



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information

For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____

Property Information

Address: Norwood Park, 1012 Edgecliff Terrace

Scope of Work

Demolition and reconstruction of non-historic foundation; structural stabilization of historic wood structure.

Applicant

Name: Norwood Park Foundation
Address: P.O. Box 5682
City/Zip: Austin, TX 78763
Phone: 512-921-2255
Email: caroline.wright@norwoodparkfoundation.org

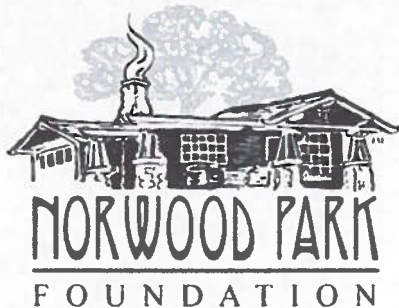
Owner

Name: City of Austin, Parks and Recreation Department
Address: P.O. Box 1088
City/Zip: Austin, TX 78767
Phone: 512-974-9456
Email: DAnne.Williams@austintexas.gov

Architect or Contractor Information

Company: James Nolan, LLC
Address: 709 Highway 290 West B
City/Zip: Dripping Springs, TX 78620
Phone: 512-71-6602

Owner's Signature: Kim McKnight Date: 10/22/14 Applicant's Signature: C. Ben Heriot Date: 10/22/14



Norwood House Phase 1

Note regarding the project's building permits:

A permit for this work was applied for by the project's contractor on October 10, 2014. Because the structure is still, at this time, classified as a residential structure and because of the type of work being undertaken, we were able to apply for and receive an Express Review for residential structures. The building permit application has been assigned the following review and permit numbers: 2014-112886 BP and 2014-112881 PR.

Please direct questions to NPF's Project Manager, Caroline Wright, at caroline.wright@norwoodparkfoundation.org or 512-921-2255.

Norwood House Phase 1 Certificate of Appropriateness Application

October 2014



Norwood House Phase I Description

The purpose of the work to be completed under this Certificate of Appropriateness completes Phase 1 of the Norwood Park Foundation's overall project to restore and rehabilitate the Norwood house and estate. The two phases of the overall project are laid out in the Parkland Improvement, Management, and Operations Agreement between the City of Austin's Parks and Recreation Department (PARC) and the Norwood Park Foundation. Phase One has previously included abatement and remediation of hazardous materials (completed in the summer of 2014) and will now correct deficiencies in the house's foundation and structural system. It will also provide a level of mothballing and protection that the house has lacked for many years. Specific work includes demolition of the existing, insufficient and incorrectly located foundation; construction of a new, permanent foundation; resetting the house on the new foundation; permanent reinforcement of the wood structure; and, temporary mothballing of the structure to protect it until Phase 2 construction begins. Phase 2, to be undertaken at a future date, will consist of the restoration and rehabilitation of the house and grounds.

The Norwood House was removed from its original site and foundation in the early 1980s, when it was temporarily placed on the portion of the site west of Edgecliff Terrace. The original foundation was removed at that time. The house was moved back to the eastern section of the site (Figure 1) and placed on its existing foundation in 1999. The existing foundation consists of pre-cast concrete and concrete block piers resting on an unstable soil layer, consisting partially of rubble fill (Figures 2 and 3). Our structural engineers have determined that this system is not sufficient to support the future use of the building as an assembly space (see Appendix A). A geotechnical test and report was completed in April 2014 as part of the studies of existing structural conditions. This test found that the site is covered in layers of soil and clay down to a depth of 12 to 13 feet, on top of limestone bedrock. The report recommends two possible foundation systems based on these findings: concrete piers drilled at a depth that extends several feet into the bedrock or spread footings poured at least two feet below grade. Given the depth of soils and the proposed use of the structure, a deep pier foundation is recommended as being the most stable and least susceptible to potential future movement.

The proposed new foundation, as designed, includes a system of piers 16' to 18' deep supporting a concrete grade beam and stem wall around the perimeter of the structure. Interior wood beams will be replaced with steel I-beams. When placed on the new foundation, the existing floor structure of the house will be reinforced with new sill plates and 2x10s sistered to the existing joists. This work will be a permanent structural solution for the house.

Additionally, the existing foundation was constructed in the same general location as the historic foundation, but is slightly misplaced by several feet in one direction and is at an incorrect angle (Figure 4), which is significant because of how the house related to historic landscape elements of the estate. Some of the landscape features were laid out to align with the house in specific ways: the front walkway and concrete stairs from Edgecliff Terrace were visually aligned with the porch and front door and led directly to them along a center axis (Figures 5 and 6). The fountain to the northeast of the house was placed on a central axis with the extended sleeping porch bay (Figures 7 and 8). The sidewalk, stairs, and fountain base remain in their original locations and the house is clearly sited just off of these axes.

The need to correct the structural deficiencies of the existing foundation is an opportunity to also correct the siting of the house. Although the physical difference in location appears minor, correcting this will make a significant difference in the accurate restoration and interpretation of the landscape.

Detailed work items to be completed under a COA for Phase 1 of the Norwood project include:

- Physical reinforcing of the house with temporary shear walls and other measures to prepare it for moving
- Moving the house off the current foundation (house will be temporarily “parked” on the northwestern end of the site (Figure 1))
- Removal of the current foundation
- Construction of a new permanent foundation, in the correct historic location, including drilling for 16' - 18' deep piers
- Placement of the house on the new permanent foundation with all necessary leveling, tying it to the new foundation through new steel I-beams and wood sill plates (see Appendices B and C). The house will sit at a finished floor elevation between the current and historic elevations that allows for new porch stairs to be constructed to current codes (see Appendix D).
- Additional stabilization of the wood structure as necessary to provide protection of the house until Phase 2 commences. This work may include any or all of the following: removal of historic flooring, salvaging all reusable floorboards; sistering of existing floor joists with new 2x10s; installation of new plywood subfloor; permanent or temporary reinforcement of wall framing; removal of existing roof sheathing and decking; replacement or sistering of existing rafters; new roof decking and temporary roof sheathing (likely rolled roofing); installation of temporary exterior doors and secure locks; temporary exterior cladding where needed; and priming of exterior wood.

These actions will leave the house in a stable and protected condition while planning and fundraising continues for Phase 2 of the project. Phase 2 include the restoration and rehabilitation of the house and grounds, following Norwood Park Foundation's agreement with PARD. Per that agreement, the Foundation cannot begin construction until all funding for the work has been secured. Additional permitting will be completed before that phase of work begins, including application for a second Certificate of Appropriateness.

Appended electronic documents:

- A. Letter from Leap Structures**
- B. Norwood Foundation and Structural Repair drawing (Leap Structures)**
- C. Norwood Foundation Details drawing (Leap Structures)**
- D. Norwood Finished Floor Elevation and Site Plan drawings (Mell Lawrence Architects)**



FIGURE 1. EXISTING SITING OF HOUSE (OCTOBER 2014). WHEN MOVED, HOUSE WILL BE PLACED TO THE LEFT OF THE CURRENT LOCATION, AS SEEN IN THIS PHOTO.



FIGURE 2. CURRENT FOUNDATION CONDITIONS (OCTOBER 2014).



FIGURE 3. CURRENT FOUNDATION AND SILL CONDITIONS (OCTOBER 2014).

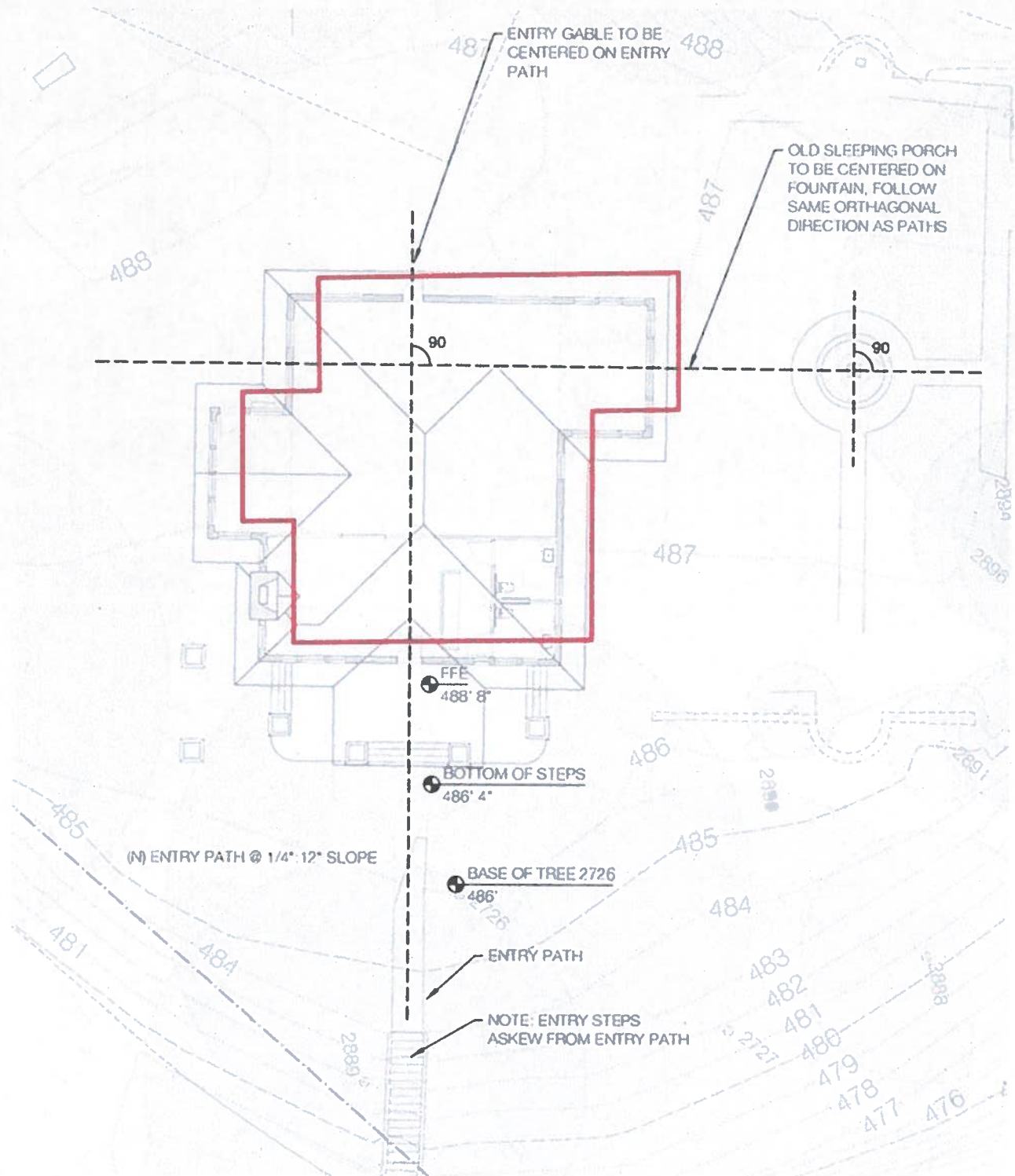




FIGURE 5. CURRENT LOCATION OF HOUSE, VIEWED FROM ENTRY STAIRS (SPRING 2014).



FIGURE 6. CURRENT VIEW OF HOUSE SHOWING MISALIGNMENT OF SIDEWALK AND ENTRY (OCTOBER 2014).



**FIGURE 7. CURRENT LOCATION OF THE HOUSE IN
RELATION TO THE HISTORIC FOUNTAIN, AS SEEN
FROM OLLIE'S SLEEPING PORCH. THE CENTERLINE OF
THIS EXTENDED BAY SHOULD ALIGN WITH THE CENTER
OF THE FOUNTAIN.**



**FIGURE 8. HISTORIC IMAGE ILLUSTRATING ALIGNMENT OF
FOUNTAIN WITH SLEEPING PORCH BAY.**