

**HISTORIC LANDMARK COMMISSION  
JULY 22, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0408-A  
810 SAN MARCOS STREET**

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**PROPOSAL**

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Demolish a ca. 1904 house.

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**ARCHITECTURE**

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One-story, irregular-plan, front- and side-gabled frame house that was converted to a duplex in 1940, at which time, several architectural features, such as the front-gabled over-door hood on triangular knee braces was likely added. The house has a combination of 1:1 and 4:4 windows; the 1:1 windows are in single, double, and multiple configurations.

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**RESEARCH**

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City directories suggest that the house was built around 1904 for D. Herman Heierman, the son of Frank Heierman, who had a large engine, boiler, and machine shop in what is now known as the Heierman Building (a designated City historic landmark) on the south side of the 100 block of E. 5<sup>th</sup> Street. The Heiermans had lived at 1200 Cotton Street before building this house; Frank Heierman continued to live in the Cotton Street house for several years after his son Herman had moved into this house. Herman eventually married and moved to Pecos County, Texas to farm near the town of Imperial, and Frank Heierman moved into this house, living here until his death in 1915. His widow, Allie, continued to live here until around 1917, when she and her daughter Hazel, who had married contractor Thomas BATTERY (and also lived in the house) moved to a house on W. 6<sup>th</sup> Street, after both their husbands had died.

The house was then owned and occupied for a short time by Santo Buratti, who with his brother, David, operated a large grocery business in the 1000 block of E. 6<sup>th</sup> Street, and was a member of one of Austin's most prominent families. Buratti and his wife, Myrtle, lived here until around 1919; the house was then owned and occupied by a widow/divorcee, Emma Merritt, who had previously lived with her husband on a farm in southeastern Travis County near Del Valle. Mrs. Merritt lived here until around 1921. Another widow, Alice Tuttle, is listed as the owner of the house until around 1930. Mrs. Tuttle had no occupation listed in either the city directories or the census report.

An African-American couple, DeWitt and Leona Morris, rented the house in the early 1930s. DeWitt Morris' family included several nephews, and at one time, an older brother. The family members were all employed – at 66 years old, DeWitt was still working as a yard man for a private family and Leona was taking in washing to do at the house.

Charles and Alice Bratton, with their son, Claude, rented the house in the late 1930s. Charles Bratton was in his 70s, but still worked as a street sweeper, while Claude Bratton was a janitor at Austin High School. In 1940, the house was converted into a duplex from a single-family use by the owner, Angelo Franzetti, another prominent local businessman. Brothers Angelo and Joseph Franzetti owned all of these houses on the west side of the 800 block of San Marcos Street at one time.

After the conversion of the house to a duplex, it was rented by Robert B. Davis, and his wife, Mary Maggie Davis, while their son, Robert "Herbert" Davis, and his wife, Mary Bell, lived in the separate apartment. Robert B. Davis was from Georgetown; he and his wife had lived on a rented farm in Williamson County before moving to Austin. Here, he operated a gas station in the 1000 block of E. 6<sup>th</sup> Street, adjacent to the Buratti's grocery

store. The Davis families lived here until around 1953. From that point to the present, the duplex apartments have been rented by a succession of relatively short-term renters, including a baker, gas station attendant, and dairy worker.

**STAFF COMMENTS**

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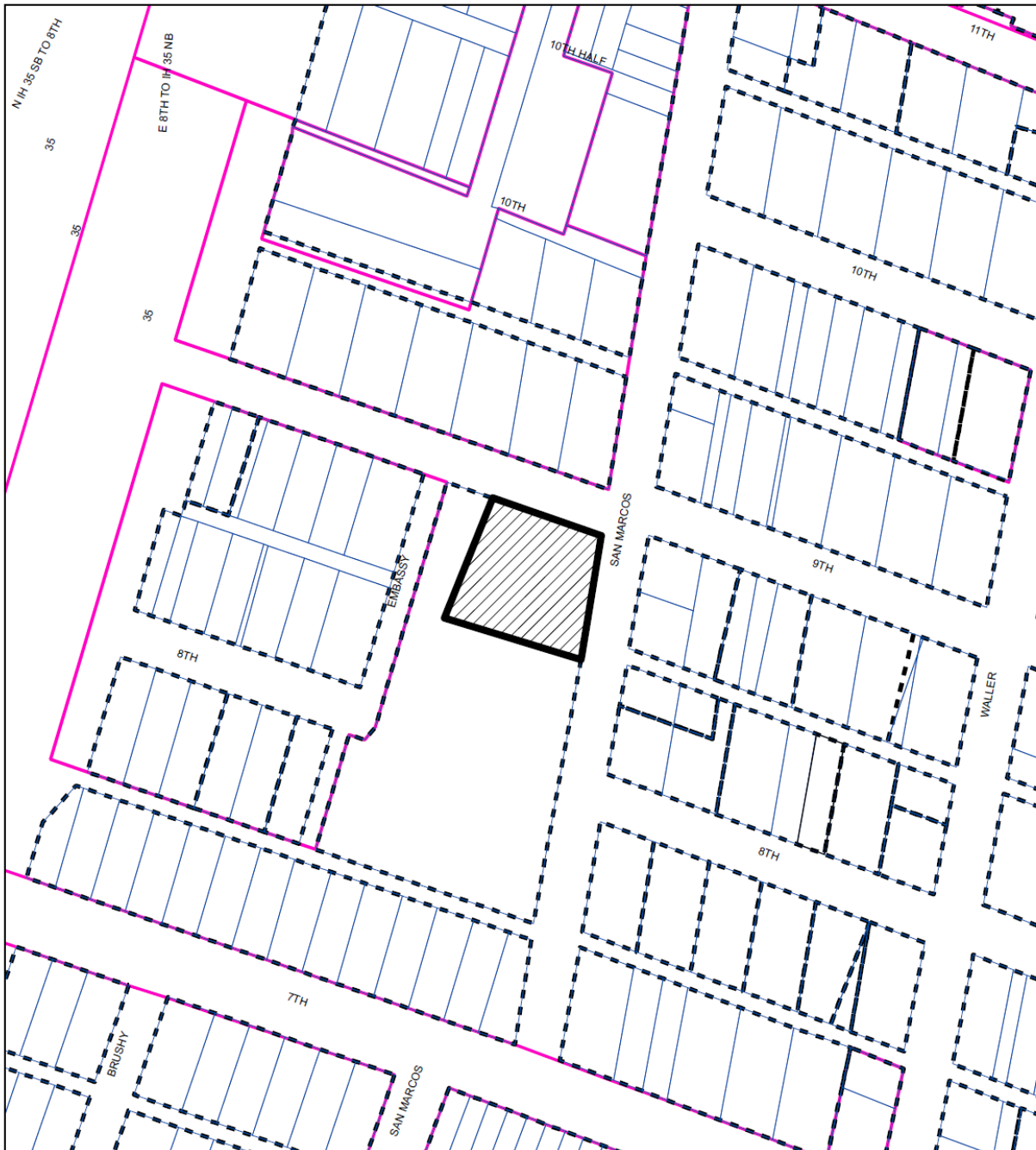
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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Recommend rehabilitation on site; if that is not feasible, then recommend relocation over demolition and completion of a City of Austin Documentation Package prior to release of any permit. While there have been a number of changes to the house over the years, and it is difficult to determine what part of the house is the original 1904 structure, the house does appear to have historical significance, and demolition should be re-considered based upon the history of the house and its associations with the Heierman family, who, it is believed, built the house in 1904, and were very significant in the industrial and commercial development of Austin in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. At a minimum, the house would be contributing to a potential historic district in this area of Robertson Hill, encompassing San Marcos, Waller, and Navasota Streets between 7<sup>th</sup> and 9<sup>th</sup> Streets. Additionally, the house has served as the home for Anglo, Hispanic, and African-American families, representing residential trends in near East Austin over the past 80 years.

## LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0408  
LOCATION: 810 San Marcos 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 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.

810 San Marcos Street



ca. 1904



















## OCCUPANCY HISTORY 810 San Marcos Street

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

1992	A: Vacant B: Vacant
1985-86	Gregorio R. and Mary Mendez, renters Employed by Superior Dairies, 600 E. 1 <sup>st</sup> Street.
1981	Gregorio R. Mendez, renter No occupation listed
1977	The address is not listed in the directory. NOTE: Gregorio R. Mendez is not listed in the directory.
1973	Robert Jackson, renter Maintenance man, City Street and Bridge Department ½: Delfino and Frances Gonzales, renters Carpet layer
1968	Robert Jackson, renter Employed by the City Street and Bridge Department ½: Robert Holmes, renter No occupation listed



- 1962 Austin and Virginia Broadnax, renters  
Gas station attendant  
½: Lola B. Jones, renter  
Maid
- 1959 Agapio and Frances Martinez, renters  
Baker, Holsum Baking Company, 701 Tillery Street.  
½: Albert and Anita Salazar, renters  
Foreman, Standard Glass (not listed in the directory)
- 1955 Vacant  
½: Albert R. and Anita Salazar, renters  
Student
- 1952 Robert H. and Mary B. Davis, renters  
Clerk, Charles P. Davis Hardware, 317 Congress Avenue.  
½: Maggie Davis, owner  
Widow, R.B. Davis  
No occupation listed
- 1949 Robert H. and Mary B. Davis, renters  
Iceman  
½: Robert B. and Mary Davis, renters  
Proprietor, Robert B. Davis Service Station, 1005 E. 6<sup>th</sup> Street.
- 1947 Robert H. and Marybell Davis, renters  
Fireman, Bergstrom Field  
½: Robert B. and Maggie Davis, renters  
Proprietor, Robert B. Davis Service Station, 1005 E. 6<sup>th</sup> Street.
- 1944-45 Robert H. and Marybelle Davis, renters  
Driver  
½: Robert B. and Maggie Davis, renters  
Proprietor of a filling station, 1005 E. 6<sup>th</sup> Street.
- 1941 Robert B. Davis, renter  
Proprietor of a filling station, 1005 E. 6<sup>th</sup> Street.  
NOTE: Neither Maggie Davis nor Robert H. and Marybelle Davis are listed in the directory.
- 1939 Charles and Alice Bratton, renters  
Laborer  
Also listed is Claude Bratton, a janitor  
NOTE: Robert B. and Maggie Davis are listed as living at 1105 Lydia Street; he had a filling station at 1005 E. 6<sup>th</sup> Street.  
NOTE: Robert H. and Mary B. Davis are also listed as living at 1105 Lydia Street; he was a driver for the Railey Paper Company, 310 E. 4<sup>th</sup> Street.
- 1937 Charles Bratton, renter  
Sweeper, City Refuse Collection  
Also listed is Claude Bratton, a janitor at Austin High School.  
NOTE: Alice Bratton is not listed in the directory.
- 1935 Benjamin P. and Pearl Brooke, renters

## Assistant, State Auditor's Department

- 1932-33 Jacob P. and Della Heath, renters  
Engineer, Capital Ice and Cold Storage, 301-03 Colorado Street.
- 1930-31 Dewitt C. and Leana Morris (colored), renters  
No occupation listed
- 1929 Mrs. Alice F. Tuttle, renter  
Widow, James W. Tuttle  
No occupation listed
- 1927 Mrs. Alice F. Tuttle, renter  
Widow, James W. Tuttle  
No occupation listed  
Also listed are Albert H. Tuttle, no occupation stated; Bernard F. Tuttle, a painter;  
and George V. Tuttle, a painter.
- 1924 John Bratton, renter  
No occupation listed  
Also listed is Archie Bratton, a truck driver.
- 1922 Rex R. and Kate Fowler, renters  
Deputy Sheriff, Travis County  
NOTE: Emma Merritt is listed as living at 2010 Clifton Avenue; she had no  
occupation listed.
- 1920 Mrs. Emma E. Merritt, owner  
Widow, Frank Merritt  
No occupation listed
- 1918 Santo and Myrtle Buratti, owners  
Proprietor (with David D. Buratti), Burati Bros., groceries and wagon yard,  
1001—3 E. 6<sup>th</sup> Street.  
NOTE: Both Hazel Buttery and Allie D. Heierman are listed as living at 1511 W.  
6<sup>th</sup> Street; neither had an occupation listed.
- 1916 Hazel Buttrey  
Widow, Thomas G. Buttrey  
No occupation listed  
  
Allie D. Heierman  
Widow, Frank Heierman  
Proprietor (with John G. Heierman, Daniel H. Heierman, and Lillian Heierman),  
Frank Heierman & Bro., boilers, engines, farm implements, and wagons, 119-23  
E. 5<sup>th</sup> Strre.
- 1914 Thomas G. Buttery  
Contractor (office at the house)



Allie D. Heierman  
Widow, Frank Heierman  
No occupation listed

NOTE: The listing for Frank Heierman & Bro. lists the Estate of Frank Heierman as a proprietor.

1912-13 Thomas G. Buttery  
Plastering contractor

Allie D. Heierman  
Widow, Frank Heierman  
No occupation listed

NOTE: The directory indicates that Mrs. Heierman lived on the west side of the house.

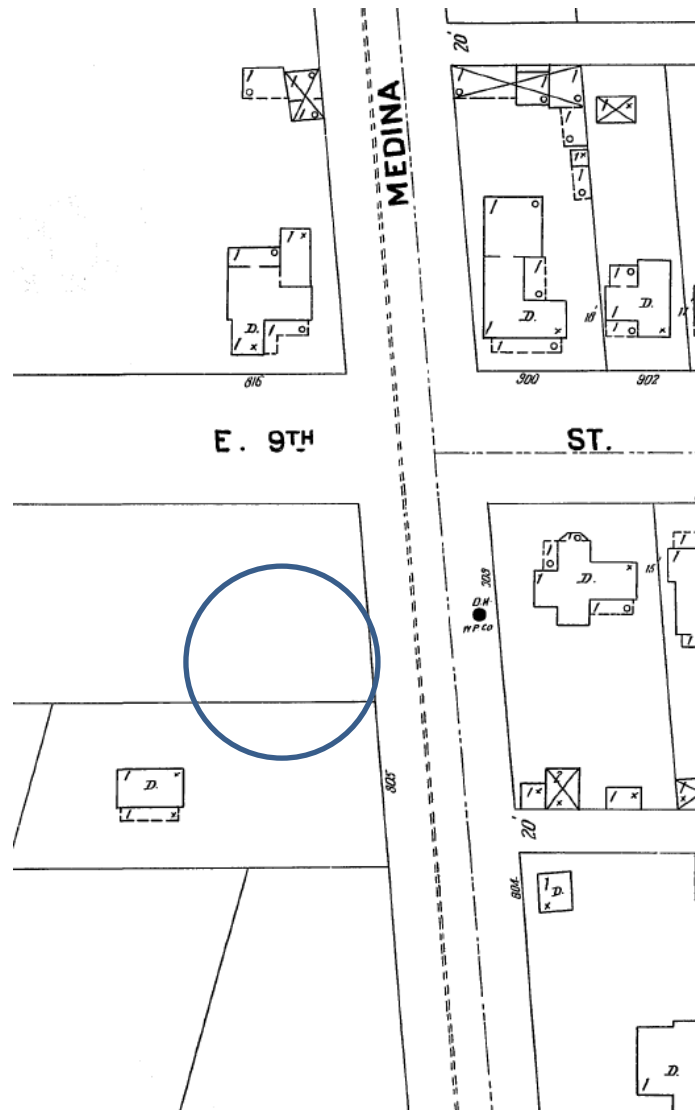
1910-11 Frank Heierman  
Proprietor (with John G. Heierman), Frank Heierman & Bro., foundry and machine shops, and agents for White Steamer automobiles, 117-23 E. 5<sup>th</sup> Street.

1909-10 Frank Heierman  
Proprietor (with John G. Heierman), Frank Heierman & Bro., foundry and machine shops, and agents for White Steamer automobiles, 117-23 E. 5<sup>th</sup> Street.

1906-07 D. Herman Heierman  
Moulder  
NOTE: The directory indicates the address as the southwest corner of 9<sup>th</sup> and San Marcos Streets.  
NOTE: Frank Heierman is listed as living at 1200 Cotton Street; he was the proprietor of Frank Heierman & Bro.

1905 D. Herman Heierman  
Moulder  
NOTE: The directory indicates the address as the southwest corner of 9<sup>th</sup> and San Marcos Streets.  
NOTE: Frank Heierman is listed as living at 1200 Cotton Street; he was the proprietor of Frank Heierman & Bro.

1903-04 Unknown  
NOTE: Both D. Herman Heierman and Frank Heierman are listed as living at 1200 Cotton Street.



The 1900 Sanborn map shows the site of the current house as vacant. Note that the present 700, 800 and 900 blocks of San Marcos Street was originally an extension of Medina Street, which it more closely follows north of 7<sup>th</sup> Street.





The house appears on the 1935 Sanborn map. The house sitting along at the south end of Robertson Street is the French Legation.



The 1962 map shows the house and three houses to the north of it in the 800 block of San Marcos Street. This map shows that the back part of the house, represented by a large north-south rectangle, was divided from the front of the house as the two duplex apartments.

## BIOGRAPHICAL INFORMATION



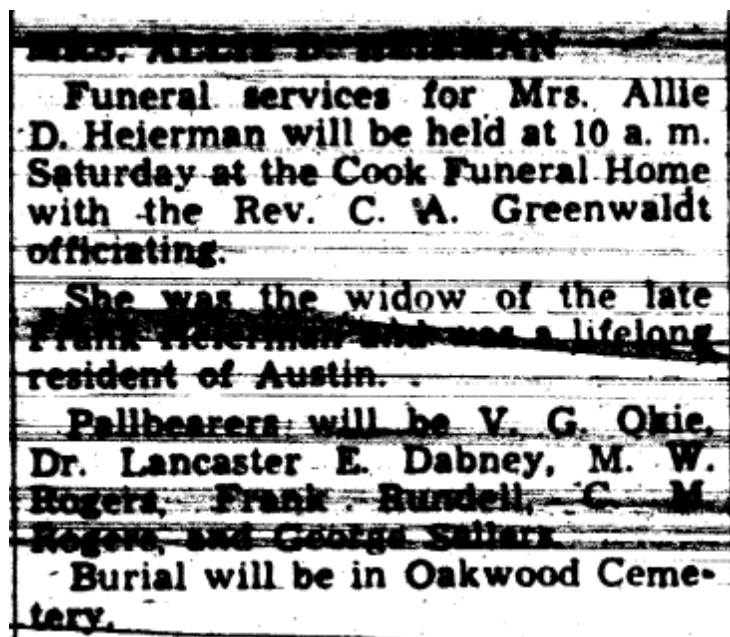
**Daniel Herman Heierman (ca. 1904 – ca 1908)****Frank and Allie Heierman (ca. 1908 – ca. 1917)**

Daniel Herman Heierman was the son of Frank Heierman and his first wife, Lillie. He appears in the 1900 U.S. Census report showing the family living at 1200 Cotton Street; he was then 20 years old; Frank Heierman was 46. D. Herman Heierman is listed as a machinist (the city directories show him as a moulder). According to his World War I draft registration card, D. Herman Heierman was living on a farm in Imperial, Pecos County, Texas in 1917. He and his wife, Bessie, are listed in the 1920 U.S. Census for Pecos County, where he is listed as a general farmer who owned his own land. He died in 1929.

The 1910 U.S. Census shows Frank and Allie Heierman at this address. Frank Heierman was then 56 years old, had been born in Ohio to German-born parents, and was the owner of a foundry. Allie Heierman was then 40 years old, and had been born in Texas. She had no occupation listed. The household also included an African-American cook, Matilda Williams, 45, who had been born in Texas. Frank Heierman died in 1912. The 1930 U.S. Census shows Allie D. Heierman living in the home of her daughter, Hazel Williams, at 3801 Duval Street. Hazel Williams was married to G. Carroll Williams, who was an artist for an engraving company. Allie D. Heierman was then a 62-year old Texas-born widow, whose father had been born in England and whose mother had been born in Mississippi. The 1900 U.S. Census shows that Allie Heierman had been previously married and widowed – she appears as Allie Swift, and lived with her mother, Mary Allen, at 1209 E. 7<sup>th</sup> Street in Austin. Her mother was a landlord; Allie had no occupation listed. Allie had two children: Walter Swift, 13, was a messenger boy, and Hazel Swift, 11, was at school. Hazel Swift may have been the wife of Thomas Buttery, who also lived in this house. Hazel Buttery and Allie Heierman, after moving from this house after the death of both of their husbands, continued to live together, suggesting a family relationship between the two.



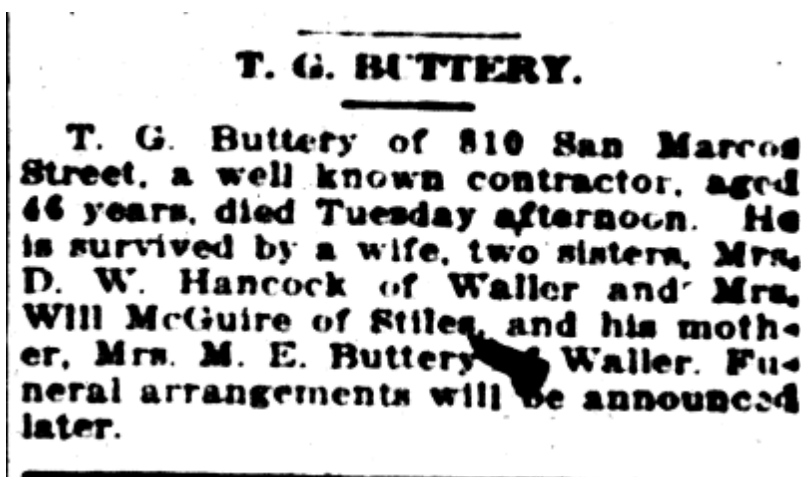
Obituary of Allie Heierman  
 Austin American, June 5, 1953



Funeral notice for Allie Heierman  
Austin American, June 6, 1953

#### Thomas G. and Hazel Buttery (ca. 1912 – ca. 1917)

The 1910 U.S. Census shows Thomas and Hazel Buttrey living at 1165 San Bernard Street in Austin. Thomas Buttery was then 40 years old, had been born in Texas, and was a plastering contractor. Hazel Buttery was then 21 years old, had been born in Texas, and had no occupation listed. She is most likely Allie Heierman's daughter from her first marriage, and had the surname of Swift. As Hazel Swift, she appears in the 1900 U.S. Census as Allie Swift's 11-year old daughter, making her the right age and right relationship. Thomas Buttery died in Austin in 1915; it is not known what happened to Hazel after the 1920s, when she no longer appears in city directories under the Buttery name.



Obituary of Thomas G. Buttery  
Austin American, January 13, 1915

#### Emma E. Merritt (ca. 1919 – ca. 1921)

Emma Merritt appears in the 1920 U.S. Census as the owner of this house. She was then a 55-year old divorcee who had been born in Tennessee. With her lived her daughter, Velma, 20, a saleslady in a racket store, and two sons, Howard, 13, and Ivan Joe, 17, who was in the U.S. Navy. All of the children had been born in Texas. The 1910 U.S. Census shows Emma and Frank Merritt living on a farm they owned in southeastern Travis County. Frank Merritt was a

50-year old farmer who had been born in Alabama. They had 5 children living with them – in addition to Velma, Howard, and Ivan Joe, there were two older children, Cornelius, 14, a laborer on the home farm, and Emma, 12.

**Alice Tuttle (ca. 1925 – ca. 1930)**

Alice Tuttle appears in the 1930 U.S. Census as renting an apartment at 913 E. 9<sup>th</sup> Street in Austin. She was then a 63-year old Texas-born widow with no occupation listed. Also at 913 E. 9<sup>th</sup> Street lived J.P. Wallace, who is listed as the owner. He was a 74-year old widower, born in Iowa, who was the manager of a lodging house. The 1920 U.S. Census shows Alice Tuttle renting a house at 700 Wood Street in Austin; she had no occupation listed, but she had several employed children, including a delivery boy for a grocery store and a laborer for a building contractor.

**DeWitt and Leona Morris (ca. 1930 – ca. 1932)**

The 1930 U.S. Census shows DeWitt and Leana Morris as the renters of this house. DeWitt Morris was then 51, had been born in Texas, and was a helper in a garage. Leana Morris was then 39 and had been born in Texas. She had no occupation listed. With them lived DeWitt's widowed brother, Mint, 56, who had no occupation listed, two nephews, one of whom was a porter at a bank, and four lodgers, including a 90-year old widow.

By 1940, according to the census report, DeWitt and Leona Morris were renting a house at 1509 E. 20<sup>th</sup> Street in Austin. At age 66, DeWitt Morris did yard work for a private family. Leona Morris, then 54, did washing at home. With them lived two nephews, one who was a janitor at an electrical shop, and the other a yard man for a private family; and a niece, who cooked and cleaned for a private family. DeWitt Morris died in Travis County in 1946. There was no obituary in the Austin newspapers.

**Charles and Alice Bratton (ca. 1936 – ca. 1940)**

Charles and Alice Bratton appear in the 1940 U.S. Census living in a rented house at 1613 Willow Street in Austin. He was then 71 years old, had been born in Texas, and was a street sweeper for the city. Alice Bratton was then 66 and had been born in Texas. Their son, Claude, 40, was a janitor in a public school.

**Robert B. and Maggie Davis and family (ca. 1941 – ca. 1953)**

Robert B. and Maggie Davis appear in the 1940 U.S. Census living in a rented house at 1105 Lydia Street in Austin. Robert B. Davis was then 63, had been born in Texas, and was a service station attendant. Maggie Davis was also 63 and had been born in Texas. She had no occupation listed in the census report. The 1930 U.S. Census shows Robert and Maggie Davis living on a rented farm in Williamson County. With them lived their son, Herbert (Robert H. Davis), 14, and Maggie's widowed mother, Emma Reynolds. Neither had an occupation listed.

According to his World War I draft registration card, Robert and Mary Maggie Davis were living in Georgetown, Texas in 1917, where he was employed as a clerk at the bottling works.



**R. B. DAVIS**

Funeral services for Robert B. Davis, who died at his residence, 810½ San Marcos, early Sunday, will be held Monday at 4:30 p. m. at the Cook Funeral Home with Dr. Robert F. Grebble officiating.

He is survived by his widow, Mrs. Maggie Davis of Houston; a daughter, Mrs. Alton Howell of Austin; a son, Herbert Davis of Austin; a sister, Mrs. Abner Sherman of Leander; a brother, R. F. Davis of Austin.

Burial will be in Oakwood Cemetery. Pallbearers will be W. D.

Casey, Leo B. Davis, E. L. Brooks, Dave Buratti and Nash Moreno.

Obituary of Robert B. Davis  
Austin American, October 29, 1951

**PERMITS**

Mr. Angelo Franzetti 810 A B San Marcos  
31 1 - 8.50' x 160' of (A) B

S. & L. M. Robinson

Convert Res. into Duplex

19174 - 3-25 40

6

#143925 7-16-74 Joe C. Franzette Repair & Remodel  
Duplex & Bring to Min. Stdrs. V. Holms 500.00

Building permit to Angelo Franzetti to convert the house to a duplex (1940), and to Joe Franzetti to repair and remodel the duplex (1974)

WATER SERVICE PERMIT		No. 17930	
Austin, Texas		Sec. 31	
Received of	O. G. Hofheinz	Date	May 30, 1940
Address	810 San Marcos-South		
Amount	Two and 50/100 - - -	\$	2.50
Plumber	Griggs	Size of Tap	$\frac{1}{2}$
Date of Connection	5-21-40		
Size of Tap Made	2 1/2		
Size Service Made	3/4		
Size Main Tapped	4" Galv. Pipe		
From Front Prop. Line to Curb Cock	11' 6"		
From S. Prop. Line to Curb Cock	18'		
Location of Meter	CLIP		
Type of Box	1.5 LK		
Depth of Main in St.			
Depth of Service Line			
From Curb Cock to Tap on Main			
Checked by Engr. Dept.	6-13-40 LE		

No. Fittings	Size	Material
2	3/4"	Curb Cock
1	3/4"	Elbow
1	2 1/2"	St. Elbow
1	2 1/2"	Bushing
1	2 1/2"	Reducer
1	2 1/2"	Pipe
1	2 1/2"	Lead Comp.
1	2 1/2"	Nipples
1	2 1/2"	Union
1	2 1/2"	Plug
1	2 1/2"	Tee
1	2 1/2"	Stop
1	2 1/2"	Box
1	2 1/2"	Lid
		Valves
		Job No. 1015
		Req. No. 47477

Water service permit to O.G. Hofheinz for water service, after the house had been converted to a duplex (1940)