

**HISTORIC LANDMARK COMMISSION  
OCTOBER 22, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0113  
Old West Austin  
2301 Woodlawn Boulevard**

**PROPOSAL**

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Demolish c. 1951 contributing house and construct a new house.

**RESEARCH**

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According to City permit records a water tap permit was pulled for 2301 Woodlawn in 1938; however it wasn't until 1951 that Frederick Scott applied for a sewer permit. Frederick J. Scott and his wife Mary were the first owners and residents of the house in 1953. Mr. Scott was the president of an air conditioning company. They lived in the house until 1958-59, at which time Spencer J. Scott, likely Frederick's son, and his wife Nancy are listed in the City Directories as the owners and occupants. Spencer Scott was the owner, or part-owner of various companies including, Scott Investments, Park and Lock, and St. Mary's Auto Ramp.

**PROJECT SPECIFICATIONS**

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The existing c. 1951 house is an approximately 5,200 sq. ft., two-story, mid-century, modern style house, with a side-gable roof, and one-story cross gable wings on the front and side elevations. The house has cut limestone cladding laid in a random, horizontal pattern. The roof, with deep eaves, is covered in standing seam metal roofing material. The windows on the first floor are double-hung and nearly floor-to-ceiling in height, with hinged shutters. The windows on the second floor are also double-hung with shutters, but are more square in shape. There is an existing side-loaded multi-car garage.

The applicant proposes to demolish the existing house and construct new 8,334 sq. ft. house. It will have a two-story, side gabled central section with one-story, side gabled wings on either side. The style will be Greek Revival with four fluted, Doric-style columns on the front elevation supporting a full-facade shed roofed entry porch. The symmetrically placed 6'6" rectangular, double-hung wood windows will be flanked by wood shutters. The Colonial Revival-style front door will have a fan and side lights, and a second floor balcony above with a steel railing. The cladding will be painted brick. A three car attached garage will be accessible from a side driveway.

**STANDARDS FOR REVIEW**

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The existing property is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific design guidelines for new construction. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired

significance in their own right, and shall be recognized and respected.

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

A case proposing significant alterations and additions to the existing house was presented to the Historic Landmark Commission at their August 27, 2012 meeting, at which time the Commission approved the staff recommendation to release the permit upon submission of a City of Austin documentation package.

The existing house does not appear to have sufficient significance to be eligible for Historic zoning. Although the scale and style of the proposed new house is compatible with other properties in the area, demolition of the existing house results in the loss of a contributing building and therefore does not meet the general design guidelines.

#### **STAFF RECOMMENDATION**

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Recommend the applicant reconsider demolition of the existing house. If the applicant pursues demolition, release the demolition and building permit as the applicant has already submitted a City of Austin documentation package.

PHOTOS

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2301 Woodlawn Blvd.



Front door of 2301 Woodlawn Blvd.



Rear elevation of 2301 Woodlawn Blvd.



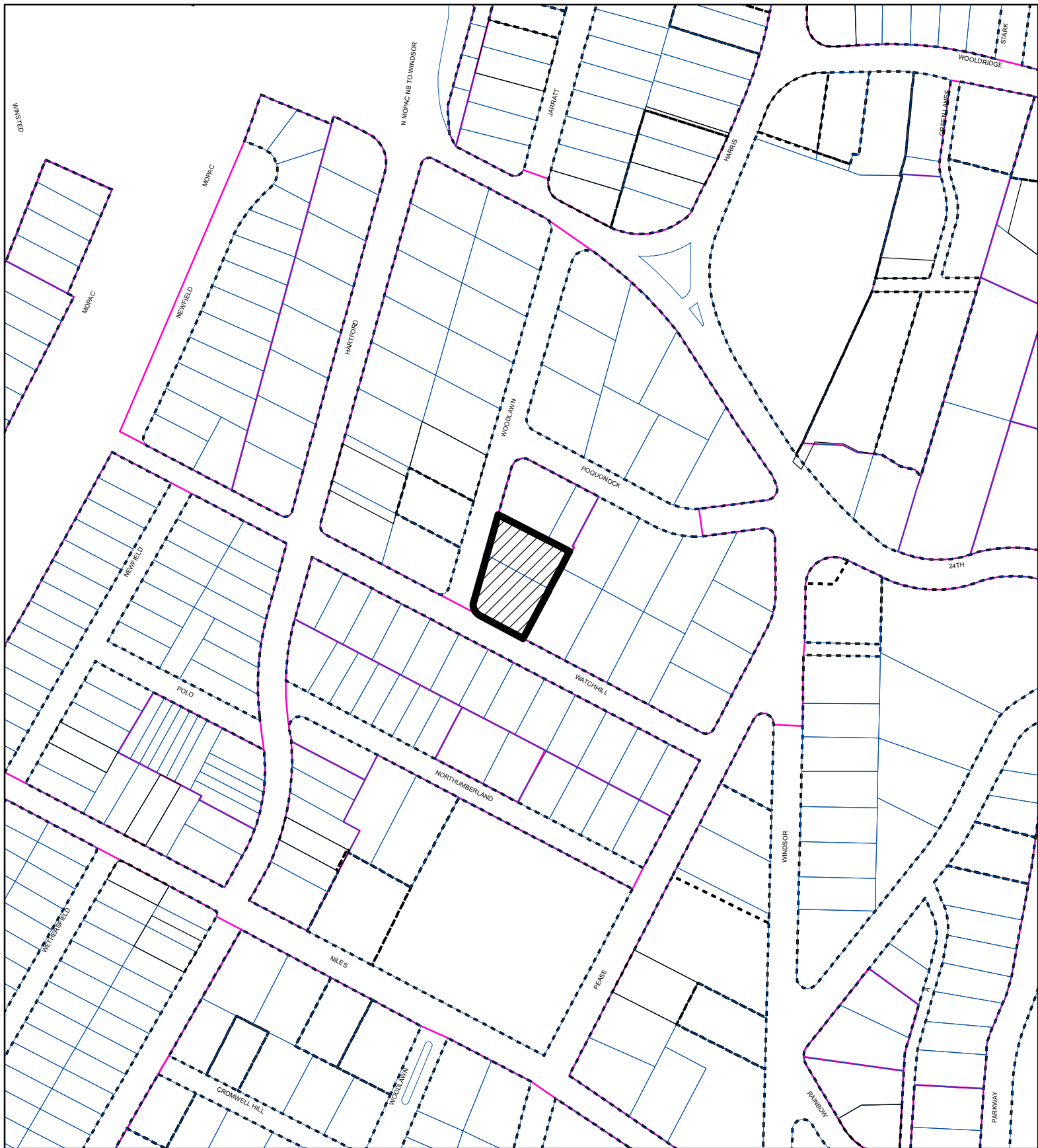


Other properties on Woodlawn Blvd.

OCCUPANCY HISTORY  
2301 Woodlawn Boulevard

From City Directories, Austin History Center  
City of Austin Historic Preservation Office  
August 2012

- 1972      Spenser J. and Nancy Scott, owners  
            Scott Investment
- 1964      Spenser J. and Nancy Scott, owners  
            Park and Lock
- 1959      Spenser J. and Nancy Scott, owners  
            Park and Lock, St. Mary's Auto Ramp, Scott Investment, and Secretary-Treasurer  
            for Texas Casualty Insurance
- 1958      Frederick J. and Mary N. Scott, owners  
            President, Air Conditioning, Inc.  
            Note: Spenser J. and Nancy Scott listed at 2408 Vista Lane
- 1953      Frederick J. and Mary N. Scott, owners  
            President, Air Conditioning, Inc.
- 1952      No entry for 2301  
            Note: Frederick Scott listed at 1604 Nueces Street



SUBJECT TRACT



ZONING BOUNDARY

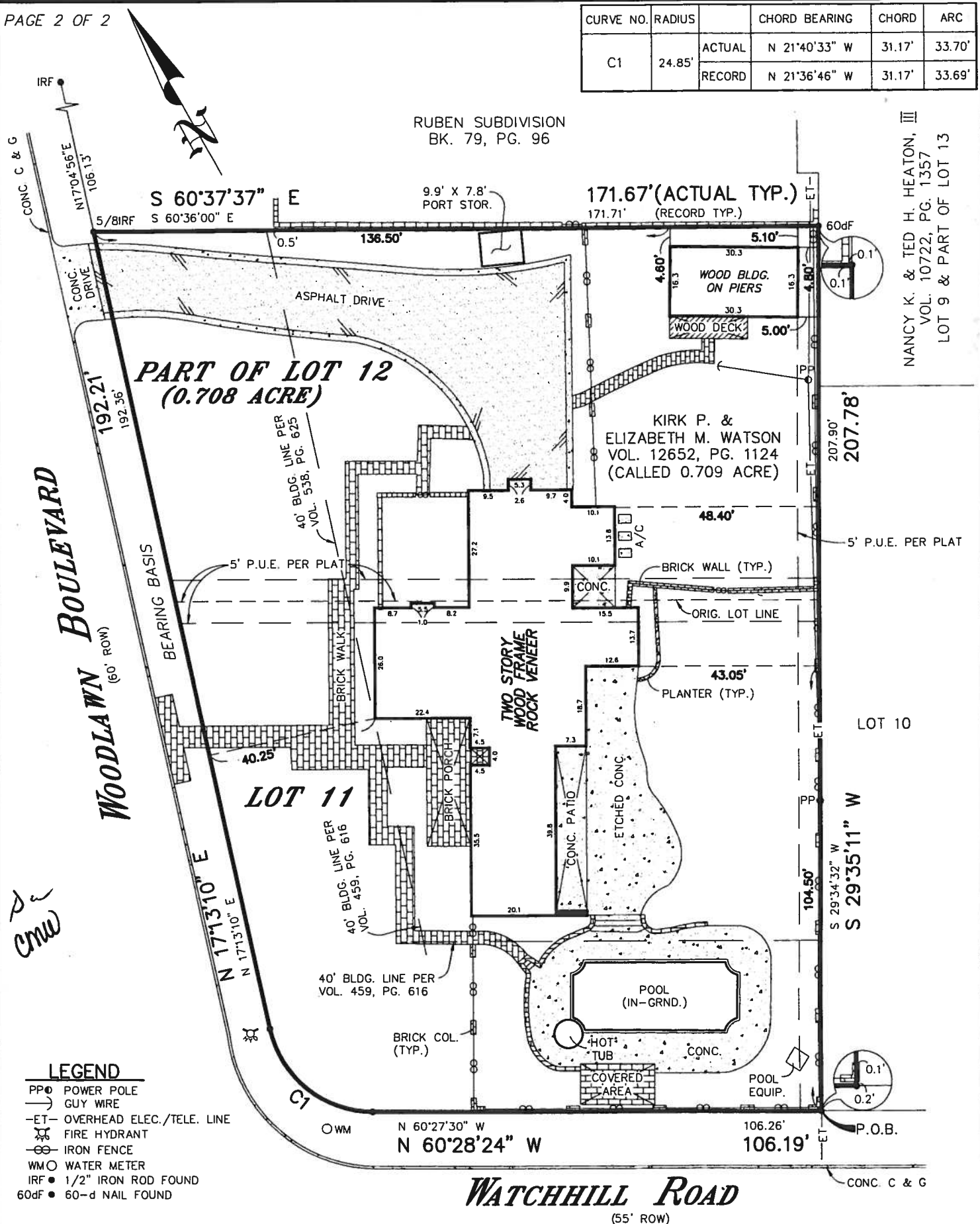
CASE#: NRD-2012-0113  
LOCATION: 2301 Woodlawn Boulevard



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

| CURVE NO. | RADIUS |        | CHORD BEARING | CHORD  | ARC    |
|-----------|--------|--------|---------------|--------|--------|
| C1        | 24.85' | ACTUAL | N 21°40'33" W | 31.17' | 33.70' |
|           |        | RECORD | N 21°36'46" W | 31.17' | 33.69' |

RUBEN SUBDIVISION  
BK. 79, PG. 96NANCY K. & TED H. HEATON, III  
VOL. 10722, PG. 1357  
LOT 9 & PART OF LOT 13

## PLAT OF SURVEY

Survey No. 12200SCALE: 1" = 30'GF 201201217Said lot is in Zone X as identified by the

Federal Emergency Management Agency on

Community Panel No. 48453C 0445HDated: SEP. 26, 2008LOT NO. 11 & \* BLOCK NO. -ADDITION OR SUBDIVISION SUNSET HILL ENFIELD, VOLUME 3, PAGE 164, PLAT RECORDSSTREET ADDRESS 2301 WOODLAWN BOULEVARD CITY AUSTIN COUNTY TRAVISSURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE DENNET & CATHERINE WENSKETO: ALLIANT NATIONAL TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

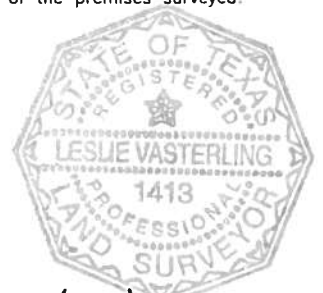
9801 Anderson Mill Road, Suite 209

Austin, Texas 78750

(512) 335-3944 \* (512) 250-8685 (Fax) JM

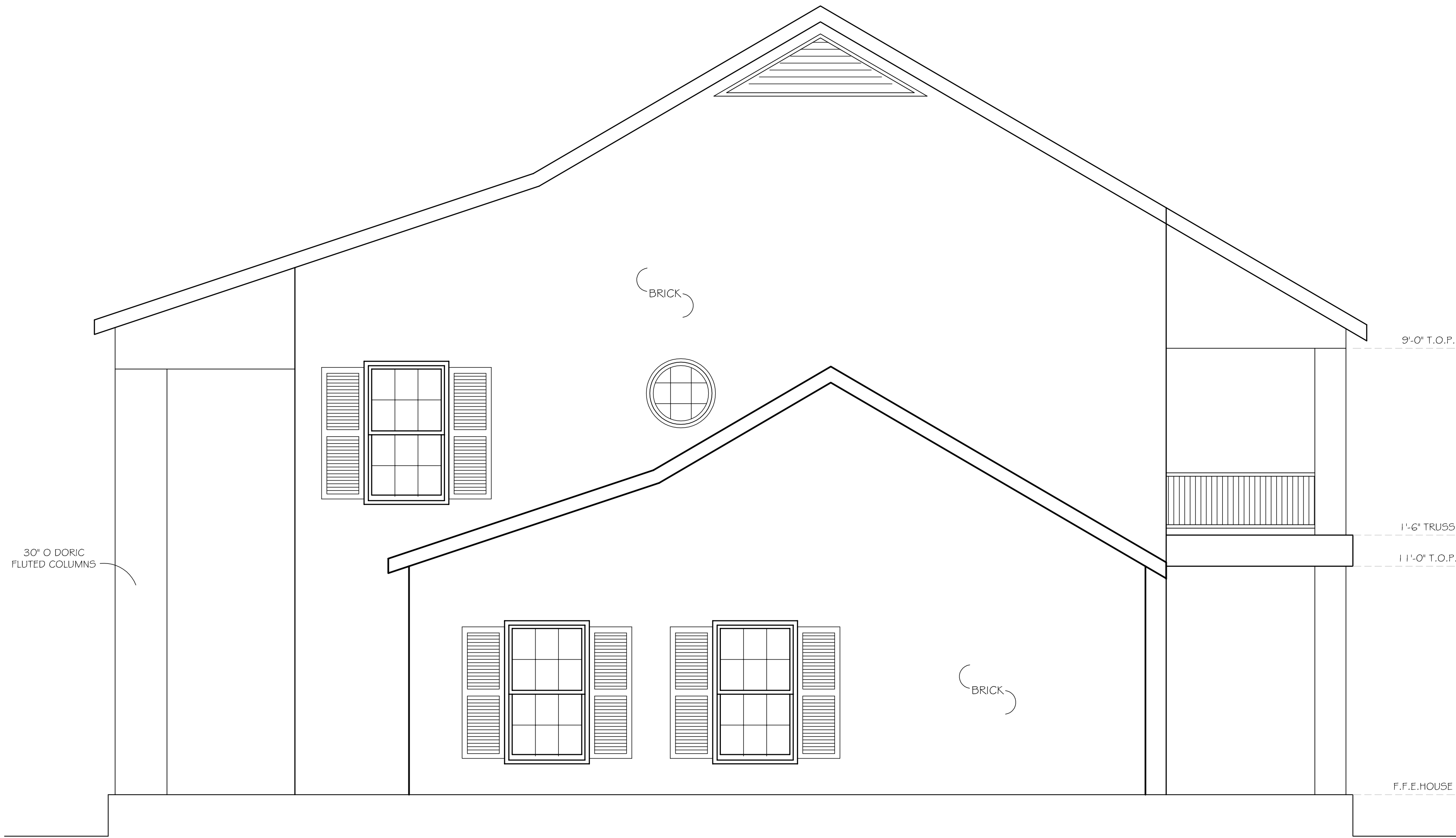
641/22, DC

Date: 05-23-2012



Leslie Vasterling





2 SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



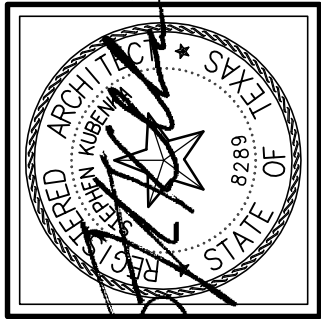
1 FRONT (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS DOCUMENT IS FOR INTERIM REVIEW - NOT FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES - UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. STEPHEN KUBENKA, AIA #238

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STEPHEN KUBENKA  
ARCHITECTS  
AUSTIN, TEXAS

(512) 477-7666



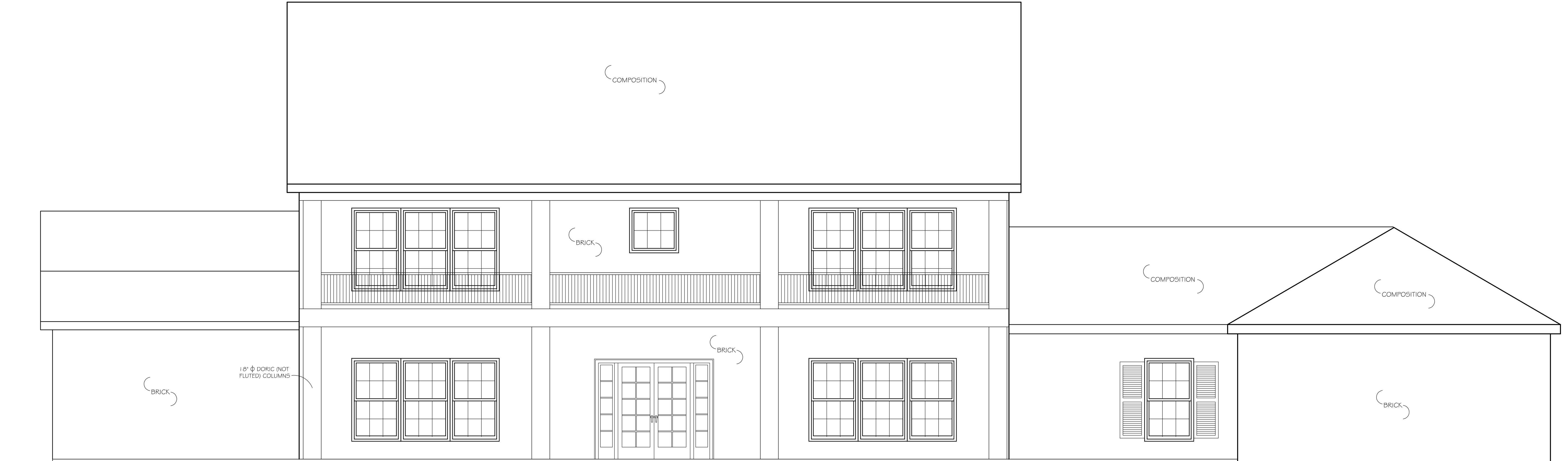
CATHERINE & DENNET WENSKE

2301 WOODLAWN  
AUSTIN, TX 78703

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|--------|-------------|
| Date:  | 10 OCT 2012 |
| Scale: | AS SHOWN    |
| Job:   | 12-012      |
| Drawn: | LU          |



2 SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



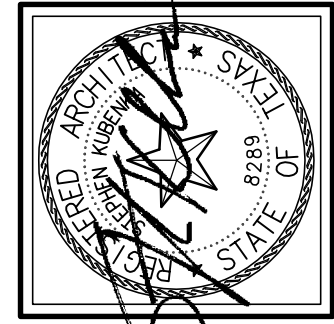
1 REAR (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

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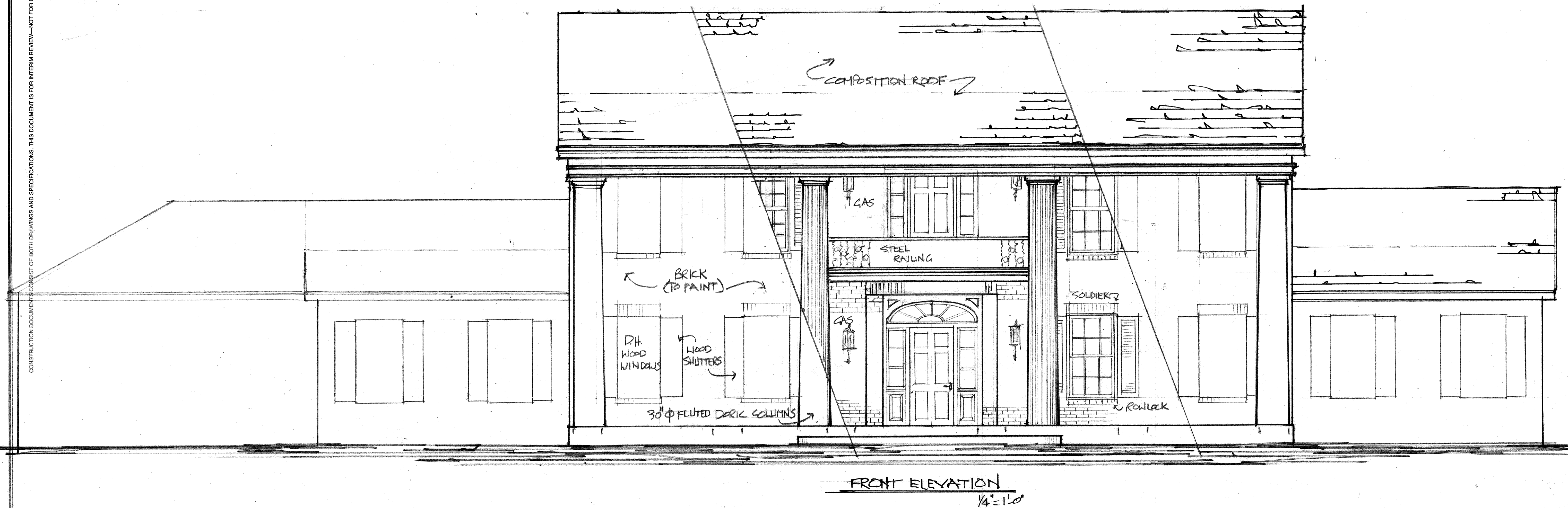
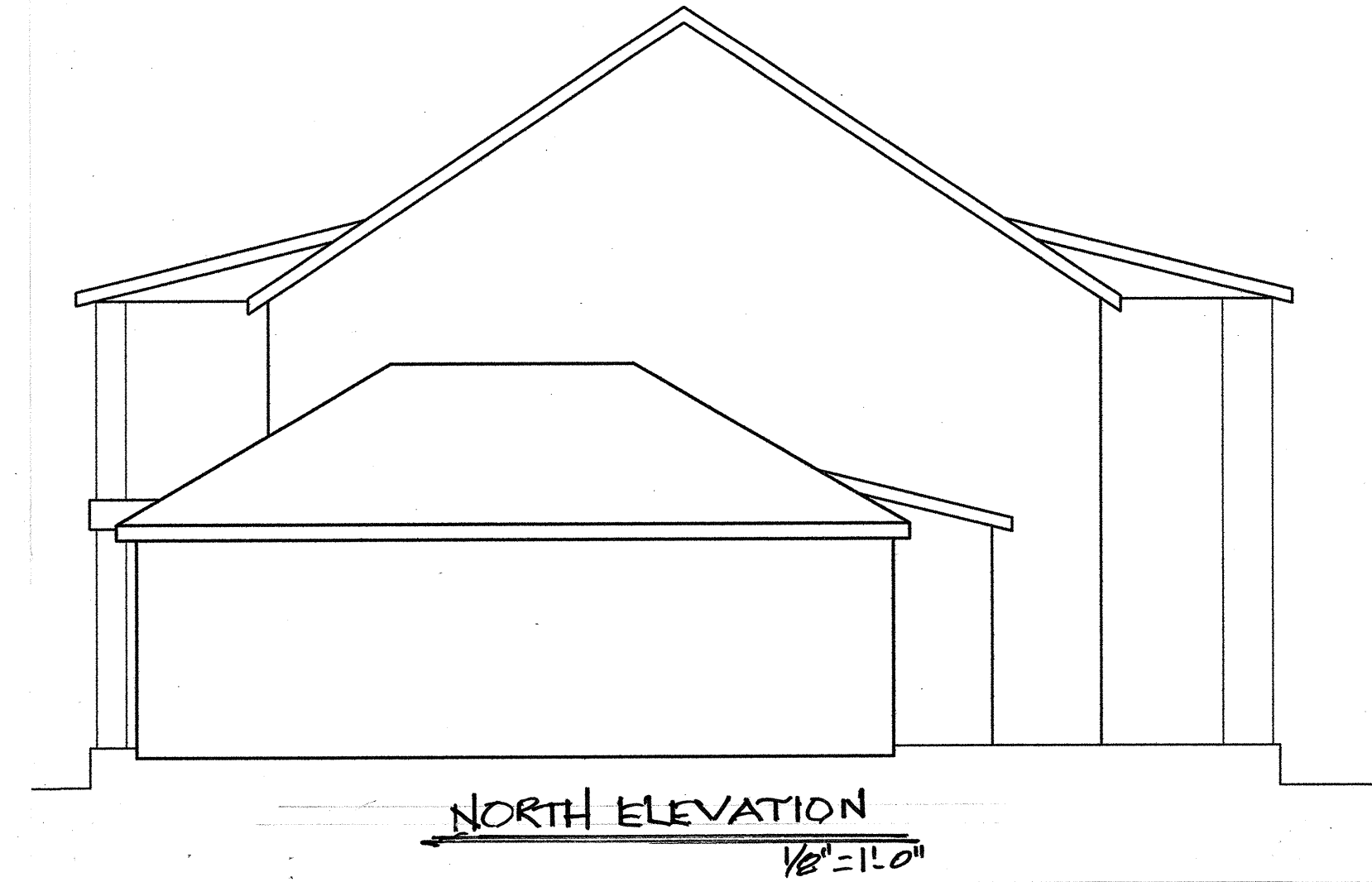
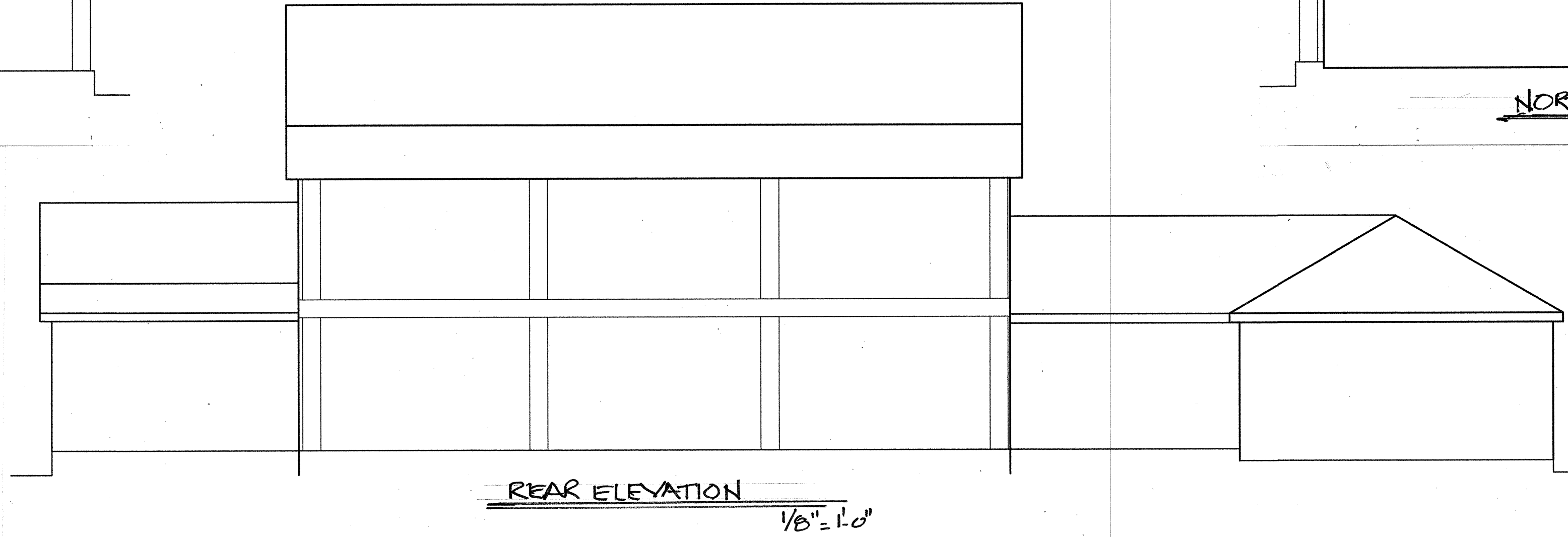
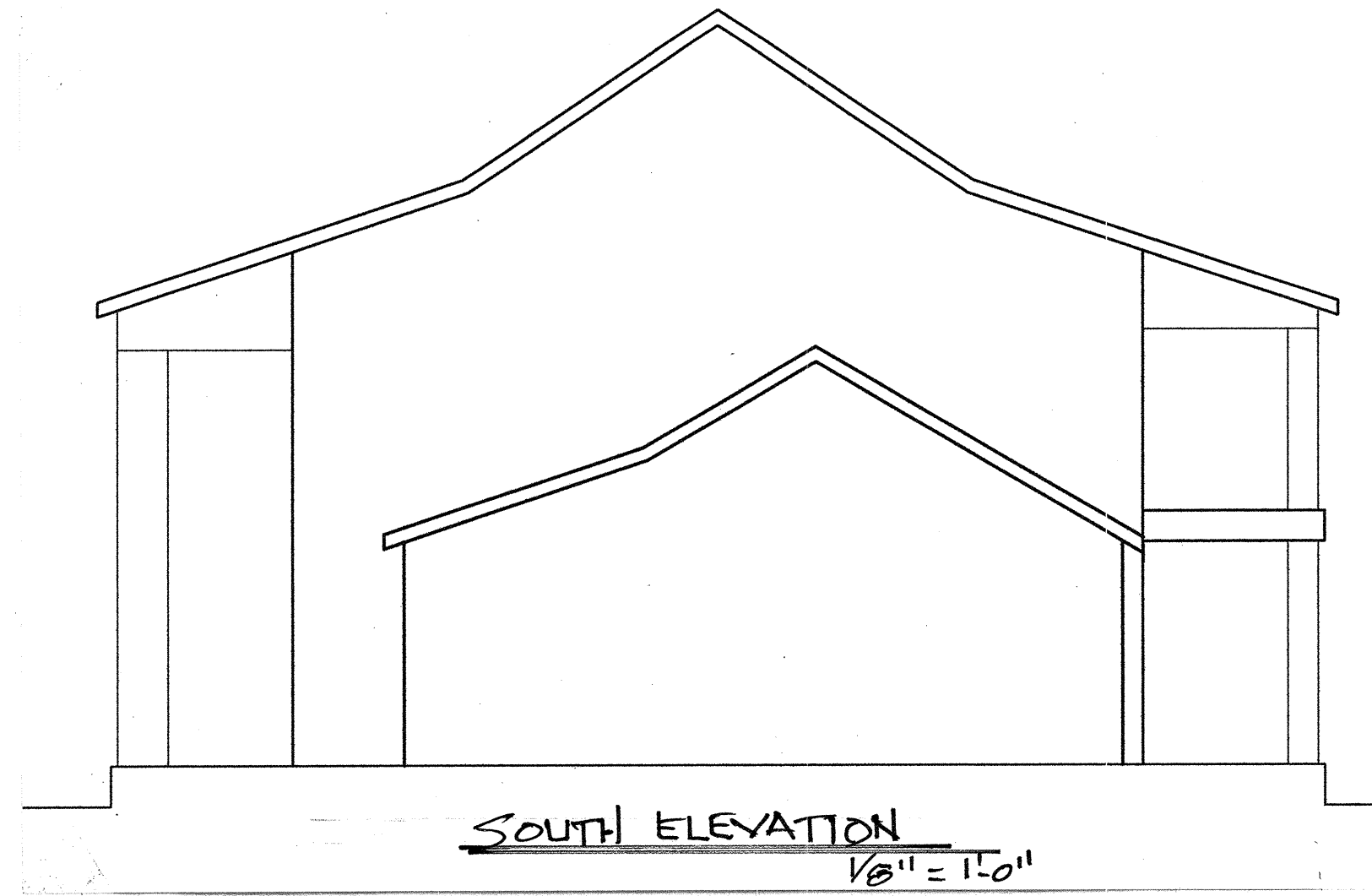


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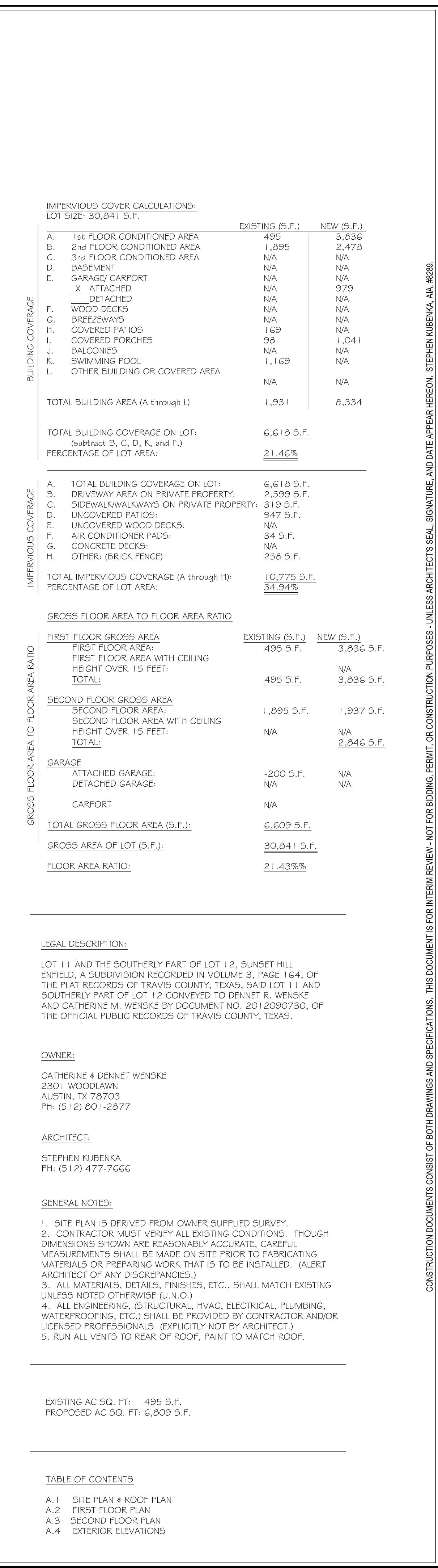
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STEPHEN KUBENKA  
ARCHITECTS  
AUSTIN, TEXAS

A Remodel and Addition for  
**CATHERINE & DENNET WENSKE**  
2301 Woodlawn Austin, Texas 78703

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| Date  |        |
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| Sheet |        |
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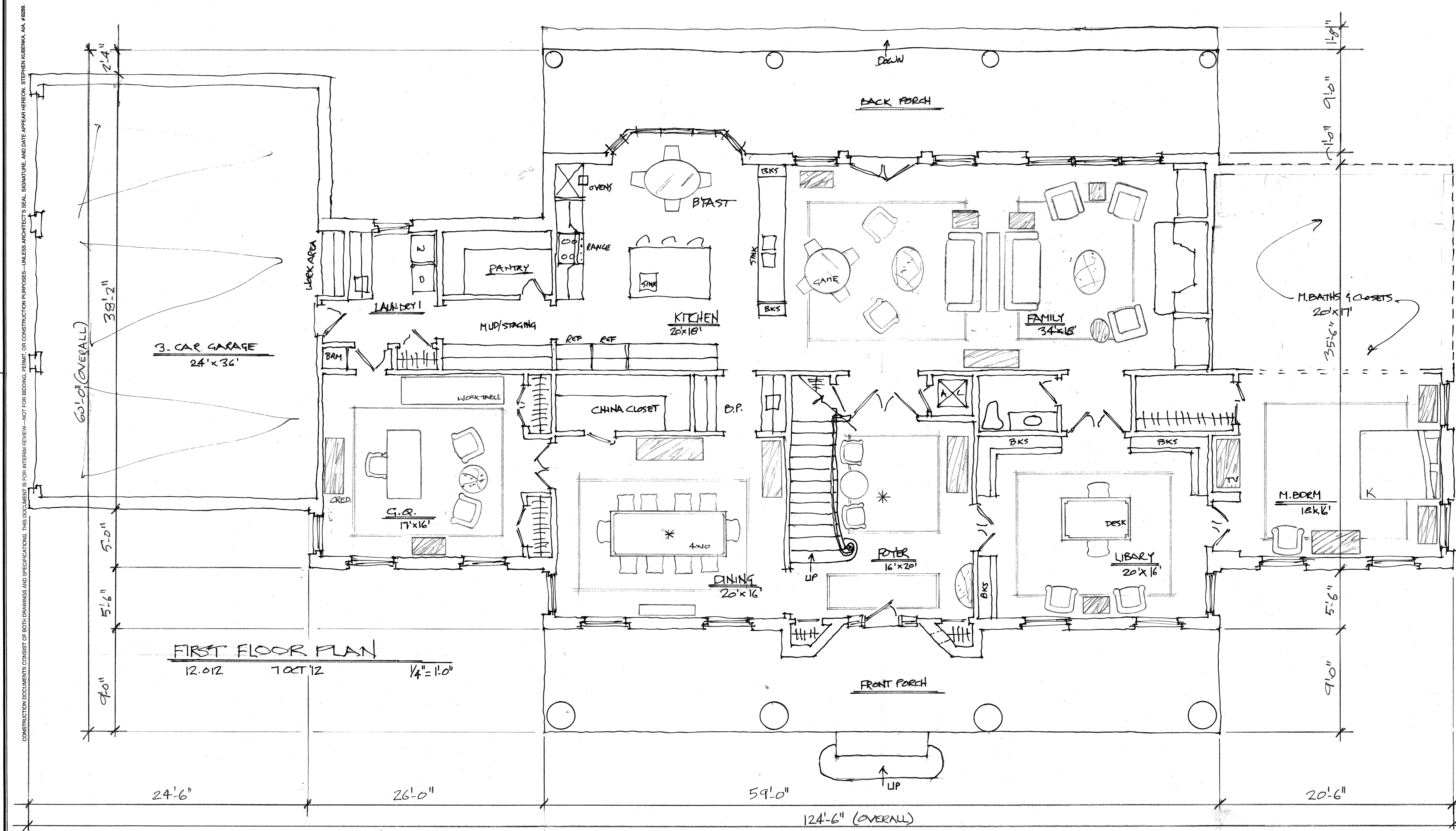




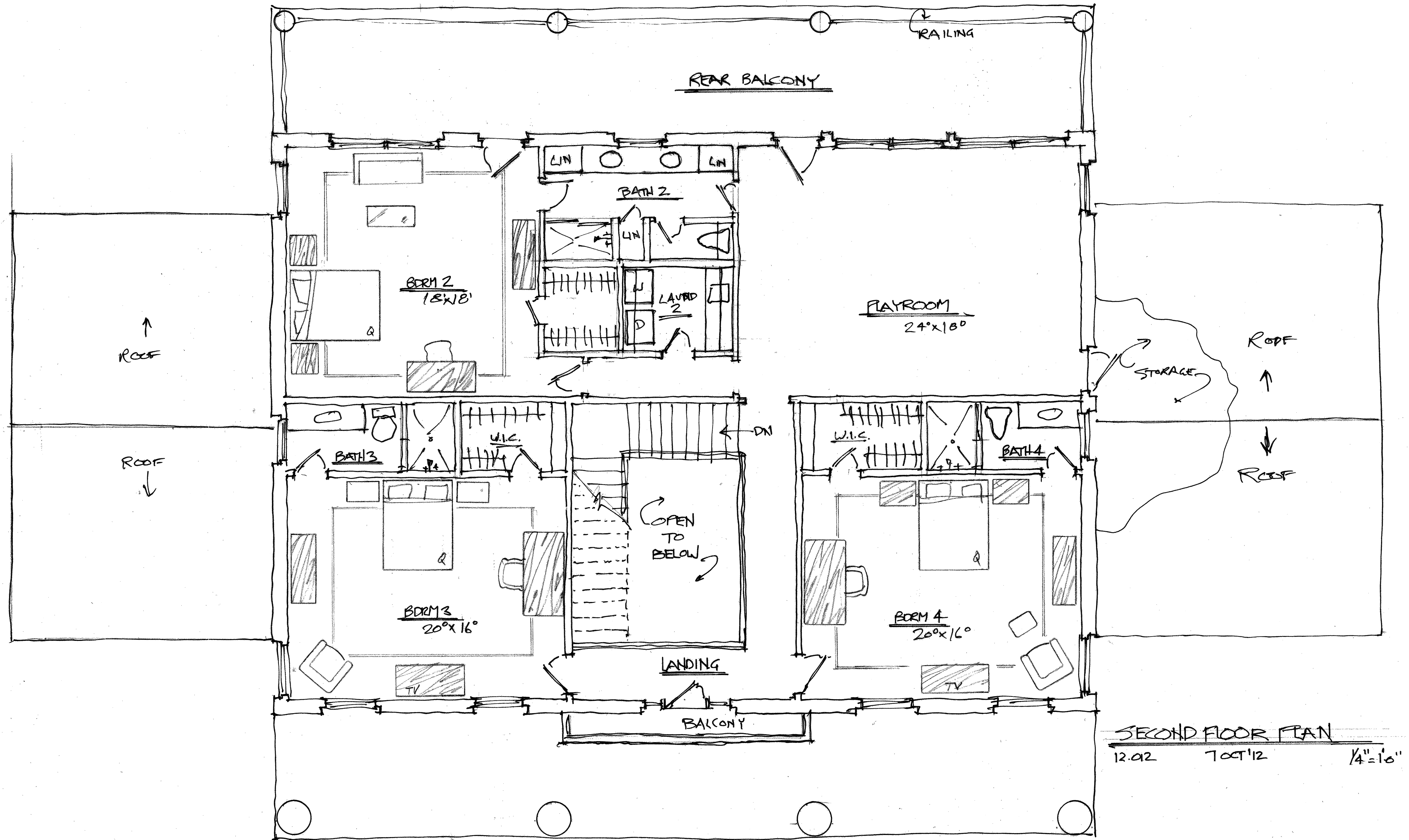
A REMODEL AND ADDITION FOR  
**CATHERINE & DENNET WENSKE**  
2301 WOODLAWN  
AUSTIN, TX 78703

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| Job:  | 12-012      |
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AUSTIN • TEXAS

A Remodel and Addition for  
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