

HISTORIC LANDMARK COMMISSION  
NOVEMBER 21, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0741  
805-B W. JOHANNA STREET

**PROPOSAL**

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Demolish a ca. 1946 house.

**ARCHITECTURE**

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One-story, side-gabled frame house with single fenestration; synthetic siding.

**RESEARCH**

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The house proposed for demolition is the back house on this lot. Both this and the front house were built in 1946 by W.L. Tipton as rental properties. The tenants of 805-B W. Johanna included an assistant poultry buyer, a proprietor of a used car lot, a truck driver for a concrete contractor, and a saleslady at J.C. Penney at Highland Mall.

**STAFF COMMENTS**

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The house is not listed in any City survey to date.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house does not qualify as a historic landmark, but every effort should be made to re-use this unit of affordable housing.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2016-0741  
LOCATION: 805 W Johanna Unit B



1" = 167'

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.

805 A and B West Johanna Street  
ca. 1946



805-A W. Johanna Street



805-B W. Johanna Street

## OCCUPANCY HISTORY

### 805 A and B West Johanna Street

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 April, 2016

- 1992      A:    Rachel Haynes, renter\  
                     Employed by Lucy In Disguise, costumes, 1506 S. Congress Avenue.  
                     NOTE: The directory indicates that Rachel Haynes was a new resident at  
                     this address.
- B:    Gary F. Gibbons, renter  
                     Computer scientist  
                     NOTE: The directory indicates that Gary F. Gibbons was a new resident  
                     at this address.
- 1985-86    A:    Vacant  
                     B:    Vacant
- 1981      A:    James Blake, renter  
                     No occupation listed  
                     NOTE: The directory indicates that James Blake was a new resident at  
                     this address.
- B:    (No first name provided) Montgomery, renter  
                     No occupation listed  
                     NOTE: The directory indicates that Montgomery was a new resident at  
                     this address.
- 1977      A:    L.E. and Carol Jenkins, renters  
                     Office secretary  
                     NOTE: The directory indicates that L.E. and Carol Jenkins were new  
                     residents at this address.
- B:    Mary Bennett, renter  
                     Saleslady, J.C. Penney, department store, Highland Mall.
- 1973      A:    Alfonso and Sylvia Guajardo, renters  
                     Lineman, Telephone company
- B:    Mary Bennett, renter  
                     Employed at Highland Mall  
                     NOTE: The directory indicates that Mary Bennett was a new resident at  
                     this address.
- 1968      A:    Vacant  
                     B:    Jose Garcia, renter  
                     NOTE: There is no listing for a Jose Garcia at this address in the  
                     alphabetical section of the directory.
- 1962      A:    James and Billie Wimberly, renters  
                     Ironworker
- B:    Billy H. and Betty Jo Dennis, renters  
                     Salesman, Nalley Vending Company (not listed in the alphabetical section  
                     of the directory).

- 1959      A:     James and Billie Wimberly, renters  
                 Ironworker  
                 B:     Pete and Mlttie Freitag, renters  
                 Driver, B.J. Freitag Construction, concrete contractor, 407 Crestland  
                 Drive.
- 1955      Dorothy Davis, renter  
                 Cook, Night Hawk Restaurant, 336 S. Congress Avenue and 1907 Guadalupe  
                 Street.  
                 B:     Vacant
- 1952      William A. and Josephine Montague, renters  
                 U.S. Air Force  
                 B:     W. Maurice and Ira J. Floyd, renters  
                 No occupation listed
- 1949      Vacant  
                 B:     V. Steve and Blanche Simmons, renters  
                 Proprietor (with Edward Simmons), Simmons Motor Company, used cars,  
                 1108 Lamar Boulevard.
- 1947      William B. and Tommie Hill, renters  
                 Bellhop, Stephen F. Austin Hotel, 7<sup>th</sup> Street and Congress Avenue.
- Odis O. and Alberta Anderson, renters  
                 Assistant buyer, Massengale Company, poultry, 505 E. 5<sup>th</sup> Street.
- 1944-45    The address is not listed in the directory.

## BIOGRAPHICAL NOTES

### **Odis O. and Alberta Anderson (ca. 1946 – ca. 1948)**

Otis O. Anderson appears in the 1940 U.S. Census as the 16-year old son of Preston C. and Lillian Anderson, who rented their home at 808 Patterson Avenue in Austin. Otis had an older brother, Rufus, 21. Otis had been born in Texas and had no occupation listed. His older brother was a truck driver for a wholesale grocery company. His father, Preston, was a salesman for a food company. The family had lived in Mart, Texas in 1935.

### **James and Billie Wimberly (ca. 1957 – ca. 1965) – House “A:**

According to her 1982 death certificate, Billie June Wimberly was born in 1931 in Mexia, Texas. She was a waitress in a restaurant. She and her surviving spouse, James Edward Wimberly, were living in rural Caldwell County, Texas at the time of her death. She is buried in Marble Falls. James Edward Wimberly was born in 1921, and is still alive.

WIMBERLY, James Edward



93, Born March 31, 1921. He went to be with his Lord and Savior on December 9, 2014. He was affectionately known as "J.E." or "Conway" to his friends.

Was an Ironworker, member Local 482 for over 50 years. He is survived by 10 children: Peggy Humphries, Faye Burling, Margaret Lujan, William Wimberly, Neal Wimberly Sr, Sheila Cook, Kandy Etheredge, James E. Wimberly Jr., Michael Wimberly, Michelle Harmon. He was preceded in death by all of his siblings, a daughter, Patricia Wimberly his wife, Billie Wimberly and grandson, Neal E. Wimberly Jr. He was an avid hunter, fisherman, loved to grow his garden. He was raised around pecan orchards. He loved his family and his dog "Pee Wee". He loved to read, travel, gamble and tell great stories. He had a phenomenal memory; He left a great legacy behind with 24 grandchildren, 35 great grandchildren, and 21 great, great grandchildren. Services held at Angel Funeral Home at 1600 S. 1st St. Austin, Texas at 9:00 am Saturday, December 13, graveside service will be at 12:30 at Marble Falls City Cemetery.

Published in the Austin American-Statesman from Dec. 12 to Dec. 13, 2014

<b>W. L. Tipton</b>		<b>805 West Johanna St.</b>
115	- L	3 -
<b>Bouldin Addition</b>		
<b>Frame residence</b>		
29217 2-25-46		\$2,500.00
<b>T. N. Griffin</b>		
5		

Building permit to W.L. Tipton showing T.N. Griffin as the contractor for the construction of House "A" (1946)

<b>W. L. Tipton</b>		<b>805-B West Johanna St.</b>
115	- L	3 -
<b>Bouldin Addition</b>		
<b>Frame residence</b>		
29220 2-25-46		\$2,500.00
<b>T. N. Griffin</b>		
5		

Building permit to W.L. Tipton showing T.N. Griffin as the contractor for the construction of House "B" (1946)

changed to 24" main on D-3372

**WATER SERVICE PERMIT**

No. B- 542

Austin, Texas

Received of T.N. GRIFFIN INDEXED Date 5-2-46  
 Address 805 W. JOHANNA SE.  
 Amount TWO + 50/100 \$ 250  
 Plumber NORTH Size of Tap 1/2"

Date of Connection	<u>5-9-46</u>
Size of Tap Made	<u>3/4"</u>
Size Service Made	<u>3/4"</u>
Size Main Tapped	<u>2 1/2"</u>
From Front Prop. Line to Curb Cock	<u>7'6"</u>
From W Prop. Line to Curb Cock	<u>29'6"</u>
Location of Meter	<u>CHAB</u>
Type of Box	<u>20x24"</u>
Depth of Main in St.	<u>20"</u>
Depth of Service Line	<u>20"</u>
From Curb Cock to Tap on Main	<u>11'6"</u>
Checked by Engr. Dept.	<u>M.B. 10-3-46</u>

No. Fittings	1	Curb Cock	5/4"
Elbow	1	St. Elbow	3/4"
Bushing	1	Reducer	3/4" coplin
Pipe	13	Lead Comp	3/4" x 3"
Nipples	1	Union	3/4" cast iron
Plug	1	Tee	
Stop		Box	
Lid		Valves	
Job No.	<u>4428502</u>	Req. No.	<u>BRANON</u>

INDEXED

Water service permit to T.N. Griffin for House "A" (1946)

changed to 24" main on D-3342

**WATER SERVICE PERMIT**

No. B- 543

Austin, Texas

Received of T.N. GRIFFIN INDEXED Date 5-28-46  
 Address 805-B" W. JOHANNA (805-B")  
 Amount TWO + 50/100 \$ 250  
 Plumber NORTH Size of Tap 1/2"

Date of Connection	<u>5-9-46</u>
Size of Tap Made	<u>3/4"</u>
Size Service Made	<u>3/4"</u>
Size Main Tapped	<u>2 1/2"</u>
From Front Prop. Line to Curb Cock	<u>7'6"</u>
From W Prop. Line to Curb Cock	<u>29'6"</u>
Location of Meter	<u>CHAB</u>
Type of Box	<u>20x24"</u>
Depth of Main in St.	<u>20"</u>
Depth of Service Line	<u>20"</u>
From Curb Cock to Tap on Main	<u>11'6"</u>
Checked by Engr. Dept.	<u>M.B. 10-3-46</u>

No. Fittings	1	Curb Cock	5/4"
Elbow	1	St. Elbow	3/4"
Bushing	1	Reducer	3/4" coplin
Pipe	1	Lead Comp	3/4" x 3"
Nipples	1	Union	
Plug	1	Tee	
Stop		Box	20x24"
Lid		Lid	16x20"
Valves		Job No.	<u>4428502</u>
Req. No.			<u>BRANON</u>

INDEXED

Water service permit to T.N. Griffin for House "B" (1946)

There is a 1982 permit to repair and remodel the residence. In 2008, permits were approved to demolish the detached carport and garage, as well as for the partial demolition of the south rear wall. A new detached carport, a new utility room addition, and new HVAC were also approved in 2008. The irrigation system was installed in 2013. There was a short term rental complaint in January, 2016 and a permit to run a gas line to the stove from the existing gas line in March, 2016.