

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 22, 2015
NRD-2015-0053
613 Theresa Avenue
Westline NRD

PROPOSAL

Construct a new story addition to the rear of the existing structure and a new carport on the side of the structure.

ARCHITECTURE

The contributing building that faces Theresa Street is a 1935 cross gabled colonial revival frame building with board and batten siding, shutters, partial width front porch and four over four double hung windows.

PROJECT SPECIFICATIONS

Construct a 2 story frame addition to the rear off the building. It will connect to what is currently the rear wall of the existing building. The building will has a series of hipped roof and will be sided in horizontal lap hardie board in an 8" lap. The front entrance is under a partial width funt porch and the windows visable on the front are mostly one over one double hung windows.

HISTORY OF THE PROPERTY

The house was built by prominent developer A.W Johns and his son Nisbet S. Johns lived in the house from 1935 until his death in 1992. Nisbet was named after his mother's Maiden name. Nisbet worked for Calcasieu Lumber Company for his entire career except for a brief stint in the army during World War II. Many of the other houses along Theresa Avenue were lived in by other family members of the Johns.

STANDARDS FOR REVIEW

The house is contributing to the Old West Austin National Register Historic District and is listed as a potentially individually listed building. The Secretary of the Interior's Guidelines for Rehabilitation state

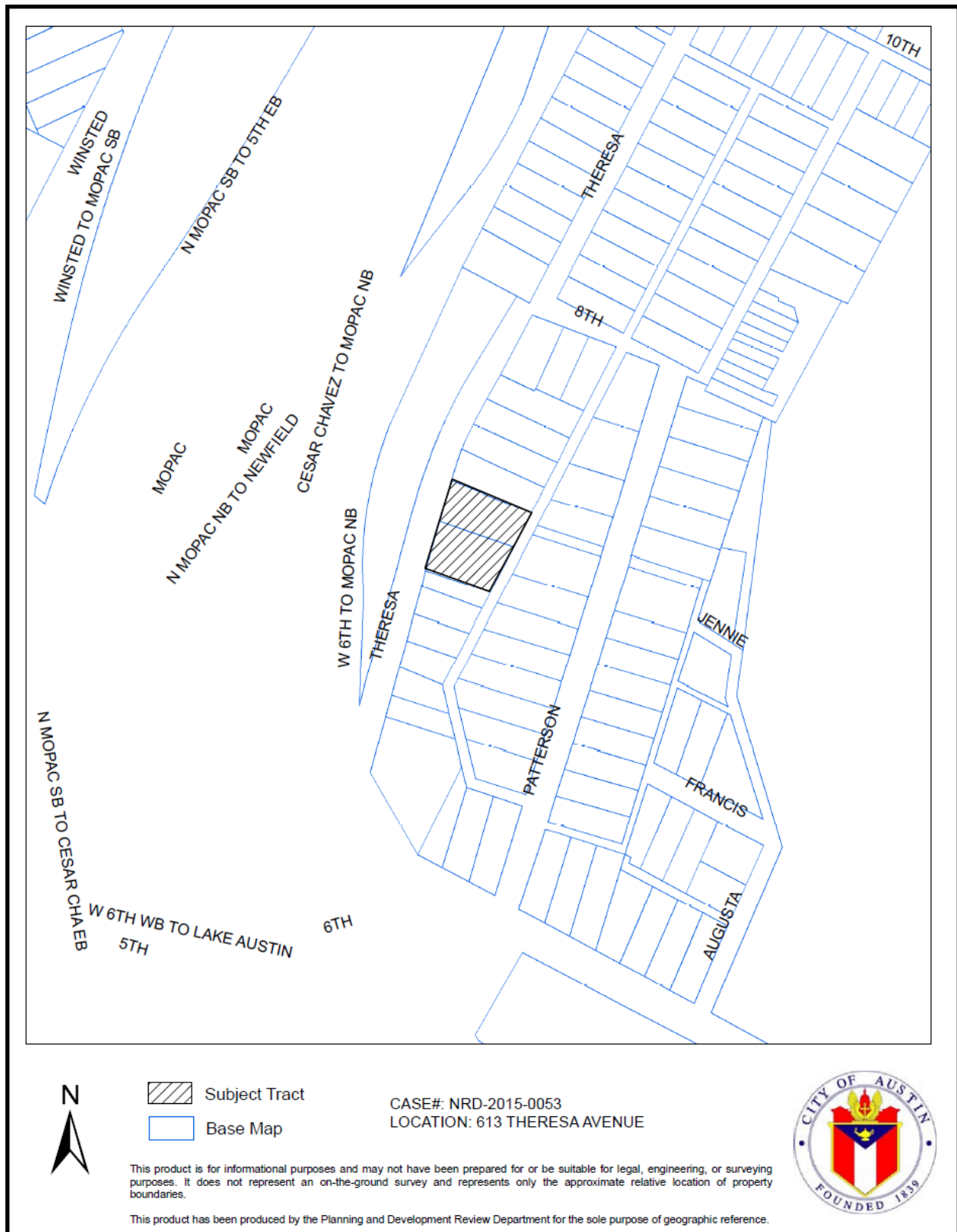
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Approve as proposed. The design of the rear structure while a story taller than the original building, is not affecting any of the historic integrity of materials of the original house. It is being attached to the original structure on the rear and while connected by a wall, operated as a separate building. The materials, window sizes are complementary to the original house but the building is designed in a way that to differentiate it from the original building.

LOCATION MAP



613 Theresa
Circa 1935



OCCUPANCY HISTORY

613 Theresa Avenue

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

1992	Nisbet Steven and Margaret F Johns, owner Retired
1985-86	Nisbet Steven and Margaret F Johns, owner Retired
1981	Nisbet Steven and Margaret F Johns, owner Retired
1977	Nisbet Steven and Margaret F Johns, owner Retired
1973	Nisbet Steven and Margaret F Johns, owner Retired
1968	Nisbet Steven and Margaret F Johns, owner Salesman at Calcasieu Lumber Company located at 701 W 5 th Street and 2208 S Lamar Blvd
1962	Nisbet Steven and Margaret F Johns, owner

	Salesman at Calcasieu Lumber Company located at 701 W 5 th Street and 2208 S Lamar Blvd
1959	Nisbet Steven and Margaret F Johns, owner Salesman at Calcasieu Lumber Company located at 701 W 5 th Street and 2208 S Lamar Blvd
1955	Nisbet Steven and Margaret F Johns, owner Assistant Secretary and treasurer at Calcasieu Lumber Company located at 701 W 5 th Street
1952	Nisbet Steven and Margaret F Johns, owner Assistant Secretary and treasurer at Calcasieu Lumber Company located at 701 W 5 th Street
1949	Nisbet Steven and Margaret F Johns, owner Assistant Secretary and treasurer at Calcasieu Lumber Company located at West 2 nd Street
1947	Nisbet Steven and Margaret F Johns, owner Assistant Secretary and treasurer at Calcasieu Lumber Company located at West 2 nd Street
1944-45	Nisbet Steven and Margaret F Johns, owner US Army
1941	Nisbet Steven and Margaret F Johns, owner Clerk at Calcasieu Lumber Company located at West 2 nd Street
1940	Nisbet Steven and Margaret F Johns, owner Clerk at Calcasieu Lumber Company located at West 2 nd Street
1939	Nisbet Steven and Margaret F Johns, owner Salesman at Calcasieu Lumber Company located at West 2 nd Street
1937	Nisbet Steven and Margaret F Johns, owner Estimator Calcasieu Lumber Company
1935	Not listed