

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2015
DEMOLITION AND RELOCATION PERMITS
705 W. 32ND STREET
HDP-2015-0856**

PROPOSAL

Demolish a ca. 1912 house.

ARCHITECTURE

One-story, rectangular-plan, pyramidal-roofed frame house; full-width, inset porch on ornamental metal supports; single and paired 25:1 fenestration.

RESEARCH

The house appears to have been built around 1912 as a single family house. It is not clear if the house was built as a rental, but apart for a short period of ownership by the occupants in the late 1940s and early 1950s, the house has been a rental for all of its existence. It is clear that the house was attractive to middle- and upper middle-class families: the roster of tenants included the manager of a meat packing plant, the assistant manager of a lumber company who went on to establish his own lumber company in Del Rio, Texas, several state employees, an adjunct professor at the University of Texas, and the brother of Paul O. Simms, who was his partner in a very prominent real estate and insurance business in town. The house was purchased around 1946 by Alex Habeeb, the son of Lebanese immigrants who had lived in San Antonio for many years. Habeeb lived here with his widowed mother, and is credited with establishing the first discotheque in San Antonio. He and his mother lived here until the mid-1950s, when the house was then subdivided into three apartments (later four), which housed students and other folks associated with the university.

STAFF COMMENTS

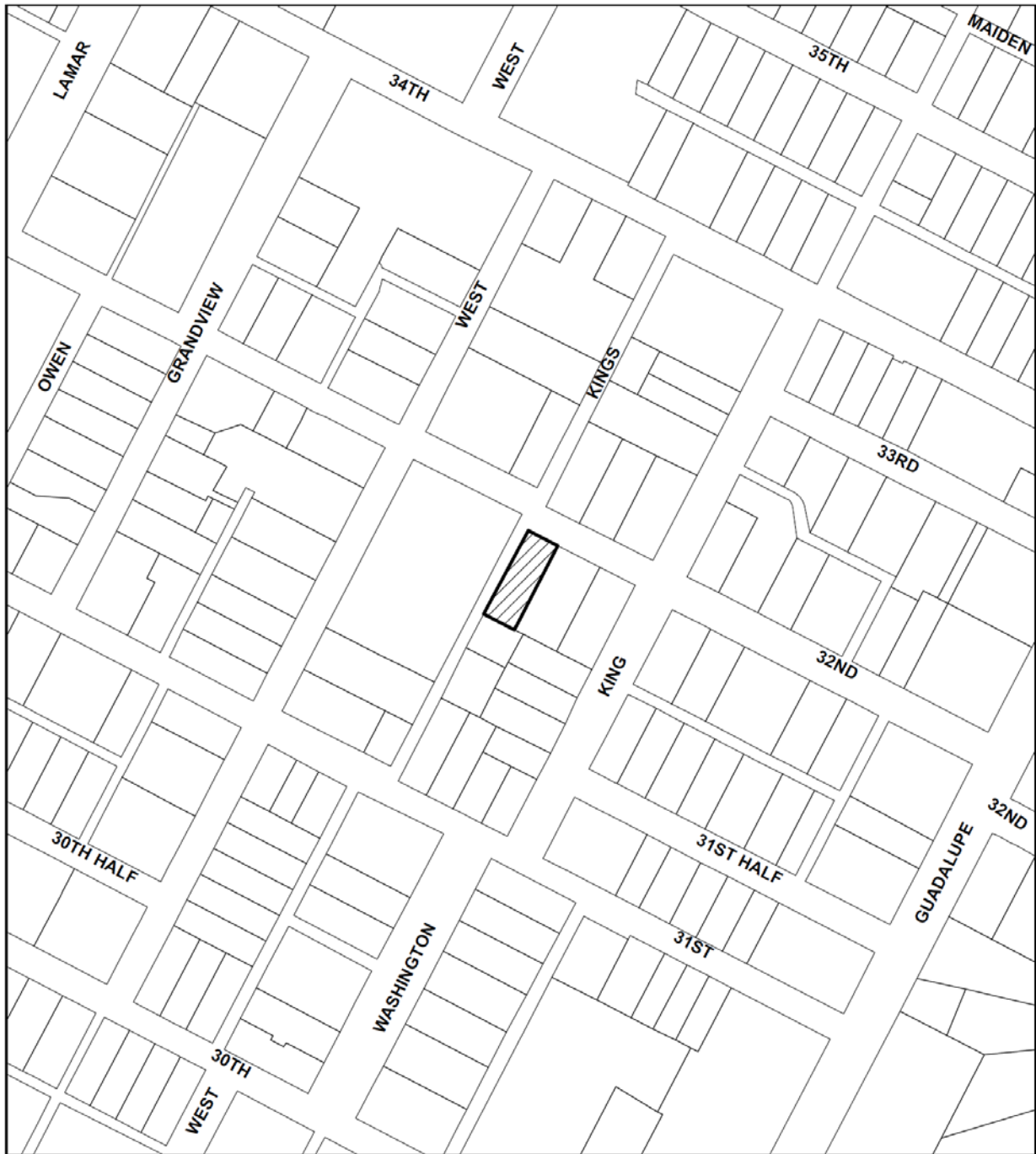
The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

STAFF RECOMMENDATION

Postpone to October 26, 2015 to enable the applicant to consider alternatives to demolition. The house is a classic example of transitional-style residential architecture (between the excesses of the late Victorian Queen Anne and the more straightforward bungalows of the 1920s), even though it seems that the front porch has been modified. While there does not appear to be sufficient historical significance to warrant individual designation as a historic landmark, this style and scale of housing is very typical of the neighborhood, and thoughtful consideration should be given to preserving it on-site and allowing other development on the property.

This property came before the Commission in February, 2015 with an application for demolition. The previous applicant (no longer the owner of the property) decided to withdraw the application for demolition and pursue rehabilitation of the house as a viable alternative to demolition.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: HDP-2015-0856
Address: 705 W 32ND STREET



1" = 200'

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.

705 W. 32nd Street
ca. 1912





OCCUPANCY HISTORY

705 W. 32nd Street

City Directory Research, Austin History Center
 By City Historic Preservation Office
 January, 2015

- | | |
|---------|---|
| 1992 | <p>A: Kurt Goodard, renter
 No occupation listed
 NOTE: The directory indicates that Kurt Goodard was a new resident at this address.</p> <p>B: No return</p> <p>C: Vacant</p> <p>D: Robert W. Ellis, renter
 No occupation listed
 NOTE: The directory indicates that Robert W. Ellis was a new resident at this address.</p> |
| 1985-86 | <p>A: Paul Hallett, renter
 Student
 NOTE: The directory indicates that Paul Hallett was a new resident at this address.</p> <p>B: J.K. Potter, renter
 No occupation listed
 NOTE: The directory indicates that J.K. Potter was a new resident at this address.</p> <p>C: Susan E. Koch, renter
 Assistant instructor, University of Texas</p> <p>D: Joann M. Mikelich, renter
 No occupation listed</p> |

- 1981 A: S. Johnston, renter
 No occupation listed
 NOTE: The directory indicates that S. Johnston was a new resident at this address.
 B: John T. Ramage, renter
 Library assistant, University of Texas
 C: Bob Van Buren, renter
 No occupation listed
 D: A. Rusken, renter
 No occupation listed
 NOTE: The directory indicates that A. Rusken was a new resident at this address.
- 1977 A: No return
 B: Vacant
 C: S.C. Dwyer, renter
 Employed at the Red Tomato, restaurant, 1601 Guadalupe Street.
 NOTE: The directory indicates that S.C. Dwyer was a new resident at this address.
 D: Patrick D. Smith, renter
 No occupation listed
 NOTE: The directory indicates that Patrick D. Smith was a new resident at this address.
- 1973 A: Catherine Heider, renter
 Student
 NOTE: The directory indicates that Catherine Heider was a new resident at this address.
 B: Karin Lewis, renter
 Student
 NOTE: The directory indicates that Karin Lewis was a new resident at this address.
 C: Bufort Chesney, renter
 Student
 NOTE: The directory indicates that Bufort Chesney was a new resident at this address.
 D: Vacant
- 1968 Vacant
 A: Thomas A. Browne, renter
 Employed by the Texas Railroad Commission

 Laura M. McCales, owner
 Librarian, University of Texas
- 1962 A: Joyce Harris, renter
 Singer, Domino Records, 607 W. 12th Street.
 B: Vacant
- 1959 Jim N. and Virginia L. Parkhill, renters
 Student
 A: Gary P. and Virginia E. Land, renters
 Student

- B: George and Kelly Johnson, renters
Salesman, Zales Jewelers, 704 Congress Avenue.
- 1955 Billy C. and Bertie Daley, renters
Student
A: Adrian and Gloria Castro, renters
U.S. Air Force
B: William M. and Janie Dukes, renters
Van operator, Austin Fireproof Warehouse, 5501 N. Lamar Boulevard.
- 1952 Alex Habeeb, owner
No occupation listed
Also listed is Daisy Habeeb, the widow of Noufel Habeeb; no occupation stated.
- 1949 Alex Habeeb, owner
No occupation listed
Also listed is Daisy Habeeb, the widow of Nofel Habeeb; no occupation stated.
- 1947 Alex and Daisy Habeeb, owners
Student, University of Texas
- 1944-45 John D. and Marian Strickland, renters
Bus driver
- 1941 Thomas and Mary Lois Hughes, renters
Cook
- 1939 William T. and Louise Phears, renters
Purchaser, State Board of Control
Also listed are Latrelle Phears, no occupation stated; and Lillian Phears, a stenographer for the State Department of Agriculture.
NOTE: The address is listed as 605 W. 32nd Street.
- 1937 Daniel E. and Jane D. Manigault, renters
Division engineer, State Highway Department
Also listed is M. Louise Manigault, an art teacher at John T. Allan Junior High School.
NOTE: The address is listed as 605 W. 32nd Street.
- 1935 Daniel E. and Jane D. Manigault, renters
Division engineer, State Highway Department
Also listed is M. Louise Manigault, a teacher at the Junior High School.
NOTE: The address is listed as 605 W. 32nd Street.
- 1932-33 Goodwin and Rose Sterne, renters
Lawyer

Ralph L. and Rose Simmons, renters
Warehouseman, Grayburg Oil Company (multiple locations)
NOTE: The address is listed as 605 W. 32nd Street.
- 1930-31 Walter D. and Jennie Mosteller, renters
Farmer

Also listed are Curtis L. Mosteller and Ruth Mosteller, both students at the University of Texas.

NOTE: The address is listed as 605 W. 32nd Street.

- 1929 Ervin S. and Eleanor Goddard, renters
No occupation listed
NOTE: The address is listed as 615 W. 32nd Street.
- 1927 Marcus L. and Gorham Wiginton, renters
Chief clerk, Attorney General's Department
Also listed is Helen K. Wiginton, a student at the University of Texas.
NOTE: The address is listed as 615 W. 32nd Street.
- 1924 Earl E. and Kathryn Simms, renters
Proprietor (with Paul O. Simms), Paul O. Simms Company, real estate, insurance, loans, and rentals, Masonic Temple Building, 121 W. 7th Street.
NOTE: The address is listed as 615 W. 32nd Street.
NOTE: Marcus L. and Garham Wiginton are listed at 405 E. Monroe Street; he was the chief clerk in the Attorney General's Department. Listed with them was Morris L. Wiginton, a traveling salesman.
- 1922 Eugene and Helen Newsom, renters
Manager, Remington Typewriter Company, 918 Congress Avenue.
NOTE: The address is listed as 615 W. 32nd Street.
- 1920 James A. and Clyde D. Fitzgerald, renters
Adjunct professor in business administration, University of Texas.
NOTE: The address is listed as 615 W. 32nd Street.
- 1918 Edgar F. and Bessie Measels, renters
Assistant manager, Kuntz-Sternenberg Lumber Company, 601-05 E. 5th Street.
NOTE: The address is listed as 615 W. 32nd Street.
- 1916 Edgar F. Measels
Assistant manager, Kuntz-Sternenberg Lumber Company, 601-05 E. 5th Street.
NOTE: The address is listed as 615 W. 32nd Street.
NOTE: John A. Higdon is not listed in the directory; John C. Higdon is listed as an assistant in physics at the University of Texas; he lived at 610 W. 24th Street.
- 1914 John A. Higdon
Actuary, State Department of Insurance and Banking
Also listed is John C. Higdon, a student at the University of Texas.
NOTE: The address is listed as 615 W. 32nd Street.
- 1912-13 William H. Carson
Manager, Armour & Company, beef and provision packers, 114 E. 4th Street.
NOTE: The address is listed as 615 W. 32nd Street.
- 1910-11 The address is not listed in the directory.
NOTE: William H. Carson is not listed in the directory.

BIOGRAPHICAL NOTES

Edgar F. and Bessie Measels (ca. 1915 – ca. 1918)

The 1910 U.S. Census shows Edgar F. and Bessie Measels as boarders in the home of John Rainwater in Goldsboro, Coleman County, Texas. Edward Measels was 28, had been born in Texas, and was the manager of a lumber yard. Bessie Measels was 20, had been born in Texas, and had no occupation listed. Their landlord, John Rainwater, was listed as the proprietor of a hotel.

According to his 1918 World War I draft registration card, Edgar F. Measels had been born in 1880, and was the manager of a lumber yard in Del Rio, Texas. His wife's name was Bessie.

Edgar F. and Mary Measels appear in the 1920 U.S. Census for Del Rio, Texas, where Edgar was a lumberman with his own lumberyard. He died in Del Rio in 1959.

James Anderson and Clyde D. Fitzgerald (ca. 1918 – ca. 1921)

J. Anderson and Clyde D. Fitzgerald appear in the 1920 U.S. Census as the renters of this house. J. Anderson Fitzgerald was 36, had been born in West Virginia, and was a professor in business at the university. Clyde D. Fitzgerald was also 36, had been born in West Virginia, and had no occupation listed. They had a daughter, Mary J. Fitzgerald, 10, who had also been born in West Virginia.

Earl E. and Katherine Simms (ca. 1923 – ca. 1925)

Earl E. and Katherine Simms appear in the 1920 U.S. Census as the renters of an apartment at 1802 Lavaca Street. Earl E. Simms was 23, had been born in Texas, and was in the real estate business. Katherine B. Simms was 24, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows Earl E. and Kathryn T. Simms as the owners of the house at 100 W. 33rd Street in Austin. The house was worth \$16,000. Earl E. Simms was a 33-year old Texas-born real estate agent. Kathryn T. Simms was 33, had been born in Texas, and had no occupation listed. They had a son, Earl E. Simms, Jr., 10; and a servant and cook, Emma M. Young, an African-American 29-year old who had been born in Texas.

Walter D. and Jennie Mosteller (ca. 1931)

Walter D. and Jennie Mosteller appear in the 1930 U.S. Census for Pilot Point, Denton County, Texas, where Mosteller was a 68-year old Georgia-born farmer. Jennie Mosteller was 54, had been born in Arkansas, and had no occupation listed. They had 2 daughters: Ruth, 17; and Alice, 15. Neither had an occupation listed.

Daniel and Jane Manigault (ca. 1934 - ca. 1938)

Daniel and Jane D. Manigault appear in the 1930 U.S. Census as the renters of the house at 119 Laurel Lane in Austin. Daniel Manigault was 64, had been born in South Carolina, and was a division engineer for the State Highway Department. Jane Manigault was 53, had been born in South Carolina, and had no occupation listed. They had a daughter, Mary Louise, 23, who had been born in Texas, and was a draftsman for a blue print company.

The 1940 U.S. Census shows D.E.H. and Jane Davis Manigault as the owners of the house at 1102 Claire Avenue in Austin. D.E.H. Manigault was a district engineer for the State Highway Department. Jane Davis Manigault had no occupation listed. Their daughter, Louise, was a teacher at the junior high school.

D. E. H. MANIGAULT

D. E. H. Manigault, 87, resident of Austin for the past twenty-five years, died at his home, 1102 Claire Avenue, early Tuesday morning. He was district engineer for the State Highway Department from 1919 to 1945, when he was made special research engineer. He served in that capacity until his retirement Sept. 30, 1948.

Survivors are his wife, Mrs. Jane Manigault, and daughter, Miss Louise Manigault, both of Austin.

Funeral services will be held at All Saints Chapel, 209 West 27th Street, at 10 a.m. Wednesday with Rev. Gray M. Blandy officiating. The body will be sent to San Antonio for cremation by the Weed-Corley Funeral Home. The family has requested that flowers be omitted.

Obituary of Daniel E.H. Manigault
Austin American, August 26, 1953

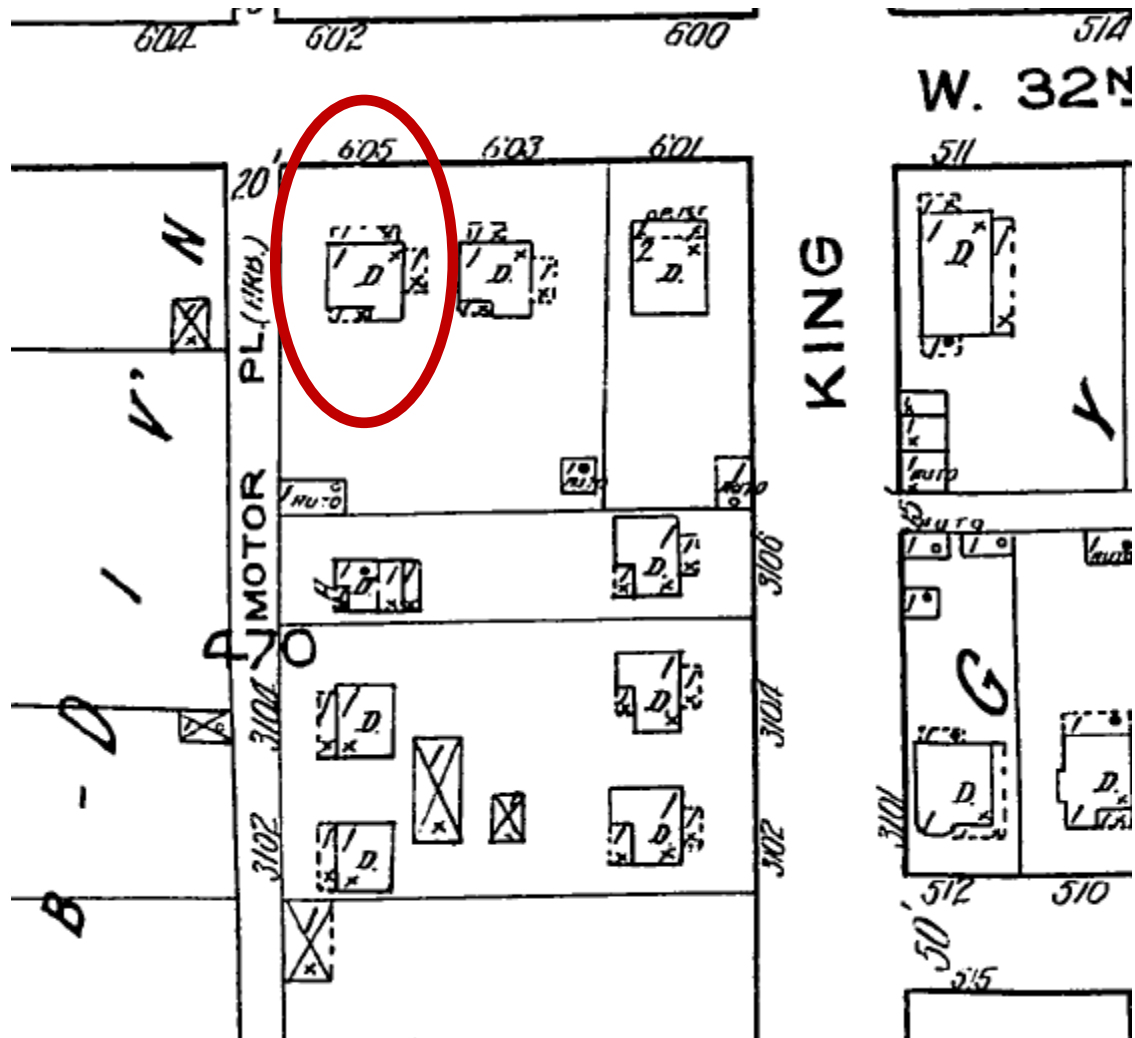
Alex Habeeb (ca. 1946 – ca. 1954)

Alex Habeeb appears in the 1940 U.S. Census report for San Antonio, Texas, where he and his mother, Daisy, rented a house. Alex Habeeb was 16, had been born in Texas, and had no occupation listed. Daisy Habeeb was 36, had been born in Texas, and was a maid in a school.

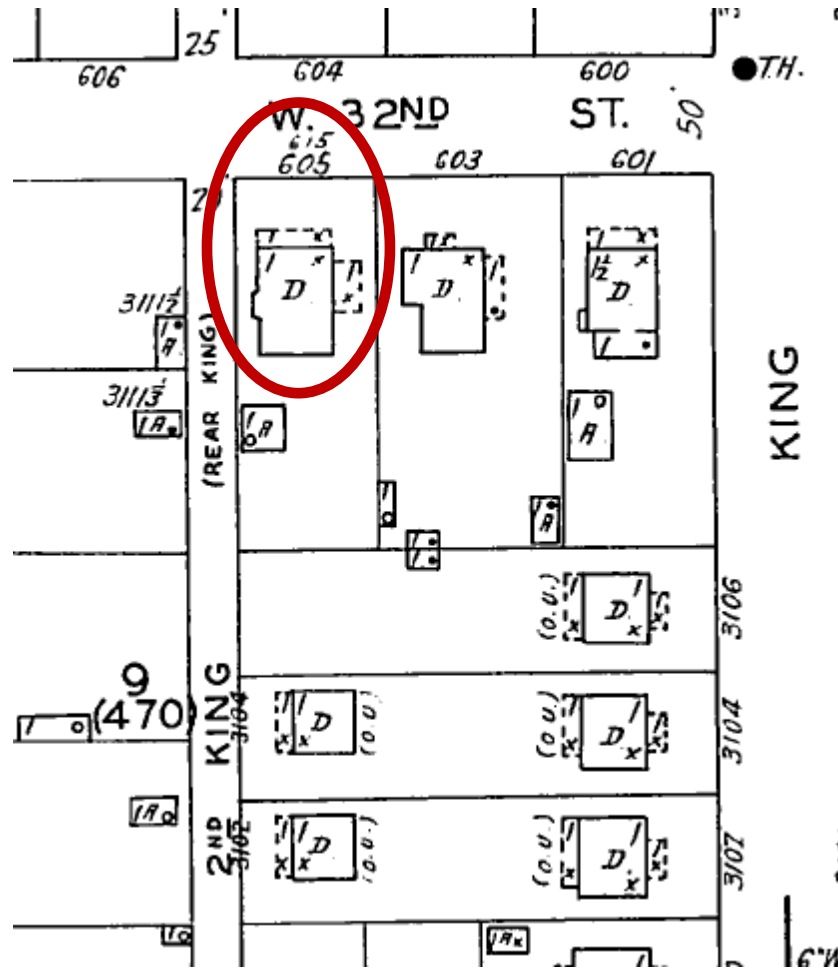
Alex Habeeb, of San Antonio, Texas, Purple Heart recipient, passed away on November 12, 2006. Alex was born in Beirut, Lebanon, July 29, 1924, son of Daisy and Nofel Habeeb, deceased. He moved to Austin, Texas, in 1931 and graduated from San Antonio High School in 1942. After graduation Alex entered the U.S. Army infantry. He made the first wave landing on Omaha Beach and sustained injuries which he recovered from in France and returned to action until the end of the war. He received four Bronze Stars for bravery and the Good Conduct medal. Alex attended the University of Texas and in 1953, moved to San Antonio, Texas, to establish the El Dorado Amusement Company and built the first discotheque. Alex was the nephew of Genevieve Habeeb and husband Henry (Sheik) Habeeb, Sr. (deceased), George Habeeb; and cousin to Hoda Nassour, Joseph E. Sab, Harvey Sab, Jr., Gary G. Habeeb, Henry A. Habeeb, Jr., Ronald W. Habeeb, Rose Marie Habeeb, Alfred Habeeb, many more aunts and cousins. Recitation of the Holy Rosary will be held at 7:00 pm on Tuesday, November 14, 2006 at Wilke-Clay-Fish Funeral Home. Mass of the Christian burial will be celebrated at 2:00 pm on Wednesday, November 15 at Wilke-Clay-Fish Chapel with Reverend George Joseph officiating. Interment will follow at Assumption Cemetery.

Obituary of Alex Habeeb

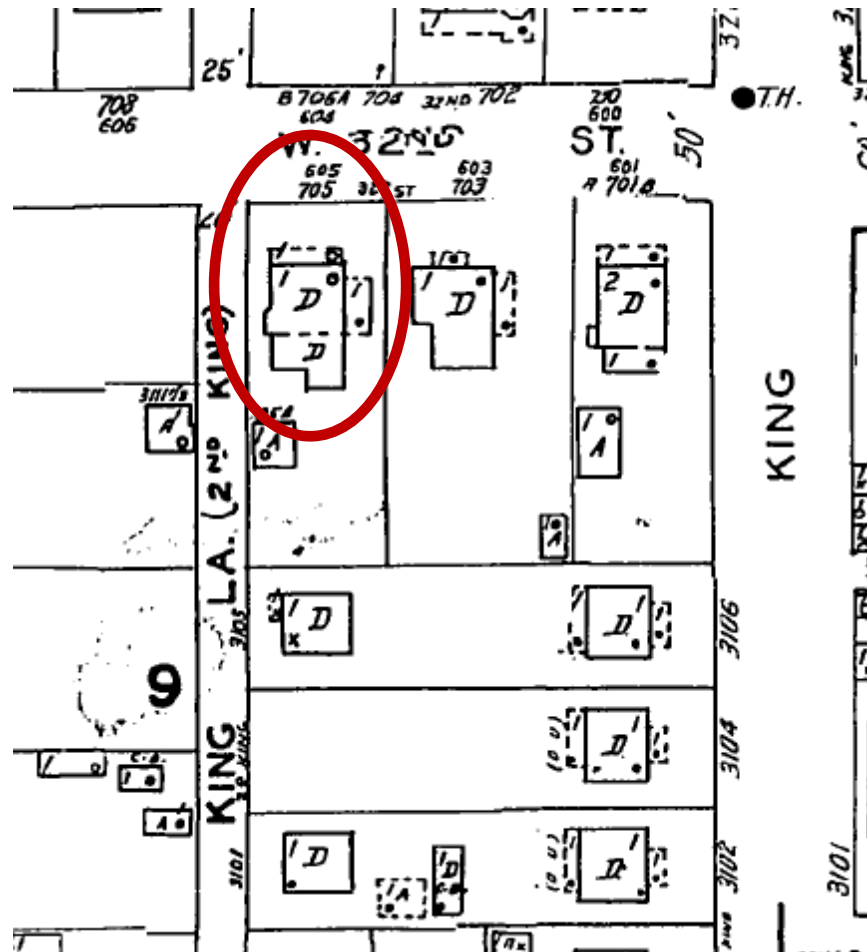
San Antonio (Texas) Express-News, November 14, 2006



The house appears on the 1922 Sanborn map with its former address of 605 W. 32nd Street. What is now King's Lane was labeled as Motor Place on the 1922 map.



The 1935 Sanborn map shows the house with its projecting west bay, and the older addresses of 615 W. 32nd Street and 605 W. 32nd Street. The rear porch shown on the 1922 map above has been filled in.



The 1962 map shows the house with another addition to the rear, and the division of the house into 2 dwelling units. The map also shows both the current address of 705 W. 32nd Street and the older address of 605 W. 32nd Street.

Paul McDonald 705 West 32nd Street
 West 60' of
 72 1 & 2 2

Attach room to res. & relocate garage on lot
 32309 12-7-46 \$500.00

D. B. Whetherred

Building permit to Paul McDonald to construct a room addition and relocate the garage (1946)

Alex Habbe 705 West 32nd St.
 63 (G) of 5 and 6 - - -
 Smythe Sub.
 Screened porch addition to residence.
 50854 5-8-52 \$300.00
 Owner

Building permit to Alex Habeeb to construct a screened porch (1952)

Alex Habbie 705 West 32nd
 65 (G.) of 5 & 6
 Smythe
 Det. Carport
 63172 5-12-56 \$450.
 Thomas Ates

Building permit to Alex Habeeb to construct a carport (1956)

OWNER Laura McLumb ADDRESS 705 West 32nd Street
 PLAT 63 LOT G of 5 & 6 BLK 1
 SUBDIVISION Smyth Addition
 OCCUPANCY Apartment House
 BLD PERMIT # 100699 DATE 8-19-66 OWNERS ESTIMATE 850.00
 CONTRACTOR Bob Vasquez NO. OF FIXTURES several
 WATER TAP REC # SEWER TAP REC #

Remodel Apartment House

Building permit to Laura McLumb to remodel the house, which is noted as being an apartment house (1966)