

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
DEMOLITION AND RELOCATION PERMITS
HDP-2018-0647
609 THERESA AVENUE

PROPOSAL

Demolish a ca. 1939 house.

ARCHITECTURE

One-story, L-plan, stuccoed frame house with single 6:6 fenestration and minimal Colonial Revival stylistic elements.

RESEARCH

The house was built in 1939 by Theresa Winn, the widowed daughter of A.W. and Annie Johns, several months after her father passed away. A.W. and Annie Johns lived in a large, 2-story house just up the hill from this house at 701 Theresa Avenue. A.W. Johns was a prominent building contractor; he passed away in March, 1939, about 6 months before his daughter Theresa (for whom, it is believed, Theresa Avenue is named) took out a building and utility permits to construct this house for herself and her widowed mother. Annie Johns lived here for the rest of her life; she passed away in 1945. Theresa Winn, who worked for years at Roberdeau Van and Storage Company, lived here until her death in 1958.

Following the ownership and tenancy of Theresa Winn and her mother, the house was purchased by Douglas and Janet Packard, who were living here in the 1990s. Douglas Packard was the plant manager for Austin White Lime Company, located northwest of Austin at McNeil, Texas.

STAFF COMMENTS

The house was listed as non-contributing to the West Line National Register Historic District. Staff does not agree with this determination as the house retains a high degree of integrity.

Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

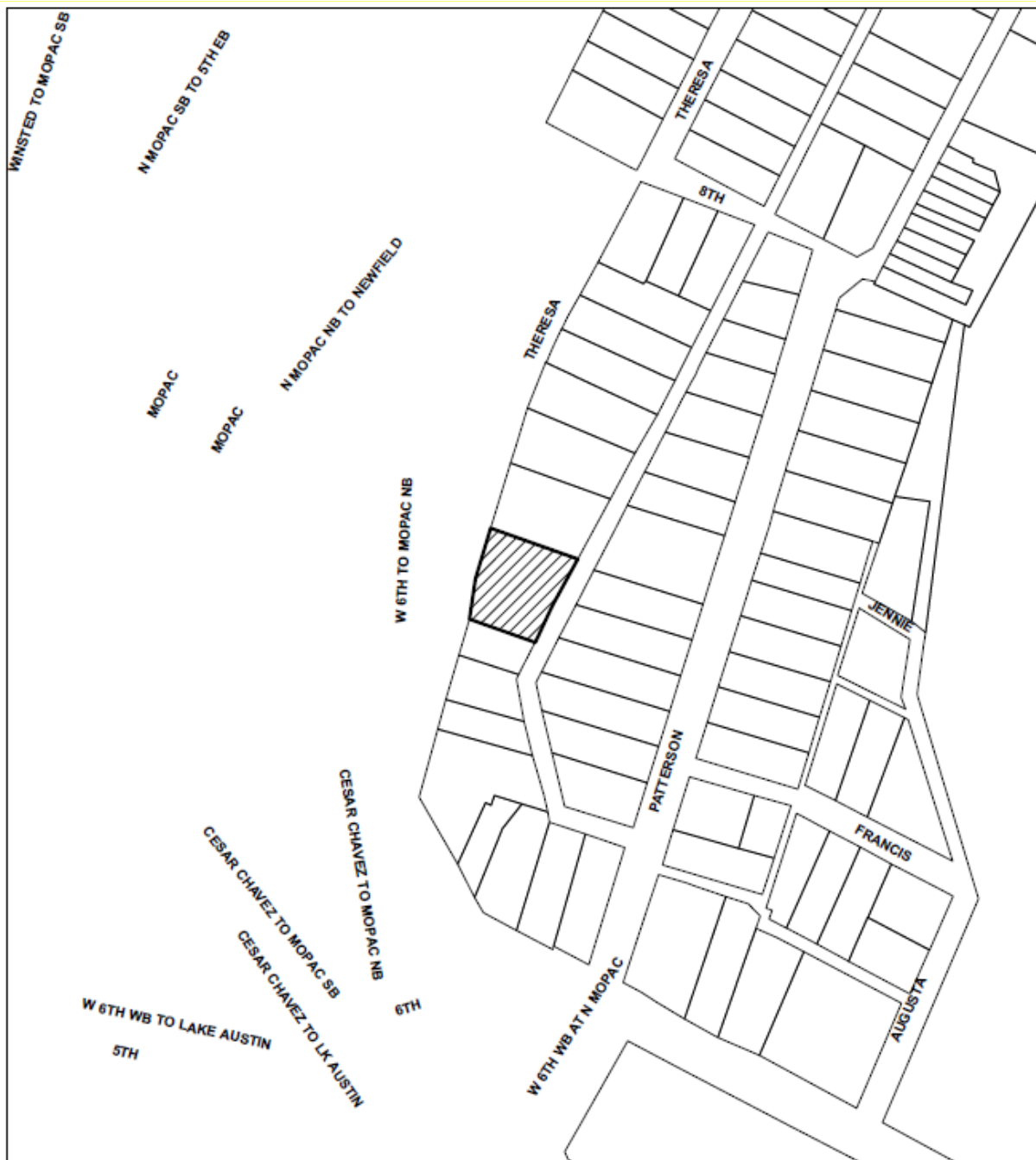
- a. **Architecture.** The house is a stuccoed frame house with minimal references to the Colonial Revival style with its symmetrical composition and use of single 6:6 windows. However, the Colonial Revival was a very popular style in Austin and this house is not a particularly good example of it; Colonial Revival houses rarely used stucco as an exterior cladding material. There does not appear to be sufficient architectural distinction to warrant the designation of this house as a historic landmark under the architectural criterion.
- b. **Historical association.** The house was built by the daughter of a prominent contractor after he passed away as a home for herself and her widowed mother. The daughter, Theresa Winn, was a clerk and stenographer for a local moving and storage company. There do not appear to be significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.

- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, but release 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.. The house does not meet the criteria for individual designation as a historic landmark. However, staff disputes the call that this house is non-contributing to the historic district in that it retains a high degree of integrity, so staff will not release the permit until the Commission has reviewed the plans for the replacement structure.

LOCATION MAP



1" = 168'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2018-0647

LOCATION: 609 Theresa Avenue

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.

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609 Theresa Avenue
ca. 1939



OCCUPANCY HISTORY
609 Theresa Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2018

- | | |
|---------|---|
| 1992 | F. Doug and Janet R. Packard, owners
Unit manager, City |
| 1985-86 | Janet Packard, owner
No occupation listed
NOTE: F. Doug Packard is not listed in the directory, but his occupation as plant manager of Austin White Lime Company, is listed under Janet's name. |
| 1981 | Douglas and Janet Packard, owners
Plant manager, Austin White Lime Company, McNeil, Texas. |
| 1977 | Douglas and Janet Packard, owners
Plant manager, Austin White Lime Company, McNeil, Texas. |
| 1973 | Douglas F. and Janet Packard, owners
Employed by Austin White Lime Company, McNeil, Texas. |
| 1968 | Douglas F. and Janet Packard, owners
No occupation listed |

- 1965 Douglas F. and Janet Packard, owners
Douglas: Student
Janet: Office secretary
- 1961 Douglas and Janet Packard, renters
Douglas: Student
Janet: Office secretary, Austin Industries, furniture manufacturers, 4311 S. Congress Avenue.
- 1959 Janet Packard, renter
Office secretary, Austin Industries, furniture manufacturers, 4311 S. Congress Avenue.
NOTE: Douglas Packard is not listed in the directory.
NOTE: The house is listed as vacant in the address section of the directory.
NOTE: Theresa J. Winn is not listed in the directory.
- 1955 Theresa J. Winn
Widow, Dick Winn
Office manager, Roberdeau Van and Storage Company, 207 San Jacinto Street.
- 1952 Theresa J. Winn, owner
Clerk, Roberdeau Van and Storage Company, 207 San Jacinto Street.
- 1949 Theresa J. Winn
Widow, A.T. Winn
Clerk, Roberdeau Van and Storage Company, 207 San Jacinto Street.
- 1947 Annie Johns, owner
No occupation listed
Also listed is Theresa J. Winn employed by Roberdeau Van and Storage Company, 207 San Jacinto Street.
- 1944-45 Annie Johns, owner
No occupation listed
Also listed is Theresa J. Winn, a clerk at Roberdeau Van and Storage Company, 207 San Jacinto Street.
- 1941 Annie Johns, owner
Widow, A.W. Johns
No occupation listed
Also listed is Theresa Winn, no occupation shown.
- 1940 Annie Johns, owner
Widow, A.W. Johns
No occupation listed
Also listed is Theresa J. Winn, the widow of Albert Winn. She was a stenographer for Roberdeau Van and Storage Company, 411 E. 4th Street.
- 1939 The address is not listed in the directory.
NOTE: Alex W. and Annie Johns are listed as the owners of the house at 701 Theresa Avenue, which was north of what is now Francis Avenue. Neither Alex nor Annie Johns had an occupation shown. Listed with them was Theresa J. Winn, the widow of Albert Winn. She was a stenographer for Roberdeau Van and Storage Company, 411 E. 4th Street.

BIOGRAPHICAL NOTES:**Annie Johns / Theresa Winn (ca. 1939 – ca. 1958)**

The 1940 U.S. Census shows Annie M. Johns as the owner of this house, which was worth \$4,000. Annie M. Johns was a 77-year old Alabama-born widow with no occupation listed. With her lived her daughter, Theresa Winn, 40, a Texas-born widow who worked as a stenographer for a storage garage.

The 1930 U.S. Census shows Alex W. and Annie Johns as the owners of the house at 701 Theresa Avenue, which was worth \$12,000. Alex W. Johns was 75, had been born in Georgia, and was a building contractor. Annie Johns was 69, had been born in Alabama, and had no occupation listed.

Annie Johns' husband, Alexander Whitfield Johns, was living at 701 Theresa Avenue at the time of his death in March, 1939. He was born in 1855 in Georgia, and was a building contractor.

Annie Nisbet Johns was living in this house at the time of her death in September, 1945. She was a widow who had been born in Jacksonville, Alabama in 1861, and kept house.

According to her death certificate, Theresa Johns Winn was living in this house at the time of her death in 1958. She was born in Burnet, Texas in 1898, and was employed by the Roberdeau Van and Storage Company. She was a widow.

MRS. ANNIE JOHNS

Mrs. Annie Nisbet Johns, 84, widow of the former building contractor, A. W. Johns, died at her home, 609 Theresa, Thursday. Mrs. Johns had been a resident of Austin since 1909 and was a member of the University Presbyterian church. She is survived by one daughter, Mrs. T. J. Winn of Austin; three sons, F. M. Johns of Houston, A. W. Johns, Jr., of Glendale, Calif., and M. S. Johns of Austin.

Funeral services will be conducted by the Rev. Harry M. Moffett at the Weed-Corley Funeral home at 10 a. m. Friday. Burial will be in Oakwood cemetery.

Obituary of Annie Johns
Austin American, September 28, 1945

MRS. THERESA JOHNS WINN

Mrs. Theresa Johns Winn, 609 Theresa, died suddenly at her home early Wednesday. She had been a resident of Austin since 1909 and was a graduate of Austin public schools and the University of Texas. For many years she has been associated with the Roberdeau Van and Storage Company. Mrs. Winn was a member of University Presbyterian Church.

Survivors are three brothers, Floyd M. Johns, and N. S. Johns, both of Austin and A. W. Johns Jr. of Pasadena, Calif.

The body is at Weed-Corley Funeral Home pending definite funeral arrangements.

Obituary of Theresa Winn
Austin American, February 20, 1958

MRS. THERESA J. WINN

Funeral services for Mrs. Theresa Johns Winn will be held at Weed-Corley Funeral Home Friday at 10 a. m. with Dr. William Logan officiating. Burial will be in Oakwood Cemetery.

Funeral notice for Theresa Winn
Austin American, February 21, 1958

Mrs. Theresa Winn 609 Theresa Ave.
 97 - - S.30' of 2,N.40'
 of 3 -

A. W. Johns Sub. of lot 5
 Stucco on frame res. & box garage

276n - 6/19/39

5

Building permit to Theresa Winn for the construction of this house (1939)

WATER SERVICE PERMIT		No. 13563	
Austin, Texas		Date June 20th, 1939	
Received of	Mrs Theresa Winn	Date	
Address	609 Theresa		
Amount	Two and 50/100--	\$ 2.50	
Plumber	Smoot	Size of Tap	8"
Date of Connection	6-21-39		
Size of Tap Made	3/4		
Size Service Made	3/4		
Size Main Tapped	6"		
From Front Prop. Line to Curb Cock	8'		
From SOUTH Prop. Line to Curb Cock	26'		
Location of Meter	CURBLINE		
Type of Box	LOCK		
Depth of Main in St.	✓		
Depth of Service Line	✓		
From Curb Cock to Tap on Main	✓		
Checked by Engr. Dept.	7-6-39 LE		

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	DRAIN TILE	Stop	Box	Lid	Valves	Job No.	Req. No.
				3/4 X 1/2	1/2 SLEEVE											639-1015	37043

INDEXED

DOUGLAS

Water service permit to Theresa Winn for this house (1939)

Connection Charge # 1269 N^o 15827
 APPLICATION FOR SEWER CONNECTION.

Austin, Texas, June 20 1939

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 Mrs. Theresa Winn
 at 609 Theresa Street,
3.50' of 2 N. 40'
 further described as lot of 3 block , outlot ,
 subdivision A. M. Johns Sub. division , plat 97,
of 1015
 which is to be used as a res.

In this place there are to be installed 5 fixtures.

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

2 DEEP Respectfully,

AT PL

Stub Out

Connected 7-13 1939 Permit Rec. 6-29-39

Size of Main 6 inches. 7-11-39

Size of Service 4 inches. O.V.

3 Feet Deep Alley

11 Feet from Property Line

Feet from Curb Line

Inspected by C. S. Smith

Connection made by Theresa Winn

11095 Sewer on alley

Sewer connection application by Theresa Winn for this house (1939)



The 1935 Sanborn map shows the site of the current house as vacant (red). The home of A.W. and Annie Johns at 701 Theresa Avenue is shown in blue.