

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS / DEMOLITION AND RELOCATION PERMITS
NOVEMBER 2, 2022
HR-2022-156152
OLD WEST AUSTIN
2212 E. WINDSOR

PROPOSAL

Alterations to circa 1937 residential structure.

PROJECT SPECIFICATIONS

- 1) Converting the covered porch and above balcony to conditioned space (front of house). -glass, screen wall, and concrete
- 2) Expand existing planters, modifying front porch steps. -glass, screen wall & concrete
- 3) Partially converting covered wood deck space to conditioned space (side of house) – (1st story living room and second story exercise room)- wood, glass, and brick
- 4) Demolishing the current recessed front entry & walls.

ARCHITECTURE

2212 E. Windsor is a two-story masonry residential construction with a flat roof and symmetrical façade with central, recessed entry. The home was modified with replacement windows, doors, significant first and second-story additions, and a balcony circa 2004.

RESEARCH

Initial research into historical associations includes Paul Bolton, an Austin news commentator and politician circa 1946 who lived at the property.

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 project seeks to demolish and construct a new front entryway as well as demolish a rear portion of a side wall. City-wide Design Guidelines encourage repair over replacement. However, the property appears to have been significantly altered and, therefore, would no longer qualify for historic landmarking due to a lack of historic integrity.

1.1 Do not remove intact historic material from the exterior of a building.

1.2 Always attempt repair first. Replacement should only be undertaken when absolutely necessary and for the smallest area possible.

1.3 When historic material must be replaced due to damage or deterioration, replacement materials should look the same, perform reliably within the existing construction, and, in most cases, be made of the same material.

1.5 When demolishing additions or features that were built after the building's period of significance, minimize damage to the building.

- a. Stabilize and repair building walls that are exposed when non-historic additions or features are removed.*
- b. Avoid demolition that removes historic structural systems or compromises the structural integrity of a historic building.*

4. Exterior walls and trim

Exterior walls should be repaired rather than replaced to minimize damage to historic fabric.

4.1 Repair, rather than replace, historic material unless it is deteriorated beyond the point of stabilization or restoration. Replace only those portions of an exterior wall or trim that are deteriorated beyond repair, leaving the rest of the wall or trim intact.

5. Windows, doors, and screens

The windows and doors appear not to be original. It would be more appropriate to research historic photos of the property and replace windows and doors with new units based on documentation of the historic features.

5.3 If historic windows must be replaced, match the size and details of the existing window, including configuration, profile, and finish. Take into account elements such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, and shutters.

5.5 Do not enlarge, move, or enclose historic window or door openings that are highly visible from a front or side street. It may be appropriate to restore historic door or window openings that have been enclosed.

5.6 If adding windows or doors is necessary, create new openings on a wall not visible from the front street.

5.7 If replacing a non-original door, identify the historic style of the door through research or look to nearby, similar properties to guide the choice of a replacement.

5.8 If a historic window or door is missing, replace it with a new unit based on documentation of the historic feature. If no documentation exists, use a new design compatible with the historic opening and the historic character of the building.

Summary

The project does not meet the applicable standards, but the home has been significantly altered and no longer appears to retain historic integrity.

PROPERTY EVALUATION

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

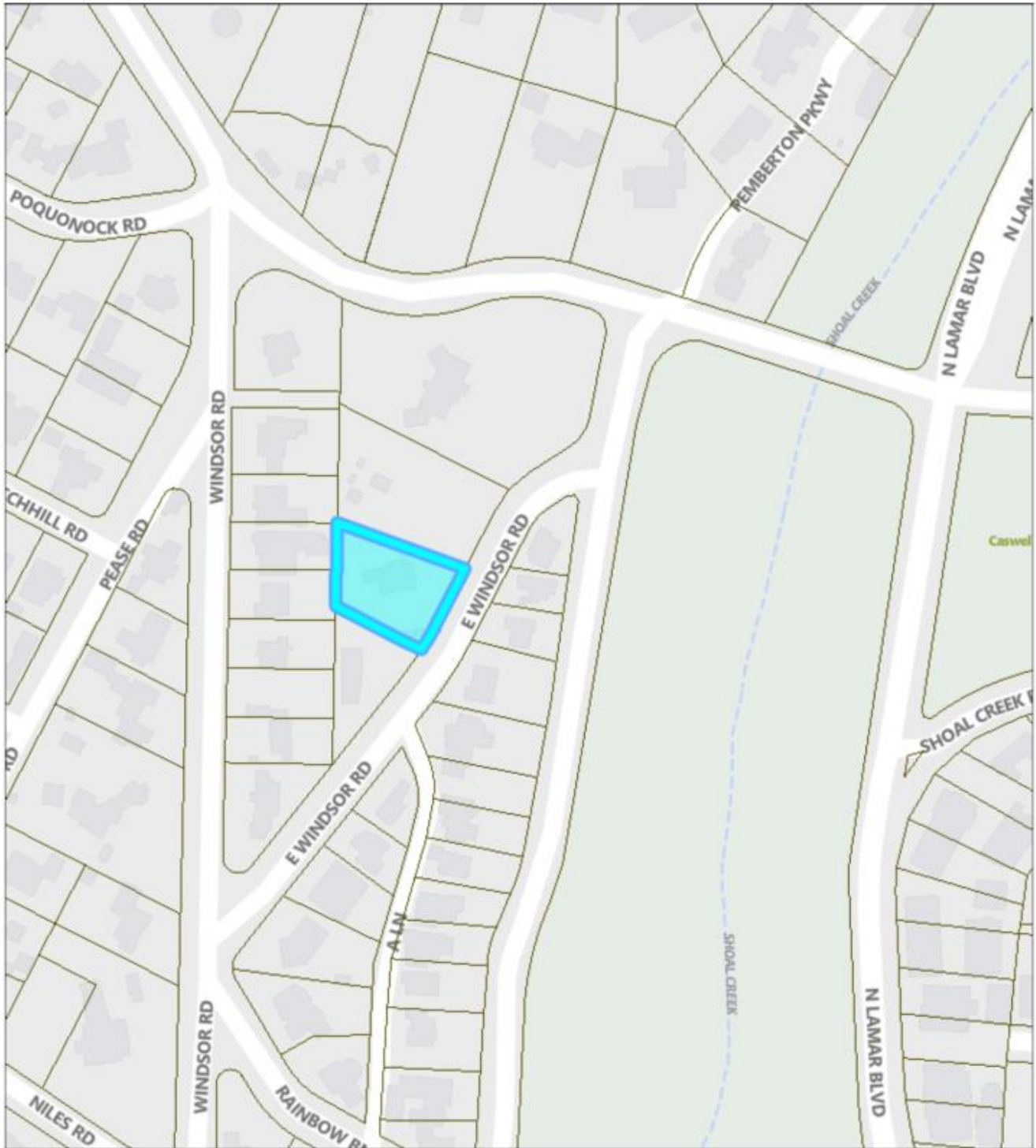
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain 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 may have significant historical associations with Paul Bolton. Further research is required.
 - 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.

LOCATION MAP



10/19/2022

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2212 E WINDSOR ROAD



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PROPERTY INFORMATION



Application, 2022

Washington Party Fetes Paul Bolton

The Austin Statesman (1921-1973); Apr 8, 1946;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 7

Washington Party Fetes Paul Bolton

WASHINGTON, D. C., April 8.—(Spl)—A party for Texas newspaper people honoring Paul Bolton, Austin news commentator visiting in Washington, was given Saturday night by Mr. and Mrs. Leslie Carpenter and Miss Jean Begeman.

The guests included: Mr. and Mrs. L. T. (Tex) Easley, Associated Press; Mr. and Mrs. Bob Johnson, Houston Post; Mr. and Mrs. Pat Holt, Press Research; Congressman and Mrs. Lyndon Johnson; Mr. William White, New York Times; Mrs. Sarah McClendon, Beaumont Enterprise; and Gene Cooper, former city editor of the Dallas News; and H. Jay DuBose of Belton.

Mr. Carpenter is on the staff of Bascom Timmons, correspondent for six Texas newspapers. Mrs. Carpenter and Miss Begeman write a column "Southern Accents in Washington" which appears in the American-Statesman and other Southern newspapers.

Paul Bolton Files For Reelection

The Austin Statesman (1921-1973); Apr 30, 1954;
ProQuest Historical Newspapers: The Austin American Statesman
pg. 6

Paul Bolton Files For Reelection

Paul Bolton, Austin newsman and secretary of the State Board of Education, Friday morning filed for reelection to the board as representative of the Tenth Congressional District.

Bolton, who is news editor of Station KTBC-TV, has served on the 21-member board for five years, ever since its organization under the Gilmer-Aikin Laws in 1949.

He filed his application for a place on the ballot with the Travis County Democratic Executive Committee, and mailed applications to the executive committees of the nine other counties in the district—Bastrop, Blanco, Burleson, Burnet, Caldwell, Hays, Lee, Washington and Williamson counties.

Bolton's place on the board is one of seven to be filled this year in the general elections in November. Seven members are named for six-year terms every two years.

All 21 members elected to the original board in 1949 served terms of a little more than a year. District Ten was one of seven whose representatives drew four-year terms in the general election of 1950.

If elected this year, Bolton will take office next Jan. 1 and serve until Jan. 1, 1961.

Besides serving as board secretary, Bolton currently is chairman of the board's committee on the Centennial of Texas Public Schools, and is a member of the committee working on plans for the building program at the Texas School for the Deaf.

Sonntag-Bolton Vows Pledged In Friday Home Ceremony

The Austin American (1914-1973); Jul 6, 1947;

ProQuest Historical Newspapers: The Austin American Statesman

pg. A6

Sonntag-Bolton Vows Pledged In Friday Home Ceremony

In a single-ring ceremony read Friday in the home of the bride's parents, Miss Beverly Jane Bolton, daughter of Mr. and Mrs. Paul Bolton, 2212 East Windsor Road, was married to Jim Fredric Sonntag, son of Mr. and Mrs. Hermann B. Sonntag of Cleburne.

The bride attended Stephens College in Columbia, Mo., and is now a senior English student at the University of Texas.

Mr. Sonntag will receive his bachelor of arts degree from the University at the end of the summer session.

The Rev. John Barclay, pastor of the Central Christian Church, performed the ceremony in a natural setting of greenery on the

terrace before a large, lighted bay window. Miss Lucette Stumberg, pianist, played a program of classical selections preceding the service.

Father Gives Bride

Paul Bolton gave his daughter in marriage. She wore an antebellum gown of white marquisette trimmed with tiny self-ruffles. It was fashioned with long sleeves, dropped-shoulder effect, peplum and full skirt. She carried a shower bouquet of white tulle and pink rosebuds.

She was attended by Miss Mary Belle Hooper, who wore a blue marquisette gown made in similar fashion. Miss Hooper carried a colonial bouquet of pink maline centered with shell-pink carnations.

After the ceremony the bride and groom, their parents and the maid of honor received guests in the garden and on the terraces. Summer flowers were used throughout the house. On the serving table were a silver urn of pink roses and white daisies, and the large white ring cake which was decorated with pink roses.

Will Live In Austin

Members of the houseparty included Mr. and Mrs. Orville S. Carpenter, Mr. and Mrs. Jesse Kellen, Mesdames Elbert Hooper, R. E. Lee Brown, Wallace Tobin, Carl Johansen, Edward Clark, Charles Henry, Eugene Guthrie, R. W. Pettway, Ted Knies, Misses Ethelyn Brown, Adella Upchurch, Barbara Bass, Shirley Brown and Alice Heilegenthal.

For their wedding trip to San Antonio, Mrs. Sonntag wore a yellow linen dressmaker suit, white Panama hat and black accessories.