

HISTORIC LANDMARK COMMISSION
APRIL 22, 2019
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0181
2012 E. CESAR CHAVEZ STREET

PROPOSAL

Demolish a ca. 1927 house.

ARCHITECTURE

One-story, rectangular-plan front-gabled frame bungalow with a projecting front gable; enclosed, partial-width shed-roofed independent porch; replacement fenestration.

RESEARCH

A water service permit for this address dates from 1927, which coincides with the first listings for this address in city directories. The 1927 city directory shows Martin E. Johnson, a shipping clerk at a wholesale fruit and produce business, as a renter here, as well as Andrew and Charlotte Mabry. Andrew Mabry was an assistant book-keeper for Capitol Chevrolet; Charlotte Mabry was a telephone operator. The Mabry's moved from this house to 1506 San Jacinto Street within a year.

Martin E. Johnson got married; he and his wife, Elsie, bought this house around 1928, when Martin was a salesman for the wholesale fruit and produce firm he had been working for as a shipping clerk. Another couple is listed as renters of this house while the Johnsons owned the property – Raymond H. Anderson was a clerk for the Texas Company, and is listed at this address in the 1935 city directory.

The Johnsons lived here until around 1938, when they moved to a house on E. 15th Street; Thor and Maurine Hallen rented the house in the late 1930s. Thor Hallen was a machinist who worked in the machine shop of his father.

The house had a series of short-term renters in the late 1930s and early 1940s; around 1946, it was rented by Joseph and Prudencia Arriaga. Members of the Arriaga family rented this house until around 1959; some worked in the family businesses such as the store on E. 6th Street and El Jalisco Restaurant. Delfina Godoy, the wife of Vicente Godoy, was one of the Arriaga sisters. Vicente and Delfina Godoy rented this house in the 1950s while Vicente worked as the manager of El Jalisco and Delfina worked for the family grocery store on E. 6th Street.

Since the late 1960s, the house has seen a number of short-term tenants and has now been converted to commercial use.

STAFF COMMENTS

The house is recommended as contributing to a historic district along E. Cesar Chavez Street from San Marcos to Llano streets. Staff does not agree with the determination that the house is potentially contributing, as while it has maintained its form, the windows have been changed and the front porch enclosed, impugning the integrity of materials and design.



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 bungalow, a common housing form; the house has had some significant modifications, principally the replacement of historic fenestration and the enclosure of the front porch, which have compromised the historic appearance and integrity of the house. Staff does not believe that the house qualifies for landmark designation under the criterion for architecture.
- b. **Historical association.** The house demonstrates the demographic shift in East Austin from European immigrants and their descendants to a primarily Hispanic neighborhood in the mid-1940s, but there do not appear to be significant historical associations with any of the occupants of this house.
- 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.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
 CASE#: HDP-2019-0181
 LOCATION: 2012 E CESAR CHAVEZ ST



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.

2012 E. Cesar Chavez Street
ca. 1927



OCCUPANCY HISTORY
2012 E. Cesar Chavez Street

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

- 1924 The address is not listed in the directory.
NOTE: Andrew L. and Charlotte Mabry are not listed in the directory.
NOTE: Martin Johnson is listed at 90 San Jacinto Street; he was a driver
for Gugenheim-Goldsmith Company, wholesale produce, 411 E. 4th
Street.
- 1927 Martin E. Johnson, renter
Shipping clerk, Gugenheim-Goldsmith Company, wholesale fruit and
produce, 407-19 E. 4th Street.
- Andrew L. and Charlotte Mabry, renters
Andrew: Assistant book-keeper, Capitol Chevrolet Sales Company,
 218-20 E. 5th Street.
Charlotte: Operator, Southwestern Bell Telephone Company
NOTE: The house is listed as 2006 E. 1st Street.
- 1929 Martin E. and Elsie V. Johnson, owners
Salesman, Gugenheim-Goldsmith Company, wholesale fruit and produce,
407-19 E. 4th Street.

NOTE: The house is listed as 2006 E. 1st Street.

NOTE: Andrew L. and Charlotte Mabry are listed at 1506 San Jacinto Street. Andrew L. Mabry was a book-keeper for Capitol Chevrolet; Charlotte Mabry was a toll operator for Southwestern Bell Telephone Company.

- 1930-31 Martin E. and Elsie V. Johnson, owners
Salesman, Gugenheim-Goldsmith Company, 411-19 E. 4th Street.
NOTE: The house is listed as 2006 E. 1st Street.
- 1932-33 Martin E. and Elsie V. Johnson, owners
Salesman, Gugenheim-Goldsmith Company, produce, 411-19 E. 4th Street.
NOTE: The house is listed as 2006 E. 1st Street.
- 1935 Martin E. and Elsie V. Johnson, owners
Shipping clerk, Gugenheim-Goldsmith Company, 407-11 E. 4th Street.

Raymond H. and Doris Anderson, renters
Clerk, The Texas Company, oils, 1300-02 E. 4th Street.
NOTE: The house is listed as 2006 E. 1st Street.
- 1937 Martin E. and Elsie Johnson, owners
Shipping clerk, Gugenheim-Goldsmith Company, wholesale liquors and produce, 410 E. 3rd Street.
NOTE: The house is listed as 2006 E. 1st Street.
- 1939 Thor O. and Maurine Hallen, renters
Machinist, Austin Machine and Grinding Company (Oscar E. Hallen, co-proprietor), 217 E. 5th Street.
NOTE: The house is listed as 2006 E. 1st Street.
NOTE: Martin E. and Elsie V. Johnson are listed at 1005 E. 15th Street; he was a shipping clerk for Gugenheim-Goldsmith Company, wholesale liquors and produce, 410 E. 3rd Street.
- 1941 Silas L., Jr. and Lillian Black, renters
Printer, American Publishing Company, publishers of the Austin American and Austin Statesman newspapers.

Ernest E. and Estelle Wagner, renters
Furniture finisher, Kutalek Art Cabinet Company, 2205 East Avenue.
NOTE: The house is listed as 2006 E. 1st Street.
- 1944-45 Louis A. Moritz, renter
No occupation listed
NOTE: Louis A. and Anita Moritz are listed at 72 Navasota Street in the 1942 city directory; he was a driver for the Kerrville Bus Company.
- 1947 Joseph and Prudencia Arriaga, renters
Clerk
- 1949 Joseph and Prudencia Arriaga, renters
Clerk

Also listed is Ladislado O. Arriaga, a salesman at Arriaga Grocery, 1401 E. 6th Street.

- 1952 Vicente M. and Delfina Godoy, renters
Vicente: Waiter, El Jalisco Café, 1405 E. 6th Street.
Delfina: Clerk, Ysabel Arriaga, proprietor of a grocery store, 1401 E. 6th Street.
- 1954 Vicente M. and Delfina Godoy, renters
Manager, El Jalisco, restaurant, 1405 E. 6th Street (Ysabel Arriaga, proprietor).
- 1957 Vicente M. and Delfina Godoy, renters
Manager, El Jalisco, restaurant, 1405 E. 6th Street (Ysabel Arriaga, proprietor).
- 1960 Ramon and Consuelo Milicia, renters
No occupation listed
- 1965 Meldo and Mary Gonzales, renters
No occupation listed
- 1968 Madeline Castillo, renter
No occupation listed
- 1973 Vacant
- 1977 Juan and Trinidad Quesada, renters
No occupation listed
Also listed is Ruben Quesada, no occupation shown.
NOTE: The directory indicates that Juan and Trinidad Quesada were new residents at this address.
- 1981 No return
- 1985-86 No return
- 1992 Jeana Bazan, renter
No occupation listed
NOTE: The directory indicates that Jeana Bazan was a new resident at this address.

BIOGRAPHICAL NOTES:

Martin E. and Elsie V. Johnson (ca. 1925 – ca. 1938)

The 1920 U.S. Census shows Martin Johnson as the 21-year old son of G.E. Johnson of Manor, Texas. Martin Johnson was born in Texas and is listed as a farm laborer. He was the second of G.E. Johnson's 3 children. G.E. Johnson was a 56-year old Swedish-born farmer who owned his land.

Martin and Elsie V. Johnson appear in the 1930 U.S. Census as the owners of this house, which was worth \$3,500. Martin Johnson was 31, had been born in Texas to Swedish-born parents, and was a record clerk at the telephone company. Elsie V. Johnson was also 31, had been born in Michigan to Swedish-born parents, and had no occupation listed. They had no children listed with them.

The 1940 U.S. Census shows Martin E. and Elsie Johnson as the renters of the house at 1005 E. 15th Street in Austin. Martin E. Johnson was 41, had been born in Texas, and was the manager of the shipping department at a wholesale produce company. Elsie Johnson was 41, had been born in Michigan, and had no occupation listed. They had a son, Martin E. Johnson, Jr., 6, who had been born in Texas.

Martin Edwin Johnson was living at 4211 Red River Street at the time of his death in 1978. He was born in Manor, Texas in 1898, and was the office manager for a wholesale products company.

JOHNSON, Martin, 79, 4211 Red River, died Tuesday. Services 11 a.m. Thursday at Cook-Walden Funeral Home. Survivors: wife, Mrs. Elsie Johnson of Austin; son, Bill Johnson of Austin; three grandchildren.

Obituary of Martin E. Johnson
Austin American-Statesman, February 1, 1978

JOHNSON, Mrs. Martin E. (Elsie), 80, of Austin, died Saturday. Services 2 p.m. Tuesday at Cook-Walden Funeral Home. Burial, Oakwood Cemetery. Survivors: son, Bill Johnson of Austin; sister, Mrs. Ann Walker of Austin; sister-in-law, Mrs. Nora Nelson of Austin.

Obituary of Elsie Johnson
Austin American-Statesman, December 24, 1978

Thor O. and Maurine Hallen (ca. 1938 – ca. 1940)

Thor Hallen nappers in the 1930 U.S. Census as the 21-year old son of Oscar and Bada Hallen, who owned their home at 4600 Caswell Avenue. Thor was the oldest of Oscar and Bada Hallen's 3 children. H was born in Illinois and was a machinist. His father, Oscar Hallen, 44, was a Swedish-born machinist with his own shop. Thor had 2 younger sisters, one of whom was a stenographer in a florist's shop.

The 1940 U.S. Census shows Thor and Maurine Hallen as the owners of the house at 4606 Caswell Avenue; their house was worth \$4,500. Thor Hallen was 31, had been born in Illinois, and was a machinist. Maurine Hallen was 28, had been born in Texas, and had no occupation listed. She lived in Washington, D.C. in 1935. Thor and Maurine had 2 children Carol, 2; and Thor, Jr., 4 months. Both children had been born in Texas.

HALLEN, Thor Oscar, Sr., 71, of Austin, died Wednesday. Services 1:30 p.m. Friday at Weed-Corley Funeral Home. Burial, Capital Memorial Park. Survivors: wife, ~~Maurine B. Hallen~~ of Austin; son, Thor Oscar Hallen Jr. of Beaverton, Oregon; daughter, Mrs. Raymond (Carole) Pearson of Artesia, N.M.; sisters, Mrs. Orin (Lillian) Cowan, Mrs. William C. (Rose) Borg, both of Austin; four grandchildren.

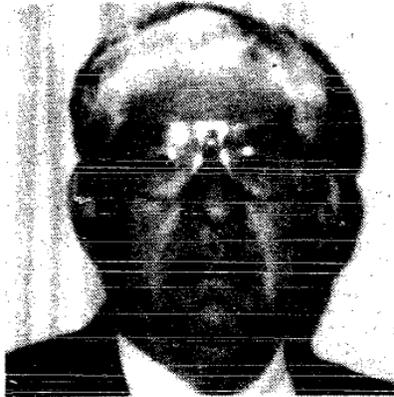
Obituary of Thor Hallen
Austin American-Statesman, April 3, 1980

HALLEN, Maurine, 88, of Austin died Wednesday. Services were Saturday. Arrangements by Weed-Corley-Fish.

Death notice for Maurine Hallen
Austin American-Statesman, November 7, 1999

Vicente and Delfina Godoy (ca. 1950 – ca. 1958)

The 1930 U.S. Census shows Vicente Godoy as the 5-year old son of Vicente and Maria Godoy, of Precinct 1, Travis County. Vicente Godoy was born in Texas, and was the 6th of Vicente and Maria Godoy's 7 children. Both Vicente and Maria Godoy were born in Mexico, as were their first three children listed in the census report. The elder Vicente Godoy was a farmer who rented his home.



Vicente M. Godoy

Vicente M. Godoy, age 67, of Austin passed away Monday, July 20, 1992.

Mr. Godoy is an Austin native, he joined the Army and served in World War II from 1943 to 1945. He married Delfina Arriaga in 1948 and both managed the El Jalisco Restaurant which is located at 1405 East 6th Street for over 25 years. During the latter years he continued in the restaurant business and worked for restaurants such as Zieder Zee Seafood, Austin; Johnson's Trading Post, Bee Cave; Rosie's Tamale House, Bee Cave; and Tiger Den in Dripping Springs.

He will always be remembered for his great love for his grandchildren, wonderful sense of humor and friendship to so many people he encountered throughout his life.

Survivors include, wife, Delfina Godoy; daughter, Alice Godoy Guerra and husband, Maurice; sons, Vincent Godoy and wife, Barbara, Mario Godoy and wife, Trini; grandchildren, Mario, Jr., Vanessa, Belinda, David, Amy and Valerie Godoy; Joshua and Domonic Guerra; sister, Mercedes Nunez; brother, Charles Hernandez; all of Austin.

A rosary service will be held at 7:00 PM on Thursday at Wilke-Amey-Clay Funeral Home. The Funeral Mass will be at 10:00 AM, Friday, at Our Lady of Guadalupe Catholic Church, with Reverend Bill Elliott, OMI, officiating. Burial will follow at Assumption Cemetery.

Pallbearers are Vincent Arriaga, Louie Barba, Joseph Guerra, Genaro Hernandez, Frankie Mendez, and Jesse Nunez.

Services under the direction of Wilke-Amey-Clay Funeral Home.

Obituary of Vicente Godoy
Austin American-Statesman, July 23, 1992

GODOY, Delfina Arriaga

Our beloved Delfina Arriaga Godoy, age 92, resident of Austin was called by our Heavenly Father on Monday, February 6, 2017. She was preceded in death by her husband of 49 years, Vicente M. Godoy; her parents, Ysabel Arriaga and Luisa Almendarez; her sister, Felipa A. Bazan; her brothers Ladislado Arriaga, Zacarias Arriaga, Leandro Arriaga, and Vicente Almendarez; and her beloved granddaughter Valerie Godoy.



Delfina is survived by her children, Vincent Godoy and wife Barbara, Alice Godoy Guerra, and Mario Godoy and wife Oralia; precious grandchildren Amy Godoy and husband Peter Partheymuller, Dominic Guerra, Joshua Guerra, Mario Godoy, Jr. and wife Rosita, Belinda Aguilar and long-time boyfriend David Reader, Vanessa Godoy and long-time boyfriend Jesse Gutierrez, and David Godoy; treasured great grandchildren Charlie Partheymuller, Jostin Helena Guerra, Juan Diego Godoy, Sofia Godoy, Denise Aguilar and husband Jesus Rodriguez, Gabriela Aguilar, Adriana Torres, and Ariana Torres; one beloved great-great grandchild Kira Rodriguez; her sisters Locadia Barba and Liz Davis; sisters-in-law Rose Arriaga and Mercedes Nuñez; numerous nieces, nephews, other loving family and friends.

Visitation will begin at 5:00 p.m., Thursday, February 9, 2017 with Recitation of Holy Rosary held at 7:00 p.m., Mission Funeral Home, 1615 E. Cesar Chavez St. Mass of Christian Burial will begin at 11:00 a.m., Friday, February 10, 2017, Our Lady of Guadalupe Catholic Church, 1206 East Ninth St., Austin, Texas. Interment will follow at Assumption Cemetery.

Please visit www.missionmemorials.com to offer condolences and to send flowers.

Obituary of Delfina Godoy
Austin American-Statesman, February 8, 2017

Unless the plumbing is done in strict accordance with City Ordinances, this permit is void.

PERMIT FOR WATER SERVICE Austin, Texas No. A 1418 19

Name: *H. A. Schutz* Address: *2019 East RESAR CHAVEZ ST.*

Plumber: *Dunham* Size of Tap: $\frac{1}{2}$ Date: *10/13/27*

SEE PAID TAP *10* { A-435Z

Foreman's Report.

Date of Connection: *10/15/27*

Size of Tap Made: *3/4*

Size Service Made: *3/4*

Size Main Tapped: *2"*

From Front Prop. Line to Curb Cock: *8.4.11*

Location of Meter: *in back Prop.*

Type of Box: *Small*

Depth of Main in St.: *18"*

" " Service Line: *14.11*

From Curb Cock to Tap on Main: *32.5"*

Checked by Engr. Dept. *M. C. [Signature]*

No. Fittings	Size.
1	Curb Cock 3/4
1	Elbow 3/4
1	St. Elbow 3/4
1	Bushing 3/4
1	Reducer 3/4
3	Pipe 3/4
1	Gate Comp. 3/4
	Nipples
	Union
	Plug
	Tee
	Stop
1	Box Small
1	Lid
1	Valves
1	Exc. Tap
	Reg. No. 1029

OCT 17 1927

Foreman's Signature *[Signature]*

INDEXED

Water service permit for this address (1927)