

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0143

HLC DATE: December 13, 2023

PC DATE: TBD

CC Date: TBD

APPLICANT: Will Bridges (owner-initiated)

HISTORIC NAME: Deep Eddy Grocery/Deep Eddy Cabaret

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 2315 Lake Austin Boulevard

ZONING CHANGE: LR-NP to LR-H-NP

COUNCIL DISTRICT: 10

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from neighborhood commercial-neighborhood plan (LR-NP) to neighborhood commercial-neighborhood plan-historic landmark (LR-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Historical associations, community value, architecture

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central West Austin Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, West Austin Neighborhood Group

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The building is constructed in a vernacular commercial style and is a good example of a rapidly disappearing property type in Austin: the neighborhood grocery. Its historic-age building elements, alterations, and signage tell the story of the building's use from 1915 to the end of the historic period. It remains adjacent to its original owner's former residence, exemplifying the traditional development patterns associated with small businesses in early Austin. The application for landmark designation describes the building as follows:

The building features thick, coursed limestone load-bearing walls with brick on the primary (north) elevation and a front gable roof with red clay tiles. A shed roof awning projects over the main entrance on the primary (north) elevation, and vertical wood siding has been affixed to the brick beneath the awning. They are painted, and a ghost outline reads "groceries & minnows." A majority of the original west elevation is minimal and features two small, rectangular, single-pane windows with limestone lintels, set low near the ground. A single, non-original entrance door is located just south of the windows. The south end of the building is an addition, although it was completed during the historic period.¹ It features some limestone and some stuccoed exterior, and several multi-lite casement windows on the lower level. Two small, rectangular windows are located on the upper level of the south end of the west elevation; one has been infilled with wood paneling. On the south elevation an entrance provides access to the restaurant that now occupies the lower-level space. Several multi-lite casement windows are located to the west of the entrance. A one-story projecting porch roof provides shade to the concrete patio at the rear (south) end of the building. The east elevation of the building appears to feature limestone walls that have since been stuccoed. Two windows just under the roofline have been infilled with wood paneling, and windows on the lower level are glass block. A historic-age,

ca. 1965 shed roof addition is located at the rear (south) end of the east elevation. A small outdoor patio comprises the area between the east elevation of the building and the adjacent former Walter W. Johnson residence.¹

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The property has a long-standing and significant association with the Johnson family, Austin pioneers, as well as with the development and continued significance of the nearby recreational activities at Deep Eddy Pool. As a business, the subject building served as a grocery store and bait and tackle shop for over 35 years, and as a tavern and community gathering space for over 70 years, creating an enduring historical association with the surrounding neighborhood and the broader Austin area. The application for landmark designation describes the building's historical associations as follows:

The subject property was initially part of a larger 39 ¼ acre parcel purchased by early Austin settler Charles Johnson...Around 1915, Charles' youngest son, Walter Wooten Johnson, hired architect Roy L. Thomas to construct his home on the parcel directly east of the subject parcel, utilizing native stone from his family's nearby limestone quarry. It is possible that Thomas assisted in the construction of the grocery outfit, although this cannot be confirmed. However, the subject building was constructed around the same time as it is evident in the rear of an historic photograph of the Walter Wooten Johnson home...

Throughout the early decades of the 1900s, descendants of Charles Johnson developed the family acreage along the Colorado River. Several established the Deep Eddy Bathing Beach, and constructed campsites, cabins, and picnic areas. The site later became the Deep Eddy Pool, one of the oldest swimming pools in the state of Texas. Walter Wooten Johnson, another of Charles Johnson's sons, built his home on one of the smaller family lots, and in the 1920s established himself as a carpenter at Deep Eddy Resort, possibly building some of its attractions...including a Ferris wheel, trapeze, high slide, and diving platform...With the onset of the Great Depression, Walter Johnson took over operation of Deep Eddy Grocery, and the adjacent Deep Eddy Pool was sold to the city as a municipal park.

When Johnson retired in the 1940s, Tillet C. Hendrix and his wife Pansy took over the grocery, continuing to serve both the patrons of Deep Eddy Pool along with the surrounding [neighborhood]. In 1951 Raymond R. Hickman purchased Deep Eddy Grocery, and [his family operated the business] for another half-century, first as Deep Eddy Café and later as Deep Eddy Cabaret. [The Hickmans converted the grocery] to a bar and tavern, becoming a popular hangout for locals and tourists alike. Deep Eddy Cabaret continues to be a favorite haunt of Deep Eddy Pool visitors, as well as for Tarrytown/Deep Eddy locals.²

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

The application for historic landmark designation describes the building's community value as a Deep Eddy gathering space for over one hundred years:

From a bait and tackle shop to local tavern, Deep Eddy Grocery/Deep Eddy Cabaret, and the subject building in general, have been a prominent location from its initial construction ca. 1915 through the present. Its status as the gathering place for local Austinites, and members of the city generally, has given it a significant amount of value within its community...The Deep Eddy Grocery/Cabaret has an over 100-year association with the Deep Eddy/Tarrytown neighborhood of Central Austin and has continuously served customers, first as a tackle shop and grocery between ca. 1915 through the 1940s, and then as a local bar and watering hole beginning in the 1950s through present-day.

When the grocery store was first established ca. 1915, it initially served as a small grocery store and bait shop for those wanting to fish nearby along the river or grab a beer after a swim at the Deep Eddy Bathing Beach, and later the Deep Eddy Pool. As the Deep Eddy Grocery and Market, the business catered to recreationalists enjoying swimming, fishing, or boating. In 1917, Richard Bayer advertised their "Deep Eddy Picnic" offering customers lunch at the store, so they didn't need to bring their own while enjoying the adjacent amenities. When it became the Deep Eddy Café in the 1950s, and later the Deep Eddy Cabaret, the business served as both a favorite local hangout and tourist destination. [It has appeared] in numerous newspapers and magazines, including the *Austin American Statesman*, *Austin Chronicle*, and *Bon Appetit* and in several books, including *Bucket List Bars* and *Come Here Often?* In 1981, then-manager Lynn Lively noted that customers included "an eclectic mix of people: frat rats, carpenters, lawyers, state workers," and was a longtime favorite haunt of Texas politician Bob Bullock.

Local resident Thomas Edgar noted the significance that the Deep Eddy Cabaret had on the surrounding community. He recalled his memories of visiting the establishment in the 1950s and 1960s, stating "the Deep Eddy Cabaret was a local neighborhood gathering place. A lot of people gathered in their churches, or in private clubs, or whatever. But the neighborhood people out there that imbibed, and some that didn't, came to Deep Eddy Cabaret, which it is now...If a fellow was sitting on your barstool

¹ Wallisch, Rebecca for Post Oak Preservation. "Deep Eddy Grocery/Deep Eddy Cabaret." Application for historic zoning. 2023.

² Ibid.

and a regular came in, the bartender asked him to kindly move to another place, and so, they would. It was just a down-home kind of place. And it is nothing fancy, and I hope it never becomes that way.” In 2019 *Bon Appetit* called Deep Eddy Cabaret “dive bar royalty,” claiming that, “All those hipster beer-and- a-shot joints want to be *this* when they grow up.” A recent 2023 article in the *Austin Chronicle* stated that Deep Eddy Cabaret “remains one of the oldest and most beloved bars in the city.”³

PARCEL NO.: 0109060104

LEGAL DESCRIPTION: N 85 FT AV OF LOT 13 BLK 1 JOHNSONS RIVER ADDN

ESTIMATED ANNUAL TAX EXEMPTION (non-homestead, no cap):

AISD	COA	TC	TC Health	Total
\$1,211.49	\$1,124.94	\$773.72	\$239.93	\$3,350.08

APPRAISED VALUE: Land: \$467,500; Improvement: \$252,500; Total: \$720,000

PRESENT USE: Restaurant/bar

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1915; 1915-1973

INTEGRITY/ALTERATIONS: High. Most exterior alterations were completed during the period of significance, thus gaining significance in their own right as they convey the building’s history.

PRESENT OWNERS: Bridges Real Estate LLC, 710 Colorado St #9b, Austin, Tx 78701-3030

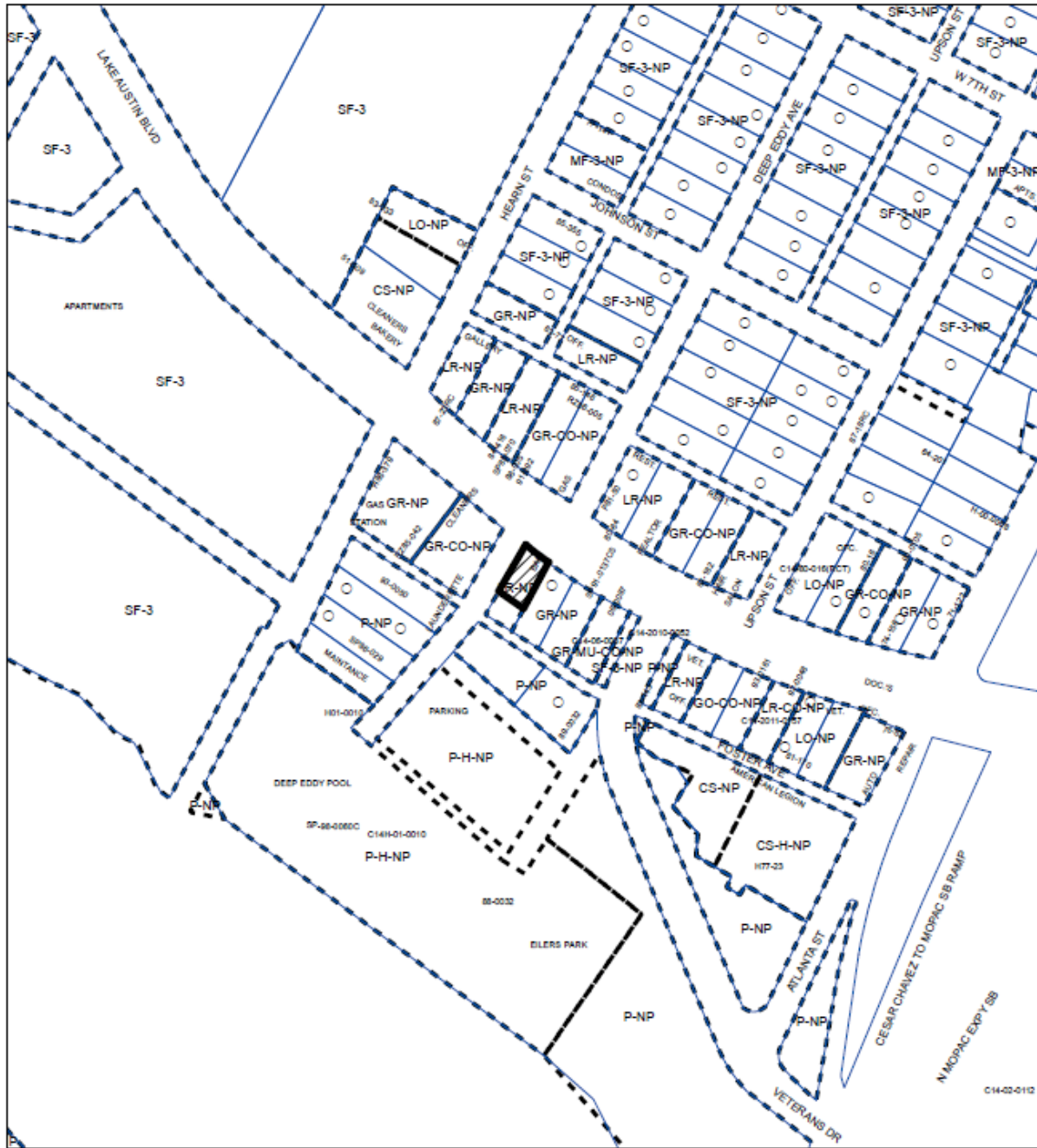
ORIGINAL OWNER(S): Mary O. Johnson

OTHER HISTORICAL DESIGNATIONS: None



Bridges, Noel. https://www.tripadvisor.com/Attraction_Review-g30196-d10394962-Reviews-Deep_Eddy_Cabaret-Austin_Texas.html#/media-attraction/10394962/193462326.p/?albumid=-160&type=0&category=-160

³ Ibid.



HISTORIC ZONING

ZONING CASE#: C14H-2023-0143

 SUBJECT TRACT PENDING CASE ZONING BOUNDARY
$$1'' = 200'$$

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Property Profile Report

General Information

Location: **2315 LAKE AUSTIN BLVD**
Parcel ID: **0109060104**
Grid: **MG23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Neighborhood Commercial**

Regulating Plan: **No Regulating Plan**

Zoning: **LR-NP**

Zoning Cases: [C14-2010-0052](#)
[C14H-2023-0143](#)

Zoning Ordinances: [19990225-070b](#)
[20100930-037](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**
Residential Design Standards: LDC/25-2-Subchapter F
Scenic Roadways Overlay: LAKE AUSTIN BOULEVARD
Waterfront Overlay: UNIVERSITY/DEEP EDDY

Neighborhood Plan: [WEST AUSTIN NEIGHBORHOOD GROUP](#)

Infill Options: **Small Lot Amnesty Infill Option, Parking Placement/Imp Cover**
Design Option, Garage Placement Design Option

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

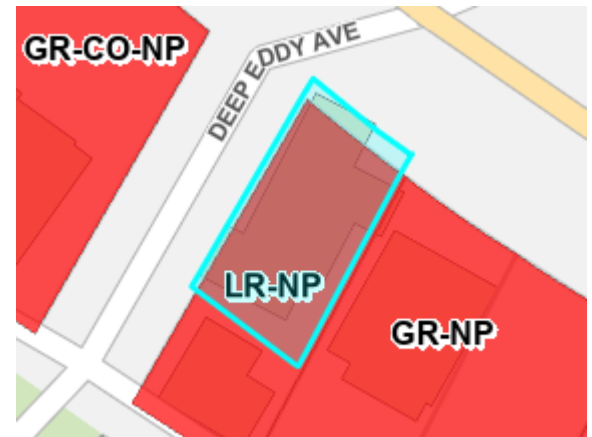
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **WATER SUPPLY SUBURBAN**
Watershed Boundaries: **Lady Bird Lake**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **CENTRAL**
Edwards Aquifer Recharge Verification Zone: **Yes**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

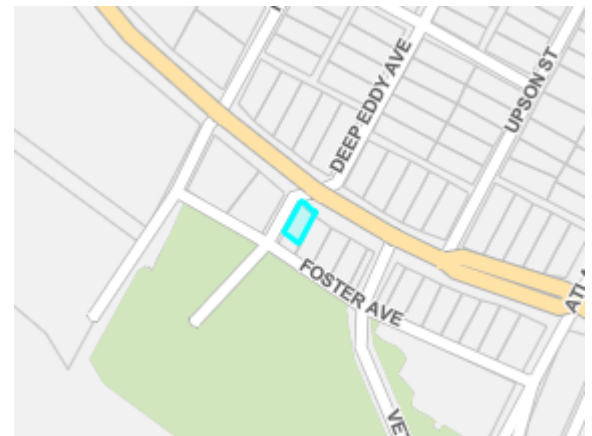
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **10**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central West Austin Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Barton Creek Assn., Save Historic Mundy District, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, West Austin Neighborhood Group**



Zoning Map



Imagery Map



Vicinity Map