ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0143

HLC DATE: December 13, 2023 PC DATE: January 23, 2024 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: 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. (9-0)

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 Muny 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-atf/10394962/193462326:p/?albumid=-160&type=0&category=-160

[3] Ibid.

LOCATION MAP

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

HISTORIC ZONING

ZONING CASE#: C14H-2023-0143

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.

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY

APPLICATION DATE:_____ FILE NUMBER(S) _____
TENTATIVE HLC DATE:_____
TENTATIVE PC or ZAP DATE:_____
TENTATIVE CC DATE:_____ CITY INITIATED: YES / NO
CASE MANAGER _____ ROLLBACK: YES/NO
APPLICATION ACCEPTED BY:_____

BASIC PROJECT DATA:

1. OWNER'S NAME: Bridges Real Estate LLC
2. PROJECT NAME: Deep Eddy Grocery/Deep Eddy Cabaret
3. PROJECT STREET ADDRESS (or Range): 2315 Lake Austin Boulevard
ZIP 78703 **COUNTY**: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
APPROXIMATELY _____ DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _0.0976 acres (OR) SQ.FT._____

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
LR-NP	Cocktail Lounge	_____	_____	Cocktail Lounge	LR-H-NP
_____		_____	_____		_____
		_____	_____		

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / NO) FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES / NO) FILE NUMBER: _____
8. SUBDIVISION? (YES / NO) FILE NUMBER: _____
9. SITE PLAN? (YES / NO) FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Johnson's River Addition
Block(s) Block 1 Lot(s) N 85 FT of Lot 13 Outlot(s) Plat Book: Volume 2
Page Number: 244

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: Instrument # 2014058694 PAGE: N/A TAX PARCEL I.D. NO. 0109060104

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP, etc) LR-NP; ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Scenic Roadways Overlay: LAKE AUSTIN BOULEVARD
Waterfront Overlay: UNIVERSITY/DEEP EDDY

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES NO
14. IS A TIA REQUIRED? YES NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY:_____
TRAFFIC SERIAL ZONE(S):_____ _____ _____ _____

OWNERSHIP TYPE:

15. __SOLE ___COMMUNITY PROPERTY ___PARTNERSHIP X CORPORATION ____TRUST

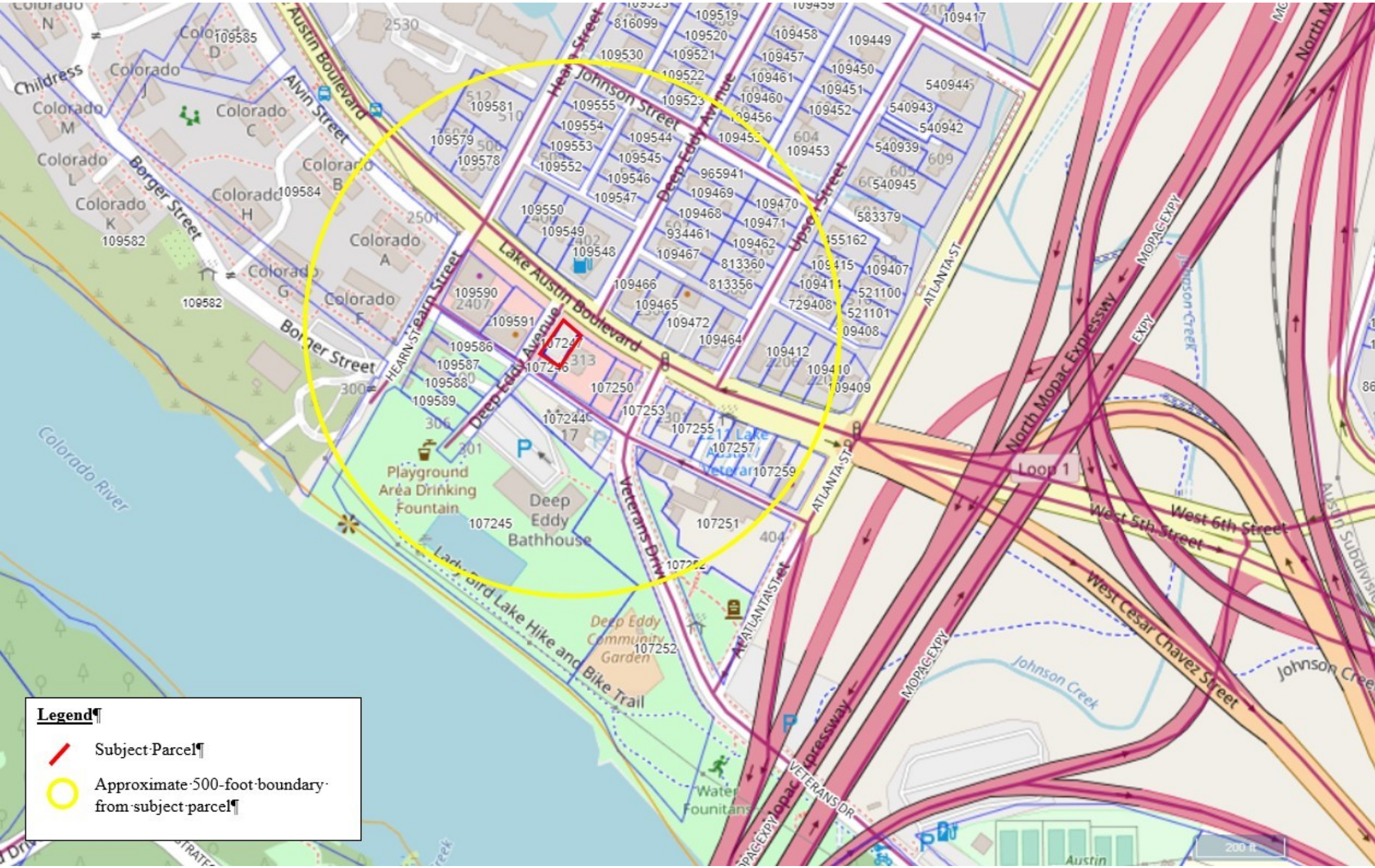
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE:_____ NAME: Will Bridges
FIRM NAME: Bridges Real Estate LLC TELEPHONE NUMBER: 512.750.2940
STREET ADDRESS: 2805 Townes Lane CITY: Austin ZIP STATE: TX
CODE: 78703
EMAIL ADDRESS: [redacted]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE:_____ NAME: _____
FIRM NAME:_____TELEPHONE NUMBER: _____
STREET ADDRESS:_____
CITY: _____ STATE: _____ ZIP CODE: _____
CONTACT PERSON:_____ TELEPHONE NUMBER: _____
EMAIL ADRESS: _____


Legend
Subject Parcel
Approximate 500-foot boundary from subject parcel
Lake Austin Boulevard
Johnson Street
Deep Eddy Avenue
Hearn Street
Upson Street
Austin Boulevard
Alvin Street
Borger Street
Childress
Colorado River
Playground Area Drinking Fountain
Deep Eddy Bathhouse
Veterans Drive
Lady Bird Lake Hike and Bike Trail
Deep Eddy Community Garden
Water Fountains
ATLANTA ST
North Mopac Expressway
MOPAC EXPY
Loop 1
West 5th Street
West 6th Street
West Cesar Chavez Street
Johnson Creek
VETERANS DR
200 ft

TAX CERTIFICATE NO 2308363

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-0906-0104-0000

PROPERTY OWNER:

BRIDGES REAL ESTATE LLC
710 COLORADO ST #9B
AUSTIN, TX 78701-3030

PROPERTY DESCRIPTION:

N 85 FT AV OF LOT 13 BLK 1 JOHNSON S RIVER ADDN

ACRES .0976 MIN% .000000000000 TYPE

SITUS INFORMATION: 2315 LAKE AUSTIN BLVD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2022 $12,853.71

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/06/2023

Fee Paid: $10.00

Bruce Elfant
Tax Assessor-Collector

By: Jenny Payne

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

10/12/23

Signature **Date**

Will Bridges
Name (Typed or Printed)

Bridges Real Estate LLC
Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

10/12/23

Signature **Date**

Will Bridges
Name (Typed or Printed)

Bridges Real Estate LLC
Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Will Bridges (Bridges Real Estate LLC), have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2315 Lake Austin Boulevard (N 85 FT AV OF LOT 13 BLK 1 JOHNSONS RIVER ADDN)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

	10/12/23
(Applicant's signature)	**(Date)**

F1. Deed Chronology

Table 1: Deed Chronology		
Transaction	*Vol/Page or Instrument#*	*Notes*
Miss Mary O. Johnson to W.W. and Lena Johnson October 23, 1925 $10	Volume 381/Page 20-21	Lot No. 13, Block 1 Johnson's River Addition
W.W. Johnson and Lena Johnson to T.C. and Pansy Hendrix (also sometimes spelled Hexdrix?) $10,000 May 7, 1944	Volume 742, Page 406	A portion (the southern lot) of Lot 13, Block 1 of Johnson's River Addition.
T.C. and Pansy Hendrix to Raymond R. Hickman $21,500 less $6,400 in cash. February 15, 1951 $15,100.60	Vol. 1138/Page 135	Lot No. 13, Block 1 of Johnson's River Addition except portion of said Lot 13 excepted in deed from W.W. Johnson etux to Tillet C. Hendrix May 7, 1944 in Vol. 742, Page 406.
Raymond R. Hickman and Gladys Hickman to Earl T. Howell (Trustee) February 23, 1954	Volume 1428, Page 349	Lot No. 13, Block 1 of Johnson's River Addition except portion of said Lot 13 excepted in deed from W.W. Johnson etux to Tillet C. Hendrix May 7, 1944 in Vol. 742, Page 406.
Raymond R. Hickman to W.R. Smith, Jr. (Trustee) $6,000 February 15, 1951	Vol. 1155, Page 430 Deed of Trust Lien	Lot No. 13, Block 1 of Johnson's River Addition except portion of said Lot 13 excepted in deed from W.W. Johnson etux to Tillet C. Hendrix May 7, 1944 in Vol. 742, Page 406.
Raymond R. and Gladys Hickman to Earl T. Howell (University Savings Association) Promissory Note for $18,500 January 14, 1963 February 15th, 1983 (fulfilled)	Instrument 0799700894 Feb 15, 1986	Lot No. 13, Block 1 of Johnson's River Addition except portion of said Lot 13 excepted in deed from W.W. Johnson etux to Tillet C. Hendrix May 7, 1944 in Vol. 742, Page 406.
Raymond R. Hickman and Gladys Hickman to Early T. Howell (Trustee –	Vol. 1933/Page 90	Lot No. 13, Block 1 of Johnson's River Addition

Table 1: Deed Chronology		
Transaction	*Vol/Page or Instrument#*	*Notes*
Austin Savings and Loan) July 25, 19XX (*illegible)*		except portion of said Lot 13 excepted in deed from W.W. Johnson etux to Tillet C. Hendrix May 7, 1944 in Vol. 742, Page 406.
Raymond R. Hickman and Gladys Hickman to Earl T. Howell (Trustee) *Price illegible* January 14, 1963	Vol 2551/640	Lot No. 13, Block 1 of Johnson's River Addition except portion of said Lot 13 excepted in deed from W.W. Johnson etux to Tillet C. Hendrix May 7, 1944 in Vol. 742, Page 406.
Lena S. Johnson (widow) to Raymond Hickman $25,500 December 29, 1969	Vol 3787 Page 2294	Lots No. 11, 12, and southern portion of Lot 13 in Block 1 of Johnson's River Addition. At this time, the southern portion of Lot 13 previously deeded to T.C. Hexdrix was reunited with the northern part of Lot 13, Block 1, of Johnson's River Addition under the same ownership, although remained a separate legal parcel.
Mickey L. Hickman George (aka Harriet Louise Hickman), Melodye Jeanne Hickman (minor), Melodye Jeanne Hickman Evans, to Raymond Reed Hickman (Jr.) $10.00 January 1, 1969	Warranty Deed, Volume 3817, Page 887	
Raymond R. Hickman to Gaylord Magnuson on behalf of Southwest National Bank October 25, 1983 $70,000	Instrument # 0835600423 Deed of Trust Vol 8356, Page 423	
Southwest National Bank to Raymond R. Hickman September 4, 1984	Release of Lien Instrument # 0879300877	States that Raymond Hickman (Jr.) took out $70,000 loan on October 25, 1983 for the subject parcel.
Raymond Reed Hickman to Mickey Hickman George Tract 1: Northern parcel Tract 2: Southern parcel	Warranty Deed, Volume 9567, Page 49-52	All land within Lot 13, Block 1 of Johnson's River Addition per Plat Volume 2, Page 244

Table 1: Deed Chronology		
Transaction	*Vol/Page or Instrument#*	*Notes*
$178,000 February 6, 1986		
Mickey Hickman George to Raymond Reed Hickman (Jr.) May 16, 1995 MS		Deed records or probate records for this transaction not found. Mickey Hickman George died in 1995 and the property passed to Raymond "Butch" Hickman at that time.
Raymond Reed Hickman to Bridges Real Estate Lot No. 13, Block 1 Johnson's River Addition 4/24/14 $1,565,000	Special Warranty with Vendor's Lien #2014058694 Deed of Trust # 2014058695	

F2. Occupancy History

Table 2: Occupancy History		
Year/Source	*Occupant*	*Notes*
1913 City Directory	Walter Johnson had no listed job title and lived at home with mother Amelia.	Directory did not list addresses on W. 6th west of the IG&N Railway
1914 City Directory	Walter W. Johnson, listed as grocer and was next to Deep Eddy Boat Landing (unclear if this is subject building or separate enterprise).	Address listed as n.s. (no street). At that time Walter lived with Mrs. Amelia (also sometimes spelled Emilia) L Johnson, likely in the family house at 1800 E. 6th. At this time, Miss Mary O. was listed as a saleslady at Condit & Davis.
1916 City Directory	Walter W. Johnson, listed as grocer - Resided at 2313 W. 6th	Address at that time was 2315 W. Sixth
1918 City Directory	Richard H. Bayer (Proprietor) - Resided at 2306 ½ W. 6th in 1918	Address at that time was 2315 W Sixth. Wife's name was Alvina. According to his WWI Draft Registration Card, he was listed as a self-employed merchant at 2315 Dam Boulevard.
1920 City Directory	Richard Bayer as the proprietor of Deep Eddy Grocery, while his wife Alvine was listed as a bookkeeper - Resided at 605 W. 6th in 1920	Walter W Johnson was listed as a carpenter at Deep Eddy Bathing Beach at this time.
Austin American Statesmen, July 25, 1920, page 14	Victor Hunter	Small blurb states that Victor Hunter was employed at Deep Eddy Grocery
1922 City Directory	R. Bouchard (Proprietor) - Residential address unknown	R. Bouchard was proprietor (unclear if owner)
1924 City Directory	R. Bouchard (Proprietor) Residential address unknown	Address at that time was 2315 W. Sixth. This year, Walter is listed as a carpenter living at 2313.
1927 City Directory	Preston Perry (Proprietor) and wife Nollie (Clerk)	Deep Eddy Grocery Address at that time was 2315

Table 2: Occupancy History		
Year/Source	*Occupant*	*Notes*
	- Resided at 2502 W 6th	W. Sixth. Walter still listed as a carpenter at this time.
1929 City Directory	Preston Perry (Proprietor) and wife Nollie - Resided at 2502 Dam Boulevard	Deep Eddy Grocery
1930/31 City Directory	Preston Perry (Proprietor) and wife Nollie (or Mollie) - Resided at 2407 Dam Boulevard)	Deep Eddy Grocery 2315 Dam Boulevard
1932/33-1939 City Directories	Walter and Lena Johnson - Residing at 2313 Dam Blvd	Deep Eddy Grocery 2315 Dam Boulevard - This year, Preston Perry is listed as a Grocer at 1310 W. 5th
1939 City Directory	Walter and Lena Johnson - Resided at 2313 Dam Boulevard	2315 Dam Boulevard
1941 City Directory	Walter and Lena Johnson - Resided at 2313 Dam Boulevard	2315 Lake Austin Blvd Deep Eddy Grocery & Market
1942 City Directory	2315 Deep Eddy Grocery, beneath is listed Lawrence Lemoine but no address listed (this is Hexdrix's daughter)	Dam Boulevard has changed to Lake Austin Boulevard. Walter and Lena Johnson have moved to 2413 Lake Austin Boulevard.
1944 City Directory	Tillet C. Hexdrix (Proprietor)	Wife listed as Pansy E.
1950 U.S. Census	Tillot C. Hexdrix, wife Pansy listed as Manager and Assistant Manager at the Beer Tavern - Resided at 2315 ½ (apartment beneath Deep Eddy) Lake Austin	A lodger also lived with the Hexdrix's, Lela Driskill.
1953 City Directory	Raymond R. and Gladys Hickman - Reside at 1901 Romeria Dr.	Name of business now Deep Eddy Cafe
1955 City	Raymond R. Hickman	Deep Eddy Café and Grocery

Table 2: Occupancy History		
Year/Source	*Occupant*	*Notes*
Directory		Walter W. Johnson listed at 2313 Lake Austin, and two additional addresses at 2313 A and 2313 B
1960 City Directory	Raymond R. and Gladys Hickman	Notes Deep Eddy Café and Grocery and Lone Oak Tavern
1965 City Directory	Mrs. Joyce Hickman (widow of Raymond R. Hickman) - Resided at 1206 Payne Avenue	Deep Eddy Café Lena Johnson listed at 2313 Lake Austin, and two additional addresses at 2313 A and 2313 B
1965 City Directory	Mickey Hickman George (ex-wife of late Raymond R. Hickman) - Resided at 2600 Enfield, Apt 102	Deep Eddy Café
1975 City Directory	Mickey L. Hickman (ex-wife of late Raymond R. Hickman) - Resided at 2600 Enfield, Apt 102	Name of business changed to Deep Eddy Cabaret
2014 - Present	Bridges Real Estate assumes ownership and operation of Deep Eddy Cabaret	

F3. Biographical Data

See Section F2 for occupancy history and section F9 for data on owners and occupants.

F4. Historically Significant Events

See Section F9 for history of the building and its occupants.

F5. Color Digital Prints

Photo 1: Primary (north) elevation, view south.

Photo 2: Oblique, view southeast.

Photo 3: Oblique, view northeast.

Photo 4: Oblique, view northeast.

Photo 5: Southwest corner of building along Deep Eddy Avenue, facing west.

Photo 6: Detail view of casement windows on rear (south) addition, west elevation, view southeast.

Photo 7: View of rear addition, casement windows, and entrance to Pool Burger restaurant, view north

Photo 8: View of rear (south) elevation showing porch addition and concrete block pickup window, view northwest.

Photo 9: East elevation and outdoor patio, view northeast.

Photo 10: View of patio along east elevation of building, William Wooten Johnson House at left. View south.

Photo 11: Interior of pool room on upper level of Deep Eddy Cabaret building

Photo 12: Interior view of bar and lounge area inside upper level of Deep Eddy Cabaret building

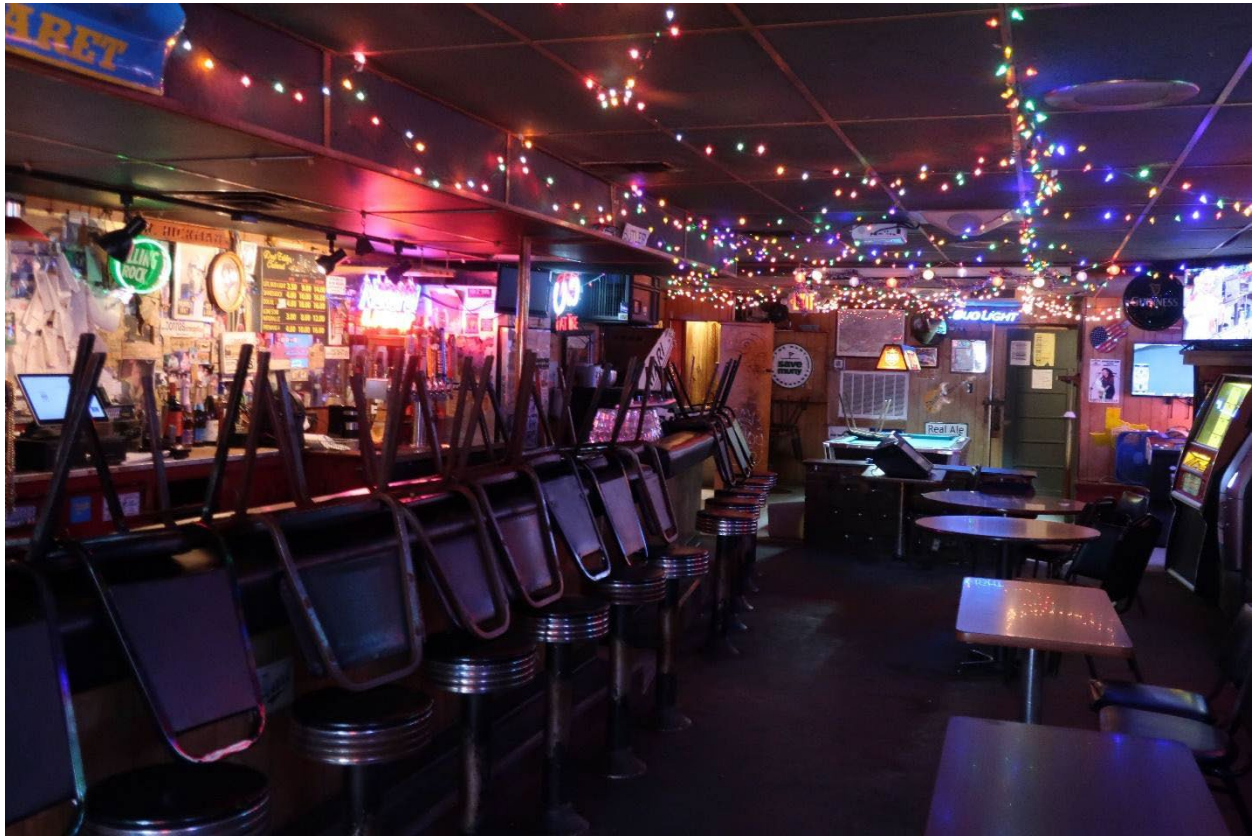


Photo 13: Interior view of restaurant seating inside lower level of Deep Eddy Cabaret building (Pool Burger)

Photo 14: Interior of historic-age addition on lower level of Deep Eddy Cabaret building (Pool Burger). Note large masonry lintel on window at right.

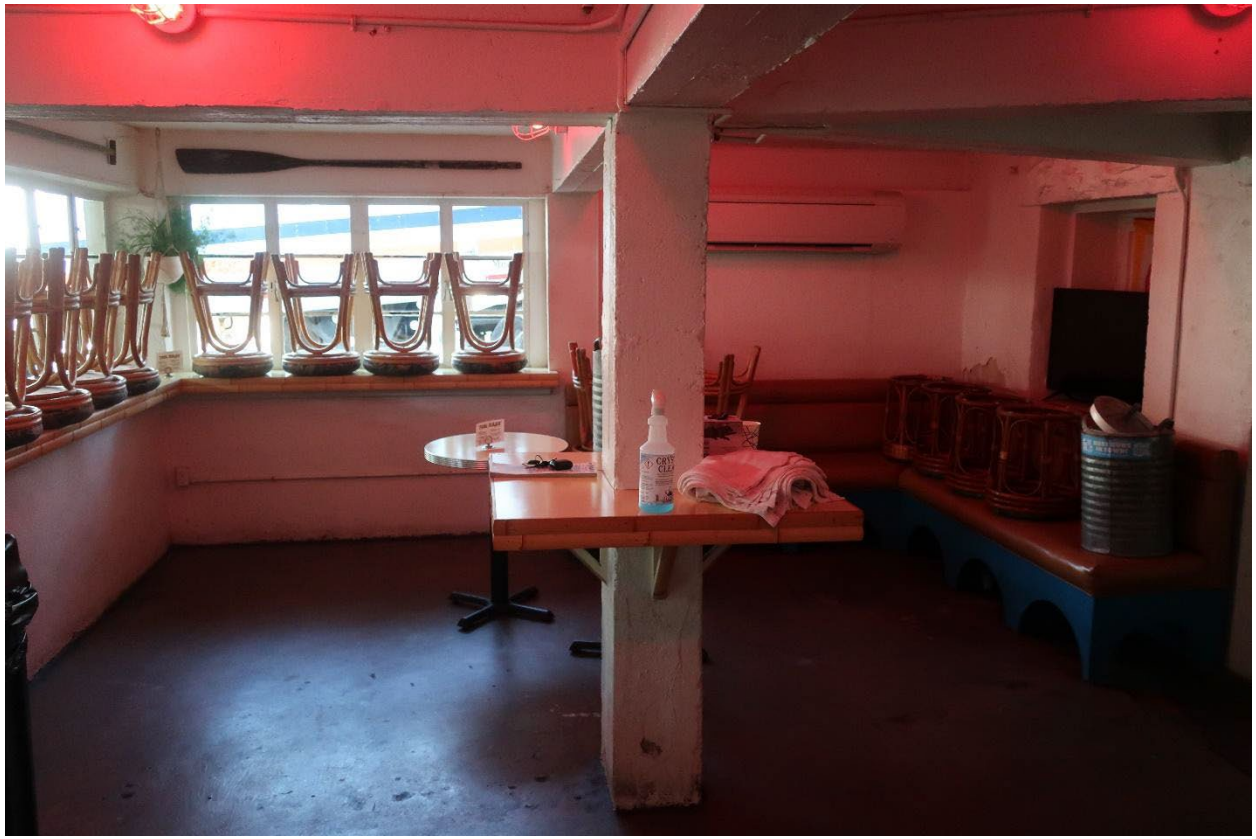


Photo 15: Streetscape along Lake Austin Boulevard showing Deep Eddy Cabaret building at left, view west.

Photo 16: Streetscape along Lake Austin Boulevard showing Deep Eddy Cabaret building at right, and downtown Austin skyline at left, view east.

Photo 17: View of Walter Wooten Johnson House (left) and Deep Eddy Cabaret building (right) from Deep Eddy Avenue, view south.

Photo 18: Detail view of ghost outline reading Groceries & Minnows on west elevation of Deep Eddy Cabaret building, view east.

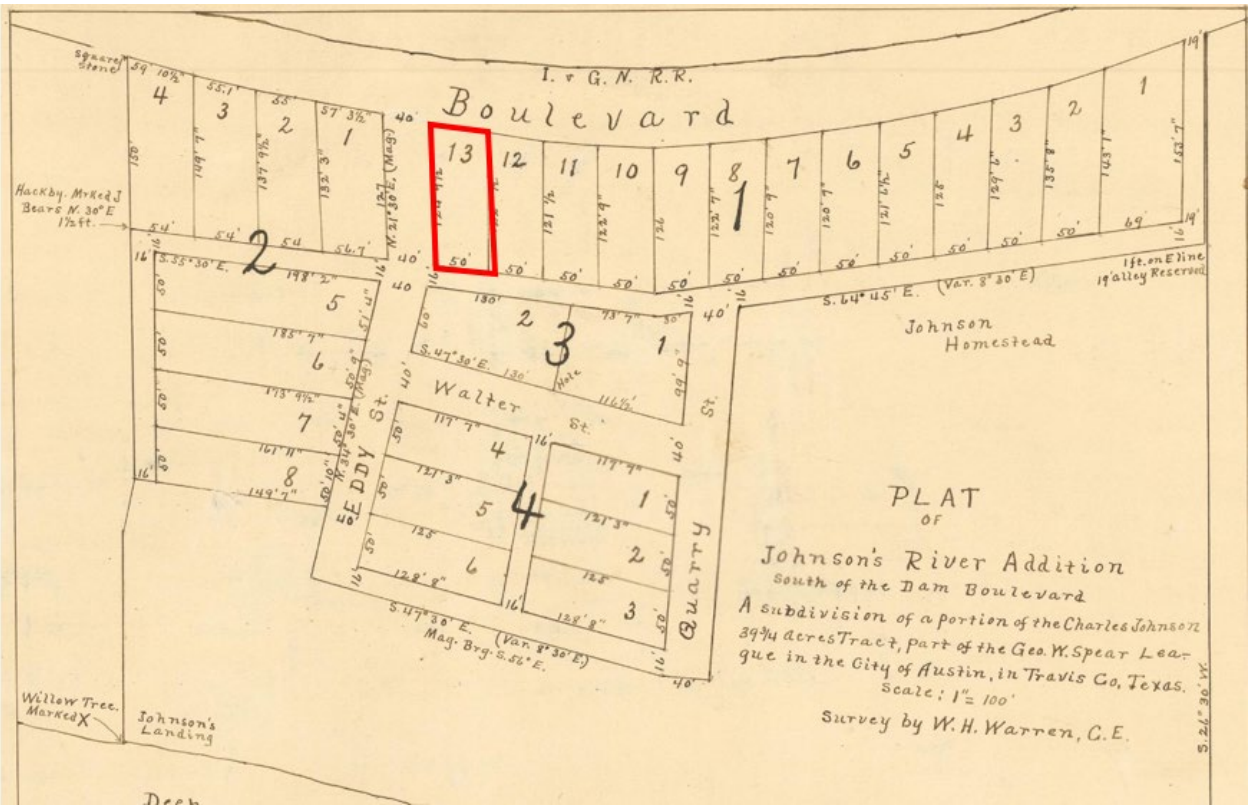
F6. Architect/Builder/Contractor/Craftsmen

None available.

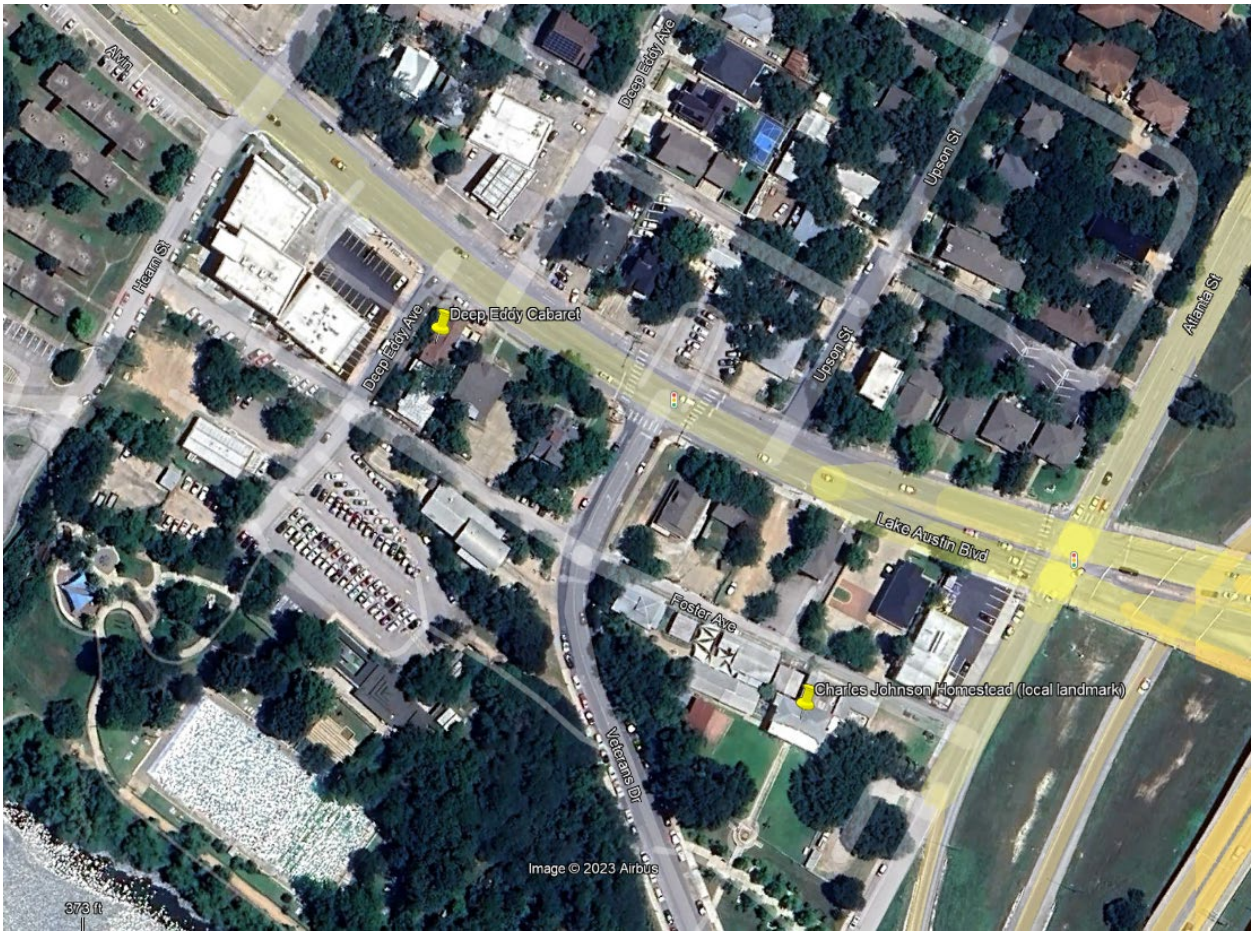
F7. Historical Photographs/Maps

Map 1: Aerial view of Deep Eddy Cabaret building, courtesy of Google Earth 2023.

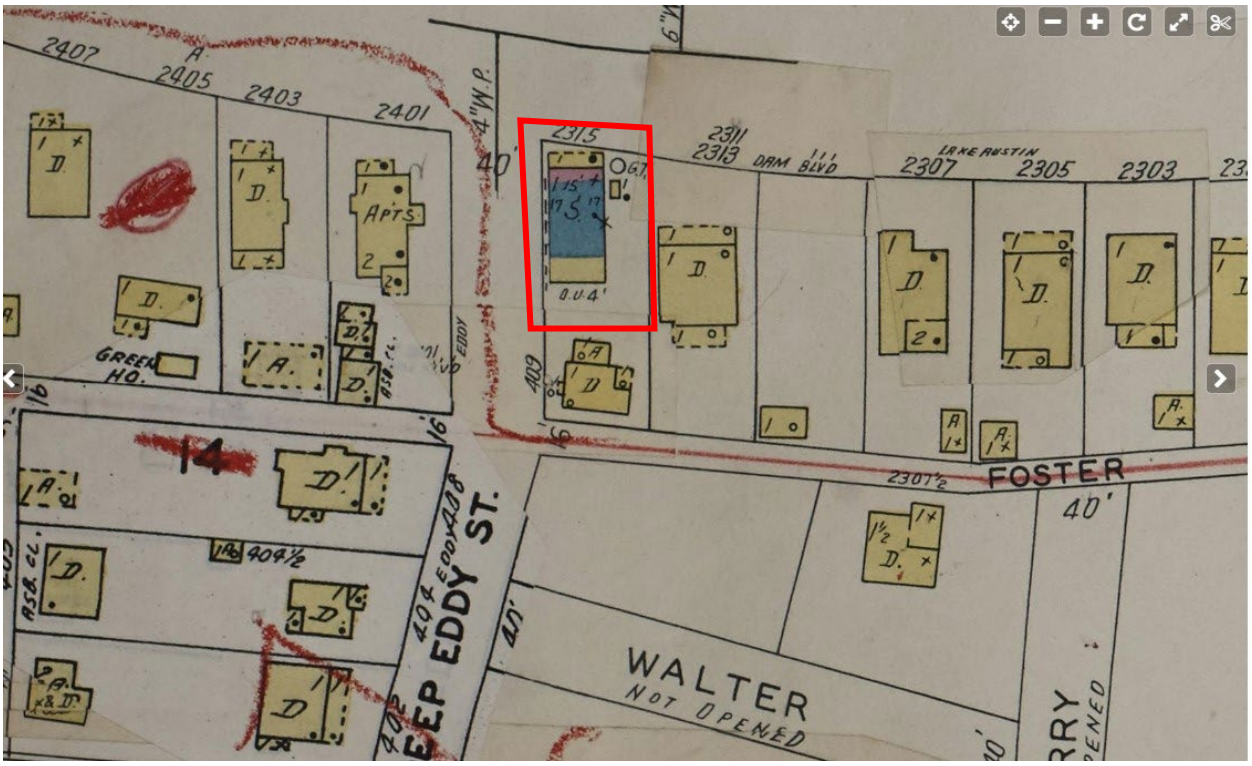
Map 2: 1913 Plat Map (Vol. 2, Page 224) showing the subdivision of the original Charles Johnson 39 ¾ acre parcel into the Johnson's River Addition. Courtesy of the Portal to Texas History. Subject parcel outlined in red.



Map 3: 2023 Aerial Photograph Showing Deep Eddy Grocery/Cabaret in relation to the Charles Johnson Homestead (a locally listed Austin Historic Landmark). Courtesy of Google Earth 2023.



Map 4: Sanborn Fire Insurance Map from 1935, updated to 1962. Courtesy of Library of Congress.



Map 5: 1952 Aerial of subject property, courtesy of USGS Earth Explorer.

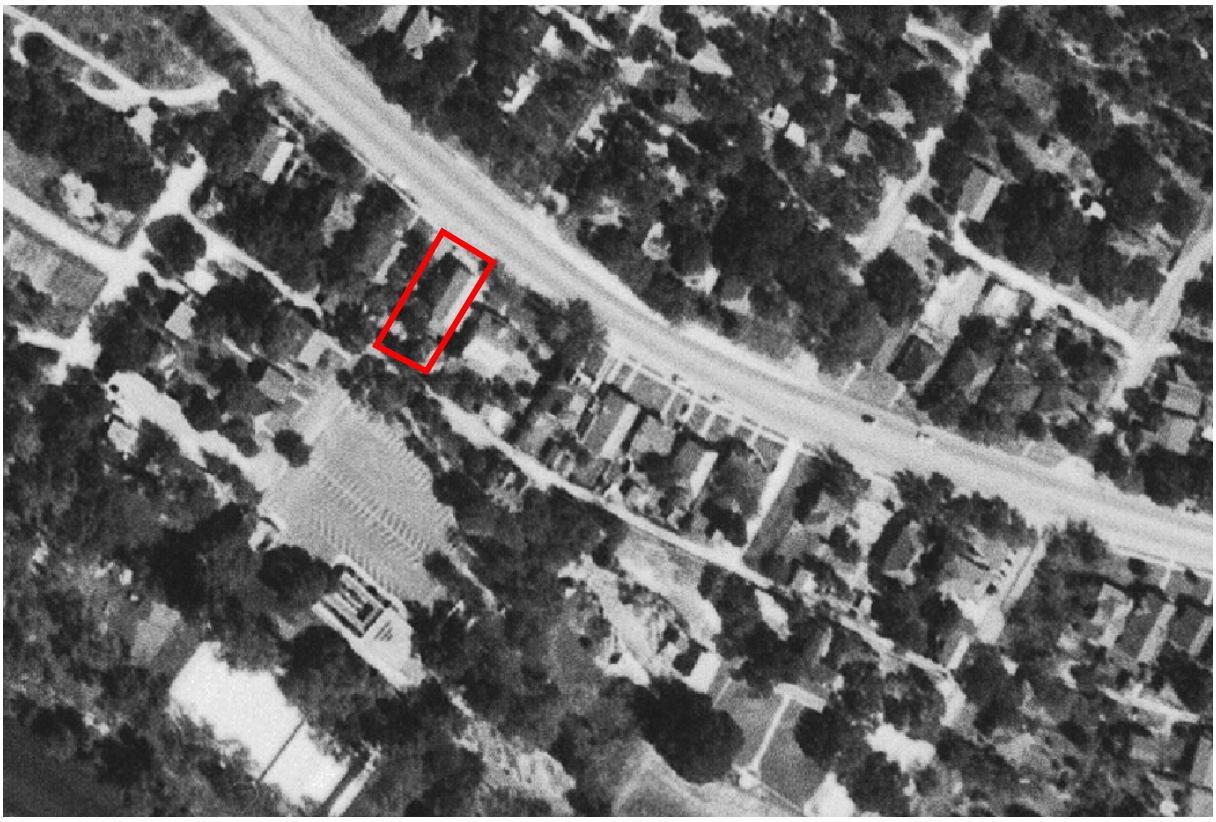
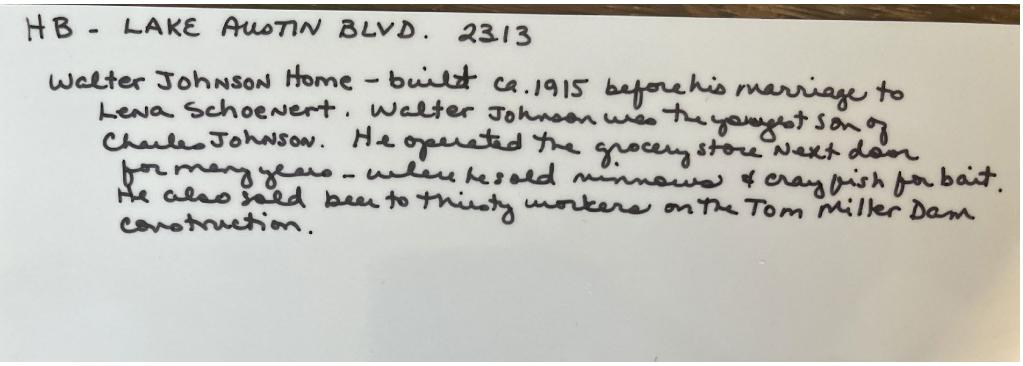


Figure 1: Ca. 1915 image of Walter Wooten Johnson House directly east of the subject parcel. Note what appears to be the subject building in the background, right. Courtesy of Austin History Center.

Figure 2: Caption on back of ca. 1915 image of Walter Wooten Johnson House directly east of the subject parcel. Courtesy of Austin History Center.


HB - LAKE AUSTIN BLVD. 2313

Walter Johnson Home - built ca. 1915 before his marriage to Lena Schoenert. Walter Johnson was the youngest son of Charles Johnson. He operated the grocery store next door for many years - where he sold minnows & crayfish for bait. He also sold beer to thirsty workers on the Tom Miller Dam construction.

Figure 3: Photograph of a young Walter Wooten Johnson, courtesy of the Charles Johnson Family Facebook Page.

Figure 4: Deep Eddy Cabaret ca. 1977, courtesy of Deep Eddy Cabaret Facebook page.

Figure 5: Deep Eddy Cabaret 1986, courtesy of Deep Eddy Cabaret Facebook page.

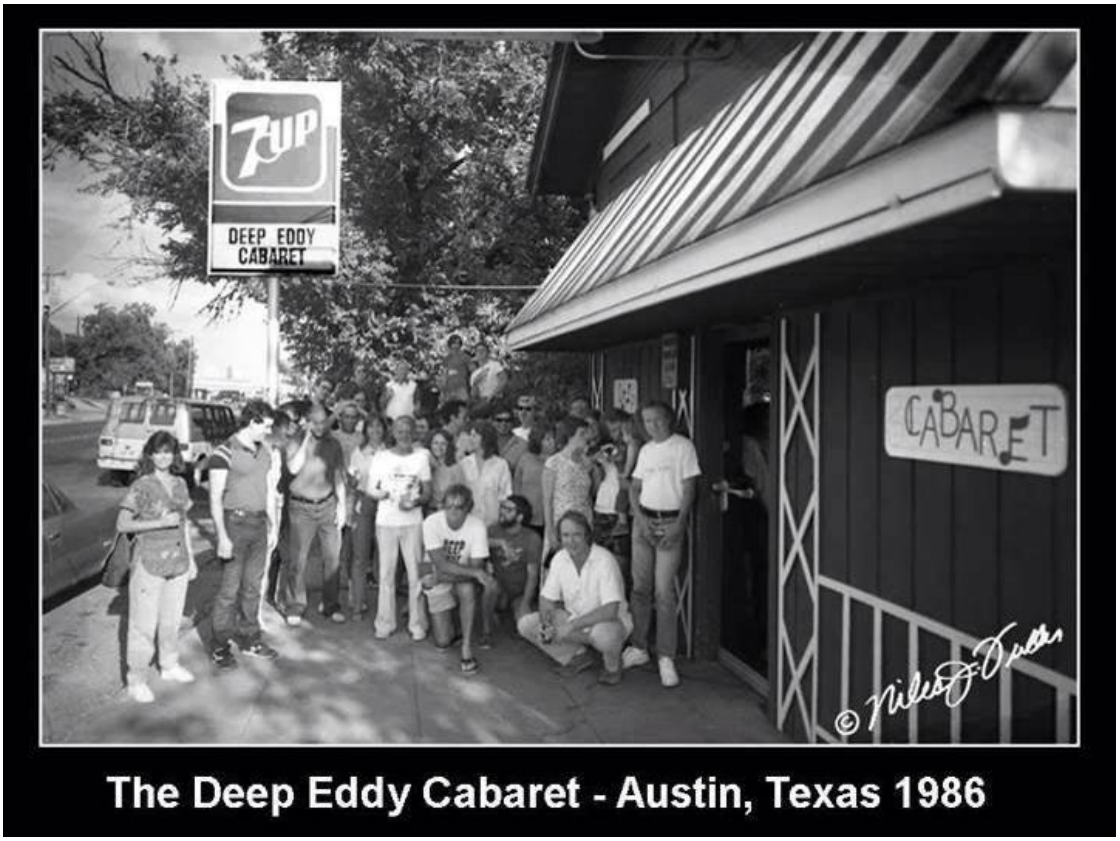
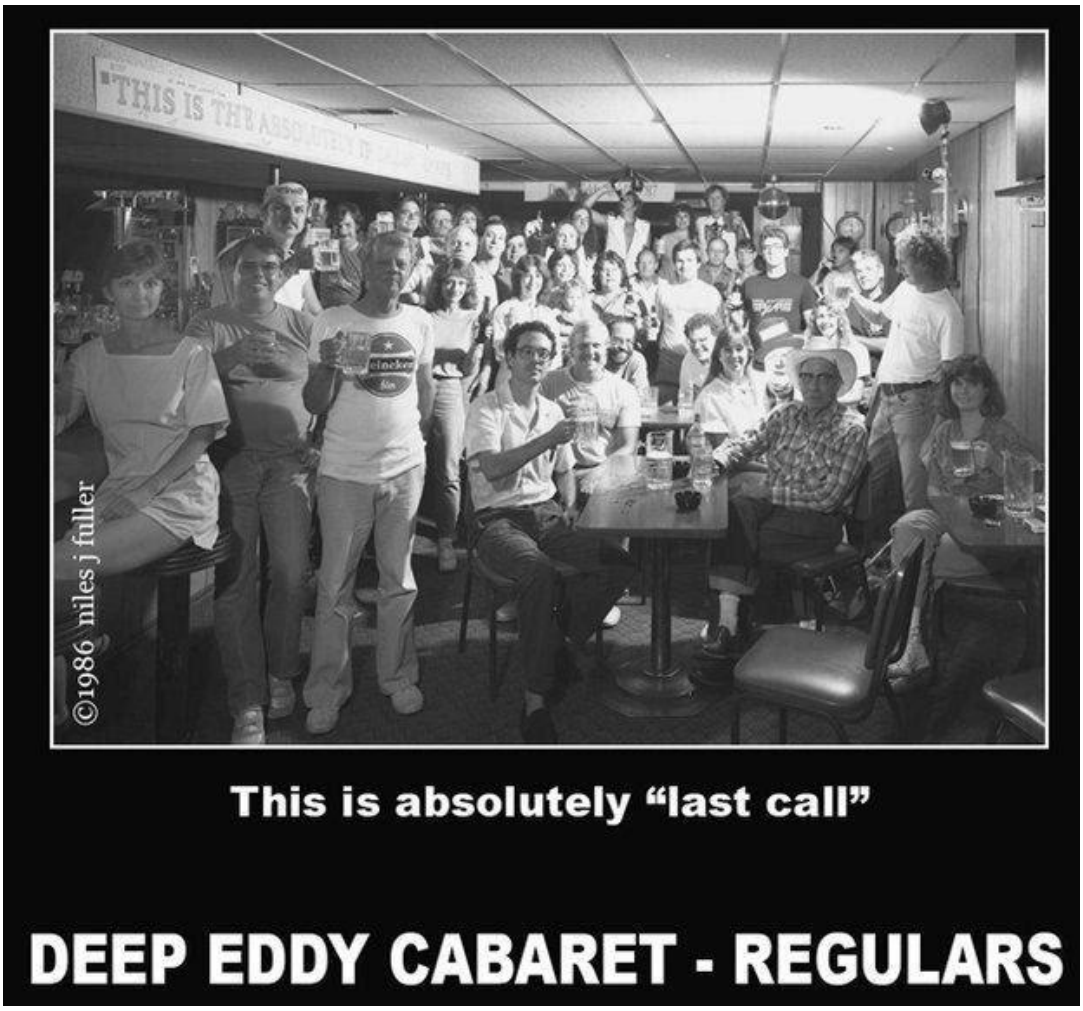
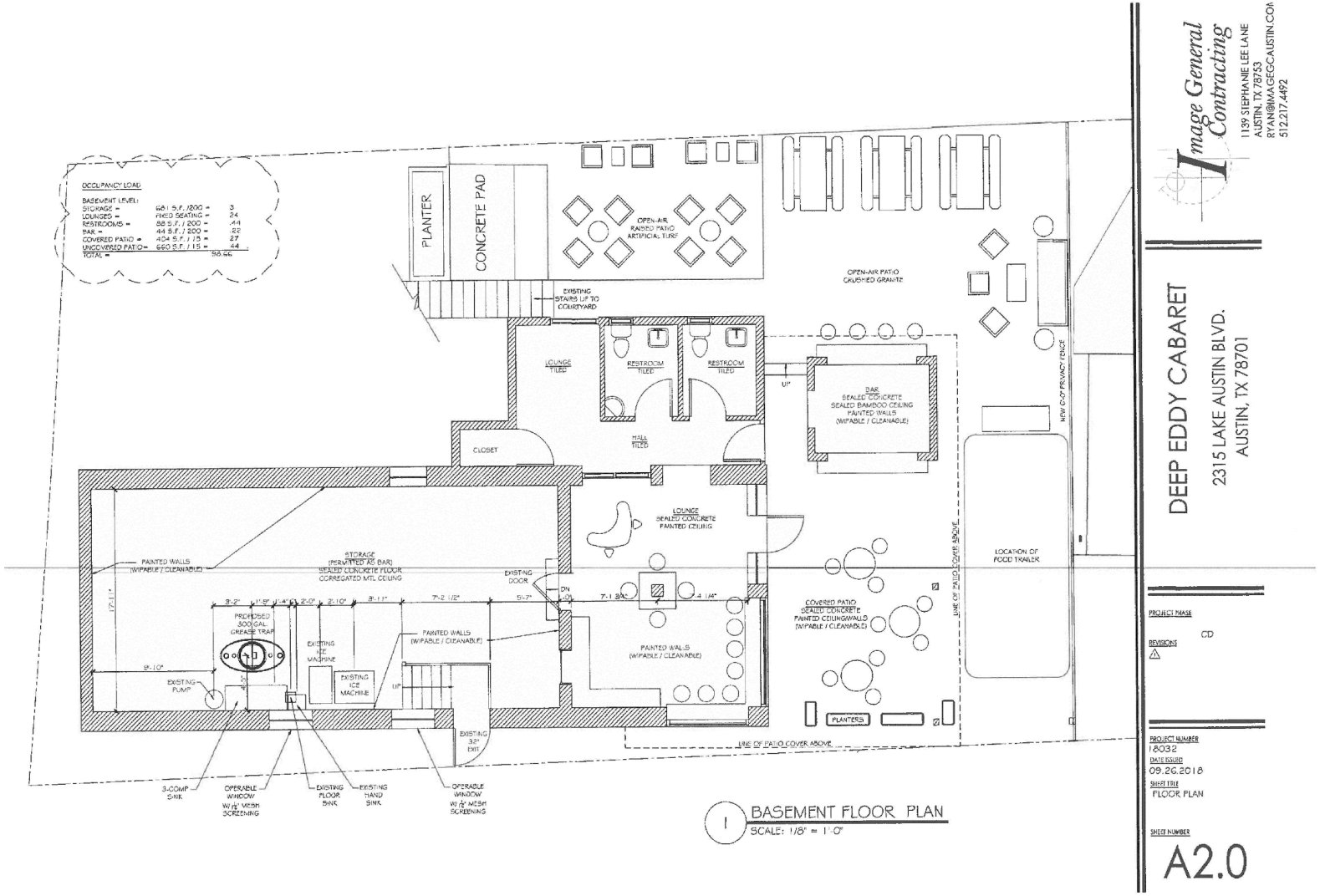
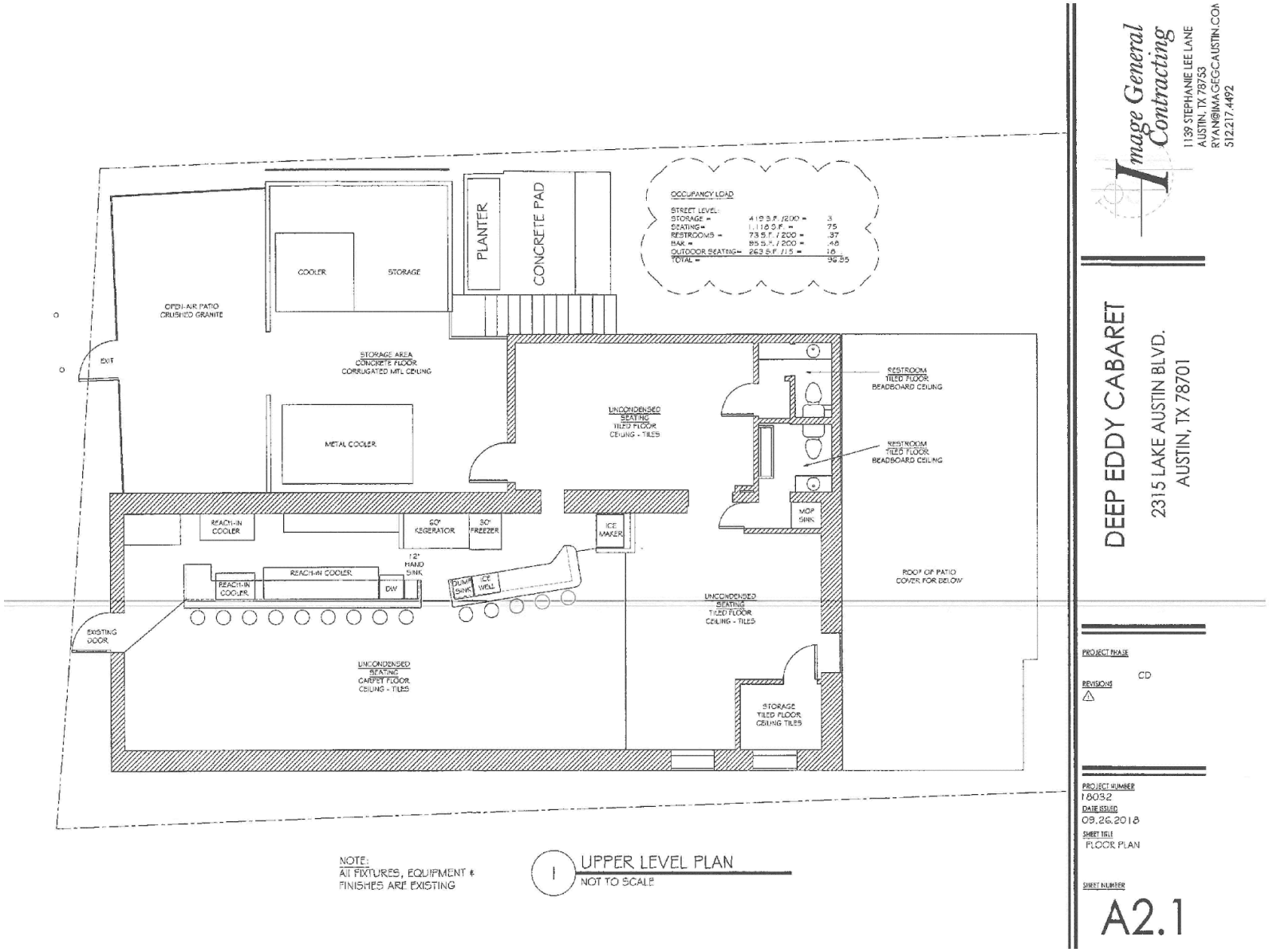


Figure 6: Deep Eddy Cabaret 1986, courtesy of Deep Eddy Cabaret Facebook page.



F8. Dimensioned Site Plan (2018)




OCCUPANCY LOAD
STREET LEVEL:
STORAGE = 419 S.F. /200 = 3
SEATING = 1,116 S.F. = 75
RESTROOMS = 73.5 F. / 200 = .37
BAR = 85.5 S.F. / 200 = .48
OUTDOOR SEATING = 263 S.F. /15 = 18
TOTAL = 96.85
COOLER
STORAGE
PLANTER
CONCRETE PAD
OPEN-AIR PATIO CRUSHED GRANITE
EXIT
STORAGE AREA CONCRETE FLOOR CORRUGATED MTL CEILING
METAL COOLER
UNCONDENSED SEATING TILED FLOOR CEILING - TILES
RESTROOM TILED FLOOR BEADBOARD CEILING
RESTROOM TILED FLOOR BEADBOARD CEILING
MOP SINK
REACH-IN COOLER
60" KEGERATOR
30" FREEZER
ICE MAKER
12' HAND SINK
REACH-IN COOLER
REACH-IN COOLER
DW
DUMP SINK
ICE WELL
ROOF OF PATIO COVER FOR BELOW
UNCONDENSED SEATING TILED FLOOR CEILING - TILES
EXISTING DOOR
UNCONDENSED SEATING CARPET FLOOR CEILING - TILES
STORAGE TILED FLOOR CEILING TILES
NOTE:
ALL FIXTURES, EQUIPMENT & FINISHES ARE EXISTING
1
UPPER LEVEL PLAN
NOT TO SCALE
Image General Contracting
1139 STEPHANIE LEE LANE
AUSTIN, TX 78753
RYAN@IMAGEGCAUSTIN.COM
512.217.4492
DEEP EDDY CABARET
2315 LAKE AUSTIN BLVD.
AUSTIN, TX 78701
PROJECT PHASE
CD
REVISIONS
PROJECT NUMBER
18032
DATE ISSUED
09.26.2018
SHEET TITLE
FLOOR PLAN
SHEET NUMBER
A2.1

F9. Historical Narrative

F9.1. Building Description

The Deep Eddy Grocery/Cabaret building, is a two-story commercial structure located at 2315 Lake Austin Boulevard (Travis CAD ID # 107247). The building was constructed ca. 1915 on what was then West Sixth Street as the Deep Eddy Grocery. The building is located on a sloped lot, with the highest part of the lot at the north end along Lake Austin Boulevard, sloping downward to the south. Access to the upper level of the building is via the front entrance on the north elevation on Lake Austin Boulevard, while access to the lower level is via the rear (south) elevation. The building is flush with the sidewalk on the north and west elevations. On the south elevation is a covered concrete patio, and a small grassy patio is located along the elevation.

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. A projecting neon sign reading "beer" is located above the entrance awning centered beneath the roof gable.

The west elevation fronts onto Deep Eddy Boulevard and retains its original limestone walls, although 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, although one has been infilled with wood paneling.

On the south elevation an entrance provides access to the Pool Burger 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, and an airstream trailer is located south of the patio. A small concrete block structure is located to the east end of the patio for food and beverage pickup.

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. Concrete stairs lead north from the patio to several small, corrugated metal shed additions that serve as storage for the businesses.

On the interior, the upper level of the building is nondescript and reflects its long history as a bar, with drop in grid ceiling, vinyl tile flooring, vertical wood paneling, and built-in bar. One small area of exposed original ceiling suggests the grocery outfit may have originally featured a bead-board ceiling. The interior of the lower level has been rehabilitated for use as the Pool Burger restaurant sometime in the last ten years, however many original features remain, including some thick limestone walls and lintels which

[1] Sanborn Fire Insurance Map 1935, updated to 1962. Volume 3, Page 317.

were likely part of the original exterior of the building. Flooring consists of smooth concrete and tile, and the north portion of the lower level is home to the kitchen and food prep area.

Alterations

Historic aerial photographs indicate that the rear addition was added sometime prior to 1952. Sanborn Fire Insurance Maps from 1935, updated to 1962 indicate that at that time, the building was composed of the original masonry structure, brick along the north elevation with a projecting awning, and the rear addition. The building also features a small, ca. 1965 addition on the southeast corner of the building. Travis CAD data suggests that the rear projecting porch and concrete pad were added in the 1990s, although historic aerial photographs appear to indicate they were likely added earlier, perhaps prior to 1973. Although historic photographs of the building were scarce, a photo from 1977 indicates that the building's primary (north) façade featured the same signage, wood paneling, and shed roof awning that appear today, with some minor alterations to the awning. Other exterior alterations include a replacement door on the west elevation, some infilled windows under the roofline, and the construction of the concrete block service structure south of the main building.

On the interior, the upper level is largely unchanged since it was converted to a bar and lounge in the early 1950s. On the lower level, some alterations have occurred within the past ten years when the former residence was converted into a restaurant, including replacement tile floors, the addition of restaurant seating, and kitchen and food preparation equipment at the north end of the building. However, many of the original features remain, including historic windows, doors, and visible thick masonry lintels.

A majority of the exterior and upper-level interior alterations were completed during the period of significance and the building retains sufficient historic integrity to convey its significance.

F9.2. History of the Property/Building

Early Property Development

The property on which the Deep Eddy Grocery/Cabaret building is located was originally part of a larger 39 ¾ acre parcel owned by Austin pioneer Charles Johnson. Johnson emigrated to Texas from Sweden in 1854 and established a grist mill along the Colorado River. After a flood washed away the gristmill, Johnson purchased the 39 ¾ acre subject property and constructed a log cabin, and several years later constructed a two-story house of limestone from his own quarry. The property also featured a carriage house and stone cistern. [2] Following Charles' death in 1904, in 1913 his wife Amelia and daughter Mary O. subdivided the larger Charles Johnson parcel into the Johnson's River Addition, with smaller lots on the northwest end of the property and the larger Johnson Homestead to the southeast (see Map 1).[3]

Charles and his wife Amelia (or Emilia) had thirteen children, many of whom helped develop and settle the surrounding family acreage. At the turn of the century, two of the Johnson children, Mary and Henry, founded the "Deep Eddy Resort," a privately run bathing hole carved into the limestone bed of the Colorado River. Mary and Henry also completed campsites and picnic areas on the site for visitors.[4] The family ultimately sold the facility to A.J. Eilers in 1915, who constructed the concrete pool in 1916, and the facility was eventually sold to the City of Austin in 1935 (NRHP 2003). Amelia Johnson died in 1924,

[2] "Mary O. Johnson Obituary," *Austin American Statesmen,* July 15, 1968, p28.
[3] Travis County Deeds, Volume 2, Page 244
[4] Sheffield, Beverly S. "Historical Narrative on Deep Eddy Bathing Beach, in Austin, Tavis County," March 25, 1990. Available at the Austin History Center.

and soon after the Johnson homestead was purchased by the Travis Post No. 76 of the American Legion.[5] The Charles Johnson Homestead is a listed City of Austin Landmark located at 404 Atlanta St, Austin, TX 78703 (listed on the City of Austin Landmarks website as 2201 W Cesar Chavez Street) and is a Recorded Texas Historic Landmark.

Following the creation of Johnson's River Addition, the Johnsons retained ownership of many of the smaller parcels, and numerous Johnson family members established homes and businesses in the area. A captioned photograph of the Walter Wooten Johnson Home at the Austin History Center indicates that Walter constructed his home at 2313 Lake Austin Boulevard ca. 1915 prior to marrying his wife, Lena. It stated that he operated the grocery store next door where he sold minnows and other bait for fishing and provided beer to the construction workers on the Tom Miller Dam.[6] The photograph of the Walter Johnson home had Roy L. Thomas Architect etched onto it (Figures 1 and 2).

Deep Eddy Grocery & Market

It is unclear whether Walter Johnson also commissioned the construction of the Deep Eddy Grocery building around the same time as his residence, as he was listed as a grocer in the 1914 City Directory. A German Heritage Society Newsletter from 1983 claims that Deep Eddy Grocery was opened in 1916 by Richard H. and Alvina Shutz Bayer. Richard Bayer had previously been employed at Southern Pacific Railroad, the couple met in 1910, and were married in 1914. They also later managed the San Jose Courts until 1946. According to Bayer's WWI draft card, he was a self-employed merchant at 2315 Dam Boulevard (subject building). It is possible that the Johnson family leased the property to Bayer, where he constructed the grocery building, and Walter worked there. In 1918 Richard Bayer and his wife Alvina were running the grocery store and bait shop, until opening Bayer's Grocery at 608 W. 6th in 1919.[7] The subject building was briefly listed in the 1920 City Directory as the R.H. Bayer Grocery. At that time, Walter W. Johnson was listed as a carpenter at Deep Eddy Bathing Beach.[8]

In 1925, Mary O. Johnson sold the subject parcel to her brother, William Wooten Johnson, and his wife Lena, for $10.

Walter and Lena Johnson and Tillet C. Hexdrix

In the 1920s while Walter Johnson pursued a career in carpentry at Deep Eddy Bathing Beach, a variety of proprietors operated the grocery outfit, including Victor Hunter, followed by R. Bouchard.[9] In 1927, Preston Perry became proprietor and his wife Nollie worked as clerk, which they continued to do until 1932, when they opened their own grocery concern at 1310 W. 5th.[10]

The onset of the Great Depression had a significant impact on the U.S. and Texas economy. Likely because of the economic downturn, in 1932 Walter Johnson and his wife Lena took over operation of the Deep Eddy Grocery & Market. Walter's sister Mary O, who lived nearby with their other sister Charlotte Twinning, worked as a clerk at Deep Eddy Grocery throughout that time. However, as the economy began to recover in the early 1940s, Tillet C. Hexdrix (also spelled Hendrix) and his wife Pansy took over managing the store and moved into the basement level apartment of the subject building. In 1943 William

[5] "Mary O. Johnson Obituary," *Austin American Statesmen,* July 15, 1968, p28.
[6] HB – Lake Austin Boulevard 2313 (9246), Available at the Austin History Center.
[7] *Austin American Statesman,* Nov 6, 1919, p3.
[8] 1920 City of Austin Directory, page 135.
[9] "Ad," *Austin American Statesman,* October 28, 1921, p 6; *Austin American Statesman*, July 25, 1920, p14.
[10] 1932 City of Austin Directory.

Johnson officially retired, and in 1944 Johnson subdivided the Lot 13 parcel, selling the south end to Hexdrix, where he later constructed a residence.[11] The Hexdrix family continued operation of the store until 1951.[12] During the Hexdrix's operation of Deep Eddy, the establishment sponsored local Pitch and Putt sports teams.[13]

In the 1950 Census, Walter and Lena were living at 2313A Lake Austin Boulevard. Walter died in 1955, at which time his occupation was listed as Grocery Merchant.[14] Lena Johnson died in 1978.[15]

Hickman Ownership

In the 1950 Census, Raymond R. Hickman (Sr.) was listed as a manager of a Boat Dock and Café in Dodd City. However, the following year, in 1951 the Hexdrix family sold the north Lot 13 parcel to Raymond R. Hickman (Sr.) and his new wife Gladys, who subsequently took over operation of the Deep Eddy Grocery, renaming the business Deep Eddy Café.[16] At some point over the subsequent years (after 1960), Raymond and Gladys divorced.

In August of 1963, Ray Sr. married Joye (also sometimes referred to as Joyce) Thomas Felder, however, tragically Ray died in a motorcycle accident several weeks later on August 21, 1963.[17] Following Raymond Sr.'s death, his widow Joye appears to have run the Deep Eddy Café for several years. In 1965, Raymond's first wife and mother to his children, Harriett "Mickey" Hickman George, assumed operation of the Café. In 1975, Mickey changed the business's name to Deep Eddy Cabaret, and the venue briefly featured dancers, although Mickey stated that it was short-lived.[18]

Mickey died in 1995 and following her death her son Raymond "Butch" Hickman and wife Patti took over the business, which they operated for nearly 20 years.[19]

Bridges Real Estate

In 2014 Bridges Real Estate purchased the subject tract, along with the southern tract of Lot 13, Block 1, Johnson's River Addition. Following its acquisition, very few changes were made to the building, and it retains a majority of the interior and exterior dating to the period when the Hickman's converted the building from grocery store to bar and tavern. In 2017 MMH Hospitality opened Pool Burger, in

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[11] Travis County Deed Record, "W.W. Johnson etux to Tillet C. Hendrix," May 7, 1944 in Vol. 742, Page 406. An oral history of Thomas Edgar, who had grown up near Deep Eddy pool, stated that at some point prior to 1951 the Homsley family ran the grocery outfit in the subject building, which featured a small tavern to the side. It is possible that Edgar mis-remembered the Hexdrix family's name, as no records indicate any Homsleys associated with the establishment, "Dr. Thomas Michael "Mike" Edgar Oral History Transcript," Interviewed by Ann Johnston Dolce, September 19, 2019. Available at the Austin History Center.

[12] "Walter W. Johnson Obituary," *Austin American Statesmen,* November 19, 1955, p5.

[13] "Night Spot," *Austin American Statesman,* October 9, 1950, page 47.

[14] "Walter Wooten Johnson Death Certificate," Texas Department of State Health Services; Austin Texas, USA; Texas Death Certificates, 1903–1982, Ancestry.com.

[15] "Lena Johnson Death Certificate," Texas Department of State Health Services; Austin Texas, USA; Texas Death Certificates, 1903–1982, Ancestry.com.

[16] Travis County Deed Records, "T.C. and Pansy Hickman to Raymond R. Hickman," February 15, 1951, Volume 742, Page 406.

[17] "Raymond Reed Hickman," https://www.findagrave.com/memorial/41922314/raymond-ray-hickman, accessed September 28, 2023.

[18] Kelso, John. "Deep Eddy probably closest thing," *Austin American Statesman,* November 28, 1981, p8.

[19] Hoffenberger, Chase. "Deep Eddy Cabaret Sold," *Austin Chronicle*, April 30, 2014. Accessed September 28, 2023, https://www.austinchronicle.com/daily/food/2014-04-30/deep-eddy-cabaret-sold/.

collaboration with Bridges Real Estate, in the lower level of the subject building. The tiki-themed bar and burger restaurant made some modest alterations when they converted it to a restaurant, however some interior and exterior features dating to the historic period remain, including multi-light casement windows, masonry walls, some evident masonry lintels on the interior, and the overall relaxed, unassuming feeling that has characterized the building and its inhabitants for over a century.

F9.3. Historical Association

The subject property was initially part of a larger 39 ¼ acre parcel purchased by early Austin settler Charles Johnson. The property was subdivided into roughly its current configuration by Charles' widow Amelia and daughter Mary O. in 1913. The Johnson family maintained ownership of the subject parcel at that time, although it is unclear whether it was the Johnson family, or the Bayer family, who initially commissioned the construction of the subject building. 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 (see Figures 1 and 2).

Throughout the early decades of the 1900s, descendants of Charles Johnson developed the family acreage along the Colorado River. Several of the children 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, constructed a home for himself on one of the smaller family lots, and in the 1920s established a career for himself as a carpenter who worked nearby at Deep Eddy Resort, possibly building some of the new attractions added to the area at that time, including a Ferris wheel, trapeze, high slide, and diving platform (see Figure 3). [20]

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 soon after. When Johnson retired in the 1940s, Tillet C. Hexdrix and his wife Pansy took over operation of the grocery outfit, continuing to serve both the patrons of Deep Eddy Pool along with the residents of the surrounding community.

In 1951 Raymond R. Hickman purchased Deep Eddy Grocery, and the property continued to be operated by members of the Hickman family for another half century, first as Deep Eddy Café and later as Deep Eddy Cabaret. During its time with the Hickmans, the property converted from a grocery concern to bar and tavern, becoming a popular hangout for locals and tourists alike. Deep Eddy Cabaret continues to be a favorite haunt of those visiting the nearby Deep Eddy Pool, as well as for locals in the Tarrytown/Deep Eddy neighborhood. As a result, the property has a long-standing and significant association with Austin pioneer family the Johnsons, 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.

F9.4. Community Value

[20] Swenson, Hannah. *Deep Eddy Bathing Beach National Register Nomination.* National Park Service: 2003, accessed September 4, 2023. https://atlas.thc.texas.gov/NR/pdfs/03000560/03000560.pdf, Section 8, Page 9.

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 bait and tackle shop and grocery outfit between ca. 1915 through the 1940s, and then as a local bar and watering hole beginning in the 1950s through present-day (2023).

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 many of the 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. [21]

When the Deep Eddy Grocery 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. The enterprise has been written up in numerous local and statewide newspapers and magazines, including the *Austin American Statesman*, *Austin Chronicle, Bon Appetit* and in several books, including *Bucket List Bars* and *Come Here Often?* In 1981, then-manager Lynn Lively noted that the customers included "an eclectic mix of people – frat rats, carpenters, lawyers, state workers," and was a longtime favorite haunt of long serving Texas politician Bob Bullock. [22]

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 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." [23]

In 2014, father and son Robert and Will Bridges took over ownership and operation of Deep Eddy Cabaret. At that time, very little was changed, particularly to the upper level, with the exception of acquiring a liquor license to serve a small selection of hard liquor, and a credit card machine. The pair leased the downstairs portion of the building to Pool Burger, a tiki-themed restaurant. Although the lower level was retrofitted from a residence to a restaurant, it still retains some architectural details that indicate the building's 100-year-old masonry construction.

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."[24] 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." [25]

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

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[21] "Ad," *Austin American Statesman,* September 3, 1917, p3.
[22] Kelso, John. "Deep Eddy probably closest thing," *Austin American Statesman,* November 28, 1981, p8. A signed
[23] "Dr. Thomas Michael "Mike" Edgar Oral History Transcript," Interviewed by Ann Johnston Dolce, September 19, 2019. Available at the Austin History Center.
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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, and it is an important Austin landmark.

F9.5. Conclusion

Due to its **Historical Association** with Walter Wooten Johnson, the pioneering Charles Johnson Family, and Deep Eddy Pool and its **Community Value** as a neighborhood hub and its role in shaping the cultural identity of the Deep Eddy neighborhood of Austin, Deep Eddy Grocery/Cabaret is an important Austin Landmark. It has retained a good degree of integrity, particularly to its era as a bar and tavern, although the exterior still retains many of the features that would have been evident when it was built ca. 1915. It clearly conveys its significance, and throughout its long history, Deep Eddy Grocery/Cabaret has been a valuable aspect of Central Austin, and through its landmark status and continued use as an establishment in the community, it will continue to impact the community for years to come.

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CITY OF AUSTIN
Development Services Department

Property Profile Report

Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

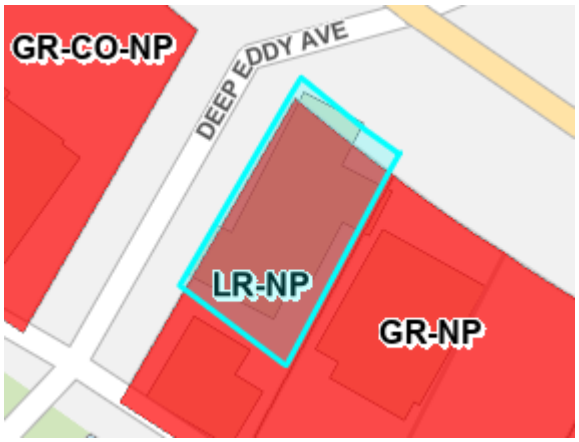
General Information

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

Planning & Zoning

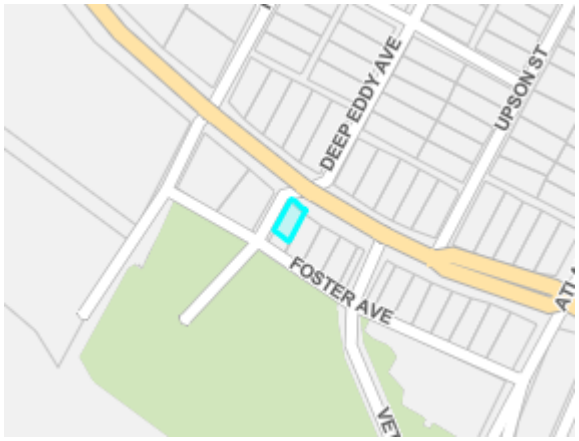
*Right click hyperlinks to open in a new window.

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 Map

Imagery Map



Vicinity Map

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 Muny District, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, West Austin Neighborhood Group**

Date created: 12/4/2023

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December 12, 2023

RE: Deep Eddy Cabaret Historic Landmark Designation

Dear Chair Heimsath, Vice Chair Featherston, and Members of the Historic Landmark Commission,

Preservation Austin exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation. We write to you today in support of the historic zoning application for Deep Eddy Cabaret for its Historical Associations, Architecture, and Community Value. Our support for this application is in alignment with our organization's Legacy Business Advocacy Priority.

Located on Lake Austin Boulevard, the building that houses Deep Eddy Cabaret was originally associated with the Johnson's, a family of early Austin settlers and landowners who were involved in the development of Deep Eddy Pool. Around 1915, the limestone building was constructed on the site, which the Johnson's operated as a grocery/bait and tackle shop called Deep Eddy Grocery for over 35 years. It was purchased in 1951 by Raymond Hickman, who converted the grocery store into a tavern and local watering hole known as Deep Eddy Cabaret. Today, Deep Eddy Cabaret holds the distinction of being Austin's oldest operating neighborhood bar, and has been a mainstay for locals and tourists alike for over 70 years. A dive bar par excellence, Deep Eddy Cabaret is a beloved icon of old Austin weirdness.

In 2023, Deep Eddy Cabaret was featured as a participating business in our first-ever Legacy Business Month passport, which guided Austinites through our city's iconic local businesses, encouraging them to celebrate and support the institutions that define so much of Austin's culture. We are deeply honored to have partnered with Deep Eddy Cabaret on this initiative, and look forward to future collaborations as we continue to celebrate Austin's incredible legacy businesses.

Preservation Austin wholeheartedly supports the designation of Deep Eddy Cabaret as a City of Austin Landmark and look forward to seeing yet another legacy business added to our city's inventory of historic landmarks. Thank you for your consideration and your service to the City of Austin.

Sincerely,

Melissa Barry, President