

HISTORIC LANDMARK COMMISSION  
JUNE 27, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0409  
48 WALLER STREET

**PROPOSAL**

---

Demolish a ca. 1961 house.

**ARCHITECTURE**

---

One-story, L-plan brick-veneered frame house with an integral carport; single and paired 2:2 metal frame windows; small shed-roofed entry hood.

**RESEARCH**

---

The house was built in 1961 for Morris and Beatrice Riojas, who had previously lived around the corner (across a driveway) at 1107 Lambie Street (no longer standing). Morris Riojas was born in Mexico and was living with his uncle, Alex Guajardo in rural Travis County at the time of the 1940 U.S. Census. Morris Riojas went on to become a mechanic for Burkhalter Spring and Alignment on Colorado Street, and later for B.F. Goodrich Tires on Congress Avenue. By the early 1980s, he was working at El Galindo, a tortilla and taco shell manufacturer, and importer of Mexican specialties. Beatrice Riojas worked as a building maid in the State Highway Building in the mid-1960s, then operated a tavern, Bea's Place on E. 7<sup>th</sup> Street, in the early 1970s.

**STAFF COMMENTS**

---

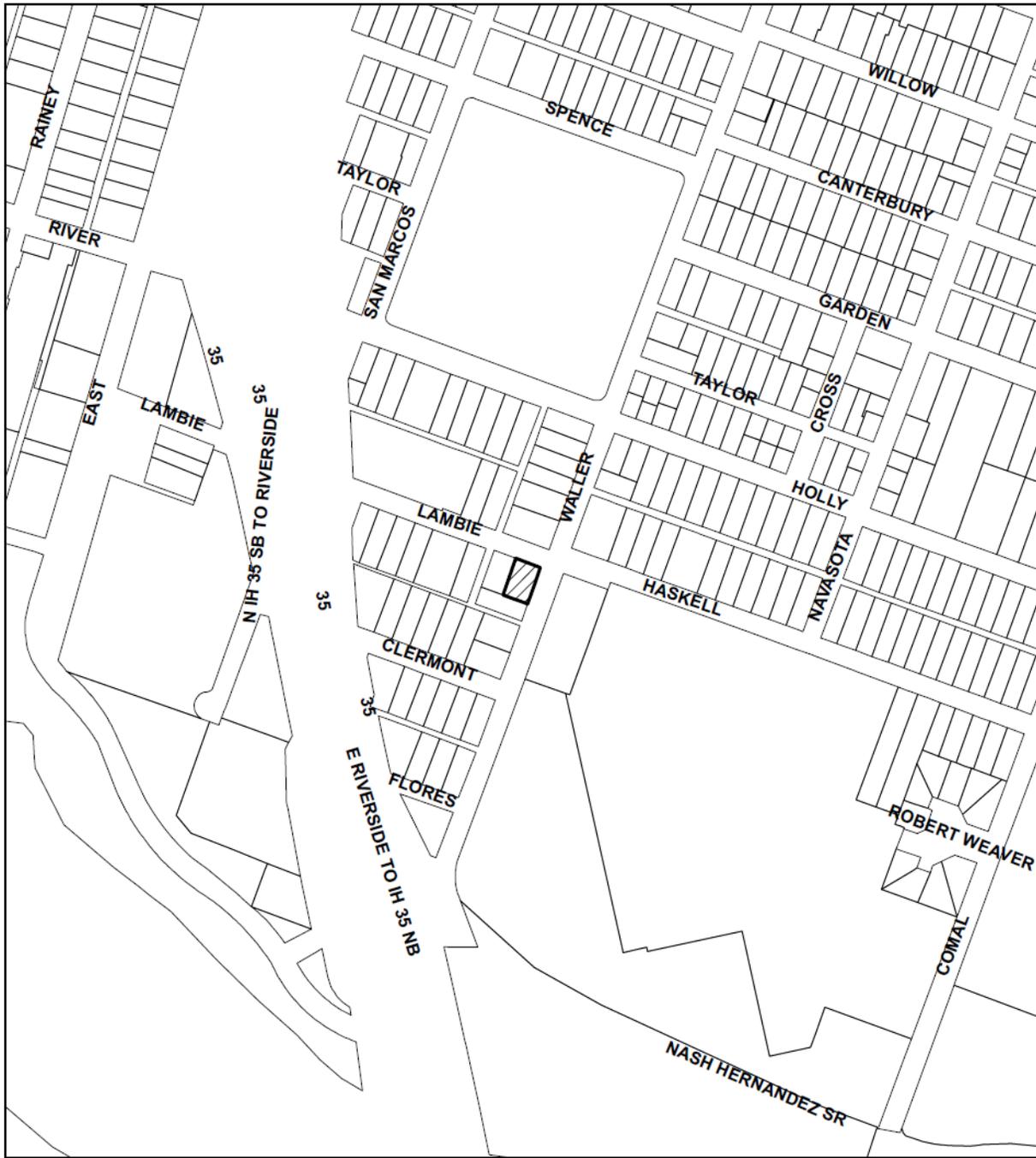
The house is not listed in any City survey.

**STAFF RECOMMENDATION**

---

Encourage rehabilitation and adaptive re-use, 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 has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**  
 CASE#: HDP-2016-0409  
 48 WALLER STREET

1" = 333'

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.



48 Waller Street  
ca. 1961



OCCUPANCY HISTORY  
48 Waller Street

From City Directories, Austin History Center  
Prepared by the City Historic Preservation Office  
June, 2016

- 1992 Morris O. and Beatrice R. Riojas, owners  
Employed by El Galindo, tortillas and Mexican specialty items, 1601 E. 6<sup>th</sup> Street.
- 1985-85 Morris O. and Beatrice R. Riojas, owners  
Employed by El Galindo, tortillas and Mexican specialty items, 1601 E. 6<sup>th</sup> Street.
- 1981 Morris O. and Beatrice R. Riojas, owners  
Employed by El Galindo, tortillas and taco shells, Mexican specialty items, 1111 E. 6<sup>th</sup> Street.
- 1977 Morris O. and Beatrice Riojas, owners  
Mechanic, B.F. Goodrich, 116 Congress Avenue.
- 1973 Morris O. and Beatrice R. Riojas, owners  
Morris: Mechanic, B.F. Goodrich, 116 Congress Avenue and 2315 S. Congress Avenue.  
Beatrice: Proprietor, Bea's Lounge, 1405 E. 7<sup>th</sup> Street.
- 1968 Morris O. and Beatrice R. Riojas, owners  
Mechanic, B.F. Goodrich, 116 Congress Avenue.

- 1965 Morris O. and Beatrice R. Riojas, owners  
Morris: Mechanic, Burkhalter Spring and Alignment, 310 Colorado Street.  
Beatrice: Building maid, State Highway Department.
- 1962 Morris O. and Beatrice R. Riojas, owners  
Machinist, Burkhalter Spring and Alignment, 310 Colorado Street.  
NOTE: The current house was built in 1961. Morris O. and Beatrice R. Riojas previously lived at 1107 Lambie Street, around the corner, and with a shared lot line. The house at 1107 Lambie Street appears to have been built in 1952. Morris O. Riojas was a mechanic for Burkhalter Spring and Alignment for all of the time that he and Beatrice lived at 1107 Lambie (1952 – 1961). They previously lived at 45 East Avenue.

### **BIOGRAPHICAL NOTES**

#### **Morris and Beatrice Riojas (ca. 1961 - )**

The 1940 U.S. Census shows Morris Riojas as the 18-year old nephew of Alec Guajardo, who lived in rural Travis County. Morris Riojas had been born in Texas and is listed as a farmer. His uncle, Alec Guajardo, 34, was born in Mexico, and is also listed as a farmer.



**Beatrice Rebora Riojas**

Our beloved Beatrice Rebora Riojas, age 73, resident of Austin, was called by our Heavenly Father after a brief battle with cancer on Monday February 11, 2002.

Beatrice was preceded in death by her parents and her son, Morris Riojas Jr.

A lifelong member of St. Mary's Cathedral, Beatrice was that family member, friend and neighbor that shall never be forgotten.

She is survived by her beloved husband of 59 years, Morris Riojas Sr., son, Curtis Riojas, daughter, Nancy Horton Hakki, stepsister, Gloria Melendez, grandchildren, Cindy Embrey, Frank Riojas, Kathy Andrews, and Jennifer Riojas. She is also survived by nine great-grandchildren.

Recitation of rosary 7:30 p.m. Wednesday, at the Mission Funeral Home Chapel. Mass of Christian burial will be celebrated Thursday 10:00 a.m. at St. Mary's Cathedral, the Reverend Father Richard Tijerina will officiate. Interment will follow in Assumption Cemetery.

Serving as pallbearers are Lupe Riojas Jr., Michael Riojas, Frank Riojas, Frank Castilleja, Johnny Trevino and Edward Santos.

Honorary Pallbearers Lupe Riojas Sr. and Paul Riojas.

Arrangements by Mission Funeral Home, 1615 E. Cesar Chavez, 512-476-4355. To view memorials on-line, visit [www.missionmemorials.com](http://www.missionmemorials.com)

Obituary of Beatrice Riojas  
Austin American-Statesman, February 13, 2002

**Morris RIOJAS**  
1922 - 2016



RIOJAS, Morris

Morris Riojas, 94, of Austin, Texas passed away on May 16, 2016. He was born in Pflugerville, Texas on March 6, 1922. He married Beatrice Reborá Riojas in 1949 and they were married 53 years.

Morris served in the Army in World War II in the Philippines and spent his career as a mechanic.

He is survived by his daughter Nancy Horton and her husband Tom Scott, son Curtis Riojas and wife Marie Rose, sisters Amelia Riojas and Crispina Rodriguez and many nieces and nephews and grandchildren.

He is preceded in death by his wife Beatrice, his grandparents Ignacio and Cruz Ortegon, parents Santiago and Crispina Ortegon. A Rosary will be held at 6:00 pm on Wednesday, May 18, 2016 at Cook Walden Funeral Home, 6100 North Lamar Blvd, Austin, Texas. Funeral service will be held at 9:30 am on Thursday, May 19, 2016 at St. Mary's Cathedral, 203 E 10th Street, Austin, TX 78701 with burial to follow at Assumption Cemetery.

Obituary of Morris Riojas  
Austin American-Statesman, May 18, 2016

Joe Hoffman

11/6/70  
46 Waller St.

14

12A

3

Elm Grove

Brick veneer Residence & attach CP & Storage

80808

8-7-61

8,500.co

Owner

5

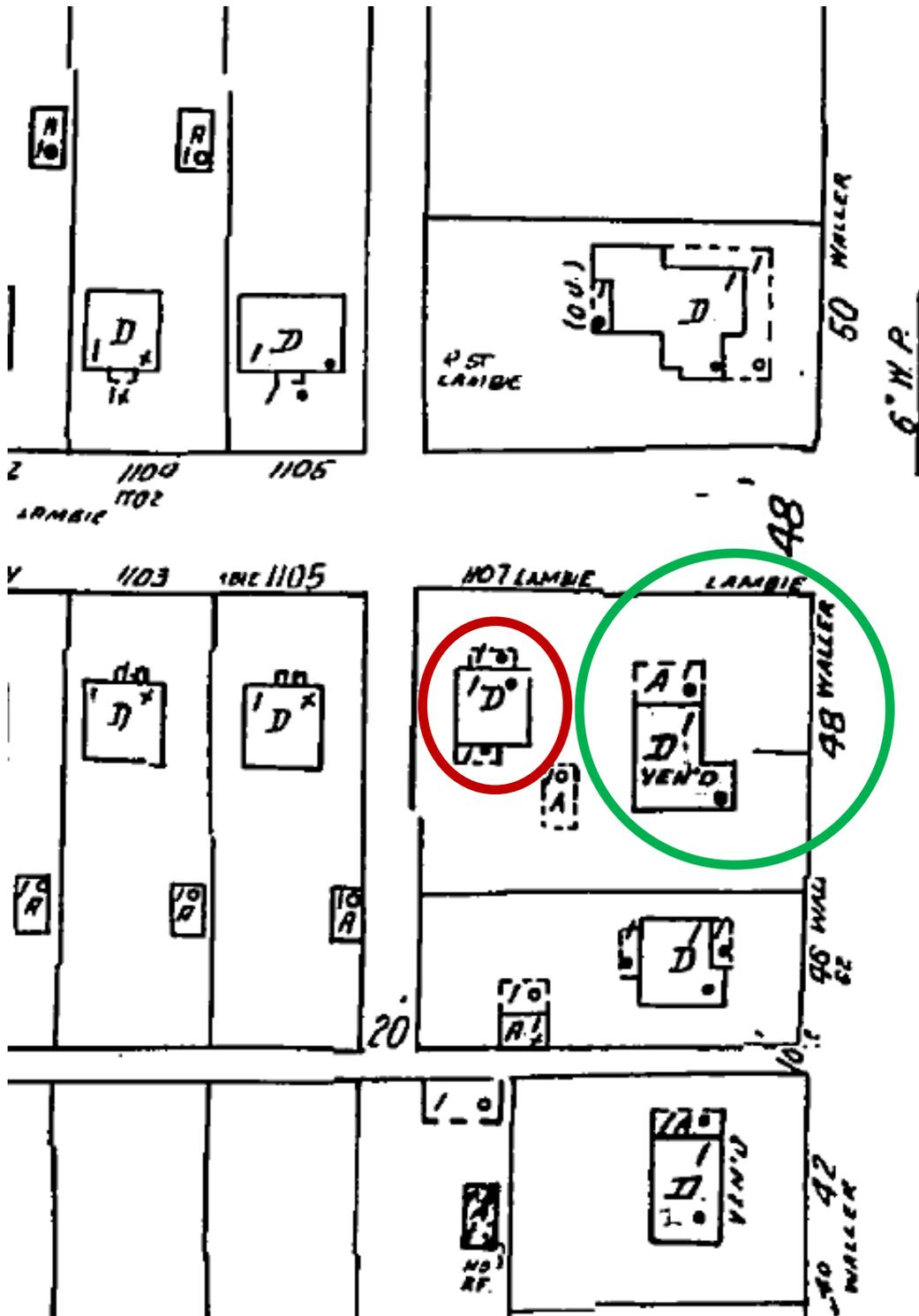
w On lot

36217

RESIDENCE

Building permit for the construction of this house (1961)





The 1962 Sanborn map shows the house (in green) with the Riojas' former house at 1107 Lambie Street (in red).