

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 12, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0555  
1122 ½ GUNTER STREET**

**PROPOSAL**

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Demolish a ca. 1931 house.

**ARCHITECTURE**

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One-story, rectangular-plan, pyramidal hipped-roof frame house with a partial-width, shed-roofed independent porch on plain, square wood posts; modern replacement windows.

**RESEARCH**

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Joe Dacy, a Lebanese immigrant who owned several prominent shoe stores in town, moved this house and the house next door (1122 ¾ Gunter Street) from 612 N. Lamar Boulevard in 1953. Neither house fits the footprint of the house on Lamar exactly, but the house at 1122 ¾ Gunter is a 1920s bungalow that corresponds to the history of that house on Lamar. This house was a rental property for Robert and Viola Chapline while on Lamar (then Ruiz) with tenants including State Highway Department employees, the assistant manager of a downtown drug store, accountants, and book-keepers, and a driver for the City Light Department. The final tenant while the house was on Lamar Boulevard was a chiropractor, who had his practice in the front house (which was then moved to 1122 ¾ Gunter Street). After the move to Gunter Street, this house had a series of owners, including a photographer, a floor finisher, a laborer, and a rewinder for an electrical company.

**STAFF COMMENTS**

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The house is beyond the bounds of 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 has neither the architectural nor the historical significance necessary for designation as an individual landmark.

LOCATION MAP



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2016-0555  
LOCATION: 1122 1/2 Gunter St.



1" = 151'

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.



1122½ Gunter Street  
ca. 1931 – moved to the current site in 1953



### OCCUPANCY HISTORY 1122½ Gunter Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
August, 2106

1992	Joe B. and Josephine Campos, owners Retired
1985-86	Joe B. Campos, owner No occupation listed
1981	Joe B. Campos, owner No occupation listed
1977	Carol Hernandez, owner Rewinder, Hamilton Electric, 3800 Airport Boulevard. NOTE: It is not clear if this Joe B. Campos is listed in the directory.
1973	Roy and Victoria Garcia, renters Laborer, J&J Auto Parts, 5001 S. Congress Avenue.
1968	Margarita Villareal, owner Widow, Melitone Villareal No occupation listed

- 1965 Melitone and Margarita Villareal, owners  
Laborer
- 1962 Milton and Maggie Villareal, owners  
No occupation listed  
Also listed are Ales and Ila B. Johns, renters; he was the proprietor of Govalle Shoe Repair, 1110 Airport Boulevard.
- 1959 David and Lois Thomas, owners  
Floor finisher, Ace Floor Company, 6007 Grover Avenue.
- 1955 Julian F. and Betty Hovey, owners  
Photographer, Travis Phonograph Company (no listing in the alphabetical section of the directory).
- 1954 Vacant  
NOTE: Julian Hovey is listed at 415 E. Monroe Street. He was the office manager for Schnabel Supra-Vite Agency, food supplement, 107 W. 8<sup>th</sup> Street.
- 1953 The address is not listed in the directory.  
NOTE: The house was moved from 612 N. Lamar Boulevard in 1953. The following listings are for the original location of the house.
- 1952 Gwyn Chiropractic Clinic  
Grayson D. and E. Pauline Gwyn, proprietors  
NOTE: Grayson D. and E. Pauline Gwyn also lived on the premises.
- 1949 Austin Custom Kitchens, cabinet makers  
Lynton Smith, proprietor  
½: John B. and Minnie Mathis, renters  
Driver, City Light Department
- 1947 J.H. and Martha Lockhart, owners  
Insurance agent  
½: Dorothy Urba, renter  
There is no listing for a Dorothy Urba in the alphabetical section of the directory.
- 1944-45 Viola Chapline, owner  
Widow, R.W. Chapline  
No occupation listed  
½: Hazel Arrington, renter  
Writer, E.M. Scarbrough & Sons, department store, 6<sup>th</sup> Street and Congress Avenue.
- 1941 Viola Chapline, owner  
Widow, Robert W. Chapline  
No occupation listed  
½: William E. and Lorice Fleming, renters  
Accountant  
NOTE: The house is listed as 612 Ruiz Street.
- 1939 Arthur W. and Winifred Kidd, renters  
Auditor

- ½: Wallie B. Schmidt, renter  
Book-keeper, Fox-Schmidt, plumbing, heating, and electrical  
contractors, 412 W. 5<sup>th</sup> Street.  
NOTE: The house is listed as 612 Ruiz Street.
- 1937 Joseph S. and Willie B. Gresham, renters  
Assistant division engineer, State Highway Department  
½: Bert L. and Juanita Mills, renters  
Chief accountant, State Highway Planning Survey  
NOTE: The house is listed as 612 Ruiz Street.
- 1935 Joseph S. and Willie B. Gresham, renters  
Assistant division engineer, State Highway Department  
½: Herman F. and Beatrice Woellert, renters  
Assistant Manger, Ransom's Drug Store No. 1, Scarbrough Building.  
NOTE: The house is listed as 612 Ruiz Street.
- 1932-33 Viola Chapline, owner  
Widow, Robert W. Chapline  
No occupation listed  
Also listed is Mary A. Chapline, no occupation shown.  
½: Joseph S. and Willie B. Gresham, renters  
Assistant division engineer, State Highway Department  
NOTE: The house is listed as 612 Ruiz Street.
- 1930-31 R.W. and Viola Chapline, owners  
Plumbing and heating contractor, 1703 Guadalupe Street.  
There is no listing for the secondary dwelling unit.  
NOTE: Joseph S. and Willie B. Gresham are listed at 707 Ruiz Street; he was a  
superintendent for the State Highway Department, District 14.  
NOTE: The house is listed as 612 Ruiz Street.
- 1929 R.W. and Viola Chapline, owners  
Proprietor (with John O. Andrewartha), J.O. Andrewartha, plumbers, 103-05 E.  
9<sup>th</sup> Street.  
Also listed is Mary Chapline, no occupation shown.  
NOTE: The house is listed as 612 Ruiz Street.
- 1927 Gabriel R. and Maymie Smith, renters  
Traveling salesman  
NOTE: Robert W. and Nell Chapline are listed at R.D. 4, W. 6<sup>th</sup> Street; he was a  
plumber for J.O. Andrewartha.  
NOTE: The house is listed as 612 Ruiz Street.
- 1924 The address is not listed in the directory.  
NOTE: Gabriel R. and Maymie Smith are not listed in the directory.



The 1935 Sanborn map shows two houses at 612 Ruiz Street – the front house with a wraparound porch on the south side, and a rear dwelling.

### BIOGRAPHICAL NOTES

#### Julian F. and Betty Hovey (ca. 1953 – ca. 1957)

Julian F. Hovey appears in the 1940 U.S. Census as the 10-year old son of Willard and Clara Hovey of LaPorte, Harris County, Texas. Julian Hovey had been born in Texas. His parents were both born in Texas, and both were salespeople at a retail hardware store. Julian was the 3<sup>rd</sup> of the couple's 6 children.

Joe Dacy 1122-1/2 Gunter St.  
341 East 138' of 7 2 - -

Clara Pickle Resub.  
Moved from 612 Lamar Blvd.  
Move frame residence onto lot and add  
carport.  
54953 9-17-53 \$1200.00

Mobilized House Movers

5 in place.

Building permit to Joe Dacy to move the house from 612 Lamar Boulevard to this site (1953)

*Joe Dacy*

341  
D No 9251

### WATER SERVICE PERMIT

Austin, Texas

INDEXED

Received of JOE DACY Date 12-20-53

Address 1122 1/2 GUNTER ST.

Amount Twenty four hundred \$ 2000

Plumber W. O. H. ... Size of Tap 3/4"

No. Fittings	Size	
1	Curb Cock	5/8"
1	Elbow	3/4" C.O.P.
1	St. Elbow	3/4" C.O.P.
	Bushing	
	Reducers	
6	Pipe	3/4" C.O.P.
	Lead Comp.	
	Nipples	
	Union	
1	Plug	T.I.V.E.
1	Stop	T.I.V.E.
1	Box	Loew
1	Lid	
	Valves	
	Job No.	W-323-502
	Req. No.	<i>W. O. H.</i>

Date of Connection 11-10-53

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 55'

From N. Prop. Line to Curb Cock 6'

Location of Meter CURB

Type of Box Loew

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main 4'

Checked by Engr. Dept. 12-7-53 3832

INDEXED

Water service permit to Joe Dacy for this address (1953)

Receipt No. 20-44988

Application for Sewer Connection

No. 32214

Austin, Texas, 10-23-1953

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 Joe Dacy 1122-12 Alameda St Street, further described as 138' x 63' 0" Block 2 Outlot --- Division --- subdivision Clara Biskle Plat 3741, which is to be used as a Res.

In this place there are to be installed --- fixtures. Plumbing Permit No. 5901-a  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'  
Street ~~Out~~ } 4-5' NCC  
Connected } (Location)

7-21-11-3-53 SF  
Respectfully  
W. D. Hager  
EE

Date 11-12-53

By Willernald

NOTE: Connection Instruction 8' sewer on St - 5' Duct  
Main 14.5' E of WIR A-30 4' 3"  
mainline

Sewer connection application by Joe Dacy for this address (1953)