

**HISTORIC LANDMARK COMMISSION
AUGUST 26, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0042
609 DAVIS STREET
RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Construct a 2-story structure with mezzanine level adjacent to a ca. 1918-20 house.

ARCHITECTURE

One-story Craftsman house with wood horizontal and shingle siding, 1:1 wood windows, a gabled roof with composition shingles, exposed rafter tails and decorative brackets, a picture window, and a large deck addition.

PROJECT SPECIFICATIONS

- 1) Relocate the existing building's entrance to the Rainey Street elevation, and replace an existing door with windows on the same elevation. Replace the roof in kind.
- 2) Remove and replace the existing fence, ramp, and deck with a steel fence, CMU wall, and reconfigured deck and yard space.
- 3) Construct a two-story structure with mezzanine to the rear of the property, independent from the historic building. The first floor deck will be enclosed by a steel fence with ornamental metal railings above a solid wood-clad base. An elevator shaft, clad in stucco, will be added. The mezzanine level contains a balcony with steel guardrails. The second-floor façade will begin above the ridgeline of the historic house, approximately 10' back from the front wall. It sits atop steel piers and features a cross-gabled enclosed structure, a gabled enclosed structure, and a latticed steel pergola visually connecting the two. A covered metal trellis is also featured on the main elevation. The enclosed structures are each clad in stained shingles with wood trim and stucco accents, and feature metal roofs and a fixed-pane window beneath each gable.

RESEARCH

The existing house appears to have been built between 1918 and 1920 by A.G. Malmberg, a shoemaker, and his wife Ida. They lived there for at least a year with his daughter and son-in-law. From 1924 to at least 1941, the house was occupied by owners Rufus and Elizabeth Waterston. Rufus Waterston was the son James Waterston, a carpenter, stonecutter, and bricklayer. He followed in his father's footsteps as a contractor. Waterston died in 1938 and his wife and their son remained in the house for the next few years. After a series of short-term owners, the house was purchased in 1952 by Elin M. and Sixten August Walberg Johnson, a World War II veteran and maintenance man at the County Courthouse. The Johnsons lived at 609 Davis Street until Sixten's death in 1977, with Elin remaining there until at least 1986.

STAFF COMMENTS

The property is not included in the 1984 Comprehensive Cultural Resources Survey. The property is listed as non-contributing to the district in the 1985 NRHD nomination.

STANDARDS FOR REVIEW

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate degree of integrity.

- a. **Architecture.** The building displays characteristics of the Craftsman style.
- b. **Historical association.** There do not appear to be any significant historical associations; however, the Commission may choose to consider that the home's long-term inhabitants represent the 20th-century working-class residents of the area.
- c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The building 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.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects 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. The proposed new construction will alter the property's relationship to the streetscape, as its vertical emphasis varies from the relatively low-profile existing building. (See streetscape photos below.) No distinctive materials will be removed, as the new structure is not directly attached to the existing house.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. The proposed new construction will not significantly alter existing materials, features, finishes, or construction techniques.

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. The proposed work is differentiated via the use of steel as a focal material and via its modern proportions, fenestration patterns, and massing. The new structure's materials are compatible with the adjacent historic structure; the structure's position above the original building is not. Changes in scale and materials have been made by the applicant to reflect the Certificate of Appropriateness Committee's recommendations to reduce the structure's visual weight and the second-floor elements' prominence.

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. If the new structure were removed, the historic building would remain intact.

COMMITTEE RECOMMENDATIONS




Consider design changes to avoid a "looming" appearance and to retain the original building as the focal point of the site. Revise rooflines to reflect the roofline on the original house, and consider setting the new structure back further from the original. Consider adding more open latticework, rather than solid massing, to remove visual weight from the new structure. Proposed new construction is more appropriate for Rainey Street than for other NRHDs.

STAFF RECOMMENDATION

Consider postponement to 9-23-19 to allow the applicant to work with the Certificate of Appropriateness Committee to refine the new structure's design. Otherwise, comment on plans for new construction and encourage the applicant to further implement Committee recommendations, then release the permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

NOTIFICATIONS

CASE#: NRD-2019-0042
609 DAVIS STREET

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.

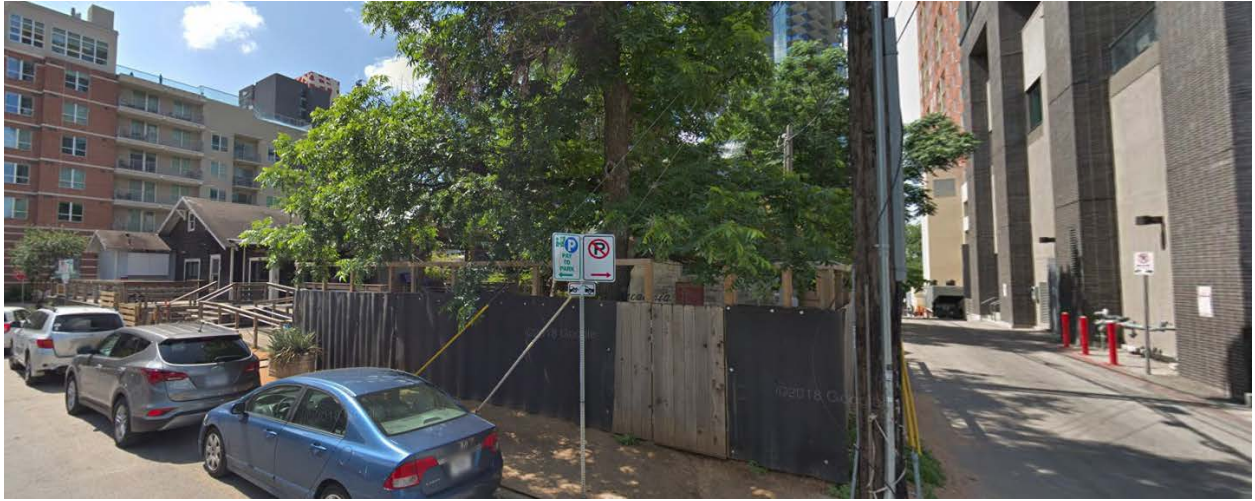
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos







Google street view/satellite, 2017-2018



Clivebar.com, 2019

Occupancy History

City Directory Research, Austin History Center
By City Historic Preservation Office, August 2019

- | | |
|---------|---|
| 1920 | A.G. and Ida C. Malmberg, owners
Proprietor, Malmberg Shoe Works, 614 Colorado |
| | Axel and Esther Paulson, owners
Malmberg Auto Repair Company, 205 E. 5 th St. |
| | Mrs. Judith Johnson, renter |
| 1922 | 90 Rainey: C. H. and Mary Hurley, owners
Lillian M. Hurley |
| 1924 | Rufe M. and Elizabeth Waterston, owners
Carpenter |
| 1927 | R.M. and Elizabeth Waterston, owners
Contractor |
| 1929 | Rufe M. and Elizabeth Waterston, owners
Contractor |
| 1932-33 | Rufe M. and Elizabeth Waterston, owners
Stonecutter |
| 1935 | R.M. and Elizabeth Waterston, owners |

	Carpenter
1937	R.M. and Elizabeth Waterston, owners Carpenter
1939	Mrs. Elizabeth Waterston (Wid. Rufus M. Waterston), owner
1941	Mrs. Elizabeth Waterston, owner Clerk
	James R. Waterston Student, U of T
1944-45	Velan and Lela Hurst, owners Mechanic
	Bertha Phillips (Wid. Charles), renter Saleswoman
	Jennie L. Phillips, renter Mechanic
1947	John H. and Ethel Brooks, owners Farmer
	Benjamin Jr. and Ellen Garter, renters Farmer
1949	John H. and Ethel Brooks, owners
1952	Sixten A.W. and Ellen Johnson, owners Roofer
1955	Sixten A.W. and Elin M. Johnson, owners Janitor, Building Office of the County Courthouse
1959	Sixten A. and Elin M. Johnson, owners
1962	Sixten A. and Elin M. Johnson, owners Janitor, County Courthouse
1965	Sixten A. and Elin M. Johnson, owners Janitor, County Courthouse
1968	Sixten A. and Elin M. Johnson, owners Janitor, County Courthouse
1973	Sixten A. and Elin M. Johnson, owners Retired
1977	Sixten A. and Elin M. Johnson, owners Retired
1981	Mrs. Elin M. Johnson, owner Retired
1986	Mrs. Elin M. Johnson, owner Retired
1992	Alan N. Sinton, renter Note: The directory indicates that Alan Sinton is a new resident

Biographical Notes

A. G. MALMBERG, 74, died Monday night at the residence of his daughter, Mrs. A. Paulson, 2105 East First street. Funeral services will be held Wednesday at 3:30 p. m. from Mrs. Paulson's residence, and at 4 o'clock from the Swedish Methodist church, 13th and Colorado. Rev. K. S. Norberg will conduct the services. Burial will be in Oakwood cemetery.

Mr. Malmberg had been a resident of Austin for many years, and was owner of the shoe repair shop located on the first floor of the Elks club building.

Surviving him are four children: Mrs. Paulson, Mrs. Arthur Berg, H. G. Malmberg and Eric Malmberg, all residents of Austin; and one brother, Axel Malmberg, of Georgetown.

Pallbearers for the funeral will be William Rubenson, C. Stohl, Gus Moberg, Carl Brogren, Pete Quick and William Peters.

The Austin Statesman; Jun 15, 1926

AUSTIN CARPENTER, 47, IS CLAIMED BY DEATH

Rufe Waterston, 47, Austin carpenter, 609 Davis street, died Thursday morning at Brackenridge hospital of complications following an appendectomy a week ago.

Funeral arrangements are pending.

The dead man is an uncle of County Atty. Tass D. Waterston.

Other survivors include his widow and son James Rufe Waterston, both of Austin; three brothers, Robert Waterston of Austin, Edward Waterston of Corpus Christi and James Waterston of Liberty Hill, and two sisters, Miss Mary Waterston of Austin and Miss Elizabeth Waterston of Newark, N. J.

The Austin Statesman; Jan 27, 1938

BUZZ SAW SLICES OFF WORKER'S 4 FINGERS

R. M. Waterston, about 45, a carpenter living at 609 Davis street, suffered the loss of all but one finger on his right hand in a construction accident Monday morning at the Austin state school.

The injured man was taken to Seton infirmary after he was given emergency aid at the school.

Sgt. H. W. Heiling said Waterston was working with a buzz saw when his hand slipped. As the blade swept diagonally across his hand, Waterston lost his thumb, index, middle and ring fingers. He was employed on the construction of a new building at the school.

WATERSTON — Funeral services for Rufe M. Waterston, 58, who died Thursday morning, were held Friday at 2:30 p. m. from the Hytlin Funeral home with the Rev. H. C. Morrison and Dr. D. E. Greider officiating. Pallbearers were James A. Davis, Edward Dill, D. T. McCullough, Jr., Conrad Fox, Dolly Dreves and Tass D. Waterston. Interment was in Oakwood cemetery.

Surviving Mr. Waterston are his widow; one son, James Rufe Waterston; his step-mother, Mrs. Belle Waterston of Austin; two sisters, Miss Mary Waterston of Austin and Miss Elizabeth Waterston of Newark, N. J., and three brothers, Edward Waterston of Corpus Christi, Robert Waterston of Austin and James Waterston of Liberty Hill.

The Austin Statesman; Oct 25, 1937

The Austin Statesman; Jan 28, 1938



THOSE WERE DAYS—Austin High School graduates of 1908, with 31 of the 34 getting diplomas in this photograph, pose by the building which later became John T. Allan Junior High, east of Congress Avenue. Left to right, they are Back row: Annie F. Campbell, Frankie Cochran, Florence Sears, Lena Rogan, Annie Magge, Agnes Robertson, Edna von Rosenberg, Mabel Maud; Next row: Lucy Blocker, Pauline von Rosenberg, Pauline Rex, Katie Clark, Laura

Tucker, Janie Tannehill, Inez Slaughter, Salome Anthony, Lomie Layton, Louise Lambie, Cammie Briggs, May Belle Robbins, Lillian Frances Clarke, Nannie von Rosenberg. Third row down: Walter Arlitt, Julius Runge, Robert F. Campbell, M. E. Rogers Jr., Raymond Phelps, Robert Bright, Rufus Waterston. Front row: John D. Miller, Ralph Goeth. Not shown: Nettie B. Sullivan, Rosa Maas and Preston Reynolds.

The Austin American Statesman; Jul 4, 1976

Couple Celebrates

Mr. and Mrs. Sixten Johnson are celebrating their 25th wedding anniversary with an open house Sunday, April 7, at their home, 609 Davis Street. Friends and relatives are invited.

JOHNSON, Sixten A.W., 69, 609 Davis St., died Sunday. Services were Tuesday. (Hylltin-Manor)

The Austin American; Mar 31, 1963

The Austin American Statesman; Sep 13, 1977

STATE OF TEXAS 22701-22701 CERTIFICATE OF DEATH 1109 DATE FILE NO. 80275

1. PLACE OF DEATH a. COUNTY TRAVIS		2. USUAL RESIDENCE (Where deceased lived, if institution residence before admission) a. STATE TEXAS b. COUNTY TRAVIS	
3. CITY OR TOWN (If outside city limits, give precinct no.) AUSTIN		4. CITY OR TOWN (If outside city limits, give precinct no.) AUSTIN	
5. NAME OF (If not in hospital, give street address) HOSPITAL OR INSTITUTION SETON MEDICAL CENTER		6. STREET ADDRESS (If rural, give location) 609 DAVIS ST.	
7. PLACE OF DEATH INSIDE CITY LIMITS YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		8. RESIDENCE INSIDE CITY LIMITS YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
9. NAME OF DECEASED (Last or first) SIXTEN AUGUST WALBERG JOHNSON		10. DATE OF DEATH SEPT. 11, 1977	
11. SEX MALE		12. DATE OF BIRTH FEBRUARY 12, 1908	
13. COLOR OR RACE WHITE		14. MARRIAGE STATUS Married <input checked="" type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/>	
15. USUAL OCCUPATION (Give kind of work done) RETIRED MAINTENANCE MAN TRAVIS CO.		16. CITIZENSHIP TRAVIS COUNTY, TX	
17. FATHER'S NAME P. A. JOHNSON		18. MOTHER'S MAIDEN NAME EMILY GUSTAFSON	
19. WAY DECEASED (If not in U.S. Armed Forces) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (If yes, state war or date of service) WWII US NAVY 449-09-0492 A		20. INFORMANT ELIN JOHNSON, wife	
21. CAUSE OF DEATH (Enter only one cause per line for (a), (b), and (c)) PART I: DEATH WAS CAUSED BY: IMMEDIATE CAUSE: <u>Cadaveric Poisoning Arterio</u> CONDITIONS, if any, which gave rise to above cause (d): <u>Acute Anterograde Intoxication</u> 12 hrs.			
22. MEDICAL CERTIFICATION TEXAS DEPARTMENT OF HEALTH REC'D OCT 24 1977 BUREAU OF VITAL STATISTICS			
23. TIME OF DEATH Hour: 11:00 AM			
24. PLACE OF DEATH (If not in hospital, give street address, city, town, or location) AUSTIN, TEXAS			
25. DATE OF DEATH SEPT. 11, 1977			
26. NAME OF FUNERAL HOME OR CREMATOR HYLTIN-MANOR FUNERAL HOME, (HOHMANN, 5377)			

110118 spouse - Elin Johnson
ice Hylltin-Manor 9/22/77
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Sixten A. W. Johnson death certificate, 1977

Building Permits

Receipt No. _____

Application for Sewer Connection

No 4725A

Austin, Texas, 5-24 1978

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

at 609 Davis St. Street,
further described as Lot 7.44' x 1 Block 5 Outlot Division
subdivision 8 Plat 13, which is to be used as a

In this place there are to be installed fixtures. Plumbing Permit No. _____
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line _____

Respectfully,

Stub Out }
Connected }
(Location)

Date _____

By _____

NOTE: Connection Instruction 6 Sewers in Rainy St
Sewer tap permit, 5-24-18