HISTORIC LANDMARK COMMISSION APRIL 22, 2019 DEMOLITION AND RELOCATION PERMITS HDP-2019-0175 2008 E. CESAR CHAVEZ STREET

PROPOSAL

Demolish a ca. 1923 house.

ARCHITECTURE

One-story, rectangular-plan, cross-gabled frame bungalow with a front-gabled wraparound porch on brick piers and battered wood posts; single 1:1 fenestration.

RESEARCH

The house appears to have been built around 1923; the first owners and occupants were Caleb W. and May Miles, who lived here until around 1928. Caleb Miles was a barber, who had been in business with his brother, then had his own shop on E. 5th Street, and finally joined Richard Gildart on Congress Avenue. After Caleb and May Miles moved out, the house became a rental property with a long string of short-term renters, including workers in the City Electric Department, gas station attendants, meat cutters, a taxi driver, and in later years, truck drivers.

STAFF COMMENTS

The house is recommended as contributing to a potential historic district along E. Cesar Chavez Street by the East Austin Historic Resource Survey (2016). The potential historic district stretches from San Marcos Street on the west to Llano Street on the east. This section of the proposed historic district has a large number of potentially contributing buildings.



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 relatively common style of bungalow and has suffered some modifications, including window replacements and railings. The house reflects a common style with insufficient architectural distinction to warrant individual designation as a historic landmark.
- b. **Historical association**. The house was a rental property for the vast majority of its existence; 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.



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.

1 " = 333 '

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.



2008 E. Cesar Chavez Street ca. 1923



OCCUPANCY HISTORY 2008 E. Cesar Chavez Street

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

The address is not listed in the directory.

NOTE: Caleb W. and May Miles are listed at 2002 E. 1st Street, the house just to the west of this one. Caleb W. Miles was a proprietor with

Samuel M. Miles in Miles Bros., barbers, 300 E. 5th Street.

NOTE: Harvey E. Jones is listed at 1705 E. 1st Street; he was a meat cutter at Lone Star Market, 1201 E. 1st Street or 1310 E. 1st Street.

1924 C.W. and May Miles, owners

Barber, 300 E. 5th Street

Harvey E. and Myrtle Jones, renters

Meats, 800 E. 1st Street.

NOTE: The house is listed as 2004 E. 1st Street.

1927 Caleb W. and May Miles, owners

Barber, 300 E. 5th Street.

NOTE: The house is listed as 2004 E. 1st Street.

1929 Vacant

NOTE: The house is listed as 2004 E. 1st Street. NOTE: Caleb W. and May Miles are listed at 807 Taylor Street; he was a partner with R.L. Gildart in Miles & Gildart, barbers, 219 Congress Avenue. 1930-31 George H. and Edna Hall, renter No occupation listed NOTE: The house is listed as 2004 E. 1st Street. 1932-33 John R. and Margaret Jones, renters Helper, City Electric Department William J. Crowe, renter Laborer, City Electric Department NOTE: The house is listed as 2004 E. 1st Street. 1935 T.R. and Willie L. Anderson, renters Attendant, Miller's Service Station, 99 Congress Avenue. J.R. and Hortense Roberts, renters Driver, Austin Taxi Service, 417 Congress Avenue. NOTE: The house is listed as 2004 E. 1st Street. 1937 John D. and Katherine Beasley, renters No occupation listed NOTE: The house is listed as 2004 E. 1st Street. 1939 Claude and Corrine Struve, renters Meat cutter, Johnson & Johnson, No. 2, groceries, either 1001 or 1311 E. 1st Street. George and Pauline Scott, renters Laborer NOTE: The house is listed as 2004 E. 1st Street. 1941 Milton C. and Margaret Fickel, renters Attendant, D&S Service Station, 605 East Avenue or 200 E. 1st Street. NOTE: The house is listed as 2004 E. 1st Street. 1944-45 The address is not listed in the directory. 1947 Vacant 1949 Lerov Sefcik, renter Proprietor (with Edward W. Dusek), Austin Sheet Metal Shop, 2418

1954 Fred A. Roos, owner No occupation listed

Fredericksburg Road.

No occupation listed

Fred A. and Agnes Roos, owners

1957 Vacant

1952

1960	Basilio and Cruz Gomez, renters Driver, Austin Concrete Works, 801 Airport Boulevard.
1962	Candelario and Lilly Romero, renters Truck driver
1965	Davis Home for the Elderly (Lola Davis, proprietor) NOTE: Lola Davis lived at 1410 E. 1 st Street.
1968	Vacant
1973	Loucia Mendoza, renter No occupation listed
1977	S. Sullivan, renter Retired NOTE: The directory indicates that S. Sullivan was a new resident at this address.
1981	Vicente and Luisa Martinez, owners Laborer
1985-86	Louisa Mendoza, owner Retired
1000	

BIOGRAPAHICAL NOTES:

Vacant

1992

Caleb W. and May Miles (ca. 1923 - ca. 1928)

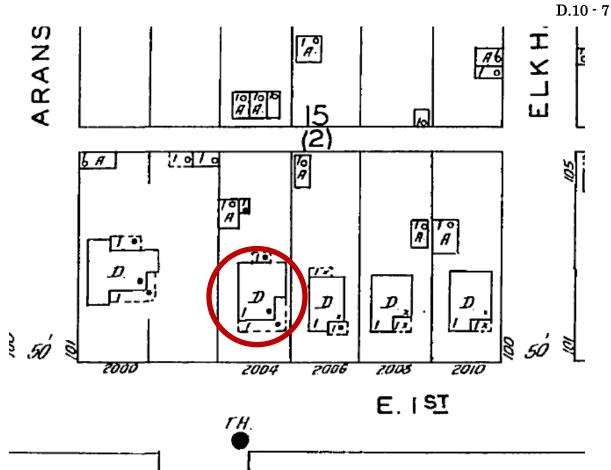
Caleb W. and May Miles appear in the 1920 U.S. Census as the owners of the house at 2102 Haskell Street. Caleb Miles was 36, had been born in Texas, and was a barber with his own shop. May Miles was 32, had been born in Texas, and had no occupation listed. They had two daughters, Geneva, 11; and Lorene, 4. Both girls were born in Texas.

The 1930 U.S. Census shows Caleb W. and May Miles renting the house at 807 Taylor Street in Austin. Caleb W. Miles was 47, had been born in Texas, and was a barber. May Miles was 43, had been born in Texas, and had no occupation listed. With them lived their daughter, Lorene, 15, who had been born in Texas and had no occupation listed.

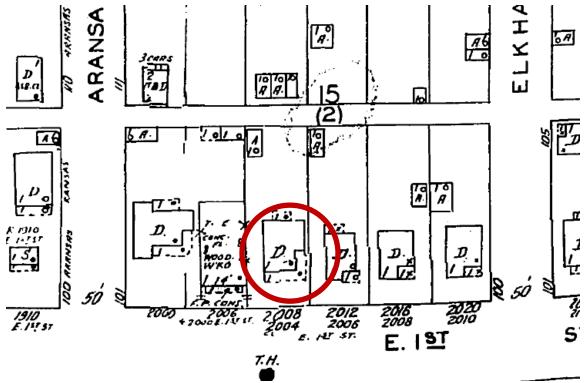
According to his 1939 death certificate, Caleb W. Miles was living at 808 Patterson Avenue. He was born in 1883 in Round Rock, Texas, and was a barber.

1930 U.S. Census

The 1930 U.S. Census shows George H. and Edna Hall as the renters of this house. George H. Hall was 34, had been born in Texas to an Indiana=born father and a Texas-born mother, and was a cable splicer for the telephone company. Edna Hall was 27, had been born in Texas to an Illinois-born father and an Ohio-born mother, and had no occupation listed. They had a daughter, Dorothy, 4, who had been born in Texas.



The 1935 Sanborn map shows the house with its former address of 2004 E. 1st Street.



The house appears on the 1962 Sanborn map with its former and current addresses.