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.

July 24, 2008: Postponed to September 25, 2008 at the property owners' request.

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. 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

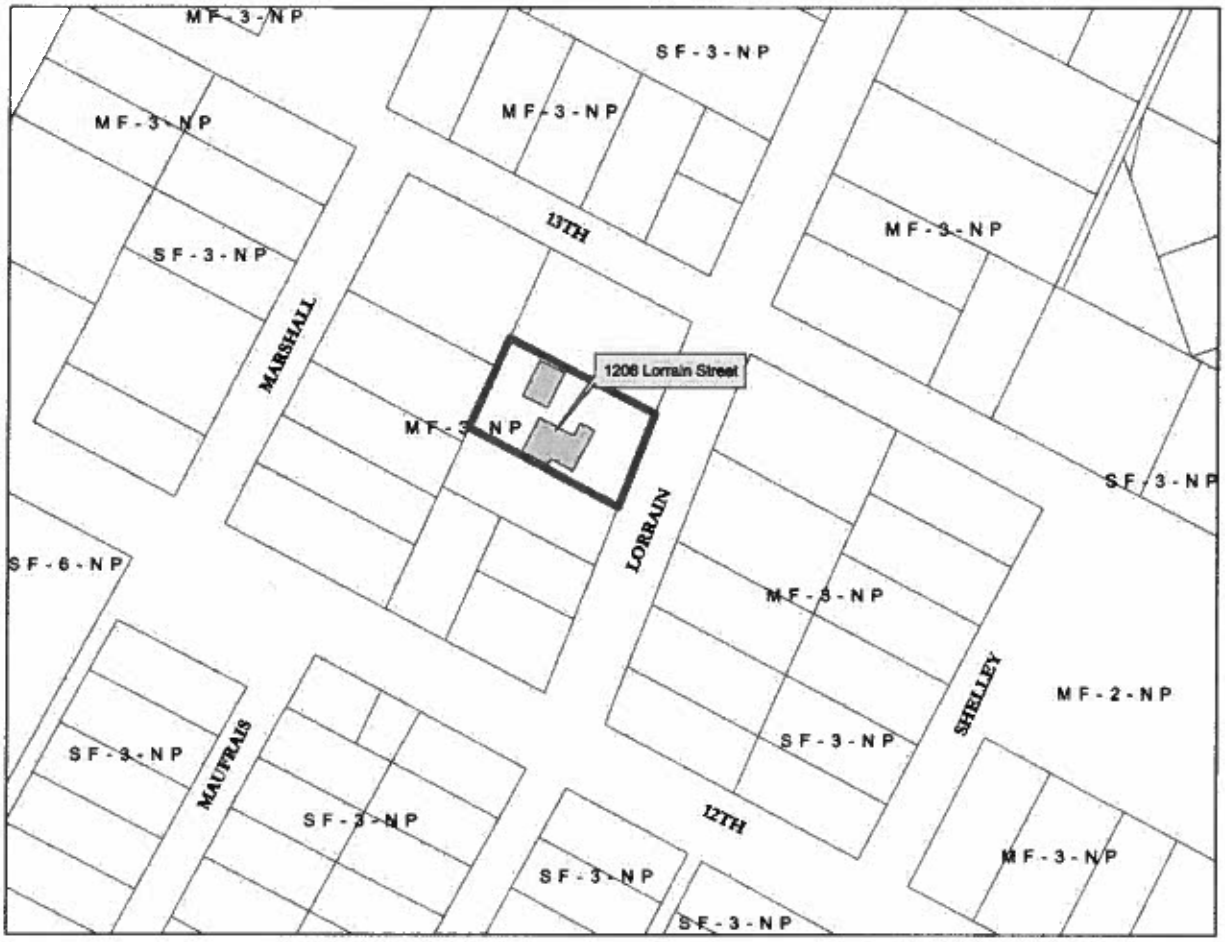
DATE BUILT: 1940

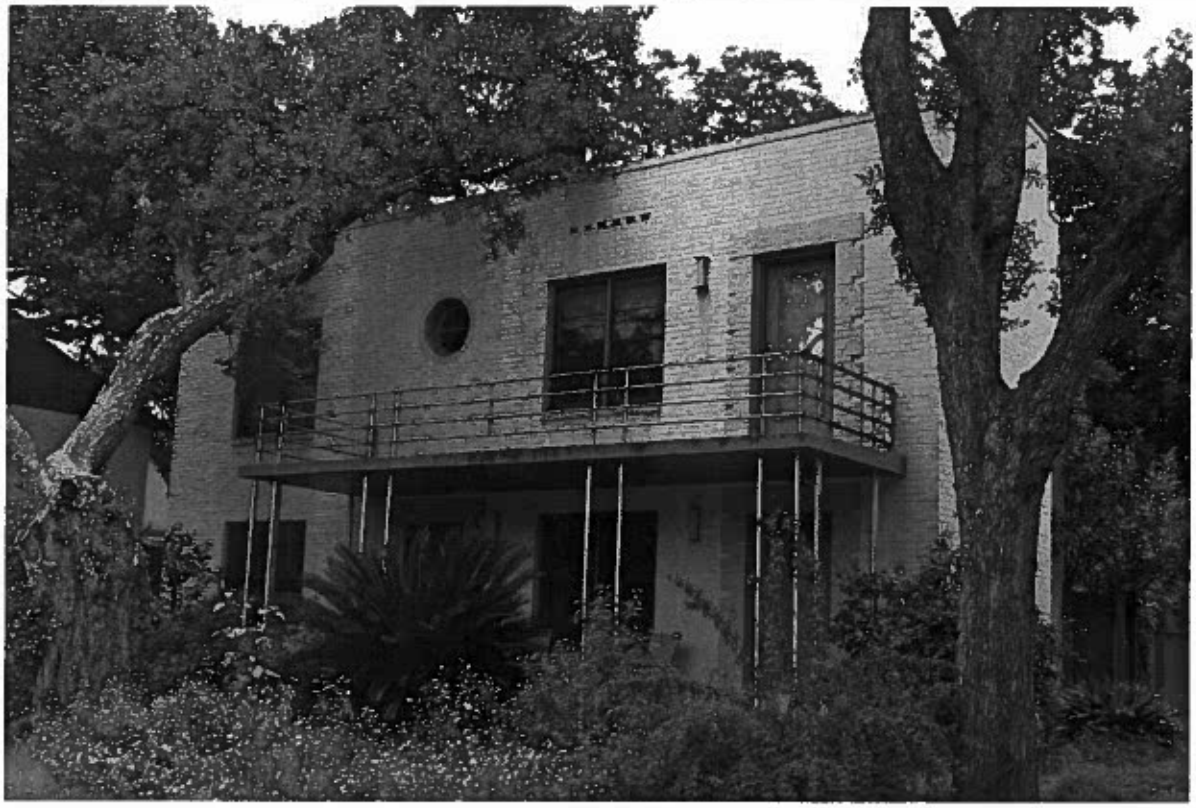
ALTERATIONS/ADDITIONS: possible rear addition

ORIGINAL OWNER(S): Dorothy Nichols

OTHER HISTORICAL DESIGNATIONS: none

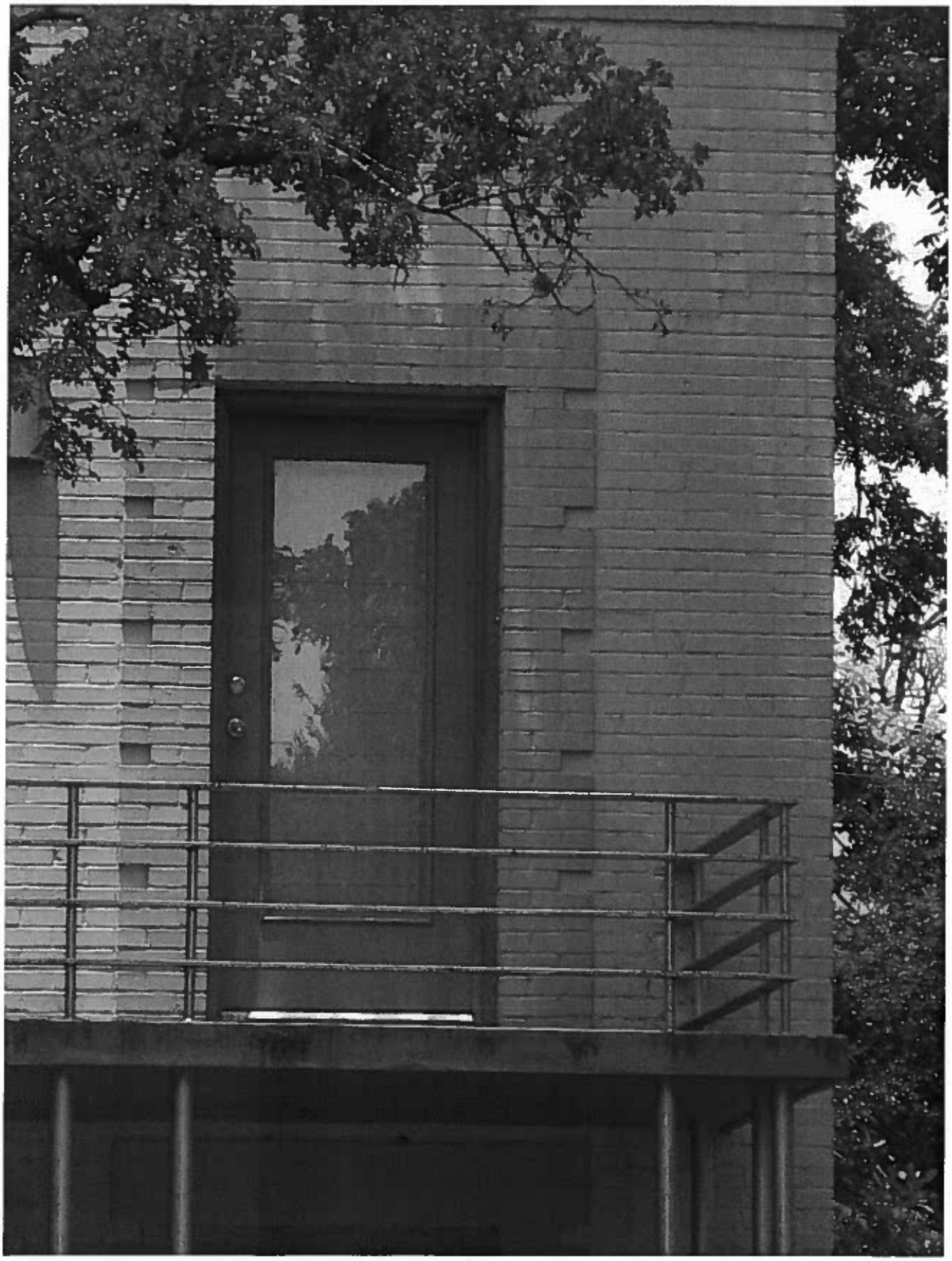
LOCATION MAP

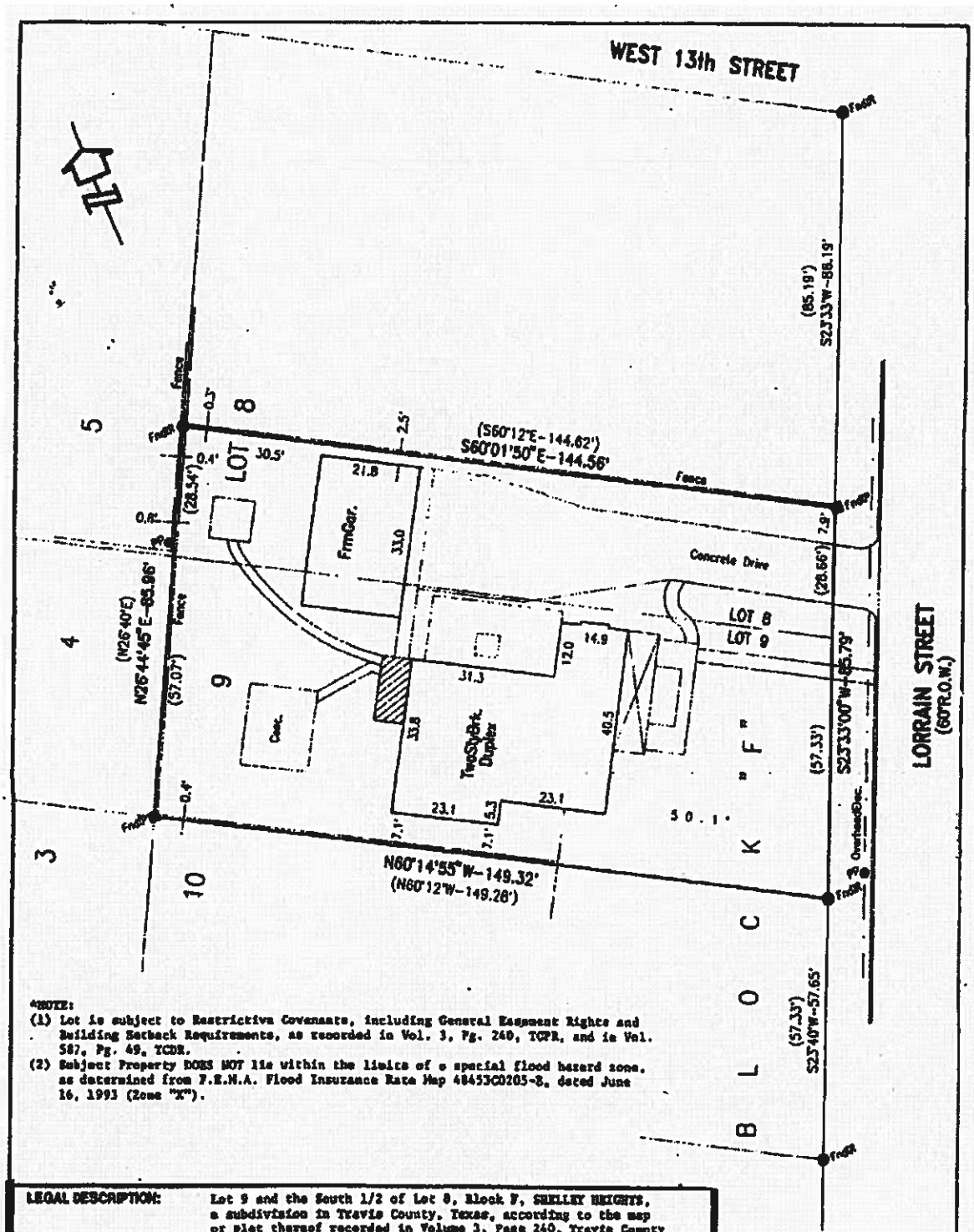




1206 Lorrain Street

ca. 1940





*NOTE:
(1) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Vol. 3, Pg. 240, TCPR, and in Vol. 587, Pg. 49, TCDR.
(2) Subject Property DOES NOT lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map 48453C0205-E, dated June 16, 1993 (Zone "X").

LEGAL DESCRIPTION:	Lot 9 and the South 1/2 of Lot 8, Block F, SHELLEY HEIGHTS, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 240, Travis County Plat Records.		
PURCHASER:	LEE	TITLE CO.:	NORTH AMERICAN
ADDRESS:	1206 (A & B) LORRAIN STREET	G. F. NO.:	1466407087

I hereby certify that this plat represents a correct survey made upon the ground under my supervision on MARCH 13, 2007, and that there are no encroachments upon subject property except as shown hereon, and that all improvements and all visible and apparent easements are shown hereon, and that subject property has access to and from a dedicated roadway and that said survey conforms to current Texas Board of Land Surveying Standards.

Robert M. Sherrod, R.P.L.S., State of Texas No. 2578

NOTE

ROBERT M. SHERROD 2578 REGISTERED PROFESSIONAL LAND SURVEYOR

G·E·O
A GEOGRAPHICAL LAND SERVICES CO.

415 EICHWOOD SPRINGS ROAD
SPICEWOOD BUSINESS CENTER
SUITE 104
AUSTIN, TEXAS 78739
(512) 263-0280

DATE	3-19-07	FIELD	CHECK
SCALE	1" = 20'	JOB NO.	071124

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

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