

## ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2016-0174

**HLC DATE:**

May 23, 2016  
June 27, 2016

**PC DATE:**

**APPLICANT:** James Shieh, for owners Kenneth and Myung Soon Lemond

**HISTORIC NAME:** Freeman-Whiteside-Tuke-Gamboa House

**WATERSHED:** Lady Bird Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 2205 E. Cesar Chavez Street

**ZONING FROM:** CS-CO-MU-NP to CS-CO-MU-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from commercial services, conditional overlay, mixed use, neighborhood plan (CS-CO-MU-NP) combining district to commercial services, conditional overlay, mixed use, historic landmark, neighborhood plan (CS-CO-MU-H-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and historical associations

**HISTORIC LANDMARK COMMISSION ACTION:** **May 23, 2016:** Initiated the historic zoning case at the applicant's request. Vote: 6-2 (Galindo, Myers and Reed absent; Panju and Papavasiliou opposed).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is listed in the Comprehensive Cultural Resources Survey (1984) but with no priority for research.

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** East Cesar Chavez Neighborhood Association.

**BASIS FOR RECOMMENDATION:**

**Architecture:**

One-story, square-plan, pyramidal-hipped roofed frame house with a projecting front-gabled bay and a partial-width inset porch on plain, square, wood posts; single 1:1 fenestration.

**Historical Associations:**

The house appears to have been built around 1911. The first occupants were Francis (Frank) and Olive Freeman, who lived here until around 1919. Frank W. Freeman worked as a pressman for the E.L. Steck Company while he and Olive lived in this house. They moved from here to a house on Willow Street, and Frank became the proprietor of an auto battery shop with his brother, Robert I. Freeman and W. Burt Haston, who is also listed as a resident of this house in the 1912-13 city directory. By 1930, according to the census

report of that year, Frank and Olive Freeman were living in San Antonio, where he was the proprietor of a garage and she worked as a saleslady in a retail millinery shop. It is unknown when Frank W. Freeman died, or whether he and Olive divorced, but by 1940, Olive Freeman was married to Thomas C. Cage, a road construction contractor in Olmos Park, a well-to-do suburb of San Antonio. She died in San Antonio in 1967.

The house was a rental property again for a short period after Frank and Olive Freeman moved out, then purchased by Walter A. and Ina Tew, who lived here from around 1921 until around 1926. Walter A. Tew, Jr. was an electrician, who worked for A.E. Hancock, then for John L. Martin, both prominent electrical and plumbing contractors in the city.

From around 1926 until around 1936, the house was owned and occupied by Walter W. and Gertrude Whiteside. Walter Whiteside was a mechanic for the City Water Department, and had previously been an engineer for an ice company. Gertrude Whiteside worked as clerk in a dry goods store. After Walter's death in 1930, Gertrude continued to live here with an adult son who worked as a mechanic. She worked as an attendant and laundress at Austin State School until her death in 1936. Walter and Gertrude's daughter, Joe Dube, and her husband, William H. Dube, are listed as the owners and occupants in city directories of the late 1930s. William Dube worked as a salesman for Magnolia Petroleum Company.

The house was then a rental again the mid-1940s, with blue-collar craftsman tenants, including a carpenter and a quarryman. Around 1946, the house was purchased by Lillian Tuke, who lived here until around 1970. Lillian Tuke appears to have been unmarried for all the time that she lived in this house; she had previously lived with her parents on Patterson Avenue, and had worked as a clerk in her father's grocery store. She had no occupation listed in the city directories while she lived in this house.

From 1970 onward, the house was rented, then owned by Jesse P. and Elizabeth Gamboa. Jesse Gamboa worked at Memorial Park Cemetery. After his death in 1987, Elizabeth continued to live in the house. Elizabeth Gamboa passed away in 2011.

**PARCEL NO.:** 0201090603

**LEGAL DESCRIPTION:** LOT 6 BLK A OLT 39 DIV O DRIVING PARK ADD

**ESTIMATED ANNUAL TAX ABATEMENT:** \$2,148 (income-producing); city portion: \$600.

**APPRAISED VALUE:** \$361,568

**PRESENT USE:** Vacant

**CONDITION:** Fair

**PRESENT OWNERS:**

Kenneth and Myung Soon Lemond  
2205 Croton Cove  
Austin, Texas 78759

**DATE BUILT:** ca. 1911

**ALTERATIONS/ADDITIONS:** None.

**ORIGINAL OWNER(S):** Frank and Olive Freeman (1911)

**OTHER HISTORICAL DESIGNATIONS:** None.

**LOCATION MAP**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2016-0174  
LOCATION: 2205 E Cesar Chavez



1" = 158'

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.

2205 E. Cesar Chavez Street  
ca. 1911



OCCUPANCY HISTORY  
2205 E. Cesar Chavez Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2016

|         |                                                                                                                                                                  |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1992    | Elizabeth S. Gamboa, owner<br>Retired                                                                                                                            |
| 1985-86 | Jesse P. and Elizabeth Gamboa, owners<br>Laborer, Memorial Park Cemetery<br>Also listed are Jesse Gamboa, Jr., and Mary Gamboa. Neither had an occupation shown. |
| 1981    | Jesse P. and Elizabeth Gamboa, owners<br>Laborer, Memorial Park Cemetery<br>Also listed is Jesse Gamboa, Jr., no occupation shown.                               |
| 1977    | Jesse P. and Elizabeth Gamboa (not listed as owners)<br>Laborer, Memorial Park Cemetery                                                                          |
| 1973    | Jesse P. and Elizabeth Gamboa, renters<br>Laborer, Memorial Park Cemetery                                                                                        |
| 1968    | Lillian M. Tuke, owner<br>Retired                                                                                                                                |

NOTE: Jesse (Jesus) and Isabel Gamboa are listed at 2305 E. 8<sup>th</sup> Street. He was a laborer at Memorial Park Cemetery.

- 1962 Lillian M. Tuke, owner  
No occupation listed
- 1959 Lillian M. Tuke, owner  
No occupation listed
- 1955 Lillian M. Tuke, owner  
No occupation listed
- 1952 Lillian M. Tuke, owner  
No occupation listed
- 1949 Lillian M. Tuke, owner  
No occupation listed
- 1947 Lillian M. Tuke, owner  
No occupation listed
- 1944-45 William D. and Effie D. Berry, renters  
Crater, Texas Quarries, 2805 E. 23<sup>rd</sup> Street (Manor Road).  
NOTE: Lillian Tuke is listed at 701 Patterson Avenue with Henry G. and Fanny Tuke. No member of the household had an occupation shown.
- 1941 George R. and Myra Frix, renters  
Carpenter
- 1939 William H. Dube, owner  
Collector, Magnolia Petroleum Company, 501 Perdenales Street and 4301 Guadalupe Street.  
Also listed is Mrs. Joe H. Dube, a teacher in the County public schools.
- 1937 William H. and Joe Dube, owners  
Salesman, Magnolia Petroleum, 501 Perdenales Street.
- 1935 Gertrude Whiteside, owner  
Widow, Walter W. Whiteside  
Laundress, Austin State School  
Also listed are Gene W. and Annie R. Whiteside; neither had an occupation shown.  
Also listed is Josephine Dube, a music teacher at Austin State School. William H. Dube is listed at 98 Red River Street; he was the manager of Magnolia Petroleum Company Station No. 603, 500 E. 1<sup>st</sup> Street.
- 1932-33 Mrs. Gertrude Whiteside, owner  
Widow, Walter W. Whiteside  
Attendant, Austin State School  
Also listed are Gene W. and Annie R. Whiteside; he was a mechanic for Robert E. Whiting, Delco Battery Service, 502-04 Lavaca Street.
- 1930-31 Mrs. Gertrude Whiteside, owner  
Widow, Walter W. Whiteside  
Saleslady, Shelby Dry Goods, 221-23 E. 6<sup>th</sup> Street.

Also listed is Gene Whiteside, a radiator man for Beaty's Welding and Radiator Shop, 221 E. 5<sup>th</sup> Street.

- 1929 Walter W. and Gertrude Whiteside, owners  
No occupation listed  
Also listed are Eugene W. Whiteside, a welder for Thomas L. Tumey, auto repair, 408 San Jacinto Street; and V. Gertrude Whiteside, a saleslady at Shelby Dry Goods, 908 Congress Avenue and 221-23 E. 6<sup>th</sup> Street.
- 1927 Walter W. and Gertrude Whiteside, owners  
Air compressor operator, City Water and Light Department  
Also listed are Eugene W. Whiteside, a mechanic with Reese & Harris, auto repairs, 108 E. 8<sup>th</sup> Street; and Joseph and Estelle Whiteside. Joseph Whiteside as a teacher.
- 1924 Walter A. and Ina Tew, owners  
Electrician, John L. Martin, 410 Congress Avenue.  
NOTE: Walter W. and Gertrude Whiteside are listed at 1168 San Bernard Street. He was an engineer for Consumers Ice Company, 4<sup>th</sup> and Red River Streets. Gertrude Whiteside was a clerk for S. Ferris, wholesale and retail dry goods, clothing, shoes, hats, millinery, and ladies' ready-to-wear, 505-07 E. 6<sup>th</sup> Street. With them lived Eugene W. Whiteside, no occupation shown; Joseph and Estelle Whiteside, he was a teacher; and Vivian Whiteside, no occupation shown.
- 1922 Walter A. and Ina Tew, Jr., owners  
Electrician, A.E. Hancock, plumbers, steamfitters, electricians, and electrical supplies, 908 Congress Avenue.
- 1920 Warren S. and Hortense Compton, renters  
Tinner, J.W. Turner Goslin, tinner, 108 E. 5<sup>th</sup> Street.  
NOTE: Walter A. and Ina Tew, Jr. are listed at 1601 Willow Street; he was an electrician.  
NOTE: Frank W. and Ollie K. Freeman are listed at 1005 Willow Street; he was the proprietor (with Robert I. Freeman and W. Burt Haston) of Freeman and Haston Battery Company, Universal batteries and ignition parts, 202 W. 5<sup>th</sup> Street.
- 1918 Francis W. and Olive Freeman, renters  
Press feeder, E.L. Steck Company, office furniture and printers, 110-12 E. 9<sup>th</sup> Street.
- 1916 Francis W. Freeman  
Pressman, E.L. Steck Company, office furniture and printers, 110-12 E. 9<sup>th</sup> Street.
- 1914 Francis W. Freeman  
Pressman, E.L. Steck Company, office furniture and printers, 110-12 E. 9<sup>th</sup> Street.  
NOTE: The house is listed as 2203 E. 1<sup>st</sup> Street.
- 1912-13 Francis W. Freeman  
Pressman, E.L. Steck Company, office furniture and printers, 110-12 E. 9<sup>th</sup> Street.  
Also listed is Burt W. Haston, a carpenter.  
NOTE: The house is listed as 2203 E. 1<sup>st</sup> Street.

1910-11      The address is not listed in the directory.  
NOTE: Francis (Frank) W. Freeman is listed in the 1910 San Antonio city directory; he worked for a lithographer there.  
NOTE: Burt W. Haston is listed as a carpenter living at 2222 Leon Street.

### **BIOGRAPHICAL NOTES**

#### **Francis W. and Olive Freeman (ca. 1911 – ca. 1919)**

Frank W. and Olive Freeman appear in the 1920 U.S. Census as the renters of the house at 93 Rainey Street in Austin. Frank W. Freeman was 27, had been born in Texas to English-born parents, and was a pressman. Olive Freeman was also 27, had been born in Texas, and had no occupation listed. They had a daughter, Leota, 4. With them lived Frank's brother, Robert I. Freeman, 20, who had been born in Texas to English-born parents, and was a battery man.

The 1930 U.S. Census shows Frank and Olive Freeman as the renters of a house in San Antonio. Both were 38. Frank Freeman was the proprietor of a garage. Olive Freeman was a saleslady in a retail millinery shop. Their daughter Leota was 14, and they had 2 younger daughters: Doris, 10; and June, 7. With them lived Olive Freeman's mother, Lennie Roll, a 59-year old Texas-born widow with no occupation listed.

The 1940 U.S. Census shows Olive (Freeman) as the wife of Thomas C. Cage, a road construction contractor who owned his house worth \$13,000 in Olmos Park, a wealthy suburb of San Antonio. Olive Cage was 48, and had no occupation listed. She and her daughters Doris and June had lived in Austin in 1935. She died in San Antonio in 1967.

#### **Walter and Ina Tew (ca. 1921 – ca. 1926)**

The 1920 U.S. Census shows Walter and Ina Tew as the renters of the house at 1601 Willow Street in Austin. Walter Tew was 29, had been born in Texas, and was an electrician for the government. Ina Tew was 23, had been born in Texas, and had no occupation listed. They had a son, W.A., 1. With them lived Ina Tew's parents, Amos and Addie Franklin. Amos Franklin was a 50-year old Texas-born rock contractor in the road building business. Addie Franklin had no occupation listed.

By 1930, according to the census report, Walter A. and Ina Tew were renting the house at 4401 Caswell Avenue. Walter Tew was a 38-year old electrician doing house wiring. Ina Tew was 33, and had no occupation listed. Their son, W.A., was 11. The 1940 U.S. Census shows Walter and Ina Tew back in East Austin, renting the house at 2102 Willow Street. Walter Tew was an electrical estimator for an electrical and plumbing company. Ina Tew had no occupation listed.

## WALTER TEW JR.

Funeral services for Walter Tew Jr., 3000 Lafayette, will be held Wednesday at 2 p.m. at Cook Funeral Home with Dr. Ralph Smith officiating. Burial will be in Austin Memorial Park.

Tew died Monday in a local hospital. He had been an employe of Fox Schmidt Company 35 years, but had been in private business for the past five years.

Survivors include his widow, Mrs. Ina Lee Tew; son, Walter A. Tew III of Austin; two sisters, Miss Mary Tew and Mrs. Mark Burnette of Austin; two brothers, Charles Tew of Austin and Herbert Tew of Fort Worth; and two grandsons.

Pallbearers will be Charlie Watt, Wes Cox, Rodger Daniel, Everett Kilburn, Troy Harrell and Frank Cook.

Obituary of Walter Tew  
Austin American, July 25, 1962

### Walter W. and Gertrude Whiteside (ca. 1926 - ca. 1936)

The 1930 U.S. Census shows Walter and Gertrude Whiteside as the owners of this house, which was worth \$3,500. Walter Whiteside was 54, had been born in Alabama, and was a mechanic for the City Water Department. Gertrude Whiteside was 50, had been born in Texas, and was a clerk in a dry goods store. With them lived their son, Gene, 23, a mechanic for an automobile company; and daughter and son-in-law, Joe and William Dube. Both Joe and William Dube were 25 and both had been born in Texas. William Dube was an attendant at a filling station; Joe Dube was a public school teacher.

The 1920 U.S. Census shows Walter and Gertrude Whiteside as the renters of the house at 1108 San Bernard Street. Walter Whiteside was an engineer at an ice plant. Gertrude Whiteside was a saleslady in a department store. Their daughter Joe was 14; their son Eugene was 12.

## W. W. WHITESIDE

Funeral services for W. W. Whiteside, 54, resident of Austin for 23 years, who died at his home, 2265 East First street, Monday, will be held from the residence Wednesday at 10 a. m., with the Rev. J. Virgil Davis of the Ward Memorial church officiating. Interment will be in Oakwood cemetery. Pallbearers will be W. W. Wright, Ed. Allen, Wade Stubbs, R. E. Whiting, Lee Gildart and J. C. Parry.

Mr. Whiteside is survived by his widow, two children, Mrs. W. Dube and Gene Whiteside of Austin, four sisters, Mrs. Solan Thompson of Denton, Mrs. Jno. Hagle of Oklahoma City, Mrs. Sudie Moore of Corpus Christi, Miss Loula Whiteside of Watertown, Conn., four brothers, Sam Whiteside of Lockhart, Tom Whiteside of Dallas, John Whiteside of Denton and Ralph Whiteside of Marshall.

Obituary of Walter W. Whiteside  
Austin American, August 6, 1930

**MRS. W. W. WHITESIDE**

Mrs. W. W. Whiteside, 56, well known resident of Austin, died in Temple Thursday morning at 12:25 o'clock. She is survived by one daughter, Mrs. W. H. Dube, one son, Eugene Whiteside, and one sister, Mrs. Sam Page, all of Austin; two brothers, Lee Jennings of San Antonio, and Jim Jennings of California.

Funeral services will be held from the Cook Funeral home Friday at 10:30 a. m. with the Rev. Virgil Fisher, assisted by the Rev. Chas. T. Hardt, officiating. Interment will be in Oakwood cemetery. Pallbearers will be L. E. Shelby, Walter Gutman, Geo. Hetzel, Ashley Bush, J. C. Parry, and G. N. Holton.

Honorary pallbearers will be Robert E. Whiting, J. L. Dunn, J. P. Bragg, C. N. Avery, Dr. Joe Eckhardt and Dr. W. R. Hazelwood.

Obituary of Gertrude Whiteside  
Austin American, July 24, 1936

**Lillian Tuke (ca. 1946 – ca. 1970)**

Lillian Tuke appears in the 1940 U.S. Census as the daughter of Henry and Frances Tuke, who owned their home at 701 Patterson Avenue in Austin. Their house was worth \$3,000. Lillian M. Tuke was 43, had been born in Oregon, and had no occupation listed. Her father, Henry Tuke was 83, had been born in Germany, and had no occupation listed. Her mother, Frances Tuke, had been born in Missouri and had no occupation listed.

The 1930 U.S. Census shows Lillie Tuke living with her parents Henry and Fannie, at 218 Comal Street in Austin, a house they owned and which was worth \$3,500. Also in the household was a son, Clemmons Tuke, 30, who, like Lillie, had been born in Oregon. Henry Tuke was the proprietor of a grocery store; Clemmons Tuke was a mechanical engineer at a foundry; and Lillie Tuke was a clerk in a grocery store.

**TUKE, Lillian, 87, of Austin died Saturday. Graveside services 10 a.m. Monday at Mount Calvary Cemetery. (Cook-Walden)**

Death notice for Lillian Tuke  
Austin American-Statesman, August 12, 1984

Jesse and Elizabeth Gamboa (ca. 1970 - )

## **Jesse P. Gamboa**

**Jesse P. Gamboa, 64, of Austin, died July 14, 1987.**

**Prayer services were held at Mission Funeral Home Chapel, 7:00 PM, Wednesday. Funeral services will be held at 2:00 PM, Thursday at El Buen Pastor Presbyterian Church, where body will lie in state one hour prior to service. Reverend Frank Diaz officiating. Burial will follow in Austin Memorial Cemetery.**

**Besides his wife, Elizabeth Saucedo Gamboa, he is survived by his son, Jesse Gamboa, Jr.; daughters, Angelina Gamboa, Nelda G. Foster, Mary Helen Gamboa; a sister, Elisa Casarez; one grandchild, Crystal Marie Foster, all of Austin.**

**Pallbearers will be Louis Salinas, Authur Foster, Steve Lopez, Johnny Segovia, Jose Segovia, and Adolfo Ortiz.**

Obituary of Jesse Gamboa  
Austin American-Statesman, July 16, 1987

### **Elizabeth S. Gamboa**



**Elizabeth S. Gamboa March 18, 1920 - April 23, 2011** Elizabeth S. Gamboa, 91, of Austin, TX passed away April 23, 2011 at her home in the presence of loved ones. Preceding her in death is her husband Jesse P. Gamboa. She is survived by children, Daniel, Nettie, Anita, Angelina, Jesse, Nelda, and Mary, as well as numerous grandchildren, great-grandchildren, and great-great-grandchildren. The family would like to express sincere gratitude to Bibiana Deanda, Elizabeth's very own "Angel" on earth for the

amazing care she provided for the last 4 years of her life. Viewing will be held April 27 at 5:00 p.m., rosary services will begin at 7:00 p.m. at Angel Funeral Home, (1600 S. 1st St. Austin, TX). Funeral service will be held April 28 at 1:00 p.m. at Angel Funeral Home. Burial will follow in Assumption Cemetery (3650 S IH-35 Austin, TX). "There is no other love like a Mother's love"

Obituary of Elizabeth Gamboa  
 Austin American-Statesman, April 27, 2011

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

# PERMIT FOR WATER SERVICE

Austin, Texas

N<sup>o</sup>A 4537

M. \_\_\_\_\_ Address 2205 E. T. \* CESAR CHAVEZ ST.  
 Plumber City Size of Tap 3/4 Date \_\_\_\_\_

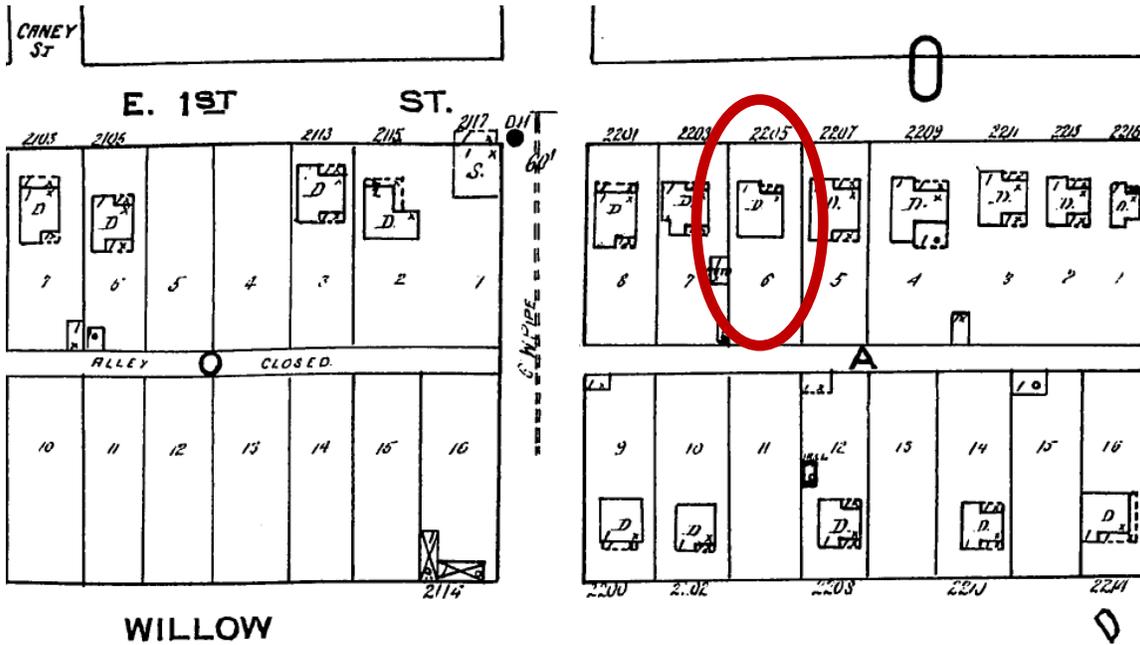
Foreman's Report.

Date of Connection 8-8-29  
 Size of Tap Made 3/4  
 Size Service Made 3/4  
 Size Main Tapped 6  
 From Front Prop. Line to Curb Cock 9'  
 " " " " " "  
 Location of Meter C.S.  
 Type of Box Lock  
 Depth of Main in St. 3'  
 " " Service Line 2'  
 From Curb Cock to Tap on Main 11'  
 Checked by Engr. Dept. 8-20-29

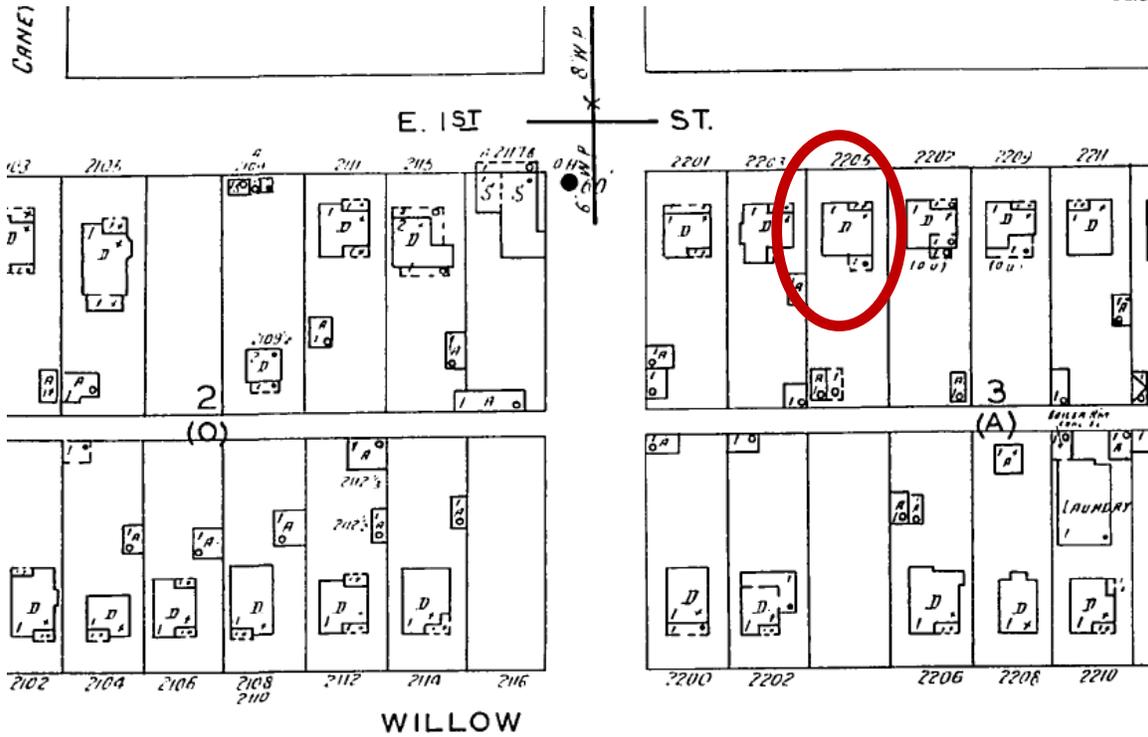
| No. Fittings | Size       |
|--------------|------------|
|              | Curb Cock  |
|              | Elbow      |
|              | St. Elbow  |
|              | Bushing    |
|              | Reducer    |
|              | Pipe       |
|              | Lead Comp. |
|              | Nipples    |
|              | Union      |
|              | Plug       |
|              | Tee        |
|              | Stop       |
|              | Box        |
|              | Lid        |
|              | Valves     |
|              | Req. No.   |

Foreman's Signature \_\_\_\_\_

Water service permit for this house (1929)



The house appears on the 1922 Sanborn map.



The 1935 Sanborn map shows the same configuration as the 1922 map above. The 1962 map shows the same configuration as these two maps as well.