

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2014-0015

HLC DATE:

November 17, 2014

PC DATE:

December 9, 2014

APPLICANT: Brent Hunter, owner

HISTORIC NAME: R.W. and Ida Mae Gissell House

CITY COUNCIL DISTRICT No.: 9

WATERSHED: Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: 513 E. Annie Street

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture and Historical Associations. The house is an excellent example of a vernacular 1930s raised cottage adapted for the topography of South Austin, and is associated with Rudolph W. Gissell, a very prominent plumbing, heating, and electrical contractor in South Austin, who was responsible for installing the plumbing and electrical facilities in many homes in South Austin at the time of the greatest period of development in this section of the city.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 4-0 (Limbacher, Leary, and Rosato ill).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from SF-3-NP to SF-3-H-NP. Vote: 5-0 (Hernandez, Nortey, and Roark absent; Oliver late).

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984), but with no priority for research.

CITY COUNCIL DATE: May 14, 2015

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: South River City Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

The house is a one-story raised bungalow-style cottage, with a basement and garage under the primary floor of the house. The house is a side-gabled frame house with a front-gabled, partial-width inset porch on paired classical Doric columns, which projects from the right side of the facade; single and paired 1:1 fenestration; ornamental gablet on the left side of

the façade above a pair of windows; asbestos siding was applied to the house in 1961; the house has a standing-seam metal roof.

Historical Associations:

The house was built in 1933 for Rudolph W. and Ida Mae Gissell, who had previously owned a house on W. 39th Street in Austin. Rudolph W. Gissell was an Austin native, born in 1894 to Gustav and Anna Gissell, both immigrants from Germany. Gustav Gissell was a shoemaker in Austin, but died around the turn of the century, leaving his widow, Anna, with 7 children to raise. To help with family expenses, at 16, Rudolph was a messenger boy for Western Union. Soon, both Rudolph and his older brother, Henry, soon went into the building trades to earn money for the family – Henry was a carpenter, and Rudolph was an electrician, and was an apprentice to John L. Martin, the city's leading plumbing and electrical contractor at the time. The family had obvious financial issues – Anna Gissell moved frequently in various houses north of downtown – city directories for the period of 1907 through 1916 show the Gissell family living at different addresses in every edition of the directory. By 1912, Rudolph Gissell was listed as a plumber, not apparently associated with any contractor firm in the directory listing. He was a plumber working for the Texas Plumbing Company by 1914, and a “contractor” living in the home of his widowed mother in the directory of 1916.

Rudolph Gissell married Ida Mae Grant, the daughter of a local dentist, in 1916; by 1917, Gissell was working as a plumber for the A.E. Hancock Company, and lived at 112 W. 30th Street. By the early 1920s, he was working as a plumber for John L. Martin, where he had apprenticed 10 years earlier; then, around 1930, he was the chief estimator for B.E. Howell and Son, another plumbing, heating, and electrical contracting firm in the city. He became a partner in that business in the early 1930s, before venturing out on his own at the same time that he and Ida Mae bought this house.

The R.W. Gissell Plumbing and Heating Company was one of the city's largest plumbing, heating, and electrical contractors in the city; with their offices on South Congress Avenue, they were the local plumbers for all of South Austin. Innumerable utility permits for houses built in South Austin in the 1930s and 1940s show R.W. Gissell as the plumber and contractor applying for, or referenced in the water and sewer service permit applications. Gissell retired from full-time work as a contractor in the early 1950s; he continued to have a plumbing and electrical business at the house, and went into electrical appliance repair in the early 1960s.

Ida Mae Gissell, who raised 2 children in this house, died in 1960; after her death, Rudolph W. Gissell, and his daughter, Annie M. Gissell, remained in the house until his death in 1973. Annie M. Gissell was the credit manager for several downtown clothing and department stores, including Goodfriends and Scarbrough's. She lived here until very close to her death in 1990.

PARCEL NO.: 03020204210000

LEGAL DESCRIPTION: Lot 7, Block 9, Blue Bonnet Hills

ESTIMATED ANNUAL TAX ABATEMENT: \$3,540 (owner-occupied); city portion: \$1,053; county portion: \$1,073; AISD portion: \$1,414.

APPRAISED VALUE: \$405,424

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER:

Robert Brent Hunter
513 E. Annie Street
Austin, Texas, 78704

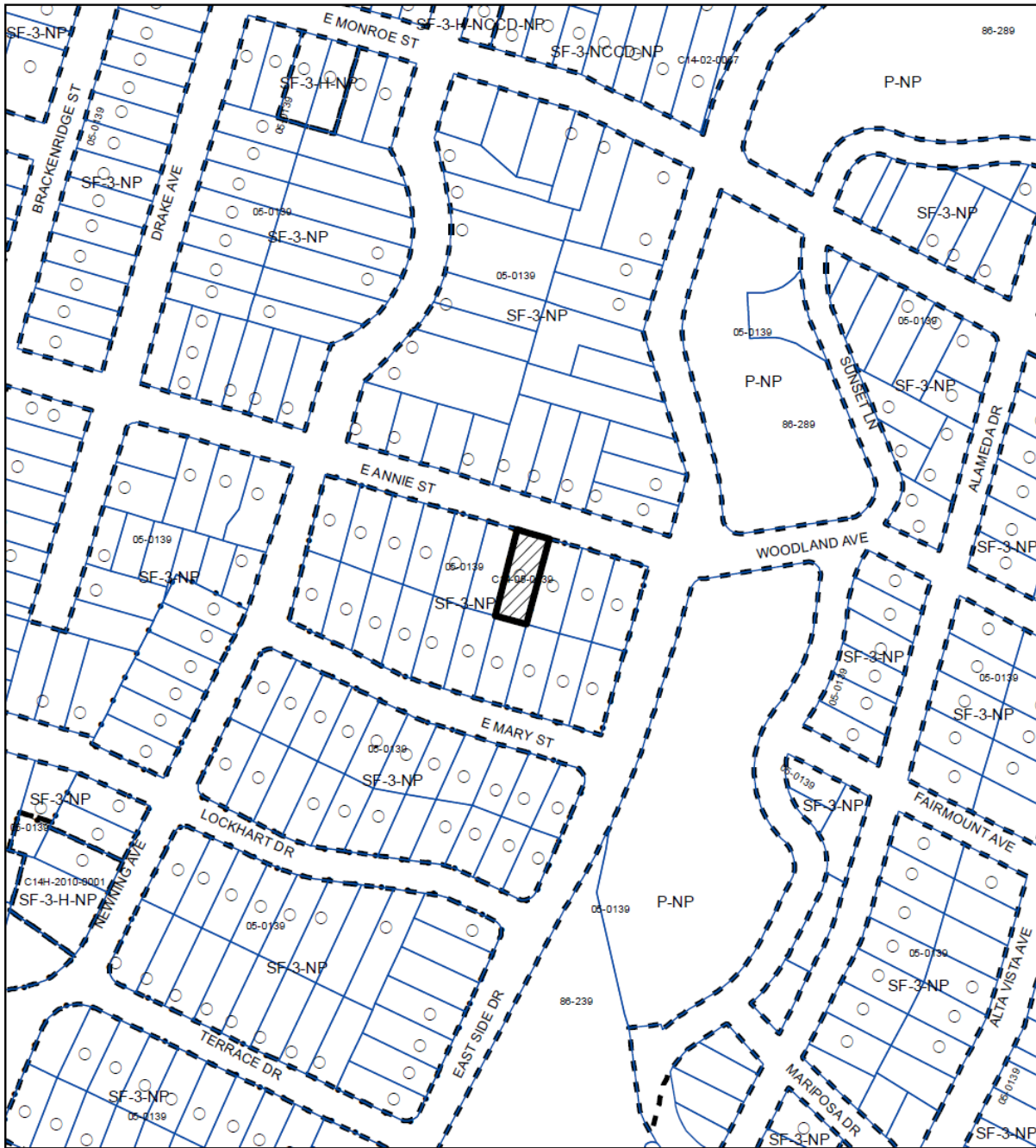
DATE BUILT: ca. 1934

ALTERATIONS/ADDITIONS: Asbestos siding (1961); metal roof.

ORIGINAL OWNER(S): Rudolph W. and Ida Mae Gissell (1934)

OTHER HISTORICAL DESIGNATIONS: None, but located within the proposed Blue Bonnet Hills Historic District.

LOCATION MAP



1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

HISTORIC ZONING

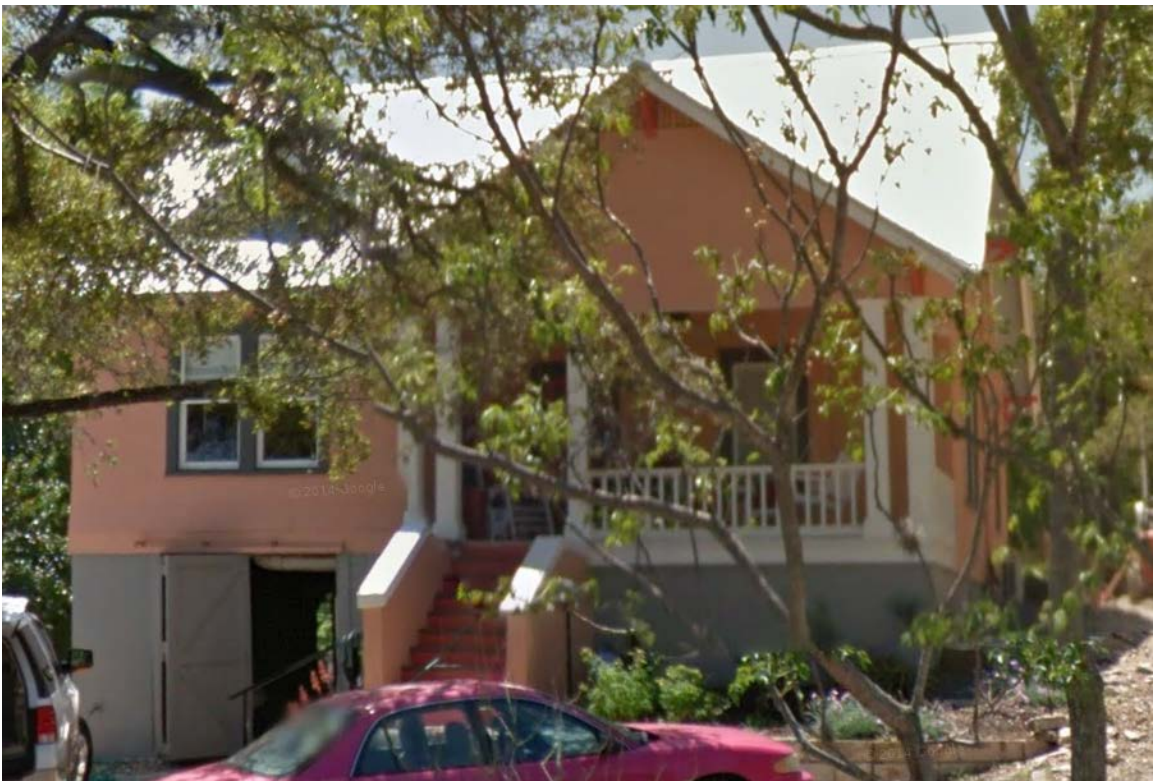
ZONING CASE#: C14H-2014-0015
LOCATION: 513 E ANNIE ST

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.



513 E. Annie Street
ca. 1934



OCCUPANCY HISTORY

513 E. Annie Street

City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2014

- 1992 Jennifer Haley, renter
Student
NOTE: The directory indicates that Jennifer Haley was a new resident at this address.
- 1985-86 Annie M. Gissell, owner
Employed by Scarbrough's, department store.
- 1981 Annie M. Gissell, owner
Employed by Scarbrough's, department store.
- 1977 Annie M. Gissell, owner
Employed by Scarbrough's, department store.
- 1973 Annie M. Gissell, owner
Credit clerk, Scarbrough's, department store.
- 1968 Rudolph W. Gissell, owner
Retired
Also listed is Annie M. Gissell, a credit clerk at Scarbrough's, department store.
- 1962 Rudolph W. Gissell, owner
Electrical appliance repair
Also listed is Annie Gissell, an assistant credit manager at Scarbrough's, department store.
- 1959 R. William and Ida M. Gissell, owners
Plumbing and electrical service (at the house)
Also listed is Annie M. Gissell, credit manager at Goodfriends, ladies' clothing, 901 Congress Avenue.
- 1955 R. William and Ida M. Gissell, owners
Plumbing and electrical business (at the house)
Also listed is Annie M. Gissell, credit manager for Goodfriends, ladies' clothing, 901 Congress Avenue.
- 1952 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, 1107 S. Lamar Boulevard.
- 1949 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, "Plumbing, Heating, and Electrical Contractor – "Old Reliable", licensed and bonded, 1712 S. Congress Avenue.

- 1947 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, "Plumbing, Heating, and Electrical Contractor – "Old Reliable", licensed and bonded, 1706 S. Congress Avenue.
- 1944-45 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, "Plumbing, Heating, and Electrical Contractor – "Old Reliable", licensed and bonded, 1706 S. Congress Avenue.
- 1941 Rudolph W. and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, plumbing, heating, and electrical contractor, 1706 S. Congress Avenue.
- 1939 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, plumbing, heating, and electrical contractor, 1706 S. Congress Avenue.
- 1937 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, plumbing, heating, and electrical contractor, 1706 S. Congress Avenue.
- 1935 R. William and Ida M. Gissell, owners
Proprietor, R.W. Gissell Plumbing and Heating, plumbing, heating, and electrical contractor, 1708 S. Congress Avenue.
- 1932-33 The address is not listed in the directory.
NOTE: R.W. and Ida Mae Gissell are listed at 203 W. 39th Street; he was a partner in Howell – Gissell – Howell with Bennett E. Howell and Bennett V. Howell, plumbing, heating, and electrical contractors, 1312 S. Congress Avenue.
NOTE: The Howells also lived at 1312 S. Congress Avenue.

The following listings are for R.W. Gissell prior to moving into this house:

- 1930-31 R.W. and Ida Mae Gissell are listed at 203 W. 39th Street; he was the chief estimator for B.E. Howell and Son, (Bennett E. Howell and Bennett V. Howell, proprietors), plumbing, heating, and electrical contractors, 1312 S. Congress Avenue.
- 1929 R.W. and Ida Mae Gissell are listed at 203 W. 39th Street; he was an estimator for John L. Martin, plumbing, heating, and electrical supplies, 410 Congress Avenue.
- 1927 R.W. and Ida Mae Gissell are listed at 203 W. 39th Street; he was a foreman for John L. Martin, plumbing, heating, and electrical supplies, 410 Congress Avenue.
- 1924 R.W. and Ida Mae Gissell are listed at 203 W. 39th Street; he was a plumber for John L. Martin, plumbing, heating, and electrical supplies, 410 Congress Avenue.
- 1922 R.W. and Ida Mae Gissell are listed at 109 E. 30th Street; he was a plumber for John L. Martin plumbing, heating, and electrical supplies, 410 Congress Avenue.
- 1920 R.W. and Ida M. Gissell are not listed in the directory.
- 1918 R.W. and Ida M. Gissell are listed at 112 W. 30th Street; he was a plumber for A.E. Hancock Company, plumbers, gas and steam fitters, electricians, and electrical supplies, 908 Congress Avenue.

- 1916 R. W. Gissell is listed at 209 E. 15th Street, the home of his widowed mother, Anna Gissell. He was a contractor; his brother, Henry L. Gissell was also a contractor living in the family's home on 15th Street.
- 1914 R.W. Gissell is listed as a plumber working for Texas Plumbing Company, 215 Congress Avenue; he lived with his mother, Anna Gissell, at 209 E. 15th Street.
- 1912-13 R.W. Gissell is listed as a plumber living in the home of his mother, Anna Gissell at 905 W. 11th Street.
- 1910-11 R.W. Gissell is listed as an apprentice electrician for John L. Martin, plumber, steam and electrical supplies, 408 Congress Avenue; he lived in the home of his mother, Anna Gissell, at 301 E. 14th Street.
- 1909-10 R.W. Gissell is listed as a messenger for the Western Union Telegraph Company; he lived with his mother, Anna Gissell, at 304 E. 16th Street.
- 1907-08 R.W. Gissell is not listed in the directory. Anna Gissell is listed at 212 W. 17th Street.

BIOGRAPHICAL NOTES:

Rudolph W. and Ida Mae Gissell appear in the 1940 U.S. Census as the owners of this house, which was worth \$3,500, the same as the house next door. Rudolph W. Gissell was 47, had been born in Texas, and was the proprietor of a plumbing and electrical business. Ida Mae Gissell was also 47, had been born in Texas, and had no occupation listed. They had 2 children: Annie Mae Gissell, 23; and Rudolph W. Gissell, Jr., 20, an electrician.

The 1930 U.S. Census shows Rudolph W. and Ida Mae Gissell at 203 W. 39th Street, a house they owned. Rudolph W. Gissell, Jr. is shown as Billy. Rudolph W. Gissell, Sr. was an estimator for a plumbing shop.

The 1920 U.S. Census shows Rudolph W. and Ida M. Gissell as the owners of the house at 112 W. 30th Street; Rudolph W. Gissell was a plumber for an electrical supply company.

His 1917 World War I draft registration card shows that Rudolph William Gissell was born February 16, 1894 in Austin, and that he was a plumber working for A.E. Hancock Company at 908 Congress Avenue. He had a wife and baby [Annie], and lived at 112 W. 30th Street in Austin. He was of medium height and build, had brown eyes and black hair.

The 1910 U.S Census shows Rudolph Gissell as the 16-year old son of Anna Gissell, a 43-year old widow who had been born in Germany, and who had immigrated to the United States in 1878. She had no occupation listed, but her two oldest sons, Henry, 18, was a carpenter, and 16-year old Rudolph was an electrician.

MRS. IDA MAE GISELL

Mrs. Ida Mae Gissell, 67, 513 East Annie Street, died Wednesday in a local hospital. She was a native of Austin and member of Grace Methodist Church. Mrs. Gissell was the daughter of the late Dr. Bob Grant.

Survivors are her husband, R. William Gissell; one daughter, Miss Annie Mae Gissell; one son, R. W. (Bill) Gissell Jr.; two sisters, Mrs. Bernard Molberg and Mrs. T. W. Helf, all of Austin; and three grandchildren.

Funeral services will be held at Weed-Corley Funeral Home Friday at 2 p. m. Rev. J. Troy Hickman will officiate and burial will be in Memorial Park.

Obituary of Ida Mae Gissell
Austin American, July 28, 1960

RUDOLPH W. GISSELL

Rudolph William Gissell, 79, 513 East Annie, died in a local hospital Monday. He was a retired plumbing and electrical contractor and a member of Grace United Methodist Church.

Funeral will be at 2 p.m. Wednesday at Weed Corley Funeral Home with burial in Austin Memorial Park.

Survivors include a daughter, Annie Mae Gissell, Austin; a son, R. W. Gissell Jr., Austin; a sister, Mrs. Sam Skinner of Austin; a brother, G. C. Gissell, Fort Worth; and three grandchildren.

Obituary of Rudolph W. Gissell
Austin Statesman, January 16, 1973

R. W. GISSELL

R. W. Gissell, 78, of 513 East Annie, died Monday in a local hospital. He was a lifetime resident of Austin and member of the Methodist Church.

Survivors are a son, R. W. Gissell Jr. of Austin; a daughter, Annie M. Gissell of Austin; a brother, G. C. Gissell of Fort Worth; a sister, Mrs. Sam Skinner of Austin and three grandchildren.

Funeral will be Wednesday at 2 p.m. at Weed-Corley Funeral Home, Rev. Boyd Harris of Grace United Methodist Church officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Henry Helf, A. C. Miller, Tom Grant, Robert Carleton, Larry Sumners and Monroe Graham.

Obituary of R.W. Gissell
Austin American, January 17, 1973

GISSELL, Annie M., 73, of Austin died Wednesday. Services 3:30 p.m. today, Austin Memorial Park. (Wilke-Amey-Gunn)

Obituary of Annie M. Gissell
Austin American-Statesman, May 17, 1990

A water service permit was issued for this property in 1933; no copy of the original document remains.

R.W. Gissell

513 East Annie St.

124 7

9

Blue Bonnett Hills

Apply Asb. Sdg to Residence.

79146

3-17-61

350.00

M. P. Willis

--

Apply asb. siding to residence

Building permit to R.W. Gissell to apply asbestos siding to the house (1961)

Gissell House
513 East Annie St.

513 East Annie St. is situated in the Blue Bonnet Hills subdivision which was established in 1928, and is among the oldest residential suburban developments in Austin. This land was subdivided by Paul Pfeiffer on March 3, 1928 for development. The lot at 513 East Annie St. was purchased by Rudolph William Gissell from T.H. Lockhart and deeded to Mr. Gissell on July 23, 1934.

Rudolph William (R.W.) Gissell was born in Austin, TX on February 16, 1894, the fourth of seven children in an Austrian immigrant family. During the years of the late 1830s to the late 1880s Texas saw significant immigration from what was Prussia at the time. Rudolph's parents were part of this immigration movement to Texas, and in particular, Central Texas. His parents were Gustav Gissell (or Geisel) (born 11/20/1860, Austria - died 7/19/1909, Austin, TX) and Anne Isabel Violet Gissell (née Jelinek) (born 7/26/1866, Trebic, Austria, Hungary) - died 2/25/1936, Austin, TX). Gustav Gissell was buried in the historic Oakwood Cemetery.

Rudolph's father, Gustav, died in the flu epidemic of the early 1900s. After his death, Rudolph grew up in a financially struggling family. His mother eventually had to send her three sons (Henry, Gus, and Rudolph) to the Corsicana Boys' Home. As a widow, she was afraid she would be unable to feed them. Rudolph's sister, Etta (Henrietta), was born one month after her father's death. There were also three other daughters to care for.

Rudolph and his two brothers would not stay at the Boys' home and ran back to Austin where they took odd jobs to help the family. Rudolph delivered late night telegrams for Western Union downtown when he was 10 years old. The boys' formal schooling was incomplete and much of what they learned was self-taught. Rudolph began working with a plumber to learn the trade.

In 1916, Rudolph married Ida Mae Grant (4/1/1893 - 7/27/1960), the daughter of a successful Austin dentist, Dr. Robert Grant. Dr. Grant owned a successful dental practice for many years at the Northwest corner of 8th and N. Congress.

During the 1920's Rudolph was an estimator with Howell, Gissell & Howell construction and was raising a family on 38th Street in the Hyde Park area. Rudolph and Ida Mae were blessed with two children, Annie Mae (born 11/20/1916 - died 5/16/1990) and Rudolph William (Bill) Gissell Jr. (born 12/24/1919 - died 2/9/2000).

Rudolph purchased the 513 E. Annie St. property in July of 1934 and by 1935, Rudolph had built the house on Annie Street. He also started his own business in South Austin of electrical and plumbing contracting. Rudolph

appears in the 1935 City Directory as "R.W. Gissell, a Plumbing, Heating and Electrical Contractor" with his office listed at 1708 St. Congress Avenue. In the 1939 City Directory it shows he moved his business into 1706 S. Congress Avenue.

Moving so far south was an adventurous move, since most of the other family members were living in the vicinity of W. 30th Street. Only Ida Mae's sister, Erin Kyle Grant Walker, and her family joined them in South Austin (on Eastside Drive).

As was the custom in that period of time, various extended family members lived with the Rudolph Gissell family at 513 E. Annie St. Dr. Robert Jackson Grant, Ida Mae's father, was living with the family at 513 E. Annie St. when he died in March of 1935.

Rudolph's mother lived with the family for many years and passed away in the home on East Annie in February 25, 1936.

Rudolph built a workshop at the rear of the property where he enjoyed many hours working on boats and motors. Rudolph and his son "Bill" (Rudolph William, Jr.) were car and boat enthusiasts. The family bought lake property on Cypress Creek (Lake Travis) where they built a lake cabin that was the center of many family weekends. Rudolph continued to work as a contractor until the mid-1950s when he retired.

In the back garden, the family built a fish pond- an area of mystery to the Gissell grandchildren. Rudolph's sister, Henrietta Gissell Skinner owned and operated a tropical fish business. The old fish pond is still visible today.

Ida Mae was a very traditional wife and mother. She did not work outside of their home. She prepared the biggest meal of the day at noon. Rudolph would come home to eat and rest and then went back out to work. Ida Mae answered phone calls that might come into the home phone, but other than that, she was not involved with Rudolph's business. Her family being doctors and dentists, she was not prepared to handle business matters.

Ida Mae Grant Gissell died of breast cancer July 27, 1960 and Rudolph continued living on East Annie with his daughter Annie Mae until his death in January 15, 1973.

Rudolph, Jr. (Bill) worked with his father for several years and learned the trade of an electrician. He married and left the Annie Street residence in 1941. His sister, Annie Mae Gissell, never married and lived on East

Annie until very near the time of her death on May 16, 1990. During her lifetime, Annie Mae worked as a credit manager at several downtown Austin stores. She worked at Scarborough's, Yarning's and Goodfriend's.

After Annie's death, Rudolph William Gissell, Jr., sold the property. It had two owners after this time; first Eric Williams and later Reza Sedghy. Both used the property as a rental property for UT students and young professionals. It wasn't until Robert Brent Hunter purchased it on May 7, 2012 that it became a family-owned residence once again.

We can tell from family stories that Rudolph Gissell was both prominent and respected in the community. His sister Etta (Henrietta Gissell Skinner) would often tell Rudolph's granddaughter Susan Sumners (née Gissell) that they considered Rudolph to be a genius. That surprised Susan because she said he was such a humble man

Through researching other Texas German families, we come across a passage that relates to the kindness and helpfulness of Rudolph Gissell.

The following story is told by Rudolph Gissell's granddaughter, Susan Sumners:

"Carl Feuerbacher was always a friend of the Gissell family. His daughter Carla Feuerbacher was the star twirler at the University of Texas while I was there. She was incredible and was the reason students would stay in the stands to watch half time. Nell and Clint Hampe (Carl Feuerbacher's friends) lived on a beautiful farm in the town of Bee Cave in the Hill Country outside of Austin. Nell Hampe was school principal at Eanes Elementary while my brothers and I were students there (My father built our home in Westlake Hills). She was also our 2nd grade teacher. My Dad (Bill Gissell) always did the electrical work at the school without charge because Nell and Clint Hampe were such good friends. Mrs. Hampe would take many of us (her students) to her farm to enjoy her horses and the beautiful scenery. Dr. Howard Granberry was a friend of the Grant family (my grandmother's family). The Grant brothers were dentists in downtown Austin while Dr. Granberry had an office there as well. Dr. Granberry, Jr. was my grandmother's surgeon while she was being treated for cancer. At one time, the Granberry family lived near the Hampe family in Bee Caves. It is so interesting to read Carl Feuerbacher's story since it was so much like the story of other German immigrants. Their formal education was often incomplete, so they found other ways to develop their talents and natural intellect."

What follows is a brief story of Carl Feuerbacher and how Rudolph Gissell helped him.

"In 1916 Carl lived in Lytton Springs, Caldwell County, Texas, having moved with his parents to a farm on Hwy 21 near Lytton Springs and Mendoza. Carl attended school until 1923 in Lytton Springs. He was only able

to go to school through the 7th Grade since the school only went through that grade. He wanted to stay in school so went through the 7th grade twice before he was forced to quit school in order to help out on the farm. He always regretted not being able to graduate and continue his education. He was a brilliant, self-educated man who was able make a very successful life for his family as an electrician and electrical superintendent. He walked to Austin in 1926 and lived there until 1980. He was 15 when he went to Austin to look for work so that he could bring money home to the farm. Carl worked first as an electrician for R.W. Gissell Plumbing and later for O.H. Cummins Electric in 1936 in Austin. While working as an electrician for R.W. Gissell Plumbing, a physician friend of Mr. Gissell, Dr. Granberry, approached him and asked if he knew anyone who could make some braces for his patients. Mr. Gissell told him he had just the man. Dr. Granberry would explain what the brace needed to do and provide measurements and Carl would design & build the braces. It is not known how many or how long he made these braces.

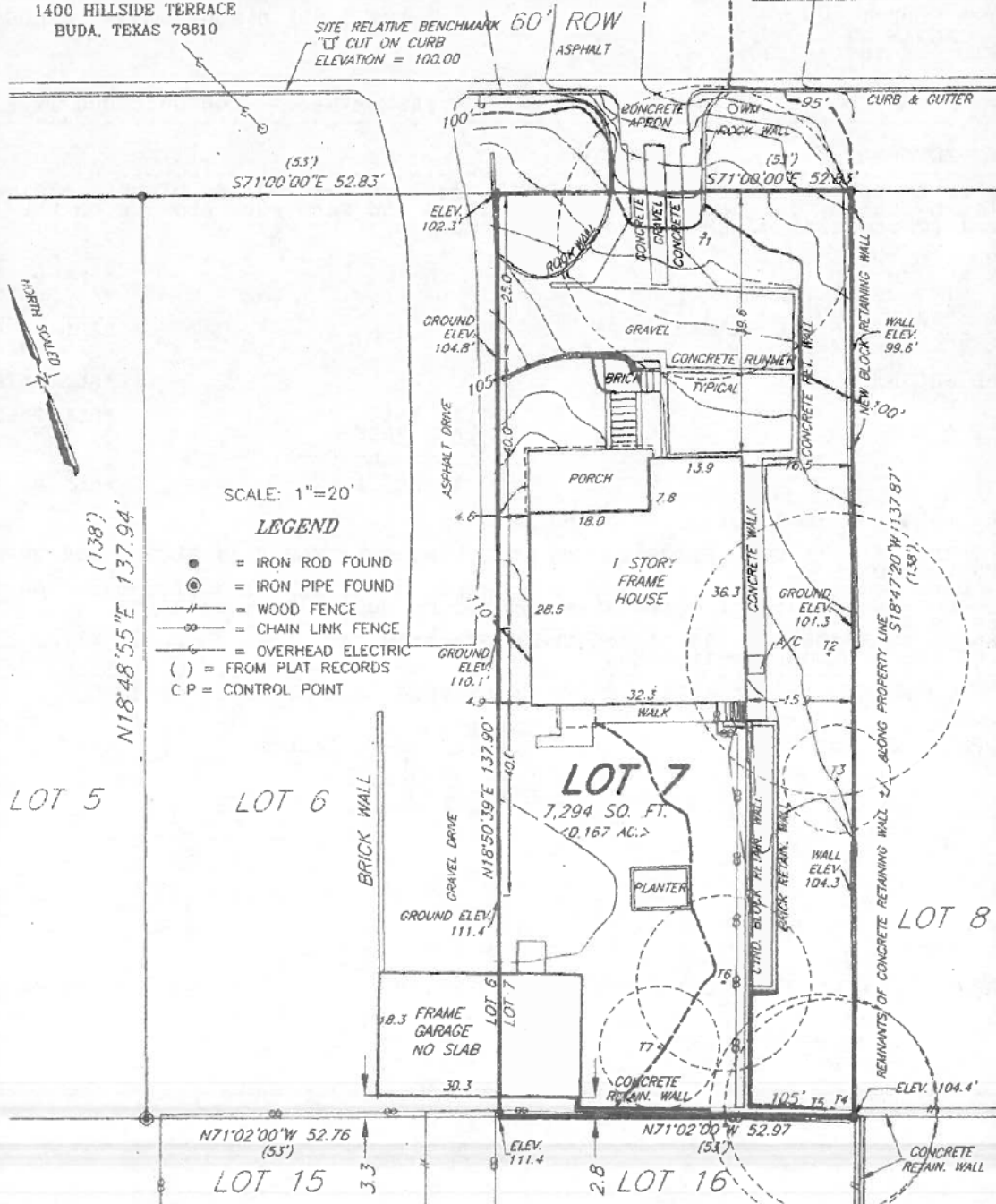
In 1934 or early 1935, shortly after his first wife and unborn child's death, Carl was helping to lift a heavy object when he stepped down from the running board of a truck and felt a sharp pain or twist in his hip. He always thought that that incident was the beginning of a terrible ordeal. Whether or not his problems were caused by this incident, it seemed to be the beginning of a life threatening situation. He developed excruciating pain in his hip and his first doctor just put him in a body cast in Seton Hospital. Carl said that a woman walking down the hall in heels sent shock waves of pain through his body. He started trying to peel the cast off. His boss, Mr. Gissell consulted Dr. Granberry who he said there was nothing he could do since Carl was under the care of another doctor and not at one of his hospitals. Mr. Gissell told him that he'd better help because "this is the boy that made those braces for you" and Granberry relented. Dr. Granberry said get him out of Seton and he would see him. Carl's parents checked him out and took him to St. David's Hospital where Dr. Granberry took him on as a patient. He was operated on immediately and if he had not been moved, the massive infection contained in the sac around the joint would have ruptured and killed him. Carl's father was in the operating room and said that when the sac was punctured there was such pressure that the contents hit the overhead lights. The hip joint was eaten away so the the hip had to be fused. Carl was left with one leg about 1 1/2 inches shorter than the other. His recovery was slow and painful. His best friends, Nell and Clinton Hampe housed and nursed him back to health. For the remained of his life, Carl walked with a limp, but he never let that stop him. He climbed on roofs, he fought grass fires, he rode horses, he hunted and never let himself be limited. Eventually hip replacements became safe enough and in 1978 he had his first hip replacement. When that one failed he had a second replacement at age 73.5 In 1980 Carl retired from O.H. Cummins Electric after 44 years in the electrical business. He was one of the first 5 electricians licensed in Austin and helped unionize the electrical workers. He was a member of IBEW Local 520.5" <http://kayesquest.com/g0/p1.htm>

SAMFORD & ASSOCIATES
LAND SURVEYING
TEL: 441-5601 FAX: 441-5603
1400 HILLSIDE TERRACE
BUDA, TEXAS 78610

TOTAL LOT AREA = 7,294 SQ. FT.
TOTAL IMPERVIOUS COVER = 1,961 SQ. FT.
PERCENTAGE OF IMPERVIOUS COVER = 26.9%

TREE LIST

T1 22" LIVE OAK
T2 DBL. 15 & 12" LIVE OAK
T3 8" ELM
T4 16" HACKBERRY
T5 17" LIVE OAK
T6 13" LIVE OAK
T7 9" LIVE OAK



ADDRESS: 513 EAST ANNIE STREET AUSTIN, TEXAS 78704

LEGAL DESCRIPTION: