

**HISTORIC LANDMARK COMMISSION
AUGUST 26, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0065
Old West Austin
1707 W. 32nd Street**

PROPOSAL

Construct one and two story additions to a contributing house.

RESEARCH

The existing house was constructed c. 1942 and its first owner and occupant was Mary Farley, a public school teacher who lived in the house until 1952. The next owners and residents were Edward C. Richardson and his wife Ethel who owned the home until 1973-74. Mr. Richardson was a civil engineer who retired in the late 1960's. Ethel may have died shortly after her husband's retirement as she is not listed as an occupant starting in 1972, when Mary J. Richardson is listed as residing at the home with Edward Richardson.

PROJECT SPECIFICATIONS

The existing house is an 1,376 sq. ft., one-story, Minimal Traditional house with very simple architectural details and is located on a corner lot. There is a cross gabled roof form on the front section and a side gable form on the rear, with all gable ends having vertical siding. The cladding is a medium-width horizontal siding and the windows are unusual in having 2:2 sashes with the panes being oriented horizontally. The detached garage is accessed from the side street.

The applicant proposes to construct first and second story additions totaling nearly 1,500 sq. ft. The additions will have multiple gabled roof forms that will create a symmetrical façade with an inset front porch. The second story will be located within the steeply pitched roof with shed dormers on the front and side elevations. Windows will be 2:2, double hung with the panes oriented vertically. The house will have horizontal siding and metal roofing.

STANDARDS FOR REVIEW

The existing property is contributing to the Old West Austin National Register Historic District. 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.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 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.
- Deteriorated architectural features shall be repaired rather than replaced whenever

possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.

- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

Although the design of the proposed additions is compatible with the surrounding district, it will render the existing house no longer contributing to the National Register Historic District so does not meet the general design guidelines.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that maintains the house's contributing status, and require a City of Austin documentation package be submitted prior to release of the permit.

PHOTOS





Street views of adjacent properties

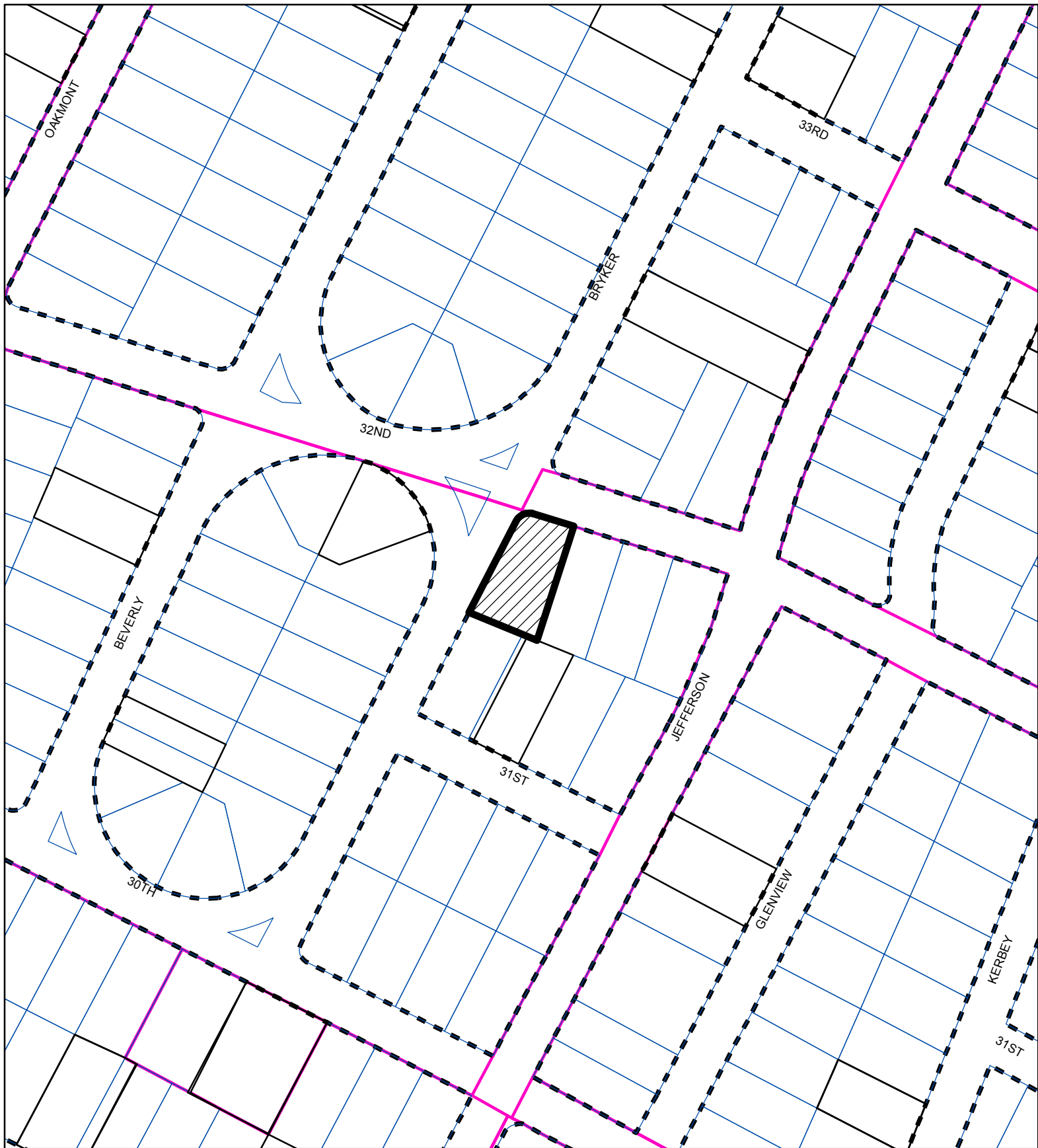
OCCUPANCY HISTORY
1707 W. 32nd Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

- | | |
|---------|--|
| 1973 | Edward C. Richardson, owner, salesman, Sears & Mary J., no occupation listed |
| 1969 | Edward C. Richardson, owner, retired & Ethel M., no occupation listed |
| 1966 | Edward C. Richardson, owner, retired & Ethel M., no occupation listed |
| 1963 | Edward C. Richardson, owner, highway engineer, U. S. Bureau of Public Roads & Ethel M., no occupation listed |
| 1959 | Edward C. Richardson, owner, highway engineer, U.S. Bureau of Public Roads & Ethel M., no occupation listed |
| 1957 | Edward C. Richardson, owner, civil engineer, Bergstrom Air Base & Ethel M., no occupation listed |
| 1955 | Edward C. Richardson, owner, civil engineer, Bergstrom Air Base & Ethel M., no occupation listed |
| 1953 | Edward C. Richardson, owner, civil engineer & Ethel M., no occupation listed |
| 1952 | Mary I. Farley, owner, teacher, Austin High School |
| | Note: No listing for Edward and Ethel Richardson |
| 1949 | Mary I. Farley, owner, teacher, Austin High School |
| 1947 | Mary I. Farley, owner, teacher, Austin High School |
| 1944-45 | Mary I. Farley, owner, public school teacher |
| 1942 | Mary I. Farley, owner, public school teacher |
| 1941 | No listing for 1707 W. 32 nd Street |

Note: Mary Farley listed at 510 W. 8th, Apt. D



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0065
LOCATION: 1707 West 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.

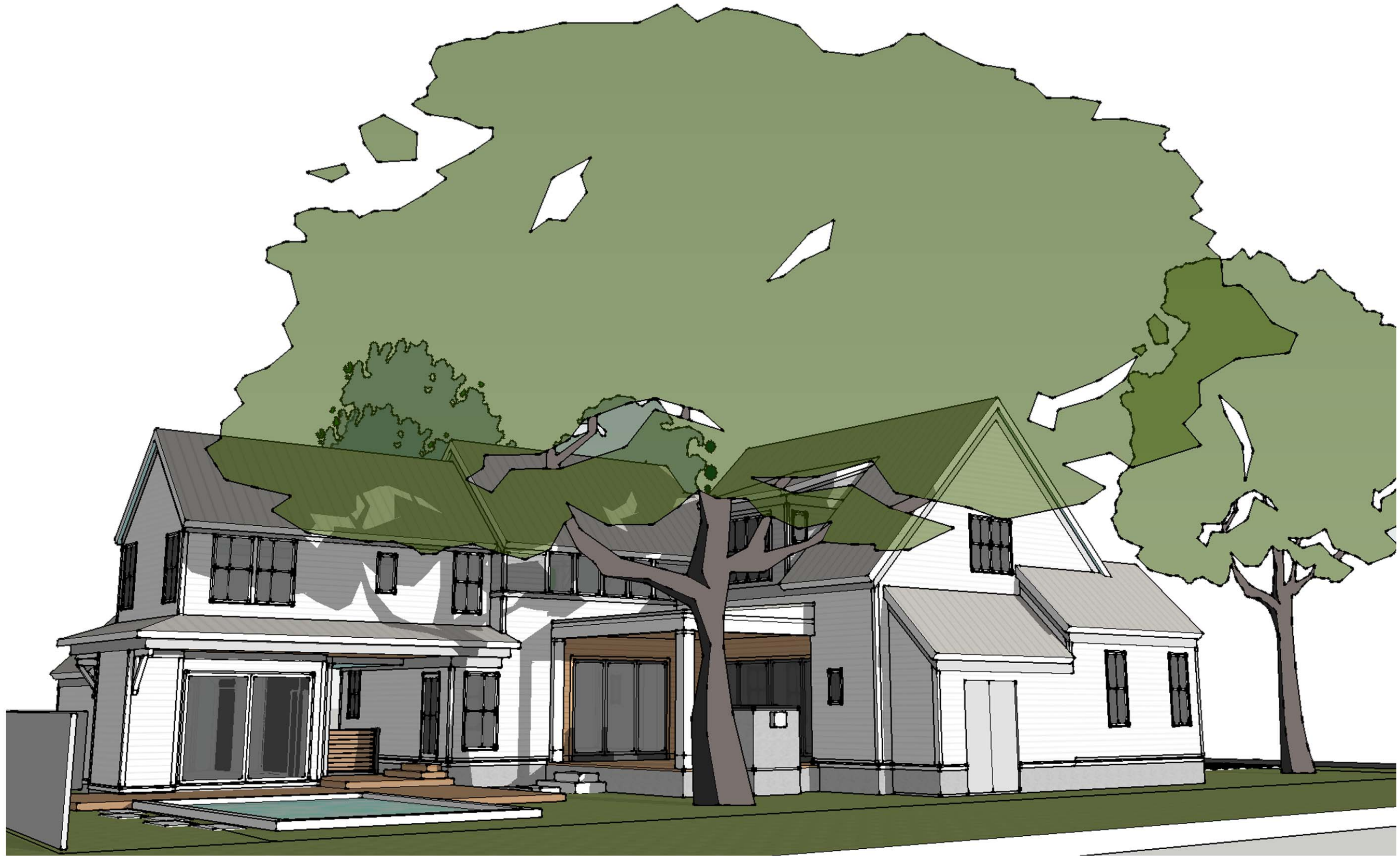
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Fernandez-Czarnik Residence 1707 W 32nd St
Exterior Rendering 08.05.2013





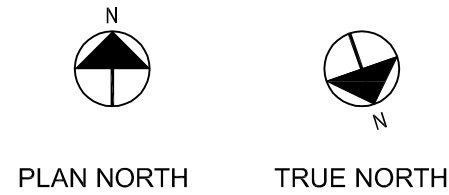
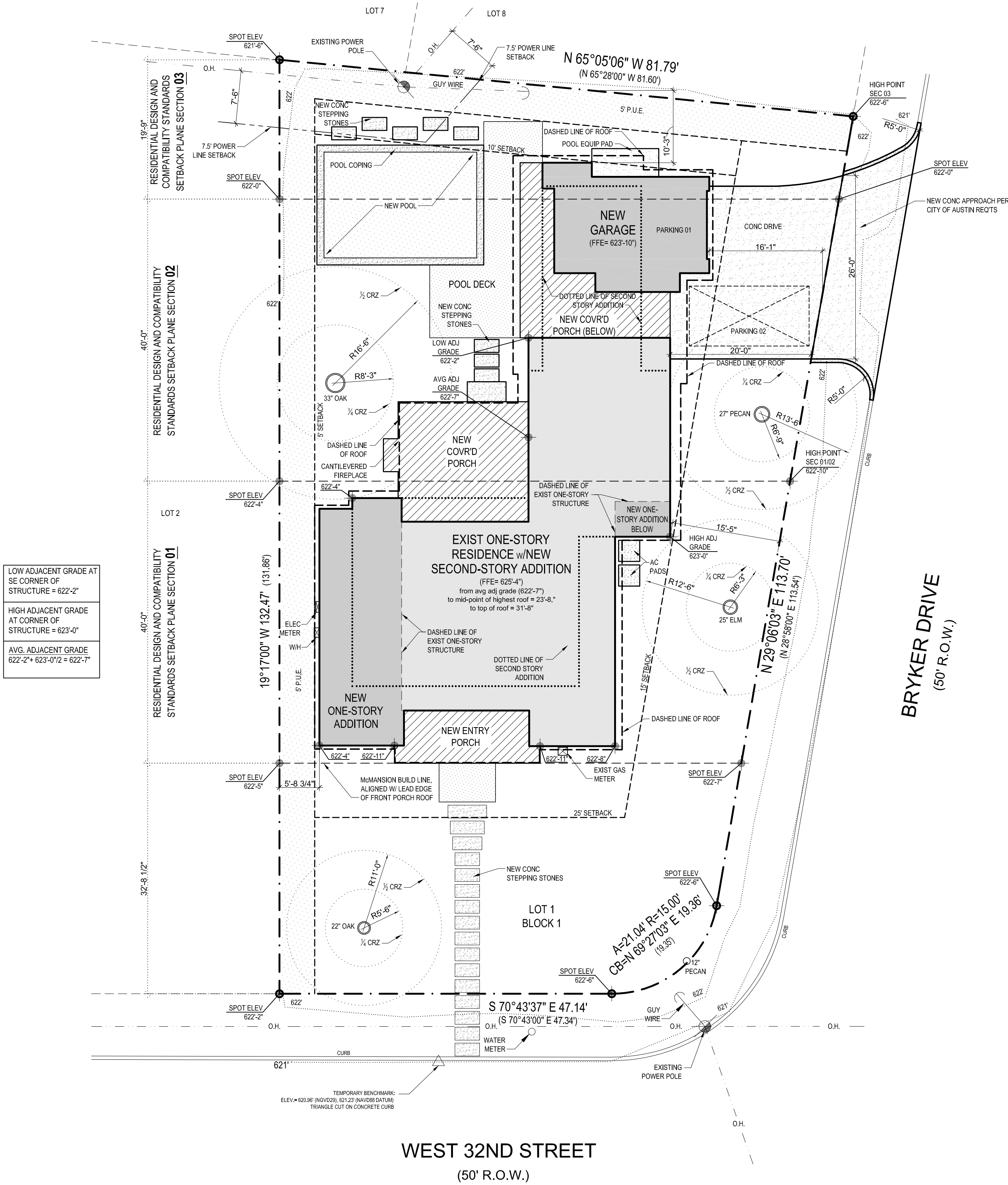




GROSS FLOOR AREA (UPDATED 08.02.2013)				
	Existing	New	Exemption	Total
1st Floor	1376	602		1978
2nd Floor	-	1395		1395
3rd Floor	-	-		-
Basement	-	-	-	-
Attic	-	-	-	-
Garage (attached)	-	346	200	146
Garage (detached)	-	-	-	-
Carport (attached)	-	-	-	-
Carport (detached)	-	-	-	-
Accessory building(s)	-	-	-	-
Accessory building(s) (detached)	-	-	-	-
TOTAL GROSS FLOOR AREA				3519

(Total Gross Floor Area/lot size x 100) = .39:100 Floor-To-Area Ratio (FAR)

Is this project claiming a 'parking area' exemption as described under Article 3?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Is this project claiming a 'ground floor porch' exemption as described under Article 3?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Is this project claiming a 'basement' exemption as described under Article 3?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Is this project claiming a 'habitable attic' exemption as described under Article 3?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Is a sidewall articulation required for this project?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Does any portion of the structure extend beyond a setback plane?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>



ORIGINAL SURVEY BY:
B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
www.bandgsurveying.com
1404 West North Loop Blvd., Austin, Texas 78756
Office 512-458-6969, Fax 512-458-9845

NOTE:
THERE ARE APPROX. 192' LINEAR FEET OF EXISTING EXTERIOR WALL.
APPROX. 24.5' ARE BEING DEMO'D TO ACCOMMODATE ADDITION.
24.5/192=12.75% OF EXISTING WALL IS BEING DEMO'D.

SITE PLAN
SCALE: 1" = 10'-0"

OWNER:
JASON FERNANDEZ & ANN CZARNIK
917.701.5286

CONTRACTOR:
JEFF BULLARD | AVENUE B DEVELOPMENT
512.638.1514 Jeff@avenuebdev.com

ARCHITECT:
CLINT GARWOOD | GARWOOD ARCHITECTURE, PLLC
1503 NEWFIELD LANE AUSTIN, TX 78703
512.730.3747 info@garwoodarchitecture.com

INDEX OF DRAWINGS ARCHITECTURAL

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- A0.3 McMANSION ELEVATIONS
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- A2.1 ELEVATIONS
- A2.2 ELEVATIONS

SITE INFORMATION (UPDATED 08.02.2013)

LEGAL DESCRIPTION:
Lot 1, Block 1, Bryker Woods F,
Travis County, Texas

PHYSICAL ADDRESS:
1707 W32nd Street, Austin, TX 78703

Existing Lot Area (sq ft)	9084
Zoning	SF-3-NP
Allowable Bldg Coverage @ 40% (sq ft)	3634
Allowable Impervious Coverage @ 45% (sq ft)	4088

BUILDING AND SITE AREA			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a. 1st floor conditioned area	1376	444	1820
b. 2nd floor conditioned area	-	1395	1395
c. 3rd floor conditioned area	-	-	-
d. Basement	-	-	-
e. Covered Parking (garage)	-	346	346
f. Covered Patio, Deck or Porch (140+322+236)	-	698	698
g. Balcony	-	-	-
h. Other	-	-	-
Total Building Coverage (exclude b,c & d from total)	1376	1488	2864
i. Driveway (at private property)	-	479	479
j. Sidewalks (at private property)	-	152	152
k. Uncovered Patio	-	-	-
l. Uncov'd Wood Deck & Steps (2) (counts @ 50%)	-	150	150
m. AC pads (2)	9	9	18
n. Other	-	115	115
Total Site Coverage (exclude b,c & d from total)	1385	2393	3778
o. Pool	-	325	325
p. Spa	-	-	-

Building Coverage Information (Lot size 8499)			
Existing Building Coverage (sq ft): 1376	% of lot size: 15.2 %		
Proposed Building Coverage (sq ft): 2864	% of lot size: 31.5 %		

Impervious Cover Information			
Existing Impervious Coverage (after Demo) (sq ft): 1385	% of lot size: 15.2 %		
Proposed Impervious Coverage (sq ft): 3778	% of lot size: 41.6 %		

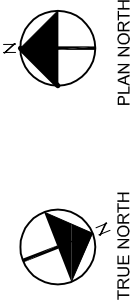
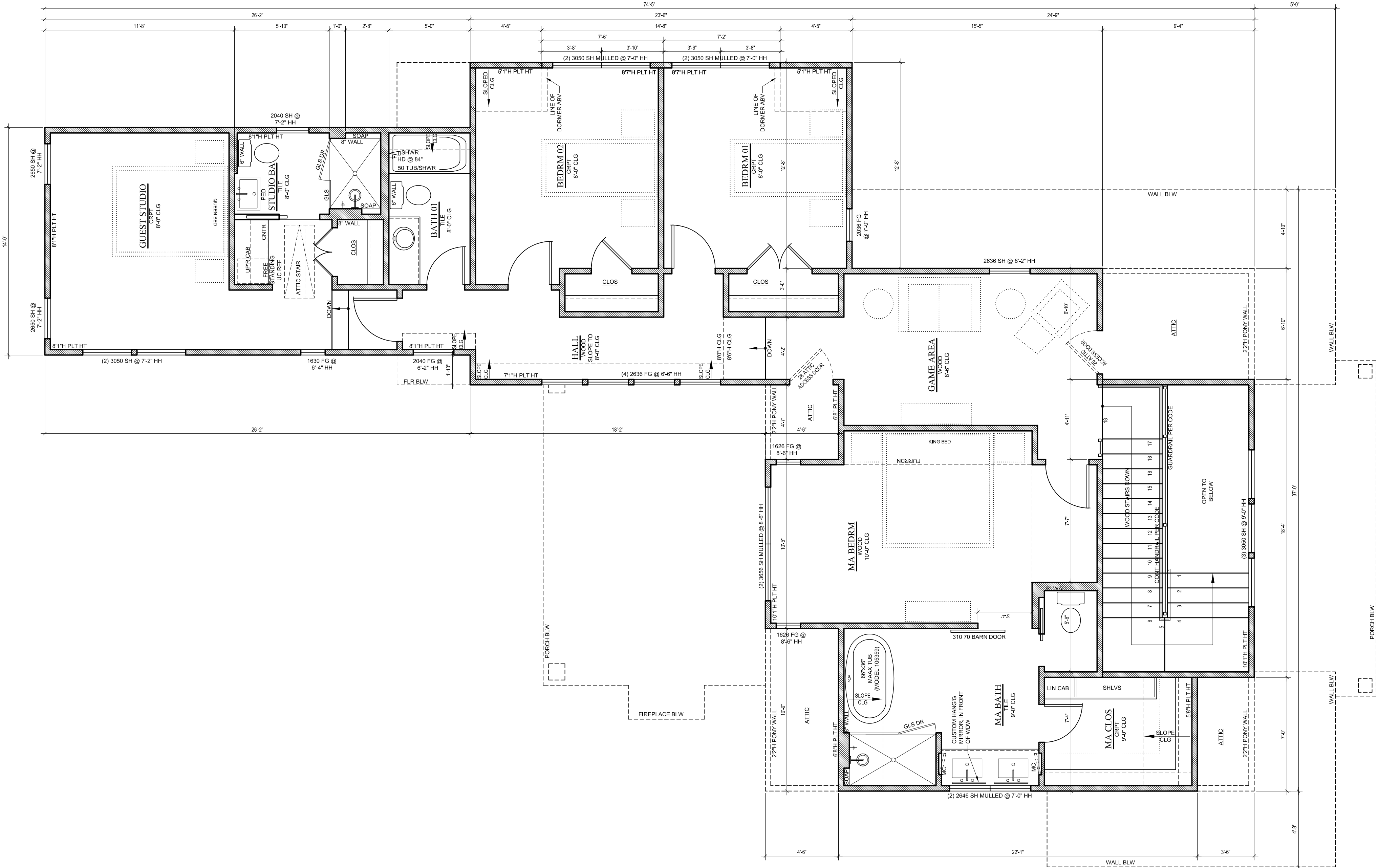
1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
2.0 STUCCOED WALLS SHALL BE CONSTRUCTED WITH STUCCO OVER A 5/8" MINIMUM THICKNESS OF GYPSUM BOARD OR GYPSUM CORE BOARD.
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7.0 ALL WINDOWS DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPEC.
8.0 GENERAL CONTRACTOR TO VERIFY ALL TYPED GLASS LOCATIONS AS REQUIRED BY CODE.
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13.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE.
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GENERAL NOTES



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

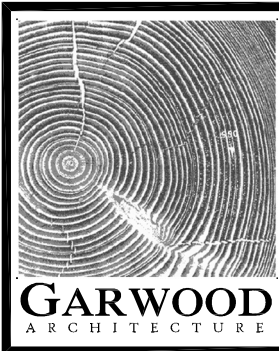
Fernandez-Czarnik Residence
1707 W32nd St
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	08.02.2013

SHEET TITLE
UPPER LEVEL FLOOR PLAN

SHEET

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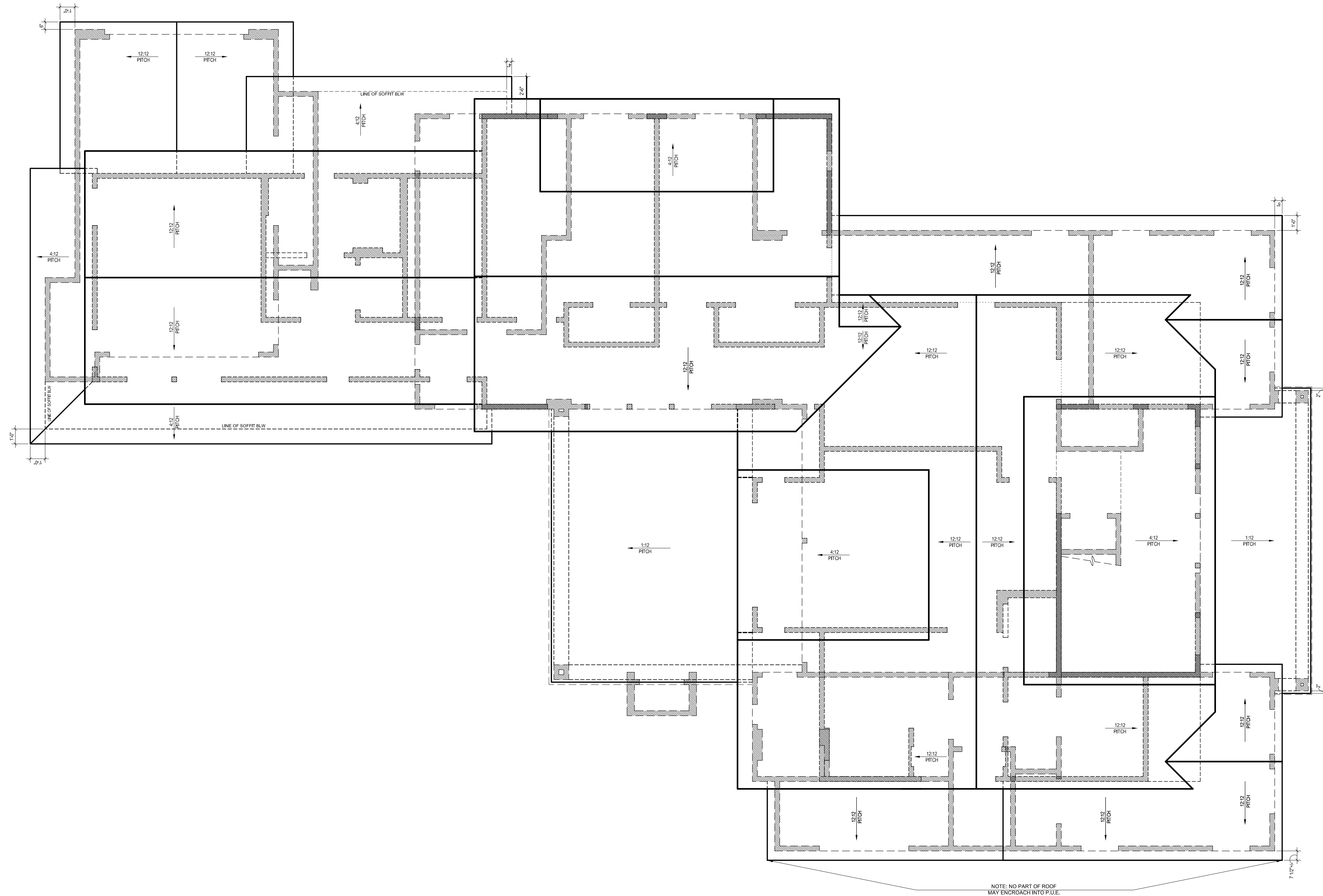


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08.02.2013

GENERAL
NOTES



LOWER LEVEL ROOF PLAN

SCALE: 1/4" = 1'-0"

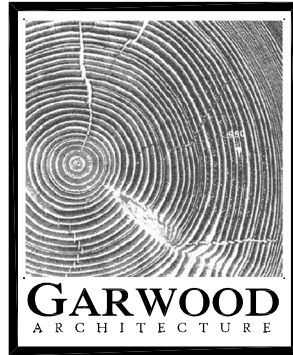
**Fernandez-
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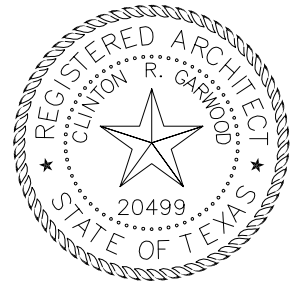
SHEET TITLE
LOWER & UPPER
LEVEL ROOF
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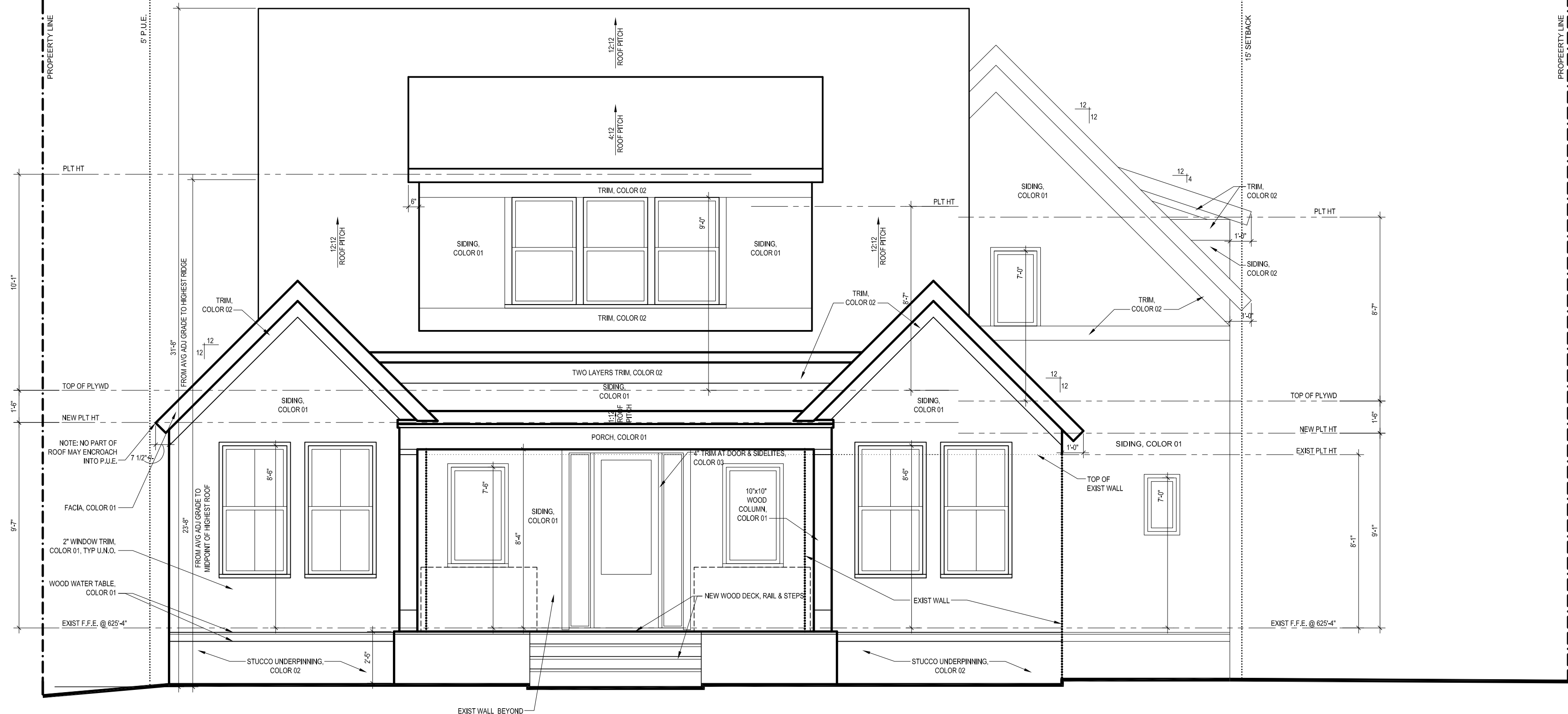
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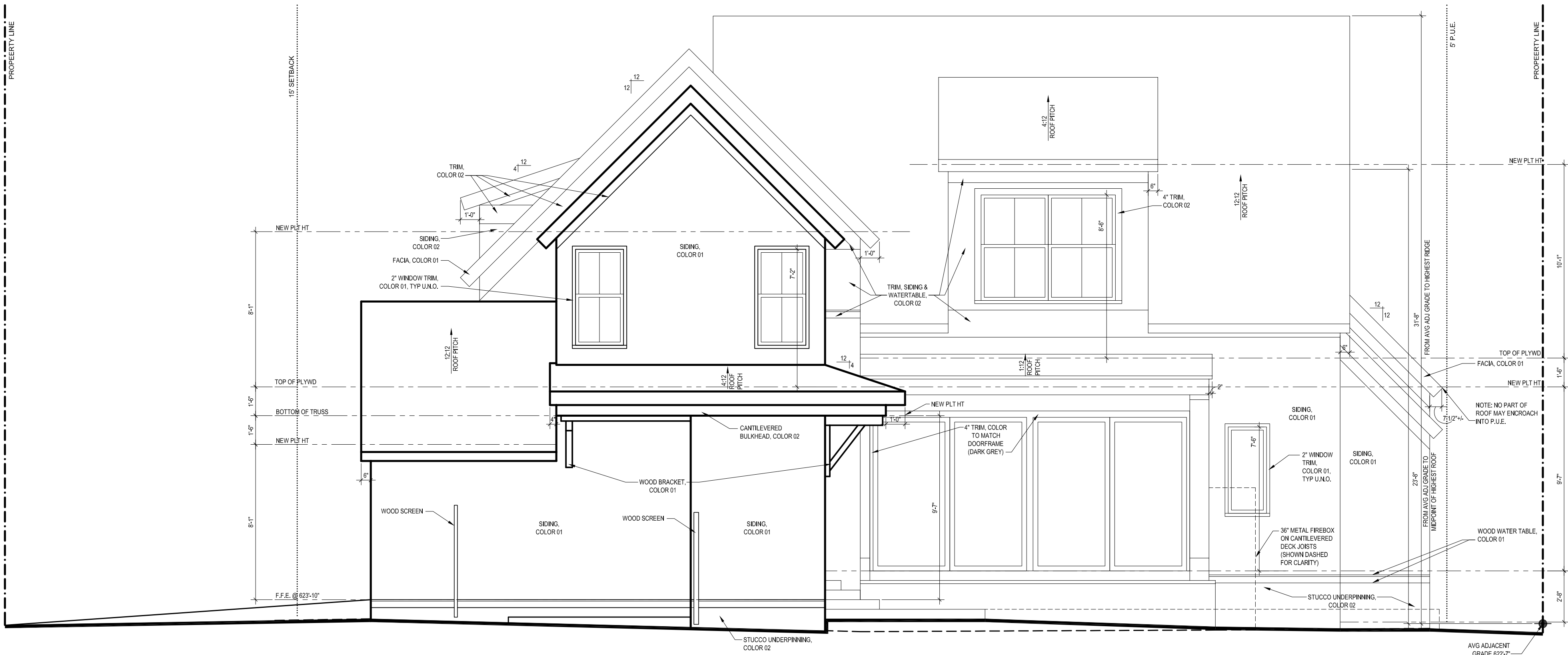


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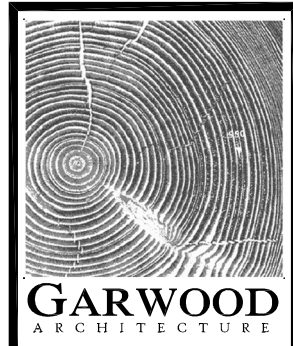
NORTH ELEVATION

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

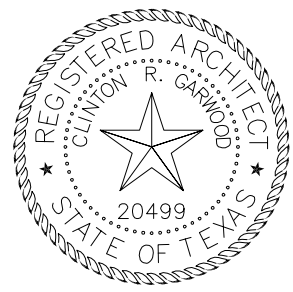


SOUTH ELEVATION

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



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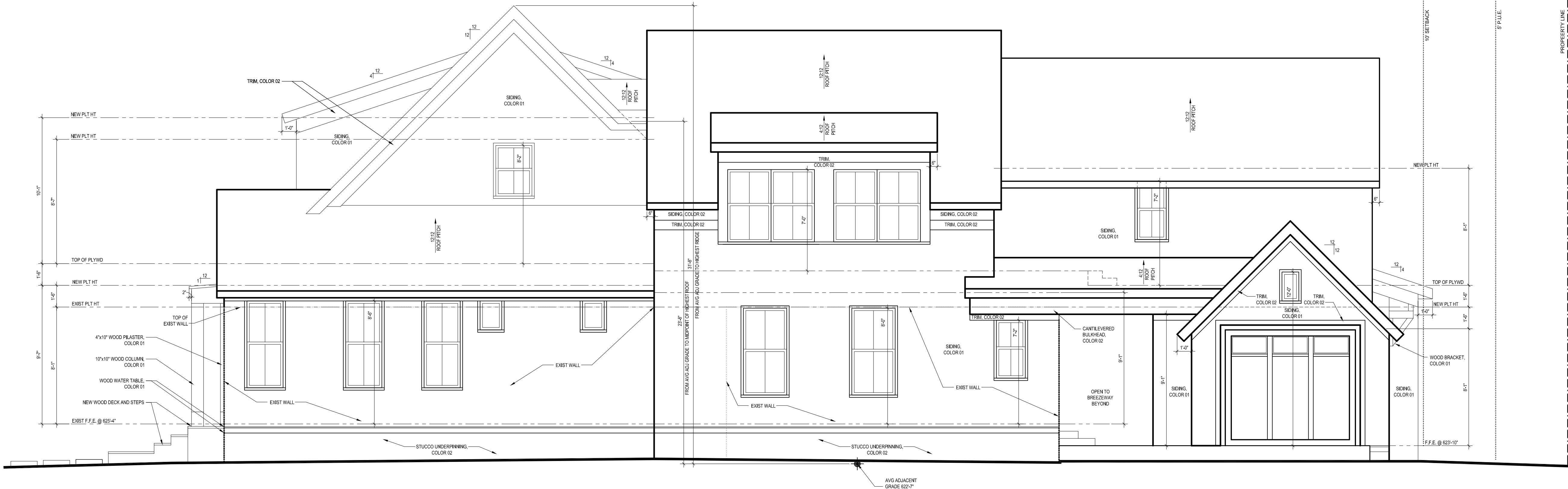
Fernandez-Czarnik Residence
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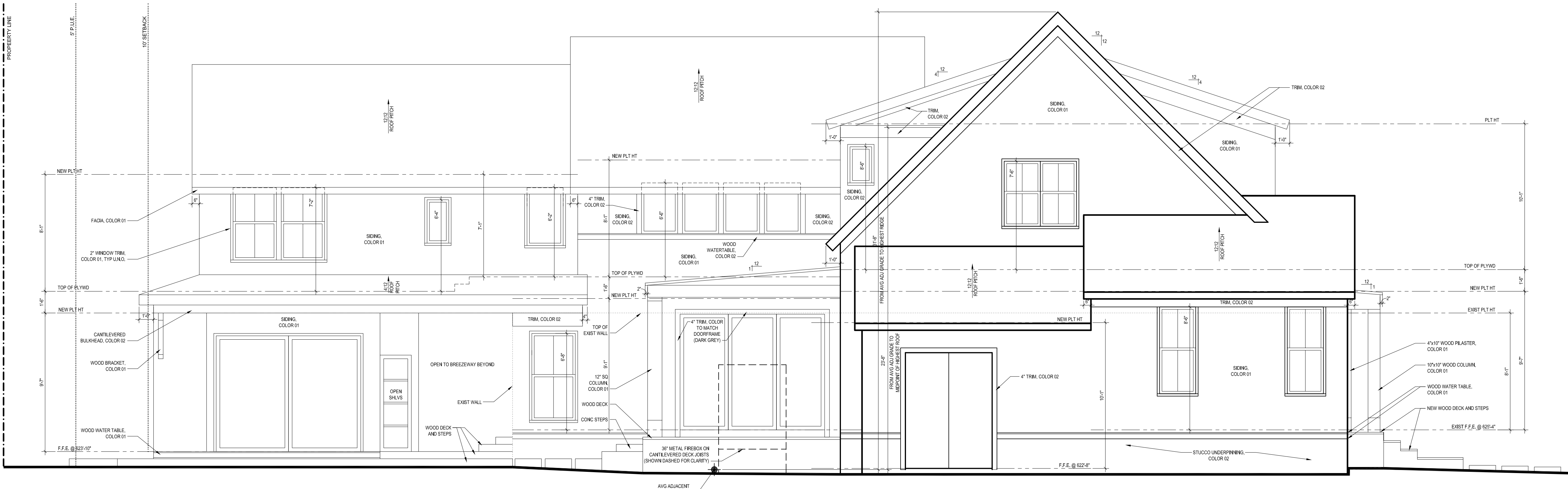
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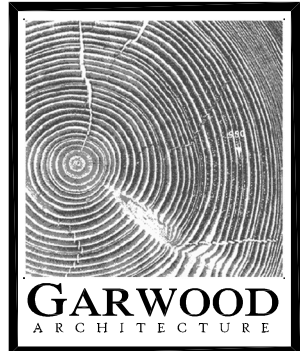
WEST ELEVATION

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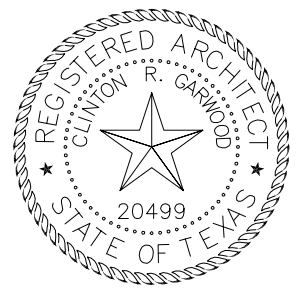


EAST ELEVATION

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



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ELEVATIONS

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