

**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.

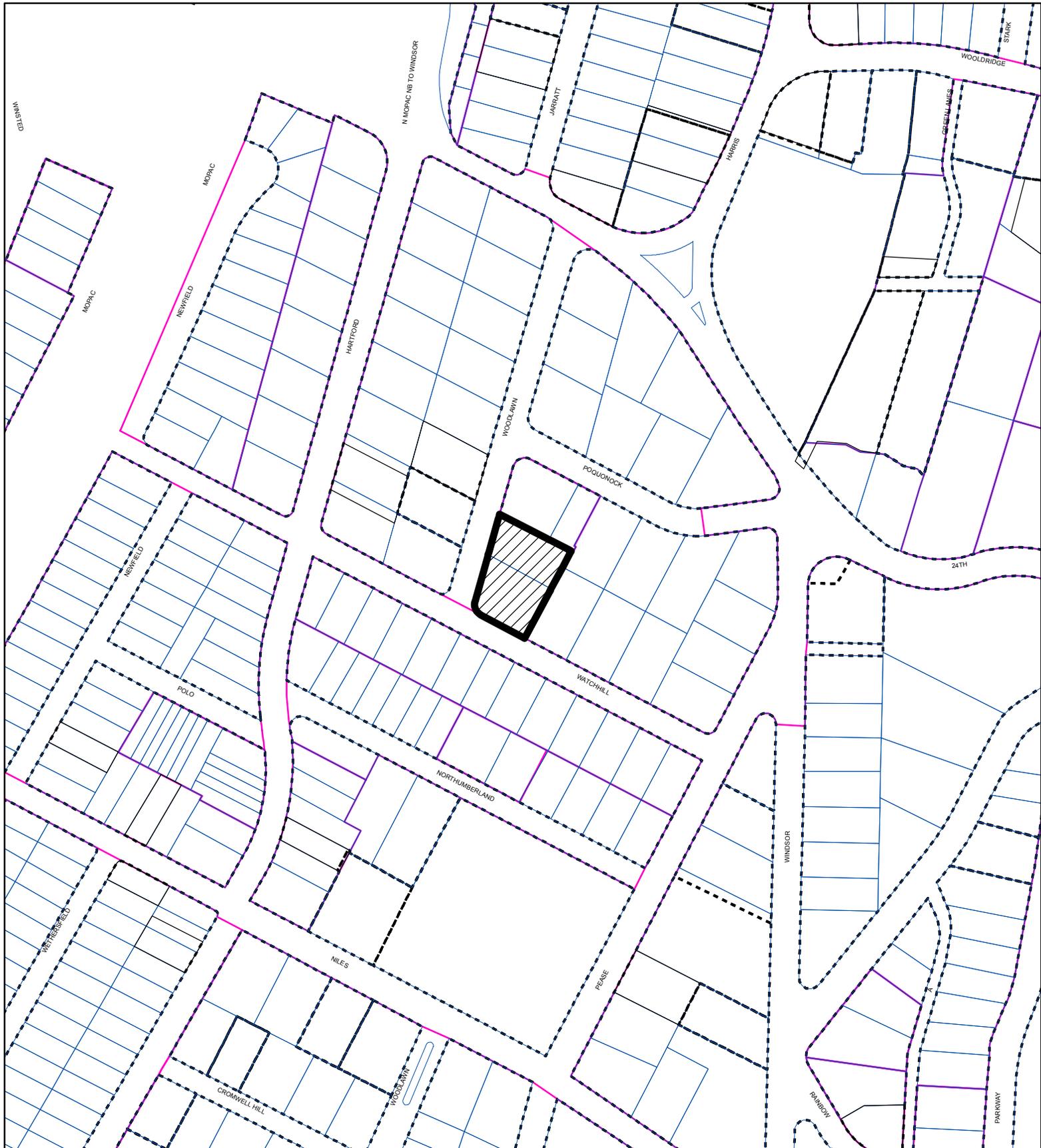


Other properties on Woodlawn Blvd.

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

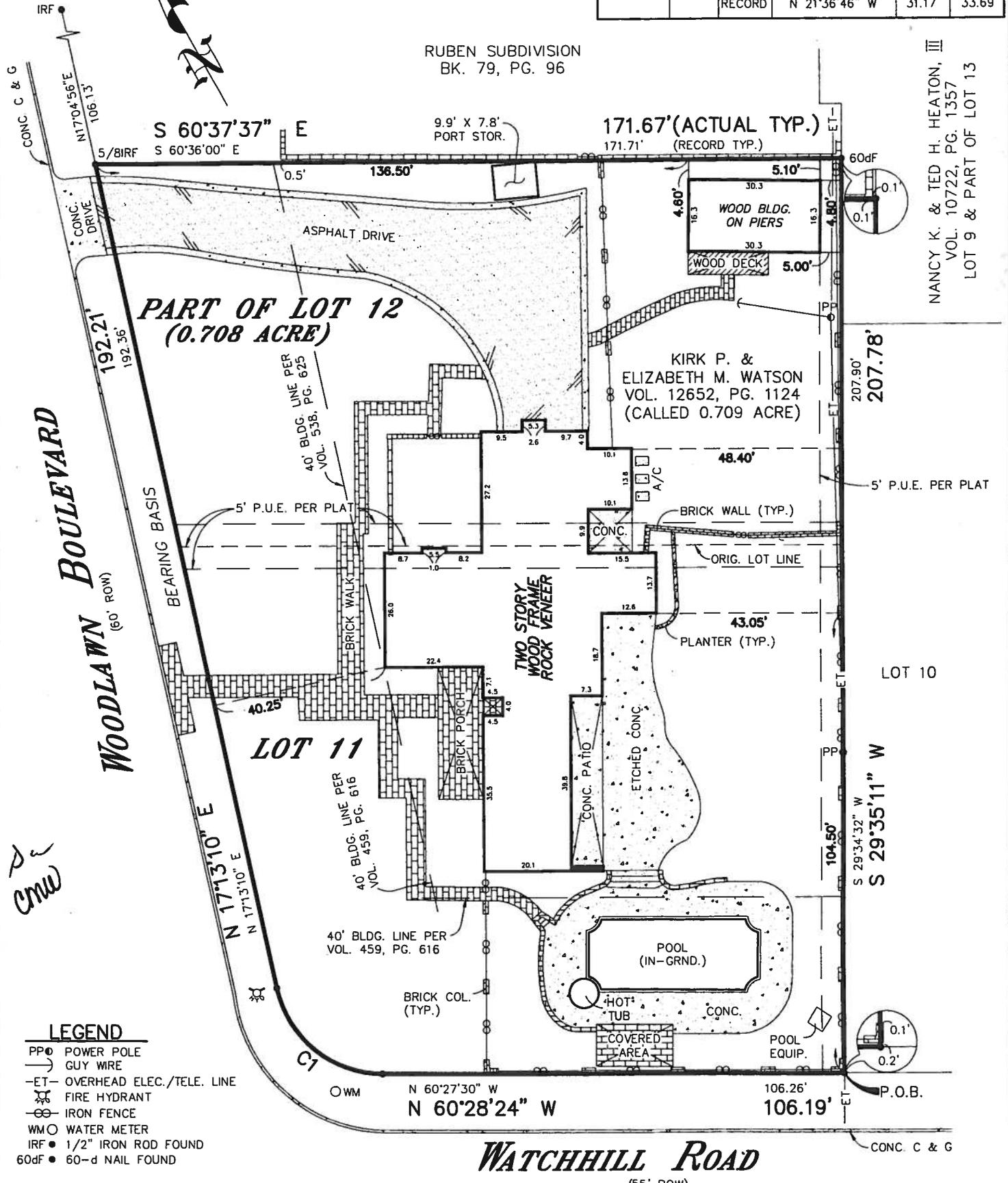
CASE#: NRD-2012-0113  
 LOCATION: 2301 Woodlawn Boulevard



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'



NANCY K. & TED H. HEATON, III  
VOL. 10722, PG. 1357  
LOT 9 & PART OF LOT 13

- LEGEND**
- PP● POWER POLE
  - GUY WIRE
  - ET- OVERHEAD ELEC./TELE. LINE
  - ⊗ FIRE HYDRANT
  - ⊖ IRON FENCE
  - WMO WATER METER
  - IRF● 1/2" IRON ROD FOUND
  - 60dF● 60-d NAIL FOUND

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 459, PG. 616 AND VOL. 538, PG. 625, DEED RECORDS.  
\* PART OF LOT 12 (FIELD NOTES ATTACHED)

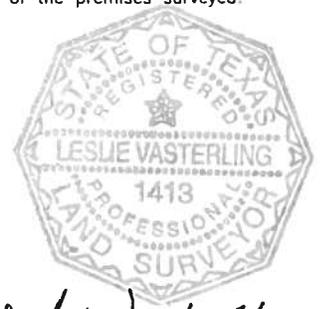
**PLAT OF SURVEY**

Survey No. 12200 SCALE: 1" = 30' GF 201201217

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency on  
Community Panel No. 48453C 0445H  
Dated: SEP. 26, 2008

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NO. 11 & \* BLOCK NO. -  
ADDITION OR SUBDIVISION SUNSET HILL ENFIELD, VOLUME 3, PAGE 164, PLAT RECORDS  
STREET ADDRESS 2301 WOODLAWN BOULEVARD CITY AUSTIN COUNTY TRAVIS  
SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE DENNET & CATHERINE WENSK  
TO: ALLIANT NATIONAL TITLE INSURANCE COMPANY

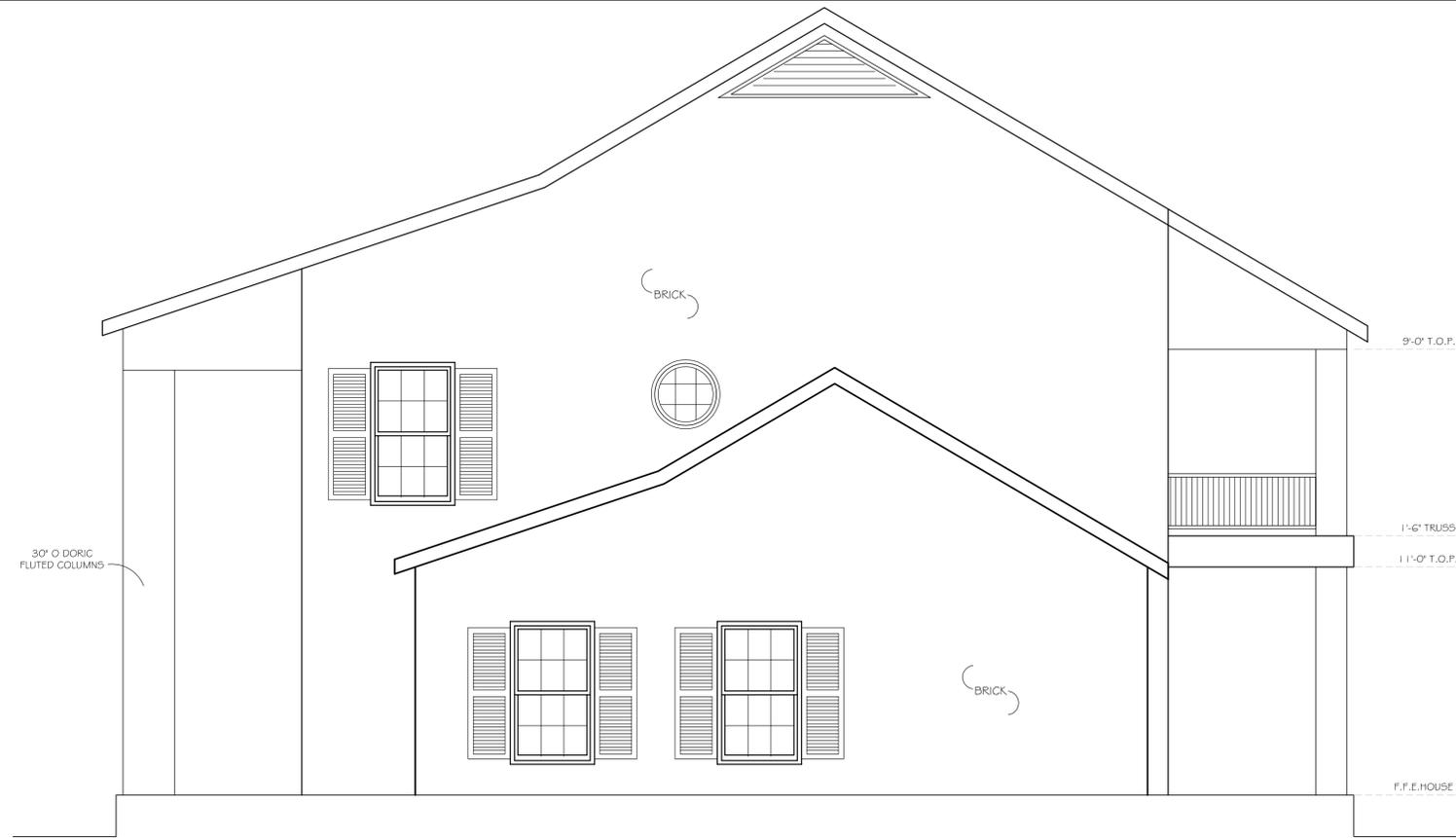


STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS 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*

*Leslie Vasterling*  
Date: 05-23-2012

REVISIONS	BY



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



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

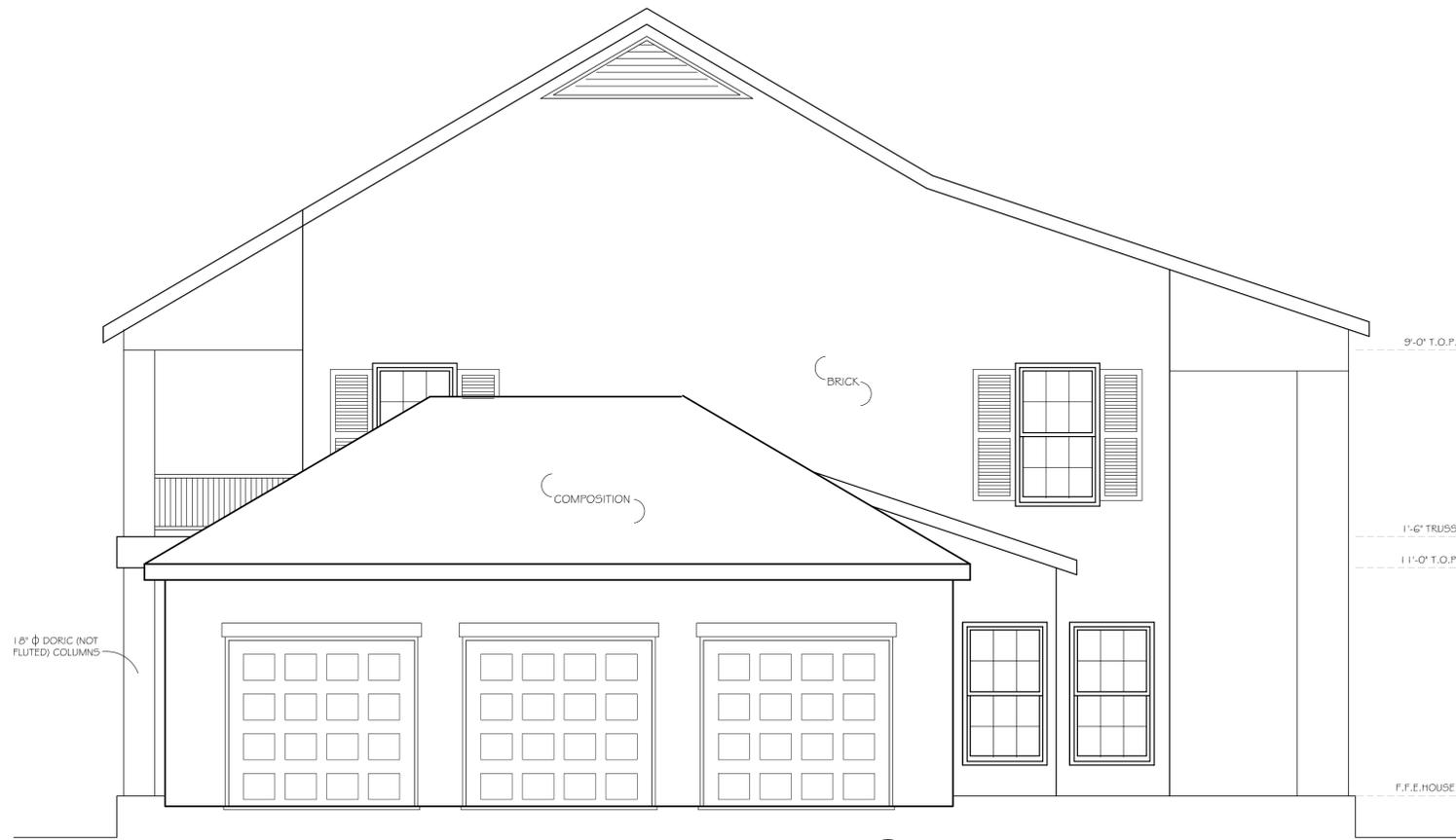
CONSTRUCTION DOCUMENTS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS DOCUMENT IS FOR INTERIM REVIEW - NOT FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES - UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. STEPHEN KUBENKA, AIA #6288

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



CATHERINE & DENNET WENSKÉ  
2301 WOODLAWN  
AUSTIN, TX 78703

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"

REVISIONS	BY

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

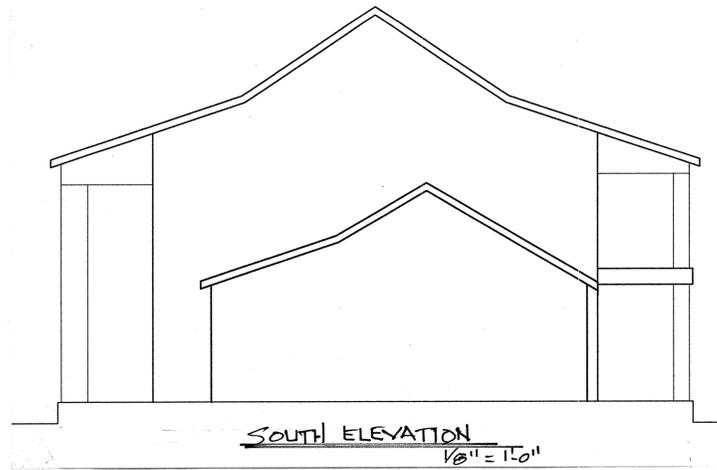


CATHERINE & DENNET WENSKÉ  
2301 WOODLAWN  
AUSTIN, TX 78703

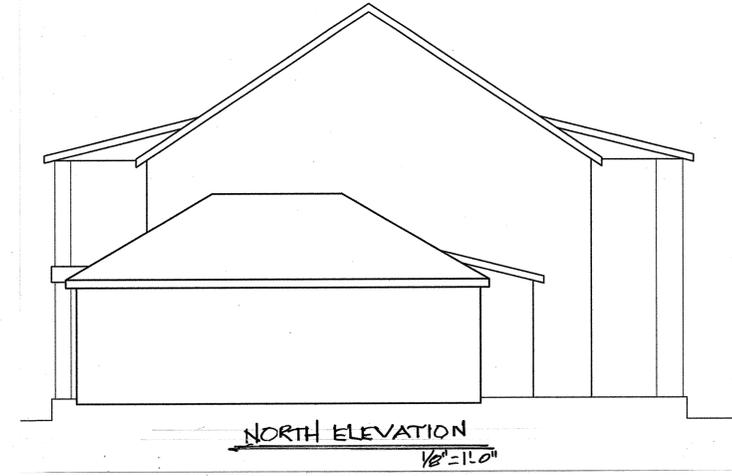
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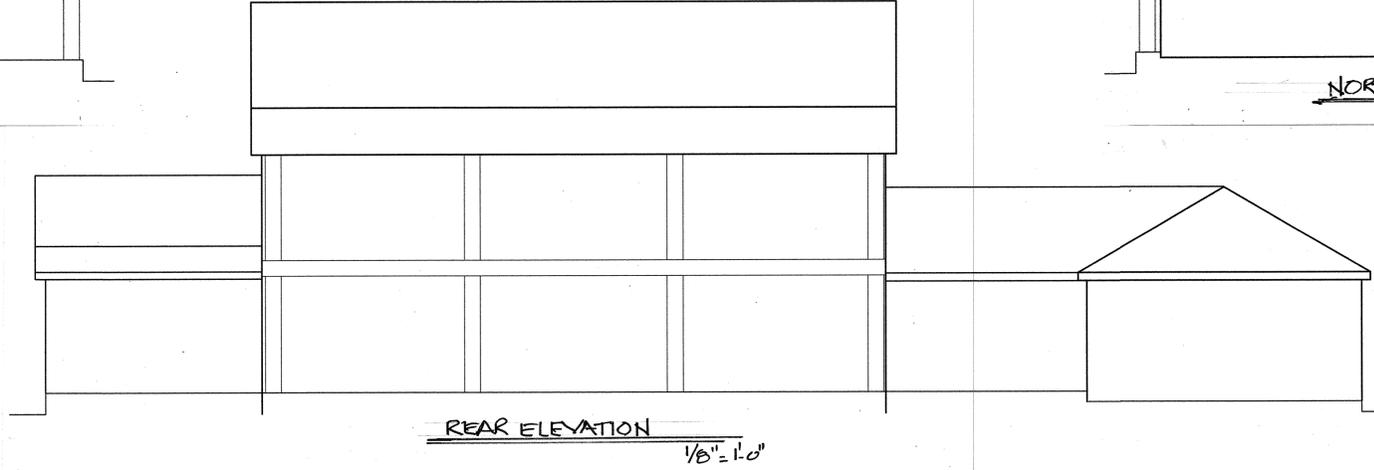
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SOUTH ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



FRONT ELEVATION  
1/4" = 1'-0"

REVISIONS	BY

STEPHEN KUBENKA  
ARCHITECTS  
AUSTIN, TEXAS

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

Date
Scale
Drawn
Job
Sheet
Of Sheets

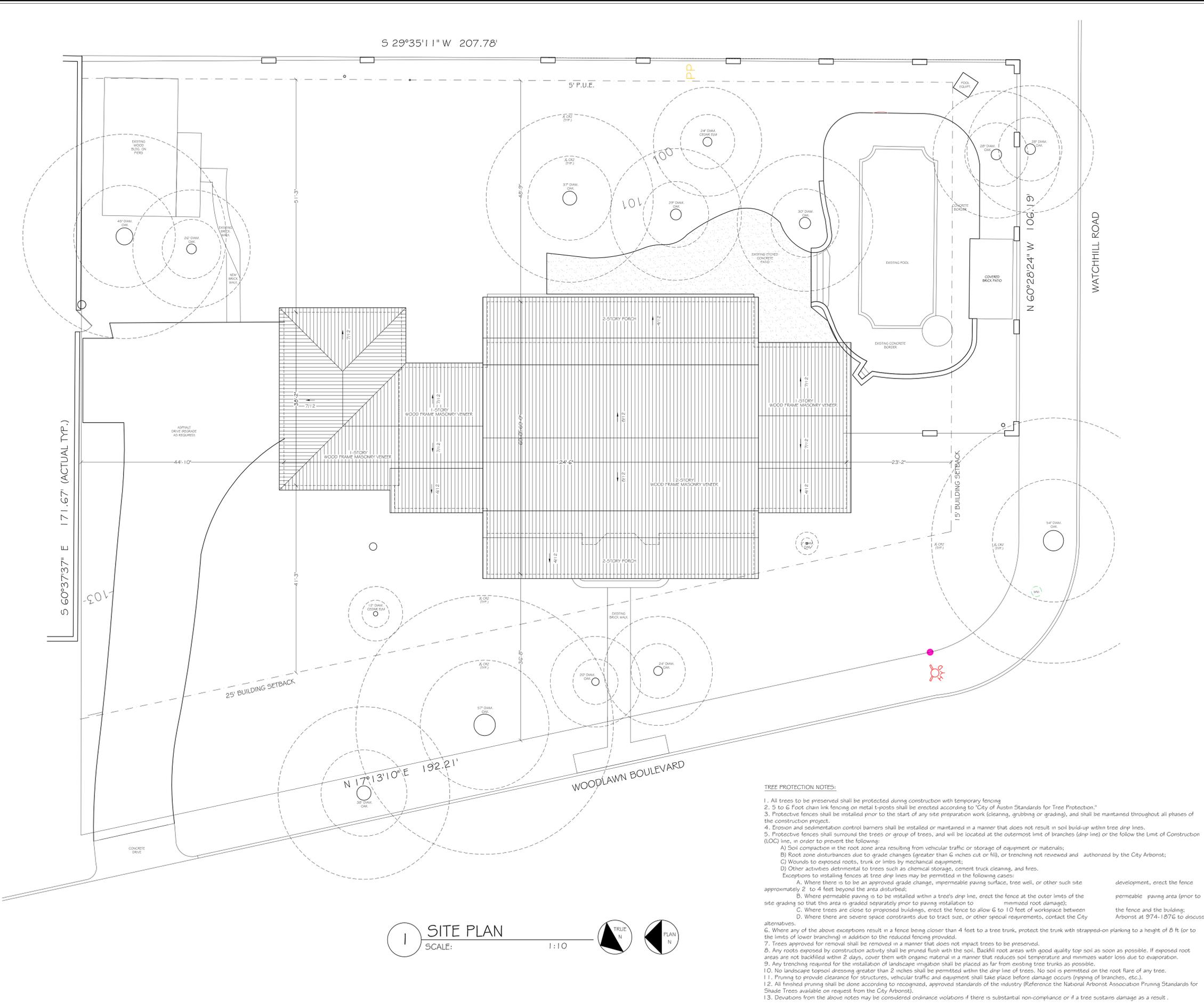
REVISIONS	BY

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



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

Date: 10 OCT 2012  
 Scale: AS SHOWN  
 Job: 12-012  
 Drawn: LU  
**A. 1**  
 OF 4



**IMPERVIOUS COVER CALCULATIONS:**  
 LOT SIZE: 30,841 S.F.

	EXISTING (S.F.)	NEW (S.F.)
A. 1st FLOOR CONDITIONED AREA	495	3,836
B. 2nd FLOOR CONDITIONED AREA	1,895	2,478
C. 3rd FLOOR CONDITIONED AREA	N/A	N/A
D. BASEMENT	N/A	N/A
E. GARAGE/ CARPORT	N/A	N/A
F. X ATTACHED DETACHED	N/A	979
G. WOOD DECKS	N/A	N/A
H. BREEZEWAYS	N/A	N/A
I. COVERED PATIOS	169	N/A
J. COVERED PORCHES	98	1,041
K. BALCONIES	N/A	N/A
L. SWIMMING POOL	1,169	N/A
M. OTHER BUILDING OR COVERED AREA	N/A	N/A
<b>TOTAL BUILDING AREA (A through L)</b>	<b>1,931</b>	<b>8,334</b>
<b>TOTAL BUILDING COVERAGE ON LOT:</b> (subtract B, C, D, K, and F.)	<b>6,618 S.F.</b>	
<b>PERCENTAGE OF LOT AREA:</b>	<b>21.46%</b>	

	EXISTING (S.F.)	NEW (S.F.)
A. TOTAL BUILDING COVERAGE ON LOT:	6,618 S.F.	
B. DRIVEWAY AREA ON PRIVATE PROPERTY:	2,599 S.F.	
C. SIDEWALK/WALKWAYS ON PRIVATE PROPERTY:	319 S.F.	
D. UNCOVERED PATIOS:	947 S.F.	
E. UNCOVERED WOOD DECKS:	N/A	
F. AIR CONDITIONER PADS:	34 S.F.	
G. CONCRETE DECKS:	N/A	
H. OTHER: (BRICK FENCE)	258 S.F.	
<b>TOTAL IMPERVIOUS COVERAGE (A through H):</b>	<b>10,775 S.F.</b>	
<b>PERCENTAGE OF LOT AREA:</b>	<b>34.94%</b>	

**GROSS FLOOR AREA TO FLOOR AREA RATIO**

	EXISTING (S.F.)	NEW (S.F.)
<b>FIRST FLOOR GROSS AREA</b>	<b>495 S.F.</b>	<b>3,836 S.F.</b>
FIRST FLOOR AREA WITH CEILING	N/A	N/A
HEIGHT OVER 15 FEET:	N/A	N/A
<b>TOTAL:</b>	<b>495 S.F.</b>	<b>3,836 S.F.</b>
<b>SECOND FLOOR GROSS AREA</b>	<b>1,895 S.F.</b>	<b>1,937 S.F.</b>
SECOND FLOOR AREA WITH CEILING	N/A	N/A
HEIGHT OVER 15 FEET:	N/A	N/A
<b>TOTAL:</b>	<b>1,895 S.F.</b>	<b>2,846 S.F.</b>
<b>GARAGE</b>	<b>-200 S.F.</b>	<b>N/A</b>
ATTACHED GARAGE:	N/A	N/A
DETACHED GARAGE:	N/A	N/A
<b>CARPORT</b>	<b>N/A</b>	<b>N/A</b>
<b>TOTAL GROSS FLOOR AREA (S.F.):</b>	<b>6,609 S.F.</b>	
<b>GROSS AREA OF LOT (S.F.):</b>	<b>30,841 S.F.</b>	
<b>FLOOR AREA RATIO:</b>	<b>21.433%</b>	

**LEGAL DESCRIPTION:**  
 LOT 11 AND THE SOUTHERLY PART OF LOT 12, SUNSET HILL ENFIELD, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 164, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 11 AND SOUTHERLY PART OF LOT 12 CONVEYED TO DENNET R. WENSKÉ AND CATHERINE M. WENSKÉ BY DOCUMENT NO. 2012090730, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**OWNER:**  
 CATHERINE & DENNET WENSKÉ  
 2301 WOODLAWN  
 AUSTIN, TX 78703  
 PH: (512) 801-2877

**ARCHITECT:**  
 STEPHEN KUBENKA  
 PH: (512) 477-7666

**GENERAL NOTES:**

- SITE PLAN IS DERIVED FROM OWNER SUPPLIED SURVEY.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS. THOUGH DIMENSIONS SHOWN ARE REASONABLY ACCURATE, CAREFUL MEASUREMENTS SHALL BE MADE ON SITE PRIOR TO FABRICATING MATERIALS OR PREPARING WORK THAT IS TO BE INSTALLED. (ALERT ARCHITECT OF ANY DISCREPANCIES.)
- ALL MATERIALS, DETAILS, FINISHES, ETC., SHALL MATCH EXISTING UNLESS NOTED OTHERWISE (U.N.O.).
- ALL ENGINEERING, (STRUCTURAL, HVAC, ELECTRICAL, PLUMBING, WATERPROOFING, ETC.) SHALL BE PROVIDED BY CONTRACTOR AND/OR LICENSED PROFESSIONALS (EXPLICITLY NOT BY ARCHITECT.)
- RUN ALL VENTS TO REAR OF ROOF, PAINT TO MATCH ROOF.

EXISTING AC SQ. FT.: 495 S.F.  
 PROPOSED AC SQ. FT.: 6,809 S.F.

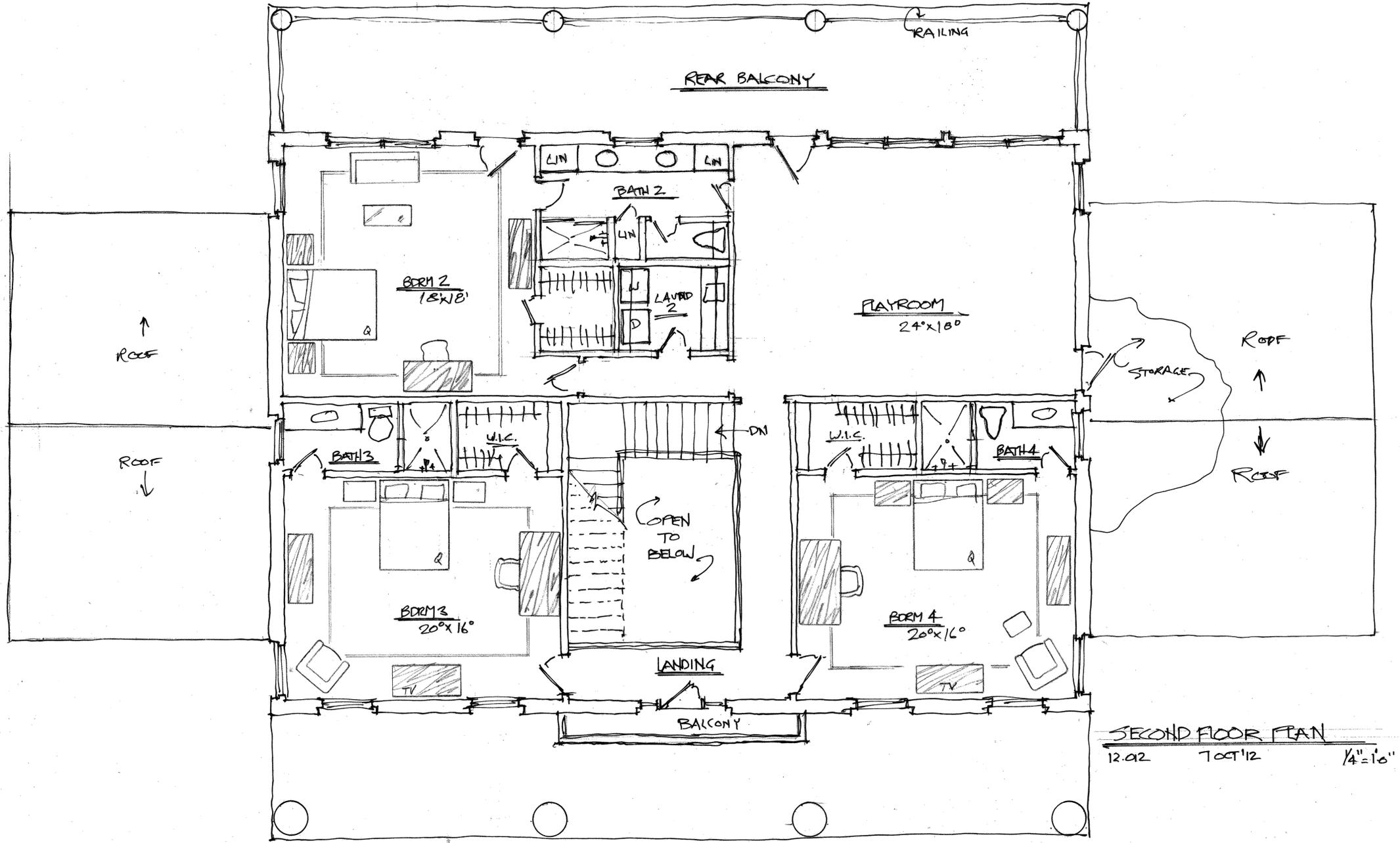
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A.3	SECOND FLOOR PLAN
A.4	EXTERIOR ELEVATIONS

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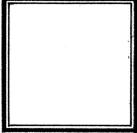
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SECOND FLOOR PLAN  
 12.02 7 OCT '12 1/4"=1'-0"

REVISIONS	BY

STEPHEN KUBENKA  
 ARCHITECTS  
 AUSTIN • TEXAS



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

Date
Scale
Drawn
Job
Sheet
Of
Sheets