

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0277
900 JESSIE STREET

PROPOSAL

Demolish a 1939 house.

ARCHITECTURE

One-story, side-gabled wood-frame house with shiplap siding, double-hung wood-sash windows, a paneled wood door, wood trim, and a stone chimney. A front porch with paired wood posts runs the length of the primary (southeast) façade. The house is capped with a standing-seam metal roof. The house was originally constructed with a rectangular plan; a 1969 rear addition appears to be connected with a hyphen.

RESEARCH

900 Jessie Street was constructed in 1939 by Samuel R. and Hallie Thompson, who moved in with their three children. Samuel was a department manager at E.M. Scarbrough & Sons, a prominent department store on Congress Avenue. Beginning ca. 1944-45, the Thompsons rented out the house to a series of individuals and couples, with a brief stint living in the house themselves around 1949. Their renters included Frank H. and Lee A. Werner (ca. 1944-45), Rolf L. and Florence Mygdal (ca. 1952), Virgil Bohn (ca. 1955), and Rennie V. and Kath A. Tye (ca. 1958-61). The house was listed as vacant in 1964.

By 1968, Samuel Thompson had retired from E.M. Scarbrough & Sons and was again residing in the house with Hallie. In 1969, a two-story addition was added to the rear to create a new duplex unit. Samuel Thompson died in 1972. Hallie lived in 900 Jessie Street until her death in 1977, when her son Samuel Thompson Jr. moved in. He still lived in the house in 1983; however, by 1988-89, another family was renting the house. Samuel Thompson Jr. still owns the house.

STAFF COMMENTS

The house is beyond the bounds of any City survey to date. It is not designated at the state or national levels.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been constructed in 1939.
- 2) The building retains a high degree of integrity. It retains a high degree of integrity of design, location, setting, craftsmanship, and feeling. It retains a moderate degree of integrity of materials. Integrity of association is not applicable.
- 3) The property does not appear to demonstrate significance according to any of the historic designation criteria listed in the City of Austin Land Development Code (Section 25-2-352).
 - a. **Architecture.** The house is built in a vernacular style. It does not appear to be architecturally significant.
 - b. **Historical association.** The property has longstanding associations with the family of Samuel R. and Hallie Thompson, as it has been owned and

sporadically inhabited by the Thompson family since 1940. 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 city, the Zilker neighborhood, or a particular group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Designation Criteria—Local Historic District

It is anticipated that this block of Jessie Street does not meet the criteria for a Historic Area Combining District. The street includes substantial new construction and houses built across a wide range of time periods.

This house does not appear to meet the criteria for designation, either as a historic landmark or as a contributing structure to a potential local historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission encourage rehabilitation and adaptive re-use. If rehabilitation and adaptive re-use are not feasible, then staff encourages relocation over demolition, and recommends release of the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: HDP-2017-0277
900 JESSIE STREET



1" = 250'

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



Primary (east) façade of 900 Jessie Street



Detail of secondary (south) façade

Occupancy History

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

- 1988-89 James B. and Charlotte L. Allen, renters
Offshore worker
- 1983 Rodman Thompson [Samuel R. Jr.], homeowner
UT employee
- 1977 Samuel R. Thompson [Jr.], homeowner
UT employee
- 1972 Hallie Thompson, homeowner
Retired. Listed as widow of Samuel R.
- 1968 Samuel and Hallie Thompson, homeowners
Retired
- 1964 Vacant
- 1958-61 Rennie V. and Kath A. Tye, renters
Clerk, Charles P. Davis Hardware. The store sold hardware, housewares, and sporting goods at two locations (317-319 Congress and 49th and Burnet).

- 1955 Virgil Bohn, renter
No place of employment listed
- 1952 Rolf L. and Florence Mygdal, renters
UT student
- 1949 Samuel R. and Hallie Thompson and Samuel Jr., homeowners.
Samuel Rodman was a salesman at Scarbrough's; Samuel Jr. was a special
delivery messenger for the post office.
- 1944-45 Frank H. and Lee A. Werner, renters
Manager, Firestone Test Fleet, a tire testing lab at 305 W. 5th Street
- 1940-41 Samuel R. and Hallie Thompson, homeowners
Department manager at E.M. Scarbrough & Sons, 515-520 Congress Ave. The
store sold "Dry Goods, Notions, Millinery, Clothing, Men's Furnishings, Hats,
Shoes, Etc." It also had a gift shop and "Cape Cod Grill."

Biographical Notes

Samuel Rodman Thompson was born on June 13, 1888, in Texas. He married Hallie Fry ca. 1912. They had three children. In 1930, the family was renting a house in Waco, where Samuel worked as the drapery department manager for Sanger's department store. By 1935, the Thompsons had moved to Austin. There, Samuel managed the drapery department at E.M. Scarbrough & Sons—a position he would hold for 30 years until his retirement ca. 1965. He died on October 26, 1972.

Hallie Fry Thompson was born on September 17, 1892. She died on July 5, 1977.

The Thompsons lived on Treadwell Avenue and Live Oak Street prior to building 900 Jessie Street.

THOMPSON, Mrs. Hallie F., 84, 900 Jessie, died Tuesday. Services 2:30 p.m. Thursday at Hyltin-Manor Funeral Home. Survivors: son, Samuel Rodman Thompson of Austin; daughters, Kathryn Louise Thompson, Frances Horton, both of Austin; brother, Ralph Dugger of Waco; sisters, Fannie Jameson of Fredericksburg, Marie Rogers of Medina, Eloise Hughs of Houston, Margaret Wade, Mattie Downs, Dorothy Chatham, all of Waco; six grandchildren; four great-grandchildren.

Obituary from the Austin American-Statesman, 7/7/1977

SAMUEL THOMPSON

~~Samuel Rodman Thompson,~~
 84, of 900 Jesse, died in a local
 hospital Thursday morning. He
 was retired from Scarbroughs
 where he had been employed as
 the drapery department
 manager for 30 years. He had
 formerly been drapery
 department manager for 25
 years at Sanger's in Waco and
 was a member of the
 Presbyterian Church. He had
 been a resident of Austin for 41
 years.

Survivors include his wife,
 Mrs. Hallie Thompson of
 Austin; one son, Samuel
 Rodman Thompson III of
 Austin; and two daughters, Miss
 Kathryn Thompson and Mrs.
 Eugene Horton, both of Austin;
 six grandchildren; and three
 great-grandchildren.

Funeral will be Saturday at 2
 p.m. at Hyllin Manor Funeral
 Home with Rev. J. Paul Joyner
 officiating. Burial will be in
 Oakwood Cemetery.

Obituary from the Austin American, 10/27/1972

Building Permits

| | |
|------------------------------|----------------|
| S. R. Thompson | 900 Jessie St. |
| 110 - - | 46 - - |
| Oakie Heights | |
| Frame residence - box garage | |
| 270n - 5/8/39 | |
| 4 | |

Building permit for new frame residence and garage to S. R. Thompson, 5/8/1939.

| | | | |
|--|----------------|------------------------|-------------------|
| OWNER | S. R. Thompson | ADDRESS | 900 Jessie Street |
| PLAT | 110 | LOT | 46 |
| SUBDIVISION | Okie Hts. | | |
| OCCUPANCY | Duplex | | |
| BLD PERMIT # | 114892 | DATE | 10-21-69 |
| OWNERS ESTIMATE | \$5,000.00 | | |
| CONTRACTOR | O. E. Horton | NO. OF FIXTURES | several |
| WATER TAP REC # | Exist | SEWER TAP REC # | Exist |
| Two story frm addn to residence to create duplex | | | |
| 1032 sq. ft. | | | |
| 3-15-77 162862 repair and remodel exist res | | | |

Building permit for frame addition (new duplex unit) to S. R. Thompson, 10/21/1969.

Building permit for remodeling and repairs, 3/15/1977.

| | | | | | | | |
|--------------------------------|--|---------------------------|--|--|--|-----------------|--|
| ADDRESS: <u>900 Jessie St.</u> | | | | PERMIT <u>114892</u> | | PLAT <u>110</u> | |
| LOT: <u>46</u> | | BLOCK <u>—</u> | | SUB. <u>OKIE HEIGHTS</u> | | | |
| FIRE ZONE <u>3</u> | | USE DIST: <u>A-1</u> | | OCCUPANCY: <u>2 story addn to Res.</u> | | | |
| LAYOUT | | FRAMING | | FINAL | | ROOF OVERHANG | |
| <u>call</u> | | <u>12-22-69</u> | | <u>OK</u> | | <u>0</u> | |
| PRINC. BLDG. | | PRINC. BLDG. | | PRINC. BLDG. | | PRINC. BLDG. | |
| <u>10-24-69</u> | | <u>5</u> | | <u>16</u> | | <u>16</u> | |
| ACC. BLDG. | | ACC. BLDG. | | ACC. BLDG. | | ACC. BLDG. | |
| FOUNDATION | | FLOOR JOIST SIZE & O.C. | | NECESSARY BLDG. CONN. | | ACC. BLDG. | |
| <u>5</u> | | <u>2x8</u> <u>16</u> | | <input checked="" type="checkbox"/> | | | |
| FR. SETBACK | | CEILING JOIST SIZE & O.C. | | ROOM VENTILATION | | PAVED PARKING | |
| <u>30'</u> | | <u>2x4</u> <u>24</u> | | <input checked="" type="checkbox"/> | | | |
| TOTAL & MIN. SIDE YD. | | STUD SIZE & O.C. | | STAIRS REQ. & NO. | | | |
| <u>17</u> <u>5</u> | | <u>2x4</u> <u>16</u> | | | | | |
| SIDE STREET YARD | | MASONRY WALL | | ATTIC FIRE STOPS REQ. | | | |
| | | | | | | | |
| OWNER: <u>S.R. Thompson</u> | | | | CONTRACTOR: <u>O.E. Horton</u> | | | |
| | | | | <u>20x24 = 480</u> | | | |
| | | | | <u>480</u> | | | |
| | | | | <u>10320</u> | | | |
| | | | | <u>P.B. 10-21-69</u> | | | |

Inspection report for frame addition (new duplex unit) to S. R. Thompson, 10/24/1969.

| | | | | | | | |
|------------------------------------|--|---------------------------|--|---|--|------------------|--|
| ADDRESS: <u>900 JESSIE</u> | | | | PERMIT: <u>162862</u> | | PLAT: <u>110</u> | |
| LOT: <u>4</u> | | BLOCK | | SUBDIVISION: | | | |
| | | OUTLOT | | <u>OKIE HTS</u> | | | |
| FIRE ZONE: <u>3</u> | | USE DIST. <u>A-1st</u> | | OCCUPANCY: <u>Repair & Remodel exist Res</u> | | | |
| <u>3-16-77</u> | | LAYOUT | | FRAMING | | <u>4-29-77</u> | |
| | | FOUNDATION | | Bldg. Conn. | | Parking | |
| | | FRONT SETBACK | | Room Vent. | | Exits | |
| | | TOTAL & MIN. SIDE YARD | | Stairs | | Exit lights | |
| | | SIDE ST. YARD | | Rafters | | Fences | |
| | | FLOOR JOIST SIZE & O.C. | | Attic Vent. | | Corridors | |
| | | CEILING JOIST SIZE & O.C. | | Insulation | | | |
| | | STUD SIZE & O.C. | | Hood Vent. | | | |
| | | TYPE CONST. | | Glass | | | |
| | | W. INSULATION | | Deadbolts | | | |
| | | SHEETROCK | | Fireplaces | | | |
| | | COMMERCIAL SHEETROCK | | | | | |
| | | OCCUP. SEP. | | | | | |
| | | THRU OUT | | | | | |
| OWNER: <u>Hallie Thompson</u> | | | | CONTRACTOR: <u>Williams Building & Remodeling</u> | | | |
| <u>Paint rehangig doors</u> | | | | | | | |
| <u>screens cabinets INSULATION</u> | | | | | | | |

Inspection report for minor interior improvements to Hallie Thompson, 3/16/1977.