

HISTORIC LANDMARK COMMISSION
MARCH 25, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0013
Westline
1308 W. 9 1/2 Street

PROPOSAL

Demolish a contributing, and a non-contributing house on the same parcel.

RESEARCH

The front house appears to have been constructed c. 1916 when it first appears in the City Directory as 1212 W. 9 1/2 Street. The property had numerous addresses throughout its history as indicated by Sanborn maps and City Directories. The 1922 maps indicate the property address as 1214 Algonquin Place; however the directories only list W. 9 1/2 Street, with no listing for Algonquin Place. The 1935 Sanborn map shows the property as 1212 W. 9 1/2 Street, and the 1961 update map indicates it as both 1306 and 1212 W. 9 1/2 Street. However there is never an address of 1306 W. 9 1/2 Street in the City Directories. Furthermore the Travis Central Appraisal District indicates a construction date of 1945 for both the front and rear houses, although City Directories don't begin listing 1308 and 1308 1/2 W. 9 1/2 Street until 1979.

The first residents listed in City Directories at 1212 W. 9 1/2 Street are George C. Roblee and his wife, Mary who reside in the house as tenants. The Roblee's are listed as residing at 1214 W. 9 1/2 Street in the 1918 and 1920 directories, with no listing for 1212 in the 1918 directory. In the early 1920's various members of Hose Companies No. 1, 4 and 6 are residing at 1212 and 1214. For the remainder of the years researched the front house is occupied by a series of tenants and owners, with none occupying the house for more than a few years.

PROJECT SPECIFICATIONS

The front house is a c. 1916 approximately 600 sq. ft., one-story, with a side-roof form. The slope of the roof extends at the front and rear at a lower-pitch than the central section. At the front this lower-pitch is over a full-width, screened porch. The house has board and batten siding, double-hung, wood windows, and composition shingles covering the roof. The style is typical of houses built in this area of Austin during the first half of the Twentieth Century.

The rear 450 sq. ft. house has a hipped roof and is clad in unpainted wood shingles. It is likely this house was constructed c. 1979, although no permits were found in the City's permit system.

The applicant proposes to demolish both houses to construct a new residence.

STANDARDS FOR REVIEW

The existing property is contributing to the Westline National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.

- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

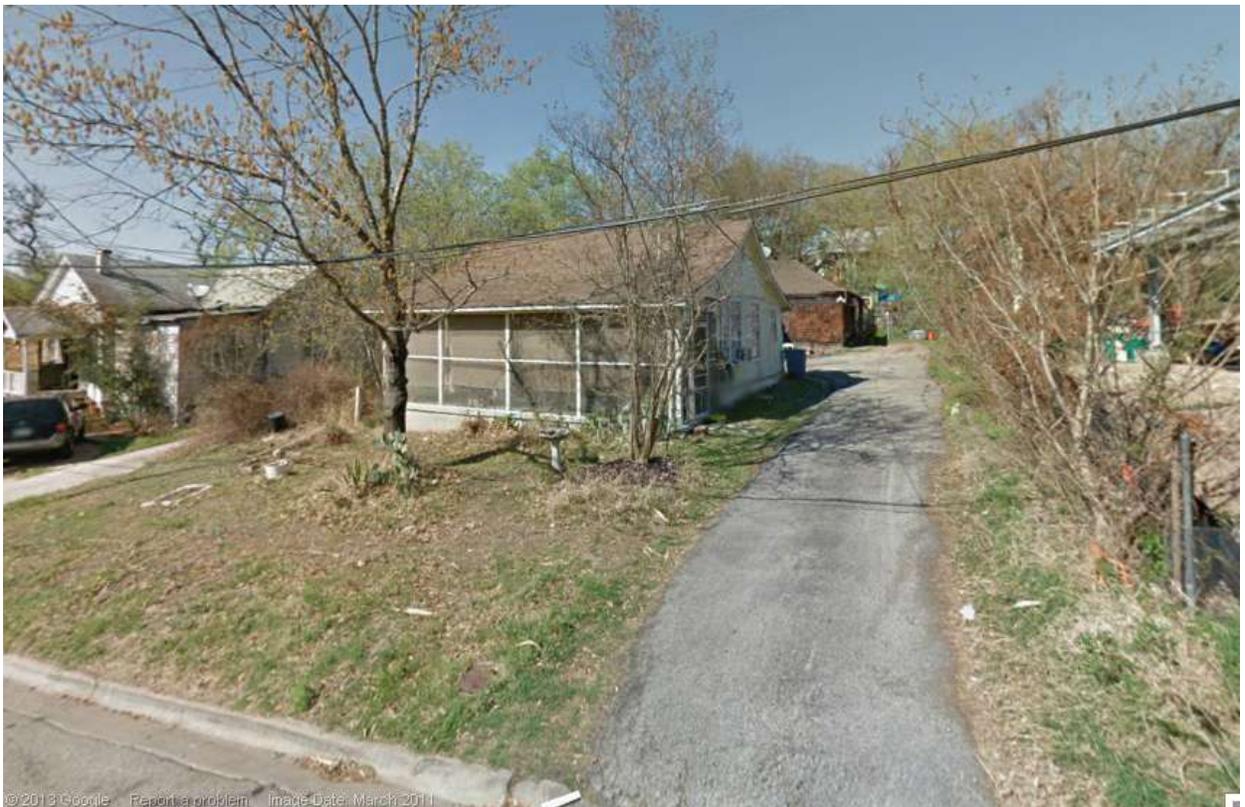
The rear house, likely built c. 1979 is not contributing to the district and its demolition does not adversely impact the historic character of the property or National Register District.

The front house built c. 1916 has architectural qualities and features typical of housing constructed in this area during the first half of the Twentieth Century, and its demolition would render the property no longer contributing to the National Register District.

STAFF RECOMMENDATION

Recommend the applicant reconsider demolition of the front house and incorporate it into a compatible redevelopment; however release the permit after review of new construction plans and submittal 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.

PHOTOS





Front house - rear elevation



Arial view of property



Rear house



Rear house



Rear house

OCCUPANCY HISTORY
1308 W. 9 1/2 Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
March 2013

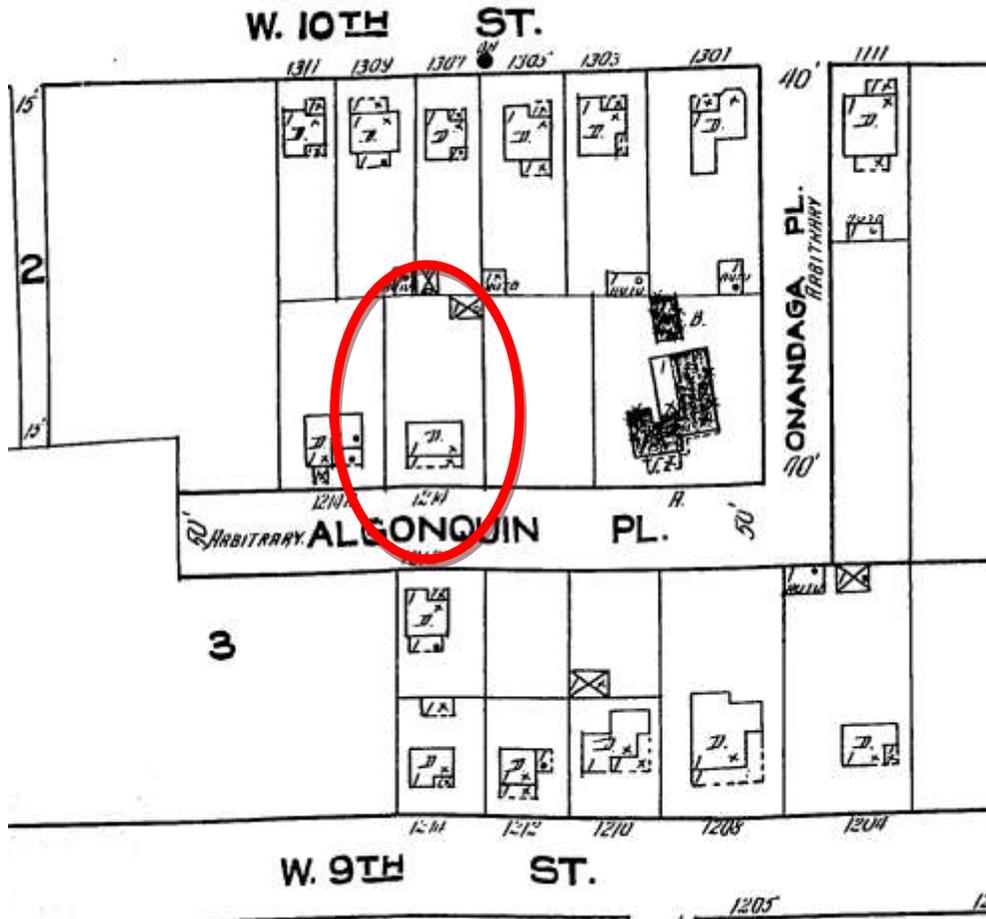
1308 W. 9 1/2 Street

1979	First listing of 1308 and 1308 1/2 W. 9 1/2 Street
1971	Clifton H, Barrett, owner Programmer, Veterans Administration
1968	Clifton H, Barrett, owner Business Machine Operator, Veterans Administration
1965	Paul A. Guerrero Salesman, Commonwealth Insurance Also listed Sandra M. Guerrero, no occupation listed
1963	Robert Thompson Student Also listed Diane Thompson, no occupation listed
1961	Castulo Sanchez No occupation Also listed Josephine Sanchez, no occupation listed
1959	Castulo Sanchez No occupation Also listed Josephine Sanchez, no occupation listed
1957	Vacant
1955	James R. Dykes Air Hammer Operator, J.M. Odom Construction Also listed Lessie D. Dykes, , no occupation listed
1953	Rebecca Vasquez Seamstress
1952	Vacant
1949	William W. Waters, owner Driver Also listed Jo Waters, no occupation listed

1212 W. 9 1/2 Street

- 1947 John A. Anderson
No occupation listed
Also listed Alma V. Anderson, no occupation listed
- 1944-45 John A. Anderson
Yard worker
Also listed Alma V. Anderson, no occupation listed
- 1942 John A. Anderson
No occupation listed
Also listed Alma V. Anderson, no occupation listed
- 1940 William E. Mathews
Driver, City incinerator
Also listed, Hattie Mathews, +1, no occupation listed
- 1937 W. Ernest Mathews
Marketman, City Public Market
Also listed, Hattie Mathews, no occupation listed
- 1935 Ernest Mathews
No occupation listed
Also listed, Hattie Mathews, no occupation listed
- 1932-33 Richard Bulian, owners
Steam fitter apprentice
Also listed, Adelene Bulian, Operator, Vanity Beauty Shop
- 1929 Charles E. Bulian
Mechanic, City Street Department
Also listed Emma Bulian, no occupation
Also listed Charles E. Bulian, Jr., Delivery, Loomis Slaughter No. 3
- 1927 Vacant
- 1924 1212 - No listing
- 1214 - Alex K. Abramson
Captain Hose Co. No. 1
Also listed Helen Abramson
- 1922 1212 - J. Omar Mangham
Hoseman, Hose Co. No. 4
Also listed Nannie Mangham
- 1214 - Frederick Everett, owner
Hoseman, Hose Co. No. 4
Also listed Clara Everett

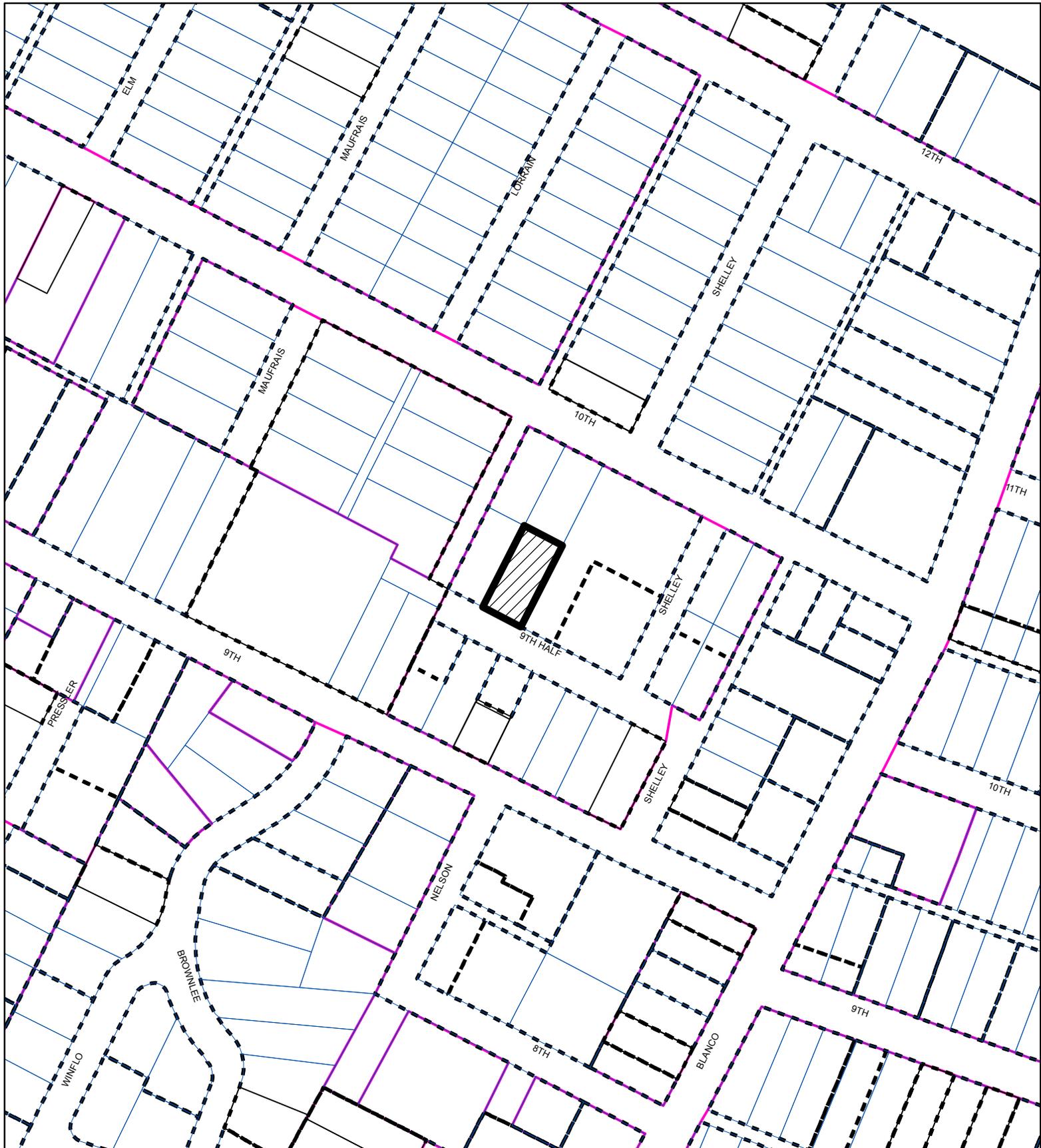
- 1920 1212 - G. V. Potter
Hoseman, Hose Co. No. 6
Also listed Fannie Potter
- 1214 - G. C. Roblee
Janitor, University of Texas residences
Also listed Mary Roblee
- 1918 1212 - No listing
- 1214 - G. C. Roblee
No occupation listed
Also listed Mary Roblee
- 1915 1212 (1308) - George C. Roblee
Collector
Also listed Mary Roblee
- 1214- No listing
- 1914 No listing for W. 9 1/2 Street



1922 Sanborn Map



1935 Sanborn Map



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0013
 LOCATION: 1308 W 9 1/2



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