

**HISTORIC LANDMARK COMMISSION  
MARCH 22, 2021  
DEMOLITION AND RELOCATION PERMITS  
HR-2021-029755  
CLARKSVILLE NATIONAL REGISTER HISTORIC DISTRICT  
1104 TOYATH STREET**

**PROPOSAL**

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Demolish a ca. 1922 contributing house.

**ARCHITECTURE**

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One-story gable-roofed house with full-width porch, clad in horizontal wood siding with board-and-batten at gable end. Fenestration includes 1:1 wood windows and an offset front door that may have once been paired. The roof is clad in seamed metal and features exposed rafter tails.

**RESEARCH**

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The building at 1104 Toyath Street was built around 1922. In its earliest years, the lot hosted a rental property owned by laundress Luisa Roberts, who hosted up to four tenant families at a time. Most tenants worked as laborers or in the service industry. Renter Walter Carrington purchased the property between 1918 and 1920; newspaper records indicate that the current house was built in 1922. Carrington worked at Butler Bricks before becoming a carpenter; his wife, Josephine Johnson Carrington, worked as a cook. Their son, Ralph Carrington, was a painter and contractor. Despite legal trouble, including a 1941 murder charge reported in the Statesman, Ralph Carrington took possession of the home after 1958 and remained there for at least ten years. He constructed two additions to the house: one in 1948 for his mother, and another in 1968.

**STAFF COMMENTS**

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The house is named as a contributing building in a 2018 inventory of the Clarksville National Register Historic District.

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to City Code:
  - a) *Architecture*. The building displays Craftsman influences.
  - b) *Historical association*. The Commission may wish to consider Walter and Josephine Carrington's status as long-term Clarksville residents who rented, then owned, their property—one of the limited paths to homeownership for Black residents in segregated twentieth-century Austin.
  - 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 reuse, then relocation over demolition, then release the permit upon completion of a City of Austin Documentation Package upon Historic Landmark Commission review of new construction plans. Alternately, consider a 180-day demolition delay, per Code, as the property contributes to a National Register historic district.

LOCATION MAP



-   SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**  
CASE#: HR 21-029755  
LOCATION: 1104 TOYATH ST



1" = 150'

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.

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PROPERTY INFORMATION

Photos



Source: Google Street View, 2021







*Source: Realtor.com, Jan. 2021*





*Source: Applicant, 2021*

*Occupancy History*

City Directory Research, February 2021

1959	Ralph Carrington, owner
1957	Walter Carrington, owner
1955	Walter Carrington, renter Laborer
1952	Walter and Josephine Carrington, owners Laborer
1949	Walter and Josephine Carrington, owners
1947	Walter and Josephine Carrington, owners Carpenter
1944	Walter and Josephine Carrington, owners Laborer
1941	Walter and Josephine Carrington, owners Carpenter
	Ralph Carrington Painter
1939	Walter and Josephine Carrington, owners
1937	Walter and Josephine Carrington, owners
1935	Walter and Josephine Carrington, owners
1932	Walter and Josephine Carrington, owners
1929	Walter and Josephine Carrington, owners
1927	Walter and Josephine Carrington, owners
1924	Walter and Josephine Carrington, owners Laborer
1922	Walter and Josephine Carrington, owners Cleo Carrington
1920	Walter and Josephine Carrington, owners Lou Roberts
1918	Walter and Josephine Carrington Laborer, Butler Brick Works Louann Sneed, renter
1916	Luisa Roberts, owner Lulu Roberts Laundress
	Walter and Josephine Carrington, renters Laborer, Butler Brick Works Cook, 507 Oakdale Ave
	William Wright, renter Laborer
	William Townsent, renter Laborer
	Lizzie McCrea, renter Cook
1914	Lizzie Sneed, owner Louanna Sneed, renter Julia Jennings, renter Walter Carrington, renter Laborer
1912	Lou Roberts, owner Walter Carrington Laborer, Austin Brick Co.
	Lizzie Sneed
1910	Address not listed

Biographical Information

PLACE OF DEATH Texas State Board of Health  
 County Travis City Austin Registered No. 2416  
 (No. 1104 Toyath St.; Ward) (If death occurred in a hospital or institution, give its NAME instead of street and number.)  
 FULL NAME of mother Josephine Carrington  
 PERSONAL AND STATISTICAL PARTICULARS MEDICAL PARTICULARS  
 SEX Female COLOR OR RACE colored SINGLE, MARRIED, WIDOWED, OR DIVORCED child DATE OF DEATH January 15, 1913  
 DATE OF BIRTH January 2, 1913 I HEREBY CERTIFY, that I attended deceased from \_\_\_\_\_ to \_\_\_\_\_  
 Age 13 yrs. mos. ds. that I last saw h \_\_\_\_\_ alive on \_\_\_\_\_, 191\_\_\_\_  
 and that death occurred on the date stated above, at 1-30 A.M.  
 The CAUSE OF DEATH\* was as follows:  
Premature Birth  
 OCCUPATION (a) Trade, profession, or particular kind of work. (b) General nature of industry, business or establishment in which employed (or employer).  
 BIRTHPLACE (State or country) Austin Texas  
 NAME OF FATHER Walter Carrington (Signed) Mrs. T.C. Caperton midwife  
 BIRTHPLACE OF FATHER (State or country) Austin Tex (Address) Clarksville City  
 MAIDEN NAME OF MOTHER Josephine Johnson  
 BIRTHPLACE OF MOTHER (State or country) Lock Hart Tx  
 THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE (Informant) Walter Carrington  
 (Address) 1104 Toyath St Austin Tx  
 Filed 2/28 W.R. Mc Wickline PLACE OF BURIAL OR REMOVAL Mt Calvary Cem DATE OF BURIAL 1/16, 1913  
 UNDERTAKER Wm. Fears ADDRESS Austin Tx

Death certificate of infant delivered to Mrs. Josephine Carrington at 1104 Toyath St, 1-15-13.

REGISTRATION CARD No. 487 REGISTRAR'S REPORT 1080 42-1-3-A  
 1 Name in full Walter Carrington Age, in yrs. 26  
 2 Home address 1104 Toyath Austin Texas  
 3 Date of birth Sept 26 1890  
 4 Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? natural born  
 5 Where were you born? Austin Texas usa  
 6 If not a citizen, of what country are you a citizen or subject?  
 7 What is your present trade, occupation, or office? laborer 30  
 8 By whom employed? Rutter Bros. (Brick Yard) Precinct 10  
 Where employed? Austin Texas City or County Austin  
 9 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? mother - wife - 2 children State Texas 6/5/17  
 10 Married or single (which)? married Race (specify which)? negro  
 11 What military service have you had? Rank none branch \_\_\_\_\_  
 12 Do you claim exemption from draft (specify grounds)? Yes - dependent  
 I affirm that I have verified above answers and that they are true.  
Walter Carrington

World War I draft card for Walter Carrington, 6-5-1917. Carrington, then 26 years old, is listed as the head of a household including his mother, his wife, and his two children.

## PERMITS FOR TWO NEW RESIDENCES ARE ISSUED

Permits for the erection of two small residence buildings were issued late Monday at the office of the city tax assessor. One of the permits was to W. Grimmer for the erection of a house at Tenth and Robertson streets costing \$1500. The other permit was

issued to Herman Barnett for the erection of a house costing \$1025 at 1104 Toyah street.

Since the first of November six building permits for the erection of residences have been issued at the city hall. Over 130 such permits have been issued since the first of the year, the records show.

## STATE HEAD OF ROYAL NEIGHBORS VISIT HERE

Mrs. Mary E. Holley of Fort Worth, state head of the Royal Neighbors of America, who is in Austin attending the convention of the Texas Fraternal Congress, is guest of honor at a special meeting of Luck Camp, Royal Neighbors, of Austin, being held this afternoon at the Odd Fellows' Hall. Members of the Austin Camp, Royal Neighbors, are assisting Luck Camp in the entertainment of the distinguished visitor.

Mrs. Holley while here is a guest in the home of Mrs. Jack Jones, 1302 West avenue, who is the oracle of the Austin camp. Mrs. Mary Innis is oracle of Luck Camp.

## ADVERTISING PROBLEMS DISCUSSED AT HOUSTON

HOUSTON, Texas, Nov. 14.—Important phases of the advertising business as it affects the publisher, both metro-

*The Austin Statesman (1921-1973); Nov 14, 1922*

## MARRIAGE DECLARATIONS (Fowler, County Clerk)

Ira F. Camp and Mrs. Sadie J. Burns.  
Elmer Ross and Alma Linemann.  
Leroy Black and Alberta Moten.  
Ralph Carrington and Jamina Bryant.

## 126TH DISTRICT COURT

(Archer, Judge)

Filed:

Ex Parte Mary Etta Girndt, et al. for change of name.

L. B. Hardeman vs. Sybil Laverne Hardeman, for divorce.

M. L. Knox vs. W. P. Knox, for divorce.

Bertha Epperson vs. H. G. Epperson, for divorce.

Ralph Carrington vs. Jemima Carrington, for divorce.

*The Austin American (1914-1973); Jan 21, 1934 and The Austin Statesman (1921-1973); Aug 20, 1940*

## JUSTICE OF THE PEACE COURT (Johnson, Justice)

State of Texas vs. Delores Rodriguez, 608 West 12th street, charged with petty theft; defendant fined \$32 and costs on plea of guilty.

State of Texas vs. Alberta Nichols, charged with petty theft; defendant fined \$150 and costs on plea of guilty.

Filed:

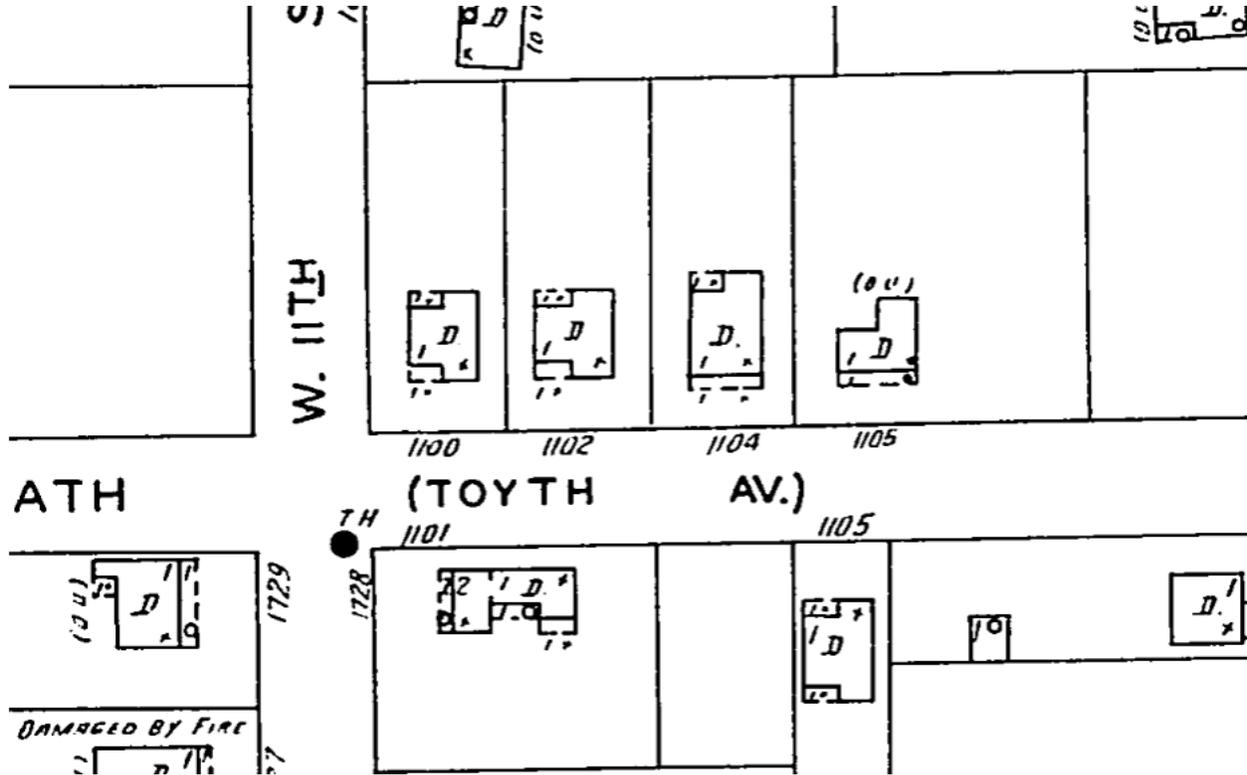
State of Texas vs. Ralph Carrington, 1104 Toyah, charged with murder.

State of Texas vs. Percy Sneed, charged with disposing of mortgaged property.

State of Texas vs. J. C. Hilliard, 2304 East 18th, charged with petty theft.

*The Austin Statesman (1921-1973); Apr 26, 1941*

Maps



1935 Sanborn fire insurance map

Building Permits

Josephine Carrington                      1104 Toyath Street  
 1                      D                      -                      13

Maas Addition

Frame addition to rear of residence.

38858 8-23-48                      \$80.00

Ralph Carrington

Building permit for addition, 8-23-48

OWNER Ralph Carrington ADDRESS 1104 Toyath St.  
 PLAT 91 LOT D BLK 13  
 SUBDIVISION Maas Addn.  
 OCCUPANCY Bedroom  
 BLD PERMIT # 109292 DATE 8/13/68 OWNERS ESTIMATE 250.00  
 CONTRACTOR Same NO. OF FIXTURES -----  
 WATER TAP REC # ----- SEWER TAP REC # -----

Frm. Addn. to Res.                      168 Sq. Ft.

Building permit for addition, 8-13-68

Recd No. 1184 Application for Sewer Connection No. 40466  
 Austin, Texas, 4-8-1949  
 To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.  
 Sir:—  
 I hereby make application for sewer connection and instructions on premises owned by  
Walter Cunningham at 1104 Toyata Street,  
 further described as Lot 1 D Block 13 Division  
 subdivision Maas Addition Plat 91, which is to be used as a Res  
 In this place there are to be installed 4 fixtures. Plumbing Permit No. 33505  
 I agree to pay the City of Austin, the regular ordinance charge.  
 Depth at Prop. Line 3' 4' at main 5-17-49  
 Respectfully,  
Walter Cunningham  
 Stub Out } 34' S of NLL  
 (Location)  
 Date 5-25-49

Sewer tap permit, 5-25-49

Lot 6 cen 50 WATER SERVICE PERMIT F No. 26170  
 Block 13 Austin, Texas  
 Subdivision MAAS ADDITION  
 Received of 1104 Date \_\_\_\_\_  
 Service Address 1104 TOYATA AVE Size of Tap \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Amount \$ \_\_\_\_\_  
 Date of Connection 3-26-79  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 6"  
 From Front Prop. Line to Curb Cock \_\_\_\_\_  
 From 5' Prop. Line to Curb Cock 4'  
 Location of Meter BETWEEN CURB & SIDE WALK  
 Type of Box \_\_\_\_\_  
 Depth of Main in St. 4'  
 Depth of Service Line 4'  
 From Curb Cock to Tap on Main 25'  
 Checked by Engr. Dept. \_\_\_\_\_

No Fittings	Size	
2.5' Pipe	3/4" Poly	
Corp. Cock		
Cop. to Iron ell		
Cop. to Cop. ell		
Cop. to Iron Coupling		
Cop. to Cop. Coupling		
Angle Stop		
Stop		
Bushing		
Nipples		
Service Clamp		
Valve		
Meter Box		
Lock Lid		
Drain Tile		
Drain Tile Lid		
Stop & Drain		
Job No.		
Foreman		

Water tap permit, 3-26-79