

HISTORIC LANDMARK COMMISSION  
APRIL 22, 2019  
DEMOLITION AND RELOCATION PERMITS  
HDP-2019-0161  
1103 CLERMONT AVENUE

**PROPOSAL**

---

Demolish a ca. 1938 house.

**ARCHITECTURE**

---

One-story, rectangular-plan, side-gabled frame house with a full-width, shed-roofed, independent porch on plain wood posts; single 1:1 fenestration.

**RESEARCH**

---

Although there is a 1929 water service permit for this address, it does not appear that this house was built earlier than its presumed ca. 1938 construction date based upon its architecture and evidence from city directories regarding occupants. The house has had a series of short-term renters over the years, including a salesman, a bus repairman, a painter, truck drivers, a carpenter, and a book-keeper. None of the occupants during the historic period lived in this house for more than a couple of years.

**STAFF COMMENTS**

---

The house was recommended as not eligible for local or NRHP designation in the East Austin Historic Resources Survey (2016).

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

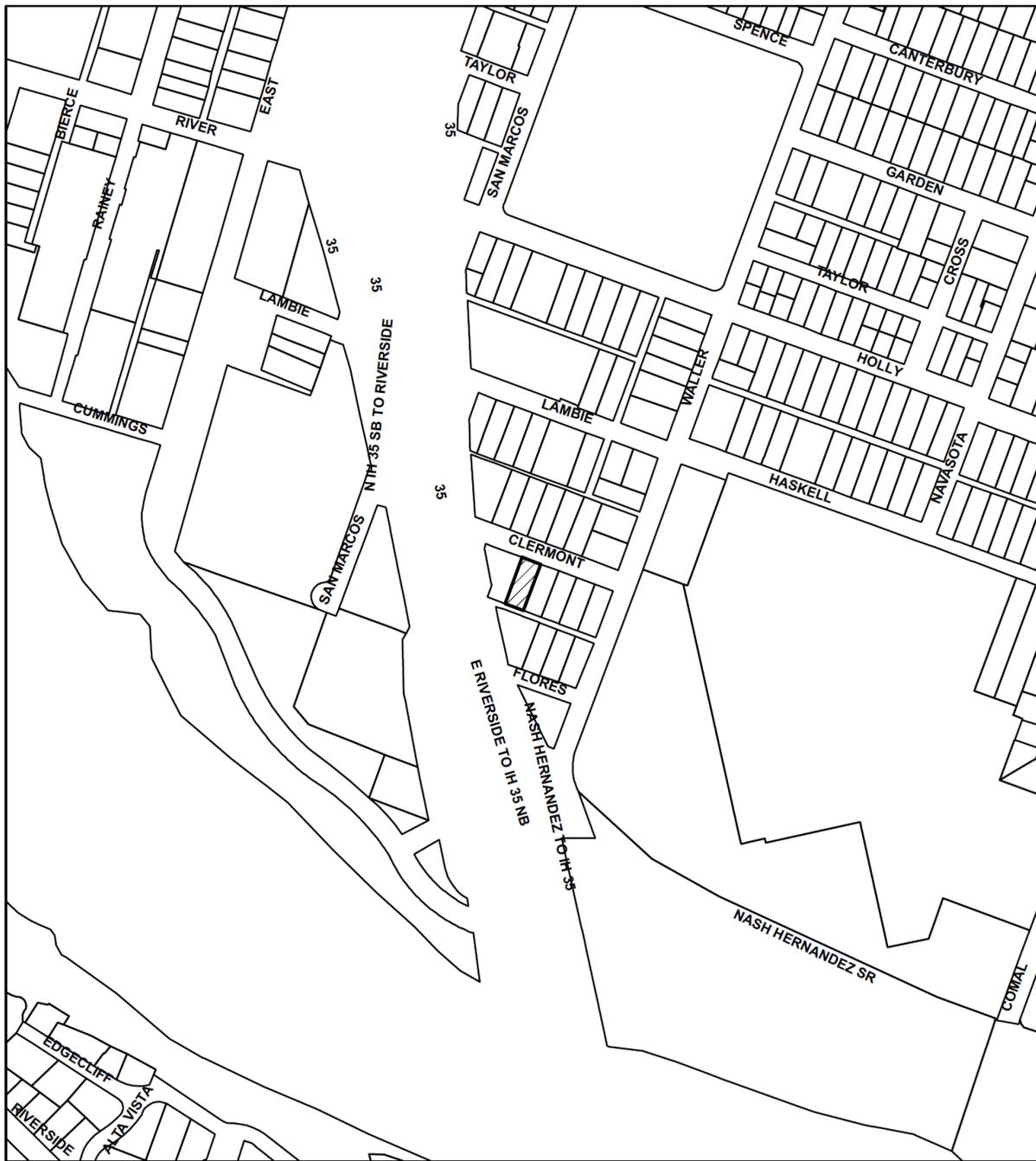
- a. **Architecture.** The house is a common late 1930s cottage with modifications to the porch; the house has no architectural distinction.
- b. **Historical association.** The house was the home of a series of short-term renters, none of whom lived here for even 5 years. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**STAFF RECOMMENDATION**

---

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 meet the criteria for individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

**NOTIFICATIONS**

CASE#: HDP-2019-0161  
 LOCATION: 1103 CLERMONT AVE

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.



1103 Clermont Avenue  
ca. 1938



## OCCUPANCY HISTORY 1103 Clermont Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2019

1937	The address is not listed in the directory. NOTE: The house appears to have been built in 1938, although there is an older water service permit for this address (1929). NOTE: F.V. and Naomi Wheless are not listed in the directory.
1939	F.V. and Naomi Wheless, renters Salesman
1941	Carl and Pauline T. Ferdinandsen, renters Repairman, Austin Transit Company
1944-45	C.P. and Effie B. Pruitt, renters Painter
1947	Oscar E. and Alice M, Turner, renters Driver, Central Forwarding
1949	William O. and Lula Polk, renters Book-keeper
1952	Chester and Fannie Burch, renters Chester:       Driver Fannie:        Janitor, Perry-Brooks Building
1955	Silvester and Ruth Ira, renters Carpenter
1959	David L. Castanon, renter No occupation listed
1962	Joe and Juana Rodriguez, renters Laborer, Seton Hospital
1965	The address is not listed in the directory.
1968	Vacant
1973	Espetucion and Vera Martinez, renters Bricklayer
1977	Espetucion and Vera Martinez, renters Bricklayer
1981	Espeacion and Elvira Martinez, renters Bricklayer

- 1985-86      Espeacion and Elvira Martinez, renters  
Bricklayer
- 1992          Rudy and Maryvale Fay, renters  
Rudy:            Roofer  
Maryvale:      Employed by Schlotzky's, restaurants, multiple locations.  
NOTE: The directory indicates that Rudy and Maryvale Fay were new residents at this address.

#### **BIOGRAPHICAL NOTES:**

##### **F.V. and Naomi Wheeless (ca. 1938 – ca. 1940)**

Vardy and Naomi Wheeless appear in the 1940 U.S. Census for Lockhart, Texas, where they rented their home. Vardy Wheeless was 32, had been born in Texas, and was the proprietor of a life insurance agency. Naomi Wheeless was 30, had been born in Oklahoma, and had no occupation listed. They had 3 children: Vardy, Jr., 10; Barbara, 9; and Carroll, 8. All three children had been born in Oklahoma. The family lived in Palestine, Texas in 1935.

His 1940 World War II draft card shows that Ferman Vardy Wheeless was born in Easterly, Texas in 1907 and was living in Austin, where he was in business for himself. He was 5'-10", weighed 135 pounds, and had a ruddy complexion with brown hair and blue eyes. His next of kin was his wife, Naomi.

Nellie Naomi Wheeless was born in Elk City, Oklahoma in 1908 and died in Austin in 1988. Ferman Vardy Wheeless was born in 1907 and died in Austin in 1994.

### **Naomi N. Wheeless**

**Naomi N. Wheeless, age 80, of 2001 Mimosa, Austin, Texas, passed away Wednesday.**

**Her Christian life was the greatest inspiration to all her children, relatives and friends.**

**Survivors include: husband, F.V. Wheeless, Austin; sons, Vardy Wheeless, Jr., and wife, Louise, Taylor, C.E. Wheeless and wife, JoAnn, Austin; daughter, Barbara Pello and husband, John, Austin; brothers, Emory Martin, Rogers, Arkansas, Alfred Martin, Elks City, Oklahoma, Otto Martin, Elks City, Oklahoma; 12 grandchildren; 26 great-grandchildren; one great-great-granddaughter.**

**Funeral service: 1:30 PM, Friday, Wilke-Amey-Clay Funeral Home with Reverend Nelson Lanham and Reverend A.D. Eberhart officiating. Burial, Memorial Hill Park.**

**Services under the direction of Wilke-Amey-Clay Funeral Home.**

Obituary of Naomi Wheeless  
Austin American-Statesman, November 25, 1988

### **F. Vardy Wheelless Sr.**

F. Vardy Wheelless Sr., age 86, of Austin passed away Wednesday, July 6, 1994.

He was a former minister of music in various Austin Baptist Churches.

He was preceded in death by his wife, Naomi Wheelless and his parents.

Survivors include sons, Vardy Wheelless and wife, Louise of Taylor, Texas, and C.E. Wheelless and wife, Jo Anne of Austin; daughter, Barbara Pello and husband, John of Austin; brother, Carroll Wheelless of Ft. Worth; special friend, Rosemary McLaughlin; 12 grandchildren; 28 great-grandchildren; and two great-great-grandchildren.

The funeral service will be held Friday, 2:00 PM, Wilke-Amey-Clay Funeral Home. Officiating is Reverend Nelson Lanham and Reverend Allen Oubre. Burial will follow in Memorial Hill Park.

Pallbearers are grandsons.

Services are under the direction of Wilke-Amey-Clay Funeral Home, 2620 S. Congress.

Obituary of Vardy Wheelless  
Austin American-Statesman, July 7, 1994

### **Carl and Pauline Ferdinandsen (ca. 1940 – ca. 1943)**

The 1940 U.S. Census shows Carl and Pauline Ferdinandsen as the renters of this house. Carl Ferdinandsen was 27, had been born in Texas, and was an automobile mechanic. Pauline Ferdinandsen was 21, had been born in Texas, and had no occupation listed. They had 2 sons: Claude, 5; and Charles H., 3. Both boys had been born in Texas. In addition, Carl's brother and sister-in-law and their 3 children lived in the house: Samuel Ferdinandsen was 23, had been born in Texas, and was an automobile mechanic. His wife, Jeanette, 21, had been born in Texas, and had no occupation listed. Samuel and Jeanette's 3 children were Sammy J., 4; George R., 3; and Margaret Ann, 3 months. All the children had been born in Texas.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

N<sup>o</sup>. A 2907

# PERMIT FOR WATER SERVICE

Austin, Texas

# INDEXED

M. N.S. Wheelless

Address 1103 1/2 Harmony

Plumber Kawell

Size of Tap 1/2

Date 12/19/29

NF II

### Foreman's Report.

Date of Connection 12/20/29  
 Size of Tap Made 3/4  
 Size Service Made 3/4  
 Size Main<sup>s</sup> Tapped 1 1/2  
 From Front Prop. Line to Curb Cock 9'  
 " " " " " " 25'  
 Location of Meter at work  
 Type of Box brick  
 Depth of Main in St. 14'  
 " " Service Line 2'  
 From Curb Cock to Tap on Main 9'  
 Checked by Engr. Dept. 1-9-30  
307

No. Fittings	1	Size	5/8"
Curb Cock	1		
Elbow	1		
St. Elbow	1		
Bushing	1		
Reducer	1		
Pipe	1		
Thread Comp.	1		
Nipples	1		
Union			
Plug			
Tee			
Stop			
Box			
Lid			
Valves			
Req. No.			1981

Foreman's Signature Kawell

Water service permit to N.S. Wheelless for this address (1929)

Receipt No. 20137

Application for Sewer Connection

N<sup>o</sup> 31672

Rush no pipe from plumber

Austin, Texas, 6-12-1953

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Mrs. Ralph Schneider at 1103 Clermont ave Street,

further described as Lot 9 Block E Outlot — Division — subdivision R.C. Fambias Resub Plat 4, which is to be used as a Res

In this place there are to be installed no fixtures. Plumbing Permit No. 4798-a  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'

Respectfully, Coc  
7-7-53  
M. Intyre P. L. G.

Stub Out 12' W of FLL  
Connected (Location)

Date 7-14-53

By Gene Warra

NOTE: Connection Instruction 6' sewer in St + 5' deep  
McCom 5' High E A 236

Sewer connection application by Mrs. Ralph Schneider for this address (1953)

OWNER Olga Schneider ADDRESS 1103 Clermont Avenue  
 PLAT 11 LOT 9 BLK E  
 SUBDIVISION R. C. Lambies  
 OCCUPANCY Residence  
 BLD PERMIT # 100804 DATE 8-30-66 OWNERS ESTIMATE 400.00  
 CONTRACTOR Vernon Lake NO. OF FIXTURES  
 WATER TAP REC # SEWER TAP REC #  
Repair Frame Residence to Min Stand

Building permit to Olga Schneider to repair the house (1966)

City records indicate a permit to demolish the carport in 1995 and a permit for a front porch addition in 1995.