

HISTORIC LANDMARK COMMISSION  
 OCTOBER 28, 2019  
 PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
 NRD-2019-0057  
 906 MAUFRAIS STREET  
 WEST LINE NATIONAL REGISTER HISTORIC DISTRICT

## PROPOSAL

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Construct 1- and 2-story additions to a ca. 1930 house, replacing a ca. 1979 addition and a portion of the rear of the original house.

## ARCHITECTURE

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1-story, front-gabled, rectangular-plan house; clapboard wood siding with 1:1 double-hung wood-sash windows; entry porch; detached modern carport.

## PROJECT SPECIFICATIONS

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No changes are proposed to the primary façade and front 15' of the house. The proposed 2-story addition is set back 15 feet from the front wall, capped by a front-gabled roof, and clad in shiplap hardiplank siding with dimensions that are similar to the existing cladding, but do not match exactly. It features fixed and casement clad-wood windows and wood trim and decorative gable-end vent that match existing. A 1-story addition to the rear and side is capped by a front-gabled roof, with materials that match existing. Shallow hipped roofs at the north and south corners cover a rear patio and parking, respectively.

## RESEARCH

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Lee and Bessie Maufrais constructed the house around 1930 and lived there until around 1962. Lee William Maufrais was born in 1897 in Austin. His grandfather established a cement contracting firm in 1893, and Lee worked for the family business as a foreman and cement finisher by 1944 and likely earlier. By 1955, he had risen to the role of 2<sup>nd</sup> vice president. Lee Maufrais died in 1967 in Austin.

Bessie H. Maufrais (nee Weaver) was born in 1897 in Round Rock. She married Lee Maufrais in 1917 and the couple had two children. Bessie Maufrais died in 1966 in Austin.

## STANDARDS FOR REVIEW

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The house is a contributing property in the West Line National Register Historic District. It does not appear to meet the standards for designation as a historic landmark.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352). The property may demonstrate significance according to one criterion.
  - a. **Architecture.** The building is an intact example of the Craftsman style.
  - b. **Historical association.** Lee and Bessie Maufrais lived in the house for approximately 30 years, from the time the house was constructed until at least 1962. There do not appear to be significant historical associations.

- c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed project:

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The project retains the property's historic character by preserving features, spaces, and spatial relationships. It does add a large two-story addition that will alter the house's massing and spatial relationship with the street.

- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed addition is very similar in style, design, and materials' appearance to the historic house. However, it will be differentiated through a slightly larger reveal on the siding, which will be hardiplank rather than wood.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The house's distinctive materials, features, finishes, and construction techniques will be preserved to 15' from the front wall.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The first 15' of the historic house will be preserved, with historic materials repaired.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition involves the removal of a substantial portion of the historic house, though it does preserve the front 15' of the building. Its materials, features, and proportions are compatible with the historic house, and the two-story addition is stepped back from the front wall. The addition is subtly differentiated from the original construction with shiplap hardiplank siding that has a slightly larger reveal than the original shiplap.

- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The addition is not easily reversible and will impair the essential form of the historic building.

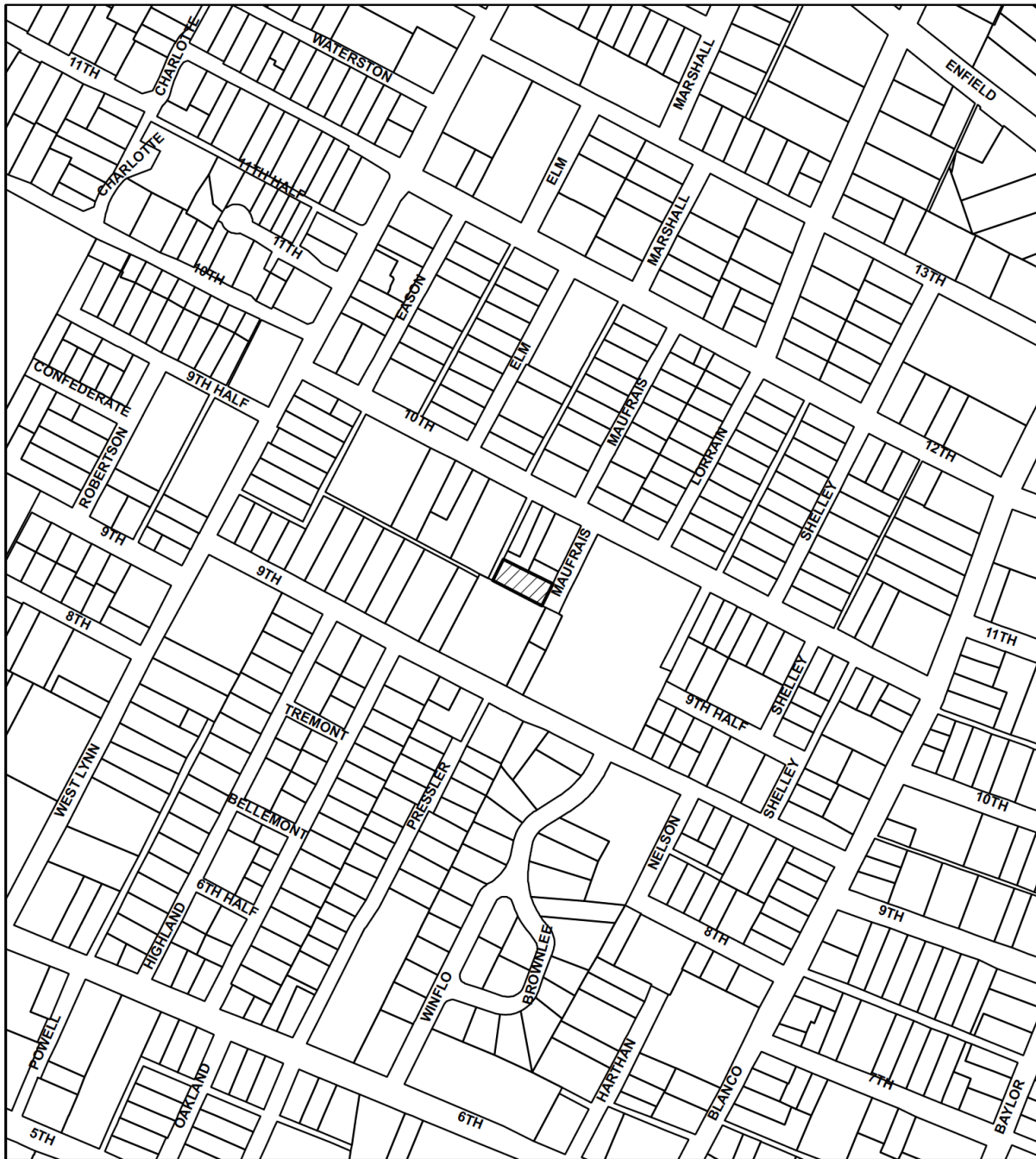
The proposed project somewhat meets the standards.




**STAFF RECOMMENDATION**

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Comment on and release the plans for new construction.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: NRD-2019-0057

LOCATION: 906 MAUFRAIS STREET

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





PROPERTY INFORMATION

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*Photos*



*Primary (east) façade of 906 Maufrais Street (May 2019)*



*Primary façade and south elevation (photo provided by applicant, September 2019)*

*Occupancy History*

City directory research, Austin History Center  
 By Historic Preservation Office staff  
 October 2019

- 1932-33 Address not listed (Maufrais Street listed with no addresses)
- 1937 *Directory not available*
- 1939 Lee W. and Bessie Maufrais + 1 child, owners  
 Finisher, Rundell H. B. Inc.
- 1941 Lee W. and Bessie H. Maufrais, owners  
 Cement finisher, no employer listed
- James H. Maufrais, renter  
 Student
- Virginia H. Maufrais, renter  
 No occupation listed
- 1944-45 Lee W. and Bessie Maufrais, owners  
 Foreman, C. A. Maufrais Co.
- 1947 Lee W. and Bessie Maufrais, owners  
 Cement finisher, C. A. Maufrais Co.
- 1949 Lee W. and Bessie Maufrais, owners  
 Cement finisher, C. A. Maufrais Co.
- 1952 Lee W. and Bessie Maufrais, owners  
 Maufrais Brothers (201 Lamar)
- 1955 Lee W. and Bessie Maufrais, owners  
 2<sup>nd</sup> vice president, Maufrais Bros. Inc.
- 1959 Lee W. and Bessie Maufrais, owners  
 2<sup>nd</sup> vice president, Maufrais Bros. Inc.
- 1962 Lee W. and Bessie Maufrais, owners  
 No occupation listed
- 1968 Ray Fon, renter  
 Data processing, General Land Office
- 1973 No return


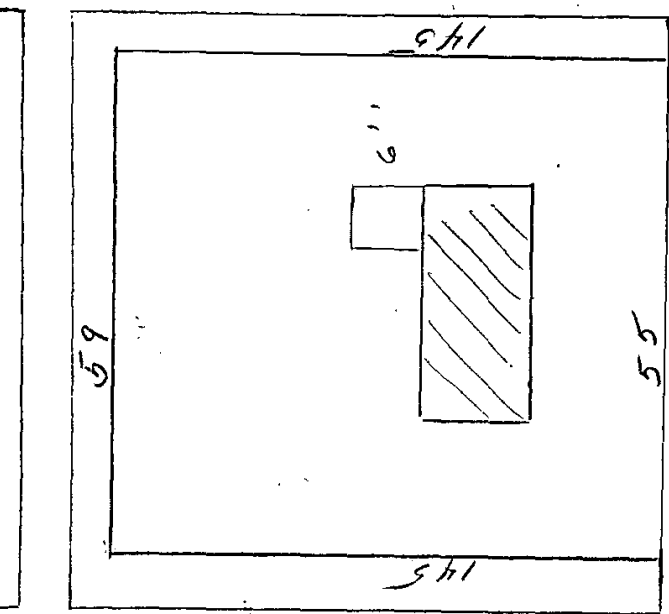
*Building Permits*

Lee Maufrais	906 Maufrais Street
95 1	- - -
Booth Sub.	
Frame storage shed.	
44537 5-15-50	\$450.00
Scott Yeoman	

*Building permit issued to Lee Maufrais for a wood-frame storage shed, 5/15/1950.*

OWNER	Sue Yuma	ADDRESS	906 Maufrais St
PLAT	95	LOT	1
			BLK.
SUBDIVISION	Booth Sub		
OCCUPANCY	bedroom and bath		
BLDG. PERMIT #	183137	DATE	6-20-79
		OWNERS ESTIMATE	5,000.00
CONTRACTOR	owner	NO. OF FIXTURES	
WATER TAP REC#	SEWER TAP REC#		
Addn to exist res.	400 Sq ft		

*Building permit issued to Sue Yuma for a rear addition, 6/20/1979.*

Address: <u>906 Maufrain ST</u>		Permit: <u>182 137</u>		Plat: <u>90</u>	
Lot: <u>1</u>		Block		Subdivision:	
		Outlot		<u>Booth sub</u>	
Fire Zone: <u>3</u>		Use Dist. <u>A-1st</u>		Occupancy: <u>Addn to exist Res</u>	
<u>9-27-79</u> Layout		<u>1-17-80</u> Framing		<u>3/17/82</u> Final	
Foundation	<u>1</u>	Floor joist size & o.c.		Bldg. Conn.	
Front setback	<u>15'</u>	ceiling joist size & o.c.	<u>2x4</u>	Room Vent.	
Total & Min. side yard	<u>6</u>	stud size & o.c.	<u>2x4</u>	Stairs	
Side St. Yard			<u>16</u>	Rails	
			<u>16</u>	Attic Vent.	<u>2x4</u>
			<u>16</u>	Insulation	
Type Const.		W. Insulation	<u>11</u>	Hood Vent.	
Spec. Permit #		Sheetrock		Glass	
BOA		Commercial Sheetrock		Deadbolts	
		Occup. Sep.		Fireplaces	
		Thru out			
Owner: <u>Sue Yuma</u>				Contractor:	
<u>16x25 Bed Room &amp; Bath</u>					
 City of Austin					
BID 2005 JUNE 77				Clerk <u>Comm.</u> Date <u>6-21-79</u>	
Address:					
					
Inspector:					

Inspection card issued to Sue Yuma for the rear addition, 3/17/1982.

City records indicate that another addition was constructed in 1988.