

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
DECEMBER 14, 2022
PR-2022-163800
801 A & B/801-803 W. JOHANNA STREET**

PROPOSAL

Demolish a ca. 1936 house and a ca. 1947 house.

ARCHITECTURE

One-story symmetrical cottage with side-gabled roof, steeply pitched gabled portico with triangular brackets and decorative bargeboard, and

RESEARCH

The house at 801 W. Johanna St. was built in 1936 by Mae Fleming, who later married Winston L. Tipton. Winston was a salesman at various local grocers and Mae worked as a stenographer. By the 1950s, Winston Tipton managed the Blue Bonnet Stamp Company. They rented a portion of their house and later constructed 803 W. Johanna St., also addressed as 801-B W. Johanna St. Renters were mostly short-term and included salespeople, an insurance agent, and an optician.

PROPERTY EVALUATION

The 2016 Bouldin Creek Neighborhood survey lists the property as a medium priority and contributing to a potential historic district.

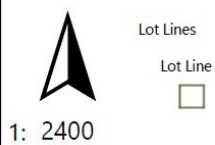
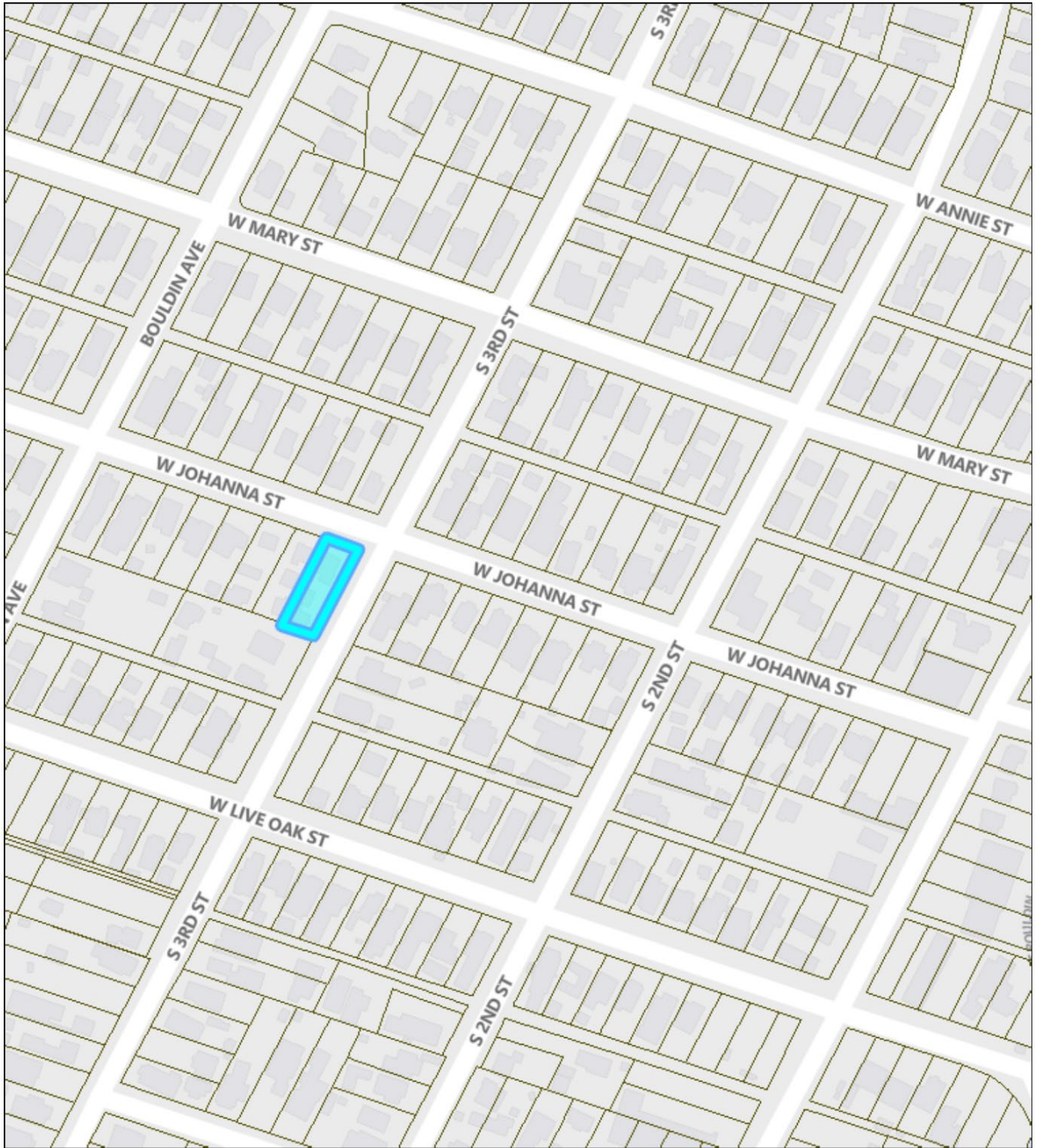
Designation Criteria—Historic Landmark

- 1) The buildings are more than 50 years old.
- 2) The buildings appear to retain high to moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The main building is a good example of a vernacular cottage with Craftsman influences. The secondary building does not appear architecturally significant.
 - b. Historical association. The property does not appear to have significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property 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 reuse, then relocation over demolition, but release the demolition permits upon completion of a City of Austin Documentation Package.

LOCATION MAP



1: 2400

GF 22-169711

801 W JOHANNA STREET



11/29/2022

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PROPERTY INFORMATION

Photos





Google Street View, 2022

Occupancy History

City Directory Research, November 2022

- 1959 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
Manager, Blue Bonnet Stamp Company Incorporated
- 803 W. Johanna St.
Henry G. Jedwiga, renter
½ - James F. Barnett, renter
- 1955 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
- 803 W. Johanna St.
Henry G. Jedwiga, renter
½ - Theresa and Felix V. Leal, renter
Optician, Dallas Holford Optician
- 1952 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
- 803 W. Johanna St.
James H. and Geraldine Q. Becklund, renters
Agent, Franklin Life
½ - Raymond A. and Lilyan Kaemmerling, renters
Salesman
- 1947 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
Salesman, Wilson & Company
- 803 W. Johanna St.
Gary J. Evans Jr., renter
Trim, Capitol Chevrolet
½ - Charles A. and LaDelle Elder, renters
Clerk, William Cameron & Company Incorporated
- 1944 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
- 803 W. Johanna St. Address not listed

- 1941 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
Salesman, Balagia Produce Company
- 1939 801 W. Johanna St.
Winston L. and Mae K. Tipton, owners
Salesman
Stenographer, Walkers A.C. Company
- 1935 Addresses not listed

Historical information

'Warmth' Welcomed By German Lassies

By CHET BROOKS

"Austin is a friendly city."

That is a tribute paid the Capital City by one of its newest residents, Maria Schwiertz, who arrived here from Bonn, Germany, only last month.

Maria's move to the United States from her homeland was sponsored by her sister, Mrs. Vega Henry of 803 West Johanna, who came to this country as a war bride in 1948.

Both young women stressed their appreciation for the friendliness and neighborly deeds extended them in Austin.

Mrs. Henry recalled a number of instances when Austinites helped her when she needed assistance in some manner. For instance, only last week a neighbor took Mrs. Henry's two boys — Larry Gene, 8, and Donald Glenn, 5—to school when she had car trouble.

Mrs. Henry, who became a United States citizen after her arrival here following World War II, now is employed with a local drive-in restaurant.

Her sister is even more fortunate. Miss Schwiertz arrived here Nov. 9, and already has landed a job in her own trade—designing.

Maria worked in a dressmaker's shop in her home city in Germany. She saved money for her trip to America, aided by her sister here.

Miss Schwiertz' job here is with a drapery shop owned by a man who came to America from Germany more than 30 years ago. The coincidence of the meeting here lies in the fact that the drapery shop owner, Paul Hyman, lived at Cologne, Germany, about 30 miles from Bonn.

While Mrs. Henry has long ago become a full-fledged American, she still speaks with a slight, but charming accent. Maria's accent is somewhat heavier, but she already handles her English quite well.

Maria found a few things from Germany necessary to her residence here. She found American-made pillows too small, so being the resourceful young woman she is, she wrote to her parents, Mr. and Mrs. Hans Schwiertz, and had them send her a large German-made pillow from Bonn.

Schwiertz remarked to her sister that the 70-degree fall weather "seems hot," in comparison with the cool and considerably more moist climate in Germany.

In the true skepticism of any longtime Austinite, Mrs. Henry told her sister to "just wait until summer gets here."

But of all the changes, Maria says she is most surprised—pleasantly, she adds—by the "friendly neighbors" in Austin. While Mrs. Henry works during the day, neighbors have volunteered to show Maria around the city. They have taken her on trips from sight-seeing to shopping.

Promptly at 4 p.m. each day, the sisters pause to revive an old German custom when they are together. They stop for some coffee

and cookies. An American-Statesman reporter was lucky enough to be on hand to see this custom observed recently. It is pleasing, and considerably less rushed than the American coffee breaks.

One other thing has been noticed by Miss Schwiertz since her arrival here. She commented on the "wideness of Austin streets and the newness of houses here." In Germany, it is not unusual to see houses that are 200 to 300 years old. And the streets in her homeland would never accommodate the large American cars and buses, she noted.

Be all that as it may, Maria agrees with her sister that America is "a wonderful place to live because there is so much opportunity and so many nice people."

Permits

Connection Charge \$ 12.00 No 12095A

Application for Sewer Connection.

Austin, Texas, Aug. 26, 1935

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on
premises owned by Mae Fleming
at 801 W. Johanna Street

Sewer service permit, 1935

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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No 2970

M. Mae Fleming Address 801 W. Johanna

Plumber H. L. Size of Tap 1/2 Date 7-17-35

CHANGED TO 2 MAIN AND RENEWED

SERVICE WITH 218.50 COPPER ON 218.50 Plumber's Report

Date of Connection 7/23/35

Water service permit, 1935

W. L. Tipton 801 West Johanna St.

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Bouldin Addition

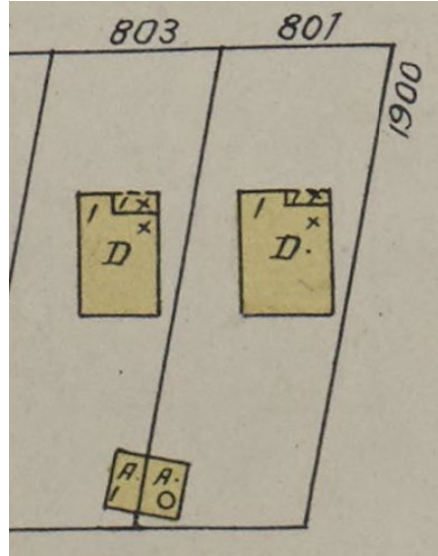
one room addition to residence.

44558 5-16-50

\$600.00

Owner

Building permit, 1950

Maps*Sanborn fire insurance map, 1962*