

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 26, 2021**  
**HR-2021-099516**  
**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**  
**1906 W. 33RD STREET**

## **PROPOSAL**

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Demolish a ca. 1947 house and garage. Construct a new house and garage.

## **PROJECT SPECIFICATIONS**

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- 1) Demolish existing house and garage.
- 2) Construct a new primary building. The proposed new house is two stories. It has a compound cross-gabled roofline with shed-roofed dormers at primary and secondary elevations, clad in composition shingles. The house's exterior is clad in horizontal fiber cement siding with stucco accents. Fenestration includes a paneled front door with fixed sidelights; 2:2 sash and casement windows at the main elevation, along with an arched 2:2 window at the gable end; 2:2 casements, fixed undivided horizontal windows, and two-pane awning windows at secondary elevations; and sliding glass doors at the rear elevation. A screened porch encloses the rear fifth of the house.
- 3) Construct a new detached garage and pool at rear of lot. The proposed garage is a simple side-gabled structure oriented toward the north.

## **ARCHITECTURE**

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One-story, hipped-roof house with 3-pane picture window, 1:1 windows at primary and secondary elevations, round window at main elevation, horizontal wood siding, and covered front stoop with semicircular concrete steps.

## **RESEARCH**

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The house at 1906 W. 33<sup>rd</sup> Street was constructed in 1947 by D. D. Smith. Its first residents, the Aycock family, lived in the home until at least 1971. John William Aycock, a former grocer and career accountant with the Texas State Liquor Control Board, lived there until his death in 1958. His wife, Bertha Mettie Aycock, continued to live in the home after her husband's passing.

## **DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

### *Residential new construction*

#### *1. Location*

The proposed new building is located at the approximate location of the existing house, with identical setback. The proposed garage is located slightly further back on the lot than the existing garage.

#### *2. Orientation*

The proposed new buildings are both oriented toward the street, consistent with contributing primary buildings and outbuildings elsewhere in the district.

#### *3. Scale, massing, and height*

Most contributing buildings on the block are one story in height, with simple massing. The proposed building's step-downs may diminish the visual impact of its height. The proposed garage is appropriately subordinate to the main building in height, massing, and form; its substantial setback further reduces its visibility from the street.

#### *4. Proportions*

The proposed building's proportions differ somewhat from the horizontal forms of contributing buildings on the block. Its horizontal siding and second-floor ribbon windows somewhat lessen the vertical impact of the steep gabled roofline.

#### *5. Design and style*

Most contributing buildings on the block are constructed in a Transitional Ranch or "Ranchette" style. The proposed new

building's Tudor elements, such as the steeply pitched gables and arched porch and window, are not compatible with nearby contributing buildings, as they reflect stylistic influences prevalent in older homes than are present elsewhere on the block.

#### 6. Roofs

Most contributing buildings on the block have simple hipped or side-gabled rooflines; the proposed primary building's roofline appears slightly too complex from the streetscape to be fully compatible with surrounding contributing buildings. Its composite shingles are compatible with the roof materials on contributing buildings.

#### 7. Exterior walls

The proposed buildings' horizontal siding, trim, and secondary stucco accent material are all compatible with the district.

#### 8. Windows and doors

The proposed primary building's window patterns, materials, and configuration are compatible with nearby contributing buildings' windows, with the possible exception of the arched window at the main elevation.

#### 9. Porches

The building's covered entryway is appropriate, though the arched opening is less so, per above evaluation.

#### 10. Chimneys

The building's chimney is compatible in scale and cladding.

#### Summary

The project meets some of the applicable standards.

### **PROPERTY EVALUATION**

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The existing building contributes to the Old West Austin National Register Historic District, and was recommended contributing to a potential local historic district in a 2020 survey by H-H-M, Inc.

#### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate to low integrity. Windows and cladding have been replaced and modified; the porch also appears to have been added or altered.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building does not appear to convey architectural significance.
  - b. Historical association. The property does not appear to have significant historical associations.
  - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

### **COMMITTEE FEEDBACK**

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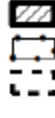
Consider retention and rehabilitation of existing contributing building. Consider simpler roofline.

### **STAFF RECOMMENDATION**

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Approve the demolition application upon completion of a City of Austin Documentation Package. Comment on and release the plans, encouraging applicant to implement Committee feedback.

## LOCATION MAP



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY

1" = 168'

## NOTIFICATIONS

CASE#: HR 21-099516  
LOCATION: 1908 W 33RD ST

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.





## PROPERTY INFORMATION

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### *Photos*







*Applicant, 2021*

*Occupancy History*

City Directory Research, July 2021

1959	Mrs. Bertha Aycock, renter
1955	John W. and Bertha Mettie Aycock, renters Accountant, State Liquor Control Board
1952	John W. and Bertha M. Aycock, renters Accountant, State Liquor Control Board
1949	Address not listed
1947	Address not listed



## Biographical Information



**SOUTHERN GOLD** — Traditional spring beauty is shown to young Jim Washam by his mother, Mrs. Weir Washam, 1501 Broadmoor Street, as they stopped by the wonderful yellow jasmine hedge grown by Mrs. J. W. Aycock, 1906 West 33rd Street. The yellow jasmine is part of young Jim's traditional background. His great-

Austin American-United Press

grandfather, Isaac F. Hyams, was a West Point cadet who came home to Texas to fight for the Confederacy in the days when the jasmine was then, as now, a true portent that winter had ended in Texas. The hedge is three years old, and Jim is three times that age.

*The Austin American (1914-1973); Mar 17, 1957*

rie Sherman, Mrs. Millie McMullan, Mrs. Lorene Lung, Mrs. Lillian Parker and Mrs. Pauline Bartlett, all of Austin; Mrs. Dorothy Bostic of Vivian, La.; Mrs. Bessie Hollingsworth of Houston and Mrs. Helen Dungan of Elgin.

Funeral services will be held at Hytlin-Manor Funeral Home Saturday at 2 p.m. with Rev. Irwin officiating.

#### JOHN WILLIAM AYCOCK

John William Aycock of 1906 West 33rd Street died Thursday in a local hospital. He is survived by his wife, Mrs. J. W. (Bertha) Aycock; two daughters, Mrs. Moreland Chapman of Houston and Mrs. Hal Jones of Brooklyn, N.Y.; his mother, Mrs. Jane Aycock of Farmersville; three sisters, Mrs. Bill Cisco, Mrs. Ayra McGann and Mrs. Vera Reneau, all of Farmersville; one brother, Jess Aycock of Farmersville, and four grandchildren.

Aycock was born in Blue Ridge,

Collin County, in 1888. He was in the grocery business for several years at Farmersville. Aycock retired September 1 after 24 years of service with the Texas Liquor Control Board as an accountant.

Funeral services will be held at 9:30 a.m. Saturday at Cook Funeral Home with Dr. Edmund Heinsohn officiating.

#### MRS. LILLIE MAY ARMSTRONG

Mrs. Lillie May Armstrong, 82, died Thursday at her home, 1106 West 34th St.

She had been a resident of Austin for 12 years. She was a member of the Shoal Crest Baptist Church and taught the TEL Sunday School Class of that church.

Survivors include nine daughters, Mrs. L. E. Patton, Austin; Mrs. J. C. Rokey, Mrs. Pete Cushing, Mrs. Gertrude Taylor, Mrs. Ann Hastings and Mrs. Lil-

*The Austin Statesman (1921-1973); Dec 5, 1958*

## Permits

D. D. Smith 1906 West 33rd Street  
208 5 - - -

Brykerwoods "G"

Frame & stucco residence & frame garage

35386 10-7-47

\$4500.00

## Owner

Building permit to D. D. Smith, 1947

## WATER SERVICE PERMIT

No. B 4412

Received of D. D. SMITH Austin, Texas Date 11-5-47  
Address 1906 W. 33  
Amount TWENTY + NO/100  
Plumber GROOS, MILLER & WILKEY Size of Tap 3/4"  
Date of Connection 11-21-47  
Size of Tap Made 3/4"  
Size Service Made 3/4"  
Size Main Tapped 6" C.T.  
From Front Prop. Line to Curb Cock 7.5'  
From W- Prop. Line to Curb Cock 19'  
Location of Meter CURB  
Type of Box LOCK  
Depth of Main in St. 3'  
Depth of Service Line 2'  
From Curb Cock to Tap on Main 2'  
Checked by Engr. Dept. 1-20-48 NBN

No. Fittings	Size	
1 Curb Cock	3/4" COP	
1 Elbow	3/4" S.C.	
1 St. Elbow	3/4" S.C.	
1 Bushing	3/4" COP	
1 Reducer	3/4" COP	
3 Pipe	3/4" COP	
1 Lead Comp.		
1 Nipples		
1 Union		
1 Plug	1/4" GALV	
1 Tee	1/4" GALV	
1 Stop	1/4" GALV	
1 Box	LOCK	
1 Lid		
Valves		
Job No.	W-323-502	
Req. No.	W-323-502	

Water tap permit to D. D. Smith, 1947

## WATER SERVICE PERMIT

No. B 4763

Received of M & M PLUMBING CO Austin, Texas Date 7-7-48  
Address 1906 W. 33  
Amount TWENTY + NO/100  
Plumber M & M PLUMBING CO Size of Tap 3/4"  
Date of Connection 1-22-48  
Size of Tap Made 3/4"  
Size Service Made 3/4"  
Size Main Tapped 6" C.T.  
From Front Prop. Line to Curb Cock 7.5'  
From W- Prop. Line to Curb Cock 30'  
Location of Meter CURB  
Type of Box LOCK  
Depth of Main in St. 3'  
Depth of Service Line 2'  
From Curb Cock to Tap on Main 35'  
Checked by Engr. Dept. 2-14-49 NBN

No. Fittings	Size	
1 Curb Cock	3/4" COP	
1 Elbow	3/4" S.C.	
1 St. Elbow	3/4" S.C.	
1 Bushing	3/4" COP	
1 Reducer	3/4" COP	
3 Pipe	3/4" COP	
1 Lead Comp.		
1 Nipples		
1 Union		
1 Plug	1/4" GALV	
1 Tee	1/4" GALV	
1 Stop	1/4" GALV	
1 Box	LOCK	
1 Lid		
Valves		
Job No.	W-323-502	
Req. No.	W-323-502	

Water tap permit to M & M Plumbing Co., 1948

OWNER J.W. Aycok ADDRESS 1906 West 33rd

PLAT 208 LOT 5 BLK

SUBDIVISION Brykerwood G

OCCUPANCY Residence

BLD PERMIT # 124585 DATE 8-13-71 OWNERS ESTIMATE \$987.00

CONTRACTOR Bldg. Specality NO. OF FIXTURES

WATER TAP REC # Exist SEWER TAP REC # Exist

Remodel exist residence

Remodel permit to J. W. Aycok, 1971