

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2017-0006

HLC DATE:

April 24, 2017

PC DATE:

APPLICANT: Thrower Design, agent for the owner

HISTORIC NAME: Bonugli Store

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: 78 San Marcos Street

ZONING FROM: SF-3-NP to LO-MU-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district zoning to Limited Office - Mixed Use – Historic Landmark – Neighborhood Plan (LO-MU-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture, historical associations, and community value.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The building is recommended for local landmark designation in the East Austin Historic Survey (2016).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: East Cesar Chavez Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, front-gabled frame commercial building with a stepped parapet roof along the Spence Street (north) side of the building; cutaway corner at the corner of Spence and San Marcos Streets; plate-glass replacement windows.

Historical Associations:

Louis and Johanna Bonugli built this store and their adjacent home in 1925, after living across San Marcos Street at 1001 Spence Street for several years, where they operated a family grocery business that had been started by his widowed mother, Mary. Louis Bonugli was born in 1883 in Texas to an Italian-born father who was in the grocery business for many years. The first known Bonugli grocery business was on E. 6th Street in 1880; the family moved their homes and business to E. 1st Street (now Cesar Chavez Street) by 1900. Lewis [sic] Bonugli first appears in the 1900 U.S. Census as the 17-year old son of M. (Michael) and Mary Bonugli,

who were living on E. 1st Street. Michael Bonugli was a grocer. Louis' older brother, Walter, was a clerk in the family grocery business, while Louis is listed as a day laborer.

By 1910, the family patriarch, Michael Bonugli, had passed away, and his widow, Mary Bonugli, was running the family grocery business at 1201 E. 1st Street, which was also her home. Louis Bonugli was living with his mother on E. 1st Street, but was working as a bottler for the Star Bottling Works, operated by Noyes D. Smith, who later went on to make his fortune in importing Oklahoma coal for Austin consumers. Louis' brother, Walter Bonugli, was the superintendent of the soft-drink bottling company. He lived two doors down from his mother, at 1205 E. 1st Street. Walter Bonugli continued his career in the soft-drink business, and later became a salesman for Swift & Company, a meat-packing company.

Louis Bonugli went into the family business, first with his aging mother, at her store at 1001-03 Spence Street, where his mother lived, and then in 1925, opening this store with his wife, Johanna. The Bonugli family remained in business here until 1970. Louis and Johanna Bonugli transferred the business to their son, Louis Bonugli, Jr., in 1954, a year before Johanna Bonugli passed away. The Bonuglis were typical small grocery owners of the time – they were associated with a national franchise, such as Rite-Way Stores in the 1930s, and Red and White Grocery Stores in the 1940s and 1950s. This affiliation allowed them greater buying power for national brands and products, and got them publicity in the newspaper ads for national brands. The Bonuglis continued as a major force in the neighborhood grocery business for many years – newspaper stories in the Austin American and Statesman detail Louis Bonugli's continued involvement with retail grocery associations in the city as well as charitable and civic events. That these neighborhood groceries held on through the 1950s and 1960s with the construction of large supermarkets, some even by chains such as Piggly-Wiggly and Red and White, is evidence of the importance of the Bonugli store and others like it in the history of Austin neighborhoods. The Bonugli family business remained at this site until around 1970. Dorothy Savage had a thrift shop here in the 1970s; in the 1980s, the building became a residential rental unit, and in the early 1990s, it was the Casa Guadalupe Catholic Center.

The Bonugli Store building has great significance in representing the bygone era of “mom-and-pop” grocery stores that were once common in older Austin neighborhoods. These stores were fixtures in the neighborhoods they served, and the fact that this store remained in the same family for over 50 years is a testament to the importance of these neighborhood centers. Many of these stores were owned and operated by immigrant families, or their first-generation American children, and many of the early grocers in East Austin were Italians, like Michael Bonugli, the patriarch of this family. The Bonugli store retains a high degree of integrity, and is recognizable as a store, whereas many smaller grocery ventures were either located in a room of a private house, or in a small outbuilding. This building was built as a commercial building, with its cutaway corner and stepped parapet roof. Its identity is very significant in telling the story of the pattern of development in this old East Austin neighborhood and as the city as a whole.

PARCEL NO.: 0203040310

LEGAL DESCRIPTION: LOT 10 BLK 1 OLT 43 DIV O SPENCE ADDN

ESTIMATED ANNUAL TAX ABATEMENT: \$3,736 (income-producing); city portion: \$1,143.

APPRAISED VALUE: \$655,967

PRESENT USE: Vacant

CONDITION: Good

PRESENT OWNER:

Carrie Altemus
1318 Ursulines Avenue
New Orleans, Louisiana 70116

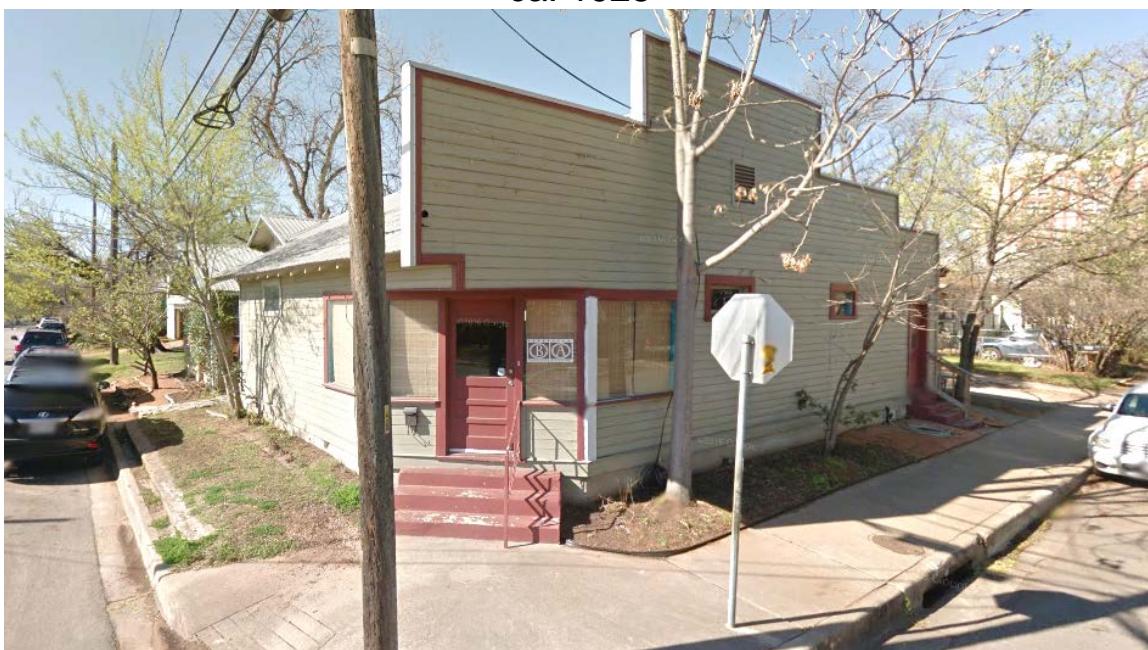
DATE BUILT: ca. 1925

ALTERATIONS/ADDITIONS: Modifications to the storefront windows.

ORIGINAL OWNER(S): Louis and Johanna Bonugli (1925)

OTHER HISTORICAL DESIGNATIONS: The building is contributing to the Willow-Spence Historic District.

76-78 San Marcos Street
ca. 1925



OCCUPANCY HISTORY
76-78 San Marcos Street

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2013

1992	76:	Ramon T. Guevara, renter Employed by Travis High School
	78:	Casa Guadalupe Catholic Center Rev. Elias Limon, pastor

1985-86	76:	Joel and Dora Almendaroz, renters No occupation listed
	78:	Jose A. and Mercedes Almenderez, renters Painter
1981	76:	Javier and Dora Almandarez, renters Laborer, Glastron Boat Company, 9108 Reid Drive.
	78:	Jose A. and Mercedes Almandariz, renters Employed by Castilian Cement (no listing in the directory). Also listed are Vicente and Trinidad Almandariz; neither had an occupation shown.
1977	76:	Rosalva Torrez, renter Homemaker Services for the Elderly
	78:	Dorothy's Thrift Shop, used clothing (Dorothy Savage, proprietor). NOTE: Dorothy Savage lived at 3203 French Place. Victor and Ascension Ramirez, renters Employed by Sta-Krisp Company, potato chips, 1623 Toomey Road.
1973	76:	Vacant
	78:	Dorothy's Thrift Shop, used clothing (Dorothy Savage, proprietor). A: Beatrice Gonzalez, renter No occupation listed
1968	76:	Frances Garcia, renter No occupation listed
	78:	Bonugli Red and White Grocery Louis M. Bonugli, Jr., proprietor
1965	76:	Vacant
	78:	Bonugli Red and White Grocery Louis M. Bonugli, Jr., proprietor James and Annie McCoy, renters U.S. Army
1962	76:	John and Catherine Mills, renters Salesman, Bruce Pie Company
	78:	Bonugli's Red and White Grocery and Market Louis M. Bonugli, Jr., proprietor Charles A. and Margie Barnett, renters Charles: U.S. Air Force Margie: Checker, Bonugli's Red and White Grocery and Market.
1959	76:	Vacant
	78:	Bonugli Red and White Grocery and Market Louis M. Bonugli, Jr., proprietor
1955	76:	Eugene T. and Ina M. Baker, renters U.S. Air Force
	78:	Bonugli's Red and White Grocery and Market Louis M. Bonugli, Jr., proprietor NOTE: Louis M., Jr. and Jewell Bonugli also lived on the premises.

1952	76:	Evelyn P. Schovajosa, renter Book-keeper, 1 st Federal Savings and Loan, 917 Congress Avenue.
	78:	Bonugli's Grocery Louis M. Bonugli, proprietor NOTE: Louis M. and Johanna Bonugli lived at 80 San Marcos Street. NOTE: Louis M., Jr. and Jewell Bonugli lived at 78 San Marcos Street; he was the manager of Bonugli's Grocery.
1949	76:	Evelyn P. Schovajasa, renter Teller, 1 st Federal Savings and Loan, 917 Congress Avenue.
	78:	Bonugli's Grocery Louis M. Bonugli, proprietor NOTE: Louis M. and Johanna Bonugli lived on the premises. NOTE: Louis M., Jr. and Jewell Bonugli also lived on the premises; he was a clerk at Bonugli's Grocery.
1947	76:	Strugaus H. and Rachel Womack, renters Division manger, Sears, department store, 900-02 Congress Avenue.
	78:	Louis and Johanna Bonugli, owners Grocery, 909 Spence Street, the former address for this building.. Also listed is Louis Bonugli, Jr., a clerk at Bonugli's Grocery, 909 Spence Street.
1944-45	76:	Ned E. and Viola Lee, renters Manager, Bonugli's Grocery, 909 Spence Street. NOTE: Viola Lee was the daughter of Louis and Johanna Bonugli.
	78:	Louis and Johanna Bonugli, owners Grocery, 909 Spence Street.
1941	76:	Ned E. and Viola Lee, renters Deputy sheriff NOTE: Viola Lee was the daughter of Louis and Johanna Bonugli.
	78:	Louis and Joanna Bonugli, owners Grocery, 909 Spence Street Also listed is Louis Bonugli, Jr., a clerk at Bonugli's Grocery.
1939	76:	The address is not listed in the directory.
	78:	Louis and Joanna Bonugli, owners Grocery, 909 Spence Street Also listed is Louis Bonugli, Jr., a clerk at Bonugli's Grocery.
1937	78:	Louis and Joanna Bonugli, owners Grocery, 909 Spence Street Also listed is Louis Bonugli, Jr., a clerk at Bonugli's Grocery.
1935	78:	Louis and Joanna Bonugli, owners Grocery, 819 Spence Street – the former address for 909 Spence Street. Also listed is Louis Bonugli, Jr., a clerk at Bonugli's Grocery.
1932-33	78:	Louis and Joanna Bonugli, owners Grocery, 78 San Marcos Street. Also listed is Louis Bonugli, Jr., no occupation shown.
1930-31	78:	Louis and Johanna Bonugli, owners Grocery, 819 Spence Street

Also listed are Viola Bonugli, a cashier at the P-K Sandwich Shop, 108 E. 7th Street, and across from the University of Texas on Guadalupe Street.
NOTE: 819 Spence Street is the former address for this building.

- 1929 78: Louis and Johanna Bonugli, owners
 Grocery, 819 Spence Street.
 Also listed is Viola Bonugli, no occupation shown.
 NOTE: 819 Spence Street is the former address for this building.
- 1927 78: Louis and Johanna Bonugli, owners
 Grocery, 819 Spence Street.
 NOTE: 819 Spence Street is the former address for this building.
- 1924 The address is not listed in the directory.
 NOTE: Louis and Johanna Bonugli are listed at 1001 Spence Street; they had a grocery business there. 1001 Spence Street would have been on the southEAST corner of Spence and San Marcos Streets; this building is on the southWEST corner.

BIOGRAPHICAL NOTES:

The 1940 U.S. Census shows Louis and Johanna Bonugli as the owners of the building at 78 San Marcos Street, which was worth \$3,500. Louis Bonugli was 56, had been born in Texas, and was a grocery man. Johanna Bonugli was 49, had been born in Denmark, and had no occupation listed. With them lived their son, Louis Bonugli, Jr., 24, who had been born in Texas and was a clerk in a grocery store.

At 76 San Marcos Street lived Ned E. and Viola Lee, who rented the house. Ned E. Lee was 33, had been born in Texas, and was a deputy sheriff. Viola Lee was 28, had been born in Texas, and had no occupation listed.. They had a daughter, Latrelle Lee, 7, who had been born in Texas.

LEE-BONUGLI IS PRETTY WEDDING

In an early fall wedding solemnized Monday evening at the Ward Memorial Methodist church, Miss Viola Bonugli, daughter of Mr. and Mrs. Louis Bonugli, became the bride of Ned E. Lee of Austin with the Rev. H. H. Bain, pastor of the church, reading the ceremony.

The altar was banked with fern against which baskets of pink roses were placed, and similar floral decorations adorned the church.

The wedding music was played by Miss Dorothy Erwin at the organ, who also played the accompaniment for Mrs. Lyman J. Bailey's nuptial solo, "I Love You Truly."

The bride was attended by Miss Katherine Pinckney as maid of honor, who wore blue satin and carried pink roses, and by Misses Ruth Pinckney and Erna Guttman as bridesmaids. The bridesmaids' frocks were of satin, made with fitted bodice and long full skirts. Miss Pinckney's was of burnt orange and Miss Guttman's of peach, and both carried roses.

The bridegroom was attended by his brother, Ira Lee of Taylor, as best man, and the groomsmen were J. W. Nunnery and Ladner Nau.

The bride, who was given in marriage by her father, wore a model in white satin, fashioned in the new silhouette and with short lace jacket. Her tulle veil was caught at the head with orange blossoms, and she carried a bride's bouquet of white roses and lilies of the valley.

After the ceremony, a wedding reception was held at the home of the bride's parents, and later in the evening Mr. and Mrs. Lee left for a trip to Houston and Galveston. They will make their home in Austin.

Story on the wedding of Viola Bonugli and Ned E. Lee
Austin Statesman, September 8, 1931

The 1930 U.S. Census shows Louis and Johanna Bonugli as the owners of the structure at 78 San Marcos Street, which was worth \$8,000. Louis Bonugli was 46, had been born in Texas to an Italian-born father and a Texas-born mother, and was a merchant. Johanna Bonugli was 39, had been born in Denmark, and had no occupation listed. She had immigrated to the United States in 1899 and was a naturalized citizen. They had 2 children: Louis, Jr., 14; and Viola, 18. Both had been born in Texas and neither had an occupation listed. With them lived Johanna's mother, Dortha Harton, an 81-year old Danish-born widow, who had immigrated to the United

States in 1899 and had no occupation listed. She was a naturalized citizen. There is no listing for any structure at 76 San Marcos Street in the census report.

The 1920 U.S. Census shows the Bonugli family living at 1001 Spence Street. Louis Bonugli was a merchant with a grocery store. No other family member had an occupation listed.

Johanna Bonugli died in 1955 in Austin; her death certificate shows her permanent address as 80 San Marcos Street. She was born in Denmark and was a housewife. His 1960 death certificate shows that Louis M. Bonugli, Sr. died on Christmas Day, 1960 at the Delwood Nursing Home. His permanent address is listed as 75 San Marcos Street. He was born June 30, 1883 in Austin to Michele Bonugli and Mary Walters, and was a retired grocery man. He was a widower.

Mrs. Bonugli Dies at Her Home Here

Mrs. Louis Bonugli Sr., 64, who for almost 40 years helped her husband operate the L. Bonugli Red & White Grocery and Market at 78 San Marcos, died early Saturday at her home next to the store.

Mrs. Bonugli came to Austin from Denmark with her family when she was nine years old and had lived here ever since.

The Bonuglis turned over the operation of the store to their son, Louis Bonugli Jr., a year and a half ago. They had started the store in that same spot.

She belonged to Ward Memorial Methodist Church where she was active in church work, and to the Retail Grocers Auxilliary.

She is survived by her husband, Louis Bonugli Sr.; a daughter, Mrs. N. E. (Speedy) Lee; her son, Louis Bonugli Jr.; two grandchildren and two great grandchildren, all of Austin; three brothers, Chistian Harton of Austin, Peter Harton and Lauritz Harton, both of Danevang, Texas.

Funeral services will be held at Cook Funeral Home Sunday at 4:30 p.m. The Rev. Fred P. Bishop, will officiate, assisted by the Rev. Reginald Hardy of San Antonio and by the Rev. E. W. Wells of Dallas, formerly of Austin.

Burial will be in Capitol Memorial Gardens. Pallbearers will be Bill Harton, Hans Harton Jr., Verner Harton, Otto Harton and Einer Harton.

News story on the death of Johanna Bonugli
Austin American-Statesman, April 17, 1955

LOUIS M. BONUGLI SR.
 Funeral services for Louis M. Bonugli Sr., were held Tuesday morning at the Cook Funeral Home with the Rev. Luster Lockett and the Rev. Reginald Hardy officiating.
 Burial was in Capital Memorial Gardens.
 Pallbearers were Tommie Hatfelder, Ray Sylvester, Hans Harton, Bill Harton, Verner Harton and Ott Harton.

Story on the funeral of Louis M. Bonugli, Sr.
 Austin Statesman, December 28, 1960



Thermometer from Bonugli's Food Store (date unknown)

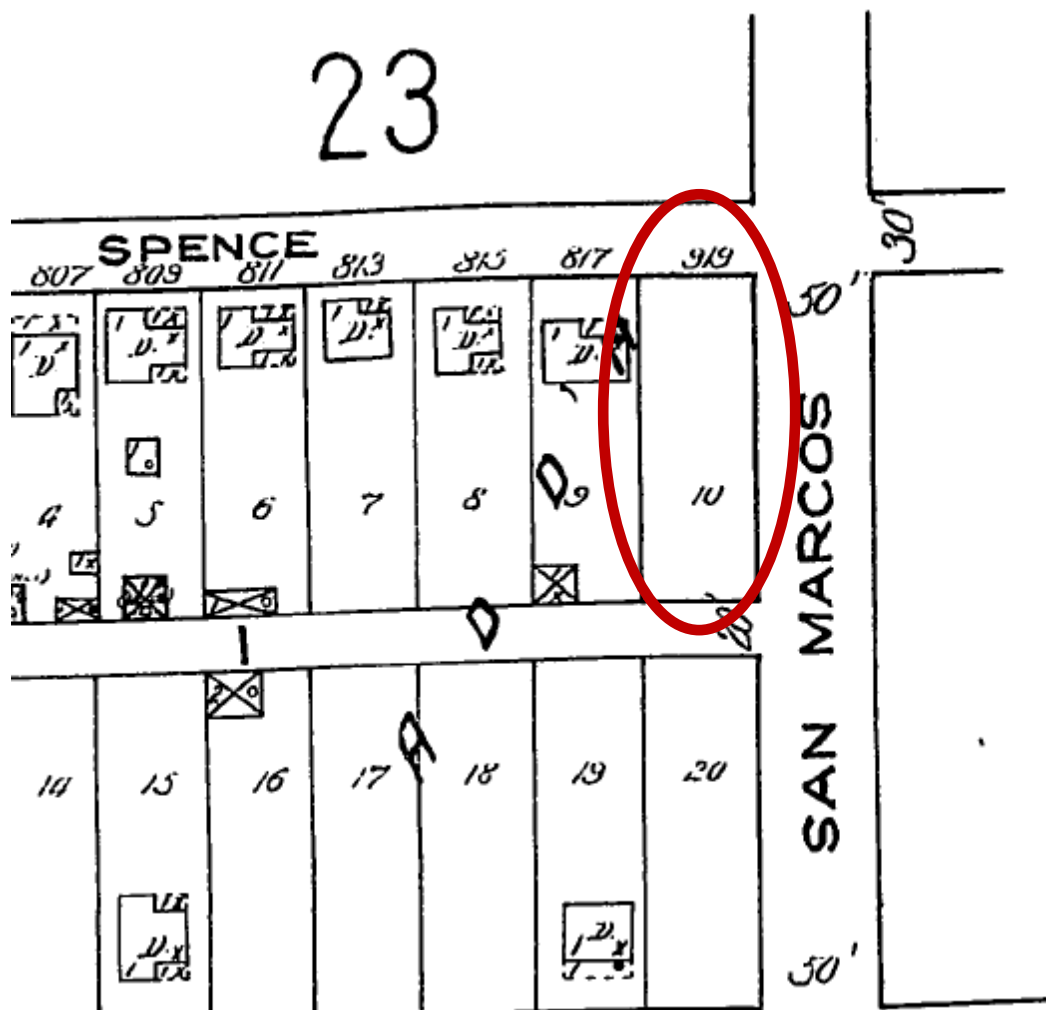
Announcing

The opening of our new Meat Market in the Big Little Store. Here are a few of our specials for today only—

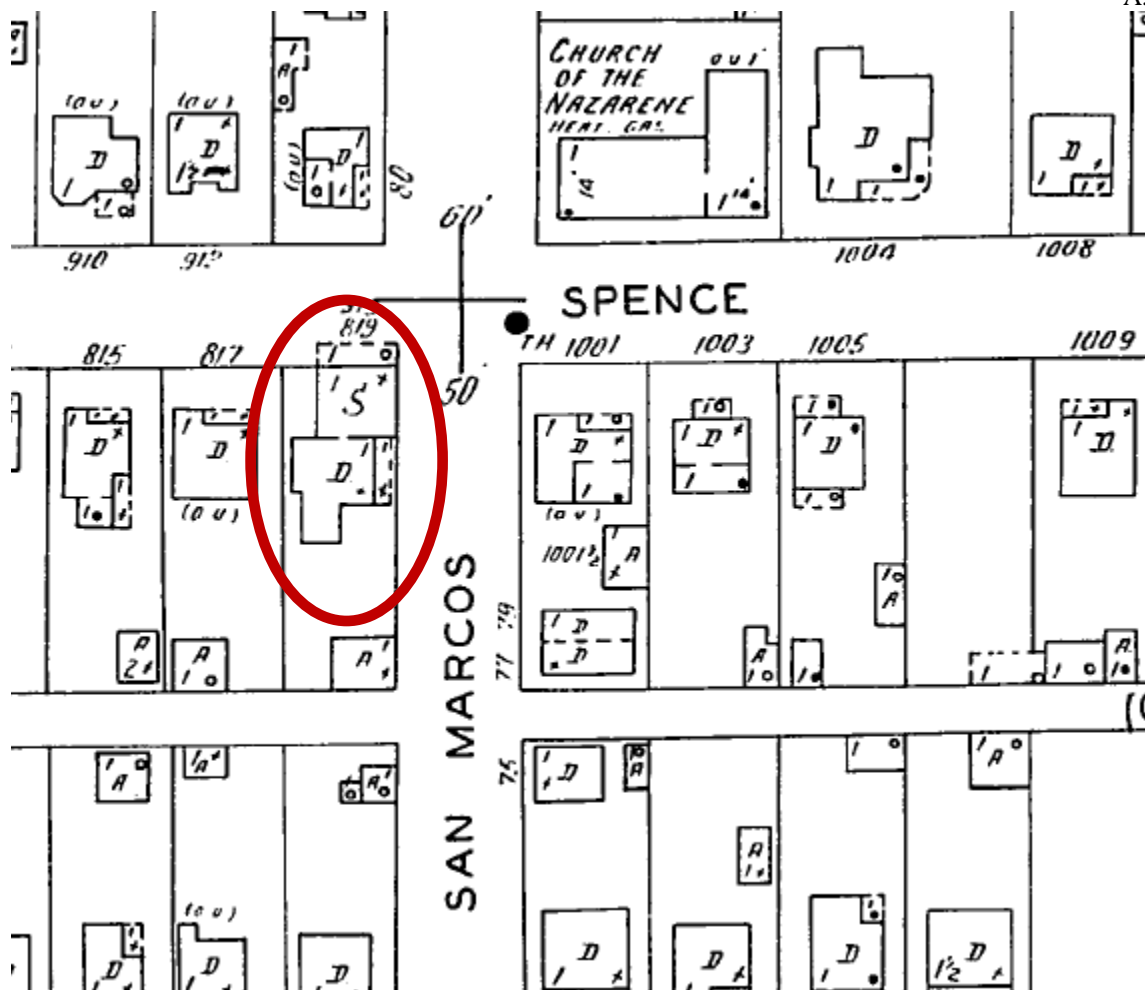
SWIFT'S PREMIUM BACON, sliced, per lb.	40c
TOMATOES, No. 2 cans, each.	8c
PORK AND BEANS, No. 2 cans, each.	8c
SUGAR, a 10-lb. bag.	74c
Or a 5-lb. bag for.	38c
GOLD BAR PEACHES, No. 2 1/4.	26c
DEL MONTE SALMON, 1-lb. cans, each.	27c
SWIFT'S CIRCLE "S" PICNIC HAMS, per lb.	26c
SWIFT'S PREMIER HAMS, per lb.	30c

Louis Bonugli
 Proprietor of the Big Little Store.
 Corner Spence and San Marcos Sts.

Advertisement for the Bonugli Grocery Store
 Austin Statesman, April 15, 1927



The 1922 Sanborn map shows the site of the current store and house as vacant.



The house and store appear on the 1935 Sanborn map with the old address of 819 Spence Street.