

HISTORIC LANDMARK COMMISSION
MAY 20, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0031
2622 WOOLDRIDGE DRIVE
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Replace all windows and change some window openings; remove entry porch; construct a 2-story rear addition; replace existing asphalt shingle roof with metal roof.

ARCHITECTURE

Irregular-plan house with cross-hipped roof, stone cladding, casement and fixed steel-sash windows, paired partially glazed doors with sidelights; entry porch, and 2-story side porch.

RESEARCH

The house was built for Morris and Mildred Lasky, who lived there for approximately a decade (ca. 1952-62). Morris Meyer Lasky was born in 1907 in Philadelphia to parents who immigrated from Russia and Poland. He owned a wholesale auto parts business for nearly forty years: Austin Automobile Supply Co., also known as Lasky's Austin Automobile Supply Co. Lasky gained brief fame in Austin in 1952, when he alleged improprieties in a City bidding process and the City Council got involved; his claims were dismissed. He was involved in the Agudas Achim congregation and the Hill City lodge of the B'nai B'rith. Morris Lasky died in 1977 in Houston.

Mildred Lasky was born in 1910. Little information was found about her during research, but it is known that she was active in the Sisterhood of the Congregation of Agudas Achim, with events often held in the family home at 2622 Wooldridge. Mildred Lasky died in 1987 in Houston.

C. Ben Hibbetts constructed the house. Hibbetts was a local contractor active in the middle of the 20th century. For example, he constructed one of 22 houses in the Air Conditioned Village, sponsored by the National Association of Home Builders to showcase—and test—the effects of central air on happiness and health.

PROJECT SPECIFICATIONS

The proposed project has eight parts:

- 1) Replace all windows with 1:1 and casement clad-wood windows;
- 2) Infill the corners of the wraparound window openings on the north wall of the north wing;
- 3) Reconstruct the entry porch;
- 4) Replace the paired front doors and sidelights with a single door with sidelights;
- 5) Replace the existing asphalt shingle roof with a standing-seam metal roof;
- 6) Replace doors opening onto the side porch;
- 7) Change window openings into sliding door openings on the rear first-floor wall; and
- 8) Construct a 2-story rear addition. The addition will be clad in stone veneer at the first floor and lap siding at the second floor, and has a footprint of 167 square feet. It will not be visible from the street.

STANDARDS FOR REVIEW

The house is a contributing property in the Old West Austin Historic District. It may meet the standards for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old, having been built ca. 1949.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code (Section 25-2-352)). The property may demonstrate significance according to one criterion.
 - a. **Architecture.** The building is an intact example of the International style and appears to be architecturally significant.
 - b. **Historical association.** Mildred and Morris Lasky lived in the house for approximately ten years. There do not appear to be 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 appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed project:

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
The proposed project replaces historic-age windows and changes the front entry, among other less visible changes. It does not retain the historic character of the building.
- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The proposed project preserves the house's cladding and form, but it replaces distinctive historic-age windows that are a major character-defining feature.
- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
The proposed project replaces historic-age windows with new windows with different lite patterns and operation type. No evidence of deterioration has been presented.
- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
The proposed addition is located in the rear and will not destroy character-defining features.
- 10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

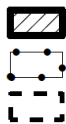
The proposed addition could be removed without impairing the essential form and integrity of the historic property.

The proposed project somewhat does not meet the standards.

STAFF RECOMMENDATION

Postpone discussion until the June 24, 2019 Commission meeting to evaluate alternatives that will better preserve the building's historic character.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2019-0031

LOCATION: 2622 WOOLRIDGE DR

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.

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PROPERTY INFORMATION

Photos



Primary (east) façade of 2622 Wooldridge Drive.



Detail of north corner.

Occupancy History

City directory research, Austin History Center
 By Historic Preservation Office staff
 April 2019

1949 Vacant

1952 Morris M. and Mildred Lasky, owners
 Austin Automobile Supply Co.

1955 Morris M. and Mildred Lasky, owners
 Austin Automobile Supply Co.

Joan Lasky
 Student

1959 Morris M. Lasky, owner
 No occupation listed

1962 Morris M. and Mildred Lasky, owners
 Austin Auto Supply

Sandra L. Lasky
 No occupation listed

1965 Charles and Sondra Frulond, renters
 Student

1968 Homer S. Arnold, owner
 Physician (3100 Red River Street)

1973 Homer S. Arnold, owner
 Physician (1010 W. 40th Street)

Susan Arnold
 Student

1977 Homer S. and Susana Arnold, owners
 Physician (1010 W. 40th Street)

Susan Arnold
 Student

1981 Edward F. and Alice Sherman
 Professor, UT

1986 Edward F. and Alice H. Sherman, owners
 Professor, UT (Edward); proprietor, Sherman Real Estate (Alice)

Edward F. Sherman
 Student

1992 Edward F. and Alice H. Sherman, owners
Professor, UT (Edward); agent, Eden Box & Co. (Alice)

Background Research

EFFECTIVE JULY 1st 1948

The Austin Sales and Service has been purchased by Mr. Lasky, owner of the **Austin Auto Supply** Company.

THE AUSTIN SALES AND SERVICE WITH MR. GEO. HETZEL, WELL KNOWN BRAKE SERVICE MAN, AS SHOP MANAGER, WILL BECOME A DIVISION OF **AUSTIN AUTO SUPPLY**, BUT WILL CONTINUE TO OPERATE IN ITS PRESENT LOCATION, AT 122 CONGRESS AVENUE.

AUSTIN SALES AND SERVICE
122 CONGRESS AVENUE
STORE MANAGER
Mr. Leroy Potts

Sales notice, The Austin Statesman, 7/7/1948.

**Morris Lasky Home
To Be Scene of Tea**

The home of Mr. and Mrs. **Morris Lasky**, 2622 Wooldridge Drive, will be the scene Sunday of a silver tea to be held by the Sisterhood of Congregation Agudas Achim. Calling hours will be from 3 to 5 p. m.

The tea, which is the group's main event of the year, will mark the first community gathering in the Lasky's new home.

"Morris Lasky home to be scene of tea," The Austin Statesman, 9/26/1950.

CITY TO INVESTIGATE BID 'IRREGULARITIES'

An investigation of events surrounding bids taken in June by the city purchasing department for purchase of auto parts was ordered by the City Council Thursday.

The council directed City Manager Walter Seaholm to conduct a probe into a complaint lodged by **Morris Lasky**, owner of Austin Auto Supply.

Lasky, nervously addressing the council, said he had reason to believe that a confidential bid of his had been made known to other bidders.

Last spring, he said, he submitted an offer of \$3.53 on sets of brake lining—arriving at that price through use of a "trick" discount method of his own.

Although the city had been paying more than \$4 for this item in the past, Lasky told the council, one other competitor sub-

(Continued on Page A-5, Col. 3)

City Will Probe Parts Bid Charge

(Continued from Page 1)

mitted a \$3.52 bid and another a bid of \$3.51.

Lasky charged that his competitors could not have "gotten that close" without knowledge of his bid and his method of computing it.

He said that when he threatened to tell "the newspapers" of his suspicions, he was told by City Purchasing Agent O. G. Brush not to get "excited."

Lasky told the council that he told Brush he was not excited but was "mad" and wanted the bids thrown out and new ones taken.

Brush agreed to new bids, Lasky said, which were taken June 24.

Lasky told the council that he had heard nothing about the second bids and had been unable to learn what had happened to them.

"City to investigate bid 'irregularities'," The Austin Statesman, 10/30/1952.

Lasky Claim Held Baseless By Seaholm

City Manager Walter Seaholm handed the City Council Thursday a written report in which he said he could find no basis for an Austin businessman's complaint against the city purchasing department.

"I cannot find any basis for the charges made," Seaholm's report said.

The council asked for an investigation last week of a complaint by **Morris Lasky**, operator of an auto supply company, that he had reason to believe that price quotations of his were shown to his competitors, making it possible for them to underbid him on some items.

Lasky expanded his complaint Thursday. He reappeared before the council to charge that other firms were getting most of the city government's auto parts business even on items on which he was low bidder.

Lasky charged that the city is spending "thousands of dollars" more than it should because of "inefficiency, irregularities and mismanagement" in the handling of purchasing bids.

"Lasky claim held baseless by Seaholm," The Austin Statesman, 11/6/1952.

Emma Says Lasky Gripe 'Legitimate'

Businessman **Morris Lasky** Saturday had the support of Councilwoman Emma Long in his charges against the city purchasing department.

The councilwoman said she thinks he has a "legitimate" reason for his charges which included allegations of "mismanagement, inefficiency, irregularities" and "rigged" handling of bids. But she denied she has any "connection" with Lasky, as another businessman had hinted.

J. F. Beard, a competitor of Lasky in the auto supply business, had leveled a blast at Lasky, charging his accusations are "absurd" and "very unfair." He said he would "like to know" if there is any "connection" between Lasky and the councilwoman.

Beard praised the city purchasing department, said it is 'doing a good job' in his opinion.

Mrs. Long told a reporter she never heard of Lasky until he called her two weeks ago to complain about handling of bids by the city. She said she advised him to take his complaints to the whole council.

"Emma says Lasky gripe 'legitimate,'" The Austin Statesman, 11/8/1952.

LASKY, Morris M., owner of Austin Auto Supply since 1940, died Monday. He was 70. Graveside services 3:30 p.m. Wednesday at Beth Yeshurun in Houston. Survivors: wife,

Mildred Lasky of Austin; daughters, Sandra Lasky of Houston, Joan Levinson of Fort Worth; brothers, Henry Lasky of Houston, Dr. Harold Lasky of Chicago, Ill.; sisters, Mrs. Emil (Dorothy) Kamin, Rose Newman, both of Chicago, Ill., Mrs. Joseph (Edith) Fireman, Celia Nathan, Mrs. Herman (Annette) Hockman, all of Houston; two grandchildren. (Cook-Walden)

Death notice for Morris Lasky, The Austin American-Statesman, 11/30/1977.

Building Permits

Morrice Lasky	2622 Wooldridge Dr.			
159	16	17	-	-
Pemberton Heights #8				
Stone veneer residence and frame garage.				
41644 8-8-49			\$25,000.00	
C. Ben Hibbetts				

Sewer connection permit issued to Morrice [sic] Lasky for stone veneer residence and wood-frame garage, 8/8/1949. The permit notes that C. Ben Hibbetts was the architect, and that the project would be completed at a cost of \$25,000.

W.O. 985 5323 22x2-Pain... 41185

Receipt No. 12564 Application for Sewer Connection No. 41185

Sanford Austin, Texas. 8-16-49

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 C. Ben Hibbetts at 2622 Woodridge Street, further described as Lot 16 Block 17 Outlot Division subdivision Kemperton Hts #8 Plat 159, which is to be used as a Res.

In this place there are to be installed 10 fixtures. Plumbing Permit No. 2-368

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 5' 7'-at main 9-7-49

Stub Out 55'-Edw. L. Respectfully, Boscy

Date 9-26-49

By Strong

NOTE: Connection Instruction 6" Sewer into Westover Pl.

Sewer connection permit issued to C. Ben Hibbetts, 8/16/1949.

14-17 WATER SERVICE PERMIT Austin, Texas

Received of M. LASKY INDEXED No. 159 6069 Date 4-29-50

Address 2622 WOODRIDGE DR.

Amount THIRTY & NO/100

Plumber HALL Size of Tap 1"

Date of Connection 6-15-50

Size of Tap Made 1"

Size Service Made 1"

Size Main Tapped 8"

From Front Prop. Line to Curb Cock 6'

From S. Prop. Line to Curb Cock 40'

Location of Meter Curb

Type of Box Tank

Depth of Main in St. 3.5'

Depth of Service Line 8'

From Curb Cock to Tap on Main 3'

Checked by Engr. Dept. 7-2-50 RIN

No.	Fittings	Size
1	Curb Cock	1"
1	Elbow	1 1/2" x 1"
1	St. Elbow	1 1/2" x 1"
1	Bushing	1 1/2" x 1"
1	Reducer	1 1/2" x 1"
5	Pipe	1" Copper
	Lead Comp.	
	Nipples	
	Union	
	Plug	
	Tee	
1	Stop	1" Tank
1	Box	
1	Lid	
	Valves	
	Job No.	221-323-502
	P-7. No.	

INDEXED

Replaces paid tap C-4-128

Water tap permit issued to M. Lasky, 4/29/1950.

OWNER	Homes S. Arnold	ADDRESS	2622 Wooldridge Drive
PLAT	159	LOT	16
SUBDIVISION		Pemberton Hts #8	
OCCUPANCY	Kitchen & Den		
BLD PERMIT #	103421	DATE	5-3-67
OWNERS		ESTIMATE \$173.	
CONTRACTOR	Texas Lumber Co.	NO. OF FIXTURES	Several
WATER TAP REC #	SEWER TAP REC #		
Remodel Existing Residence			
9-23-80 #203030 - addn. to second floor to create bath room.			
owner-	Edward Sherman	Bldg. Don Wardelle	964 sq ft.

Above: Building permit issued to Homes [sic] S. Arnold for kitchen and den work, 5/3/1967.

Below: Building permit issued to Edward Sherman for a second-floor addition, 9/23/1980.

ADDRESS: 2622 Wooldridge Dr				PERMIT 103421		PLAT 159	
LOT: 16				BLOCK 17		SUB. Pemberton Hts #8	
OUTLOT							
FIRE ZONE 3		USE DIST: A		OCCUPANCY: Remodel Res			
LAYOUT		FRAMING		FINAL		ROOF OVERHANG	
5/4/67	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	6/29/67	PRINC. BLDG.	ACC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.			ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION			PAVED PARKING
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.		STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			
OWNER: Dr H S Arnold				CONTRACTOR: Texas Lbr			

Inspection card for remodel, 5/4/1967.

Permits from 1991 indicate that a dining room was added, the house remodeled, and a new detached garage constructed.

Permits from 1996 indicate that a bathroom was remodeled.