

**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**

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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**

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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**

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- 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**

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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**

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

**STANDARDS FOR REVIEW**

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*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**

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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**

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

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: NRD-2019-0052  
LOCATION: 904 Robertson Street



1" = 172'

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**

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*Photos*



*Google Street View, 2011-2019*



*Zillow.com, 2018*



**WATER SERVICE PERMIT**

Austin, Texas

E No 1972

Received of Joe Dec 14 Date 10-1-54

Address 904 ROBERTSON

Amount TWENTY TWO DOLLARS \$ 20

Plumber W. O. HARPER Size of Tap 3/4

Replaces stub B-738Z

Date of Connection 10-20-54  
 Size of Tap Made 3/4  
 Size 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 CURB  
 Type of Box L.C.W.  
 Depth of Main in St. \_\_\_\_\_  
 Depth of Service Line \_\_\_\_\_  
 From Curb Cock to Tap on Main \_\_\_\_\_  
 Checked by Engr. Dept. 10-29-54 137

No. Fittings	Size
1	Curb Cock
	Elbow
	St. Elbow
	Bushing
	Reducer
	Pipe
	Lead Comp.
	Nipples
	Union
	Plug
	Tee
1	Stop Box
1	Lid
	Valves
	Job No. <u>70-323-502</u>
	Req. No. <u>27044</u>

**INDEXED**

Water service permit, 10-1-54

OWNER <u>Sylvia Mc Intyre</u>	ADDRESS <u>904 Robertson St.</u>
PLAT - <u>95</u>	LOT <u>13</u>
SUBDIVISION <u>West Ridge</u>	
OCCUPANCY _____	
BLDG. PERMIT # <u>181196</u>	DATE <u>4-20-79</u>
CONTRACTOR <u>owner</u>	OWNERS ESTIMATE <u>19,000.0</u>
WATER TAP REC# <u>E1972</u>	NO. OF FIXTURES _____
SEWER TAP REC# _____	<u>33686</u>

Remodel ~~exist~~ res to create duplex.

Remodel permit, 4-2-1979