

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0136

HLC DATES: November 1, 2023; December 13, 2023 (postponed); January 10, 2024 (postponed); February 7, 2024

PC DATE: March 12, 2024

CC Date: May 2, 2024

APPLICANT: Historic Landmark Commission (owner-supported)

HISTORIC NAME: Green & White Grocery

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1201 East 7th Street/607 Waller Street

ZONING CHANGE: TOD-NP to TOD-H-NP

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from transit-oriented development-neighborhood plan (TOD-NP) to transit-oriented development-neighborhood plan-historic landmark (TOD-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: architecture, community value, and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: November 1, 2023—initiate historic zoning (10-0). December 13, 2023—postpone to January 10, 2024 (9-0). January 10, 2024—postpone to February 7, 2024 (10-0). February 7, 2024—recommend historic zoning (10-0).

PLANNING COMMISSION ACTION: March 12, 2024--recommend historic zoning.

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Capital Metro, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Organization of Central East Austin Neighborhoods, Plaza Saltillo TOD Staff Liaison, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town

DEPARTMENT COMMENTS: The 2016 East Austin Historic Resource Survey recommends the store building as eligible for designation as a local landmark and individually eligible for listing in the National Register of Historic Places. It does not recommend the house for designation.

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 Green & White grocery is an intact example of a neighborhood grocery store, a rapidly disappearing property type in Austin. Its vernacular construction, eye-catching sign, and distinctive clipped gable are iconic symbols of East Austin commerce. As is typical for small businesses in the early- to mid-twentieth century in Austin, the proprietors' home was built behind the store; it is still in use as a family residence today and is a rare surviving example of this historic development pattern. In a 2023 writeup for Preservation Austin, Catalina Cheriñavsky Sequeira describes the property:

In 1936, Norberto Lopez and his wife Susie purchased land to build a neighborhood grocery across Waller Street from their other business, the Green & White Courts motel. Much of the grocery building is likely made from recycled wood from the downtown lumberyard where Norberto worked part-time, and for the decor he stuck to his brand and favored color scheme. The family lived in an apartment at the back of the store until building a home across the street

by their motel. Once the motel and grocery started to gain traction, the Green & White enterprise became Norverto's full-time job...

The back space, formerly the Lopez's family home when they started the business, served as a place where community members conducted cleansings, rituals, and blessings for several years... Today, the building looks much like it did in 1936. Its massive jerkinhead gable is reminiscent of Craftsman style houses and the storefront still includes the same distinct signage.¹

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that 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.*

According to the East Austin Historic Resource Survey, the property is significant for its historical association with East Austin's transportation history, namely the shift from streetcars to automobiles and buses, as well as with the segregation-era necessity of residents of color to open their own businesses. The survey describes how the Green and White Grocery was a symbol of entrepreneurship and resilience in a rapidly changing but still segregated Austin:

With the divisions that existed between the East Austin community and the rest of the city as well as the shortage of jobs during the Depression Era, many residents in the area resorted to opening their own businesses during the 1930s and 1940s. This trend reflects the self-reliance, industriousness, and ambition that members of the East Austin community developed and drew upon amidst the segregated environment. Within two decades after the adoption of Koch and Fowler's 1928 plan, over 100 businesses operated throughout East Austin, many of which lined East 1st (Cesar Chavez), East 6th, East 11th, and East 12th Streets, and Manor Road... They included restaurants, bakeries, a beauty school, grocery stores, and offices for professionals such as doctors and attorneys.

Beginning in the 1930s, the locations of businesses were determined not only by the locations of streetcar lines and paved roads, but also by the locations of bus routes as seen in figure I-39. As shown in this 1933 map, the bus routes supplemented the earlier streetcar lines along East 1st (Cesar Chavez) and East 7th Street bus line... By 1940, the streetcar lines fell out of service, and bus lines provided the only form of public transportation in East Austin. The routes primarily functioned to transport the residents of East Austin to jobs downtown and in West Austin, but the additional traffic that they generated also encouraged the development of new businesses like the Green and White Grocery, which opened around 1940 at 1201 East 7th Street – right at the terminus of the new line...

1201 East 7th Street, established ca. 1940 by Noberto Lopez and his wife Susie, who both lived and worked in the building. The grocery is sited along the bus route on East 7th Street, which started service around 1933. The building meets the criteria for local landmark and individual NRHP listing for its association with the significant trends of business development in East Austin along bus routes in the 1940s, as well as the role of small Mexican American groceries in the commercial and cultural development of East Austin.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.*

Built before the days of chain grocery stores, small groceries served the neighborhoods of Austin. Neighborhood groceries declined quickly with the rise in popularity of household automobiles, as families were more able to travel outside of their neighborhood for shopping. However, during the twentieth century as East Austinites were subject to the systemic limitations of segregation, neighborhood groceries like the Green and White did more than provide groceries at a reasonable price within walking distance. It performed a good deal of heavy lifting as a Mexican American community asset and cultural touchstone: as one of the few places that would extend credit to customers of color, as a provider of ingredients for Mexican cooking and homemade tamales, as a place to obtain spiritual and healthcare needs when the racist trappings of twentieth-century medicine denied the cultural importance of *hierbas* and folk remedies, and as a meeting place for East Austin residents whose busy lives could often make neighborly socializing difficult.

In their 2023 writeup, Preservation Austin researchers Matthew Medina and JuanRaymon Rubio expand upon the Green & White's importance to East Austin, Mexican American Austinites, and the Chicano movement, as well as the Lopez-Cazares family legacy of service:

¹ Sequeira, Catalina Cherrñavsky for Preservation Austin. "Green & White Grocery." 2023.

<https://www.preservationaustin.org/news/east-austin-barrio-landmarks-green-and-white-grocery>

² H-H-M, Inc. for City of Austin. "East Austin Historic Context." Volume I.2., Section 6, pages I-83-87. 2016.

The store's successful service to the segregated Mexican American demographic was likely influenced by a deep connection to the community, and an emerging market for Mexican goods that rapidly grew in East Austin. By the 1980s, Green and White had become the go to spot for anyone in Austin looking for Mexican herbs, homemade tamales, breakfast tacos, *tripas* for menudo, and Mexican chocolate. Green and White grocery employed many Mexican American members of the East Austin community...The legacy of Norverto continued as Cazares Sr. was seen as a beacon of help in his community, assisting those who needed support. He gave credit to customers who could not always afford to pay at that moment and arranged grocery deliveries for elderly customers. He also conducted additional services for people at his store, including cashing their social security checks. During the height of the Chicano movement in Austin, as the first Mexican American politicians were being elected to city and state offices, Gonzalo Barrientos campaigned at Green and White Grocery. Local leaders recognized the store was an important cultural hub run by a prominent East Austin community member.

Green and White Grocery is also a case study of the historic commercial development in East Austin after the 1928 Koch and Fowler Plan. The plan for city development systemically segregated Austin's minority population through oppressive city districting, imitating other popular southern segregationist policies for urban development...Most of the City's Hispanic population resided in East Austin, specifically south of 8th Street, with a concentration along E Cesar Chavez Street, formerly East 1st Street. The economic conditions of the Great Depression made employment scarce and a trend of "self-employment" arose in the community. Through perseverance, businesses opened to serve within the confines of the segregated district.³

PARCEL NO.: 0205070101

LEGAL DESCRIPTION: LOT 1 BLK 1 OLT 3 DIVISION A

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD	COA	TC	TC Health	Total
\$3,500.00	\$2,500.00	\$1,804.92	\$559.70	\$8,364.62

APPRAISED VALUE: Land: \$1,139,775; Improvement: \$139,062; Total: \$1,278,837

PRESENT USE: Store and residence

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1938 (store) and 1948 (house); 1938-1973

INTEGRITY/ALTERATIONS: High. Alterations and additions occurred during the period of significance.

PRESENT OWNERS: John Lopez Casarez, 1201 E 7th St, Austin, Tx 78702-3222

ORIGINAL OWNER(S): Susie and Norverto Lopez

OTHER HISTORICAL DESIGNATIONS: None

³ Medina, Matthew and JuanRaymon Rubio. "Historic Zoning Application: Green & White Grocery." 2023.






Photo: Preservation Austin, <https://www.preservationaustin.org/news/east-austin-barrio-landmarks-green-and-white-grocery>



July 15, 1958 (Austin History Center via Portal to Texas History)

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

HISTORIC ZONING

ZONING CASE#: C14H-2023-0136

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.



ADDITIONAL PROPERTY INFORMATION

"a Norvert V. Lopez 1201 E. 7th. St.

31 " 3 1 1 -

-

Frame store building

219n- 3/14/38

Building permit, 1938

Noberto Lopez 1201 E. 7th St.

31 3 1 1

addn. to store bldg.

26419 11-21-44 \$1500.00

owner

Addition permit, 1944

- N. T. Lopez 607 Waller Street

31 1 1 - -

Duplex garage apartment (masonry and
frame)

37915 6-5-48 \$4000.00

Owner

Building permit, 1948

N. T. Lopez

1201 East 7th Street

31 1

1 2 A

-
Addition to store building.

44660 5-24-50

\$2000.00

Owner

Addition permit, 1950

OWNER N. T. Lopez ADDRESS 1201 East Seventh St.

PLAT 30 LOT 1 BLK 1

SUBDIVISION Outlot No. 3

OCCUPANCY Grocery store

BLD PERMIT # 94612 DATE 1-18-65 OWNERS
ESTIMATE \$12,000.

CONTRACTOR owner NO. OF FIXTURES

WATER TAP REC # X SEWER TAP REC # X

Remodel & repair comm building/close up one corner

to create room; new shingles on exterior walls;

re-roof with comp shingles

Remodel permit, 1965

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: 12-13-23	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER Kalan Contreras	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: John Lopez Cazares	
2. PROJECT NAME: Green & White Grocery	
3. PROJECT STREET ADDRESS (or Range): 1201 E 7TH ST AUSTIN TX	
ZIP 78702-3222 COUNTY: Travis	
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. 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
TOD-NP	Store/residence	NA	6513 sq.ft.	Store/residence	TOD-NP-H

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: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: LOT 1 BLK 1 OLT 3 DIVISION A

Plat Book: 1 Page

Number: 8

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. INSTRUMENT # 2013085067TR **TAX PARCEL I.D. NO.** 0205070101

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO

TYPE OF COMBINING DIST/OVERLAY ZONE: Plaza Saltillo TOD, Central East Austin NP

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 ☐ 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: CAZARES JOHN LOPEZ

FIRM NAME: NA TELEPHONE NUMBER: _____

ADDRESS: 1201 E 7TH ST AUSTIN TX 78702-3222

EMAIL ADDRESS: [REDACTED]

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: Historic Landmark Commission C/O Kalan Contreras

FIRM NAME: City of Austin Historic Preservation Office TELEPHONE NUMBER: 512-974-2727

ADDRESS: P.O. Box 1088 Austin, TX 78767

EMAIL ADDRESS: kalan.contreras@austintexas.gov

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

Applicant: John Lopez Cazares

Date: 1/31/24

Project Name: Green and White Grocery

Project Street Address: 1201 E. 7th St.

Existing Zoning: TOD-NP

Area to be Rezoned: .1495 Acres

Proposed Zoning: TOD-H-NP

Qualifications for Landmark Designation: Architecture, Historical Association, &
Community Value

Owner information: John Lopez Cazares
1201 E. 7th Street
Austin, Texas 78702
(512) 472-0675

Application Prepared by: Matthew Medina (Preservation Austin) &
JuanRaymon Rubio (City of Austin Historic Landmark Commission)

Qualifications for Landmark Designation

1201 E. 7th St. meets the qualifications for Local Historic Landmark designation based on the following criteria: Architecture, Historical associations, and Community Value.

Architecture

Green and White Grocery is a one-story wood frame building sited on the northwest corner of the block. The store is approximately 44' by 74', and has its main facade along E. 7th St. The store has had multiple additions since its initial construction in 1938. Sanborn maps, historic photos, and oral histories have helped determine the building's growth over time, although some additions and modifications appear to have happened without documentation. The store was originally half the size and depth and likely received a rear addition in 1944 and a store enlargement in 1950.¹ Subsequent additions to the end of the building after 1965 resulted in its current state.

Today, the store is defined by its Craftsman style characteristics including decorative wood brackets and exposed rafter rails beneath the primary roof structure and the first-story awning, and a large clipped gable roof, also known as a jerkinhead roof. The building features composite siding at the exterior walls, asphalt composition shingles, and aluminum doors and windows. The main facade has a classic "Green & White Groc." sign painted green with custom tube lighting letters. The west elevation has no windows, and the east elevation has a few hopper

¹ Norverto, Lopez. "Building Permit." 44660, Austin, Texas, 1950, *Austin History Center*.

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

clerestory windows. A portion of the west elevation is defined by a rubble stone wall that extends along Waller St. towards the detached residence. The stone wall has entrance steps to the house and backyard. It appears in historic photos from the 1940s. The rear elevation has a protruding dormer at the southeast corner with a private store entrance.

Changes to the building since the 1960s include removal of crenelated parapet roof, infilled door and windows, and painted murals on the front and side elevations. Local graffiti artist, Federico Archuleta, painted two of his iconic stencils onto the walls that read "Paz y amor ¡Por favor!" and "Til death do us part".

Behind the store is a two story wood frame house built in 1948. The house has historically been listed as 607 Waller St. It is a simple building with craftsman style features including gabled roofs, covered front porch, and exposed rafter tails. The house has a concrete block foundation, wood siding, and asphalt shingle roofing. The rear elevation has two garage doors and access to a separate unit. Oral history from John Cazares indicates that several family members lived in the house since its original construction. At one point, the family rented out the house and divided it into separate units. The house has been converted back into a single-family unit.

Norverto Lopez continued building residences on his land at 1203 E. 7th, and a large multi-unit apartment complex at 604 Waller St. (Green & White Courts). The old complex and other houses have been demolished. The rear house at 1203 E. 7th St. remains intact and is owned by another family heir. The Green and White Grocery Store and house are two structures that represent a historic live/work/grocery pattern of development in the neighborhood. Located across the street from the City of Austin and National Register listed Briones House, and a mere five-minute walk from Our Lady of Guadalupe Church, Green and White continues to be one of the many East Austin institutions that are emblematic of the longstanding Mexican American community.

Historical Associations

Green and White Grocery is eligible for historic designation for its long-standing association with Norverto T. Lopez, wives Maria de Jesus Lopez and Margaret Lopez, and their descendants, notably the Cazares Family. Norverto came from a large family based in Austin. He was one of nine siblings and had three children: Carlos, Olga, and Gertrude. His wife Susie [Maria de Jesus] tragically passed away when their children were young, and Norverto later remarried to Margaret Lopez. Gertrude "Gertie" Lopez would go on to marry Travis County commissioner and famous Mexican-American politician Richard Moya. Olga and John L. Cazares, met when Cazares worked at Green and White Grocery. They both had attended Palm School and were members of Our Lady of Guadalupe Church. Together they had six children; John Jr., Leonard, David, Anna, Suzie, and Paula.

History of Green and White Grocery and the Lopez/Cazares Family

Norverto T. Lopez and wife Maria de Jesus Lopez first purchased the 1201 block of East 7th Street on March 28th, 1936, for the total sum of eight hundred and seventy five dollars, with a

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

two hundred dollar down payment.² The legal description of the land purchase for 1201 East Seventh street address is stated in Travis County Deed Record 545 as, "Lot No. 1, Block No. 1, Outlot No.3, in Division "A", city of Austin, Travis County, Texas.", purchased from the Harris-Wilson company specializing in real estate, insurance, loans and rentals.³ A full two years after his initial land purchase, in March of 1938 Mr. Lopez would finish paying a commission to craftsman W.E. Watson whose task was to "construct, erect, finish complete and deliver in a true workmanlike manner, a one-story frame store building and integral living quarters, according to plans and specifications agreed upon by and between the said parties hereto.", and also to be finished within just thirty working days.⁴ The completion of the store by W.E Watson marks the birth of one of Austin's longest standing businesses. The East Austin population continued to expand as a result of the city plan and East 7th street became an area of commercial expansion. As the Great Depression began, jobs became scarce, yet East Austin developed into a "self-reliant and industrious community" in spite of segregation.⁵ Green and White is evidence of this economic expansion in East Austin, and the arising need for grocery and food service in that area. The store was opened directly along an expanded line of city bus routes down East Seventh street that began service in 1933.⁶ Continuous growth is a common theme among much of the store's history from its founding in the late 1930's through the 1970's.

A 1938 statesman article reporting on a robbery at 1201 East Seventh, described as "N. T. Lopez' store [where] the front glass was broken, and the prowler reached his arm through to remove the money drawer. All the burglar got were eight candy bars and a dozen 3-cent stamps.", which dates the first evidence of a merchant operation for Norverto in any capacity.⁷ The 1940 census shows the Lopez household had grown with the addition of Maria Olga Lopez who was just five years old, and the address listed is 609 Waller Street.⁸ Today, the house behind the store is 607 Waller Street. It is unclear if the store had a side entrance for residential use, or if the house was divided into two addresses. The census also confirms significant operation of the store by 1940 because the occupation of Norverto is listed as "Merchant", and that the house was "owned", also listing the number of hours worked the week prior to the reporting of the census data as a substantial eighty six hours worked.⁹ In April of 1941, the first public mention of the Green and White grocery was a Fluffo brand advertisement for "pure vegetable shortening" made by Proctor and Gamble. The advertisement lists "Green and White Grocery, 1201 East Seventh " as one of the 130 participating stores handing out a "Free Recipe" for a "mouth-melting economical hamburger dinner" with the purchase of the vegetable

² Norverto T. Lopez contract and travis county deed record 545, pg. 103-105 Travis County (Tex.). Clerk's Office. Travis County Deed Records: Deed Record 545, book,1936-06/1936-09; (<https://texashistory.unt.edu/ark:/67531/metapth1536489/m1/110/?q=Norverto%20Lopez>; accessed January 24, 2024), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Travis County Clerk's Office. pg. 103-105

³ Ibid.

⁴ Travis County (Tex.). Clerk's Office. Travis County Deed Records: Deed Record 566 - Mechanics Liens, book, 1937-08/1938-05;(<https://texashistory.unt.edu/ark:/67531/metapth1564415/m1/421/?q=travis%20county%20deed%20record%20566>; accessed January 26, 2024), University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting Travis County Clerk's Office. 415-417.

⁵ Ibid.

⁶ Ibid.

⁷ "Hijacker Loots Another Store", *Austin American Statesman*, March 14, 1938. <https://www.newspapers.com> (Accessed January 11, 2024).

⁸ Year: 1940; Census Place: Austin, Travis, Texas; Roll: m-t0627-04149; Page: 10B; Enumeration District: 227-44

⁹ Ibid

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

shortening.¹⁰ This is evidence of Green and White's connection to the larger Austin business community. Just two years later, the store was listed in a wartime advertisement by Lipton's Noodle Soup prompting people to bring their "Waste Fats to be used for Gunpowder Against the Axis!". Green and White was one of forty-six participating companies that acted as repositories for community members.¹¹

Long before the days of massive conglomerates like Target and Whole Foods that now take up the first block of East Fifth St., Green and White developed into a large grocery store. The Lopez family's sustained success led to a \$1,500 expansion of the store in 1944, and another \$2,000 addition to the store in 1950.¹² All of the historic building permits list the contractor as "owner", however it's likely one or all of the additions were most likely done by his brother Trinidad Lopez, who is listed as a "carpenter" in the "House Building" industry on the 1950 US Census.¹³ Green and White was likely one of the bigger groceries in East Austin, and is certainly one of a handful remaining. By the mid-1950's, Green and White Grocery was a well run profit machine for Norverto, who decided to expand his Green and White brand to include an apartment complex right across the street from the store on the other side of Waller Street. Norverto announced his plans to Austin in a statesman article that detailed a "10-unit \$50,000 tourist court with facilities for expansion to 20 units in the future-will be constructed in the 1100 Block of East Seventh within the next three months." in June of 1954.¹⁴ One historic photo from the family appears to show construction of the courts. The configuration of the courts are shown in a 1965 Sanborn Map. The tourist courts had newspaper advertisements that highlighted "NEW KITCHENETTE apartments with washing facilities. Bus, convenient to Bergstrom field and downtown."¹⁵ The bus routes were a key part of influencing the growth of East Austin commerce and needs.

As Mr. Lopez focused on other business endeavors, he looked to his son-in-law and daughter for help. John A. Cazares, who began working at the store at the age of 16 in 1946, married Olga Lopez on August 21st, 1955.¹⁶ The local newspaper indicated a changing of the guard at Green and White grocery, when the "bridegroom" was described as "a graduate of Austin High School and is now manager of the Green and White Grocery in Austin."

Another remodel in 1965 cost Norverto \$12,000, and "closed up one corner to create a room; [with] new shingles on exterior walls; [and] re-roof with comp shingles".¹⁷ This would be the last that Norverto would work on the Green and White Grocery as he passed away peacefully at the

¹⁰ "Fluffo Pure Vegetable Shortening", *Austin American Statesman*, April 12, 1941. <https://www.newspapers.com> (Accessed January 11, 2024).

¹¹ "World War II Lipton Noodle Soup Ad", *Austin American Statesman*, September 24, 1943. <https://www.newspapers.com> (Accessed January 11, 2024).

¹² Norverto, Lopez. "Building Permit." 26419, Austin, Texas, 1944, *Austin History Center*; Norverto, Lopez. "Building Permit." 44660, Austin, Texas, 1950, *Austin History Center*.

¹³ National Archives at Washington, DC; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Year: 1950; Census Place: Austin, Travis, Texas; Roll: 647; Page: 1; Enumeration District: 256-118.

¹⁴ "Tourist Court Planned Here", *Austin American Statesman*, June 13, 1954. <https://www.newspapers.com> (Accessed January 11, 2024).

¹⁵ "NEW KITCHENETTE", *Austin American Statesman*, June 12, 1955. <https://www.newspapers.com> (Accessed January 11, 2024).

¹⁶ "Miss Maria Olga Lopez Bride of John A. Cazares", *Austin American Statesman*, September 1, 1955. <https://www.newspapers.com> (Accessed January 11, 2024).

¹⁷ Ibid.

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

Brackenridge hospital on April, 3, 1971.¹⁸ A Travis Central Appraisal District property search shows that Olga Lopez Cazares was given ownership of the Green and White grocery at 1201 E 7th, with the same legal description as the initial land purchase in 1938.¹⁹ John A. Cazares Sr. maintained a close relationship with the Lopez family, and was a pallbearer for Norverto's brother Trinidad, when he passed away in 1973.²⁰

John Cazares Sr. continued to operate the store with his family, and he became known throughout the community for providing jobs and feeding his neighbors. The store became especially popular during Christmas time, when the family sold thousands of homemade tamales. Cazares Sr. retired in 1993 and turned the business over to his son John Cazares Jr. In 1996, Cazares Jr. transitioned the store from groceries to a botanica, supplying candles, charms, and other spiritual goods. Cazares Jr. decided to keep the store name, both out of convenience but also because of its historic importance. However, "the Botanica" has become the unofficial name for the store.

Cazares Sr. passed away in 2012. His obituary includes several stories of how he filled in as a father figure for many youth and how he helped support Latino politicians, including Gonzalo Barrientos, former state senator from Austin. Three generations of East Austinites have seen the Green and White Grocery through financial constraints of World War II and beyond. Although the neighborhood has changed drastically from the 1950s, Green and White Grocery continues to be a landmark institution that has served the community and survived due to the hard work, determination, and fortitude of Norverto T. Lopez, his family, and their descendants.

Community Value

Green and White Grocery is also considered eligible for historic designation under the criterion of community value. An exponential number of East Austin residents remember buying groceries, food (especially tamales), and religious items at Green and White for more than seventy years after the store first opened its doors to the neighborhood. When the store first opened, Norverto Lopez and his family served the East Austin community tacos and hamburgers. As the decades flew by, the Lopez family formed a growing enterprise of historic businesses. Their longstanding association with operation of the store has helped to anchor the changing community for over 80 years. Green and White Grocery developed into a cultural center for the community of East Austin, greatly contributing to the value that is placed on East Austin today.

The store's successful service to the segregated Mexican-American demographic was likely influenced by a deep connection to the community, and an emerging market for Mexican goods that rapidly grew in East Austin. By the 1980s, Green and White had become the go to spot for anyone in Austin looking for Mexican Herbs, homemade tamales, breakfast tacos, tripe for Menudo, and Mexican chocolate. Green and White grocery employed many Mexican-American

¹⁸ Norverto Trevino Lopez, Texas Department of State Health Services; Austin Texas, USA; *Texas Death Certificates, 1903–1982*

¹⁹ "Travis Central Appraisal District Property Search," Stage.travis.prodigycad.com, accessed January 26, 2024, <https://stage.travis.prodigycad.com/property-detail/192881/2023>.

²⁰ "Trinidad T. Lopez Obituary", *Austin American Statesman*, April 16, 1973. <https://www.newspapers.com> (Accessed January 11, 2024).

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

members of the East Austin community. Much of the staff were from East Austin. An Austin Statesman article includes an anecdote about Elena Sanchez who had worked at the store for at least 30 years by 1989. The legacy of Norberto continued on as Cazares Sr. was seen as a beacon of help in his community, assisting those who needed support. He gave credit to customers who could not always afford to pay at that moment and arranged grocery deliveries for elderly customers. He also conducted additional services for people at his store, including cashing their social security checks. During the height of the Chicano movement in Austin, as the first Mexican American politicians were being elected to city and state offices, Gonzalo Barrientos campaigned at Green and White Grocery. Local leaders recognized the store was an important cultural hub run by a prominent East Austin community member.

Green and White Grocery is also a case study of the historic commercial development in East Austin after the 1928 Koch and Fowler Plan. The plan for city development systemically segregated Austin's minority population through oppressive city districting, imitating other popular southern segregationist policies for urban development.²¹ The effects of this plan were swift. Most of the City's Hispanic population resided in East Austin, specifically south of 8th street, with a concentration along E Cesar Chavez Street, formerly East 1st street.²² The economic conditions of the great depression made employment scarce and a trend of "self-employment" arose in the community. Through perseverance, businesses opened to serve within the confines of the segregated district.²³

²¹ "City of Austin Historic Resources Survey, Final Report Volume I.", Hardy·Heck·Moore Inc., October 24, 2016, *Austintexas.gov*. I-64-88.

²² Ibid.

²³ Ibid.

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1201 E. 7th St. / 607 Waller St.

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Transaction

Vol./Page

Harrison-Wilson company to Norverto T. Lopez
Purchase of "Lot
No. 1, in Block 1, Outlot No. 3, in Division "A"
June 26, 1936
\$875

Travis County Deed Record
No. 545 Pg. 104-105

Transfer of deed from Norverto T. Lopez (Deceased 1971)
to Olga Lopez Cazares in 1971

Transfer of deed from John Cazares Sr. to Olga Lopez Cazares

Transfer of deed from Olga Lopez Cazares to
John Lopez Cazares Jr., her son beginning in 1993-2013
(multiple gifts)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1201 E. 7th St. / 607 Waller St.

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name and Reference	Source
1938-1947	Norverto T. Lopez and Maria de Jesus Lopez	Oral History/1940 Census
1955	John Cazares Sr. and Olga Lopez Cazares	
1996	John Cazares Sr., Olga Lopez Cazares, John Cazares Jr.	
2012	Olga Lopez Cazares, John Cazares Jr.	
2020-Present	John Cazares Jr.	

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



View of original store, circa 1940s. (Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



View of the early stand east of the store. The building contains signage for "Green and White Cash Gro." Circa 1940s. (Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Family members at the store entrance, date unknown. (Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



The grocery store during expansion, circa 1950s Note early crenelated roofline.
(Source: Cazares Family)



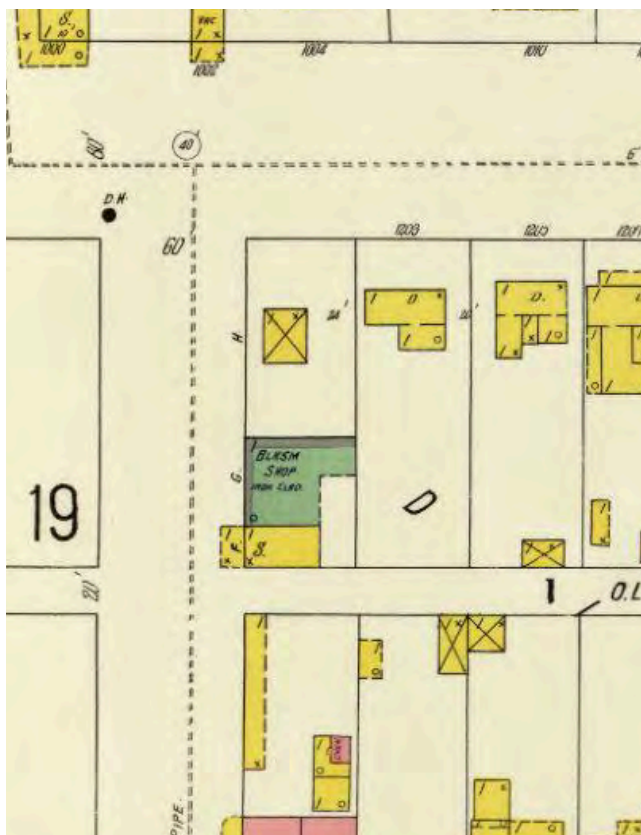
Possible view of south facade of the store (rear entrance), date unknown.
(Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

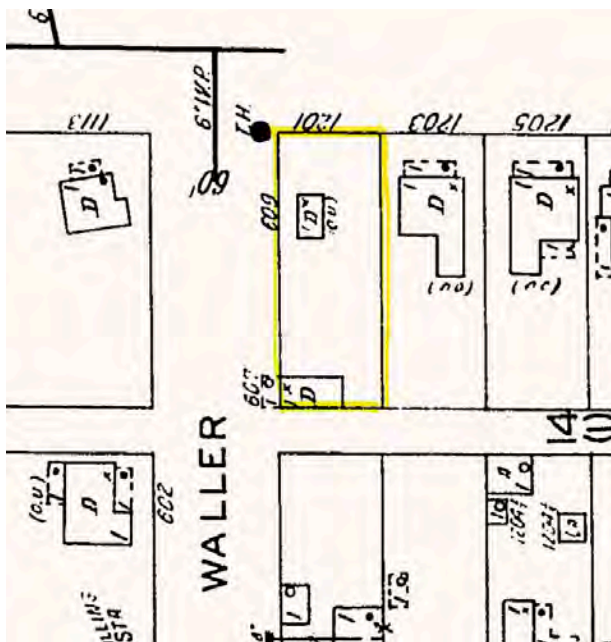


Photo across E. 7th Street looking south at the Green and White Grocery in 1958. Note the crenelated roofline of the store. (Source: *Portal to Texas History*)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

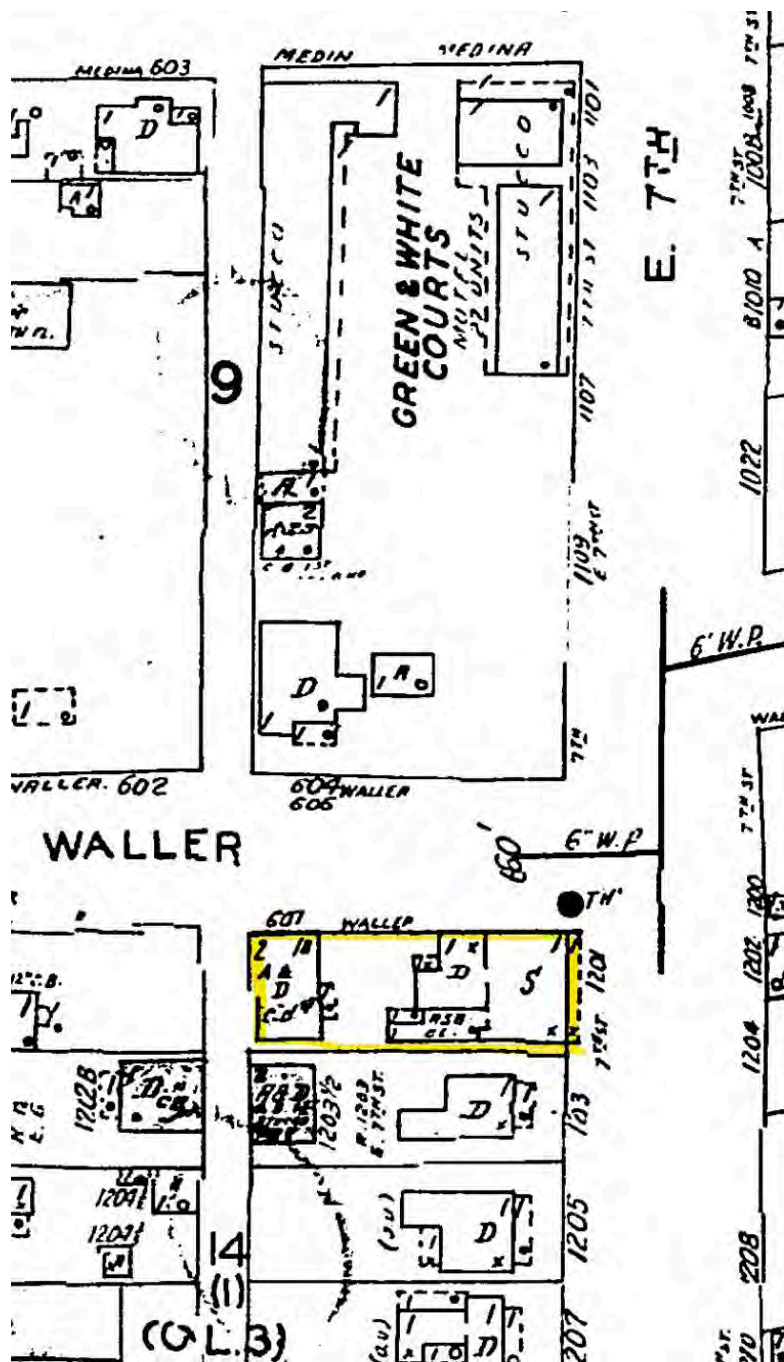


1900 Sanborn Map showing a small wood framed structure with a blacksmith shop and store on the rear of the lot. These structures were later demolished for construction of the store.



1935 Sanborn Map, which shows the lot prior to Norverto Lopez's purchase. Note the house at 1203 was constructed or modified from the structure shown in 1900.

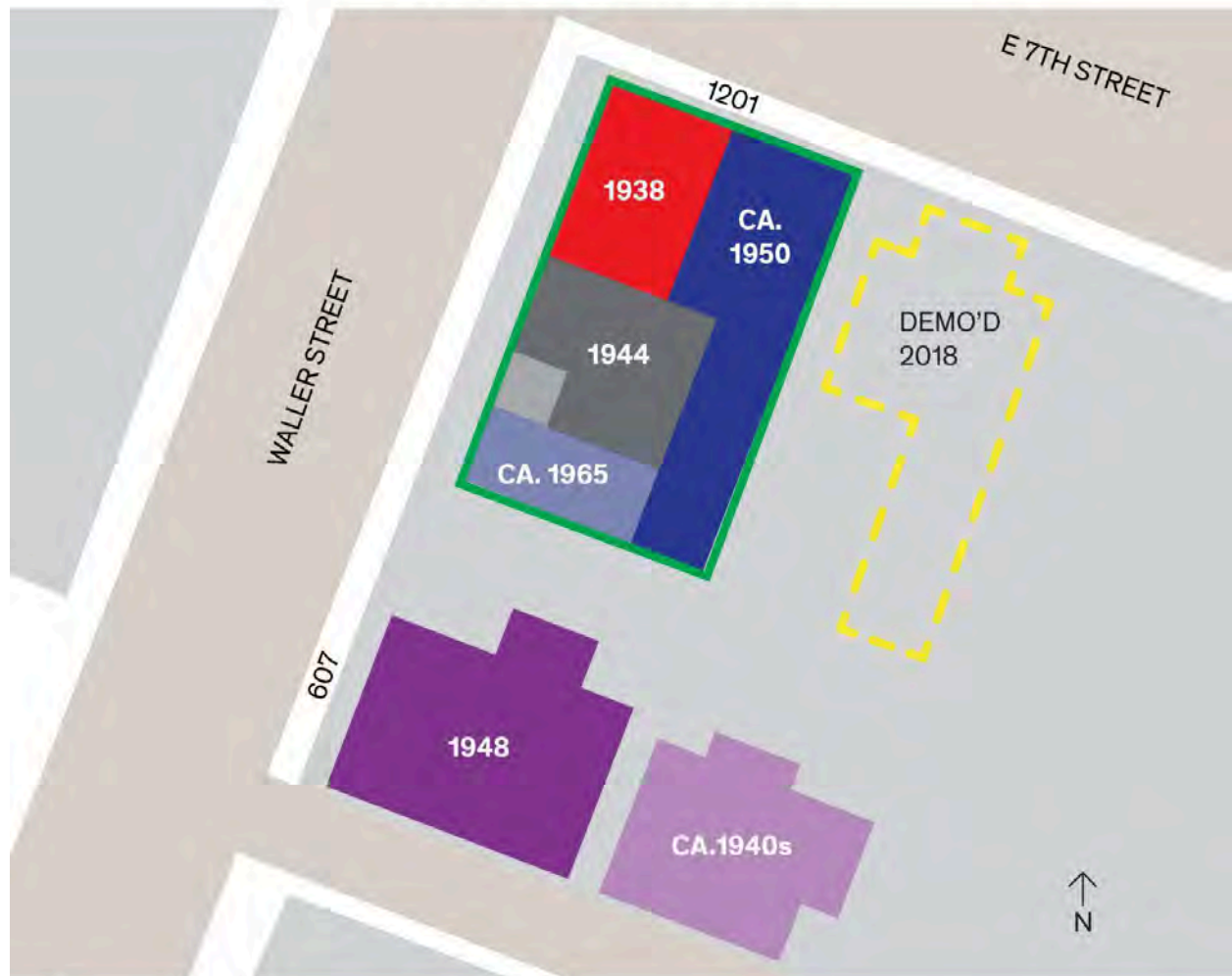
Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



1965 Sanborn Map. Notice the store/dwelling configuration. Green & White Courts is across Waller St. At this time, the family owned the store, five houses, and the apartment complex.

Green and White Grocery, Conjectural Building and Site Timeline Diagram

1201 E. 7th Street, Austin, Texas



Key:

- | | |
|---|--|
| 1938: Conjectural Store Footprint | 1950: Store Addition* (Ref. Building Permit) |
| 1944: Dwelling Footprint* | 1965: Store Addition (Ref. Building Permit) |
| 1948: Residence (Ref. Building Permits) | 2018: Demolished Residence |
| 1940s: Residence | Present Day Store Boundaries |

*1965 Sanborn Map

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Norberto T. Lopez and family (*Source: Cazares Family*)



John T. Cazares and (Maria) Olga Lopez, circa 1950s, (*Source: Cazares Family*)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Norberto T. Lopez, circa 1950s. (*Source: Cazares Family*)
Note the family house behind the store.



Maria Olga Lopez Cazares (*Source: Cazares Family*)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Possible photo during construction of the Green & White Courts, 1951.
(Source: Cazares Family)



Cazares family in front of the store, circa 1990s.
(Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.

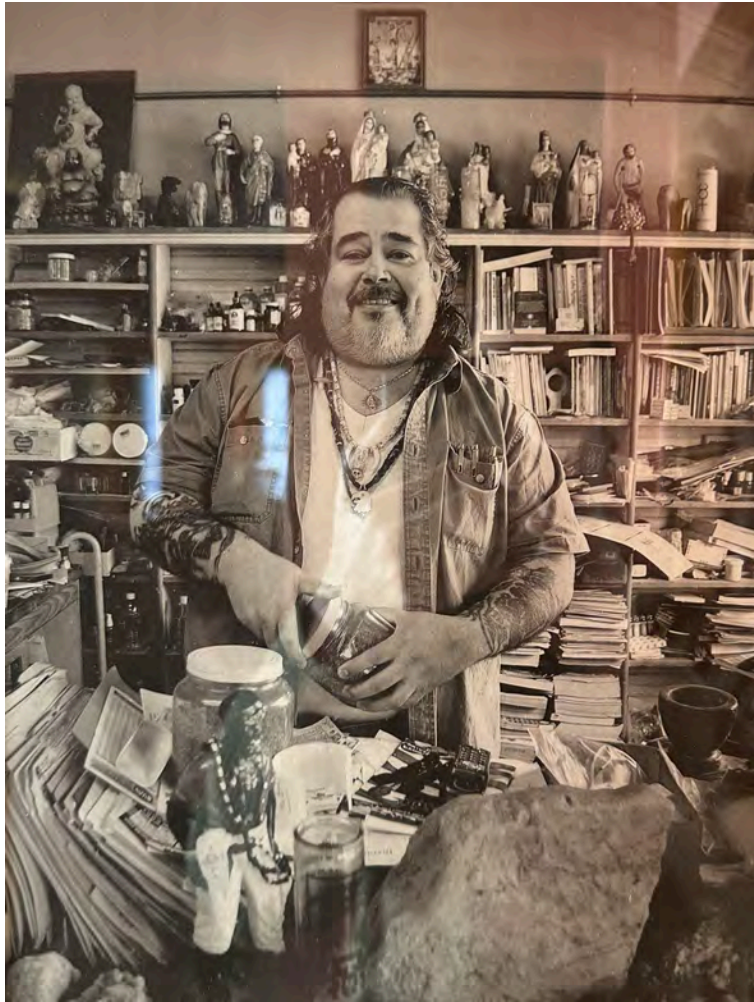


John Cazares Jr. and Maria Olga Lopez Cazares, circa 1990s. (Source: Cazares Family)



John Cazares Sr. (Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



John Cazares Jr. (Source: Cazares Family)

Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.



Historical Zoning Application: Green and White Grocery, 1201 E. 7th St.





Taylor Johnson/AA-S photos

The Green & White Grocery at 1201 E. Seventh St. is changing its tradition of selling homemade food and groceries to customers

like Ernest Brown, above, who has shopped there for 30 years. The store will sell health items and house a martial arts school.

FAMOUS TAMALES PHASED OUT

Store changes with times, ending its sales of homemade food

By CAROLYN KELLY
American-Statesman Staff

The Green & White Grocery has sold the last of its homemade tamales, the corn-husked delectables that drew out-of-town crowds and hourlong lines each Christmas season.

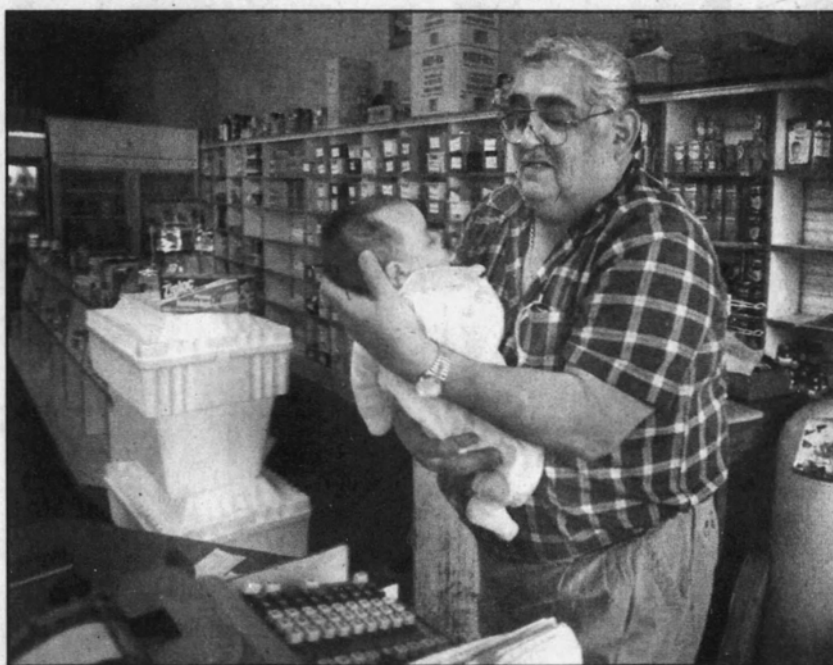
On a sign in front of the store, the words "tamales," "beer" and "wine" are crossed out with tape. Inside, the old-fashioned Coca-Cola cooler is barren and a jar of pickles is about the only food near the deli case.

The unassuming neighborhood store at 1201 E. Seventh St. has been phasing out its food business to broaden its other offerings, such as vitamins and herbs, said owner John L. Cazares, who took over the family business in 1993.

"I don't look at it as changing our operation. We're eliminating part of what we're doing," Cazares said Thursday. "It's almost like we had two sets of customers. Some people only know us for tamales. We have a lot of seasonal customers who don't know that we've always had herbs."

Eventually, the front half of the store will be a full-fledged Mexican and Amer-

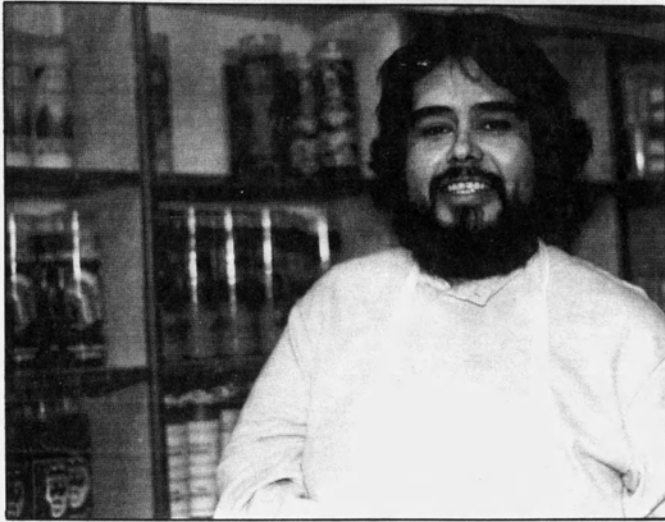
See Store, B3



John Cazares Sr., former owner of the Green & White Grocery, holds 8-week-old

Gabriel Guzman while the baby's mother, Marta, pays for her goods.

NEIGHBOR BUSINESS



John L. Cazares is the third generation to work at the Green and White Grocery at East Seventh and Waller streets. The grocery store was opened at that location as a taco and hamburger stand in 1939.

Green and White Grocery serves patrons since 1939

By Diana Cleitor
Neighbor Reporter

Austin is a changeable place that has erased many of its landmarks over the past five decades — which makes the green and white building at the intersection of East Seventh and Waller streets a reassuring sight.

"People coming back to town say, 'Seventh street has sure changed a lot, but you're still here,'" said John L. Cazares, the third generation to work in the Green and White Grocery.

Cazares said his grandfather, Norberto Trevino Lopez, also known as N.T., opened a small taco and hamburger stand at that location about 1939.

"He sold food, and he also sold firewood and kerosene," said John A. Cazares, John L.'s father. "People still call and ask if we have kerosene."

Lopez built a house with both a store and living quarters for his family — something which gives the grocery a homey look.

N.T. Lopez made his mark on the surrounding area, too, opening the Green and White tourist courts across the street and built houses on several lots. According to John L. Cazares, his grandfather painted everything green and white, be-

cause those were his favorite colors.

"He continually expanded the store and added on, until it got to be this size in the '50s," said Cazares, who works in the store with his father. The son, who is known as Little John, said his father began working in the Green and White Grocery as a teen-ager before marrying Olga Lopez.

Cazares, 33, said all six of the couple's children also worked in the store as teen-agers, but he's the only one to stay with it.

"It takes a little getting used to, working with your family," he said with a grin, explaining that although it has its drawbacks, he has found a satisfaction in carrying on the tradition. The store is open seven days a week, and he said "you have to have a real good excuse to get a weekend off."

According to the younger Cazares, the family has consciously avoided modernization except when it could really improve service. For example, a few years ago, they replaced the old cooler bins with standard refrigerator cases. But the majority of the displays are the same.

"We could change things around and add more stuff, but then we'd be like 7-Eleven," Cazares said.

Over the years, as supermarket

chains have drawn many of their customers away, the Green and White expanded its merchandise, adding more non-food items.

Now, many people patronize the store because of its huge selection of religious candles, or for its herbs, charms, pinatas, toys, Mexican candies, greeting cards in Spanish, and *fotonovelas*, a popular type of Mexican magazine.

From early morning 'til 1:30 p.m., the Green and White does a healthy business selling tacos made in their own kitchen.

He said their most famous product is homemade tamales, which they sell by the dozen. Since tamales are a traditional Christmas dish, aficionados have their names on a list, and a long line begins forming early in the morning when it gets close to Christmas.

"It's just crazy around here then," said Cazares. "We have customers who pick up their order at Christmas and then say, 'Put us on the list for next year,' and they've been doing that for years."

He said everybody helps out making tamales, but some of the women have been doing it for years.

"Elena Sanchez makes them and she worked for my grandfather," he said. "She's been doing that for at least 30 years."

Forest Trail Elementary named exemplary school by state agency

The Texas Education Agency has designated Forest Trail Elementary as an exemplary elementary school.

Forest Trail is one of 22 in the state to be recognized — and the only one selected in the area. Forest Trail will now be competing for national recognition by the U.S. Department of Education.

"This award is a tribute to the staff," Principal James Veitenheimer said. "They're the ones that make it happen every day."

Veitenheimer believes the TEA was impressed by the efforts of the school on behalf of the community. This includes pizza suppers, fajita dinners, book fairs and family fun runs.

"I think we are one of the very few elementaries with a study skills program. We teach organizational techniques. Kids learn to keep a calendar with their assignments and the parents sign off on the children's list of assignments," said the principal.

The work accomplished by the Forest Trail Campus Advisory Committee also impressed the TEA. The committee, appointed by the principal, surveyed parents last year to ask opinions about school policies, practices and procedures.

"Then we made changes requested by the parents," said Veitenheimer. For example, the school is now offering a greater emphasis on geography and has increased the library hours.

Forest Trail artwork

The NCBN Westlake Banking



Carol D. Barrett

West Lake Hills/Rollingwood

Center recently installed an exhibit of student artwork from Forest Trail Elementary School in its building and then had a reception for the children and their parents.

Nancy Johnson, community coordinator for the branch, located the artwork and managed the installation in the bank's community room.

Community groups interested in using the room can contact Johnson at 327-2980. There is no charge to charitable, social and non-profit groups.

"We change our art every few weeks. And we've tried to feature artists from this area. But having the children is special. It's so colorful and creative," said Gayle Hight, the bank's president.

Courtney Spence was impressed with the sight of her work on the bank walls. "It sure looks different from when my Dad hangs my stuff in his office," she said.

The art currently on display was created by students of Susan Stephens.

"Having a chance to display their artwork has been a real highlight for the children," said Stephens.

Fourth grader Robby Little said, "I was really surprised when I found out the bank wanted to hang up my art. This would be the place where I'd put a million dollars, if I had it."

Bookmark artists

More than 300 Eanes Elementary School students submitted entries for the contest to design a bookmark and create a slogan for National Children's Book Week. Winners received a poster and stickers. They also were able to see their artwork transformed into bookmarks now being distributed by the library.

"The children had so many, many wonderful ideas. The choices were really difficult," said Eanes Librarian Lorraine Smith.

First-place winners and their slogans included: David Doty, "Blast Off with Books"; Evan Bradley, "Slow Readers Never Miss a Page"; Holly O'Dell, "Get Charmed by a Book"; Brendan Dewar, "I Never Can Bear Leaving the Library"; Jonathan Rash, "Reading is Awesome"; and Wendy Kriesle, "Reading Makes You Grow."

Second-place recognition was given to Bridger Bell, Will Clark, Katie Ensley, Halley Gressett, Emily Marietta, Megan Maun, Erin Meroney, Nick Miller, Kendrick Nelson, Stephen Peterson, Carl Stephens, Lauren Tidale, Jennifer Wilson and Fraser Woodward.

To help Carol keep up with activities in West Lake Hills, Rollingwood, and the Eanes area, call her at 328-4307.

NOW OPEN

DONN'S TEXAS BAR-B-Q

Serving the same high quality food that Donn's has served East Austin for the past decade!

Hours: Monday-Saturday
11 am-9 pm

Center of the Hills Shopping Center
At the "Y" in Oak Hill

Buy One
Brisket Plate

Get One **FREE**
(w/coupon)

Good Thru Dec. 28, 1989

One Coupon Per Person Per Visit

288-4060

All Geneva
Watches
30% OFF

SEGNOR'S
Est. 1937
JEWELERS

All Crystal
20% OFF

Amber Allen
Historic Preservation Office
City of Austin

October 17, 2023

RE: Green and White Grocery (1201 E. 7th St.), request to consider initiation of historic zoning

Dear Ms. Allen,

I would like to include the historic Green and White Grocery, located at 1201 E. 7th St., on the Historic Landmark Commission's November agenda for consideration of initiation of historic zoning. The owner, John Cazares, has expressed support for this proposed agenda item.

Since 1940, the Green and White Grocery building has served as a long-established commercial landmark in East Austin. Honored by Preservation Austin as a 2023 Legacy Business, Green and White Grocery is one of a handful of original East Austin businesses still owned by family descendants. John Cazares has owned the botanica since 1993 and inherited the business from his father John Cazares Sr., and maternal grandfather Norberto Lopez (co-founder). Mr. Cazares has worked tirelessly to keep up with a changing community and has embraced tourists and visitors from nearby hotels and Airbnbs. Historic zoning for the Green and White Grocery building would help Mr. Cazares continue serve the neighborhood he calls home. The Green and White Grocery building was determined eligible for local landmark designation for its architecture, community value, historical association with business development in East Austin, as well as the role of small Mexican American groceries in the commercial and cultural development of East Austin. Thank you for your consideration and feel free to reach out regarding any questions or concerns.

Thank you,

A handwritten signature in black ink that reads "Juan Raymon Rubio". The signature is fluid and cursive, with the first name "Juan" and last name "Rubio" being the most prominent parts.

JuanRaymon Rubio, Associate AIA
Historic Landmark Commissioner, District 2

708.743.8148
BC-JuanRaymon.Rubio@AustinTexas.gov

Amber Allen
City of Austin, Historic Preservation Office
PO Box 1088
Austin, TX 78776

October 24, 2023

RE: Green & White Grocery (1201 East 7th St) request to initiate historic zoning

Dear Ms. Allen,

I am writing to petition that Green & White Grocery, located at 1201 East 7th St, be added to the commission's November agenda for historic zoning consideration.

Since its inception in 1936, Green & White Grocery served as fixture for the East Austin Mexican American community, providing it with staples and goods imported from Mexico. Its use evolved in the 1990's, to a botanica, supplying candles, charms, and other spiritual goods, with its local significance remaining.

The building itself maintains a high degree of architectural integrity. Throughout its life the owner has made few exterior changes and is committed to its preservation. I believe the site will also be favorably reviewed for its longstanding community value and demonstrated historical association.

I look forward to further discussions about the property.

A handwritten signature in black ink, appearing to read "Jaime Alvarez". The signature is fluid and cursive, with a stylized "J" and "A".

Jaime Alvarez, AIA

Historic Landmark Commissioner, District 7

BC-jaime.alvarez@austintexas.gov.

Amber Allen
Historic Preservation Office
City of Austin

October 17, 2023

RE: Green and White Grocery (1201 E. 7th St.), request to consider initiation of historic zoning

Dear Ms. Allen,

I would like to include the historic Green and White Grocery, located at 1201 E. 7th St., on the Historic Landmark Commission's November agenda for consideration of initiation of historic zoning. The owner, John Cazares, has expressed support for this proposed agenda item.

Since 1940, the Green and White Grocery building has served as a long-established commercial landmark in East Austin. Honored by Preservation Austin as a 2023 Legacy Business, Green and White Grocery is one of a handful of original East Austin businesses still owned by family descendants. John Cazares has owned the botanica since 1993 and inherited the business from his father John Cazares Sr., and maternal grandfather Norberto Lopez (co-founder). Mr. Cazares has worked tirelessly to keep up with a changing community and has embraced tourists and visitors from nearby hotels and Airbnbs. Historic zoning for the Green and White Grocery building would help Mr. Cazares continue serve the neighborhood he calls home. The Green and White Grocery building was determined eligible for local landmark designation for its architecture, community value, historical association with business development in East Austin, as well as the role of small Mexican American groceries in the commercial and cultural development of East Austin. Thank you for your consideration and feel free to reach out regarding any questions or concerns.

Thank you,

A handwritten signature in black ink that reads "Juan Raymon Rubio". The signature is fluid and cursive, with the first name "Juan" and last name "Rubio" being more prominent than the middle name "Raymon".

JuanRaymon Rubio, Associate AIA
Historic Landmark Commissioner, District 2

708.743.8148
BC-JuanRaymon.Rubio@AustinTexas.gov

Amber Allen

City of Austin, Historic Preservation Office

PO Box 1088

Austin, TX 78776

October 24, 2023

RE: Green & White Grocery (1201 East 7th St) request to initiate historic zoning

Dear Ms. Allen,

I am writing to petition that Green & White Grocery, located at 1201 East 7th St, be added to the commission's November agenda for historic zoning consideration.

Since its inception in 1936, Green & White Grocery served as fixture for the East Austin Mexican American community, providing it with staples and goods imported from Mexico. Its use evolved in the 1990's, to a botanica, supplying candles, charms, and other spiritual goods, with its local significance remaining.

The building itself maintains a high degree of architectural integrity. Throughout its life the owner has made few exterior changes and is committed to its preservation. I believe the site will also be favorably reviewed for its longstanding community value and demonstrated historical association.

I look forward to further discussions about the property.

A handwritten signature in black ink, appearing to read "Jaime Alvarez". The signature is fluid and cursive, with a stylized "J" and "A".

Jaime Alvarez, AIA

Historic Landmark Commissioner, District 7

BC-jaime.alvarez@austintexas.gov.

From: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]
Date: Thursday, October 26, 2023 12:29:23 PM

This is perfect, thanks John!

From: John Cazares [REDACTED]
Sent: Wednesday, October 25, 2023 4:57 PM
To: Rubio, JuanRaymon - BC <BC-JuanRaymon.Rubio@austintexas.gov>
Subject: Re: Green and White Grocery

External Email - Exercise Caution

To whom it may concern,

This is to inform you that I as the owner and proprietor of the Green and White, fully support the historical zoning of the property. I believe the historical zoning will greatly benefit the store and property as well as maintain a portion of the area's original character.

Sincerely,

John L. Cazares

On Oct 17, a portion of the 2023, at 4:48 PM, Rubio, JuanRaymon - BC <BC-JuanRaymon.Rubio@austintexas.gov> wrote

Amber/Kalan,

I'm reaching out to place the Green and White Grocery on November's agenda for consideration of initiation of historic zoning. The owner, John Cazares, is cc'd on this email for staff to include on future updates/to answer any questions. I'll work on getting support from a second commissioner. There's no better way to celebrate equity in preservation than to designate this East Austin historic resource as a local landmark.

John, feel free to reach out to myself if you have any questions on the process. I'm more than happy to help walk you through this. Once we place this on November's agenda, the item will go to Planning Commission, and then full City Council. This zoning change is the only tool that protects buildings from demolition, in addition to requiring design review for exterior alterations. I look forward to working with you on this, thanks for cementing the legacy of Green and White Grocery in East Austin.

As a reminder, here's some additional information on local landmark designation:

- Historic Landmark designation includes historic buildings, sites, cemeteries, or ruins.
- A building must be fifty years old or older, retain historic integrity, and meet [two of five criteria](#) for significance.
- Historic Landmark zoning is designated by City Council after approval by the HLC and the Planning Commission or the Zoning and Platting Commission.
- The HLC reviews and approves changes to the exterior or the site, including demolition review.
- Local historic zoning designation offers financial incentives:
 - An [annual tax exemption](#) offered by the City of Austin, Travis County, and Austin Independent School District to owners of historic landmarks.
 - [Heritage grants](#) for owners of historic properties that attract out-of-town tourists.
 - A [Preservation Austin bi-annual grant](#) for education, brick-and-mortar work, and planning, surveying, and local historic designation work.

Thanks,

JuanRaymon Rubio

JuanRaymon Rubio
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: <https://forms.office.com/g/YQdNBw7nPq>

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

<1201_E_7th_Narrative_Volume1.pdf><1201_E_7th_SurveyForm_Volume4.pdf><1201_E_7thSt_AppendixIII_Volume3.pdf><1958_PortalToTexasHistory.jpg><GreenWhiteGrocery_HistoricZoning.pdf>

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

JuanRaymon Rubio
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: <https://forms.office.com/g/YQdNBw7nPq>

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

**EXECUTIVE COMMITTEE**

Melissa Barry, President
Elisha Perez, President-Elect
Miriam Conner, Vice President
Emily Reed, Vice President
Kelly Little, Secretary
Perry Lorenz, Treasurer
Linda Y. Jackson, Immediate
Past President

DIRECTORS

Erika Bonfanti
Will Bridges
Clayton Bullock
Sareta Davis
Roland Galang
Harmony Grogan
Cara Gustafson

Travis Holler
Mary Kahle
Yung-Ju Kim
Murray Legge
Kelley Cooper McClure
JuanRaymon Rubio
Mueni Rudd
Travis Smith
Cyndey Washington-Moore

EX-OFFICIO

Charles Peveto, Austin History Center Association
Bob Ward, Travis County Historical Commission

ADVISOR

Cyndee Lake

STAFF

Lindsey Derrington, Executive Director
Meghan King, Policy and Outreach Planner
Rosa Fry, Programs Manager
Sarah Anderson, Development Coordinator

October 30, 2023

RE: Green & White Grocery 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 historic zoning for Green & White Grocery, a landmark of East Austin's Mexican American heritage, for its Architecture, Historic Associations, and Community Value.

Founded in 1930s by Norberto and Susie Lopez, Green & White Grocery has been a family-owned business for three generations and an East Austin institution for nearly a century. Originally a general store with food and goods imported from Mexico, the shop became well-known for its tamales in the 1960s. The famous delicacy attracted hundreds of customers, especially around Christmastime, until they stopped producing tamales in the 1990s. John Cazares Sr., Lopez's son-in-law, took over the store when Lopez died. Cazares Sr. was a supportive and active member of the community, giving credit to customers who could not always afford to pay and arranging grocery deliveries for his elderly customers. In 1993, Cazares Sr. retired and passed the store to his son, John Cazares, Jr., who transformed the grocery into a botanica in 1996. The building is a great example of a Craftsman-style commercial building and features the Lopez's original grocery store signage. Now specializing in items that promote a healthy lifestyle including spiritual goods, votive candles, perfumes, and herbal supplements, Green & White Grocery continues to be a staple in the East Austin community.

In recent years, our organization has had the privilege of working with Mr. Cazares on two initiatives. In 2022, Green & White Grocery was featured in our [East Austin Barrio Landmarks Project](#), which honors the historic and cultural significance of East Austin's Mexican American community. In addition to documenting 25 sites associated with this heritage, our initiative also resulted in a successful State of Texas subject marker for Green & White. In 2023, Green & White 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 proud to partner with Mr. Cazares in this work and look forward to continuing our fruitful partnership in the many years to come.

Preservation Austin wholeheartedly supports the designation of Green & White Grocery as a City of Austin Landmark and look forward to celebrating this significant preservation milestone for our city. Thank you for your consideration and your service to the City of Austin.

Sincerely,

Melissa Barry, President



City of Austin - Historic Preservation Office
Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

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.

John L. Cazares 2-5-24
Signature Date
John L. Cazares
Name (Typed or Printed)

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.

John L. Cazares 2-5-24
Signature Date
John L. Cazares
Name (Typed or Printed)

Firm (If applicable)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

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

I, John L. Cazares 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

1201 E 7th St. Austin Tx 78702
(Address or Legal Description)

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.

John L. Cazares
(Applicant's signature)

2-5-24
(Date)

Property Profile Report

General Information

Location: **1201 E 7TH ST**
Parcel ID: **0205070101**
Grid: **MJ22**

Planning & Zoning

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

Future Land Use (FLUM): **Specific Regulating District**

Regulating Plan: [Plaza Saltillo TOD](#)

Zoning: **TOD-NP**

Zoning Cases: [C14-01-0148](#)
[C14-01-0148.004](#)
[C14-2008-0029](#)
[NPA-2007-0009.01](#)
[NPA-2008-0009.01](#)

Zoning Ordinances: **011213-42**
[19990225-070b](#)
[20081211-082](#)
[20081211-084](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**
Residential Design Standards: LDC/25-2-Subchapter F
Transit Oriented Development: PLAZA SALTILLO
Selected Sign Ordinances

Neighborhood Plan: [CENTRAL EAST AUSTIN: SUB-DISTRICT 1](#)

Infill Options: **Mixed Use Building Infill Option, Urban Home Infill Option,**
Secondary Apartment Infill Option, Small Lot Amnesty Infill 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

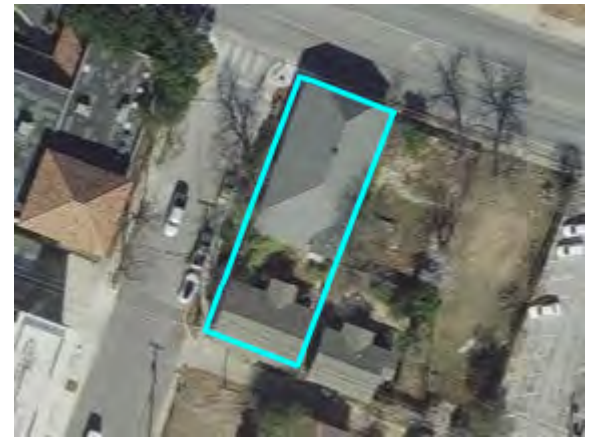
Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Waller Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Capital Metro, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Organization of Central East Austin Neighborhoods, Plaza Saltillo TOD Staff Liaison, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town**



Zoning Map



Imagery Map



Vicinity Map



TRV
3 PGS

2013085067

GIFT DEED

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Olga Lopez Cazares, of the County of Travis, State of Texas, for and in consideration of the love and affection bestowed upon me by my son, John Lopez Cazares, and for other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is here by acknowledged, and for which no lien, express or implied, is retained, have GRANTED, GIVEN AND CONVEYED, and by these presents do GRANT, GIVE AND CONVEY unto my son, John Lopez Cazares of the County of Travis, State of Texas, an undivided one-ninth (1/9) interest in all of the following described real property, together with all improvements thereon, located at 1201 East 7th Street, in Austin, Travis County, Texas, to-wit:

Lot Number One (1), in Block Number One (1), in the Subdivision of Outlot Number 3 in Division "A" in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 8 of the Plat records of Travis County, Texas.

TO HAVE AND TO HOLD said one-ninth interest in the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantor, her heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said interest in said premises conveyed unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under me, but not otherwise

EXECUTED this 9th day of May, 2013.

Olga Lopez Cazares
Olga Lopez Cazares

The Grantee's mailing address is:

John Lopez Cazares
1201 East 7th Street
Austin, Texas 78702

The Grantor's mailing address is:

Olga Lopez Cazares
3205 Laguna Drive
Austin, Texas 78741

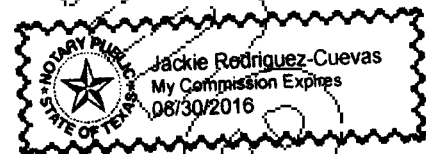
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared **Olga Lopez Cazares**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of May, 2013.

Jackie Rodriguez-Cuevas
Notary Public, State of Texas

After recording return to:
Olga Lopez Cazares
3205 Laguna Drive
Austin, Texas 78741



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

May 10, 2013 10:36 AM

2013085067

SCOTR: \$24.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

From: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]
Date: Thursday, October 26, 2023 12:29:23 PM

This is perfect, thanks John!

From: John Cazares [REDACTED]
Sent: Wednesday, October 25, 2023 4:57 PM
To: Rubio, JuanRaymon - BC <BC-JuanRaymon.Rubio@austintexas.gov>
Subject: Re: Green and White Grocery

External Email - Exercise Caution

To whom it may concern,

This is to inform you that I as the owner and proprietor of the Green and White, fully support the historical zoning of the property. I believe the historical zoning will greatly benefit the store and property as well as maintain a portion of the area's original character.

Sincerely,

John L. Cazares

On Oct 17, a portion of the 2023, at 4:48 PM, Rubio, JuanRaymon - BC <BC-JuanRaymon.Rubio@austintexas.gov> wrote

Amber/Kalan,

I'm reaching out to place the Green and White Grocery on November's agenda for consideration of initiation of historic zoning. The owner, John Cazares, is cc'd on this email for staff to include on future updates/to answer any questions. I'll work on getting support from a second commissioner. There's no better way to celebrate equity in preservation than to designate this East Austin historic resource as a local landmark.

John, feel free to reach out to myself if you have any questions on the process. I'm more than happy to help walk you through this. Once we place this on November's agenda, the item will go to Planning Commission, and then full City Council. This zoning change is the only tool that protects buildings from demolition, in addition to requiring design review for exterior alterations. I look forward to working with you on this, thanks for cementing the legacy of Green and White Grocery in East Austin.

As a reminder, here's some additional information on local landmark designation:

- Historic Landmark designation includes historic buildings, sites, cemeteries, or ruins.
- A building must be fifty years old or older, retain historic integrity, and meet [two of five criteria](#) for significance.
- Historic Landmark zoning is designated by City Council after approval by the HLC and the Planning Commission or the Zoning and Platting Commission.
- The HLC reviews and approves changes to the exterior or the site, including demolition review.
- Local historic zoning designation offers financial incentives:
 - An [annual tax exemption](#) offered by the City of Austin, Travis County, and Austin Independent School District to owners of historic landmarks.
 - [Heritage grants](#) for owners of historic properties that attract out-of-town tourists.
 - A [Preservation Austin bi-annual grant](#) for education, brick-and-mortar work, and planning, surveying, and local historic designation work.

Thanks,

JuanRaymon Rubio

JuanRaymon Rubio
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: <https://forms.office.com/qYQnBw7nPq>

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.

<1201_E_7th_Narrative_Volume1.pdf><1201_E_7th_SurveyForm_Volume4.pdf><1201_E_7thSt_AppendixIII_Volume3.pdf><1958_PortalToTexasHistory.jpg><GreenWhiteGrocery_HistoricZoning.pdf>

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

JuanRaymon Rubio
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: <https://forms.office.com/qYQnBw7nPq>

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.