

**HISTORIC LANDMARK COMMISSION
JULY 27, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0508
1205 E. CESAR CHAVEZ STREET**

PROPOSAL

Demolish a ca. 1902 house.

ARCHITECTURE

One-story, wing-and-gable plan frame house with a partial-width independent shed-roofed porch on plain wood posts; non-historic replacement windows in the front.

RESEARCH

The house was built around 1902 for Walter and Ida Bonugli, who lived here until around 1934. Walter Bonugli was the son of Michael and Mary Bonugli, prominent neighborhood grocers in this section of East Austin for many years, and it is very possible that Michael and Mary Bonugli built this house, as they lived at 1201 E. 1st Street, which was demolished around 1921 for a commercial building (which housed several grocery stores, including the East Austin A&P Grocery Store in the late 1920s and early 1930s). Walter Bonugli was in the soft drink business, starting off as a bottle washer at the Austin Ice and Bottling Company, then working at the Star Bottling Works, where he was a bottler and later became a foreman, and finally superintendent and salesman. Around 1915, he went to work as a salesman for the Austin Coca-Cola Bottling Company, then around 1919, he became a salesman for the meat packing company, Swift and Company, a position he held for the remainder of his tenancy in this house. Around 1934, the Bonuglis moved to 700 Landon Lane, where they lived for the rest of their lives.

From the mid-1930s until around 1946, the house was a rental property. The tenants included a couple where the wife worked as a saleslady for Scarbrough's, Austin's leading downtown department store, the proprietor of a meat market, a plumber, and a serviceman for the Texas Public Service Company (the precursor to Southern Union Gas). Ricardo and Seferina Guerrero are listed as the owners of the house in the 1947 city directory; he was a mechanic, who died in 1948. Seferina Guerrero stayed in the house until around 1950, but it appears that the house remained in the Guerrero family, who rented it out for many years thereafter. Later tenants of the house included the proprietor of a service station, and city employees.

STAFF COMMENTS

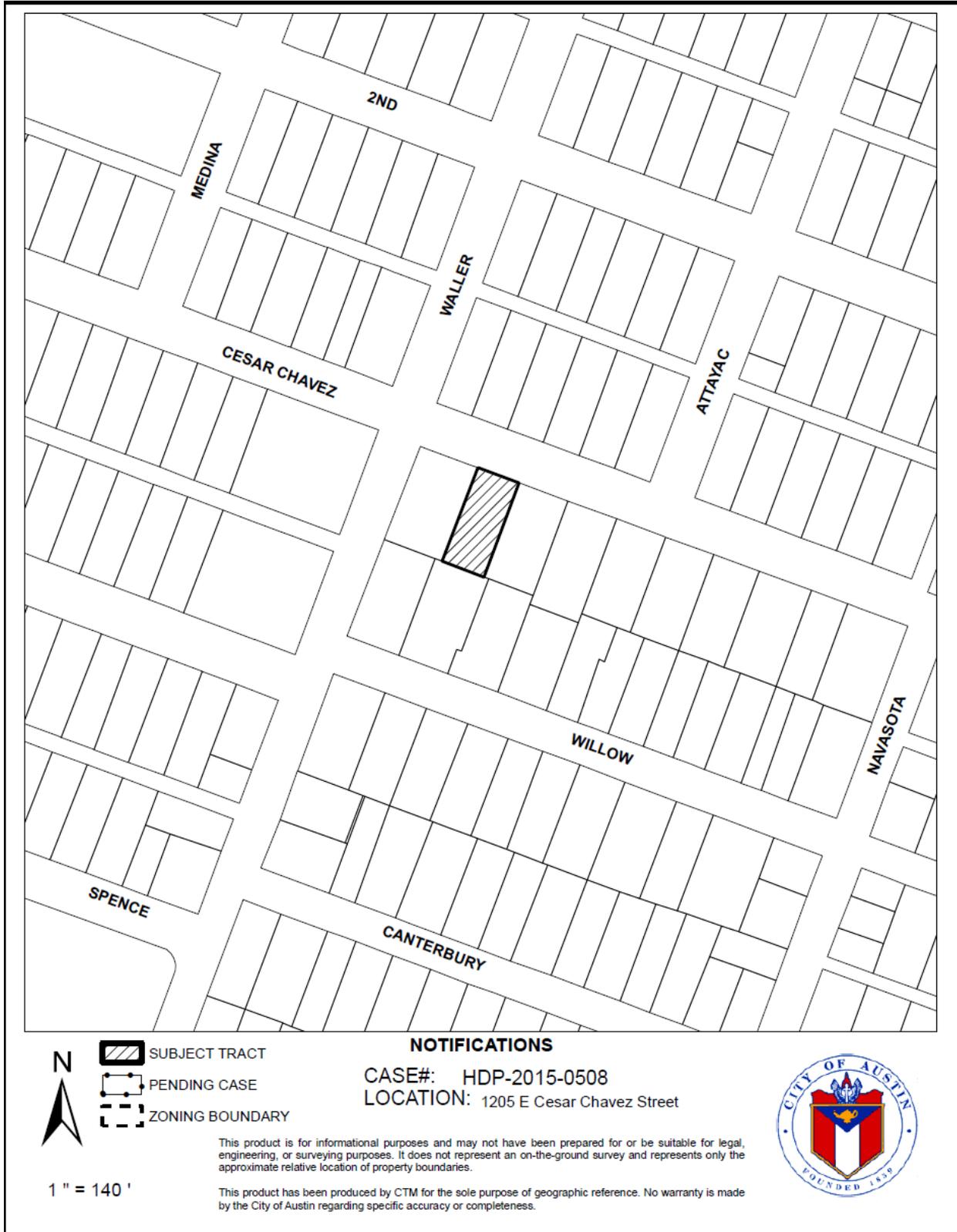
The house is not listed in any City survey. The house has suffered numerous architectural modifications, including unsympathetic alterations to the front façade, which include the removal of all bays across the wing section of the front of the house. The applicant is seeking to remove this house to build a driveway and parking lot for the adjacent commercial building at 1201-03 E. Cesar Chavez Street.

STAFF RECOMMENDATION

Staff recommends postponement of this case until August 24, 2015 to explore the feasibility of restoration/rehabilitation/reconstruction of the missing historic features of the house and the possibility of adaptive re-use of this 100+ year old house as a commercial building and possible restaurant or retail space, as well as determining whether removal of the entirety of this house is truly necessary for the desired parking and driveway for the adjacent building. The house has potential for rehabilitation and adaptive re-use, has a significant

history with the Bonugli family, who were prominent Italian immigrant grocers in the neighborhood at the turn of the 20th century. In the event that the Commission decides to release the permit, then staff recommends relocation over demolition, but in either case, 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.

LOCATION MAP



1205 E. Cesar Chavez Street
ca. 1902



OCCUPANCY HISTORY
1205 E. Cesar Chavez Street

City Directory Research, Austin History Center
By City Historic Preservation Office
July, 2014

1992	Julian Guerrero, owner Beautician
1985-86	Rameo Rodriguez, renter No occupation listed NOTE: The directory indicates that Rameo Rodriguez was a new resident at this address.
1981	No return
1977	Melvin D. and Joyce L. Brust, renters No occupation listed NOTE: The directory indicates that Melvin D. and Joyce L. Brust were new residents at this address.
1973	William H. and Virginia Mohler, renters Public service leadman, City Street and Bridge Department. Also listed is William H. Mohler, Jr., a laborer with the City Fleet Administration.
1968	William H. and Helen Roberts, renters

Laborer

- 1962 Mamie Wesson, renter
Widow, W.C. Wesson
Saleslady, E.M. Scarbrough & Sons, department store, 6th Street and Congress Avenue.
- 1959 Mamie Wesson, renter
Widow, W.C. Wesson
Saleslady, E.M. Scarbrough & Sons, department store, 6th Street and Congress Avenue.
- Frank and Mamie E. Buckley, renters
No occupation listed
NOTE: Frank and Mamie Buckley are believed to be the parents of Mamie Buckley Wesson; they had operated a grocery store at 2nd and Waller Streets in the 1930s.
- 1955 William C. and Mamie Wesson, renters
Proprietor, Wesson Service Station, 1900 E. 1st Street.
- 1952 William F. and Emily C. Cummings, renters
Driver, City Electrical Inspection Department
NOTE: William C. and Mamie Wesson are listed at 1807 E. 1st Street; he was the proprietor of a service station.
- 1949 Seferina Guerrero, owner
Widow, Ricardo Guerrero
No occupation listed
- 1947 Ricardo and Seferina Guerrero, owners
Mechanic, Austin Auto Supply, 600-02 E. 6th Street.
- 1944-45 Terrill and Annie Hiesler, renters
Serviceman, Texas Public Service Company, 422 Congress Avenue.
- 1941 Terrell F. and Annie Hiesler, renters
Complaint man, Texas Public Service Company, 422 Congress Avenue.
- 1940 Alfred L. and Dorothy Stanley, renters
Plumber (at the house)
- 1939 Alfred L. and Dorothy Stanley, renters
Plumber (at the house)
- 1937 Ezra M. and Ellen Fincher, renters
Proprietor of a meat market at 1203 E. 1st Street (next door).
Also listed is Wilton Fincher, a meat cutter.
- 1935 John H. and Beatrice Sudbury, renters
John: No occupation listed
Beatrice: Saleslady, E.M. Scarbrough & Sons, department store, 6th Street and Congress Avenue.
Also listed is Juanita Sudbury, a wrapper for E.M. Scarbrough & Sons.

NOTE: Walter W. and Ida Bonugli are listed at 700 Landon Lane. He was a salesman for Swift & Company, wholesale meats, 311 Congress Avenue.

- 1932-33 Walter W. and Ida Bonugli, owners
Salesman, Swift & Company, wholesale meats, 311 Congress Avenue.
- 1930-31 Walter W. and Ida Bonugli, owners
Salesman, Swift & Company, wholesale meats, 311 Congress Avenue.
- 1929 Walter W. and Ida Bonugli, owners
Salesman, Swift & Company, 311 Congress Avenue.
- 1927 Walter W. and Ida Bonugli, owners
Salesman, Swift & Company, meat packers, 311 Congress Avenue.
- 1924 Walter W. and Ida Bonugli, owners
Salesman, Swift & Company, meat packers, 311 Congress Avenue.
- 1922 Walter W. and Ida H. Bonugli, owners
Salesman, Swift & Company, meat packers, 311 Congress Avenue.
Also listed is Ione M. Bonugli, a student at the University of Texas.
- 1920 Walter W. and Ida Bonugli, owners
Salesman, Swift & Company, wholesale meats, 311 Congress Avenue.
- 1918 Walter W. and Ida Bonugli, owners
Salesman, Austin Coca-Cola Bottling Company, Coca-Cola, Hires Root Beer, Orange Whistle, and Star brand soda waters, 121 W. 1st Street.
- 1916 Walter W. Bonugli
Salesman, Austin Coca-Cola Bottling Company, Coca-Cola, Hires Root Beer, Orange Whistle, and Star brand soda waters, 121 W. 1st Street.
NOTE: Louis Bonugli was a foreman at the Coca-Cola Bottling Plant; he lived at 1001 Spence Street.
- 1914 Walter W. Bonugli
Salesman, Austin Coca-Cola Bottling Plant, Coca-Cola and Iron Brew, 121 W. 1st Street.
- 1912-13 Walter W. Bonugli
Salesman, Star Bottling Company, bottlers of Coca-Cola and Iron Brew, 207 Colorado Street.
- 1910-11 Walter W. Bonugli
Superintendent, Star Bottling Company, manufacturers of carbonated beverages, 207 Colorado Street.
- 1909-10 Walter Bonugli
Foreman, Star Bottling Company, manufacturers of carbonated beverages, 207 Colorado Street.
- 1906-07 Michael Bonugli
Groceries, 1201 E. 1st Street.

Also listed are Louis and Walter Bonugli, both bottlers at Star Bottling Works, carbonated and mineral waters, 3rd and Colorado Streets; plant, 1st and Colorado Streets.

- 1905 Walter Bonugli
Bottler, Star Bottling Works, 1st and Colorado Streets.
- 1903-04 Walter W. Bonugli
Works Star Bottling Works, manufactures of high-grade carbonated beverages; plant, 1st and Colorado Streets.
- 1900-01 The address is not listed in the directory.
NOTE: Walter Bonugli is listed with his father, Michael Bonugli, at 1201 E. 1st Street; he was a bottle washer at the Austin Ice and Bottling Company, bottlers of mineral waters, soda, champagne, and cider, 4th and Red River Streets.

BIOGRAPHICAL NOTES:

Walter and Ida Bonugli (ca. 1902 – ca. 1934)

The 1900 U.S. Census shows Walter Bonugli as the 20-year old son of Michael and Mary Boungli, who lived at 1201 E. 1st Street. Michael Bonugli had been born in Italy, and was a grocer. He had immigrated to the United States in 1872. Mary Bonugli had been born in Texas, and had no occupation listed. Walter Bonugli was a clerk in a grocery store. His younger brother, Louis, 17, was a day laborer.

The 1910 U.S. Census shows Walter and Ida Bonugli at this address. Both were 30 years old, and both had been born in Texas. Walter Bonugli was a driver for a soda company. Ida Bonugli had no occupation listed. They had a daughter, Lone, 7, who had been born in Texas, as well as a boarder, Fernie Byas, 9, who had been born in Texas.

His 1918 World War I draft registration card shows Walter William Bonugli living at this house, 1205 E. 1st Street. He was born July 24, 1879, and was the city salesman and truck driver for the Coca-Cola Bottling Company in Austin. He was of medium height and slender build with blue-green eyes and dark brown hair.

The 1920 U.S. Census shows Walter and Ida H. Bonugli as the owners of this house. Walter W. Bonugli was 40, and was a salesman for a packing house; Ida H. Bonugli was 42, and had no occupation listed; Their daughter, Lone M., was 16, and had no occupation listed.

The 1930 U.S. Census shows Walter and Ida Bonugli as the owners of this house, which was worth \$1,900. Walter Bonugli was a 50-year old salesman for a packing house. Ida Bonugli was 53, and had no occupation listed. They had 2 roomers: Fern Hudson, 27, an Oklahoma-born teacher; and Jessie Merriman, also 27, a New York-born teacher. Both women taught at the State School for the Deaf.

By 1940, Walter and Ida Bonugli were living at 700 Landon Lane, a house they owned, and which was worth \$4,500. Walter Bonugli was a traveling salesman for a wholesale meat packing company. Ida Bonugli had no occupation listed. They had no children living with them.

WALTER WILLIAM BONUGLI

Walter William Bonugli, 81, of 700 Landon Lane, died in a local hospital Monday morning. He was a lifetime resident of Austin and a member of the Shettles Memorial Methodist Church. Before his retirement Bonugli was a salesman for Swift and Company and Coca-Cola Company.

He is survived by his wife, Mrs. Ida Bonugli, Austin; one daughter, Mrs. E. W. Cartwright, Austin; one brother, Louie Bonugli, Austin; one grandchild and one great grandchild.

Funeral services will be held at Weed-Corley Funeral Home Tuesday at 2 p.m. Rev. John Deschner will officiate and burial will be in Austin Memorial Park.

Honorary pallbearers will be members of the Men's Bible Class of the Shettles Memorial Methodist Church.

Active pallbearers will be J. R. Chick, J. H. Porter, W. V. Cartwright, A. E. Massengale, Rector Allen and G. R. Haberman.

Obituary of Walter Bonugli
Austin American, December 6, 1960

MRS. WALTER W. BONUGLI

Mrs. Walter W. Bonugli, 88, of 700 Landon Lane died Friday at the family home. A resident of Austin 65 years, she was a member of the Methodist church.

Survivors include a daughter, Mrs. Ione Cartwright, Austin; granddaughter, Sylvia Campbell, and great-granddaughter, Marquita Hooks.

Funeral will be at Weed-Corley Funeral Home Saturday at 2 p.m. Rev. Harry C. Bamberger and Rev. Albert Merubia will officiate. Burial will be in Austin Memorial Park.

Obituary of Ida Bonugli
Austin American-Statesman, January 16, 1965

Alfred L. and Dorothy Stanley (ca. 1938 – ca. 1940)

Alfred L. and Dorothy Stanley appear in the 1940 U.S. Census as the renters of the house at 905 Dawson Road in South Austin. Alfred L. Stanley was 29, had been born in New Mexico, and was a gas plumber. Dorothy Stanley was 22, had been born in Texas, and had no occupation listed. They had a 2-year old son, Hurben.

Terrill and Annie L. Hiesler (ca. 1940 – ca. 1946)

Terrill F. and Annie L. Hiesler appear in the 1940 U.S. Census as the renters of the house at 96 ½ Red River Street. Terrill F. Hiesler was 41, had been born in Texas, and was a natural gas pipe fitter. Annie L. Hiesler was also 41, had been born in Texas, and had no occupation listed. With them lived James J. Routon, a step-son, 24, who had been born in New Mexico, and was a soda dispenser at a drug store; Warren and Avenelle Routon, another stepson and his wife. Warren Routon was 26, had been born in Texas, and was a dairy products salesman; Avenelle Routon was 27, had been born in Texas, and had no occupation listed. They had a daughter, Shirley, 3. They had lived in Dallas in 1935. Martha Nunnelee, is listed as a stepdaughter; she was 14, and had been born in Texas. In addition, the household included Terrill Hiesler's mother, Sadie Gallamore, a 63-year old Texas-born widow with no occupation listed, who had lived in rural Travis County in 1935; and Terrill's sister, Thelma Graham, a 36-year old divorcee, who had been born in Texas, was a practical nurse in a private home; she had lived in Wilmar, California in 1935.

TERRELL F. HIESLER

Terrell F. Hiesler, 63, of 1000 East First Street, died at the family residence Monday night. He was born in Austin and had been associated with the Southern Union Gas Company for 30 years, before his retirement in 1958, due to ill health.

He is survived by his wife, Mrs. Annie Hiesler; a daughter, Mrs. Herbert E. Cotton of Austin; two sons, Leslie E. Hiesler of Austin, and Jamie Hiesler of Liberty Hill; a sister, Mrs. Thelma Volenberg of California; a brother, Howard Hiesler of California; nine grandchildren; and a number of nieces and nephews.

Funeral services will be held Wednesday at 3 p.m. with Rev. Roy Jennings and Rev. George Fournier officiating. Burial will be in Capital Memorial Gardens.

Obituary of Terrell F. Hiesler
Austin Statesman, May 26, 1964

TERRELL F. HIESLER

Funeral services for Terrell F. Hiesler, age 65, 1000 East First Street, will be Wednesday at 2 p.m. from the Cook Funeral Home with Rev. Roy Jennings and Rev. George Fournier officiating. Burial will be in Capital Memorial Gardens. Pallbearers will be Ira Wilke,

Elmo Emshoff, Delbert Thomas, Aubrey Pogue, Paul Childress, and Darrell Frick.

Survivors include his widow, Mrs. Annie Hiesler; a daughter, Mrs. Herbert E. Cotton of Austin; two sons, Leslie E. Hiesler of Austin, and Jamie Hiesler of Liberty Hill; a sister, Mrs. Thelma Volenberg of California, a brother, Howard Hiesler of California and 9 grandchildren.

Funeral notice for Terrell F. Hiesler
Austin American, May 27, 1964

Annie Laura Hiesler

Annie Laura Hiesler, age 92, a lifelong resident of Austin, died Monday, May 27, 1991.

Mrs. Hiesler was preceded in death by her husband, Terrell F. Hiesler;

and two sons.

Graveside services will be held at 1:00 PM, Thursday, May 30, 1991, at Capital Memorial Gardens Cemetery.

She is survived by one daughter, Martha Cotton; five grandchildren; and several great-grandchildren.

Arrangements by Cook-Walden Funeral Home. Lamar location.

Obituary of Annie Hiesler
Austin American-Statesman, May 29, 1991

William C. and Mamie Wesson (ca. 1954 – ca. 1965)

William and Mamie Wesson appear in the 1920 U.S. Census as the renters of a house at 1015 E. 6th Street in Austin. William Wesson was 22, had been born in Texas, and was a collector for a furniture store. Mamie Wesson was 19, had been born in Texas, and had no occupation listed. They had a 1-year old daughter, Waneta.

The 1930 U.S. Census shows William C. and Mamie Wesson living in Elgin, Texas, where they owned their home, which was worth \$2,000. William C. Wesson was a drayman for a freight company. Mamie Wesson had no occupation listed. They had 5 daughters: Juanita, 11; Ardyce, 8; Cleo, 7; Billie, 4; and Mamie, 1.

Mamie B. Wesson

Mamie B. Wesson, 81, of Austin, died Sunday.

A native of Elgin, she was a lifelong resident of Austin. She was a member of the Ward Memorial United Methodist Church and Elgin Chapter #241, O.E.S.

Survivors include daughters, Mrs. Juanita Davis, and Mrs. Ardyce Marshall, both of Austin, Mrs. Cleo Eby of West Alexander, Ohio, Mrs. Billie Arnold and Mrs. Mamie Ruth Jones, both of Austin; sister, Mrs Myrtle Branton, Elgin; 15 grandchildren; 23 great-grandchildren; one great-great-grandchild; several nieces and nephews.

Funeral services will be 10:00 A.M. Tuesday in the Colonial Chapel of the Cook-Walden Funeral Home with Rev. Paul Grout and Rev. John Braulick officiating. Interment will be in the Elgin City Cemetery. Those who desire may make memorials to donor's favorite charity.

Obituary of Mamie Wesson
Austin American-Statesman, November 9, 1982