

**Historic Landmark Commission
March 26, 2012
National Register Historic Districts
NRD-2012-0007
Old West Austin
1709 W. 32nd Street**

PROPOSAL

Demolish an existing c. 1941, 1,128 sq. ft. house and construct a new 2,144 sq. ft. residence.

RESEARCH

The house was built c. 1941 by designer/contractor W.D. Anderson. City Directory entries indicate Perry A. Beatty, a statistician with the Lower Colorado River Authority, and his wife Ruth Beatty were the first owners. Mrs. Isabelle Chase Goldsmith, widow of Glenn W. Goldsmith owned and resided in the house from 1944 until at least 1955. Mrs. Goldsmith died in December 1956. After this period the occupants of the house changed every few years and included University of Texas instructors and Professors.

PROJECT SPECIFICATIONS

The existing residence, built c. 1941, is an approximately 1,128 sq. ft., one-story house of a simplified international style set on a triangular parcel. The front façade is asymmetrical and has a prominent chimney and front-facing garage. The exterior has limestone veneer set in a horizontally-oriented ashlar pattern. The windows are 3:2, double-hung windows. There is a decorative scroll metal column supporting the overhanging porch roof, which appears to be original to the design.

The applicant proposes to demolish the existing house and construct a new 2,144 sq. ft. residence of contemporary design with minimal architectural detailing. The design has a side gable, multi-pitch, roof orientation with front facing cross gables over the porch, and a wide shed dormer over the garage. The garage faces the street and is sits inline with the front façade of the house, but further back from the front of the covered front porch. The house is one-story except for a second story living space over the garage.

The applicant proposes to salvage the stone veneer from the original house for installation on the front elevation, with 6 ¼" exposure horizontal Hardi lap siding on the side and rear elevations as well as a small section of the front elevation. The front facing gables, dormer and infill above the garage door will have vertical Hardi siding. Windows in the dormers will be casement, and the first floor windows on the front elevation will be double-hung sash.

The deep front porch will have stone piers, constructed of material salvaged from the existing house, with squared posts supporting the roof.

STAFF COMMENTS

The house is listed as contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no design guidelines for new construction. 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.
- 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.

Demolition of the existing house will render the property non-contributing to the National Register Historic District so is not compatible with the general guidelines. However the scale of the new house is compatible with that of other houses in the area, which are both one and two-story, and exhibit a variety of architectural styles.

The proposal was presented to the Historic Landmark Commission February 27, 2012, at which time the Commission voted to delay demolition and requested the applicant consult with the neighborhood association regarding the design of the replacement residence.

Staff recommended that the design of the previous proposal be modified to minimize the visual impact of the garage including reducing the massing of the two-story gable over the garage door and setting the garage facade further back from the front facade of the main house to better reflect the historic architectural character of the National Register District.

The applicant has consulted with Brykerwoods Neighborhood Association members and has revised the design based on their input. The revised proposal reduces the massing of the garage, sets its front wall further back than originally proposed, and utilizes salvaged material from the existing house.

STAFF RECOMMENDATION

Staff continues to recommend the owner reconsider the demolition of the house and consider rehabilitation of the existing house. If the owner continues to seek demolition, staff recommends not releasing the demolition permit until the applicant has submitted a City of Austin Documentation Package consisting of a sketch of the existing site and floor plan, photographs of all four elevations, and an occupancy history of the house.

PHOTOS



OCCUPANCY HISTORY
1709 W. 32nd Street
c. 1941

City Directory Research, Austin History Center
 By City Historic Preservation Office
 February 2012

1975	Sallie B. Moore Professor, University of Texas
1970	Anna Brightman, owner Professor, University of Texas
1966	Anna Brightman, owner Professor, University of Texas
1962	Russell A. Stokes Teacher, University of Texas Christine B. Stokes Special Instructor, University of Texas
1959	C.T. (Gay) Matthew With State Legislature
1955	Mrs. Isabelle Goldsmith, owner Widow of Glenn W. Goldsmith
1952	Mrs. Isabelle Goldsmith, owner Widow of Glenn W. Goldsmith
1949	Mrs. Isabelle Goldsmith, owner Widow of Glenn W. Goldsmith
1947	Mrs. Isabelle Goldsmith, owner Widow of Glenn W. Goldsmith
1944-45	Mrs. Isabelle Goldsmith, owner Widow of Glenn W. Goldsmith
1942	Perry A. and Ruth Beatty, owners Statistician, LCRA

NOTE: City building permits (see below) indicate the house was built c. 1941.

SANITARY SEWER SERVICE PERMIT

No. 174703

Austin, Texas

Received of Gissell Date 2/18/1941
 Address 1709 W. 32nd.
 Amount \$
 Builder or Owner W. D. Anderson Plumber
 Lot 45 Block 3 Subdivision Brykerwoods F Plat No. 209

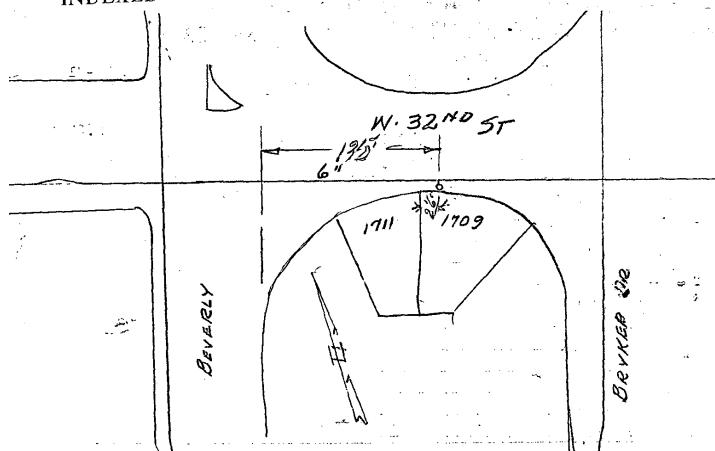
Date of Connection <u>4/1/1941</u>	No. Fittings 7 1/2" Pipe 4" 75 4x4 40 1 Bends 4 Reducers Plugs Sand Gravel Remix Stoppers Castings Other Labor:
By City <u>2' E/WLL</u>	
By Plumber <u></u>	
Checked By <u>Boatright</u>	
Size Main <u></u> Depth <u></u>	
Main Assign. <u></u>	
Stub Depth <u></u> Prop. Line <u>3'</u>	
Stub Location <u></u>	
Book No. <u>B-1365</u>	
Paving Cut <u></u> No. <u></u>	

1941 Permit for Sewer Connection

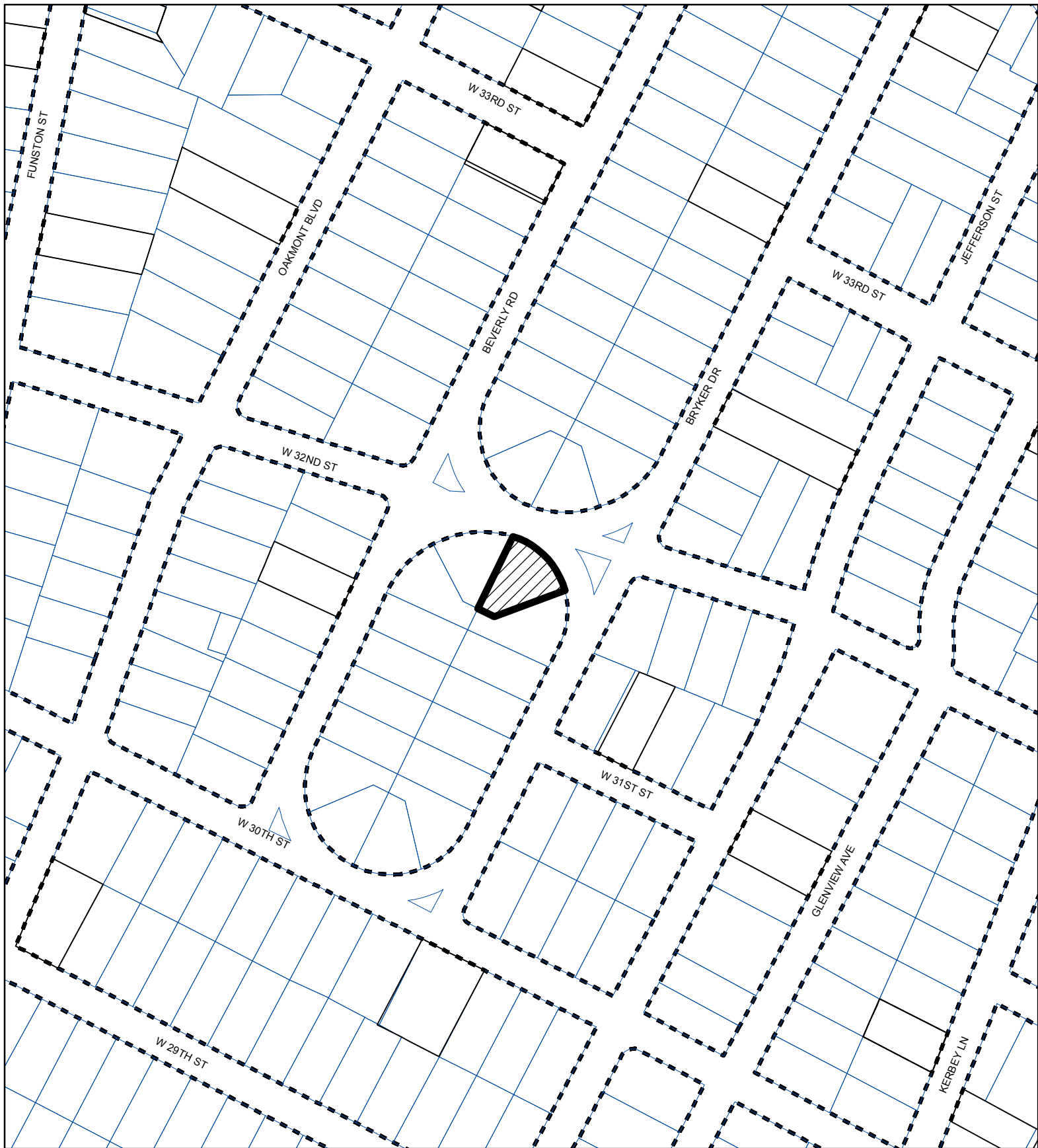
WATER SERVICE PERMIT No. 15731
 Austin, Texas
 Received of W. D. Anderson Date 2-18-41
 Address 1709 West 32
 Amount Two and 50/100 \$ 2.50
 Plumber Gissell Size of Tap 1/2"

Date of Connection 2-19-41
 Size of Tap Made 3/4"
 Size Service Made 3/4"
 Size Main Tapped 6"
 From Front Prop. Line to Curb Cock 7'6"
 From Prop. Line to Curb Cock 9'6"
 Location of Meter 1709
 Type of Box 1709
 Depth of Main in St. 8'
 Depth of Service Line 12"
 From Curb Cock to Tap on Main OVER 10'
 Checked by Engr. Dept. 7-5-41 LE

INDEXED



1941 Permit for Water Service



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0007
LOCATION: 1709 W 32nd Street



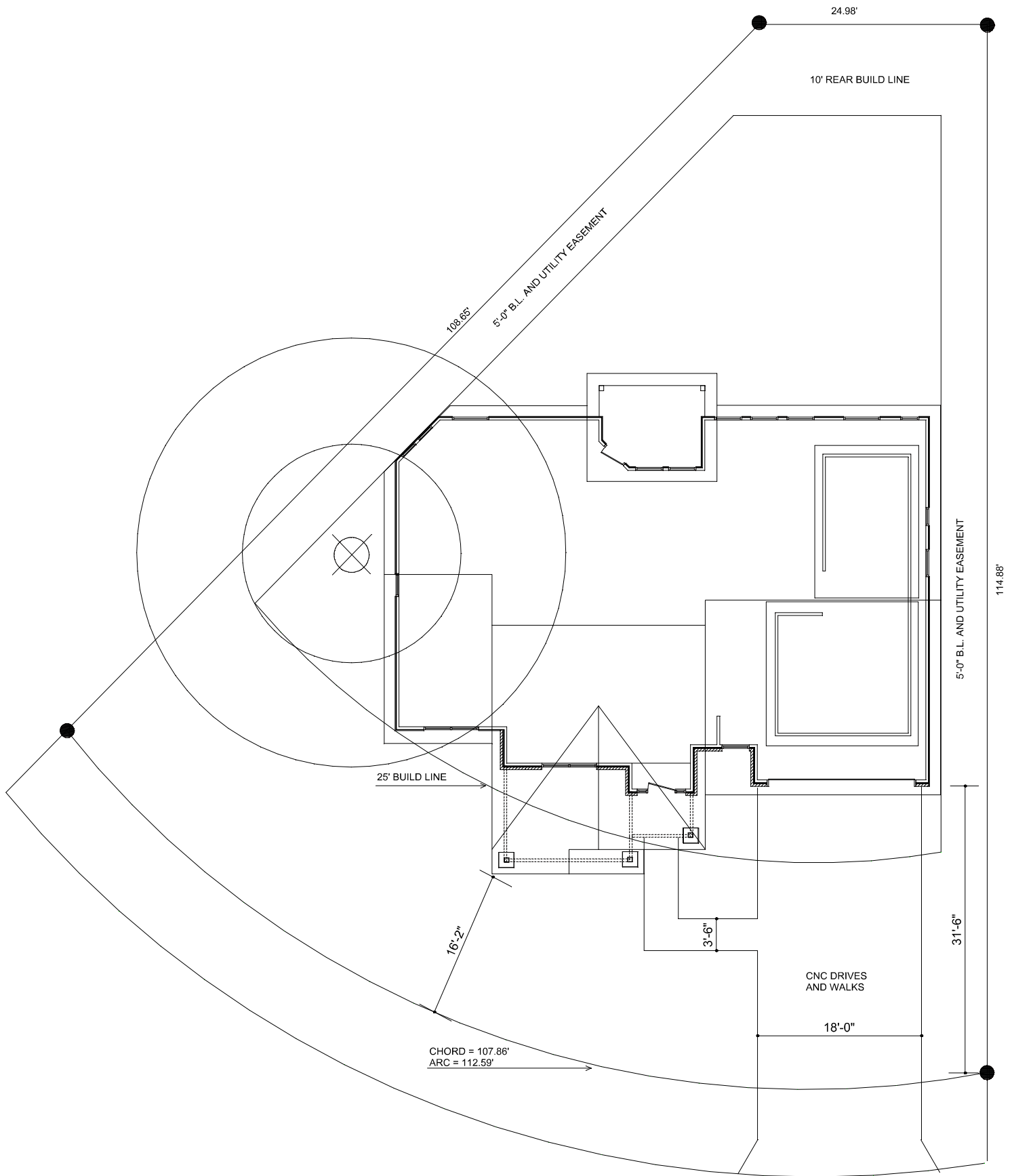
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

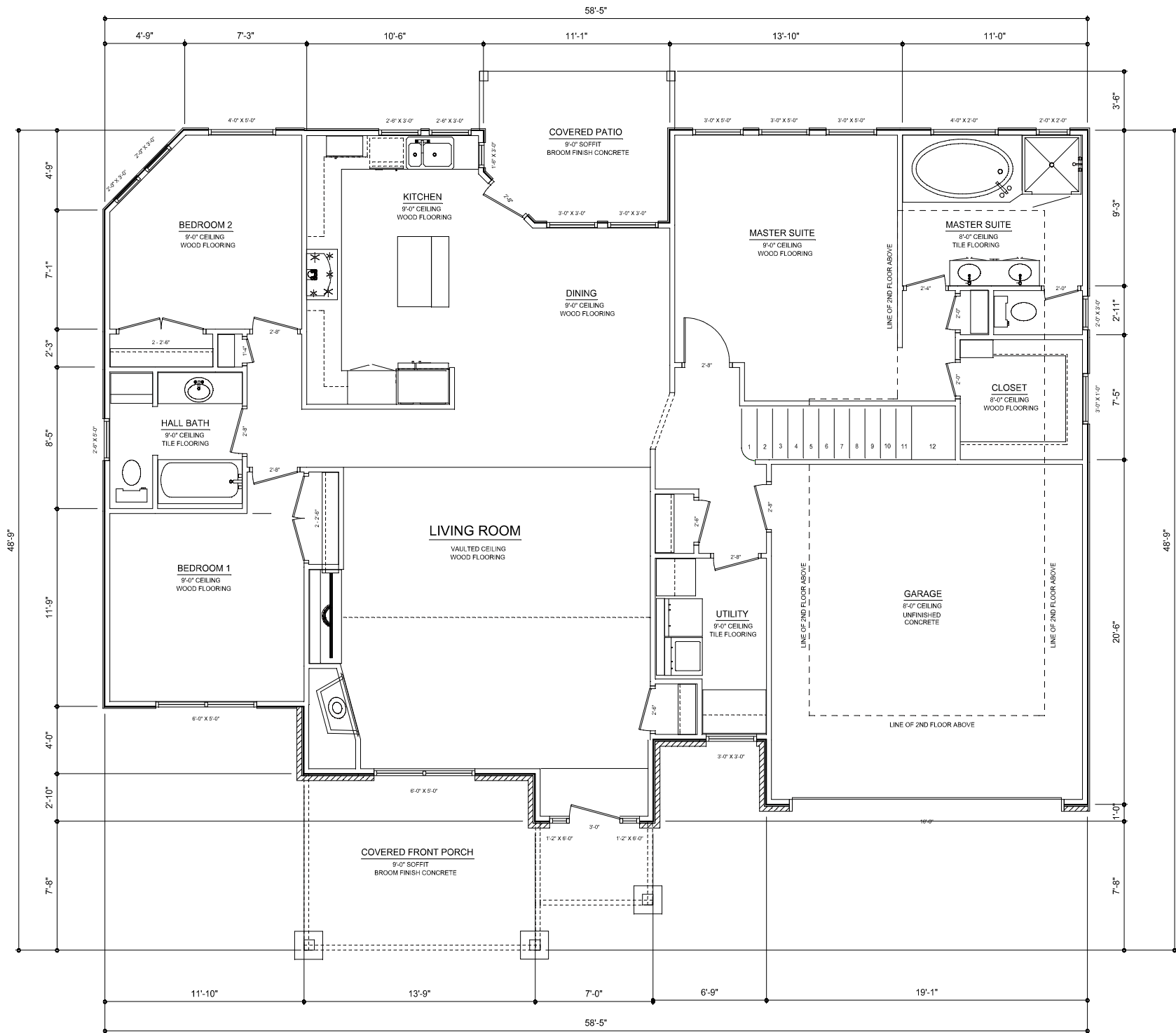
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

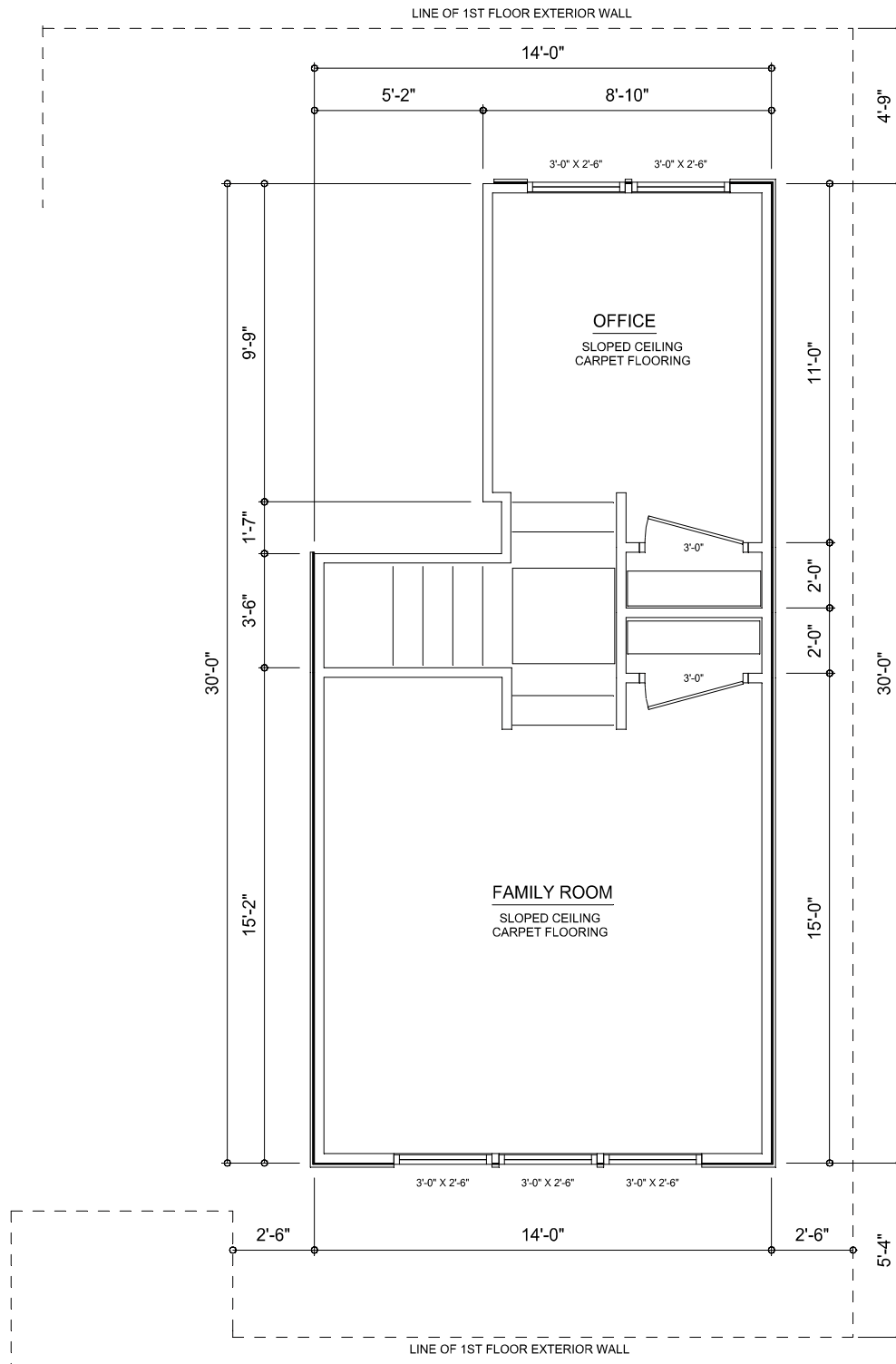
JOB AREA DATA

JOB ADDRESS: 1709 W32ND STREET
 OWNER: DAWSON LUPUL
 LOT SIZE: 7896 SQFT

EXISTING IMPROVEMENTS	SQFT	NEW IMPROVEMENTS	SQFT	COMBINED IMPROVEMENTS	SQFT
<u>1ST FLOOR</u>		<u>1ST FLOOR</u>		<u>1ST FLOOR</u>	
LIVING (HEATED/COOLED)		LIVING (HEATED/COOLED)	1808	LIVING (HEATED/COOLED)	1808
GARAGE		GARAGE	397	GARAGE	397
WORKSHOP/STORAGE		WORKSHOP/STORAGE	0	WORKSHOP/STORAGE	0
SCREENED PORCHES		SCREENED PORCHES	0	SCREENED PORCHES	0
COVERED CONCRETE PATIOS		COVERED CONCRETE PATIOS	97	COVERED CONCRETE PATIOS	97
COVERED WOOD DECKS		COVERED WOOD DECKS	0	COVERED WOOD DECKS	0
COVERED PORCHES		COVERED PORCHES	167	COVERED PORCHES	167
CLEARSTORY AREA OVER 15'		CLEARSTORY AREA OVER 15'	0	CLEARSTORY AREA OVER 15'	0
BRICK LEDGE @ HEATED/COOLED WALL		BRICK LEDGE @ HEATED/COOLED WALL	38	BRICK LEDGE @ HEATED/COOLED WALL	38
BRICK LEDGE @ OTHER WALLS		BRICK LEDGE @ OTHER WALLS	23	BRICK LEDGE @ OTHER WALLS	23
<u>2ND FLOOR</u>		<u>2ND FLOOR</u>		<u>2ND FLOOR</u>	
LIVING (HEATED/COOLED)		LIVING (HEATED/COOLED)	336	LIVING (HEATED/COOLED)	336
WORKSHOP/STORAGE		WORKSHOP/STORAGE	0	WORKSHOP/STORAGE	0
SCREENED PORCHES		SCREENED PORCHES	0	SCREENED PORCHES	0
COVERED DECKS		COVERED DECKS	0	COVERED DECKS	0
COVERED PORCHES		COVERED PORCHES	0	COVERED PORCHES	0
BALCONIES		BALCONIES	0	BALCONIES	0
OPEN DECKS		OPEN DECKS	0	OPEN DECKS	0
OPEN PORCHES		OPEN PORCHES	0	OPEN PORCHES	0
<u>SITEWORK</u>		<u>SITEWORK</u>		<u>SITEWORK</u>	
DRIVEWAYS		DRIVEWAYS	598	DRIVEWAYS	598
PRIVATE SIDEWALKS		PRIVATE SIDEWALKS	73	PRIVATE SIDEWALKS	73
PARKING PADS		PARKING PADS	0	PARKING PADS	0
OPEN CONCRETE PATIOS		OPEN CONCRETE PATIOS	0	OPEN CONCRETE PATIOS	0
OPEN WOOD DECKS		OPEN WOOD DECKS	0	OPEN WOOD DECKS	0
OPEN PORCHES		OPEN PORCHES	0	OPEN PORCHES	0
DETACHED STORAGE/SHEDS		DETACHED STORAGE/SHEDS	0	DETACHED STORAGE/SHEDS	0
DETACHED PORCHES/PATIOS		DETACHED PORCHES/PATIOS	0	DETACHED PORCHES/PATIOS	0
A/C PADS		A/C PADS	12	A/C PADS	12
TOTAL HEATED/COOLED	0	TOTAL HEATED/COOLED	2144	TOTAL HEATED/COOLED	2144
TOTAL BUILDING AREA	0	TOTAL FRAMED AREA	2805	TOTAL BUILDING AREA	2805
TOTAL SLAB AREA	0	TOTAL SLAB AREA	2363	TOTAL SLAB AREA	2363
BUILDING IMPERVIOUS %	#REF!	BUILDING IMPERVIOUS %	32.04%	BUILDING IMPERVIOUS %	32.04%
TOTAL F.A.R.	0.00%	TOTAL F.A.R.	29.65%	TOTAL F.A.R.	29.65%
TOTAL IMPERVIOUS	#REF!	TOTAL IMPERVIOUS	3046	TOTAL IMPERVIOUS	3046
TOTAL % IMPERVIOUS LOT COVER	#REF!	TOTAL % IMPERVIOUS LOT COVER	38.58%	TOTAL % IMPERVIOUS LOT COVER	38.58%









LEFT



FRONT



RIGHT



REAR