

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 13, 2023
HR-2023-118820; GF-2023-130926
WEST LINE
1102 MAUFRAIS STREET

PROPOSAL

Remodel and construct an addition to a house moved onto the lot in 1945. Remove rear shed.

PROJECT SPECIFICATIONS

- 1) Remodel and rehabilitate existing building, removing the second-floor balcony at the front and replacing wood siding and cornice. Replace existing replacement windows with new aluminum frame windows.
- 2) Remove existing rear addition, deck, and shed. Construct a new one-story stone veneer addition in its place.

ARCHITECTURE

Two-story gabled house with horizontal siding, non-original front porch and balcony, and vinyl replacement windows. Historic-age photos show that house was originally one story with a side-gabled roof and partial-width porch supported by tapered columns atop stuccoed piers. The second floor, balcony, and rear deck were added to the home in 1996.

RESEARCH

The house at 1102 Maufras Street was moved onto the property in 1945 as a one-story building. Its earliest occupant was Mrs. Willie Mae Condra, a widow, and her four children. Condra stayed in the home until at least 1964, raising all her children there.

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 mostly non-historic material from the house.

2. Foundations

The proposed project's removal and replacement of existing underpinning appears appropriate.

3. Roofs

The proposed roof is replaced in-kind with composition shingles.

4. Exterior walls and trim

The proposed siding, trim, and porch repairs are compatible.

5. Windows, doors, and screens

The proposed new windows are mostly compatible, though divided lights would be more appropriate. Existing windows are replacements and openings have already been altered. The proposed centered new door appears somewhat appropriate, though a partially glazed door would be more in keeping with the neighborhood than a fully glazed door.

6. Porches

The proposed porch and deck remodels appear appropriate.

Residential additions

1. Location

The proposed addition is appropriately sited and appears subordinate to the main house from the street.

2. Scale, massing, and height

The proposed building's massing is somewhat more monolithic than contributing buildings to the district, and appears very large from the side elevations, but its low profile helps to disguise its size and appearance from the street.

3. *Design and style*

The proposed addition's design is internally consistent in style and is appropriately differentiated from the existing house. Though its irregular roofline and concrete exterior do not appear to reflect contributing buildings in the district, its placement at the rear of the lot appears to render the addition mostly invisible from the street.

4. *Roofs*

The proposed flat roofline is somewhat compatible, though the projecting roof lites are less compatible.

5. *Exterior walls*

See 3. The proposed textured concrete does not reflect materials elsewhere in the district and may contribute to the addition's visual weight; however, this is somewhat mitigated by the use of full height glazing and the trellised carport.

6. *Windows, screens, and doors*

Proposed fenestration appears mostly compatible. Additional glazing may help to reduce the addition's visual weight from side elevations, though these will be minimally visible from the street.

7. *Porches and decks*

The proposed deck appears compatible.

9. *Attached garages and carports*

The proposed rear-side carport is compatible.

Summary

The project mostly meets the applicable standards.

PROPERTY EVALUATION

The property contributes to the West Line National Register district.

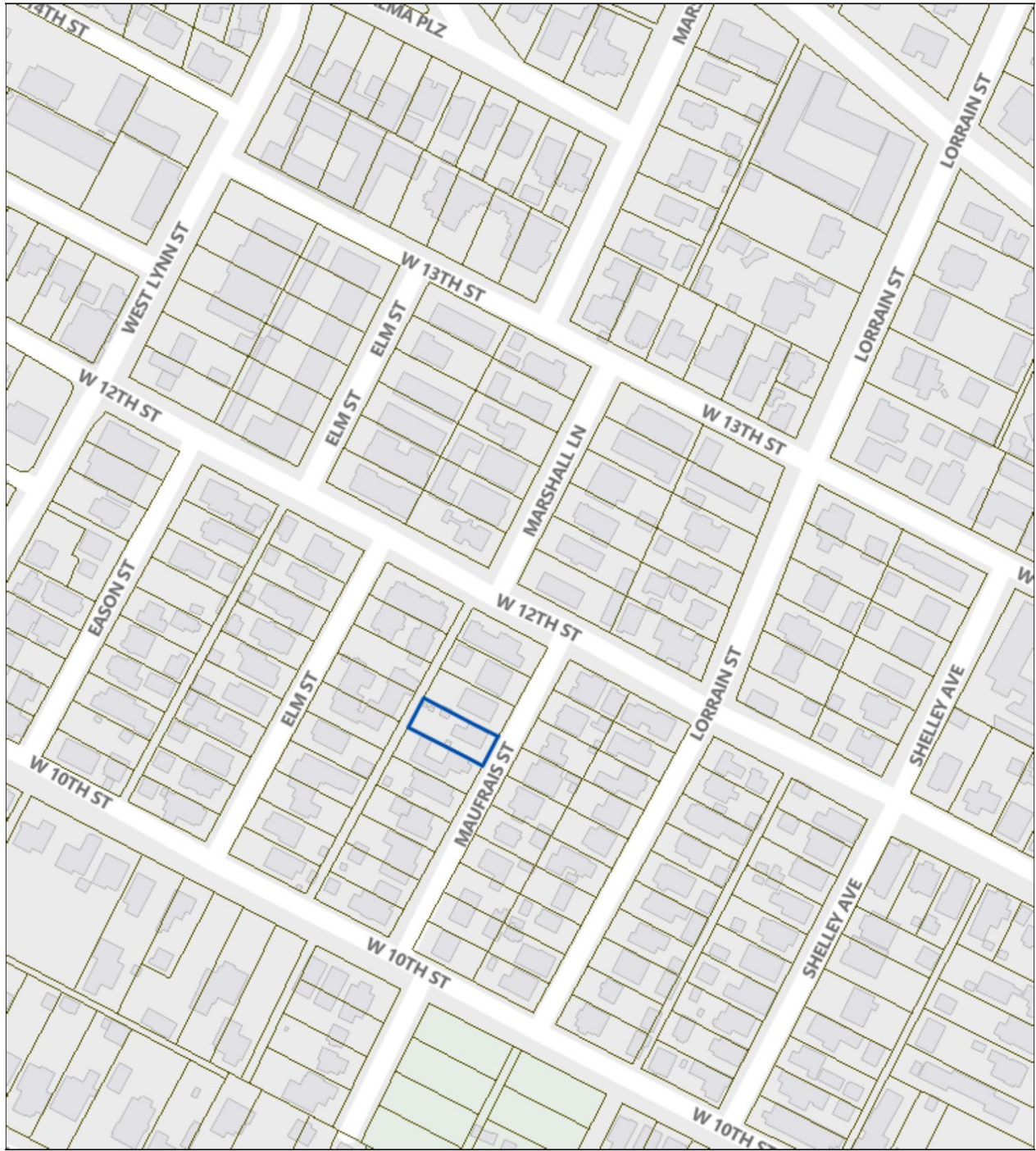
Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity. The second floor was added in 1996 and various additions, modifications, and outbuildings constructed from the 1970s onward, including replacement windows, deck, and one-story rear addition.
- 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 plans.

LOCATION MAP






1: 2400

10/17/2023

GF 23-130926

1102 MAUFRAS STREET



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PROPERTY INFORMATION*Photos**Remodel application, 2023*

Occupancy History

City Directory Research, October 2023

- 1959 Mrs. Willie E. Condra, owner
- 1955 Mrs. Willie E. Condra, owner
- 1952 Willie M. Condra, owner (widow of L. W. Condra)
Mattie Condra, renter
- 1949 Willie M. Condra, owner
Mattie Condra, renter – stenographer
Mildred Condra, rene
- 1947 Mrs. Willie Mae Condra, owner
- 1944 Address not listed.

*Historical Information***Mortuary****LEONARD W. CONDRA**

Leonard W. Condra, 37, died Saturday at a local hospital. He was born April 14, 1894. Survivors are his widow, Mrs. Willie Mae Condra; three daughters, Mildred, Irene and Mattie Lynn, and one son, Billie Condra. His father, L. T. Condra of Elgin; six sisters, Mrs. J. A. Wilson of Harlingen; Mrs. Howard Edmiston of Austin; Mrs. M. P. Johnson of San Antonio; Mrs. Bob Houkel of Weslaco; Misses Jewel and Mary Condra of Taylor; three brothers, Clark and Ray Condra of Austin, and George Condra of Weslaco also survive.

Funeral services will be held from the Cook funeral home Sunday at 5 p. m. with the Rev. John

F. Peachey officiating. Services will be under direction of Austin Masonic lodge No. 12. Interment will be in the Memorial Park. Pallbearers will be J. E. Sutton, N. Miller, T. B. Matlock, E. W. Krueger, W. G. Harris and J. G. Harris.

The Austin American (1914-1973); 20 Sep 1931: 2.



MRS. HARRY A. BOUCHARD JR.

Miss Condra Is Bride Of Austin Man

Harry Bouchard Jr., Bride Will Make Home in Austin

Miss Irene Condra, daughter of Mrs. L. W. Condra of Austin, became the bride of Harry A. Bouchard Jr., son of Mr. and Mrs. Harry A. Bouchard Sr. of Austin. In a ceremony Tuesday at the West Austin Baptist Church.

The double-ring rites were read before an altar banked with palms and white gladioli by the Rev. O. G. Barrow.

Nuptial music, which included "Because" and "O Promise Me," was given by Mrs. David B. Lewis Jr., pianist, and David B. Lewis Jr., soloist.

The bride, a graduate of Austin High School, is employed by E. M. Scarbrough and Sons.

Mr. Bouchard was graduated from Austin High School and attended the University of Texas. He served in the US Navy for four years, and is now employed by the State Highway Department.

Wears Navy Blue

The bride, given in marriage by her brother, Billy Condra, chose a navy two-piece Carolyn model. She wore a white hat and gloves, and navy shoes and bag. Her corsage was an arrangement of white orchids.

Miss Mildred Condra attended her sister as maid-of-honor. She wore a navy two-piece dress, with navy accessories and white gloves, and a white carnation corsage.

Attending the groom was his cousin, Harry A. Fredrich, as best man. Ushers were Jimmie Warren and Clyde Wingren.

Three-Tiered Wedding Cake

A reception was held in the bride's home. Arrangements of white gladioli decorated the reception rooms and the bride's table, which held the three-tiered wedding cake.

Miss Mattie-Lynn Condra, sister of the bride, served the cake, and Mrs. Wesley Hammer poured punch. Presiding at the bride's book was Miss Mabel Fredrich.

After a short wedding trip, Mr. and Mrs. Bouchard will be at home in Austin at 405 East 16th.

The Austin American (1914-1973); 20 Apr 1947: A7.

Bill Condra Is Head of Office

Bill Condra, who began his career with Southwestern Bell Telephone Company as a line-man in Austin after his graduation from Austin High School in 1948, has been named manager of the company's office at Plainview.

Condra is the son of Mrs. L. W. Condra of 1102 Maufrais Street. The couple has two sons, Guy, 9, and Phil, 3.

The Austin American (1914-1973); 30 May 1964: 7

Permits

B. E. Williams *95* *HW* *Lot* 1102 Maufrais Street
~~98~~ 4 14

Shelly Property

Res. and garage onto lot & repair

27993 - 10/31/45 \$750.00

Owner

Relocation permit, 1945

| | | | |
|---|----------------|-----------------|-------------------|
| OWNER | Randy Baird | ADDRESS | 1102 Maufrais St. |
| PLAT | 95 | LOT | 14 |
| | | BLK. | 4 |
| SUBDIVISION | Shelly Hqts. | | |
| OCCUPANCY | Acc bldg. | | |
| BLDG. PERMIT # | 186555 | DATE | 10-12-79 |
| | | OWNERS ESTIMATE | 1,500.00 |
| CONTRACTOR | Same | NO. OF FIXTURES | |
| WATER TAP REC# | SEWER TAP REC# | | |
| Acc bldg- Hobby shop & repair res & remodel | | | |

Remodel and building permit for accessory building, 1979