

LANDMARK DESIGNATION REPORT**LANDMARK NAME:** The Reiler-Fraga House**AGENDA ITEM:** B**OWNERS:** Lucy Fraga Fisher Cain, Gregory L. Cain, Emily Fraga Chambers, Angel O. Fraga**HPO FILE NO.:** 2022 HP_00019**APPLICANTS:** Lucy Fraga Fisher Cain**DATE ACCEPTED:****LOCATION:** 15 Altic Street, Houston, Texas, 77011**HAHC HEARING:** 4/21/2022**SITE INFORMATION:** Lot 10, Block 6, Fullerton Place, City of Houston, Harris County, Texas. Designation is requested for the 1,148 square foot, single-family house on a 6,250 square foot lot.**TYPE OF APPROVAL REQUESTED:** Landmark Designation**HISTORY AND SIGNIFICANCE SUMMARY:**

The Reiler-Fraga House at 15 Altic Street is a one-story, frame, Craftsman-style bungalow built between 1924 and 1925 in the Fullerton Place subdivision. Fullerton Place lies east of downtown, in close proximity to the Houston Ship Channel. The subdivision is located between two major thoroughfares, Navigation Boulevard and Harrisburg Boulevard.

Fullerton Place was developed around 1905 by Herbert Eugene Fuller and Arthur Newell Latham of Fuller & Latham. They were the primary real estate agents and developers for the subdivision. The business partners also developed the neighboring subdivisions of Oak Lawn, Lenox Grove and Suburban Park.

There were two long-term owners of the house at 15 Altic: the Reiler family and the Fraga family. William and Marie Reiler owned the home from 1925 to 1961. The Reilers sold the home to Joe Z. and Lupe O. Fraga in 1961. Members of the Fraga family continue to own the home to this day. The current owners, Lucy Fraga Fisher Cain, Greg L. Cain, Emily Fraga Chambers and Angel O. Fraga purchased the home in 2021 and rehabilitated it with preservation in mind. They will be utilizing the house per Lupe Fraga's wishes to provide lodging for families of patients undergoing treatment at the Texas Medical Center.

The current owners are seeking a landmark nomination for 15 Altic Street to preserve the home's history and significance in the historic Fullerton Place subdivision. The Reiler-Fraga House meets criteria 1, 4, 5 and 8 for landmark designation.

HISTORY AND SIGNIFICANCE*FULLERTON PLACE*

Fullerton Place lies east of downtown, in close proximity to the Houston Ship Channel. The subdivision is located between two major thoroughfares, Navigation Boulevard and Harrisburg Boulevard. Lots in

Fullerton Place were available for purchase beginning in 1905, according to the *Houston Chronicle*. Early advertisements described Fullerton Place as “the best drained addition around Houston” and boasted “beautiful oak trees, shell roads” with cement sidewalks on the way in 1907. Prices for this strictly residential area began at \$275 per lot, with liberal terms.

FULLER & LATHAM

Herbert Eugene Fuller of H.E. Fuller & Co. (later Fuller & Latham) and Arthur Newell Latham were the real estate agents and developers of Fullerton Place. In addition to Fullerton Place, Fuller and Latham developed the neighboring subdivisions of Oak Lawn, Lenox Grove and Suburban Park. The firm sold urban, suburban and properties, including farm, timber, rice, oil and ranch land.

Herbert E. Fuller was born on November 5, 1851, in Ohio. He was a member of the Woodmen of the World (a national fraternal benefit society) and organized Camp No. 13. Fuller married Ella Jessie of Ohio in 1880. They had one child together, Orrienne. Herbert Fuller died on October 23, 1907, at his home in the Oak Lawn addition in Houston. He is buried at Glenwood Cemetery.

Arthur N. Latham was born on May 5, 1870, in Ohio. Arthur married Glenna Grace Upp on December 24, 1914, in Houston. In 1935, Arthur and Glenna established a residence in Laguna Beach, California. They split their time between Houston and Laguna Beach. Glenna passed away in 1940, in Los Angeles. Arthur died on September 11, 1952. Both are buried at Rose Hills Memorial Park in California.

OWNERSHIP HISTORY

William Charles Reiler (b. October 28, 1892, d. July 4, 1969)

Marie Louise Lauer Reiler (b. 1902, d. February 15, 1991)

The house at 15 Altic Street was first listed in the Houston City Directories in 1925 with William C. Reiler as the owner. William and his wife, Marie Reiler, were the first long-term owners of the property. William Charles Reiler was born in Houston on October 28, 1892, to W.A. Reiler of Texas and Amelia T. Bernius of Louisiana. William served in World War I. He held a variety of occupations throughout his lifetime, including mechanic, elevator operator and truck driver. By the 1930s, he was a mechanical engineer and worked in the cotton compress industry.

William married Marie Louise Lauer on October 25, 1922. Marie Louise Lauer was born in 1902 to Louis Lauer of Louisiana and Marguerite Elizabeth Stork Lauer of Texas. Marie worked as a stenographer and statistician in the 1920s. The couple lived at 15 Altic Street until around 1961. They sold the property to Joe Z. Fraga in 1961. William died on July 4, 1969, and is buried at Forest Park Lawndale Cemetery. Marie died on February 15, 1991.

Joe Z. Fraga (b. August 6, 1923, d. 2000)

Lupe O. Fraga (b. February 24, 1926, d. 2018)

Joe Z. and Lupe O. Fraga were the second long term owners of 15 Altic Street. Joe and Lupe initially rented a house at 2519 Canal Street with their young family, Joe O. Jr., David O. and Rosalinda. After the birth of their fourth child, Lucy, they decided to purchase 15 Altic. In 1965, they welcomed their last child, Angel O. Fraga, at the new home.

Joe Z. Fraga was born on August 6, 1923, in San Luis Potosí, Mexico, and was raised in Houston by his parents, Felix and Angelita Fraga. Joe was the eldest brother of the Fraga family, which included Frank, Thomas, Felix, Angel and Lupe (Champ). Joe grew up on McAlpine Street in the Second Ward across from the historic Our Lady of Guadalupe Catholic Church. He was an airplane mechanic during World War II; during his service he became an American citizen. Joe grew up selling newspapers outside of many prominent buildings, such as the Lamar Hotel, Rice Hotel, Gulf Building and on the Rice University campus. He worked for Carpenter Paper Company, later became Champion Paper Company, for nearly 30 years.

Lupe Oropeza Fraga was born on February 24, 1926, in Galveston; she grew up there with her parents, Cecilio and Juana Perez Oropeza, and five siblings – Pete, Mike, Maria, Quentin and Elodia. They moved to Houston’s Second Ward after working in farming communities around Pasadena and Fort Bend County. Lupe was a homemaker until she decided to become a hairdresser. She raised a family of five while attending beauty school and graduated in 1972.

Joe and Lupe only attended school through the sixth grade, so they focused on the importance of education for their children. Their hard work and love of family is evident in their history of taking extra jobs, like cleaning Lykes Bros. Steamship Co. Building in the evening for over 10 years, to save money for their eldest son’s tuition at Texas A&M University. Joe and Lupe instilled the importance of education in their children as they knew that it provided opportunities they did not have. All five of their children earned college degrees – two from Texas A&M and three from the University of St. Thomas.

Joe passed away in 2000 and Lupe in 2018. Both cherished their home at 15 Altic; it was a palace in their eyes. They loved the wide porch and swing. The house was filled with much love and happiness. When her daughter Rosalinda underwent a double lung transplant, Lupe learned of the need for lodging for the families of patients receiving treatment at the Texas Medical Center. Lupe asked that 15 Altic not be sold outside of the family and be used to provide family accommodations for patients at TMC.

Current Owners

The house at 15 Altic continues to be owned by members of the Fraga family. The home was purchased in 2021 by Lupe’s daughter, Lucy Fraga Fisher Cain, her son, Angel O. Fraga, Lucy’s husband, Greg L. Cain, and Emily Fraga Chambers, Rosalinda’s daughter. The house has been updated with preservation in mind.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY*ARCHITECTURAL STYLE**American Craftsman*

The Reiner-Fraga House is a Craftsman-style bungalow. Craftsman design evolved out of the popular Arts and Crafts Movement of the early 1900s, when residential architecture shifted away from the more elaborate Victorian styles. Craftsman design was the prevailing architectural style in the United States between 1900 and 1930. The Craftsman style is often associated with bungalow house forms, which were inspired by architects Charles Sumner Greene and Henry Mather Greene. The Greene brothers were in practice together in Pasadena, California, from 1893 to 1914. According to Virginia McAlester, author of *A Field Guide to American Houses: Identifying and Understanding America's Domestic Architecture*, the Greenes began designing Craftsman-style houses in 1903. The defining features of Craftsman-style bungalows include low-pitched gabled roofs, wide eaves (usually with exposed brackets), partial or full-width porches supported by tapered square columns or piers, and prominent but simple decorations.

ARCHITECTURAL DESCRIPTION

The Reiler-Fraga House at 15 Altic Street is a one-story, frame, Craftsman-style bungalow. It sits on a pier and beam foundation, which is covered by brick veneer around the perimeter of the house. The exterior brick chimney is on the right slope of the roof.

The house has a low-pitched, hipped roof, with a front-facing, projecting gable and open eaves. Five Craftsman-style decorative brackets are placed symmetrically under the front-facing, gabled roof. Centered in the gable is a single-pane casement window with an 8-light pattern; it has a wooden frame and surround with a triangular hood.

The asymmetrical front façade has two bays, which are clad in narrow, horizontal siding. A wooden stringcourse is along the bottom perimeter of both bays. The first (left) bay contains a partial-width inset porch, front entry and two, side by side, 1-over-1 windows. Both windows are encased within a wooden frame and surround, with a simple ledge molding above. The front entry door has an exterior storm door and is set within a wooden frame and surround.

Two rectangular brick columns are spaced symmetrically in the balustrade. The balustrade consists of a simple squared pattern. The porch frieze has a lattice pattern.

The second (right) bay contains two, side by side, 1-over-1 windows. Both windows are encased within a wooden frame and surround, with a simple ledge molding above.

RESTORATION HISTORY

The current owners replaced the roof and the windows.

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Houston Chronicle Historical Archive (1905-2015). Houston Public Library, Houston and Texas Resources. Accessed January 2022.

_____, "Mortuary Herbert E. Fuller." October 24, 1907.

_____, "Some Live and Prosperous Real Estate Firms, Fuller & Latham." February 22, 1907.

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_____, "Real Estate For Sale, H.E. Fuller & Co." April 19, 1905.

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Sanborn Fire Insurance Maps. Houston Public Library online, Texas Digital Sanborn Maps, 1924-Feb. 1957, Vol. 4, p. 449. Accessed January 2022.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by [Planner Name], Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|--|---------------|----------------------|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present; | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride. | | | |

AND

- | | | | | | |
|--------------------------|-------------------------------------|--|--|--|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)). | | | |
|--------------------------|-------------------------------------|--|--|--|--|

Sec. 33-229. Criteria for protected landmark designation

- | S | NA | | S - satisfies | D - does not satisfy | NA - not applicable |
|--------------------------|-------------------------------------|---|---------------|----------------------|---------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) Meets at least three of the criteria for designation in section 33-224 of this Code; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Was constructed more than 100 years before application for designation was received by the director; | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) Is recognized by the State of Texas as a Recorded State Historical Landmark. | | | |

STAFF RECOMMENDATION

HAHC RECOMMENDATION

EXHIBIT A
CURRENT PHOTOS
THE REILER-FRAGA HOUSE
15 ALTIC STREET, HOUSTON, TEXAS 77011



PHOTO BY PRESERVATION HOUSTON

EXHIBIT B
SITE MAP
THE REILER-FRAGA HOUSE
15 ALTIC STREET, HOUSTON, TEXAS 77011

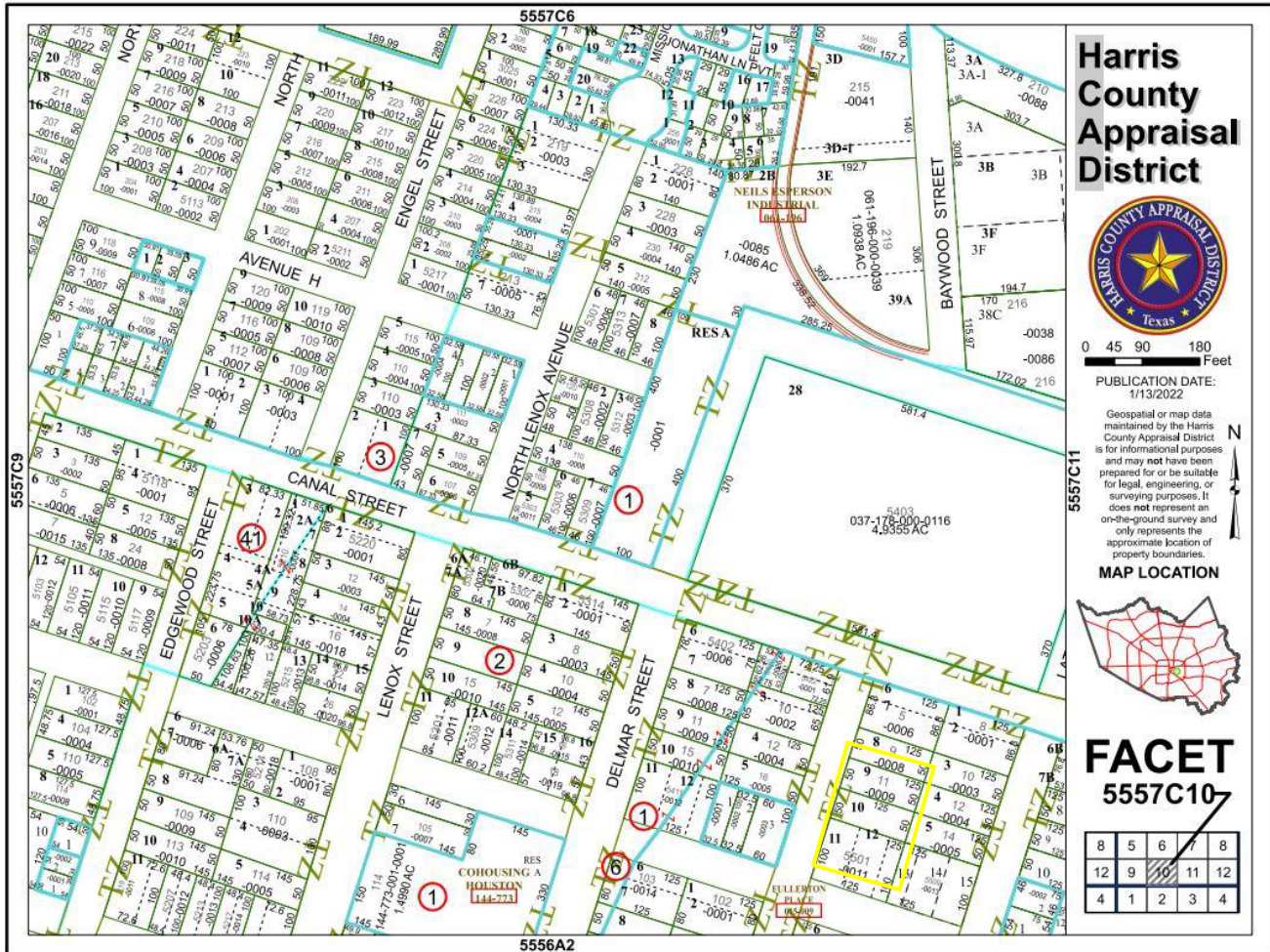


EXHIBIT C
SANBORN FIRE INSURANCE MAP
HOUSTON 1924-FEB. 1957, VOL. 4, SHEET 449
THE REILER-FRAGA HOUSE
15 ALTIC STREET, HOUSTON, TEXAS 77011

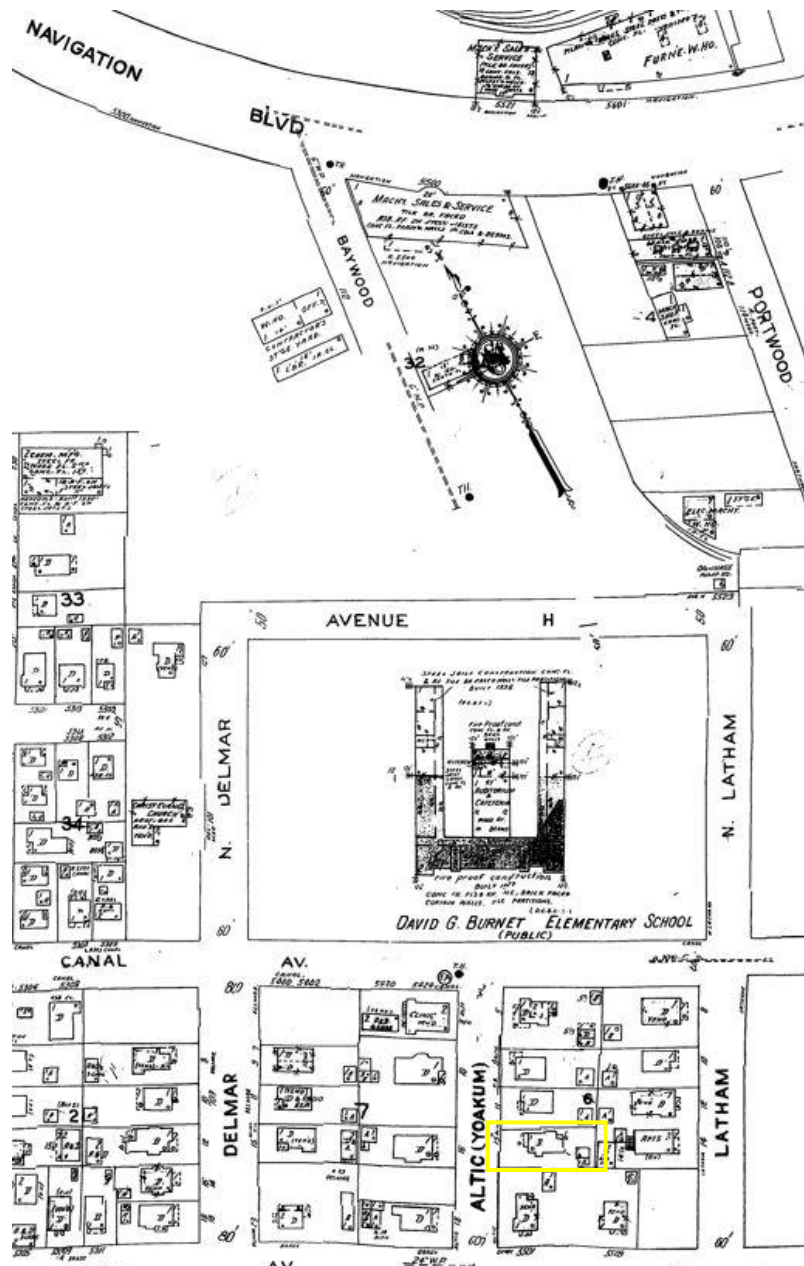


EXHIBIT D
FULLERTON PLACE ADVERTISEMENT, 1907
THE REILER-FRAGA HOUSE
15 ALTIC STREET, HOUSTON, TEXAS 77011

Lenox Grove
And
Fullerton Place

On Harrisburg Shell Road
For Residences Only

FULLER & LATHAM
45-46 Houston Theatre Bldg.
Old Phone 2510

Beautiful oak trees,
shell roads, cement
sidewalks soon to
be put down and
the best drained
addition around
HOUSTON

PRICES
\$450
TO
\$550

SOURCE: HOUSTON CHRONICLE DIGITAL ARCHIVES

EXHIBIT C
HARRISBURG ROAD PROPERTY ADVERTISEMENT, 1907
THE REILER-FRAGA HOUSE
15 ALTIC STREET, HOUSTON, TEXAS 77011

**HARRISBURG ROAD
PROPERTY.**

If you wish to buy Harrisburg road property, either as an investment or for a home, you can not do better than buy in

**OAK LAWN
LENOX GROVE
FULLERTON PLACE
SUBURBAN PARK**

Prices \$275 and up. Liberal terms.

**FULLER & LATHAM,
Houston Theatre Building.**

SOURCE: HOUSTON CHRONICLE DIGITAL ARCHIVES