

**HISTORIC LANDMARK COMMISSION
MAY 21, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0202
2701 E. CESAR CHAVEZ STREET**

PROPOSAL

Demolish a ca. 1930 house most recently used for commercial purposes.

ARCHITECTURE

One-story, rectangular-plan, hipped-roof brick-veneered house with twin front doors in the Cumberland style; single and paired 1:1 fenestration except in the front, where the original windows have been replaced with large, square fixed-sash windows; central, front-gabled independent porch on ornamental metal supports with ornamental metal railings; front doors have been replaced.

RESEARCH

The house was built in 1930 by John Ward Gregg and his wife, Annie, who lived here until around 1938. John Ward Gregg was a warehouse foreman and salesman for Magnolia Petroleum Company for the time that he and his family lived in this house. They moved to a house on Red River Street around 1938, and this house became a rental property. The first tenants were Elmer L. and Mae Huff, who lived here in the late 1930s; he was a livestock dealer (there were livestock yards in the vicinity of this house at the time, according to city directory information). In the early 1940s, the house was rented by Ben and Hazel Schlameus, who also appear at this address in the 1940 U.S. Census. Ben Schlameus was a house painter. Around 1946, the house was purchased by Gerhard and Selma Schatte, who lived here until around 1956. Gerhard Schatte was a city health inspector at the time that he and his family moved into this house; he later had either no occupation listed in the city directories, or was listed as a laborer, but the 1940 U.S. Census shows that he was a carpenter for the WPA. He died in 1955, and it appears that his widow remained in the house for a short period of time, before renting, and then selling the property to Ruben Cortez, and his wife, Pauline.

Ruben Cortez was born in Monterrey, Nuevo Leon, Mexico, and immigrated to the United States in 1918 with his siblings through Laredo, Texas. He first settled in Corpus Christi, Texas, where he and his siblings worked as farm hands. His wife, Pauline, was either born in Sinton, Texas (according to her death certificate), or in Mexico (according to the 1940 U.S. Census. She died in 1974. Ruben then married a woman named Lydia White in 1975; they divorced in 1980. Ruben Cortez died in 1992.

STAFF COMMENTS

The house is listed in the East Austin Historic Survey (2016) with a recommendation that it would be contributing to a local or a National Register historic district. The house is the second-to-last building at the east end of the proposed East Cesar Chavez historic district, on the east side of Llano Street.

EAST CESAR CHAVEZ



The house is at the corner of E. Cesar Chavez and Llano Streets.

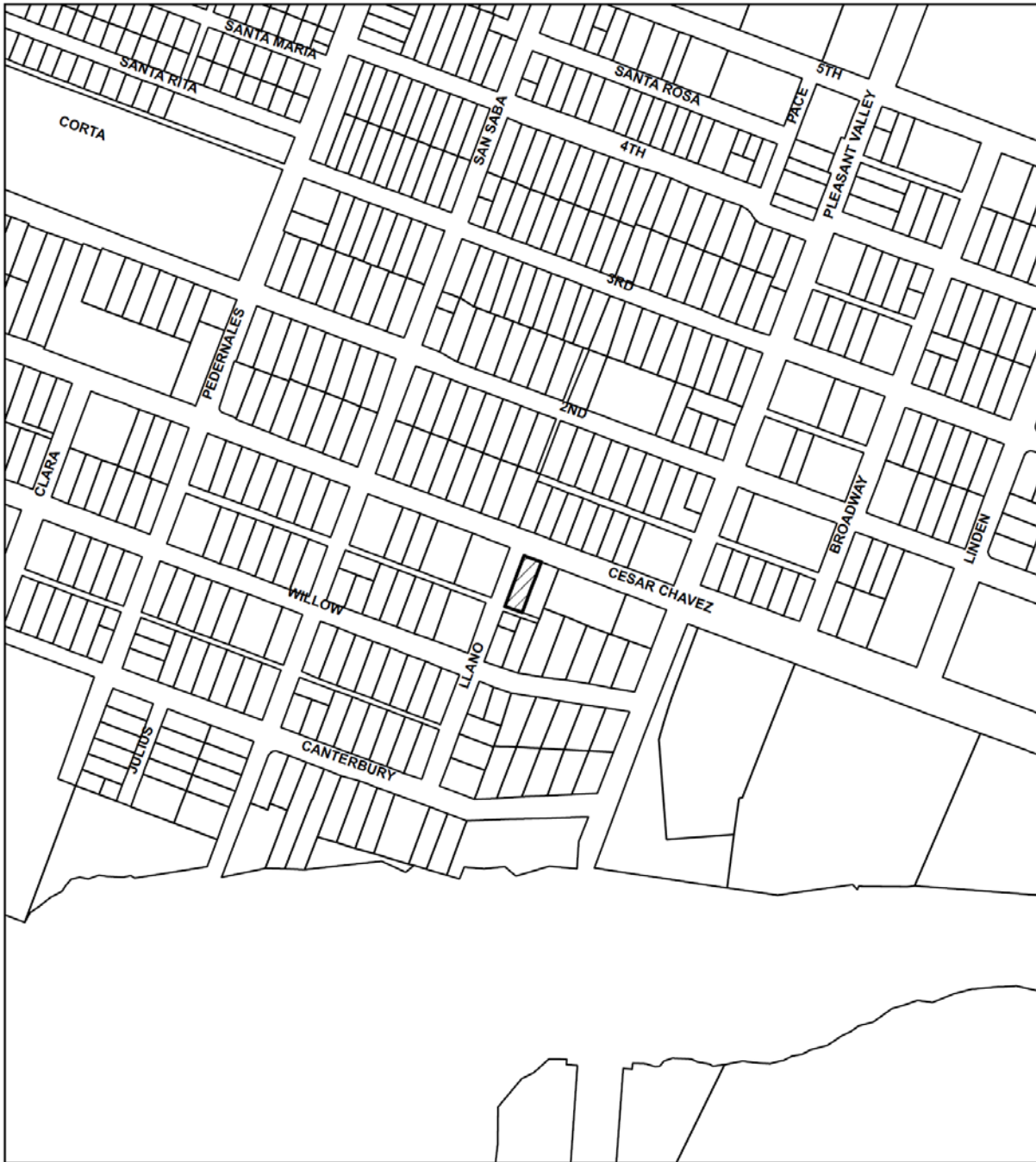
Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:




- a. **Architecture.** The house has major modifications to its façade, including the replacement of original fenestration with plate-glass fixed-sash windows, and the replacement of original porch posts and rails with ornamental metal posts and rails. While these elements could be restored, the current state of the house presents a compromised integrity of materials, design, and feeling.
- b. **Historical association.** The house was built by a salesman for an oil company, who lived here for 8 years; later owners and occupants include a carpenter and painter, and the branch manager of the Pig Stand barbecue restaurant. 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. The house does not meet the criteria for individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2018-0202

LOCATION: 2701 E CESAR CHAVEZ

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.



2701 E. Cesar Chavez Street
ca. 1930



OCCUPANCY HISTORY

2701 E. Cesar Chavez Street

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

| | |
|---------|--|
| 1992 | Ruben Cortez, owner Retired |
| 1985-86 | Ruben and Lydia Cortez, owners Employed by the City of Austin |
| 1981 | Ruben and Lydia Cortez, owners Employed by the City of Austin |
| 1977 | Ruben and Lydia Cortez, owners Employed by Brown Schools, transitional treatment center, 1110 E. 32 nd Street. |
| 1973 | Ruben and Pauline Cortez, owners Branch manager, Pig Stand restaurant, 2201 College Avenue. |
| 1968 | Ruben and Pauline M. Cortez, owners Cook, Pig Stand restaurant, 2201 College Avenue and 2801 Guadalupe Street. |
| 1964 | Ruben and Pauline M. Cortez, owners Chef, Pig Stand restaurant, 2201 College Avenue and 2801 Guadalupe Street. |

- 1961 Ruben and Pauline M. Cortez, renters
Chef, Pig Stand restaurant, 2201 College Avenue and 2801 Guadalupe Street.
- 1957 Gerhard T. Schatte, owner
NOTE: Gerhard T. Schatte is not listed in the alphabetical section of the directory.
NOTE: Ruben and Pola Cortez are listed at 1708 Holly Street; neither had an occupation shown.
- 1954 Gerhard T. and Selma C. Schatte, owners
No occupation listed
- 1952 Gerhard T. and Selma C. Schatte, owners
Laborer
- 1949 Gerald and Selma C. Schatte, owners
No occupation listed
- 1947 Gerhard and Selma Chappe [sic], owners
Inspector, City Health Department
- 1944-45 James A. and Clara Caperton, owners
No occupation listed
NOTE: Gerhard and Selma Schatte are not listed in the directory.
- 1941 Benjamin O. and Hazel Schlameus, renters
Painter
Also listed is Catherine Schlameus, an assistant to Dr. E.E. Harris, a dentist at the Texas School for the Blind.
- 1939 Elmer L. and Mae Huff, renters
Livestock
NOTE: John W. and Annie Gregg are listed at 4521 Red River Street; he was a salesman for Magnolia Petroleum Company, 501 Perdenales Street.
- 1937 John W. and Annie Gregg, owners
Salesman, Magnolia Petroleum Company, 501 Perdenales Street.
- 1935 John W. and Annie Gregg, owners
Warehouse foreman, Magnolia Petroleum, 501 Perdenales Street.
- 1932-33 John W. and Annie Gregg, owners
Warehouse foreman, Magnolia Petroleum, 501 Perdenales Street.
- 1930-31 John W. and Annie Gregg, owners
Clerk, Magnolia Petroleum, 501 Perdenales Street.
- 1929 The address is not listed in the directory.
NOTE: John W. and Annie Gregg are not listed in the directory.

BIOGRAPHICAL NOTES:**John Ward and Annie Gregg (ca. 1930 – ca. 1938)**

The 1930 U.S. Census shows J.W. and Annie Gregg as the owners of this house, which was worth \$2,400. J.W. Gregg was 21, had been born in Texas, and was a cashier at an oil

company. Annie Gregg was 21, had been born in Texas, and had no occupation listed. With them lived J.W.'s brother, Lowell Gregg, 20, who had been born in Texas and was employed at a gas station. J.W. and Annie Gregg had no children listed with them.

The 1940 U.S. Census shows John Ward and Anne Gregg as the owners of the house at 4521 Red River Street, which was worth \$3,000. John Ward Gregg was 31, had been born in Texas, and was the commission agent for an oil company. Anne Gregg was 31, had been born in Texas, and had no occupation listed. They had 2 daughters: Faye Deen, 9; and Johnice, 2. Both girls had been born in Texas.

J.W. (Ward) Gregg

J.W. (Ward) Gregg, 75, of 2705 Charlesworth Drive passed away Thursday.

Survivors include his wife, Ann Gregg, Austin; daughters, Faydeen Bustanoby, Bowie, Maryland, Johnice Carpenter, San Antonio; foster-son, Terry R. Gregg, Valdez, Alaska; sisters, Grace Grelle, Beatrice Lewis, Myrtle Neumann, all of Austin, and Vera Perkins of San Diego, California; brothers, J.V. Gregg, Austin, N.B. Gregg, Anchorage, Alaska; six grandchildren; five great-grandchildren.

Graveside services will be 2:00 PM, Saturday at Austin Memorial Park. Memorial services will be 4:00 PM, Saturday from Berkeley United Methodist Church with Reverend Kim Cape Gibbs officiating.

Services under the direction of Wilke-Amey-Clay Funeral Home.

Those desiring may make memorial contributions to Berkeley United Methodist Church Building Fund or a favorite charity.

Obituary of John Ward Gregg
Austin American-Statesman, June 16, 1984

1940 U.S. Census – Ben and Hazel Schlameus (ca. 1940 – ca. 1941)

The 1940 U.S. Census and the 1941 city directory show Ben and Hazel Schlameus as the renters of this house. The census report reveals that Ben Schlameus was 46, had been born in Texas, and was an independent painter. Hazel Schlameus was 45, had been born in Indiana,

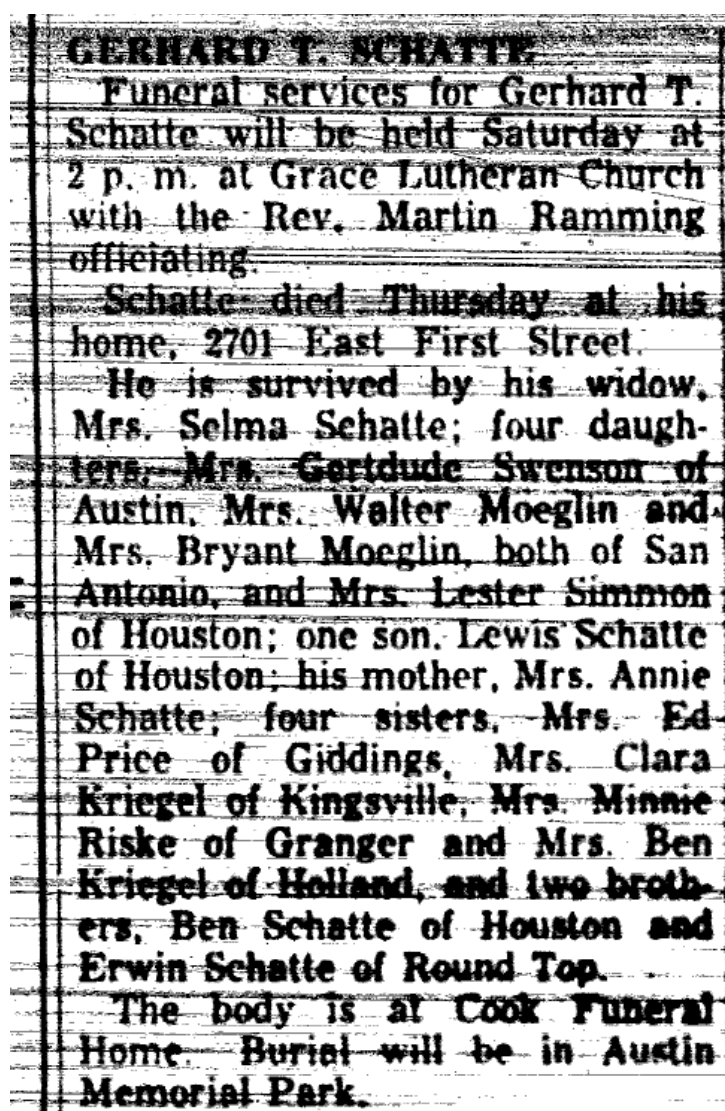
and had no occupation listed. They had 4 children: Lois, 21; Catherine, 19, a clerk in a retail department store; Gene, 11; and Bennie Dell, 9. All of the children had been born in Texas.

Ben Otto Schlameus was born in Blanco County, Texas in 1893 and died in Austin in 1971.

Gerhard and Selma C. Schatte (ca. 1946 – ca. 1956)

The 1940 U.S. Census shows Gerhard T. and Selma Schatte renting the house at 2507 Carranza Street in East Austin. Gerhard T. Schatte was 51, had been born in Texas, and was a carpenter for the Works Progress Administration. Selma Schatte was 52, had been born in Texas, and had no occupation listed. They had 3 daughters: Florence, 15, a maid in a private home; Ella, 14, a nursemaid in a private home; and Hattie, 12. All three girls had been born in Texas. The family lived in Elgin, Texas in 1935.

His 1955 death certificate shows that Gerhard T. Schatte was living at this address at the time of his death. He was born in 1888 in Bastrop, Texas and was a carpenter and painter.



Obituary of Gerhard Schatte
Austin American, December 2, 1955

Ruben and Pauline Cortez (ca. 1956 – ca. 1992)

Ruben Alaniz Cortez was born in Monterrey, Nuevo Leon, Mexico in 1914, and immigrated to the United States through Laredo, Texas in 1918. His first wife, Pauline Apolonia Magallan

Cortez, was born in Sinton, Texas in 1920, and was living at this address at the time of her death in 1974. She was a homemaker. Ruben Cortez married Lydia White in 1975; they divorced in 1980.

Ruben Cortez appears in the 1940 U.S. Census of Nueces County, Texas. He was 26, had been born in Mexico, and was a farm hand. His wife's name was Apolonia. She was 20, and had been born in Mexico. She had no occupation listed. They had 3 children: Carmen, 6; Johnny, 2; and Ruben, Jr., an infant. All the children had been born in Texas.

**CORTEZ, Pauline, 54, 2701
E. 1st St., died Satur. day.
Services 2 p.m. Monday,
Cristo Rey Catholic Church.
Rosary 8 p.m. Sunday at
Wilke-Clay. Survivors:
husband, Ruben Cortez of
Austin; mother, Mrs. Nsaria
Magallan of Corpus Christi;
daughters, Mrs. Henry
Chavarria of Los Angeles,
Miss Santos Magallan of
Austin; sons, Juan Cortez of
Mobile, Ala., Ruben Cortez Jr.
of Los Angeles, Reynaldo
Cortez of Dallas, Arturo
Cortez of Houston; sisters,
Mrs. Albert Bosquez of Austin,
Mrs. Raul Gomez of Corpus
Christi, Mrs. Lupita Bajardo
of Robstown, Mrs. Valentino
Lopez of San Jose, Calif.;
brother, Vincente Magallan of
Corpus Christi; eight
grandchildren. (Wilke-Clay)**

Obituary of Pauline Cortez
Austin American-Statesman, October 20, 1974

Ruben A. Cortez

Ruben A. Cortez, age 76, of Austin passed away Sunday, April 19, 1992.

He was preceded in death by his wife, Pauline M. Cortez.

Survivors include sons, Juan Cortez of San Antonio, Arthur Cortez of Houston, Reynaldo M. Cortez of San Antonio; daughters, Carmen Chavarria of Los Angeles, Santos Magellan Bear of Austin; sisters, Beatrice Salazar of Corpus Christi, Raquel A. Guerra of New Orleans, Louisiana; nine grandchildren, and four great-grandchildren.

Funeral services will be 10:00 AM, Wednesday at Cristo Rey Catholic Church. Burial will be in Assumption Cemetery.

Pallbearers will be Ynez, David, Simon and Johnny Magellan, Albert Bosquez, and Moses Salazar.

Services under the direction of Wilke-Amey-Clay Funeral Home.

Obituary of Ruben Cortez
Austin American-Statesman, April 22, 1992

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

No. A 2972

PERMIT FOR WATER SERVICE

Austin, Texas

M. J. W. Gregg Address 2701 E. Cesar Chavez St.
 Plumber Dunham Size of Tap 1/2 Date 1-3-30

Foreman's Report.

Date of Connection 1/28/30
 Size of Tap Made 3/4
 Size Service Made 3/4
 Size Main Tapped 1"
 From Front Prop. Line to Curb Cock 10'
 " " " " 6'
 Location of Meter at curb
 Type of Box Boatright
 Depth of Main in St. 3'
 " " Service Line 14"
 From Curb Cock to Tap on Main 1'
 Checked by Engr. Dept. 2-3-30
INDEXED

| | | | | | | | | | | | | | | | | |
|--------------|-------------|---------|-------------|-----------|-----------|-------------|------------------------|-----------|---------|--------|-------|--------|-------|-------|----------|----------------------|
| No. Fittings | 1 Curb Cock | 1 Elbow | 1 St. Elbow | 1 Bushing | 1 Reducer | 1 1/2" Pipe | 1 Lead Comp. 90° Elbow | 1 Nipples | 1 Union | 1 Plug | 1 Tee | 1 Stop | 1 Box | 1 Lid | 1 Valves | Req. No. <u>3424</u> |
|--------------|-------------|---------|-------------|-----------|-----------|-------------|------------------------|-----------|---------|--------|-------|--------|-------|-------|----------|----------------------|

Foreman's Signature Dunham

Water service permit to John Ward Gregg for this house (1930)

SANITARY SEWER SERVICE PERMIT

No. 10694A

Austin, Texas

Received of J.W. Gregg Date 12/15/1931
 Address 2701 E. 1st.
 Amount Twelve Dollars \$ 12.00
 Builder or Owner J.W. Gregg Plumber _____
 Lot 1 Block 3 Subdivision _____ Plat No. _____
 res.

| | | | | | | | | | | | |
|--------------------|---------------------|------------|------------------|-----------------|-----------|-------------------------------|------------|---------------|--------------|------------|-----|
| Date of Connection | By City | By Plumber | Checked By | Size Main | Depth | Main Assign. | Stub Depth | Stub Location | Book No. | Paving Cut | No. |
| | <u>2' W. of ELL</u> | | <u>Boatright</u> | <u>4" riser</u> | <u>4'</u> | <u>in easement 6' from PL</u> | | | <u>B-293</u> | | |

| No. Fittings | Size | Price |
|--------------|-------|--------|
| 8' Pipe | 4" | |
| Pipe | | |
| Wyes | | |
| 1 Bends | 4" 90 | |
| Reducers | | |
| Plugs | | |
| Sand | | |
| Gravel | | |
| Remix | | |
| Stoppers | | |
| Castings | | |
| Other | | |
| Labor: | | 4 hrs. |

Sewer service permit to John Ward Gregg for this house (1931)