

HISTORIC LANDMARK COMMISSION
JANUARY 23, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1995-0006
Pemberton Castle
1415 Wooldridge Drive

PROPOSAL

Construct a castellated roofline to the pump house in the rear of the property and raise the ceiling of the pump house to provide usable space.

PROJECT SPECIFICATIONS

The applicant proposes to construct a rock-faced top addition to the historic pump house in the back yard of the property. The proposed addition will raise the height of the roof and will add castellation to the roofline to bring it more in line with the roofline of the principal house. The applicant has stated that the castellation addition will be rock of a different cut than that on the pump house to differentiate it from the original, and will be removable should a future owner decide to restore the historical integrity of the pump house.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- 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 such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval of the Certificate of Appropriateness with the change in materials between the historic and new rock and the fact that the proposed changes will be removable in the future.

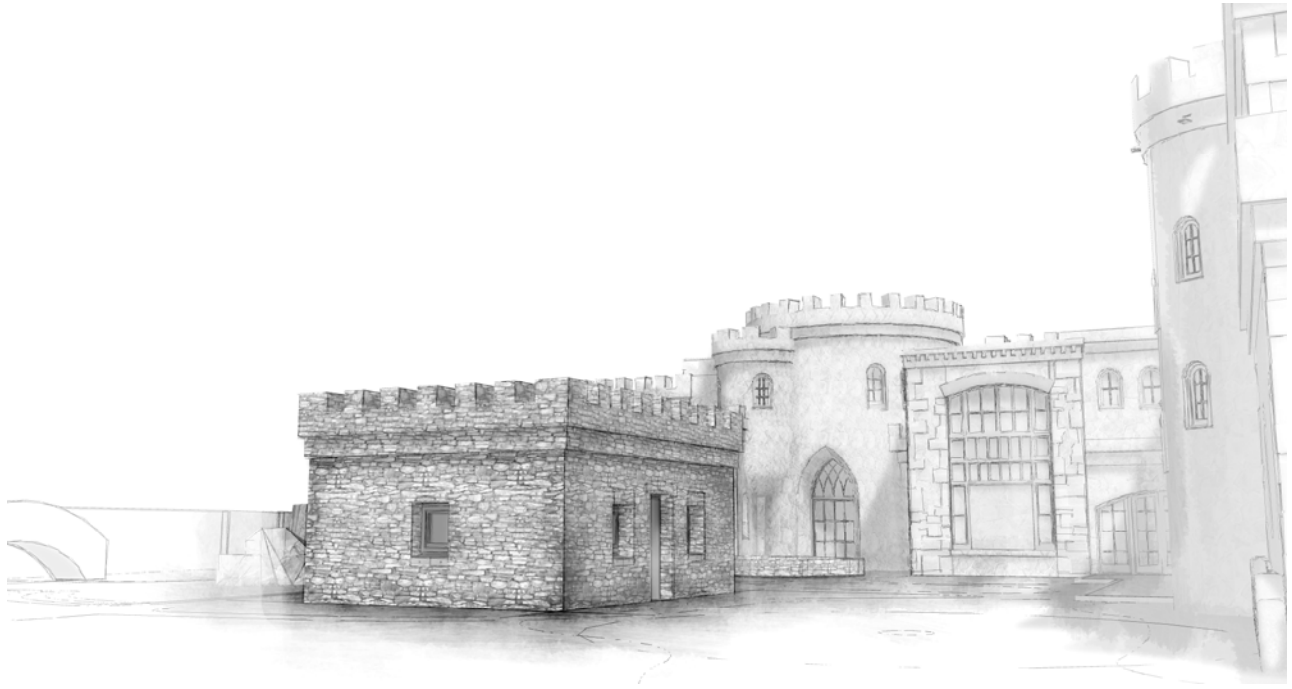
STAFF RECOMMENDATION

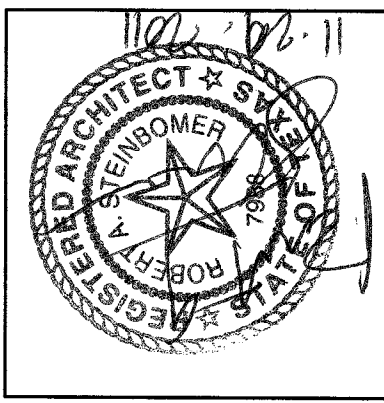
Staff still cannot recommend approval of this application as the pump house is perhaps the only remaining intact building on the site and that the proposal violates the Commission's Standards for Review of applications for Certificates of Appropriateness in that the

proposal will destroy the distinguishing original qualities or character of a building, and the proposal will construct an alteration which has no historical basis.





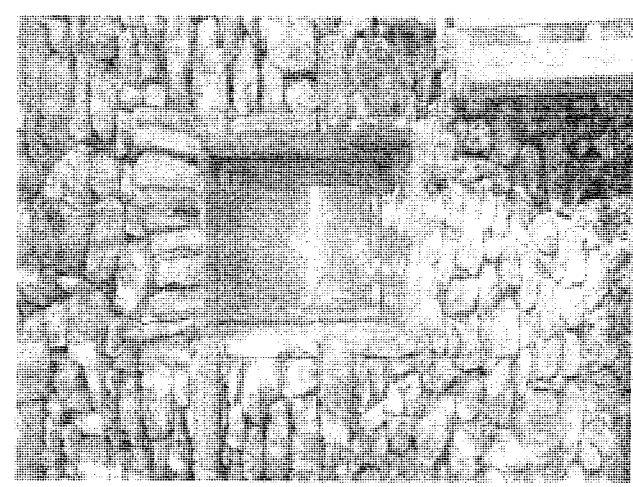




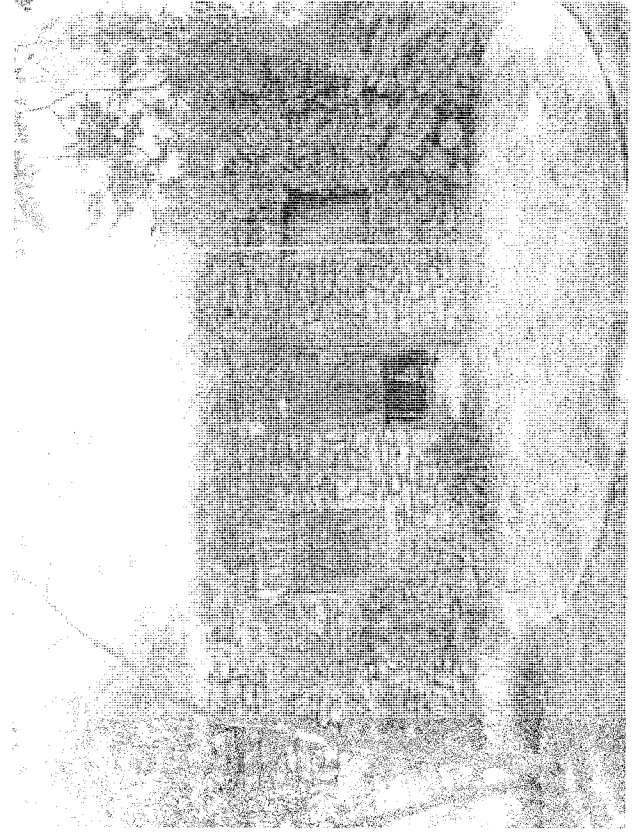
STEINBOMER ASSOCIATES
ARCHITECTS
1703 Guadalupe St., Austin, Texas 78701
T: 512.479.0022 F: 512.477.6668
www.steinbomer.com

A REMODEL TO THE PUMPHOUSE AT
PEMBERTON CASTLE
1415 WOOLDRIDGE DRIVE AUSTIN, TEXAS

DATE: 1/29/11
DRAWN: TML
SCALE: AS NOTED
REVISED:
SHEET 1 OF 2
A-101



EXISTING WINDOW
& STONE FACADE
(TO REMAIN)



VIEW OF EAST
FACADE



VIEW OF WEST
FACADE

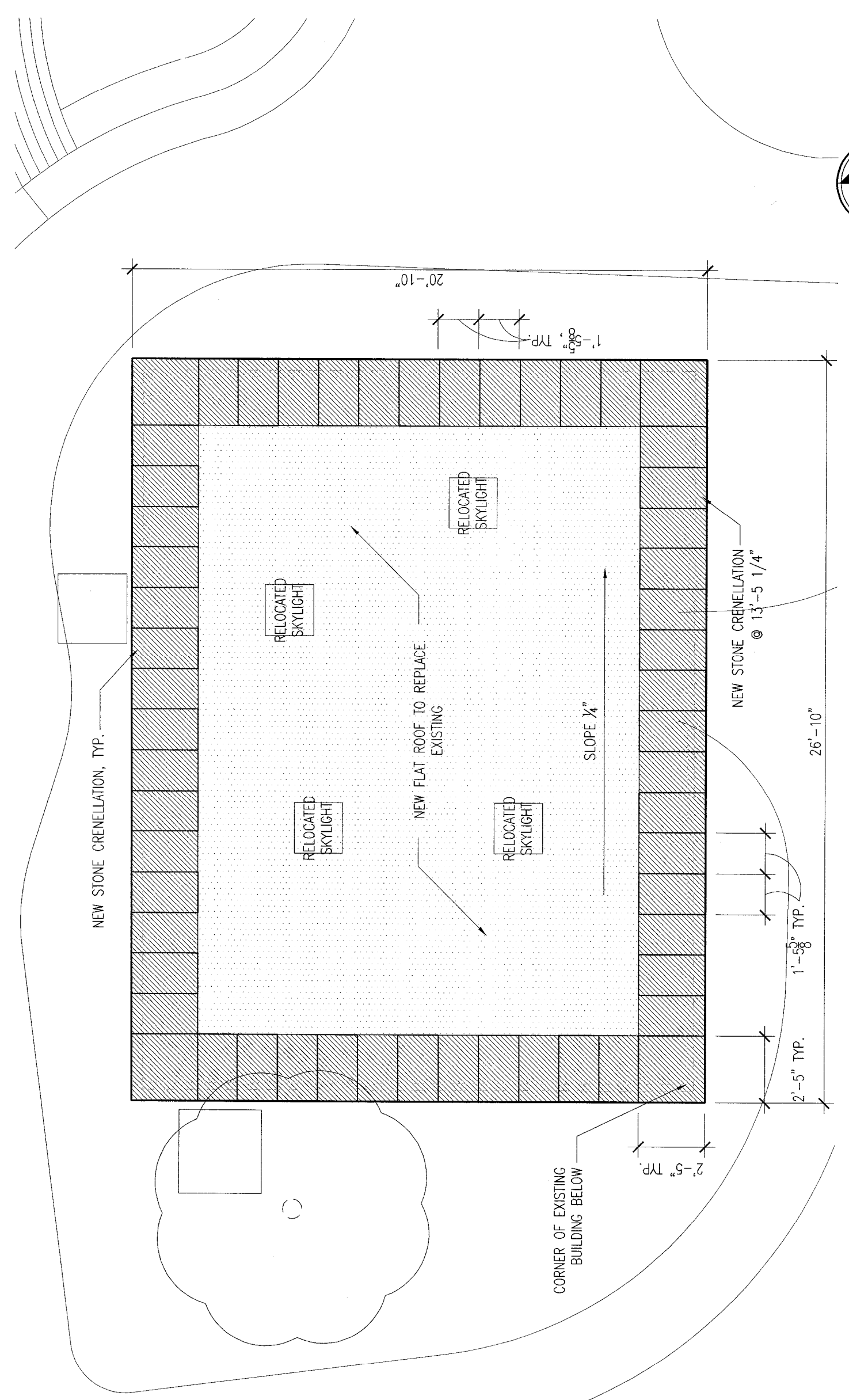


VIEW OF NORTH/WEST
FACADE

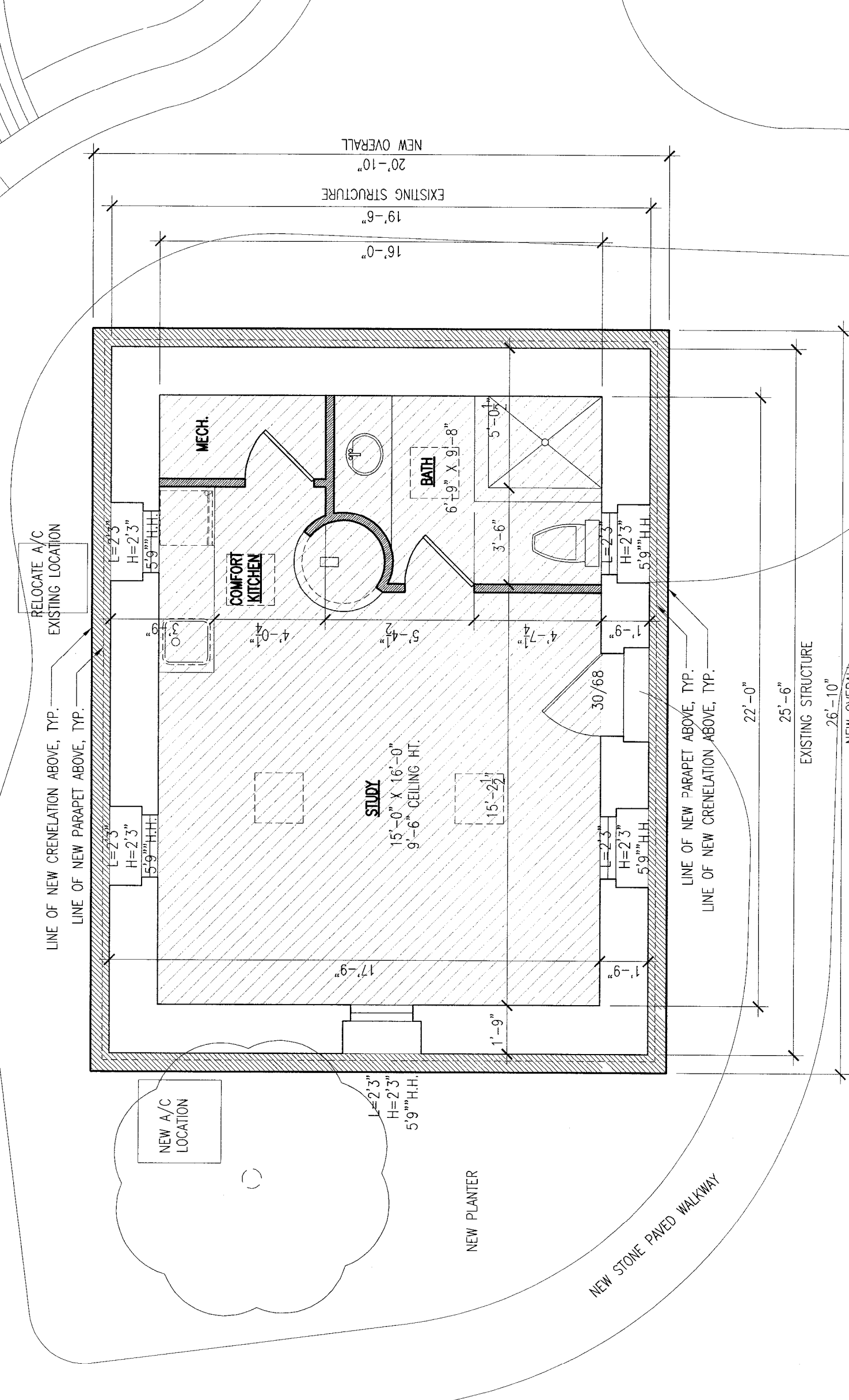
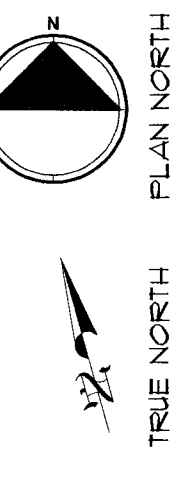


VIEW FROM MAIN
HOUSE OF
SOUTH/WEST FACADES

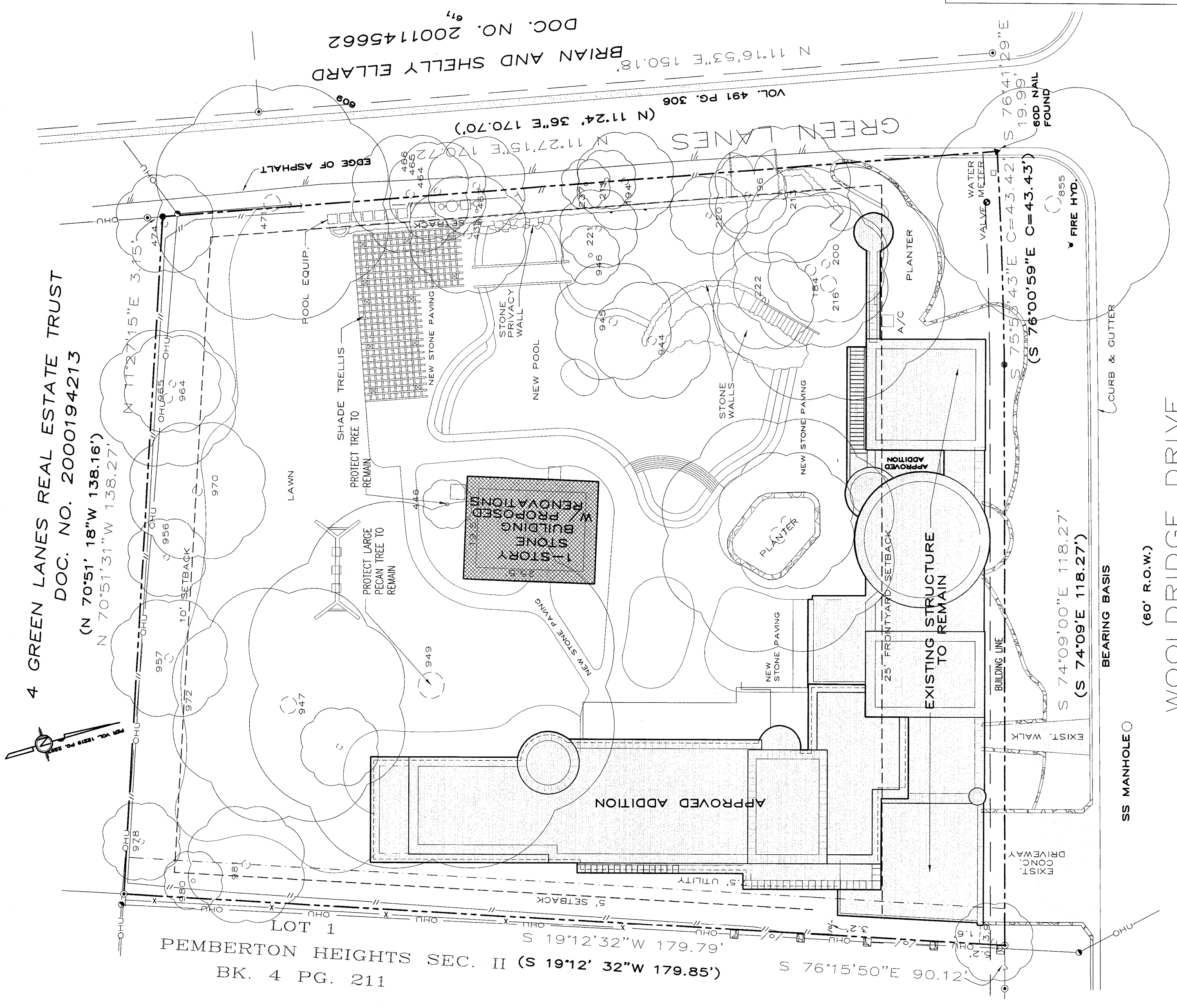
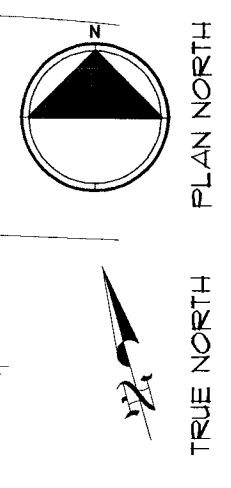
4 CURRENT BUILDING PHOTOS



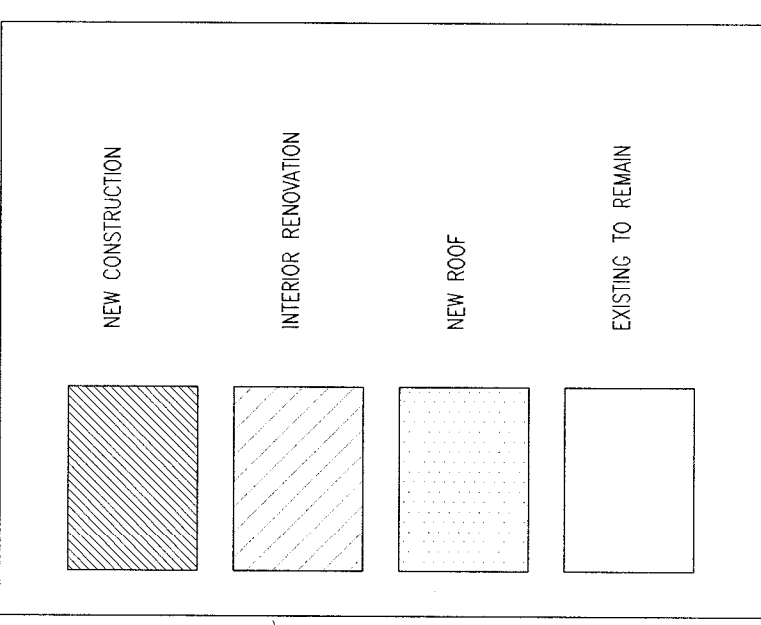
3 ROOF PLAN
SCALE: 1/4"=1'-0"



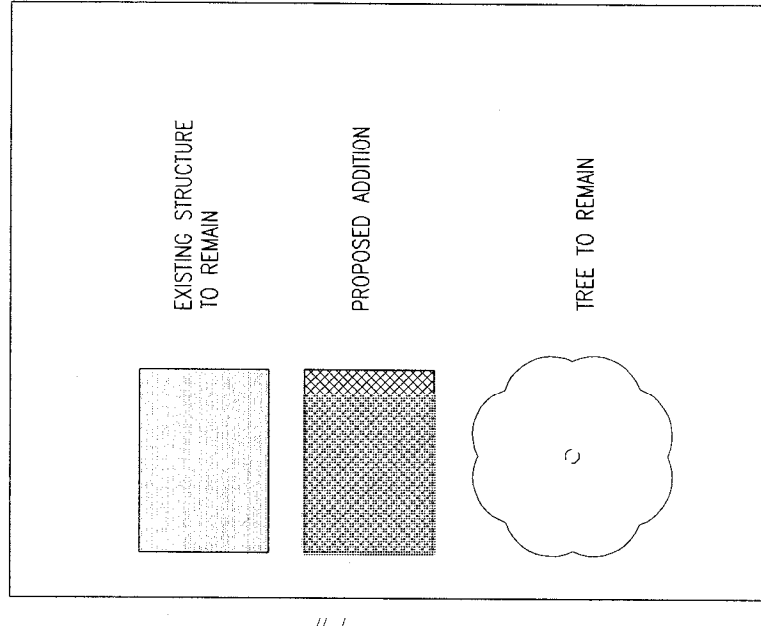
2 FLOOR PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN LEGEND



SITE PLAN LEGEND

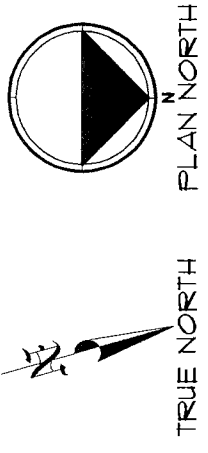


WOOLDRIDGE DRIVE

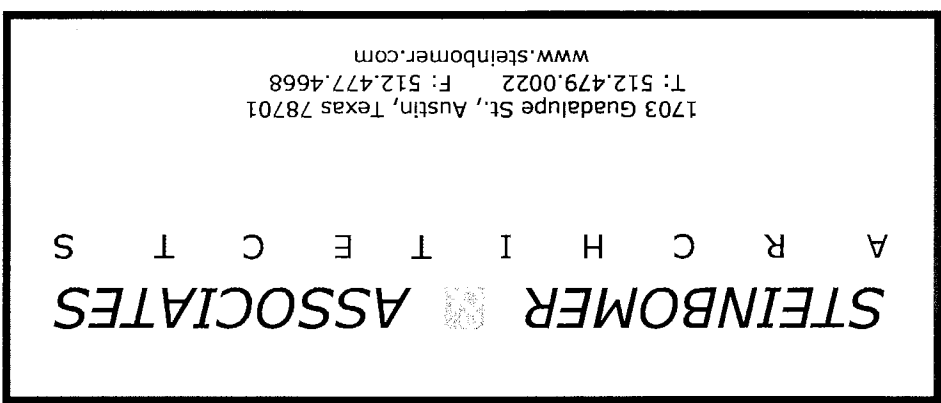
SS MANHOLE
CURB & GUTTER
BEARING BASIS
(60' R.O.W.)

SAFETY PLAN OF THIS WOODRIDGE DRIVE, TEXAS, 2011.
LOCAL DESCRIPTION: WOODRIDGE DRIVE, A 1.5-MILE SECTION OF THE
DRIVE, FROM WOODRIDGE DRIVE TO THE CITY OF AUSTIN COUNTY, TEXAS.

SAFETY PLAN OF THIS WOODRIDGE DRIVE, TEXAS, 2011.
LOCAL DESCRIPTION: WOODRIDGE DRIVE, A 1.5-MILE SECTION OF THE
DRIVE, FROM WOODRIDGE DRIVE TO THE CITY OF AUSTIN COUNTY, TEXAS.



1 SITE PLAN
SCALE: 1/16"=1'-0"

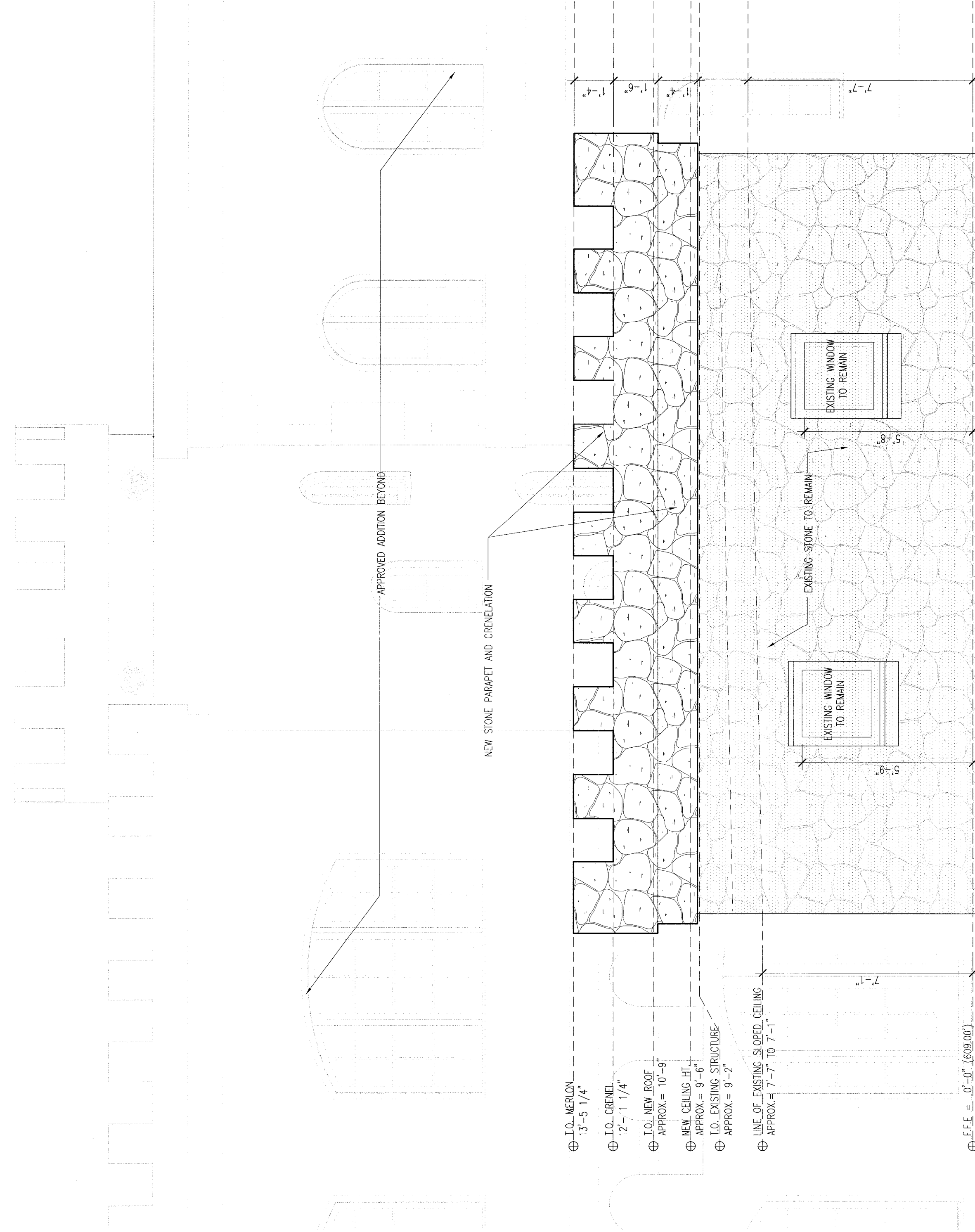


A REMODEL TO THE PUMPHOUSE AT
 INTERSECTIONS OF N. DAVIS ST. &
 1415 WOOLDRIDGE DRIVE AUSTIN, TEXAS

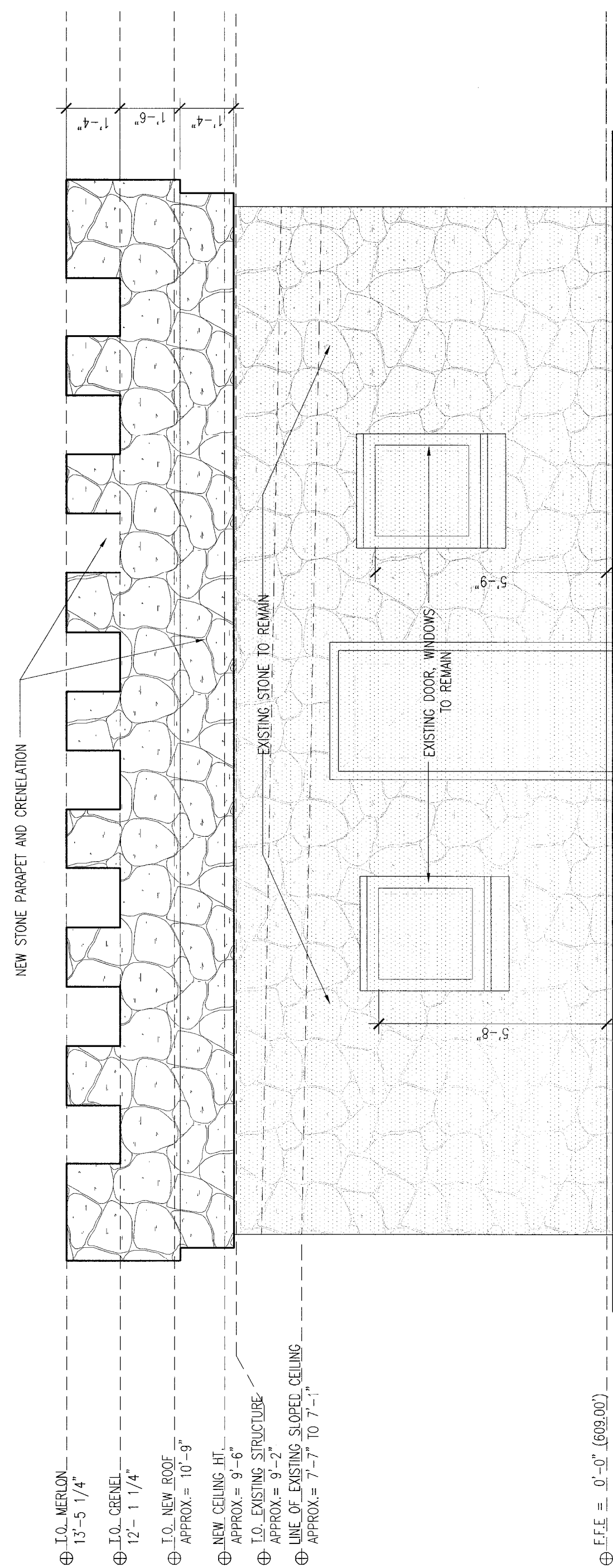
DATE: 11/23/11
DRAWN: CF
SCALE: AS NOTED
REVISED:

SHEET 2 OF 2

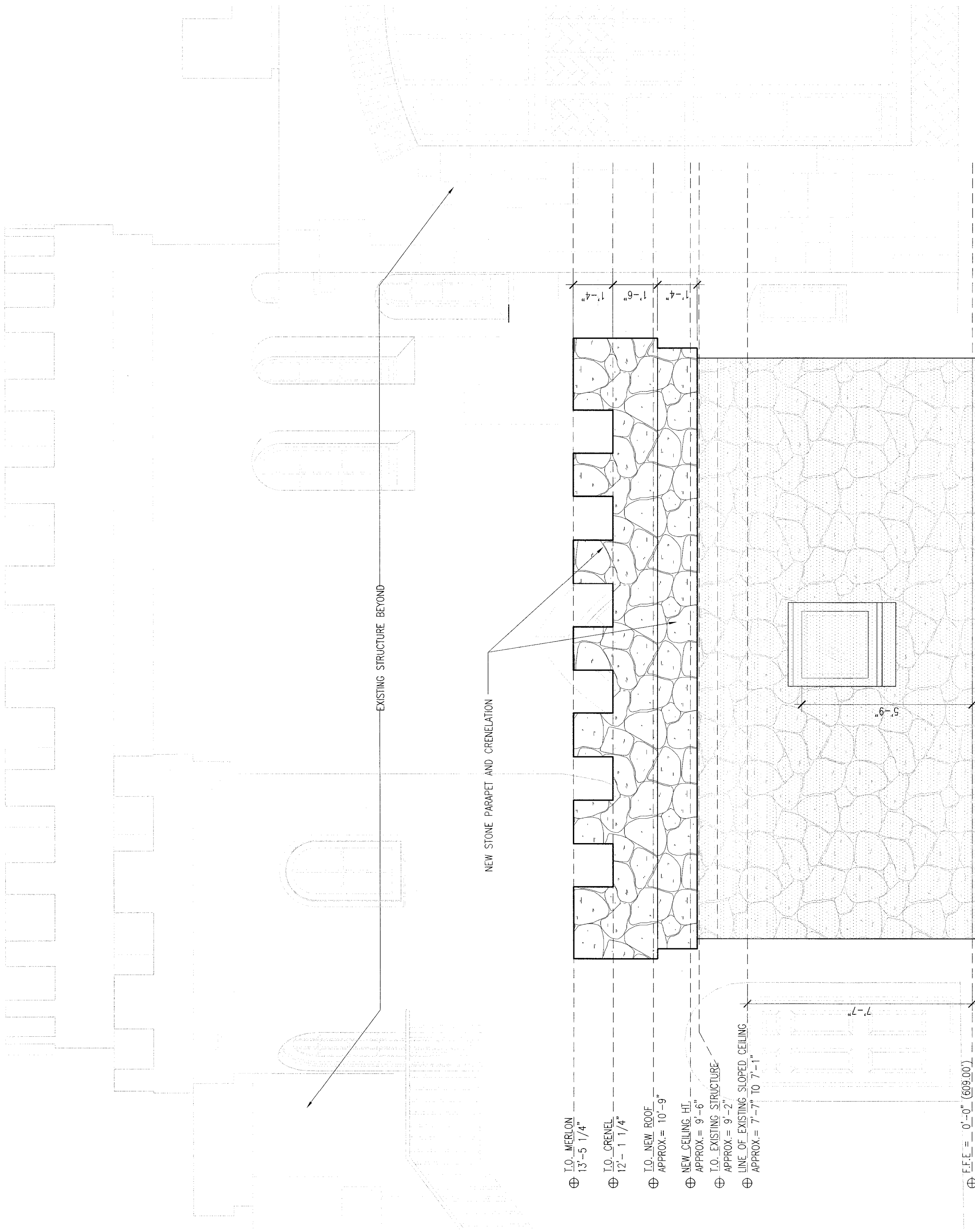
A-201



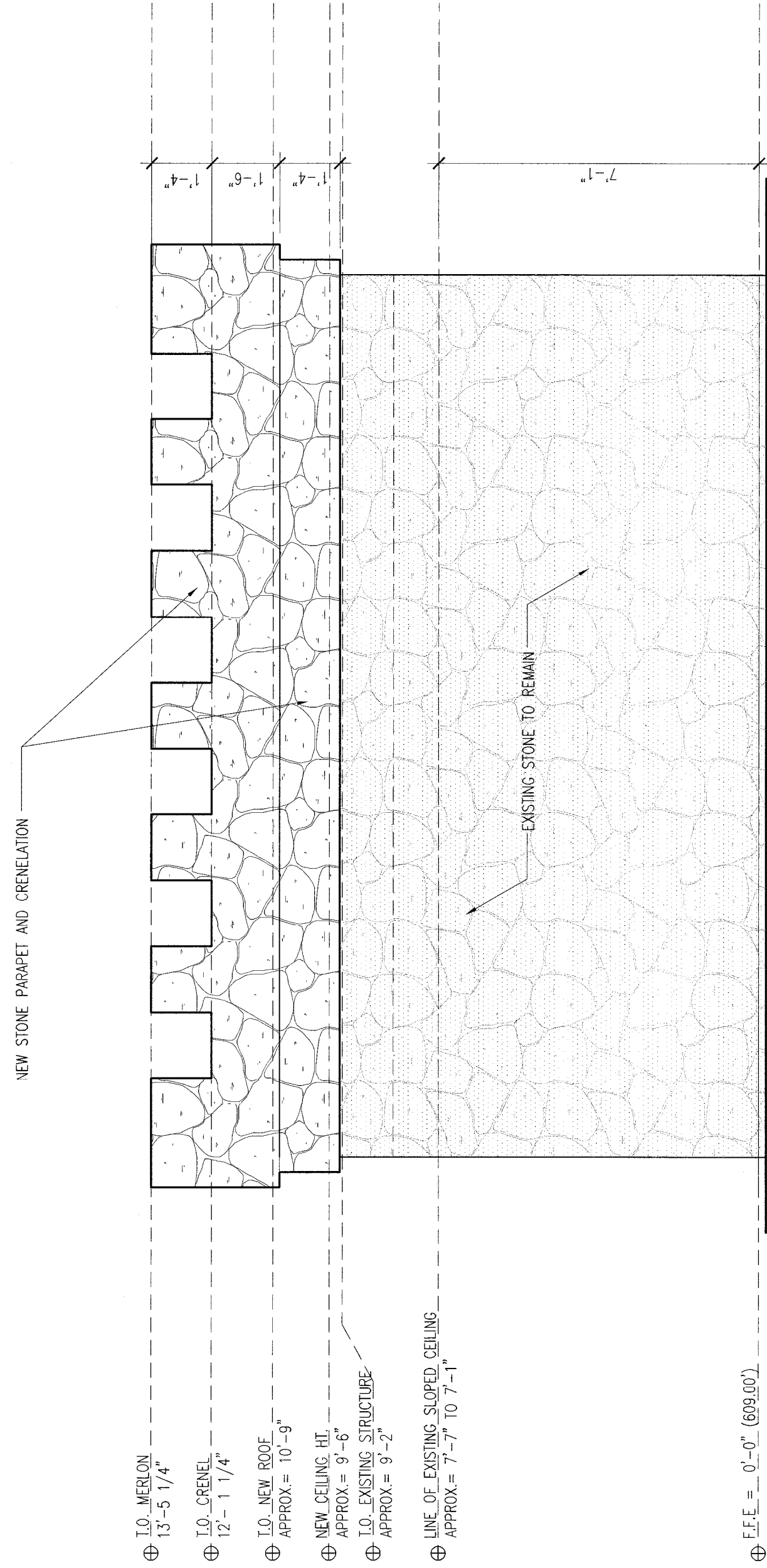
3 **WEST ELEVATION**
SCALE: 3/8" = 1' - 0"



1 EAST ELEVATION
SCALE: 3/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/8"=1'-0"