

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2014-0006**HLC DATE:**May 19, 2014  
June 23, 2014  
July 14, 2014**PC DATE:****APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Scales-Mays House**WATERSHED:** Bouldin Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 606 W. Johanna Street**ZONING FROM:** LR-MU-CO-NP to LR-MU-CO-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff does not recommend the proposed zoning change from LR-MU-CO-NP to LR-MU-CO-H-NP, but recommends further exploration of the feasibility of moving the house, and 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 prior to the release of any permit.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Staff recommended further evaluation of the significance of this house to the Commission as it is a good example of the Cumberland style of architecture, featuring double front doors and a symmetrical façade configuration, and is also identified with several African-American families during the time that this area of South Austin was home to an African-American community.

**HISTORIC LANDMARK COMMISSION ACTION:** **May 19, 2014:** Initiated the historic zoning case. Vote: 5-0 (Roberts and Wolfenden-Guidry absent). **June 23, 2014:** Meeting cancelled due to lack of quorum.

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is listed in the bounds of the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** Bouldin Creek Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

One-story, rectangular-plan, pyramidal hipped-roof frame house in the Cumberland style with double front doors and a symmetrical front façade; full-width inset porch on plain,

square wood posts; single 1:1 fenestration. Windows on the sides of the house have been replaced with modern vinyl windows.

**Historical Associations:**

The house appears to have been built in 1917 for Emory J. and Jessie Scales, an African-American couple. Emory Scales had grown up in South Austin; his father, John H. Scales, was a laborer for the Austin Gas Works. Emory Scales followed in his father's footsteps – after early jobs as a brickyard laborer and a day laborer, by the time he and Jessie built this house in 1917, he was working for the Austin Gas Light Company as a laborer and gas fitter. He and Jessie lived in this house until around 1931; by 1940, the family had moved to a house on New York Avenue. Jessie Scales was a private laundress for most of her working life, even after they moved to New York Avenue; Emory Scales became a church janitor, and died in 1942.

The house was a rental unit for a short period of time in the early 1930s, then purchased by Samuel "Dink" Mays and his wife, Emma. Samuel Mays was born in Round Rock, and worked his entire working life as a laborer for the City Street and Bridge Department. Emma Mays worked as a cook in a high school. They never had any children. Emma Mays died in the 1960s; Samuel Mays died in 1969 while still living in this house. The house then became a rental unit, and is now zoned for commercial use.

**PARCEL NO.:** 0401021110

**LEGAL DESCRIPTION:** LOT 13 BLK E BOULDIN JAMES E ADDN

**ESTIMATED ANNUAL TAX ABATEMENT:** \$1,838 (income-producing); city portion: \$511.

**APPRAISED VALUE:** \$350,980

**PRESENT USE:** Vacant

**CONDITION:** Fair

**PRESENT OWNERS:**

606 Johanna, LLC  
13492 Research Boulevard  
Austin, Texas 78750

**DATE BUILT:** ca. 1917

**ALTERATIONS/ADDITIONS:** Replacement vinyl windows on the sides of the house are incompatible with the integrity and character of the house.

**ORIGINAL OWNER(S):** Emory J. and Jessie Scales (1917)

**OTHER HISTORICAL DESIGNATIONS:** None.





606 West Johanna Street  
ca. 1917



## OCCUPANCY HISTORY 606 West Johanna Street

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

1992	Vacant
1985-86	Elworth and Maria Steave, renters Elworth: Driver, AISD Maria: Clerk, Wallace's Book store, 2244 Guadalupe Street.
1981	George and Ola Burse, renters Retired
1977	Ola B. Ware, renter Widow, Robert Ware No occupation listed
1973	Ola B. Ware, renter Widow, Robert Ware No occupation listed
1968	Samuel D. Mays, owner Retired
1962	Samuel D. and Emma Mays, owners No occupation listed
1959	Samuel D. and Emma Mays, owners No occupation listed
1955	Samuel D. and Erma Mays, owners Employed by the City Street and Bridge Department
1952	Samuel D. and Erma Mays, owners Laborer
1949	Samuel D. and Erma Mays, owners Laborer
1947	Samuel D. and Erma Mays, owners Laborer, City of Austin
1944-45	Samuel D. and Erma Mays, owners Laborer
1941	Samuel D. and Erma Mays, owners Laborer
1939	Samuel D. and Erma Mays, owners Laborer

1937	S. Dink and Erma Mays, owners Gravel spotter, City Street and Bridge Department
1935	Dink Mays (not listed as owner) Laborer, City Street and Bridge Department
1932-33	Oscar F. and Nollie Glasco, renters No occupation listed NOTE: Dink Mays is listed as a laborer for the City Street and Bridge Department; he had no residential address listed. NOTE: Emory J. and Jessie Scales are listed at 1187 Chestnut Avenue; he had no occupation listed
1930-31	Emory J. and Jessie Scales (colored), owners No occupation listed
1929	Emory J. and Jessie Scales (colored), owners No occupation listed
1927	Emory J. and Jessie Scales (colored), owners Laborer, Austin Gas Light Company, 907 Congress Avenue.
1924	Emory J. and Jessie Scales (colored), owners No occupation listed
1922	Emory J. and Jessie Scales (colored), owners Fitter, Austin Gas Light Company, 907 Congress Avenue.
1920	Emory J. and Jessie Scales (colored), owners Laborer
1918	Emory J. and Jessie Scales (colored), owners Laborer, Austin Gas Light Company.
1916	The address is not listed in the directory NOTE: Emory Scales is listed as a laborer for the Austin Gas Light Company; he lived at 1804 1 <sup>st</sup> Street in the Bouldin Addition.

#### **BIOGRAPHICAL NOTES:**

##### **Emory J. and Jessie Scales (ca.1917 – ca. 1931)**

The 1910 U.S. Census shows Embroy J. Scales as the 19-year old son of John H. and Emma Scales, who lived on Brackenridge Road in Austin. John H. Scales was a laborer at the gas works; Emma Scales was a laundress at home; Embroy Scales, the oldest of the children listed, was a laborer in a brick yard. Embry Joseph Scales' 1917 World War I draft registration card shows him living at this address. Scales was born July 7, 1890 at Bluff Springs, Travis County. He was a day laborer with a wife and 3 children.

The 1920 U.S. Census shows Emery and Jessie Scales as the owners of this house. Emery Scales was a 29-year old Texas-born laborer; Jessie Scales was 27, had been born in Texas, and was a laundress at home. They had 4 children: Era Lee, 8; Willmer, 6; Thurman, 4; and Cletis, 1.

By 1940, Emory (listed as Embry) and Jessie Scales owned a house at 1903 New York Avenue, which was worth \$1,200. Emory Scales was a church janitor. Jessie Scales was a laundress for a private family. They had 4 children: Wilmer, 26, a porter for a fraternity; Cletis, 21, a porter for a barber shop; Thelma, 16; and John, 13.

Emory J. Scales died April 12, 1942 in Travis County. There was no obituary in the Austin newspapers.

### **Samuel "Dink" and Emma Mays (ca. 1934 – ca. 1969)**

Samuel and Emma Mays appear as the owners of this house in the 1940 U.S. Census. The house was worth \$1,500. Samuel Mays was the 52, had been born in Texas, and was a city street laborer. Emma Mays was then 40, had been born in Texas, and had no occupation listed. They had no children listed with them. The 1930 U.S. Census shows Samuel and Emma Mays living with his mother, Susie Gilford, at 307 W. Annie Street. Susie Gilford was a 60-year old Texas-born widow. Samuel Mays worked as a grader for the city street department; Emma Mays was a cook in a high school. Samuel May's World War I draft registration card shows that he was born August 30, 1888 in Round Rock, that he lived at that time at 1808 Newton Street in Austin, was married, and worked as a laborer for the City of Austin.

#### **SAMUEL MAYS**

Samuel Mays, 78, of 606 West Johanna died Wednesday in an Austin hospital. Funeral will be at 3 p.m. Sunday in Goodwill Baptist Church in Austin with Rev. L. Roberts officiating. Burial will be in Evergreen Cemetery under direction of King-Tears Funeral Home.

Survivors include two nieces, Mrs. Nellie Mae McPhaul of Austin, and Mrs. Dorothy Nell Smith of San Antonio; and three nephews, A. J. McPhaul of Austin, Samuel Wilson of Los Angeles, and Walton Wilson of Altadena, Calif.

Obituary of Samuel Mays  
Austin American-Statesman, August 30, 1969

#### **SAMUEL MAYS**

Funeral for Samuel Mays will be Sunday at 3 p.m. at Goodwill Baptist Church with Rev. L. Roberts officiating.

Burial will be in Evergreen Cemetery under direction of King-Tears Mortuary, Inc.

Funeral notice for Samuel Mays  
Austin American-Statesman, August 31, 1969