

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 25, 2021
HR-2021-151742
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT
1519 W. 32ND STREET

PROPOSAL

Construct a second-story addition to a ca. 1938 contributing house. Replace siding, windows, and doors.. Replace front porch roof and columns. Enclose side porch.

PROJECT SPECIFICATIONS

- 1) Construct an addition to single-story residence. The proposed addition is located within the existing footprint of the house, and will be one and one-half stories in height. It is clad in fiber-cement siding with a profile matching the existing siding. It has a compound side-gabled roof with regularly spaced dormers and 4:4 windows. The roof is standing-seam metal. The existing chimney will be extended to the second floor.
- 2) Replace front porch roof and columns. The proposed replacement roof is standing-seam metal, and the proposed replacement trim is fiber-cement matching the existing trim. Existing wood columns will be replaced.
- 3) Replace windows at all elevations with 4:4 composite windows.
- 4) Enclose the side porch. The proposed porch will be clad with fiber-cement siding and will include 4:4 windows.

ARCHITECTURE

One-story side-gabled house with full-width, flat-roofed front porch supported by boxed columns, 8:8 wood windows flanked by decorative shutters, and a symmetrical rectangular Cape Cod plan.

RESEARCH

The house at 1519 W. 32nd Street was constructed in 1938 for Bess and Herbert F. Smart. Herbert Smart was a real estate agent who also worked briefly as a salesman for a paint company and a glass company. The couple lived at 1519 W. 32nd Street until Bess Smart's death in 1964.

DESIGN STANDARDS

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

The proposed alterations remove most of the existing historic fabric and replace it with new materials. Most replacement materials appear similar to existing historic materials.

3. Roofs

The proposed porch alterations alter the existing roofline and materials, replacing a flat roof with a hipped roof clad in standing-seam metal.

4. Exterior walls and trim

Existing siding will be replaced with fiber-cement siding of a similar profile.

5. Windows, doors, and screens

All historic-age 6:6 windows will be replaced with 4:4 composite windows, including at the main façade. Window dimensions appear altered from original.

6. Porches

All porch elements will be replaced with similar elements. The porch roofline will be raised and altered.

7. Chimneys

The existing chimney will remain, but will be extended to the second-floor addition.

Residential additions

1. Location

The proposed second-floor addition will be located immediately atop the existing house, with no setback.

2. Scale, massing, and height

The addition's 1.5-story height, set atop the existing single-story building, does not appear subordinate. It is the main focus of the street-facing elevation.

3. Design and style

While the proposed addition's materials, design, and fenestration patterns are compatible with the existing building, it is not differentiated from the historic structure; instead, the existing historic structure's materials are modified to match the addition's.

4. Roofs

The proposed addition removes the existing roofline in order to accommodate the second floor.

5. Exterior walls

See #3.

6. Windows, screens, and doors

The proposed windows appear compatible in design and rhythm.

Summary

The project meets few of the applicable standards.

PROPERTY EVALUATION

The property contributes to the Old West Austin National Register district.

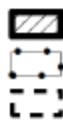
Designation Criteria—Historic Landmark

- 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. The building displays Colonial Revival influences.
 - b. Historical association. The property does not appear to have significant historical associations.
 - 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.

STAFF RECOMMENDATION

Comment on and release plans, encouraging the applicant to repair rather than replacement of historic façade elements, and stepping the addition back beyond the existing roof's ridgeline.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

1" = 417'

NOTIFICATIONS

CASE#: HR 21-151742

LOCATION: 1519 W 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 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





Application, 2021



Google Street View, 2019

Occupancy History

City Directory Research, September 2021

1959	Herbert F. and Bess R. Smart, owners Salesman, Colorado Glass
1957	Herbert F. and Bess R. Smart, owners Salesman, Patterson & Jones Co.
1955	Herbert F. and Bess Smart, owners Salesman
1952	Herbert F. and Bess Smart, owners Salesman
1949	Herbert F. and Bess Smart, owners Salesman
1947	Herbert F. and Bess R. Smart, owners Salesman, Sewall Paint
1944	Herbert F. and Bess R. Smart, owners Salesman
1941	Herbert F. and Bess R. Smart, owners Salesman
1939	Address not listed

Biographical Information

sition—6-4319.
IF YOU want your home SOLD, CALL
HERBERT SMART, ALLANDALE REALTY,
Realtors, 5820 Burnet Rd. 5-5431.

The Austin American (1914-1973); Jan 11, 1953

The council heard Herbert Smart, a real estate man, and Carl Stautz, an engineer, ask for an amendment to the city's building code that would allow the construction of a unique open-air parking garage in the heart of downtown Austin—at 113 East Ninth Street.

Smart said an application for a permit to build the six-story steel structure, which operates automatically to park cars, was denied by City Building Inspector John Eckert on the ground that it violates fire prevention provisions of the building code.

Smart asked the council to amend the code, citing similar buildings on the West Coast that meet, he said, fire prevention standards.

Smart said the plan calls for the structure to be 57½ feet wide, facing on East Ninth Street, and "backing up" against the Commodore Perry Hotel. He said it would provide downtown parking space for 132 cars.

The council authorized City Attorney W. T. Williams Jr. to draft an amendment to the building code that would pave the way for the unique parking facility's construction.

Smart said construction would begin "just as soon as we can get a permit."

Mayor C. A. McAden told the council the amendment probably would also mean the construction of a similar parking garage by another Austin business establishment. He identified the latter as the American National Bank.

MRS. BESS SMART

Mrs. Bess Smart, 68, of 1519 West 32nd Street, died in a local hospital Tuesday evening. She was a member of First Methodist Church and had been a resident for 30 years. Survivors include her husband, Herbert F. Smart of Austin; one brother, James Lee Rich of Houston; and one sister, Mrs. Carl E. Allen of Houston.

Funeral services will be held at 10 a.m. Thursday at Hytlin-Manor Funeral Home with the Rev. J. Leonard Rhea officiating. Burial will be in Kosse City Cemetery in Kosse at 3 p.m. Thursday.

The Austin Statesman (1921-1973); Dec 3, 1953 and Jun 24, 1964

Permits

WATER SERVICE PERMIT		No. 10918
Austin, Texas		
H. F. Smart		
Received of	Date Sept. 7, 1938	
Address	1519 W 32nd	
Amount	Two and 50/100 - - - \$ 2.50	
Plumber	Plumb	
Date of Connection	9/9/38	
Size of Tap Made	3/4	
Size Service Made	3/4	
Size Main Tapped	6"	
From Front Prop. Line to Curb Cock	16'	
From E. Prop. Line to Curb Cock	20'	
Location of Meter	CUMB	
Type of Box	LOCK	
Depth of Main in St.		
Depth of Service Line		
From Curb Cock to Tap on Main		
Checked by Engr. Dept.	1-20-39	
USED	STUB	# 6640
No. Fittings	Curb Cock	1
	Elbow	1
	St. Elbow	1
	Bushing	1
	Reducer	1
	Pipe	1
	Lead Comp.	1
	Nipples	1
	Union	1
	Plug	1
	Tee	1
	Stop	1
	Box	1
	Lid	1
	Valves	1
	Job No.	2843
	Req. No.	2843
INDEXED		VRB

Water Service Permit, 1938

SANITARY SEWER SERVICE PERMIT

No. 14780

Austin, Texas

Received of	Maurice Plumb		Date	9/7/1938	
Address	1519 W. 32nd				
Amount	\$				
Builder or Owner	H.F. Smart		Plumber		
Lot	13	Block	3	Subdivision	Brykerwoods B Plat No. 6
Date of Connection	9/30/1938				
By City	7' E/W PL	Price			

Sewer Service Permit, 1938

Mr. & Mrs. H. Smart

1519 W. 32nd. St.

61

-

3

13

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Brykerwood B

Frame residence & box garage

240n - 9/7/38

Building Permit, 1938