

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 28, 2014
NRD-2014-0109
1710 W. 34th Street
Old West Austin

PROPOSAL

Demolish a ca. 1941 house and construct a two-story house in its place.

PROJECT SPECIFICATIONS

The applicant proposes the demolition of a ca. 1941 one-story house and the construction of a 2-story house in its place. The proposed house will have a footprint of 2,413 square feet. It will have a combination of hardi-plank and stucco siding, and will be neo-Colonial Revival in design, with a symmetrical façade, a gable-pedimented stuccoed central section containing the entry door with an oversized transom and sidelights with a round-arched window above, and paired Colonial Revival-styled windows with shutters. The front-facing attached garage will be to the right of the main house. The hipped roof will have composition shingles.

RESEARCH

The existing one-story house was built in 1941 by Murray Graham, a local developer. It has a minimal traditional style that is typical of the neighborhood. The house was built by E. Philip and Ruth Bauer, who lived in the house for the rest of their lives. E. Philip Bauer was a civil engineer for the LCRA; he was one of the original employees of the LCRA and worked his way up to head engineer before he passed away in 1961. His widow, Ruth, remained in the house until her death in 1980.

STANDARDS FOR REVIEW

The house is contributing to the Old West Austin National Register Historic District, and is a minimal traditional house that exemplifies the original construction in the Bryker Woods neighborhood. The Old West Austin National Register Historic District has no specific design guidelines, but general design principles in historic district address compatibility of new construction with contributing houses in terms of scale, massing, materials, and fenestration patterns.

STAFF RECOMMENDATION

Staff cannot recommend this application. Although the existing house does not qualify as a historic landmark, the proposed new construction is completely out of sync with the character of the historic district, which is defined by one-story, minimal traditional houses of the 1930s – 1950s. The proposed house will loom over its neighbors and is grossly incompatible with the character of the district due to its size, scale, massing, and style. If ever there was a case to spur local historic district status on Bryker Woods with attendant design standards, this would be the one.

Staff recommends reconsidering the plan to demolish the existing house, and to consider an addition to that house.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0109
LOCATION: 1710 W 34TH 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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1710 W. 34th Street
ca. 1941



OCCUPANCY HISTORY

1710 W. 34th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2014

1992	Carol H. Brandon, renter No occupation listed NOTE: The directory indicates that Carol H. Brandon was a new resident at this address.
1985-86	John and Dianna Solorio, renters No occupation listed NOTE: The directory indicates that John and Dianna Solorio were new residents at this address.
1981	Wayne D. and Mary L. Walther, owners Landscape contractor NOTE: The directory indicates that Wayne D. and Mary L. Walther were new residents at this address.
1977	Ruth F. Bauer, owner Widow, Eric P. Bauer Retired
1973	Ruth F. Bauer, owner Widow, Eric P. Bauer No occupation listed
1968	Ruth F. Bauer, owner Widow, Eric P. Bauer No occupation listed
1962	Ruth F. Bauer, owner Widow, E. Philip Bauer No occupation listed
1959	E. Philip and Ruth Bauer, owners Head civil engineer, LCRA
1955	E. Philip and Ruth Bauer, owners Mechanical engineer, LCRA
1952	E. Philip and Ruth Bauer, owners Mechanical engineer, LCRA
1949	E. Philip and Ruth Bauer, owners Office engineer, LCRA
1947	E. Philip and Ruth Bauer, owners Civil engineer, LCRA

- 1944-45 E. Philip and Ruth Bauer, owners
Civil engineer, LCRA
- 1942 The address is not listed in the directory.
NOTE: Edward P. and Ruth Bauer are listed at 1500 Woodlawn Boulevard, Apt. 4; he was a civil engineer for the LCRA.

BIOGRAPHICAL NOTES:

E. Philip and Ruth Bauer (ca. 1941 – ca. 1980)

ERIC P. BAUER

Eric Philip Bauer, 63, 1710 West 30th Street, died in a local hospital Tuesday night. He had been a resident of Austin 23 years and was a member of University Presbyterian Church. Bauer was the second oldest employe of the LCRA, having served 25 years. He was head mechanical civil engineer, and was a member of the Texas Society of Professional Engineers.

Survivors are his widow; three sons, Walter Buell, a medical student in Galveston; Ralph Buell of Freeport and Sidney Buell of Dallas; mother, Mrs. Sylvia Bauer, San Diego; and brother, Walter L. Bauer, San Diego, Calif.

Funeral services will be held at Weed - Corley Funeral Home Thursday at 10 a.m. Dr. William Logan will officiate.

Obituary of Eric P. Bauer
Austin American, October 4, 1961

ERIC P. BAUER

Funeral services for Eric Philip Bauer, 63, of 1710 West 34th Street, will be held at Weed-Corley Funeral Home Thursday at 10 a.m. Dr. William Logan will officiate. Graveside services and burial will be in Burnet Cemetery Thursday at 1 p.m.

Pallbearers will be Fred O. Schmidt, Holton Cook, G. E. Schmitt, G. L. Dowell, Harris Young, John Gordon, Arthur Anderson, and Joe Chamberlain.

Funeral notice for Eric P. Bauer
Austin American, October 5, 1961

BAUER, Ruth, 80, of Austin, died Monday. Graveside services 3 p.m. today at Bangs Cemetery. Survivors: sons, Ralph Buell of Lake Jackson, Dr. Walter Buell of San Antonio, Sidney J. Buell of Lafayette, Calif.; brother, Fred Flynn of Harlingen; nine grandchildren. (Weed-Corley)

Obituary of Ruth Bauer
Austin American-Statesman, December 23, 1980

Murray Graham

1710 West 34th St

209

-

3

9

-

Bryker Woods E

Frame Res " Frame Garage

22749 - 10-27-41

5

Building permit to Murray Graham for the construction of the house (1941)

E. P. Bauer

1710 W. 34th St.

208

9

3

Brykerwoods

Frame addn to west side of residence.

69727

7/11/58

2800.00

Vernon H. Bake

3

Bath & one room

Building permit to E.P. Bauer for the construction of the west addition (1958)

WATER SERVICE PERMIT N^o 16681

Austin, Texas

Received of Murray Graham Date 10-29-41

Address 1710 West 34th

Amount Two and 50/100 \$ 2.50

Plumber Smoot Size of Tap 1/2"

Date of Connection 11-1-41

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 4'6"

From E. Prop. Line to Curb Cock 22'

Location of Meter CHAPT

Type of Box WAGA

Depth of Main in St.

Depth of Service Line

From Curb Cock to Tap on Main

Checked by Engr. Dept. 12-8-41 LE

INDEXED

No. Fittings	Size	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	Req. No.
1	3/4" x 1/2"																1215	60584
1	3/4" x 1/2"																	BENSON

Water service permit to Murray Graham for this address (1941)

SANITARY SEWER SERVICE PERMIT

No. 18072A

Austin, Texas

Received of Smoot Date 10/29/1941
 Address 1710 W. 34th.
 Amount \$ _____
 Builder or Owner Murray Graham Plumber _____
 Lot 9 Block 3 Subdivision Brykerwood Plat No. 209

Date of Connection 12/31/1941
 By City 10' W/ELL
 By Plumber _____
 Checked By Boatright
 Size Main 6" Depth 3 1/2'
 Main Assign. in St. 12 1/2' from PL
 Stub Depth _____ Prop. Line 2'
 Stub Location _____
 Book No. A-1370
 Paving Cut _____ No. _____

No. Fittings	Size	Price
15' Pipe	4"	1.50
Pipe		
Wyes		
Bends	4"	.40
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings	4" tap	.15
1 Other		
Labor:	1 day	3.00

Sewer service permit to Murray Graham for this address (1941)