
ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-07-0017

HLC DATE: August 27, 2007

September 24, 2007

October 22, 2007

November 26, 2007

PC DATE: January 15, 2008

January 29, 2008

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Dorothy Nichols Duplex

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1206 Lorrain Street

ZONING FROM: MF-3-NP

TO: MF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from Multi-Family Neighborhood Plan (MF-3-NP) district to Multi-Family Neighborhood Plan – Historic (MF-3-NP -H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: August 27, 2007: Initiated a historic zoning case. September 24, 2007: Postponed at property owner's request. October 22, 2007: Postponed at the property owner's request. November 26, 2007: Recommended historic zoning. Vote: 6-0 (Bunton resigned; Leary and Rosato absent).

PLANNING COMMISSION ACTION: January 15, 2008: Postponed to January 29, 2008 at the property owner's request.

DEPARTMENT COMMENTS: The duplex is listed as contributing to the West Line National Register Historic District.

CITY COUNCIL DATE: January 31, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION: 1206 Lorrain is an excellent example of the Art Moderne style, is in excellent condition and has few alterations. As the style was mostly used for public buildings, a residential structure with this level of architectural integrity is considered rare.

Architecture: 1206 Lorrain is an excellent example of the Art Moderne style, uncommon in residential construction and a rare architectural style in Austin. The asymmetrical two-story duplex has had few alterations since its construction in 1940 save a late rear addition.

The Art Moderne style has a distinctive streamlined appearance influenced by the industrial design of ships, airplanes and cars of the time. The style emphasizes curving forms, long horizontal lines, and sometimes nautical elements such as railings and porthole windows.

Distinctive feature on 1206 Lorrain include an asymmetrical façade and smooth wall finish lacking surface decoration, flat roof with small coping, low relief angular pattern surrounding the doors, metal sash windows with horizontal panes of glass, a round "porthole" window, unadorned pipe balcony supports and an archetypal Moderne-style steel balcony railing, reminiscent of ship railing, with a strong horizontal line.

Historic Association: The duplex was built in 1940 by Dorothy A. Nichols who also occupied one unit until at least 1945. Ms. Nichols worked for the U.S. Internal Revenue Service. From 1945 to 1970, the duplex had a number of renters including a salesman, a purchasing agent and an architect. In 1970, the duplex was owned and occupied by Maye and Virginia Parton and Mrs. Florence Dunn. Virginia Parton was the Associate Editor of the Texas Bar Journal and Mrs. Dunn was an Accounting Clerk for the State Comptroller's Office.

PARCEL NO.: 01100111020000

LEGAL DESCRIPTION Lot 9 & South 28.66 feet of Lot 8, Block F, OLT 7, Div Z Shelley Heights

ANNUAL CITY TAX ABATEMENT: \$1,910.86 (Owner Occupied);
\$955.43 (Non-Owner Occupied)

APPRAISED VALUE: \$706,346.00

PRESENT USE: Residential

CONDITION: Excellent

PRESENT OWNER: Robert and Emily Lee

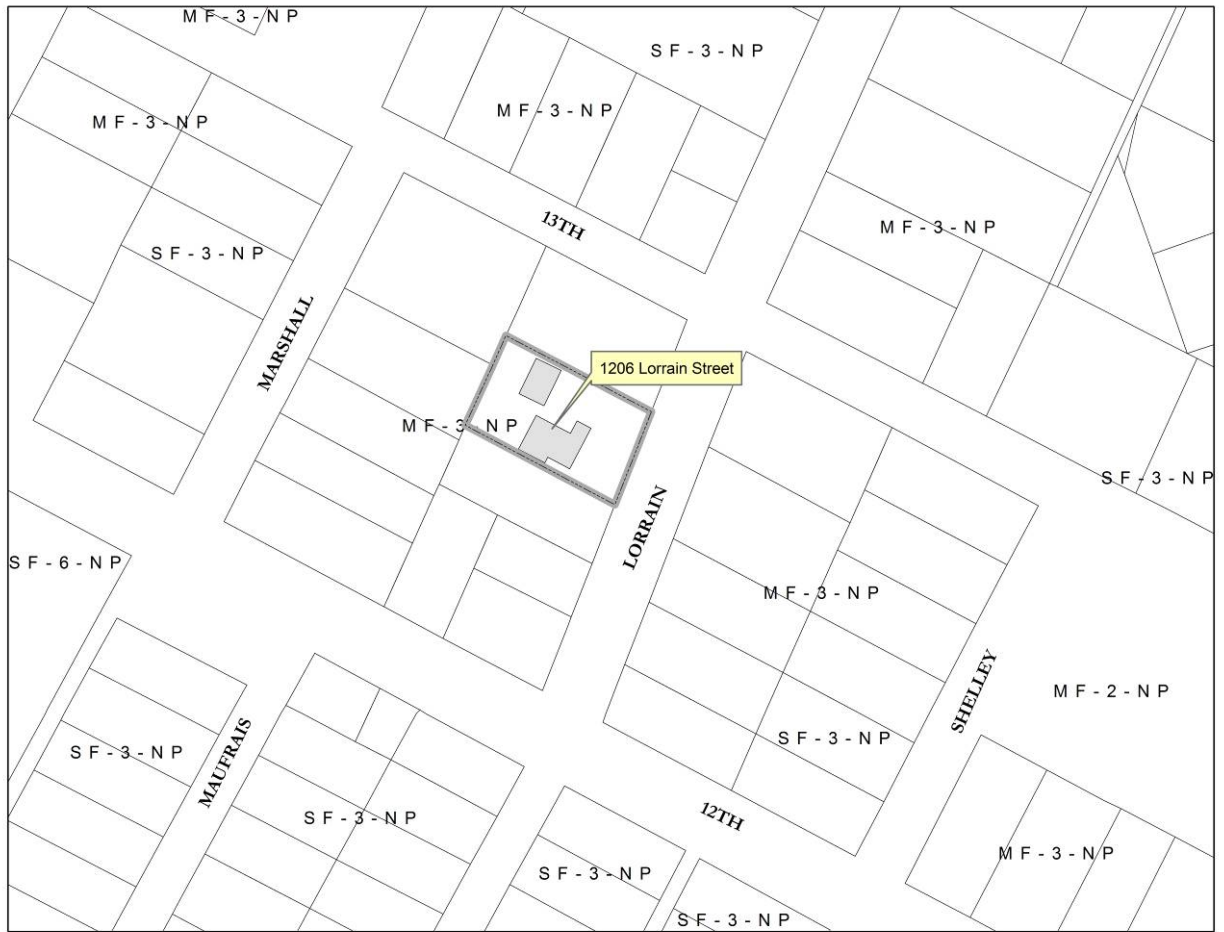
DATE BUILT: 1940

ALTERATIONS/ADDITIONS: possible rear addition

ORIGINAL OWNER(S): Dorothy Nichols

OTHER HISTORICAL DESIGNATIONS: none

LOCATION MAP





1206 Lorrain Street
ca. 1940



OCCUPANCY HISTORY

Unless otherwise noted, the following Occupancy History is gathered from City Directories July, 2007

1977	Unit A: Virginia Parton, Owner Associate Editor, Texas Bar Journal Mrs. May Parton Retired Unit B: Florence Dunn, Owner Retired
1970	Unit A: Virginia Parton, Owner Associate Editor, Texas Bar Journal Mrs. May Parton Retired Unit B: Florence Dunn, Owner Retired
1965	Unit A: Mrs. Mildred Alexander (widow of Joe M.), Renter No occupation listed Unit B: Don and JoAnne Legge, Renters Coates and Legge Architects, 702 Colorado
1960	Unit A: Otis and Alice Fisher, Renters Purchasing Agent, Piccadilly Cafeteria Unit B: Florence Chess, Renter No occupancy listed
1957	Unit A: Otis and Alice Fisher, Renters Purchasing Agent, Piccadilly Cafeteria Unit B: no listing
1953	Unit A: Jason R. Erwin, Renter No occupancy listed Unit B: vacant
1949	Unit A: Mrs. Hazel B. Morris, Renter Clerk, University of Texas Unit B: Frank R. and Edwilla Adrian, Renters Salesman
1944-45	Unit A: Dorothy A. Nichols, Owner U.S. Internal Revenue Service Unit B: Duncan Dawson, Renter No occupancy listed
1941	Dorothy A. Nichols, Owner U.S. Internal Revenue Service