

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 25, 2021
HR-21-143509
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1409 WOODLAWN BOULEVARD

PROPOSAL

Construct an addition and enclose porches. Add a dormer to the Woodlawn Boulevard façade.

PROJECT SPECIFICATIONS

- 1) Enclose porch at Woodlawn Boulevard façade and add dormer above. The enclosure will be clad in siding with 1:1 windows added to match existing; the dormer's roof pitch and gable will match the two existing dormers.
- 2) Enclose rear porch and construct a connecting addition. The proposed addition is one story in height, with a low-sloped roof and fixed-pane windows at the former porch. The remainder is clad in siding with 1:1 windows to match existing on the rest of the house.

ARCHITECTURE

One-story side-gabled house with partial-width porch, limestone cladding, rubble masonry chimney, and front-facing dormers. The house has 1:1 replacement windows and added porches at the Woodlawn façade.

RESEARCH

The house at 1409 Woodlawn Boulevard was built around 1937 for the Melinger family. Julia Melinger, widow of Samuel Melinger, lived in the home until at least 1964. Her two sons, Jesse and Alfred, also lived in the home with their families at varying intervals. Jesse and Phyllis Melinger, who owned and operated a jewelry store, were long-term residents. Phyllis Melinger was active in the Sisterhood of Beth Israel Temple and participated on various committees for activities benefiting the congregation during her tenure in the home.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards

The proposed project removes minimal historic fabric. Existing elements, such as masonry cladding and roof railings, will be repaired. The building's main entrance will be located on Woodlawn Boulevard instead of Enfield Road.

3. Roofs

The proposed roof repair will match the existing asphalt shingle roof. The additional proposed dormer will be located between the two existing dormers and behind an existing railing; it will not be tall enough to include a window.

6. Porches

The proposed project fully encloses both porches. The Enfield Road façade will be encased in wood, while the Woodlawn Boulevard addition's sunroom will be enclosed with glass.

Residential additions

1. Location

The proposed addition is located at the Woodlawn Boulevard elevation, which will become the main elevation of the house. It will be connected to an existing non-original exterior porch.

2. Scale, massing, and height

The proposed addition is one story, with a flat roof. While it is minimally visible from the original main elevation at Enfield Road, it is visible at the functional entrance on Woodlawn Boulevard.

3. Design and style

The proposed addition appears differentiated from the historic portion of the house by its flat roofline, siding, and extensive

glazing at the sunroom. It is somewhat compatible from the Enfield Road elevation. The proposed porch enclosure at the Enfield elevation is less compatible.

4. Roofs

The proposed flat roofline is mostly compatible, as it serves to de-emphasize the addition and differentiate it from the historic building. The asphalt shingles are appropriate, as they match the existing roof.

5. Exterior walls

The proposed cladding is somewhat appropriate, as other contributing buildings in the area feature siding as a primary exterior material. It is differentiated from the historic-age stone cladding. However, the design standards discourage the use of solid cladding for a porch enclosure.

6. Windows, screens, and doors

The proposed 1:1 windows are compatible with the existing fenestration. The proposed fixed windows at the sunroom are less compatible as a main elevation element.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

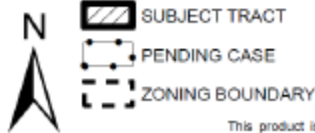
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building does not appear to convey architectural significance.
 - b. Historical association. The property does not appear to have 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 possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Comment on and release the plans, encouraging the applicant to retain the porch at the Enfield Road façade.

LOCATION MAP



1" = 292'

NOTIFICATIONS

CASE#: HR 21-143509
LOCATION: 1409 WOODLAWN BLVD

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



Woodlawn Boulevard entrance



Enfield Road view

Source: Google Street View, 2021

Occupancy History

Note: property is addressed as 1625 Enfield Road in city directories.

1959	Julia Melinger, owner (wid. Samuel)
1952	Jesse and Phyllis Melinger, owners Melinger's Jewelry, 621 Congress Ave. Julia Melinger (wid. Sam)
1949	Jesse and Phyllis Melinger, owners Melinger's Jewelry Julia Melinger (wid. Sam)
1947	Jesse and Phyllis Melinger, owners Ravey's Jewelry Julia Melinger (wid. Sam) Alf and Helen Melinger

	Editor, The Austin Shopper
1944	Jesse and Phyllis Melinger, owners US Army Julia Melinger (wid. Sam)
1941	Julia Melinger, owner (wid. Samuel) Jesse Melinger, renter Manager, Varsity Theater
1939	Julia Melinger, owner (wid. Samuel) Jesse Melinger
1937	Alfred Melinger, owner Jesse Melinger, renter Salesman, KNOW radio station Julia Melinger (wid. Samuel)

Biographical Information

Miss Axelrod To Be Married To Mr. Melinger

Miss Phyllis Elouise Axelrod, daughter of Mr. and Mrs. Herman Axelrod of Borger, will become the bride of Jesse Melinger, son of Mrs. Julia Melinger, Sunday at 12:30 p. m. at the Congregation Shearith Israel chapel room in Dallas.

Dr. H. Raphael Gold, rabbi, will officiate at the ceremony.

The bride will be given in marriage by her father, Herman Axelrod. She will wear a dress of powder blue chiffon, brown accessories, and a hat of a neutral shade.

Mrs. H. S. Benjamin of Borger will attend her sister. She will wear a dress of navy blue chiffon with white organdy collar and cuffs. Her accessories will be of blue.

The bridegroom will be attended by his brother, Al Melinger of San Antonio, and Kenneth Axelrod of Borger.

Following the ceremony a wedding dinner will be held at the Baker hotel at 1:30 p. m.

Following the dinner the couple will leave on a wedding trip to Mexico City and Acapulco. Upon their return on July 25 they will be at home in Austin at 1629 Enfield road.

Miss Axelrod attended Amarillo senior high school and the University of Texas where she was a member of Alpha Epsilon Phi sorority.

Mr. Melinger is a graduate of Austin high school and received his bachelor of business administration degree from the University of Texas where he was a member of Sigma Alpha Mu fraternity. He is now manager of the Varsity theater in Austin.

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The Austin American (1914-1973); Jun 29, 1941



COMMITTEE CHAIRMEN REPRESENTED
Members of a chorus line to appear in a skit at a meeting of the Sisterhood of Beth Israel Temple Tuesday are (left to right) Mrs. Edward Baum, representing the chairman of the membership committee; Mrs. Robert Gernsbacher, representing the chairman of the sun-

shine committee; Mrs. Hyman Samuelson, representing the chairman of the House of Living Judaism committee; Mrs. Albert Kleiman, representing the chairman of the Union-gram committee; and Mrs. Daniel Samuelson, representing the chairman of the telephone committee.

—Neal Douglas Photo

Beth Israel Sisterhood Plans Skit

The opening meeting of the Sisterhood of Beth Israel Temple will be Tuesday at 12:30 p. m. in the vestry room of the Temple.

Mrs. Adolph Burstyn, president, has announced that the luncheon chairman will be Mrs. Sol Norman. Members of her committee are Mesdames Erwin Joseph, Morris Polsky, Jesse Melinger, Leonard Karotkin and Jack Lebo.

A novel comedy skit, written and directed by Mrs. Bertram Klausner, wife of Rabbi Klausner of Beth Israel Temple, will be presented at 1:30 p. m.

The skit, "Preview in Rhyme—'48-'49," introduces in song the officers and board members for the coming year, as well as some of the plans for the year.

The scenes will be enacted by a chorus composed of the following sisterhood members: Mesdames Danny Samuelson, Albert Kleiman, Hyman Samuelson, Eddie Baum and Robert Gernsbacher.

Musical background for the numbers is being furnished by Donald Gernsbacher at the piano. Costumes were made by Mrs. D. Samuelson and Mrs. Klausner.

The Austin American (1914-1973); Sep 26, 1948

Gershwin Program To Spark Jewish Music Observance

In observance of Jewish Music Month, Mark Silverstone will play a program of George Gershwin music at a meeting of the Temple Beth Israel Sisterhood Tuesday in the temple.

The special day will begin for members with a luncheon at 12:30 p.m. which will be supervised by Mrs. Jesse Melinger and Mrs. Sam Lichtenstein.

An introduction to the "Afternoon with George Gershwin," will be given by Mrs. Leonard Bagelman.

Mr. Silverstone, who came with his wife and two young sons, Elliot and Mark Jr., to Austin last year has played the piano for a hobby

for many years.

During his five years in the US Army service, he wrote and produced shows for the Special Services Unit here and overseas. When he lived in Brownsville, he wrote the words and music for the Junior Chamber of Commerce shows. He is a graduate in economics from the University of California.

The Austin American (1914-1973); Feb 1, 1953

MRS. JULIA MELINGER

Mrs. Julia Melinger of 1625 Enfield Road, died in a local hospital Tuesday morning. She is survived by two sons, Alfred Melinger of Baytown and Jesse Melinger of Amarillo; and a brother, George Halfin of Lockhart.

Funeral arrangements are pending at the Cook Funeral Home.

The Austin Statesman (1921-1973); Oct 13, 1964

Permits

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Connection Charge \$ 12.00 No 12057 ✓

Application for Sewer Connection.

Austin, Texas, Aug. 9, 1935

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Mrs. Sam M
at 1625 Enfield Road
further described as lot (25), block _____, outlot _____
subdivision Enfield E, division _____, plat 902
which place is to be used as a residence

In this place there are to be installed 4 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, Sam M. Melinger

Sewer Service Permit, 1935

Sam Melinger

1625 Enfield Rd.

100
92

Enfield E

Minor Repairs to Res

22067 - 7-1-41

Building Permit, 1941