

Texas Historical Commission staff (BTW), 10/05/2012
18" x 28" Official Texas Historical Marker with post
Cameron County (Job #11CF04) Subject (Atlas) UTM;
Location: 1806 Palm Boulevard, Brownsville, Texas 78520

PITT HOUSE

ARTHUR PITT OF ENGLAND ARRIVED IN GALVESTON, TEXAS IN 1909 WHERE HE FOUND WORK AT A CITRUS NURSERY. PITT MOVED TO THE RIO GRANDE VALLEY IN 1918 WHERE HE FOUNDED A CITRUS TREE BUSINESS THAT HE RAN FOR SIXTY YEARS. IN 1930, PITT AND HIS WIFE, EVELYN ROPER PITT, CONTRACTED E. GUY HOLLIDAY, AN ARCHITECT WHO HAD WORKED WITH TROST & TROST IN EL PASO, TO DESIGN A HOME FOR THE FAMILY. THE HOUSE FEATURES TRADITIONAL SPANISH REVIVAL ELEMENTS, SUCH AS AN ASYMMETRICAL FLOOR PLAN, LOW-PITCHED TILE ROOF, HALF-ROUND ARCHES, AND ORNATE TILE. IT ALSO INCLUDES EUROPEAN DESIGN ELEMENTS, SUCH AS CUSTOM-MADE TILE PATTERNS AND A PRE-CAST CONCRETE CROSS-PATTERN IN THE FOYER WINDOW THAT REFLECT PITT'S BRITISH HERITAGE.

RECORDED TEXAS HISTORIC LANDMARK – 2011
MARKER IS PROPERTY OF THE STATE OF TEXAS

TEXAS HISTORICAL COMMISSION

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:
2011 Official Texas Historical Marker
Sponsorship Application Form**

Valid September 1, 2010 to November 15, 2010 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (official title will be determined by the THC): Pitt House of Brownsville, Texas

County: Cameron

Town (nearest county town on current state highway map): **Brownsville**

Street address of marker site or directions from town noted above: 1806 Palm Boulevard

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone Easting Northing
Lat: Long: (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): 0.1 mile north of corner of Palm Blvd. & Ringgold Street, Brownsville

NOTE: Recorded Texas Historic Landmark markers must be placed at the structure being marked.

Recorded Texas Historic Landmark markers definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the

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THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

Special National Register considerations for RTHL marker applications: If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B **and** Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

Check this box if the property is individually listed in the NRHP.

APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements and are submitted online as required can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description of the property; site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure—please resize photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than November 15, 2010.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should

be broad-based and demonstrate a survey of all available resources, both primary and secondary.

- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

- Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any:

Name of CHC contact (chair or marker chair): Norman Rozeff

Mailing address: 1013 E. Cenizo Street **City, Zip:** Harlingen 78550

Daytime phone (with area code): 956 425 2932 **Email address** (required):

nrozeff@sbcglobal.net

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: Fernando & Tatiana Balli

Address: 1806 Palm Boulevard **City, state, zip:** Brownsville, Texas

Phone: 956-343-9575 **Email address:** balligroup@rgv.rr.com

Legal Description of the property (metes and bounds, lot and block, etc.): Lot 4 Block 3 Los Ebanos Addition Subdivision

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is

encouraged to share the information with all interested parties as necessary. Given the large volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): Fernando Balli

Contact person (if applicable): Fernando Balli

Mailing address:1806 Palm Boulevard **City, zip:** Brownsville

Email address (required):balligroup@rgv.rr.com **Phone: 956-343-9575**

SHIPPING INSTRUCTIONS

In order to facilitate delivery of the marker, residence addresses, post office box numbers and rural route numbers are not permitted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: Fernando Balli

Street address:1806 Palm Boulevard **City, zip:** Brownsville

Daytime phone (required): 956-343-9575 **Email** (required): balligroup@rgv.rr.com

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

27" x 42" RTHL marker with post (\$1500)

- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address:
markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - The narrative history (including documentation)
 - Legal description of the property
 - Detailed floor plan for each floor of the structure
 - Detailed site plan of the property
 - At least one historic photograph
 - Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>)

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512/463-5853
history@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

The Pitt House of Brownsville, Texas

I. Context

Prior to the Depression Era woes of the 1930s, areas around Brownsville, Texas had experienced a boom that firmly planted agriculture as the economic base of the Rio Grande Delta. With the influx of Mexican immigrants crossing the border to escape the Revolution of 1910, South Texas benefited from an abundance of cheap labor available to clear the land that would attract investors from the northern Midwest to the fertile soil advertised as the “Magic Valley.”¹

Citrus trees seemed to fare exceptionally well. Rail transportation on the Southern Pacific Line and the St. Louis, Brownsville and Mexico Railway facilitated shipments of Rio Grande Valley citrus as did the construction of hard surfaced highways for truck transportation.²

In 1918, cases of citrus canker were detected in the Valley. The United States Department of Agriculture teamed with the Texas Department of Agriculture to prevent the spread of the infection. When it was discovered that the canker had not spread in the Valley as it had in other areas, old citrus nurserymen working with the USDA personnel noted that the Delta area might provide a profitable venture into the citrus nursery business.³

Arthur Pitt was a young man working with the USDA inspection teams in 1918 when he overheard the old citrus planters talking. He had experience working in a citrus nursery in Galveston so he decided to try his luck with the citrus nursery business in the

Rio Grande Valley. He would remain in the business for the next 60 years, making his home in Brownsville close to his nurseries outside of town.⁴ He sat on the Board of Directors of the first Brownsville Citrus Co-op.⁵

Arthur Pitt purchased Lot 4, Block 3 of the Los Ebanos Addition Subdivision, Brownsville on September 25, 1931.⁶ Beginning in 1931 Arthur Pitt's residence was at 1806 Palm Boulevard, the purchased lot upon which he built. The house, designed by architect E. Guy Holliday, was built in the Los Ebanos Addition away from Brownsville proper.⁷ The upscale neighborhood featured backyard *resaca* waterfront lots with native Texas ebony trees thus giving the name "Los Ebanos" to the subdivision.⁸ . The Pitt House also fronted the palm lined boulevard now known as Historic Palm Boulevard.

In the Los Ebanos subdivision, restrictions for building covered minimum size and value of homes, use of outbuildings and type of home construction. Indicative of the 1920s in the South, warranty deeds specified that lots in the neighborhood should never be used "by persons of the negro race."⁹

When the Pitt House was sold in 2009 to its current owners, Fernando and Tatiana Ballí, some furniture and many documents, photographs and slides, all filed chronologically, were included. Among them was an unpublished manuscript with the title, *Autobiography of Arthur Pitt*. The 600 page manuscript was begun when Pitt was 90 years old, and took him four years to complete. He had only been retired from the citrus nursery business 10 years when he began writing.¹⁰ Also included with the home were items such as the original water and electrical permits, Lien Notes, and Pay-off letter that testify to the place of Arthur Pitt and his family in Rio Grande Valley history,.

II. Overview

Born in 1886, Arthur Pitt was the first of three brothers who immigrated to Canada from Birmingham, England. He was 18 years old at the time. His father owned a pawnshop and became a widower when Arthur was five. Life for the seven children was not easy with a stepmother who struggled to raise them under the constrictions of Victorian Era society in England. Arthur abandoned a four year apprenticeship with a diamond setter in jewelry manufacturing when he left home.¹¹

In Canada, Pitt found work on a farm, the experience he credits with shaping the rest of his life. When brothers Charles and Edwin arrived in Canada five years later, Arthur showed them the land company advertisements from the Texas Gulf Coast that beckoned. The three brothers booked passage to Houston, Texas where Arthur found work with the nearby Holbert Citrus Nursery.¹²

From 1909 until 1980 Arthur Pitt worked exclusively in the citrus nursery business. While in the Rio Grande Valley with the USDA in 1918, he had worked with Sam Baker who became his first partner when Pitt went into business for himself. They bought 20 acres outside of Los Fresnos. Pitt retained the property when the partnership was dissolved. He later purchased 20 more acres five miles east of Brownsville. In the mid-1920s Charles and Edwin moved to the Valley to help their brother run the nurseries under the name Pitt Brothers.¹³

In the Rio Delta area, Pitt Brothers citrus trees can be traced back to 1924 when Arthur planted 2,000 acres for Colonel Rice, the commander of Fort Brown in

Brownsville. Ten thousand trees were planted east of San Benito in an area still known as the Rice Tract.¹⁴

Orders for Pitt Brothers citrus trees were shipped throughout the United States. Some years they sold as many as 50,000 trees.¹⁵ Many of the business transactions remain documented with receipts left behind in the Arthur Pitt house. Until 1980, the Pitt Brothers had remained in business among the pioneer citrus nurserymen in the lower Rio Grande Valley.¹⁶ Theirs was a business built on fortune and misfortune dictated by the weather. Whereas a short, quick freeze would not damage a mature citrus orchard, it would kill a nurseryman's young trees every time.¹⁷ The area's occasional deep freezes, i.e. those with temperatures below 28 degrees F for four hours or more, would even decimate mature trees thereby promoting their replacement.

Arthur Pitt shared the house on Palm Boulevard with his wife, Evelyn Roper Pitt and their three daughters: Emily, Betty and Margaret. For a time the family shared their home with four young men working in town for Pan American Airways. It was during the Depression and Evelyn, to help the family finances, offered them room and board.¹⁸

III. The Structure

The Pitt House is a two-story, 30' x 54' brick veneer Spanish Revival style residence designed by E. Guy Holliday (1891 – 1961), and, according to the August 1931 issue of the "Texas General Contractors Association Monthly Bulletin", constructed by the owner's brother for \$7,500.¹⁹ Master Carpenter Charles Pitt's original, wax-sealed Certification of Master Carpenter certificate was found among the many documents and

photos left in the home. Some of the photos are of the home while it was being constructed, showing the balloon framing in progress.²⁰

The design of the Pitt House includes classic characteristics such as an asymmetrical floor plan (in this case an L-shape), low-pitched tile roof, half round arches, and ornate tile features. An interesting feature of the Pitt House is that instead of the traditional Spanish tile designs, Mr. Pitt used an eclectic selection of mosaic and custom-made tile with patterns reflecting his European background. Another European design element is the massive pre-cast concrete cross-pattern in front of the foyer window.²¹

According to Arthur Pitt's unpublished autobiography, he instructed the architect to design the home so it could be converted to a duplex, should the Depression deem it necessary to rent the upper part of the house.²² However, no expense seems to have been spared, as the house was built using copper roof nails, copper downspouts and a "Luduwici" clay tile roof. Baseboards were installed from full length boards to avoid seams. The frame walls were sheathed with 1"x 8" shiplap laid on the diagonal on both exterior and interior surfaces, this done to protect against an enemy Mr. Pitt knew well as a citrus grower: hurricanes.²³ The quality of the construction is evident today. During the remodeling, a baseboard was moved from an upstairs to a downstairs room, where it fit without cutting. Mr. Ballí states that this indicates the home is squared to within 1/16th of an inch.

The home is built on a concrete pier and beam foundation to compensate for poor soil conditions.²⁴ These deep piers have allowed the current owners to excavate a 1200 sf

basement that they use as non-living space. The new basement also houses much of the new electrical and mechanical upgrades.

Current owners Fernando and Tatiana Ballí have made modifications to the floor plan that they consider sensible and more accommodating to a modern lifestyle, while also potentially extending the lifespan of the home. An important modification involved removing a foyer hallway that allowed for the conversion to a duplex. All modifications were made to keep in the style of the 1931-era home. Even with modern upgrades like high-end surround sound, custom heated master bath floor and stainless steel professional appliances, details such as trowelled wall textures, coved ceilings, cabinet and door hardware, original light fixtures and custom marble basket-weave tile have been maintained during the remodeling. When new molding was required, the supplier ground blades to match the existing profile. Where walls were moved, original flooring was repositioned piece-by-piece to hide the construction, and new doorways mimic the arch top used by the builder.

The original 3-bedroom, 2-bath now includes a third bath with a custom renovated claw-foot tub, a walk-in closet and a study for the upstairs Master Bedroom. The extra floor space was gained by enclosing the upstairs porch. The exterior brick veneer of the upstairs porch was removed and repositioned to the new exterior wall. A new balcony was built off the study to offer the same great view of the *resaca* waterfront and Ringgold Park that was enjoyed from the original upstairs porch.²⁵

IV. Significance

The Pitt House is believed to be the last home designed by architect Edward Guy Holliday before he left the Rio Grande Valley.²⁶ Holliday was born in Fairfield County, Ohio, and from 1909 to 1910 he studied at Ohio Northern University. While there he worked as an architectural draftsman for the Kinnear & Gager Company of Cincinnati. From 1911 to 1922, interrupted by his service in the 141st Infantry, 36th Division of the US Army during World War I, he worked as an architectural engineer and construction supervisor in El Paso, Texas.²⁷ While employed by contractor Otto P. Kroeger, Holliday was involved with the construction of many locally important buildings designed by Trost and Trost. Here he became familiar with the architecture of Frank Lloyd Wright, a style Holliday later used to design the Manautou House, a Brownsville, Texas home that is listed in the National Register of Historic Places.²⁸

In 1923, Holliday married and moved to Brownsville, Texas, where he practiced until moving back to El Paso in 1933. While in Brownsville, construction notices in local papers and in the “Texas General Contractors Association Monthly Bulletins” show that he was involved in both commercial and residential projects, most notably the Manautou House.²⁹ Holliday moved to San Diego, California in 1948, and two years later he supervised construction of St. Paul’s Episcopal Church in that city. The church was designed by Washington, D.C. architect Philip Hubert Frohman.³⁰

For Arthur Pitt, his home constructed in the Los Ebanos subdivision, Brownsville’s first neighborhood to earn historical overlay designation, fulfilled the classic American Dream.³¹ This individual, once a young immigrant, worked until he was 80 years old while participating in the economic history of an area that welcomed outsiders willing to become self-made men. The level of master craftsmanship evident in

the construction of Arthur Pitt's residence at 1806 Palm Boulevard is a testament to his belief in hard work and quality workmanship. Writing an autobiography during the last years of his life reveals that Pitt was proud of his home and of what he had accomplished as a pioneer citrus nurseryman in the Lower Rio Grande Valley.

¹ Kearney, Milo and Knopp, Anthony, *Boom and Bust – The Historical Cycles of Matamoros and Brownsville* (Eakin Press 1991), pp. 222-225.

² Ibid.

³ Pitt, Arthur, *Autobiography of Arthur Pitt* (unpublished manuscript, completed 1980), pp. 265-266.

⁴ Ibid, pp. 360-361.

⁵ Ibid, p. 517.

⁶ Cameron County Records, Volume 231, pp. 538-539, recorded September 25, 1931, Warranty Deed.

⁷ Ibid.

⁸ *The Brownsville Herald*, February 2, 1928, Los Ebanos advertisement.

⁹ Abstract of Title, Skelton Abstract Co., Brownsville, Texas, (September 24, 1935), p. 137.

¹⁰ Pitt, Arthur, *Autobiography of Arthur Pitt* (unpublished manuscript, completed 1980), Introduction.

¹¹ Ibid, pp. 26-30.

¹² Ibid, pp. 118-136.

¹³ Ibid, p. 421.

¹⁴ Ibid, pp. 368-370.

¹⁵ Ibid, p. 385.

¹⁶ Ibid, p. 500.

¹⁷ Ibid, p. 372.

¹⁸ Ibid, p. 451.

¹⁹ Fox, Stephen, email, October 19, 2009.

²⁰ Pitt, Arthur, photograph of construction, 1931.

²¹ Pitt, Arthur, photograph of finished home, 1931.

²² Pitt, Arthur, *Autobiography of Arthur Pitt* (unpublished manuscript, completed 1980), p. 423.

²³ Ibid, p. 485.

²⁴ Ibid, p. 423.

²⁵ Pitt, Arthur, photograph from original balcony, 1931.

²⁶ Pitt, Arthur, *Autobiography of Arthur Pitt* (unpublished manuscript, completed 1980), p. 423.

²⁷ "Historical Landmarks of Brownsville—Manatou House", University of Texas-Brownsville. http://blue.utb.edu/localhistory/historical_landmarks_page%203.htm#43 [Accessed Mon Sept 6 15:00:00 US/Central 2010].

²⁸ National Register of Historic Places, plaque at E. Manatou House, 5 East Elizabeth, Brownsville, Texas, 1924-1925.

²⁹ Fox, Stephen, email, October 19, 2009.

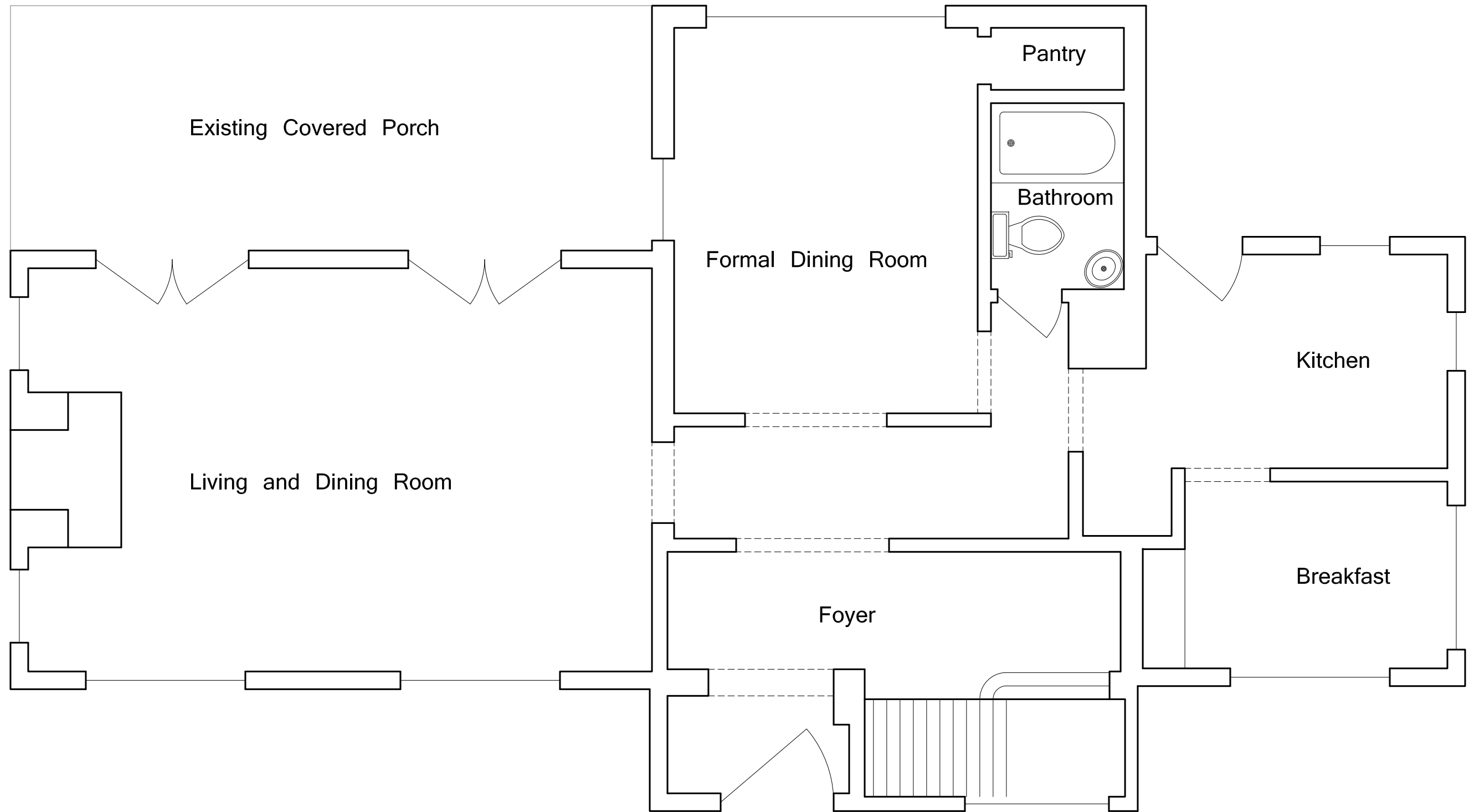
³⁰ Ibid.

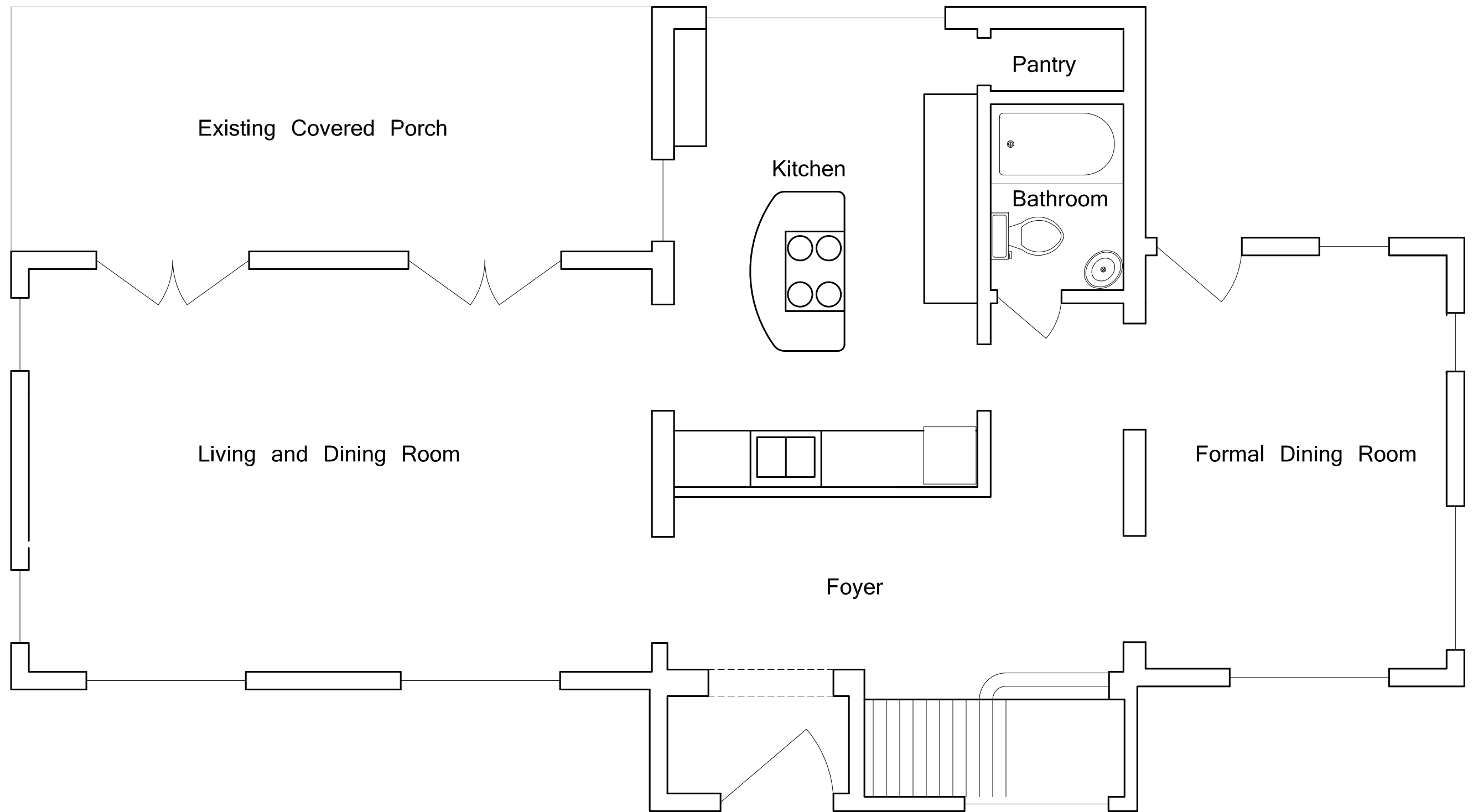
³¹ Urban Prospects, Inc. and Stephen Fox "The City of Brownsville Historic Resources Survey, Phase Two, Service Report" (September 2001), maps 3a., 4b., pp. 14-15.

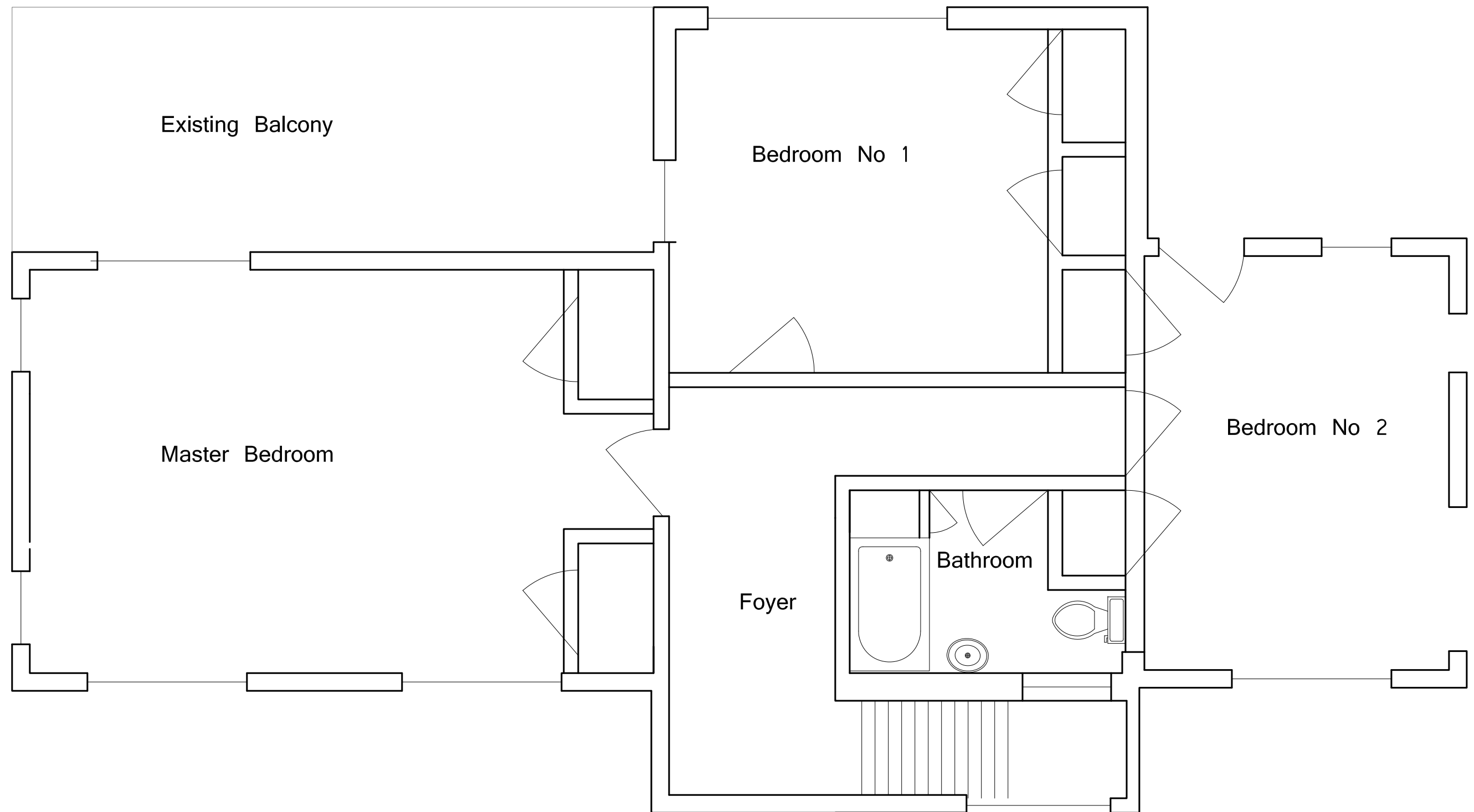
V. References

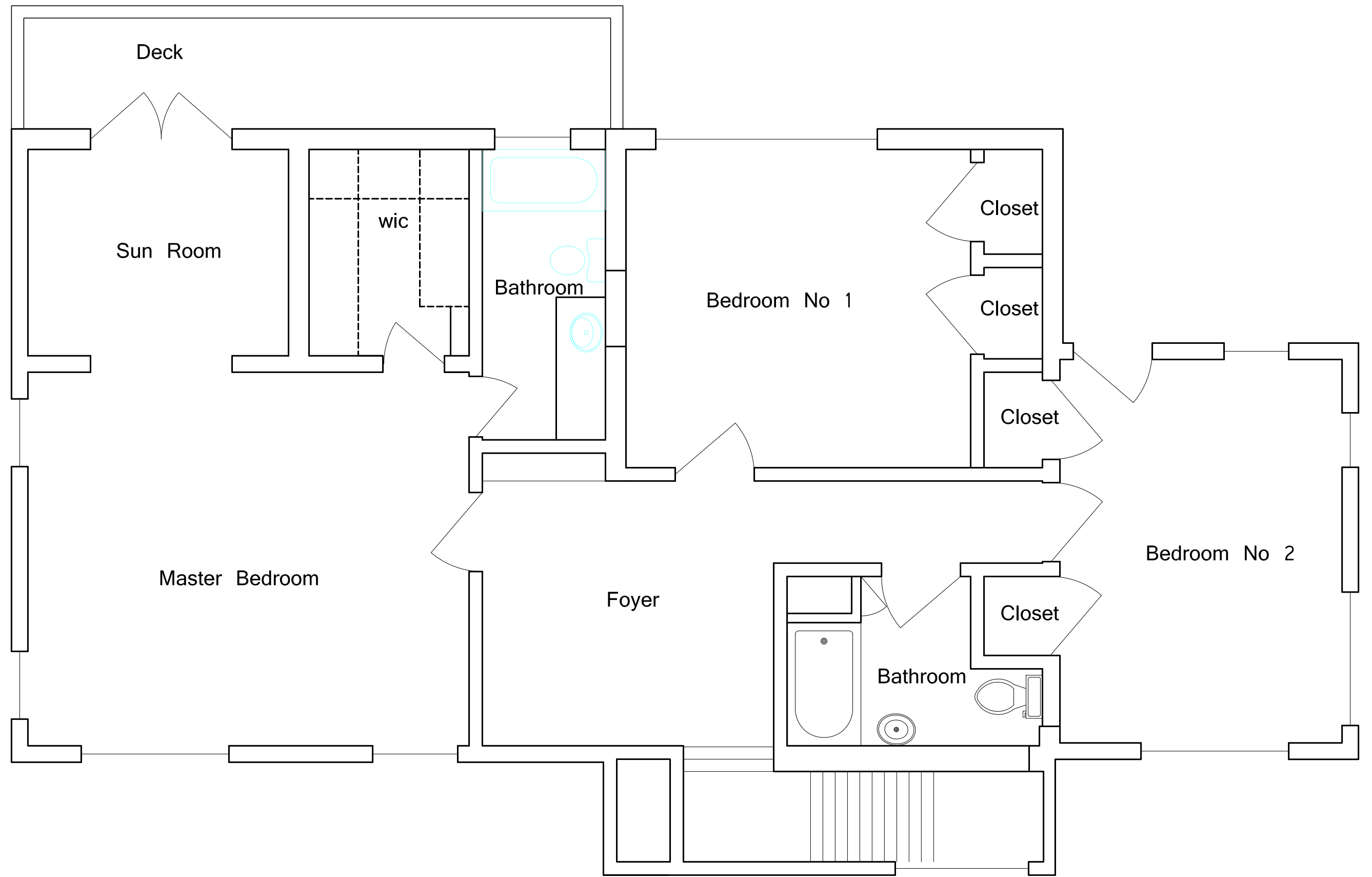
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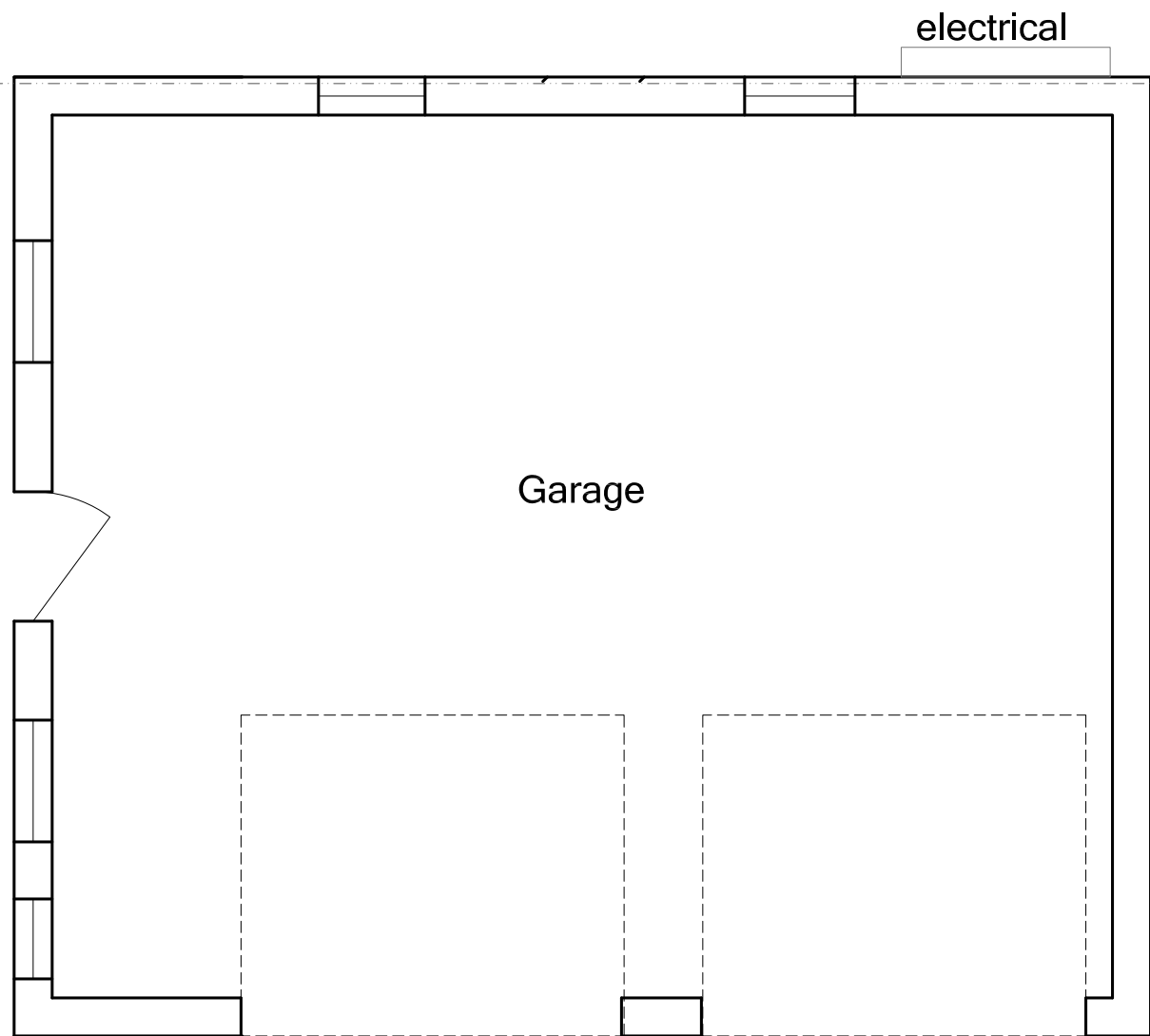
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- Map and Location
 - Photos of home during and after construction, 1931
 - Photos of remodeled home, 2010
 - Fox, Stephen, email, October 19, 2009
 - Copies of original permits, deeds and titles

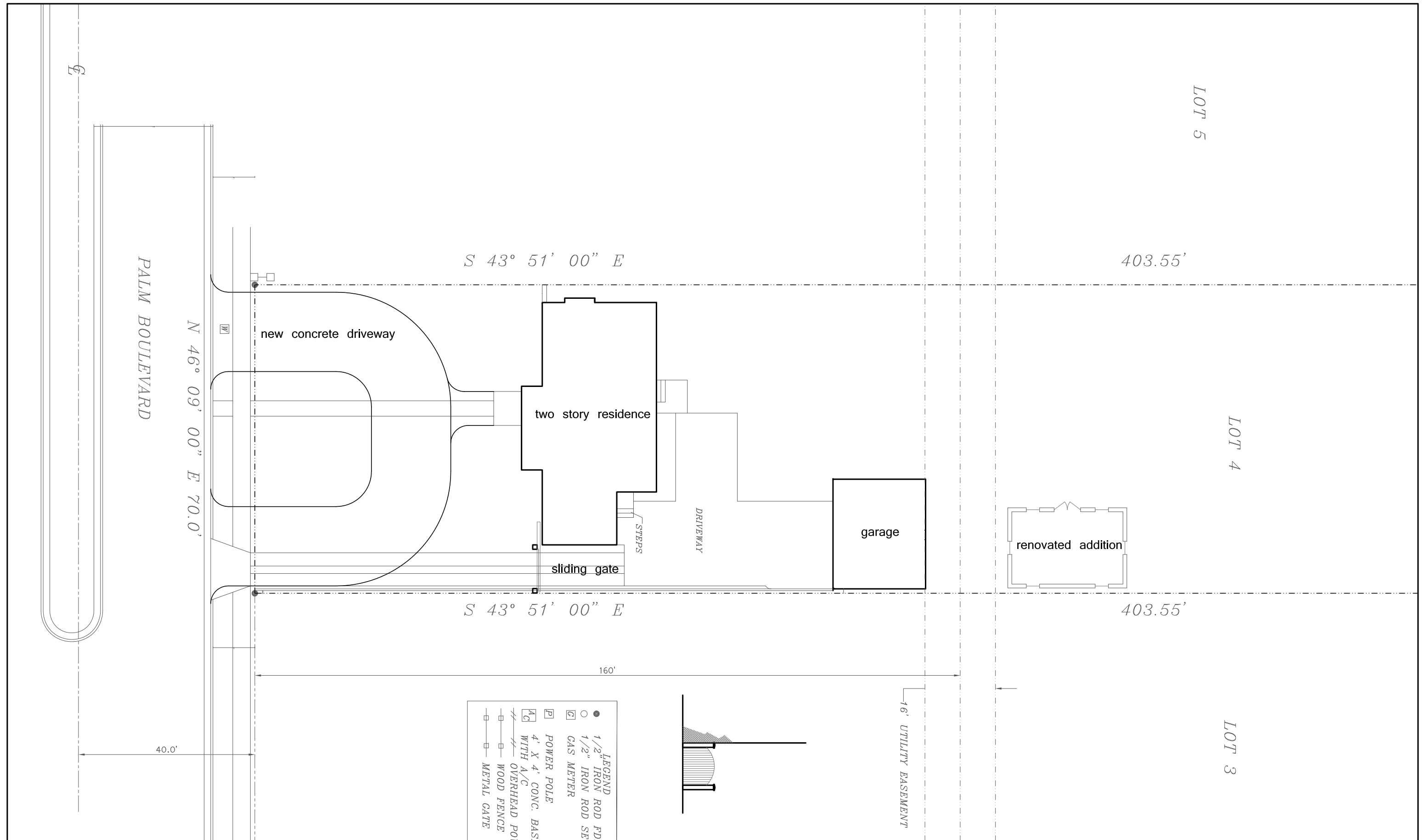












LEGEND	
●	1/2" IRON ROD FD
○	1/2" IRON ROD SE
⊠	GAS METER
⊠	POWER POLE
⊠	4' X 4' CONC. BAS
⊠	WITH A/C
⊠	OVERHEAD PO
⊠	WOOD FENCE
⊠	METAL GATE

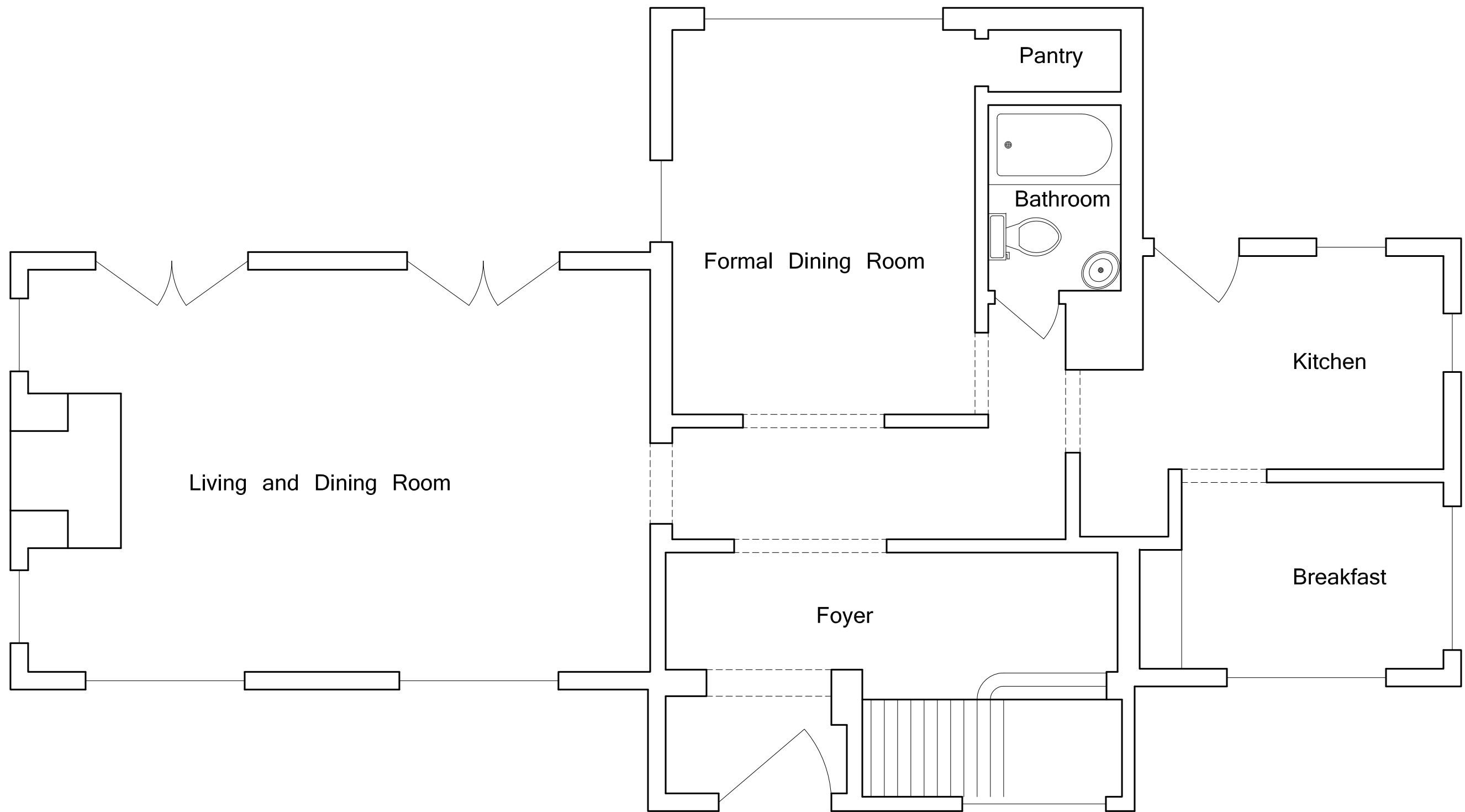
Scale 1" = 20'-0"

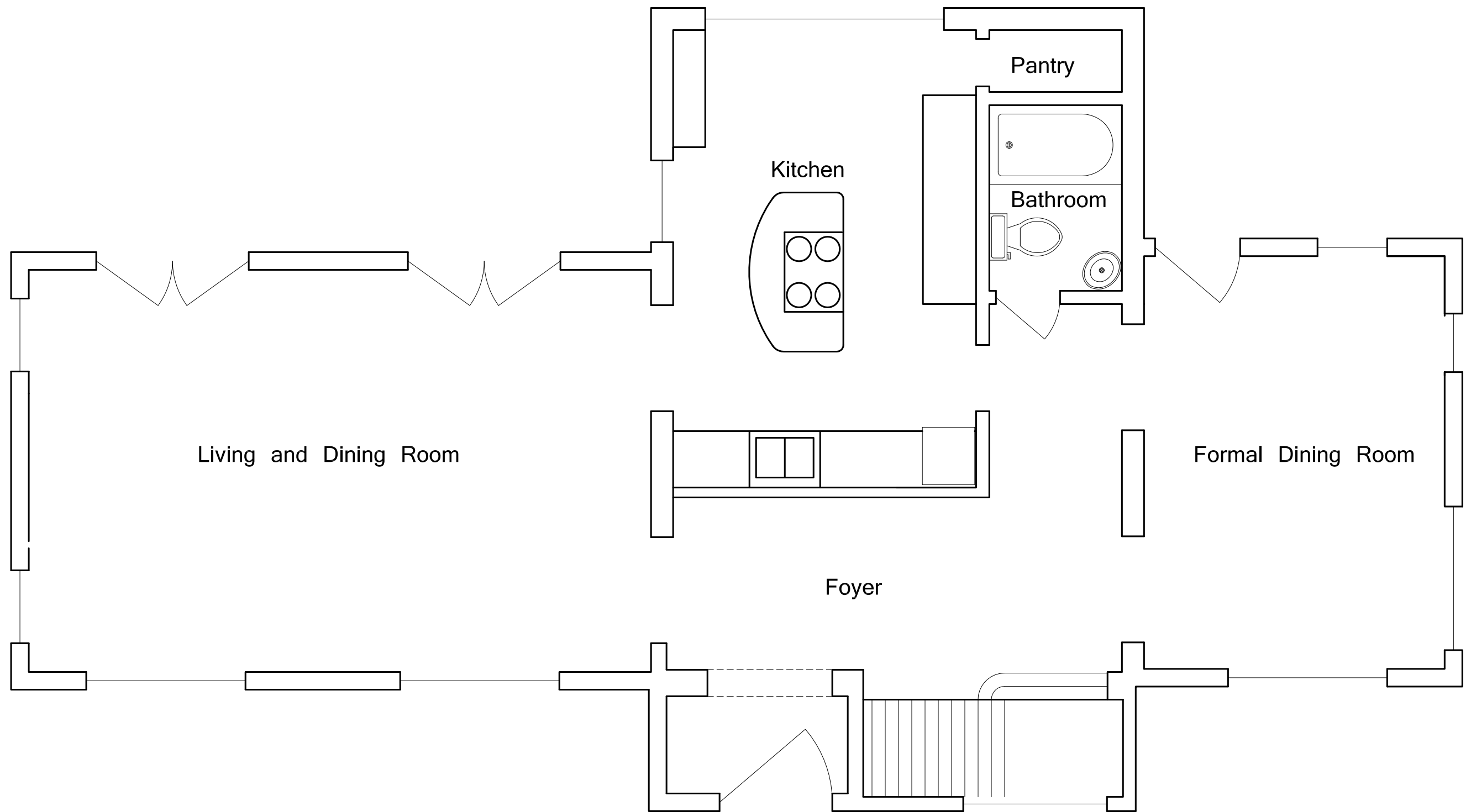
Palm Boulevard

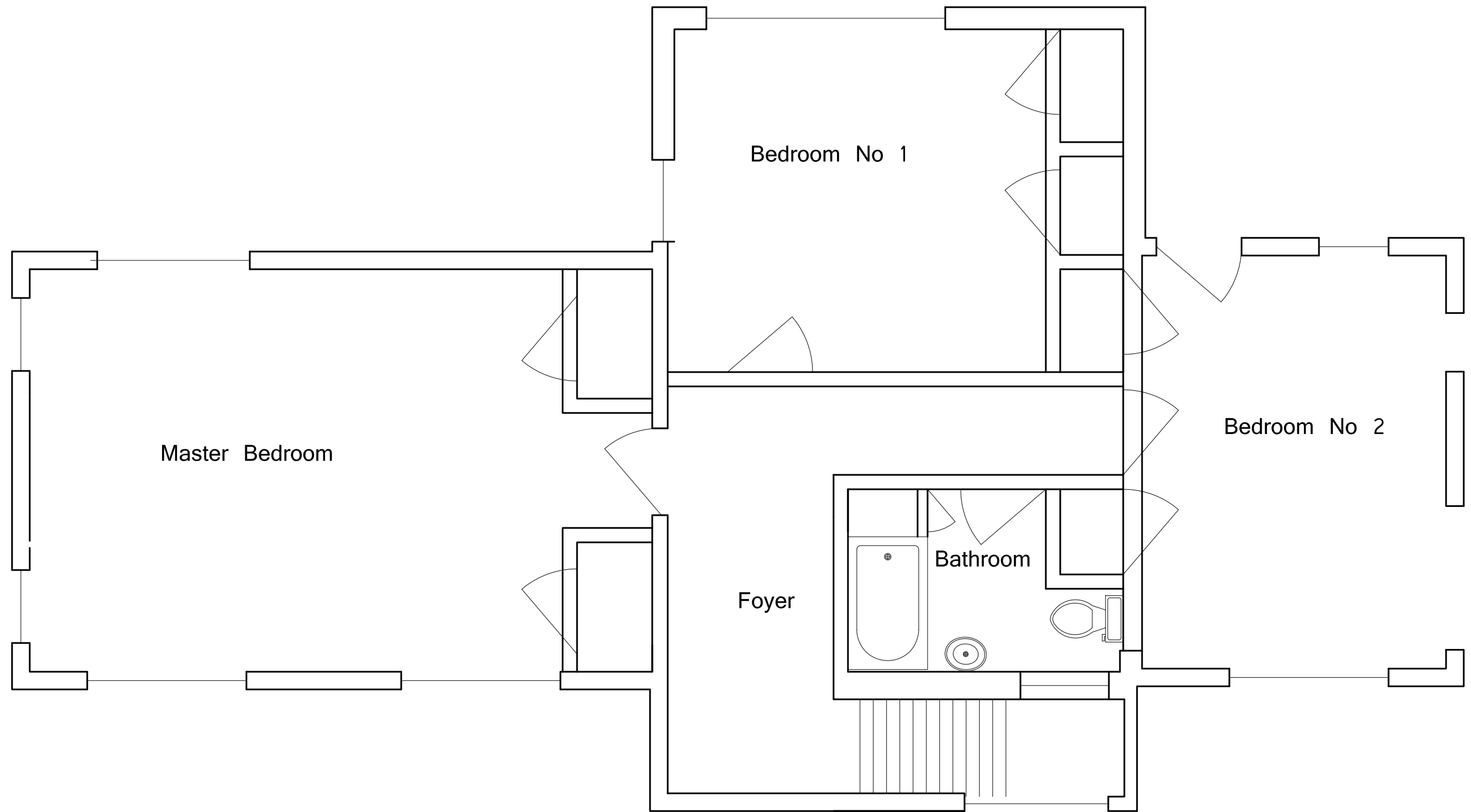
Balli Residence

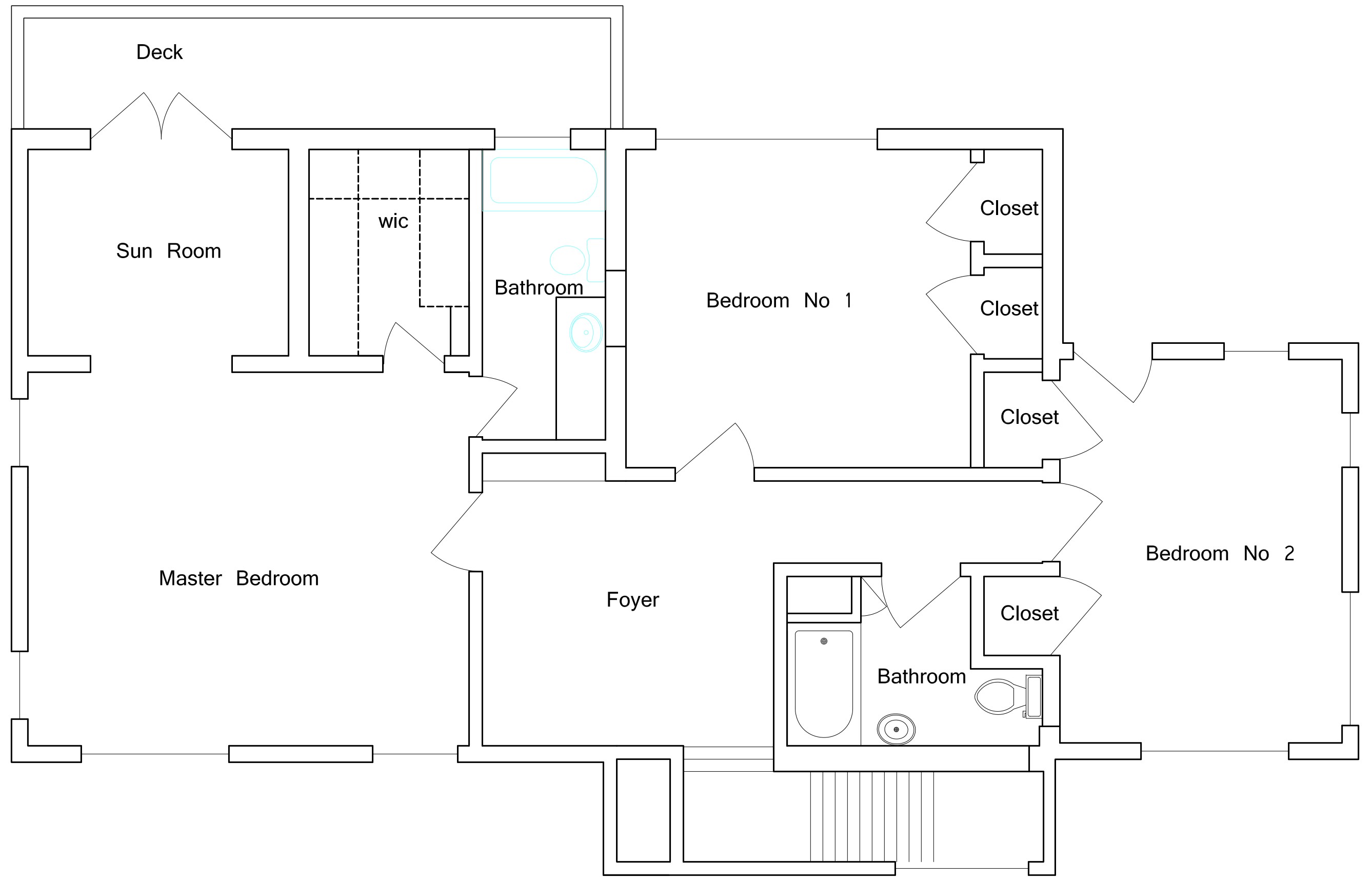
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Site Plan









CITY OF BROWNSVILLE, TEXAS

Nº 8160 A

APPLICATION FOR ELECTRIC CURRENT

BROWNSVILLE, TEXAS

1931

BOX

APPLICANT

ADDRESS

BLOCK

LOT

ADD.

The applicant herewith agrees to comply with the Rates, rules and Regulations of the Water, Light and Sewer Dept.

Current is to be used for

Payments to be made at the City Office within 10 days from date of the bill, and failure to receive bill will be no excuse for non-payment of same.

The applicant will pay for all electric current passing from the City Service main to premises from 19 until such time as the applicant notifies the City in writing, or signs a regular "cut off" to discontinue the service, regardless of whether electric current is used or wasted or whether premises are occupied by the applicant or not.

Under no circumstances will an order be taken verbally or by phone to turn off electric current.

The City reserves the right without notice to the applicant to discontinue the service for the following reasons:

For using current for any purpose whatsoever, other than specified in this contract, without written permit from City Electrician.

For non-payment of any bill.

If the current is turned off for any of the above reasons, there will be a charge of \$1.00 to turn the current on again.

The City shall have the right at any time, and without notice, to shut off the current to make repairs and extensions or for other necessary purposes, and it shall not be held liable for any damage that may occur thereby.

The applicant will keep with the City a deposit of money in the sum of Five DOLLARS (\$5.00) to secure payment of bill for current consumed, receipt of which is hereby acknowledged, which will be returned without interest upon relinquishment of this paper when service has been discontinued by applicant and all bills are paid. This deposit is not to prevent service from being discontinued on account of non-payment. Applicant agrees to make additional deposit if same is demanded by City Manager.

The applicant hereby accepts the above agreement. Deposit transferable only at Office of W. L. & S. Department.

SERVICE DEPOSIT . . . \$

CONNECTION CHARGE \$

SIGNED

APPLICANT

WATER, LIGHT & SEWER DEPARTMENT,

BY

N^o 7298 A

Application for Water

BOX _____

BROWNSVILLE, TEXAS, 8-20 1931APPLICANT Arthur PittADDRESS Palm BlvdBLOCK 3LOT 4ADD L E Land

The applicant herewith agrees to comply with the Rates, Rules and Regulations of the Water, Light and Sewer Department.

Water is to be used for _____

Payments to be made at the City Office within 10 days from date of bill, and failure to receive bill will be no excuse for non-payment of same.

The applicant will pay for all water passing from the City Pipes to said premises from _____ 193____, until such time as the applicant notifies the City in writing, or signs a regular "cut off" to discontinue the service, regardless of whether water is used or wasted or whether premises are occupied by the applicant or not.

Under no circumstances will an order be taken verbally or by phone to turn off Water.

The City reserves the right without notice to applicant to discontinue the service for the following reasons:
For supplying water to neighbor's premises of any description, for any purpose, or for excessive waste of water in any manner.

For non-payment of any bill.

If the water is turned off for any of the above reasons there will be a charge of \$1.00 to turn the water on again.

The City shall have the right at any time, and without notice, to shut off the water to make repairs and extensions or for other necessary purposes, and it shall not be liable for any damages that may occur thereby.

The applicant will keep with the City a deposit of money in the sum of Three DOLLARS

(3) to secure payment of bill for water consumed, receipt of which is hereby acknowledged, which will be returned without interest upon relinquishment of this paper when service has been discontinued by the applicant and all bills are paid. This deposit is not to prevent service from being discontinued on account of non-payment.

The Applicant hereby accepts the above agreement. Applicant agrees to make additional deposit if same is demanded by City Manager.

SERVICE DEPOSIT . \$ _____

CONNECTION CHARGE \$ 5.00SIGNED Arthur Pitt

APPLICANT

WATER, LIGHT & SEWER DEPARTMENT

BY Paragon

JEFFERSON STANDARD LIFE INSURANCE COMPANY

HOME OFFICE
GREENSBORO, NORTH CAROLINA

CHAS. H. DOGGETT

Assistant Treasurer

FINANCIAL DEPARTMENT

M. H. CROCKER

Manager

REGISTERED MAIL

January 18, 1946

Mr. Arthur Pitt
Brownsville
Texas

Loan 10 843

Dear Mr. Pitt:

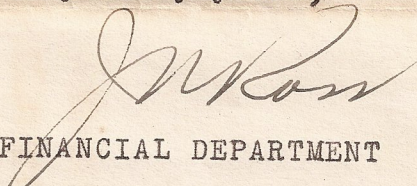
As this loan has been paid and satisfied in full, we are enclosing canceled principal note; deed of trust; properly executed release of deed of trust; fire insurance policy and other papers.

We are today sending your abstract of title in two parts to you by insured express.

We suggest that the fire insurance agent cancel the mortgage clause in our favor so that no difficulty will arise should a loss occur. Also, we want to call your attention to the importance of having these mortgage papers canceled of record.

It has been a pleasure to handle this financing for you and if we can be of service to you in the future, please call upon us.

Very truly yours,


FINANCIAL DEPARTMENT

ms

Enclosures

History Programs Division

Authorization for Recorded Texas Historic Landmark Designation

Date of RTHL designation: January 28, 2011

Property Name: PITT HOUSE

Physical Address: 1806 PALM BLVD

City: BRONKSVILLE County: CAMERON Zip: 78520

Property reference number (Appraisal District/Tax Office property number, etc.): 04-9040-0030-0040-00

Legal Description (Lot and block, metes and bounds, etc.): LOS EBANOS SUBDIVISION LOT 4 BLK 3

Additional description ("property encompassing the bridge and abutments," "the 1936 portion of the County Consolidated High School building," "the historic homestead, including the main house, barn, windmill, smokehouse and water well," etc.): MAIN HOUSE AND DETACHED GARAGE

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

Benefits of the RTHL designation:

- Recognition that a property is of local, regional or state significance.
Protection for up to 90 days from exterior alterations, including demolition or relocation.
Ad valorem tax exemptions, where granted by local taxing authorities.
Inclusion in the Texas Historic Sites Atlas.
Technical preservation assistance through the THC.

Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):

A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Additionally:

- The designation requires the public display of the RTHL marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.

Name (print): FERNANDO R. BULLI

Mailing address: 1806 PALM BLVD

City, state, zip: BRONKSVILLE, TX 78520

Signature: [Handwritten Signature]

Phone: 956-541-9374 Date: 2/11/11

TEXAS HISTORICAL COMMISSION
real places telling real stories
P.O. BOX 12276 • AUSTIN, TX 78711-2276
PHONE 512.463.6100 • FAX 512.475.4872
www.thc.state.tx.us

