 1st St</i>) Carlson Enoch A. Shoe Repair Shop (<i>Address listed as 1808b E 1st St</i>)
1932-33	Boyd Lane Barber
1927	Address not listed

Maps



1935 Sanborn map



Historic aerial, 1940 (left) and 1976 (right)



Historic aerial, 1997 (left) and 2006 (right)



Above: Google Streetview looking at property from Chicon St., 2024

Below: Same view, with rear balcony present at end of driveway behind building in foreground, 1980. The Portal to Texas History.

Historical Information

paid. **62—Miscellaneous for Rent**
 paid, **FOR RENT—Cleaning and pressing shop,**
 East all fixtures furnished. \$12.00 month.
 1808 East First Street. Smith's Barber
 Shop.
 bath, **64—Wanted to Rent**
 terrace

The Austin Statesman (1921-1973); Austin, Tex.. 22 June 1934: 13.

BEAUTY operator to work near Univer-
sity. Must be good fingerwaver. Apply
1808 East 1st. 2-3065.

The Austin American (1914-1973); Austin, Tex.. 06 June 1937: 13.

ALL HAIR cuts 15c. Smith's Barber
shop, 1808 East 1st street. 3 expa-
rienced barbers.

The Austin American (1914-1973); Austin, Tex.. 06 Mar 1938: 16.

BARBER SHOPS
SMITH BARBER SHOP
Hair Cuts 15c any other job 15c
1808 East 1st

The Austin Statesman (1921-1973); Austin, Tex.. 06 Aug 1940: 5

BARBER WANTED: Smith's Barber shop,
1808 East 1st. 70¢. Phone 2-4940.

The Austin American (1914-1973); Austin, Tex.. 14 May 1944: 14.

Guarantee Wave Shop
PERMANENT SPECIALS
\$15 Cold Wave \$10
\$10 Cream Oil \$8
\$8 Oil Steam \$6
1808 East 1st. Phone 2-3065

The Austin Statesman (1921-1973); Austin, Tex.. 07 June 1945: 16.

Barber Names Winners

Some good guessing on the results of Hollywood's recent Oscar race has paid off for an Austin barber in the eighth annual Academy Awards Sweepstakes.

Named first-place winner in this year's running is Phil Brown, 2403½ Jarrett Avenue, who correctly predicted the Academy Award recipients in all 10 contest categories to lead a big field of local contestants.

For his perfect guessing, Brown, who operates Brown's Barber Shop at 1808 East First Street, will receive an Interstate Theaters pass good for a year of free movies for two persons at the Paramount, State, Varsity and Austin Theaters.

Brown's was one of two perfect entries submitted in this year's Sweepstakes contest, but his was picked for first place because it was entered two weeks earlier.

The Austin Statesman (1921-1973); Austin, Tex.. 17 Apr 1962: 23.

REV. E. A. CARLSON

Rev. E. A. Carlson, 81, retired Swedish Baptist minister, died at his home at Rt. 5, Austin, Monday morning. He was the owner and operator of Carlson's Shoe Repair Shop at 1808 East First Street. He had been in the shoe repair business at the present location for 31 years. He was a member of the Pleasant Hill Baptist Church.

Survivors are three daughters, Mrs. C. L. (Frances) Tarpley, of Jackson, Tenn., Mrs. L. M. (Margaret) Swayze and Mrs. Tommie B. (Elizabeth) Haffelder, both of Austin; three sons, Clifford W. Carlson of San Antonio, Alfred B. Carlson and Joel T. Carlson both of Austin; a sister, Mrs. Hannah Pearson of Austin; two brothers, David A. Carlson of Austin and Joe Carlson of Angleton; and 18 grandchildren.

Funeral services will be Wednesday at 10 a.m. at the Cook Funeral Home with Rev. A. D. Eberhart officiating. Burial will be in Oakwood Cemetery.

The Austin Statesman (1921-1973); Austin, Tex.. 21 Dec 1964: 12.