

**Historic Landmark Commission  
October 24, 2011  
Permits in National Register Historic Districts  
NRD-2011-0080  
Pease Park  
1100 Kingsbury Street**

**PROPOSAL**

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Repoint masonry, and remove graffiti on the Tudor style restrooms. Repoint masonry, replace missing cornerstone and cap, and replace missing plaques on the Memorial Gates. Repair concrete tables, and benches.

**RESEARCH**

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See attached memo from Parks & Recreation Department staff.

**PROJECT SPECIFICATIONS**

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The following work is proposed for the Pease Park Tudor Cottage restrooms, Memorial Gates and concrete picnic tables and benches:

1. Tudor Cottage Restrooms:
  - a. Repoint missing and deteriorated mortar as needed with a mortar mix that matches original material in color, texture, and other properties. Mason will prepare a mock-up for approval by City staff.
  - b. Remove graffiti from masonry using an appropriate product.
2. Memorial Gates
  - a. Repoint mortar as needed with a mortar mix that matches original material in color, texture, and other properties.
  - b. Replace missing stone at corner and stone cap with matching material.
  - c. Replace missing plaques with sandstone plaques. Font to be block lettering similar to that used on the Aldredge Place entrance columns. Date on plaques will be "1926" - the date gates were constructed.
3. Concrete Picnic Tables and Benches
  - a. Repair historic concrete tables, benches and bench legs. Contractor will develop detailed documentation of damaged/deteriorated areas and recommendations for repair treatments, which will be reviewed by City staff.

**STAFF COMMENTS**

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Pease Park is a contributing resource located in the Old West Austin National Register Historic District. The NRD has no design guidelines. Design guidelines in other historic districts address retention of historic materials and hiding new mechanical systems to the extent possible to minimize any visual intrusion into the historic character of the building and/or district.

- 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 that 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 that 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 an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

#### **COMMITTEE RECOMMENDATION**

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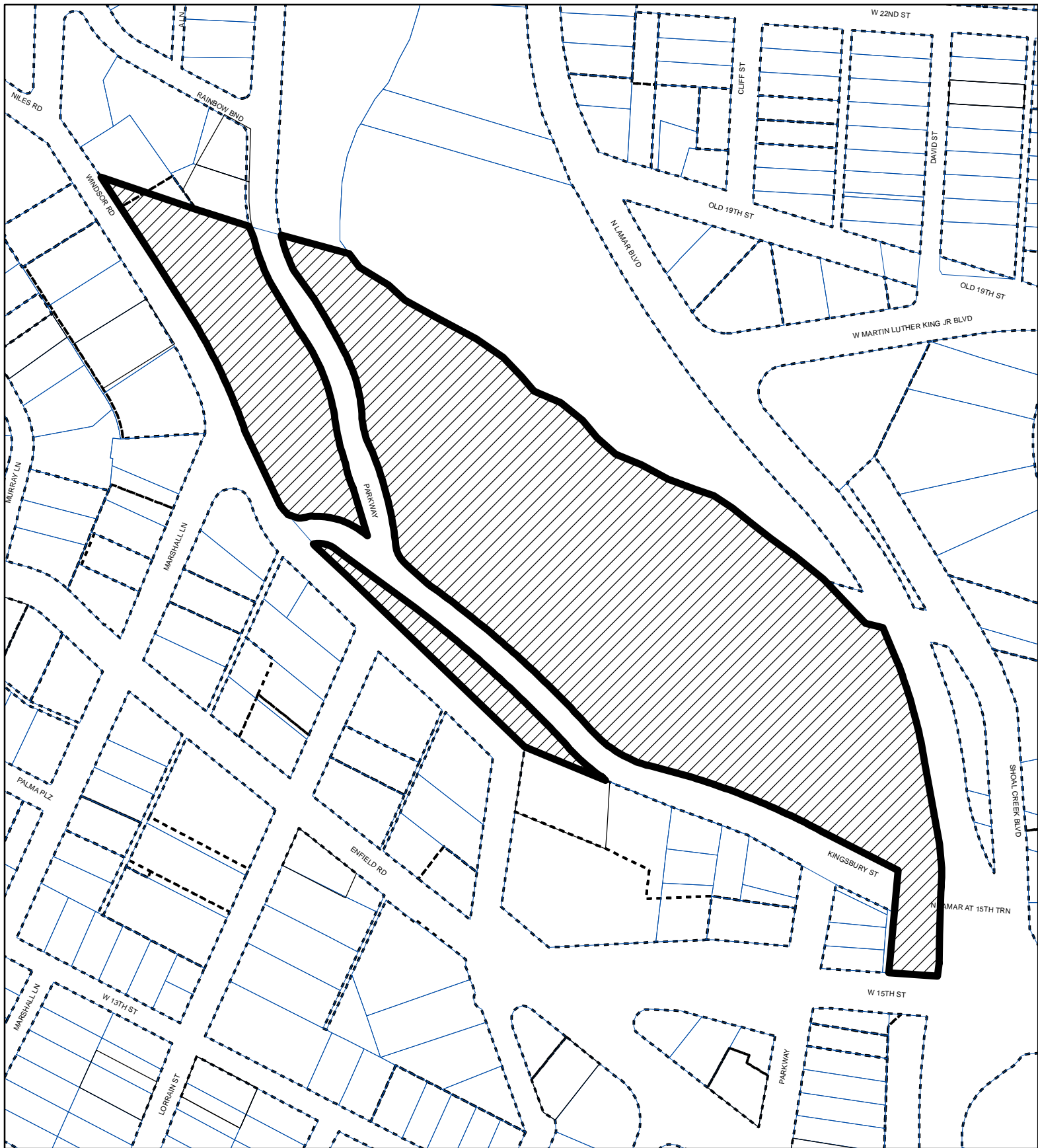
Bronze plaques would be preferred for their durability and historic accuracy, however limestone would be acceptable as well. Use of block lettering similar to the font used on the Aldredge Place entrance is acceptable. Date on plaques should be "1926" as this is date gateway was constructed.

#### **STAFF RECOMMENDATION**

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Staff recommends the approval of the work as proposed with the following amendments:

1. Final review of repointing and graffiti removal specifications on restrooms, and concrete repair treatment specifications for tables and benches should be presented to CHPO staff for administrative review.
2. Replacement plaque should be fabricated in bronze as is specified in the original construction documents.



SUBJECT TRACT



ZONING BOUNDARY

## NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0080  
 LOCATION: 1100 KINGSBURY STREET (PEASE PARK)  
 GRID: H23  
 MANAGER: ALYSON MCGEE



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.



TO: Alyson McGee, Deputy Historic Preservation Officer, City of Austin

FROM: Kim McKnight, Historic Preservation Specialist, PARD

DATE: September 22, 2011

**SUBJECT: Update: Back-up Information for National Register Permit:  
Pease Park Improvements**

Cc: Kelly Snook, Assistant Director, PARD  
Marty Stump, Project Manager Supervisor, PARD  
Brian Block, Development Administrator, PARD  
Tony Arnold, Division Manager, Facility Services, PARD  
Troy Houtman, Division Manager, Grounds Maintenance, PARD  
Jeff Larsen, Parks Ground Manager, PARD  
Richard Craig, Chairperson, Pease Park Conservancy  
Charlie McCabe, Executive Director, Austin Parks Foundation

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### **Brief Project Description and Stakeholders**

PARD is collaborating with the Austin Parks Foundation (APF) and Pease Park Conservancy on a grant project funded by the APF Community Initiated Improvement Project grant program. The project will allow for repairs to historic masonry on the Pease Park Historic Tudor Cottage Restrooms, the Pease Park Memorial Gates, and the concrete tables and benches in the southern picnic area of the park. New signage for the Memorial Gates is also part of the scope of work. Pease Park lies in the Old West Austin National Register District and therefore, PARD will work with the Historic Preservation Office (HPO) to ensure that the appropriate National Register permits are obtained for the scope of work described in the grant application. This memo describes the scope of work in detail and provides a historic and architectural description of the buildings and structures. The grant application is attached to this memo for reference (Appendix A).

### **Timeline and Next Steps**

The Historic Landmark Commission (HLC) meets on the fourth Monday of each month. In order to present our case (considered a “public hearing”) to the HLC on **Monday, September 26**, we will need to submit our National Register application to Alyson McGee, Deputy Historic Preservation Officer, by **Friday, September 9**. Marty Stump and Kim McKnight at PARD have prepared the National Register permit application with the input and involvement of the Pease Park Conservancy and HPO. City ordinance requires that all property owners within 500 feet, those who have City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet, be notified when an application is scheduled for a public hearing. The address for Pease Park is listed as 1100 Kingbury





Street. Once the National Register permit application is submitted, the HPO will conduct the notification process. Kim McKnight met with Alyson McGee, Deputy Historic Preservation Officer, and representatives from the Pease Park Conservancy on Tuesday, August 23, 2011.

### **History and Character-defining Features: Pease Park Tudor Cottage Restrooms**

The Tudor Cottage Restrooms building (Fig. 1) in Pease Park is one of the earliest buildings constructed in Austin as a park facility. The restrooms were designed in the mid-1920s. While the link is not yet fully substantiated, it is widely thought that Hugo Kuehne, a prominent architect, designed the restrooms. Kuehne designed the Oakwood Annex restrooms, the Zilker Caretaker Cottage, and several early park shelter houses. Kuehne was very active in the early development of Austin's park system.

The iron-spot red brick, one-story restroom building has a rectangular plan and a steeply gabled wooden shingle roof. The gable ends feature non-structural decorative half-timbering and gable dormers with louvered vents puncture the west and east facades of the building. The gabled entry porches on both the east and west facades feature supporting wooden members in a distinctive pattern, which is influenced by the half-timbering decoration of the Tudor Revival Style. A limestone retaining wall that was constructed in the 1970s lies to the east of the building and is currently fenced-off for safety reasons. The building is not currently in use.

### **History and Character-defining Features: Pease Park Memorial Gates**

At the intersection of Parkway and Kingbury Street are two archways constructed of limestone in a random rubble configuration. These archways serve as the original entry gates to Pease Park and were constructed in 1926-27. Designed by the prominent architecture firm of Giesecke & Harris, the original design of the gates specified decorative wrought iron, bronze plaques, and lanterns atop each archway. The project was financed by Niles Graham, the grandson of Texas Governor Elisha Pease who donated the land to the city for the purpose of a public park in 1875. Graham also led the Enfield Company, a firm that was involved in the development of the surrounding neighborhood. The Kiwanis Club was also involved with the project as evidenced by a citation on the blueprints, which are archived at the Austin History Center (Fig. 8).

### **History and Character-defining Features: Concrete Picnic Benches and Tables**

On the southern tip of the park, east of the Tudor Cottage Restrooms, is a picnic area with several concrete benches and tables (Fig. 12). While an exact date for the concrete tables and benches has not been pin-pointed, the construction date is estimated to be in the mid-1930s. The benches and tables bear a striking resemblance to concrete tables and benches in Zilker Park that date from the mid-1930s. The most distinctive aspect of the concrete tables and benches at Pease Park is the manner in which the table supports flare out at the base.

### **Old West Austin National Register District**

Pease Park lies in the Old West Austin National Register Historic District (2003). The Tudor Cottage Restrooms and Pease Park Memorial Gates are specifically listed as contributing to the district. Because all the buildings and structures included in the scope of work are National Register-listed, all work will require review from the HPO and HLC.

### **Scope of Work**

The following work is to be completed at Pease Park and will require review by the Historic Preservation Office (references proposal by Ash Masonry, part of Appendix A):

#### **1. Masonry Repair:**

- a. The repair and repointing of missing mortar, a cornerstone, and mortar cap from the historic archways at the main entrance to Pease Park. The eastern-most arch exhibits damage from vehicular impact, which is causing cracking and movement at the center of the arch and right side of the column. The repair of the cracked arch is an immediate priority to prevent the collapse of the stone (missing limestone shown in Fig. 7).
- b. Repair and restoration of historic concrete tables, benches, and bench legs at Pease Park (Fig. 12)
- c. Repointing of specific areas of the Historic Tutor Cottage Restrooms. The original pink limestone mortar has washed out and eroded from natural causes on different elevations of the cottage (Fig. 2). As a part of the repair process, the mason will prepare mock-up samples to be approved, using similar aggregate, color, and lime to match the historic mortar. Upon approval, the areas of missing mortar will be repointed and mortar joints will be finished and tooled to match the original design.
- d. **Considerations for Repointing and Concrete Repair:**
  - i. Repointing of brick and stone masonry as well as concrete repair should be conducted by a mason who specialized in historic preservation.
  - ii. Specifications should be developed that outline the expectations for the work. A widely-used reference for the repointing of historic masonry is *NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry* (Appendix B), which is attached to this memo. Likewise, a similar resource for the preservation of concrete is *NPS Preservation Brief 15: Preservation of Historic Concrete* (Appendix C), which is also attached to this memo.
  - iii. It is recommended that a thoroughly cleaning be undertaken (Fig. 6).
  - iv. For the repair of the concrete picnic area, PARD and the HPO request that a diagram be provided that shows what type of intervention is proposed for each area of repair. For example, certain areas of damage will require re-casting of concrete.
  - v. Full photographic documentation that shows the resources before and after repairs are made.

## 2. New signage set into Pease Park Memorial Gates

- a. The grant proposal calls for 3 (three) hand carved signed, two depicting “Pease Park” and one stating establishment dates. The material specified is native limestone (Niches can be seen in Figs. 4 & 5).
- b. **Considerations for Rehabilitation of Pease Park Memorial Gates:** It is not known to what extent the actual design of the Memorial Gates followed the construction drawings. Until historic photographs are located, the construction drawings are the best resource available. Original construction drawings, sketches and notations on the construction drawings are provided in Figures 8-11. The construction drawings, which are archived at the Austin History Center, specify a bronze plaque in the signage niches of the entry gates. Due to the fact the gates are somewhat isolated and theft of bronze and other metal material is a widespread problem, limestone may be considered as the material for the signage. Kim McKnight and representatives from the Pease Park Conservancy attended the Certificate of Appropriateness Committee on September 12. While a full discussion was cut short due to time constraints, early indications are that the commission would be open to limestone, but it was thought that bronze would be ideal. PARD looks forward to receiving feedback from the Historic Preservation Office and the Historic Landmark Commission. The lettering for the signage would be simple block letters similar to what is seen in the Aldridge Place signage (Figs. 13-18). In the meantime, all efforts should be made to locate early historic photographs that show the Memorial Gates.

## 3. Removal of graffiti from the Tudor Cottage

- a. Removal of graffiti must be done carefully and no products can be used that are deleterious to the integrity of the brick and mortar (Fig. 3). An excellent reference, *NPS Preservation Brief 38: Removing Graffiti from Historic Masonry*, is attached. (Appendix D).

Because the buildings and structures at Pease Park contribute to the Old West Austin National Register Historic District, all work will follow the *Secretary of the Interior's Standards for Preservation*, which is attached to this memo (Appendix E).



### **Concluding Remarks**

PARD greatly appreciates the dedication and hard work of the Pease Park Conservancy and the Austin Parks Foundation. We look forward to working together to highlight the exception beauty and grandeur of Pease Park.

**Photos are attached that show the structures and buildings discussed. Further, the following documents are attached:**

- Pease Park Conservancy 2011 Grant Application to APF (Appendix A)
- *NPS Preservation Brief 2: Repointing Mortar Joints in Historic Masonry* (Appendix B)
- *NPS Preservation Brief 15: Preservation of Historic Concrete* (Appendix C)
- *NPS Preservation Brief 38: Removing Graffiti from Historic Masonry* (Appendix D)
- *Secretary of the Interior's Standards for Preservation* (Appendix E)





Figure 1: Pease Park Historic Tudor Cottage Restrooms constructed in the mid-1920s and attributed to architect Hugo Kuehne.



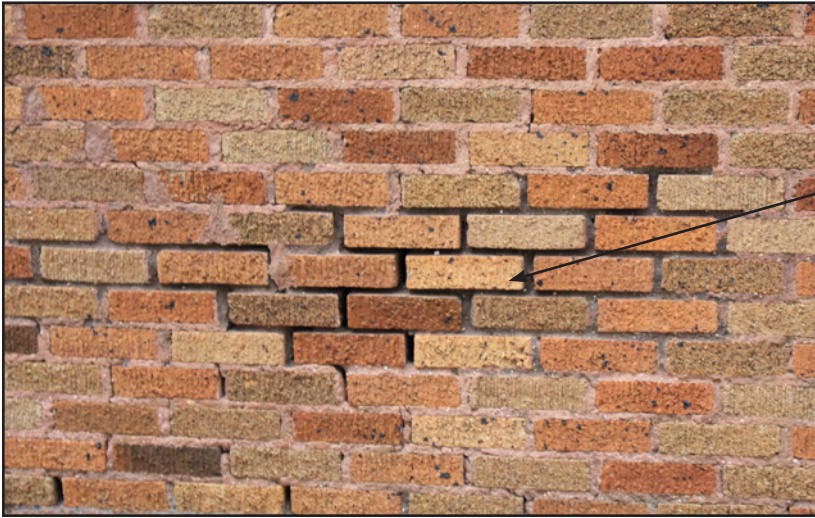


Figure 2: Missing mortar necessitates repointing the Tudor Cottage restrooms.



Figure 3: Graffiti on the brick masonry Tudor Cottage Restrooms.





Figure 4: Pease Park Memorial Gates (east archway), designed by Giesecke & Harris, 1926-27: In addition to restoring the lighting, signage, and wrought iron detailing on the archway, long-term plans might also include the relocation of the stop sign and utility pole.





Figure 5: Pease Park Memorial Gates (west archway), designed by Giesecke & Harris, 1926-27: The grant proposal calls for installation of signage in the niche of the archway. Landscaping around the archways will also enhance the overall appearance of the entrance to Pease Park.





Figure 6: Tar has splashed up from the road on to the entry archway.



Figure 7: Missing limestone from the entry archway.



Figure 8: Original construction drawings for Pease Park Memorial Gates (Austin History Center).







Figure 10: Sketches found on the back of original construction drawings for Pease Park Memorial Gates (Austin History Center).

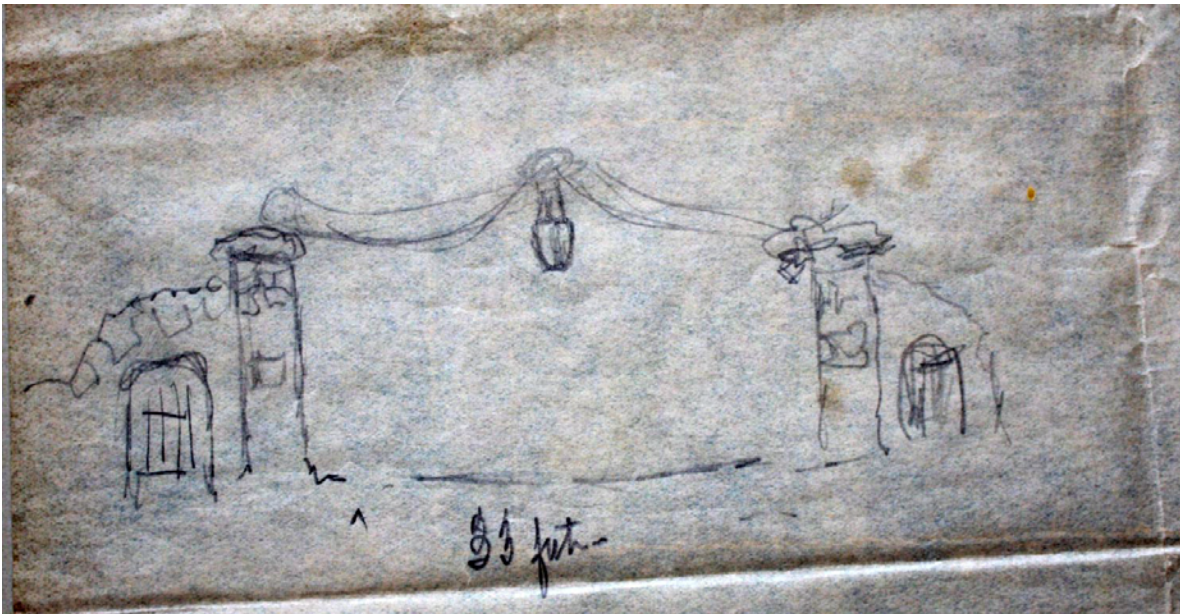


Figure 11: Notation found on the back of original construction drawings for Pease Park Memorial Gates (Austin History Center).

Proposed & started  
By L.T.G. & M.G.C.  
Pease Park gates.  
Entrance at Park Hwy.  
R. Tib. Graham.





Figure 12: Pease Park concrete picnic tables and benches with an estimated construction date in the mid-1930s.





Figure 13: Entry column into Aldridge Place Neighborhood at Guadalupe Street and 33rd Street.



Figure 14: Detail of limestone sign with lettering carved into stone.





Figure 15: Recently constructed entry arch into Shipe Park. The petrified stone was taken from a nearby building that was demolished. Original neighborhood signage was incorporated into the design. Note that entryway pays homage to historic nature of park and neighborhood yet is clearly new construction.



Figure 16: Detail of historic Hyde Park neighborhood signage. Notice that lettering is embossed rather than carved.





Figure 17: Historic photograph of entry gates to the Swiss Avenue Historic District in Dallas, Texas. (<http://eastdallasblog.dallasnews.com/archives/swiss-avenue/>)



Figure 18: Current photograph of restored entry gates to the Swiss Avenue Historic District in Dallas, Texas. (<http://www.swissavenueproject.com/neighborhoods/>)