

**HISTORIC LANDMARK COMMISSION**  
**SEPTEMBER 23, 2013**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2013-0628**  
**1110 TILLERY STREET**

**PROPOSAL**

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Demolish a ca. 1900 house.

**ARCHITECTURE**

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One-story, rectangular-plan, hipped-roof, frame house with a symmetrical façade and a central, partial-width, front-gabled independent entry porch on plain, round, wood columns and side railings; single 2:2 fenestration; transom above the front door.

**RESEARCH**

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It is not easy to determine the exact date of construction of this house, as historically, the house was located in rural Govalle, east of the urban limit of Austin; traditional research sources are not as plentiful in determining the date of construction and early history of the house. However, it is clear that the house was in existence by 1903, when the owner of the property first appears in city directories – he was a business owner in Austin and was therefore included in the city directory – his residence in Govalle would not have otherwise been listed in the directory.

Real estate transfer records show that the Virgil A. Fanner sold this property to Joseph Breck in 1883. Although the record is largely illegible, it is clear that the sales price was several hundred dollars. Joseph Breck was a Massachusetts-born proprietor of an ice factory in Austin, and he appears in the 1903-04 city directory as residing a quarter mile north of the Houston and Texas Central Railroad tracks, approximately 2 miles east of Comal Street, which comports to the location of this house. Staff Breck died in 1903; his widow, Henrietta (Etta), and daughter, Margaret, continued to live here until 1914. The Brecks were well-to-do: the house is substantial in comparison to other rural residences of the time; Breck had a thriving business in the city, and the family had a telephone at their rural house as early as 1910, when it would have been considered a novelty, especially in the rural areas outside of the city. Etta Breck does not appear in the city directories again until the edition of 1909-10, when the rural areas began to be included in the city directory listings, and then she is listed as having the same location as was shown in the 1903-04 directory for Joseph Breck, her deceased husband. Etta and Margaret Breck sold the house in 1914 for \$5,500 to Alexander and Emelia Barron, who lived here until 1920. The jump in the value of the property indicates that when the Brecks purchased the property, there were no improvements, and that when they sold it in 1914, the house had been constructed. Alexander Barron was the superintendent of the Farmers and Ginners Oil Mill, and had previously been the superintendent of an oil mill in Houston. He and his wife (variously Amelia or Emelia) lived here until 1920, when they sold the property to Fred and Minnie Morris, again for \$5,500. The Barrons are listed at this house in the 1920 U.S. Census; they moved back into Austin by 1922. In the death notices for both Henrietta Breck and Alexander Barron, the pallbearers were prominent Austin citizens, including Mayor A.P. Wooldridge, Henry E. Wattinger, and Henry Wunderlich, indicating that both Mrs. Breck and Mr. Barron were prominent citizens themselves.

Fred and Minnie Morris purchased the property in 1920, and lived here until their deaths: Fred died in 1920 and Minnie died in 1967. Fred Morris was a laboratory assistant in the Mechanical Engineering Department at the University of Texas; in some city directory listings, he is shown as an instructor in Mechanical Engineering. The house then passed to

their daughter, Ida Mae Nelson, who, with her husband Carl, lived here briefly in the late 1960s. They sold the property in 1968 to Alvin Arnold, who established a day care center in the house; it has been a day care facility since that time.

**STAFF COMMENTS**

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The house is beyond the bounds of any City survey. The Govalle-Johnston Terrace Combined Neighborhood Plan (2003) lists:

Goal 11: Protect and preserve historic buildings and residential areas important to the neighborhood.

Goal 12: Develop ways to preserve the cultural assets of the neighborhood.

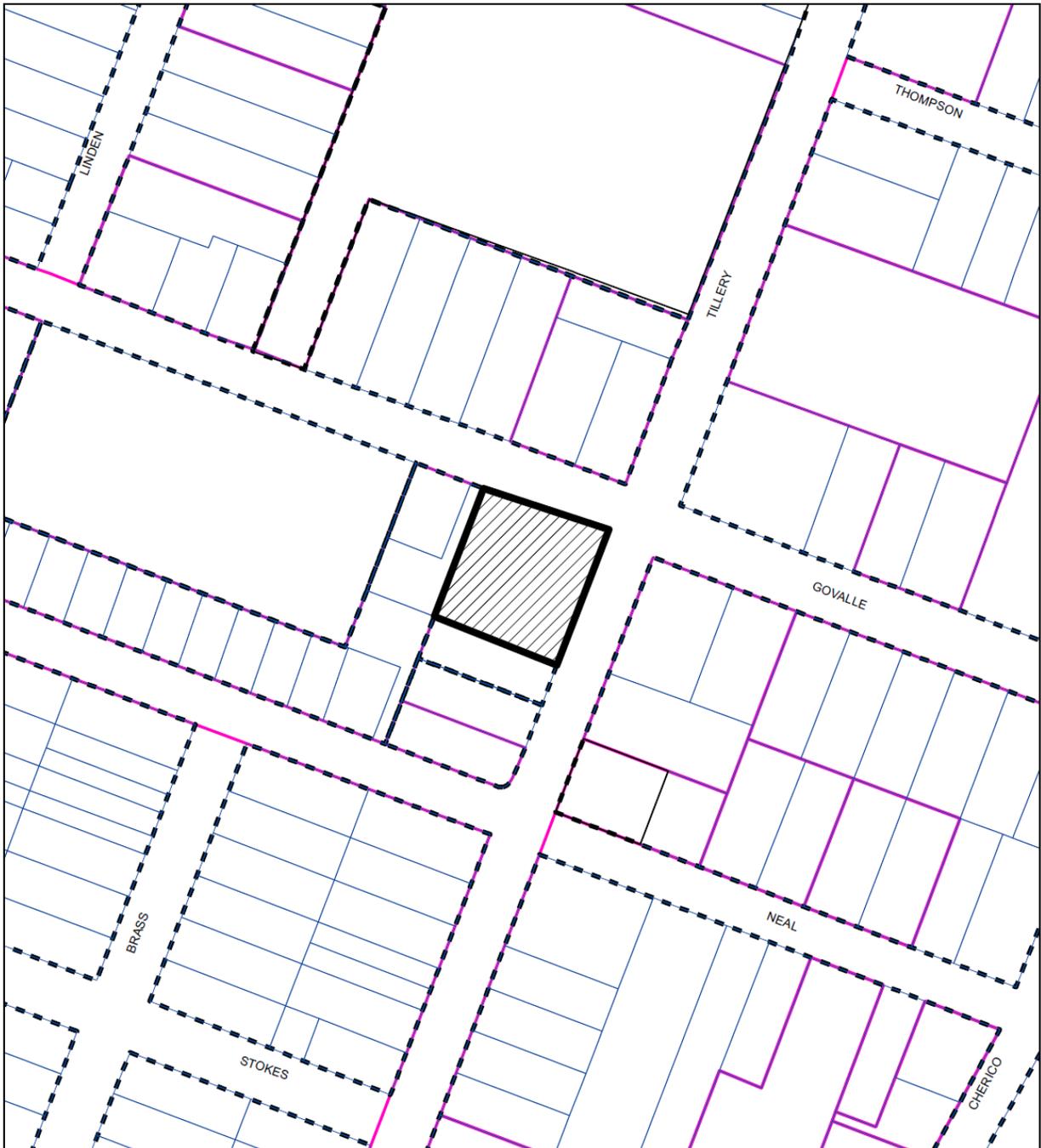
However, there is no further discussion of these goals within the neighborhood plan. The appendix to the plan lists the Day Care Center as one of the planning workshop participants' favorite places within the neighborhood.

**STAFF RECOMMENDATION**

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Postpone action until October 28, 2013. The applicant has filed an application for demolition of the house as a condition of sale, but it appears that the house has a significant history and intact architecture that warrant further investigation into its early history, to better determine its date of construction and if there were other residents of the house other than those already found.

LOCATION MAP



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: HDP-2013-0628  
LOCATION: 1110 Tillery 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.

1110 Tillery Street  
ca. 1900







## OCCUPANCY HISTORY 1110 Tillery Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
September, 2008

- |      |   |
|------|---|
| 1987 | Kiddie Korner Child Care<br>Alvin Arnold, proprietor<br>NOTE: Alvin and Bobbie Arnold lived at 4908 Hilldale Drive.   |
| 1981 | Kiddie Korner Child Care<br>Alvin Arnold, proprietor<br>NOTE: Alvin (no Bobbie listed) Arnold lived at 4908 Hilldale Drive and is listed as the administrator of Arnold's Nursing Home, operated by Mary Arnold at 3101 Govalle Avenue. |
| 1975 | Vacant  |
| 1969 | Carl A. and Ida M. Nelson, owners<br>Driver, Mobil Oil  |
| 1963 | Minnie Morris, owner<br>Widow, Fred Morris<br>No occupation listed  |
| 1958 | Fred and Minnie Morris, owners<br>No occupation listed  |

- 1953 Fred and Minnie Morris, owners  
No occupation listed
- 1949 Fred and Minnie Morris, owners  
No occupation listed
- 1947 Fred and Minnie Morris, owners  
Mechanic, University of Texas
- 1944-45 Fred and Minnie Morris, owners  
Technician, University of Texas
- 1942 Fred and Minnie Morris, owners  
Mechanic, University of Texas
- 1940 Fred and Minnie Morris, owners  
Mechanical engineer, University of Texas
- 1937 Fred and Minnie Morris, owners  
Mechanic in mechanical engineering, University of Texas  
NOTE: No houses are listed on Tillery Street; Fred and Minnie Morris are listed as living in Govalle, Texas.
- 1935 Fred and Minnie Morris are not listed in the directory.
- 1932-33 Fred and Minnie Morris are not listed in the directory.
- 1930-31 Fred Morris (Minnie is not listed)  
Mechanic in mechanical engineering, University of Texas.  
NOTE: The directory indicates the address only as Govalle, Texas.
- 1929 Fred Morris (Minnie is not listed)  
Mechanic, University of Texas  
NOTE: The directory indicates the address only as Govalle, Texas.
- 1927 Unknown  
NOTE: Fred Morris (Minnie is not listed), was a mechanic in Mechanical Engineering at the University of Texas; he lived at 2415 Duval Street.
- 1924 Fred and Minnie Morris are the presumed residents of the house, as they purchased the property in 1920; the directory shows him as a mechanic in the Mechanical Engineering Department at the University of Texas with a residence of Govalle, Texas.  
Alex and Amelia Barron are listed at 506 Oakland Avenue; he was the superintendent of the Farmers and Ginners Oil Mill, E. 6<sup>th</sup> Street between Chicon and Canadian Streets.
- 1922 Unknown  
Alex and Amelia Barron are listed at 104 W. 18<sup>th</sup> Street; he was the superintendent of the Farmers and Ginners Oil Mill, E. 6<sup>th</sup> Street between Chicon and Canadian Streets.
- 1920 Alex Barron

Superintendent, Farmers and Ginners Oil Mill, E. 6<sup>th</sup> Street between Chicon and Canadian Streets;

NOTE: The address is listed as RFD 1.

NOTE: Fred and Minnie Morris are listed at 2370 Neches Street; he was a mechanic in mechanical engineering, University of Texas.

NOTE: Margaret Breck is listed at 300 W. 19<sup>th</sup> Street; she had no occupation listed.

- 1918 Alex Barron  
Superintendent, Farmers and Ginners Oil Mill, E. 6<sup>th</sup> Street between Chicon and Canadian Streets;  
NOTE: The address is listed as RFD 1.
- 1916 Unknown – Alex Barron is not listed in the directory.
- 1914 Etta M. Breck  
Widow, Joseph Breck  
No occupation listed  
NOTE: Mrs. Breck is listed as living ½ mile north of the Houston and Texas Central Railroad tracks, 1¼ mile east of Chicon Street.  
NOTE: Alex Barron lived at 607 W. 9<sup>th</sup> Street; he was the superintendent of the Farmers and Ginners Oil Mill, E. 6<sup>th</sup> Street, between Chicon and Canadian Streets.  
NOTE: Fred Morris is listed as an assistant in electrical engineering at the University of Texas; he boarded at 2212 Tom Green Street.
- 1912-13 Etta M. Breck  
Widow, Joseph Breck  
No occupation listed  
NOTE: Mrs. Breck is listed as living ½ mile north of the Houston and Texas Central Railroad tracks, 1¼ mile east of Chicon Street.
- 1910-11 Etta M. Breck  
Widow, Joseph Breck  
No occupation listed  
NOTE: Mrs. Breck is listed as living ½ mile north of the Houston and Texas Central Railroad tracks, 1¼ mile east of Chicon Street.  
NOTE: Etta Breck had a telephone at the house.
- 1909-10 Etta M. Breck  
Widow, Joseph Breck  
No occupation listed  
NOTE: Mrs. Breck is listed as living ½ mile north of the Houston and Texas Central Railroad tracks, 1¼ mile east of Chicon Street.
- 1907-08 It is presumed that Henrietta Breck lived here, but she is not listed in the directory.
- 1906-07 It is presumed that Henrietta Breck lived here, but she is not listed in the directory.
- 1903-04 Joseph Breck  
Vice-president and manager, Austin Ice and Bottling Company, located on the southeast corner of 4<sup>th</sup> and Red River Streets.

NOTE: Joseph Breck lived ¼ mile north of the Houston and Texas Central Railroad tracks, 2 miles east of Comal Street.

### REAL ESTATE TRANSACTIONS

Virgil A. Fanner sold the property to Joseph Breck, the husband of Henrietta (Etta) Breck in 1883 for several hundred dollars. In 1914, Henrietta and her daughter, Margaret Breck, sold the property to Alexander and Amelia Barron, for \$5,000, indicating that the house was in existence at that time. Alexander and Amelia Barron sold the house to Fred and Minnie Morris in 1920, for \$5,500. Fred and Minnie Morris sold the property to J.H. Wells (1951) and a portion to Minnie's sister, Bertha Frenzel (1951). Fred and Minnie Morris' daughter, Ida Mae Nelson, sold the property to Alvin Arnold in 1968.

### BIOGRAPHICAL NOTES

#### Henrietta Breck (ca. 1900 – ca. 1914)

Joseph and Henrietta Breck appear in the 1900 U.S. Census in Justice Precinct No. 3 of Travis County. Joseph Breck was then 44, had been born in Massachusetts, and was the proprietor of an ice factory. Henrietta Breck was then 48, had been born in New York, and had no occupation listed. With them lived their daughter, Margaret, 9, who had been born in Texas. Joseph Breck died in Austin on October 5, 1903, but there was no obituary in the Austin newspaper.

## MRS. HENRIETTA M. BRECK.

Mrs. Henrietta M. Breck, aged 69 years, died Thursday at 1:10 a. m. at a local hospital. She is survived by one daughter, Miss Margaret Breck, of this city. Funeral arrangements will be announced later, upon the arrival of relatives from Iowa.

Obituary of Henrietta Breck  
Austin Statesman, October 29, 1920

## MRS. H. M. BRECK.

The funeral of Mrs. H. M. Breck will be held at the First Presbyterian Church this Sunday at 5 p. m., Rev. Dr. Grafton, officiating. Pall bearers will be W. G. Franklin, Albert Cooper, A. P. Wooldridge, Dave Doon, Chas. Spaulding, and Noyes D. Smith. Interment in Oakwood.

Funeral notice for Henrietta Breck

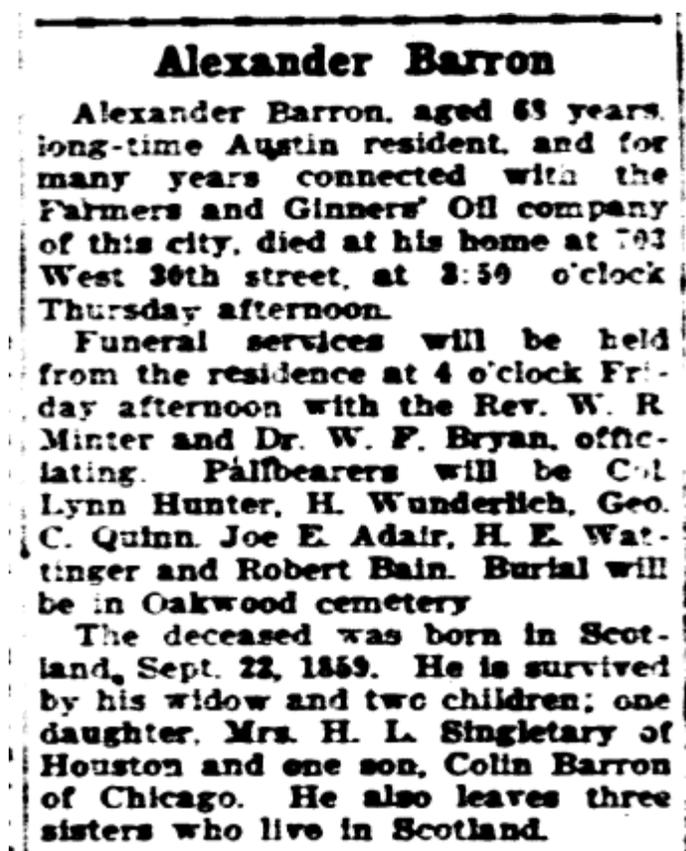
Austin American, October 31, 1920

Note that the pallbearers included Mayor A.P. Wooldridge, and Noyes D. Smith, a very prominent fuel merchant in Austin.

**Alexander and Amelia Barron (ca. 1914 – ca. 1920)**

Alexander and Emelia Barron appear in the 1920 U.S. Census as residents of a farm in Travis County, which was most likely this house, as it appears from city directories that Alex and Amelia Barron moved back into town by 1922. Alexander Barron was then 60, had been born in Scotland, and was the manager of an oil mill. Emelia Barron was then 48, had been born in Illinois to German-born parents, and had no occupation listed. They had two children: Ann, 23, had been born in Tennessee, and worked as a stenographer; and Colin, 26, who had been born in Arkansas, and was a car mechanic.

The 1910 U.S. Census shows Alexander and Emelia Barron living in the Houston Heights. Alexander was the superintendent of an oil mill; son Colin, then 16, was an apprentice at an oil mill.



Obituary of Alexander Barron

Austin American, November 4, 1927

Note that the pallbearers included Henry Wunderlich, a prominent local grocer, and H.E. Wattinger, a prominent local contractor.

**Fred and Minnie Morris (ca. 1920 – ca. 1965)**

Fred and Minnie Morris appear as the owners of this house in the 1940 U.S. Census. The house was worth \$5,500. Fred Morris was then 57, had been born in England, and was an instructor at the University of Texas. Minnie Morris was then 52, and had been born in Texas. They had two children: Dale, 22, was a pilot for an aerial survey crew; Ida Mae, 20, had no occupation listed. Both children had been born in Texas. The 1930 U.S. Census shows

Frederick and Minnie Morris living on Rural Route 1 in Travis County. Frederick was an instructor in mechanical engineering at the University of Texas. Minnie had no occupation listed. The children were both students at the rural school. Dale was listed as Frederick D. Morris. The 1920 U.S. Census shows the family living at 2310 Neches Street. Fred Morris was an instructor in mechanics at the University of Texas.

### **FREDRICK MORRIS**

Fredrick (Fred) Morris, of 1110 Tillery Street, retired laboratory technician of the University of Texas mechanical engineering department, died Monday night.

He is survived by his wife, Mrs. Minnie Frenzel Morris; a daughter, Mrs. Carl A. Nelson of Harlingen; a son, Dale Morris of El Paso; a sister, Mrs. J. N. Volaw of Waco; and six grandchildren.

The body is at Cook Funeral Home, where funeral services are pending.

Obituary of Fredrick Morris  
Austin American, July 12, 1960

### **FREDRICK MORRIS**

Funeral services for Fredrick (Fred) Morris, will be held Wednesday at 10:30 a.m. at Cook Funeral Home with Rev. James Stone officiating. Pallbearers will be Jay Trautwein, T. A. Stewart, Doctor Byron E. Short, Elwood Nelson, L. B. Randerson and R. H. Henninger. Burial will be in Memorial Park.

Funeral notice for Fredrick Morris  
Austin American, July 13, 1960

**MRS. FRED MORRIS**

Mrs. Fred (Minnie) Morris, 79, 1118 H  
Tilkery St., died in a local hospital S  
Friday. T

She is survived by a daughter, Mrs. Ida  
Mae Nelson of Harlingen; a sister, Miss  
Bertha Frenzel of Austin; two  
granddaughters, Miss Judith Nelson and S  
Miss Ellen Nelson, both of Harlingen; and  
four grandsons, Frederick Nelson of P  
Harlingen, Joe Dale Morris, David  
Morris, and Jerry Morris, all of Austin. A

Funeral will be at Cook Funeral Home A  
Sunday at 2 p.m. with Rev. Edward V. o  
Long officiating. Burial will be in Austin S  
Memorial Park. S

Pallbearers will be Joe Dale Morris, A  
David Morris, Jerry Morris, Frederick A  
Nelson, Theo Thiele, and Ralph Thiele. -

Obituary of Minnie Morris

Austin American-Statesman, December 31, 1967