

HISTORIC LANDMARK COMMISSION
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 NOVEMBER 27, 2017
 NRD-2017- 0077
 801 THERESA AVENUE
 WEST LINE HISTORIC DISTRICT

PROPOSAL

Rehabilitate a ca. 1932 house and construct a rear addition.

ARCHITECTURE

One-story wood-frame house clad in shiplap wood siding and capped with a cross-gabled roof. The house retains its original wood-sash windows and ornamentation.

PROJECT SPECIFICATIONS

The proposed project rehabilitates the house to meet the Passive House standard, including the addition of insulation and new high-efficiency windows. It also changes the location of the front door, reconstructs and extends the front porch stairs, and adds a rear addition clad in vertical siding and capped with a flat roof.

RESEARCH

The house was constructed ca. 1932. Arvel G. and Julia Johnson and their children moved in by 1935 and continued to occupy the house for the next half-century. Arvel was a World War I veteran who worked at and possibly owned Johnson's Garage. His son Arvel E. Johnson went into the military and served in World War II. He lived in the house at least until 1986, when he was listed as retired.

STAFF COMMENTS

801 Theresa Avenue is a contributing property in the West Line Historic District. It does not appear to meet the criteria for designation as an individual historic landmark.

Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed ca. 1932.
- 2) The house retains a high degree of integrity.
- 3) Historic landmarks must meet two or more designation criteria listed in the City of Austin Land Development Code (Section 25-2-352). 801 Theresa Avenue appears to demonstrate significance according to one of the criteria, but not two.
 - a. **Architecture.** The house embodies the distinguishing characteristics of the Craftsman style.
 - b. **Historical association.** The Johnson family lived in the house for at least 54 years. However, there do not appear to be significant historical associations.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The West Line Historic District does not have design guidelines. Therefore, this project was evaluated according to the Secretary of the Interior's Standards for Rehabilitation. The standards applicable to this project include:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
The proposed project will largely preserve the historic character of the property. See standards 5 and 6 regarding materials.
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The proposed project will preserve some, but not all, distinctive materials. Ornamentation and screens will be retained, as well as wood siding in good condition. All windows are proposed to be replaced with triple-pane clad-wood windows. The new windows will be fixed but will match the profile of existing windows. The building will be re-roofed with a standing-seam metal roof.
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
Wood siding will be removed to add insulation, then repaired and replaced where possible. New wood siding will match the profile of existing siding.
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
The proposed addition is located at the rear wall of the original house and will use contemporary materials in a scale that is compatible with and differentiated from the historic house.
10. *New additions and adjacent or related new construction will 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.*
The proposed addition would damage the original house if removed, but it is located at the rear, where it would not heavily impact historic character.

The project complies with some of the applicable standards.

COA COMMITTEE RECOMMENDATIONS

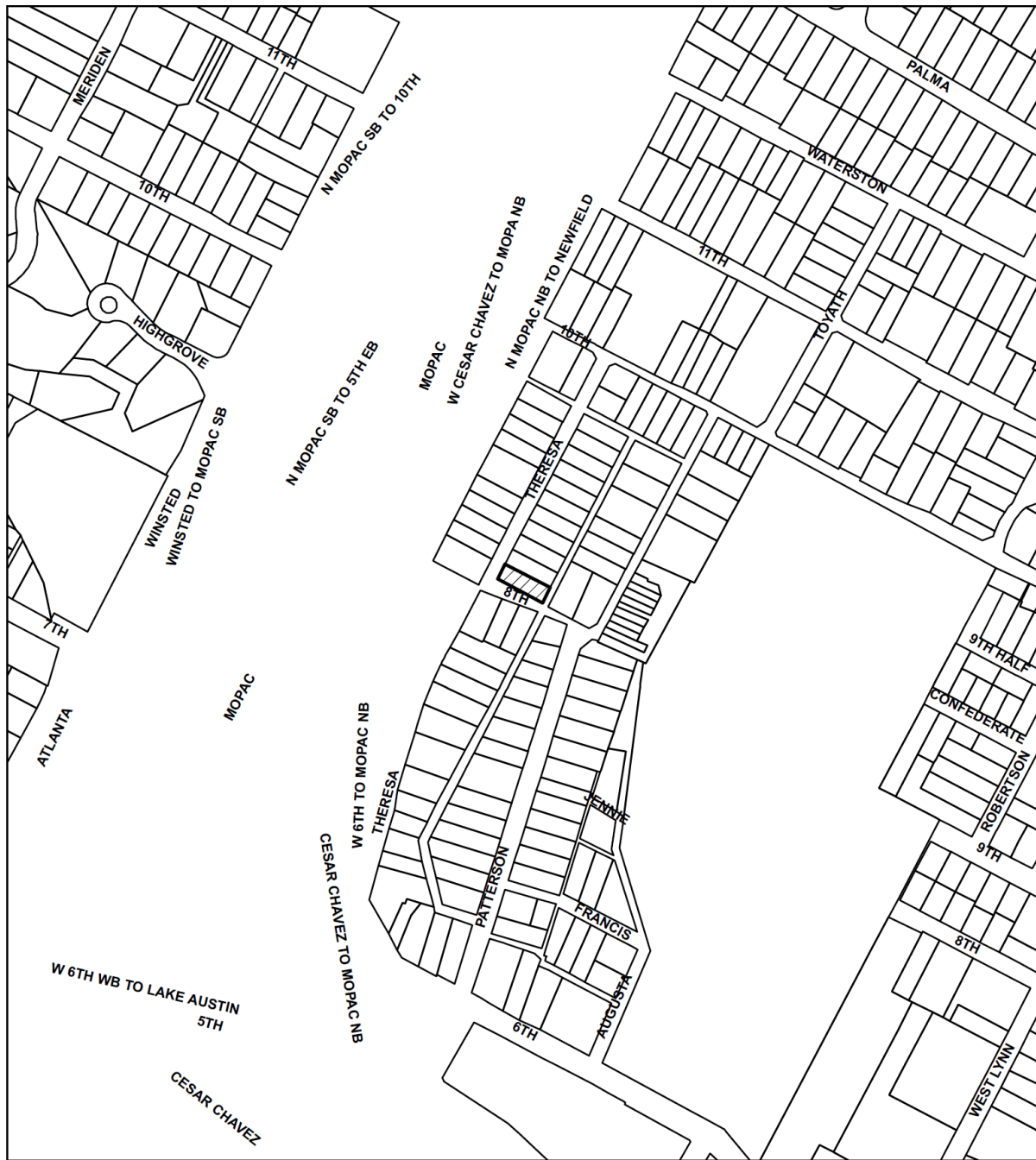
The committee recommended keeping the door in its original location if possible, removing a proposed modern sidelight, pairing windows on the front porch, retaining the window and vents at the porch gable end, and retaining the front porch stairs in their original dimensions and configuration. Committee members appreciated the sensitive rear addition.




The sidelight has been removed from the plans.

STAFF RECOMMENDATION

Release permit for revised plans. The proposed project replaces historic windows and changes the door location, but it preserves the form, style, and ornamentation of the historic house and will preserve as much of the historic wood siding as possible.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2017-0077

LOCATION: 801 Theresa ave

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.

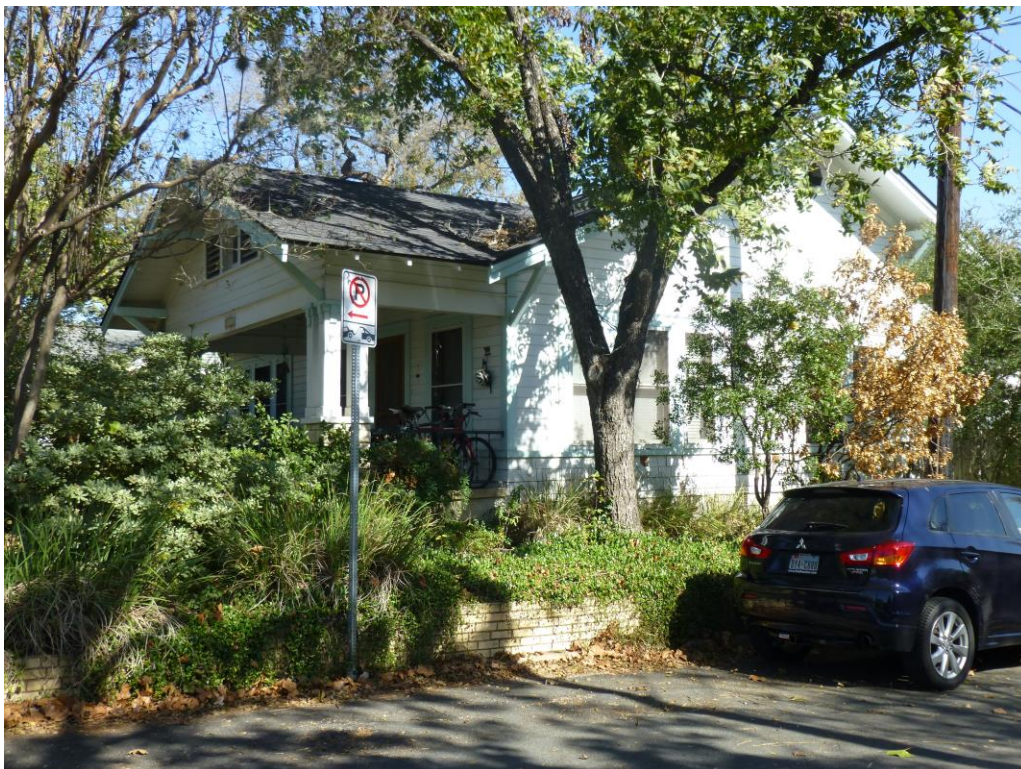


PROPERTY INFORMATION

Photos



Primary (west) façade



Primary façade and south elevation, looking northeast

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 November 2017

- 1932 Address not listed
- 1939 Arvel Gustaff [sic] Johnson, owner
 Mechanic, auto repair shop at 510-12 Colorado Street
- 1941 Arvel G. and Julia Johnson and son Arvel E. Johnson, owners
 Auto repairman at 510-12 Colorado Street (his own garage, according to Census
 and draft records)
- 1944 Arvel G. and Julia Johnson, owners
 Auto repairman at 510-12 Colorado Street (his own garage)
 Arvel E. Johnson, renter, U.S. Army
- 1949 Arvil [sic] G. and Julia M. Johnson, owners
 Johnson's Garage (not listed in directory)
- 1955-59 Julia Johnson (widow), owner
 No occupation listed
- 1962 Address not listed
- 1968 Arvel E. and Mary Johnson, owners
 Salesman
- 1977 No return
- 1985-86 Arvel E. Johnson, owner
 Retired

Biographical Notes

Arvel Gustaf Johnson was born in 1896 in Austin. He was a veteran of World War I and worked as an auto mechanic, owning his own shop—Johnson's Garage or Alamo Garage—by 1942. Arvel died of cancer in 1954.

Julia M. Johnson was born ca. 1901 in Texas. The couple had three children.

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

No. 8912
Sec 97

M. Address 801 Theresa Ave.

Plumber Size of Tap 3/4" Date

Foreman's Report

Date of Connection 5-19-32

Size of Tap Made 3/4"

Size Service Made 6"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock

From Prop. Line to Curb Cock

Location of Meter back curb

Type of Box Lock

Depth of Main in St. 30"

Depth of Service Line

From Curb Cock to Tap on Main 21'

Checked by Engr. Dept. 5-24-32 J.C.

No. Fittings	Size	Req. No.
Curb Cock		
Elbow		
St. Elbow		
Bushing		
Reducer		
2 1/2" Pipe	2" Copper	
Lead Comp.		
Nipples		
Union		
Plug		
Tee		
1 Stop		
1 Box		
1 Lid		
Valves		

Foreman's Signature

Water permit, 5/19/1932.