

**HISTORIC LANDMARK COMMISSION**  
**NOVEMBER 14, 2011**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2011-0525**  
**3405 WEST AVENUE**

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**PROPOSAL**

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Demolish a ca. 1902 house.

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**ARCHITECTURE**

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One-story rectangular-plan hipped-roof frame house with a few remaining 2:2 windows. The front of the house was removed about 20 years ago for the construction and attachment of a modern office building, so only the rear portion of the house remains,

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**RESEARCH**

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It is not clear when this house was built or whether it was moved onto the site. The 1922 Sanborn map shows a wing-and-gable house on the site with a canted front bay; the 1935 Sanborn map shows the current house, and a water service permit to William Seekatz, the long-time owner of the property, dates from 1935.

The house is associated with the William Seekatz family, whose occupancy on this site dates to around 1902. William Seekatz was the son of Henry Seekatz, a long-time Austin butcher, who ran a meat market on Lavaca Street. Henry Seekatz had two sons, William and Thomas; each built a house in the 3400 block of West Avenue, which at the time was referred to as Asylum Avenue. Henry Seekatz lived at 1101 W. 32<sup>nd</sup> Street, to the south and west of this house. The Thomas Seekatz house was at 3409 West Avenue, just to the north of the current house; it was demolished many years ago.

Henry Seekatz operated the St. Louis Meat Market on Lavaca Street; it became H.E. Seekatz & Son meat market after William joined the family business. William Seekatz continued to operate the meat market on Lavaca for several years, and then went to work as a butcher for several local grocery stores, including HEB in his later years. After his death in 1952, his widow Alvina continued to live in the house until her death in 1967. William and Alvina Seekatz were the parents of Henry L. Seekatz, who founded the Seekatz Insurance Agency.

The current house is either a complete remodel of the ca. 1902 house that was on the site or a replacement of that earlier house, built around 1935. The house has some 2:2 windows on the back and side, in what might have been an enclosed back porch. The occupancy history of the property shows that William and Alvina Seekatz were not living on this property in 1937 – they had moved out to Manor Road for a short period of time, and then the house was rented by their son, Chester Seekatz. William and Alvina were living in a house on E. 49<sup>th</sup> Street before moving back into this house in 1947. The windows and general style of the house suggest a 1902 construction date, but the Sanborn maps do not confirm this, and the fact that William and Alvina were not living in the house for several years between 1935 and 1947 also seem to indicate either the complete remodel of the house in the mid-1930s or the construction of a new house on the site using materials from the older house. At any rate, little of the historical integrity of the house remains; the front has been modified with the construction of the adjacent and connecting modern office building, and most of the windows have been replaced with fixed sash units.

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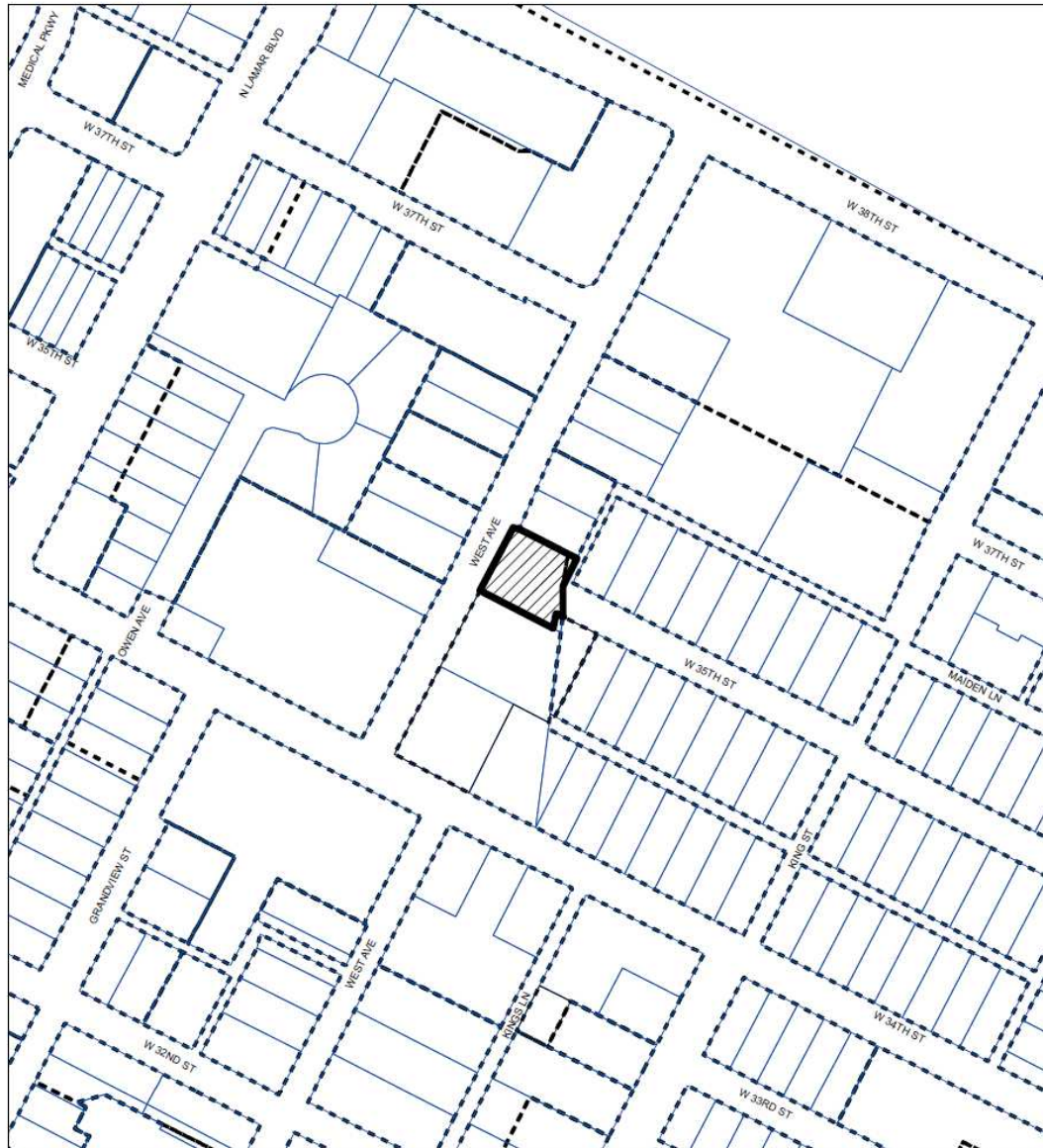
**STAFF COMMENTS**



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The house appears in the Comprehensive Cultural Resource Survey (1984) but without a priority for research. The photograph from the survey shows the front of the house intact.

**STAFF RECOMMENDATION**

Release the demolition permit. The house has suffered a high degree of modifications that has compromised its integrity of materials and design and it no longer retains its historic appearance.



 SUBJECT TRACT  
 ZONING BOUNDARY

CASE#: HDP-2011-0525  
 LOCATION: 3405 West 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

3405 West Avenue  
ca. 1902 or moved on-site ca. 1935



This photograph shows what was the front of the house and shows the modern office building to the right, which was built onto the front of the house.



This is a photograph of the back of the house, showing the only 2:2 windows left on the house. The remainder have been replaced with fixed sashes.





The front of the house was to the left in this photograph; it was obliterated with the construction of the modern building at the extreme left of the photograph. This photograph also shows the replacement fixed-sash windows.





Photograph of the house from the 1984 Comprehensive Cultural Resources Survey – taken before the construction of the modern office building which took out the right front portion of the house and changed the configuration of the front windows shown here.

## OCCUPANCY HISTORY

### 3405 West Avenue

City directory research  
Austin History Center  
City Historic Preservation Office  
October, 2011

1992	The address is not listed in the directory.	
1985-86	The address is not listed in the directory.	
1981	The address is not listed in the directory.	
1977	The address is not listed in the directory.	
1972	3405	Vacant
	3405-A	Vacant
1969	3405	Vacant
	3405-A	Vacant

- 1963 Mrs. Alvina Seekatz, owner  
Widow, Willie Seekatz  
No occupation listed  
A: Thomas J. and Alice Rich, renters  
Agent, Edmund T. Morris Insurance Agency, 320-22 S. Congress Avenue.
- 1957 Mrs. Alvina Seekatz, owner  
Widow, W.E. Seekatz  
No occupation listed
- 1954 Henry L. and Floy M. Seekatz, owners  
Proprietor, Seekatz Insurance Company, 203 First Federal Savings Building, E. 11<sup>th</sup> Street and San Jacinto Boulevard.  
Also listed is Alvina Seekatz, the widow of William E. Seekatz; no occupation stated.
- 1952 William E. and Alvina Seekatz, owners  
No occupation listed  
B: Henry L. and Floy Seekatz, renters  
Proprietor, Seekatz Insurance Agency, 303 Littlefield Building
- 1949 William E. and Alvina Seekatz, owners  
Meat cutter  
Also listed are Henry L. and Floy Seekatz; he was the proprietor of the Seekatz Insurance Agency, 318 Littlefield Building.
- 1947 William E. and Alvina Seekatz, owners  
Butcher, HEB Grocery Stores  
Also listed are Henry L. and Floy Seekatz; he was the proprietor of the Seekatz Insurance Agency, 318 Littlefield Building.
- 1944-45 Vernon A. and Juanita Baker, renters  
Engineer  
NOTE: William E. and Alvina Seekatz are listed as living at 1015 E. 49<sup>th</sup> Street; he was a meat cutter. Henry L. and Floy Seekatz are listed as living at 1013 E. 49<sup>th</sup> Street; he was the proprietor of the Seekatz Insurance Agency, 318 Littlefield Building.
- 1941 Chester N. and Eloise Y. Seekatz, renters  
Assistant, State Highway Department  
NOTE: William E. and Alvina Seekatz are listed as living at 1015 E. 49<sup>th</sup> Street; he was a meat cutter. Henry L. and Floy Seekatz are listed as living at 1013 E. 49<sup>th</sup> Street; he was the proprietor of the Seekatz Insurance Agency, 415 Littlefield Building.
- 1939 Chester N. and Eloise Seekatz, renters  
No occupation listed  
NOTE: William E. and Alvina Seekatz are listed as living on RD 1; he was a meat cutter at Ulit's Market. Henry L. Seekatz (no wife listed) is listed as living at RD 1, Manor Road. He was the proprietor of the Seekatz Insurance Agency, 215 Littlefield Building.

- 1937 Chester N. and Eloise Seekatz, renters  
Engineer, State Highway Department  
NOTE: William E. and Alvina Seekatz are not listed in the directory; Henry L. Seekatz (no wife listed) is listed as living at RD 1, Manor Road. He was the proprietor of the Seekatz Insurance Agency, 215 Littlefield Building.
- 1935 William E. and Alvina Seekatz, owners  
Proprietor, Seekatz Grocery and Market, 1622 Lavaca Street.  
Also listed are Henry L. and Floy Seekatz; he was the proprietor of the Seekatz Insurance Agency, 215-17 Littlefield Building.
- 1932-33 William E. and Alvina Seekatz, owners  
Proprietor, Seekatz Market, 1612 Lavaca Street.  
Also listed are Chester N. Seekatz, a musician; and Henry L. and Floy Seekatz. Henry L. Seekatz was an assistant manager at the Gerhard Insurance Agency, 213 Littlefield Building.
- 1930-31 William E. and Alvina Seekatz, owners  
Proprietor, Seekatz Market, 1612 Lavaca Street.  
Also listed are Chester N. Seekatz, a musician; and Henry L. and Floy Seekatz. Henry L. Seekatz was an assistant manager at the Gerhard Insurance Agency, 213 Littlefield Building.
- 1929 William E. and Alvina Seekatz, owners  
Proprietor, Seekatz Market, 1602 Lavaca Street.  
Also listed are Chester Seekatz, a student at the University of Texas, Henry E. Seekatz, no occupation stated, and Henry L. Seekatz, no occupation stated.
- 1927 William E. and Alvina Seekatz, owners  
Proprietor, Seekatz Market, groceries and meats, 1602 Lavaca Street.  
Also listed is Chester Seekatz, a student at the University of Texas.
- 1924 William E. and Alvina Seekatz, owners  
Proprietor, Seekatz Market, groceries and meats, 1602 Lavaca Street.  
Also listed is Chester Seekatz and Henry L. Seekatz, both students at the University of Texas.
- 1922 William E. and Alvina Seekatz, owners  
Meat cutter, H.L. Achilles, meats, 1604 Lavaca Street.  
Also listed is Henry L. Seekatz, a student at the University of Texas.
- 1920 William E. and Alvina Seekatz, owners  
Meat cutter, Herman L. Achilles, meat market, 1604 Lavaca Street.  
Also listed is Henry L. Seekatz, a meat cutter.
- 1918 William E. and Alvina Seekatz, owners  
Meats, 1313 Lavaca Street  
Also listed is Henry L. Seekatz, a meat cutter for William E. Seekatz.
- 1916 William E. Seekatz  
Proprietor (with Henry E. Seekatz), H.E. Seekatz & Son, meats, 1313 Lavaca Street.

- 1914 William E. Seekatz  
Proprietor (with Henry E. Seekatz), H.E. Seekatz & Son, meats, 1313 Lavaca Street.
- 1912-13 William E. Seekatz  
Proprietor (with Henry E. Seekatz), H.E. Seekatz & Son, meats, 1313 Lavaca Street.  
NOTE: The house address is listed as 3305 West Avenue.
- 1910-11 William E. Seekatz  
Proprietor (with Henry E. Seekatz), H.E. Seekatz & Son, meats, 1313 Lavaca Street.  
NOTE: The house address is listed as 3305 West Avenue.
- 1909-10 William E. Seekatz  
Proprietor (with Henry E. Seekatz), H.E. Seekatz & Son, meats, 1313 Lavaca Street.  
NOTE: The house address is listed as 3405 West Avenue.
- 1906-07 William E. Seekatz  
Butcher  
NOTE: H.E. Seekatz & Son, meats, is listed at 1313 Lavaca Street.  
NOTE: The house address is listed as 3305 West Avenue.
- 1905 William E. Seekatz  
Meat market, 1313 Lavaca Street  
NOTE: Henry E. Seekatz is also listed as having a meat market, but no address is given for it.  
NOTE: The house address is listed as 3305 Asylum Avenue.
- 1903-04 William E. Seekatz  
Proprietor (with Henry E. Seekatz), H.E. Seekatz & Son, meats, 1313 Lavaca Street.
- 1900-01 William Seekatz is listed as living with Henry E. Seekatz at 1101 W. 32<sup>nd</sup> Street; Henry E. Seekatz is listed as the proprietor of the St. Louis Meat Market, 1313 Lavaca Street.

## NOTES:

The 1930 U.S. Census report shows William and Alvina Seekatz at this address with their sons Henry L. Seekatz and Chester N. Seekatz. The Seekatz family owned the house, which was worth \$5,000 (compared to brother Thomas H. Seekatz' house at 3409 West Avenue (now demolished), which was worth \$8,000 – the Leser House at 3506 West Avenue was also worth \$8,000). At the time of the U.S. Census report, William E. Seekatz was 52, had been born in Texas, and was the manager of a meat and grocery store. Alvina Seekatz was then 51, had been born in Texas, and had no occupation listed. Henry L. Seekatz was 26 and was listed as an insurance salesman. Chester Seekatz was 23 and had no occupation listed. Both Seekatz boys had been born in Texas. The 1920 U.S. Census report shows the same information, but Henry L. Seekatz was not employed yet, and William Seekatz is listed as a butcher in a meat market. The 1910 U.S. Census shows the family at 3305 Asylum Avenue, the former name for this stretch of West Avenue. William is shown as a butcher with his own shop. The 1900 U.S. Census shows William E. Seekatz living in the home of his parents, Henry E. and Jane Seekatz, at 1101 W. 32<sup>nd</sup> Street. Both Henry and William Seekatz are listed as butchers; none of the other family members, which included Thomas Seekatz, who eventually had his own meat



business and lived at 3409 West Avenue. Thomas Seekatz was the father of Roy Seekatz, who established Capitol Laundry and Dry Cleaning in Austin. He was 8 years younger than William.

HENRY E. SEEKATZ – the father of William E. Seekatz.

Henry E. Seekatz, the father of William E. Seekatz, was born in Texas in 1850 to German-born parents. In 1930, he was 80 years old and living with his youngest son, John, on Avenue G. John was an insurance salesman. In 1920, he was living with his son Thomas at 3409 West Avenue. Thomas was a meat-cutter at that time; Henry E. Seekatz had no occupation shown in the census report. In 1910, his wife Jane (or Jennie) was still alive; they lived at 1101 W. 32<sup>nd</sup> Street with their youngest son, John. Henry Seekatz was listed as a butcher with his own shop; John is also listed as a butcher. Henry Seekatz died in Travis County in 1940.

REGISTRATION CARD									
1. NAME <i>William Edward Seekatz</i>					2. NUMBER <i>Q3909</i>				
3. RESIDENCE <i>3405 W. Ave Austin Travis Tex</i>									
4. AGE IN YEARS <i>41</i>		5. DATE OF BIRTH <i>June 10 1877</i>		6. RACE <input checked="" type="checkbox"/> White <input type="checkbox"/> Negro <input type="checkbox"/> Oriental <input type="checkbox"/> Chinese <input type="checkbox"/> Japanese					
7. U. S. CITIZEN <input checked="" type="checkbox"/> Naturalized <input type="checkbox"/> Alien					8. EMPLOYER'S NAME <i>Liberty Motor Bus Co</i>				
9. OCCUPATION <i>Chauffeur</i>					10. ADDRESS <i>816 Pearl St Austin Travis Tex</i>				
11. NEAREST RELATIVE <i>Wm. E. Seekatz</i>					12. SIGNATURE <i>Wm. E. Seekatz</i>				
13. I AFFIRM THAT I HAVE VERIFIED ABOVE ENTRIES AND THAT THEY ARE TRUE P. M. G. O. <i>William Edward Seekatz</i>									

REGISTRAR'S REPORT <i>12-1-3-0</i>									
DESCRIPTION OF REGISTRANT									
HEIGHT		BUILD		COMPLEXION		HAIR		EYES	
1. Tall	2. Medium	3. Short	4. Slender	5. Medium	6. Stout	7. Fair	8. Brown	9. Grey	10. Blue
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Has person in it arms, legs, hands, eyes, or is he obviously physically disabled? <i>No</i>									
12. I certify that the answers are true; that the person registered has read and has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:									
<i>W. E. Seekatz</i> Date of Registration <i>May 12 1918</i>									
City Board Austin City Austin, Texas (STAMP OF LOCAL BOARD) (The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)									

William E. Seekatz' World War I draft registration card, showing that he was living at 3405 West Avenue, and was working as a chauffeur for the Liberty Motor Bus Company at that time.

## William Seekatz Dies in Hospital

William E. Seekatz, of 3405 West Avenue, died in a local hospital early Saturday.

He had been a lifelong resident of Austin.

Survivors are his widow, Mrs. Alvina Seekatz; two sons, Henry L. Seekatz and Chester N. Seekatz both of Austin; one brother, T. H. Seekatz of Austin; two grandchildren and two great-grandchildren.

Funeral services will be held at 2:30 p.m. Sunday at the Cook Funeral Home with the Rev. Lewis P. Speaker officiating.

Burial will be in Oakwood Cemetery.

News story on the death of William Seekatz  
Austin Statesman, December 13, 1952

### WILLIAM E. SEEKATZ

Funeral services for William E. Seekatz, of 3405 West Avenue, who died in a local hospital Friday night will be held Sunday at 2:30 p. m. at the Cook Funeral Home with the Rev. Lewis P. Speaker officiating.

He was a member of the Sons of Herman Lodge.

Survivors are his widow, Mrs. Alvina Seekatz; two sons, Henry L. Seekatz and Chester N. Seekatz, both of Austin; one brother, T. H. Seekatz of Austin, two grandchildren and two great grandchildren.

Pallbearers will be Oscar Thorsen, Charlie Hilsberg, Walter Roberts, Harry Haschke, Alfred Hampe and Walter Wukasch.

Obituary of William Seekatz  
Austin American-Statesman, December 14, 1952

**MRS. ALVINA SEEKATZ**

Mrs. Alvina Seekatz, 88, 807 Bouldin Avenue, died in a local hospital Thursday afternoon.

A lifetime resident of Austin, Mrs. Seekatz was a member of the First English Lutheran Church.

Survivors are two sons, Henry L. Seekatz and Chester N. Seekatz; two grandchildren and four great-grandchildren, all of Austin.

Funeral will be at 10 a.m. Saturday at the Weed-Corley Funeral Home. Rev. Merle G. Franke will officiate and burial will be in Oakwood Cemetery.

Obituary of Alvina Seekatz  
Austin American, August 4, 1967

**SEEKATZ, Henry, 79, of Austin, died Friday. Services 10 a.m. Monday at Hyltin-Manor Funeral Chapel. Burial, Austin Memorial Park. Survivors: wife, Nelle Seekatz of Austin; daughters, Floy Dawson of Homestead, Fla., Flo Fincher of Austin; stepsons, James McConnell, Michael McConnell, both of Austin, Timothy McConnell of Los Angeles; stepdaughter, Stephanie Hampton of Houston; five grandchildren; three great-grandchildren.**

**SHIROCKY Mrs. Louis (Mama) 88 - 4600**

Obituary of Henry Seekatz  
Austin American-Statesman, June 19, 1982

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. 3093

M. *Wm Seekatz* Address *3405 West Ave* SEC 72

Plumber *Croisdale* Size of Tap *1/2"* Date *8/28/35*

Date of Connection *8/28/35*

Size of Tap Made *3/4"*

Size Service Made *3/4"*

Size Main Tapped *8"*

From Front Prop. Line to Curb Cock *13'6"*

From S. Prop. Line to Curb Cock *3'4"*

Location of Meter *at curb*

Type of Box *std*

Depth of Main in St. *2'6"*

Depth of Service Line *2'*

From Curb Cock to Tap on Main *2'8"*

Checked by Engr. Dept. *W.E.H. 10 3 26*

**INDEXED**

Foreman's Report

No. Fittings	Size
9	Curb Cock 3/4"
1	Elbow 1"
2	St. Elbow 1"
2	Bushing 3/4"x1/2"
2	Reducer 3/4"x1/2"
3	Pipe 1" copper
1	Flange 1" copper
1	Nipples 3/4"x1/2"
1	Union 1"
1	1" b.w.k. union
1	1" Tee
2	Stop 1"
2	Box 1"
2	Lid 1"
2	1/2" x 3/4" R.W.S. H.S.
2	1/2" x 3/4" R.I.P.E.
1	1" x 3/4" UNION

Foreman's Signature *Benson*

*W.E.H.*

Water service permit to William Seekatz (1935)

Henry L. Seekatz

3405 West Avenue

72

(1)

W. E. Seekatz

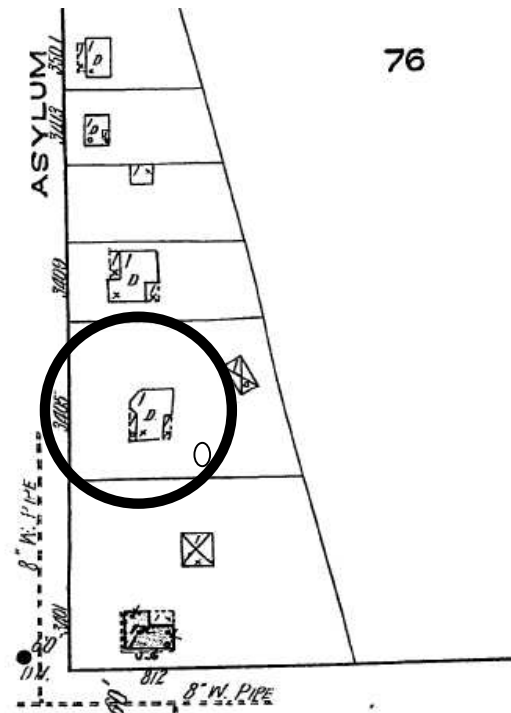
Enclose front porch.

51464 7-22-52

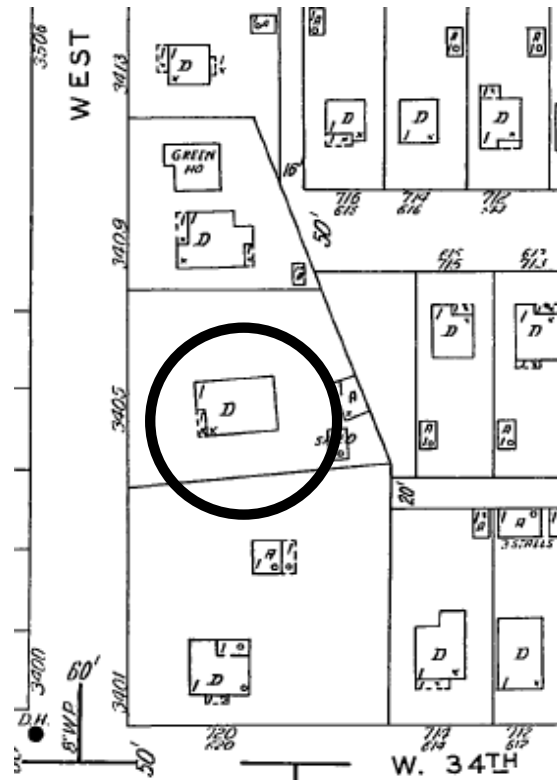
\$250.00

Owner

Building permit to Henry Seekatz to enclose the front porch (1952)



The 1922 Sanborn map shows a different house on this site – the house shown is one-story but with a canted bay on the front and a partial-width front porch; the house on the site today is a more rectangular house running from west to east rather than the north-to-south configuration shown here.



The 1935 Sanborn map shows the current house – the configuration of the house is different than what is shown on the 1922 map above, and it is possible that this is a different house than what is shown on the map above. The 1962 map shows the same configuration, although city building permits show that the front porch was enclosed in 1952.