

The Littlefield Home
Adaptive Reuse and New Addition for the UT Development Office

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Master's Design Study, May 2013

Graduate Program in Architecture | School of Architecture | The University of Texas at Austin

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Supervised by

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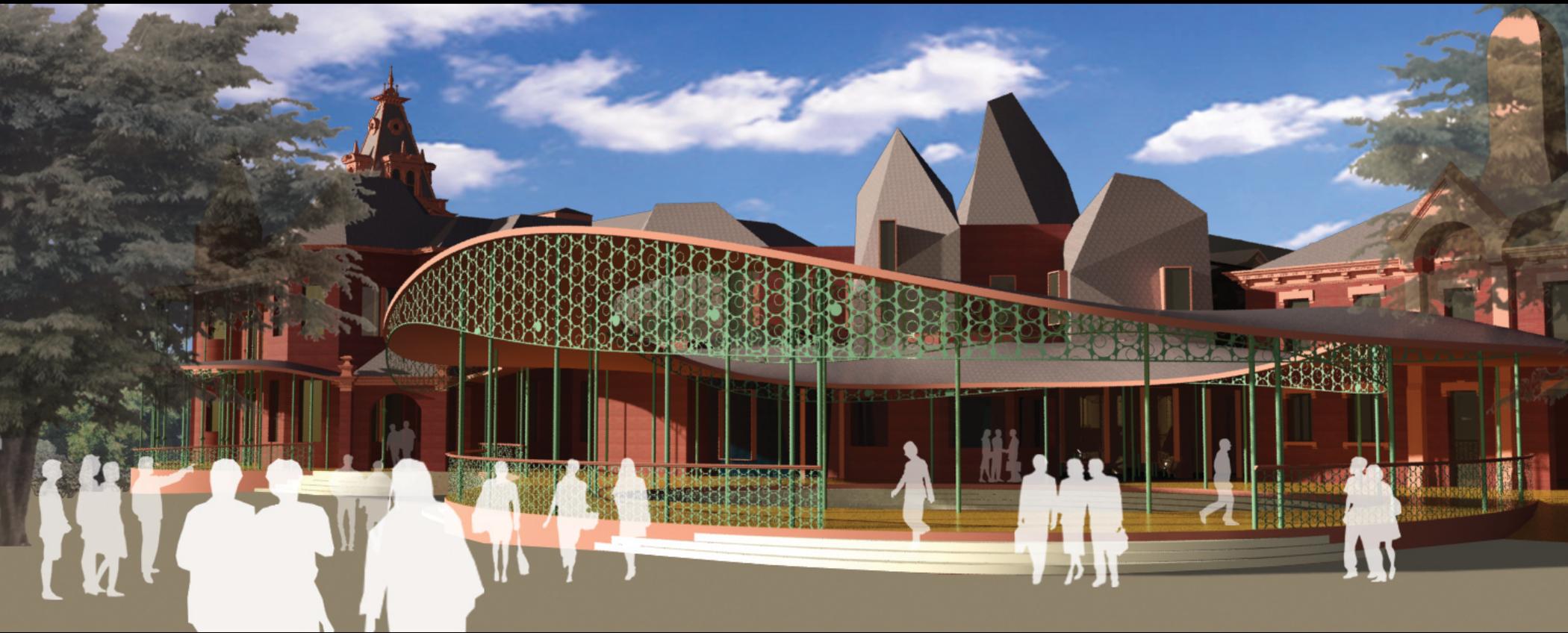
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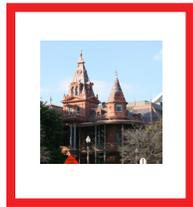
For my Master's Design Study, I worked on adaptive reuse and a new addition for the Littlefield Home, a late-nineteenth-century-Victorian-style residence, on the campus of the University of Texas at Austin. Like other historic buildings in briskly changing urban environments, this historic site needs some help to become a more useful campus property with no damage on its architectural character. The biggest challenge of this project was how a contemporary addition could be "compatible" but "differentiated" with the older buildings and site, following the Secretary of the Interior's Standards for Rehabilitation. This design topic has often been controversial, and architects have frequently been confused about their responsibility. My project shows advanced criteria for architects who work on architectural heritages and is closely associated with a topic of contemporary historic preservation: balancing change, preservation, and development. The Littlefield Home and new addition will create a better working environment for the UT Development Office and ensure the long-term preservation of the historic property. My Littlefield Home project will show a technical and aesthetical collaboration of contemporary architecture with historic properties.





Charater Defining Features

 Features Contributing to Design of the New Addition



Picturesque
Roof
Massing



Classical
Ornaments
on
Towers



Shady
Porch
Wrapping
Around



Expressive
Metalwork



Decorative
Window
Trim



Brick
Wall



Decorative
Cornice



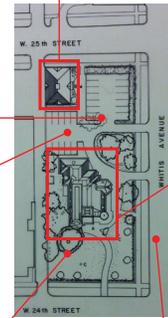
Interior
Molding

Carriage House

Project Site



Project Site



Historic Garden



Campus-scape



Littlefield Home Main House

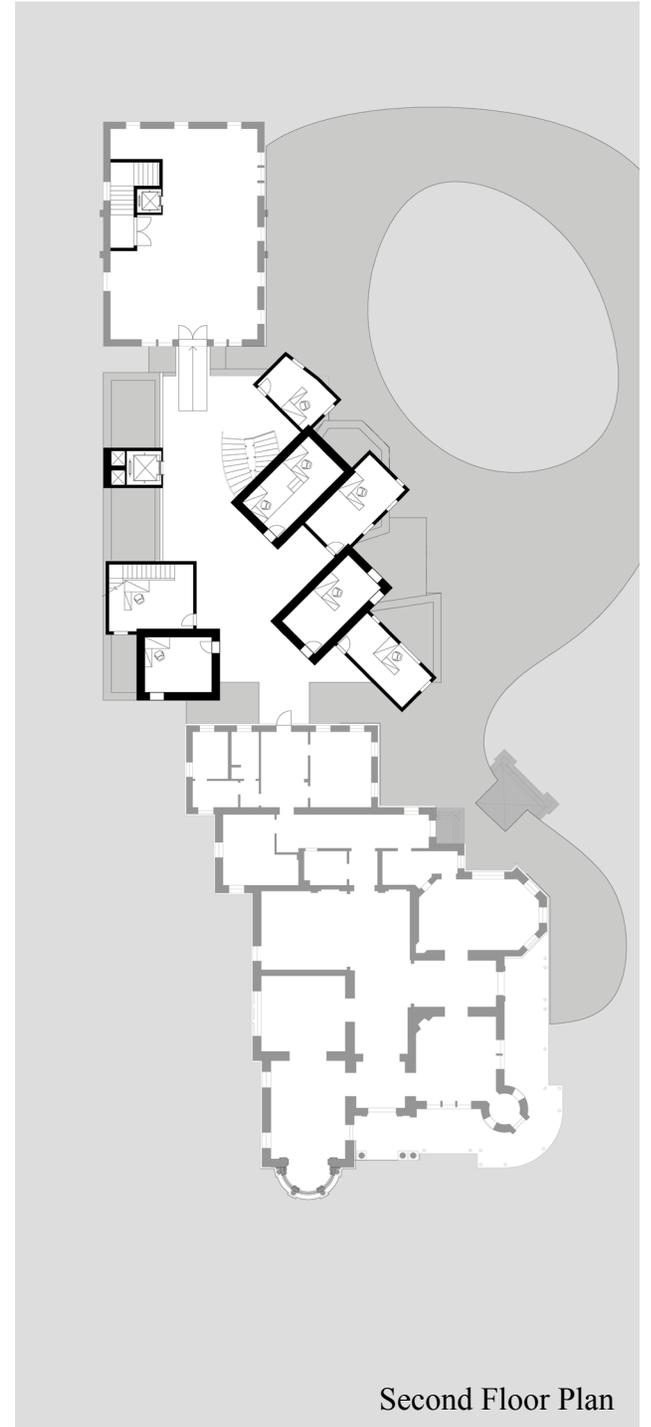
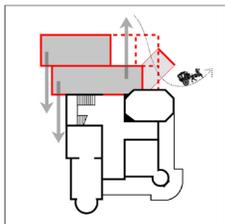
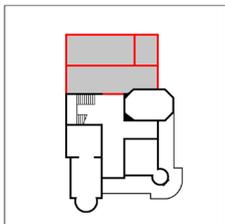
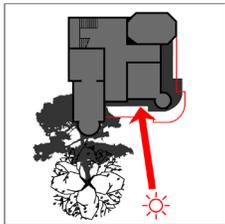
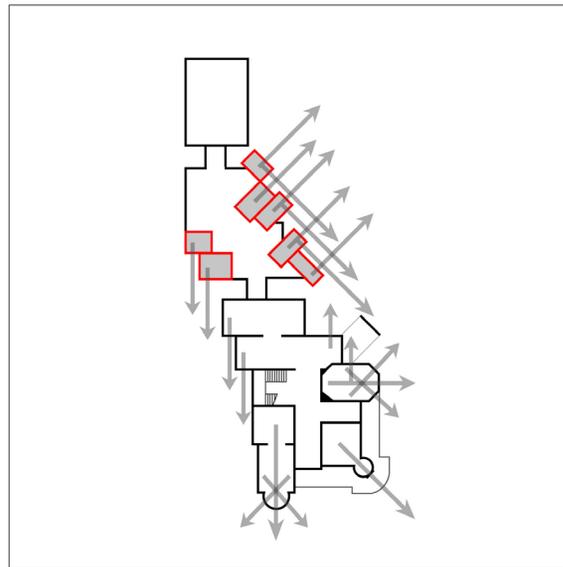
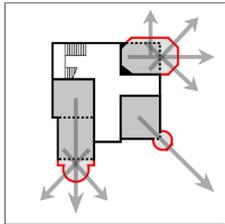
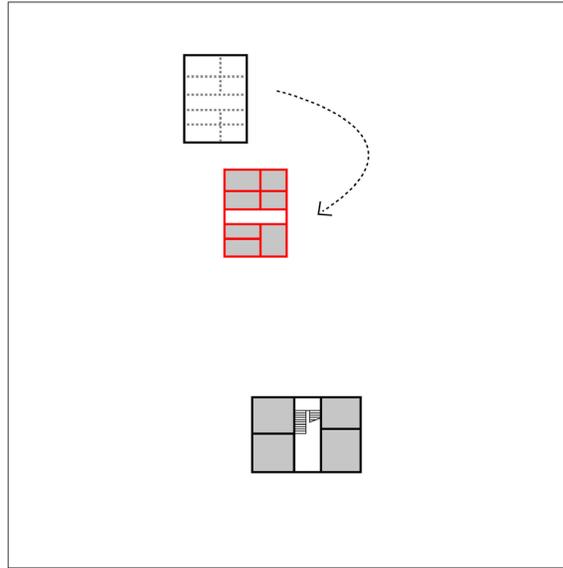
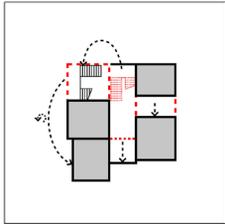
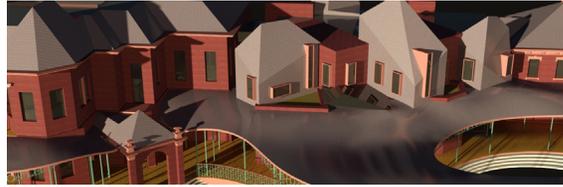
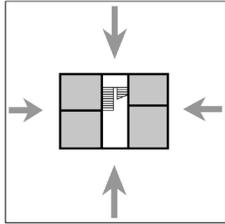


The History of the Littlefield Home and Carriage House

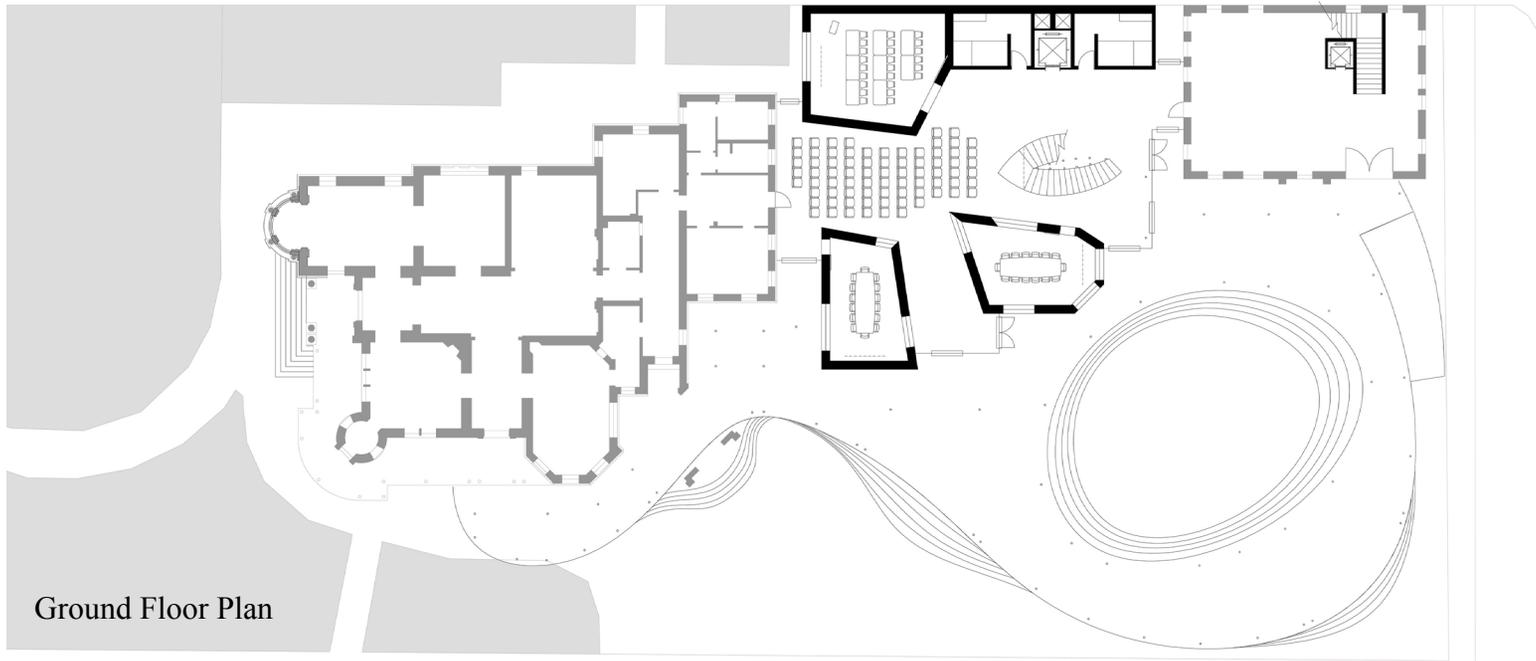
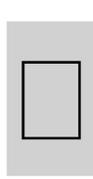
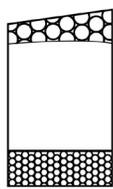
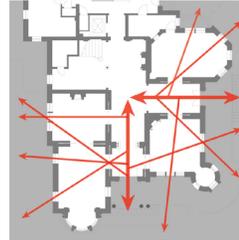
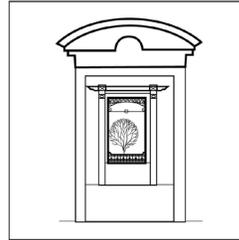
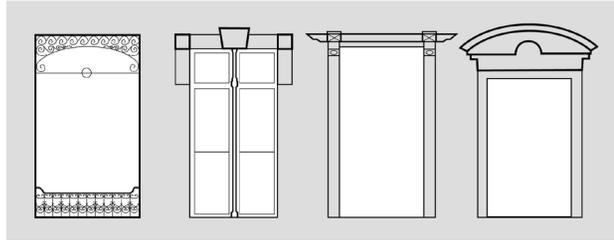
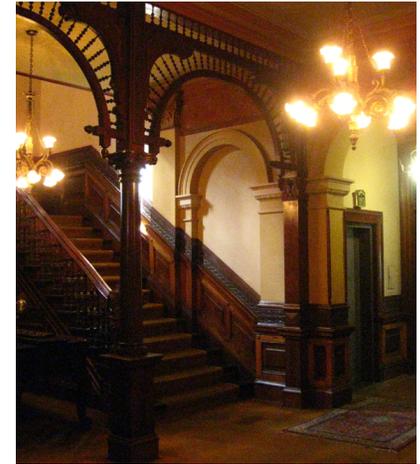
The Littlefield Home is currently located at the west edge of the campus of the University of Texas at Austin and was completed in 1894 for Major George Washington Littlefield who contributed his enormous fortune to the university. The property, incorporating a main house and carriage house, was dedicated to the university in 1936 and listed in the National Register of Historic Places in 1970. The main house is a two-story brick building and was constructed in a Victorian style that eclectically incorporates the Second Empire and Queen Anne style. Although not open for regular tours, the luxury first floor has occasionally allowed special events of school, like a faculty Christmas party. The pleasantly plain second floor has accommodated administration offices for the UT Development Office since 1960s. The carriage house, a two-story eclectic-Italianate-style building, has also been used for campus offices.

Preserving historic buildings is about understanding their heritages in depth, and I believe architects can contribute to the research along with preservationists and conservators. Therefore, prior to designing a new addition, I analyzed and diagrammed the Littlefield Home's implicit design schemes and spatial aspects that work well in the present urban environment. For the design development, it has been crucial to apply my preceding analytical diagrams to the new addition so that the new design does not replicate the older buildings but is still compatible with them. The foremost design strategy is that the new addition is neither dominating nor damaging to the historic aesthetic.

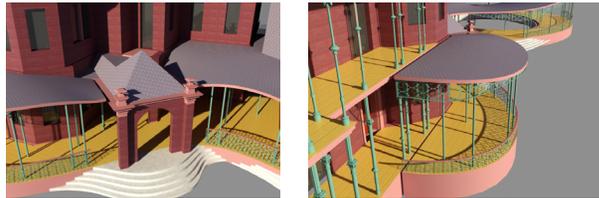
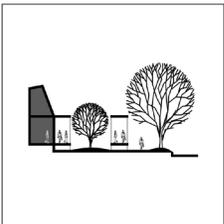
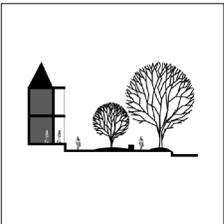
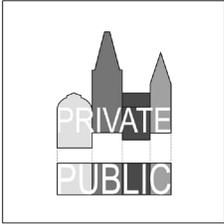
The new structure will create a better working environment for the Development Office and ensure the long-term preservation of the historic property. Many historic buildings in urban environments have called for adaptive reuse, sometimes including new additions, so that they are sustainably preserved. This issue has always been a big challenge for both preservationists and designers. I believe my project can show a new role for architects as well as an advanced design strategy for the regeneration of historic properties.



Second Floor Plan



Ground Floor Plan



*** Joint between new pergola roof and historic 2nd-floor deck: 6"-wide sheet-metal gutter**

The gutter is located along the boundary between the new roof and historic deck and walls. It solves the potential rainwater pond and invasion problem between the new and old structures.

*** Joint between new pergola base and historic stylobate: 8"-wide metal grate**

There is empty space beneath the floor of new pergola. The air circulation in the space helps the historic exterior materials dry.

In these ways, the new pergola structure does not make direct contact with the historic structure, which reduces the damage on the historic materials. In addition, these ways prevent historic exterior materials, especially the parts hidden by the new pergola, from being damp.

