

HISTORIC LANDMARK COMMISSION
MAY 21, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0036
1301 LORRAIN STREET
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Construct a second-story addition to and replace windows and doors in a ca. 1951 house. The house is a contributing property in the Old West Austin Historic District.

PROJECT SPECIFICATIONS

The existing building is a side-gabled, rectangular-plan house with a front-facing gable. The roof is covered in composition shingles. The building is clad in brick, with steel-sash casement windows and a paneled, partially glazed wood door. The front gable end features decorative vertical boards.

The proposed project includes a second-story addition atop the existing house, set back 18' from the front wall, bearing directly on the existing south wall, and overlapping the existing north wall by 2' 7". The addition is clad in horizontal wood siding and capped by a cross-gabled roof with a front-facing gable and a rear shed dormer. The roof is covered in standing-seam metal. Fenestration include fixed and casement clad-wood windows. Sliding doors provide access from the rear.

Other additions include a one-story rear addition with a footprint of 75 square feet and a screened porch with a footprint of 346 square feet; the porch is partially clad in board-form concrete.

Changes to the existing house include:

- The replacement of all windows with fixed and casement clad-wood windows;
- Replacement of the front door with a fully-glazed steel door;
- Removal of metal front porch columns and replacement with a simple wood column;
- Removal of the front-facing gable end and replacement with a continuation of the side-gabled roof;
- Replacement of the roof with a standing-seam metal roof to match the addition;
- Demolition of the rear (east) wall and replacement with 1) a connection to the screened porch at the north end and 2) full-height fixed windows at the south end; and
- Demolition of the western portion of the south wall and replacement with full-height fixed windows.

RESEARCH

The house was constructed ca. 1951. Harry and Thelma "Ethel" Hofer were the first residents. Harry was a longtime Post Office employee. He died in 1969. By 1977 the house was owned by occupied by Kenneth and Anne Hill, the owners of Kenny Hill VW Specialties.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building itself is over 50 years old, having been constructed ca. 1951.
- 2) The building appears to retain 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 does not appear to demonstrate significance according to any of the criteria.
 - a. **Architecture.** The building is built in the Minimal Traditional style. It does not appear to be architecturally significant.
 - b. **Historical association.** The Hofer family lived in the property for approximately 15 years. 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 on contributing buildings in National Register historic districts. Applicable standards include:

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.*

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

The proposed project changes the historic character of the property by removing historic windows, using replacement windows with different sash materials and patterns, replacing the front door with a modern metal door, and changing the front porch columns. The secondary (south) elevation will be changed by replacing a wall with glazing. The rear (east) wall will be demolished for a new screened porch and glazing.

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.*

The proposed project replaces historic 4-lite casement steel-sash windows with single-pane fixed and casement clad-wood windows.

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 second-floor addition will dramatically change the character of the existing house. It requires removal of the house's front-facing gable, and its location, scale and proportion, and massing overwhelm the existing house. The addition is differentiated from the existing brick-clad house with wood siding.

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 proposed addition would substantially impact the essential form and integrity of the historic property if removed.

The proposed project does not comply with the standards.

STAFF RECOMMENDATION

No recommendation. If the Commission comments on and releases the permit, staff recommends the completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2018-0036
 LOCATION: 1301 LORRAIN ST



1" = 333'

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

Photos



North elevation and west (primary) façade of 1301 Lorrain Street.

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 May 2018

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| 1952 | Address not listed |
| 1955-62 | Harry V. and Ethel Hofer
Chief accountant, Post Office |
| 1968 | Harry V. and Thelma E. Hofer, owners
Retired |
| 1977 | Kenneth E. and Anne W. Hill, owners
Kenny Hill VW Specialties (located at 2125-D Goodrich Avenue) |

Background Research

Harry Vivian Hofer was born in 1888 in Detroit, Michigan. By 1900, he was living in Austin with his sister and parents, a house carpenter and homemaker born in New Jersey and Illinois, respectively. Harry Hofer joined the Post Office as an employee by 1910 and appears to have worked there until his retirement ca. 1968. He died in 1969 in Austin.

