

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** HDP-2019-0180

**HLC DATE:** April 22, 2019  
May 20, 2019  
June 24, 2019

**PC DATE:**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Tuke-Lyon Grocery Store

**WATERSHED:** Lady Bird Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 220 Comal Street

**COUNCIL DISTRICT:** 3

**ZONING FROM:** LR-NP to LR-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from neighborhood commercial, neighborhood plan (LR-NP) combining district zoning to neighborhood commercial – Historic Landmark – neighborhood plan (LR-H-NP) combining district zoning. Staff further recommends the delineation of an appropriate area for historic zoning for this building rather than the entire parcel – the historic building with a 25-foot buffer around it would be sufficient to protect and preserve the integrity of the building and allow the property owner to develop the remainder of the lot if they so desire.

The applicant has filed for a partial demolition permit, but the permit contemplates demolition of all four existing walls and the construction of a new building on the same footprint. Staff's recommendation is for the repair and rehabilitation of the existing structure using historic materials to the greatest extent possible and replacing only those materials which have been damaged or deteriorated beyond repair.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture, historical associations, and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** April 22, 2019: Postponed the case at the applicant's request. May 20, 2019: Initiated historic zoning. Vote: 7-0 (Reed, Featherston, Hibbs, and Heimsath absent). June 24, 2019: Postponed at the owner's request.

**PLANNING COMMISSION ACTION:**

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

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**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 full-width independent porch on plain wood posts and a rectangular false front accented with a triangular section at the center.

The building is a simple, wood-frame store building which used to be commonplace in Austin neighborhoods, but is now a rarity. The building retains a remarkable degree of integrity and has architectural distinction for its vernacular style and identification as a neighborhood grocery store.

**Historical Associations:**

The building appears to have been built around 1922; the December, 1921 Sanborn map shows the site as vacant. The building was constructed as a grocery store by Henry G. and Fannie Tuke, who had previously operated a grocery store at 1121 E. 4<sup>th</sup> Street, where they resided. Henry Tuke was a Dutch immigrant; Fannie Tuke had been born in St. Louis. They built a dwelling attached to the south side of the store, and operated their business here, called the Cash Grocery Store (1922 – 1932) then the H.G. Tuke Grocery thereafter until they sold the business around 1936.

Albert Eng, of Chinese descent, purchased the store and adjacent house from the Tukes around 1936, and operated the grocery business until around 1946, when he appears to have moved to San Antonio, where he lived the rest of his life.

From around 1946 until around 1963, the store was owned and operated by Clayton A. and Aline Lyon, who also lived in the adjacent dwelling. Clayton Lyon was a former truck driver; he and Aline's father, Roy McCarty, are listed as the first proprietors of the business; after around 1948, the business became Clayton's alone, and he changed the name from Lyon and McCarty Grocery to Lyon's Grocery and market, and finally to Lyon's Food Market. Lillie Swartz and her husband Jesse, owned and operated the store from the mid-1960s until around 1970. Lillie Swartz also lived on the site, and the Swartzes had two building permits for residential buildings on the site – the first by Jesse Swartz in 1966 to construct a house at 218 Comal, the address of the former residence of previous proprietors. Lillie Swartz then obtained a building permit to move a house onto the site in 1969. Whether these buildings were ever constructed or located on the property is unknown at this time; in any case, they are not on the site now.

The building has a history dating back to the early 1920s, when it was established by a Dutch immigrant and his family as a neighborhood grocery store. Since that time, the building has had other owners, all relatively long-term until the present, including a Chinese-American grocery merchant, who operated the store from the mid-1930s through the mid-1940s.

**Community Value:**

The building has community value as a good example of a vanishing resource and reflects the history of neighborhood grocery stores in Austin. The store contributes to the historic character and image of the neighborhood and the city.

**PARCEL NO.:** 0204061209

**LEGAL DESCRIPTION:** Lot 1, Outlot 20, Division O, Swartz Addition

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,847 (income-producing); city portion: \$1,619.

**APPRAISED VALUE:** \$1,398,781

**PRESENT USE:** Vacant commercial building.

**CONDITION:** Fair to good.

**PRESENT OWNERS:**

Comal Koalas Properties, LLC  
2311 Enfield Road  
Austin, Texas 78705

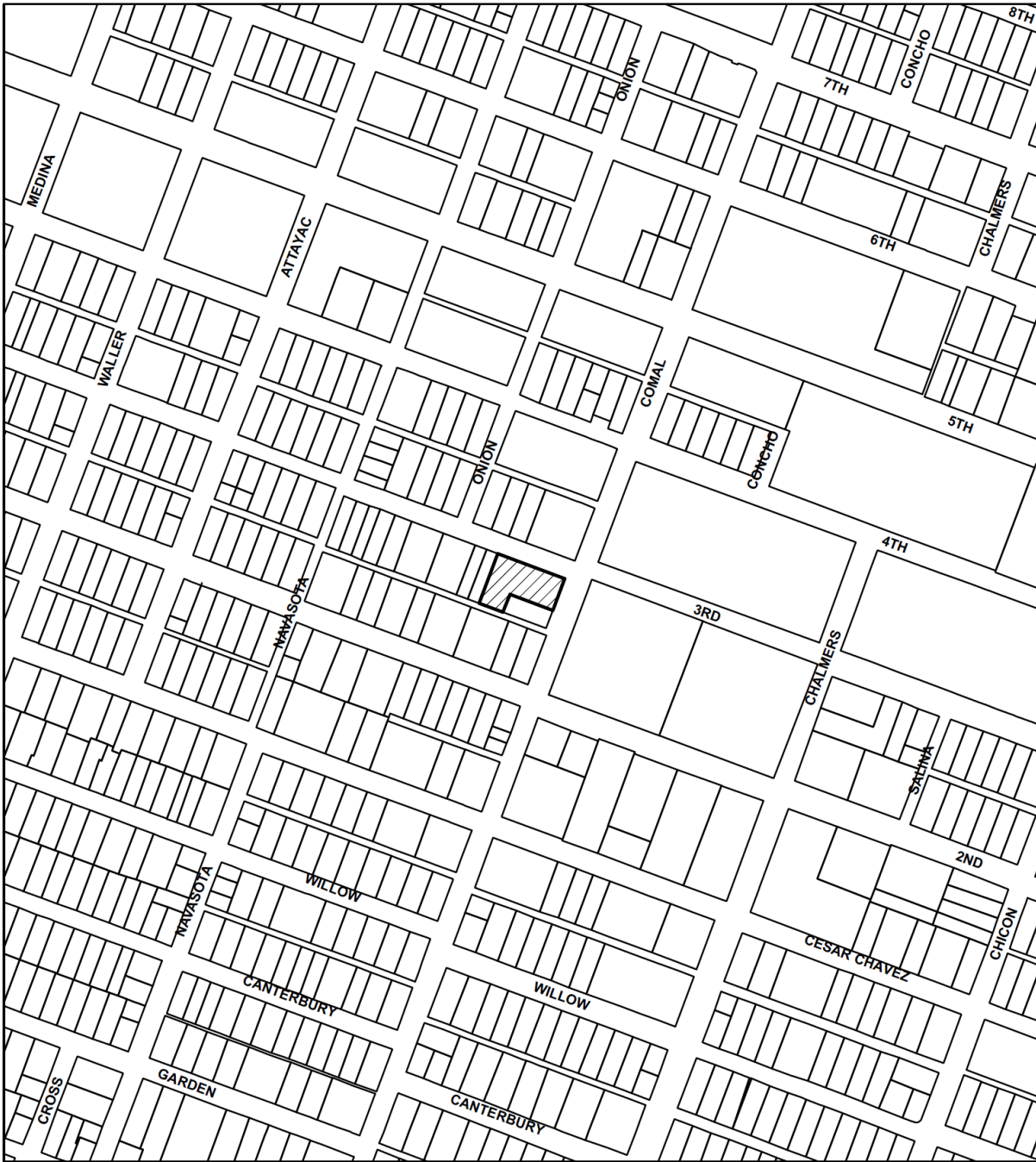
**DATE BUILT:** ca. 1922




**ALTERATIONS/ADDITIONS:** Alterations to the storefront have not impinged significantly on the historic context of the building.

**ORIGINAL OWNER(S):** Henry G. and Fannie Tuke (1922)

**OTHER HISTORICAL DESIGNATIONS:** None.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: HDP-2019-0180

LOCATION: 220 COMAL 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.



220 Comal Street  
ca. 1922



## OCCUPANCY HISTORY 220 Comal Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
October, 2018

- |         |   |
|---------|---|
| 1920    | The address is not listed in the directory.<br>NOTE: Henry G. and Fannie Tuke are listed at 1121 E. 4 <sup>th</sup> Street, where they ran a grocery store.               |
| 1922    | Cash Grocery Store<br>Henry G. Tuke, proprietor<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.  |
| 1924    | Cash Grocery Store<br>Henry G. Tuke, proprietor<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.  |
| 1927    | Cash Grocery Store<br>Henry G. Tuke, proprietor<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.  |
| 1929    | Cash Grocery Store<br>Henry G. Tuke, proprietor<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.  |
| 1930-31 | Cash Grocery Store<br>Henry G. Tuke, proprietor<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.  |
| 1932-33 | H.G. Tuke Grocery<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.  |
| 1935    | H.G. Tuke Grocery<br>NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.<br>NOTE: Albert Eng is not listed in the directory.                      |
| 1937    | Lee Sang Grocery<br>Albert Eng, proprietor<br>NOTE: Albert Eng lived next to the store at 218 Comal Street.   |
| 1939    | Lee Sang Grocery<br>Albert Eng, proprietor<br>NOTE: Albert Eng lived next to the store at 218 Comal Street.<br>NOTE: Lee Sang is not listed in the directory as a person. |
| 1941    | Lee Sang Grocery<br>Lee Sang, proprietor<br>NOTE: Lee Sang lived next to the store at 218 Comal Street.   |



NOTE: Albert Eng is not listed in the directory/

- 1944-45 Lee Sang Grocery  
Lee Sang, proprietor  
NOTE: Lee Sang lived next to the store at 218 Comal Street.  
NOTE: Neither Clayton Lyon nor Roy B. McCarty are listed in the directory.
- 1947 Lyon and McCarty Grocery  
Clayton A. Lyon and Roy B. McCarty, proprietors  
NOTE: Clayton A. and Aline Lyon as well as Roy B. McCarty lived next to the store at 218 Comal Street.  
NOTE: Roy B. McCarty was Aline Lyon's father.
- 1949 Lyon's Grocery and Market  
Clayton A. Lyon, proprietor; Aline Lyon, clerk  
NOTE: Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.
- 1952 Lyon's Grocery and Market  
Clayton A. Lyon, proprietor; Aline Lyon, clerk  
NOTE: Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.
- 1954 Lyon's Grocery and Market  
Clayton A. Lyon, proprietor; Aline Lyon, clerk  
NOTE: Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.
- 1957 Lyon's Food market  
Clayton A. Lyon, proprietor  
NOTE: Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.
- 1961 Lyon's Food Market  
Clayton A. Lyon, proprietor  
NOTE: Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.
- 1965 Swartz Grocery  
Lillie M. Swartz, proprietor  
NOTE: Lillie M. Swartz lived next door to the store at 218 Comal Street.
- 1968 Swartz Grocery  
Lillie M. Swartz, proprietor
- 1973 Daywood Grocery  
Richard Daywood, Jr., proprietor
- 1977 Daywood Grocery  
Richard Daywood, Jr., proprietor
- 1981 Harkins Grocery  
Sam Harkins, proprietor
- 1985-86 Sam's Grocery

Sam El-Kaileh, proprietor

1992 Billy's Grocery  
Belal Hassein, proprietor

## BIOGRAPHICAL INFORMATION

### Henry G. and Fannie Tuke (proprietors ca. 1921 – ca. 1936)

The 1930 U.S. Census shows Henry and Fannie Tuke as the owners of the house at 218 Comal Street; that house was worth \$3,500. Henry Tuke was 73, had been born in Holland to German-born parents, and was the proprietor of a grocery store. He immigrated to the United States in 1892 and was a naturalized citizen. Fannie Tuke was 68, had been born in Missouri to German-born parents, and had no occupation listed. They had two children at home: son Clemmons, 30, who had been born in Oregon, and was a mechanical engineer in a foundry; and daughter Lillie, 32, who had been born in Oregon and was a clerk in the grocery store.

Henry G. and Fanny Tuke appear at their former residence at 1121 E. 4<sup>th</sup> Street in the 1920 U.S. Census. Henry G. Tuke was a 62-year old Dutch-born retail grocery merchant. This census report shows that both of his parents had been born in Holland as well, as opposed to the 1930 U.S. Census, which shows his parents having been born in Germany. The 1920 census report also reports that Henry G. Tuke immigrated to the United States in 1885 and became a naturalized citizen in 1898. Fanny Tuke was 55, and had been born in Missouri to a German-born father and a French-born mother. She had no occupation listed. They had 3 children at home: son Francis, 25, a salesman in a retail grocery; daughter Lillian, 22, and son Clement, 21. All of the children had been born in Oregon. Lillian and Clement had no occupation shown in the census report.

By 1940, according to the census report of that year, Henry G. and Frances Tuke were living at 701 Patterson Avenue, a house they owned, and which was worth \$3,000. Henry G. Tuke was 83, had been born in Germany, and had no occupation listed. Frances Tuke was 81, had been born in Missouri, and had no occupation listed. With them lived their daughter, Lillian M., 43, who was not married. She was born in Oregon and had no occupation listed.

Henry G. and Fannie Tuke were living at 701 Patterson Avenue at the time of their deaths, 10 days apart in August, 1944. Fannie Tuke was born in St. Louis, Missouri in 1858 and was a homemaker. She died August 2, 1944. Henry G. Tuke was born in Hanover, Germany in 1856, and was a widower who worked in the grocery business. He died 10 days later, on August 12, 1944.

**TUKE: Rosary services for Mrs. Fannie Veith Tuke, 86, were held in the chapel of Wilke Funeral home at 8:30 p. m. Wednesday with funeral mass at St. Mary's Catholic church at 9 a. m. Thursday, with Father Schreiner officiating. Pallbearers were H. T. Spear, Charles Thomas, James Stiles, Alfred Helmcamp, W. H. Luch and M. O. Rester. Interment was in Mt. Calvary.**

Note on the death and funeral of Fannie Tuke  
Austin Statesman, August 3, 1944



## Austin Man Dies 2 Weeks After Wife

Henry G. Tuke, 87 a resident of Austin for the past 35 years, died at the family home, 701 Patterson, Saturday, just two weeks after the death of his wife.

Surviving are one daughter, Miss Lillian Tuke, and one son, Clement Tuke, both of Austin. Rosary services will be held at the Wilke Funeral chape at 8:30 p. m. Sunday, and funeral mass will be held at St. Mary's church at 9 a. m. Monday with Father Joseph R. McAllister officiating. Burial will be in Mt. Calvary cemetery.

Story on the death of Henry G. Tuke  
Austin American-Statesman, August 13, 1944

### **Albert Eng (ca. 1936 – ca. 1946)**

Albert Eng is listed in the 1940 U.S. Census at 218 Comal Street, a house he rented. He was 45, had been born in California, and was a retail grocery merchant. He is listed as being Chinese.

Albert Eng died in San Antonio in 1963. His death certificate shows that he was a retired cook in a café who had been in California in 1896. His "color or race" was listed as "yellow."

### **Clayton A. and Aline Lyon (ca. 1946 – ca. 1963)**

Clayton and Aline Lyon appear in the 1940 U.S. Census for Buckeye, Maricopa County, Arizona where they lived with Clayton's father, Melvin Henry Lyon, a 50-year old Texas-born farm laborer who was a widower and who had lived in Konawa, Oklahoma in 1935.. Clayton Lyon was 27, had been born in Oklahoma, and was a truck driver. Aline Lyon was 23, had been born in Texas, and had no occupation listed. She lived in Waco, Texas in 1935.

The 1930 U.S. Census shows the future Aline Lyon as the 12-year old daughter of Roy B. and Mary McCarty of Comanche County, Texas. Aline was born in Texas and was the oldest of Roy and Mary McCarty's 3 children. Roy McCarty, who lived with Clayton and Aline when they first bought this grocery business in 1946, was a 34-year old Texas-born foreman for a construction crew. Mary McCarty was 30, had been born in Texas, and had no occupation listed. The parents of both Roy and Mary McCarty had been born in Tennessee.

Clayton A. Lyon was born in 1912 and died in Austin in 2000. Aline McCarty Lyon was born in 1917 and died in 2012. Both are buried in the Haynie Chapel Cemetery in Garfield, Travis County.

**LYON, Clayton** A., 87, of Cedar Creek died Tuesday. Services 11 a.m. today, Haynie Chapel Cemetery, Garfield. Arrangements by Wilke-Clay-Fish.

Death notice for Clayton A. Lyon  
Austin American-Statesman, March 17, 2000

**Aline Lyon**

Aline Lyon, age 94, of Cedar Creek, formerly of Austin, passed away January 10, 2012. She and her husband, Clayton, owned and operated Lyon's Grocery at 3rd & Comal for 18 years. She was preceded in death by her husband, Clayton; her daughter, Loretta Berdoll; her brothers, Pat and R.B. McCarty. Aline is survived by her son, Roy Lyon and wife Carol; her daughter, Mary Hauger and husband, Ralph; six grandchildren; five great-grandchildren. Graveside Service will be held at 1:30 p.m. on Friday, January 13, 2012 at Haynie Chapel Cemetery in Garfield. Aline's family thanks ASERA Care Hospice in Bastrop for their tireless and compassionate care.

Obituary of Aline Lyon  
Austin American-Statesman, January 12, 2012



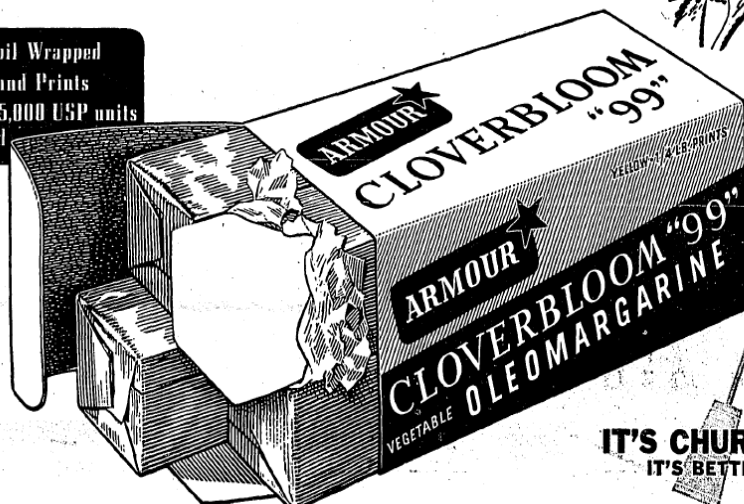
Step out this week-end  
wearing a . . .

*Exciting*  
**Glamorous ORCHID!**



Your Gift from your Grocer for being first to try . . .

- ★ Aluminum Foil Wrapped
- ★ Yellow ¾ Pound Prints
- ★ Vitamin "A" 15,000 USP units in each Pound



**IT'S CHURNED  
IT'S BETTER**

## NEW Armour Process gives Cloverbloom "99" that delicious natural flavor your family loves!

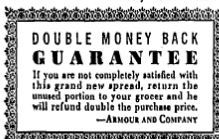
Never before have you tasted a spread at any price that is more delightfully appetizing than this Cloverbloom "99". It is so utterly delicious, so temptingly good that it will win instant approval . . . particularly from husbands who insist on the finest.

Cloverbloom "99" is more than "just another mar-

garine" . . . It is a sensational new food discovery . . . a golden yellow spread that tastes like the more expensive natural yellow spread. You see, Cloverbloom "99" is actually churned . . . the natural way, by an exclusive new Armour process. In actual taste comparisons with natural yellow spreads, 3 out of 4 people cannot identify Cloverbloom "99" as a margarine.

Although a few pennies more per pound than ordinary margarine, Cloverbloom "99" costs considerably less than the more expensive natural yellow spread it so perfectly duplicates.

You must try this sensational new food discovery. Hurry to one of the stores listed below. Start enjoying Cloverbloom "99" today. Double your money back if not completely satisfied.



*Start enjoying this exciting new taste discovery today!*

THE BEST AND NOTHING BUT THE BEST IS LABELED



Get Your Lovely PRINCESS ALOHA BABY ORCHID at these Stores:

A & P TEA CO., 10th and Lamar.  
H. L. ACHILLER, 1804 Lavaca  
AIRPORT SUPER MARKET, 3101 Airport Blvd.  
ANDERSON & W, 2119 East 1st  
BALAGIA PRODUCE, 906 Lamar  
TODD BAYLOR, 410th and Duval  
BIG BEAR FOOD STORES:  
BIG BEAR NO. 1, 118 So. Congress  
BIG BEAR NO. 2, Taylor, Texas  
BIG BEAR NO. 3, Smithville, Texas  
BIG BEAR NO. 4, Burnet Road  
L. BONDGILL, 74 San Marcos  
M. E. BUTT STORES:  
M. E. BUTT NO. 1, 117 West 6th  
M. E. BUTT NO. 2, 224 West 11th  
M. E. BUTT NO. 3, 601 East 6th  
M. E. BUTT NO. 4, 1405 San Jacinto  
M. E. BUTT NO. 5, 1106 Windsor  
M. E. BUTT NO. 6, 1108 West 1st  
M. E. BUTT NO. 7, 2008 Guadalupe  
M. E. BUTT NO. 8, 2008 So. Congress  
A. CASARAGHI, 18th and Knox  
COWAN GROCERY, 1904 East 1st  
CHECKER FRONT STORES:  
CHECKER FRONT NO. 1, 1811 East 6th  
CHECKER FRONT NO. 2, 1401 San Jacinto  
CHECKER FRONT NO. 3, 1328 So. Congress

CHECKER FRONT NO. 4, 4015 Guadalupe  
CHECKER FRONT NO. 5, 1211 East Ave.  
CHECKER FRONT NO. 6, 1218 West 6th  
CHECKER FRONT NO. 7, 408 East 4th  
CHECKER FRONT NO. 8, 104 West 10th  
CHECKER FRONT NO. 9, 1214 West 11th  
J. D. CULP, 328 McCarty Lane  
A. M. DIETERICH, 301 East 1st  
ELIAS RED AND WHITE, Dallas Highway  
ENFIELD FOOD MART, 1804 West Lynn  
C. L. FOWLER, 1318 Nuera  
JOE FRANKLIN, 1401 East 6th  
JOE GUARANO, 206 Lytle  
EMIL HARNEL, 17th and Lavaca  
HAROLD ANDY, 413 East 6th  
HIGHLAND CASH GROCERY, 1316 Ave. F  
L.G.A. STORES:  
ROY ANDERSON, Wallis, Texas  
CARMEL GROCERY, Kyo, Texas  
N. O. CHURLEY, 812 West Mary  
CHECKER GROCERY, 1401 San Jacinto  
L. EAST PRODUCE, 706 East 6th

ELGIN INDEPENDENT, Elgin, Texas  
KELL JONES, Mansboro, Texas  
LESTER JOHNSON, Manor, Texas  
GULLEYT FOOD MARKET, 208 Sprindale Road  
V. F. JOHNSON NO. 1, 1311 East 1st  
V. F. JOHNSON NO. 2, 1001 East 1st  
V. F. JOHNSON NO. 3, 4081 Duval  
McMAHAN'S STORE, Liberty Hill, Texas  
MITCHELL FOOD, Montopolis Bridge  
PAUL BROTHERS, 1601 East Ave.  
SALZBERG STORE, Bastrop, Texas  
SMITH FOOD MARKET, 2114 Fredericksburg Road  
STOP AND SHOP, 227 Dallas Highway  
H. L. STOCKBRIDGE, Round Rock, Texas  
W. W. VAUGHAN, San Marcos, Texas  
ALEX WARRER, 406 Burnet Road  
KASH-KARRY STORES:  
KASH-KARRY NO. 1, 1000 Congress  
KASH-KARRY NO. 2, 412 West 6th  
KASH-KARRY NO. 3, 210 Guadalupe  
KASH-KARRY NO. 4, 2108 East Ave.  
KELCAN GROCERY, 200 East 11th  
JOHN HIGGILL, 143 East 1st  
S. A. HILLS, 105 Sabine  
C. E. MOYER, 102 2nd River  
JACOBS GROCERY, 112 Springdale Road  
NAIDAN GROCERY, 410 Burnet Road  
NAP STORES:  
BALLARD GROCERY NO. 1, 1216 East 1st  
BALLARD GROCERY NO. 2, 1216 West 1st  
TOM BEATTY FOOD, 1413 East Ave.

BRITENWOOD FOOD, 1706 West 31st  
A. L. CASE, 2609 East Ave.  
LEE H. CORKE, 40 East 1st  
CLARROCK CASH and CARRY, 2706 Speedway  
DAVIS CASH GROCERY, 1401 Lavaca  
GOODER FOOD, Bertram, Texas  
TROY HARBELL, 108 West 6th  
HYDEN GROCERY, 2101 Fredericksburg Road  
PETE DIERSEN, Kyo, Texas  
LIVING GROCERY, 1101 West 5th  
LYON GROCERY, 220 Comal  
DOUG MILES GROCERY, 1700 So. Congress  
NEALS GROCERY, 211 Barton Springs Road  
MAYTON FOOD MARKET, 30th and Lamar  
PATE FOOD STORE, 117 So. Congress  
POPE GROCERY & MARKET, 1111 Bully  
BROOKSTADT GROC. & MEATS, Bastrop, Texas  
SANFORD FOOD STORE, 2200 East 7th  
SOUTHERN FOOD STORE, 112 East 6th  
TAYLOR GROCERY & MARKET, 10th and West Lynn  
WELLSFORD GROCERY & MARKET, 2008 East Ave.  
OSBORNE GROCERY, 1311 East 1st  
PAUL BROTHERS NO. 2, 819 East 6th  
JOE FERRONE, 1400 East 6th  
FERRE GROCERY, 1318 West 31st  
FLOWMAN & W, 1209 Fredericksburg Road

A. H. BITTER, 1104 Market Road  
ROSEDALE GROCERY, 4018 Burnet Road  
SCHNEIDER & W, 2706 Guadalupe  
SHIPWASH GROCERY, 2006 Rio Grande  
SLAUGHTER STORES:  
SLAUGHTER NO. 1, 118 West 11th  
SLAUGHTER NO. 2, 10th and Rio Grande  
SLAUGHTER NO. 3, 2nd and Brazos  
SOUTH AUSTIN LOCKERS, South Congress  
SOUTHLAND CORP., 941 Red River  
HENNIE STARK, 10th and Chicon  
FARMER STARK, 124 West 11th  
F. J. STARK, 1111 San Bernard  
WALTER STARK, 2016 Comal  
WILLIE STARK, 1401 Burnet  
STEWART GROCERY, 4109 Alice Ave.  
STONE FOOD MARKET, 201 Riverside Drive  
SUNSHINE MARKET, 4013 Burnet Road  
TAK HON FOOD NO. 1, 201 East 1st  
TAK HON FOOD NO. 2, 1701 Burnet  
UNIVERSITY CASH GROCERY, 2316 Guadalupe  
VINCENT VALDES, Barton Springs Road  
SAN WOOD, 2405 Guadalupe

Advertisement for Cloverbloom margarine, available at the Lyon Grocery, 220 Comal Street  
Austin Statesman, January 12, 1950

## **\$319 Cash, Checks Stolen in Purse At Grocery Store**

The loss of \$319 in cash and checks from Lyons Grocery, 220 Comal, headed a list of thefts under investigation by detectives Monday.

C. A. Lyons told officers the money and checks were taken from a purse, left under a counter at his store. He said he left the front door of the store open while cleaning up, and that he had gone into the living quarters behind the store. Upon returning, the money was gone, Lyons reported.

Theft from the Lyon Grocery  
Austin Statesman, July 26, 1954

# Small Grocery Hit By Daylight Holdup

Daybreak bandits robbed a woman storekeeper at 220 Comal Street Monday morning, raising the score to four stickups here in six days.

Mrs. Lillie Swartz, owner-operator of the small, neighborhood Swartz Grocery, told Patrolman Jack Adkins the bandits got \$425 in small bills.

She described the robbers as a "tall, thin Negro man waving a gun and another shorter man".

"I've never been scared here before, especially in the mornings," Mrs. Swartz said. "I have lots of people going to work and school children coming in."

She said the bandits acted like customers until the tall, thin man stood face to face at the counter and whipped out a pistol.

"You know what this is? Give me the money and hurry."

Mrs. Swartz said she handed

over \$425 in ten, five and one dollar bills.

The bandits fled on foot, running north on Comal Street.

A 14-year-old Allan Junior High School student saw one of the suspects turn west on East Fourth Street, running toward town.

"I didn't get a good look at him," Jerry Castillo, of 305 Comal, told Detective George West. "About all I could tell was that he had on black pants."

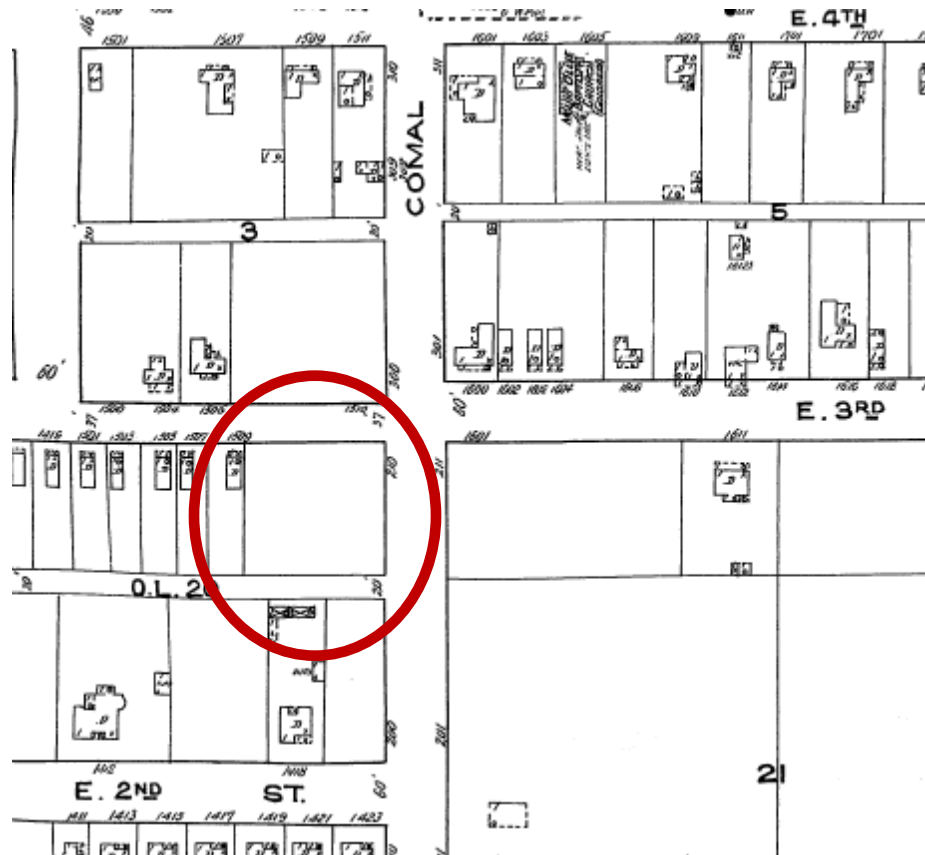
The grocery store robbery was the biggest haul reported in a series of stickups here.

Early Saturday a lone white man robbed the Waldorf Motel at 6702 North Lamar and escaped with \$30.

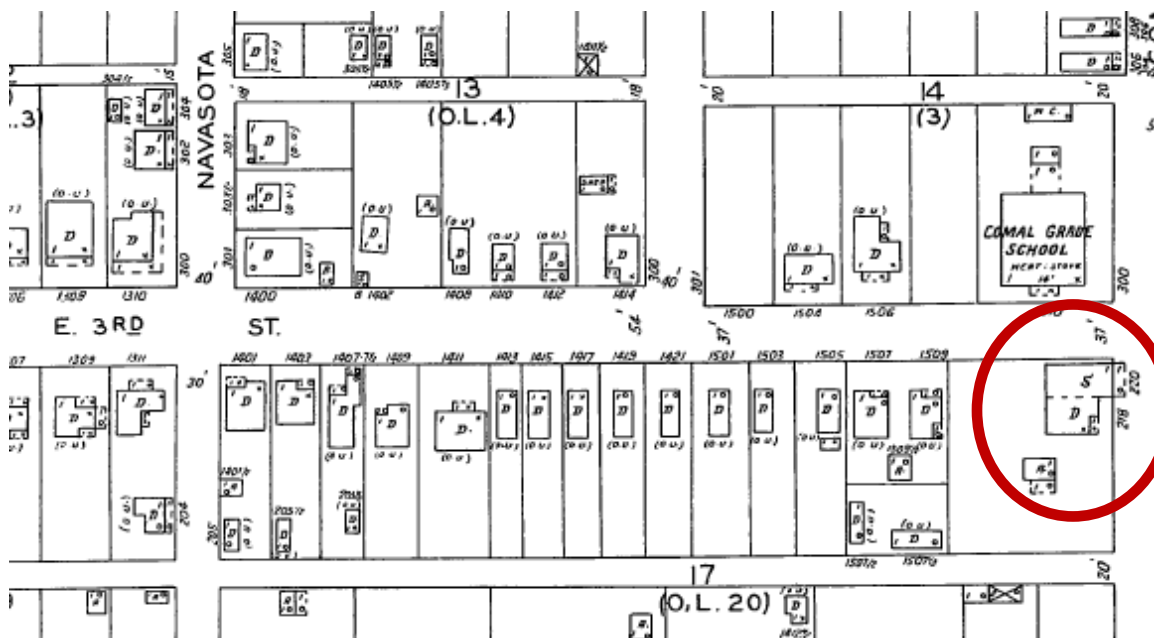
Friday a lone Negro bandit got more than \$30 from a stickup at the Hancock Service Station at 2135 East Seventh.

On Wednesday the haul was \$175 from the Payless Liquor Store at 6534 North Lamar by a white man.

Lillie Swartz, proprietor of the grocery store at 220 Comal Street, was held up  
Austin Statesman, February 22, 1965



The site of the current store is shown as vacant on the December, 1921 Sanborn map.



The 1935 Sanborn map shows the store and the adjacent dwelling where the early proprietors lived.

OWNER	J. B. Schwartz	ADDRESS	218 Comal		
PLAT	27	LOT	2	BLK	
SUBDIVISION	Swartz Addition				
OCCUPANCY	Residence				
BLD PERMIT #	96821	OWNERS	DATE Aug 16, 1965	ESTIMATE	3,500.00
CONTRACTOR	Weldon Johnston		NO. OF FIXTURES	45	
WATER TAP REC #	Elh869		SEWER TAP REC #	h/h/h91	
Frame Residence with Attached Carport & Storage					
912 sq.ft.					

Building permit to Jesse Swartz, the husband of Lillie Swartz, to construct a frame residence at 218 Comal Street. This building is not on the site now.



11-24-80 Repair Min Stg

OWNER	Lilly Swartz	ADDRESS	218 Comal
PLAT	27	LOT	2
		BLK	---
SUBDIVISION	Swartz Addn		
OCCUPANCY	Duplex		
BLD PERMIT #	113230	DATE	6-11-69
		OWNERS ESTIMATE	\$1,000.00
CONTRACTOR	Earl Bradford	NO. OF FIXTURES	several
WATER TAP REC #	E59064	SEWER TAP REC #	Exist
Frm res onto lot and repair			

Building permit to Lilly Swartz to move a house onto the lot at 218 Comal Street (1969) This building is not on the site now.

City records indicate a permit to add air conditioning to the store in 1985.