

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**AUGUST 25, 2014**  
**NRD-2014-0085**  
**901 Theresa Avenue**  
**West Line**

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**PROPOSAL**

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Construct a rear addition; modify the front façade.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to construct additions to the rear of the house – the larger of the additions will be two levels, but will have a basement so that the addition will not rise above the existing roofline of the one-story house; the applicant further proposes to build a smaller one-story addition at the same level as the main house. In addition, the applicant proposes moving the front door to what is now a blank wall on the front of the house, and replacing the single window on the front of the house with a double window, removing a non-historic porch rail, and replacing other windows in the original part of the house in kind.

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**HISTORY OF THE PROPERTY**

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The house appears to have been built around 1923 by Frank Roll, and originally had an address of 901 Patterson Avenue. The Roll family owned the house until the mid-1950s, and rented it out – there is no indication that any family member ever lived there. Henry B. Lee and his wife, Laura were the first occupants of the house; they rented the house from around 1923 to around 1928. He was the secretary and treasurer of Murchison-Lee Company, a grocery business on E. 5<sup>th</sup> Street, and later the manager of S.W. Spencer Company, which sold furniture, stoves, and floor coverings. The house remained a rental property through the mid-1940s, with tenants that included a furniture refinisher, a floor finisher, a warehouseman, clothes cleaner, truck driver, and a telephone switchman. Around 1946, the house was rented by a widow named Lilly Fischer, who lived here until the early 1950s. Alfred and Louise Schmitz then purchased the house, and lived here through the mid-1970s. Alfred Schmitz was a brick mason. The house was then a rental property again through the 1990s.

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**STANDARDS FOR REVIEW**

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The house is contributing to the West Line National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district.

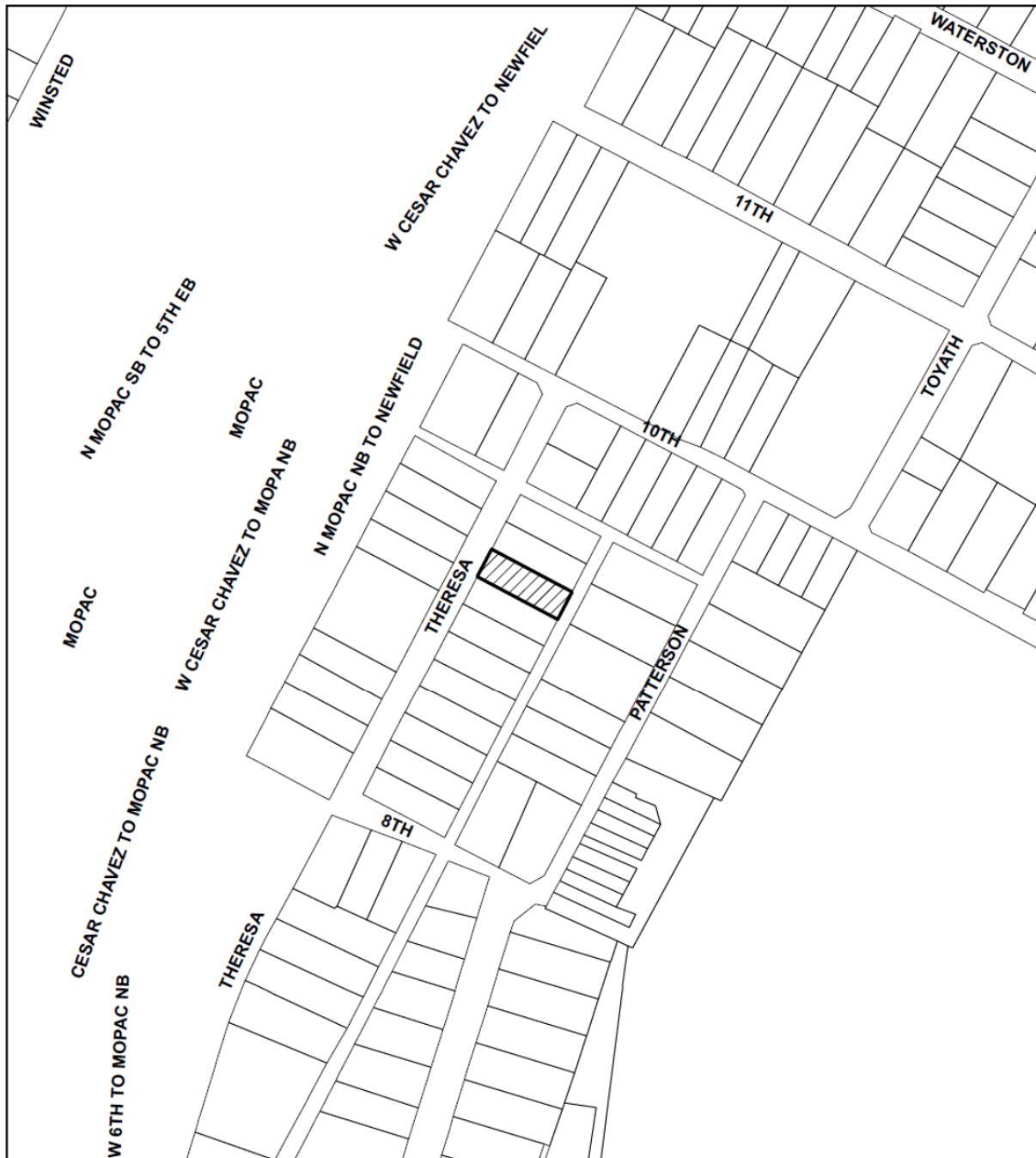
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
**STAFF RECOMMENDATION**

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Approve as proposed. This is a very sensitively-designed addition that takes advantage of the natural slope of the lot to build the addition into the existing crawlspace and extend the basement level of the house so that the added square footage does not visually impact the historic appearance of the house from the street and maintains a high degree of integrity. Staff usually does not support changes to the front of a contributing house within a historic district, but in this case, it appears that the front of the house was likely modified with the current configuration, and the applicant's proposal to move the door to what seems like it would have been its original location and creating a pair of windows on the front of the house where there is now a single window are appropriate for the style of the house. Staff recommends investigating rehabilitation of the other windows of the house rather than

replacing them if possible, but if replacement is necessary, the applicant's proposal to replace them in kind is appropriate and should be approved. Staff further recommends the completion of a City of Austin Documentation Package to document existing conditions at the house, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.



- NOTIFICATIONS**
-  SUBJECT TRACT
  -  PENDING CASE
  -  ZONING BOUNDARY

1" = 184'

CASE#: NRD-2014-0085  
LOCATION: 901 Theresa Avenue

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.



901 Theresa Avenue  
ca. 1923



## OCCUPANCY HISTORY 901 Theresa Avenue

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

1992	Carla J. Messec, owner Registered nurse, Seton Hospital
1985-86	The address is not listed in the directory.
1981	The address is not listed in the directory.
1977	Linda Moran, renter Office secretary, University of Texas
1973	Alfred W. and Louise R. Schmitz, owners Brick mason
1968	Alfred W. and Louise R. Schmitz, owners Brick mason
1962	Alfred W. and Louise R. Schmitz, owners Brick mason
1959	Alfred W. and Louise R. Schmitz (not listed as owners)

	Brick mason
1955	Alfred W. and Louise R. Schmitz, renters Brick mason
1952	Lilly C. Fischer, renter No occupation listed NOTE: Alfred W. and Louise R. Schmitz are listed at 1615 Navasota Street; he was an apprentice bricklayer.
1949	Lilly C. Fischer, renter No occupation listed
1947	Lilly C. Fischer, renter No occupation listed
1944-45	C.A. and Dorothy Barnhart, renters Ordnance man
1941	George A. and Corinne Klein, renters Switchman, Southwestern Bell Telephone Company
1939	C. Odis and Ona N. Anderson, renters No occupation listed
1937	George W. and Gussie Foster, renters Driver, Stephen F. Austin Hotel Laundry, 106 E. 7 <sup>th</sup> Street.  Fred G. and Willie Schieffer, renters Mechanic
1935	Stephen P. and Merle Griffith, renters Clothes cleaner (at the house)
1932-33	Charles E. and Mary P. Sears, renters Warehouseman, Shell Pipe Line Corporation, offices 306-07 Norwood Building, 114 W. 7 <sup>th</sup> Street. NOTE: The address is listed as 901 Patterson Avenue.
1930-31	Earl and Mattie McCollum, renters Floor finisher
1929	George D. and Eddie B. Hudepohl, renters Refinisher, C.A. Dahlich, furniture, carpets, house furnishings, office supplies, 1410-20 Lavaca Street.
1927	Henry and Laura Lee, renters Manager, S.W. Spencer, furniture, stoves, and floor coverings, 202 E. 6 <sup>th</sup> Street.
1924	Henry B. and Laura Lee, renters Secretary/treasurer, Murchison-Lee Company, groceries, 222-24 E. 5 <sup>th</sup> Street.
1922	The address is not listed in the directory.

NOTE: Henry B. and Laura Lee are listed at 912 E. 8<sup>th</sup> Street; he was the secretary/treasurer of Murchison-Lee Company.

### BIOGRAPHICAL NOTES

#### Henry B. and Lora Marie Lee (ca. 1923 – ca. 1926)

Henry B. and Lora Marie Lee appear in the 1920 U.S. Census as the renters of a house at 224 E. 4<sup>th</sup> Street in Austin. Henry B. Lee was 47, had been born in Texas, and was a retail grocery merchant. Lora Marie Lee was 30, had been born in Texas, and had no occupation listed. With them lived Lora's father, Isaac Graves, a 61-year old Arkansas-born widower with no occupation listed. The 1930 U.S. Census shows Henry B. and Lora M. Lee renting a house at 1335 W. 6<sup>th</sup> Street in Austin. Henry B. Lee was the proprietor of a furniture store.

#### Lilly C. Fischer (ca. 1946 – ca. 1954)

Lilly C. Fischer appears in the 1920 U.S. Census for New Braunfels, Texas, as the wife of Emil Fischer. They rented a house in New Braunfels. Lilly Fischer was 38, had been born in Texas to German-born parents, and had no occupation listed. Her husband, Emil, 44, was a merchant with a department store. The 1940 U.S. Census shows Emil and Lillie Fischer as the owners of a house in New Braunfels that was worth \$10,000. Emil Fischer was a 63-year old cotton buyer; Lillie, 59, had no occupation listed. They had a son, Harold E. Fischer, 19, who had been born in Texas and had no occupation listed. With them lived Lillie's mother, Bertha Kastner, an 84-year old Texas-born widow. Lillie Fischer died in 1968 and was buried in New Braunfels.

#### Alfred W. and Louise R. Schmitz (ca. 1954 – ca. 1975)

Alfred Schmitz appears in the 1940 U.S. Census as the 15-year old son of Julius and Agnes Schmitz, who rented a house at 907 Blanco Street in Austin. Alfred Schmitz had been born in Texas and had no occupation listed. His father, Julius, was a 45-year old Texas-born brick mason. His mother was a janitoress in a public school. He had an older brother, Julius L. Schmitz, who was a fountain dispenser at a drug store.

**SCHMITZ, Alfred, 82, of  
1806-B Kinney, died Saturday.  
Services were Monday  
morning. Survivors: daughter,  
Mrs. Jewel Juergens of  
Amarillo; sisters, Miss Mary  
Dell Schmitz and Miss Katie  
Schmitz, both of Austin and  
Mrs. Curtis Smith of Tyler;  
brother, Julius Schmitz of  
Austin (Cook-Walden)**

Obituary of Alfred Schmitz

Austin American-Statesman, September 30, 1974

on See map *Burr*  
Connecting Charge \$ 1200 No. 8937A

**Application for Sewer Connection.**

Austin, Texas, 11/27/29

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 Frank Roll  
at 901 ~~East~~ (New H) Theresa residence Street  
which place is to be used as a residence  
Lot 20 - Blk. 5  
In this place there are to be installed 4 fixtures

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Frank Roll

Location of Public Sewer Sewer in essay St. H.P.

Connected 12/5/29 4" V.C. H.C.  
18" N.Y. S.C.

Size of Main 6 inches Street  
Size of Service 4 inches in alley

7 Feet Deep in alley  
10 Feet from Property Line  
Feet from Curb Line

Connection made by Shouae  
11/27/29

DIAGRAM  
B-57

Alley Street Street Street

RICHTER'S-AUSTIN

Sewer connection application by Frank Roll for this address (1929)