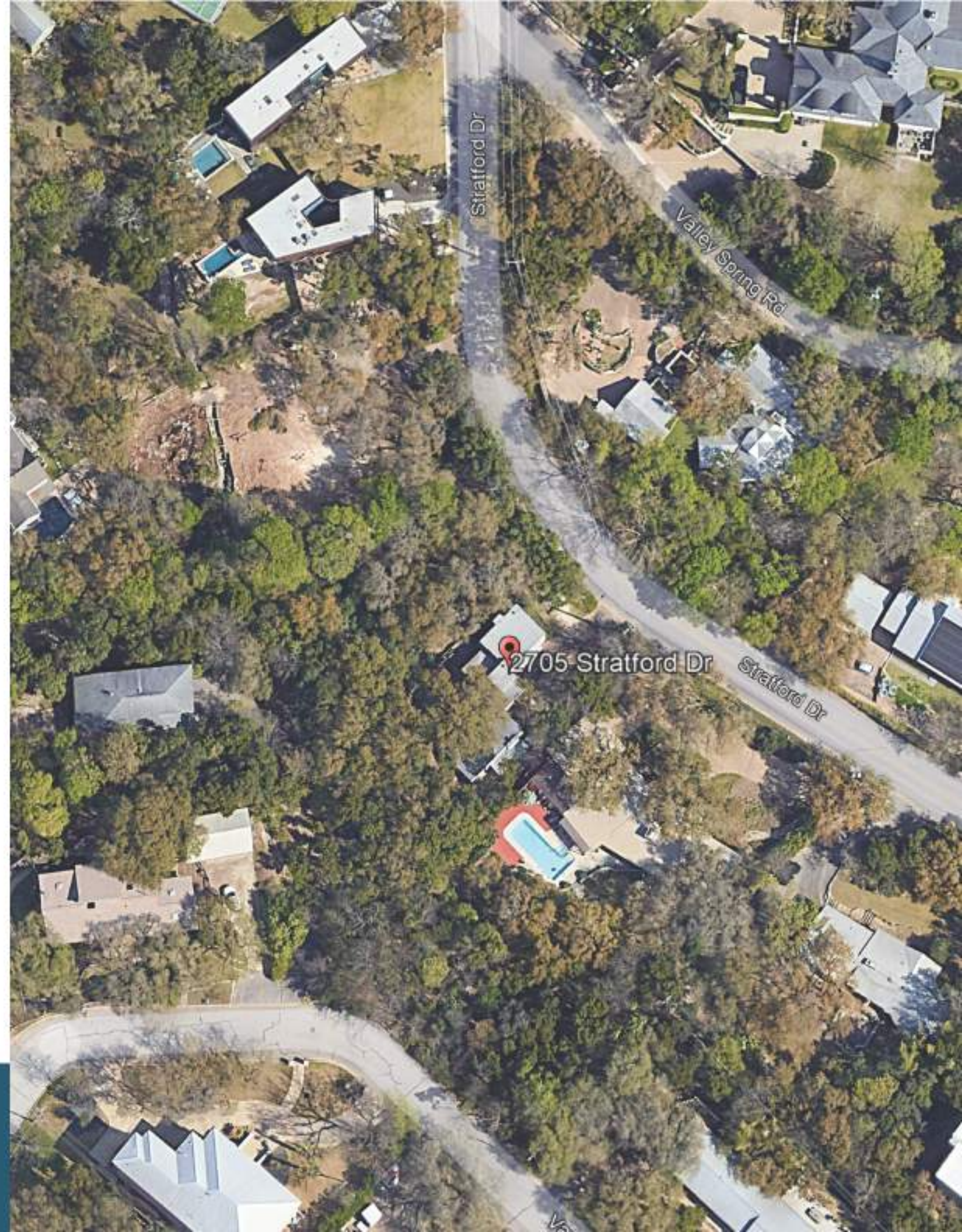


2705 Stratford Dr.

13 December, 2023



2705 Stratford Dr.

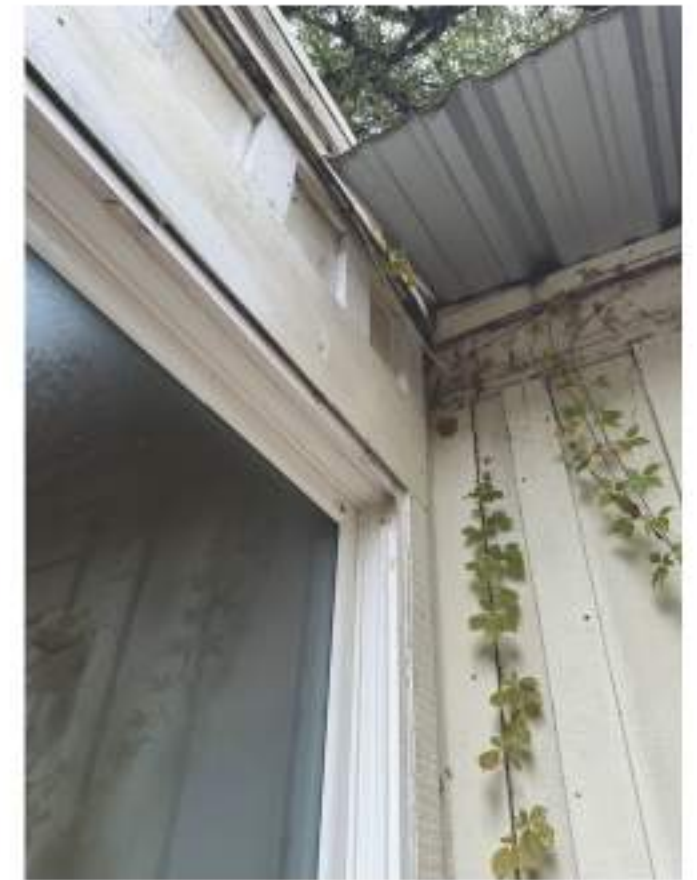
- Health Safety and Welfare
- Damage
- Age & Historic Relevance
- Design Changes
- Design Characteristics



- Flooding & leaking
- Steep and frequent level changes
 - Varying riser heights
- Driveway cracked and broken
- Decayed wood framing
- Roof sheds rainwater onto walkways



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- Carport unusable
- Garage door gaps, deteriorated
- Siding and trim deteriorated
- Concrete floors damaged
- Openings in exterior from HVAC
- HVAC system in disarray
- Doors and windows deteriorated







Age

- Built in 1972 (51 years old)
- Midcentury-Modern Movement: 1940s - 1960s

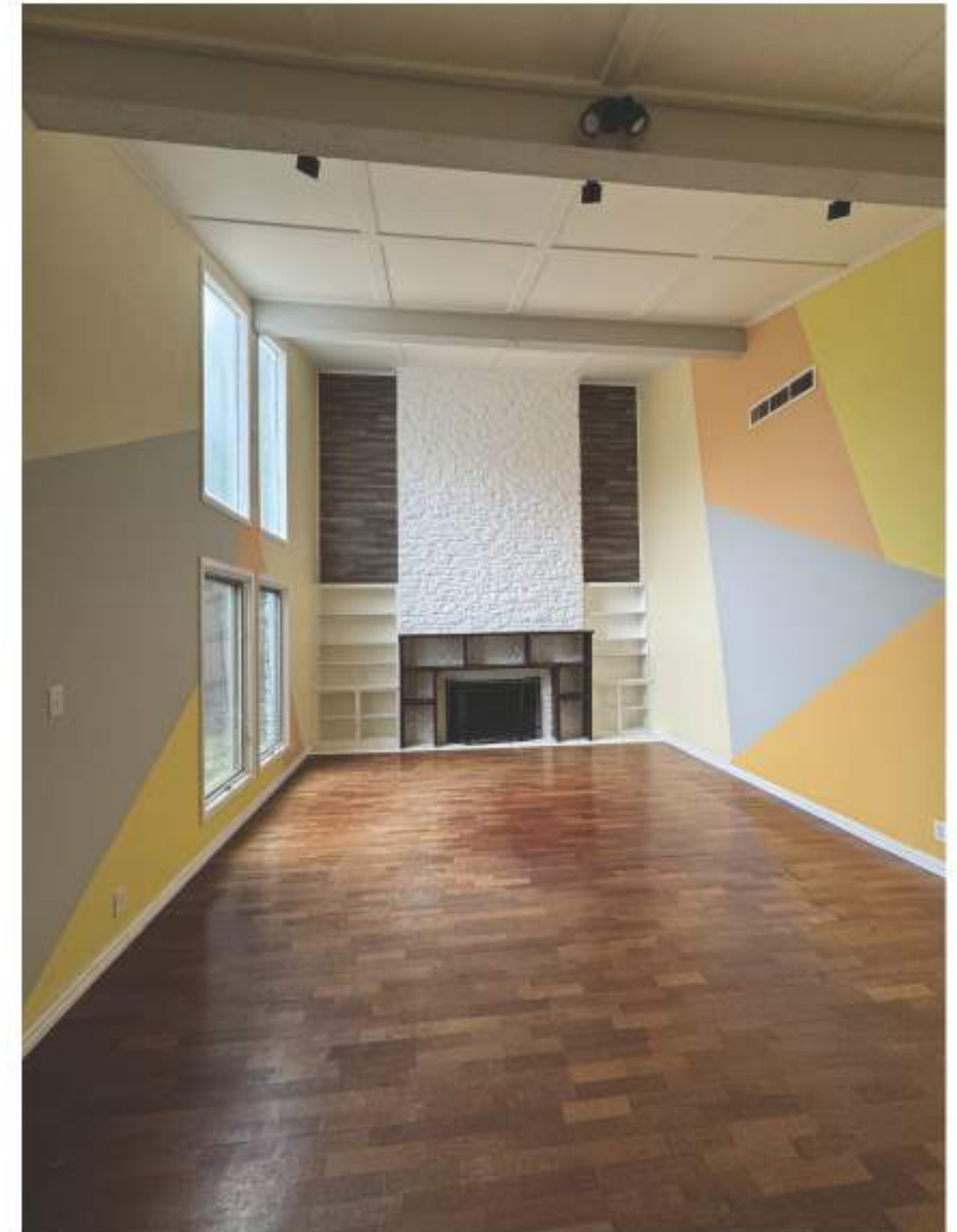
Historic Relevance to Urban Fabric

- Little impact/visibility
- Minimal curb appeal
- Unrecognizable as a MCM/Stenger design



Design changes

- Stone has been painted
- Windows have been replaced
- New flooring & wall finishes
- Painted or sprayed ceilings
- Kitchen doors have been replaced
- Cabinets removed/painted



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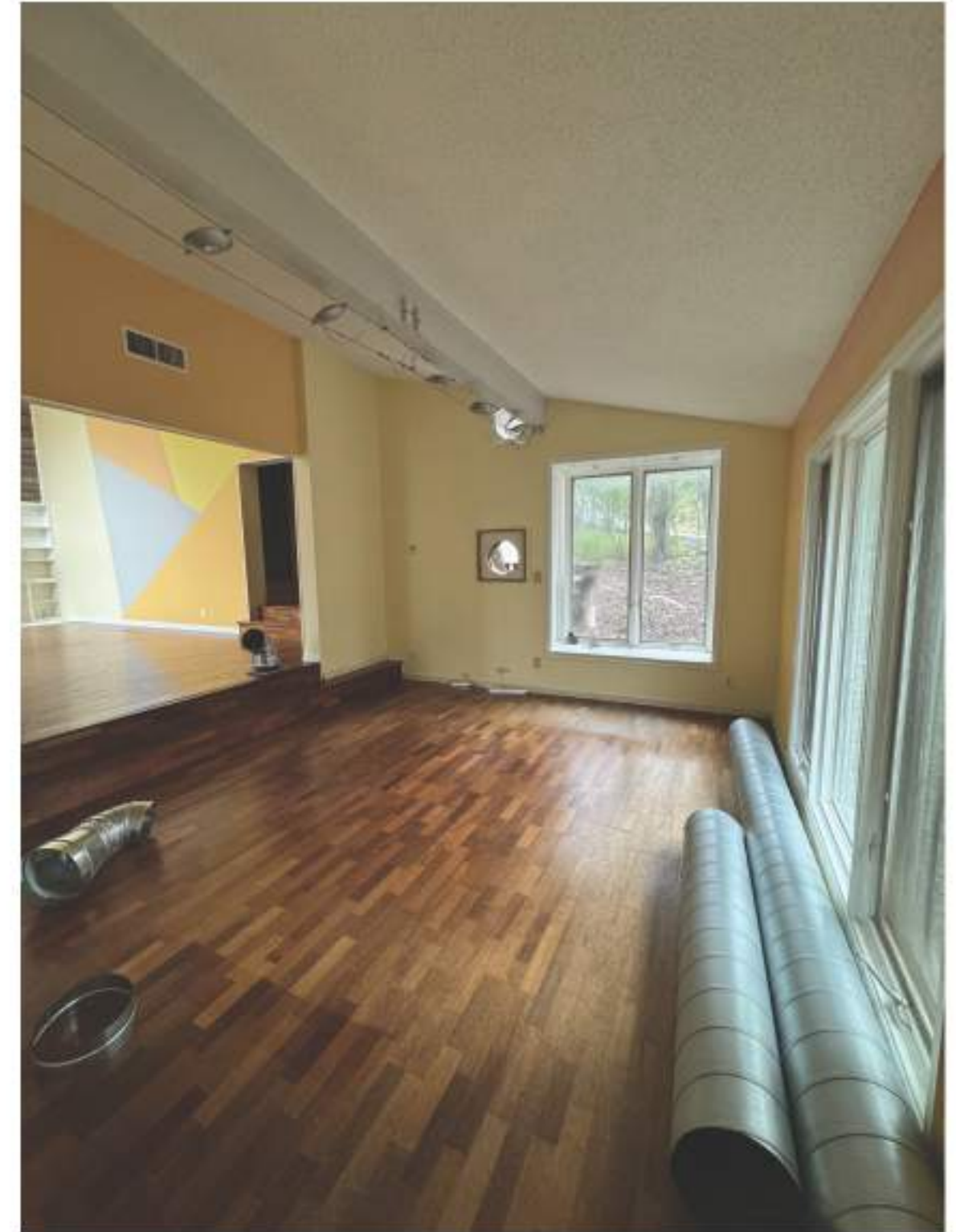
Design changes contd.

- Mirrors/fixtures/fittings removed or painted
- Bedroom and closet layout changes
- Concrete floor has been painted
- Patio addition

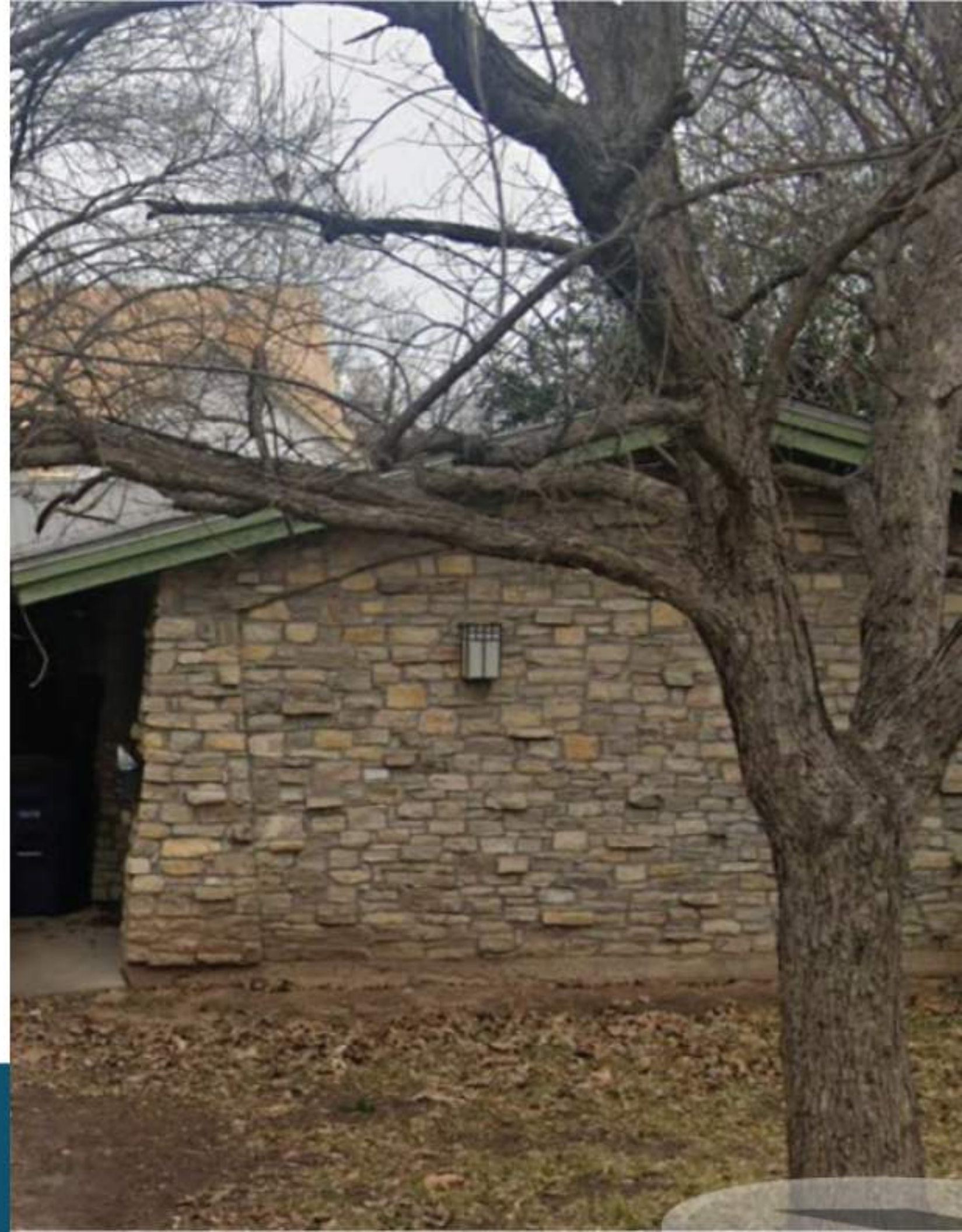


Mid-Century Modern characteristics not present:

- Large window openings
- Exposed framing and stone
- Open plan
- Embrace of the outdoors
- Wide footprint
- Low-profile or flat roof line



**A.D. Stenger
Approved Demo
Permits**



1810 Dexter St.

Built in 1953. Demo approved in 2022



400 Brady Ln.

Built in 1953. Demo approved in 2023



306 Ridgewood Rd.

Built in 1969. Demo approved in 2016



A.D. Stenger Significant Work



312 Ridgewood Rd.
"Butterfly House"

- Dramatic roof line
- Exposed stone and wood
- Open floorplan and generous fenestration



433 Brady Ln.
Rollingwood

- Exposed stone and wood structure
- Low-profile roof
- Clerestory windows



1105 Azie Morton Rd.
Zilker

- Exposed stone and wood structure
- Low-profile roof
- Clerestory windows



2405 Ridgeview St.
Barton Hills

21

- Exposed structure
- Indoor-outdoor feel



Our proposal

