

HISTORIC LANDMARK COMMISSION
Applications for Permits in National Register Historic Districts
November 4, 2026
PR-2026-125480; HR-2026-126586
Travis Heights-Fairview Park Historic District
2112 Clifton Street

Proposal

Construct a second-floor addition above the detached garage structure.

Project Specifications

Construct an approximately 600 square foot second story addition above an existing garage structure at the rear of the property.

Architecture

This house is a Craftsman bungalow, with its front half intact and in good condition. The front inset porch retains integrity and the front features large 1-over-1 wood windows. The thin teardrop wood siding also appears to be original. A two story rear addition was permitted and is appropriately designed. The roof is a front facing gable assembly set at a moderate pitch.

Research

The property was occupied for its first several decades by Wilton Lock, first as a renter under owner George Stanley, an employee of the Austin Street Railway Company, and eventually as owner along with his wife Dorothy. During their ownership of the property, Wilton worked as a mechanic at Austin Transit, and together the two raised at least one son who would go on to attend university in town during the 1950s. The Locks continued their residence after their children moved away.

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

Addition is to be located at the rear of the property, above an existing garage structure. The garage is not listed in the district's National Register nomination.

2. Scale, massing, and height

While a second floor addition may be inappropriate at the front half of the main building, there is little concern about visibility from the street in the proposed location.

3. Design and style

The footprint and size of the second floor addition will be nearly matching the first floor size of the garage. It will be a simple rectangular form, which has been a relatively common type of addition in the district to add more space or living units to a property.

4. Roofs

Roof is to be a simple, low-to-moderately pitched side gable assembly clad in standing seam metal. All of these characteristics are appropriate to the property and the district.

5. Exterior walls

Cement fiber board material in a board-and-batten orientation is simple in design and typical for outbuildings and garage structures in the area. Extending the height of the board-and-batten to two stories does not look out of place or otherwise inappropriate.

6. *Windows, screens, and doors*

Windows, while large, are appropriately sized for an addition in this location. The vertical orientation also makes them compatible to the rest of the property.

7. *Porches and decks*

A small corner deck is proposed in front of the second floor entry. It is minimal in size and typical for second floor additions such as this.

Summary

The project meets the applicable standards.

Department Comments

This application will time out on December 18, 2027.

Property Evaluation

The property contributes to the Hyde Park National Register district.

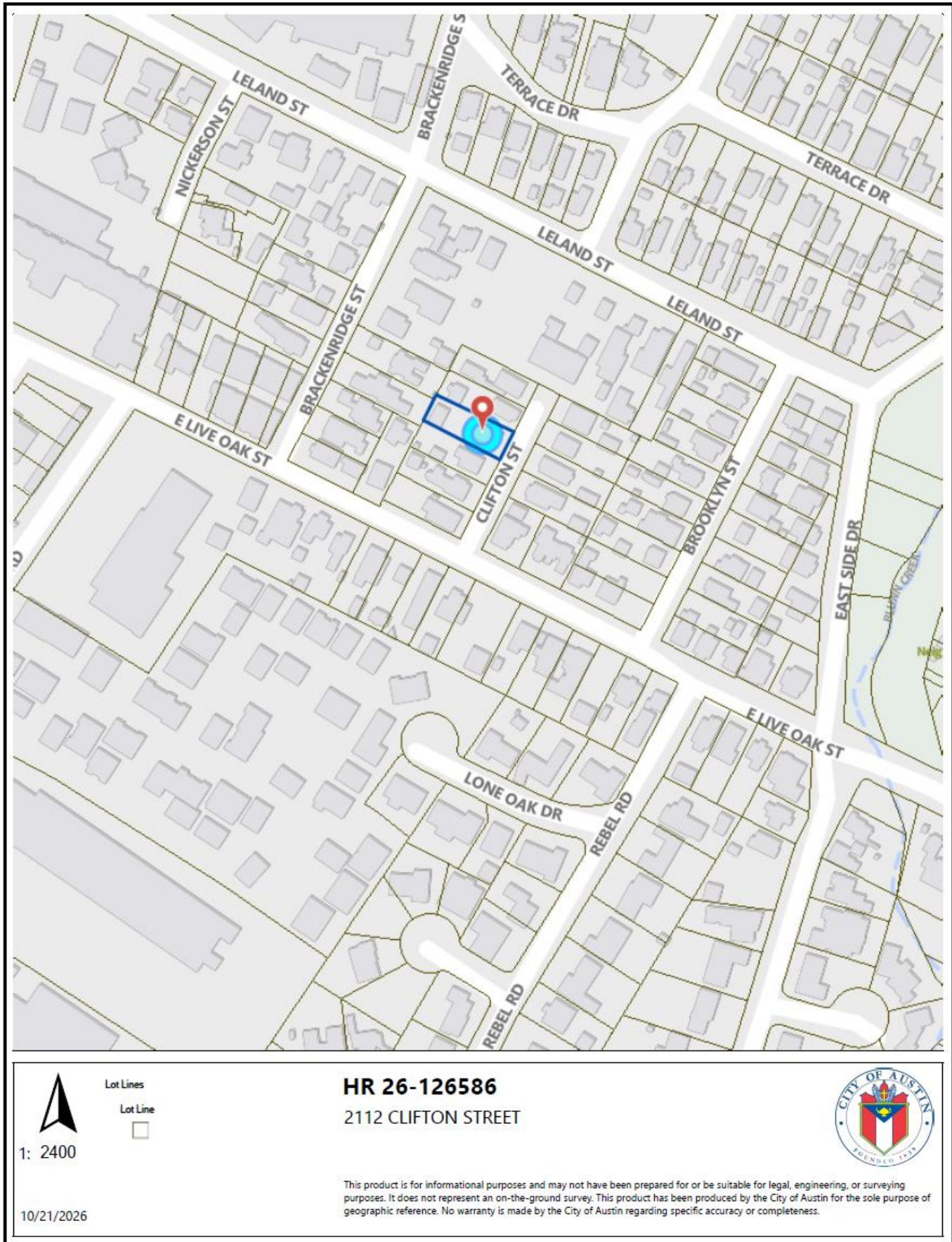
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff have evaluated the property and determined that it does not meet two criteria for landmark designation:
 - a. Architecture. The building is an excellent example of intact Craftsman bungalow architecture in the district.
 - 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 was not evaluated for its ability to convey 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 for garage addition and release the application.

Location Map



Property Information

Photos



Google Streetview, 2019. Prior to permitting of the rear two-story addition. Garage structure can be seen at the rear of the property, painted white.

Occupancy History

City Directory Research, October 2026

1959	Wilton & Dorothy Lock, owners
1955	Same owners as above; mechanic at Austin Transit, with Wilton Lock Jr., student
1952	Same as above, now working as a foreman at Austin Transit
1949	Same as above
1947	Same as above, now working as a mechanic at Austin Transit
1944	Same as above
1941	Same occupants as above, now listed as renters and working as a driver
1937	George Stanley, owner; oiler at Austin Street Railway Company, with Wilton Lock, renter; salesman at Monte Carlo Distribution Company
1932	Same owner as above
1929	Same as above, now working as a trackman at Austin Street Railway Company
1924	Address not listed

The Austin Statesman CONGRATULATES

MR. and MRS. W. P. LOCK,
2112 Clifton, on the birth of a girl
Tuesday afternoon at St. David's
hospital.

• • •

The Austin Statesman (1921-1973); Austin, Tex.. 06 Oct 1937: 3

Wilton Powell Lock Jr. Marries Billie Maultsby

The marriage of Miss Billie Ruth Maultsby and Wilton Powell Lock Jr. was solemnized Friday evening in a double ring ceremony in the Church of Christ at San Saba.

Mr. and Mrs. Roy Lee Maultsby

of San Saba are the parents of the bride. She is a graduate of Nixon-Clay Business College and also attended the University of Texas. She is a secretary for Western Republic Life Insurance Company.

The bridegroom is the son of Mr. and Mrs. Wilton Powell Lock of 2112 Clifton Street. A graduate of Austin High School, he is an engineering student at the University of Texas.

The bride was given in marriage by her father. She wore a ballerina length gown with bodice of hand-clipped rosepoint lace. Sequins adorned the V-neckline and the tulle skirt was accented with scalloped lace.

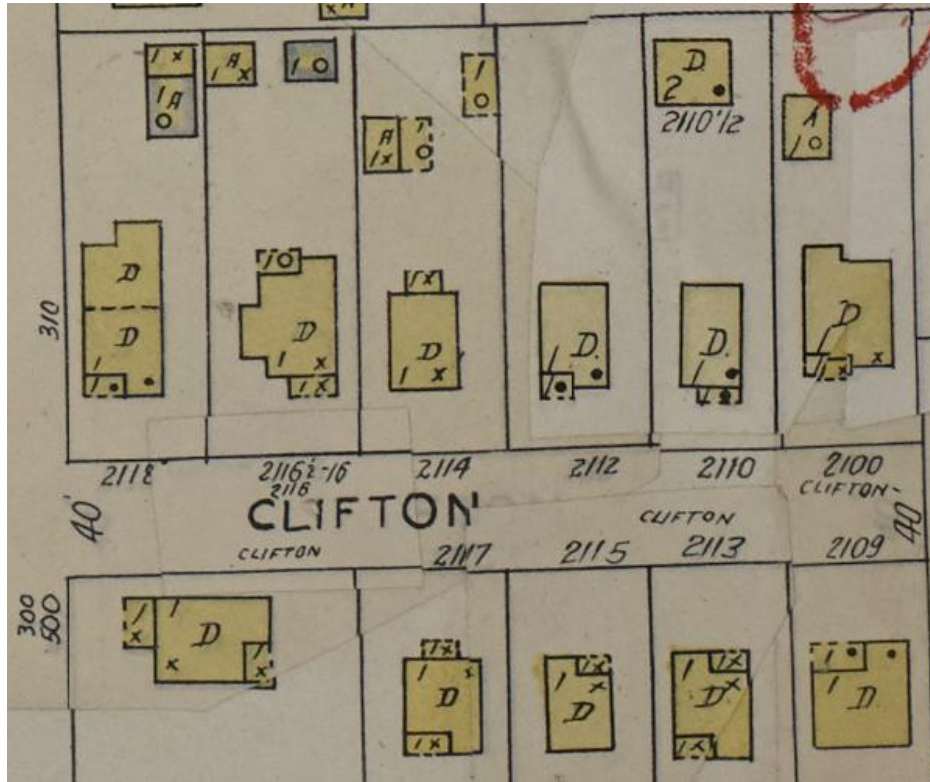
The full circular fingertip veil of imported English silk illusion fell from a hand-blocked Chantilly lace cap with filigree trim of sequins. She carried orchids.

The matron of honor, Mrs. Floyd C. Barchardt of Crowell, wore a dress of pale blue lace over blue taffeta fashioned with a ballerina length skirt. Her flowers were white carnations.



The Austin American (1914-1973); Austin, Tex.. 10 June 1956: D5.

Sanborn Maps



Sanborn map, 1962

Permits

Connecting Charge \$ 120.00

Application for Sewer Connection. No 9749

SW TI Austin, Texas, 1912 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 W. Stanley
at 2112 Clifton Street
Lot 3
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, Geo Stanley

Sewer tap permit, 1930