

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 22, 2021
PR-2021-003711
1623 WATERSTON AVENUE
WEST LINE NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Demolish a ca. 1937 contributing house and replace with new construction.

PROJECT SPECIFICATIONS

- 1) Demolish existing house.
- 2) Construct a new building. The proposed building is two stories, clad in horizontal wood teardrop siding, with a compound roofline. The roof is clad in standing-seam metal and features exposed rafter tails at eaves. The main (north) elevation contains sliding glass doors and partial-width shed-roofed front porch. Fenestration is irregular throughout. It includes paired and single 1:1 windows, fixed horizontal and square single-light windows, and 1:1 sliders in various configurations. A stucco fence surrounds the side and rear yards and the easternmost portion of the front yard. A gable-roofed carport extends to the rear of the lot.

ARCHITECTURE

1623 Waterston Avenue is a two-story house with a steeply pitched gabled roof covered with stamped metal shingles, deep eaves, and a shed-roofed addition at the street elevation. The house is clad in horizontal wood siding with wood and vinyl windows and French doors at the second story, leading to a small deck atop a screened porch addition. A brick chimney adorns the main gable.

RESEARCH

The house at 1623 Waterston Avenue was constructed in 1937 for Margaret Robertson, daughter of Judge James Harvey Robertson. It served as a rental property until at least 1959. Its longest-term residents were Lewis and Lillian Mayfield. Lewis Mayfield worked as a stonemason and was known for his steadfast support of the Austin Pioneers baseball team, never missing a home game. Lillian Mayfield worked as a fitter and seamstress at Juanita Morris Hat Shop and served as president of the senior hostesses of the USO throughout the 1940s.

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 existing contributing building would be replaced with noncontributing new construction.

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 new building is differentiated from historic buildings in the district by its modern fenestration pattern, contemporary materials, and massing/orientation. The gables at the main elevation and the inclusion of a porch enhance compatibility at the streetscape; however, the stucco fencing and irregular fenestration pattern are less compatible.

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 proposed new building were removed in future, the remainder of the district would be unimpaired.

STAFF COMMENTS

The building contributes to the West Line National Register District and is listed as a potentially contributing resource in a 2018 Clarksville-Buass-Martin neighborhood survey.

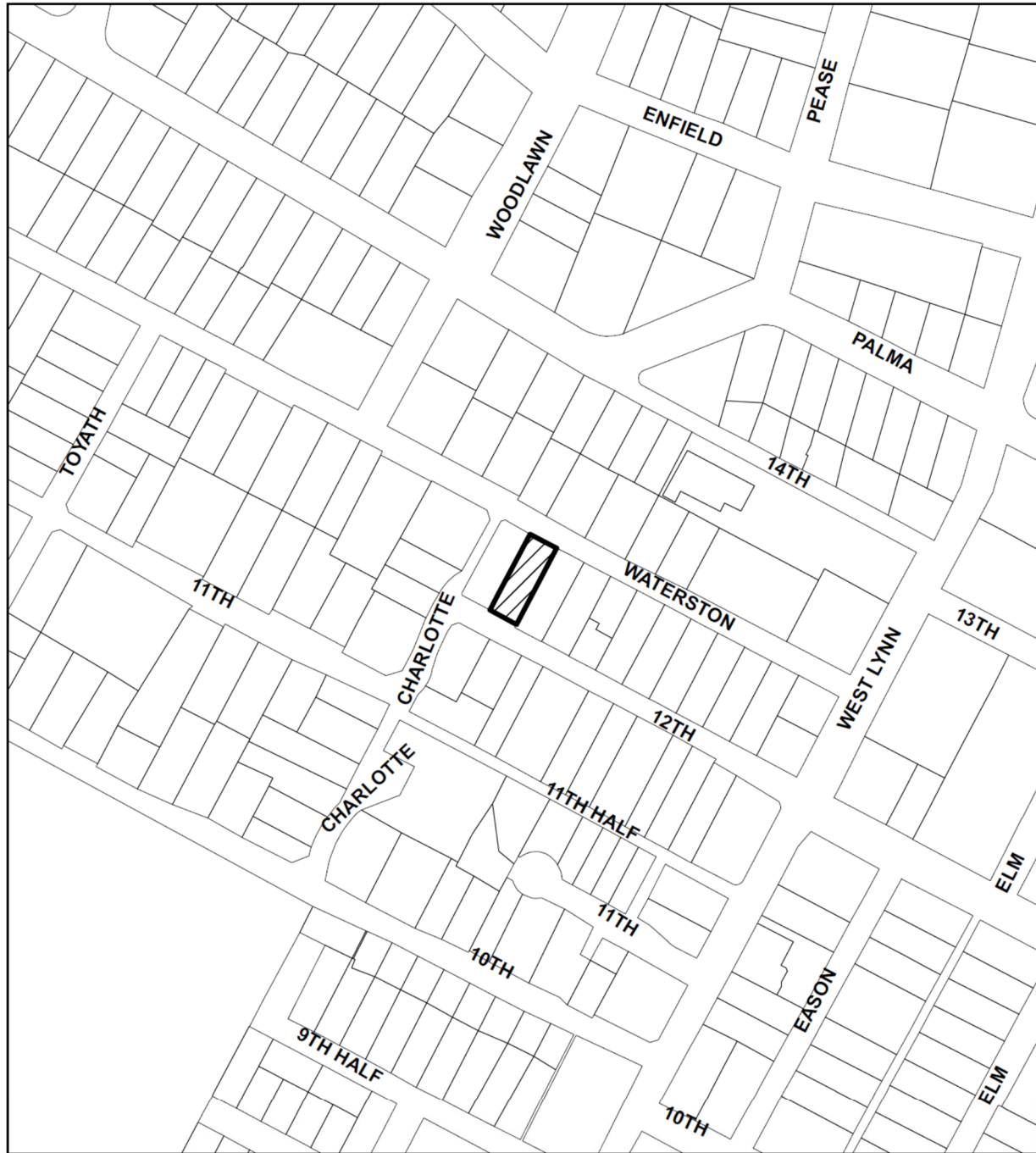
Designation Criteria—Historic Landmark




- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that the building does not meet the criteria.
 - a. *Architecture*. The building does not appear to display architectural significance.
 - b. *Historical association*. There do not appear to be 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

Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package. Comment on and release plans for new construction, encouraging the applicant to consider a more regular fenestration pattern and transparent fencing at the main elevation.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: GF 21-014778
LOCATION: 1623 WATERSTON AVENUE

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



Street view, 2020



Source: Application, 2021

Occupancy History

City Directory Research, January 2021

Note: post-1959 research unavailable due to facility closure.

1959	Alfonso C. Candelas, renter
1957	John G. and Gloria Medinella, renters Draftsman, Petroleum Extension Service, UT
1955	Vacant
1952	Lewis and Lillian Mayfield, renters
1949	Lewis and Lillian Mayfield, renters
1947	Lewis and Lillian Mayfield, renters Fitter, Juanita Morris Shop
1944	Louis and Lillian Mayfield, renters Louis – rock mason Lillian – seamstress, Juanita Morris Hat Shop
1941	Louis and Lillian Mayfield, renter Stone mason
1939	T. F. and Willie Roberts, renters Meter man
1937	Address not listed

*Biographical Information***Tea Hostesses**

Mrs. Tom F. Roberts and Mrs. R. H. Prade were hostesses at a tea Friday at 2:30 p. m. at the Roberts home, 1603 Waterston street, honoring Miss Emily Louise Helton, whose marriage will take place Sunday at 9 p. m. at the West Austin Baptist church.

The holiday theme was carried out throughout the house. A Christmas tree was used for decoration and the honoree was presented with gifts by Santa Claus. The tea table was centered with a group of poinsettias with red candles and green holders.

Miss Oma Ray and Miss Martha Fredrich presided at the tea table the first hour and Miss Mabel Julia Payton and Miss Eula Lee Palmer poured the second hour. Receiving with the hostesses and the honoree were Mrs. R. D. Brown, Mrs. H. P. Smith, Mrs. O. G. Barrow, Miss Wilma Copeland and Miss Dorris Williams.

**Harrison-Wilson
Company's
Rental Bulletin****DWELLINGS—UNFURNISHED**

506 Carolyn Ave., 6 rooms.....	\$ 75.00
3200 Guadalupe St., 8 rms 3 ba	\$ 70.00
602 Rio Grande St., 8 rooms....	\$ 65.00
1800 West 6th St., 8 rooms....	\$ 60.00
1805 Red River St., 10 rooms...	\$ 60.00
3105 Grandview St., 6 rooms...	\$ 50.00
4001 Ave. H., 6 rooms.....	\$ 50.00
1219 Castle Hill, 5 rooms.....	\$ 50.00
809 Avondale, 7 rooms.....	\$ 48.00
2408 Rio Grande St., 6 rooms...	\$ 47.50
1213 Castle Hill, 6 rooms....	\$ 47.50
2622 Wichita St., 6 rooms....	\$ 45.00
508 West 7th St., 5 rooms....	\$ 45.00
1513 Palma Plaza, 6 rooms....	\$ 45.00
711 Bouldin Ave., 5 rms (new)	\$ 42.50
1902 David St., 5 rooms....	\$ 42.50
1313 Kenwood St., 5 rooms....	\$ 40.00
1937 Sabine St., 5 rooms.....	\$ 40.00
3204 Fairfax Walk, 5 rooms....	\$ 40.00
213 Elmwood, 4 rooms, sl. p....	\$ 40.00
2905 Rio Grande, 6 rooms.....	\$ 40.00
2715 Nueces St., 9 rooms.....	\$ 40.00
618 Academy Drive, 5 rms....	\$ 38.00
621 West 35th St., 5 rooms...	\$ 37.50
4613 Shoalwood St., 5 rooms...	\$ 37.50
906 Riverside Drive, 6 rms...	\$ 37.50
1320 Alta Vista St., 5 rooms...	\$ 37.50
405 W. 35th St., 5 rooms.....	\$ 35.00
2827 Rio Grande St., 6 rooms...	\$ 35.00
4604 Sinclair St., 5 rooms....	\$ 35.00
3212 Harris Park, 5 rooms....	\$ 32.50
3004 East Ave., 5 rooms....	\$ 32.00
2811 Rio Grande St., 6 rooms...	\$ 31.50
1104 Baylor St., 5 rooms....	\$ 30.00
4215 Ave. D, 6 rooms.....	\$ 30.00
1800 Evt St., 4 rooms "new"...	\$ 30.00
4006 Ave. G, 5 rooms.....	\$ 28.00
1623 Waterston St., 6 rooms...	\$ 28.50

The Austin American, Jan 2, 1938; Nov 6, 1938

USO Workers Will Hear Alvin Eggeling

Recreational activities will be the topic of discussion at a special meeting of junior and senior hostesses of the Austin USO Club Thursday at 8 p. m. in the club library. Mr. Alvin Eggeling of the Austin Recreation Department will speak.

Mrs. Lewis Mayfield, president of senior hostesses, will preside at the meeting, which will be of interest to those who have participated in the soldier recreation program.

Anyone interested in helping with the work, which includes social and recreational programs, special services, and programs in music, fine arts and crafts, and many other duties, may attend the meeting.

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Lewis Mayfield Mayfield Funeral Dies at Age 72 Awaits Daughter

Lewis Mayfield, 72, lifetime resident of Austin and Travis County, died Wednesday in a local hospital.

He was well known locally and was an ardent follower of the Austin Pioneer baseball team, attending all home games. He resided at 1623 Waterston Street.

He is survived by his widow, Mrs. Lillian Mayfield of Austin; two daughters, Mrs. Gordan G. Simmons of San Antonio and Mrs. James A. Conover of Fort Washington, Pa.; two sisters, Mrs. Hope Lander of Dallas, and Mrs. Mary Thompson of San Antonio; and one grandchild, Holly Conover.

The body is at the Cook Funeral Home. Funeral arrangements are pending the arrival of out-of-town relatives.

Completion of funeral arrangements for Lewis Mayfield, 72, lifetime resident of Austin and Travis County, Thursday awaited the arrival of a daughter from Pennsylvania, the Cook Funeral Home announced at noon.

Mayfield, resident of 1623 Waterston Street, died Wednesday in a local hospital.

He is survived by his widow, Mrs. Lillian Mayfield of Austin; two daughters, Mrs. Gordan G. Simmons of San Antonio and Mrs. James A. Conover of Fort Washington, Pa.; two sisters, Mrs. Hope Lander of Dallas and Mrs. Mary Thompson of San Antonio, and one grandchild, Holly Conover.

The Austin American, Mar 31, 1946; *The Austin Statesman*, Mar 11, 1953 and Mar 12, 1953

MARGARET ROBERTSON

Miss Margaret Robertson, 1603 West 6th St., died in a local hospital Saturday. She was a member of the First Presbyterian Church, a member of the Salvation Army board. She was the daughter of the late Judge and Mrs. James Harvey Robertson.

She is survived by one brother, J. Ben Robertson of Austin; two nieces, Mrs. Alex Pope, Jr. of Ft. Worth and Mrs. Felix Cook of Henderson; two nephews, Zeno C. Ross, Jr. of Fort Worth and James Ross of Colorado Springs, Colo.

Funeral will be 10 a.m. Monday at First Presbyterian Church, Rev. James Mahon, officiating. Services are under the direction of the Cook-Walden Funeral Home.

The Austin Statesman, Mar 5, 1972

ROBERTSON, JAMES HARVEY (1853–1912). James Harvey Robertson, attorney, politician, and judge, son of J. R. and Mary (Hunt) Robertson, was born in Roane County, Tennessee, on May 2, 1853. He followed his brother, John W. Robertson, to Austin, Texas, in June 1874 and was admitted to the bar in 1875. He married Susie Marsh Townsend of Austin; they had six children. In September 1876 Robertson established a law practice at Round Rock, and in 1882 he represented Williamson County in the House of the Eighteenth Legislature. In 1884 he returned to Austin, where he became district attorney of Travis County, a post he held until 1890. James Stephen Hogg appointed him district judge in May 1891; Robertson resigned the judgeship in 1895 and worked as Hogg's law partner until 1902. From 1907 to 1911 he represented Travis County in the House of the Thirtieth, Thirty-first, and Thirty-second legislatures. He was author of the Robertson Insurance Law, which required insurance companies doing business in Texas to invest 75 percent of their reserve in the state. He died on March 2, 1912.

Biography of Judge James Harvey Robertson. Connor, Seymour V. "Robertson, James Harvey." *Handbook of Texas Online*. <https://www.tshaonline.org/handbook/entries/robertson-james-harvey>

Permits

OWNER	J. Brooke Eubank	ADDRESS	1623 Waterston
PLAT	92	LOT	11
SUBDIVISION		Starkey	
OCCUPANCY	res		
BLDG. PERMIT #	179462	DATE	2-15-79
		OWNERS ESTIMATE	8000.00
CONTRACTOR	owner	NO. OF FIXTURES	
WATER TAP REC#	Exist	SEWER TAP REC#	
Remodel res.			

Remodel permit, 2-15-79

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 5114

M. Margaret Robertson Address 1623 Waterston Ave

Plumber J. O. Andrewartha Size of Tap 1/2 Date 2-15-79

FOREMAN'S REPORT

Date of Connection 2/18/79

Size of Tap Made 1/2

Size Service Made 1/2

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 1'

From W. Prop. Line to Curb Cock 14'

Location of Meter AT - PL

Type of Box Lead

Depth of Main in St. 2'

Depth of Service Line 2'

From Curb Cock to Tap on Main 14'

Checked by Engr. Dept. 4-8-37

INDEXED

Foreman's Signature BENSON

Req. No. 14877

Water tap permit, 2-15-37

Connection Charge \$ 12.00

Application for Sewer Connection. N^o 13160A

To the Superintendent of Sewer and Public Improvements, City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Miss M. Robertson at 1623 WATERSTON Street, further described as lot 11, block 15, outlet subdivision STARKEY, division 2, plat 92, which is to be used as a RESIDENCE.

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

3'DEEP Respectfully, J. O. Andrewartha

AT-PL Stub Out

Connected 2/27/79

Size of Main 6 inches

Size of Service 4 inches

8 Feet Deep

2.5 Feet from Property Line

2.5 Feet from Curb Line

Inspected by Rodger

Connection made by Morris 7-865

Sewer tap permit, 2-15-37