

**HISTORIC LANDMARK COMMISSION  
AUGUST 27, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0097  
Old West Austin  
2301 Woodlawn Boulevard**

**PROPOSAL**

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Construct two-story additions on front and side of existing house, cover exterior masonry with stucco, and add second story balconies with decorative railings.

**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. 1953 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 roofed 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 add a hip roof second story addition over the front facing one-story wing, and a two-story addition to the side, which will include a new three-car garage and guest area. New two-story porches with balconies are proposed on the front and rear elevations, and a covered porch is proposed on the façade of the former garage. The balcony on the façade will have a decorative metal railing. The windows will be replaced with casement style windows and french doors, and the recessed front door will be replaced with a door set flush with the front wall with side lights and a fan light above. Further, the applicant proposes to stucco over the existing limestone cladding. Overall the design of the house will be modified to have a Monterey style appearance with Creole French and Early Classical Revival features.

**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 additions and alterations. 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.

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Contemporary design 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 existing house does not appear to have sufficient significance to be eligible for Historic zoning. Although the scale and style of the proposed additions and alterations are not incompatible with other properties in the area, they change the appearance to such an extent that the property will no longer have sufficient integrity to be contributing to the District. Therefore the proposed changes do not meet the general design guidelines.

#### **STAFF RECOMMENDATION**

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Release the building permit with the recommendation that the applicant consider revisions to the design to maintain the property's contributing status. If the applicant pursues the proposed design, require submittal of a City of Austin documentation package.

PHOTOS

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Front elevations





Front elevation



Front door



Rear elevation

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

Receipt No. 16551 M17+50 - 8+05 Application for Sewer Connection N<sup>o</sup> 28084

Austin, Texas, 3-14-1951

To the *Superintendent of Sanitary Sewer Division, City of Austin, Texas.*

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Frederick Scott at 2301 Woodlawn Street.

further described as Lot 11 of 5.875 of 12 Block — Outlot — Division  
subdivision Sunset Hills Plat 147 which is to be used as Res.

In this place there are to be installed 18 fixtures. Plumbing Permit No. 42715  
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3' 4-11-51 3-15-51  
Respectfully, jc

~~Sub-Unit~~ 19 - Vol. MH informal Enid of the - Schmidt  
Connected

Date: 3-21-51 (Location) 87E. S of NLL 1 32

By B. Hernandez  
NOTE: Connection Instruction 06 Years, 87.5 Lt South of

NOTE: Connection instruction. *North lat line in Basement - 2001*

about 4 ft deep B794

1-8' 4" - 1	96
3' 4" - 10' Pine	39
1-4' 4" - 10' Board	60
1-6' 4" - 10' <sup>10'</sup> Ply	50
1-8' 4" - 10' Board	90
8' 4" - 10' Board	640
1-10' 4" - 10'	100
1-10' 4" - 10'	40
1-10' 4" - 10'	1109
<del>1-10' 4" - 10'</del>	<del>1109</del>

## Sewer permit application 1951

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE**      **AUSTIN, TEXAS**      No. **6691**

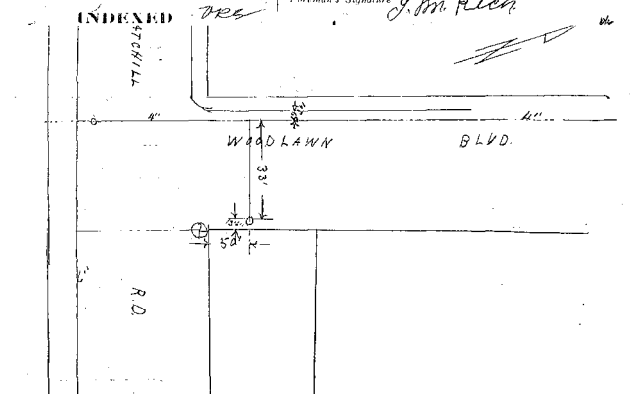
*Myranda Padgett*      2301  
Master Plumber, J. Smith Construction      Address: *1145 Stetel W. COOLMAN BLVD*

Plumber: *Edgar Torres*      Size of Tap:      Date: *2-2-77*

72 Sept

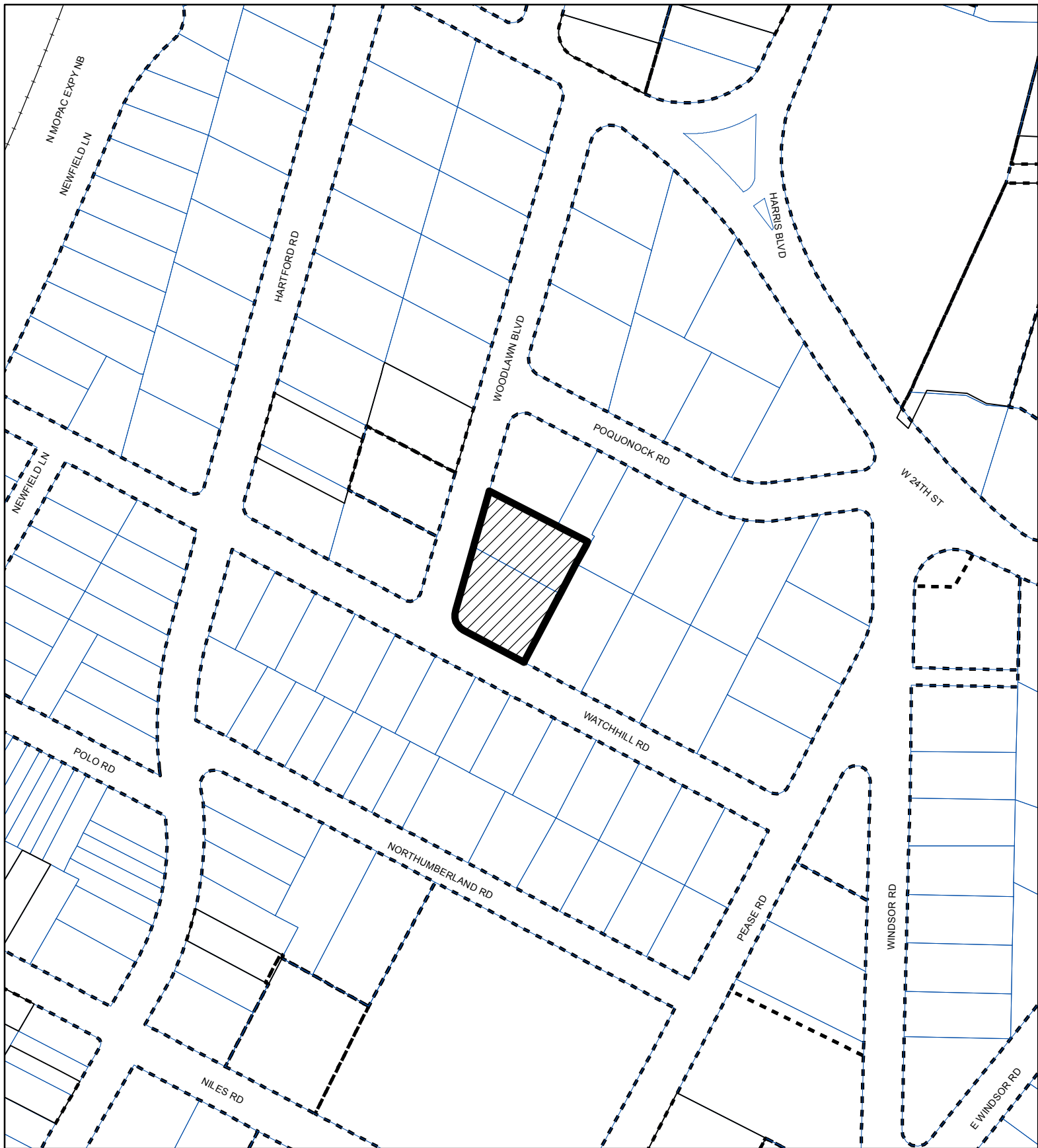
Foreman's Report

Date of Connection	2-8-78	Size.  Carb Cook Litho St. Filter Building Reducer Lead Comp. Xylites Union Plug Tee Stop 1. Stop 1. Tee 1. Red 1. Valve Reg. No.
Size of Tap Made	1"	
Size Service Made	1"	
Size Main Tapped	4 1/2"	
From Front Prop. Line to Curb Cook	1.5"	
From Prop. Line to Curb Cook		
Location of Meter	W 25.57 E N. O. 6.67	
Type of Box	6 2 C K	
Depth of Main in St.	18"	
Depth of Service Line	1'	
From Curb Cook to Tap on Main	39'	
Checked by Eng. Dept.	1-20-78	No. Fittings Foreman's Signature 9 m. Beck



## Sewer permit 1938





SUBJECT TRACT



ZONING BOUNDARY

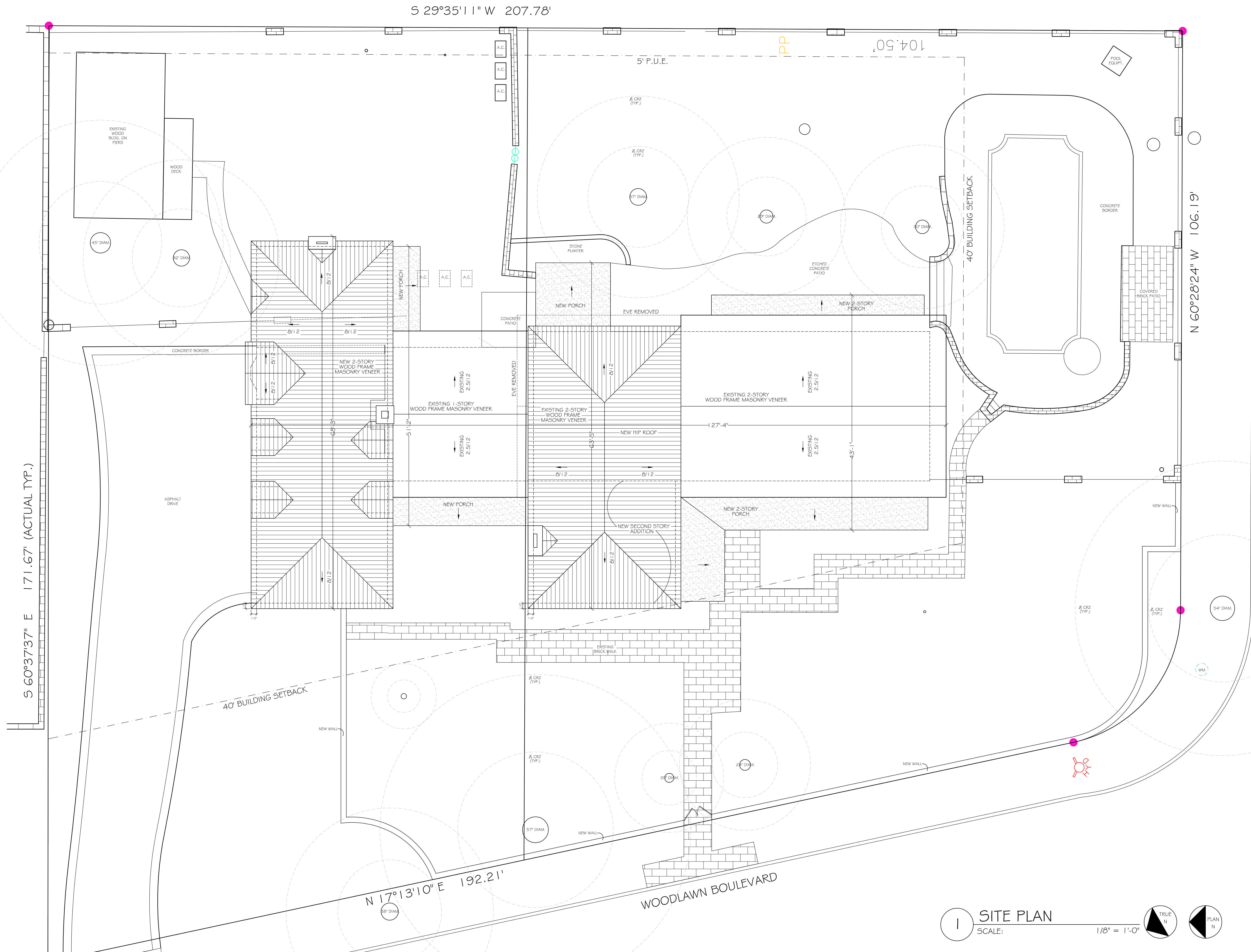
CASE#: NRD-2012-0097  
LOCATION: 2301 Woodlawn Blvd



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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.





1 SITE PLAN  
SCALE: 1/8" = 1'-0"

WATCHHILL ROAD

WOODLAWN BOULEVARD

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 #2898

REVISIONS	BY

STEPHEN KUBENKA  
ARCHITECTS  
AUSTIN, TEXAS ■ (512) 477-7666



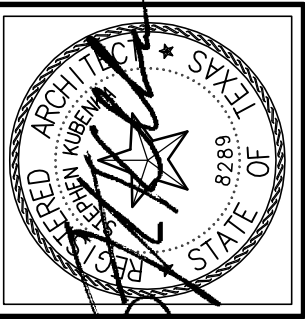
A REMODEL AND ADDITION FOR  
**CATHERINE & DENNET WENSK**  
2301 WOODLAWN  
AUSTIN, TX 78703

Date: 25 JUL 2012  
Scale: AS SHOWN  
Job: 12-012  
Drawn: LU  
**A.1**  
OF 6

REVISIONS	BY

STEPHEN KUBENKA  
ARCHITECTS  
AUSTIN, TEXAS

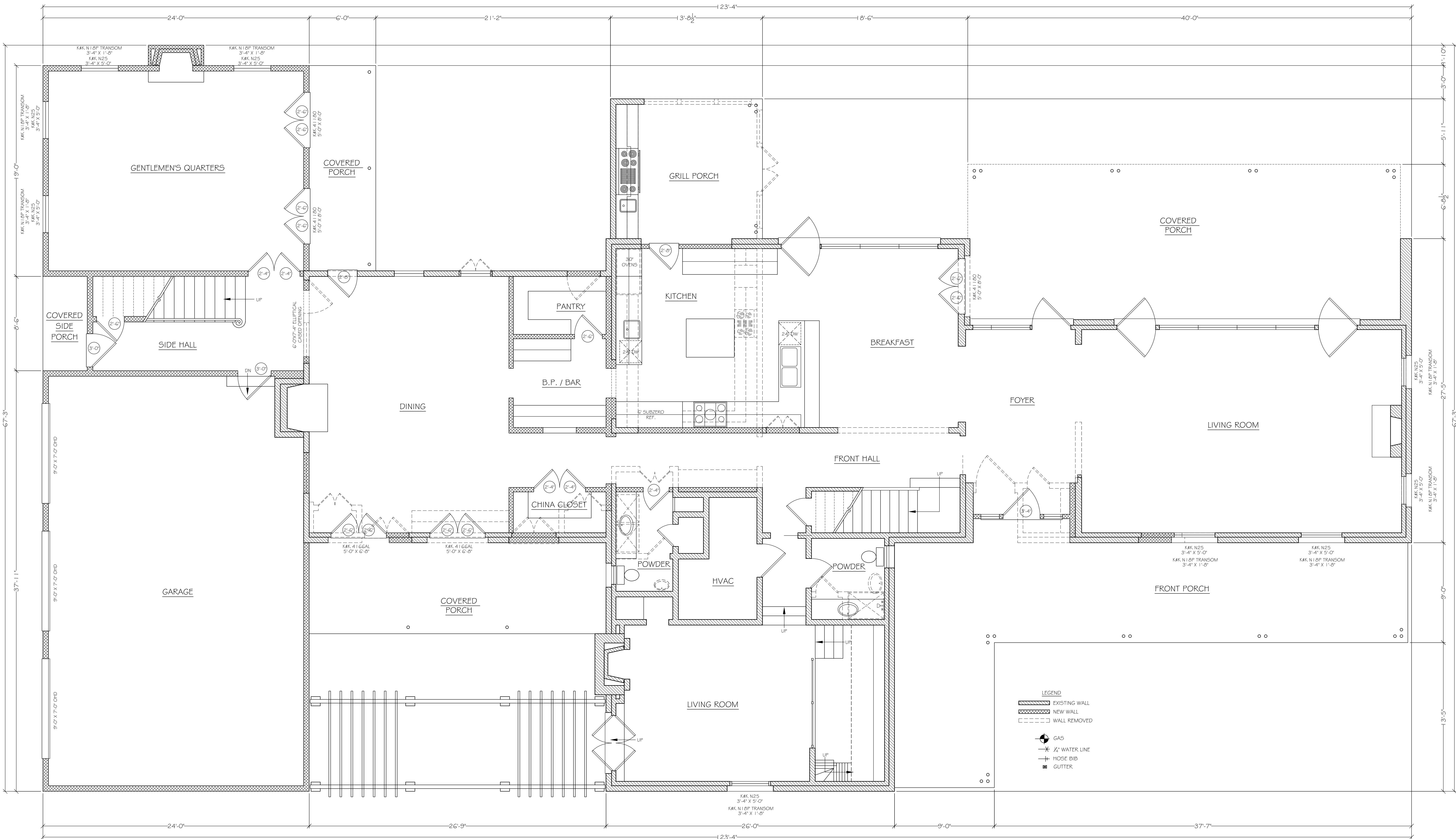
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A.3  
OF 6

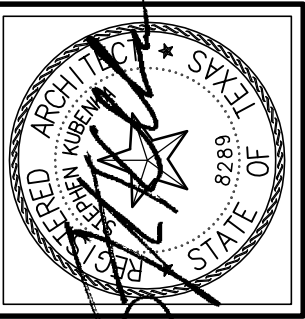


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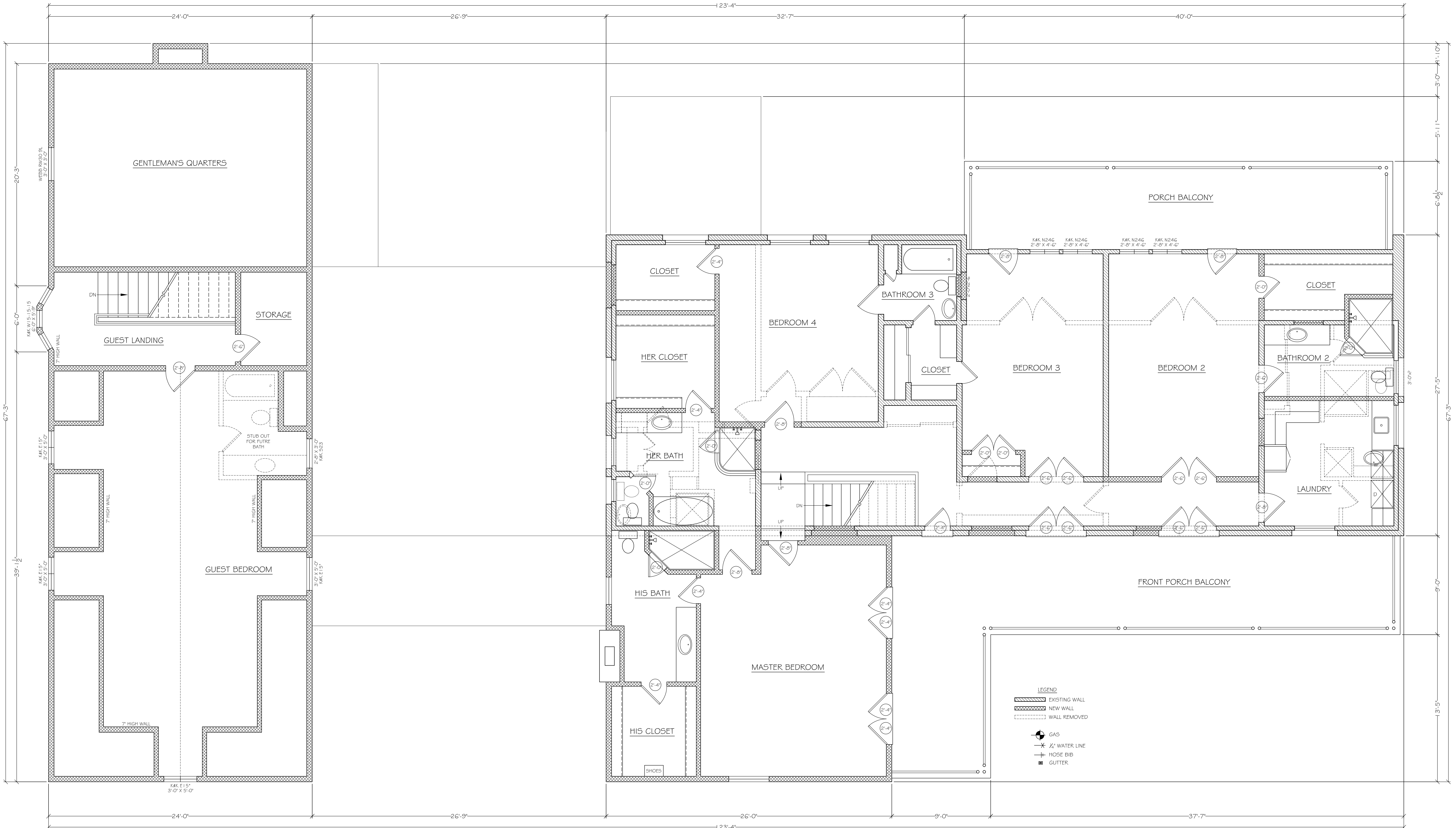
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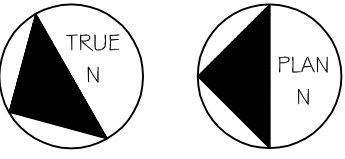
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Drawn: LU

A.4  
OF 6



1 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



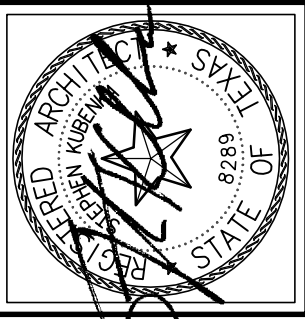
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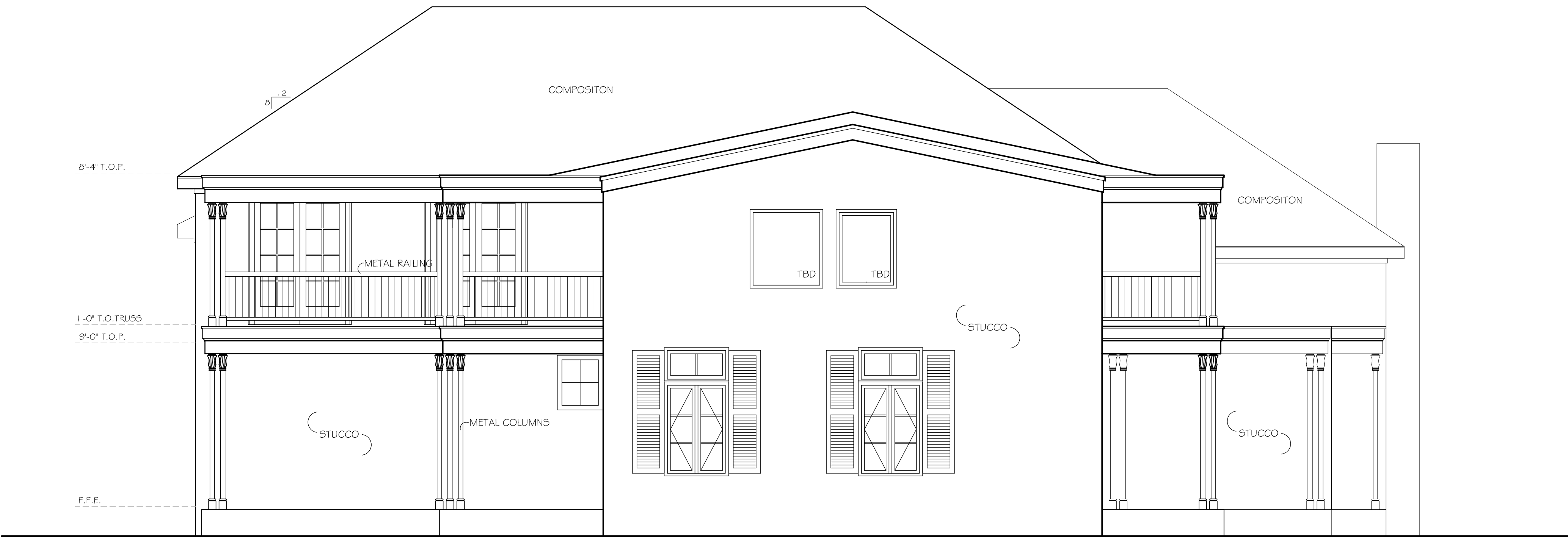
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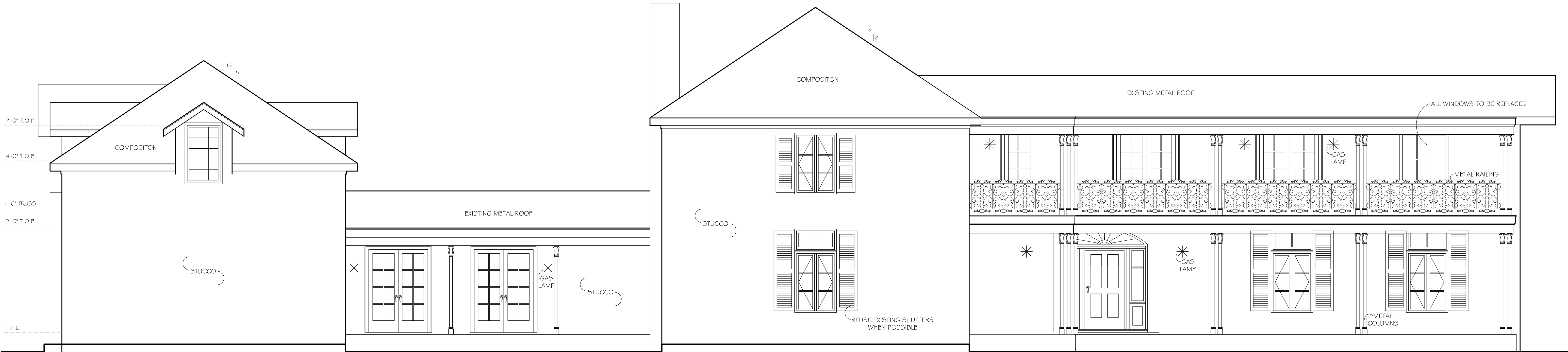
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2301 WOODLAWN  
AUSTIN, TX 78703

Date: 25 JUL 2012  
Scale: AS SHOWN  
Job: 12-012  
Drawn: LU

A.5  
OF 6



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



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

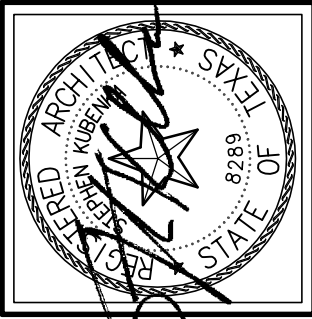
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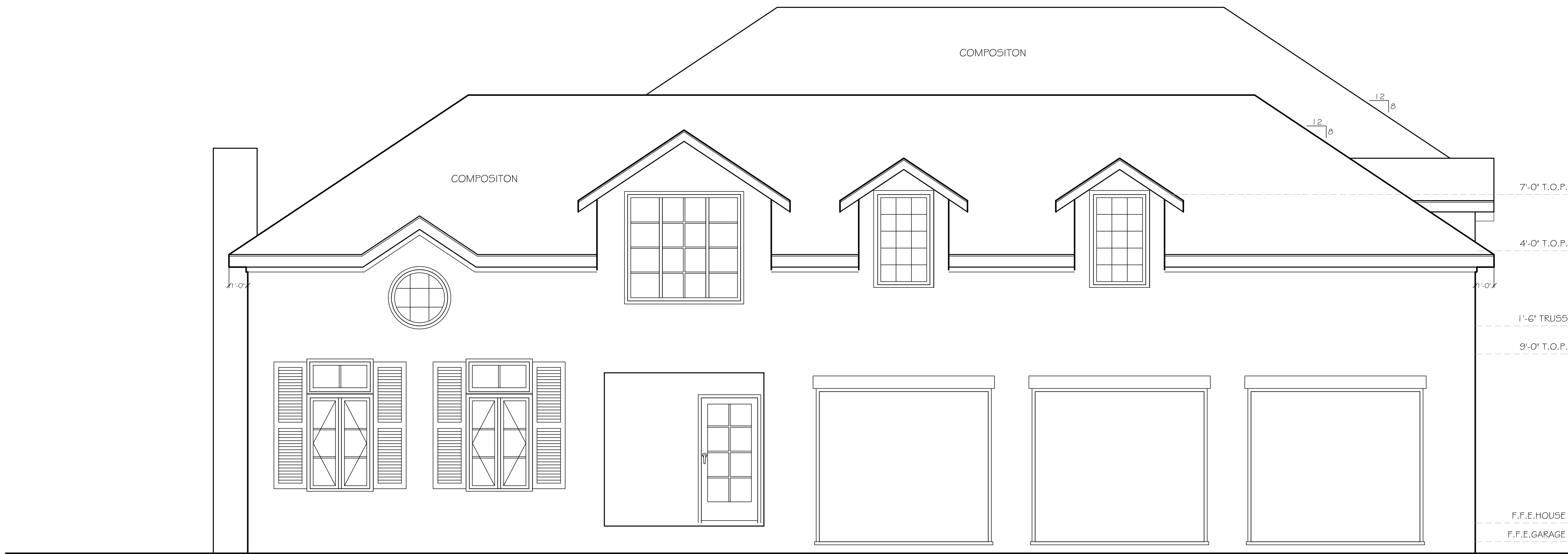
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AUSTIN, TX 78703

Date: 25 JUL 2012  
Scale: AS SHOWN  
Job: 12-012  
Drawn: LU

A.6  
OF 6



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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