

**HISTORIC LANDMARK COMMISSION  
JUNE 27, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0401  
3712, 3800, 3801, AND 4005 BEN GARZA LANE**

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**PROPOSAL**

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Demolish several ca. 1960s and a ca. 1928 house on the former Garza Ranch.

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**ARCHITECTURE**

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The ca. 1928 house has lost a great deal of integrity, as it was completely remodeled in the 1960s. The other houses on the property are all 1960s-era tract-style houses.

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**RESEARCH**

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The Garza Ranch was purchased by Ben Garza in the late 1920s. It was originally a much larger tract of land, but has been sold off and subdivided over the years, so that this area is the only section of land that remains of the old ranch.

Ben Garza was a prominent Hispanic merchant in Austin, and had several grocery, meat, produce, and fish stores downtown, with early stores on E. 6<sup>th</sup> Street, Red River Street, and later, on Guadalupe Street. Garza semi-retired from his markets in the late 1920s and bought this piece of property. He raised cattle, dairy cows, and chickens here at various times. He fully retired in 1945 to spend time on this ranch. The other houses on the property were built in the 1960s as family members moved onto the ranch, and to provide housing for ranch hands. All of those houses now have had other tenants.

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**STAFF COMMENTS**

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The Garza Ranch is beyond the bounds of any City survey.

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**STAFF RECOMMENDATION**

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Release the demolition permits after completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history of the ranch, for archiving at the Austin History Center. While staff believes that this beautiful piece of property has some historical significance in and of itself, none of the buildings on the site relate significantly to the historic period of Ben Garza's tenancy on this ranch. Staff would encourage the applicant to consider erecting a marker on the site commemorating the history of the Garza Ranch.



The old farm house on the Ben Garza Ranch – the original house was completely remodeled in the early 1960s.



This house on the Ben Garza Ranch was moved in from another location in the early 1960s and remodeled. The following photographs are of other houses and structures on the ranch. According to the family, all of the rock work on the ranch was done by tenants or ranch hands.













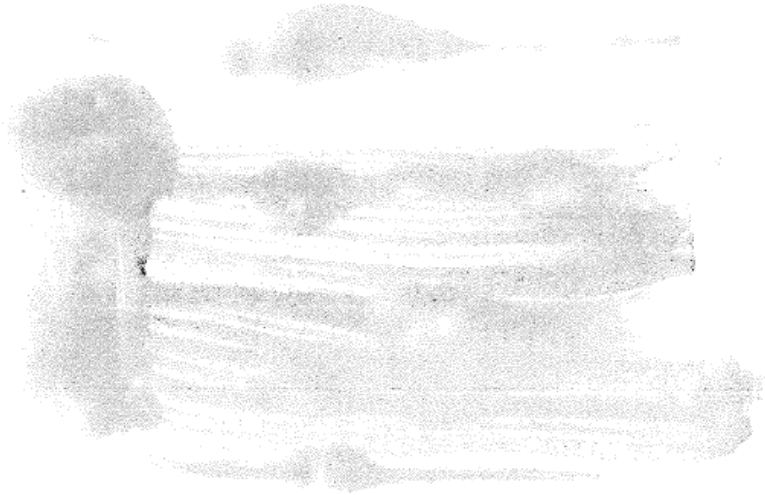








The Ben Garza Family



Mary Mayner  
12th Grade  
David Crocket High School  
3712 Ben Garza Lane #4  
Austin, Texas 78745



### The Ben Garza Family

Austin has always been an important city, as it is the capital of Texas. It is also important because it was named after Stephen F. Austin; the first to bring people into Texas to settle. There were many families important in Austin's history when it was just beginning to grow. They have lived in Austin through several generations and have played a part in making it the city it is today. One of these families is that of my grandfather, Ben Garza. His parents lived in Austin; he was born, raised, and died here. His wife and the families of five of his six children are still living in Austin.

Ben Garza, Grandpa, was born in Austin on October 8, 1889. He was the firstborn of his father, also Benjamin Garza. Tragically, his father died just 16 days after grandpa was born. Whether due to this fact, or some other, he was named just Benjamin Garza, instead of Benjamin Garza, Jr.

His father farmed for a living, while his mother took care of the house. Soon after his death, she remarried Frank C. Martines. They had two sons, Ruben and Frank C. Martines, Jr. It is determined that these boy's great grandfather was Antonio M. Martines, the last governor-general of Tejas when Texas was New Spain. Senor Martines had served from 1817 to 1822 and was the man who gave Moses Austin permission to settle three hundred families in Texas. Frank C. Martines, Jr. is still living here in Austin and is a life-time member

of the Sons of the Republic of Texas.

Frank C. Martinez died two years after the birth of his second son. One year later, his wife again remarried; this time to Theodore Valdez. They had five children, two girls and three boys. They were Moses, Vincent, Esther, Josephine, and Theodore Valdez, Jr.

As they grew older, each of the children went through Palm School in East Austin. The boys started working at odd jobs when they were old enough, and as Grandpa was the oldest, he started working first.<sup>1</sup> One of the first jobs he got was to work as an errand boy at a rock quarry north of Austin. This was at a time when mining was still done almost completely by hand, with picks and shovels. The job that was to start his career, however, was working for Fischer's Meat Market.<sup>2</sup> Grandpa was sixteen years old when he started working for Fischer's and in three year's time, he had worked his way up from delivery boy through meat cutter; until he knew as much of the trade as he needed to know. So at the young age of nineteen, my Grandfather went into business for himself at the trade he was to work at for the next thirty-five years; marketing-meat and grocery. But I'm forgetting the woman who helped him through those years: his wife.

Rosa Lozano, my grandmother, was born in San Antonio, Texas on October 23, 1891. Her parents were Elijo and Rosina Grieder Lozano. They had married in San Antonio in 1896 when he was twenty-four years old and she was fifteen. Eli, as he was called, had run away to a circus when he was fifteen



and was in a tumbling act. After Grandma, their third child, was born; They moved their family to Austin where Eli ~~was~~ worked in the Austin Foundry and Machine Shop during winter quartering. Grandma, too, was trained to go into the circus, and she made her debut on the trapeze, when she was just six and a half. She quit the circus when she was thirteen because her father retired then to live in Austin. He then worked full time at the Austin Foundry.

Eli and Rosina had nine children in all, six girls and three boys. They were Anna, Della, Rosa, Margaret, Gertrude, Agnes, R. C. (Rutledge Chester), Monk (Alfred E.), and Frank Lozano.<sup>3</sup>

Mr. Lozano started buying meat from Ben Garza, shortly after Ben had gone into business for himself. Rosa met him as she was buying meat for her family. They went together for a year and a half, once they started dating.<sup>4</sup> Ben Garza married Rosa Lozano on April 27, 1910; he was twenty years old; she was eighteen.

At the time they were married, Grandpa was renting space for his market on the corner of Tenth and Red River.<sup>5</sup> The market was on the first floor, while Grandpa and Grandma lived above it on the second floor. They were still living there at 912 Red River when Grandpa's first child was born dead, premature, in 1911. In early 1913, the Garza's were living with Mrs. Lozano at 801 East Avenue where Grandma's second baby died when it was only five months old. They were still living with Mrs. Lozano when their daughter, Norine, was born on September 26, 1914. At this time, they had both

the market at 912 Red River plus another one on 715 East Sixth. This was because Grandpa was moving his supplies from the store on Red River to the one on East Sixth; after he stocked it, he sold the one on Red River. Grandma and Grandpa moved to their first real home at 2115 Willow in 1916, where their second daughter, Geraldine, was born on September 2. They had added another market at 1009 Red River which Grandpa's father (Theodore Valdez) rented and stocked from him. In 1918, they sold this market and Grandpa bought another building further down at 1015 Red River.

In 1920, Grandma and Grandpa sold their house on Willow and moved to 912 East Second.<sup>6</sup> He sold his market at 715 East Sixth and bought another one a little farther up at 701 East Sixth. At Christmas, Grandpa would have the markets decorated a little: this both made the places more cheerful and helped to bring in more customers.<sup>7</sup> However, Grandpa thought his meat clerk had overdone the job in 1921, at the market on 701 East Sixth. He felt that there was far too much meat left sitting out, but it was an impressive sight. His best year, it might be said, was in 1922. This was the year when Grandpa had five markets operating in Austin. He had added markets at 200 West Sixth, 1602 Lavaca, and 1311 South Congress Avenue in addition to the ones on Red River and East Sixth. And as a special bonus, on March 12 of that year, their first son, Ben Garza, Jr. was born.

Their third daughter and my mother Rosa Nalle, was born on November 13, 1923, while still living at 912 East Second.



Whenever possible, Grandpa and Grandma would drive down to Yoakum, Texas, to visit some of Grandpa's brothers and sisters who had settled there. Grandma's sister Margie still lives in Yoakum. Her sisters Gertie and Agnes live in Houston.

The Garza's second son, Eli James, was born on March 23, 1926, on East Second. By 1927, Grandpa had sold his markets on Red River and West Sixth, however, his half-brothers, Mozy and Vincent, took over the market at 701 East Sixth. Grandpa was then the half-owner and meat cutter at Fletcher's Market when his last child, Betty Zoe was born on August 20, 1928.

In 1929, Grandpa sold his half of the market back to Fletcher and started another market on 115 West Sixth. He and Grandma moved to a new house at 615 Oakland Avenue in 1927. In November of 1929, the Garza's made their last move to their present address on what was then Oak Hill Road.<sup>3</sup> They had bought 165 acres of land outside of the city limits, south of Austin.

By 1933, Grandpa had sold his market on West Sixth and opened another one at 1701 Guadalupe.<sup>9</sup> He sold this market by 1937 and opened his last store, a combination grocery and market on 301 East Sixth. His son, Ben Jr. was a clerk for him at the grocery when he was fifteen. Grandpa had let Grandma's three borther, Frank, R. C., and Alfred work for him and learn the trade, when they were about the same age as Ben Jr. R. C. was the only one who remained in the trade, however, Frank and

Monk became boiler-makers.

The Garza's second-oldest daughter, Geraldine, worked then at the State Education Department as a stenographer. She married Edmund Fleming on June 4, 1939; she was twenty-four at the time. Their oldest daughter, Norine, worked as a bookkeeper for her father in 1940, while Gerry (Geraldine) went to U. T. Both Ben Jr. and Norine worked as clerks for Grandpa in 1942, and on October 20 of that year, Norine married William La Bonde.

Also in 1942, Grandpa sold his market-grocery and took up dairying on his ranch. It was not a large dairy, but they had rooms in the barn for cooling the milk and for washing the milk cans. After cooling the milk, they would separate the cream from the whole milk and sell it to a creamery. He was in the dairy business until 1947, and then quit.

The barn which he used for dairying was a rock barn with walls over a foot thick and having a tin roof. This barn has been partially remodeled by Eli J. Garza and is currently the home of Mom (Rosa Nelle) and our family.

Ben Garza, Jr. had married on April 27, 1945 to Ellen London. Meanwhile, Mom was a stenographer at the State Unemployment Commission, Betty Zoe was a clerk there, and Eli James was a student at U. T. Betty Zoe married William D. Montz on February 5, 1947 at the age of eighteen, the same age Grandma was when she was married.

After dairying, Grandpa went into the broiler ranch business in 1949. He had six broiler buildings which contained approxi-



mately two thousand chickens plus two larger building which contained approximately four thousand chickens aiece.<sup>10</sup> He was the first man in Austin to use automatic feeders and he also used conveyor belts for cleaning the building out. It was called the "Tender meat Broiler Ranch." Eli James worked at the broiler ranch for his father, until Grandpa sold it in 1954. Mom had married my father, John R. Mayner, Jr. on May 30, 1953.

In 1954, Eli owned and ran Eli's Bar and Lounge and Grandpa was his manager. This was pretty much of a retirement for Grandpa. However, he still ran from twenty-five the thirty-five head of cattle on his land and he would sell off the calves each spring.

Grandma and Grandpa gave to each of their children who wanted it, five acres of land on the ranch which they could build their homes on. Three of his daughters, Aunt Gerry, Mom, and Aunt Betty, moved to their five acres with their families and Uncle Eli, who is still a bachelor, remained living with his parents.

Grandma was a Catholic and Grandpa was a Methodist. They had raised all their children as Catholics, though, and Grandpa became a Catholic in 1940. All their grandchildren, including me, have been raised as Catholics also. After his retirement, Grandpa mainly stayed at home and took care of his cattle.

The night of September 5, 1966, Grandpa died of a brain hemorrhage. He was buried two days later.

It has been seven years since Grandpa died. Grandma is still living in the same house on the ranch. Uncle Eli is still a bachelor, living with her. Her three daughters' families are still living on the ranch. The property that the broiler ranch has been on has been bought back by Uncle Eli. They are converting the buildings into apartments.<sup>11</sup> Ben Jr. has a son fourteen years old, Ben Garza III. And at this time, Grandma has twenty-one grandchildren and ten great-grandchildren. She is eighty one years old now, but hopefully, she will enjoy life for a long time yet.<sup>12,13</sup>

## Death Takes Ben Garza

A rosary service will be held Tuesday at 8 p.m. at the Cook Funeral Home for Ben Garza Sr., 76, longtime Austin grocery store operator and rancher, who died Monday night at his ranch home on Brodie Lane.

The service will be conducted by the Rev. Eugene Dore, pastor of the Church of St. Ignatius Martyr.

Funeral services were pending Tuesday afternoon, the Cook Funeral Home announced. The family has requested that memorial contributions be made to St. Ignatius Church.

Garza was born and reared in Austin and was in the grocery

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and meat business in the city from 1908 to 1945 when he retired to his ranch. At one time, Garza owned seven meat markets in Austin.

Survivors include his widow of Austin; four daughters, Mrs. Edmund Fleming, Mrs. J. R. Mayner and Mrs. William Montz of Austin and Mrs. W. W. LaLonde of Houston; two sons, Ben Garza Jr., and Eli Garza of Austin; two half-brothers, Frank Martinez and Vincent Valdez; two half-sisters, Mrs. Dennis Perry of Austin and Mrs. Ralph Pruett of California; 18 grandchildren and two great-grandchildren.

#### Obituary of Ben Garza

La Fuerza, September 8, 1966

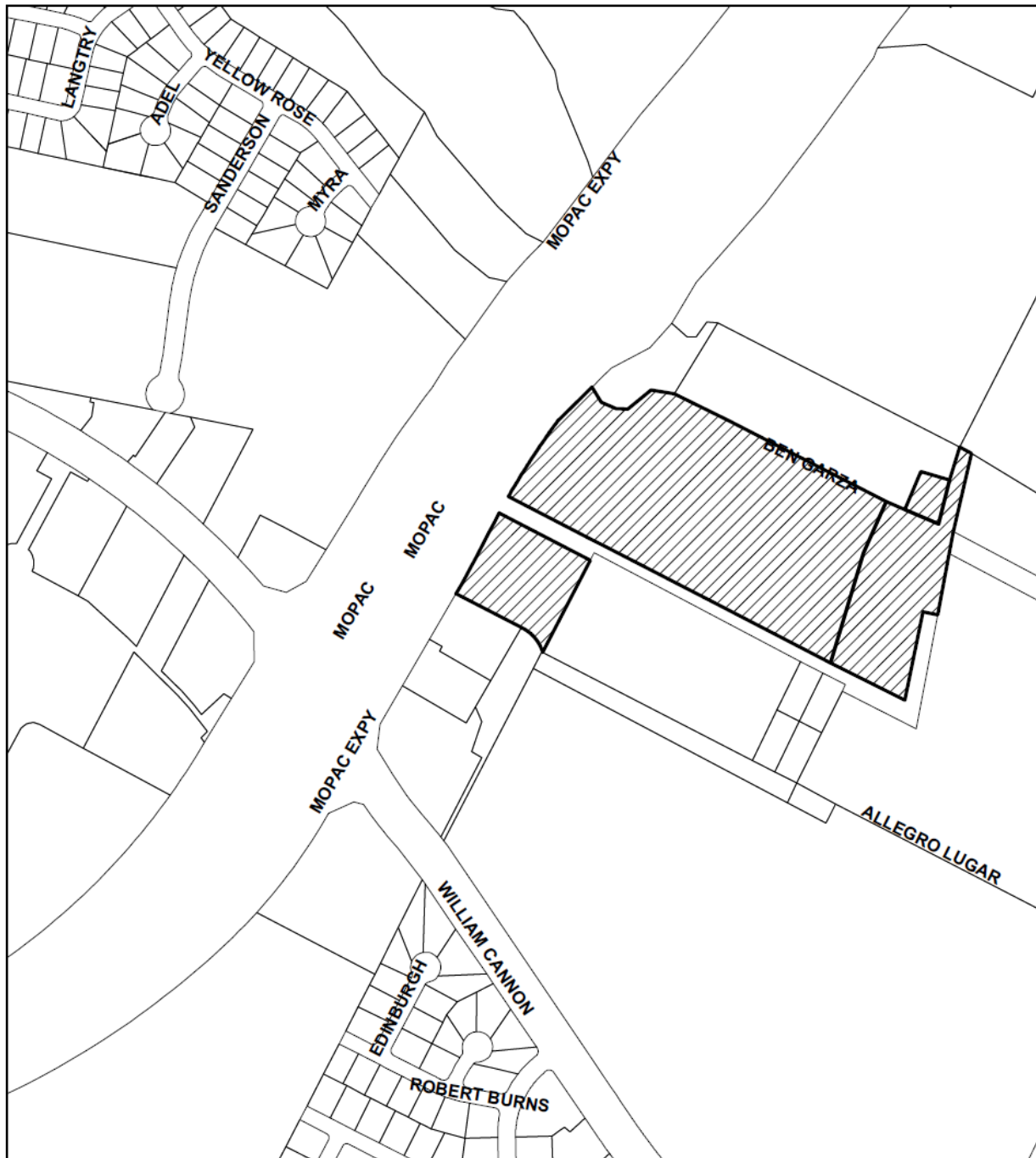
Eli James Garza died peacefully on Tuesday, June 7, 2005, at his home in southwest Austin Texas. An Austin native, Garza was born on March 23, 1926, in Austin to Ben Garza, Sr. and Rosa Lozano Garza. He attended St. Edwards Academy from 1942 to 1945 and then studied architecture at the University of Texas. As a child and into early adulthood, he worked alongside his father and family at Ben Garza's meat markets. Having an entrepreneurial flair, he embarked on his first business with the opening of Eli's Lounge - now Hut's Hamburgers - on 5th Street, downtown, from 1954 to 1964. He then went on to manage the Alamo lounge. In the late 1960's, Garza changed careers and became a building inspector through the Veteran's Administration. In 1971, Garza launched his own inspection company, Building Compliance Inspectors, and was joined by longtime friend and business partner, Earl "Mac" McComis. Garza and McComis were successful and grew their business to serve many homebuilders throughout the greater Austin area. In 1978, McComis left to start his own firm. Garza then brought on Truman Leach, who worked with him for nearly 20 years. For the last 15 years, Garza resided on the ranch in southwest Austin that his parents purchased in 1928. An avid gardener, Garza loved the land and dedicated himself to its care and preservation. He enjoyed architecture, construction and design, and had an eye for collecting antiques, especially primitives. He was a lifetime member of the Elks. He was preceded in death by his parents; sisters, Norine LaLonde, Rosa Nelle Mayner and Betty Zoe Beck; and brother, Ben Garza, Jr. He is survived by his sister, Geraldine Fleming and many nieces and nephews. The family would like to express special thanks to the staff at The Heritage, Hill Country Care Providers and Hospice Austin. Memorial services will take place on Saturday, June 18th at 1:00 p.m., at Cook-Walden/Forest Oaks Funeral Home. In lieu of flowers, memorials may be made to Hospice Austin, the American Cancer Society, Sisters of the Holy Cross Ministry with the Poor Fund or the charity of your choice.




Cook-Walden Forest Oaks Funeral Home  
6300 West William Cannon Drive  
Austin, TX 78749  
(512) 892-1172  
Fax: (512) 892-4226  
E-mail: [cwalden@oi.com](mailto:cwalden@oi.com)  
[www.cookwalden.com](http://www.cookwalden.com)

Obituary of Ben Garza's son, Eli, who lived on the family ranch in his retirement.



## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 417'

## NOTIFICATIONS

CASE#: HDP-2016-0401  
3712, 3800, 3801 & 4003  
BEN GARZA IANE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## Valdes Brothers Buy Garza Market

"Mozy" Valdes, better known as "Mozy" Garza, and his brother Vincent Valdes, have succeeded Ben Garza in the ownership and management of the Garza market at 701 East Sixth street.

The Garza market will continue to handle the best quality meats and poultry, it was stated.

"Mozy" Valdes has been associated with the founder of the business, Ben Garza, since 1907, nearly 20 years ago, when the business was first established. Vincent Valdes, his younger brother, joined the firm several years later, after his graduation from Nixon-Clay Business college, following his completion of the local high school course.

News article on the acquisition of Ben Garza's market by the Valdes brothers  
Austin Statesman, November 20, 1926

**NEW MANAGEMENT**

Having purchased Fletcher's Market at 115 West Sixth Street, I cordially invite your patronage beginning

**FRIDAY MORNING, APRIL 1**

The New Name Will Be

**BEN GARZA'S MARKET**

—and will be run strictly up-to-date in every respect, with only the best of meats of all kinds and fresh dressed poultry.

*U. S. Inspected Meat.*

I shall appreciate your patronage and give you the very best services possible to render.

Phones 8453, 4588  
115 West 6th St.

Ad for Ben Garza's new west side market  
Austin Statesman, April 1, 1927

<b>BEN GARZA CASH MARKET</b>	
1701 GUADALUPE	PHONE 2-1124
WE DELIVER PLENTY OF FISH AND OYSTERS FRUITS AND VEGETABLES OF ALL KINDS	
ALLIGATOR PEARS .....	2 for 25c
OYSTERS—Louisiana Cultivated .....	Pint 35c
LAMB CHOPS .....	Lb. 23c
LAMB LEG .....	Lb. 20c
LAMB SHOULDER .....	Lb. 10c
LAMB STEW .....	Lb. 5c
HENS—Large and Fat .....	Each 50c
FRYERS—Large and Fat .....	Each 50c
BEEF ROAST—Forequarter .....	Lb. 10c
BEEF ROAST—Hindquarter .....	Lb. 15c

Ad for the Ben Garza Cash Market (meats)  
Austin Statesman, October 16, 1931

## BEN GARZA JOINS VALDES MARKET STAFF

Association of Ben Garza, meat market man with 27 years of experience in catering to the people of Austin, is announced by Valdes Brothers market located at 701 East Sixth street.

In joining the Valdes Brothers market, Mr. Garza returned to the place where he first started in the market business here, since he founded this business back in 1907 under the name of the Garza market. Later, Mozy and Vincent Valdes, present operators of the market, acquired the firm's interests and Mr. Garza established another market in a different section of the city.

The Valdes Brothers market is one of the largest and most complete in the city. Besides handling a complete line of meats and delicatessen products, it maintains a vegetable and fruit department which is in charge of Julius Dunham, one of Austin's best known vegetable and fruit dealers. Recently a line of grocery items, particularly those needed for picnics, outings and similar occasions, was added. A line of Jewish breads and kosher products also is carried.

With the return of cooler weather, Valdes market announces it has a select line of pork sausage and other pork products as well as fish and oysters. Any cut of meat—pork, veal, beef, mutton and lamb—is offered to the customer and dressed chicken is featured.

News article relating Ben Garza's association with the Valdes Market  
Austin Statesman, September 22, 1934