

**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*

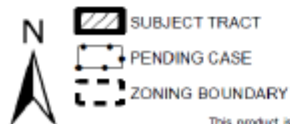
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to City Code:
  - a) *Architecture*. The 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



1" = 150'

## NOTIFICATIONS

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

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.



**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<br>Laborer   |
| 1952 | Walter and Josephine Carrington, owners<br>Laborer   |
| 1949 | Walter and Josephine Carrington, owners  |
| 1947 | Walter and Josephine Carrington, owners<br>Carpenter   |
| 1944 | Walter and Josephine Carrington, owners<br>Laborer   |
| 1941 | Walter and Josephine Carrington, owners<br>Carpenter   |
|      | Ralph Carrington<br>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<br>Laborer   |
| 1922 | Walter and Josephine Carrington, owners  |
|      | Cleo Carrington  |
| 1920 | Walter and Josephine Carrington, owners  |
|      | Lou Roberts  |
| 1918 | Walter and Josephine Carrington<br>Laborer, Butler Brick Works                                   |
|      | Louann Sneed, renter   |
| 1916 | Luisa Roberts, owner   |
|      | Lulu Roberts<br>Laundress  |
|      | Walter and Josephine Carrington, renters<br>Laborer, Butler Brick Works<br>Cook, 507 Oakdale Ave |
|      | William Wright, renter<br>Laborer  |
|      | William Townsent, renter<br>Laborer  |
|      | Lizzie McCrea, renter<br>Cook  |
| 1914 | Lizzie Sneed, owner  |
|      | Louanna Sneed, renter  |
|      | Julia Jennings, renter   |
|      | Walter Carrington, renter<br>Laborer   |
| 1912 | Lou Roberts, owner   |
|      | Walter Carrington<br>Laborer, Austin Brick Co.   |
|      | Lizzie Sneed   |
| 1910 | Address not listed   |

## Biographical Information

PLACE OF DEATH  
County Travis  
City Austin  
(No. 1104 Toyath St.; Ward)  
(If death occurred in a hospital or institution, give its NAME instead of street and number.)

Registered No. 2416

STANDARD CERTIFICATE OF DEATH

DATE OF DEATH Jan 15, 1913  
(Month) (Day) (Year)

I HEREBY CERTIFY, that I attended deceased from 1-30A to 1-30A, 1913  
that I last saw h alive on 1-30A, 1913  
and that death occurred on the date stated above, at 1-30A m.

The CAUSE OF DEATH\* was as follows:  
Primature Birth  
(Duration) yr mo da

CONTRIBUTORY (Secondary) (Duration) yr mo da

(Signed) Mrs. T.C. Carrington midwife  
2/28, 1913 (Address) Clarksville Tex

\*State the DISEASE CAUSING DEATH, or, in deaths from VIOLENT CAUSES, state (1) MEANS OF INJURY, and (2) whether ACCIDENTAL, SUICIDAL, or HOMICIDAL.

LENGTH OF RESIDENCE (For Hospitals, Institutions, Transients, or Recent Residents).  
At place of death yr mo da In the State yr mo da  
Where was disease contracted, if not at place of death?  
Former or usual residence.

PLACE OF BURIAL OR REMOVAL Mt Calvary Ch 1/16, 1913  
DATE OF BURIAL (Address) Clarksville Tex

UNDERTAKER Wm. Fears Austin Tex

PERSONAL AND STATISTICAL PARTICULARS

SEX Female COLOR OR RACE colored SINGLE, MARRIED, WIDOWED, OR DIVORCED child  
(Write the word.)

DATE OF BIRTH Jan 2, 1913  
(Month) (Day) (Year)

Age 13 yrs. mo da

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

PARENTS

NAME OF FATHER Walter Carrington  
BIRTHPLACE OF FATHER (State or country) Austin Tex  
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. McWhorter

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

Focus 1 4633 REGISTRATION CARD No. 487

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? Rutler Bros. (Brick Yard)  
Where employed? Austin Texas

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

10 Married or single (which)? married Race (specify which)? negro

11 What military service have you had? Rank none branch none

12 Do you claim exemption from draft (specify grounds)? Yes - dependents

I affirm that I have verified above answers and that they are true.  
Walter Carrington

1080 REGISTRAR'S REPORT 42-1-3-A

1 Tell, medium, or short (specify which)? short Slender, medium, or stout (which)? medium

2 Color of eyes? brown Color of hair? black Bald? no

3 Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? no

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

Precinct 10  
City or County Austin  
State Texas 6/5/17  
(Date of registration)

R.E. Righter  
Registrar

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.



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.

## 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

## 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. Jamima 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:

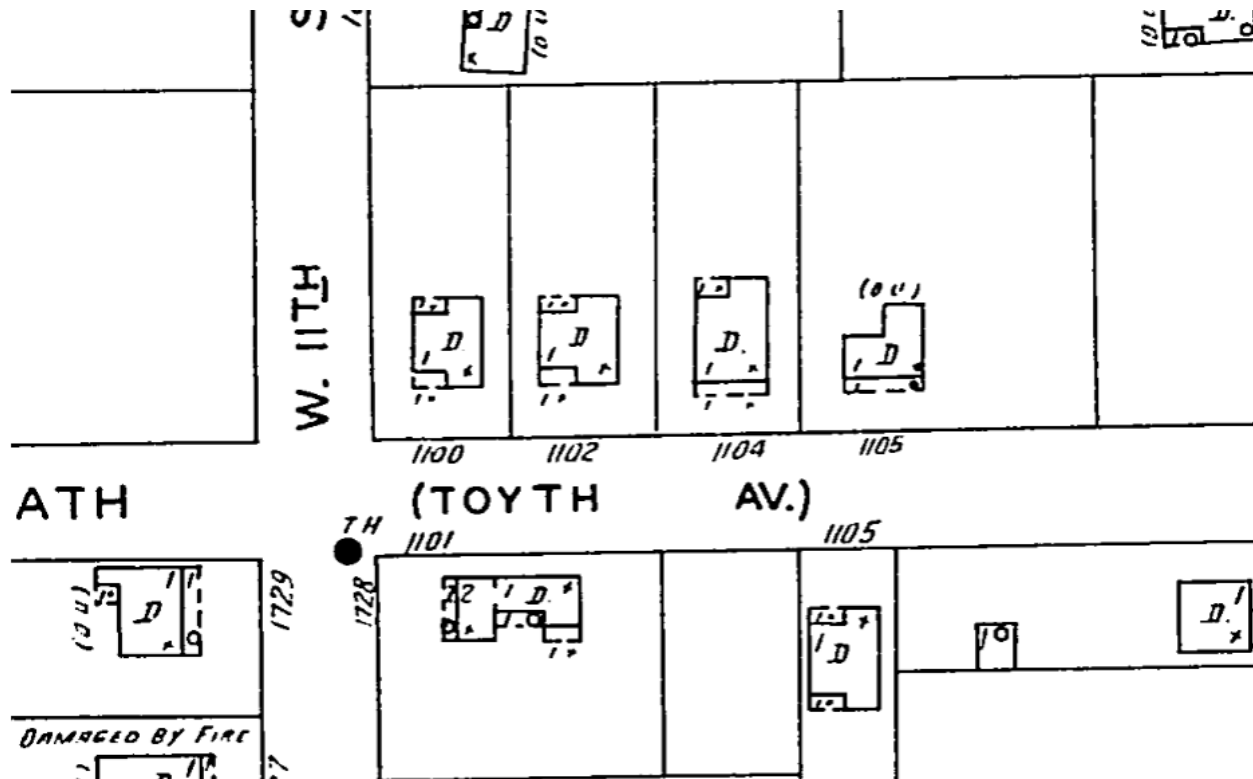
State of Texas vs. Ralph Carrington, 1104 Toyah, charged with murder.

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. 11341 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  
 Stub Out } 34'- S of NLL (Location)  
 Date 5-25-49  
 Respectfully,  
Walter Cunningham

Sewer tap permit, 5-25-49

Lot 6 cen so 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 3 Prop. Line to Curb Cock 4'  
 Location of Meter BETWEEN CURB & SIDEWALK  
 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            | 3/4"      |  |
| 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