

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER DISTRICTS
OCTOBER 25, 2021
HR-2021-139711
OLD WEST AUSTIN NATIONAL REGISTER DISTRICT
1500 HARTFORD ROAD**

PROPOSAL

Construct an addition to and replace windows in a ca. 1948 contributing house; remodel a noncontributing garage apartment.

PROJECT SPECIFICATIONS

- 1) Construction of a dormer on the front (east) elevation of the house. The dormer will be clad in fiber-cement siding and have a gabled roof that extends above the ridgeline of the house.
- 2) Replacement of the flat roof over an existing rear family room addition with a gabled roof.
- 3) Replacement of all exterior doors with fiberglass doors. Replacement of original wood 1:1 and 8:8 windows on the house and garage apartment with 1:1 vinyl windows in existing openings. Enlargement of windows on rear elevation of the house for egress.
- 4) Cleaning of brick, replacement of damaged trim, and replacement of composition shingle roofing on the house.
- 5) At the garage apartment, replacement of existing wood siding with fiber-cement siding and replacement of composition shingle roofing.

ARCHITECTURE

One-story house with brick cladding and a cross-gabled composition shingle roof. The partial width, shed-roofed porch has four square brick columns with flared caps and a brick railing. Windows are paired 1:1 sash on the front, with 8:8 windows on the other elevations. The rear of the house has a ca. 1958 brick addition with a flat roof and horizontal sliding windows.

The garage apartment is to the rear/north of the house, with a driveway off of Hartford Rd. The two-story building has a hipped composition shingle roof, horizontal wood siding, a two-car garage door, single and paired 8:8 windows, and an exterior steel stair. The building is of undetermined age.

RESEARCH

The house at 1500 Hartford Rd. was constructed around 1948 for J. Colvin and Marianne Ward, but it changed hands shortly thereafter. Throughout the rest of the historic period, the house was occupied by Harry Goldstein (1909–2004) and AdaBelle Dochen Goldstein (1914–1994). Born in New York City, Harry Goldstein moved to Texas by 1940. He was a pawnbroker at Wilson’s Loan and Jewelry. The couple were active in fundraising and leadership at Congregation Agudas Achim.

The couple built an addition on the side of the house in 1958. No permits for the garage apartment were identified.

STANDARDS FOR REVIEW

The City of Austin’s [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior’s Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Repair and alterations

1. General standards
5. Windows, doors, and screens

Standards in these sections emphasize retaining intact historic materials and pursuing selective replacement only when absolutely necessary due to deterioration. Standard 5.3.c provides for greater flexibility in window replacement on side and rear elevations not visible from the street. However, the proposed wholesale replacement of the doors and windows does not meet these standards.

Residential additions

1. Location
2. Scale, massing, and height

Modification of the existing addition’s roofline will not appreciably affect the view of the house from the street. Although small in scale, the proposed dormer will be prominently placed on the front roof slope and extend above the ridgeline.

3. Design and style

Standard 3.3 indicates that added dormers should not be on front-facing roof slopes.

4. Roofs

The roof pitch of both the dormer and rear-facing gable match that of the existing house.

5. Exterior walls

The additions will be clad in fiber-cement siding, which is differentiated from the brick house. While generally a compatible material, the siding may serve to accentuate the dormer.

6. Windows, screens, and doors

The casement window at the dormer is a different size and light configuration but has similar proportions to the windows on the house.

Summary

The project meets some of the applicable standards.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register District.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. *Architecture*. While relatively unaltered, the house does not embody distinguishing characteristics of a recognized architectural style, type, or method of construction.
 - b. *Historical association*. The property was historically associated with the Goldstein family, who were active in the Congregation Agudas Achim.
 - c. *Archaeology*. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. *Community value*. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

COMMITTEE FEEDBACK

The Architectural Review Committee provided feedback on the proposed project on September 13 and October 11, 2021. Committee members recommended retention of original windows and installation of interior storms to address noise and energy efficiency concerns. If the windows are to be replaced, the committee requested the sashes be white and match the divided light pattern of the side and rear windows.

Committee members requested that the dormer be eliminated, placed elsewhere, or its roofline lowered. Absent other changes, the committee recommended the siding be painted a dark color to blend with the roofing and minimize the visual impact of this new element.




The applicant has not submitted revised plans but rather indicated that a lower roofline for the dormer is not possible due to height constraints.

STAFF RECOMMENDATION

Encourage retention of the original windows, but comment on and release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 417'

NOTIFICATIONS
CASE#: HR 21-139711
LOCATION: 1500 HARTFORD ROAD

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



Zillow.com, no date





*Front (east) and rear (west) elevations of the house and east elevation of garage apartment.
Photos provided by applicant, 2021.*

Occupancy History

City Directory Research, October 2021

1959 Harry Goldstein, owner
 1957 Harry and Ada B. Goldstein, owners
 Wilson Loan & Jewelry Co.
 1955 Harry and Ada B. Goldstein, owners
 Wilson Loan & Jewelry Co.
 1952 Vacant
 1949 J. Colvin and Alva Ward, owner
 Carrier, Post office
 1947 Address not listed

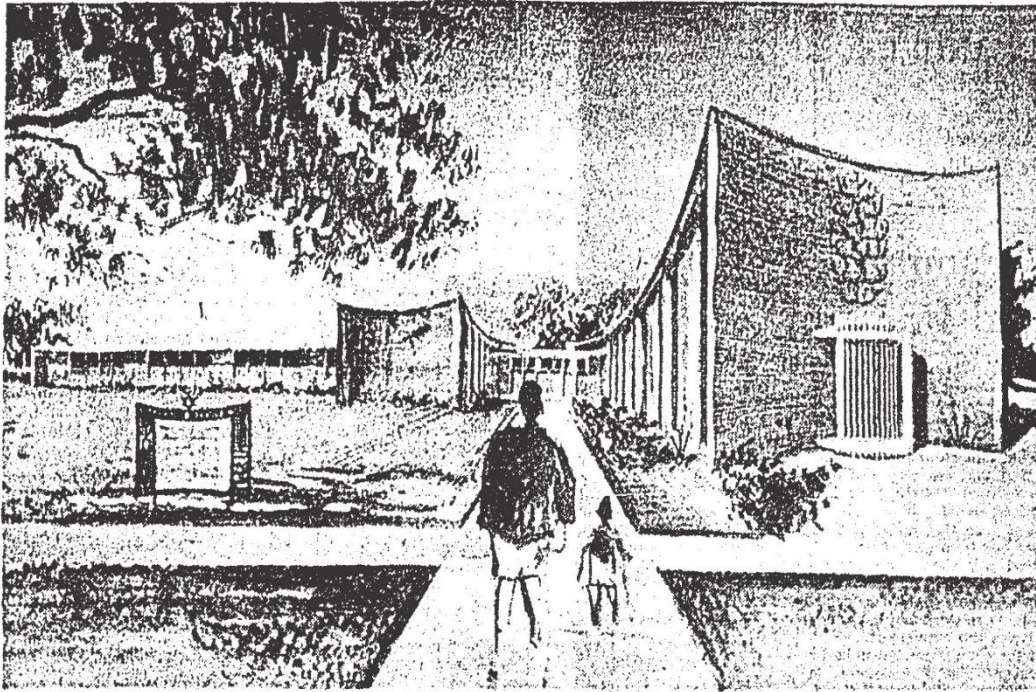
Historical Information

Expert Watch Repairing
LOAN ON ANYTHING OF



BUY, OR SELL?—Harry Goldstein, licensed pawnbroker in Wilson's Loan and Jewelry Company, opens his pawnshop window for business. Soon, he'll hear the question: "How much will you give me for this? I need money." He has a big stock of watches and guns from his customers on Sixth Street who never returned.

Excerpt from "On Dream Street," an article on Sixth Street businesses, The Austin Statesman, 7/22/1953.



This architect's sketch of a new synagogue for Congregation Agudas Achim will be submitted to the congregation Sunday at an annual installation of officers meeting in the Driskill Hotel. A new building will be

constructed in the 4500 block of Bull Creek Road. The foyer is designed to lead into a social hall, the sanctuary and lounge. A patio with a trellis is to be built for celebrations of the Succoth festival. The building was designed by the firm of Fehr and Granger.

Congregation To See Plans For Building, Install Officers

Plans for a new synagogue for the Congregation Agudas Achim

will be presented in architects' sketches Sunday evening as the congregation holds its annual installation dinner for officers and board members of the congregation and Sisterhood.

Construction, upon approval of plans should begin within 90 days in the 4500 block of Bull Creek Road.

Rabbi Donald David Crain, spiritual leader of the congregation, will preside at the installation at the Driskill Hotel.

New synagogue officers are Milton J. Simons, president; Jarrell Rubinett and Sam Winetroub, vice presidents; Jack Seriff, re-

cording secretary; Aaron Winetroub, corresponding secretary; and Dave H. Novy, treasurer.

To be installed as directors of the Agudas Achim are Jack Baumel, Abe Doner, Ily Frankel, Harry Goldstein, John Hurwitz, Dr. Maurice Jacobs, Leon Malkin, Jim Novy, Leonard Parven, Dr. Morris Polsky, Louis Rose and Morris Shapiro. Those completing their terms after 1962 are Stanley Fundell, Louis Gerhardt, Ray Kalman, Ben Neuman, Dr. Hugo Steinfink and Dr. Philip Worschel.

Leading the Agudas Achim Sisterhood will be Mrs. Jarrell Rubinett as president, assisted by the following officers: Mrs. Jack

Sheriff, first vice president; Mrs. Hugo Steinfink and Mrs. Milton Simons, co-chairmen; Mrs. Leonard Parven, second vice president; Mrs. Morris Shapiro, co-chairman; Mrs. Jack Baumel, third vice president; Mrs. Sol Ginsburg co-chairman; Mrs. Al Sikora, financial secretary; Mrs. Joe Senior, corresponding secretary; Mrs. Dave H. Novy, recording secretary; Mrs. Herbert Muhlbauer, treasurer; and Mrs. Sid Worob, parliamentarian.

Sisterhood board members are Mrs. S. Fundell, Mrs. J. Hurwitz, Mrs. B. Neuman, Mrs. S. Winetroub, Mrs. H. Reich, Mrs. J. Minor, Mrs. R. Kogut, Mrs. M. Polsky, Mrs. D. Stein, Mrs. L. Rose, Mrs. M. Roberts, Mrs. L. Laibovitz, Mrs. E. Schwartz, Mrs. H. Goldstein, Mrs. M. Jacobs, Mrs. H. Frankel, Mrs. B. Silberstein and Mrs. R. Kalman.

Master of ceremonies for the dinner will be Dr. Morris Polsky. The program will feature Bruce Baumel and David Topp singing a selection of folk songs. New members of the congregation will be introduced by Rabbi Crain.

Chairman for the dinner is Sam Winetroub.

The present synagogue for Agudas Achim is located at San Jacinto and 10th Streets. Plans for a new building began in 1958 with Jim Novy, Dave Nozick, Sam Winetroub, Hy Frankel and Abe Doner as building committee members.

The proposed new synagogue will contain a sanctuary with a seating capacity of 225, and overflow seating in the Social Hall of 225.

The entry hall will lead to the Social Hall, which will contain a stage, the sanctuary and lounge. A patio with trellis will be built for celebrations of the Succoth festival.

The kitchen will connect with the lounge and Social Hall. A chapel will be added to seat 64 persons.

The south wing will include six class rooms, library, restrooms, mechanical rooms, storage rooms and administrative offices.

The building has been designed by the firm of Fehr and Granger. Fehr will present the plans Sunday at the dinner.

The Austin American, 1/21/1962.

Silver Tea Slated By Agudas Achim

Agudas Achim Sets Fund Raising Party

Officers and board of directors of the Sisterhood of Congregation Agudas Achim have announced plans for a religious school picnic to be held at the Polo Grounds in Zilker Park from 3:30 until 7 p. m. Sunday.

On May 30, a garden party will be held at the home of Mr. and Mrs. David Stein, 3210 Bryker Drive. This event will be one of the fund raising projects to be headed by Mrs. Harry Goldstein.

Plans for the annual silver tea of the Sisterhood of Congregation Agudas Achim Sunday morning were made Tuesday at the Sisterhood's first meeting of the fall season in the vestry room of the synagogue.

Mrs. Harry Goldstein, finance chairman, announced the tea will be held from 8 to 10 p.m. Oct 3, in the home of Mr. and Mrs. Sol Ginsburg, 1404 Preston Avenue.

As in previous years, this social function will be sponsored by the board members, and Mrs. Ben Neuman, president, urges all members and friends of the congregation to attend.

Multiple articles mention AdaBelle Goldstein's fundraising efforts as finance chair for Congregation Agudas Achim. See The Austin American, 5/23/1954 and The Austin Statesman, 9/23/1954.

Harry Goldstein, born March 23, 1909, in Brooklyn, New York, passed away on Wednesday, July 7, 2004, in Austin, Texas. He was preceded in death by his beloved wife of 57 years, AdaBelle Dochen Goldstein; his parents, Bluma and Morris Goldstein of Brooklyn, New York; his youngest brother, Samuel Goldstein and wife, Evelyn Goldstein of Long Island, New York; and sister-in-law, Hilda Goldstein of Florida. Harry is survived by his son, Stephen Goldstein of Dallas; daughter, Susan Stern of Houston; brother, Abraham Goldstein of Florida; brother-in-law and sister-in-law, David and Sharon Dochen of Austin; grandchildren, whom he loved very much and was very proud of, Matthew Goldstein of California, Jourdan Goldstein and Taylor Goldstein of Dallas and Shauna Stern and Courtney Stern of Cedar Grove, New Jersey, and numerous nieces, nephews and friends. Harry was a wonderful, loving and giving husband, father, grandfather and friend to many. The family would like to express their deepest gratitude to Elena Miller, Harry's caregiver, who went above and beyond and added so much friendship, compassion and love to his life. Very special thanks and heartfelt appreciation go to Margaret Clement of Visiting Angels and to Donna Perez, another wonderful and loving caregiver. Also, sincere thanks and affection go to Mike Basara and Robert Ryalls who were dear friends. We will all greatly miss him. Harry was a life long member of Congregation Agudas Achim and the Ben Hur Shrine Temple. Graveside services will be held at Agudas Achim Cemetery in Austin Memorial Park at 1:30 p.m., Friday, July 9, 2004. Pallbearers will be Matthew Goldstein, Taylor Goldstein, Jourdan Goldstein, Stuart Goldstein, David Dochen and Ricky Winetroub. Honorary Pallbearers will be Jack Seriff, Shauna Stern, Courtney Stern, Jerry Winetroub, Michael Goldstein and Robert Nozick.

Austin American-Statesman, 7/8/2004; legacy.com/us/obituaries/statesman/name/harry-goldstein-obituary?pid=2399532

Permits

J. Colvin Ward 1500 Hartford Road

153 1

Enfield "F"

Brick veneer residence with port cochere
36649

2-19-48

\$7000.00

A. C. Denmark

8

Building permit, 1948

Harry Goldstein

1500 Hartford Road

153

1

E

Enfield F

Frame & Br Ven Ext of den on west side of res.
frame & brick veneer.

70424

9/23/58

1000.00

owner

none

ADD EXTENSION TO EXISTING DEN

Building permit for addition, 1958

Receipt No.

9229

Application for Sewer Connection

No.

23759

Austin, Texas.

2-19-48

: To the *Superintendent of Sanitary Sewer Division*, City of Austin, Texas.

Sir :—

I hereby make application for sewer connection and instructions on premises owned by

further described as Lot

subdivision

Block

Outlot

Division

Play 52

2, which is to be used as a

In this place there are to be installed _____ fixtures.

Plumbing Permit No. 28899 & 28900

I agree to pay the *City of Austin*, the regular ordinance charge.

Depth at Prop. Line 2 1 at man Respectfully,

Statistik

Connected

Date.

By _____

NOTE: Connection Instruction

Sewer service permit, 1948