

HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0052
904 ROBERTSON STREET
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Rebuild 2-story additions to a 2-story, ca. 1920 house moved onto the lot in 1954. Replace roof and reconfigure and replace windows and decorative elements.

ARCHITECTURE

The existing building is a Craftsman-style home with composition shingle roof, horizontal wood siding, 1:1 and 6:6 wood windows with screens at the first floor, a partial-width porch, and decorative brackets. Second-story dormers, a rear screened porch and addition, and a rooftop cupola have been added.

PROJECT SPECIFICATIONS

- 1) Replace existing wood windows and add aluminum-clad wood windows to the front, side, and rear of the building. Street-facing double-hung windows at first floor will match existing. Reconfigure and replace all other windows with casement windows at first and second floors.
- 2) Remove a front door and replace front, side, and rear doors.
- 3) Replace wood siding as needed.
- 4) Remodel roof to eliminate dormers at north and south elevations, remove cupola, and raise roofline at second floor. Replace existing shingle roof with standing-seam metal.
- 5) Remove columns, trim, brackets, and railing at main façade. Replace existing partial-width steps with full-width concrete steps. Add steel support post and new railing at south elevation only. Remove brackets and trim at rear.
- 6) Remove existing side porch at north elevation and replace with stucco-skirted wood deck with shed roof.

RESEARCH

The West Line National Register nomination for the building at 904 Robertson St. lists its construction date as ca. 1920. The house was moved into the lot from an unknown location in 1954. Since 1955, it has been primarily a rental property; its first occupants at this site were Milton Lunday and Tony Rodriguez in 1955 and 1962. Its longest-term occupants prior to 1992 at this location were Larry and Joyce Walton. Larry was a manager at Safeway, and he and Joyce lived in the home from at least 1965 to 1972. After their tenancy, it was remodeled into a duplex, whose primary residents were once again short-term renters.

STAFF COMMENTS

The property is listed as contributing to the West Line National Register district.

STANDARDS FOR REVIEW

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate to low 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.
- 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. 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. The proposed changes remove distinctive decorative features from the historic portion of the building and alter its fenestration patterns. All proposed changes are within the footprint of the existing building.

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 addition modification is differentiated from the original building by its placement, fenestration pattern, roof height, and gable orientation. Decorative features will be removed at the main and rear facades. Reconfiguration of historic window patterns and replacement with single-pane casement windows are not compatible modifications. Standing-seam metal is less appropriate for the historic-age building than the existing shingle roof.

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 essential integrity of the historic roofline will be affected by the removal of additions at the north and south elevations; however, the building's footprint will not be modified.

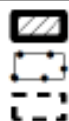
COMMITTEE RECOMMENDATION

Retain original fenestration patterns, door, and brackets. Retain teardrop siding and focus modifications to rear of structure, keeping the front of the building intact. Use an asphalt shingle roof rather than metal.

STAFF RECOMMENDATION

Recommend that Committee recommendations be implemented, then comment on and release the permit.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 172'

NOTIFICATIONS

CASE#: NRD-2019-0052
LOCATION: 904 Robertson 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, 2011-2019



Zillow.com, 2018

Occupancy History

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

1952 *Address not listed.*
1955 Milton Lunday, renter
1959 Vacant
1962 Tony Rodriguez, renter
1965 Vacant
1968 Larry L. and Joyce Walton, renters
 Manager, Safeway
1973 Larry L. and Joyce Walton, renters
 Manager, Safeway
1977 Susan Thompson, renter
 Employee, UT
1981 No return
1986 Sylvia McIntire, owner
 A. K. S. McDonald, renter
 The directory indicates that K.S. McDonald is a new resident.
1992 A. David T. and Carrie A. Art, renters
 B. Vacant

Building Permits

J oe Daay **904 Robertson**
 Lot *Bok*
96 **13** **2**
West Ridge
move res onto lot and repair
58170 9-22-54 **1000/**
Mobilized House Movers **owner-**
Relocation permit, 9-22-54

WATER SERVICE PERMIT

Austin, Texas

E No. 1972

Received of Joe Dec 11 Date 10-1-54Address 904 ROBERTSONAmount TWENTY & NO/100 \$ 20Plumber W. O. HANPICK Size of Tap 3/4Date of Connection 10-20-54Size of Tap Made 3/4Size Service Made 3/4

Size Main Tapped

From Front Prop. Line to Curb Cock 7.5

From Prop. Line to Curb Cock

Location of Meter CURBType of Box LCW

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. 11-29-54 137

INDEXED

No. Fittings	Size
Curb Cock	
Elbow	
St. Elbow	
Bushing	
Reducer	
Pipe	
Lead Comp.	
Nipples	
Union	
Plug	
Tee	
Stop	
Box	
Lid	
Valves	
Job No. <u>20-323-502</u>	
Req. No. <u>27048</u>	

Water service permit, 10-1-54

OWNER Sylvia Mc Intyre

ADDRESS

904 Robertson St.PLAT - 95LOT 13BLK. 2

SUBDIVISION

West Ridge

OCCUPANCY

BLDG. PERMIT #

181196DATE 4-20-79OWNERS
ESTIMATE19,000.0

CONTRACTOR

owner

NO. OF FIXTURES

WATER TAP REC#

E1972

SEWER TAP REC#

33686Remodel ~~ext~~ res to create duplex.

Remodel permit, 4-2-1979

Replaces stub B-7382