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## 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. January 29, 2008: Recommended the zoning change from MF-3-NP to MF-3-H-NP. Vote: 7-1 (Ewen opposed).

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

**CITY COUNCIL DATE:** January 31, 2008

**ACTION:** Postponed to February 28, 2008 at the request of the property owner.

February 28, 2008: Postponed to July 24, 2008 at the property owners' request to continue working with the neighborhood association.

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**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. Ms. Nichols was born in San Antonio, attended Austin public schools, UT, and received her degree in home economics from SMU in Dallas. She played championship golf as a youth; after working for many years for the Internal Revenue Service, she went to work for Teambank in Westlake Hills. She moved to Westlake Hills after her marriage, but retained ownership of this duplex at least through the 1950s. 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

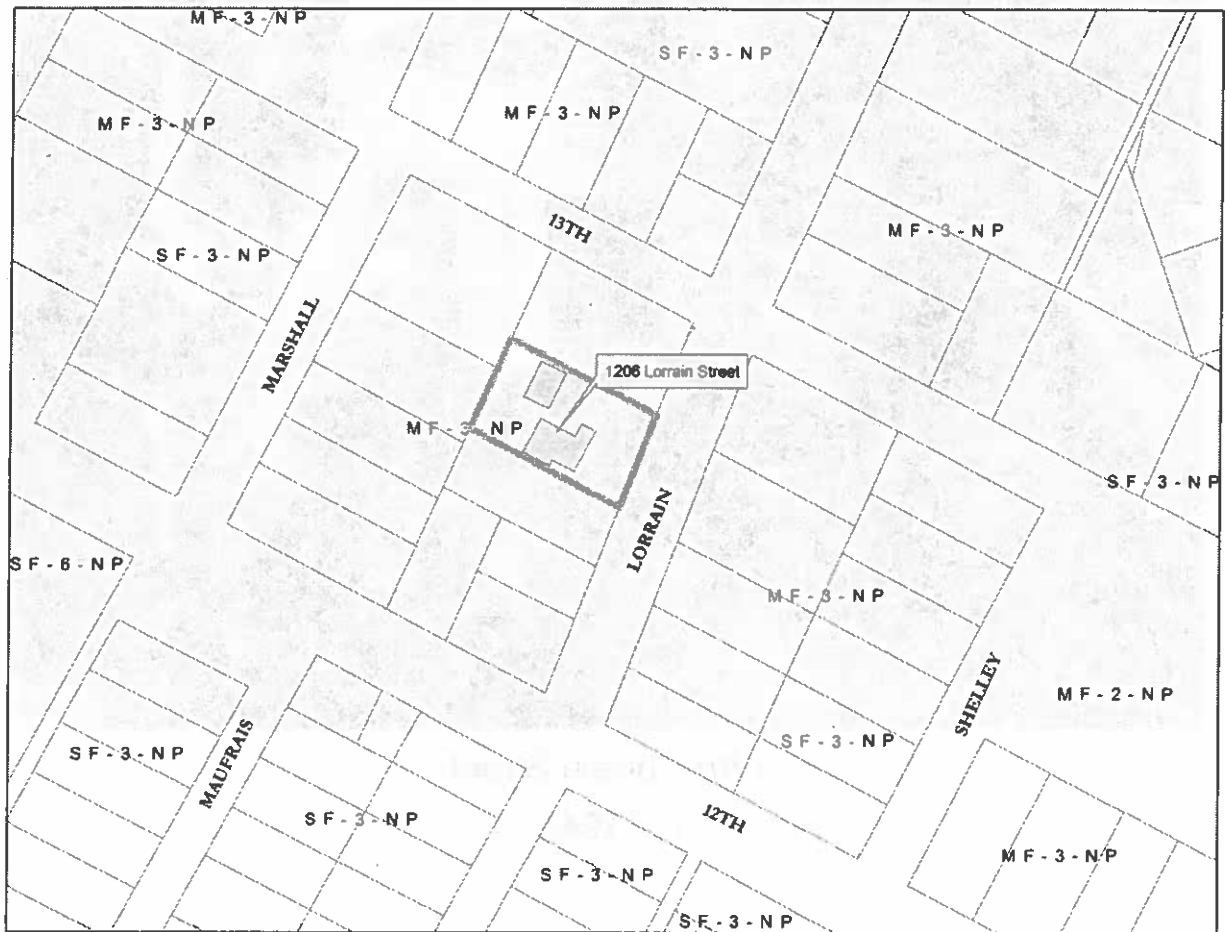
**DATE BUILT:** 1940

**ALTERATIONS/ADDITIONS:** possible rear addition

**ORIGINAL OWNER(S):** Dorothy Nichols

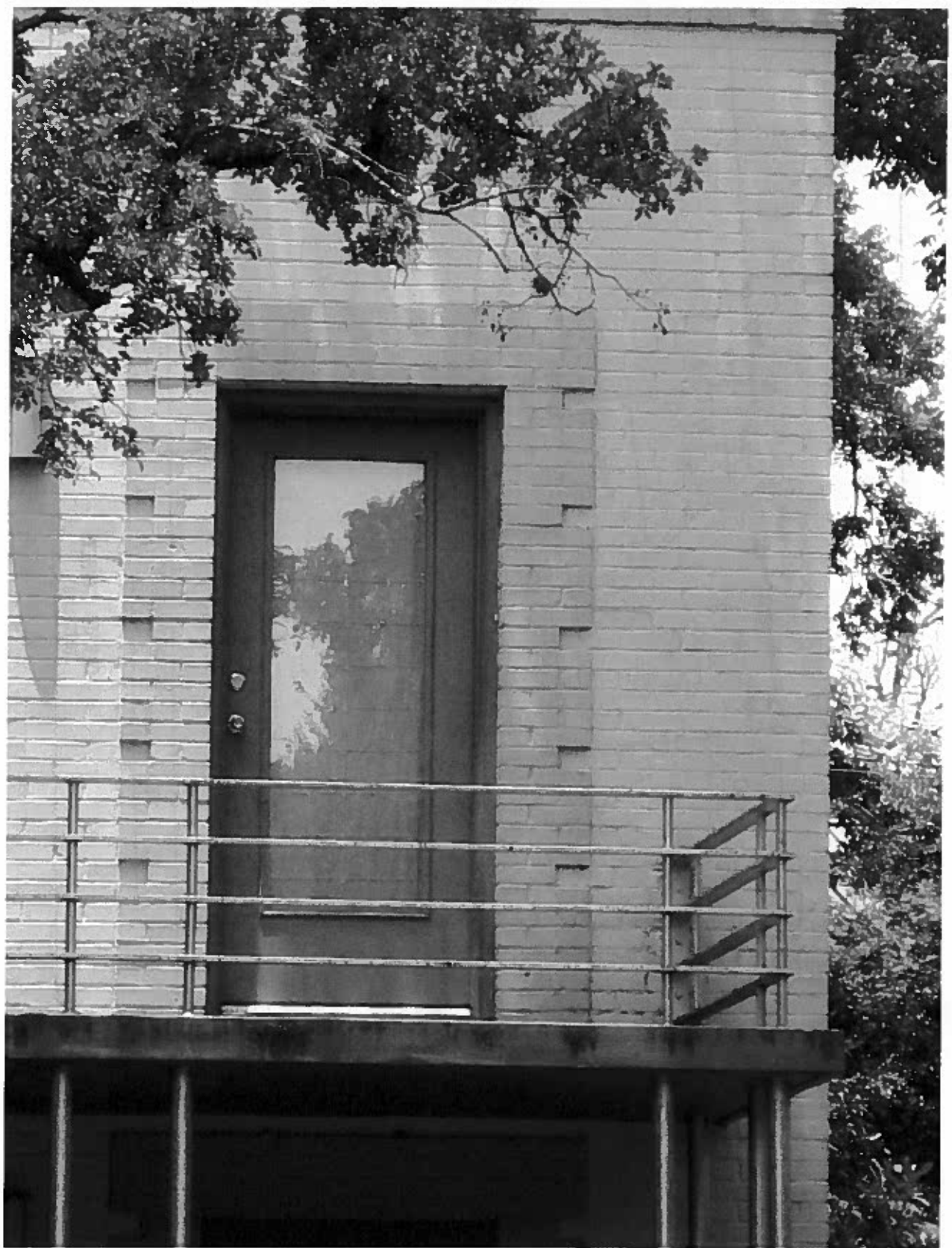
**OTHER HISTORICAL DESIGNATIONS:** none

## LOCATION MAP





1206 Lorrain Street  
ca. 1940





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## OCCUPANCY HISTORY

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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

## **Dorothy Nichols Ashford**

Dorothy Nichols Ashford, age 80, of Austin died Tuesday, January 8, 1991.

She was born in San Antonio, Texas, on May 10, 1910, to parents from pioneer families. She graduated from the Austin public schools; attended Ward Belmont, The University of Texas, and received a degree in home economics from Southern Methodist University.

She was a member of Delta Delta Delta Sorority and the Daughters of the American Revolution. In her youth she played championship golf, then was a supervisor with the Internal Revenue Service, and in later years was employed at the Westlake office of Teambank.

Dorothy is survived by her brother, Douglass Y. Nichols; and numerous nieces and nephews.

Graveside services will be held at 11:30 AM, Thursday in the Austin Memorial Park, with Reverend Bill Edwards officiating.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Dorothy Nichols, Austin American Statesman, January 10, 1991