

**HISTORIC LANDMARK COMMISSION**  
**JULY 22, 2019**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2019-0370**  
**1203 BOULDIN AVENUE**

## **PROPOSAL**

---

Demolish a ca. 1939 house.

## **ARCHITECTURE**

---

One-story, rectangular-plan, side-gabled frame house with a front-gabled entry hood on triangular knee braces; single 1:1 fenestration; one-story, rectangular-plan, side-gabled frame addition to the left side of the house.

## **RESEARCH**

---

The house was built in 1939 by Fritz and Marie Becker, who had recently married. Fritz Becker was a draftsman for Theodore Low Lumber Company on East Avenue. He and Marie lived here only until around 1942. The house then had a series of renters and owners in the 1940s before being purchased by Elfrieda Roemer in 1948. Elfrieda Roemer was a native of Carmine, Texas and worked as a service assistant and later assistant chief operator for the telephone company. She never married. She lived here until around 1966. The house was then rented by Wilton T. and Julia Miles in the late 1960s; city directories of the early 1970s show them as the owners of the property. Wilton Miles was a supervisor at the City Water Department. They lived her until the mid-1970s. The house has been a rental property since that time.

## **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 simple minimal traditional house with no architectural distinction. This is a common style in Austin, and there is nothing on this house that would recognize this house as an outstanding example of the style.
- b. **Historical association.** The house was built by a draftsman for a lumber company which built houses in South Austin; the longest-term resident was a spinster operator at the telephone company. There do 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

1" = 333'

## NOTIFICATIONS

CASE#: HDP-2019-0370

LOCATION: 1203 BOULDIN AVE

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.



1203 Bouldin Avenue  
ca. 1939



## OCCUPANCY HISTORY 1203 Bouldin Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2019

1939	The address is not listed in the directory. NOTE: Fritz Becker is listed as a single man living at 1010 S. 5 <sup>th</sup> Street. He was a draftsman for Theodore Low Lumber Company, 511 East Avenue.
1940	Fritz H. and Marie Becker, renters Draftsman, Theodore Low Lumber Company, 511 East Avenue.
1941	Fritz H. and Marie Becker, renters Draftsman
1942	Fred and Ella Caldwell, renters Painter
1944-45	Ray T. Goodnight, owner Teacher, public schools



1947	F.J. and Elsie U. Frankenhoff, owners Auditor NOTE: Elfrieda Roemer is listed at 116 E. 8 <sup>th</sup> Street; she was a supervisor at Southwestern Bell Telephone Company.
1949	Elfrieda L. Roemer, owner Service assistant, Telephone Company
1952	Elfrieda L. Roemer, owner Service assistant, Telephone Company
1955	Elfrieda L. Roemer, owner Service assistant, Telephone Company
1959	Elfrieda L. Roemer, owner Assistant chief operator, Telephone Company
1961	Elfrieda L. Roemer, owner Assistant chief operator, Telephone Company
1965	Elfrieda L. Roemer, owner Assistant chief operator, Telephone Company
1968	Wilton T. and Julia B. Miles, renters Employed by the City Water Department
1973	Wilton T. and Julia B. Miles, owners Supervisor, City Water Department
1977	Manuel and Lourdes Leora, renters Welder
1981	No return
1992	Kurt M. and Donna K. Zinsmeyer, renters Employed by Energy Engineering

#### **BIOGRAPHICAL NOTES:**

##### **Fritz H. and Marie Becker (ca. 1940 – ca. 1942)**

The 1940 U.S. Census shows F.H., Jr. and Marie Becker as the owners of this house, which was worth \$3,000. F.H. Becker, Jr. was 21, had been born in Texas, and was a draftsman for a retail lumber yard. Marie Becker was 20, had been born in Texas, and had no occupation listed. They had no children listed with them.

Fritz Herman Becker's 1940 World War II draft card shows that he was born in 1918 in Hockley, Texas, and was living in Austin where he worked for Koch and Fowler. He was 5'-9" tall, weighed 135 pounds and had a light complexion with brown hair and blue eyes. His wife was Marie Bustin Becker.

**Fritz Herman Becker, Jr.** Fritz Herman Becker, Jr., departed this life on Thursday, March 27, 2008, aged 89 years. Becker (as affectionately referred to by his friends) was born June 15, 1918, in Hockley, Texas, the only son of Fritz and Stella Dolen Becker. After graduating from the "old" Austin High School in May of 1935, Becker, a few years later, went on to marry the love of his life, Marie Bustin, in June of 1939, and they were blessed with 58 years together. To this union were born three children, Charles Dolen, Fritz Herman, III, and Donna Kay. Becker was drafted into the "walking Air Force" during World War II, and proudly served his

country in Northern Africa during the war as a cryptographer. Upon Becker's return from the war, he and Joe Gray went into business together, forming Gray and Becker Construction Company, building anything and everything that they could so they could earn a living and provide for their families. Becker considered himself a "student of life" and voraciously read and studied everything that he could, over the years amassing quite a large library of books on the Civil War, World War II, the history of Austin (his beloved adopted hometown since the age of 12), and autobiographical accounts too numerous to detail. Becker would often times tell young people that knowledge is power, and that once you know something, no one can ever take that away from you. Becker often times joked that his mind was full of "useless information" amassed along the way. Becker had many interests and hobbies during his life, two of his favorite being hunting and playing dominoes. Up until the day before his passing, Becker journeyed out to Round Rock to play dominoes with his "Round Rock Domino Buddies." Becker was also a lifetime member of the A.F. and A.M. Lodge 227 in Round Rock, Texas, and will be missed by his lodge brothers. Becker instilled in his family the values of honesty and integrity, and the importance that your word is your bond, being quick to remind his family that the world views you by the actions you make and the words that you speak. Becker was preceded in death by his beloved wife, Marie; sister, Constance Zysling; and granddaughter, Kelli Ann Becker. Left to mourn his loss are children Charles Dolen and Louise, F. H., III, and Marti, and Donna Kay Howell; grandchildren, Tracy Suzanne and Scott Thronburg, John Charles and Patty Howell, Beverly Vaughn and Dan Crow, Kim and George Marshall, and Jay Patrick Becker; great-grandchildren, Chad and Katrina Castillow, Ashley and Nathan Brown, and Payton and Rebecca Howell; and, great-great- granddaughters, Maura and Sofia Castillow, and Ellie Brown. Serving, as honorary pallbearers will be long-time friend and hunting companion, Cal Harris, Dan Wheelus, Claude Hendon, and his "Round Rock Domino Buddies." Services will be held Saturday, March 29th, 2008, at 2:00 p.m. at Harrell Funeral Home, 4435 Frontier Trail, Austin, Texas, with internment to follow at Austin Memorial Park. In lieu of flowers, memorial contributions may be made to Austin Family Eldercare or the Texas Baptist Children's Home.

Obituary of Fritz Becker  
Austin American-Statesman, March 29, 2008

#### **Elfrieda Roemer (ca. 1948 – ca. 1966)**

The 1930 U.S. Census shows Alfrida [sic] Roemer as the 12-year old daughter of Herman and Ausina Roemer of Precinct 4, Washington County, Texas. She was born in Texas and was the 5<sup>th</sup> of Herman and Austina Roemer's 6 children listed. Herman Roemer was a 67-year old German-born farmer who immigrated to the United States in 1873 and owned his own farm. Austina Roemer was also born in Germany, and immigrated to the United States in 1877. Both were naturalized citizens. All of Alfrida Roemer's older siblings, up to the age of 22, were listed as farm laborers.

Elfrieda Lydia Roemer's 1978 death certificate shows that she was born in Sandtown, Texas in 1919 and never married. She was living at 2402 Remuda Trail at the time of her death, and was a retired manager at Southwestern Bell Telephone Company. Her baptism record shows that she was baptized at Martin Luther Lutheran Church in Carmine, Texas in 1919.

**~~ROEMER, Miss Elfrieda, 59, 2402~~  
~~Remuda Trail, died Thursday. Services~~**

**1:30 p.m. Saturday at Weed-Corley Funeral Home. Survivors: brothers, Walter Roemer of Austin, Lorenz Roemer of Lake Jackson; sisters, Lena Knipstein of Giddings, Selma Mueller of Carmine, Laura Querry of Ranger.**

Obituary of Elfrieda Roemer  
Austin American-Statesman, August 4, 1978

	T. E. Becker	1203 Bouldin Ave.
		563 of
114	-	5 8-9 -

South Heights

Frame residence with garage attached

208n - 3/3/39

4

Building permit to Fritz H. Becker for the construction of this house (1939)

**WATER SERVICE PERMIT**  
Austin, Texas

No. 12358  
**INDEXED**  
March 1, 1939

Received of F. H. Becker

Date March 1, 1939

Address 1203 Boulden Ave.

Amount Two and 50/100 - - - \$ 2.50

Plumber North

Date of Connection	<u>2/6/39</u>
Size of Tap Made	<u>2"</u>
Size Service Made	<u>2"</u>
Size Main Tapped	<u>8"</u>
From Front Prop. Line to Curb Cock	<u>4'</u>
From <u>S</u> , Prop. Line to Curb Cock	<u>7'6"</u>
Location of Meter	<u>CURB</u>
Type of Box	<u>L.C.H.</u>
Depth of Main in St.	<u>3'6"</u>
Depth of Service Line	<u>2'</u>
From Curb Cock to Tap on Main	<u>26'6"</u>
Checked by Engr. Dept.	<u>B-5-39 LE</u>

No. Fittings	Size.
1 Curb Cock	<u>2"</u>
Elbow	
St. Elbow	
1 Bushing	<u>2 1/2" x 2"</u>
1 Reducer	<u>2" x 1 1/2"</u>
2 1/2" Pipe	<u>2 1/2" x 2"</u>
1 Lead Comp.	<u>2 1/2" x 2"</u>
Nipples	
1 Union	<u>2 1/2" x 2"</u>
1 Tee	<u>2 1/2" x 2"</u>
1 Stop	<u>2 1/2"</u>
1 Box	<u>2"</u>
1 Lid	
Valves	
Job No.	<u>C39-701F</u>
Reg. No.	<u>33210</u>

11-8-61 SNP

Water service permit to Fritz H. Becker for this address (1939)

## WATER SERVICE PERMIT

Austin, Texas

Nº 13528

# INDEXED

Date June 14, 1939

---

Received of F. H. Becker

Address 1203 Bouldin Ave.

Amount Two and 50/100 - - -

Plumber Burleson

2.50

Size of Tap 1 1/2

---

<p>Date of Connection <u>6-17-39</u></p> <p>Size of Tap Made <u>3/4"</u></p> <p>Size Service Made <u>3/4"</u></p> <p>Size Main Tapped <u>8"</u></p> <p>From Front Prop. Line to Curb Cock <u>9'</u></p> <p>From <u>S</u> Prop. Line to Curb Cock <u>16'</u></p> <p>Location of Meter <u>CURB-LINE</u></p> <p>Type of Box <u>LOCK</u></p> <p>Depth of Main in St. <u>3'</u></p> <p>Depth of Service Line <u>2'</u></p> <p>From Curb Cock to Tap on Main <u>22'</u></p> <p>Checked by Engr. Dept. <u>7-6-39 LE</u></p>	Size.	<p>No. Fittings</p> <p>Curb Cock</p> <p>Elbow</p> <p>St. Elbow</p> <p>Bushing</p> <p>Reducer</p> <p><u>2' Pipe COPPER</u></p> <p>Lead Comp.</p> <p>Nipples</p> <p>Union</p> <p>Plug <u>1 1/4"</u></p> <p><u>1 1/4"</u> <u>COPPER TO COPPER</u></p> <p>Stop</p> <p>Box</p> <p>Lid</p> <p>Valves</p> <p>Job Nº <u>68225M</u></p> <p>1. Reg. No. <u>36952</u></p>
--	-------	--

**INDEXED**

11-8-61 SNP

*Sydney*

Second water service permit to Fritz H. Becker for this house (1939)