

**Historic Landmark Commission  
February 27, 2012  
National Register Historic Districts  
NRD-2012-0007  
Old West Austin  
1709 W. 32<sup>nd</sup> Street**

**PROPOSAL**

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Demolish an existing c. 1941, 1,128 sq. ft. house and construct a new 2,677 sq. ft. residence.

**RESEARCH**

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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**

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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 construction a new 2,677 sq. ft. residence. The proposed design has simplified contemporary interpretations of craftsman features, including battered columns and a mixture of horizontal and vertical siding. The design has a side gable roof orientation with front facing cross gables over the porch and at the garage. The garage faces the street and is set forward of the façade of the main portion of the house. The house is one-story except for a second story level above the garage.

**STAFF COMMENTS**

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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.

Except for the very prominent size and orientation of the garage, the scale of the new house is in keeping with the scale of other houses in the area, which are both one and two-story and exhibit a variety of architectural styles.

**STAFF RECOMMENDATION**

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Staff recommends the owner reconsider the demolition of the house and consider rehabilitation of the existing house. If the owner continues to seek demolition, staff recommends delaying release of the permit to allow staff to work with the applicant on the design of the new house. Staff recommends that the design 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. Approval of revisions to the design may be administratively approved by staff.

Staff further recommends not releasing the demolition permit until 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 a narrative history of the house.

PHOTOS

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**OCCUPANCY HISTORY**  
**1709 W. 32<sup>nd</sup> 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

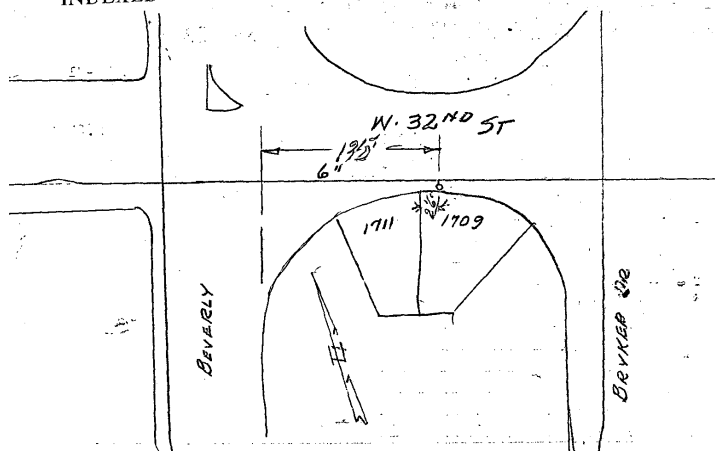
Date of Connection <u>4/1/1941</u>	No. Fittings 7 1/2" Pipe 4" 75 4x4 40 1 Bends 4 Reducers Plugs Sand Gravel Remix Stoppers Castings Other Labor:
By City <u>2' E/WLL</u>	
By Plumber <u>                    </u>	
Checked By <u>Boatright</u>	
Size Main <u>                    </u> Depth <u>                    </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"

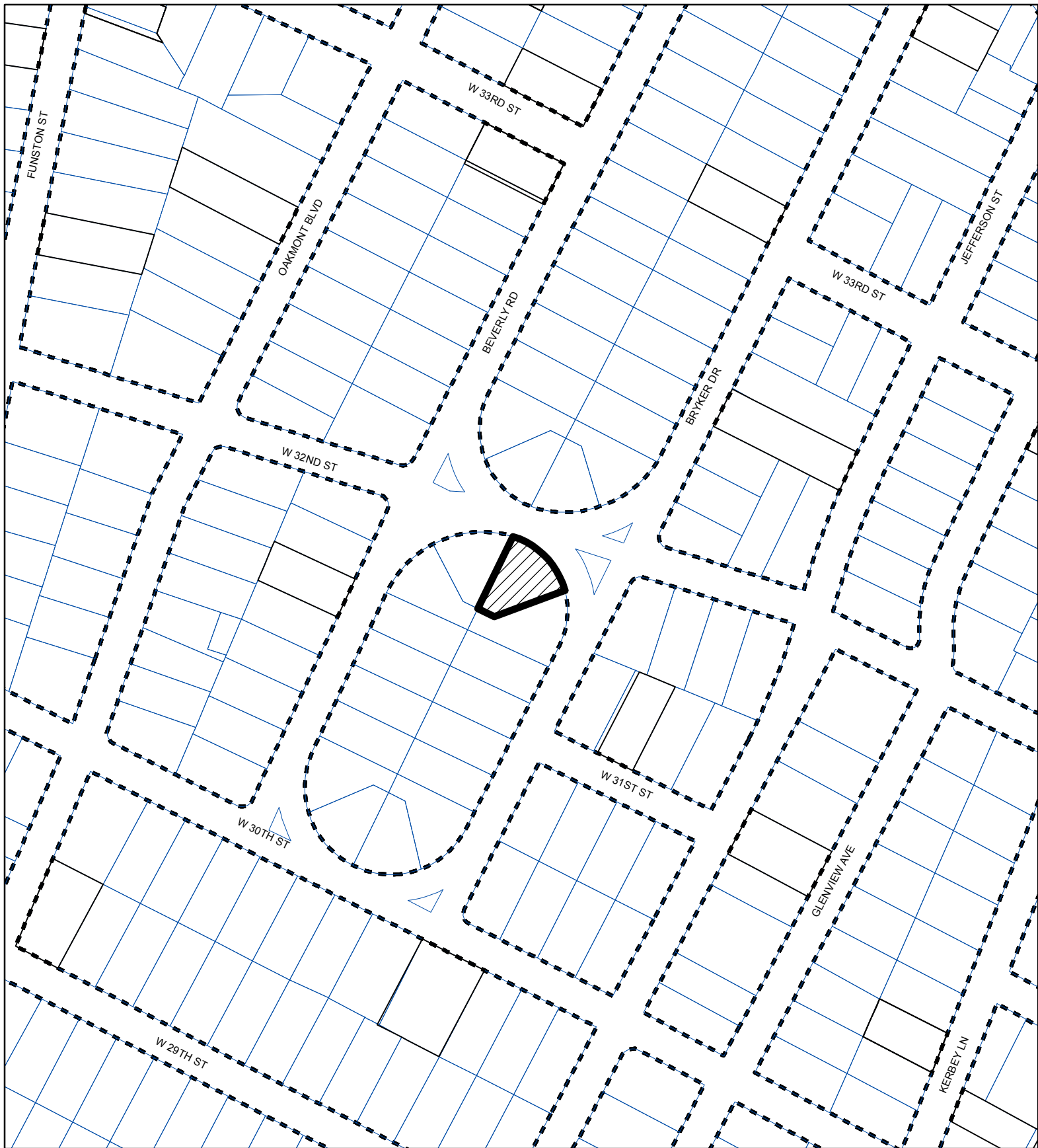
Date of Connection 2-19-41  
 Size of Tap Made 3/4"  
 Size Service Made 3/4"  
 Size Main Tapped 6"  
 From Front Prop. Line to Curb Cock 7'6"  
 From Prop. Line to Curb Cock 9'6"  
 Location of Meter                       
 Type of Box                       
 Depth of Main in St. 8'  
 Depth of Service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

# **DAWSON LUPUL BUILDERS**

5929 BALCONES DRIVE, SUITE 303

AUSTIN TX 78731

PHONE: 512-452-4228

FAX: 512-452-4602

## **ARCHITECTURAL PLANSET (V. 01-18-12): 1709 WEST 32<sup>ND</sup> STREET AUSTIN TX 78703**

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**B-2 ELECTRICAL -- 1<sup>ST</sup> FLOOR**

**B-3 DIMENSIONAL AND ELECTRICAL – 2<sup>ND</sup> FLOOR**

**C-1 ELEVATIONS**

**C-2 FLOORING**



**JOB AREA DATA**

JOB ADDRESS:

1709 W32ND STREET

OWNER:

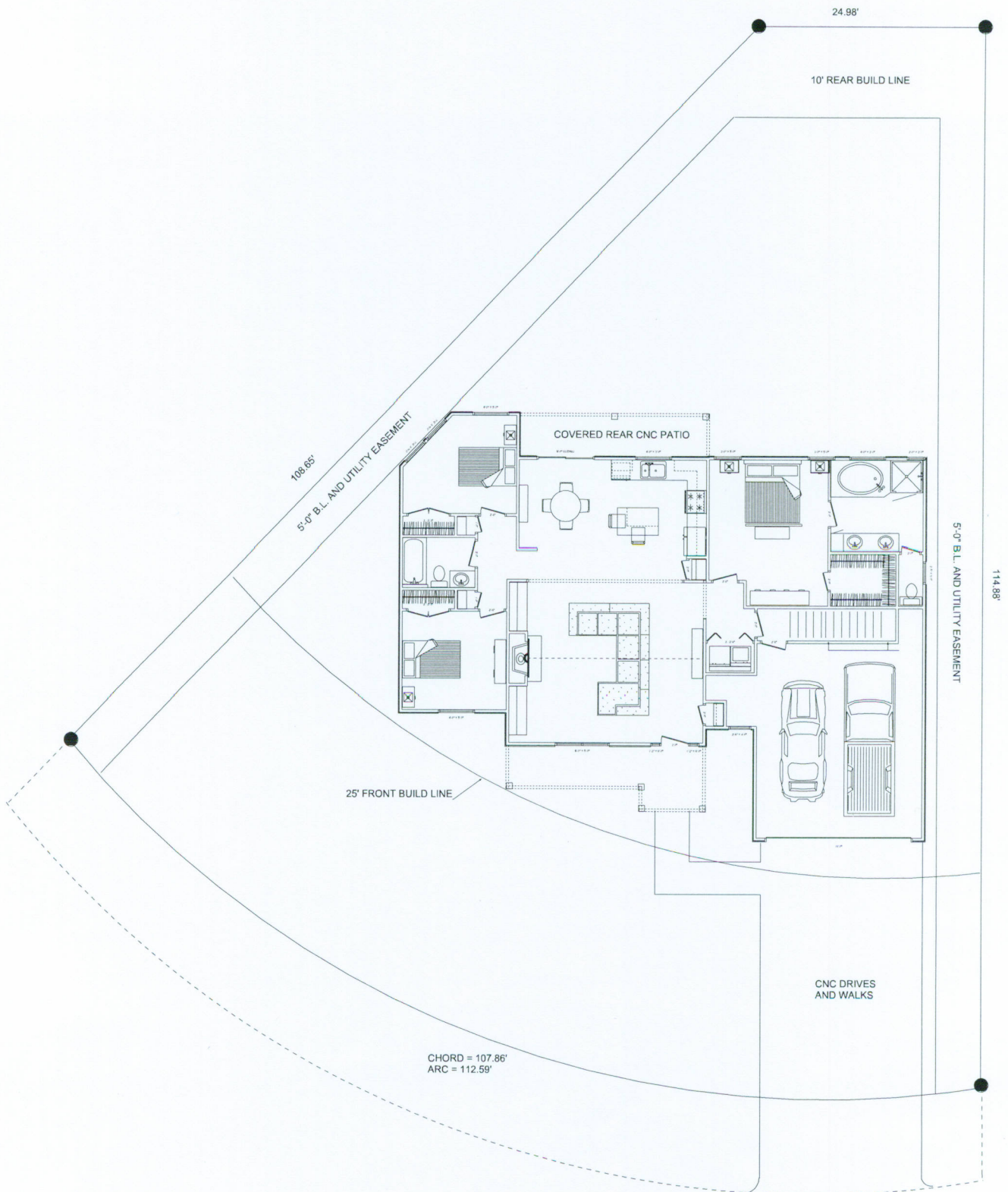
DAWSON LUPUL

LOT SIZE

7817 SQFT

<b>EXISTING IMPROVEMENTS</b>	<b>SQFT</b>	<b>NEW IMPROVEMENTS</b>	<b>SQFT</b>	<b>COMBINED IMPROVEMENTS</b>	<b>SQFT</b>
<u>1ST FLOOR</u>		<u>1ST FLOOR</u>		<u>1ST FLOOR</u>	
LIVING (HEATED/COOLED)		LIVING (HEATED/COOLED)	1658	LIVING (HEATED/COOLED)	1658
GARAGE		GARAGE	418	GARAGE	418
WORKSHOP/STORAGE		WORKSHOP/STORAGE	0	WORKSHOP/STORAGE	0
SCREENED PORCHES		SCREENED PORCHES	0	SCREENED PORCHES	0
COVERED CONCRETE PATIOS		COVERED CONCRETE PATIOS	257	COVERED CONCRETE PATIOS	257
COVERED WOOD DECKS		COVERED WOOD DECKS	0	COVERED WOOD DECKS	0
COVERED PORCHES		COVERED PORCHES	0	COVERED PORCHES	0
CLEARSTORY AREA OVER 15'		CLEARSTORY AREA OVER 15'	0	CLEARSTORY AREA OVER 15'	0
BRICK LEDGE @ HEATED/COOLED WALL		BRICK LEDGE @ HEATED/COOLED WALL	0	BRICK LEDGE @ HEATED/COOLED WALL	0
BRICK LEDGE @ OTHER WALLS		BRICK LEDGE @ OTHER WALLS	0	BRICK LEDGE @ OTHER WALLS	0
<u>2ND FLOOR</u>		<u>2ND FLOOR</u>		<u>2ND FLOOR</u>	
LIVING (HEATED/COOLED)		LIVING (HEATED/COOLED)	601	LIVING (HEATED/COOLED)	601
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	497	DRIVEWAYS	497
PRIVATE SIDEWALKS		PRIVATE SIDEWALKS	62	PRIVATE SIDEWALKS	62
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
<b>TOTAL HEATED/COOLED</b>	<b>0</b>	<b>TOTAL HEATED/COOLED</b>	<b>2259</b>	<b>TOTAL HEATED/COOLED</b>	<b>2259</b>
TOTAL BUILDING AREA	0	TOTAL FRAMED AREA	2934	TOTAL BUILDING AREA	2934
TOTAL SLAB AREA	0	TOTAL SLAB AREA	2333	TOTAL SLAB AREA	2333
BUILDING IMPERVIOUS %	#REF!	BUILDING IMPERVIOUS %	29.85%	BUILDING IMPERVIOUS %	29.85%
TOTAL F.A.R.	0.00%	TOTAL F.A.R.	31.69%	TOTAL F.A.R.	31.69%
TOTAL IMPERVIOUS	#REF!	TOTAL IMPERVIOUS	2904	TOTAL IMPERVIOUS	2904
TOTAL % IMPERVIOUS LOT COVER	#REF!	TOTAL % IMPERVIOUS LOT COVER	37.15%	TOTAL % IMPERVIOUS LOT COVER	37.15%





**SHEET**  
**A-1**

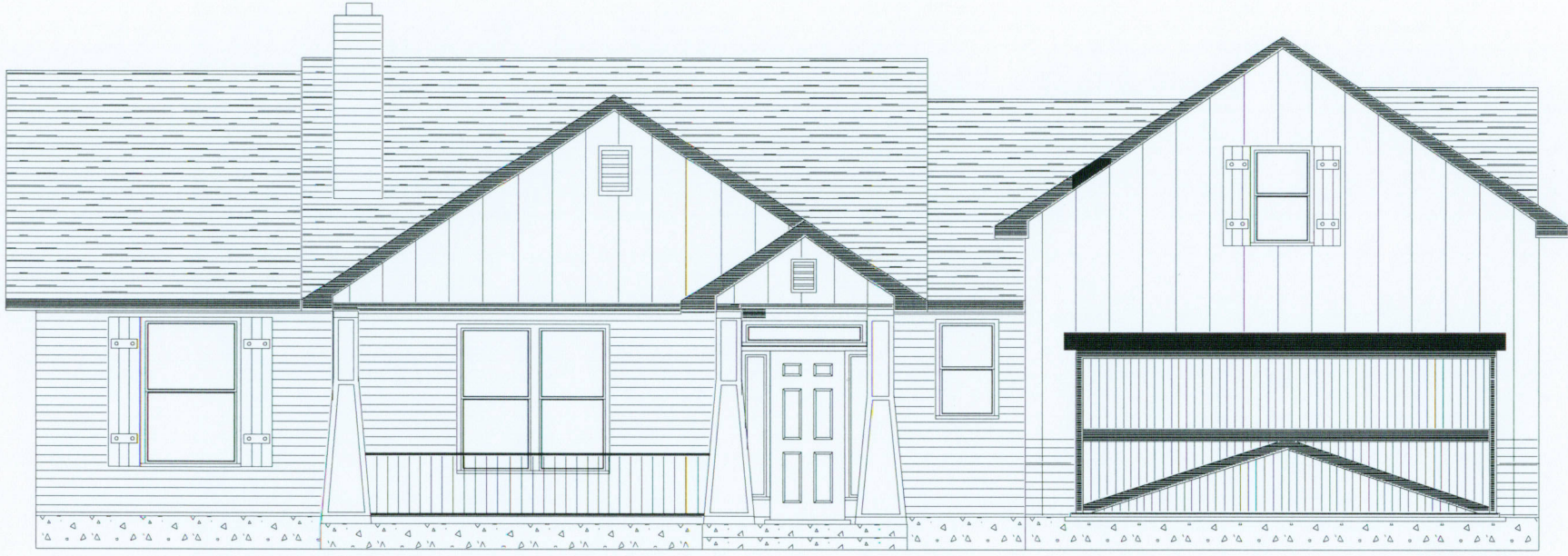
**SITEPLAN**  
SCALE: 1/16"=1'-0"

**DAWSON LUPUL PROJECT**  
1709 W32ND STREET  
AUSTIN TX 78731

Version	Date
Review Set	1-10-12
Appraisal Set	1-18-12
Permit Set	
For Construction	

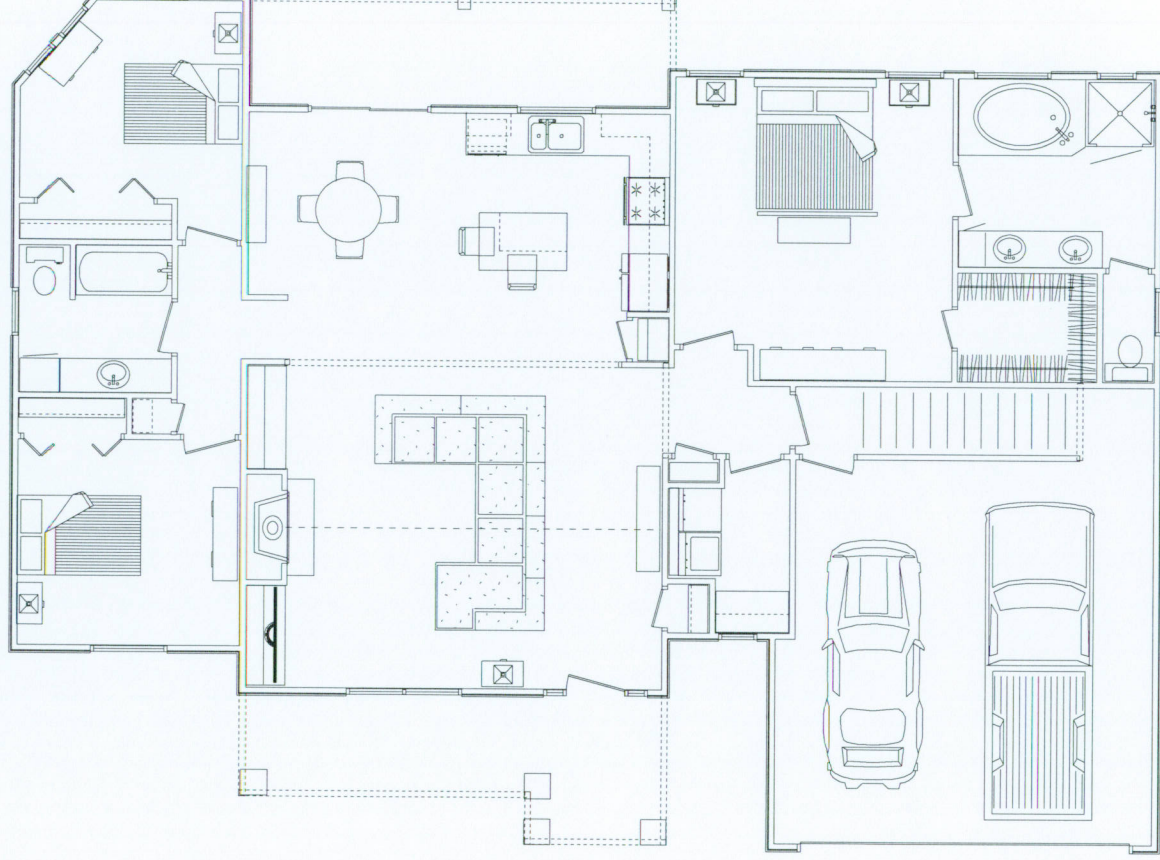
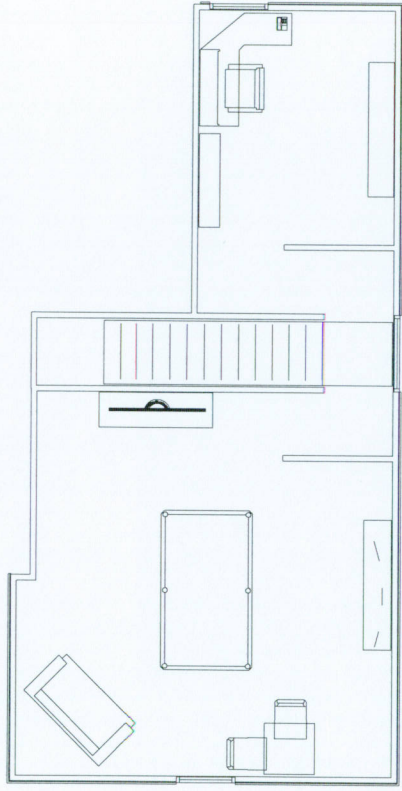
**Notes**

**Architectural Seal**



SHEET A-2	FRONT ELEVATION		DAWSON LUPUL PROJECT	Version	Date	Notes	Architectural Seal
	SCALE: NONE			Review Set	1-10-12		
				Appraisal Set	1-18-12		
				Permit Set			
				For Construction			
			1709 W32ND STREET				
			AUSTIN TX 78731				





**SHEET**  
**A-3**

**FURNISHED - 1ST&2ND FL.**

SCALE: NONE

**DAWSON LUPUL PROJECT**

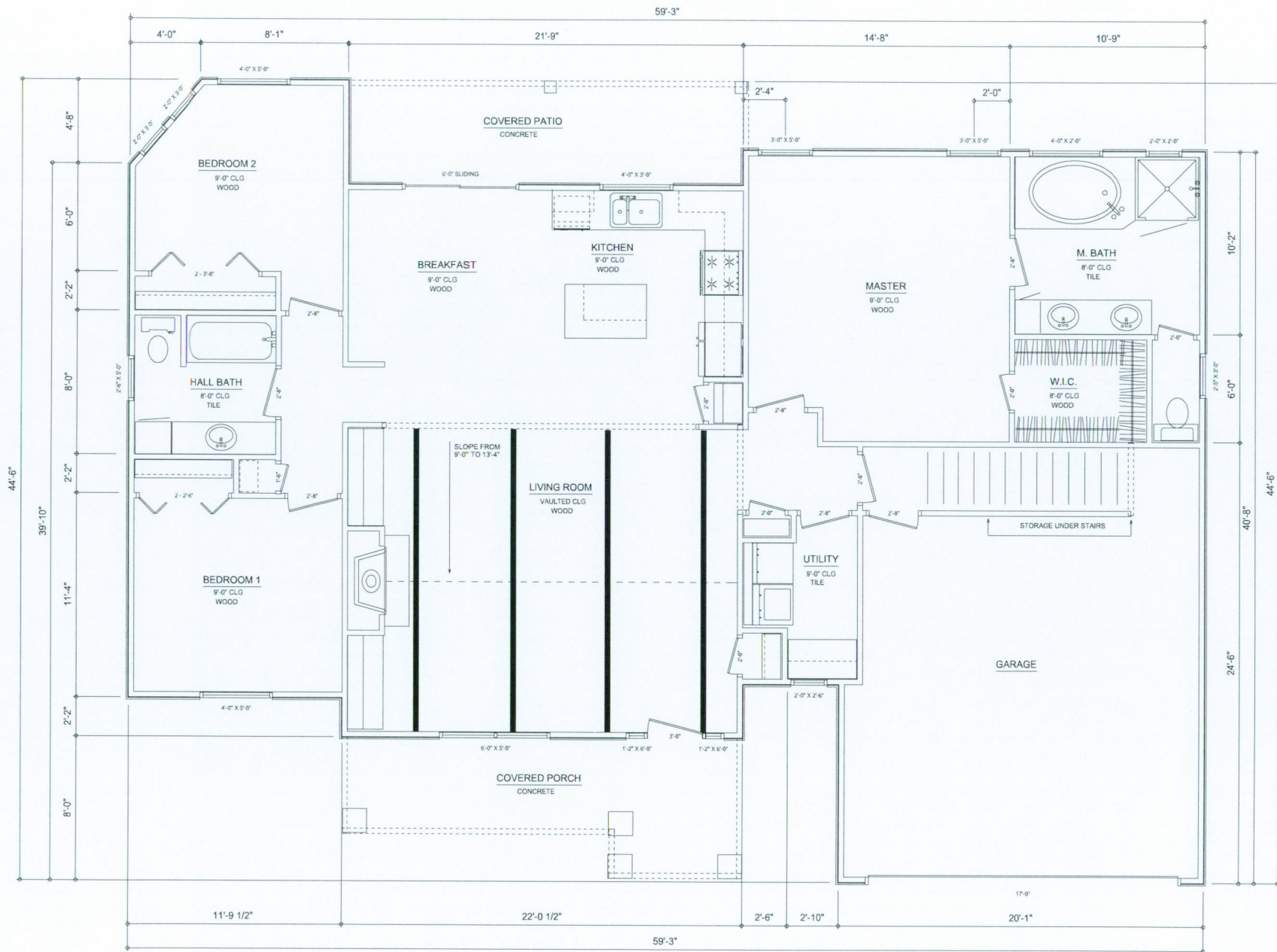
1709 W32ND STREET  
AUSTIN TX 78731

Version	Date
Review Set	1-10-12
Appraisal Set	1-18-12
Permit Set	
For Construction	

**Notes**

**Architectural Seal**





# DIMENSIONAL 1ST FLOOR

SCALE: 1/8"=1'-0"

## DAWSON LUPUL PROJECT

1709 W32ND STREET  
AUSTIN TX 78731

Architectural Seal

Notes

Date

1-10-12

1-18-12

Version

Review Set

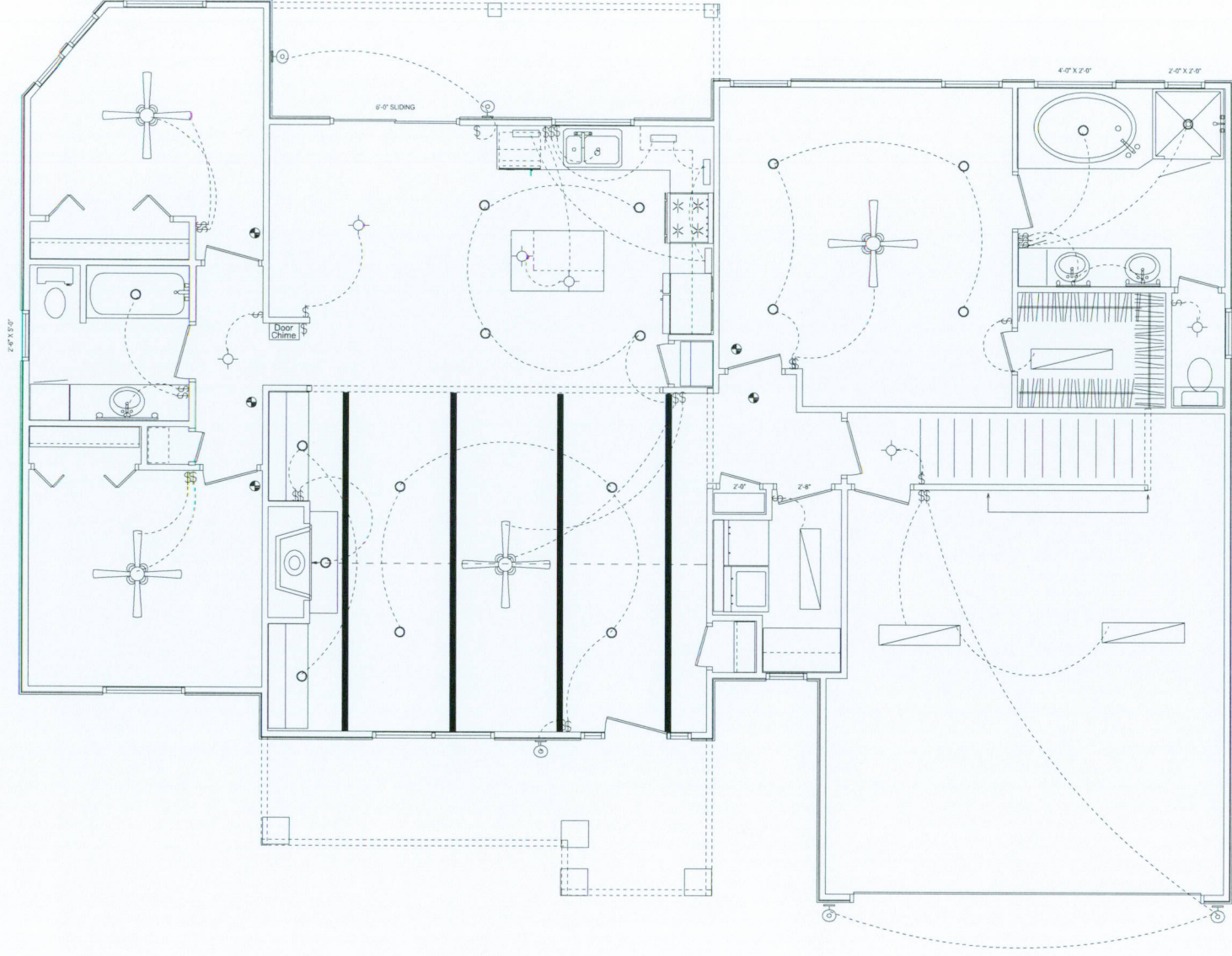
Appraisal Set

Permit Set

For Construction

SHEET

B-1



**SHEET**  
**B-2**

**ELECTRICAL 1ST FLOOR**  
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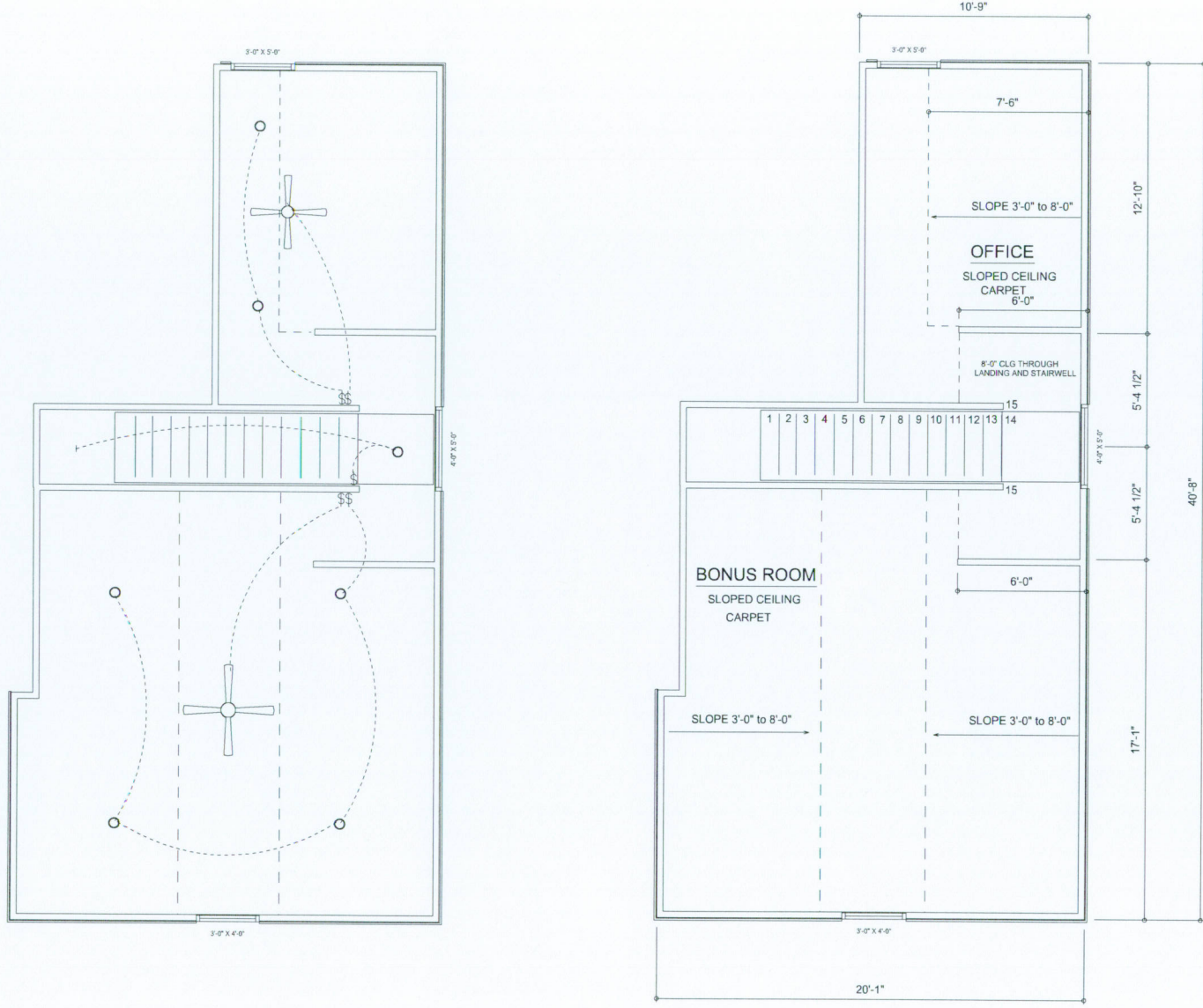
**DAWSON LUPUL PROJECT**  
1709 W32ND STREET  
AUSTIN TX 78731

Version	Date
Review Set	1-10-12
Appraisal Set	1-18-12
Permit Set	
For Construction	

**Notes**

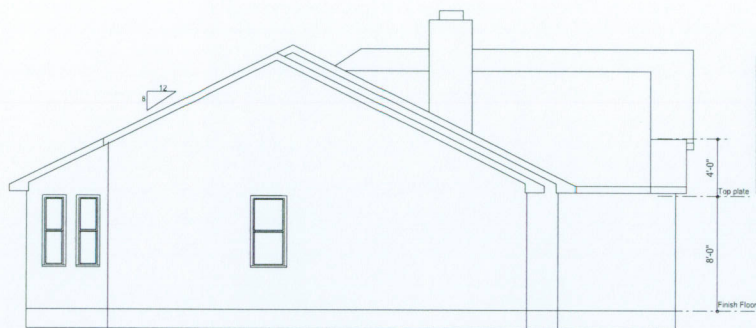
**Architectural Seal**





SHEET B-3	DIMENSIONAL&ELECTRICAL - 2NDFL.		DAWSON LUPUL PROJECT		Version	Date	Notes	Architectural Seal
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			AUSTIN TX 78731					

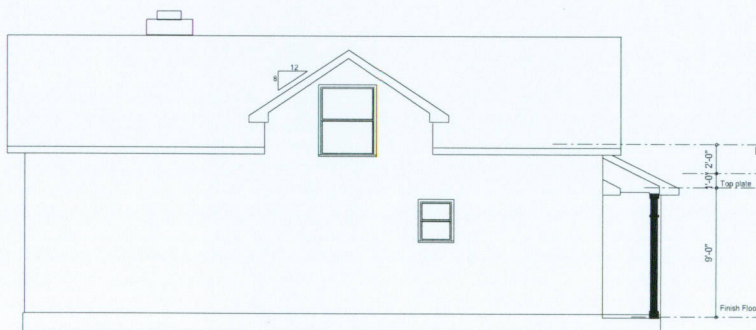




LEFT



FRONT

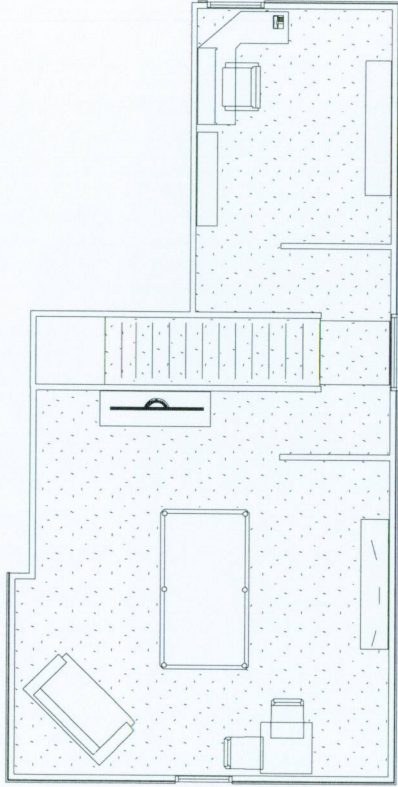


RIGHT



REAR

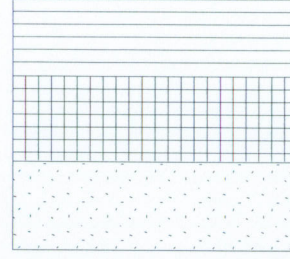
SHEET C-1	ELEVATIONS		DAWSON LUPUL PROJECT		Version	Date	Notes	Architectural Seal
	SCALE: 1/16"=1'-0"		1709 W32ND STREET		Review Set	1-10-12		
			AUSTIN TX 78731		Appraisal Set	1-18-12		
					Permit Set			
					For Construction			



HARDWOODS

TILE

CARPET



**SHEET**  
**C-2**

FLOORING  
SCALE: NONE

**DAWSON LUPUL PROJECT**

1709 W32ND STREET  
AUSTIN TX 78731

Version	Date
Review Set	1-10-12
Appraisal Set	1-18-12
Permit Set	
For Construction	

Notes

Architectural Seal