

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
SEPTEMBER 7, 2022
HR-2022-119946
WEST LINE
1206 MARSHALL LANE

PROPOSAL

Demolish a ca. 1946 building and construct a new residence.

PROJECT SPECIFICATIONS

- 1) Demolish existing residence.
- 2) Construct a two- and one-half story house. The proposed building is clad in stucco with vertical wood accent siding and painted steel panels. It is capped by a compound hipped, flat, and shed roof of standing-seam metal. Fenestration includes undivided sliders, fixed, and casement windows, as well as fully glazed doors. A flat-roofed porch extends at the first level to form a carport.
- 3) Construct a two-story garage apartment. The proposed building is attached to the main house by a flat steel trellis and is clad to match. Fenestration is simple and the gabled roof is of standing-seam metal.
- 4) Construct a swimming pool.

ARCHITECTURE

One-story Minimal Traditional house with partial-width porch, 1:1 windows, cross-gabled roof, and masonry veneer.

RESEARCH

The house at 1206 Marshall Lane was built in 1946 by K. S. DeBusk. Its first owner was Louise P. Dolman, who worked as a clerk at the State Adjutant General and the IRS. Following Dolman's departure, it was occupied by salesman Clyde Achols and State Education Agency consultant Margaret Scholl.

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:

Residential new construction

1. Location

The proposed buildings appear appropriately sited and set back.

2. Orientation

The proposed buildings' orientations appear consistent with contributing buildings on the block.

3. Scale, massing, and height

The proposed building's height is one-half story taller than the tallest surrounding building. Its irregular massing is mitigated by the horizontal front porch and carport and stepped-down flat roof.

4. Proportions

The main building's proportions are not compatible with nearby contributing buildings.

5. Design and style

The proposed buildings' design and style appear consistent and differentiated, though they do not appear to take cues from the surrounding district.

6. Roofs

The proposed compound roofline does not appear compatible.

7. Exterior walls

While the proposed stucco cladding is somewhat compatible, the metal accent panels are not; horizontal siding would be more compatible than vertical.

8. Windows and doors

The proposed irregular fenestration is not compatible with nearby contributing buildings.

9. Porches

While the proposed porch does not appear to reflect the design of porches on contributing buildings within the district as prescribed by the standards, it does serve to break up the building's massing and reduce its verticality.

11. Attached garages and carports

The proposed garage apartment is largely compatible.

Summary

The project meets some applicable standards.

PROPERTY EVALUATION

The property contributes to the West Line National Register district.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high 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 is constructed in the Minimal Traditional style.
 - 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.

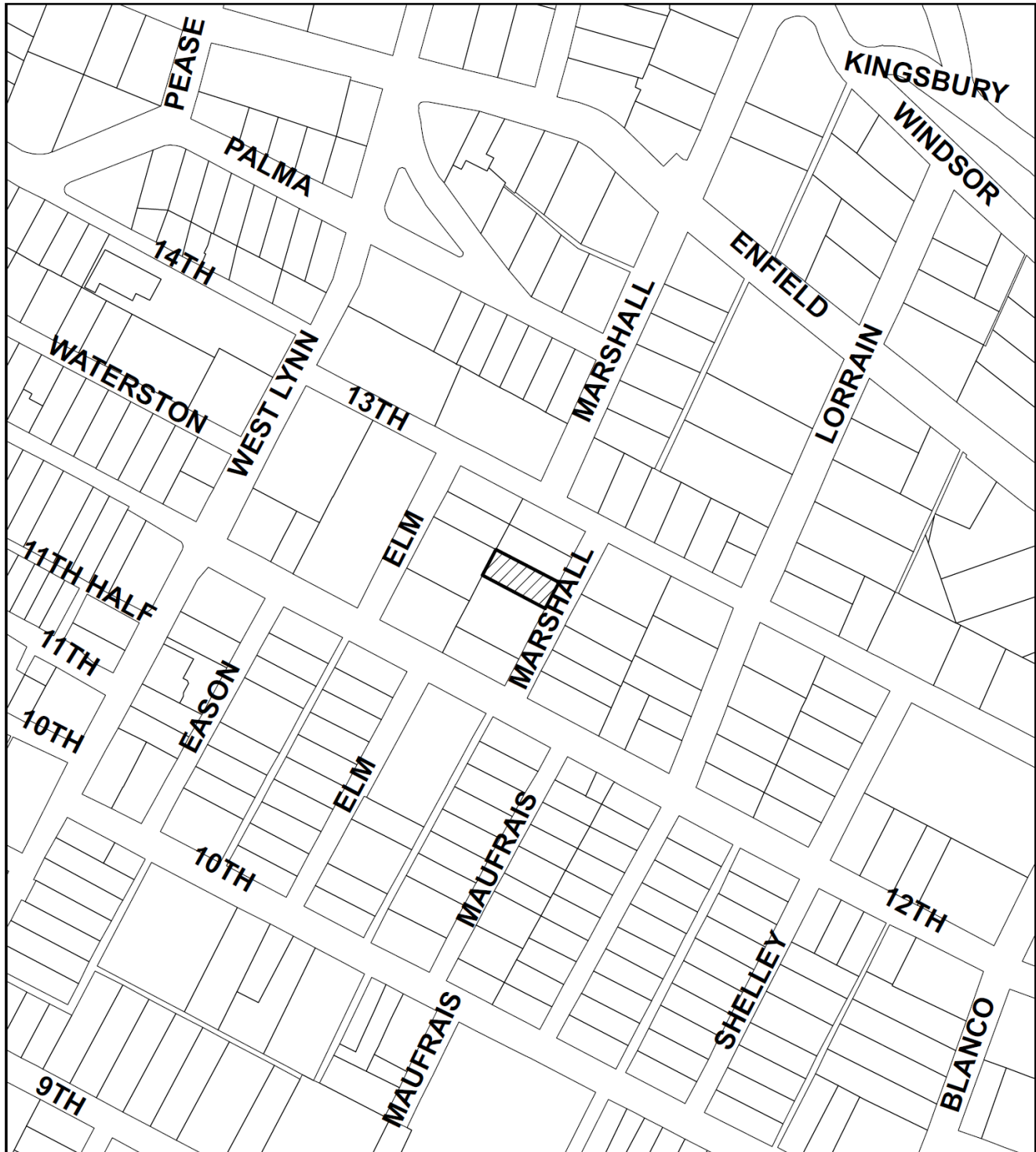
COMMITTEE FEEDBACK

The project appeared at the July 11, 2022 meeting of the Architectural Review Committee. Feedback included porch and roofline modifications, which were implemented.

STAFF RECOMMENDATION

Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-119946

LOCATION: 1206 MARSHALL LANE

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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1" = 250'

PROPERTY INFORMATION

Photos



Demolition permit application, 2022

Occupancy History

City Directory Research, August 2022

1959	Margaret L. Scholl, owner Consultant, State Education Agency
1955	Clyde F. Achols, renter Salesman, ICT Incorporated
1952	Louise P. Dolman, owner Clerk, Colr. Internal Revenue
1949	Louise P. Dolman, owner Clerk, State Adjutant General
1947	Louise P. Dolman, owner (widow of Paul Dolman)

Permits

Receipt No. 5533 Application for Sewer Connection N^o 20065 A
 Austin, Texas, 2-23- 1946
 To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
 Sir:—
 I hereby make application for sewer connection and instructions on premises owned by
R. S. De Bush at 1206 Marshall Lane Street,

Sewer service permit, 1946

WATER SERVICE PERMIT

No. B. 283 ¹⁴¹

Received of K. S. De Busk Austin, Texas Date 2-21-46

Address 1206 MARSHALL LANE

Amount TWO AND 59/100 \$ 250

Plumber GRI GGS Size of Tap 1/2"

Date of Connection 1-7-46

Water service permit, 1946

K. S. Debusk

1206 Marshall Lane

90
141

Shelley Heights

Stone veneer res. & frame garage

28783 1-18-46

\$7,800.00

Owner

Building permit, 1946

Historical information

BUILDING PERMITS ISSUED

(Eckert, Inspector)

Viola Hyde, frame residence and garage, 1100 Tillery street, \$1,900.

Jack Camp, masonry residence and masonry garage, 4618 Sinclair, \$9,000.

James S. Maddux, Jr., frame addition to rear of residence, 4525 Avenue B, \$1,200.

James Means, frame garage apartment, 1904 College Row, \$1,600.

Joe Serrano, box residence, 2205 Santa Rosa, \$400.

Jane Sumner, stone garage apartment, 504-C West 13th street, \$1,280.

K. S. Debusk, stone veneer residence and frame garage, 1206 Marshall lane, \$7,800.

Mrs. Lenora Burlison, frame residence, 101 Franklin, \$2,000.

K. S. Debusk, stone veneer residence and frame garage, 1206 Marshall lane, \$7,800.

The Austin American (1914-1973); Austin, Tex. [Austin, Tex]. 20 Jan 1946: 7

Bodies of 21 Centexans Killed in Italy Returned

Bodies of seven Austinites and 14 other Central Texans who lost their lives during World War II have been returned to the United States from Italy, the Department of the Army announced Monday.

A total of 357 bodies were returned upon instructions of next of kin residing in Texas. They were brought back to this country aboard the United States Army transport Lawrence Victory.

Austinites who were returned, their next of kin and address are: Lieutenant Colonel Paul H. Dolman, Mrs. Louise P. Dolman, 1206 Marshall Lane; Private First Class

James H. Perkins, Bastrop; Private Ross A. Rice, Lockhart; Technical Sergeant Fourth Class Wesley E. Sheer, Taylor; Private First Class Robert G. Smith, Florence; Private Lesslie E. Terry, Bastrop; Private Simon R. Valadez, New Braunfels; and Corporal Edgar H. Wittkohl, Johnson City.

The Army stated that next of kin were notified in advance of the arrival of the vessel, and notified again after arrival of the bodies at the regional distribution centers of the American Graves Registration Service.

Under the program for final burial of World War II dead, next of

The Austin Statesman (1921-1973); Austin, Tex. [Austin, Tex]. 08 Nov 1948: 9.