

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 23, 2016
NRD-2016-0034
1303 Lorrain Street
Old West Austin

PROPOSAL

Demolish a ca. 1948 house that is non-contributing to the historic district and construct a two-story house in its place.

PROJECT SPECIFICATIONS

The proposed house will be two stories in a neo-traditional style, with a primarily front-facing gabled roof, painted artisan siding, and a combination of double hung and casement windows. The roof will be metal; there will be a side-gabled porte-cochere to the left of the principal entry, and the house will have a front-gabled independent porch.

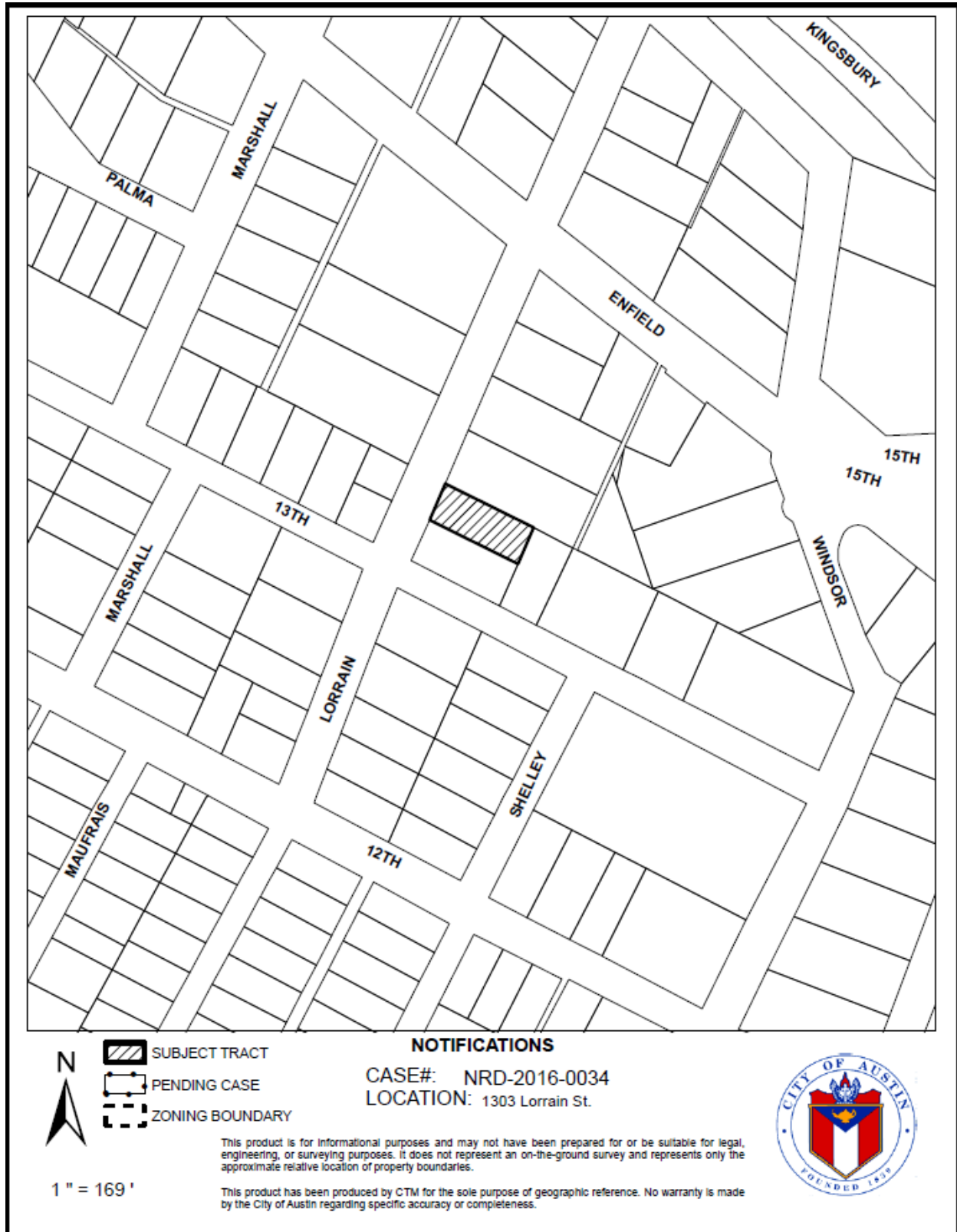
STANDARDS FOR REVIEW

The Old West Austin National Register Historic District has no design guidelines for new construction. General design principles for new construction in historic districts call for compatibility with the contributing houses in the district in terms of size, scale, materials, and fenestration patterns.

STAFF RECOMMENDATION

Release the demolition permit and the building permit for the new house. The design of the new house is neo-traditional with materials and a design compatible with the character of the district; many houses along Lorrain and in the immediate area are two stories tall, so the height of this house is also compatible with the character of the historic district.

LOCATION MAP



1303 Lorrain Street
ca. 1948



OCCUPANCY HISTORY
1303 Lorrain Street

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2016

1992	James Stancliff, renter No occupation listed NOTE: The directory indicates that James Stancliff was a new resident at this address.
1985-86	Paul Raine, owner No occupation listed NOTE: The directory indicates that Paul Raine was a new resident at this address.
1981	Vivian A. Smith, owner Retired
1977	Woods B. and Vivian A. Smith, owners Retired
1973	Woods B. and Vivian A. Smith, owners Disability examiner, Texas Rehabilitation Commission
1968	Woods B. and Angie Smith, renters

Retired

- 1962 Vacant
NOTE: Woods B. and Angie Smith are not listed in the directory.
- 1959 Emma Schweppe, owner
No occupation listed
Also listed are H. Irving and Kate Scheppe; he was the proprietor of the Schweppe Agency, real estate, 918 Littlefield Building.
- 1955 Emma Schweppe, renter
No occupation listed
- 1952 Jesse and Elvira Piland, owners
Proprietor (with J.D. Elliott), Piland & Elliott, gas, 311 E. 5th Street.
- 1949 Jesse and Elvira Piland, owners
Proprietor (with J.D. Elliott), Piland & Elliott, auto repairs, tires, body and fender repairs and painting, cars washed and greased, welding, Seiberling tires, wrecker service, Reliable batteries, Sinclair service station, 5th and Trinity Streets.
- 1947 The address is not listed in the directory.
NOTE: Jesse and Elvera Piland are listed at 2415 Jarratt Avenue. He was the proprietor (with J.D. Elliott) of Piland & Elliott, service station, 5th and Trinity Streets.

Jessie Piland 1303 Lorrain Street
N.W. 60' x 150' of 67 &
~~90-B~~ Crueton Tract - 68 Z
141 Enfield "A"
Brick veneer residence and garage.
38287 7-13-48 \$8000.00
Day labor

8

Building permit to Jesse Piland for the construction of the house (1948)

OWNER W. B. Smith ADDRESS 1303 Lorrain
PLAT 141 LOT N. W. 60' X 150' of Crueton BLK --
SUBDIVISION Enfield "A"
OCCUPANCY Den
BLD PERMIT # 105769 DATE 11-9-67 OWNERS ESTIMATE 1000.00
CONTRACTOR Onwer NO. OF FIXTURES yes
WATER TAP REC # -- SEWER TAP REC # --
Frame addn. to res. 336 sq. ft.
8-21-70-118608-remodel exist residence (enclose porch)

Building permit to Woods B. Smith for the construction of an addition (1967) and to enclose the porch (1970)