

**HISTORIC LANDMARK COMMISSION
JANUARY 28, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0141
Old West Austin
1510 Wooldridge Drive**

PROPOSAL

Construct a small one-story addition to the rear of a contributing house, paint the original exposed brick and remove decorative railing above front entry.

PROJECT SPECIFICATIONS

The c. 1929 house is a Colonial Revival style brick house with a side gable roof and chimneys on either gable end. The house has a symmetrical façade with pairs of double-hung windows on the first floor, three double-hung windows on the second floor, and gabled dormers with cornice returns and arched multi-paned windows. The brick flat keystone arches over the first floor windows have white stone keystones and ends units that contrasted with the original red brick prior to the house being painted. The front porch entry has a deep entablature roof supported by rounded pilasters and columns, and previously had a decorative railing on top that has been removed.

In December 2011 the Historic Landmark Commission approved the demolition of an existing detached garage and construction of a new approximately 2,000 square foot one and a half-story garage with living space above, construction of a pergola spanning between the existing house and the new garage building, a terrace at the rear of the house and a 6'-0" high wall surrounding the back yard as well as other landscape elements.

The current proposal calls for the addition of a one-story, 50 sq. ft. addition to the rear of the house for an expansion of the existing kitchen, and the installation of a new standing seam metal roof over the rear one-story projection.

Additionally, the applicant is requesting retro-active review for painting the originally unpainted red brick white, and removal of the decorative railing above the front entry roof. The owners carried out this work not knowing it required review and comment from the Historic Landmark Commission.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.

- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The small, rear, one-story addition and new rear roof material has limited impact on the architectural characteristics of the house and are compatible in size, scale and materials to existing features. However, painting the originally unpainted brick, and removing the decorative railing above the front entry roof has adversely impacted the historic integrity of the house by removing and altering historic materials and distinctive architectural features, including obscuring the white stone keystones and end stones on the flat keystone arches over the first floor windows.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that in the future the applicant seek review of changes to the property prior to carrying them out as is required by code.

PHOTOS



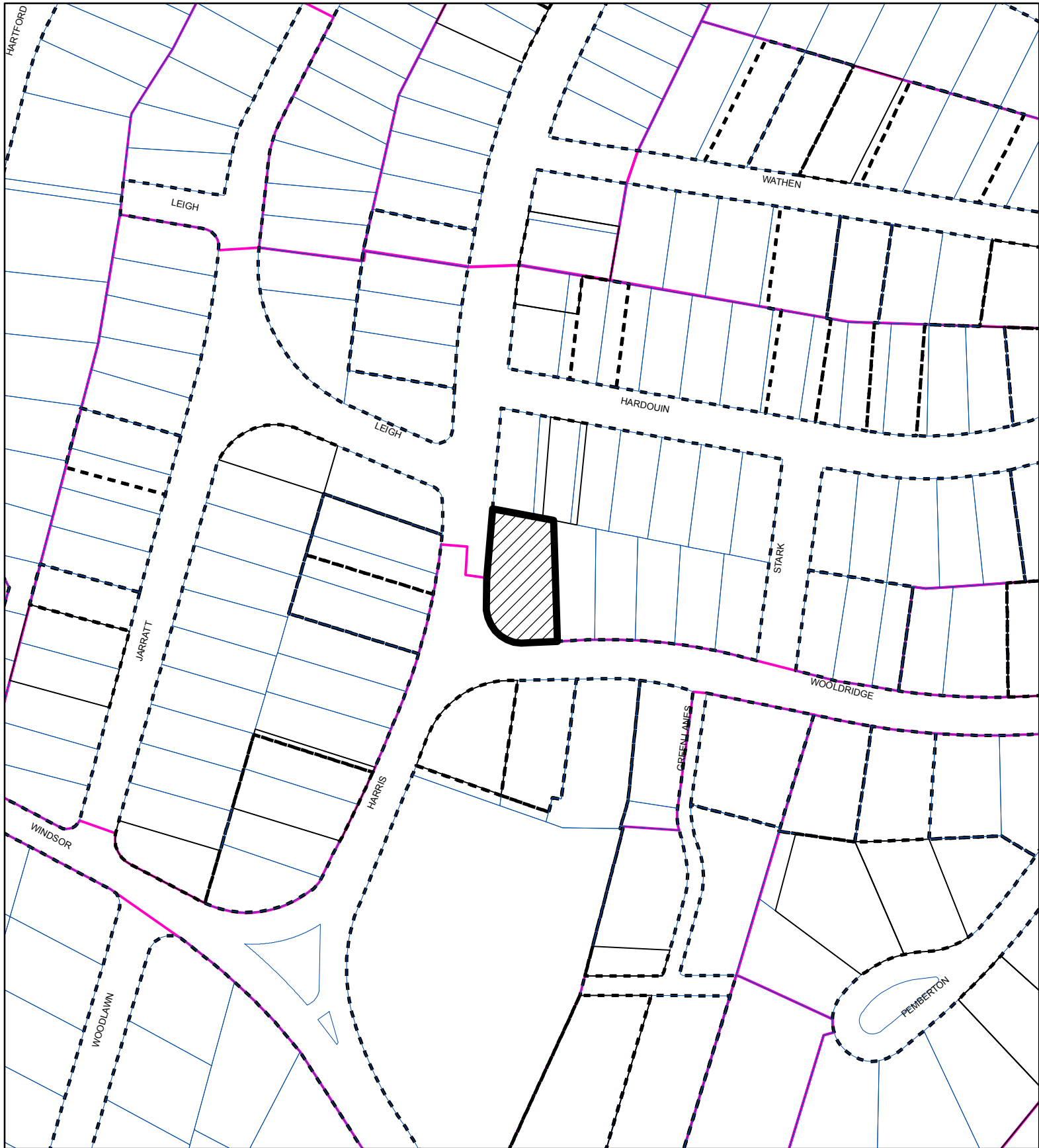
Previous façade of house c. December 2011



Existing façade of house



Existing rear of house



SUBJECT TRACT



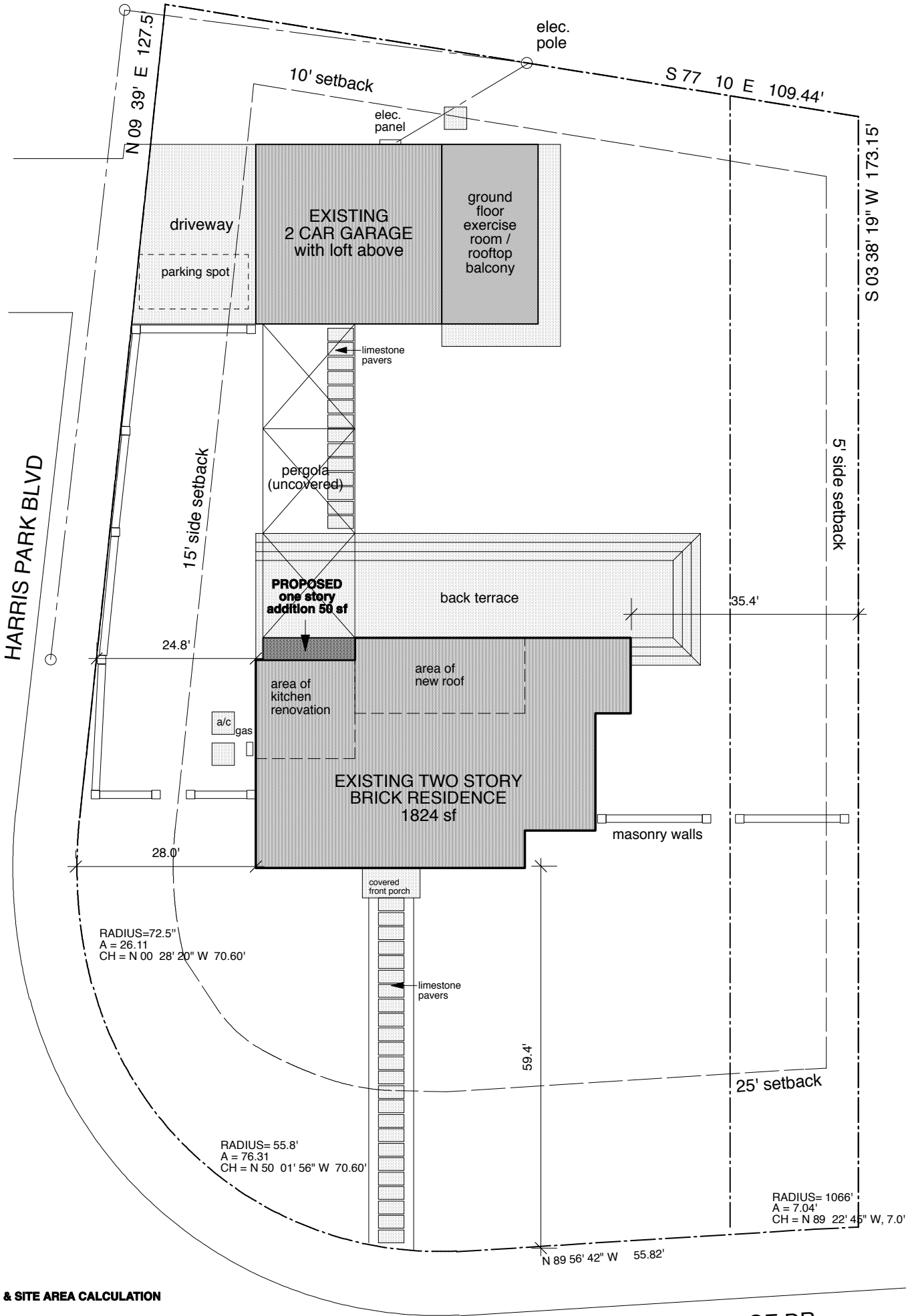
ZONING BOUNDARY

CASE#: NRD-2012-0141
LOCATION: 1510 Wooldridge Drive



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



BUILDING & SITE AREA CALCULATION

Lot Size	Existing S.F.	New S.F.	Total S.F.
	21,039		21,039
1st Floor conditioned area	1843.5	50	1900.4
2nd Floor conditioned area	1368	0	1368
3rd Floor conditioned area	674	0	674
Basement	273	0	273
Detached Garage Ground Floor	1232	0	812
Detached Garage Second Floor	778	0	778
Covered Porch	92	-50	42
Balconies	425.4	0	425.4
Total Building Coverage	3167.4	0	3167.4
Driveway	500	0	500
Sidewalks / Pavers	468	0	468
Uncovered patios	1176.6	0	1176.6
Masonry site walls	175	0	175
A/C Pad	36	0	36
Total Impervious Coverage	5,523	0	5,523

WOOLDRIDGE DR

1 00A SITE PLAN

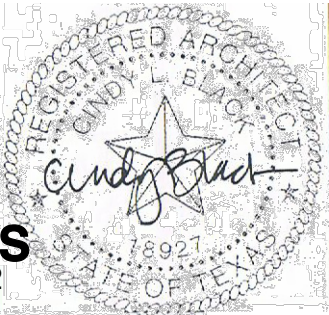
PROJECT INFO: KITCHEN RENOVATION TO SINGLE-FAMILY RESIDENCE
PROJECT DESCRIPTION: KITCHEN RENOVATION AND ONE-STORY ADDITION
ZONING: SF-3-NP
NEIGHBORHOOD PLANNING AREA: WINDSOR ROAD PLANNING AREA
LEGAL DESCRIPTION: LOT 1 & W 20FT LOT 2 BLK 2 PEMBERTON HEIGHTS SEC 1

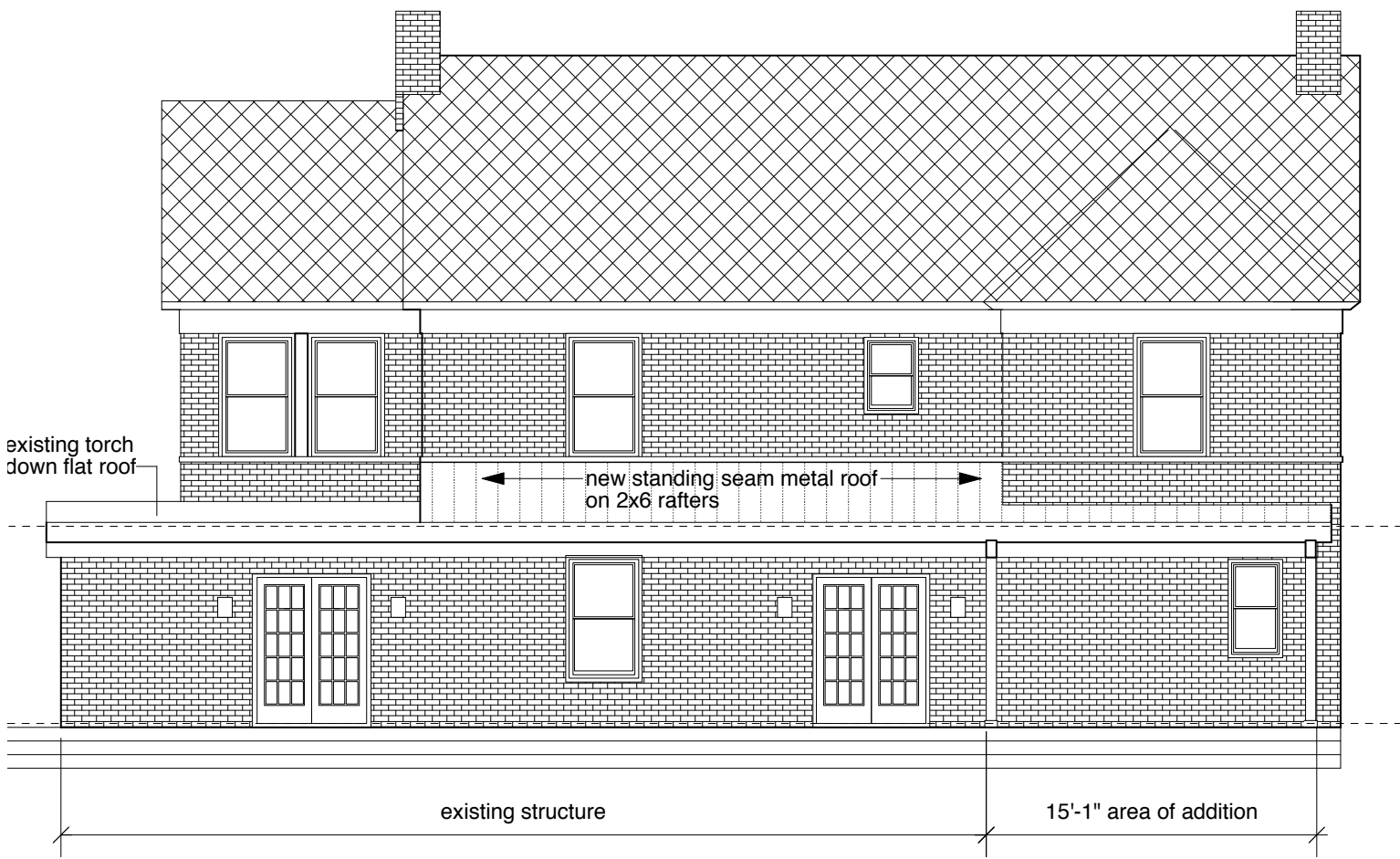
hello kitchen
1401 E. 7th Street
Austin, TX 78702
cindy@hellokitchen.net
512.600.4802

Site Plan
00A
1" = 20'-0"

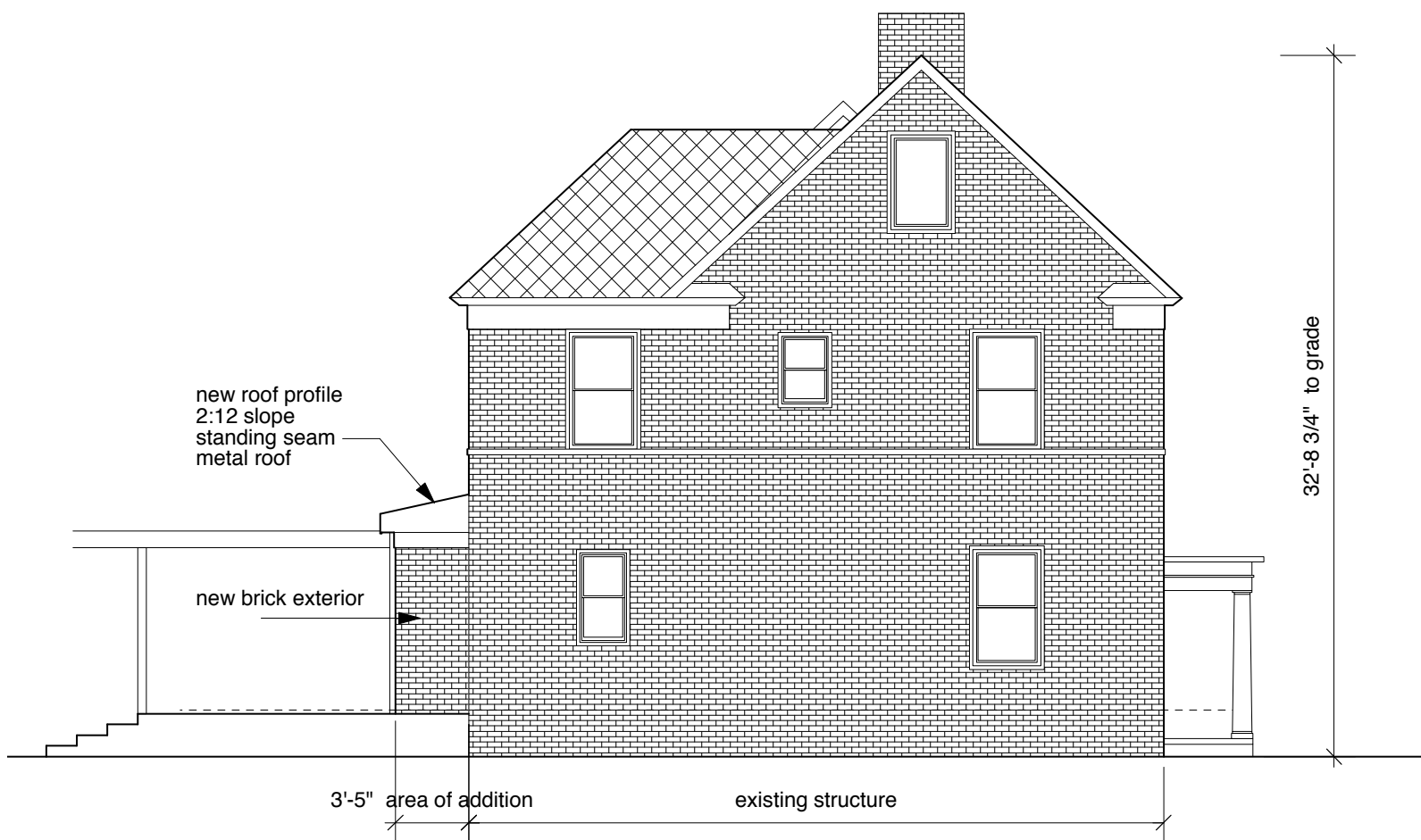
FORNES KITCHEN
1510 Woolridge Dr., Austin, TX 78703

PERMIT
DOCUMENTS
December 13, 2012

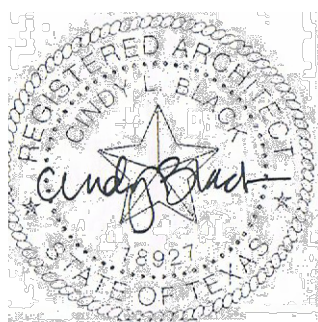




NORTH ELEVATION



WEST ELEVATION



PERMIT DOCUMENTS
December 13, 2012

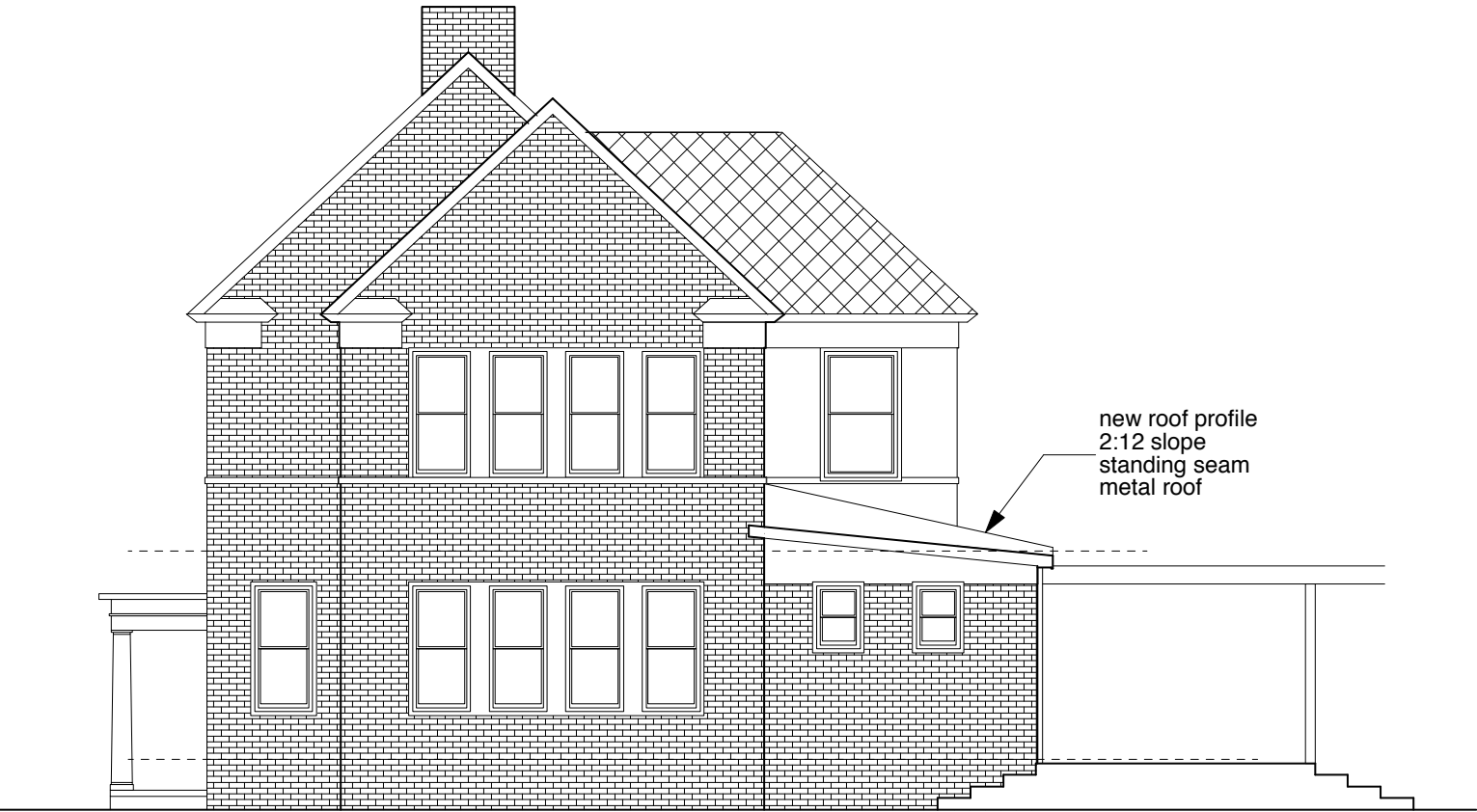
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Exterior Elevations
03A
1/8" = 1'-0"

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1510 Woolridge Dr., Austin, TX 78703

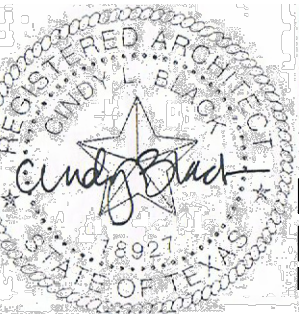


SOUTH ELEVATION - UNCHANGED



EAST ELEVATION

new roof profile
2:12 slope
standing seam
metal roof



**PERMIT
DOCUMENTS**
December 13, 2012

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Exterior
Elevations
03B
1/8" = 1'-0"

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