

### THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14H-2010-0001 (Louis and Flossie John House, 1924 Newning Avenue)

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1924 Newning Avenue (Blunn Creek Watershed) from family residence – neighborhood plan (SF-3-NP) combining district zoning to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

DEPARTMENT COMMENTS:

This is the property owner's request for historic landmark designation for the property. Staff, the Historic Landmark Commission, and the Planning Commission have all recommended historic zoning for this property.

OWNERS/APPLICANTS: Ian Reddy and Angela Reed, owners

AGENT: None

DATE OF FIRST READING: June 24, 2010; approved SF-3-H-NP combining district zoning on 1<sup>st</sup> and 2<sup>nd</sup> readings (5-0; Spelman and Cole off-dais) and directed staff to bring the case back for third reading on August 5, 2010.

CITY COUNCIL HEARING DATE: August 5, 2010

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Steve Sadowsky, Historic Preservation Office, Planning and Development Review Department, 974-6454  
steve.sadowsky@ci.austin.tx.us

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2010-0001

HLC DATE:

February 22, 2010

PC DATE:

April 13, 2010

APPLICANT: Ian Reddy, owner

HISTORIC NAME: Louis and Flossie John House

WATERSHED: Blunn Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1924 Newning Avenue

ZONING FROM: SF-3-NP to SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The ca. 1937 Louis and Flossie John House is significant as a unique example of Moorish-influenced Mediterranean Revival architecture in Austin with ornate stone detailing, and for its associations with Louis and Flossie John, prominent and representative members of Austin's Maronite Lebanese community who immigrated to Austin in the early 1900s and operated grocery stores, liquor stores, and other businesses while remaining a very tightly-knit community.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning. Vote: 7-0.

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning. Vote: 7-0.

DEPARTMENT COMMENTS: The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: May 13, 2010

June 24, 2010

ACTION:

Postponed to June 24, 2010

Passed on 1<sup>st</sup> and 2<sup>nd</sup> readings with direction to staff to bring the case back for 3<sup>rd</sup> reading on August 5, 2010.

**ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** South River City Neighborhood Association

**BASIS FOR RECOMMENDATION:**

**Architecture:**

The ca. 1937 stone-veneer house is an excellent example of Moorish-influenced Mediterranean Revival architecture. The house is rectangular-plan with a flat roof and a combination of steel casement windows and 1:1 wood-frame wood sash windows with divided light screens. A full-width one-story round-arched arcaded stone veneered flat-roofed independent porch extends along the front of the house; a smaller porch of identical design is located on the south side of the house. The open decks on top of the porches have decorative triangular stonework above the round-arched doorways, each containing a stone drip molding and semi-circular canopy with a cut stone veneer. Along the street frontages of the property is a 5-foot high stone wall. Iron gates in the wall and railings along the first floor of the porches were reportedly crafted by prominent local artisan Fortunat Weigl. A ca. 1939 one-story rectangular-plan hipped roof stone veneered frame garage and guest house is located at the south end of the property.

**Historical Associations:**

The house was built in 1937 for Louis and Vlasta (Flossie) John, who operated the Alamo Cash Grocery at 405 E. 6<sup>th</sup> Street at the time. Louis John was an immigrant from Lebanon, and represents the large immigration of Maronite Catholics from Lebanon to Austin in the 1910s. John had come from Lebanon in 1914, about the same time as several other prominent local Lebanese-American families, such as the Jabours, Nassours, Josephs, Tannouses, and others, moved to Austin. All were initially employed as peddlers, eventually opening their own groceries, liquor stores, confectionaries, and clothing stores. The Lebanese community in Austin lived within close proximity to each other, and many lived and worked in the vicinity of 6<sup>th</sup> Street and East Avenue. Several opened businesses on Congress Avenue, but the community appears to have centered on E. 6<sup>th</sup> Street in the early period of immigration. The 1920 U.S. Census shows Louis John as an unmarried 25-year old dry goods peddler, who with his older brother Joe, also a dry goods peddler, lived in the home of Charlie Bashara, another immigrant from Lebanon, at 511 East Avenue. Bashara owned a grocery business, and his household in 1920 included his own large family, the John brothers, Antonio Farris, and John Joseph, along with Joseph's son and brother. Joseph was a grocer; the other men were dry goods peddlers or grocery salesmen. All were listed as immigrants from Syria, which is how the area now known as Lebanon was typically listed in this census report. Louis John married his wife Flossie, the Texas-born daughter of Czech immigrants, in 1928; the 1930 U.S. Census shows them living in a rented house at 1413 Canterbury Street. John was listed as a merchant in the 1930 report.

By 1935, Louis and Flossie had opened their grocery and meat market at 405 E. 6<sup>th</sup> Street (later the home of Jabour's Liquor Store), and had moved to 507 E. Mary Street in South Austin. The 1935 Sanborn map shows a small one-story frame house on this site with an address of 2006 Newning Avenue, which corresponds to

city directory listings for the Johns at the time. That house was likely demolished for the construction of the current house; the garage and guesthouse were built in 1939, according to city building and utility records; there are no records for the construction or utility connections at the main house. It is possible that the Johns lived in the small house shown on the 1935 Sanborn map prior to constructing this house; the city directory of 1939 shows the Johns at 1924 Newning Avenue; 2006 Newning no longer appears as an address. Louis and Flossie John lived in this house for the rest of their lives.

John eventually moved out of the grocery business and became a building contractor. The 1949 city directory lists him as a carpenter; by the mid-1950s, he was listed as a contractor, and reportedly built several houses in the Travis Heights area of the city. John passed away in 1958; Flossie continued to live here until her death in 2001. After her death, the guest house on the property was rented to a caretaker, but the house was unoccupied until purchased in 2006 by the current owner, Ian Reddy, from Flossie John's niece.

**PARCEL NO.:** 03020011220000

**LEGAL DESCRIPTION:** Lots 5 and 6, Block 1, Blue Bonnet Hills

**ANNUAL TAX ABATEMENT:** \$10,066 (owner-occupied); city portion: \$2,000 (capped).

**APPRAISED VALUE:** \$725,103

**PRESENT USE:** Single family residence

**CONDITION:** Good

**PRESENT OWNER:** Ian Reddy

**DATE BUILT:** ca. 1937

**ALTERATIONS/ADDITIONS:** None.

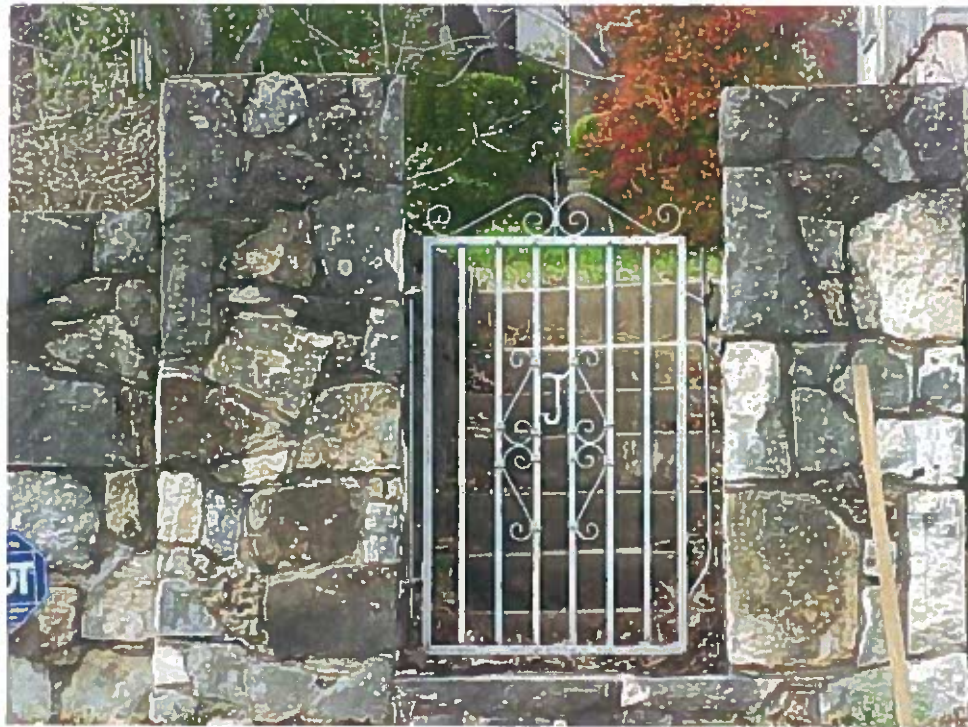
**ORIGINAL OWNER(S):** Louis and Flossie John (1937)

**OTHER HISTORICAL DESIGNATIONS:** None.



Garage and guest house





Detail of gate on Newning Avenue – note the “J” for John in the ironwork

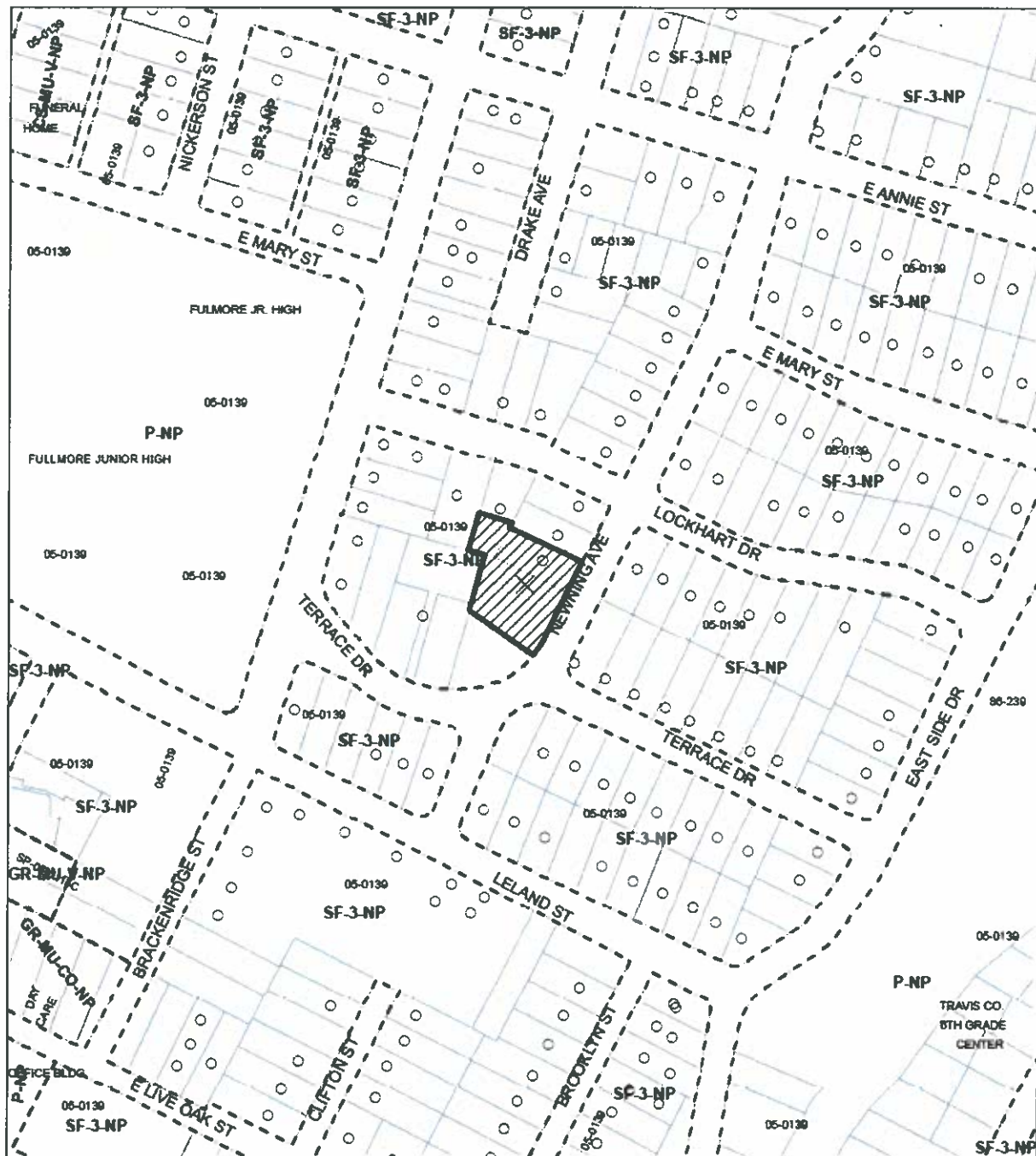









Detail of the upper story with the band of stone triangles at the cornice and the ironwork on the open roof deck

# LOCATION MAP



1" = 200'

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

OPERATOR: S. MEEKS

## HISTORIC ZONING

ZONING CASE#: C14H-2010-0001  
 ADDRESS: 1924 NEWNING AVE  
 SUBJECT AREA: 0.000 ACRES  
 GRID: J20  
 MANAGER: S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Louis Johns 1926a-b Newning Ave  
124 - 1 3.53' of 5 -

Blue Bonnet Hills

Rock veneer duplex garage apartment

265n - 3/27/39

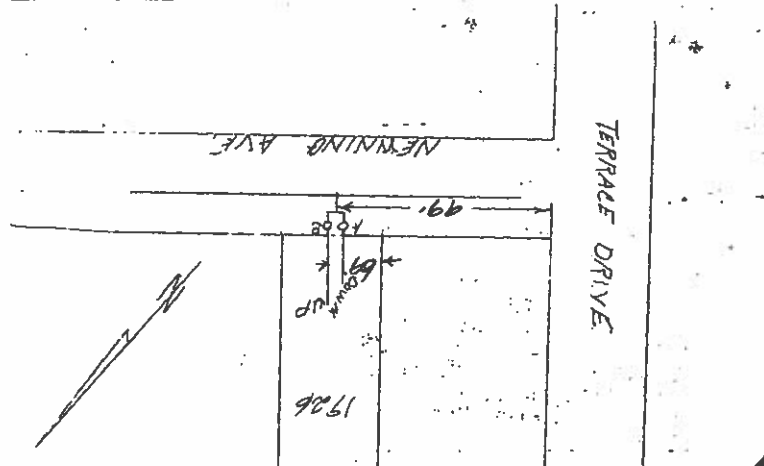
8

Building permit to Louis John for the construction of the garage and guest house (1939)

WATER SERVICE PERMIT		No. 13829	
Austin, Texas		Date July 11, 1939	
Received of	Louis John	Address 1926 Newning Ave	
Amount	Two and 50/100	2.50	
Plumber	Gissel 1	Size of Tap 1/2"	
Date of Connection	7/11/39	Size of Tap Made 3/4"	
Size of Tap Made	3/4"	Size Service Made 6"	
Size Main Tapped	6"	From Front Prop. Line to Curb Cock 7'	
From Front Prop. Line to Curb Cock	7'	From S <sub>1</sub> Prop. Line to Curb Cock 69'	
Location of Meter	CEAR	Type of Box 12x14	
Type of Box	12x14	Depth of Main in St. 12x14	
Depth of Main in St.	12x14	Depth of Service Line 12"	
Depth of Service Line	12"	From Curb Cock to Tap on Main 12x14	
From Curb Cock to Tap on Main	12x14	Checked by Engr. Dept. 7-31-39 LE	

No. Fittings	Size	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Wyeplate	Union	Plug	Tee	Stop	Box	Id	Valve	Job No.	Reg. No.

INDEXED



Water service permit for the garage and guest house (1939)

OK to go  
SS  
1-11-10

## A. APPLICATION FOR HISTORIC ZONING

### PROJECT INFORMATION:

10325637

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>1/6/10</u>	FILE NUMBER(S): <u>C14H-2d0-0001</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>S. J. Smith</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>Carmen</u>	ROLLBACK: YES/NO

### BASIC PROJECT DATA:

1. OWNER'S NAME: <u>IAN REDDY</u>	
2. PROJECT NAME: <u>THE TRAM HOUSE</u>	
3. PROJECT STREET ADDRESS (or Range): <u>1924 NEWMAINE AVENUE, AUSTIN, TX</u>	
ZIP <u>78704</u> COUNTY: <u>TARRANT</u>	
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
INTERSECTION WITH _____ DISTANCE FROM ITS	
_____ CROSS STREET.	

### AREA TO BE REZONED:

4. <u>4638 + .0601</u> (OR) <u>0.503</u>	SQ. FT. _____																	
5. ZONING AND LAND USE INFORMATION:																		
<table border="1"><thead><tr><th>EXISTING ZONING</th><th>EXISTING USE</th><th>TRACTS (IF MORE THAN 1)</th><th>AREA (SQ. FT.)</th><th>PROPOSED USE</th><th>PROPOSED ZONING</th></tr></thead><tbody><tr><td><u>SF-3-NP</u></td><td><u>RESIDENCE</u></td><td>_____</td><td><u>4638 + .0601</u> <u>(0.503)</u></td><td><u>RESIDENCE</u></td><td><u>SF-3-NP-H</u></td></tr><tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr></tbody></table>	EXISTING ZONING	EXISTING USE	TRACTS (IF MORE THAN 1)	AREA (SQ. FT.)	PROPOSED USE	PROPOSED ZONING	<u>SF-3-NP</u>	<u>RESIDENCE</u>	_____	<u>4638 + .0601</u> <u>(0.503)</u>	<u>RESIDENCE</u>	<u>SF-3-NP-H</u>	_____	_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____	_____													

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
8. SUBDIVISION? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
9. SITE PLAN? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____

SCANNED

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

10a. SUBDIVISION REFERENCE Name: Blue Bonnet Hills  
Block(s) 1 Lot(s) 5+6 Outlot(s) \_\_\_\_\_  
Plat Book: 3 Page \_\_\_\_\_  
Number: 131  
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

11. VOLUME: \_\_\_\_\_ PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. 03020011220000  
Docket No. 2007125915 TR

**OTHER PROVISIONS:**

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO  
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST  
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:**

16. OWNER CONTACT INFORMATION  
SIGNATURE: [Signature] NAME: IAN REDDY  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512 743 2988  
STREET ADDRESS: 1424 NEWNINE AVENUE  
CITY: AUSTIN STATE: TX ZIP CODE: 78704  
EMAIL ADDRESS: ianceddy@msn.com

**AGENT INFORMATION (IF APPLICABLE):**

17. AGENT CONTACT INFORMATION  
SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

**DEPARTMENTAL USE ONLY:** \_\_\_\_\_



## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 \_\_\_\_\_ 1/11/10  
Signature Date


IAN REDDY  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 \_\_\_\_\_ 1/11/10  
Signature Date

IAN REDDY  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

**SCANNED**

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, TAN REDDY have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1924 NEWNING AVENUE, AUSTIN, TX 78704  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

  
(Applicant's signature)

1 / 11 / 10  
(Date)

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 1054004

ACCOUNT NUMBER: 03-0200-1122-0000

PROPERTY OWNER:

REDDY IAN SUNEEL  
1924 NEWNING AVE  
AUSTIN, TX 78704-4368

PROPERTY DESCRIPTION:

LOT 5&6 BLK 1 BLUE BONNET HILLS

ACRES .0000 MIN TYPE .000000000000

SITUS INFORMATION: 1924 NEWNING AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	7,913.85
	CITY OF AUSTIN (TRAV)	2,834.30
	TRAVIS COUNTY	2,270.67
	TRAVIS COUNTY HEALTHCARE DISTRICT	363.09
	ACC (TRAVIS)	630.66

TOTAL SEQUENCE 0 14,012.57

TOTAL TAX:	14,012.57
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	14,012.57

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/11/2010

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

SCANNED



**Ian Reddy**  
**1924 Newning Avenue**  
**Historic Designation Application**

## **HOUSE AND PROPERTY DESCRIPTION**

Constructed in 1937, the home at 1924 Newning Avenue in Travis Heights is, at first glance, perhaps best described as Spanish Mission Revival. It is also possible the design was influenced by New Deal-era Civilian Conservation Corps architecture being constructed throughout the nation during that time.

The main house is built with a combination of 'pier and beam' and 'slab on grade' construction and includes a basement that is accessed from the outside through wooden double doors. The exterior veneer is cut 14" thick limestone with iron casement windows along the sides and front of the house and double-hung wood-framed windows along the back. The limestone forms strong mission-style arches creating a front covered porch on the first story and a smaller porch on the south side of the house. The roofs of the porches create balconies on the second story. The porches are accessed by French doors which are accented by large triangular concrete carvings on the exterior of the building. Two handmade iron and glass sconces frame the doors and create a triangular shadow when illuminated that mimics the concrete design. The borders of the porches are lined with ornate iron railings. The railings on the front porch have a design consistent with the side porch, but include additional detailing of large capital letters that spell the original owner's first initial and surname, "L-J-O-H-N." Iron was again used for the property's gate, which bears the letter "J" in its center. The Weigl family of Austin's historic iron forging studio, *Ironworks*, has identified the iron as their own, and documentation is pending.

The interior arrangement of this 2-story house is that of a classic American Four-Square; a stairway in the center, four large rooms on the first floor, four on the second, centered French doors on the 2<sup>nd</sup> floor leading to the outside front balcony and a second set of French doors leading to the side balcony through the master bedroom. The interior walls are 9" thick, constructed with plaster, concrete, steel mesh and framed with wood. White and Red Oak floors cover both levels of the house, with the exception of the bathrooms that were designed with ceramic tile to accent the built-in vanities. The centerpiece staircase is constructed of pine and is framed by an oak banister that is etched with geometric designs. The living room on the first floor and the southeast bedroom on the second floor have a fireplace that shares a chimney. The marble mantle of the living room fireplace was purchased by the original owners shortly after the house was constructed and is a focal point for the space.

To the south end of the property is a one story structure that includes a two car garage and a one bedroom guesthouse. This guesthouse and garage were constructed at the same time as the main house and finished with similar architectural details, including 14" thick walls made of stone, concrete and plaster, White and Red Oak flooring throughout the guesthouse and double-hung wood framed windows.

The property is elevated from the street and bordered by a 5' tall limestone wall that is 14" thick and spans nearly 300' along the front and north side. Red, Live and Monterrey Oak trees are present throughout the property along with an array of native plants and bushes. A large stone terrace with a fixed concrete picnic table sits beside a stone fireplace and under a rustic styled trellis made of Live Oak. Adjacent to the terrace toward the north is a 24' x 5' concrete Koi pond.

**Ian Reddy  
1924 Newning Avenue  
Historic Designation Application**

**JOHN FAMILY NARRATIVE**

Louis and Vlasta Flossie John (known simply as "Flossie") built the home at 1924 Newning Avenue in 1937 and lived there until Mrs. John's death on February 11, 2001.

According to 1930 census records, Mr. Louis John came to the United States at the age of 14 in 1914 from Syria. In an interview with Flossie's niece, Georgia Howry, we are told that Mr. John described his lineage as Lebanese. Mrs. John was born in Dime Box, Texas in 1908 and listed her parents in census records as Czechoslovakian. Ms. Howry also remembers that at some time during her childhood the Johns traveled to their home countries for several months and returned with gifts for family members, as well as the marble fireplace mantle for the living room of the main house. Indeed, ship registry records confirm that the John couple sailed from Beirut, Lebanon to New York City in 1947 on the Al Sudan, when John was 48 and Flossie was 39. If Mr. John designed the house as family members believe he did, one must wonder if the exterior details of the house were influenced by Moorish architecture from the homeland he remembered.

Early in their marriage in 1932 Mr. and Mrs. John owned and operated the Alamo Cash Grocery while they lived in one of their first homes together at 1413 Canterbury Street in east Austin. The business may have been run from their home address as we do not find a separate listing for Alamo Cash Grocery. By 1935 their home address changed to just down the street to that of their future Newning address, to 507 E. Mary Street. By 1936 the city directory shows the grocery store at 405 E. 6<sup>th</sup> street, different from their home address. Perhaps business improved as the line under their revised grocery name, Alamo Cash Store and Meat Market, advertised, "We Deliver." Their home that year remained at 507 E. Mary.

While living on Mary Street, the Johns must have watched and participated in their future home construction on Newning Avenue, because the city directory lists them at 1924 Newning by November of 1937. Both the house and the garage appear in property maps at that time. Alamo Grocery remained on 6<sup>th</sup> Street. In May of the same year Louis John is shown at both 1924 and 2006 Newning, where Flossie is listed as the bookkeeper of the Alamo Cash Grocery.

According to Ms. Howry, Louis later started his own contracting company, and this is confirmed by city directories by 1949 where his profession is listed as "carpenter," then in 1953 as "building contractor," and in 1957 and 1958 his contracting company went by "Louis John Building Contractor," "Louis Building Contractor," and "John Louis Building Contractor." City archives show that Louis requested permits for various projects in the Travis Heights neighborhood during those years. Ms. Howry recalls that he did construct homes in Travis Heights, and indeed there are houses that appear similar in style and in materials, but construction records for those properties are lacking. Ms.

Howry also remembers that the homes he built in the neighborhood were generally smaller than his own, because he built the house at 1924 Newning as the showcase model.

On November 16, 1958, Louis John died in his home of a heart attack. By 1961 Flossie is listed as a "real estate sales woman," which she remained for many years afterwards.

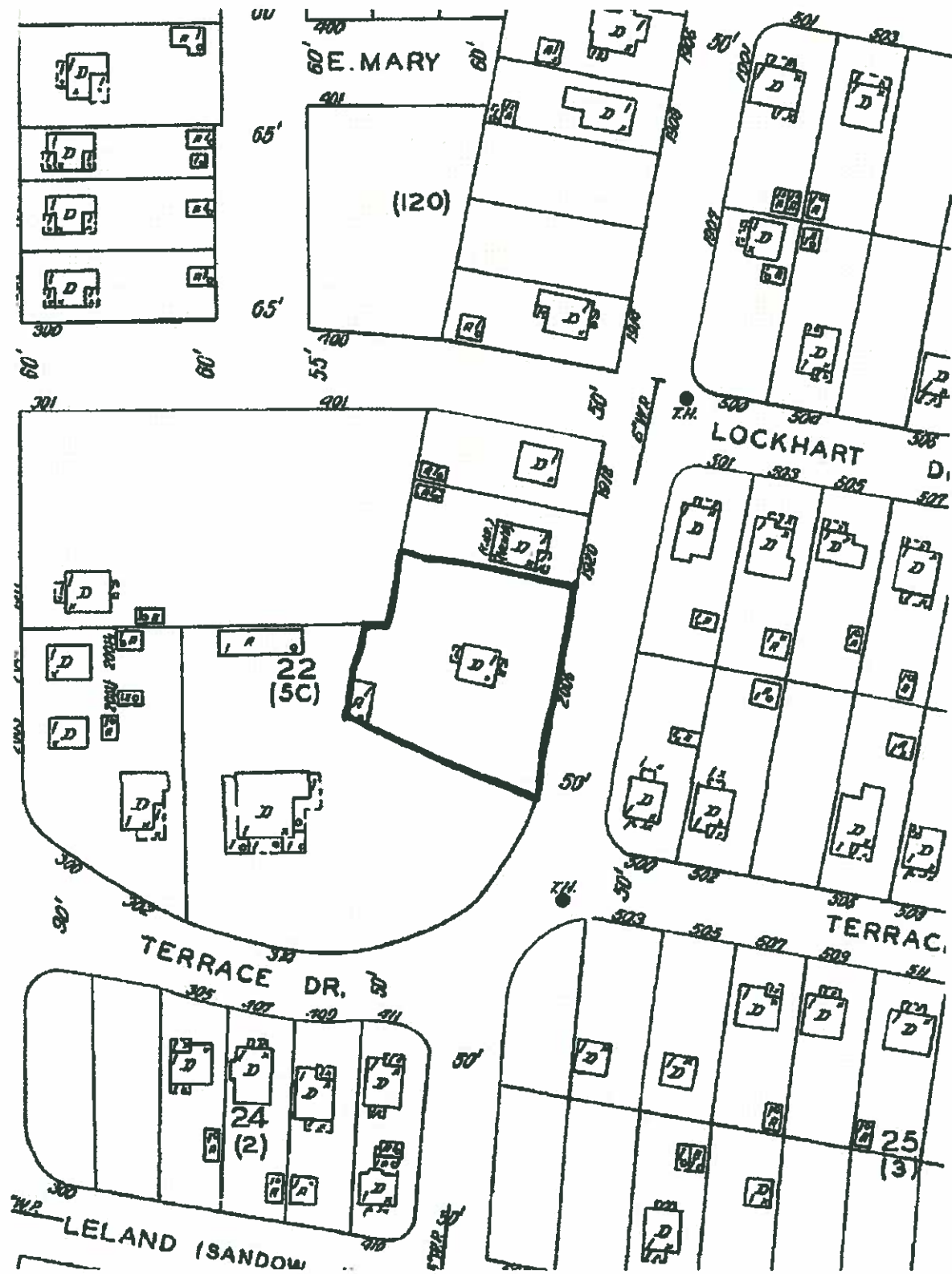
Flossie was known as a charitable woman to those in her neighborhood and she involved herself with several philanthropic efforts. Ms. Howry remembers that Flossie was active in supporting St. Vincent de Paul on South Congress Avenue, and contributed to a senior citizen's home in east Austin. In her will she left a generous donation to St. Ignatius Catholic Church in South Austin. Church bulletins show that she and Louis are remembered in services annually. Neighbors at 1925 Newning Avenue remembered Flossie to have offered acquaintances fruit jam she made from fruit trees in her yard. The yard today is filled with Fig trees, and the basement upon move-in contained make-shift shelves which appear to have been used as canning shelves.

Louis and Flossie John never had children, and when Flossie died in 2001 the house was bequeathed to Ms. Howry. For the following five years, the guesthouse was rented to a tenant who looked after the unoccupied main house and grounds. Ms. Howry, who did not live in Austin and could not maintain the property, decided to sell the house in 2005. Ms. Howry recounts that one potential buyer, after signing the contract, stated his intention to demolish the home and build condominiums in its place. Relieved when that contract fell through, she decided then to wait for buyers who were willing to restore the home to its original glory. The home was sold in 2006 to its current owner.

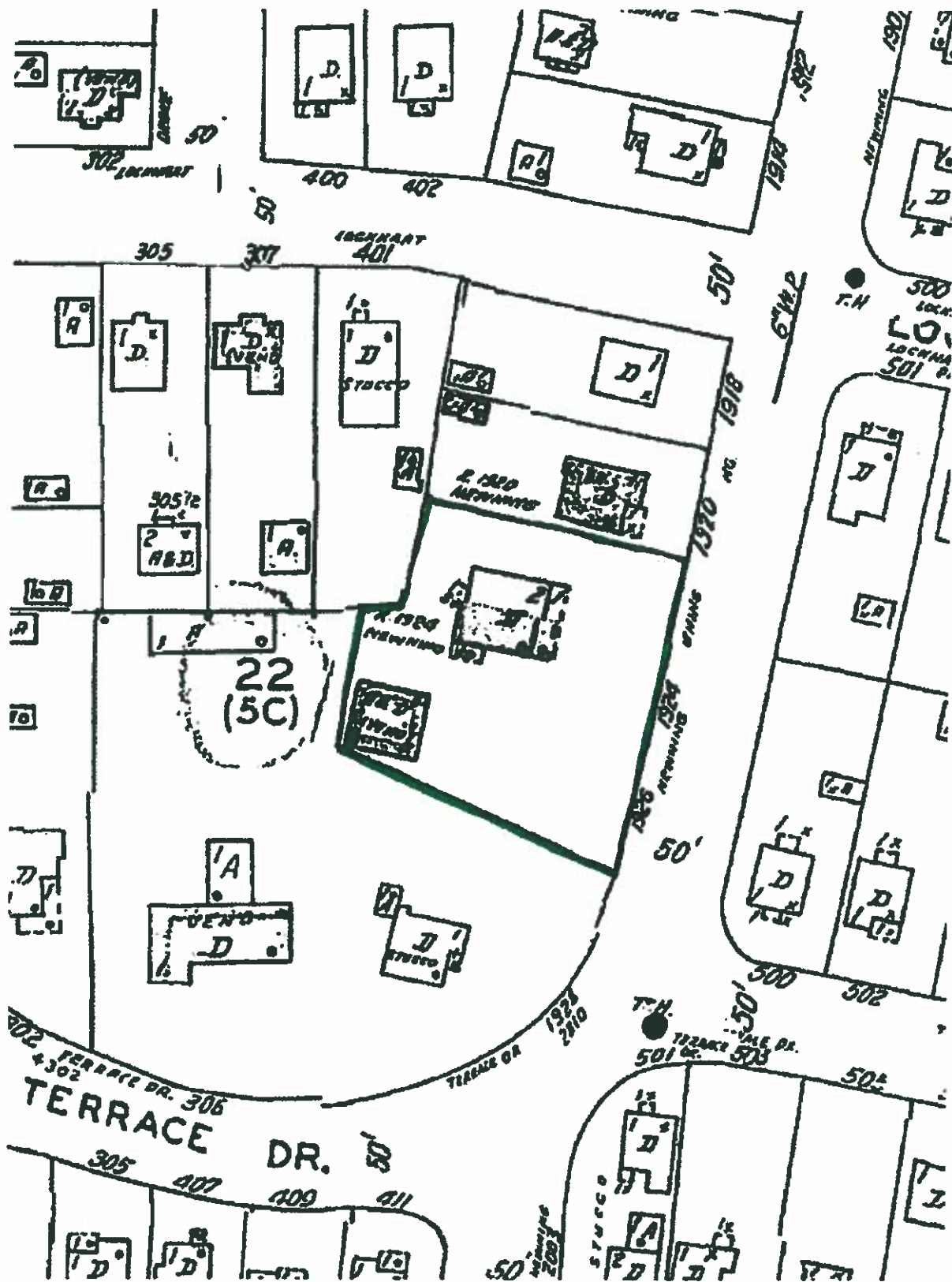


Historic photograph of 405 E. 6th Street, then Jabour's Liquor Store  
Date unknown, but likely mid-1960s





The 1935 Sanborn map shows a one-story frame house with an address of 2006 Newning Avenue on the site of the current house.



The 1961 Sanborn map shows the current house and garage/guesthouse with the addresses of 1924 and 1926 Newning Avenue.

Melanie Martinez  
1214 Newning Ave.  
Austin, TX 78704  
(512) 916-8088

December 20, 2009

Steve Sadowsky  
Austin Historic Preservation Office  
Planning and Development Review Department  
P.O. Box 1088  
Austin, Texas 78767

Dear Mr. Sadowsky and City Staff,

I am so excited that Ian Reddy and Angela Reed are applying for historic zoning for their beautiful, 1937 Spanish Mission Revival home at 1924 Newning Avenue. I believe it is a valuable asset to our historic neighborhood of Travis Heights and the greater City of Austin both in terms of architecture and regarding the cultural relevance of its occupants' influence on the community.

As coordinator of the Travis Heights-Fairview Park Historic District project I have been involved in the very extensive survey of our historic properties and this one is definitely a jewel that merits special attention and protection, due to its architectural value alone. Our neighborhood may be one of the most diverse in Austin in terms of architectural styles, with a history that reaches back to Austin's first development south of the river. This house is one of the prime examples city-wide of its architectural style. The iron railings spelling out the original owner's name is particularly charming and worthy of note, as several other, smaller homes of the same style in Travis Heights feature this lettering or initials, as well, and may have also been built by Louis John, emphasizing the Johns' influence on our neighborhood's architectural history, not to mention the potential that this ironwork was created at our local Ironworks.

The history of The Johns' role in Austin society is also worth preserving. Their experience as first-generation immigrants from Lebanon and Czechoslovakia and their involvement in Austin's community owning a grocery store at several locations and Mr. Johns' later work as a builder and developer certainly merits a chapter in Austin's social and cultural history.

Our Historic District group enthusiastically supports the approval of this home as a registered City of Austin historic landmark.

Sincerely,

Melanie Martinez  
Travis Heights-Fairview Park Historic District  
[www.HistoricTravisHeights.org](http://www.HistoricTravisHeights.org)