

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 28, 2020  
DEMOLITION AND RELOCATION PERMITS (PARTIAL)  
GF-2020-119343  
1113 W. 22<sup>ND</sup> HALF STREET**

## **PROPOSAL**

---

Construct second-floor and rear additions, modify the entrance and chimney, change window openings, replace windows, demolish a detached garage, and construct an accessory dwelling unit (ADU).

## **ARCHITECTURE**

---

1-story, rectangular-plan house capped by a combination hipped and gabled roof and clad in brick. Features include 1-over-1 wood-sash windows and an exterior brick chimney.

## **PROJECT SPECIFICATIONS**

---

The proposed project includes six parts:

- 1) Remove brick and stone knee walls at the uncovered entry porch and construct a new covered front porch. The new porch features arched brick openings, a gabled roof, and stucco cladding.
- 2) Construct a second-floor addition set back approximately 12' from the front wall of the house. The addition is clad in lap cementitious siding and features a hipped roof, an eyebrow dormer clad in stucco, and fixed and casement windows; the sash material is yet to be determined.
- 3) Cover the brick chimney with stucco and alter its form.
- 4) Alter most window openings.
- 5) Replace all windows with fixed and casement windows, sash material to be determined.
- 6) Construct a 1-story rear addition
- 7) Demolish a detached garage. The garage is capped with a hipped roof and clad in wood siding, and features at least one 6-over-6 wood sash window and paired wood garage doors.
- 8) Construct a 2-story accessory dwelling unit (ADU). The building has a footprint of 633 square feet, a hipped roof, and lap cementitious siding. Features include casement and other windows, some arched; a fully glazed door; and a corner entry porch with a Classical Revival-style column.
- 9) Construct a wood deck and trellis between the principal building and new ADU.

## **RESEARCH**

---

The property was occupied by a series of short-term renters, some of whom were prominent in the city, state, and country. Walter S. Adkins (occupant ca. 1932-35) was a nationally known geologist who worked at UT's Bureau of Economic Geology. Ralph Yarborough served as a state district judge when he lived in the property (1937). He was elected a U.S. senator in 1957, where he broke with other Southern legislators to champion progressive causes. Stuart S. and Matilda Dabaghi Nemir lived in the property in 1941, before moving into their longtime home next door. According to neighbors, the Nemirs owned a dry goods store on Guadalupe Street before purchasing then-decade-old Dirty Martin's Kum-bak Place in 1936. Hugo Leipziger (occupant ca. 1944-47) established an undergraduate program in city

planning at UT in the late 1930s, later serving as director of the university's graduate program in community and regional planning.

#### **STAFF COMMENTS**

---

##### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to City Code:
  - a) *Architecture*. The building is an intact example of Classical Revival and Tudor Revival stylistic influences.
  - b) *Historical association*. The property does not appear to have significant historical associations. Though a number of its residents were historically significant figures locally, statewide, and nationally, none of those residents lived in the house for a substantial length of time. Therefore, their associations with the property do not rise to the level of significance required for historic landmark designation.
  - 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 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**

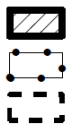
---

Release the partial demolition 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.

## LOCATION MAP



1" = 250'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## NOTIFICATIONS

CASE#: GF-20-119343  
 LOCATION: 1113 W 22ND 1/2 STREET

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.



## PROPERTY INFORMATION

### *Photos*



*Primary (north) façade of 1113 W. 22<sup>nd</sup> Half Street. Source: Google Street View, February 2019.*

### *Occupancy History*

City Directory Research completed by Historic Preservation Office staff, August 2020

Note: Due to facility closure, post-1959 directory research was unavailable.

[Property addressed as 1013 W. 22<sup>nd</sup> Half Street]

1927 Address not listed

1929 F. B. and Vivian Crawford, renters  
Gas sales inspector, State Highway Department

1930 F. B. and Vivian Crawford, renters  
Gas sales inspector, State Highway Department

1932 Walter S. and Mary M. Adkins, renters  
Geologist, UT (Walter); instructor, UT (Mary)

1935 Walter S. and Mary M. Adkins, renters  
Occupation not listed (Walter); instructor, UT (Mary)

1937 Ralph W. and Opal Yarborough, renters  
Judge, Travis County 53<sup>rd</sup> Judicial District (4<sup>th</sup> floor court house)

- 1939 E. J. and Effie L. Tucker  
Salesman, S. W. Life Insurance Co.
- 1941 Stuart S. and Matilda Nemir, owners  
Real estate, employer not listed
- [Property addressed as 1113 W. 22<sup>nd</sup> Half Street]
- 1944 Hugo P. and Martha Leipziger, renters  
Instructor, UT
- 1947 Hugo P. Leipziger, renter  
Occupation not listed
- 1949 Carlos G. and Shirley M. Rogers, renters  
Manager, Sears, Roebuck & Co.
- 1952 Clyde H. and Claudine Messer, renters  
Attorney, State Employment Commission
- 1955 Clyde H. and Claudine Messer, renters  
Attorney, State Employment Commission
- 1957 Clyde H. and Claudine Messer, renters  
Attorney, State Employment Commission
- 1959 Lou G. Kirk, renter  
Occupation not listed

### *Biographical Information*

## **World-Famed Geologist, W. S. Adkins, Dies Here**

W. S. Adkins, internationally famous paleontologist and stratigrapher and world authority on Mesozoic strata, died at his home of a heart attack early Saturday. He was 65.

He is survived by his widow, Mary Grace Adkins of Bee Caves Road.

Adkins, a native of Lake City, Tenn., came to Texas in 1919 to join the Bureau of Economic Geology of the University of Texas after receiving a Bachelor of Science degree from the University of Tennessee followed by graduate courses at Columbia and the Sorbonne in Paris.

He left the Bureau in 1921 to

serve with the Aguila Oil Company in Mexico, but returned to the University in 1925 to serve nine more years on the staff of the Bureau.

In 1934 he joined the Shell Oil Company as research stratigrapher with which he was associated until his retirement in 1950.

Upon retirement five years ago, Adkins settled in Austin and became consultant to the Bureau of Economic Geology at the University.

He was an authority on the Cretaceous era of Texas and Mexico and wrote many papers and reports during his career. His studies went even farther afield and he received further interna-

tional recognition for his reports on rock studies in Europe.

Adkins was a member of many scientific societies including the Geological Society of America and the American Association of Petroleum Geologists.

He recently returned from a meeting of the International Geo-

logical Congress at Mexico City where he delivered a report.

Graveside services will be held at 2 p.m. Sunday in Austin Memorial Park with Dr. Robert Ledbetter, director of the Wesley Foundation in Austin, officiating.

Weed-Corley Funeral Home will be in charge of arrangements.

*Obituary for W. S. Adkins, The Austin American, 9/23/1956.*

# Yarborough, Ralph Webster (1903–1996)

*By Mark Odintz for the Handbook of Texas*

**YARBOROUGH, RALPH WEBSTER (1903–1996).** Ralph Webster "Smilin' Ralph" Yarborough, United States senator and leader of the liberal wing of the [Democratic party](#) in Texas, was born at Chandler, Texas, on June 8, 1903, the seventh of nine children of Charles Richard and Nannie Jane (Spear) Yarborough. He attended local schools and developed a youthful fascination for military history. He was appointed to the United States Military Academy at West Point in 1919 but dropped out the following year. He taught school for a time while attending classes at Sam Houston State Teachers College, paid his way through the University of Texas by working at various jobs, and graduated from the law school in 1927. Yarborough married Opal Warren in 1928; they had one son. After several years with an El Paso law firm that included William Henry Burges and [William Ward Turney](#) among its partners, Yarborough was hired as an assistant attorney general in 1931 and was given special responsibility for the interests of the [Permanent School Fund](#). Over the next four years he gained recognition by winning several cases against the [Magnolia Petroleum Company](#) and other major oil companies and successfully establishing the right of public schools and universities to oil-fund revenues. The million-dollar settlement he won in the Mid-Kansas case was the second-largest in Texas history at that time, and his work ultimately secured billions of dollars for public education. In 1936 Governor [James Allred](#) appointed Yarborough to a state district judgeship in Austin; Yarborough was elected to that office later the same year.

He made his first bid for statewide elective office in 1938, when he came in third in the race for attorney general. He served in the [Texas National Guard](#) in the 1930s and joined the United States Army in [World War II](#); he served in Europe and the Pacific in the Ninety-seventh Division and ended the war as a lieutenant colonel with a Bronze Star and a Combat Medal. After the surrender he spent eight months with the military government of occupation in Japan. In 1946 he returned to Austin and resumed law practice. In the Democratic primary of 1952 Yarborough challenged incumbent governor [R. Allan Shivers](#) and lost. The campaign was the first of many in one-party Texas in which Yarborough was aligned with the progressive or liberal wing of the Democratic party against conservatives like Shivers. A second primary loss to Shivers in 1954 was characterized by harsh campaign attacks on both sides, as Yarborough accused Shivers of wrongdoing in the [Veteran's Land Board Scandal](#) and Shivers countered by claiming that Yarborough supported integration and was backed by Communist labor unions. He lost another bid for the governorship to senator [Marion Price Daniel, Sr.](#), in 1956 in a close run-off campaign. When Daniel vacated his senatorial seat in 1957, Yarborough joined the field for the office with twenty-one other candidates and squeaked through the primary with 38 percent of the vote to join [Lyndon B. Johnson](#) in the Senate. Yarborough received the support of organized labor, the newly organized Democrats of Texas, and the recently founded [Texas Observer](#).

In the Senate, Yarborough established himself as a very different Democrat than the majority of his southern colleagues. After refusing to support a resolution opposing desegregation, he became one of only five southern senators to vote for the Civil Rights



Act of 1957. He defeated wealthy conservative Democrat William A. "Dollar Bill" Blakley in the primary and Republican Ray Wittenburg in the election to win a full term in 1958. In 1960 Yarborough sponsored the Senate resolution leading to the Kennedy-Nixon television debate, a crucial event in the election and a model for subsequent presidential campaigns. In 1963 Yarborough was present at the [Kennedy assassination](#); many believe his feud with conservative governor [John B. Connally](#) led to his sitting in the second car in the motorcade rather than with the president. Yarborough defeated George H. W. Bush, future president of the United States, in the senatorial race of 1964. In his years in the senate Yarborough supported many of the key bills of LBJ's Great Society and pressed for legislative action in the fields of civil rights, [education](#), [public health](#), and environmental protection. He voted for the Civil Rights Act of 1964 and was one of only three southerners to support the Voting Rights Act of 1965. Yarborough served for years on the Senate Labor and Public Welfare Committee, of which he became chairman in 1969. He sponsored or cosponsored the Elementary and Secondary Education Act (1965), the Higher Education Act (1965) the Bilingual Education Act (1967), and the updated GI Bill of 1966. He was also an advocate for such public-health measures as the Occupational Health and Safety Act, the Community Mental Health Center Act, and the National Cancer Act of 1970. A strong supporter of preserving the environment, he co-wrote the Endangered Species Act of 1969 and sponsored the legislation establishing three national wildlife sanctuaries in Texas-Padre Island National Seashore (1962), [Guadalupe Mountains National Park](#) (1966), and [Big Thicket](#) National Preserve (1971). His interest in the preservation of Texas historical sites led him to sponsor bills to make Fort Davis, Jeff Davis County (see [FORT DAVIS NATIONAL HISTORIC SITE](#)) and the [Alibates Flint Quarries](#) national monuments.

Through his support of the social welfare legislation of the 1960s Yarborough further identified himself with the goals of the national Democratic party and further distanced himself from the moderate-conservative state Democratic party. In 1970 Lloyd Bentsen, Jr., upset him in the senatorial primary and went on to gain the Senate seat. Yarborough's last attempt at political office, a run at [John G. Tower](#)'s Senate seat in 1972, did not make it past the primary, where he was defeated by Barefoot Sanders. Yarborough returned to the practice of law in Austin. As an avid bibliophile and collector of Western Americana and Texana, he amassed a substantial library and numbered [J. Frank Dobie](#) among his friends and supporters. Dobie called Yarborough "perhaps the best-read man that Texas has ever sent to Washington." Yarborough wrote an introduction to *Three Men in Texas: Bedichek, Webb and Dobie* (1967) and contributed to *Lincoln for the Ages* (1964). He died in Austin on January 27, 1996. and was buried in the [State Cemetery](#). He is regarded by many as one of the great figures in the Texas progressive tradition, a gregarious politician who campaigned in the old energetic, back-slapping style and who cared deeply about the social welfare of the people and believed that it could be significantly improved through government action.

*From the Handbook of Texas, accessed 9/25/2020.*

**STUART S. NEMIR SR**

**Stuart S. Nemir Sr.**, 71, 1115 W. 22 $\frac{1}{2}$ , died at his home Tuesday. He had been a resident of Austin for the past 38 years, and was a member of the First Southern Presbyterian Church. Mr. Nemir was a member of University Lodge 1190 AF&AM, and the Travis Chapter No. 472 of the Eastern Star.

Survivors are his wife, Mrs. Matilda Nemir, Austin; two sons, Dr. **Stuart Nemir Jr.**, and Charles Nemir both of Austin; one sister, Mrs. Salimi Bassilla, Calif.; and seven grandchildren.

Funeral services will be held Thursday at 2 p.m. at Weed-Corley Funeral Home. Rev. Frank Walker will officiate and burial will be in Austin Memorial Park.

Pallbearers will be Fred A. Gillum, Gordon M. Griffin Sr., Tom P. de Steiguer, J. Adoue Parker, Charles Ludwig and Dr. Tinsley Smith.

Honorary pallbearers will be Henry Kluge, Claude E. Hill, Dr. Wilbur C. Treadwell Sr. and P. J. Hubert.

*Obituary for Stuart S. Nemir Sr., The Austin Statesman, 8/20/1969.*

**As Housing Consultant****USPHA Names UT Professor**

Hugo Leipziger-Pearce, University of Texas professor of architecture and planning, has been named a consultant to the U.S. Public Housing Administration on the design of multi-family housing and housing for the aged.

Prof. Leipziger will be a consultant to the PHA's central office in Washington, D. C., as well as its regional offices and directors.

The PHA said the consultant program is designed to "raise the level of design, particularly

as it applies to improving the planning of all housing in this country, to achieve the proper environment for this nation."

Prof. Leipziger came to UT in 1939 to establish an undergraduate program in city planning with support from the Rockefeller Foundation. Since 1932 he has directed an interdepartmental graduate program in community and regional planning.

He has been a supervising consultant to the urban planning assistance program administered

by the State Department of Health since 1937.

A native of Germany, Prof. Leipziger was a regional director of DEWOG (the German

housing authority). In 1930-31 he served as a special consultant in architecture and city planning to the U.S. Department of State and the U.S. High Commissioner to Germany. In that capacity he supervised the site selection for 16 U. S. Information Service centers in Germany.

A member of the American Institute of Architects and

American Institute of Planners, Prof. Leipziger has been a visiting professor at the University of North Carolina and Yale University.

*The Austin Statesman, 3/10/1965.*



For WAL

## Topic Is Future Through City Planning

"A Look At Your Future Through City Planning" is the topic of a panel discussion slated by the Women's Architectural League of Austin for Jan. 16 at a luncheon, featuring Professor Hugo Leipziger - Pearce as moderator, with Mayor Lester Palmer and Mrs. Charles Mitchell as panelists.

The luncheon will be held at noon at Municipal Airport dining room. Hostesses will be Mrs. Madison Mills and Mrs. David C. Graeber.

Because the informative program will offer interested citizens an opportunity to learn more about future plans for their city, the League has extended invitations to other Austin groups to attend the luncheon. The panel discussion will be supplemented with an exhibit of models of planning proposals for Austin's central business district and the town lake by advanced students in architecture at The University of Texas, where Mr. Leipziger is professor of architecture and planning. The models will be on display in the Airport lobby during the luncheon.

★

Professor Leipziger has been in charge of the city planning program at UT since 1939 when he received a three - year Rockefeller Grant. Since 1942 he has published proposals for architectural research as teamwork between medicine, physical and social science, and design, cited as a recognized necessity today. Among his published works is "The Architectonic City in the Americas."

He has extensive experience as planning consultant and architect in Europe, Australia and the United States, including various Texas communities for which he has

served as city planning consultant. He authored the recent "Irving Comprehensive Development Plan," designed for 365,000 people between Amon Carter International Airport and the western industrial districts of Dallas.

As special consultant to the US Department of State and the US High Commissioner in Germany in 1950 and 1951, he evaluated German reconstruction plans in connection with the establishment of the US Information Center program in 16 of the largest cities, including Berlin. Among other new Amerika Haus projects, he was

design consultant for the US Library and Cultural Center in Essen, now serving the vast industrial Ruhr complex.

★

Professor Leipziger received awards for his contributions at the 12th International Congress of Architects in Budapest in 1932, and in 1938 for the best agricultural design in Australia with Sir Arthur Stephenson.

In 1951-52 he was visiting professor at North Carolina, and in February - March of 1960, he was visiting critic at Yale University. He is a member of the National Committee on Research and Graduate Studies of the Association of Collegiate Schools of Architecture.

Since 1957 he has served as supervising consultant to Texas' "State Planning Assistance Program," administered by the State Health Department.

Mrs. Mitchell, who served for six years on the City Planning Commission, was also on the Citizen's City Charter Committee, which helped in the adoption of the Charter in 1953. A past president of the League of Women Voters, she is serving on the Board of the Pan American Recreation Association. She is director of public relations and advertising for the Texas State Bank.

## Building Permits

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

**PERMIT FOR WATER SERVICE** Austin, Texas

N<sup>o</sup>.A 1324

M. *E. F. Smith* Address *1013 1/2 St*

Plumber. \_\_\_\_\_ Size of Tap *1/2* Date *8/3/27*

Foreman's Report.

DATE **AUG 5 - 1927**

CF STUB 7213

Date of Connection *8/1/27*

Size of Tap Made *5/8*

Size Service Made *3/4*

Size Main Tapped *4" R. & R.*

From Front Prop. Line to Curb Cock *6.10*

" " " " " "

Location of Meter *Curb*

Type of Box *Lock*

Depth of Main in St. *18"*

" " Service Line *1.6"*

From Curb Cock to Tap on Main *7.6"*

Checked by Engr. Dept. *M. C. [Signature]*

INDEXED *8-3-27*

No. Fittings	Size
1 Curb Cock	5/8
1 Elbow	3/4
1 St. Elbow	3/4
1 Bushing	3/4
1 Reducer	3/4
1 Pipe	3/4
1 Lead Comp.	3/4
Nipples	
Union	
Plug	
Tee	
Stop	
1 Box	
1 Lid	
Valves	
Req. No.	<i>0712</i>

Foreman's Signature *[Signature]*

Water tap permit issued to E. F. Smith, 8/3/1927.

Another water tap permit was issued for the property in 1936. No other building permits are on file with the City.