

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**APRIL 24, 2017**  
**NRD-2017-0020**  
**900 Theresa Avenue**  
**West Line Historic District**

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**PROPOSAL**

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Construct a second-story addition to the rear of the one-story house, and rehabilitate the existing house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a two-story front-gabled addition to the rear of the existing one-story front-gabled bungalow. The proposed addition will have 325 square feet on the ground floor and 584 square feet on the second floor. The siding on the house, currently all synthetic, will be replaced with hardi-plank lap siding; the addition will have the same siding as that proposed for the existing house. The existing shingle roof will be replaced with a new shingle roof; the roof of the addition will match. The windows in the existing house are a mix of aluminum-framed windows and original 1:1 fenestration. The applicant proposes to replace all of the aluminum-framed windows with vinyl windows; the windows in the addition will also be vinyl.

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**STANDARDS FOR REVIEW**

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The West Line Historic District has no design guidelines regarding additions to structures. Despite the changes to the siding and window materials in the existing house, the house is considered contributing to the character of the historic district. General design principles for additions in historic districts encourage compatibility in terms of size, scale, massing, roof forms, materials, and fenestration patterns, as well as locating second-story additions to the rear of the principal house. The applicant has complied with the intent of the general design guidelines in locating the addition at the rear of the structure, using a roof form and siding materials compatible with the historic character of the house, and the district.

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**STAFF COMMENTS**

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Staff believes that this house was built ca. 1923, even though there are listings for an earlier house on this site; the form of this house is clearly indicative of a 1920s bungalow rather than an earlier house form, although there may be a possibility that the porch rail dates from an earlier time. The house was the long-time home of Frank Roll, who worked at the Becker Lumber Company as a wood turner and later cabinet-maker.

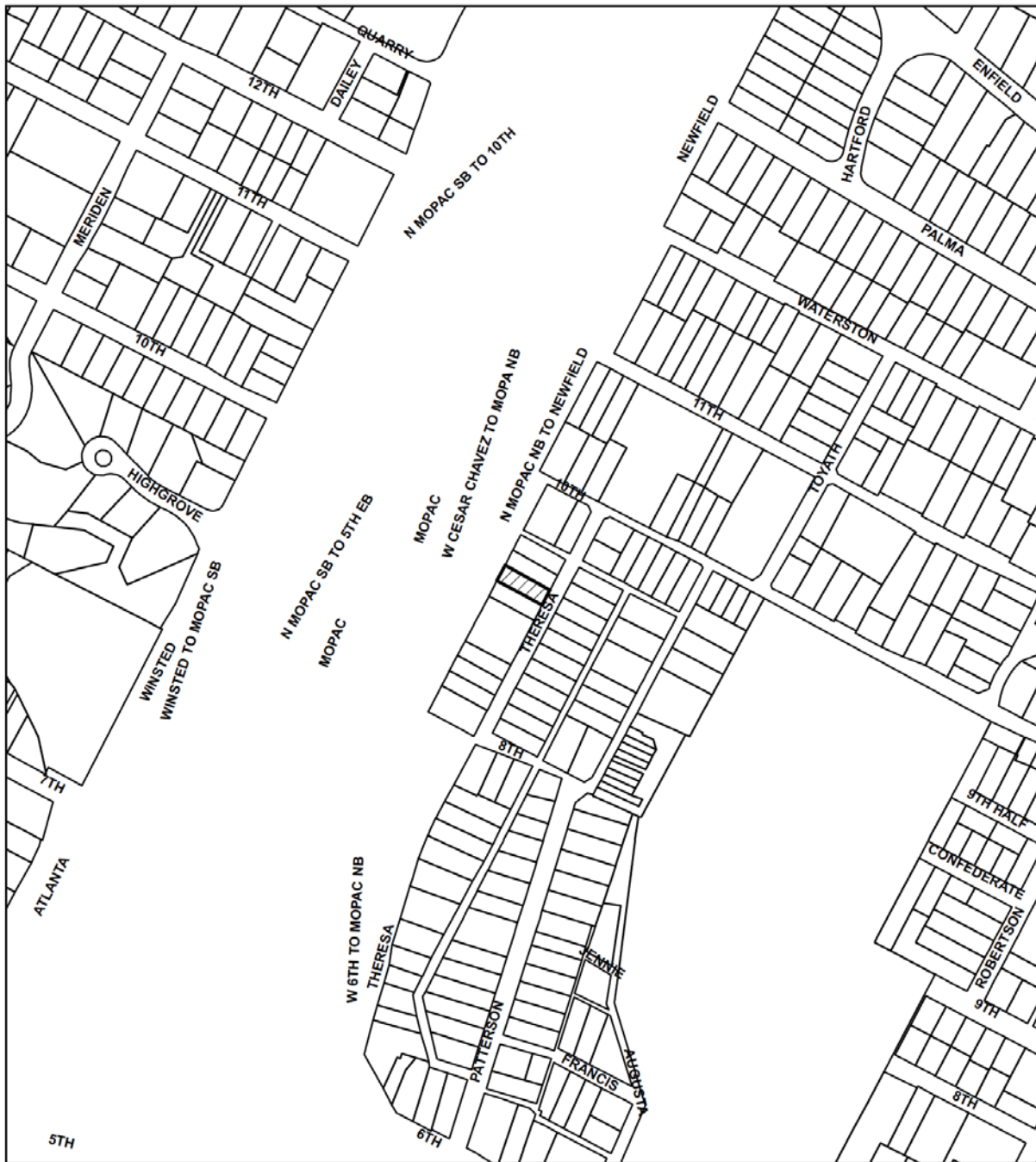
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**STAFF RECOMMENDATION**




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Staff recommends re-using the existing wood-frame windows currently on the back of the house as the replacement windows for the front of the house to the greatest extent possible. Staff applauds the applicant's decision to rehabilitate the house to a more historic appearance by removing the current synthetic siding and replacing it with hardi-plank lap siding, but strongly recommends against the use of vinyl windows in the original part of the house to the greatest extent possible. Staff urges the applicant to re-use the original windows on the back of the house (which will be removed for the construction of the addition) on at least the front of the house to greater restore the historic appearance of the house. Staff further recommends that the applicant consider another window material, other than vinyl for the replacement windows in the original part of the house for durability and greater direction towards historical accuracy of the house.

## LOCATION MAP



1" = 333'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## NOTIFICATIONS

CASE#: NRD-2017-0020  
LOCATION: 900 Theresa Ave

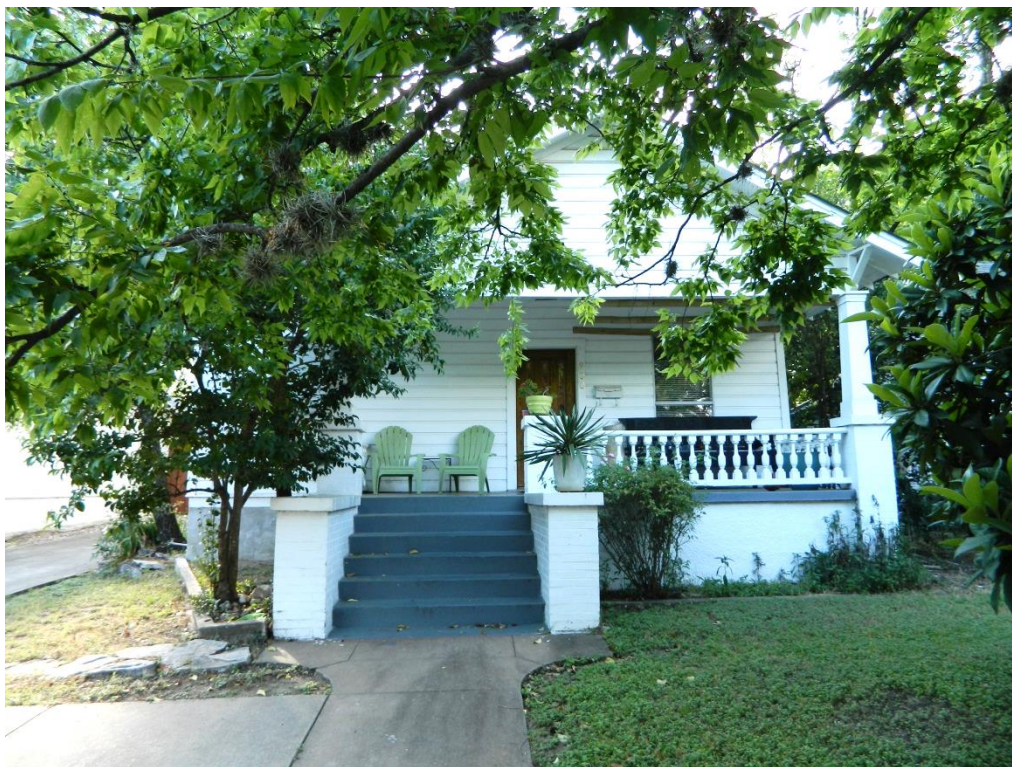
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900 Theresa Avenue  
ca. 1923







## OCCUPANCY HISTORY 900 Theresa Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2017

1992	Karen Marshall, owner Occupational therapist NOTE: The directory indicates that Karen Marshall was a new resident at this address.
1985-86	Vacant
1981	No return
1977	Vacant
1973	Mike and Georgia Daywood, renters No occupation listed
1968	John and Lillian Dean, renters Driver, Yellow Cab Company
1965	John and Mary Dean, renters Driver, Yellow Cab Company
1961	Robert O. and Mary Dean, renters U.S. Air Force

NOTE: John and Lillian Dean are listed at 708 West Lynn Street; he was a driver for the Yellow Cab Company.

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|---------|---|
| 1957    | Beatrice Roll, owner<br>Widow, Frank Roll<br>No occupation listed   |
| 1953    | Beatrice Roll, owner<br>Widow, Frank Roll<br>No occupation listed   |
| 1949    | Frank and Beatrice L. Roll, owners<br>Wood turner, Becker Lumber Company, 87-97 Congress Avenue.  |
| 1947    | Frank and Beatrice L. Roll, owners<br>Wood turner, Becker Lumber Company, 87-97 Congress Avenue.  |
| 1944-45 | Frank and Beatrice L. Roll, owners<br>Cabinet maker, Becker Lumber Company, 87-97 Congress Avenue.  |
| 1941    | Frank and Beatrice L. Roll, owners<br>Cabinet maker, Becker Lumber Company, 87-97 Congress Avenue.  |
| 1939    | Frank and Beatrice L. Roll, owners<br>Cabinet maker, Becker Lumber Company, 87-97 Congress Avenue.  |
| 1937    | Frank and Beatrice L. Roll, owners<br>Cabinet maker, Becker Lumber Company, 87-97 Congress Avenue.  |
| 1935    | Frank and Beatrice L Roll, owners<br>Millman, Becker Lumber Company, 87-97 Congress Avenue.   |
| 1932-33 | Frank and Louise Roll, owners<br>Cabinet maker, Becker Lumber Company, 87-97 Congress Avenue.<br>NOTE: The address is listed as 900 Patterson Avenue.   |
| 1930-31 | Frank and Louise Roll, owners<br>Cabinet maker, Becker Lumber Company, 87-97 Congress Avenue.<br>NOTE: The address is listed as 900 Patterson Avenue.   |
| 1929    | Frank and Beatrice Roll, owners<br>Wood turner, Becker Lumber Company, 87-97 Congress Avenue.<br>NOTE: The address is listed as 900 Patterson Avenue.   |
| 1927    | Frank Roll, owner<br>NOTE: Neither Frank nor Beatrice Roll are listed in the alphabetical section of the directory.<br>NOTE: The address is listed as 900 Patterson Avenue.<br>NOTE: Lennie Roll is listed as the widow [?] of Frank Roll. She lived at 2009 E. 1 <sup>st</sup> Street and had no occupation shown. |
| 1924    | Vacant<br>NOTE: Frank Roll (no wife listed) lived at 814 Essex Avenue. He was a wood turner for Becker Lumber Company, 87-97 Congress Avenue.   |

NOTE: The address is listed as 900 Patterson Avenue.

- 1922 John H. and Meda Heath, renters  
Shipping clerk, Shear Company, wholesale groceries, produce, and coffee roasters, 301-03 San Jacinto Street.  
NOTE: The address is listed as 900 Patterson Avenue.  
NOTE: Frank and Lennie Roll are listed at 814 Essex Avenue. He was a wood turner for Becker Lumber Company.
- 1920 Millard L. and Wanda Hutchings, renters  
Machinist  
NOTE: The address is listed as 900 Patterson Avenue.  
NOTE: Frank and Lennie Roll are listed at 814 EWssex Avenue. H was a woodworker for Nalle and Company.
- 1918 Frank and Lennie Roll, owners  
Carpenter, Calcasieu Lumber Company  
NOTE: The address is listed as 900 Patterson Avenue.
- 1916 Frank Roll  
Carpenter, Calcasieu Lumber Company  
NOTE: The address is listed as 900 Patterson Avenue.
- 1914 The address is not listed in the directory.  
NOTE: Frank Roll is listed at 615 (701) Wood Street. He was a carpenter for Calcasieu Lumber Company.

## **BIOGRAPHICAL NOTES**

### **Frank and Beatrice Roll (ca. 1923 – ca. 1960)**

The 1940 U.S. Census shows Frank and Beatrice L. Roll as the owners of this house, which was worth \$3,000. Frank Roll was 69, had been born in Germany, and was a cabinet maker for a lumber company. Beatrice L. Roll was 54, had been born in England, and had no occupation listed. They had a son, Albert Frank Roll, 9, who had been born in Texas, but is listed as absent from the house.

The 1930 U.S. Census shows Frank and Beatrice Roll as the owner of this house, which is listed as 900 Patterson Avenue. The house was worth \$2,000. Frank Roll was 59, had been born in Germany, and was a wood turner for a lumber company. Beatrice Roll was 44, had been born in England, and had no occupation listed. They had no children listed with them.

The 1920 U.S. Census shows Frank and Lennie Roll as the owners of the house at 806 Essex Avenue in Austin. Frank Roll was 48, had been born in Germany, and was a turner at a lumber mill. Lennie Roll was 49, had been born in Missouri, and had no occupation listed. Frank Roll immigrated to the United States in 1889 and became a naturalized citizen in 1892. They had no children listed with them.

Frank Roll's 1952 death certificate shows that he was living in this house at the time of his death. He was born in 1871 in Germany, and was a wood turner.

**FRANK ROLL**

Funeral services for Frank Roll, 81, resident of Austin for 50 years, will be held Wednesday at 10 a.m. at the Hyltin-Manor Funeral Home with the Rev. Blake Smith of University Baptist Church officiating. Burial will be in The Volunteer Fire Department's Plot, Oakwood Cemetery. The pallbearers will be W. C. Dippel, Edward A. Rogge, Tom Hamby, Martin Mathes, Harry Sandberg and George Klein.

Obituary and funeral notice for Frank Roll  
 Austin American, June 25, 1952

**MRS. BEATRICE ROLL**

Mrs. Beatrice Louise Roll, 71, of 900 Theresa Street, died in a local hospital Thursday. She was born in England and had been a resident of Austin for 44 years. She was a member of First Methodist Church. Survivors include one son, Albert Roll of Austin.

The body is at Hyltin-Manor Funeral Home pending completion of funeral arrangements.

Obituary of Beatrice Roll  
 Austin American, January 4, 1957

**MRS. BEATRICE ROLL**

Funeral services for Mrs. Beatrice Louise Roll, 71, of 900 Theresa, will be held at Hyltin-Manor Funeral Home Saturday at 2 p.m. with Rev. J. Leonard Rea of First Methodist Church officiating.

Burial will be in Oakwood Cemetery.

Pallbearers will be David Piper, Morris Preece, Gary Hinesley, B. A. Arnold, John Pulliam and Sam Piper.

Funeral notice for Beatrice Roll  
Austin American, January 5, 1957



on See map above  
Connecting Charge \$ 120.00 No. 8938

**Application for Sewer Connection.**

Austin, Texas, 11/27 1929

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 900 Patterson Ave H Street  
There is a residence  
which place is to be used as a residence  
Lot 3 Bk 4 fixtures.  
In this place there are to be installed 4

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

Respectfully, Frank Roll

Location of Public Sewer on corner of N. 1st St.

Connected 12/3 1929

Size of Main 6 inches

Size of Service 4 inches

6 Feet Deep at top of rise

6 Feet from Property Line W. 1st St.

Feet from Curb Line

Connection made by Roll

DIAGRAM  
B-70

11/27/29

NICHOLS-AUSTIN

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

OWNER Mike Daywood, Jr. ADDRESS 900 Theresa Ave.

PLAT 97 LOT 3 BLK 4

SUBDIVISION Washington Heights

OCCUPANCY Residence

BLD PERMIT # 146611 DATE 12-4-74 OWNERS  
ESTIMATE 1,000.00

CONTRACTOR Owner NO. OF FIXTURES

WATER TAP REC # Exist SEWER TAP REC # Exist

Repair & Remodel Exist. Res. & Bring to Min.  
Stdrs.

, 4-1-75-148549-repair existing res and bring to min std

\$1000

9-22-75 Repair & Remodel & bring to min stds (152083)

Building permit to Mike Daywood, Jr. to repair and remodel the house (1974 and 1975)