

HISTORIC LANDMARK COMMISSION
APRIL 23, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0031
703 THERESA AVENUE
WEST LINE HISTORIC DISTRICT

PROPOSAL

Alter and add to a one-story house, including a second-story addition; construct a detached rear garage and carport.

PROJECT SPECIFICATIONS

The existing building is a one-story, gable-roof, rectangular-plan wood-frame house with asbestos shingle siding; single-hung and casement vinyl- and steel-sash windows; and a paneled, partially-glazed door. 703 Theresa Avenue is a contributing property in the West Line Historic District.

The proposed building, as altered, will be designed in a modern vernacular style. It is two stories high, with an irregular-shaped plan. The building is capped by a gable roof with combination shed roofs at the front massing and a one-story hipped portion at the corner entrance; all roofs are covered by composition shingles. The building is clad in hardiplank siding and stucco. Fenestration includes fixed, single-hung, and sliding clad-wood windows, and doors include fully-glazed wood doors paired with fixed windows of the same size. A front second-story balcony features a metal and wire railing. The total footprint of the building is 1,703 square feet.

A one-story garage and carport is clad in hardiplank siding and capped by a combination gable roof. Fenestration includes single-hung clad-wood windows. A small entry porch features a corner wood post and paneled metal door. It has a footprint of 528 square feet.

RESEARCH

The house was constructed by Murchison Sheppard Co. ca 1952. It was occupied by various people throughout the years, including an engineering specialist at LCRA and a student; but none was a long-term resident.

STANDARDS FOR REVIEW

The property is contributing to the West Line Historic District. However, it does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building itself is over 50 years old, having been constructed ca. 1952.
- 2) The building retains a moderate to high degree of integrity. Some windows have been replaced.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property does not appear to demonstrate significance according to any of the criteria.
 - a. **Architecture.** The building is built in a vernacular style. It does not appear to be architecturally significant.
 - b. **Historical association.** There are no 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 appear to 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 Secretary of the Interior's Standards are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards 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.*
- 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 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.*
- 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 project does not comply with the Secretary's Standards, as it irreversibly changes the character of the existing house.

As the proposed project is of a scale that equates to new construction, it was also evaluated using general design principles for new construction in historic districts. These principles emphasize compatibility with contributing houses within the district in terms of lot placement, size, scale, materials, fenestration patterns, massing, and floor-to-ceiling ratios.

The proposed project complies with some of the applicable principles:

- Lot placement: The building has the same setback on the lot to the existing building.
- Size and scale: The two-story house is proposed for a block where all contributing houses are one story high.
- Materials: The building is partially clad in stucco, which is not compatible with the wood siding found on the other contributing buildings on the block.
- Fenestration patterns: Contributing houses on the block have double-hung wood-sash windows. The large windows and fully-glazed doors are not compatible.
- Massing: The two-story building is not compatible with other contributing buildings.

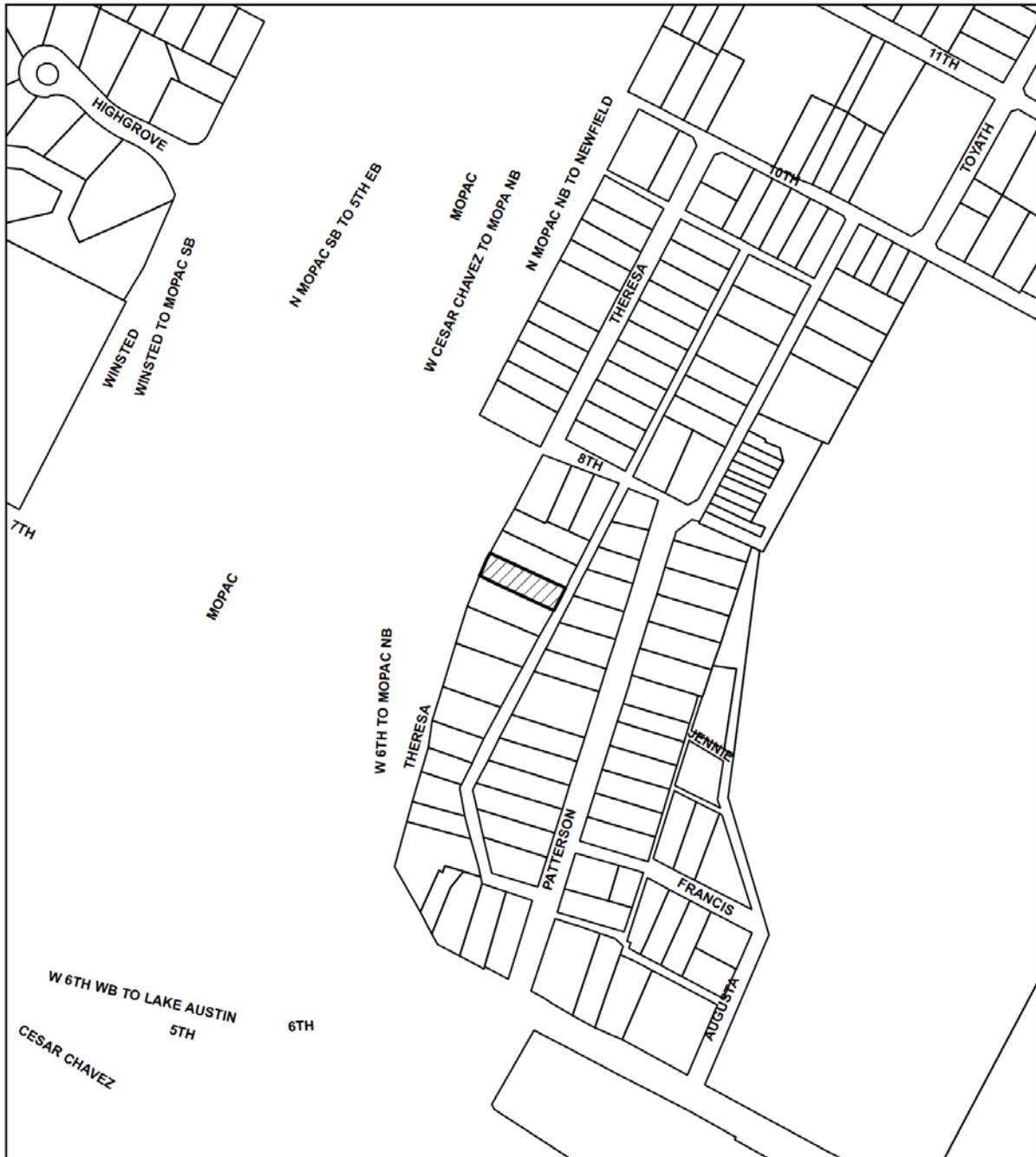
The proposed project does not comply with the applicable principles.

The proposed project would change the house from contributing to non-contributing in the National Register historic district. However, it should be noted that the portion of the 700 block of Theresa Avenue—at least, the portion visible from this property—already has a low to moderate degree of integrity. The two properties to the north are modest single-story houses, one of which has vinyl-sash windows and a large rear addition designed in a modern style. The property to the south is occupied by two modern two-story, stucco-clad buildings with blocky massing; the proposed project is similar to these. The western side of the street is vacant, with modern construction planned. These factors do not mitigate the loss of a contributing property, but they make it difficult to endorse pure preservation.

STAFF RECOMMENDATION

No recommendation regarding comments. Staff does recommend 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: NRD-2018-0031
LOCATION: 703 THERESA ST



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



West (primary) façade and south elevation of 703 Theresa Avenue.



West façade and north elevation.



705 Theresa Avenue, immediately to the north.



701A-B Theresa Avenue, immediately to the south.



707 Theresa Avenue, two houses to the north.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
April 2018

1953	Robert E. and June Grundy, owners Engineering specialist, LCRA (Robert); Office Secretary, William E. Odom (June)
1955	Vacant
1959	Address not listed
1962	Gerald T. Langford, owner Tex-L Exploration
1968	Vacant—no return
1977	Valeta Tatenham No occupation listed
1986	Margaret Hart No occupation listed
1992	Phillip M. Gavenda Student

Building Permits

Receipt No 18970

Application for Sewer Connection

51987- N^o 30541A

Austin, Texas, 9-15-52 1952

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—
 I hereby make application for sewer connection and instructions on premises owned by Murchison Sheppard at 203 Theresa Ave Street,
 further described as Lot 300 Block _____ Outlot _____ Division _____
 subdivision Theresa Winn Plat 97, which is to be used as a Res.
 In this place there are to be installed 5 fixtures. Plumbing Permit No. 2009A
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'

4' Alvin H. Ban
Respectfully

Sub-~~Out~~ Connected } 5' Nolsce
(Location)

P. J. Branigan
Ed

Date 11-12-52

By Ranget

NOTE: Connection Instruction 6' sewer in easement at red 3 1/2'
dig main 1.5' W of lot 844

Permit for water service, issued to Murchison Sheppard [Co.], 9/15/1952.