

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 29, 2018**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2018-0002**  
**3412 WERNER AVENUE**

## **PROPOSAL**

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Demolish a ca. 1946 house.

## **ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame house with a front-gabled, partial width mostly inset porch on ornamental metal supports; shed-roofed addition to the rear of the main block of the house; single and paired 1:1 fenestration.

## **RESEARCH**

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The house was built in 1946; the first owners and occupants were George and Mary A. McKeen, who lived here until around 1948. George McKeen was a store manager. Around 1948, Elvira Nardecchia purchased the house and lived here for the rest of her life. Elvira Nardecchia was born in Italy, and came to Texas with her family, the Sconci's, who settled in rural Travis County before moving into Austin. The Sconci family was among the most prominent of the Italian immigrant families in Austin at the turn of the 20<sup>th</sup> century, engaged in several different types of businesses. Elvira Sonci married Fabio Nardecchia, an Italian-born farmer. They lived in southeastern Travis County for many years before moving to Somerset County, Pennsylvania in time to be counted there in the 1930 U.S. Census. Fabio Nardecchia worked in a coal mine in Pennsylvania, but the family moved back to Texas after his death in the 1930s. By 1940, Elvira Nardecchia was living on Trinity Street in Austin with her children. One of her sons, Victor, established an Italian restaurant, Victor's Italian Café, which along with Victor's Italian Village, became very popular dining spots in Austin. Elvira Nardecchia lived at the restaurant on E. 6<sup>th</sup> Street before buying this house. While living in this house, she had no occupation listed, and she shared the house with one or more of her children, particularly her daughter, Sandy Ferguson, who continued to live in this house for over 10 years after Elvira's death in 1972.

## **STAFF COMMENTS**

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The house is beyond the bounds of any City survey to date.

Staff has evaluated the house with reference to the criteria for landmark designation as set forth in City Code, and has determined that the house does not meet the criteria for designation :

- a. **Architecture.** The house is a frame 1940s bungalow, a common style. The house has no architectural distinction.
- b. **Historical association.** The mother of a popular and prominent Italian restaurateur lived here in her retirement. There does not appear to be any other significant historic associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, then relocation over demolition, 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 does not meet the criteria for landmark designation, but it is located in a neighborhood that has high potential for designation as a historic district.

## LOCATION MAP



1" = 139'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HDP-2018-0002  
LOCATION: 3412 Werner Avenue

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.



3412 Werner Avenue  
ca. 1946



## OCCUPANCY HISTORY 3412 Werner Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2017

- |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1992    | Carole Peterson, owner<br>Employed by the IRS                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1985-86 | Mrs. Sandy N. Ferguson, owner<br>Retired                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1981    | Mrs. Sandy N. Ferguson, owner<br>Cashier, Merritt, Schaeffer & Brown, men's specialty store, 6th Street and Congress Avenue, Hancock Shopping Center, and Highland Mall.                                                                                                                                                                                                                                                                                                                    |
| 1977    | Mrs. Sandy N. Ferguson, owner<br>Cashier, Merritt, Schaeffer & Brown, men's specialty store, 6 <sup>th</sup> Street and Congress Avenue, and Hancock Shopping Center.                                                                                                                                                                                                                                                                                                                       |
| 1973    | Mrs. Sandy N. Ferguson, owner<br>Cashier, Merritt, Schaeffer & Brown, men's specialty store, 6 <sup>th</sup> Street and Congress Avenue, and Hancock Shopping Center.                                                                                                                                                                                                                                                                                                                       |
| 1968    | Elvira Nardecchia, owner<br>No occupation listed<br>Also listed is Sandy Ferguson, a cashier for Merritt, Schaeffer & Brown, men's specialty store, 6 <sup>th</sup> Street and Congress Avenue, and Hancock Shopping Center.                                                                                                                                                                                                                                                                |
| 1965    | Elvira Nardecchia, owner<br>No occupation listed<br>Also listed is Sandy Ferguson, a saleslady at Western Auto (multiple locations).                                                                                                                                                                                                                                                                                                                                                        |
| 1961    | Elvira Nardecchia, owner<br>No occupation listed                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1957    | Elvira Nardecchia, owner<br>Widow, Fabio Nardecchia<br>No occupation listed<br>Also listed is Sandy Ferguson, the widow of Lemuel Ferguson; she was a saleslady at Gem Jewelry, 715 Congress Avenue.                                                                                                                                                                                                                                                                                        |
| 1953    | Elvira Nardecchia, owner<br>Widow, Fabi Nardecchia<br>No occupation listed<br>Also listed are Dominic Nardecchia, a helper at Victor's Italian Village, restaurant, 1017 E. 6 <sup>th</sup> Street; and Don Nardecchia, a helper.<br>NOTE: The Nardecchia family also owned Victor's Italian Café, "Italian-American restaurant, spaghetti and ravioli dinners, steaks, and enchiladas, 409 W. 23 <sup>rd</sup> Street.<br>NOTE: Sandy and Lemuel Ferguson are not listed in the directory. |



- 1949            Elvira Nardecchia, owner  
                  No occupation listed  
                  Also listed are Don Nardecchia, no occupation shown; and Sandy Ferguson, a cashier at Lerner's, women's clothing, 704 Congress Avenue.
- 1947            George D. and Mary A. McKeen, owners  
                  Store manager  
                  NOTE: Elvira Nardecchia is listed at 1017 E. 6<sup>th</sup> Street, the same address as Victor's Italian Village restaurant. She had no occupation shown.
- 1944-45        The address is not listed in the directory.  
                  NOTE: George D. and Mary A. McKeen are not listed in the directory.

### **BIOGRAPHICAL NOTES:**

#### **Elvira Nardecchia (ca. 1948 – ca. 1972)**

The 1940 U.S. Census shows Elvira Nardecchia renting the house at 1605 Trinity Street in Austin. She was a 50-year old widow who had been born in Italy, and had no occupation listed. With her lived her daughter Lena, 26, a press hand at a laundry; son Johnnie, 21, a laborer in a furniture store; son Dominic, 19; son Ernest, 17; and daughter, Sandina Ferguson, a 23-year old divorcee, who worked as a checker in a laundry, and had a daughter, Billy Jo Ferguson, 1. All of the children had been born in Texas.

The 1930 U.S. Census shows Fabio and Elvira Nardecchia living in Conemaugh, Somerset County, Pennsylvania, where they rented their home. Fabio Nardecchia was 46, had been born in Italy, and was a laborer in a coal mine. Elvira Nardecchia was 39, had been born in Italy, and had no occupation listed. There were 6 children listed in the census report: Victor, 20, a laborer in a coal mine; Lena, 16; Senturo, 14; John, 12; Dominic, 10; and Ernest, 8. All of the children had been born in Texas.

The 1910 U.S. Census shows Fabio and Elvira Nardecchia living in Justice Precinct 6 of Travis County on the Bastrop-Del Valle Road. Fabio Nardecchia was 28, had been born in Italy, and was a farmer on a general farm. He could read and write, and he rented his house. He had come to the United States in 1905. Elvira Nardecchia was 21, had been born in Italy, and had no occupation listed. She could read and write, and had come to the United States in 1905. They had a son, Victorio, 2 months, who had been born in Texas. In the same house lived Vincenzo and Anna Porfirio, and their son, Angelo, 1, all Italian immigrants who had come to the United States in 1905. Vincenzo Porfirio was a farmer; Anna Porfirio was a farm laborer. The next two houses were occupied by families with the surname of Sconci, which was Elvira Nardecchia's maiden name. They had also been born in Italy and came to the United States in 1905. The Sconci families eventually moved into Austin, where they operated grocery businesses and cafes.

Her 1972 death certificate shows that Elvira Sconci Nardecchia was living at this address at the time of her death. She was born in 1890 in Aquila, Italy, and was a homemaker.

**MRS. ELVIRA NARDECCHIA**

Mrs. Elvira "Mom" Nardecchia, 82, of 3412 Werner, died early Tuesday in a local hospital.

Mrs. Nardecchia had been a resident of Austin 40 years and was a member of St. Mary's Catholic Church.

Survivors are two daughters, Mrs. Sandy Ferguson and Mrs. David Buratti, both of Austin; three sons, Ernest F. Nardecchia, John F. Nardecchia and Dominic Nardecchia, all of Austin; a sister, Mrs. Vance Porfirio of Austin; 11 grandchildren; and eight great-grandchildren.

Funeral is pending at Weed-Corley Funeral Home.

Obituary of Elvira Nardecchia  
Austin Statesman, July 25, 1972

**MRS. ELVIRA NARDECCHIA**

Mrs. Elvira (Mom) Nardecchia, 82, of 3412 Werner, died Tuesday in a local hospital.

Funeral mass will be Thursday at 10 a.m. at St. Mary's Catholic Church, Father James Blaes officiating.

Rosary will be Wednesday at 7:30 p.m. at Weed-Corley Funeral Home. Burial will be in Assumption Cemetery.

Pallbearers will be Tommy Nardecchia, Nick Daley, Jim Caldwell, David Buratti, David Nardecchia, Danny Nardecchia, Larry Ferguson and Victor Nardecchia.

Funeral notice for Elvira Nardecchia  
Austin Statesman, July 26, 1972

# Nardecchia Rites Set Wednesday

Final respects will be paid to Victor D. Nardecchia, owner of Victor's Italian Village, in a rosary service Tuesday at 8 p.m. at the Weed - Corley Funeral Home and in funeral services Wednesday at 10:30 a.m. at St. Mary's Cathedral.

Nardecchia, 54, died Monday afternoon in his home at 2005 Belford Drive. He had suffered a heart attack two months ago, and after two weeks in the hospital was recuperating at his residence.

The Rev. John C. Malinowski will officiate at the rosary service. The body will remain at the funeral home until 10 a.m. when it will be taken to St. Mary's Cathedral where the Rev. Harold G. Zink, rector of the cathedral, will offer the requiem mass. Burial will be in Assumption Cemetery.

Active pallbearers will be Anthony Colonetta, Lewis Troicano, Chester Buratti, Charles Goodnight, Giles Spiller and Allen H. Russell.

Honorary pallbearers will be employees of Victor's Italian Village and members of the Austin



Chapter of the Texas Restaurant Association.

Memorial contributions may be made to the restaurant training program of Del Mar College in Corpus Christi, addressed to the Texas Restaurant Association in Austin.

Nardecchia is survived by his widow, Mrs. Vernie Nardecchia; four sons, Edward Nardecchia, Victor Nardecchia Jr., Dannu Nardecchia and Tommy Nardecchia, all of Austin; a stepson, Layne Reed of California; his mother, Mrs. Elvira Nardecchia of Austin; two sisters, Mrs. Lena Buratti and Mrs. Sandina Ferguson, both of Austin; three brothers, John Nardecchia, Dominic Nardecchia and Ernest Nardecchia, all of Austin; and by three grandchildren, four step-grandchildren and several nieces and nephews.

A lifetime resident of Austin, Nardecchia had operated a restaurant here for almost a quarter of a century. His first establishment was opened in 1940 at 409 West 23rd Street, a half block off Guadalupe Street in the middle of the University of Texas Drag.

After moving his Village for several years to 1017 East Sixth Street, Nardecchia came back to the UT area in 1960 with a "modern Italian" place at 2910 Guadalupe Street.

Immediate past president of the Austin Restaurant Associa-

tion, Nardecchia was elected just last week to the board of directors of Texas Restaurant Association.

Much of his recent activity with the statewide association had been in support of the restaurant management training program at Del Mar Technological College in Corpus Christi.

He had held every office in the local restaurant association, served on two TRA committees and belonged to the National Restaurant Association. He was also a member of the Austin Chamber of Commerce and the University Optimist Club.

Nardecchia was a fervent fan of University of Texas athletic teams and a solid supporter of the Austin Pioneer and Austin Senator baseball teams.

News story on the death of Victor Nardecchia, the son of Fabio and Elvira Nardecchia, and the operator of Victor's Italian Village restaurant, giving a short history of the restaurant  
Austin Statesman, June 30, 1964

# VICTOR NARDECHIA



Announces the Opening of  
**His New Cafe TODAY**

Specializing In  
**ITALIAN FOODS**

VICTOR HAS BEEN WITH CARUSO'S  
FOR THE PAST 7 YEARS.

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FOR THESE FOODS STOP AT VICTOR'S!

- ITALIAN FOODS • ENCHILADAS • TACOS
- AMERICAN DISHES • SAVORY STEAKS

*VICTOR'S*  
**Italian Foods**

409 WEST 23RD

Ad for the opening of Victor's Italian Foods on 23<sup>rd</sup> Street  
Austin Statesman, September 12, 1941

**VICTOR'S ITALIAN VILLAGE  
SPECIAL**

**20%** DISCOUNT  
ON ORDERS OF  
**PIZZA PIE**  
TO TAKE HOME  
For Your Family or TV Parties

Have You Tried Our Wonderful  
**ITALIAN DINNERS**

AIR-CONDITIONED

**Victor's Italian Village**  
1017 EAST 6th Phone 6-1600  
OPEN 11:30 A.M. TILL 10:30 P.M.  
OPEN FRIDAY and SATURDAY TILL MIDNIGHT

Ad for Victor's Italian Village  
Austin American-Statesman, October 3, 1954

68- H. A. Beaver 3412 Werner Avenue  
29 5  
University Park Addition  
Frame residence & frame garage  
30788 7-5-46 \$4200.00  
Owner

5

Building permit to Howard Beaver for the construction of this house (1946)

## WATER SERVICE PERMIT

Nº B 1575

Austin, Texas

Received of

HOWARD BEAVER

Date

8-14-46

Address

3412 WERNER AVE.

Amount

TWO AND 50 CENTS

\$ 2.50

Plumber

BRADSHAW &amp; PURYEAR

Size of Tap

1/2"

Date of Connection

8-22-46

Size of Tap Made

1/2"

Size Service Made

1/2"

Size Main Tapped

2"

From Front Prop. Line to Curb Cock

12'

From N. Prop. Line to Curb Cock

14'

Location of Meter

CURB

Type of Box

CONCRETE

Depth of Main in St.

CONCRETE

2'

Depth of Service Line

2'

From Curb Cock to Tap on Main

41'

Checked by Engr. Dept.

M. B. G. 21-46

INDEXED

No. Fittings

1 Curb Cock

Elbow

St. Elbow

Bushing

Reducer

Pipe

Lead Comp

Nipples

Union

Plug

Tap

Stop

Box

Lid

Valves

Job No.

Req. No.

Water service permit to Howard Beaver for this address (1946)

Receipt No.

6370

Application for Sewer Connection

Nº 20911A

Austin, Texas,

8-14-46

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

Howard Beaver at 3412 Werner Ave. Street,

further described as Lot 29 Block 5 Outlot 29 Division

subdivision Minor Park Plat 68, which is to be used as a Res.

In this place there are to be installed 5 fixtures. Plumbing Permit No. 23126

I agree to pay the City of Austin, the regular ordinance charge.

8-20-46

Depth at Prop. Line 3'-4' at Main Respectfully,

Stub Out Connected } 16 1/2' N of SLL

(Location)

Date 9-6-46

By J. Corpus

NOTE: Connection Instructions

6" Sewer in Werner Ave ✓

4 ft Sup. (4" Stub at N.L.L. Sta. 2418 A-1483

Main 24' E of W.R.

Sewer connection application by Howard Beaver for this address (1946)