

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NOVEMBER 27, 2017
NRD-2017-0074
2610 WOOLDRIDGE DRIVE
OLD WEST AUSTIN HISTORIC DISTRICT**

PROPOSAL

Alterations to a ca. 1936 house.

PROJECT SPECIFICATIONS

The applicant proposes to remove non-historic additions to the house and construct new additions. This includes the following work:

1. Demolish the non-historic dining room, family room, back porch, and garage;
2. Construct a new garage and family room; and
3. Transform the front hip-roof tower into a front-gabled stucco section by adding a pair of French doors and steel balconet on the second story and reshaping the first-floor window into an arched multi-lite window;
4. Replace the large picture window to the right of the principal entry with two pairs of French doors; and
5. Install steel windows on secondary elevations that recall the original window materials on the house.

All new exterior wall surfaces will be finished in stucco. All of the proposed demolition on this house will affect additions constructed after 1983.

The house was listed as contributing in the Old West Austin Historic District at the time of designation. It has since been extensively modified.

STANDARDS FOR REVIEW

The Old West Austin Historic District has no design guidelines for additions to and rehabilitation of historic buildings. General design principles for projects such as this encourage retention of historic fabric to the greatest extent possible, basing restoration measures on historic photographs of the house, and compatibility of design in terms of scale, massing, materials, and fenestration patterns.

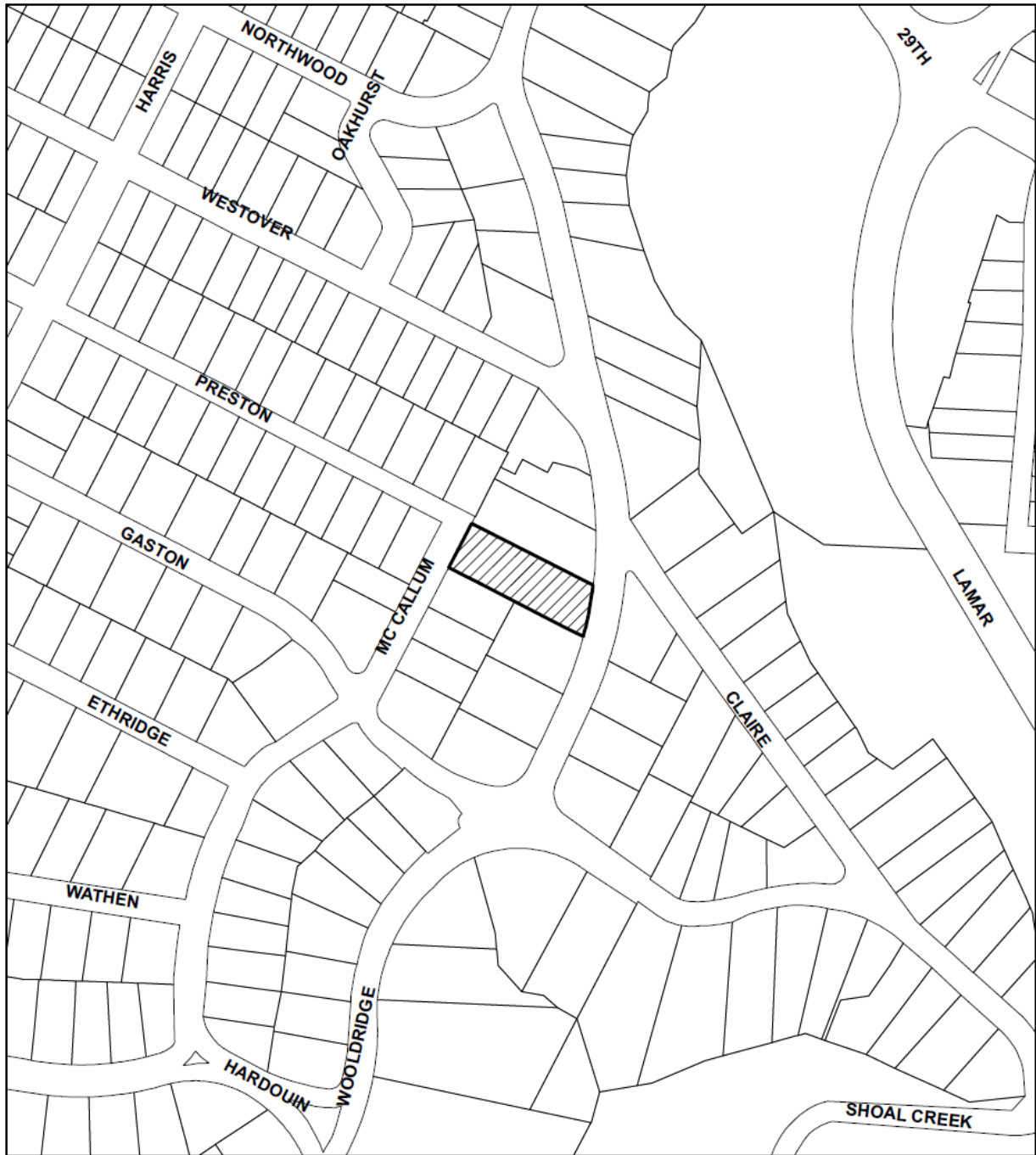
COMMITTEE RECOMMENDATION

The applicant presented to the Certificates of Appropriateness Review Committee in November 2017. The committee appreciated the work towards restoration of the original Spanish Colonial Revival character of the house and had no recommendations.

STAFF RECOMMENDATION

Staff recommends releasing the permit. Staff also recommends that the applicant consider restoring the picture window to the right of the principal entry, as shown in the historic photographs of the house, rather than replacing the window with paired French doors.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

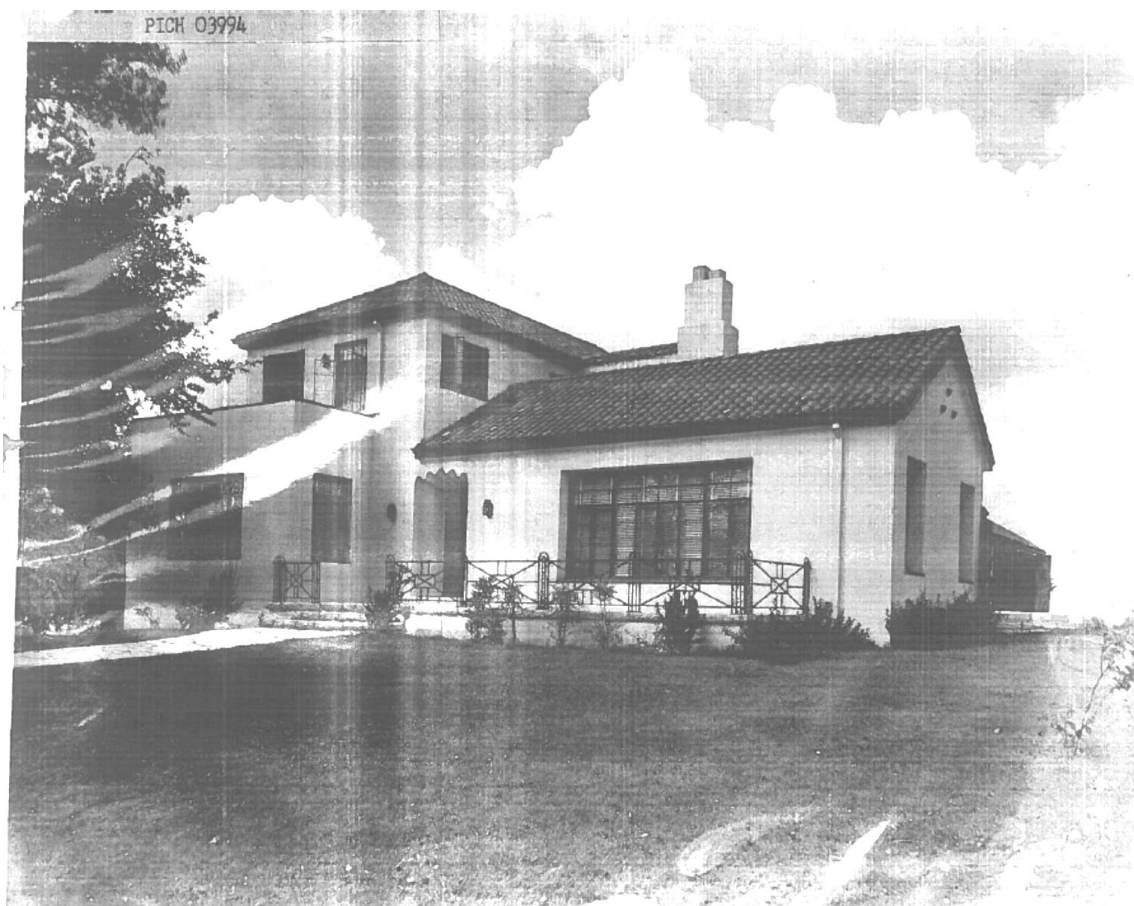
NOTIFICATIONS

CASE#: NRD-2017-0074
2610 WOOLDRIDGE DRIVE

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Historic (undated) photograph of the house, showing the original configuration of the projecting front bay and second-story tower. The house was designed by Page, Southerland, Page in 1937 and featured ironwork by Fortunat Weigl.

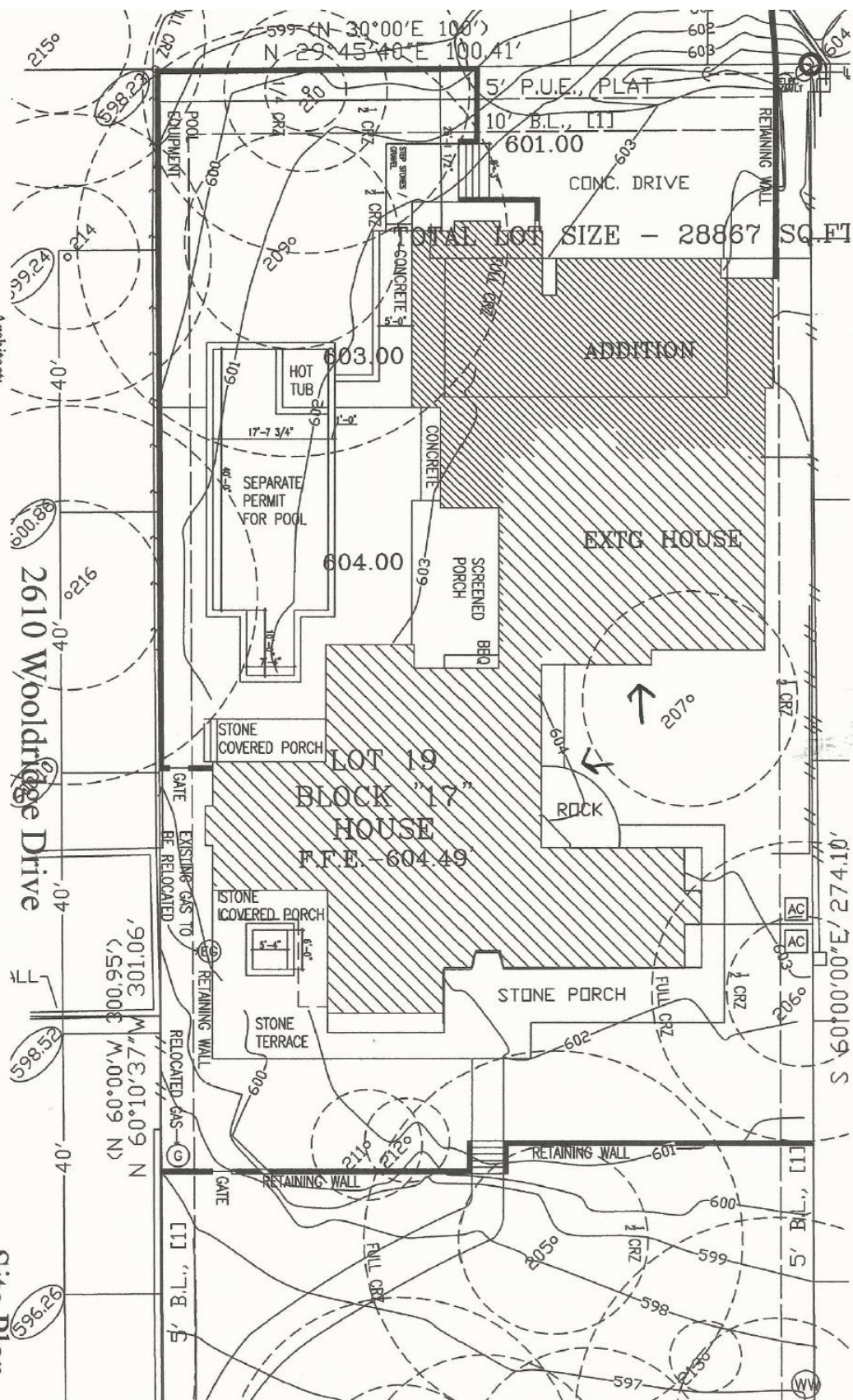


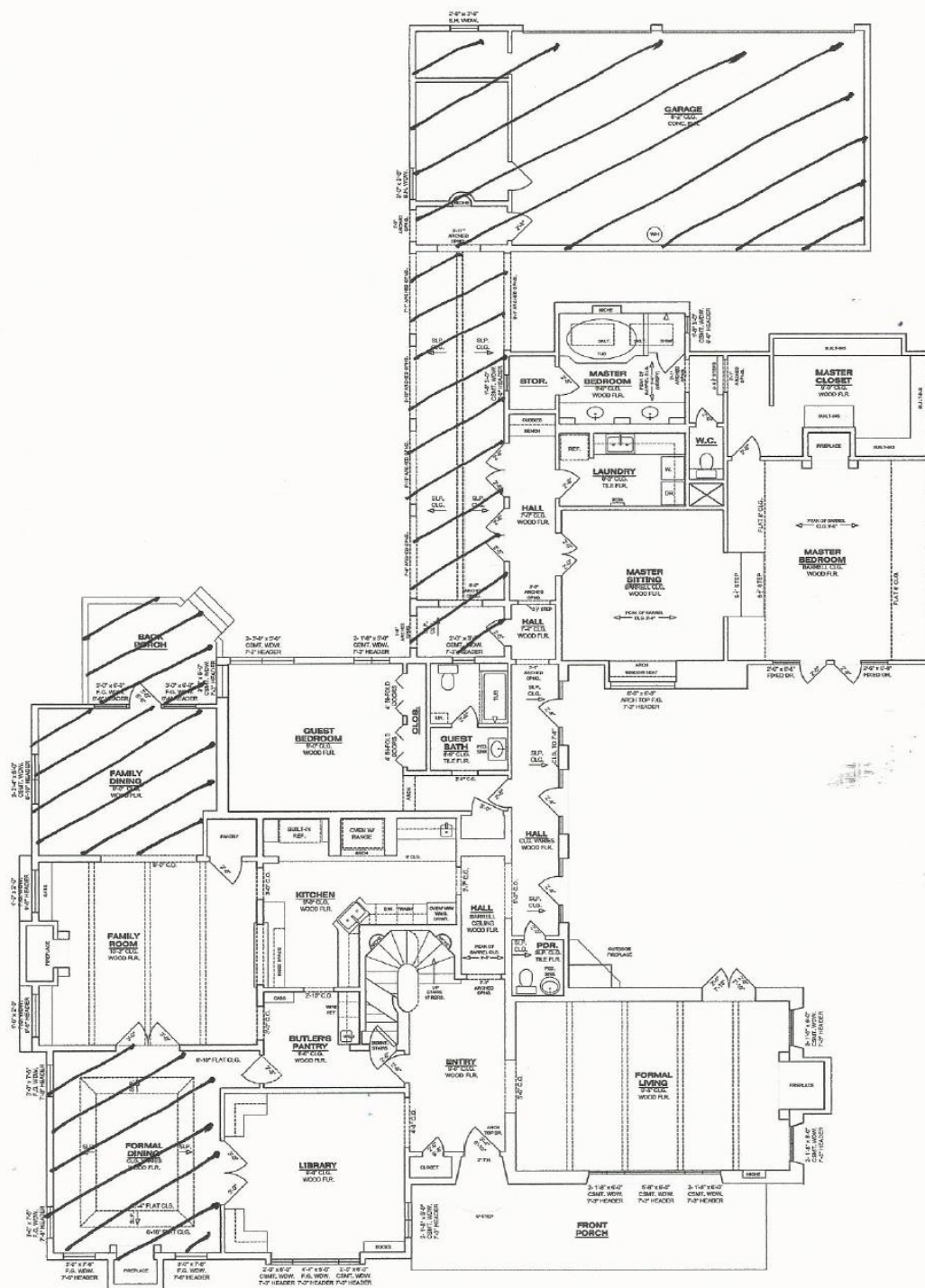
Current (2017) photograph of the house.

Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

Site Plan

Scale 1:20





EXT 6
FIRST FLOOR PLAN
(6'-8" DOOR HEIGHTS U.I.O.)

SCALE: $\frac{1}{2}" = 1'-0"$

