

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JULY 25, 2016
NRD-2016-0049
1205-B Enfield Road
Old West Austin

PROPOSAL

Add a second story to a ca. 1938 house.

PROJECT SPECIFICATIONS

The applicant proposes to construct a full second story to the existing ca. 1938 one-story house. The proposed addition will reduce the footprint of the house from 1,044 square feet to 1,029 square feet; the proposed second story will also be 1,029 square feet. The ground floor of the house will also be modified to eliminate windows and replace siding. The proposed siding on the house will be painted hardi-plank siding in a horizontal pattern on the ground floor and a board-and-batten pattern on the second floor. Windows in the house will be 1:1. The house will have a hipped roof with composition shingles, and a hipped-roof full-width front porch.

STANDARDS FOR REVIEW

The house is currently non-contributing to the historic district, and has an address reflecting a back house of 1305 Lorrain Street. The Old West Austin National Register Historic District has no design guidelines for second-story additions. General design principles in historic districts discourage the conversion of a one-story house into a two-story house, making changes to the front of a house, and if a second-story addition is to be built, then it is recommended to set it back at least 15 feet from the front of the house, but these design principles apply to contributing buildings only.

STAFF RECOMMENDATION

Release the permit as proposed. While the proposed design adds a second story to the entirety of a one-story house and changes the front facade, the existing house is non-contributing to the historic district, and the proposed design for the transformed house is in keeping with the historic character of the district in that it uses traditional materials, a hipped roof, and a traditional fenestration pattern.

LOCATION MAP



1" = 83'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2016-0049

LOCATION: 1205 Enfield Rd. Unit B

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.

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1205-B Enfield Road
ca. 1938



OCCUPANCY HISTORY
1205-B Enfield Road

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

1992	Edward C. Fowler, renter No occupation listed NOTE: The address is listed as 1305-A Lorrain Street.
1985-86	Rachel L. Harmon, renter No occupation listed NOTE: The address is listed as 1305-A Lorrain Street.
1981	Sharon Furlow, renter Book-keeper, Attorney General's Office NOTE: The address is listed as 1305-A Lorrain Street.
1977	Vacant NOTE: The address is listed as 1305-A Lorrain Street.
1973	Ronald J. Freeman, renter Attorney NOTE: The address is listed as 1305-A Lorrain Street.
1968	Balla Walton, renter Widow, Thomas H. Walton

No occupation listed
NOTE: The address is listed as 1305-A Lorrain Street.

- 1965 Unknown
There is a listing for a Don and Sue Steussy as renters of a house on this site, but it is not clear if they rented this house or another one in this yard, and there are no other tenants listed for any other house with this address. Don Steussy was a tech at Brackenridge Hospital.
- 1962 Vacant
NOTE: The address is listed as 1305-A Lorrain Street.
- 1959 Edward T. and Margaret J. Wendler, renters
Partner (with Alto B. Crow), Wendler & Crow, lawyers, 521 Littlefield Building.
NOTE: The address is listed as 1305-A Lorrain Street.
- 1955 Vacant
NOTE: The address is listed as 1305-A Lorrain Street.
- 1952 Unknown

The history of this house prior to the mid-1950s is unclear. City directories show residents of a back unit, but do not identify which back unit was occupied by which family or individual. City building permit records show that Sylvia Graham, the owner of the main house at 1305 Lorrain Street, built two, if not three, auxiliary dwelling units behind her house in the summer of 1938. Adding to the confusion is that none of the building permits reflect an address of 1305-A. There is a building permit for a frame house at 1305-B Lorrain and then two building permits for a frame house with a box garage and a two-story garage apartment, both identified as 1305-C Lorrain.

This house certainly reflects a ca. 1938 construction date in its materials, scale, style, and configuration. However, the 1961 Sanborn map does not show the house at all. The 1961 Sanborn map was an update of the 1935 map, drawn before the house was constructed (according to the city building permits), so it is possible that updating the map to show this hidden house in 1961 was simply an oversight rather than compelling evidence that it did not exist.

The city directories that do show residents in an auxiliary dwelling unit behind the main house at 1305 Lorrain Street, do not clear up any of the confusion, as directories from the mid-1940s through the early 1950s only show one family, when there were more units that should have had their residents listed. The tenant with the longest tenancy of any of the buildings behind 1305 Lorrain was an optician named Dallas Holford, and his wife, Marie, who lived there from the mid-1940s until the early 1950s. Again, it cannot be discerned from the information in the directory whether Holford and his wife lived in this house, or in one of the other back houses or the garage apartment.

BUILDING PERMITS TO SYLVIA GRAHAM (1938):

B Mrs. Sylvia T. Graham 1305 C Lor-
 rain
~~90B~~ - - 8 & 18-1/2 -
 141
 Westfield A
 Frame residence & box garage
 234n - 7/19/38
 4

This is most likely the building permit for the house now known as 1205-B Enfield Road.

Mrs. Sylvin T.
 Graham 1305-C Lorrain St
~~90b~~ - - 8 -
 141
 Enfield A
 Frame garage apartment
 241n - 9/17/38
 -

This building permit also has an address of 1305-C Lorrain Street, but is for a garage apartment rather than a house. There is a two-story garage apartment on the site which carries an address of 1305-C Lorrain Street.

Mrs. Sylvia T. Graham 1305 B. Lorrain
8 & 18-1/2

00B

141

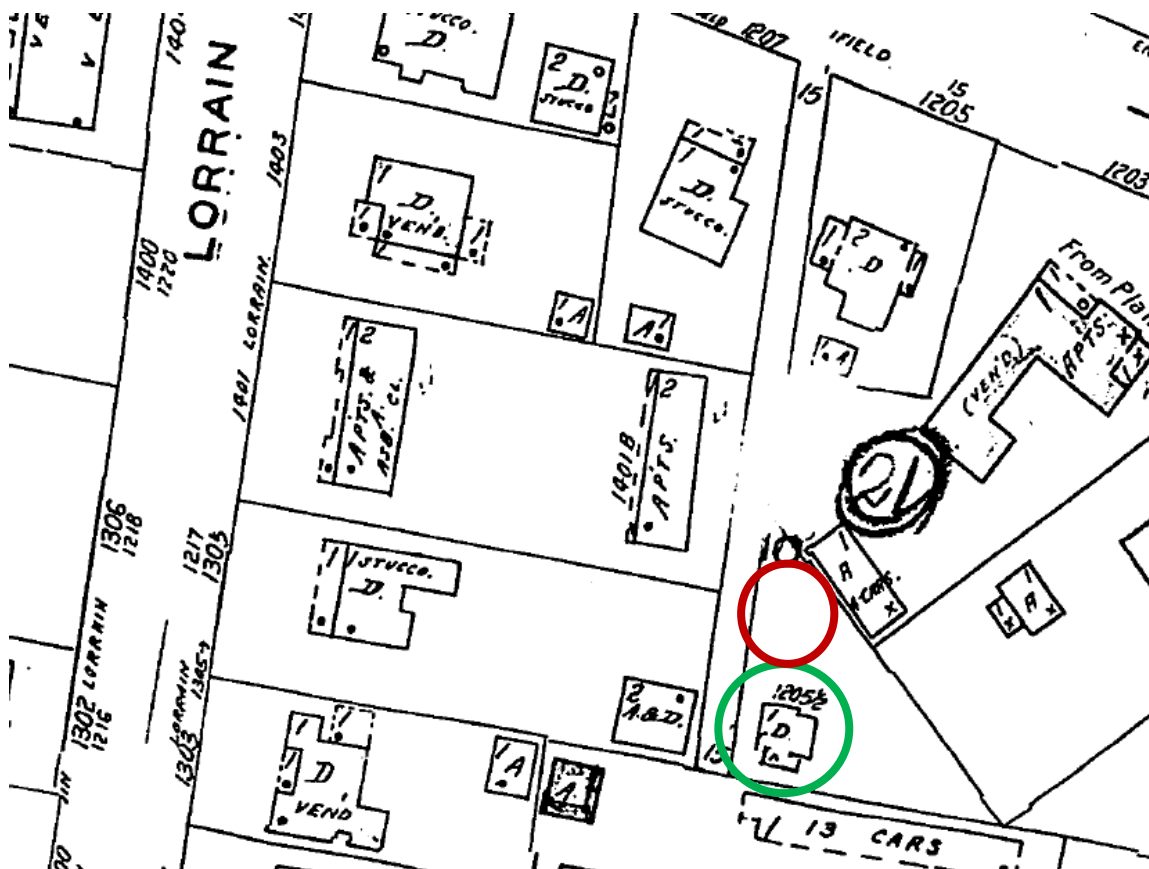
Enfield A

Frame residence

234n - 7/19/38

4

This building permit is most likely for the house that is currently known as 1205-A Enfield Road.



The 1961 Sanborn map does not show the house; its site is outlined with a red circle. The house listed at 1205½ Enfield Road (in green) corresponds more closely in footprint and location to the house currently known as 1205-A Enfield Road. Compare with the plot plan prepared for this project below.

