

HISTORIC LANDMARK COMMISSION
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
 OCTOBER 26, 2020
 HR-20-145433
 1609 W 12TH STREET
 CLARKSVILLE NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Construct a two-story addition to a one-story house.

PROJECT SPECIFICATIONS

- 1) Replace existing wood siding with fiber cement lap siding.
- 2) Replace existing corrugated metal roof with standing-seam metal roof.
- 3) Reconfigure fenestration pattern on main façade. Remove and fill in windows on sides of existing house.
- 4) Enlarge window openings and replace existing double-hung wood windows with undivided fixed and casement windows of varying dimensions on the historic portion of the home, removing all existing trim.
- 5) Replace the front doors. Remove door trim.
- 6) Construct a 2-story addition with carport to the rear of the house. The proposed addition is clad in fiber cement lap siding, vertical wood siding, and fiber cement board-and-batten siding. It has a flat roof and irregularly placed fixed undivided windows of varying dimensions. The addition is set back 20'-2 1/2" from the front wall of the historic house.

ARCHITECTURE

The building at 1609 W. 12th Street is a single-story front-gabled bungalow with horizontal wood siding, 1:1 wood windows, and dual entry doors.

RESEARCH

The house was built in 1931. Its first occupant was Maude Hall, who rented it for around ten years. The Ewing family both rented and owned the home from 1944 to 1953. Cora Belle Roberts moved into the house in 1952; by 1957, her husband Ellis, a service station attendant, lived there as well. Cora B. Roberts stayed in the home until at least 1959.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed work removes and reconfigures the character-defining wood windows, doors, and trim on the historic portion of the home.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed addition is differentiated from the original building by its two-story height; vertical siding; fixed, undivided, variably oriented windows with irregular placement; cantilevered second-floor bay; and flat roof. While its multiple cladding materials, distinctive roof shape, boxy form, disjointed massing, and large scale would ordinarily overwhelm the historic building, the slope of the lot suggests that the addition would achieve minimal visibility from the streetscape.

10. New additions and adjacent or related new construction shall 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 addition were removed in the future, the historic building's form would be minimally impaired; the fenestration changes to the historic building would require significant work to restore.

STAFF COMMENTS

The house contributes to the Clarksville National Register Historic District.

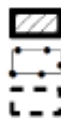
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352).
 - a. *Architecture.* The house does not appear architecturally significant.
 - b. *Historical association.* There do not appear to have 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

Comment on the plans for new construction, encouraging the applicant to repair or replace in-kind all façade elements instead of the proposed incompatible alterations.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 20-145433

LOCATION: 1609 W 12TH 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

Photos



Source: Zillow.com, 2019





Source: Applicant, 2020

Occupancy History

City Directory Research, 2020

Note: Post-1959 directory research is unavailable due to facility closure.

1959	Cora H. Roberts, renter Maid
1957	Ellis and Cora B. Roberts, renters Attendant, Texaco Service Station
1955	Cora B. Roberts, owner
1952	James E. and Eddie L. Griffin, renters Dishwasher, Scarbrough's Maid, Acorn Lodges <i>Note: a 1953 <u>Statesman</u> article lists Samie Ewing as the property owner.</i>
1949	Samuel and Geneva T. Ewing, renters
1947	Samuel and Geneva T. Ewing, renters Construction worker
1944	Samuel and Geneva T. Ewing, renters Laborer
1941	Maude Hall, renter
1939	Maude Hall, renter
1937	Maude Hall, renter
1935	Maude Hall, renter
1932	Maude Hall, renter
1927	Not listed

Biographical Information

Governor Heeds Plea Of Slave Girl

Mrs. Minnie Nickles, dark eyed young gipsy woman, and Mrs. Maude Hall will not have to go back to Flint, Mich., to stand trial on charges of larceny of \$400 brought by Gus Nickles, father-in-law of the gipsy, Gov. Miriam A. Ferguson decided Thursday noon, after a hearing of more than two hours, when the two women and their attorney were before her.

They came here from Dallas, where they are to answer a fugitive warrant Friday morning.

Mrs. Hall announced she will be able, since the extradition was denied to get her 4-year-old boy

back again, who has been at the Buckner home.

The gipsy woman, dressed in brown shoes, yellow stockings, bright red dress, orange shawl, lavender hat and opal ornaments, came out of the governor's office smiling happily.

"They wanted to put me in slavery," she said, "but your woman governor wouldn't let them."

Extradition was denied, former Gov. James E. Ferguson said, because it appeared from the evidence presented that the girl was wanted at Flint "for the collection of a debt" and ulterior motives.

Mrs. Nickles and her companion, Mrs. Maud Hall, appeared before the governor. Both expressed pleas-

ure at not being compelled to return to Michigan, and Mrs. Nickles said she was going to sue Pete Nickles, her husband, for divorce.

The two arrived at the capitol this morning in custody of Sheriff Glenn Williams of Flint, Mich., and with Attorneys John Ballowe and John Noark of Dallas. John Shelton of Austin represented Gus Nickles.

Sitting in one of the wide entrances to the capitol building, the olive skinned girl was picturesque in her brilliant clothing and slave bracelets. She said she was charged with taking a diamond ring, \$400 in cash and a leather suitcase from her father-in-law before she and Mrs. Hall joined a road show. Mrs.

Nickles said she was charged with being under age, only 16, while in fact, she said, "I am 20 years old."

She told newspaper men that she was born in Chicago and later was sold to Gus Nickles for \$2700 by her father, as is the custom of her tribesmen, and married Pete Nickles in December, 1923.

Leaving Flint, she went to Dallas and six days ago was arrested. She said that efforts were made to have her returned in order that she would continue to make money for her tribesmen telling fortunes. She said her income last year for the tribe was between \$10,000 and \$15,000 and that was the reason her father-in-law wanted her returned to Michigan.

The Austin Statesman: Jul 23, 1925

FILE INSURANCE SUIT CLAIMING KIN IS DEAD

A father's disappearance in 1923 is the basis of a suit filed Wednesday in district court by Malcolm Hall and Geneva Hall, minor children of the missing man, against the Brotherhood of Locomotive Firemen and Enginemen for collection of \$5130 in insurance, attorney's fees and penalties.

The petition claims that Millard Hall, the missing father took out a \$1000 insurance certificate in March 22, 1912, naming Mrs. Maude A. Hall, his wife, and Malcolm Hall, his son, as beneficiaries. In 1922 the amount of the insurance certificate was changed to \$4000, the petition recites, and Malcolm Hall and Geneva Hall were made beneficiaries.

On Jan. 2, 1923, according to the petition, the elder Hall disappeared from Gallup, N. M., and has not been seen since that time.

Plaintiffs claim that their father is dead.

Mrs. Alma Dyer and her husband M. Dyer filed the petition as next friend for the minor children of the missing man.

The Austin Statesman: Apr 29, 1931

PUBLIC RECORDS

126TH DISTRICT COURT (Jack Roberts, Judge)

Ex Parte: Angibel Ashmore, convey separate interest in land without joinder of husband, filed.
Thomas D. Solomon vs. Gussie Gay, partition, filed.

98TH DISTRICT COURT (Charles Betts, Judge)

Cora Belle Roberts vs. Ellis Roberts, divorce, granted.

erside Drive: Jesus Estrada, 80W
Lydia; C. B. Eustace et ux, 92
Rainey; Felix Evans, 2102 New York;
Walter Evans, 1185 Coleta; Aubrey
Everhard, 1212 Taylor; E. M. Ever-
ton, 4709 Gonzales; Samie Ewing,
1609 West 12th; Mabel Eyoub, 1000

The Austin Statesman: Nov 13, 1952 and Aug 18, 1953

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE AUSTIN, TEXAS N^o 183
 TEC 92

M. Jake West Address 1609 West 12th
 Plumber Barney Linscomb Size of Tap 1/2 Date 3-21-31

Date of Connection 3/21/31 Foreman's Report

Size of Tap Made	3/4	Site	
Size Service Made	3/4	No. Fittings	
Size Main Tapped	1 1/2	1 Curb Cock	1
From Front Prop. Line to Curb Cock	2' 6"	1 Elbow	1
From Prop. Line to Curb Cock	2' 7"	1 St. Elbow	1
Location of Meter	4' 0" from curb	1 Building	1
Type of Box	Cast	1 Tee	1
Depth of Main in St.	18"	1 Pipe	1
Depth of Service Line	18"	1 Union	1
From Curb Cock to Tap on Main	13'	1 Plug	1
		1 Stop	1
		1 Box	1
		1 Lid	1
		1 Valves	1

Water tap permit, 3-21-31

OWNER Ira Littlefield ADDRESS 1609 West 12th StreetPLAT 92 LOT Jerome B. Voges BLK SUBDIVISION UnplattedOCCUPANCY ResidenceBLD PERMIT # 97348 DATE 9-29-65 OWNERS ESTIMATE 225,000.00CONTRACTOR owner NO. OF FIXTURES yesWATER TAP REC # paid SEWER TAP REC # paidRepair Frame Residence to Min Stads.7-26-71- 124202=mobil home onto lot tie to exist res tocreate aduplex 288 sq. ft.

Remodel permit, 9-29-65; mobile home relocation permit, 7-26-71