

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 5, 2022
HR-2022-130284
TRAVIS HEIGHTS - FAIRVIEW PARK
2112 CLIFTON STREET

PROPOSAL

Construct a rear two-story to a ca. 1929 house.

PROJECT SPECIFICATIONS

Construct a rear addition. The proposed addition is two stories in height, clad in fiber cement board-and-batten siding. Its fixed and casement clad-wood windows are mostly undivided, arranged in a somewhat irregular pattern at each elevation. The side-gabled roof will be clad in metal to match the existing house. A small second-floor balcony shelters a porch at the north and east elevations.

ARCHITECTURE

The Travis Heights-Fairview Park National Register district nomination describes the building as a Craftsman bungalow replacement porch posts, siding, and roof. It has 1:1 replacement windows, a partial-width gabled porch, and a gabled roof.

RESEARCH

The house at 2112 Clifton Street was built around 1929 by George G. Stanley, a longtime employee of the Austin Street Railway Company. His daughter and son-in-law, Dorothy Mae and Wilton Powell Lock, also lived there as renters before taking ownership of the home. Wilton Lock worked as an Austin Transit mechanic. The Locks had two sons, both of whom became Air Force pilots.

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 additions

1. Location

The addition is located to the rear of the property and is situated beyond the back wall of the original building.

2. Scale, massing, and height

The proposed addition appears somewhat compatible, as its setback serves to mitigate the two-story height.

3. Design and style

The proposed design is consistent; however, its modern fenestration types and pattern and exterior materials are not compatible with the existing building.

4. Roofs

The proposed roof appears compatible.

5. Exterior walls

The proposed board-and-batten siding emphasizes the addition's verticality, reducing compatibility,

6. Windows, screens, and doors

The proposed windows are appropriate in materials but inappropriate in orientation and configuration; doors appear compatible.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Travis Heights-Fairview Park National Register district.

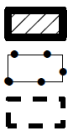
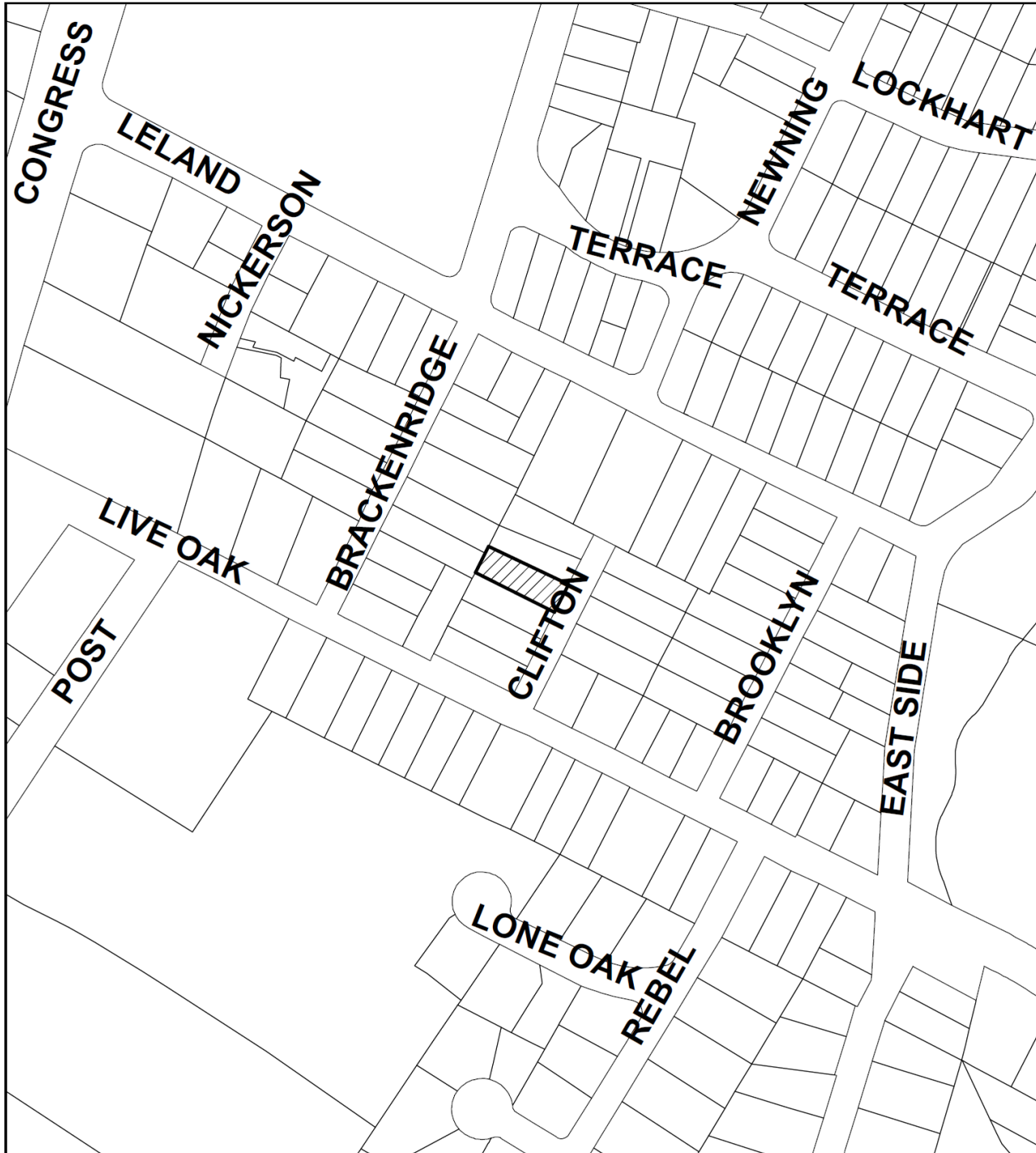
Designation Criteria—Historic Landmark

- 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 for new construction.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 22-130284

LOCATION: 2112 CLIFTON STREET

1" = 208'

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



Google Street View, 2022

Occupancy History

City Directory Research, September 2022

| | |
|------|--|
| 1959 | Wilton Powell Lock, owner |
| 1955 | Wilton P. and Dorothy M. Lock, owners Mechanic, Austin Transit Wilton P. Lock, Jr., renter Student |
| 1952 | Wilton P. and Dorothy M. Lock, renters Foreman, Austin Transportation |
| 1947 | Wilton P. and Dorothy M. Lock, owners Mechanic, Austin Transit |
| 1944 | Wilton P. and Dorothy Lock, owners Mechanic |
| 1941 | Wilton P. and Dorothy (Stanley) Lock, renters Driver |
| 1937 | George G. Stanley, owner Oiler, Austin Street Railway Company Wilton P. Lock, renter Salesman, Monte Carlo Distribution Company |
| 1932 | George G. Stanley, owner Oiler, Austin Street Railway Company |
| 1929 | George G. Stanley, owner Trackman, Austin Street Railway |

Permits

381
124
Dorothy Mae Look 2112 Clifton Street
4 3

Pleasant View

Open carport.

43711 2-27-50

\$40.00

Building permit for carport, 1950

381 3
Dorothy Mae Look K 2112 Clifton St.

Pleasant View

Frame addition rear of residence.

66821

6/25/57

1000.00

owner H Pavaador

3 adde

Building permit for addition, 1967

Connecting Charge \$ 120.00
Application for Sewer Connection. No 9749
JW/T Austin, Texas, 10/12 1930
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 H Stanley
at 2112 Clifton Street
which place is to be used as a residence
In this place there are to be installed 1 fixtures.
I agree to pay the City Sewer Department the regular ordinance charge.
Respectfully, H Stanley

Sewer tap permit, 1930

Austin Airman Receives Honor

Airman Third Class Stanley E. Lock, stationed at 752nd Aircraft Control and Warning Squadron, Empire Air Force Station, Empire, Mich., has recently been selected as Squadron Airman of the Month for December. This designation is given for outstanding performance of duties chosen by a group composed of Non-Commissioned Officers.

Airman Lock is the son of Mr. and Mrs. W. P. Lock, resident of 2112 Clifton Street, Austin. He was graduated from William B. Travis High School, Austin and also attended one year of college at the University of Texas.



NEW PILOT—2nd Lt. Michael A. Lock, son of Mr. and Mrs. Wilton P. Lock of 2112 Clifton St., has graduated as a pilot from Laughlin Air Force Base. Lt. Lock is being assigned to Carswell AFB for flying duty with the Strategic Air Command. A graduate of William B. Travis High School, Lock received his BBA degree from Southwest Texas State College.

Austin Airman Receives Honor. The Austin Statesman; 20 Jan 1958: 5.

NEW PILOT. The Austin Statesman (1921-1973); 02 Mar 1967: B8

MRS. PEARL R. STANLEY

Mrs. Pearl Reed Stanley, mother of the late H. E. Stanley (Stan the Wrecking Man) of Austin, died Thursday at the home of her daughter, Mrs. Eunice Rader, in Portland, Ore.

Funeral arrangements were pending Friday. The services will be held in Portland.

Mrs. Stanley is also survived by three other daughters, Mrs. Dorothy Lock of Austin, Miss Barbara Stanley of Reno, Nev. and Mrs. Margie Jobe of King's Beach, Calif.; one son, Alfred Stanley of Carthage, Texas, and by 19 grandchildren and seven great grandchildren.

GEORGE STANLEY

Funeral services for George Stanley, 82, of 2112 Clifton St. will be held at 3:30 p.m. Wednesday at Cook Funeral Home with Rev. Jack Beck officiating. Burial will follow in Austin Memorial Park.

Pallbearers will be Henry Turney Jr., Tommy Jones, Bill Pennell, O. C. Routon, Clifford Penak and Alvin Morgan.

DEATHS AND FUNERALS. The Austin Statesman (1921-1973); 29 Apr 1966: 16.

DEATHS and FUNERALS. The Austin Statesman (1921-1973); 22 Oct 1968: A9.