

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 9, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0054
Old West Austin
2518 Wooldridge Drive**

PROPOSAL

Construct a 762 sq. ft. side addition wall on a contributing house.

RESEARCH

The house was first owned by Harold E. Duff, who worked in the insurance business, and his wife Ruth. Through the mid-to-late 1940's there were two, somewhat short-term, occupants. The house was then bought by Joe R. Humphrey, who worked as a planning specialist for the State Education Agency, and his wife Marana O. Humphrey, who was a student at the University of Texas. Joe Humphrey served as a Colonel in WWII, and later became the Department Coordinator for the Department of Defense and Disaster Relief, while Marana became a public school teacher. It appears that Mr. Humphrey retired in 1972 and died that same year on October 29th at the age of 76. Marana continued to occupy the house until at least 1997. She died in Pecos, TX on November 15, 2000.

PROJECT SPECIFICATIONS

The existing c. 1936 house is a 4,675 sq. ft., Neoclassical style house located on a corner lot. The front section of the house has a side gable roof, a two story, full height porch with Corinthian capped columns, an elaborate broken pediment above the front door, and a hanging gas light fixture typical of Neoclassical design. The rear wing additions have multiple pitch roofs. The side elevation has multiple windows, an attached, gable roofed garage, and a second floor inset balcony with round columns on both levels. The house is clad in brick, painted white, with quoins on the corners. The 6:6, double-hung windows on the front elevation are flanked by black shutters.

The applicant proposes to construct a two-story, 762 sq. ft. addition on the side elevation facing Gaston Avenue. The addition will be constructed of the same materials and style as the original house, including brick cladding with brick quoins at the corners. There will be multi-paned glass doors on the first level leading to a stone terrace, and multi-paned windows in the second level projecting bay. As currently designed the projecting bay has horizontal hardi-plank siding below the windows and is supported by triangular knee braces – a style more reminiscent of Tudor design than Neoclassical. The addition will partially enclose approximately one bay of the existing second story inset porch.

The applicant also proposes constructing a low brick wall to match

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.

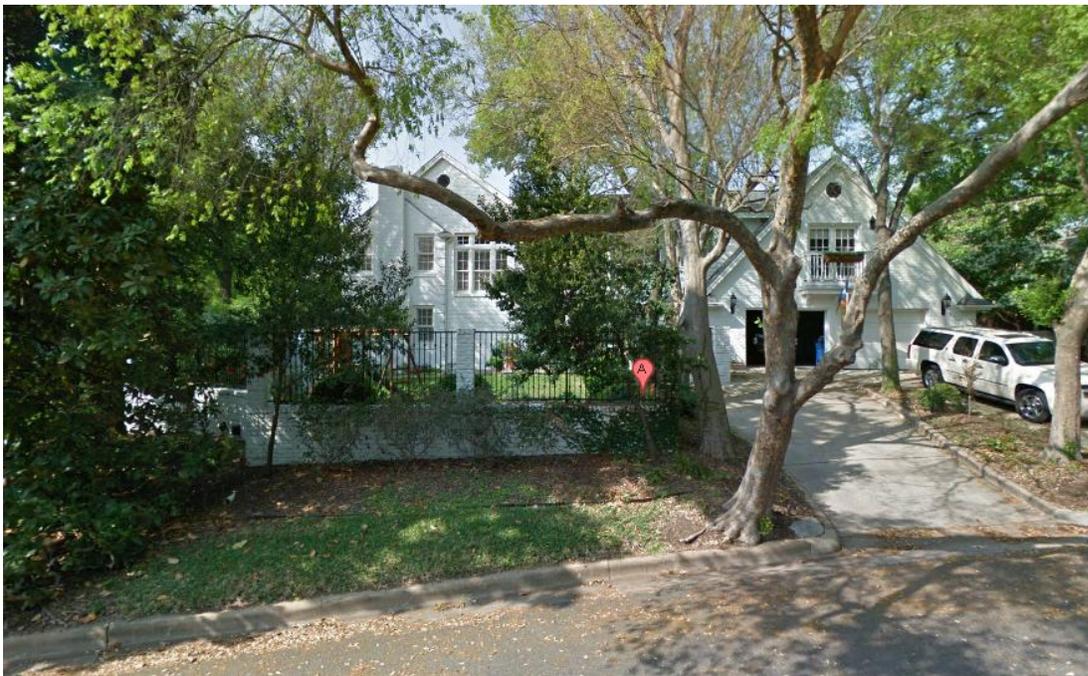
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- 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 architectural style and scale of the addition is compatible with the original house so meet the general design standards. Although it is visible from Gaston Street it is set back from the main front façade and does not overwhelm the existing house. Staff has had discussions with the architect regarding revising the design to alter or eliminate the projecting bay to better reflect the Neoclassical style of the house. If those revisions are made staff could review them administratively.

STAFF RECOMMENDATION

Release the permit per the proposed design with the recommendation that the applicant revise or eliminate the projecting bay to better reflect the Neoclassical style.

PHOTOS



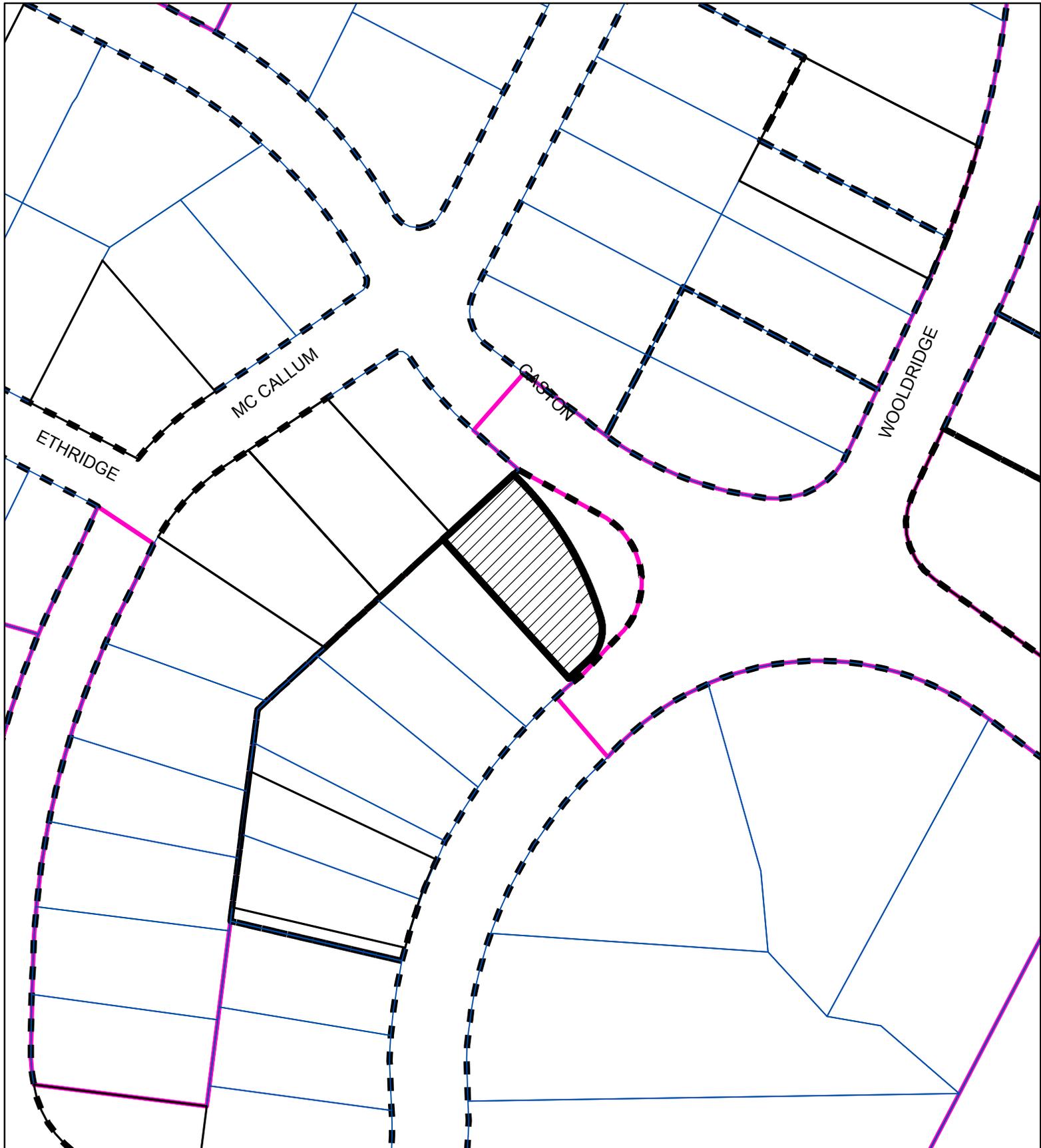
OCCUPANCY HISTORY
2513 Wooldridge Drive

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

- 2000 No listing for Marana Humphrey
- 1997 Joe R. Humphrey, owner, retired (Note: Joe R. Humphrey died in 1972)
& Marana O., no occupation listed
- 1985-86 Joe R. Humphrey, owner, retired (Note: Joe R. Humphrey died in 1972)
& Marana O., no occupation listed
- 1972 Joe R. Humphrey, owner, retired
& Marana O., no occupation listed
- 1963 Joe R. Humphrey, owner, Dept. Coordinator, Dept, of Defense and Disaster
Relief
& Marana O., no occupation listed
- 1959 Joe R. Humphrey, owner, Planning Officer, Dept, of Defense and Disaster Relief
& Marana O., teacher, Wooldridge School
- 1957 Joe R. Humphrey, owner, Director, State Education Agency
& Marana O., public school teacher
- 1955 Joe R. Humphrey, owner, Director, State Education Agency
& Marana O., no occupation listed
- 1953 Joe R. Humphrey, owner, Specialist, State Education Agency
& Marana O., teacher Winn School
- 1952 Joe R. Humphrey, owner, Planning Specialist, State Education Agency
& Marana O., student, University of Texas
- 1949 Ogden B. Klein, owner, President, Austin Amusement, Inc. (vending machines)
& Gladys N., no occupation listed
- Note: No listing for Joe R. and Marana O. Humphrey
- 1947 Ogden B. Klein, owner, President, Austin & Central Texas Amusement Co.
(vending machines)
& Gladys N., no occupation listed
- 1944-45 Joseph D. Willard, Salesman

- 1942 Harold E. Duff, owner, Dist. Manager, Employers Insurance Assn., Employers Casualty Co., Tribune Building
& Ruth E. + 1
- 1940 Harold E. Duff, owner, Dist. Manager, Employers Insurance Assn., Employers Casualty Co., Norwood Building
& Ruth E. + 1
- 1939 Harold E. Duff, owner, H & R Duff, 4208 Sinclair
& Ruth E. + 1
- 1937 No listing for 2518 Wooldridge



 SUBJECT TRACT

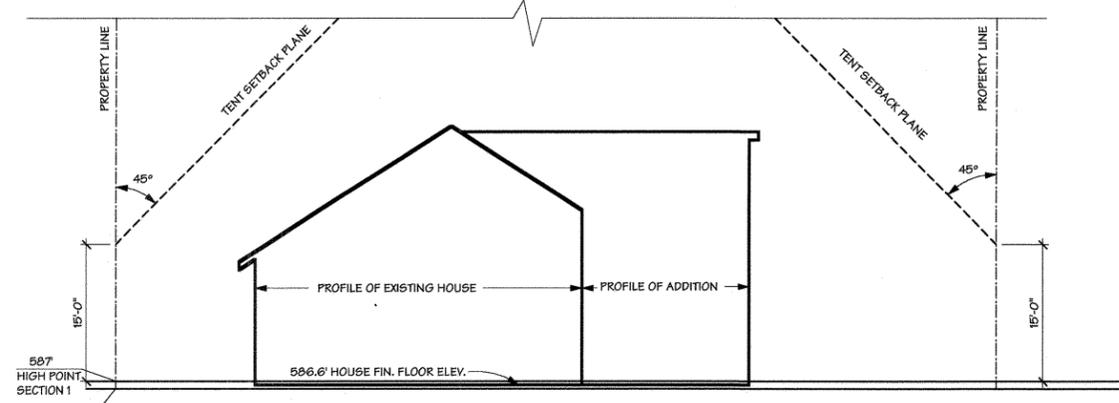
 ZONING BOUNDARY

CASE#: NRD-2013-0054
 LOCATION: 2518 Wooldridge



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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.



1 Tent Set Back Planes
SCALE: 1" = 10'-0"

IMPERVIOUS COVER ANALYSIS

SITE AREA	15039 S.F.
ALLOWABLE BUILDING IMP. COVER (40%)	6015.6 S.F.
ALLOWABLE BUILDING / SITE IMP. COVER (45%)	6767.5 S.F.
TOTAL EXISTING BUILDING	2793 S.F. (18.6%)
EXISTING SITE	803 S.F.
DRIVE	332.6 S.F.
FRONT PORCH	48.7 S.F.
SIDE PORCH	263.5 S.F.
REAR PATIO	426.4 S.F.
WALKS	530.75 S.F.
FENCE AND LOW WALLS	44 S.F.
A/C PADS	36 S.F.
CURBS @ DRIVE	282 S.F.
IMPERVIOUS PAVING T.B.D.	637 S.F.
NEW AND EXISTING FLATWORK	3404 S.F.
TOTAL SITE	6197 S.F.
PROPOSED ADDITION	380.6 S.F.
TOTAL EXISTING AND PROPOSED	6577.6 S.F.
PROPOSED DRIVEWAY REDUCTION	(80 S.F.)
FINAL IMPERVIOUS COVER	6497.6 S.F. (43.2%)
ALLOWABLE IMPERVIOUS COVER	6767.55 S.F. (45%)

FAR ANALYSIS

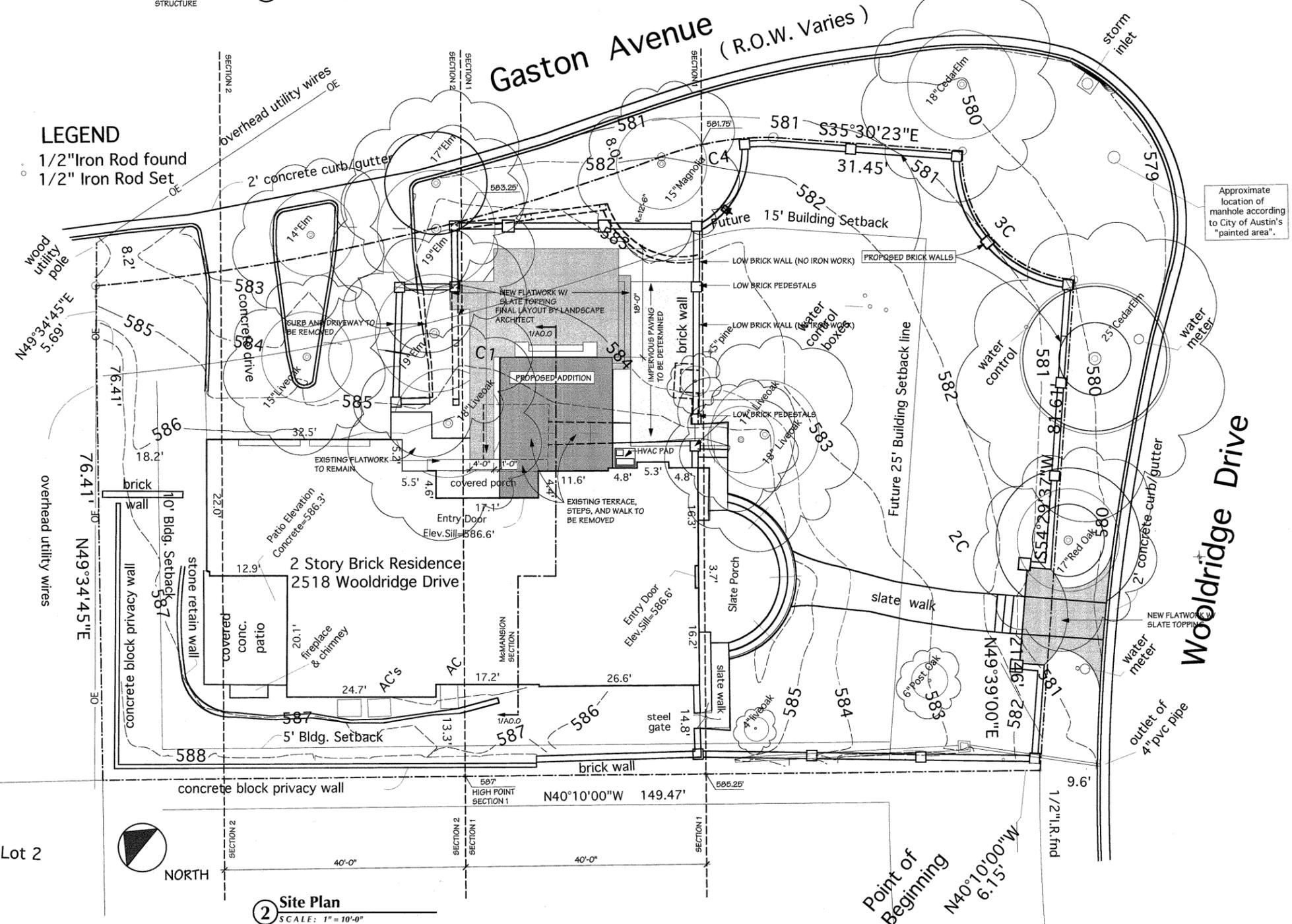
EXISTING RESIDENCE	4575 S.F.
EXISTING GARAGE	590 S.F.
EXISTING 2ND FL COVERED DECK	126 S.F.
TOTAL EXISTING	5291 S.F.
FIRST FLOOR PROPOSED ADDITION	394 S.F.
SECOND FLOOR PROPOSED ADDITION	421 S.F.
DEMO PORCH CREDIT	(53 S.F.)
TOTAL PROPOSED	762 S.F.
TOTAL EXISTING AND PROPOSED	6053 S.F.
GARAGE CREDIT	(460 S.F.)
FINAL TOTAL	5603 S.F. (37.25%)
ALLOWABLE FAR	6015.6 S.F. (40% LOT AREA)

INDEX OF DRAWINGS

A0.0	SITE PLAN, McMANSION STUDY, CALCS
A1.1	FIRST & SECOND FLOOR PLANS
A1.2	REFLECTED CEILING & ELECTRICAL PLANS
	DOMES SECTION DETAIL
A2.1	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A4.1	INTERIOR ELEVATIONS - 1ST FLOOR & STAIR
A4.2	INTERIOR ELEVATIONS - 2ND FLOOR
S-0	STRUCTURAL GENERAL NOTES
S-1	FOUNDATION / FRAMING PLANS
S-2	FOUNDATION DETAILS
S-3	FRAMING DETAILS

SCOPE OF WORK

- TWO STORY ADDITION TO RESIDENCE:
- APPROX 394 SF FIRST FLOOR / 421 SF SECOND FLOOR
- REVISION TO EXISTING PAVER PATIO AND ADDITIONAL PATIO SF
- REVISION TO EXISTING BRICK FENCE AND ADDITIONAL BRICK FENCE



2 Site Plan
SCALE: 1" = 10'-0"

LEGEND

- 1/2" Iron Rod found
- 1/2" Iron Rod Set



Texas Registration No 10325

1214 WEST 6TH ST.
SUITE 208
AUSTIN, TX 78703
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Skilern Remodel
2518 Wooldridge Dr., Austin TX 78703

Date: 3/4/13
Drawn By: kg / cl
Revisions:

A0.0



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DOOR SCHEDULE

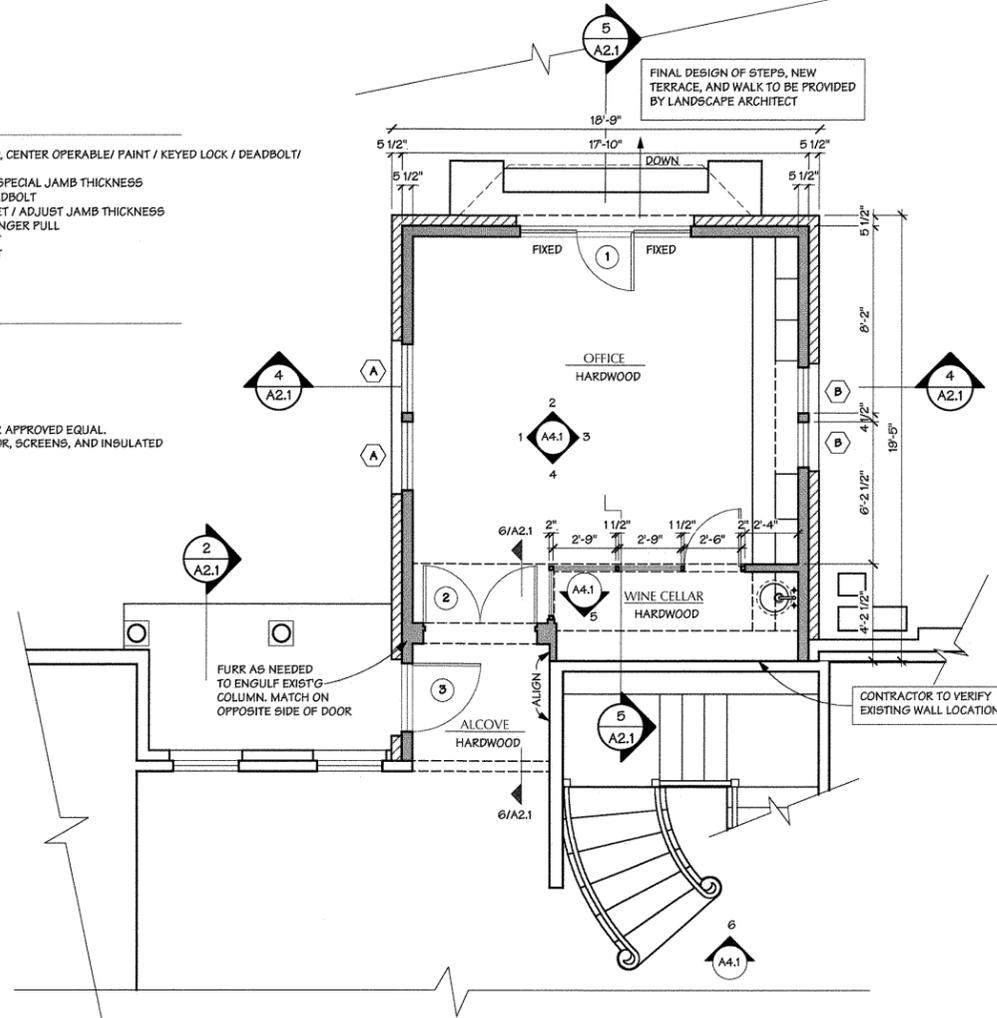
- 1 TRIPLE 2'-6" X 6'-8" MULTI-LITE FRENCH DOOR SIM TO EXIST'G/SIDE PANELS FIXED, CENTER OPERABLE/ PAINT / KEYED LOCK / DEADBOLT/ INSULATED LOW E GLAZING
- 2 PAIR 2'-6" X 6'-8" SINGLE LITE DOOR / PAINT / PRIVACY LOCKSET / NO MUNTINS / SPECIAL JAMB THICKNESS
- 3 REUSE EXIST'G 3'-0" X 6'-8" MULTI-LITE FRENCH DOOR/ PAINT / KEYED LOCK / DEADBOLT
- 4 2'-6" X 6'-8" SIX PANEL S.C. SIM @ EXIST'G BEDROOMS/ PAINT / PASSAGE LOCKSET / ADJUST JAMB THICKNESS
- 5 2'-0" X 6'-8" SIX PANEL S.C. SIM @ EXIST'G BEDROOMS/ PAINT / POCKET DOOR / FINGER PULL
- 6 2'-4" X 6'-8" SIX PANEL S.C. SIM @ EXIST'G BEDROOMS / PAINT / PRIVACY LOCKSET
- 7 2'-0" X 6'-8" SIX PANEL S.C. SIM @ EXIST'G BEDROOMS / PAINT / PRIVACY LOCKSET

REKEY NEW AND EXISTING KEYED LOCKS AT END OF PROJECT.
MATCH EXIST'G DOOR HARDWARE

WINDOW SCHEDULE

- | | |
|---|------------------------|
| A | 3'-0" X 4'-6" CASEMENT |
| B | 2'-0" X 4'-0" CASEMENT |
| C | 2'-6" X 4'-0" CASEMENT |
| D | 2'-0" X 2'-0" AWNING |

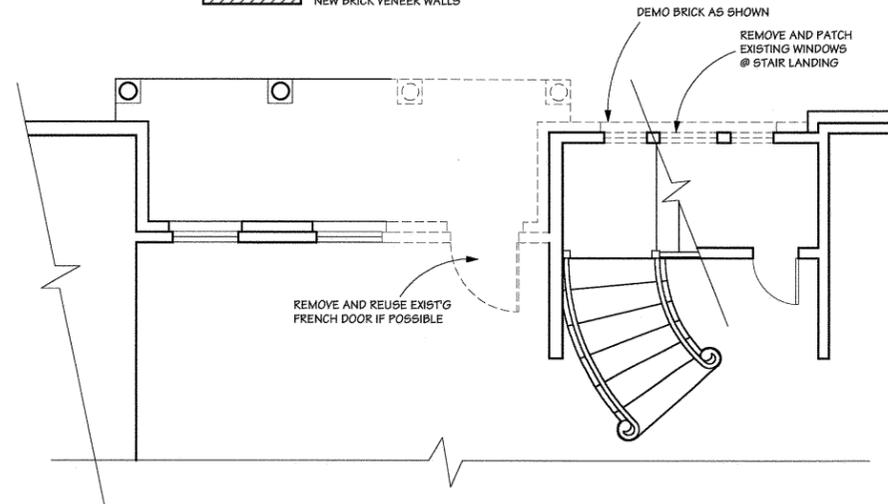
UNLESS NOTED OTHERWISE ALL WINDOWS TO BE KOLBE & KOLBE, JELDWEN, PELLA OR APPROVED EQUAL.
UNLESS NOTED OTHERWISE ALL WINDOWS TO BE PAINT GRADE INTERIOR AND EXTERIOR, SCREENS, AND INSULATED LOW E GLAZING.



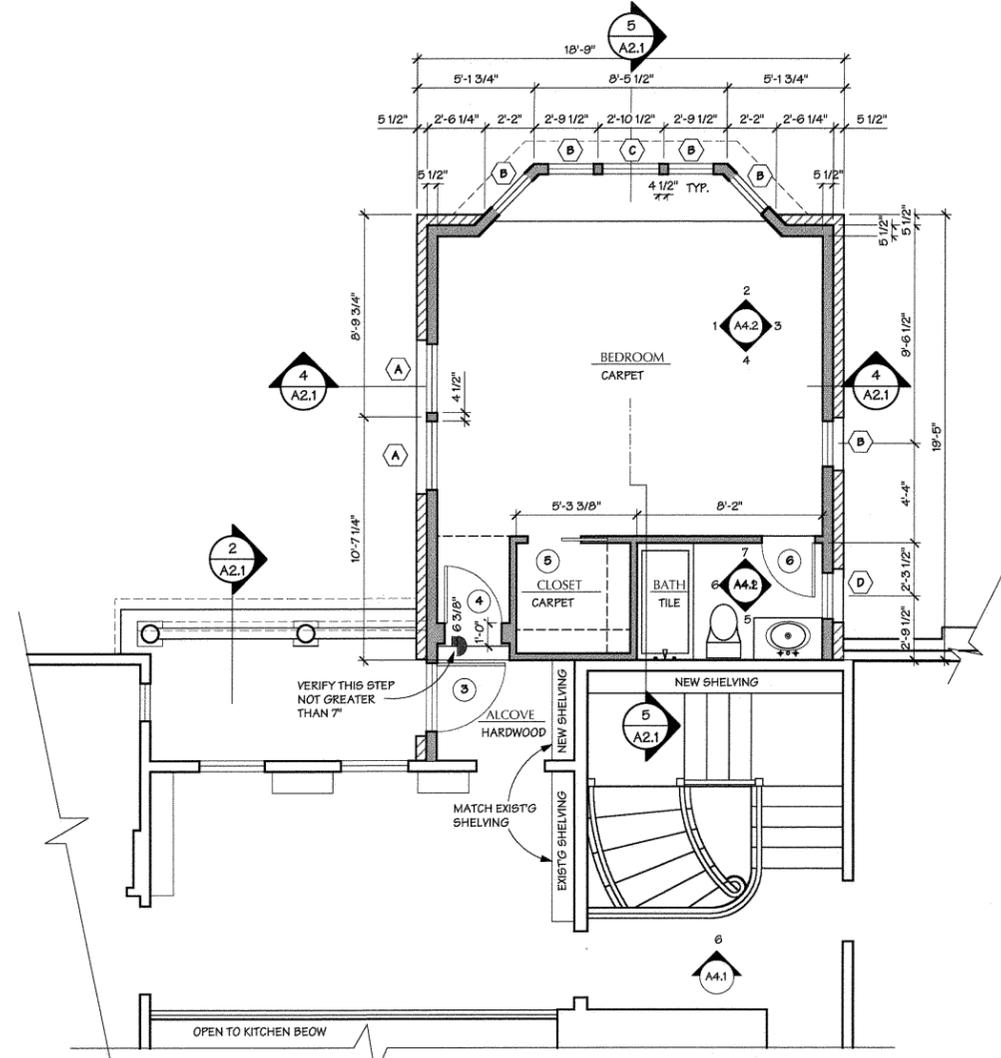
1 First Floor Plan
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMO'D
- NEW WD. STUD WALLS
- NEW BRICK VENEER WALLS

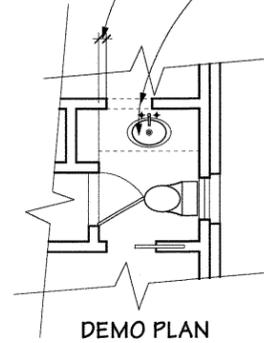


3 Existing First Floor Plan (Demo Plan)
SCALE: 1/4" = 1'-0"

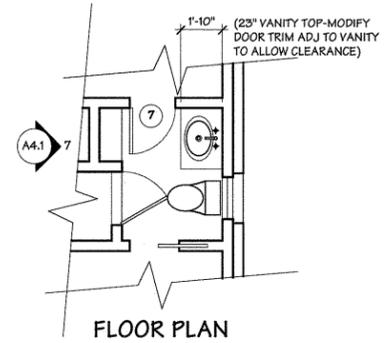


2 Second Floor Plan
SCALE: 1/4" = 1'-0"

SET DOOR TIGHT TO CORNER. ALLOW FOR TRIM. MODIFY TRIM AS NEEDED TO ALLOW FOR VANITY CLEARANCE ADJACENT TO DOOR.
DEMO LAVATORY. CUT WALL FOR NEW DOOR.



DEMO PLAN



FLOOR PLAN

4 Bath / Second Demo & Floor Plan
SCALE: 1/4" = 1'-0"

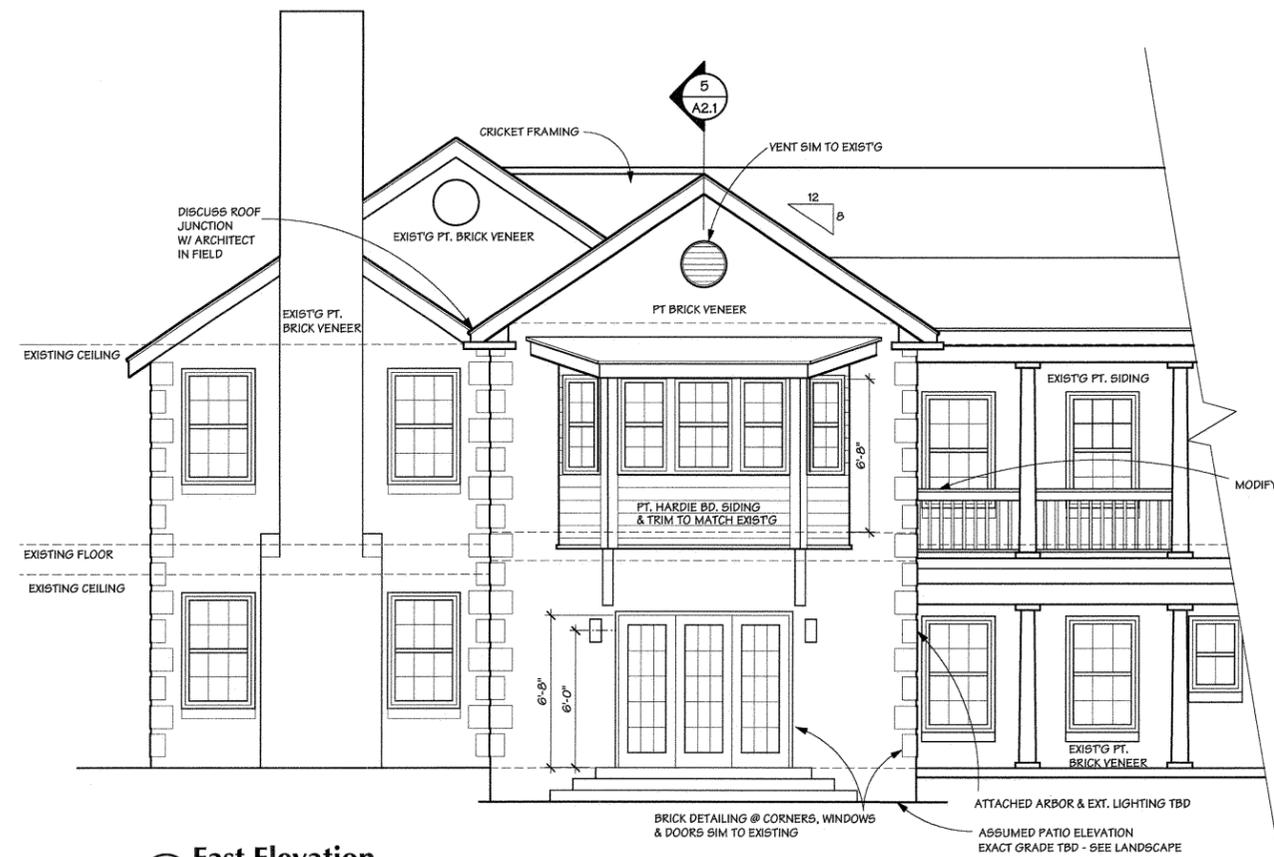
Date: 3/4/13
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Revisions:



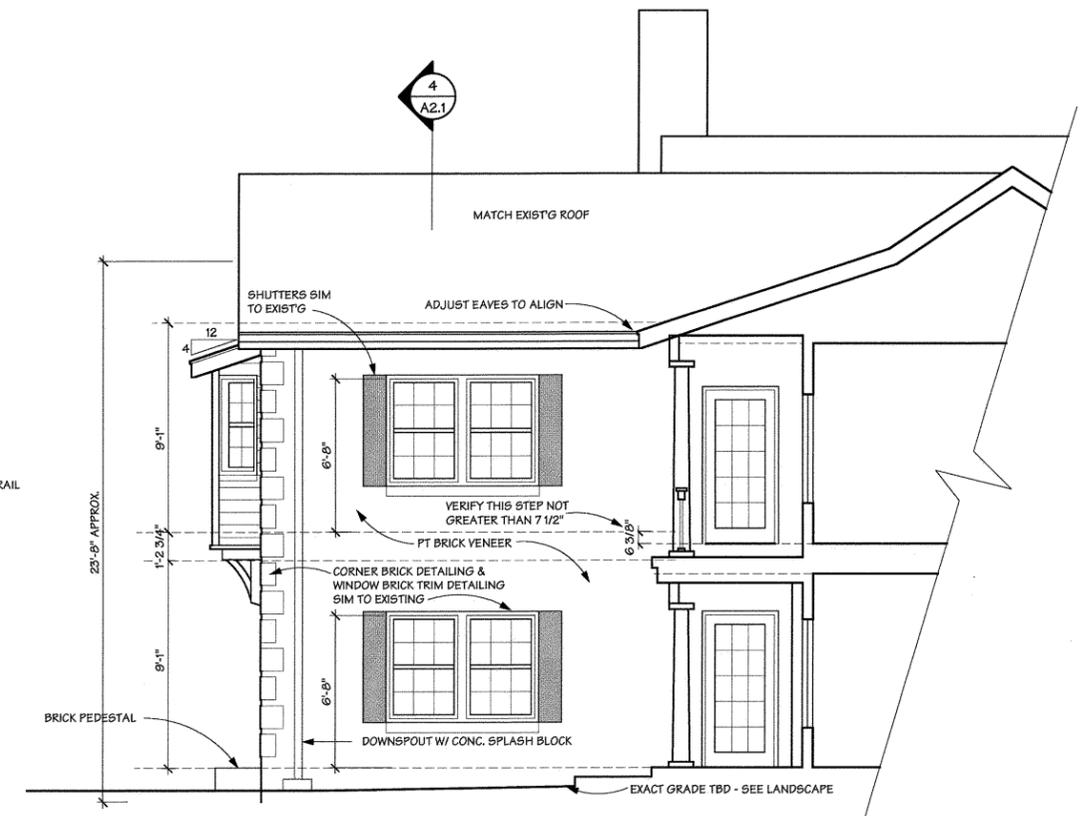
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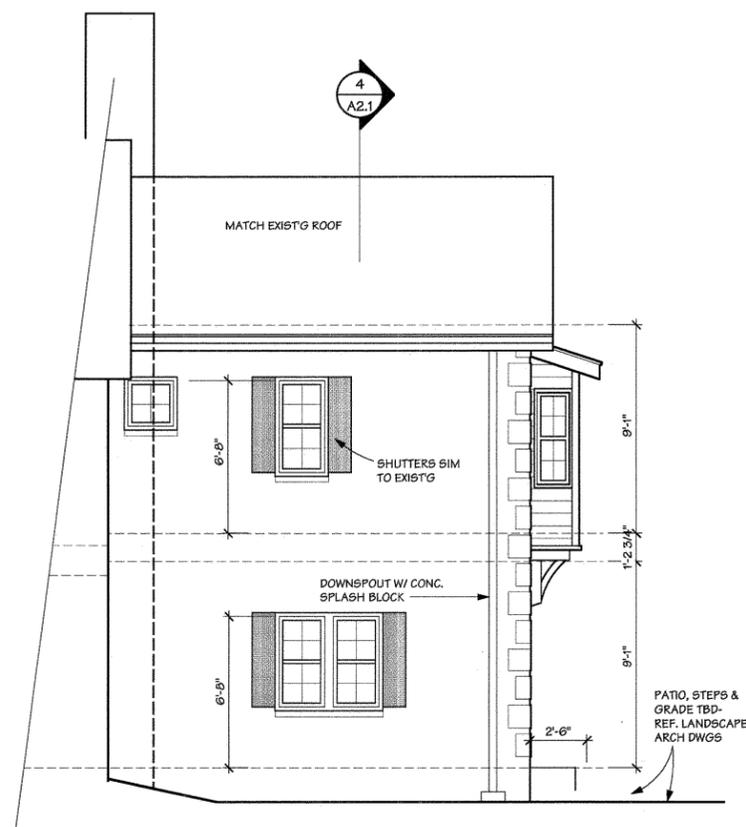
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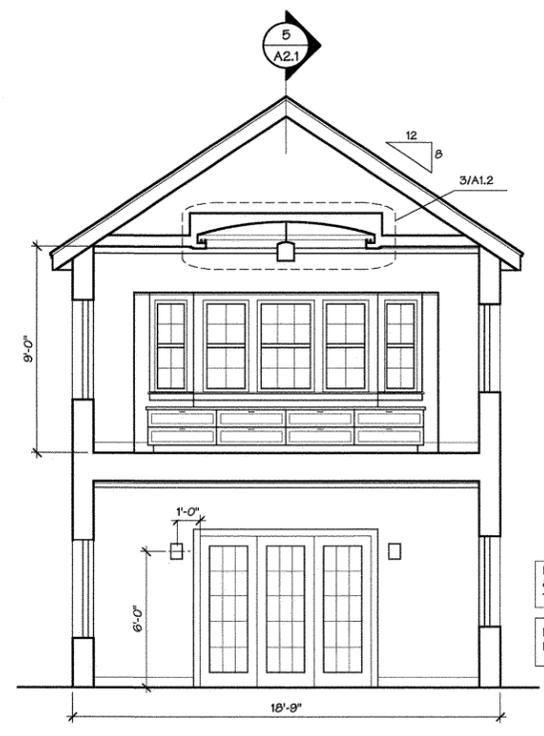
1 East Elevation
SCALE: 1/4" = 1'-0"



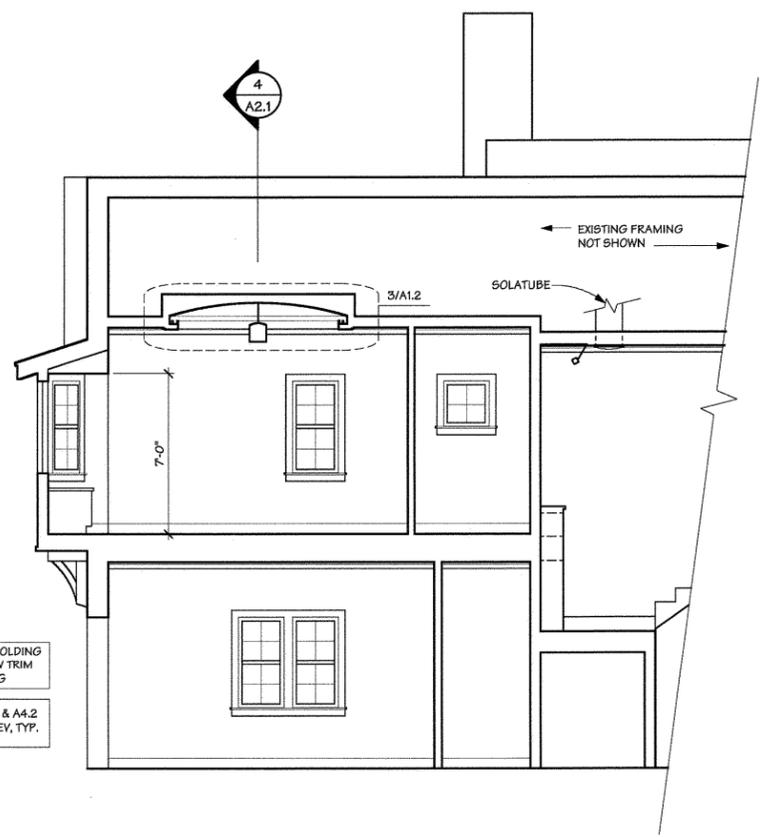
2 North Elevation & Section Through Porch
SCALE: 1/4" = 1'-0"



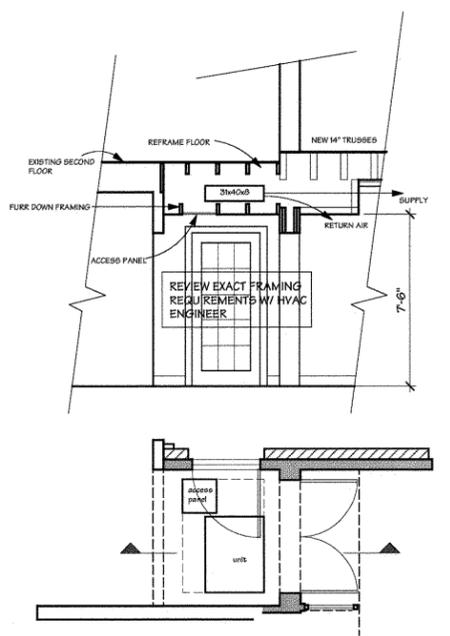
3 South Elevation
SCALE: 1/4" = 1'-0"



4 Section Looking East
SCALE: 1/4" = 1'-0"



5 Section Looking South
SCALE: 1/4" = 1'-0"



6 Section @ HVAC Chase
SCALE: 1/4" = 1'-0"

BASE / CROWN MOLDING & DOOR / WINDOW TRIM TO MATCH EXIST'G
REF SHEETS A4.1 & A4.2 FOR INTERIOR ELEV, TYP.

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