

HISTORIC LANDMARK COMMISSION  
DECEMBER 18, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2017-0708  
1309 HOLLY STREET

## PROPOSAL

Demolish a ca. 1926 house.

## ARCHITECTURE

One-story, rectangular-plan, front-gabled frame house with board-and-batten siding and a partial-width, front-gabled partially-inset porch on plain, square wood posts with decorative brackets; single and paired fenestration, with some metal- or vinyl-framed replacement windows.

## RESEARCH

The house appears to have been built around 1926, based upon the issuance of a water service permit for this address and no listings in the city directory before the edition of 1927. John E. and Janie Cook rented the house from the time of its construction until around 1928. John E. Cook was raised in rural Travis County, and had various jobs. When he and Janie were living in this house, he was a contractor, but he later was a laborer doing odd jobs.

From around 1928 until the mid-1930s, the house was owned and occupied by Isaac and Maggie Garner; Isaac Garner was a streetcar driver. From the late 1930s until around 1950, the house was owned and occupied by Toribio and Carlotta Pena. Toribio Pena was an upholsterer; he and Carlotta moved to San Antonio after living in this house.

From the mid-1950 until around 1990, the house was owned and occupied by Odilon and Juanita Alvarado. Odilon Alvarado was a Mexican-born laborer and porter at a discount store. The house has been a rental property since the Juanita Alvarado moved away around 1990.

## STAFF COMMENTS

The house is recommended as contributing to a potential local or National Register historic district in the East Austin Historic Structures Survey (2016).

However, staff has evaluated the house with reference to the criteria for landmark designation set forth in the City Code, and finds that the house does not meet the threshold for designation:

- a. **Architecture.** The house is a frame 1920s bungalow, a common style, and has been modified with replacement windows that are not in keeping with the original appearance of the house. The house has no distinction within its architectural style.
- b. **Historical association.** There do not appear to be significant historical associations for the long-term owners and tenants of this house. The first two sets of occupants were Anglo, the first was a contractor and the second was a trainman for the Austin Street Railway Company. Around 1935, the demographics and occupancy of this house shifted to Hispanic families, one engaged in the upholstery business and the other a porter at a discount store.
- 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, while recommended as contributing to a potential historic district, has lost integrity through the replacement of original windows, and does not qualify as a historic landmark.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 167'

## NOTIFICATIONS

CASE#: HDP-2017-0708  
1309 HOLLY 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.



1309 Holly Street  
ca. 1926



## OCCUPANCY HISTORY 1309 Holly Street

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

1992	Jesse Segovia, renter No occupation listed
1985-86	Mrs. Juanita Alvarado, owner Retired
1981	Mrs. Juanita Alvarado, owner Retired
1977	Mrs. Juanita Alvarado, owner Retired
1973	Odilon A. and Juanita P. Alvarado, owners Retired Also listed is Odilon Alvarado, Jr., no occupation shown.
1968	Odilon and Juanita F. Alvarado, owners Porter, Spartan Department Store, 5501 Airport Boulevard.
1964	Odilon and Juanita Alvarado, owners Porter, Spartan Department Store, 5501 Airport Boulevard.

- 1958 Odilon and Juanita Alvarado, renters  
Laborer
- 1955 Mrs. Florinda Arriaga, renter  
No occupation listed  
NOTE: Odilon and Juanita Alvarado are not listed in the directory.
- 1953 Catarino and Beatrice L. Bonilla, renters  
Body man  
NOTE: Toribio and Carlota Pena are not listed in the directory.
- 1949 Toribio and Carlota Pena, owners  
No occupation listed
- 1944-45 Toribio and Carlota Pena, owners  
No occupation listed
- 1941 Toribio and Carlotta B. Pena, owners  
Upholsterer
- 1939 Toribio and Carlotta Pena, renters  
Upholsterer
- 1937 Alfred L. and Dorothy Stanley, renters  
Helper, Texas Public Service Company  
NOTE: Toribio and Carlota Pena are not listed in the directory.
- 1935 Vacant  
NOTE: Isaac and Margaret M. Garner are listed at 1018 Spence Street; he was an operator for the Austin Street Railway Company.
- 1932-33 Isaac and Margaret Garner, owners  
Trainman, Austin Street Railway
- 1930-31 Isaac and Maggie Garner, owners  
Trainman, Austin Street Railway
- 1929 Isaac and Maggie Garner, owners  
Trainman, Austin Street Railway  
NOTE: John E. and Janie Cook are listed at 1003 W. 3<sup>rd</sup> Street; neither had an occupation shown.
- 1927 J.E. and Janie Cook, renters  
Contractor  
NOTE: Isaac and Maggie Garner are listed at 409 Walsh Street; he was a trainman for the Austin Street Railway Company.
- 1924 The address is not listed in the directory.  
NOTE: J.E. and Janie Cook are not listed in the directory.

**BIOGRAPHICAL NOTES:****John E. and Janie Cook (ca. 1926 – ca. 1928)**

The 1910 U.S. Census shows John E. and Janie Cook living in rural Travis County. John E. Cook was 33, had been born in Texas. Janie Cook was 20, had been born in Texas. They had 2 children: Chris, 2, and Violet, 2 months. Both had been born in Texas. John E. Cook's mother, Samantha Cook, lived next door to them, along with her unmarried children.

John and Janie Cook appear in the 1930 U.S. Census as roomers in the home of Jack and Winnie Smith at 1001 W. 3<sup>rd</sup> Street in Austin. John Cook was 49, had been born in Texas, and was a laborer doing odd jobs. Janie Cook was 40, had been born in Texas, and had no occupation listed. They had a son, Don A., 8, who had been born in Texas.

The 1940 U.S. Census shows John E. and Janie Cook as the renters of the house at 700 Tillery Street in Austin. John E. Cook was 59, had been born in Texas, and was a farmer. Janie Cook was 50, had been born in Texas, and had no occupation listed. They had 2 of their sons living with them: Don, 11, and Chris, 32, a tractor driver doing road work, along with his wife, Frances, 27, a waitress in a cafe, and their 2 children: Daisy, 5; and Virginia, 2. All had been born in Texas. Chris, Frances, and their children had lived in Bell County, Texas in 1935.

John E. Cook died on New Years' Day, 1956. He was at Austin State Hospital, and was listed as a divorced laborer who had been born in Texas, probably in 1880.

**JOHN COOK**  
 John Cook, a longtime resident of Austin, died in a local hospital early Sunday morning.  
 Survivors include two sons, Chris Cook of Albuquerque, N. M., and Don Cook, US Navy; one daughter, Minnie of Odessa; one sister, Mrs. Winnie Sanders of Austin; five brothers, Jack Cook of California, Joe Cook of Missouri, Jeff Cook of Leander, Pat Cook of Austin and Chris Cook of Austin; two granddaughters and several nieces and nephews.  
 Funeral services will be held at the Weed-Corley Funeral Home Monday at 2 p. m. Dr. John Barclay will officiate and burial will be in the Greenwood Cemetery.

Obituary of John Cook  
 Austin American, January 2, 1956

#### **Isaac and Maggie Garner (ca. 1928 – ca. 1934)**

Isaac and Maggie Garner are listed as the owners of this house in the 1930 U.S. Census. Isaac Garner was 43, had been born in Texas, and was a motorman on the streetcar line. Maggie Garner was 38, had been born in Texas, and had no occupation listed. They had 4 children: Jessie M., 13; Cecil R., 10; Don C., 3; and Oscar G., 6 months.

In 1920, according to the census report of that year, Isaac and Maggie Garner were living in a rented house at 4210 Avenue A in Hyde Park. Isaac Garner was a 32-year old Texas-born nurse at the insane asylum. Maggie Garner was 28, had been born in Texas, and had no occupation listed. They had 4 children: Naoma, 8; Marguerite, 6; Jessie May, 3; and Cecil Ray, 6 months.

By 1940, Isaac and Maggie M. Garner were living in a rented house at 903 Theresa Avenue. Isaac Garner, 53, was a bus driver for the transit company; Maggie Garner, 48, had no occupation listed. They had 2 children living with them: Don C., 12, and Oscar G., 10. With them lived Isaac's mother, Lizzie Garner, a 76-year old Mississippi-born widow with no occupation listed, and Maggie's mother, Margaret Brooks, an 81-year old Texas-born widow with no occupation listed.

According to his 1959 death certificate, Isaac Garner was born in Rockdale, Texas in 1886. He was living on an Austin rural route at the time of his death, and was a street car driver for the Austin Street Car Company. He is buried in the Gatlin Cemetery in Hays County. Maggie Garner died at the Austin Nursing Center at 110 E. Live Oak Street in 1978. Her death certificate shows that she was born in 1891 in Harwood, Texas, and was a widowed housewife. She is buried with Isaac at the Gatlin Cemetery in Hays County.

**ISAAC GARNER**  
Isaac Garner of Rt. 5 Box 111,  
died in a local hospital Saturday.  
He is survived by his wife, Mrs.  
Maggie Garner; three daughters,  
Mrs. Neomia Hocker, Mrs. Mar-  
garet Huddleston, and Mrs. Jessie  
Mae Bryson, all of Austin; three  
sons, Don Garner and Cecil Gar-  
ner of Austin and Oscar Garner  
of Houston.  
The body is at Cook Funeral  
Home pending completion of fu-  
neral arrangements.

Death notice for Isaac Garner  
Austin American-Statesman, September 20, 1959

**ISAAC GARNER**

Isaac Garner, Rt. 5, Box 111, died in a local hospital Saturday night. He was employed by Austin Transit Co. for a number of years until his retirement.

He is survived by his wife, Maggie Garner; three daughters, Mrs. Neomia Hocker, Mrs. Margaret Huddleston, and Mrs. Jessie Mae Bryson; three sons, Don Garner, Oscar Garner of Houston, and Cecil Garner; five sisters, Mrs. Mary Hohmann of Austin, Mrs. Arthur Stone of Devine, Mrs. Jessie McCollough and Miss Ollie Garner of Austin, and Mrs. Lizzie Brooks of Henley; two brothers, Oscar Garner and William Garner of Austin; 14 grandchildren, and three great-grandchildren.

Funeral services will be held at 1:30 p.m. Monday at Cook Funeral Home with Dr. N. C. Forrester officiating. Pallbearers will be Charles Bowman, R. D. Champion, Jim Dunlap, J. M. Niven, John McKean, and M. E. Watson. Burial will be in Gatlin Cemetery near Dripping Springs.

Obituary of Isaac Garner  
Austin American, September 21, 1959

**GARNER, Mrs. Maggie, 87, 110 E. Live Oak, died Tuesday. Services 10 a.m. Thursday at Hyltin-Manor Funeral Chapel. Burial, Gatlin Creek Cemetery in Hayes County. Survivors: sons, Cecil Garner, Don Garner, both of Austin, Oscar Garner of Houston; daughters, Mrs. Margaret HJuddleston, Mrs. Jessie May Bryson, Mrs. Naomi Donoho, all of Austin; sister, Mrs. Laura Killough of Austin; 14 grandchildren; 21 great-grandchildren; two great-great-grandchildren.**

Death notice for Maggie Garner  
Austin American-Statesman, December 13, 1978

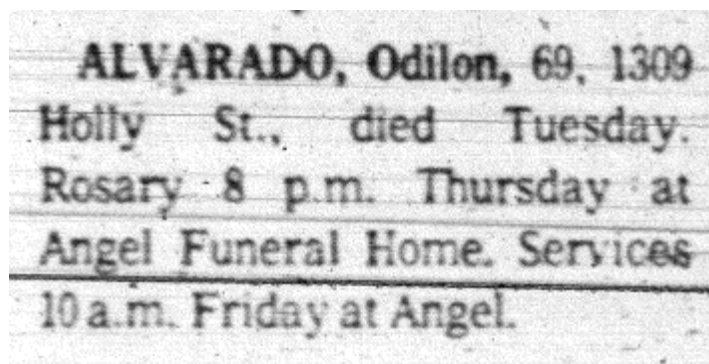


The 1940 U.S. Census shows Toribio and Carlotta Pena as the owners of this house, which was worth \$950. Toribio Pena was 33, had been born in Texas, and was a furniture repairman. Carlotta Pena was 32, had been born in Texas, and had no occupation listed. They had 2 children: son Jesse, 11; and daughter Gloria, 7. Both children had been born in Texas.

Toribio Pena died in San Antonio in 1979. He was born in 1905 in Texas and was a furniture maker at a furniture store. He is buried in San Antonio. Carlotta Pena died in 1998 in Falfurrias, Texas. Neither Toribio nor Carlotta had an obituary in the Austin newspapers.

**Odilon and Juanita Alvarado (ca. 1956 – ca. 1990)**

Odilon Alvarado's 1975 death certificate shows that he was born in 1906 in San Luis Potosi, Mexico, and was living in this house at the time of his death. He was a retired laborer.



Death notice for Odilon Alvarado  
Austin American-Statesman, April 10, 1975

## **Juanita Pacheco Alvarado**

Our beloved Juanita Pacheco Alvarado, age 91, of Austin, was called by our Heavenly Father on Tuesday September 21, 1999.

Survivors include Her beloved children, Maria and husband, Tino Placarte of California, Rito and wife, Angelina Alvarado, Jesse and wife, Janie Alvarado, both of Austin, Anita and husband, Mario Escamilla, of California, Antonio and wife, Alejandra Alvarado, of San Antonio, Juan and wife, Leslie Alvarado, of California, Lupio and wife, Linda Alvarado, Ulalio Alvarado, Mary Ann and husband, Gonzalo Serrano, all of Austin, Dr. Odilon Jr., and wife, Susan Alvarado, of Ft. Worth, Texas; 38 grandchildren and 35 greatgrandchildren.

The family wishes to thank Brother Kerry Guillory and the Cristo Rey Catholic Church Joy Group for the support and love.

Recitation of rosary Thursday 7:30 p.m. at the Mission Funeral Home Chapel. Mass of Christian burial will be celebrated Friday 10:00 a.m. at Cristo Rey Catholic Church, with Franciscan Friars to officiate. Interment will follow in Assumption Cemetery.

Serving as pallbearers are Rito Alvarado Jr., Michael Alvarado, Jeffrey Alvarado, D.J. Alvarado, Anthony Serrano and Adam Serrano. Honorary pallbearers will be her greatgrandchildren.

Arrangements by Mission Funeral Home, 1615 E. Cesar Chavez, 476-4355. View memorial on-line, visit [www.missionmemorials.com](http://www.missionmemorials.com).

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Obituary of Juanita Alvarado  
Austin American-Statesman, September 23, 1999

1031

# PERMIT FOR WATER SERVICE

Austin, Texas

M. Lot 604 Address 1309 Holly St.  
 Plumber Dunham Size of Tap 1/2 Date 10/23/26

Foreman's Report.

Date of Connection 10/26/26  
 Size of Tap Made 1/2  
 Size Service Made 3/4  
 Size Main Tapped 2"  
 From Front Prop. Line to Curb Cock 4"  
 " " " " " "  
 Location of Meter at Sub Prop.  
 Type of Box Small  
 Depth of Main in St. 15"  
 " " Service Line 14"  
 From Curb Cock to Tap on Main 6"  
 Checked by Engr. Dept. [Signature]

No. Fittings	Size	Material
1	Curb Cock	3/4"
1	Elbow	1/2"
1	St. Elbow	1/2"
1	Bushing	3/4"
1	Reducer	3/4"
1	Pipe	1/4"
1	Lead Comp.	
1	Nipples	
1	Union	
1	Plug	
1	Tee	
1	Stop	
1	Box	Small
1	Lid	1/4"
1	Valves	
1	Req. No.	744

Foreman's Signature [Signature]

**INDEXED**

Water service permit for this address (1926)

OWNER Mr. Alvarado ADDRESS 1309 Holly

PLAT 135 LOT 12 BLK A

SUBDIVISION Free & Williams

OCCUPANCY Residence

BLD PERMIT # 105541 DATE 10-20-67 OWNERS ESTIMATE 1000.00

CONTRACTOR N. A. Reynolds NO. OF FIXTURES --

WATER TAP REC # -- SEWER TAP REC # --

Remodel frame res.

5-15-73 136191 Repair existing res.

Building permit to Odilon Alvarado to remodel the house (1967), and to repair the house (1973)