

**HISTORIC LANDMARK COMMISSION  
APRIL 22, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0026  
Old West Austin  
1605 Northwood Road**

**PROPOSAL**

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Add second story additions to one-story side wings of a contributing house.

**PROJECT SPECIFICATIONS**

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The existing c. 1941 house is an approximately 3,400 sq. ft., two-story Neo-Classical style house with symmetrical one story wings on either side. The two-story central section has a side gable roof, while the full facade porch is covered by a flat roof extension supported by four square columns. The side wings have flat roofs as well, with decorative balustrades.

The front door has a fan light and side lights. The windows on the façade are symmetrically oriented, multi-paned, double hung windows with shutters. There is a balcony over the front door accessible from a centered, second story glass door with side lights.

There is a rear, side attached garage with second story living space that was added c. 2008.

The applicant proposes to construct second story additions over the existing one-story side wings. The additions will have side gabled roofs and front facing gabled wall dormers with multi-paned windows to match the existing windows. The siding and roofing materials will match the existing materials.

**STANDARDS FOR REVIEW**

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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.

Although the new additions will be clearly visible from the street, their form, size and materials are not incompatible with the existing house and are consistent with the Neo-Classical architectural style.

**STAFF RECOMMENDATION**

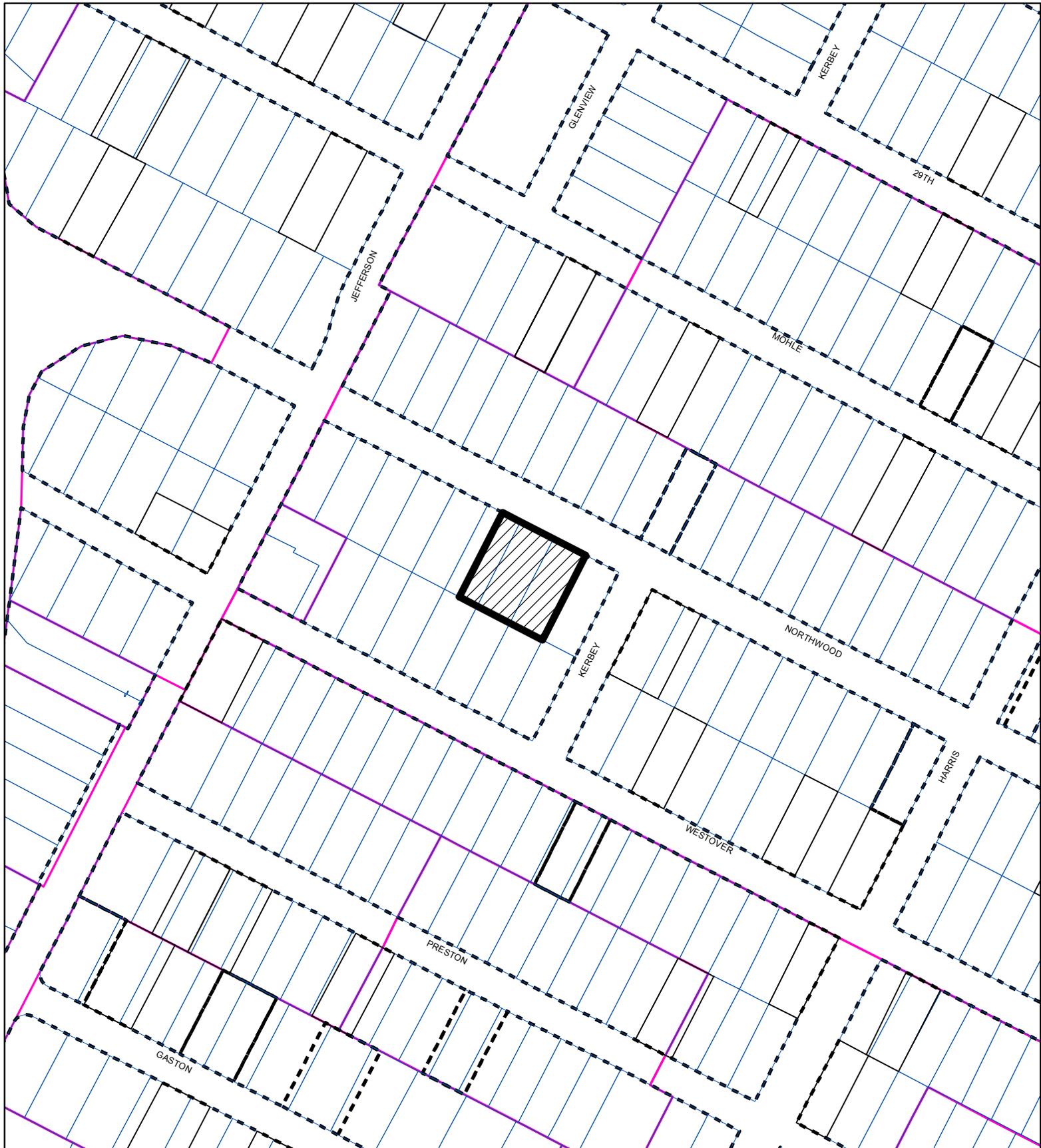
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Release the permit per the proposed design.

PHOTOS

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 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: NRD-2013-0026  
 LOCATION: 1605 Northwood Road



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

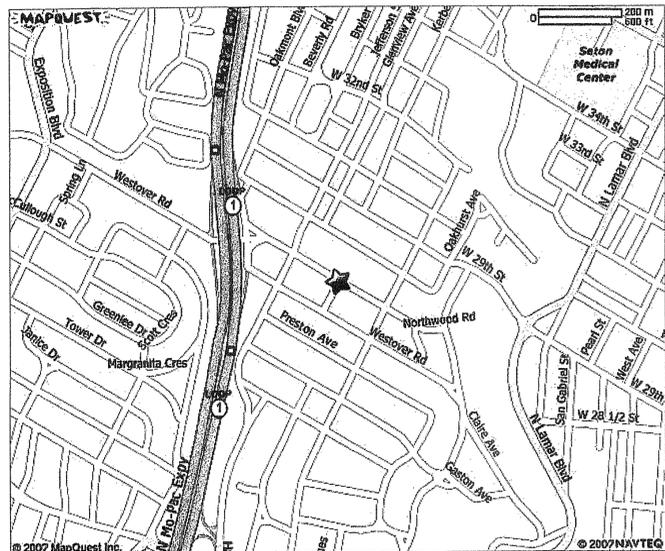
Morris Residence (swimming pool remodel/spa addition/deck repair)

SPA(Addition)  
 Size 7'X8'  
 Depth -3 1/2'  
 One 100 watt spa light  
 One 400K BTUs heater  
 Jets: 6

POOL SPECS  
 Add new coating on cool deck on existing deck  
 Replace Coping -2 1/4" thick limestone  
 Re-plaster pool

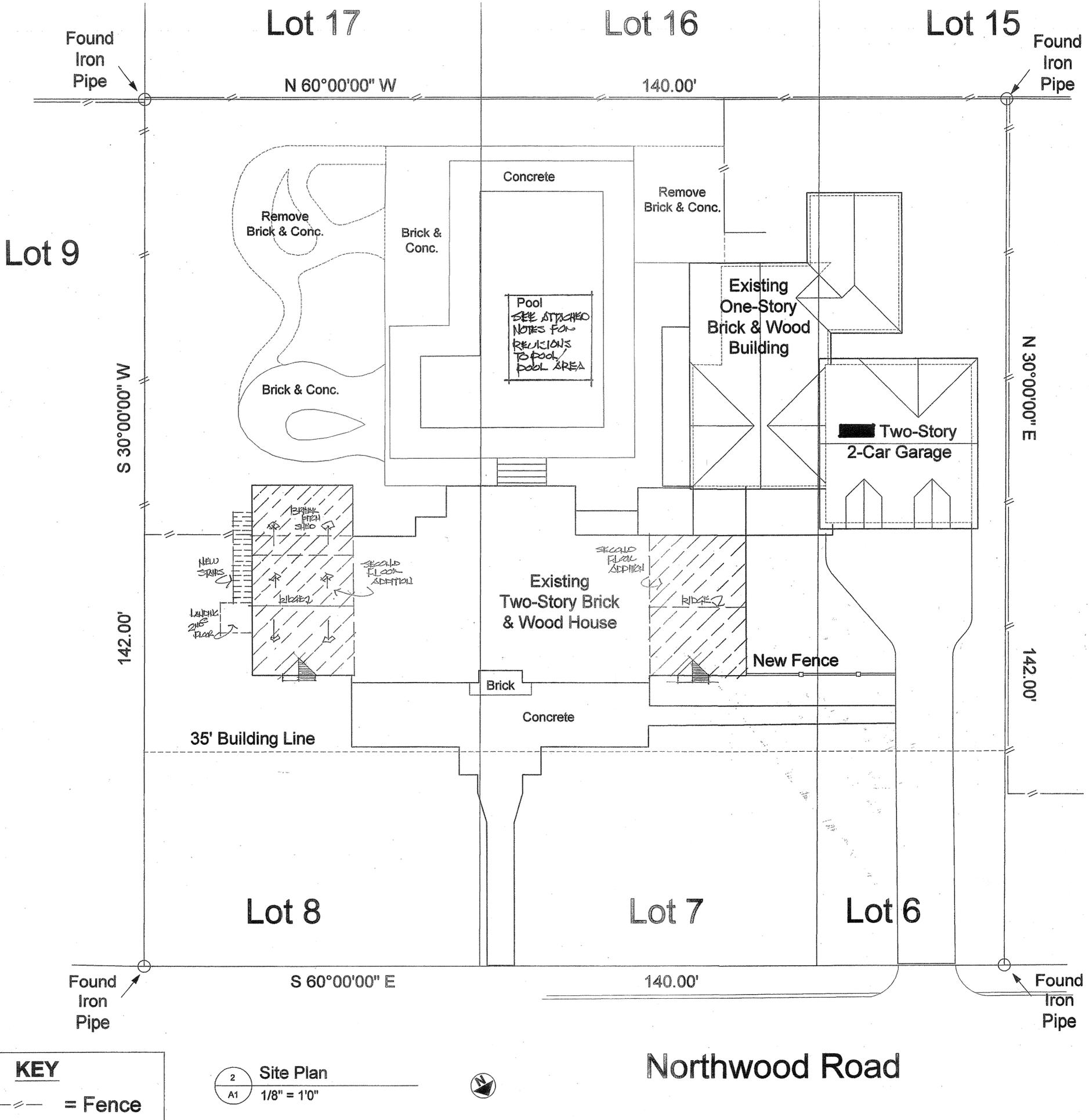
REPLACE POOL EQUIPMENT  
 One Jandy DE 48 filter with 2" multiport valve  
 One 2HP Jandy Pumps  
 Aqualink with remote control  
 320 chlorinator generator  
 pool returns  
 skimmer repair  
 main drain repair  
 500 watt pool light  
 280 Polaris Cleaner

UTILITIES  
 Electric hook-up i  
 Make up water-automated pool leveler



1 Locater Map  
 A1 1605 Northwood Road

Legal Description:  
 The East 30 Feet of Lot 6, and All of Lots 7 & 8  
 Block 5  
 Edgemont Addition  
 Travis County, Texas



**KEY**  
 --- = Fence

2 Site Plan  
 A1 1/8" = 1'0"

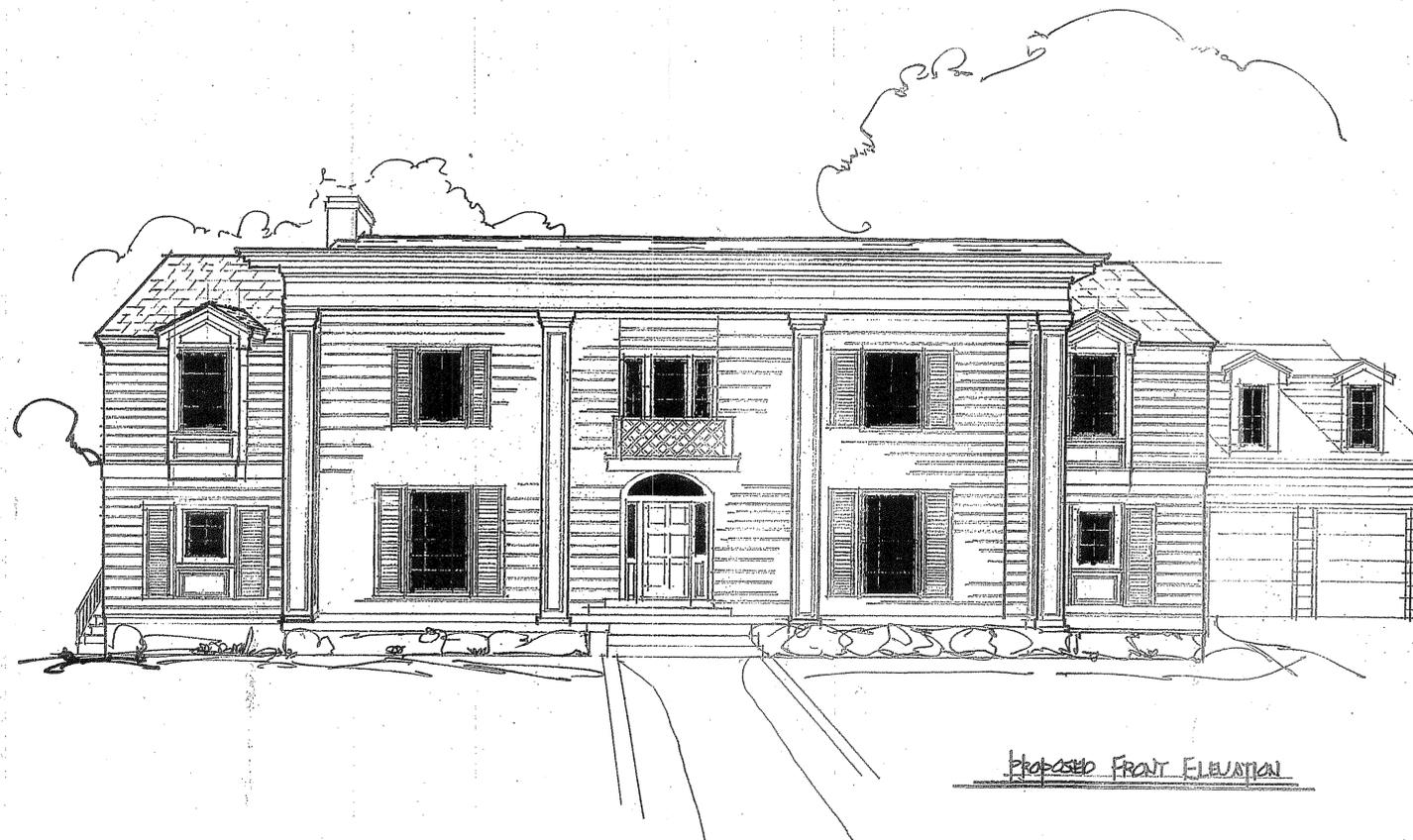
**RECEK ARCHITECTS**  
 JAMES A. RECEK, AIA  
 512-452-0229  
 AUSTIN, TEXAS 78731  
 3313 HANCOCK DR.

**A REMODEL FOR:**  
 THE MORRIS PROJECT  
 1605 Northwood Road  
 Austin, TX



Job No. UMM-10/12  
 Date 10/30/12  
 Rev.

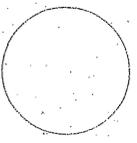
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON JOB SITE.  
**A1**  
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THE MORRIS PROJECT  
1605 Northwood Rd. Austin, TX



Job: NMM-10/12

Date: 12/30/12

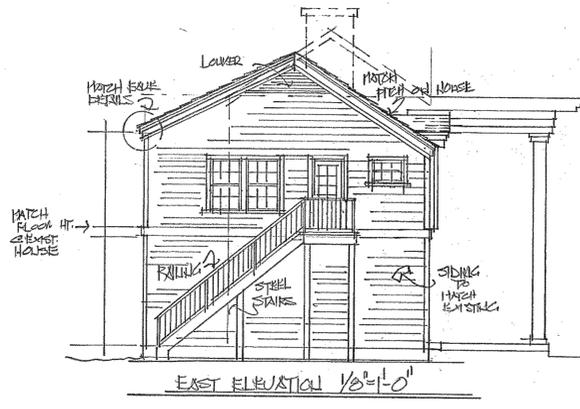
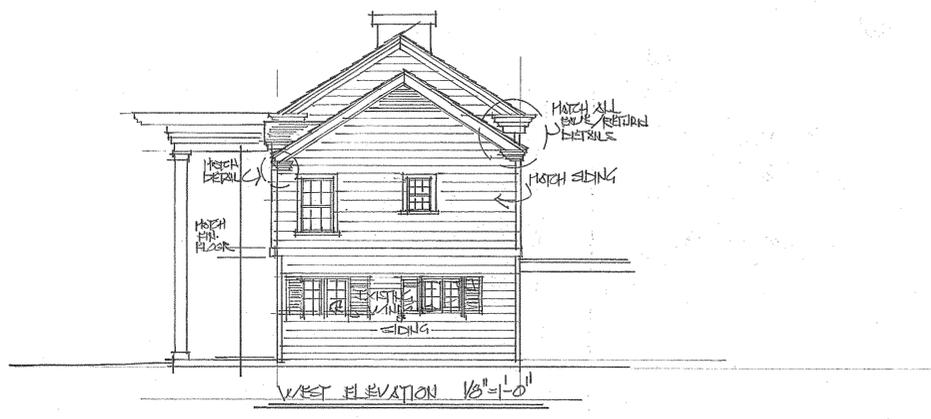
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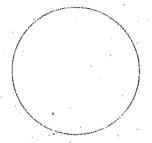
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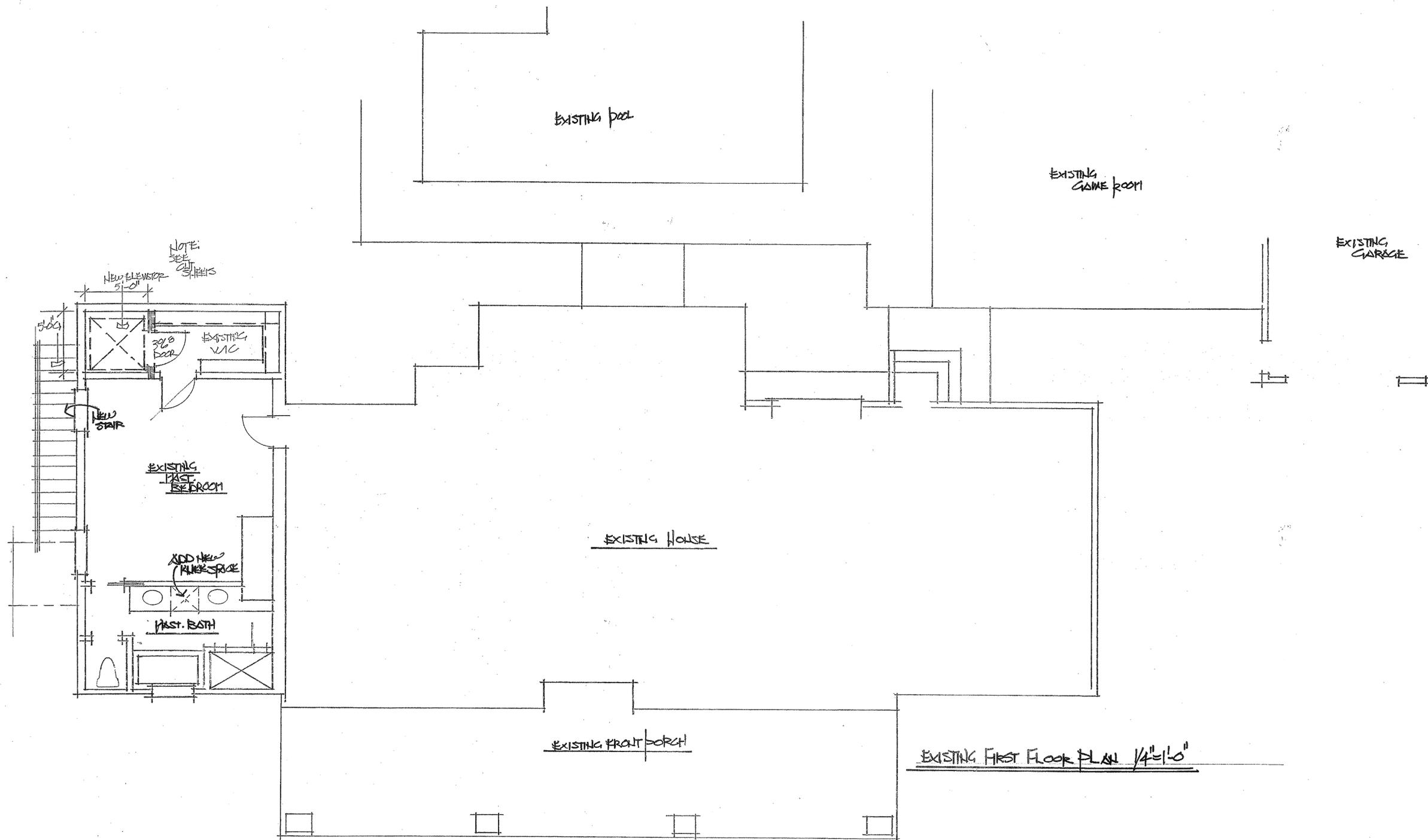
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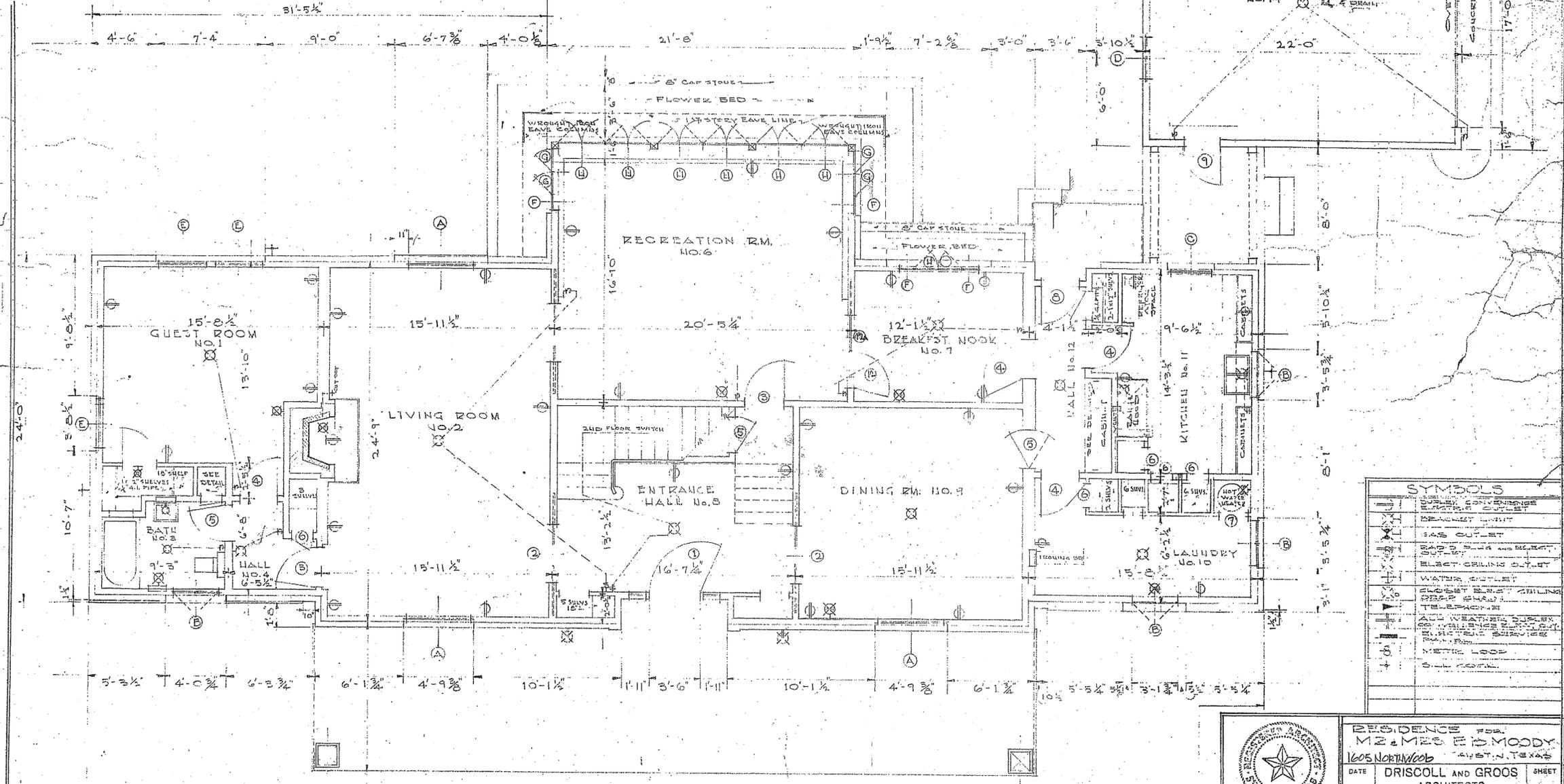
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ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON JOB SITE.

EXISTING FIRST FLOOR PLAN 1/4"=1'-0"



ROOM FINISH SCHEDULE										WINDOW SCHEDULE				DOOR SCHEDULE			
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING	TRIM	DETAILS	REMARKS	MARK	SIZE	THICK	TYPE	NO.	SIZE	TYPE	REMARKS	
1	GUEST BED RM		CONCRETE	PLASTER	PLASTER	WOOD			A	4-5 1/2 x 7-7 1/2	1 1/2	DHCE 24	12-14	1	3-6 x 6-6	1 1/2	
2	LIVING ROOM		CONCRETE	PLASTER	PLASTER	WOOD			B	8-1 1/2 x 3-3 1/2	1 1/2	DHCE 12	10-14	2	2-0 x 6-0	1 1/2	SLIDING
3	GUEST BATH RM		CONCRETE	PLASTER	PLASTER	WOOD			C	2-10 1/2 x 3-2 1/2	1 1/2	DHCE 12	10-14	3	2-0 x 6-0	1 1/2	
4	HALL		CONCRETE	PLASTER	PLASTER	WOOD			D	2-10 1/2 x 4-6 1/2	1 1/2	DHCE 12	10-14	4	2-0 x 6-0	1 1/2	
5	RECREATION RM		CONCRETE	PLASTER	PLASTER	WOOD			E	3-4 1/2 x 3-2 1/2	1 1/2	DHCE 12	12-14	5	2-0 x 6-0	1 1/2	
6	BREAKFAST RM		CONCRETE	PLASTER	PLASTER	WOOD			F	1-7 1/2 x 5-4 1/2	1 1/2	STEEL RESIDENCE CASSEMENT	TRUSSON NO 25T	6	1-6 x 6-6	1 1/2	
7	DINING ROOM		CONCRETE	PLASTER	PLASTER	WOOD			G	1-7 1/2 x 5-4 1/2	1 1/2	STEEL RESIDENCE CASSEMENT	TRUSSON NO 25T	7	2-0 x 6-0	1 1/2	
8	KITCHEN		CONCRETE	PLASTER	PLASTER	WOOD			H	3-1 1/2 x 5-4 1/2	1 1/2	STEEL RESIDENCE CASSEMENT	TRUSSON NO 452B	8	2-0 x 6-0	1 1/2	
9	BREAKFAST NOOK		CONCRETE	PLASTER	PLASTER	WOOD			I	1-7 1/2 x 4-4	1 1/2	STEEL RESIDENCE CASSEMENT	TRUSSON NO 24T	9	2-0 x 6-0	1 1/2	
10	LAUNDRY		CONCRETE	PLASTER	PLASTER	WOOD			J	3-1 1/2 x 4-4	1 1/2	STEEL RESIDENCE CASSEMENT	TRUSSON NO 442B	10	17-0		GARAGE DOOR
11	GARAGE		CONCRETE	PLASTER	PLASTER	WOOD			K					11	2-0 x 6-0	1 1/2	
12	MAID'S QUARTERS		CONCRETE	PLASTER	PLASTER	WOOD			L					12	2-0 x 6-0	1 1/2	SLIDING-CASING CER. BLIND



SYMBOLS	
(Symbol)	DOOR
(Symbol)	WINDOW
(Symbol)	BREAKFAST LIGHT
(Symbol)	WATER OUTLET
(Symbol)	ELECT. CORDING C-LET
(Symbol)	WATER OUTLET
(Symbol)	SLIDING DOOR
(Symbol)	TELEPHONE
(Symbol)	WATER LOOP
(Symbol)	WATER LOOP

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



RESIDENCE FOR  
MR & MRS ED MOODY  
1605 NORTHWOOD  
AUSTIN, TEXAS

DATE DRISCOLL AND GROOS ARCHITECTS  
601 PARK PLACE  
AUSTIN TEXAS

VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE

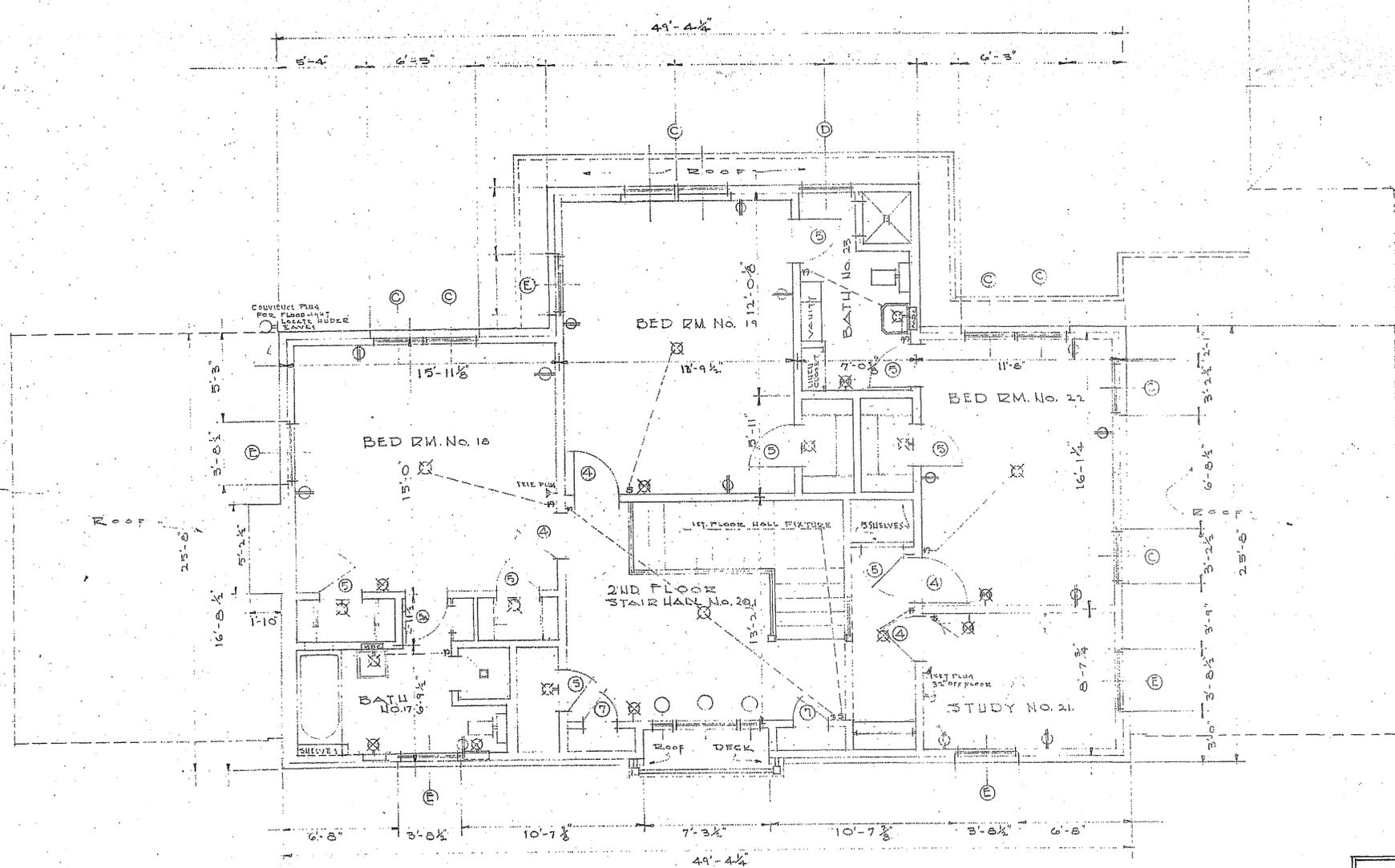
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SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



REG. OFFICE FOR JAMES A. RECEK, AIA AUSTIN, TEXAS		SHEET
DATE	DRISCOLL AND GROSS ARCHITECTS	
	801 PARK PLACE	OF
	AUSTIN TEXAS	
VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE		

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON JOB SITE.

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