

**HISTORIC LANDMARK COMMISSION  
MARCH 28, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0011  
306 RIDGEWOOD ROAD**

**PROPOSAL**

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Demolish a ca. 1969 house.

**ARCHITECTURE**

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Two-story, rectangular-plan, rock veneer and wood-sided frame house with a recessed entryway covered by a partial-width flat-roofed entry hood; double-leaf front doors; flat roof; tall, fixed-sash narrow fenestration.

**RESEARCH**

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The house was built in 1969 by A.D. Stenger, a local builder famous for his mid-century Modern designs, especially in South Austin. The first owners and occupants were Britt R. and Linda Kennard. Britt Kennard was a salesman for American Hospital Supply Corporation, and later the proprietor of an apartment complex. He and Linda married in 1969 and divorced in 1976. Linda married David W. Coe, a lecturer at the University of Texas. David and Linda Coe lived here together through the 1980s. Linda Kennard is now the owner of the house.

**STAFF COMMENTS**

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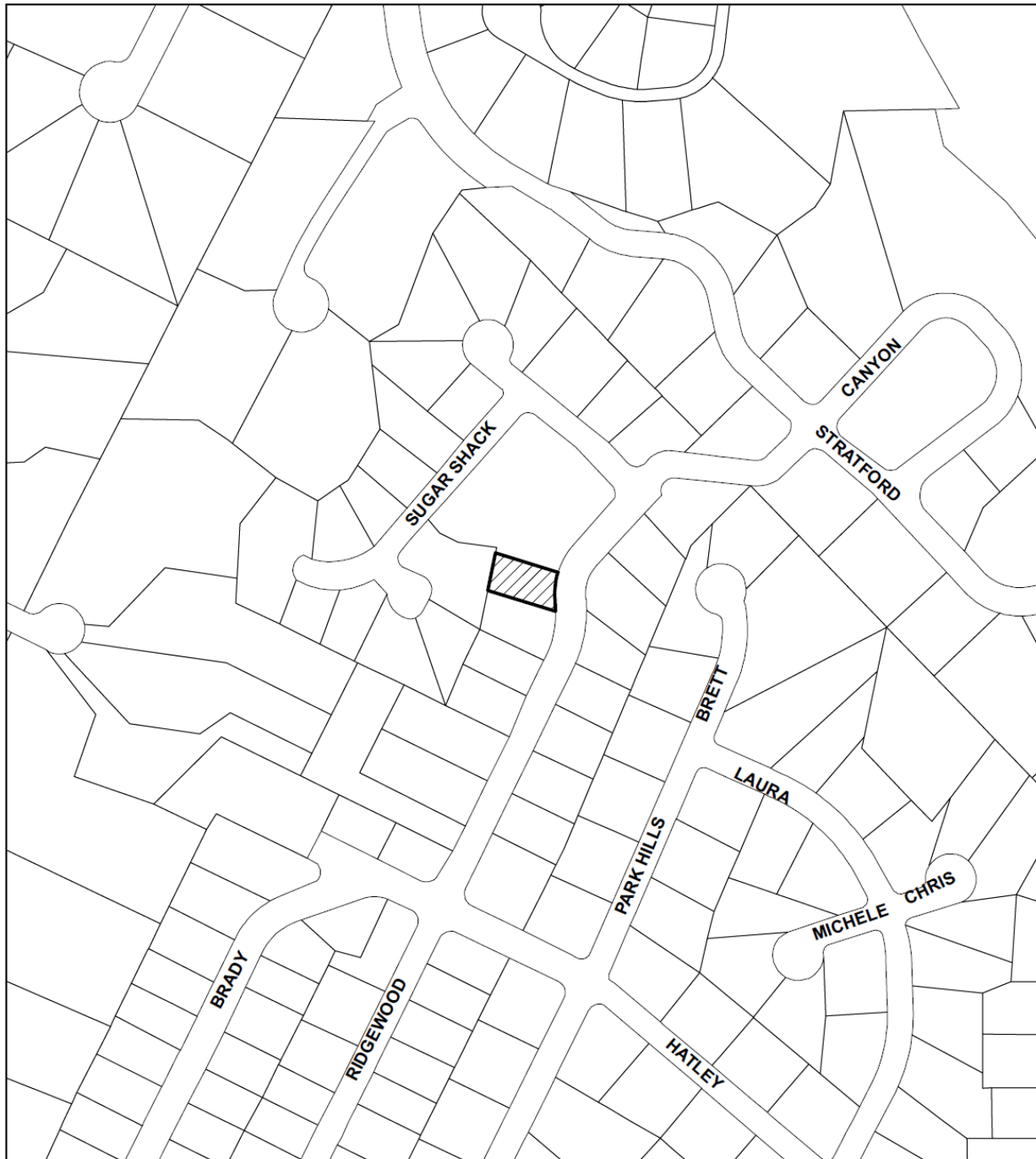
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. A.D. Stenger was a very prominent designer and builder of mid-century Modern houses in Austin, but this house is a deviation from his mid-century Modern aesthetic, and has suffered modifications and deterioration through the years. Documentation is the most appropriate solution here.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2016-0011  
306 Ridgewood 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



306 Ridgewood Road  
ca. 1969







## OCCUPANCY HISTORY

### 306 Ridgewood Road

City Directory Research, Austin History Center  
 By City Historic Preservation Office  
 March, 2016

- |         |                                                                                                                                                                  |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1992    | Linda Coe, owner<br>No occupation listed<br>NOTE: The directory indicates that Linda Coe was a new resident at this address.                                     |
| 1985-86 | David W. and Linda Coe, owners<br>Lecturer, University of Texas                                                                                                  |
| 1981    | David W. and Linda Coe, owners<br>Lecturer, University of Texas<br>NOTE: The directory indicates that David W. and Linda Coe were new residents at this address. |
| 1977    | Britt and Linda Kennard, owners<br>Proprietor, Revali Apartments (not listed in the directory)                                                                   |
| 1973    | Britt and Linda Kennard, owners<br>Proprietor, Revali Apartments (not listed in the directory)                                                                   |
| 1972    | Britt and Linda Kennard, owners<br>Salesman, American Hospital Supply Company (not listed in the directory).                                                     |
| 1971    | Vacant<br>NOTE: Britt and Linda Kennard are not listed in the directory.                                                                                         |
| 1970    | Britt R. and Linda Kennard (not listed as owners)<br>Salesman, American Hospital Supply Company (not listed in the directory)                                    |
| 1969    | The address is not listed in the directory.<br>NOTE: Britt and Linda Kennard are not listed in the directory.                                                    |

OWNER A.D. Stenger ADDRESS 306 Ridgewood Road  
 PLAT 604 LOT 5 BLK   
 SUBDIVISION Ridgewood Village Sec. 1  
 OCCUPANCY residence  
 BLD PERMIT # 111968 DATE 3-12-69 OWNERS ESTIMATE \$30,000.00  
 CONTRACTOR same NO. OF FIXTURES 10  
 WATER TAP REC # E 58154 SEWER TAP REC # 53090  
2 story frame res w. rock ven and att gar and deck  
1st floor 1223 Sq ft 2nd floor 1967 Sq ft Total  
3190 Sq. ft

Building permit to A.D. Stenger for the construction of the house (1969)

*Lot 5  
Ridgewood Village  
Sec 1*

**WATER SERVICE PERMIT**  
Austin, Texas

JR SEC 604  
E No **58154**

**INDEXED**

Received of A.D. Stenger  
 Address 306 Ridgewood Road  
 Amount 7.00  
 Plumber 7.00 Size of Tap 3/4"

**RESIDENTIAL WATER**

Date of Connection 6-6-69  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 6"  
 From Front Prop. Line to Curb Cock 9'  
 From 50' Prop. Line to Curb Cock 75'  
 Location of Meter Curb  
 Type of Box Round  
 Depth of Main in St. 5'  
 Depth of Service Line 2'  
 From Curb Cock to Tap on Main 1'  
 Checked by Engr. Dept. 6-10-69

No. Fittings	Size
1	Pipe 3/4" x 10' 3/4"
1	Corp. Cock
1	Cop. to Iron ell
1	Cop. to Cop. ell
1	Cop. to Iron Coupling
1	Cop. to Cop. Coupling
1	Angle Stop
1	Stop
1	Bushing
1	Nipples 5' x 3/4"
1	Service Clamp
1	Valve
1	Meter Box <u>Round</u>
1	Lock Lid
1	Drain Tile
1	Drain Tile Lid
1	Stop & Drain
1	Job No. <u>60500366/12</u>
1	Foreman <u>A. D. Stenger</u>

Water service permit to A.D. Stenger for this house (1969)

CHECKED IN FIELD 3-3-69 TO BE 3' S. of NLL  
TO MISS TREE ALSO DEPTH IS 5 1/2' FROM TOP OF CURB TO TOP OF PIPE

PLOTTED		SANITARY SEWER SERVICE PERMIT		No. 53090	
8-19 1969		Austin, Texas			
BY <u>8/</u>					
Received of <u>A. D. Stender</u>		Date <u>3-12-69</u>			
Address <u>306 Ridgewood Rd.</u>					
Amount <u>114.00</u>					
Builder or Owner		Plumber <u>DePue</u>			
Lot <u>5</u>	Block <u>-</u>	Subdivision <u>Ridgewood Hills</u>	Plat No. <u>604</u>		
Date of Connection <u>7-1-69</u>					
By City <u>3' S of NLL</u>					
By Plumber					
Checked By <u>L. W. R.</u>					
Size Main <u>8"</u>	Depth <u>± 5 1/2' (back)</u>				
Main Assign. <u>31' W. of E. R.</u>					
Stub Depth <u>5 1/2'</u>	Prop. Line <u>5'</u>				
Stub Location <u>3' S. of NLL</u>					
Book No. <u>A-5824</u>					
Paving Cut <u>No</u>					
<u>08-6-969 LMR</u>					

No. Fittings	Price	Size
5' Pipe	6.25	4" Soil
Pipe		
Wyes		
Bends		
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
Other		
Backhoe 1 Hr 6.00		
Labor 10 Hrs 2.50		
Trench 1 Hr 2.00		
Material 1 Hr 3.25		
Total 14.00		

Sewer service permit for this house (1969)

**AIE** **ARNOLD  
INVESTIGATIVE  
ENGINEERING INC.**  
8733 SHOAL CREEK BLVD. FIRST FLOOR  
AUSTIN, TEXAS 78757  
(512) 345-6620 FAX (512) 452-1382  
WWW.BUILDINGINSPECTIONAUSTIN.COM

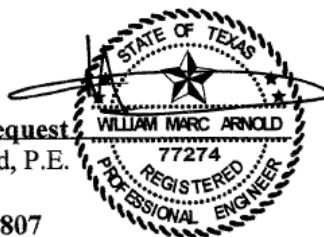
**Engineering Report**

**Visible Structural Condition Inspection  
at  
306 Ridgewood, Austin, Texas 78746**

**Prepared for:**

**Linda Kennard**

Transmitted via Email at Client's Request  
William Marc Arnold, P.E.  
Project Consultant  
Texas Registration F-2807  
19 March 2016



19 March 16



Linda Kennard  
306 Ridgewood  
Austin, Texas 78746

Subject: Visual Structural Condition Inspection at 306 Ridgewood, Austin, Texas 78746

Time: 1:00 P.M. C.D.T

Persons Present: Linda, Adrienne and Carlos; Diane briefly

Dear Linda:

**Purpose and Scope:**

At your request in March 2016 I inspected the subject property. The findings resulting from the inspection on 16 March 2016 follow. The purpose of the inspection is to observe the building and is to report the structural condition of the same as of the date of the inspection. The scope of the work includes a facilities inspection via routine visual means and is considered a **Level A** inspection per the Standards of Practice as established by the National Academy of Building Inspection Engineers (NABIE) effective on the 01 March 2012. The purpose of this report is identifying apparent visible structural defects.

**Site Description:**

The building is a two-story residence with no garage. The building has a slab-on-grade and pier-and-beam foundation constructed over unknown soil types; a wood frame wall system covered with wood siding; and a wood frame roof system with composition shingles and modified bitumen type membranes. The lot slopes westward.

The NCRS Soil Survey indicates the soil in the area to consist of the Urban land and Bracket Soils. Site observations indicate shallow weathered limestone as probable foundation bearing.

**Historical Background:**

This structure is reported to have been constructed on or about 1969 placing it at approximately 50 years of age.

**Observations:**

Findings include, but are not necessarily limited to, those listed below. References to dimensions are approximate, unless noted otherwise. For the purposes of this report, the front of the building faces east.

1. The roof and roof structures are in a dilapidated condition with numerous examples of water ponding due to excessive deflections (sagging) in the roof structures (photos 2 thru 6). This due primarily to original structural design and/or construction defects. Post original construction additions reported to have been placed on the original roof structure have only served to worsen ponding water and structural over-stress (sagging) conditions.

There is extensive water damage to the interior drywall, insulation and wood roof framing members as a result throughout the upstairs ceiling (photos 7 thru 11).

2. The front living room window is broken as a result of inadequate structural floor support under with a 1.2" slope in 5' of horizontal distance, i.e., the floor structure is sagging excessively at this location (photos 12 & 13). The interior brick veneer above is sagging out of level by 1" in 4' of horizontal distance (photo 14). This is due to an original structural design and/or construction defect.
3. The south family room wall is leaning southward by 2" in 4' of horizontal distance. This is due to loss of structural support of the 4 x 12 cedar hip roof and ceiling support beams adjoining the fireplace masonry chimney structure. These wood beams have experienced significant separations and are cracked at the steel embed plates (photos 15 thru 17). The chimney structure is leaning southward by 2" in 4' of horizontal distance and the family room perimeter exterior and interior walls are leaning outward by 1 1/2" to 2" in 4' of horizontal distance (photos 18 & 19). The perimeter walls are stuffed with insulation in an attempt to preclude the entrance of water and insects and the family room sliding glass door will no longer operate (photos 20 thru 22). The interior floor under the fireplace is sagged excessively by 1.1" in 7' of horizontal distance (photo 53). This is due to original structural design and/or construction defects.

Likewise as above the master bedroom roof and ceiling structure is constructed in a similar manner versus the family room. There is a 1/2" separation of the 4 x 12 cedar hip roof support beams at the ridge beam with corresponding separations of the northwest corner of the wall (photos 29 thru 31). The north exterior wall is leaning northward by 1 - 1/2" in 4' of horizontal distance (photo 32). This is likewise due to original structural design and/or construction defects.

4. There is an excessive 1" sag in 5' of horizontal distance in the kitchen floor with corresponding fracturing of tile flooring. This is the result of inadequate structural support under via sagging cantilever floor support beams under and foundation conditions noted below (photos 23 & 24). This is an original structural design and/or construction defect.

There is a 1.2" sag in 2' of horizontal distance in the breakfast room floor with corresponding loose fracturing of the tile floor as corresponding to the sagging in the adjoining kitchen floor. This is also the result of inadequate structural support under via sagging cantilever floor support beams under and foundation conditions noted below (photos 25 thru 27). This is an original structural design and/or construction defect.

There is an inaccessible foundation crawl space area due west of the converted carport under both sagging floors noted above. The exterior plaster skirt at this location is bowed outwards by 6" and cracked. The wood framed wall above is bowed outward by 1 - 1/2" in 4' of horizontal distance which is indicative of loss of foundation bearing support under (photos 38 & 39). Although not fully accessible this is indicative of an original structural design and/or construction defect of the foundation system providing proximate support under this area of the building.

5. There is an excessive 0.8" deflection in 3' of horizontal distance with cracked concrete directly under the approximate center of the converted carport floor. The wall above is visibly bowed downward as a result (photos 34 & 35). This is due to an original structural design and/or construction defect.
6. There is extensive evidence of water penetration of windows (photo 36). There is extensive wood rot of the exterior siding and trim (photo 42), which has resulted in certain amounts of the original siding being replaced (photos 45 thru 49). There is probable extensive wood rot of the adjoining exterior wood frame cavity walls.
7. The converted west carport garage wall is bowed inward by 3" (plus) due to extensive wood rot (photos 39 & 40).
8. Certain wood floor joists in the foundation area space are 2 x 6 members at 16" on center. There is an excessive 1/2" sag in this floor system in 9' of horizontal distance due to structural over span conditions (photo 43). This is a proximate cause of the out of level floor and door conditions above (photo 44). This is due to an original structural design and/or construction defect.
9. The original carport no longer exists. The original deck at the rear building wall reported to have existed was replaced with the existing wood frame deck with visibly sagging structural support (photos 50 thru 52).
10. There may be additional structural defects concealed from view within walls and floors. The interior floors are visibly not level.

**Discussion and Conclusions:**

Based on the observations this building is structurally unsound and is in a hazardous condition. You have been advised to vacate this building as soon as possible.

This building is missing the necessary structural elements to enable an economically feasible structural rehabilitation of the existing structure to a functioning safe condition. The existing structural elements and exterior building envelope are not serving the intended purpose due to defects in the original structural design and construction of the building coupled with long term rot. As a result this building is advised be scheduled for demolition.

**Other:**

I certify that I made this inspection as a professional engineer registered in the State of Texas, that I have no personal interest in the property inspected or anyone involved in the property, and this inspection was performed in a diligent manner in order to accurately represent the conditions on the date of the inspection. The facilities inspected are 50 years of age. Various wall, floor, ceiling coverage's and household goods precluded a detailed inspection of some surfaces. Because of this, discrepancies that were concealed may have limited the accuracy of this evaluation. There was no geotechnical soils analysis available for review in preparing this report.

This report does not represent any warranty, expressed or implied, and this company is not licensed to insure, warranty, or guaranty against future changing conditions. Arnold Investigative Engineering, Inc. and its employees and representatives do not have and disclaim any contractual relationship with, or any obligation to any other party other than the addressee of this report.

Please contact us if additional information becomes available for review or if you have any questions. We reserve the right to amend the findings as noted herein this report should additional information become available for review.

WMA/tmg

Enclosures: Photos 1 thru 53.

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File # 16135

**Changes made from Plans to completion of Construction**

- Change to placement of Brick Accent wall in Master Bedroom and Den, relocated from exterior wall ("**North**" and "**South Elevations**" respectively) to the cantilevered wall on the East Front Elevation, visible in "Master Bedroom" attachment
- Addition of 2 large windows in Master Bedroom on "**North Side Elevation**"

Change to driveway configuration (see "Plot Plan")

- Change to Fireplace -- plans indicate only Sheet Metal, during construction this was changed to being clad in a thick layer of (concrete / stucco / similar) material, see "[fireplace leaning.JPG](#)"

## Post-Construction Changes

- 1970 enclosure of Open Carport, which would have provided a clear view from ground level under home from North to South (see Open Note on "[North Side Elevation](#)"), see "[garage exterior.jpg](#)", "[left side.jpg](#)", "[lower deck.jpg](#)"
- 1980s Removal of Water Feature from Rear Deck
- 1980s Solar Water Heater Installed on flat roof , visible from "[front left.jpg](#)"
- 1990 Picture Window in Master Bedroom Vanity removed after breaking due to pressure from supporting structure, see "[West Rear Elevation](#)", "[deck.jpg](#)"
- 1994 Replacement & Resizing of Large Rear Deck, smaller deck installed, see "[Plot Plan](#)", "[deck.jpg](#)"
- Many times - replacement of exterior Cedar Siding, design appears to have changed from the [building elevations](#), compared with the [exterior building photos](#)