

ZONING CHANGE REVIEW SHEET

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CASE NUMBER: C14H-2013-0006

HLC DATE:

October 28, 2013

PC DATE:

November 12, 2013

APPLICANTS: David and Mary Anne Ocasio, owners

HISTORIC NAME: Eloy and Soledad Guajardo House

WATERSHED: Boggy Creek

ADDRESS OF PROPOSED ZONING CHANGE: 805 Lydia Street

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The house was built by Eloy and Soledad Guajardo, who operated a prominent Hispanic grocery store next door.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 6-0 (Galindo absent).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is not listed in any City survey.

C14-2013-0120

805 Lydia Street

SF-3-NP to SF-2-H-NP

September 19, 2013 – Kathleen Fox, Comprehensive Planning

This zoning case is located on the east side of Lydia Street and contains a one story single family house situated on a .28 acre parcel. This property is located within the boundaries of the Central East Austin Neighborhood Plan area. Surrounding land uses includes a small office to the north, single family houses to the west and south, and a small apartment building to the east. The request is for historic preservation zoning.

Central East Austin Neighborhood Plan (CEANP)

The CEANP Future Land Use Map designates this property as residential. The following Goals and Priorities support historic preservation zoning in the CEANP:

Goal 1 - Preserve, restore, and recognize historic resources and other unique neighborhood features. (pg. 7)

- *Staff Comment: In 2001, the CEANP identified the west side of Lydia Street to be historically designated but not the east side of this street, where this property is located.*

Goal 7 - Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin (pg. 4)

Top Ten CEANP Planning Priority

Priority 6. Recommend that eligible historic districts identified in the "Historic Resources Survey of East Austin" report be established as local historic districts per the City's proposed local districts ordinance. (p 5)

Conclusion: The CEANP is highly supportive of expanding its historic boundaries in the planning area.

Imagine Austin (IACP)

Austin's historic assets include neighborhoods, buildings, and sites reflecting Austin's cultural, ethnic, social, economic, political, and architectural history, many of which lack formal historic designation. Designated historic resources include National Register properties and districts, Texas Historic Landmarks, Austin's Historic Landmark

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designation, and Local Historic Districts. In addition, Austin has many cultural resources lacking formal historic designation—public art, cultural centers, museums, institutions, buildings, landscapes, and iconic businesses and buildings. Austin is also home to a number of museums and research libraries (p 116). The following IACP policies support historic preservation:

- **LUT P38.** Preserve and interpret historic resources (those objects, buildings, structures, sites, places, or districts with historic, cultural, or aesthetic significance) in Austin for residents and visitors.
- **LUT P41.** Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.
- **LUT P42.** Retain the character of National Register and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character.
- **C P12.** Construct, sustain, and grow Austin's multicultural and artistic heritage from African American, Hispanic, Asian, and other ethnic and culturally-specific groups as the city develops and grows.

Based the CEANP Goals that support protecting historic areas in the planning area, and the Imagine Austin policies above that support protecting and preserving historic neighborhoods, staff believes that this proposed historic zoning request is supported by the Imagine Austin Comprehensive Plan.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Organization of East Austin Neighborhoods

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, side-gabled frame house with rock veneer; partial-width partially-inset porch on ornamental metal posts; single and paired 1:1 fenestration.

Historical Associations:

The house was built on the site of the old John G. Heierman House, which was a two-story Victorian house, which shows up on the 1935 Sanborn map. The current house may share the foundation and some walls of the old Heierman house, but it appears that the house was built around 1948 by Eloy "Joe" Guajardo and his wife, Soledad, who operated Guajardo's Cash Grocery next door at 809 Lydia Street for many years. Eloy and Soledad Guajardo were both born in Mexico, although an early census report shows that Eloy Guajardo grew up near Pflugerville with his farm laborer parents. He and Soledad lived at 809 Lydia Street, where they had their store, before building this house. Theirs was one of a few grocery stores catering to the Mexican community in Austin; they offered traditional foods and affordable cuts of meat to their customers. Their daughter, Guadalupe, married Sonny Falcon, who managed the meat department of the family store, and later became known as the Fajita King, popularizing fajita meats throughout Central Texas and beyond.

PARCEL NO.: 0205070803

LEGAL DESCRIPTION: The north central, north 87.67 feet of the west 130 feet of Block 2, Outlot 4, Division B.

ESTIMATED ANNUAL TAX ABATEMENT: \$6,493 (owner-occupied); city portion: \$1,819.

APPRAISED VALUE: \$472,363

PRESENT USE: Residence

CONDITION: Excellent

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PRESENT OWNERS: David and Anne Marie Ocasio

DATE BUILT: ca. 1948

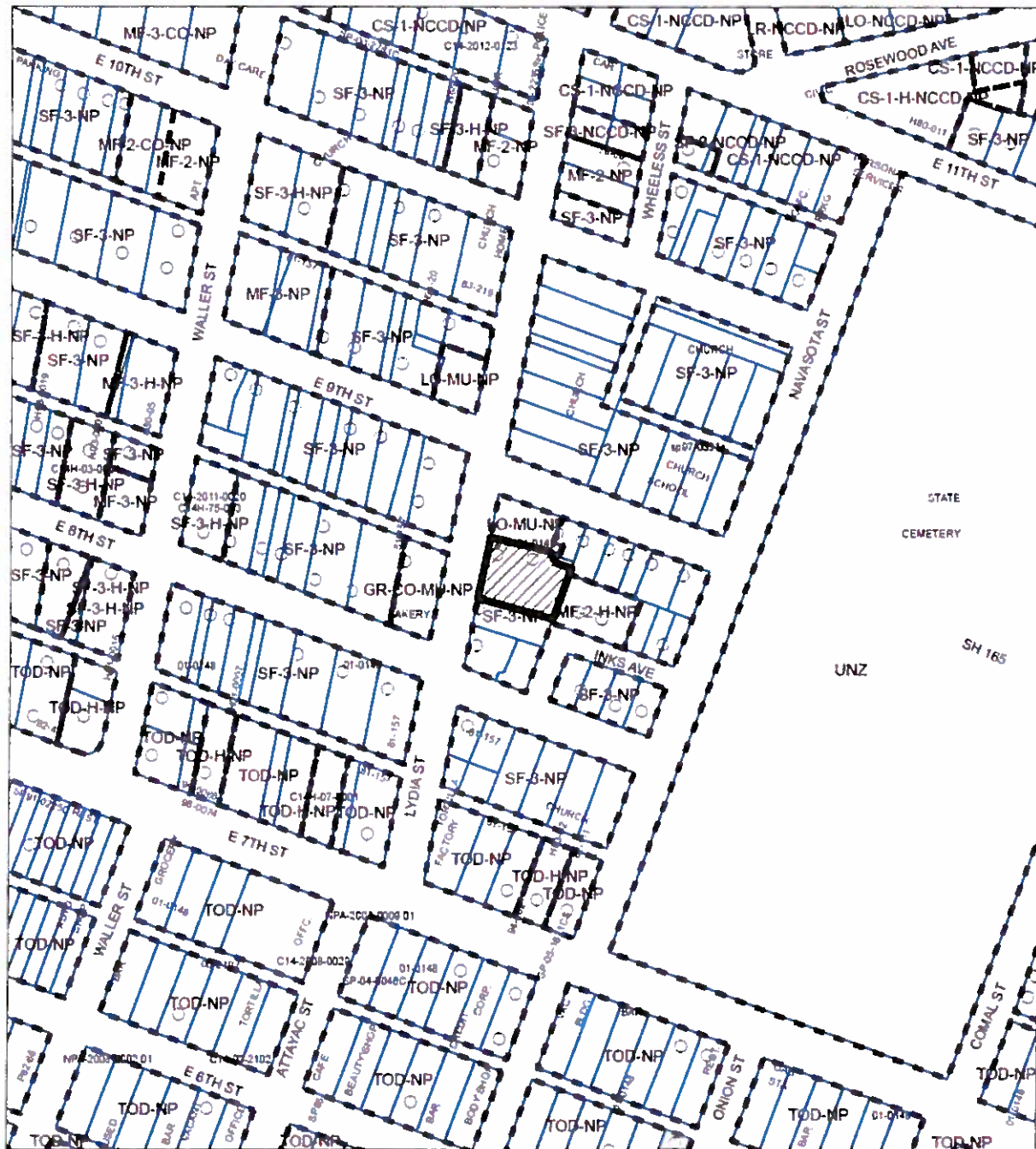
ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): Eloy and Soledad Guajardo (1948)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP

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- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2013-0006

1" = 200'

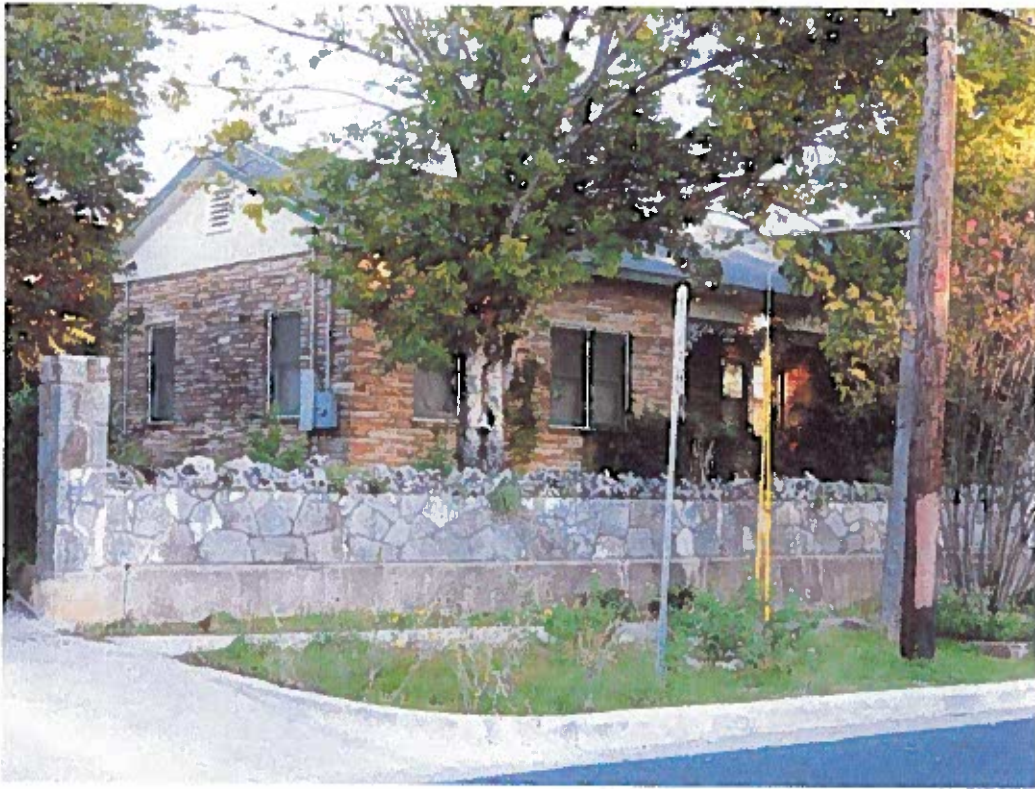
This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

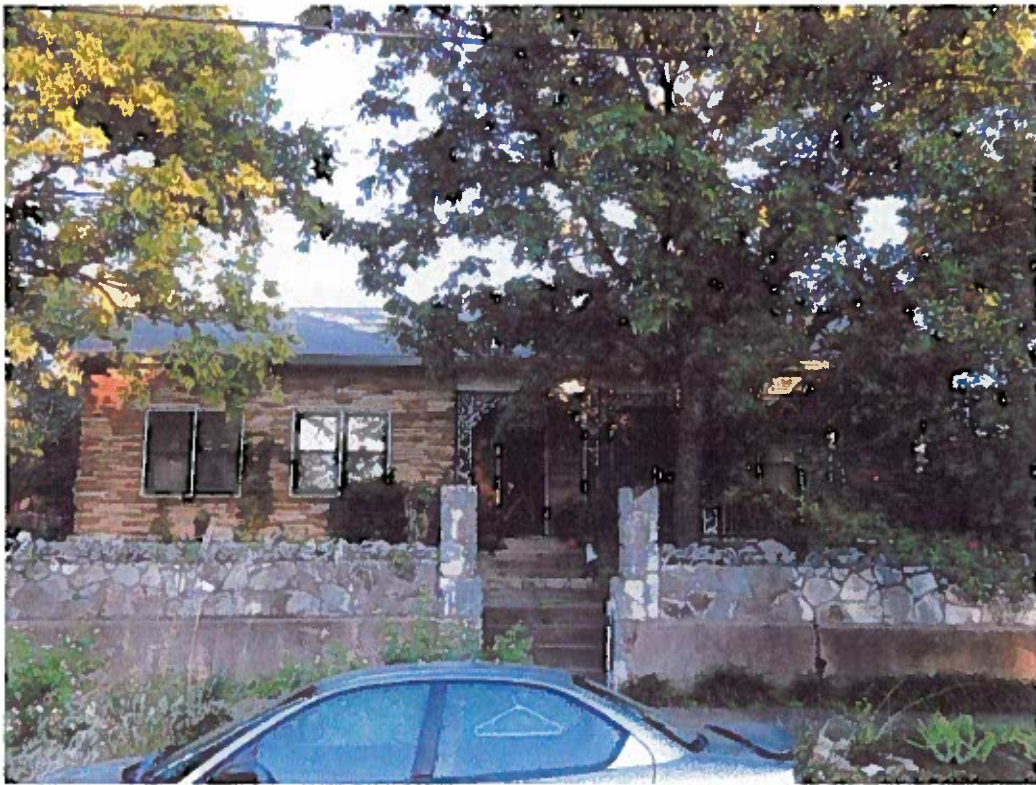


805 Lydia Street
ca. 1948

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The old Guajardo's Cash Grocery, 809 Lydia Street

OCCUPANCY HISTORY

805 Lydia Street

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City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2013

- 1992 Jose C. Tovar, renter
 Building attendant, University of Texas
 NOTE: The directory indicates that Jose Tovar was a new resident at this address.
- 1985-86 Soledad Guajardo, owner
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1981 Soledad Guajardo, owner
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1977 Soledad Guajardo, owner
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1973 Soledad Guajardo, owner
 Widow, Eloy Guajardo
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1968 Soledad Guajardo, owner
 Widow, Eloy Guajardo
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1962 Soledad Guajardo, owner
 Widow, Eloy Guajardo
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1959 Soledad Guajardo, owner
 Widow, Eloy Guajardo
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1955 Soledad Guajardo, owner
 Widow, Joe Guajardo
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1952 Eloy J. and Soledad Guajardo, owners
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1949 Eloy J. and Soledad Guajardo, owners
 Proprietor, Guajardo's Cash Grocery, 809 Lydia Street.
- 1947 Joseph N. and Lucille Camacho, renters
 Book-keeper

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Rear: Oscar T and Esperanza Hernandez, renters
Salesman, Buttrey's, women's and children's ready-to-wear clothing, 107
W. 6th Street.
Also listed is Oscar T. Hernandez, Jr., a student at the University of
Texas.

NOTE: Eloy and Soledad Guajardo are listed at 809 Lydia Street, where they
operated their grocery store.

NOTE: Staff believes that this listing was for the old Heierman House, which was
totally or partially demolished at this time. It is possible that the current house
retains some of the foundation and/or portions of the first floor of the old
Heierman House, but that the current house, despite the lack of a building permit
to verify its date of construction, dates from the late 1940s. Prior to this time, city
directories reveal that the house had become an apartment house, with three or
four Hispanic families living here, including Robert and Julia Cisneros, who
operated the Sunset Bakery on E. 6th Street, Frank and Mary Rios, who operated
Rios Brothers tailor shop at 7th and Congress, and Nash Moreno, who operated
the Moreno Service Station next to where Robert Cisneros would open the
Sunset Bakery later in the 1930s. City directories show that the house became
an apartment house around 1930 – the first tenants were Anglos, then through
the 1940s, the tenants were Hispanic. Prior to 1930, the house was owned and
occupied by a widow, Mattie McConnell; in the 1920s it was owned and occupied
by a farmer and the proprietor of a cotton seed culling machinery factory; John G.
Heierman, who built the house, lived here until around 1917.



The old John G. Heierman House at 805 Lydia Street (date unknown)

BIOGRAPHICAL NOTES:

Eloy and Soledad Guajardo (ca. 1948 – ca. 1985)

Eloy and Soledad Guajardo appear as the owners of a small house at 1910 Holly Street in the 1930 U.S. Census report. Eloy Guajardo was then 26, had been born in Mexico, and was a delivery man for a meat market. Soledad Guajardo was then 24, had been born in Mexico, and had no occupation listed. They had a 3-year old daughter, Mary, who had been born in Texas. The 1920 U.S. Census shows Eloy Guajardo as the son of Jesus and Francisca Guajardo, farm laborers who lived near Pflugerville. All of the family members had been born in Mexico.

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ELOY JOE GUAJARDO

Funeral service for Eloy Joe Guajardo will be held Thursday at 9 a.m. at Guadalupe Church.

A resident of 805 Lydia, he had been a merchant here for 19 years.

He is survived by his widow, Mrs. Soledad Guajardo of Austin; three daughters, Mrs. Mary Diaz, Miss Esperanza Guajardo and Miss Guadalupe Guajardo, all of Austin; his father, Jesus Guajardo; four sisters, Mrs. Alfonzo Mendoza, Mrs. Augustine Rodriguez, Mrs. Alfredo Sauasedo and Mrs. Louis Cavasos, all of Austin; six brothers, Eliseo Guajardo of Manor, Ernest Guajardo and Efrain Guajardo, both of Austin, Henry Guajardo of Florada, Emile Guajardo and Jessie Guajardo, both of San Antonio.

The body is at the residence. Burial will be in Oakwood Cemetery.

Funeral notice for Eloy Guajardo
Austin American, January 27, 1955

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**Soledad Guardiola
Guajardo**

Mrs. Soledad Guardiola Guajardo, 77, of Austin, died Wednesday evening.

Rosary will be recited at 7:30 PM Friday, October 14, at Mission Funeral Home Chapel, 1615 East First Street.

Requiem Mass will be celebrated Saturday at 10:00 AM at Our Lady of Guadalupe Catholic Church, with Reverend Charles Banks, OMI, officiating. Burial will follow in Oakwood Cemetery.

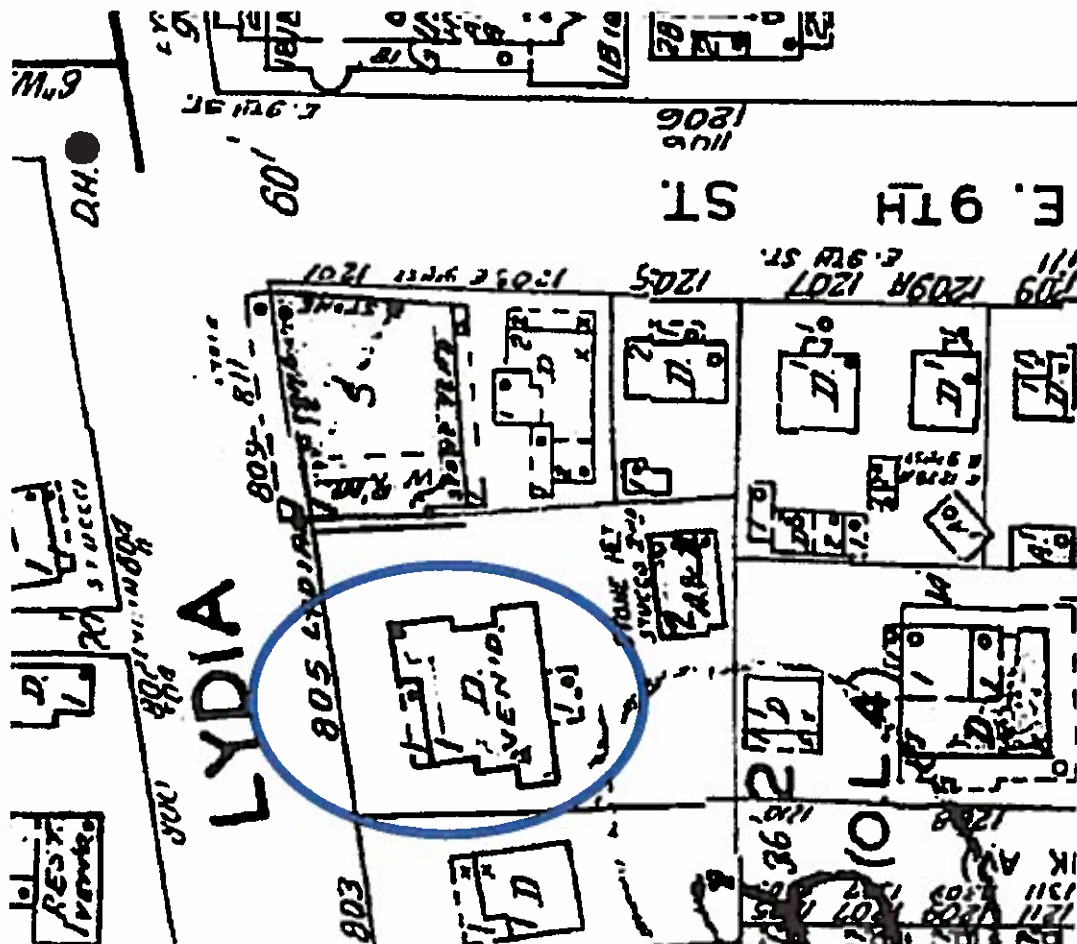
- She is survived by three daughters, Mrs. Mary Guajardo Diaz, Mrs. Guadalupe Guajardo Falcon, and Ms. Hople Guajardo, all of Austin; two sons-in-law, Ramiro Diaz, and Juan Antonio (Sonny) Falcon; five grandchildren, John David, Robert, and Joe Falcon, Roland and Ricky Diaz; one great-grandchild.

Pallbearers will be John David Falcon, Roland Diaz, Ricky Diaz, Willie Guajardo, Rudy Guajardo, and Guadalupe Portillo.

In lieu of flowers her family requests contributions be made to Our Lady of Guadalupe Catholic Church.

[illegible]

The 1935 Sanborn map shows the old Heierman House still standing, and another 2-story house at the current site of the old Guajardo's Cash Grocery at 809 Lydia Street.



The 1962 Sanborn map shows the house with its current configuration; Guajardo's Cash Grocery at 809 is also shown as a masonry building.

WATER SERVICE PERMIT N^o B 1222

Austin, Texas

Received of ELOY GUJARDO Date 6-21-46

Address 805 1/2 LYDIA ST. APT.

Amount TWO MONTHS

Plumber BURLESON Size of Tap 1"

Date of Connection 6-27-46

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 1"

From Front Prop. Line to Curb Cock 9'

From N. Prop. Line to Curb Cock 16'

Location of Meter CURB

Type of Box LOCK

Depth of Main in St. 3'

Depth of Service Line 3'

From Curb Cock to Tap on Main 3'

Checked by Engr. Dept. W. B. 7-9-46

No. Fittings	Size	Description
1	3/4"	Curb Cock
1	3/4"	Elbow
1	3/4"	St. Elbow
1	3/4"	Bushing
1	3/4"	Reducer
1	3/4"	Pipe
1	3/4"	Lead Comp.
1	3/4"	Nipples
1	3/4"	Union
1	3/4"	Plug
1	3/4"	Tea
1	3/4"	Box
1	3/4"	Lid
1	3/4"	Valves
1	3/4"	Job No.
1	3/4"	Req. No.

INDEXED

Water service permit to Eloy Guajardo for the garage apartment (1946)

WATER SERVICE PERMIT

Austin, Texas

C No 1441

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Received of ELOY GUJARDO Date 7-15-48
 Address 805 Lydia St. Down
 Amount TWENTY + NO/100 \$ 20.00
 Plumber SELF Size of Tap 3/4"

Date of Connection	<u>7-28-48</u>
Size of Tap Made	<u>3/4"</u>
Size Service Made	<u>3/4"</u>
Size Main Tapped	<u>6"</u>
From Front Prop. Line to Curb Cock	<u>7' 5"</u>
From <u>N</u> Prop. Line to Curb Cock	<u>28'</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>LOCK</u>
Depth of Main in St.	<u>2'</u>
Depth of Service Line	<u>2'</u>
From Curb Cock to Tap on Main	<u>30'</u>
Checked by Engr. Dept.	<u>8-4-48 RB</u>

No. Fittings	Size	Material
1	Curb Cock	3/4" COP
1	Elbow	3/4" COP
1	1/2" Elbow	3/4" COP
1	1/2" Tee	3/4" COP
1	Reducer	3/4" COP
1	Plug	3/4" COP
1	Lead Comp.	3/4" COP
1	Nipples	3/4" COP
1	Union	3/4" COP
1	Stop	3/4" COP
1	Box	3/4" COP
1	Lid	3/4" COP
1	Valves	3/4" COP
1	Job No.	W-323-502
1	Req. No.	2000

Water service permit to Eloy Guajardo for the house (1948)

Eloy Guajardo 805 Lydia Street
 30 (F) 2

replace with rock ven.
 Remove present frame addn. to res. &

38078 6-21-48

\$4000.00

Owner

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Building permit to Eloy Guajardo to remove a frame addition and replace with with rock veneer (1948).