

HISTORIC LANDMARK COMMISSION
MAY 21, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0192
3201 HOLTON STREET

PROPOSAL

Demolish a house that appears to have been built in the 1920s.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame bungalow with twin front doors; partial-width, front-gabled independent porch on battered wood posts and brick piers; single and double 1:1 fenestration

RESEARCH

The earliest records for this house date back to 1937 with the installation of a water tap and a listing in the Austin city directories. However, it seems clear that the house is older than that, and reflects the bungalow architecture of the mid-1920s. Because the house was outside the city limits at the time it was built, it is very difficult to determine the date of construction or the first owners and/or occupants without the documentary evidence that is attendant with city records such as utility taps and city directory listings. We do know that the first owners and occupants that we can verify were living here in 1937, after living in other neighborhoods in Austin. John and Velma Frazier lived here until around 1956. John R. Frazer was a book-keeper for a department store until the early 1940s; he then became an accountant for the State Department of Public Welfare. He and Velma apparently moved out of the city after living in this house; John Frazier died in Weatherford, Texas in 1964.

The house was then purchased and occupied by Albert and Maria Torres, who lived here until 1994. Albert Torres was a laborer for a tile-setting business. It is believed that he was born in Nuevo Leon State, Mexico in 1911, and his obituary shows that he served in the U.S. Army with distinction during World War II. His wife, Maria, died before he did, but staff was unable to locate an obituary in the Austin newspapers.

STAFF COMMENTS

The house is beyond the bounds of any city survey to date.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a frame bungalow with brick piers and the twin front doors common to Cumberland-style residential architecture, but otherwise has no architectural distinction.
- b. **Historical association.** The house was owned by two families during the historic period: an Anglo accountant and a Mexican-born tile setter. There does not appear to be significant historical associations.
- 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

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 does not meet the criteria for individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2018-0192
LOCATION: 3201 HOLTON ST



1" = 333'

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.

3201 Holton Street
ca. 1925 [?]



OCCUPANCY HISTORY 3201 Holton Street

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

1992	Albert G. and Mary Torres, owner Retired
1985-86	Albert G. and Mary Torres, owners Retired
1981	Albert G. and Mary Torres, owners Retired
1977	Albert G. and Mary Torres, owners Retired
1973	Albert G. and Mary Torres, owners Laborer, Pounds Floor and Tile Company
1968	Albert G. and Mary Torres, owners Laborer
1965	Alberto and Mary Torres, owners No occupation listed

- 1960 Alberto and Mary Torres, owners
No occupation listed
- 1957 Alberto and Maria Torres, owners
Laborer
NOTE: John R. and Mary Frazier are not listed in the directory.
- 1955 John R. and Mary Frazier, owners
No occupation listed
NOTE: Albert and Mary Torres are listed at 2329 Santa Rita Street; he was a tile setter's helper at City Tile Company, tile contractors, 1303 S. Congress Avenue. The 1954 directory shows him working for Trafton & Son, tile contractors, 3700 Guadalupe Street.
- 1952 John R. and Velma Frazier, owners
Accountant, State Department of Public Welfare
- 1949 John R. and Velma Frazier, owners
Accountant, State Department of Public Welfare
- 1947 John R. and Velma Frazier, owners
Accountant, State Department of Public Welfare
- 1944-45 John R. and Velma Frazier, owners
Clerk, State Department of Public Welfare
- 1941 John R. and Velma Frazier, owners
Salesman, S. Ferris Sons, department store, 501 E. 6th Street.
Also listed is Hazel Frazier, no occupation shown.
- 1939 John R. and Velma Frazier, owners
Book-keeper (no place of employment listed)
NOTE: There is also a listing for J. Reagan and Velma Frazier on a rural route. He was a book keeper for S. Ferris Sons, department store, 501-03 E. 6th Street.
- 1937 No houses are listed on Holton Street.
NOTE: J. Reagan and Velma L. Frazier are listed on a rural route in Govalle. He was a book-keeper for S. Ferris Sons, department store, 501-03 E. 6th Street.
- 1935 Unknown
NOTE: J. Reagan and Velma L. Frazier are listed at 2600 E. 1st Street. He was a book-keeper for S. Ferris Sons, department store, 501-03 E. 6th Street.

BIOGRAPHICAL NOTES:

John R. and Velma Frazier (ca. 1937 – ca. 1956)

John R. and Velma Frazier appear in the 1940 U.S. Census as the owners of this house, which was worth \$3,500. John R. Frazier was 50, had been born in Texas, and was a book-keeper for a retail department store. Velma Frazier was 54, had been born in Texas, and had no occupation listed. They had a daughter, Hazel, 18, who was born in Texas and had no occupation listed.

The 1930 U.S. Census shows John R. and Velma Frazier as the renters of the house at 1000 Lambie Street in Austin. John R. Frazier was 40, had been born in Texas to Arkansas-born parents, and was a book-keeper at a dry goods store. Velma Frazier was 43, had been born in

Alabama, and had no occupation listed. They had 4 children: Elizabeth, 19, a saleslady for the Texas Tobacco Company; James, 17; Aline, 14; and Hazel, 8. All the children had been born in Texas.

John Reagan Frazier died in Weatherford, Texas in 1964. His death certificate shows that he was living in Springtown, Parker County, Texas at the time of his death, and was a retired book-keeper. He was buried in Poolville, Texas.

Alberto and Mary Torres (ca. 1956 -)

Albert G. Torres

Mr. Albert G. Torres, 83, of 3201 Holton, passed away Tuesday, July 26, 1994, and rejoined his beloved wife of 49 years, Maria U. Torres.

Recitation of the Holy Rosary will be 7:30 PM Wednesday in the Angel Funeral Home Chapel. Funeral Mass will be celebrated at Cristo Rey Catholic Church at 10:00 AM, Thursday with Father Mike Lottrello officiating. Burial will follow in Assumption Cemetery.

Mr. Torres is survived by his daughter, Gloria Macias, Del Valle; a brother, Pete Torres, Waco; grandchildren, Veronica A. Macias, Gerald Macias, both of Austin, Lisa Muñoz, Del Valle; and four great-grandchildren.

Mr. Torres served the U.S. Army with distinction in World War II, earning the Asiatic Pacific Campaign Medal with three Bronze Stars and one Bronze Arrowhead.

Funeral services under the direction of the Angel Funeral Home, 1811 S. Congress Ave., Austin, Texas. 441-0738.

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

PERMIT FOR WATER SERVICE Sec 270
AUSTIN, TEXAS No 6185

M. J. R. Frazier Address 3201 Holton Street
for sale

Plumber self Size of Tap 1/2" Date 11/12/37

Foreman's Report

Date of Connection 11-13-37
 Size of Tap Made 1/2"
 Size Service Made 1/2"
 Size Main Tapped 6"
 From Front Prop. Line to Curb Cock 6'
 From R Prop. Line to Curb Cock 62'
 Location of Meter CURB
 Type of Box A.D.S.B.
 Depth of Main in St. 3'
 Depth of Service Line 18"
 From Curb Cock to Tap on Main 5'
 Checked by Engr. Dept. PRS

No. Fittings	Size
1	Curb Cock 1/2"
1	Elbow
1	St. Elbow 1/2"
1	Bushing 1/2"
1	Reducer 1/2"
1	Pipe 1/2" Copper
1	Lead Pipe 1/2" Copper
1	Nipples 1/2" Copper to Main
1	Union
1	Plug 1/2" Meter 80.44
	Tee
	Stop
	Box
	Lid
	Valves
	Req. No. <u>11063</u>

Foreman's Signature West

INDEXED 11-29-37

Water service permit to John R. Frazier for this house (1937)

OWNER Albert E. Torres **ADDRESS** 3201 Holton St.

PLAT 270 **LOT** 1 & 2 **BLK.** 2

SUBDIVISION Comer Adn.

OCCUPANCY carport

BLDG. PERMIT # 169383 **DATE** 12-19-77 **OWNERS ESTIMATE** \$200.00

CONTRACTOR owner **NO. OF FIXTURES**

WATER TAP REC# **SEWER TAP REC#**

addn to exist res, 216 sq. ft.

Building permit to Albert E. Torres for a carport (1977)