

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

### **PROPOSAL**

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

### **RESEARCH**

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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 29<sup>th</sup> 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**

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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**

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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.

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.

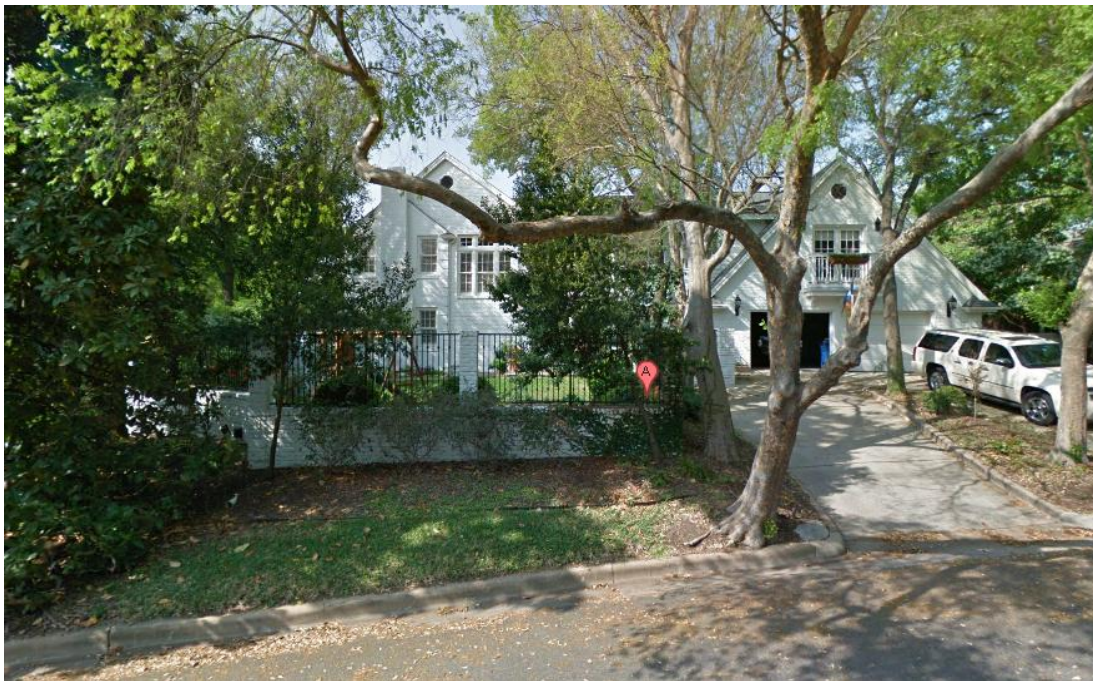
**STAFF RECOMMENDATION**

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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

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OCCUPANCY HISTORY  
2513 Wooldridge Drive

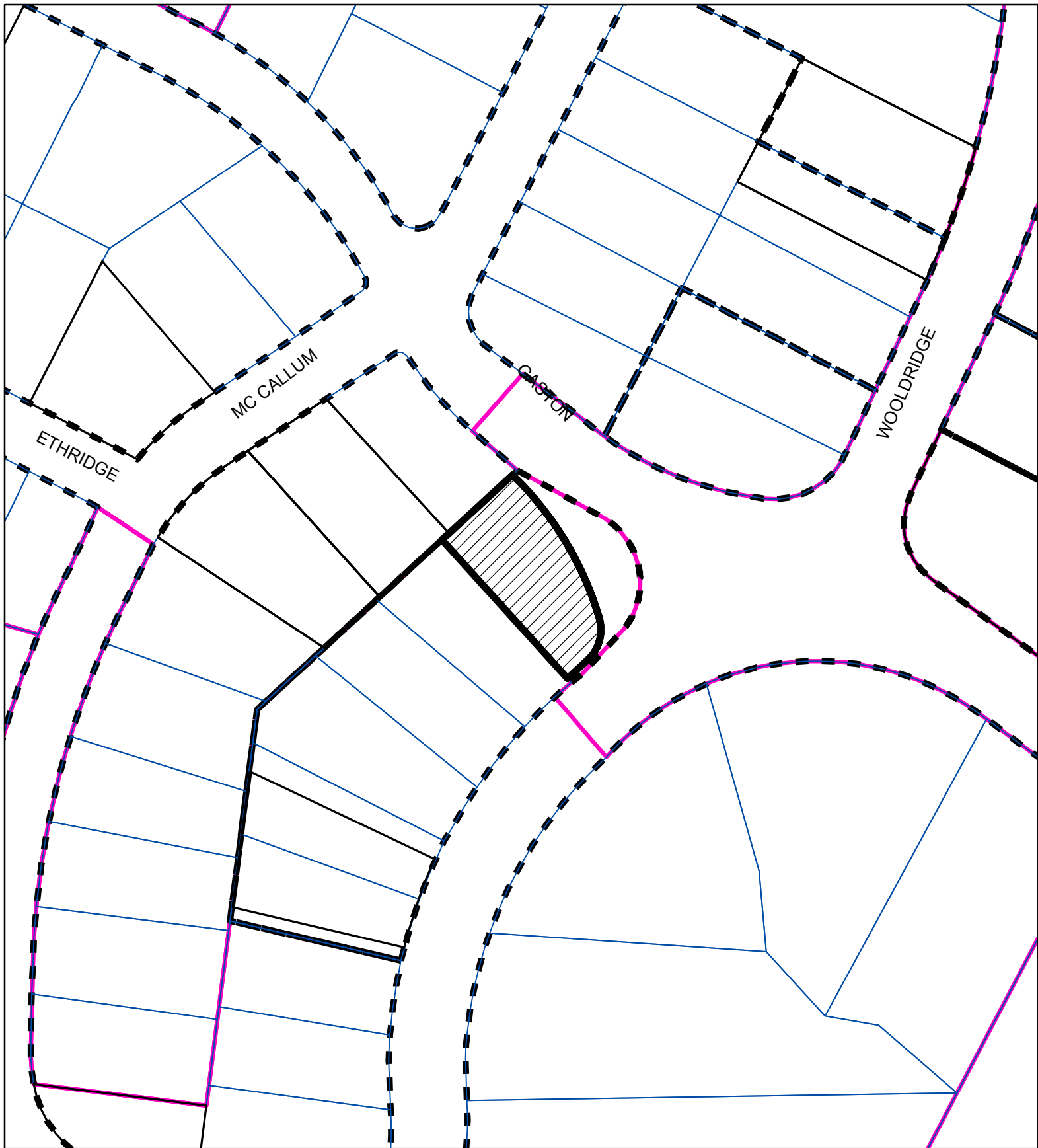
From City Directories, Austin History Center

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



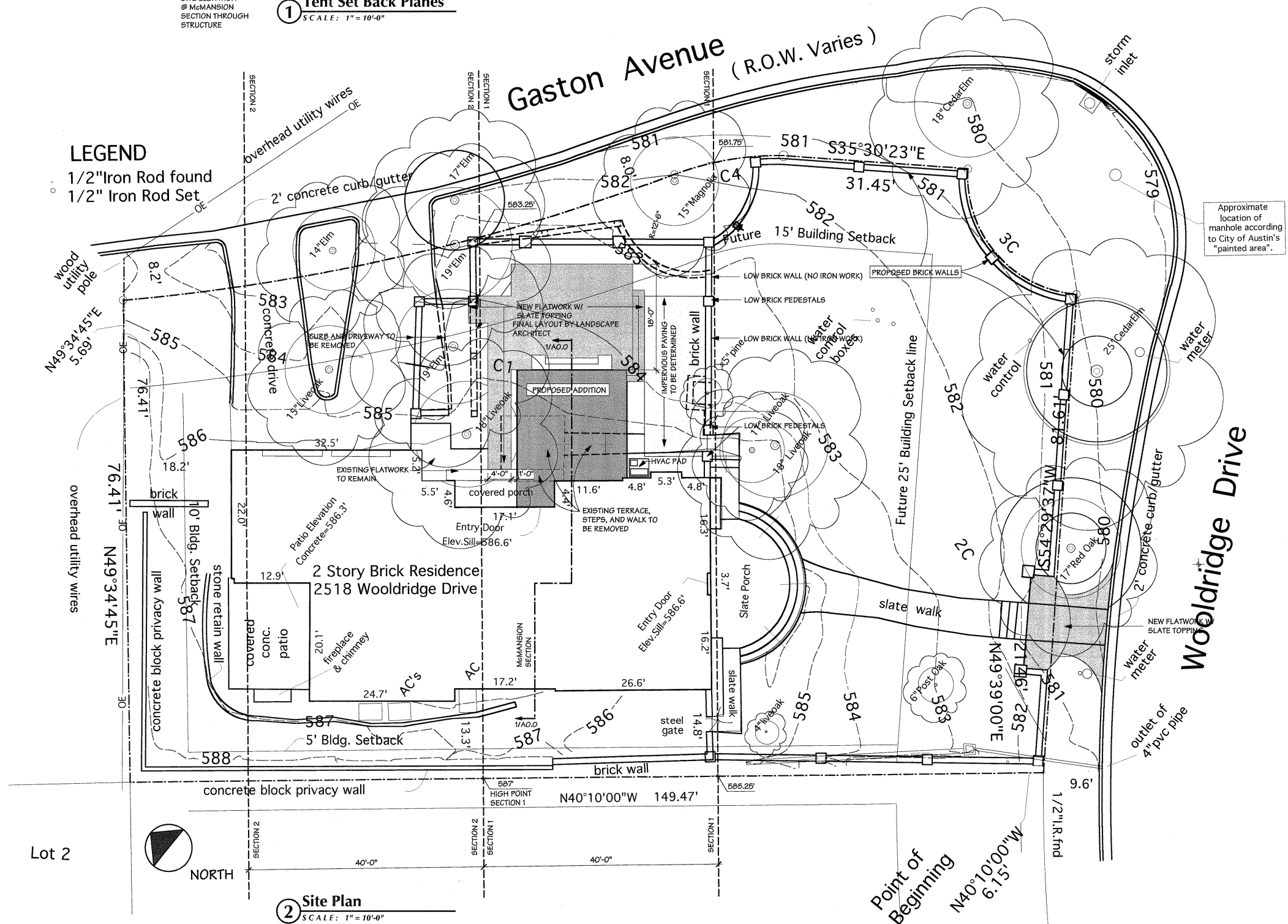
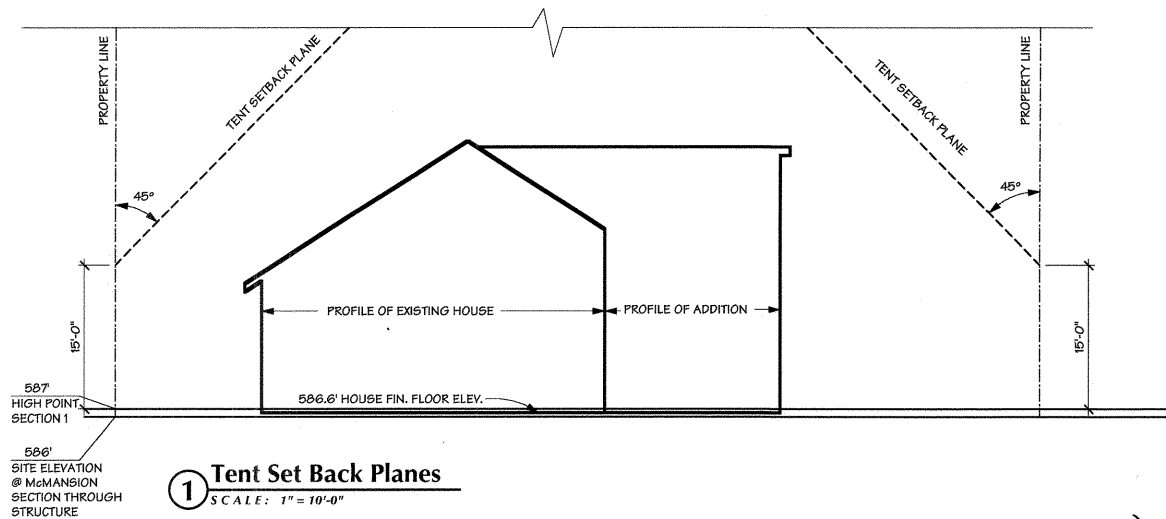
ZONING BOUNDARY

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.



## 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.
REAR PATIO	263.5 S.F.
WALKS	426.4 S.F.
FENCE AND LOW WALLS	530.75 S.F.
A/C PADS	44 S.F.
CURBS @ DRIVE	36 S.F.
IMPERVIOUS PAVING T.B.D.	282 S.F.
NEW AND EXISTING FLATWORK	637 S.F.
TOTAL SITE	3404 S.F.
TOTAL HOUSE AND 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	4875 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
A2.1	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 PAYER PATIO AND ADDITIONAL PATIO SF
- REVISION TO EXISTING BRICK FENCE AND ADDITIONAL BRICK FENCE



Texas Registration N° 10325

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Skillern Remodel

2518 Wooldridge Dr., Austin TX 78703

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

A0.0



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Revisions:

A1.1

## 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

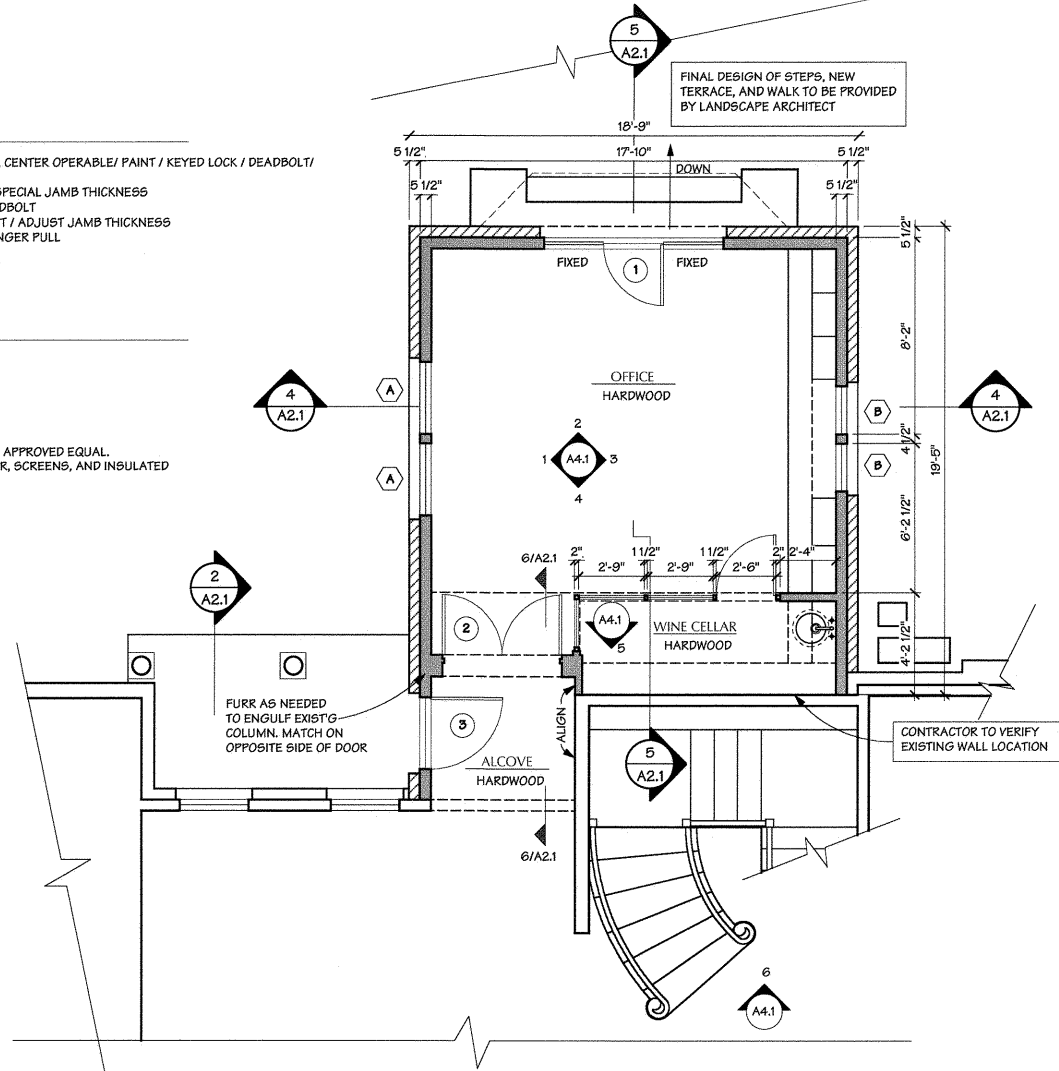
REKEY NEW AND EXISTING KEYED LOCKS AT END OF PROJECT.

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.

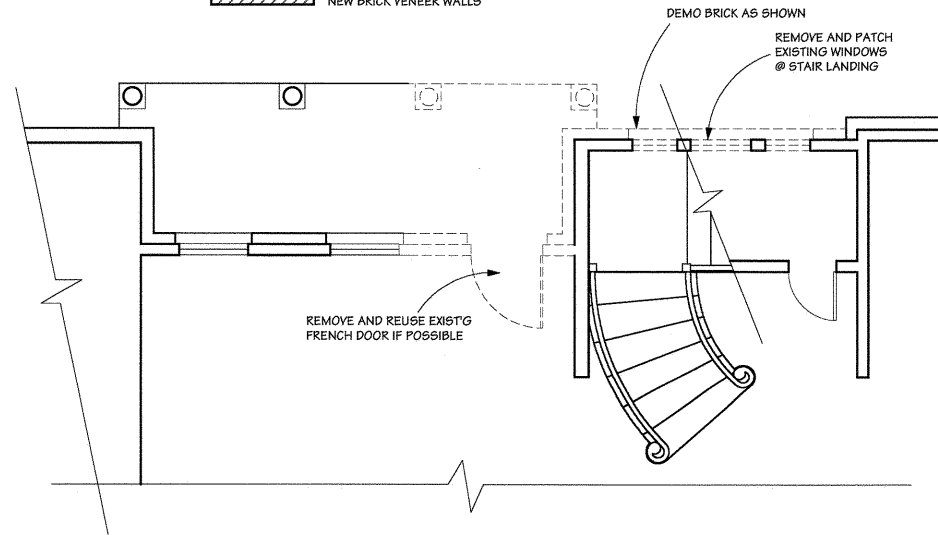


## 1 First Floor Plan

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

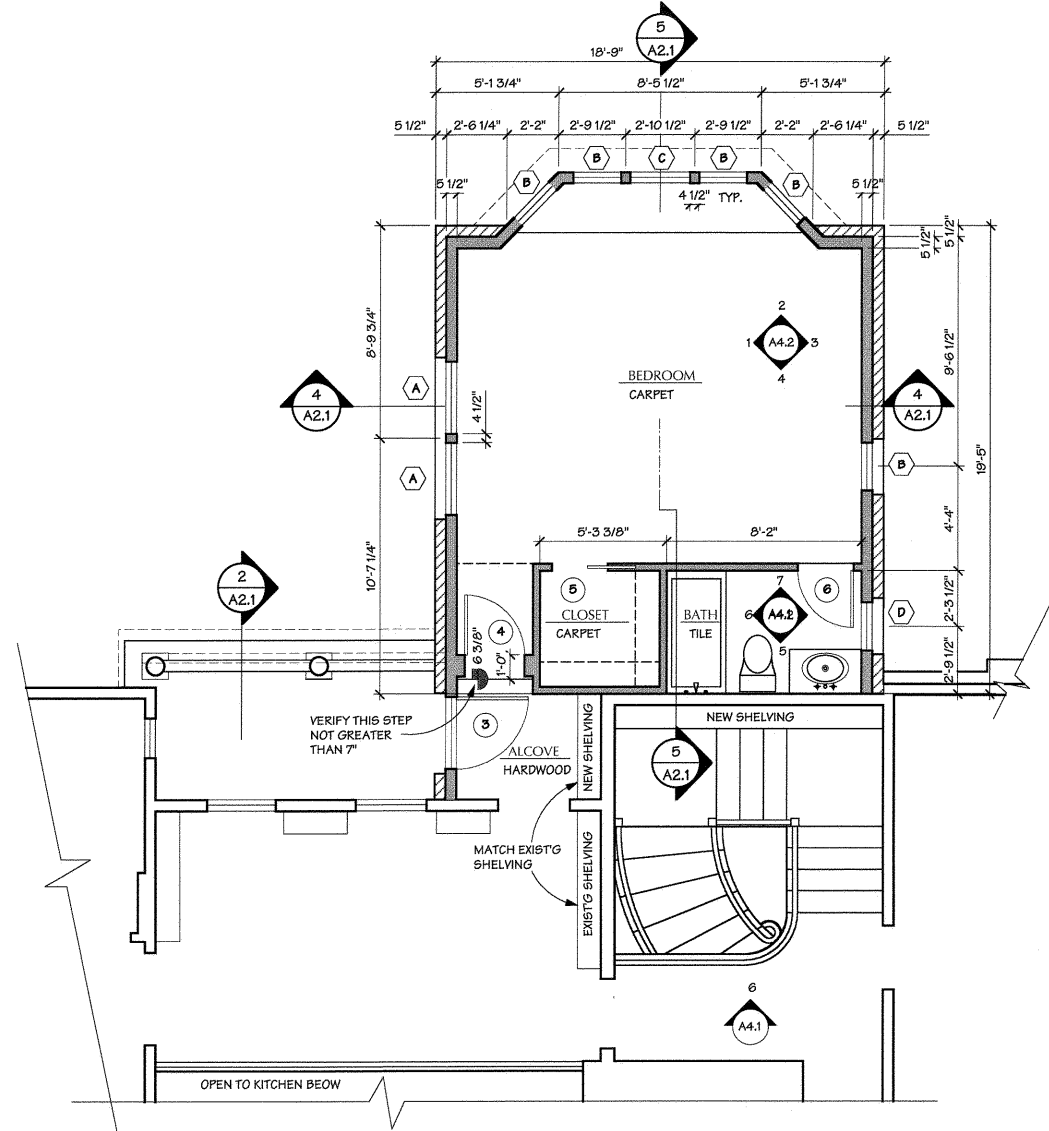
NOTE: ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.

- |       |                             |
|-------|-----------------------------|
| ---   | 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)

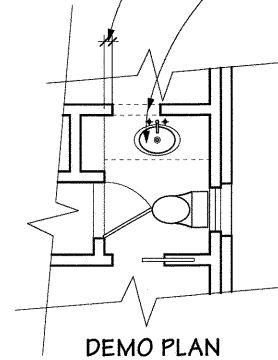
SCALE: 1/4" = 1'-0"



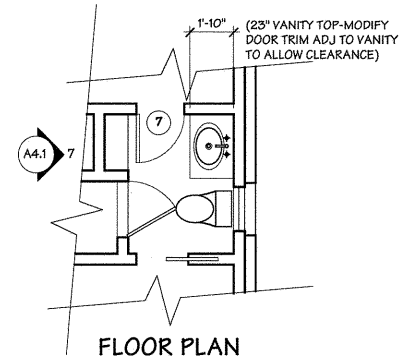
## 2 Second Floor Plan

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

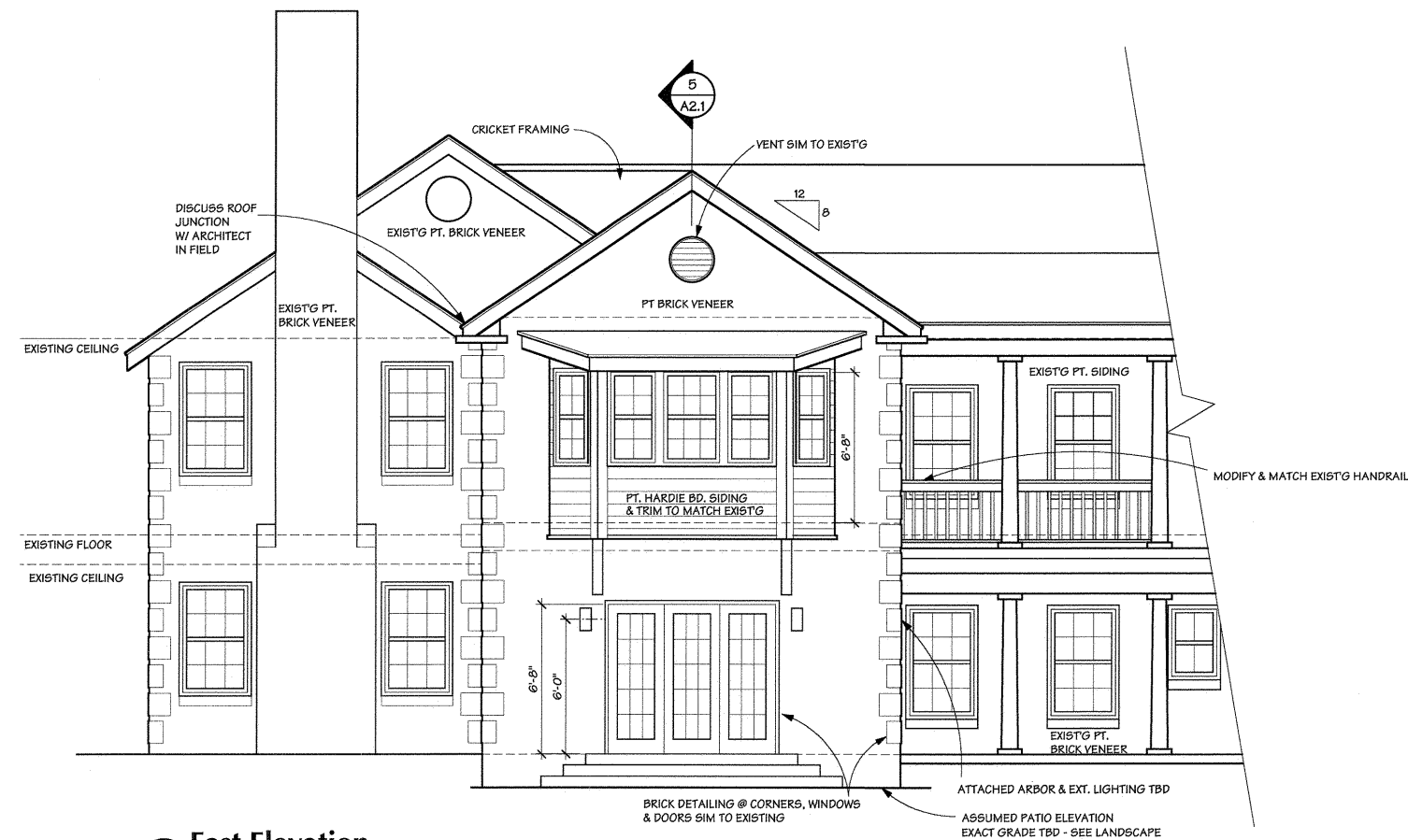


FLOOR PLAN

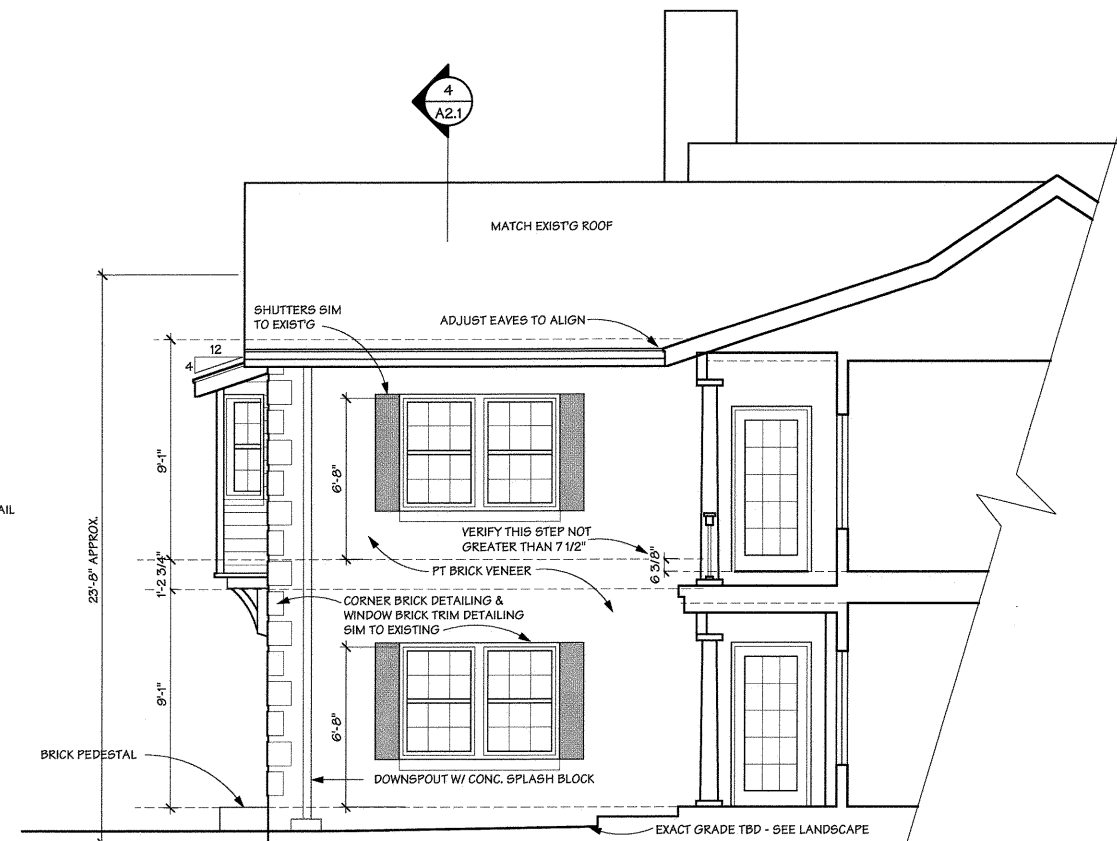
## 4 Bath / Second Demo & Floor Plan

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

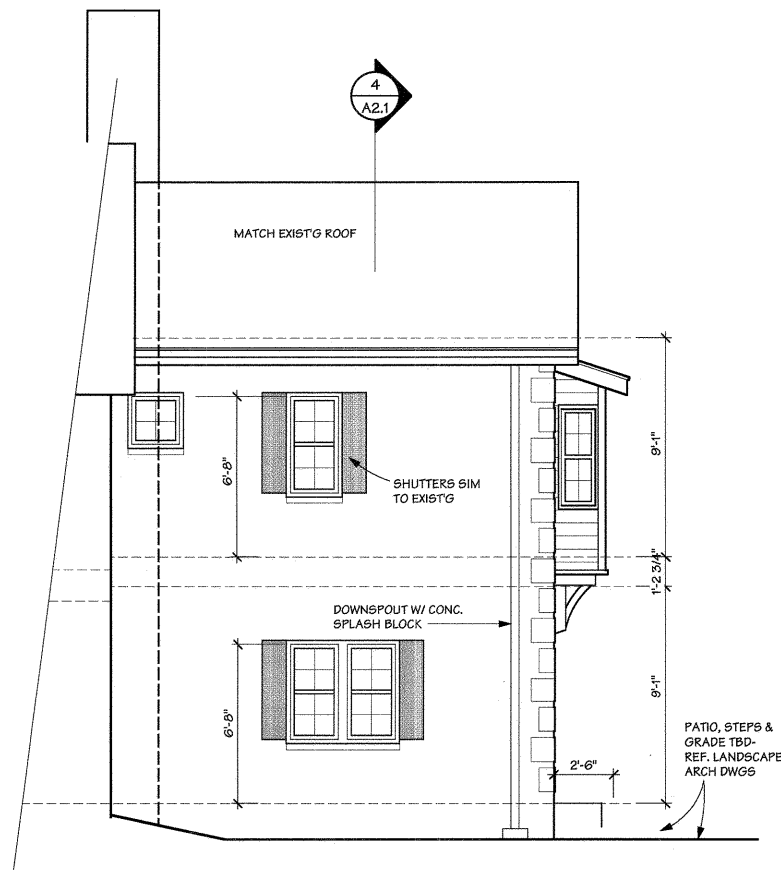




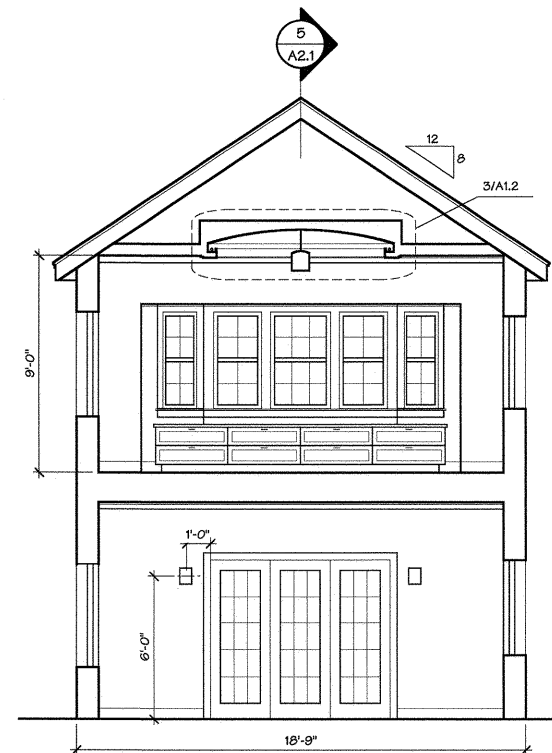
**1 East Elevation**  
SCALE: 1/4" = 1'-0"



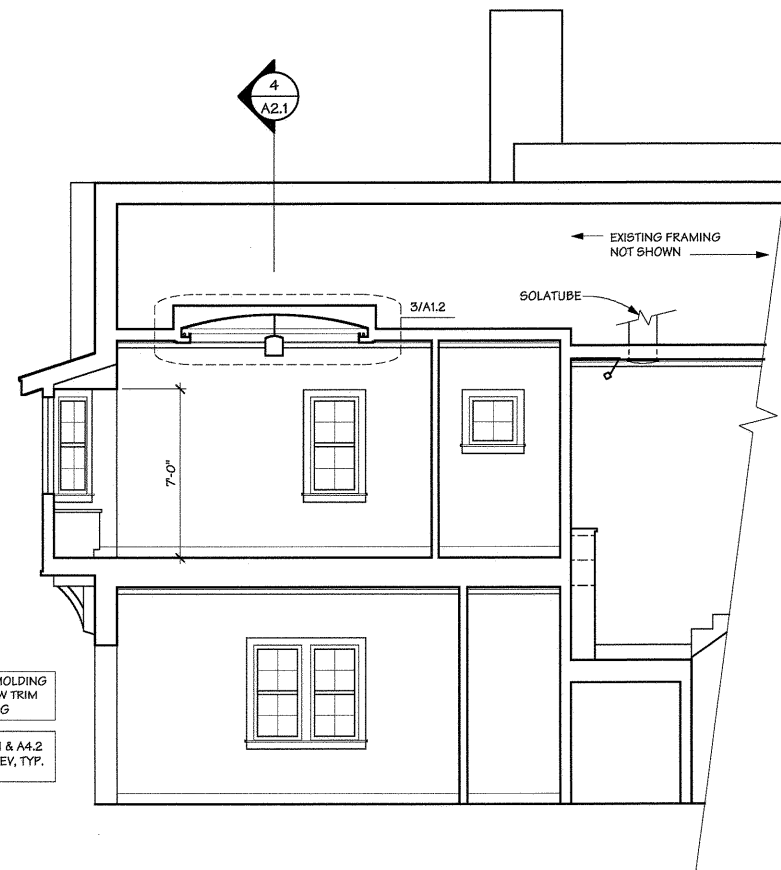
**2 North Elevation & Section Through Porch**  
SCALE: 1/4" = 1'-0"



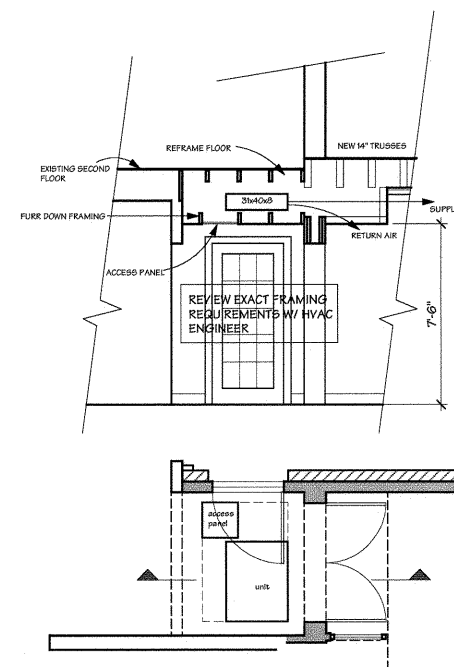
**3 South Elevation**  
SCALE: 1/4" = 1'-0"



**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"