

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
DECEMBER 13, 2023  
PR-2023-142185; GF-2023-147753  
2705 STRATFORD DRIVE**

**PROPOSAL**

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Demolish a ca. 1972 house.

**ARCHITECTURE**

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2705 Stratford Drive is a two-story, irregular-plan, Shed-style house. It features the Shed style's characteristic single-slope rooflines, vertical siding, rustic stone veneer, and rambling plan with boxy forms clustered together.

**RESEARCH**

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The house at 2705 Stratford Drive was constructed in 1972 by businessman and attorney Jon Coffee. Its first resident, Ann M. Clement, sold the house shortly after purchase to Max Rychlik. Rychlik, who lived in the home for about twelve years, was the vice-president of Central Texas Equipment Company, who sold construction equipment and machinery.

**PROPERTY EVALUATION**

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*Designation Criteria—Historic Landmark*

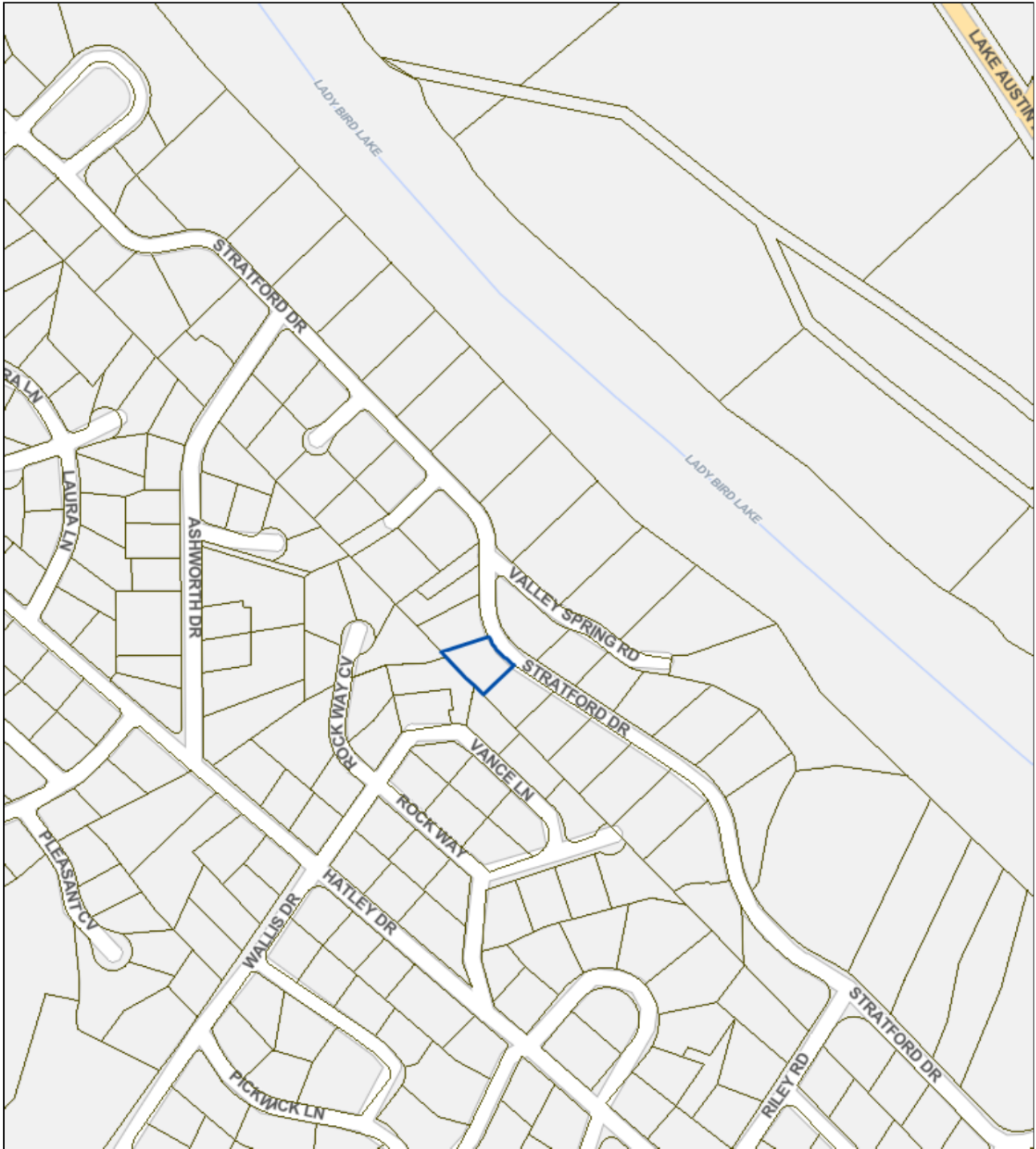
- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Some windows appear to have been replaced.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building is a good example of the Shed style, a subset of Modern architecture.
  - 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 does not possess 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**

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Encourage rehabilitation and adaptive reuse but release the demolition permit upon completion of a City of Austin Documentation Package.

# LOCATION MAP






1: 4800

11/30/2023

**GF 23-147753**

**2705 STRATFORD DRIVE**



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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**PROPERTY INFORMATION***Photos*





*Demolition permit application, 2023*

#### *Occupancy History*

City Directory Research

Directory research not available for this address.

#### *Historical Information*

and ces.	<p>472-7219 — REALTOR</p> <p><b>"NEAR TOWN LAKE"</b></p> <p><b>2705 STRATFORD DRIVE</b></p> <p>Just blocks from low water bridge and Zilker Park. Dramatic contemporary home with vaulted ceilings; large 3 bedroom, 2 1/2 bath and study. Private master bedroom suite. Ideal home for entertaining. Sun deck overlooking wooded and private creek. \$59,950. Call Doug Coopwood, or David Carr, 472-7229.</p> <p><b>RICE &amp; COOPWOOD</b></p> <p>OVERLOOKING EASTON PARK</p>	<p><b>OPEN HOUSE</b></p> <p>Saturday 2-6 PM</p> <p><b>2705 Stratford</b></p> <p>Spectacular contemporary split level design. Extra large tree covered site surrounded by fine homes. 4 BR or 3 plus study. Perfect for entertaining. Wet Bar, Wood Deck, formal dining, beautiful imported ceramic tile floors. Many unusual amenities. All this yet priced in low \$60's. Come view it today. Bill Milburn Co.</p>
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*The Austin American - Statesman (1973-1980), Evening ed.; Austin, Tex.. 07 Mar 1974: 72.*  
*The Austin American - Statesman (1973-1980), Evening ed.; Austin, Tex.. 15 Oct 1977: E18.*

Central Texas agency of Southwestern Life Insurance Co. for the second month in a row. He represents the company at University of Texas.

DAN K. ADAMSON, RICHARD C. VILVEN have been promoted to general manager and administrative services manager by the Society of Petroleum Engineers at Dallas. Adamson was an Austin teacher who joined the Society in 1965. Vilven is a University of Texas graduate who worked for Allstate Insurance before joining the Society in 1969.

**MAX RYCHLIK** of Central Texas Equipment Co. at Austin and his wife attended a four-day meeting in Biloxi of dealers for the Melroe Bobcat front-end loader.



**TOMMY R. GARTMAN**  
At Steck-Warlick



**MAX RYCHLIK**  
Bobcat dealer

attended University of Texas, Gartman Sam Houston State. Gartman previously worked

in capital accounts. George E. Ramsey III of Austin is band correspondent.

*The Austin Statesman (1921-1973); Austin, Tex.. 17 Mar 1973: 49.*

## Max Rychlik Obituary

 [legacy.com/us/obituaries/statesman/name/max-rychlik-obituary](https://www.legacy.com/us/obituaries/statesman/name/max-rychlik-obituary)

### Max W. Rychlik

1928 - 2018

RYCHLIK, Max W. "Rick" On August 30th Max Rychlik, 90, of Austin, TX died peacefully with, Marilil, his wife of 66 years at his side. Max was born in Normangee, TX on January 16, 1928. He lived in Texas all his life except for a stint in the United States Army serving in the 82nd Airborne Division. During his long and well lived life he stayed true to his beliefs, loved his family, church and Texas A&M - class of 1952... He was a man of few words, but when he spoke people listened. Max had an extraordinary sense of humor and the twinkle in his eyes made him even more enjoyable to talk to! His ability to listen to and connect with people around him, truly let them know he cared. During his life in Austin, he was a long-time member of St. Luke Methodist Church. His love of St. Luke and it's mission to serve the community was a cornerstone of his life and many very important people in his life were fellow church members for several decades. His passion for A&M was also very evident in every aspect of his life. He was a long-time member of the Capital City A&M Club; he served as president in 1972. He was always sporting the maroon and white colors and wore his ever-classic Aggie ring with pride. A loyal Texas A&M graduate, he wanted people to know that he was an Aggie and "dang proud of it." He was a member of The Association of Former Students and the 12th Man Foundation. Max had a long career as Vice President/Sales Manager of Central Texas Equipment Company serving the needs of the construction community in Austin and Central Texas for 50 years. Retirement was something he enjoyed greatly. He and Marilil traveled often to Mustang Island spending months there with all the wonderful Winter Texans, playing golf, fishing, walking the beach and celebrating each sunset by the pool with a cool beverage! When the grandchildren came along he was a doting grandfather! There were very few horseshows or baseball games Max missed, but when he did he expected videos and details of the events. He loved watching his grandchildren grow and excel and they loved telling their Pappy about school, church, Scouts and sports! Max and Marilil always found ways to spoil the grandkids, but most importantly they smothered them with love. Max is survived by his wife, Marilil, children Garland - his partner Misty Mills, Ronda - her husband Bob Hankins and their children Carley and Blair, brothers Duane and Bobby and their families. He is preceded in death by his parents and son, Allan. His Memorial Service will be held, Sunday, September 30 at 3:00pm in the sanctuary of St. Luke United Methodist Church, 1306 West Lynn St. in Austin. In lieu of flowers the family asks that memorial contributions be made to either St. Luke UMC or a charity of your choice. We would like to extend our appreciation to everyone on the 4th floor of the Seton Medical Center for their passionate care not only for Max but the entire family during his stay there.

<https://www.legacy.com/us/obituaries/statesman/name/max-rychlik-obituary>

## Permits

<u>OWNER</u>	Jon Coffee	<u>ADDRESS</u>	2705 Stratford Drive
<u>PLAT</u>	618	<u>LOT</u>	C
<u>SUBDIVISION</u>	Resub of lots 3 & 4 Buffington Sec 2		
<u>OCCUPANCY</u>	Residence		
<u>BLD PERMIT #</u>	129552	<u>DATE</u>	5-17-72
		<u>OWNERS ESTIMATE</u>	\$27,000.00
<u>CONTRACTOR</u>	Ken Richter		<u>NO. OF FIXTURES</u> 15
<u>WATER TAP REC #</u>	E71658	<u>SEWER TAP REC #</u>	63376
2 story frm res w/ brk ven and att garage 2785 sq.ft			