

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**DECEMBER 13, 2023**  
**HR-2023-149931; GF-2023-150410**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**  
**2716 WOOLDRIDGE DRIVE**

## **PROPOSAL**

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Demolish a ca. 1940 house. Construct a new residence and pool.

## **PROJECT SPECIFICATIONS**

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The proposed new residence is eclectic in style, with elements of Dutch Colonial Revival, Tudor Revival, and Gothic Revival styles. It is three stories in height, with a compound roofline clad in copper, slate, and architectural shingles with copper finials at gable ends and turret. Roof forms include traditional gables, a turret with cupola, catslide entryway, and gambrel. Exterior cladding includes limestone, sandstone, limewashed brick, limewashed stucco, and decorative faux half-timbering. Fenestration is varied throughout and includes arched doorways and a variety of Tudor Revival-style leaded glass windows of varying dimensions. The detached garage apartment faces the primary streetscape.

## **ARCHITECTURE**

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The existing building is a one-story house with a cross-gabled roof, partial-width porch behind a simple loggia, attached carport, and brick cladding.

## **RESEARCH**

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The house at 2716 Wooldridge Drive was constructed around 1940. Its long-term residents were Helen and Harry Joseph. Harry Joseph, whose family owned several prominent businesses during the twentieth century, operated Harry's Liquor Store and Schoonerville, a beer store. Eventually, Joseph and his father opened Centennial Liquor, as well as Austin's first import business.<sup>1</sup> The Josephs remained in the home until at least 1972.

## **DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

### *Residential new construction*

#### *1. Location*

The proposed primary building appears appropriately set back; however, the garage apartment is located at the front of the lot.

#### *2. Orientation*

The proposed house is oriented toward the primary streetscape. The proposed garage apartment is not oriented consistently with similar outbuildings in the district.

#### *3. Scale, massing, and height*

The proposed building is larger in scale, taller in height, and more complex in massing than most contributing buildings in the district.

#### *4. Proportions*

The proposed building's proportions do not appear consistent with contributing buildings in the district.

#### *5. Design and style*

The proposed building's eclectic design and style, while differentiated from other buildings in the district, is not compatible.

#### *6. Roofs*

The proposed roof form and materials do not reflect the styles of contributing buildings in the district.

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<sup>1</sup> <https://www.legacy.com/us/obituaries/statesman/name/cater-joseph-obituary?id=19879071>

### *7. Exterior walls*

Proposed exterior wall materials are somewhat compatible, but the complexity of the exterior design is not.

### *8. Windows and doors*

The proposed building's street-facing facades do not have similar window and door opening patterns as nearby contributing buildings, nor are the eclectic leaded-glass windows compatible with nearby contributing buildings in terms of size, configuration, and profile.

### *10. Chimneys*

The proposed chimney is constructed of stone, compatible with the district.

### Summary

The project does not meet most of the applicable standards.

## **PROPERTY EVALUATION**

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The property contributes to the Old West Austin National Register district.

### *Designation Criteria—Historic Landmark*

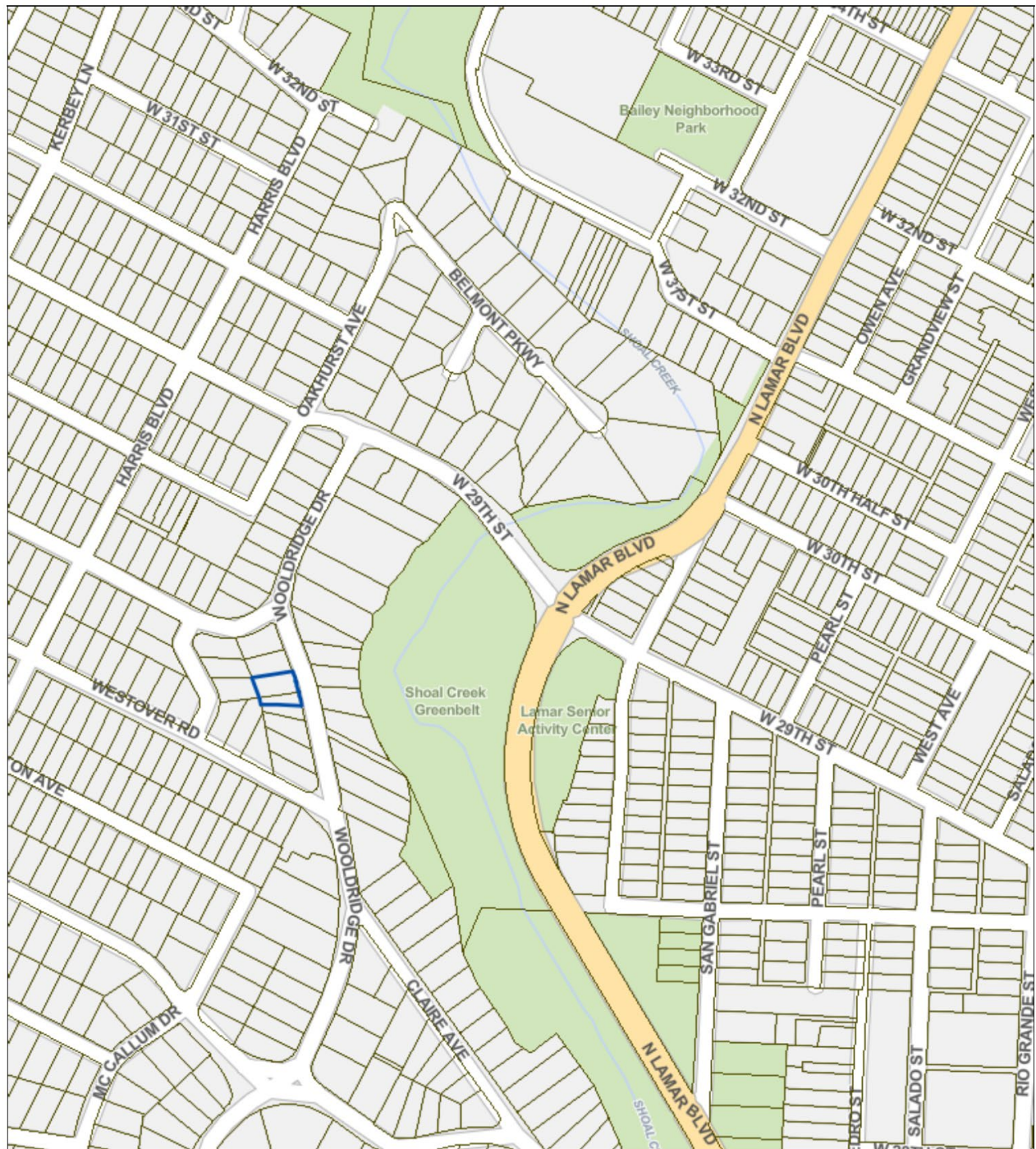
- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity. Fenestration and the front porch appear to have been altered.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building does not appear to convey architectural significance.
  - b. Historical association. The property is associated with Austin businessman Harry Joseph.
  - 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. Postpone the public hearing on the new construction to February 7, 2024 in order to invite the applicant to the next meeting of the Architectural Review Committee.

## LOCATION MAP



1: 4800

Lot Lines



11/29/2023

**GF 23-150410**

2716 WOOLDRIDGE DRIVE



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## PROPERTY INFORMATION

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### *Photos*



*Google Street View, 2022*

### *Occupancy History*

City Directory Research, November 2023

1959	Vacant
1955	No return
1952	Harry P. and Helen Joseph, owners – manager, Harry's Liquor Store
1947	Harry and Helen Joseph, owners – Schoonerville Café
1944	Harry and Helen Joseph, owners – U.S. Army
1942	Harry and Helen Joseph, owners – Schoonerville
1939	Address not listed

### **Crowd Goes Out Of Town; Beer Seller Takes Shop Along**

Harry Joseph, Austin retail beer dealer, believes in giving thirsty patrons service even when they are traveling.

With hundreds of persons aboard the Texas-Oklahoma football special moving Saturday from Austin to Dallas, Joseph figured there would be a good beverage business over the 200-mile trip.

At least, he applied for and was issued a temporary beer permit for the baggage car on the special train to permit him to serve the customers.

*The Austin American (1914-1973); Austin, Tex.. 10 Oct 1937: 1.*

Speaking of luck: Sgt. Albert Joseph, stationed at Fort Lawton, near Seattle, and Pvt. James Joseph, who has been on duty in Canada, were pretty surprised to meet up with each other in Washington state. The back-thumping and hand-shaking over, they questioned in the same breath: "Where you going?" "Straight to Texas," they answered each other, and so they did. Seems they had drawn simultaneous furloughs.



**Albert Joseph    James Joseph    Paul Joseph**

They're here now, visiting their parents, Mr. and Mrs. Shirkey Joseph, 107 East First, and others of the family in Austin. Albert, formerly with the city engineering department, has been in the army three years, and is serving with a quartermaster outfit at Fort Lawton, which is practically an adjunct of the Austin scene, so many Austin men are stationed there. James, who helped his cousin, Harry Joseph, run Schoonerville, has been in Canada with a medical corps unit but is now reporting to a new post. This was the brothers' first meeting in two years. Their 21-year-old brother, Pfc. Paul Joseph, also with the medical corps, was recently transferred from Mississippi to California.

*The Austin Statesman (1921-1973); Austin, Tex.. 12 Aug 1943: 8.*



# Harry Joseph To Open Newest Package Store

Formal opening of Harry's No. 2, Austin's newest and most modern package store, has been set for Friday from 5 p. m. to 10 p. m. and Saturday from 9 a. m. to 10 p. m.

The new store, located at 66th and Lamar Boulevard, is owned by Harry Joseph, well known business man, and will be under the management of Cater Harry Joseph, son of the owner, a graduate in commerce from the University of Notre Dame last February.

The newest unit in the Harry Joseph chain of stores here will feature all nationally advertised liquors, beers and wines as well as glassware and bar supplies. Free ice cubes will be supplied patrons without any purchase being necessary.

In connection with the opening, the new store is featuring an attractive display of Seagram's gin. An aluminum boat loaded with bottles of the featured gin along with oranges, grapefruit, lemons and limes has been placed at the front of the store. The exhibit will be entered in a nationwide contest sponsored by the distillers of Seagram's. The boat for the display was provided by Billy Disch.

## Operates 3 Others

Harry Joseph also operates Harry's No. 1 at 2932 Guadalupe Street, Favorite Package Store at 801 West Sixth and East Side Package Store at 2146 East Seventh Street. He has been in business here since 1933, starting with the well known Schoonerville at 38th and Guadalupe, and now operates stores in four different neighborhoods.

Cater Harry Joseph, the manager of the new store, is a grand-

son of the late Cater Joseph, who came here in 1895 and was one of Austin's pioneer merchants. He is a graduate of the Austin High School, attended St. Edward's University for two years, and took three years in business administration and commerce at the University of Notre Dame.

## Electric Eyes

The new store is the only package store in Central Texas with electric-eye operated doors. It is illuminated by overhead fluorescent lighting and air-conditioned for year around comfort.

In extending an invitation to the people of Austin and Central Texas to attend the opening, Joseph said gifts will be presented to adults and children. Punch will be served Friday night and Saturday and there will be ice cream for the boys and girls.



**MANAGER** — Cater Harry Joseph, son of the owner, Harry Joseph, is manager of Harry's No. 2 Package Store, 66th and Lamar Boulevard, which will hold its formal opening Friday night and Saturday.—(Staff Photo.)



**OPENING FRIDAY NIGHT** — Harry's No. 2, Austin's newest package store, located at 66th Street and Lamar Boulevard opposite the Violet Crown Shopping Center, will hold its formal opening Friday night and Saturday. Harry Joseph is owner and Cater Harry Joseph, his son, is manager of the new establishment.—(Staff Photo.)



**ROOMY INTERIOR**—Here is a view of the salesroom of Harry's No. 2 at 66th and Lamar Street, which will hold its formal opening Friday from 5 p. m. to 10 p. m. and Saturday from 9 a. m. to 10 p. m. Standing in center background is Cater Harry Joseph, manager of the new package store.—(Staff Photo.)

# Sonya Ann Teofan Wed To Cater Harry Joseph

Miss Sonya Ann Teofan became the bride of Cater Harry Joseph Sunday afternoon in St. Austin's Catholic Church.

The bride is the daughter of Mr. and Mrs. Samuel Obrad Teofan of Austin, formerly of Zion, Ill. She is a graduate of Zion Benton Township High School.

Mr. Joseph is the son of Mr. and Mrs. Harry Joseph, 2412 Pemberton Parkway. He attended St. Edward's University, the University of Texas, and was graduated from the School of Commerce of the University of Notre Dame. He is now associated with his father in business.

The Rev. Joseph P. ...

ing in the house party were Mrs. John R. Joseph and Mrs. John P. McNew of San Antonio; Mrs. Vivian Rader, Mrs. Celia Krstich, Miss Persida Krstich and Miss Zorine Teofan of Zion, Ill.; Mrs. James Brown of Dallas; Mrs. John Malouf of Lubbock; and Mesdames Carl Norton, Sam Joseph and J. L. Joseph of Austin.

When the couple left for a two week trip to Mexico City, the bride was attired in a pale pink, two piece wool costume suit. Her travel ensemble was completed with a pink satin hat, white gloves and fur muff and pink accessories. Her corsage was a white orchid.

After Dec. 15 Mr. and Mrs. Joseph will be at home at 2716 Wooldridge Drive.

*The Austin American (1914-1973); Austin, Tex.. 05 Dec 1954: C3.*

This is a notable unlikelihood where an establishment's name implies nothing whatsoever with what goes on inside. Only those who come to know their cities are wise to the hidden treasures that lie behind misleading neon.

Austin has a few quirks of its own. Never let it be said that you can't get exotic food without the usual gourmet haunts. Look low.

At the Centennial liquor store on Guadalupe and 30th, you can get your grapes in the traditional form of wine, or you can buy the leaves.

Somewhere in the area of 25 to 30 Middle Eastern foodstuffs line up with the spirits, grape leaves included.

Owner Harry Joseph, whose parents are Lebanese, has for more than 17 years stocked his liquor store with foul madamma beans, tahini, phyllo dough, fallafels (vegetable burger), many kinds of olive oils, Greek, black, green cracked and oil cured olives, halvah, pine nuts, feta cheese, zahier, kishk (white sauce for breakfast lamb) and couscous (small rice).

Sam Smith, Centennial employee for 19 years, said hard-to-find items may be ordered at the store.

## MRS. HARRY JOSEPH

Rosary for Mrs. Harry Joseph, 61, 2716 Wooldridge Drive, was said Friday evening at the Cook-Walden Funeral Chapel. Mass will be celebrated Saturday at 10 a.m. at St. Austin's Catholic Church. Rev. Edward Pietrucha CSP will officiate and burial will be in Assumption Cemetery.

Mrs. Joseph died Wednesday in a local hospital.

*The Austin Statesman (1921-1973); Austin, Tex.. 29 Apr 1972: 23.*

Corn, Elaine. *The Austin American - Statesman (1973-1980), Evening ed.; Austin, Tex.. 14 June 1979: G1*