ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14-2019-0111  HLC DATE: April 22, 2019

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 10- to 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.


PLANNING COMMISSION ACTION:

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

CITY COUNCIL DATE: September 19, 2019 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 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. 4th 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.
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.
      NOTE: Henry G. and Fannie Tuke are listed at 1121 E. 4th Street, where they ran a grocery store.

1922  Cash Grocery Store
      Henry G. Tuke, proprietor
      NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.

1924  Cash Grocery Store
      Henry G. Tuke, proprietor
      NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.

1927  Cash Grocery Store
      Henry G. Tuke, proprietor
      NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.

1929  Cash Grocery Store
      Henry G. Tuke, proprietor
      NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.

1930-31  Cash Grocery Store
         Henry G. Tuke, proprietor
         NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.

1932-33  H.G. Tuke Grocery
         NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.

1935  H.G. Tuke Grocery
      NOTE: Henry G. and Fannie Tuke lived next to the store at 218 Comal Street.
      NOTE: Albert Eng is not listed in the directory.

1937  Lee Sang Grocery
      Albert Eng, proprietor
      NOTE: Albert Eng lived next to the store at 218 Comal Street.

1939  Lee Sang Grocery
      Albert Eng, proprietor
      NOTE: Albert Eng lived next to the store at 218 Comal Street.
      NOTE: Lee Sang is not listed in the directory as a person.

1941  Lee Sang Grocery
       Lee Sang, proprietor
       NOTE: Lee Sang lived next to the store at 218 Comal Street.
<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
<th>Location</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1944-45</td>
<td>Lee Sang Grocery</td>
<td>Lee Sang, proprietor</td>
<td>Lee Sang lived next to the store at 218 Comal Street. Neither Clayton Lyon nor Roy B. McCarty are listed in the directory.</td>
</tr>
<tr>
<td>1947</td>
<td>Lyon and McCarty Grocery</td>
<td>Clayton A. Lyon and Roy B. McCarty, proprietors</td>
<td>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.</td>
</tr>
<tr>
<td>1949</td>
<td>Lyon’s Grocery and Market</td>
<td>Clayton A. Lyon, proprietor; Aline Lyon, clerk</td>
<td>Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.</td>
</tr>
<tr>
<td>1952</td>
<td>Lyon’s Grocery and Market</td>
<td>Clayton A. Lyon, proprietor; Aline Lyon, clerk</td>
<td>Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.</td>
</tr>
<tr>
<td>1954</td>
<td>Lyon’s Grocery and Market</td>
<td>Clayton A. Lyon, proprietor; Aline Lyon, clerk</td>
<td>Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.</td>
</tr>
<tr>
<td>1957</td>
<td>Lyon’s Food Market</td>
<td>Clayton A. Lyon, proprietor</td>
<td>Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.</td>
</tr>
<tr>
<td>1961</td>
<td>Lyon’s Food Market</td>
<td>Clayton A. Lyon, proprietor</td>
<td>Clayton A. and Aline Lyon lived next to the store at 218 Comal Street.</td>
</tr>
<tr>
<td>1965</td>
<td>Swartz Grocery</td>
<td>Lillie M. Swartz, proprietor</td>
<td>Lillie M. Swartz lived next door to the store at 218 Comal Street.</td>
</tr>
<tr>
<td>1968</td>
<td>Swartz Grocery</td>
<td>Lillie M. Swartz, proprietor</td>
<td></td>
</tr>
<tr>
<td>1973</td>
<td>Daywood Grocery</td>
<td>Richard Daywood, Jr., proprietor</td>
<td></td>
</tr>
<tr>
<td>1977</td>
<td>Daywood Grocery</td>
<td>Richard Daywood, Jr., proprietor</td>
<td></td>
</tr>
<tr>
<td>1981</td>
<td>Harkins Grocery</td>
<td>Sam Harkins, proprietor</td>
<td></td>
</tr>
<tr>
<td>1985-86</td>
<td>Sam’s Grocery</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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. 4th 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 Helm-camp, 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
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 weekend wearing a...

Glamorous Exciting ORCHID!

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

★ Aluminum Foil Wrapped
★ Vitamin "A" 15,000 I.U. units in each Pound
★ Yellow 1/2 Pound Prints

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 deliciously expressing than thoroughly Cloverbloom "99". It is a strictly delicious, so agreeably good that it will instantly inspire... -- particular from housewives who insist on the finest.

Cloverbloom "99" is more than "just another margarine"... it is a revolutionary new food discovery... a golden yellow spread that tastes like the same expensive natural yellow spread. Yes, Cloverbloom "99" is actually chased... the natural way, by an exclusive new Armour process. It actually contains more than 100% of natural yellow spread. Its 3 out of 4 people could identify Cloverbloom "99" as a margarine.

Although a few percent more per pound than ordinary margarines, Cloverbloom "99" can be enjoyed for far more.

Start enjoying this exciting new taste discovery today!

THE BEST AND EVERYTHING BUT THE BEST IS LABELED

Get Your Lovely PRINCESS ALOHA BABY ORCHID at these Stores:

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 stick-ups 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 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 stick-ups 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 stick-up 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.
The 1962 Sanborn map shows the store and the adjacent dwelling, where early proprietors lived.

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 Spend

**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

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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.