

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 23, 2021
HR-2021-116459
CLARKSVILLE NATIONAL REGISTER HISTORIC DISTRICT
1104 CHARLOTTE STREET

PROPOSAL

Raise house and move away from street to construct basement. Construct side addition.

PROJECT SPECIFICATIONS

- 1) Demolish back porch and portions of rear and southeast exterior wall and roof.
- 2) Move the house approximately four feet further from the street.
- 3) Raise the house approximately seven feet to install concrete foundation with crawlspace and basement floor.
- 4) Construct a two-story rear and side addition with screened porch. The proposed building's exterior materials include fiber-cement board-and-batten siding, limestone, and stucco cladding, as well as horizontal fiber-cement skirting. It is capped by a hipped metal roof and features a flat vegetative roof at rear.
- 5) Install new handrails, stairs, and skylight to existing historic house.

ARCHITECTURE

One-story square-plan cottage with hipped metal roof and partial-width porch supported by turned posts. Details include exposed rafter tails and board-and-batten siding. Symmetrical 4:4 wood windows flank the central entryway.

RESEARCH

The house at 1104 Charlotte Street appears to have been built around 1912. Though it was likely constructed as a rental property, it was owned and occupied by the Robinson family from 1916 until the end of the 1920s. William M. Robinson, a teamster, moved there after living with his family across the street at 1202 Charlotte Street upon his marriage. His wife, Elizabeth, worked as a laundress; one of her relatives, Nannie, stayed with them off and on over the years.

By 1930, the home had been sold to James and Betty Green. After Betty Green sold the home around 1941, it was occupied by a series of renters, including a U.S. Army serviceman, a laundress, several laborers, and a Southern Union Gas employee.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project minimizes the loss of historic fabric at the main elevation by restoring original windows, siding, and roof material. Some historic fabric is lost at the side and rear of the building, and its relationship to the street will change.

2. Foundations

The proposed project does not appear to comply with Standard 2.1 ("Maintain the building's historic relationship with the site. Do not raise, lower, or rotate the historic building when rehabilitating the foundation. Any elevation changes to minimize flood risk will be addressed on a case-by-case basis"). The built-in limestone planters are also somewhat incompatible.

3. Roofs

The original roof's details remain intact; however, some of the original roof fabric is lost.

6. Porches

The proposed new handrails appear appropriate. Replacement of turned posts with boxed columns is not appropriate.

Residential additions

1. Location

The proposed addition is located to the rear and side of the historic house. However, it does not appear adequately set back

from the original roof's peak.

2. Scale, massing, and height

The proposed addition is somewhat complementary to the scale and massing of the historic building, though it is not stepped back on both sides.

3. Design and style

The proposed addition appears compatible with and differentiated from the historic building in terms of design and style, with the exception of the new roofline that extends above the historic hipped roof.

4. Roofs

The proposed addition's roof is mostly compatible, though the pyramidal second-floor roofline somewhat dominates the simple hipped roofline of the main house.

5. Exterior walls

While the building's main fiber cement siding is compatible with the existing house, the limestone accent cladding is not. While stucco is also less compatible, most stucco accents appear at the rear elevation.

6. Windows, screens, and doors

The proposed addition's fenestration appears largely appropriate.

7. Porches and decks

The proposed addition's porches are all located at the rear of the house and will not be visible from the street.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Clarksville National Register district.

Designation Criteria—Historic Landmark




- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a good example of vernacular architecture with National Folk influences.
 - b. Historical association. The property does not appear to have significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property 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 and release the plans, encouraging the applicant to reconsider raising the house to add a basement floor.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

NOTIFICATIONS

CASE#: HR 21-116459

LOCATION: 1104 CHARLOTTE STREET

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



Application, 2021

Occupancy History

City Directory Research, July 2021

1959	Willie L. Ora L. Titus, renters Laborer, Southern Union Gas
1957	Willie L. and Ora L. Titus, renters Laborer, Southern Union Gas
1955	Willie L. and Ora L. Titus, renters Laborer, Southern Union Gas
1952	Lanier and Renee Jackson, renters Porter
1949	Naomi D. Prather, renter (widow of Lloyd E.) Laundry
1947	Louis and Mildred Fowler, renters Laborer
1944	B. D. and Johannie M. Clark, renters USA
1941	Betty Green, owner

- 1939 Betty Green, owner
- 1937 James and Betty Green, owners
- 1935 James and Betty Green, owners
- 1932 James and Betty Green, owner
- 1929 Charlotte Street not listed.
- 1927 Lizzie Robinson, owner
Note: address noted as 1104 (1439) Charlotte
- 1924 William M. and Elizabeth Robinson, owners
Note: address noted as 1104 (1439) Charlotte
- 1922 William M. and Elizabeth Robinson, owners
Nannie Watrous, renter
Note: address noted as 1104 (1439) Charlotte
- 1920 William M. and Eliza Robinson, owners
- 1918 William M. and Liza Robinson, owners
Nannie Robinson, renter
- 1916 William M. Robinson, owner
Teamster, City Street Department
Lizzie Robinson, renter
Laundress
- 1912 Cora Williams
Stewart Davis
Note: William M. Robinson is listed as living with family member Jesse Robinson and his family across the street at 1202 Charlotte. The Robinson family stayed at 1202 into the 1930s.

Biographical Information

Austin men recently discharged from the service have been announced at the separations centers. The men are the following:
At Fort Sam Houston—Pfc. Ellis Horton, 2209 East 19th street; Pfc. Edward L. Robinson, 500 East 15th street; T-4 Willie H. Green, 1184 Alamo street; Pfc. Paul Human, 630 West 34th street; T-5 Cosella Horton, 1620 East Eighth street; Sgt. Thomas L. Richards, 311 West 33th street; S-Sgt. Darrell W. Reed, 4003 Avenue A; Pfc. Samuel C. Craft, 2310 East Seventh street; Sgt. Harold Grist, 4306 Red River street; Sgt. Hugo J. Rauber, 1711 East Seventh street; Sgt. Frank P. Brown, 1711 East 12th street; 1st Sgt. James A. Morriss, 3719 Lake Austin boulevard; T-4 Joel Scott, 1104 Charlotte street; T-5 Alvon N. Patton, 2315 Rosewood avenue.

The Austin Statesman (1921-1973); Nov 22, 1945

Tavern's Gun Victim Said 'Fair'

A 20-year-old Austin man was listed in fair condition at Brackenridge Hospital Friday morning after being shot at a tavern on East Sixth Street Thursday afternoon.

Lester Brewster of 1900 E. 11th St. was shot in the front chest, the center of the back, right thigh and right thumb, police said.

An uncle of Brewster's, Willie Titus, 78, of 1821 Waterson, was found dead on the floor of his shoe shine parlor at 404½ E. 6th St. shortly after the 4:30 p.m. shooting incident. Municipal Judge Ronald Earle, called to the scene, ruled "death due to coronary occlusion."

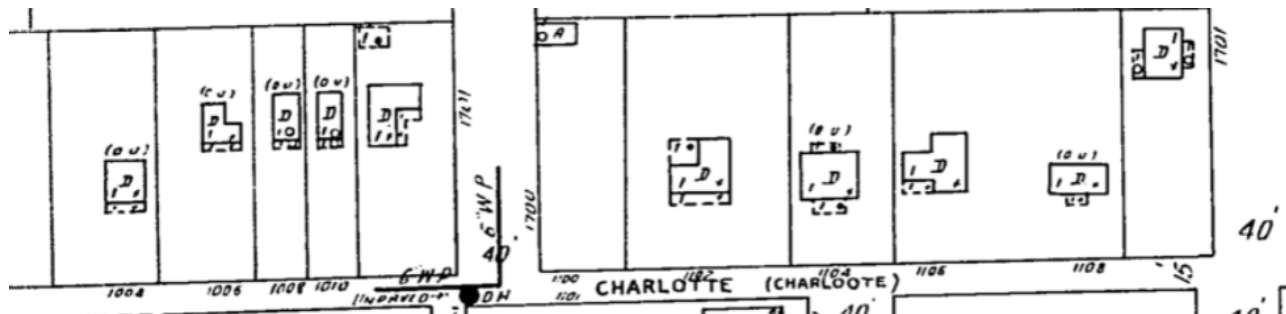
MAYOR
AUSTIN, TEXAS

ADVERTISEMENT FOR BIDS

The Urban Renewal Agency of the City of Austin, Texas, hereby gives notice to all building contractors interested in minor repairs and rehabilitation work involving painting, refinishing and minor alterations, that sealed bids are now being taken for proposed rehabilitation work on the residences at 1815 Waterson, 1722 West 11th Street, 1606 West 11th Street, 1104 Charlotte, 1605 West 10th Street and 1617 West 12th Street.

Sealed bids shall be received for the rehabilitation of these residences at the office of the Urban Renewal Agency of the City of Austin located at 307 East 14th Street, Austin, Texas, 78701, until 10:00 a.m., Tuesday, September 13, 1977. All bids shall be submitted individually by address.

The Austin Statesman (1921-1973); Sep 4, 1970 and The Austin American Statesman (1973-1980); Aug 26, 1977



1935 Sanborn map

Permits

See map - Burr
Connecting Charge \$1200
Application for Sewer Connection. No. 927394
Nw 1/2 Austin, Texas, 5/5/22 1922
To, the Superintendent of Sewer and Public Improvements,
City of Austin, Texas.
I hereby make application for sewer connection and instructions on premises
owned by J. H. Keough
1104 Charlotte St. Street
which place is to be used as Residence
In this place there are to be installed 3 fixtures
I agree to pay the City Sewer Department the regular ordinance charge
Respectfully, J. H. Keough
Location of Public Sewer
Application for Sewer Connection, 1922

OWNER Peter Zaramba ADDRESS 1104 Charlotte St.
 PLAT 92 LOT D BLK
 SUBDIVISION Maas Addn
 OCCUPANCY Residence
 BLD PERMIT # 117109 DATE 5-13-70 OWNERS ESTIMATE 1,200.00
 CONTRACTOR Delbert Decker NO. OF FIXTURES several
 WATER TAP REC # existing SEWER TAP REC # existing
Repair existing res. to min standards
5-1-78# 172585- Claudie Thompson- Res. ReRoofing & repairing existing res. 4,000.00

Roofing & repair permit, 1970

OWNER Fernando H. Luna Jr ADDRESS 1104 Charlotte
 PLAT 92 LOT D BLK 14
 SUBDIVISION Maas Addn.
 OCCUPANCY Res
 BLD PERMIT # 108520 DATE 6/19/68 OWNERS ESTIMATE 500.00
 CONTRACTOR Owner NO. OF FIXTURES 5
 WATER TAP REC # Old Services SEWER TAP REC # Old Services
Remodel And repair frame res and bring to min stdrs.

Remodel permit, 1968

Address: <u>1104 CHARLOTTE</u>		Permit: <u>172585</u>		Plat: <u>92</u>	
Lot: <u>D</u>		Block		Subdivision: <u>Maas Addn.</u>	
Fire Zone: <u>3</u>		Use Dist. <u>A-1st</u>		Occupancy: <u>ReRoof & Repair Res</u>	
<u>5-1-78</u>	<u>Layout</u>	<u>Framing</u>	<u>Final</u>	<u>Commercial</u>	
Foundation		Floor joist size & o.c.	Bldg. Conn.	Parking	
Front setback	<u>1.5</u>		Room Vent.	Exits	
Total & Min. side yard	<u>6.5</u>	ceiling joist size & o.c.	Stairs	Exit lights	
Side St. Yard		stud size & o.c.	Rails	Fences	
			Attic Vent.	Corridors	
			Insulation		
Type Const.		W. Insulation	Hood Vent.		
Spec. Permit #		Sheetrock	Glass		
BOA		Commercial Sheetrock	Deadbolts		
		Occup. Sep. Thru out	Fireplaces		
Owner: <u>CLAUDE THOMPSON</u>			Contractor: <u>MARTIN BREWER</u>		

Reroof and repair inspection card, 1978