

Duewall Home Beautification



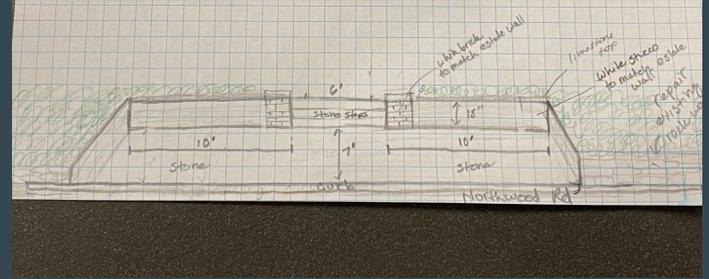
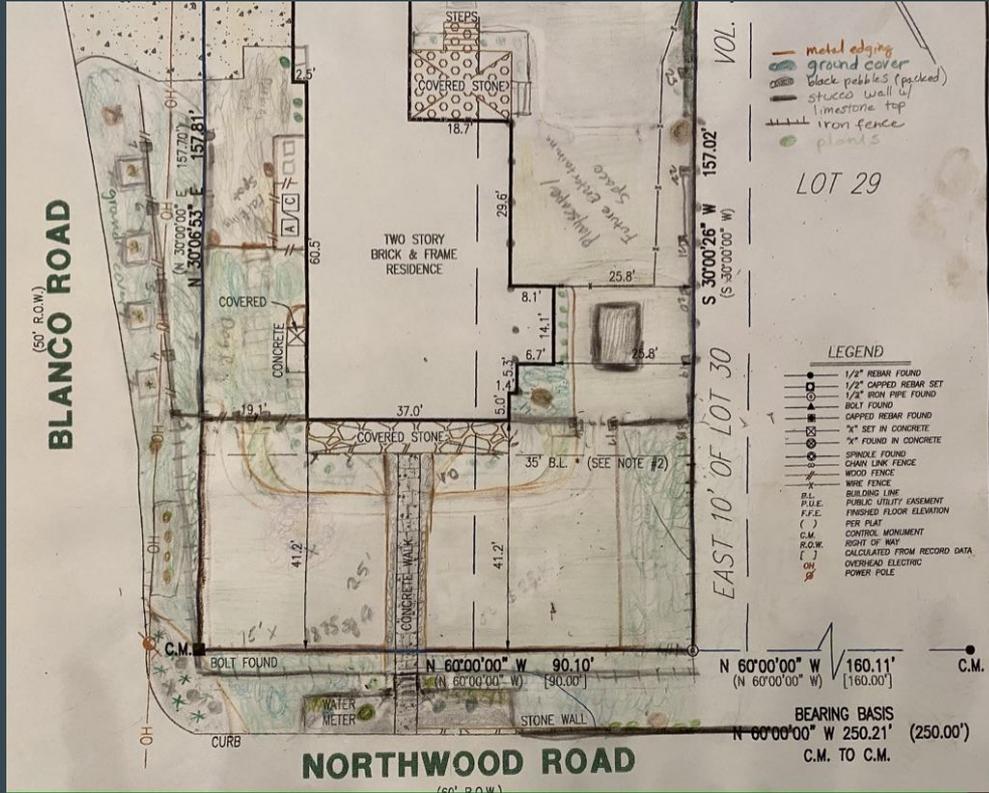
McDonald-Doughtie House
1616 Northwood Road
Austin, Texas 78703



List of Outdoor Home Improvements Seeking Commission Approval

- Estate Wall in place of wood fence
- Iron Fence in front yard
- Curb Appeal and Hardscape Landing at the curb
- Sidewalk Improvement

Our Landscaping / Hardscaping Plan



Current Photo of the House



Current Wood Fence (showing this is a high priority maintenance issue)



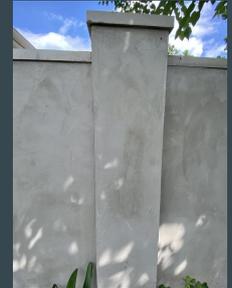
Current Hardscaping and Sidewalk (showing this is a high priority maintenance issue)

- Current Sidewalk and Dry Stack Rock “Retaining Wall” at the street (after Google Fiber went through the dry stack retaining wall). As you can see, it needs to be rehabbed for the beautification on the property.



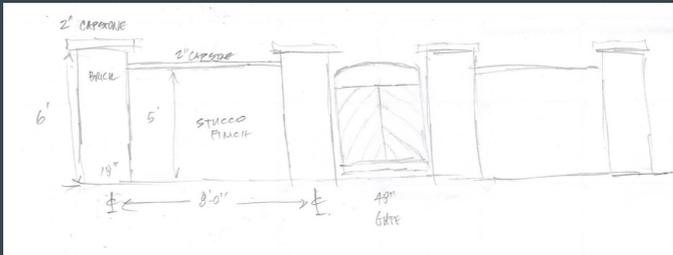
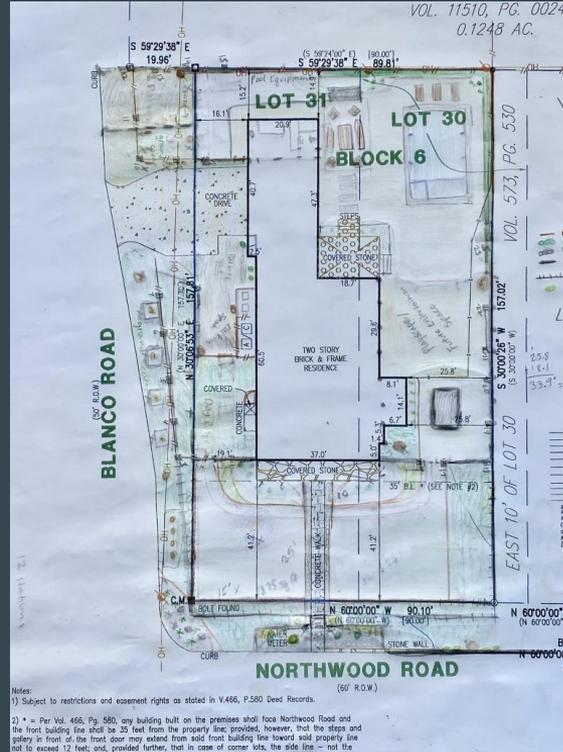
Historical Commission Item #1 - Estate Wall

Replace poor quality wood fence (that is deteriorating in some places) with an estate wall, similar to other estate walls in our historic neighborhood (as shown below). Materials would include stucco over cinder block, limestone top, and possibly white brick columns as depicted below. Height is 6' to 8' dependent on allowance from other city departments.



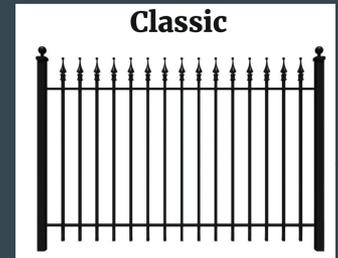
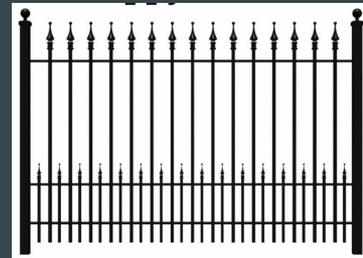
Estate Wall Continued

- Clockwise: a) current fence, b) rough sketch, c) plan showing wall, d) area for possibly recessing wall by a few inches on either side of house (West & East views)



Historical Commission Item #2 - Black Iron Fence

- Requesting a black decorative fence in the perimeter of our front yard as typical of our historic neighborhood to improve safety and security of the property due to a busy intersection.
- Materials to include high quality commercial grade fencing material, not more than 4 feet in height.

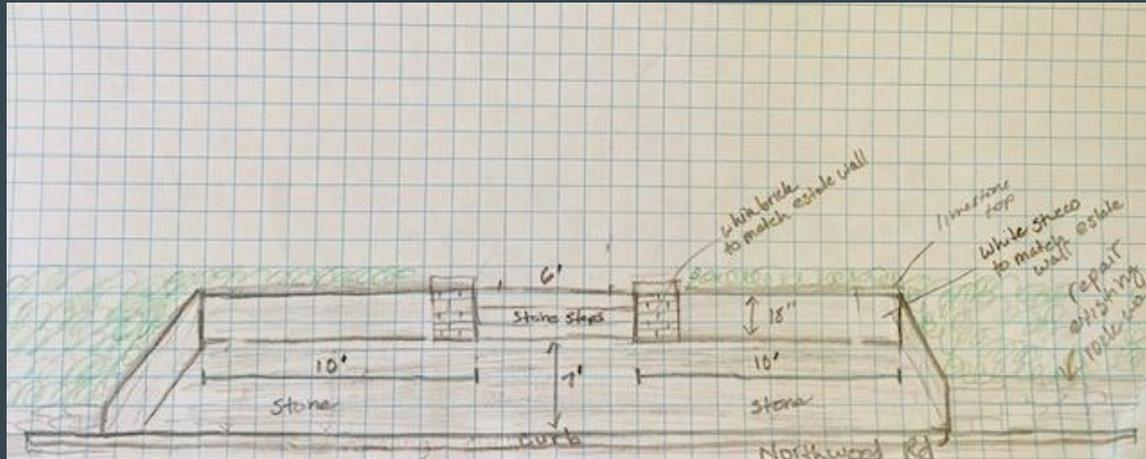


Historical Commission Item #3: Hardscaped Passenger Landing at the Street and Improved Sidewalk

- We would like to use the existing dry stack rock we have to reconstruct the small retaining wall as it comes from our next door neighbor's house.
- Then at the curb, we want to cut into the yard for a landing to allow for a car door to open and a passenger to safely exit a car.
- The horizontal plane of the “landing area” will be the same material as the sidewalk.
- The vertical plane will be constructed out of a material to compliment and coordinate but not “match” the rock from the adjacent retaining wall at the street such as stucco over cinder block with a limestone top to match the estate wall or a white painted brick to match the house.
- Photo examples forthcoming on following slides.

Improved Curb Appeal and Hardscaping Plan

- Repair residual rock retaining wall with available matching rock (as depicted with red line in photo) then “cut in” landing with a complimentary material.
- Hardscape retaining material: either stucco or white brick to coordinate with estate wall.
- See photo examples on next slide.



Examples of Mini Retaining Wall for Passenger Landing



Sidewalk Ideas

We are requesting to replace or resurface our badly cracked sidewalk with a new sidewalk of a continuous material. Options to consider are a better quality like-kind concrete or quality stone to compliment the original limestone front porch.

