

**HISTORIC LANDMARK COMMISSION
JUNE 27, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0409
48 WALLER STREET**

PROPOSAL

Demolish a ca. 1961 house.

ARCHITECTURE

One-story, L-plan brick-veneered frame house with an integral carport; single and paired 2:2 metal frame windows; small shed-roofed entry hood.

RESEARCH

The house was built in 1961 for Morris and Beatrice Riojas, who had previously lived around the corner (across a driveway) at 1107 Lambie Street (no longer standing). Morris Riojas was born in Mexico and was living with his uncle, Alex Guajardo in rural Travis County at the time of the 1940 U.S. Census. Morris Riojas went on to become a mechanic for Burkhalter Spring and Alignment on Colorado Street, and later for B.F. Goodrich Tires on Congress Avenue. By the early 1980s, he was working at El Galindo, a tortilla and taco shell manufacturer, and importer of Mexican specialties. Beatrice Riojas worked as a building maid in the State Highway Building in the mid-1960s, then operated a tavern, Bea's Place on E. 7th Street, in the early 1970s.

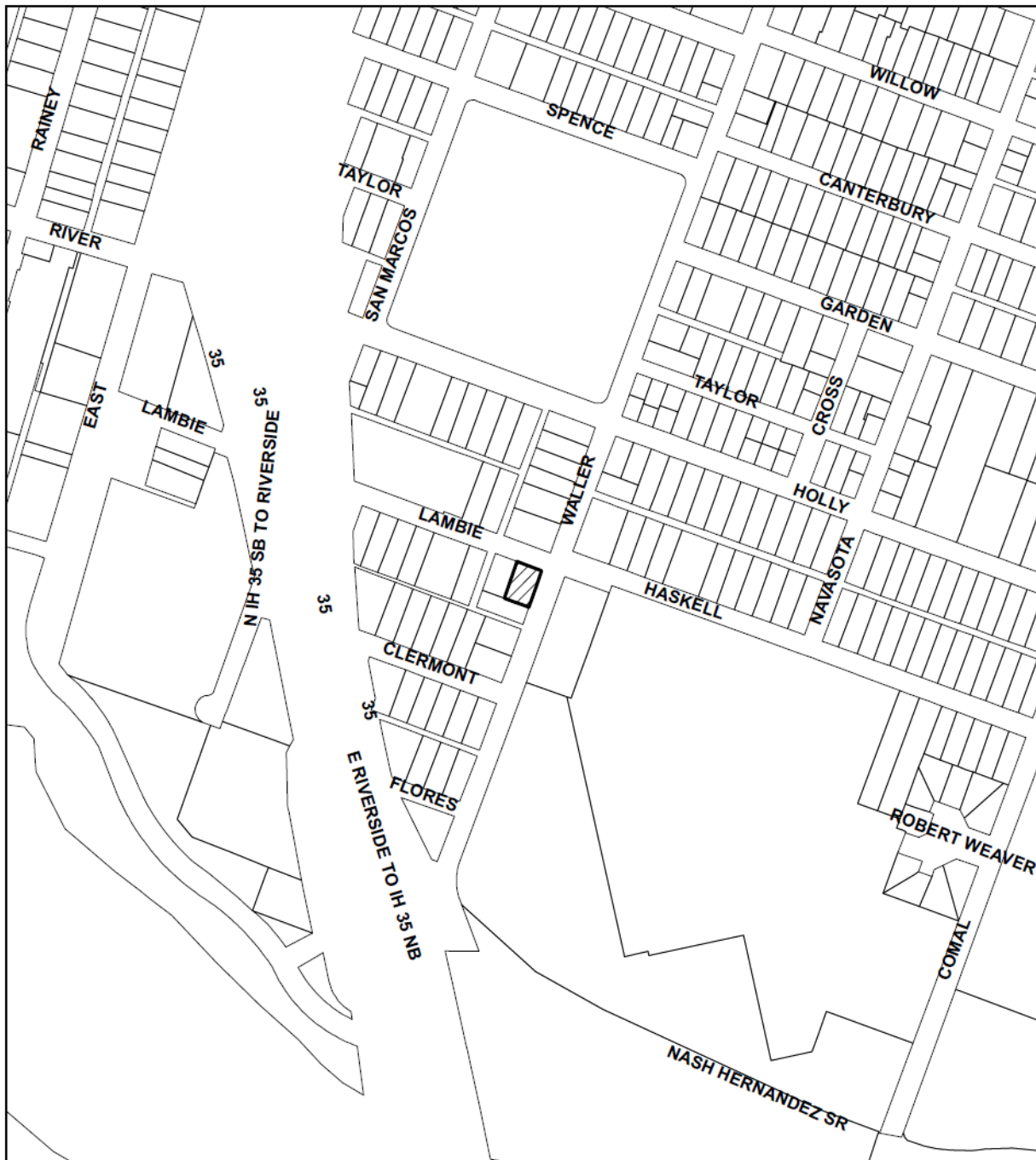
STAFF COMMENTS

The house is not listed in any City survey.




STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



1" = 333'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0409
48 WALLER STREET

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.



48 Waller Street
ca. 1961



OCCUPANCY HISTORY
48 Waller Street

From City Directories, Austin History Center
Prepared by the City Historic Preservation Office
June, 2016

1992	Morris O. and Beatrice R. Riojas, owners Employed by El Galindo, tortillas and Mexican specialty items, 1601 E. 6 th Street.
1985-85	Morris O. and Beatrice R. Riojas, owners Employed by El Galindo, tortillas and Mexican specialty items, 1601 E. 6 th Street.
1981	Morris O. and Beatrice R. Riojas, owners Employed by El Galindo, tortillas and taco shells, Mexican specialty items, 1111 E. 6 th Street.
1977	Morris O. and Beatrice Riojas, owners Mechanic, B.F. Goodrich, 116 Congress Avenue.
1973	Morris O. and Beatrice R. Riojas, owners Morris: Mechanic, B.F. Goodrich, 116 Congress Avenue and 2315 S. Congress Avenue. Beatrice: Proprietor, Bea's Lounge, 1405 E. 7 th Street.
1968	Morris O. and Beatrice R. Riojas, owners Mechanic, B.F. Goodrich, 116 Congress Avenue.

- 1965 Morris O. and Beatrice R. Riojas, owners
 Morris: Mechanic, Burkhalter Spring and Alignment, 310 Colorado Street.
 Beatrice: Building maid, State Highway Department.
- 1962 Morris O. and Beatrice R. Riojas, owners
 Machinist, Burkhalter Spring and Alignment, 310 Colorado Street.
 NOTE: The current house was built in 1961. Morris O. and Beatrice R. Riojas previously lived at 1107 Lambie Street, around the corner, and with a shared lot line. The house at 1107 Lambie Street appears to have been built in 1952. Morris O. Riojas was a mechanic for Burkhalter Spring and Alignment for all of the time that he and Beatrice lived at 1107 Lambie (1952 – 1961). They previously lived at 45 East Avenue.

BIOGRAPHICAL NOTES

Morris and Beatrice Riojas (ca. 1961 -)

The 1940 U.S. Census shows Morris Riojas as the 18-year old nephew of Alec Guajardo, who lived in rural Travis County. Morris Riojas had been born in Texas and is listed as a farmer. His uncle, Alec Guajardo, 34, was born in Mexico, and is also listed as a farmer.



Beatrice Rebora Riojas

Our beloved Beatrice Rebora Riojas, age 73, resident of Austin, was called by our Heavenly Father after a brief battle with cancer on Monday February 11, 2002.

Beatrice was preceded in death by her parents and her son, Morris Riojas Jr.

A lifelong member of St. Mary's Cathedral, Beatrice was that family member, friend and neighbor that shall never be forgotten.

She is survived by her beloved husband of 59 years, Morris Riojas Sr., son, Curtis Riojas, daughter, Nancy Horton Hakki, stepsister, Gloria Melendez, grandchildren, Cindy Embrey, Frank Riojas, Kathy Andrews, and Jennifer Riojas. She is also survived by nine great-grandchildren.

Recitation of rosary 7:30 p.m. Wednesday, at the Mission Funeral Home Chapel. Mass of Christian burial will be celebrated Thursday 10:00 a.m. at St. Mary's Cathedral, the Reverend Father Richard Tijerina will officiate. Interment will follow in Assumption Cemetery.

Serving as pallbearers are Lupe Riojas Jr., Michael Riojas, Frank Riojas, Frank Castilleja, Johnny Trevino and Edward Santos.

Honorary Pallbearers Lupe Riojas Sr. and Paul Riojas.

Arrangements by Mission Funeral Home, 1615 E. Cesar Chavez, 512-476-4355. To view memorials on-line, visit www.missionmemorials.com

Obituary of Beatrice Riojas
Austin American-Statesman, February 13, 2002

Morris RIOJAS
1922 - 2016



RIOJAS, Morris

Morris Riojas, 94, of Austin, Texas passed away on May 16, 2016. He was born in Pflugerville, Texas on March 6, 1922. He married Beatrice Rebora Riojas in 1949 and they were married 53 years.

Morris served in the Army in World War II in the Philippines and spent his career as a mechanic.

He is survived by his daughter Nancy Horton and her husband Tom Scott, son Curtis Riojas and wife Marie Rose, sisters Amelia Riojas and Crispina Rodriguez and many nieces and nephews and grandchildren.

He is preceded in death by his wife Beatrice, his grandparents Ignacio and Cruz Ortegon, parents Santiago and Crispina Ortegon. A Rosary will be held at 6:00 pm on Wednesday, May 18, 2016 at Cook Walden Funeral Home, 6100 North Lamar Blvd, Austin, Texas. Funeral service will be held at 9:30 am on Thursday, May 19, 2016 at St. Mary's Cathedral, 203 E 10th Street, Austin, TX 78701 with burial to follow at Assumption Cemetery.

Obituary of Morris Riojas
Austin American-Statesman, May 18, 2016

Joe Hoffman

14

12A

Elm Grove

Brick veneer Residence & attach CP & Storage

80808

8-7-61

8,500.co

Owner

5

w On lot

36217

RESIDENCE

SANITARY SEWER SERVICE PERMIT
Austin, Texas

Nº 36217

Received of

Date.

Address

Amount

Builder or Owner

Plumber

Lot.

Subdivision

Plat No

Date of Connection 10-19-61

By City 76' w. of P.C. of wallor

By Plumber LAMBIE

Checked By Burton

Size Main 6" Depth ± 8'

Main Assign. 20' N of S p

Stub Depth 3' Prop. Line

Stub Location TO be AT WLL on

Book No. A 234 LAMBIE

Paving Cut No.

[illegible]

24' Pine

Pipe

Wyes

1 Bends 47

Reducers
Plugs

Sand

Gravel

Remix
G4000000

Suppers

Castings

Lap Other 99

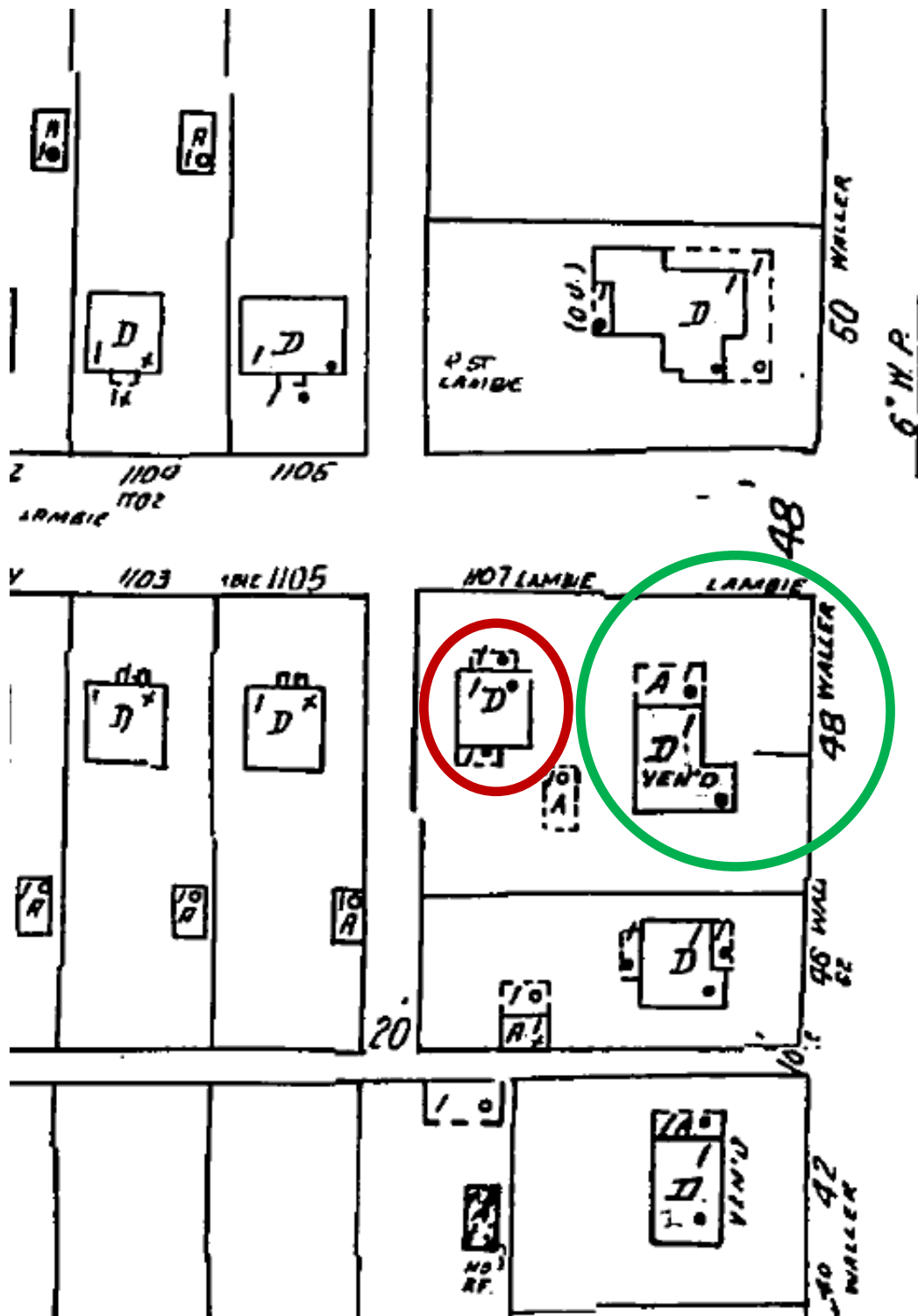
Q. Are you a member of the I.A.B.C.?

Labor: 0 hrs. 185
1 hr. Truck 150

criminel Nazary 138

Total 20.86

Sewer service permit for this address (1961)



The 1962 Sanborn map shows the house (in green) with the Riojas' former house at 1107 Lambie Street (in red).