

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 9, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0065  
Old West Austin  
1707 W. 32<sup>nd</sup> Street**

**PROPOSAL**

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Construct one and two story additions to a contributing house.

**RESEARCH**

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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**

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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**

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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**

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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

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Street views of adjacent properties



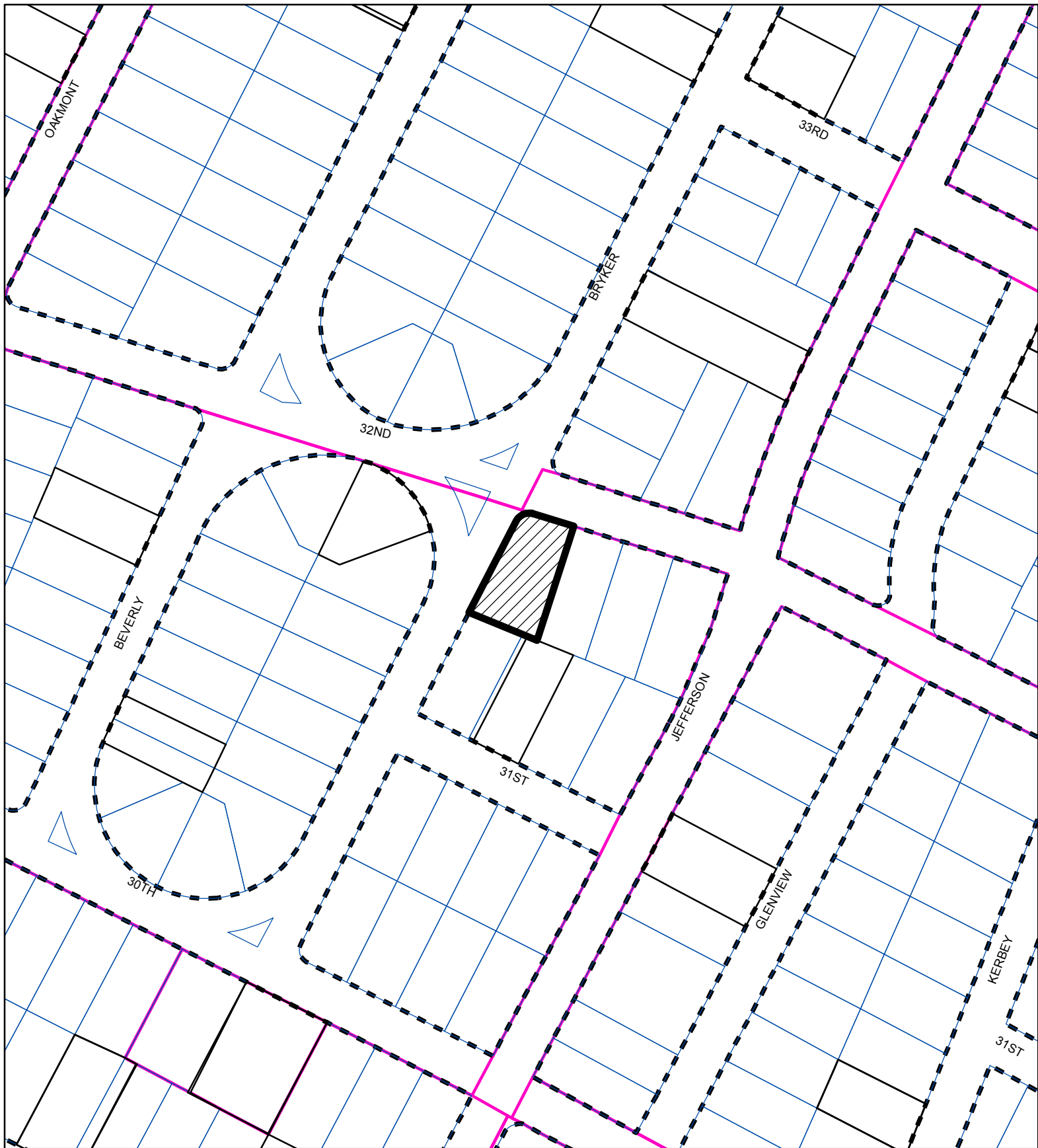
OCCUPANCY HISTORY  
1707 W. 32<sup>nd</sup> Street

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. 8<sup>th</sup>, 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.

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.





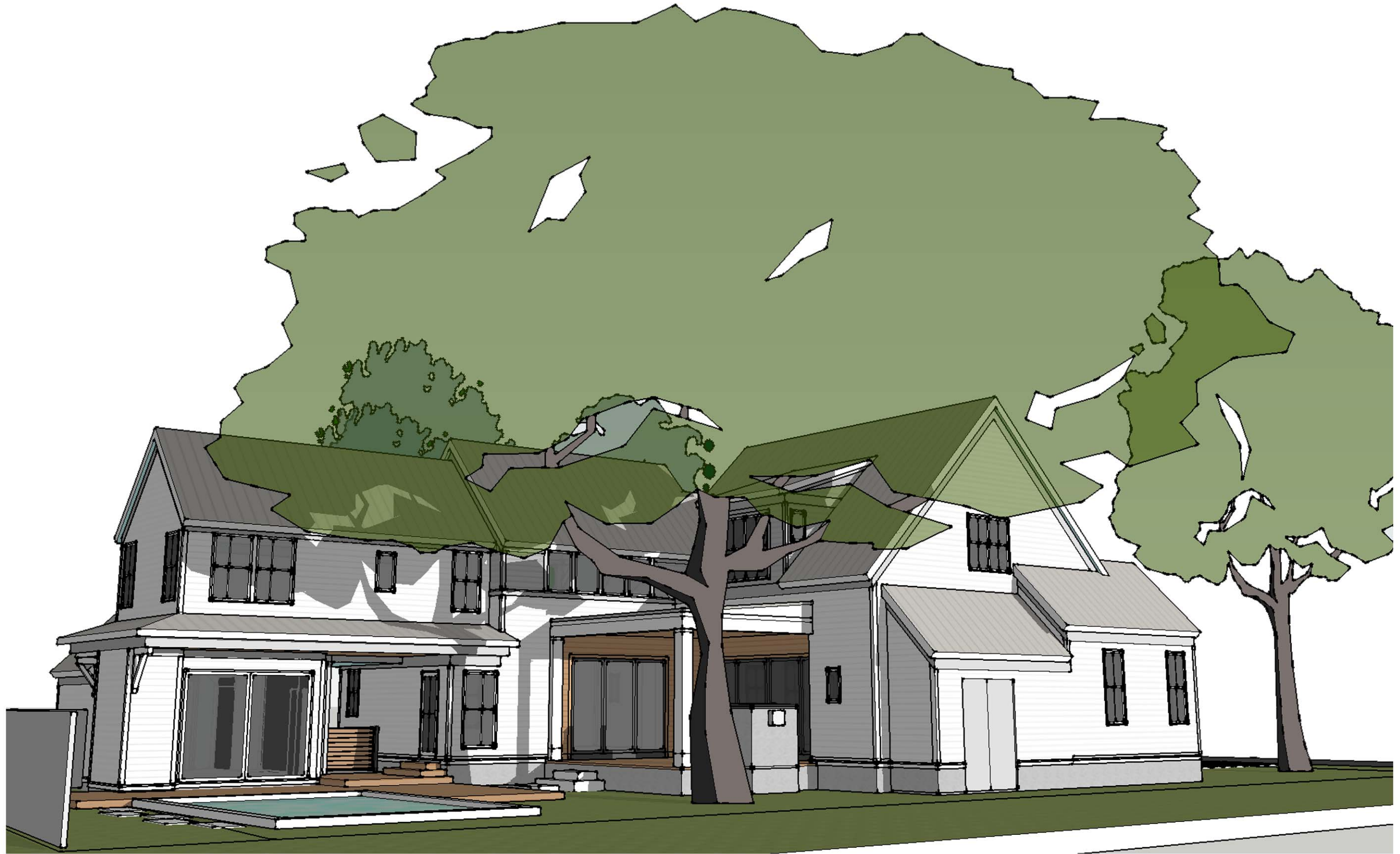
Fernandez-Czarnik Residence 1707 W 32nd St  
Exterior Rendering 08.05.2013















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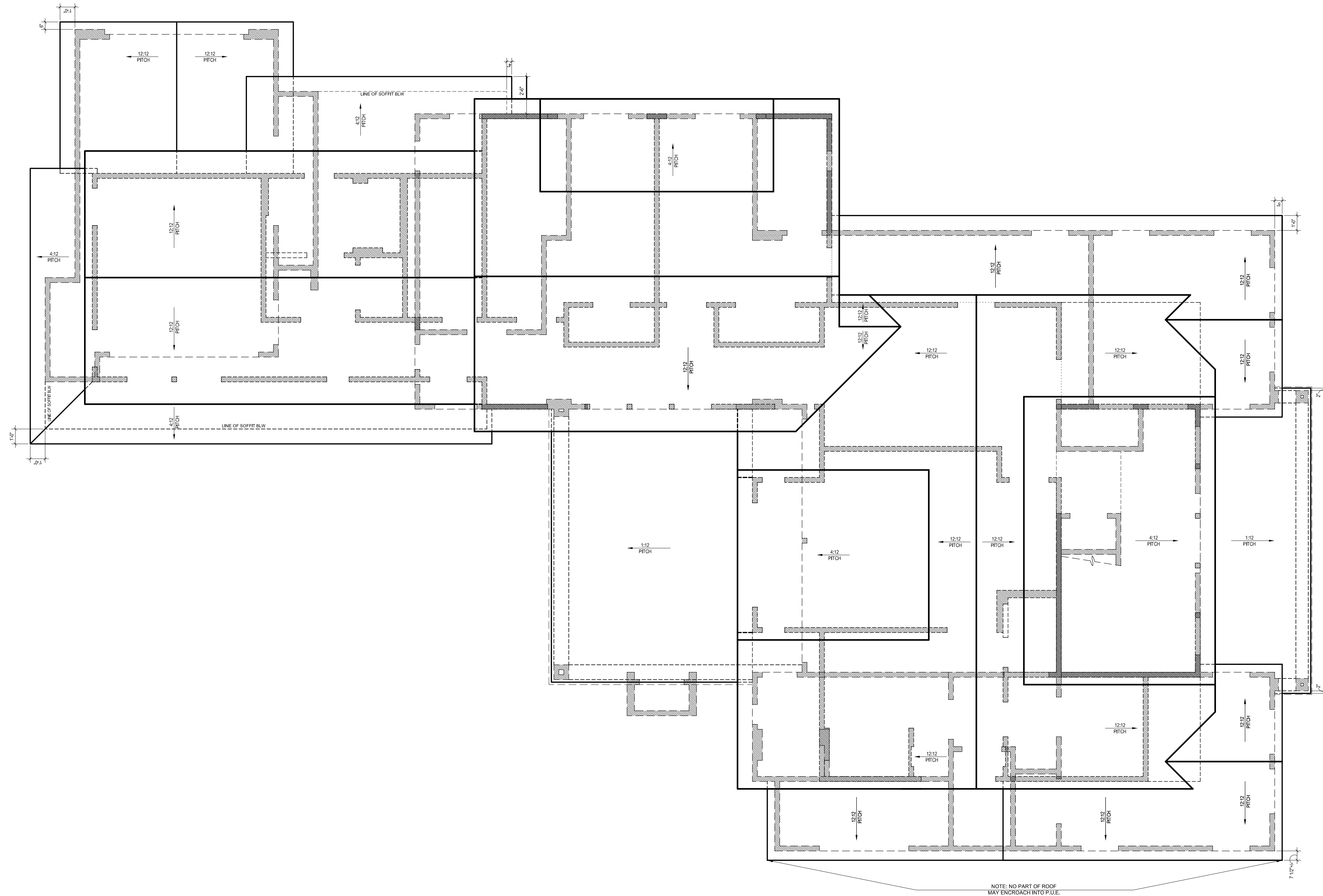
Impervious Cover Information		
Existing Impervious Coverage (after Demo)	(sq ft): 1385	% of lot size: 15.2 %
Proposed Impervious Coverage	(sq ft): 3778	% of lot size: 41.6 %







GENERAL  
NOTES



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



## LOWER LEVEL ROOF PLAN

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

### A1.3

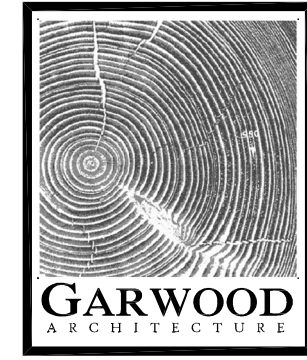
SHEET TITLE  
LOWER & UPPER  
LEVEL ROOF  
PLANS

SHEET

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	08.02.2013


DRAWN BY: GRC, DFN

Fernandez-  
Czarnik  
Residence  
1707 W32nd St  
Austin, Texas 78703

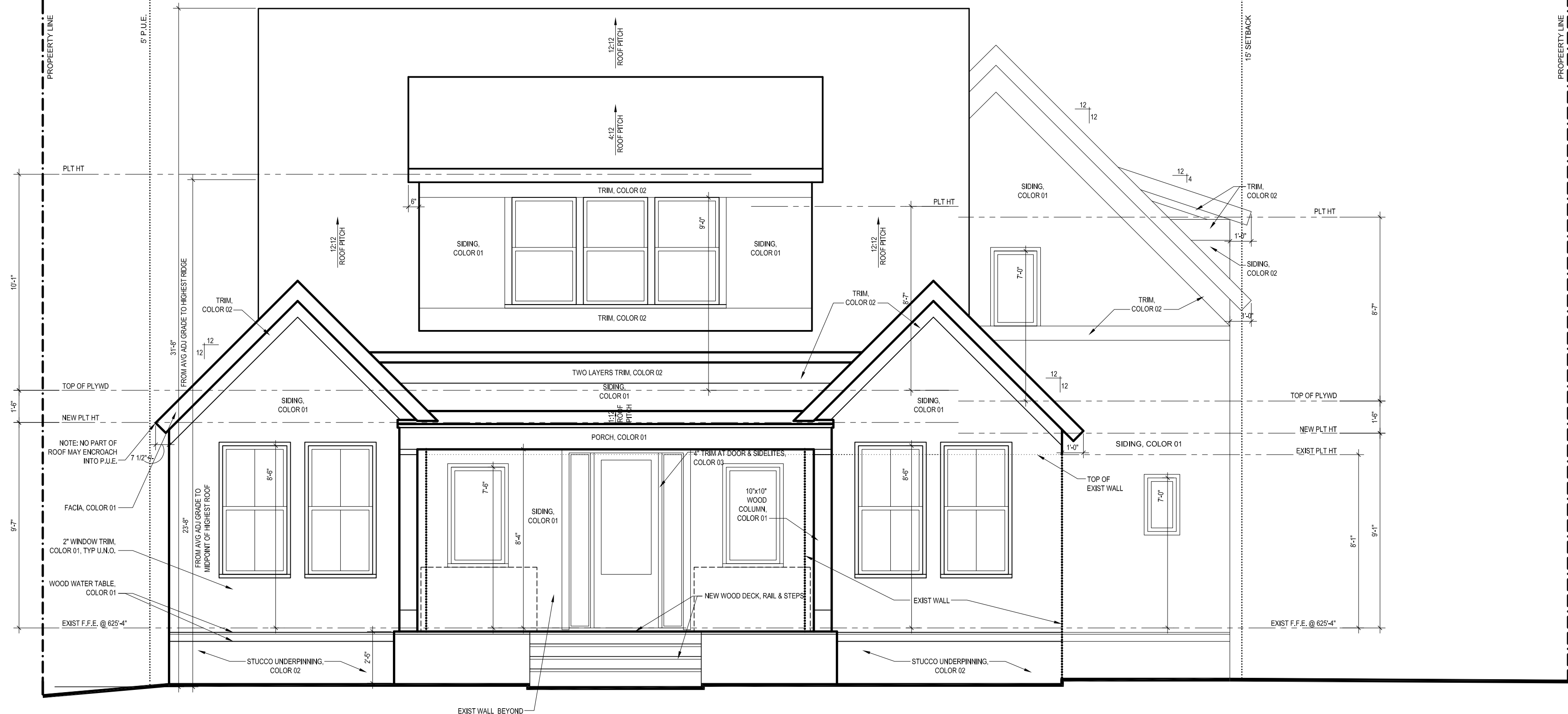


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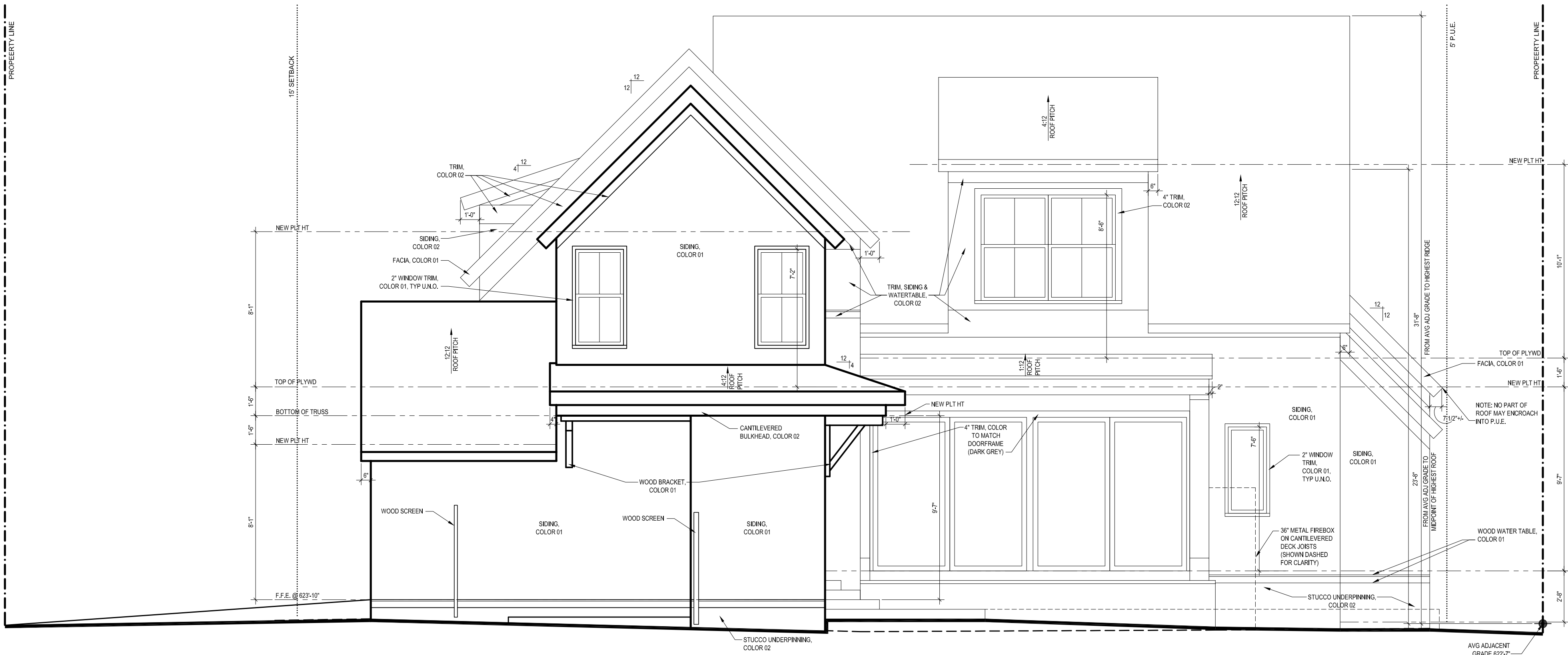
  
08.02.2013





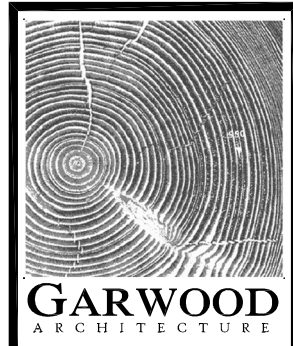
NORTH ELEVATION

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

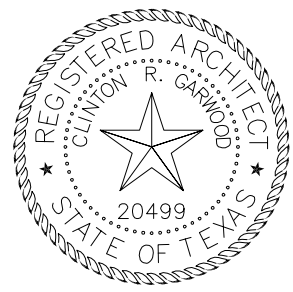


SOUTH ELEVATION

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



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08.02.2013

Fernandez-Czarnik Residence  
1707 W32nd St  
Austin, Texas 78703

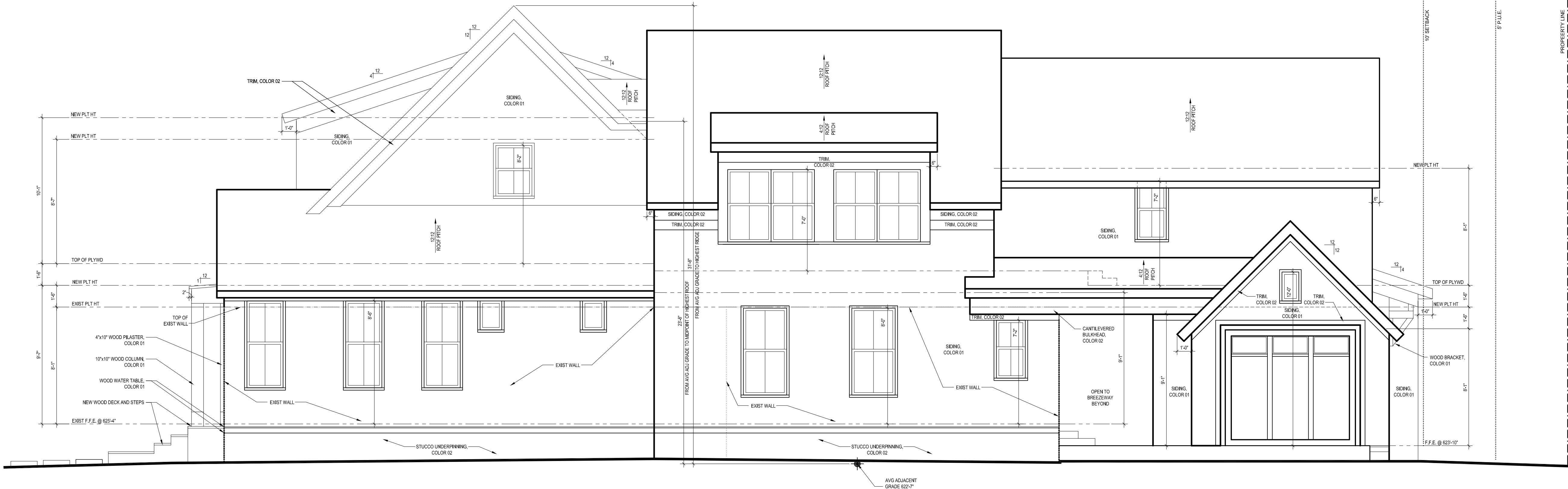
REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/22/2013

1707 W32nd St Austin, Texas 78703	DRAWN BY: CKG, DPN
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SHEET TITLE  
ELEVATIONS

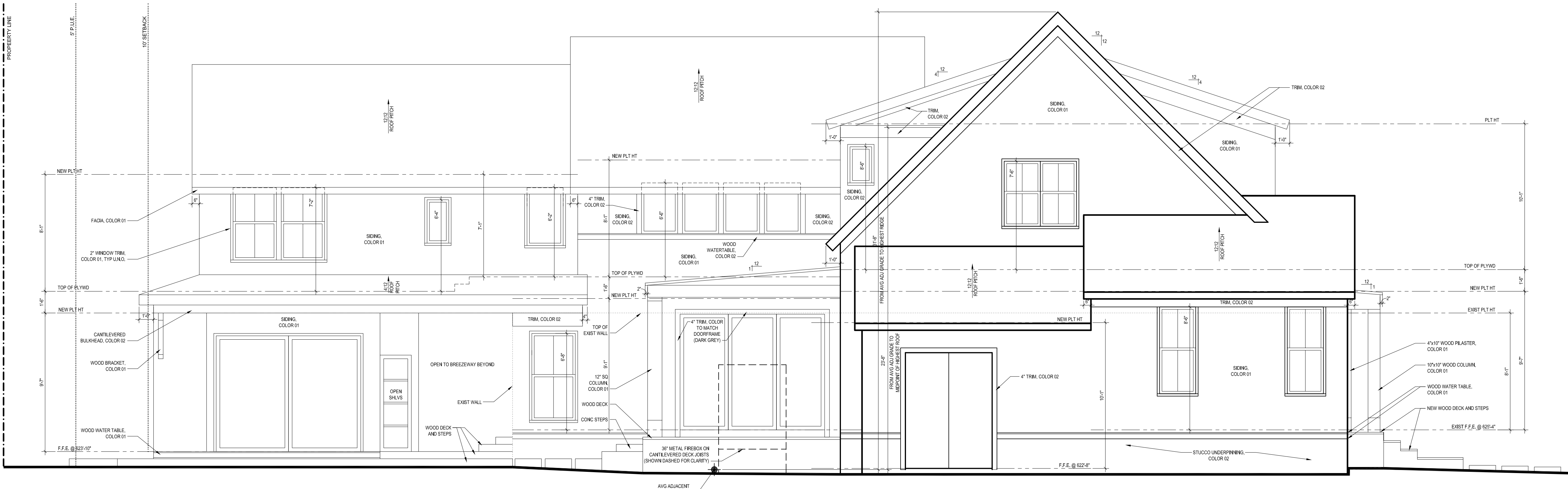
SHEET

A2.1



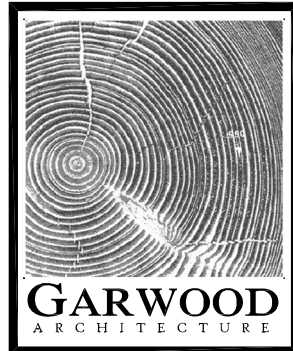
WEST ELEVATION

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



EAST ELEVATION

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



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08.02.2013

Fernandez-Czarnik Residence  
1707 W32nd St  
Austin, Texas 78703

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SHEET TITLE  
ELEVATIONS

SHEET

A2.2