# HISTORIC LANDMARK COMMISSION SEPTEMBER 9, 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.

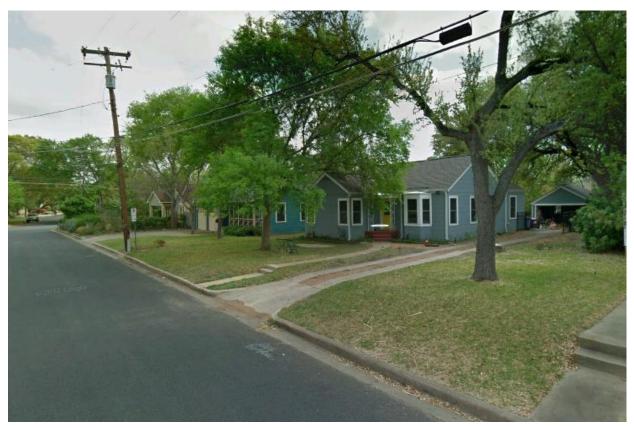
#### STAFF RECOMMENDATION

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**









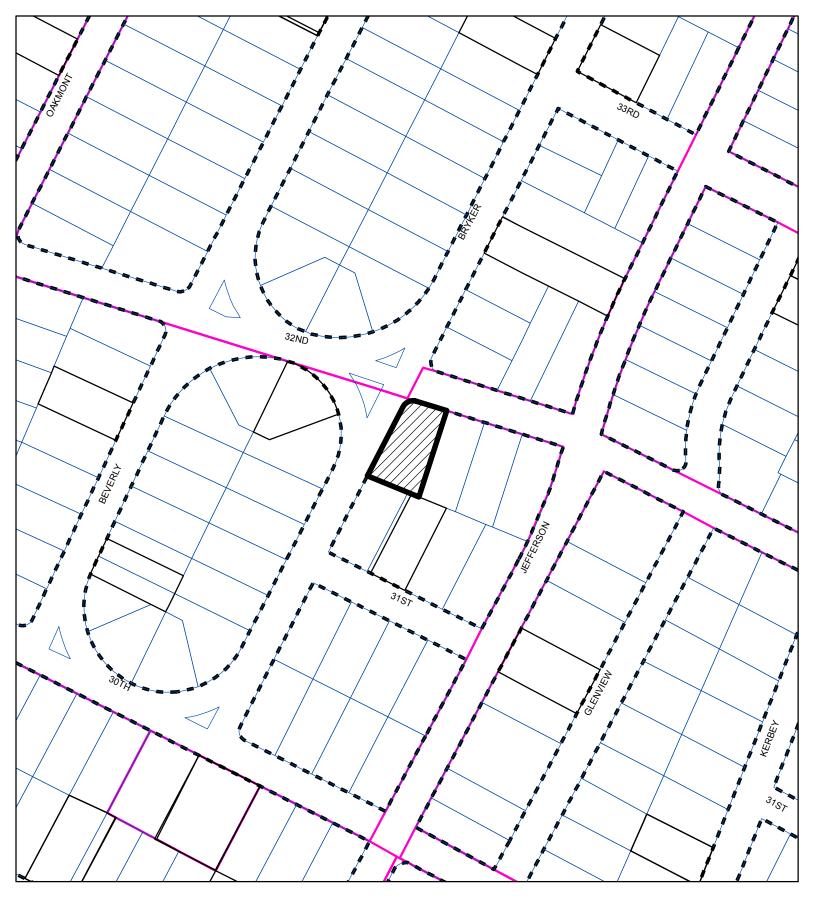
Street views of adjacent properties

### OCCUPANCY HISTORY 1707 W. 32<sup>nd</sup> 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 <sup>nd</sup> Street
	Note: Mary Farley listed at 510 W. 8th, Apt. D





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.

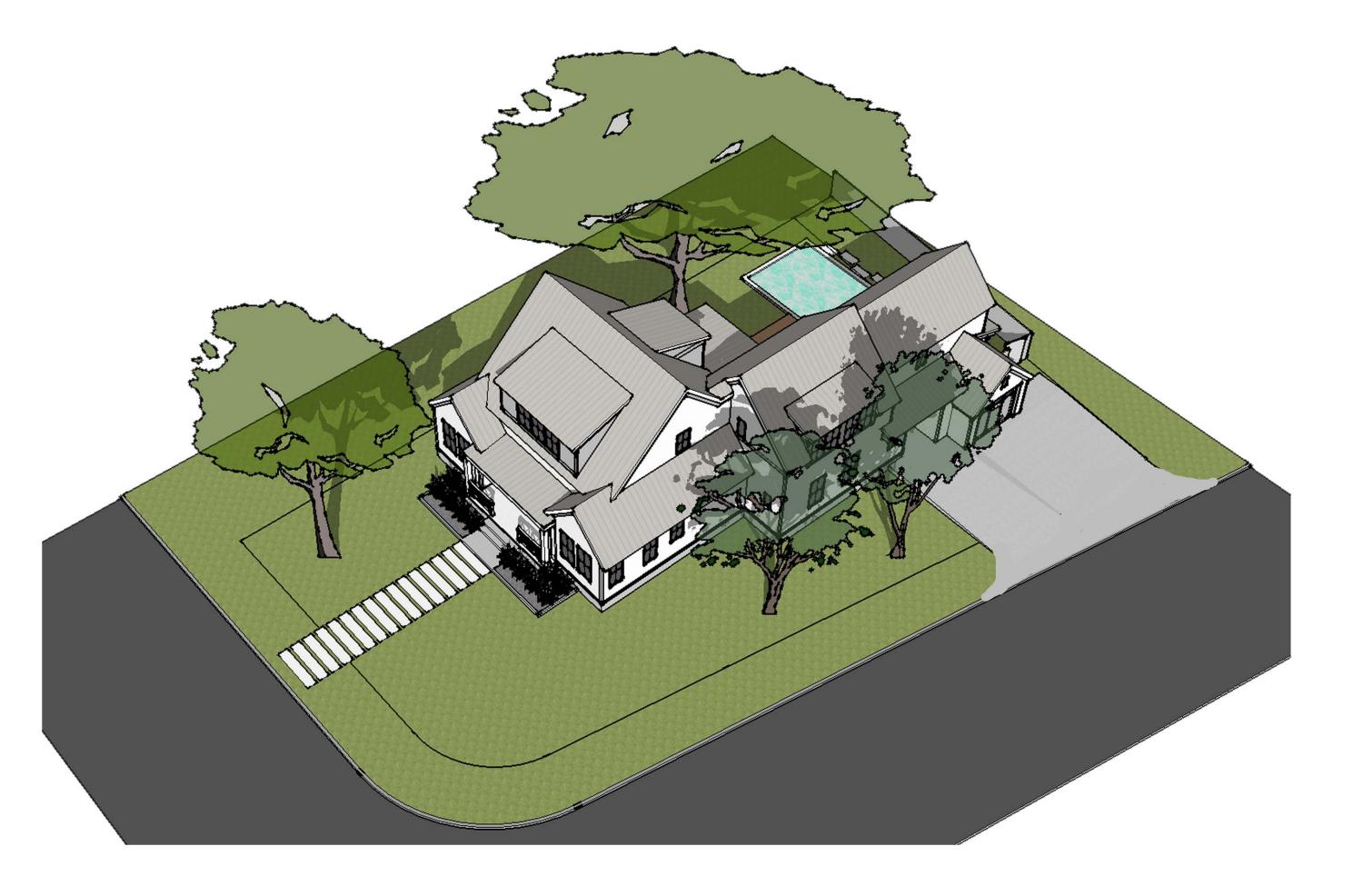
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APPROX. 24.5' ARE BEING DEMO'D TO ACCOMMODATE ADDITION.

24.5/192=12.75% OF EXISTING WALL IS BEING DEMO'D.

SITE INFORMATION (UPDATED 08.02.2013) LEGAL DESCRIPTION: Lot 1, Block 1, Bryker Woods F, Travis County, Texas 1707 W32nd Street, Austin, TX 78703 SF-3-NP Zoning Allowable Bldg Coverage @ 40% (sq ft) 3634 Allowable Impervious Coverage @ 45% (sq ft) 4088

Area Description	Existing Sq Ft	New/Added Sq Ft	Total S
a. 1st floor conditioned area	1376	444	182
b. 2nd floor conditioned area		1395	139
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	286
<ol> <li>Driveway (at private property)</li> </ol>		479	479
j. Sidewalks (at private property)		152	152
k. Uncovered Patio			
I. Uncov'd Wood Deck & Steps (2) (counts @ 509	%)	150	150
m. AC pads (2)	9	9	18
n. Other		115	118
Total Site Coverage (exclude b,c & d from total)	1385	2393	377
o. Pool		325	32
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 %

ALL DRAWINGS AND DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN





CONTRACTOR:

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JASON FERNANDEZ & ANN CZARNIK

ARCHITECT:

OWNER:

917.701.5286

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

# INDEX OF DRAWINGS

ARCHITECTURAL A0.1 SITE PLAN and COVER SHEET

A1.2 UPPER LEVEL FLOOR PLAN

A0.2 McMANSION ELEVATIONS A0.3 McMANSION ELEVATIONS A1.1 LOWER LEVEL FLOOR PLAN

A1.3 LOWER & UPPER LEVEL ROOF PLANS A2.1 ELEVATIONS

A2.2 ELEVATIONS

PHYSICAL ADDRESS:

Existing Lot Area (sq ft)

SHEET TITLE SITE PLAN & **COVER SHEET** 

Is this project claiming a 'parking area' exemption as described under Article 3?

Is this project claiming a 'habitable attic' exemption as described under Article 3?

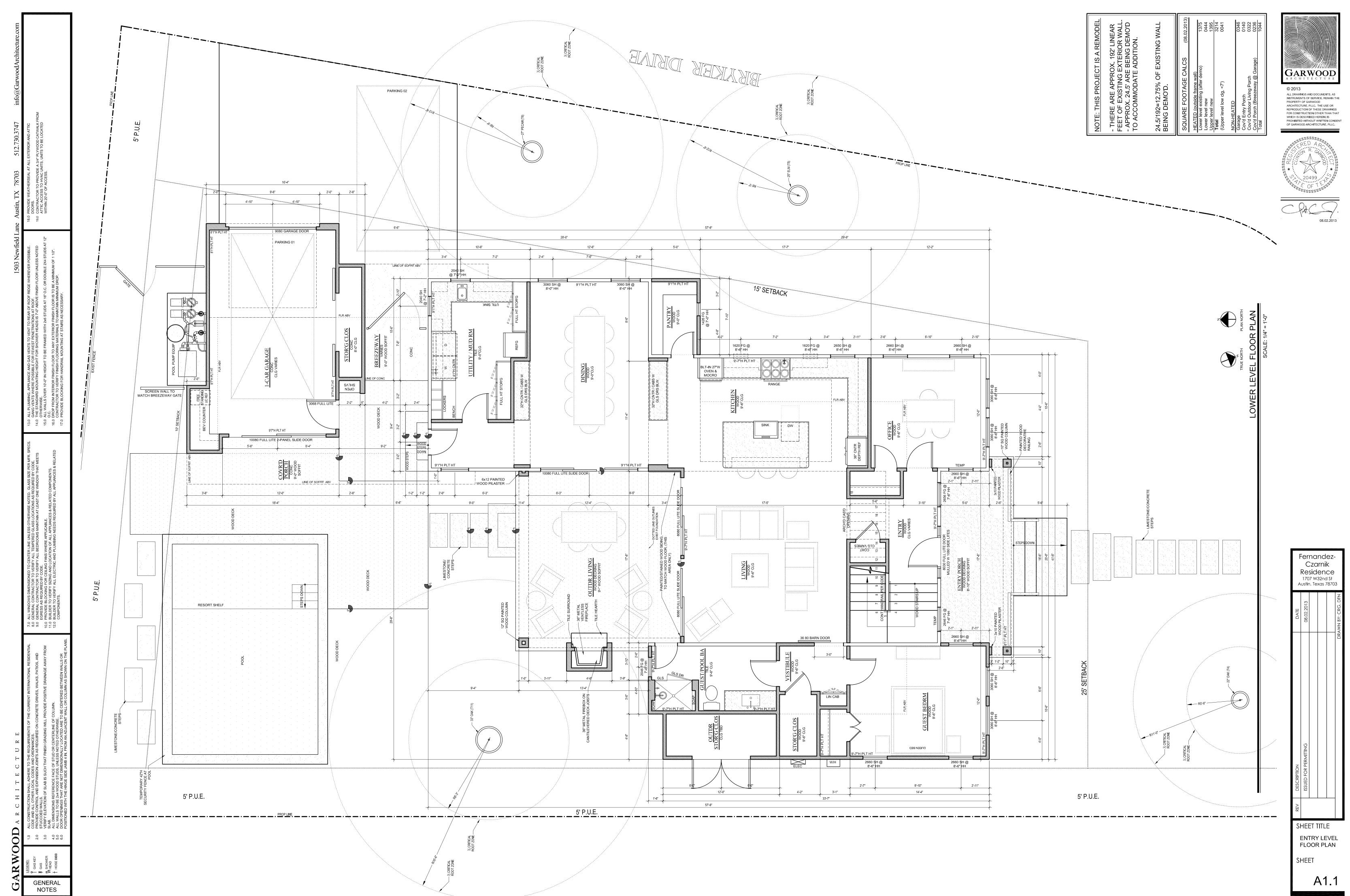
Is this project claiming a 'basement' exemption as described under Article 3?

Does any portion of the structure extend beyond a setback plane?

Is a sidewall articulation required for this project?

Is this project claiming a 'ground floor porch' exemption as described under Article 3? Y

A0.1



GENERAL NOTES

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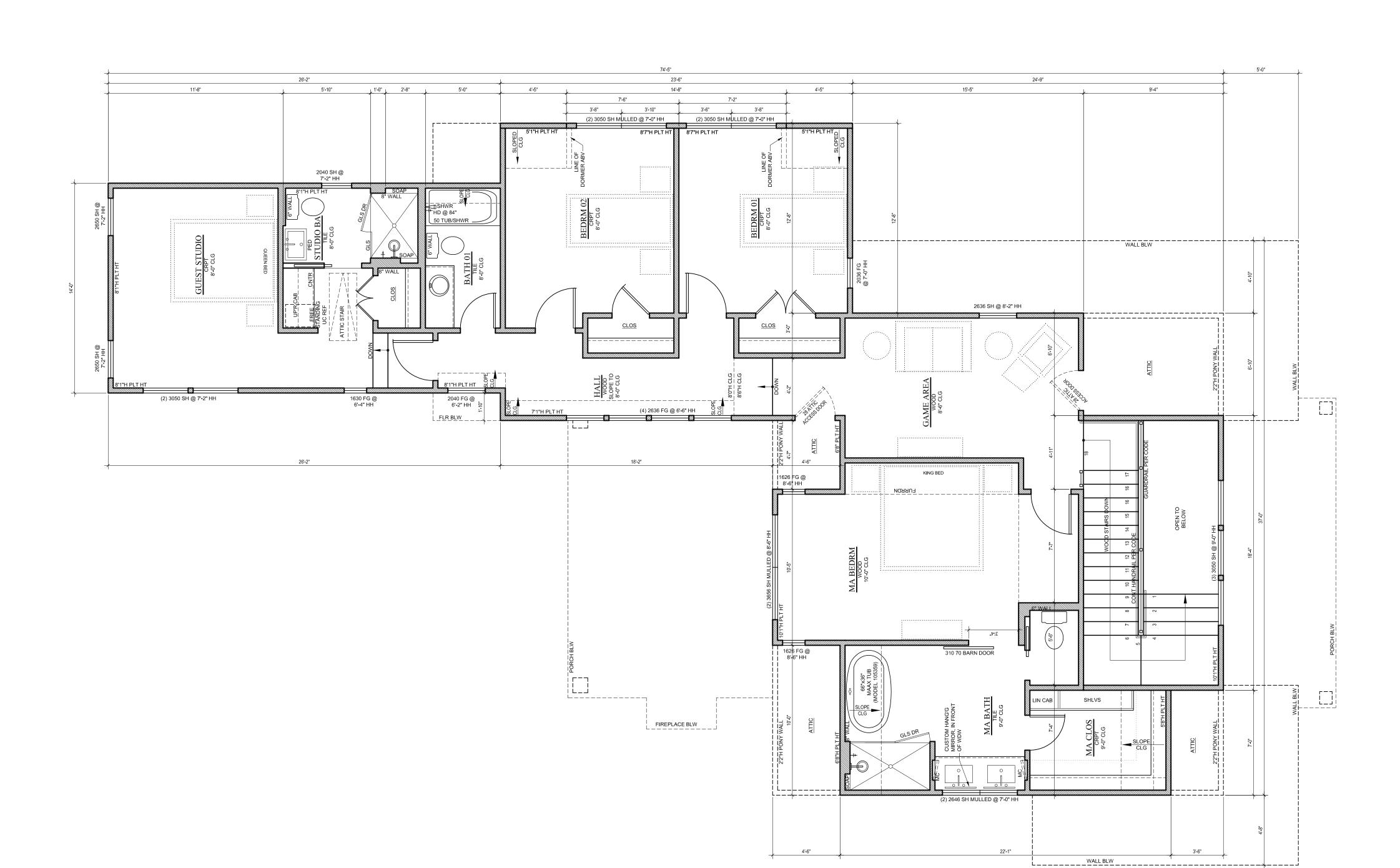


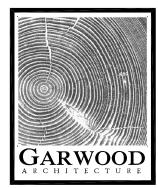


Fernandez-Czarnik Residence 1707 W32nd St Austin, Texas 78703

SHEET TITLE

UPPER LEVEL FLOOR PLAN

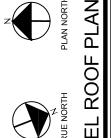




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NOTE: NO PART OF ROOF MAY ENCROACH INTO P.U.E.

1:12 PITCH

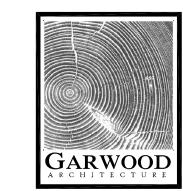
Fernandez-Czarnik Residence 1707 W32nd St Austin, Texas 78703

> SHEET TITLE LOWER & UPPER LEVEL ROOF PLANS

SHEET

GENERAL NOTES

TRIM, COLOR 02 \_ \_\_\_ PLT HT TRIM, COLOR 02 TWO LAYERS TRIM, COLOR 02 TOP OF PLYWD TOP OF PLYWD NEW PLT HT NEW PLT HT PORCH, COLOR 01 NOTE: NO PART OF ROOF MAY ENCROACH INTO P.U.E. SIDING, COLOR 01 EXIST PLT HT TOP OF
EXIST WALL 10"x10" WOOD COLUMN, COLOR 01 FACIA, COLOR 01 —— 2" WINDOW TRIM, COLOR 01, TYP U.N.O. —— WOOD WATER TABLE, COLOR 01 NEW WOOD DECK, RAIL & STE EXIST F.F.E. @ 625'-4" EXIST F.F.E. @ 625'-4" STUCCO UNDERPINNING,
COLOR 02 STUCCO UNDERPINNING, EXIST WALL BEYOND



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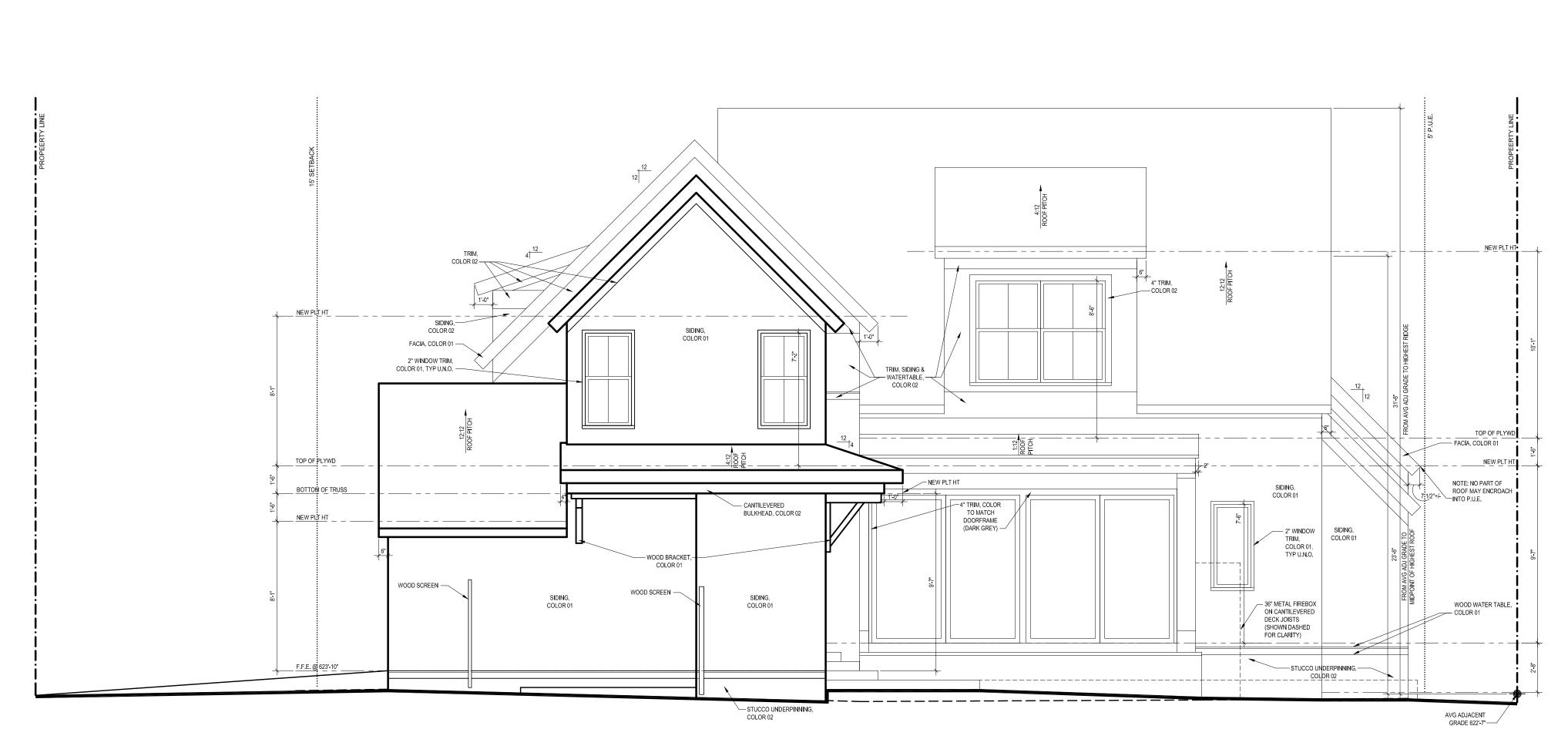
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OB.02.2013

NORTH ELEVATION

SCALE: 1/4 = 1'-0"



GENERAL NOTES Fernandez-Czarnik
Residence
1707 W32nd St
Austin, Texas 78703

DRAWN BY: CRG, DFN

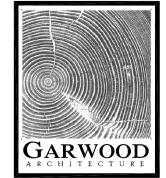
SOUTH ELEVATION ELEVATION

SCALE: 1/4 = 1'-0"

SHEET

SHEET TITLE

A2.1

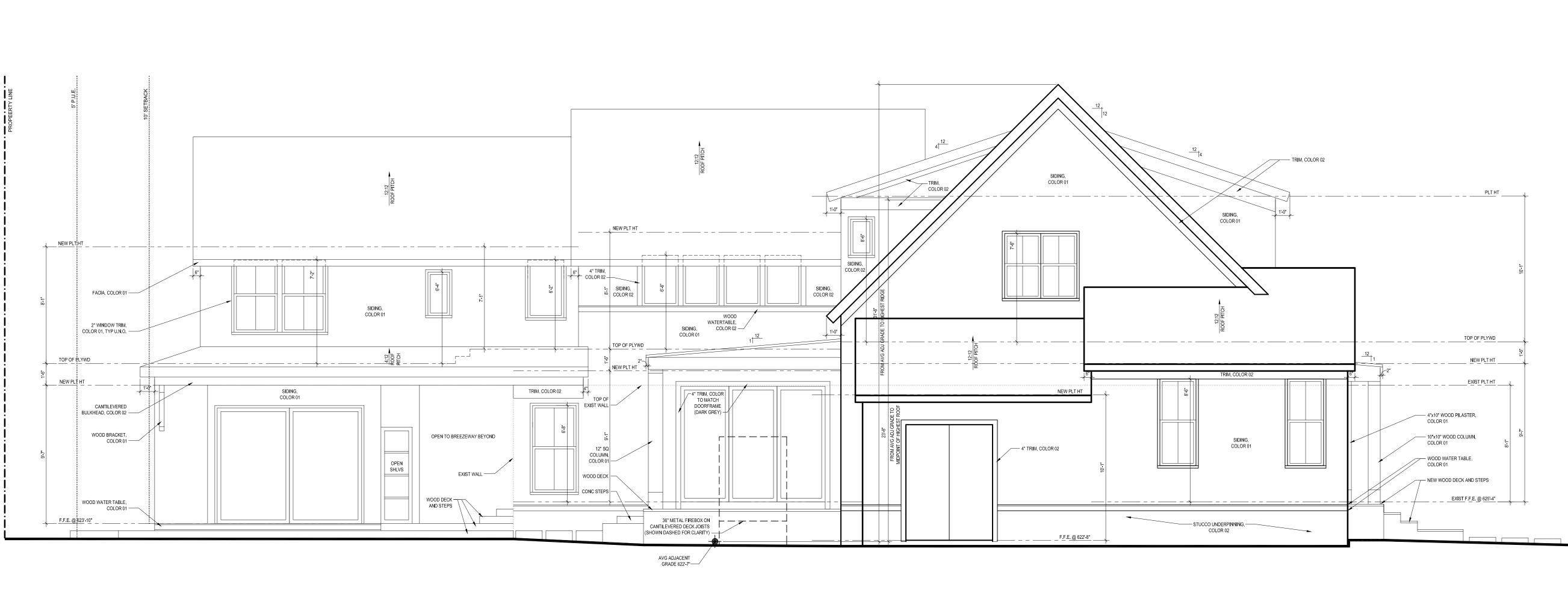


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SHEET TITLE

SHEET TITLE

SHEEL TILLE ELEVATIONS

EAST ELEVATION

SCALE: 1/4 = 1'-0"

SHEET

Δ22

GENERAL NOTES