

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 26, 2015
NRD-2015-0096
Old West Austin National Register District
704 Oakland Boulevard

PROPOSAL

Raise the addition roof and construct a small addition on the north side of the building.

ARCHITECTURE

The original building is a 1915 craftsman bungalow with a front facing gable and a full width front porch. It has the defining characteristics of a craftsman with exposed rafter beams and multi-pane windows. A 2 story existing addition is already on the site. The addition is from the 1980s and has a front facing gable roof and is sided in wood.

PROJECT SPECIFICATIONS

Raise the addition roof and change the roof from a gable front to a gambrel roof form with a cross gable. The addition of the gambrel roof will allow for a ½ story in the attic. The addition will continue to be sided in matching siding to the original house and exposed rafter beams. New window openings on the addition at the 2nd story and a central window with band of windows will be placed at the attic story. Due to the larger roof a small extension on the existing addition will be constructed on the north side of the building. The lower story will be sided and the second story will be fixed glass.

HISTORY

The 1915 Craftsman building has had several owners and its early history saw a constant turnaround in its first decade. From 1930 through the late 1970s, David Glenn Cooke and his wife Sarah lived in the house. David was a long time employee to the State Highway Department.

STANDARDS FOR REVIEW

This property is within the Old West Austin National Register Historic District and projects are evaluated by the Secretary of the Interiors Standards for Rehabilitation. The applicable Guidelines are:

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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match

the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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.

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.

STAFF RECOMMENDATION

Release the application as submitted. The changes that are being proposed are on the addition and the historic portion of the building is not being affected. The property already has a 2 story addition on the rear of the building and the changes being proposed are sensitive to the neighborhood and the original building.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: NRD-2015-0096
704 OAKLAND BLVD.



1" = 233'

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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704 Oakland Blvd
Circa 1915



OCCUPANCY HISTORY

City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2015

1992	K.L Davis, Renter Vice Principal IW Popham Elementary School
1985-86	Vacant
1981	Vacant
1977	Glenn D. and Sarah Cooke, Owner Retired
1973	D. Glenn and Sarah Cooke, Owner Retired
1968	D. Glenn and Sarah Cooke, Owner Fiscal Office Aid State Highway Department

1962	D. Glenn and Sarah Cooke, Owner Administrative Aid State Highway Department
1959	D. Glenn and Sarah Cooke, Owner Administrative Aid State Highway Department
1955	D. Glenn and Sarah Cooke, Owner Supervisor State Highway Department
1952	D. Glenn and Sarah Cooke, Owner Chief Supervisor State Highway Department
1949	D. Glenn and Sarah Cooke, Owner Chief Supervisor State Highway Department
1947	D. Glenn and Sarah Cooke, Owner Chief Supervisor Highway Department
1944-45	D. Glenn and Sarah Cooke, Owner Chief Supervisor State Highway Department
1941	D. Glenn and Sarah Cooke, Owner Section Chief State Highway Department
1939	D. (David) G. Cooke and Sarah Cooke, Owner Accountant State Highway Department
1937	D. G. Cooke and Sarah Cooke, Owner Technical Engineer State Highway Department
1935	D. G. Cooke and Sarah Cooke, Owner Machine Operator State Highway Department
1932-22	D. G. Cooke and Sarah Cooke, Owner Clerk State Highway Department
1932-22	D. G. Cooke and Sarah Cooke, Owner Clerk Southern Pacific Lines
1929	William and Jean McKeen Collector at Robbins Co. (Real estate, rentals, insurance) located at 618 Colorado Street in the Elks Building
1927	Vacant
1924	Homer B. and Vera Starkey, Renter Proprietor of Millers Garage
1922	R.H Brown, Owner Brown and Odione- Drugs, Medicine, Toilet articles located at 213 Congress

1920	Hood and Zuma Pitts, Renter Pitts-Noyes located at 112-114 E 5 th Street
1918	Hood and Zuma Pitts, Renter Pitts-Noyes located at 112-114 E 5 th Street Chief Engineers of Little Field Building.
1916	Not Listed