

HISTORIC LANDMARK COMMISSION
MARCH 27, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Hyde Park Local Historic District
LHD-2017-0003 4012 Avenue G

PROPOSAL

Construct a two-story addition to the rear of a ca. 1924 one-story house that is contributing to the historic district. Demolish existing shed, non-historic rear additions and deck, to be replaced by new 1,306-square foot addition and 203-square foot deck; 656 square feet of original structure to remain.

PROJECT SPECIFICATIONS

The applicant proposes the partial demolition and construction of a two-story addition to the rear of a one-story house in the Hyde Park Local Historic District. The proposed addition will have a single front-facing gable and an average height of 22'-11". It will feature stucco cladding, a standing-seam metal roof with shallow eaves, and three metal-clad dormer windows. Roof material will match original portion of house. Fenestration and roof pitch of addition will be irregular throughout.

The applicant also proposes removal of existing siding, windows, doors, non-original decorative window trim, and roof of the original structure for lead paint abatement and replacement. New siding and roof materials will match existing; new windows and doors on north, west, and east elevations will match existing in size and operation. Window on south façade will be demolished to accommodate new projecting window box. A new wood railing with slimmer profile will replace existing front-porch railing.

STANDARDS FOR REVIEW

This building is within the Hyde Park Local Historic District, and therefore Hyde Park Local Historic District design standards apply.

3. Residential Standards: Single Family and Contributing Multifamily - Preservation and Restoration

3.1: Front of Houses. Houses in Hyde Park uniformly face the street, generally with a visible front door and with windows facing the street. Retain the historic facade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance as the historic material.

3.2: Doors and Doorways. 1) Do not enlarge, alter, or relocate single doorways on the façade of the house. 2) Retain and repair an original entry door. In cases where replacement of an original entry door is required, or where the house does not have the original door, choose a replacement door that is compatible in terms of design and appearance with the historic character of the house. 3) Retain the glazing (window or glass) in its original configuration on doors that contain glass. Look to other houses of similar age and style in choosing a replacement door, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house.

3.3: Windows. Original windows are one of the most important features of the façade of a house and define the character of the contributing buildings in the district. Many contributing structures in Hyde Park still retain their old-growth wood windows. 1) Repair or rehabilitate the original windows and screens. 2) The energy efficiency of original

windows can be improved by using methods that do not damage historic sashes, glass, or frames, such as weatherstripping, insulating weight pockets, adding insulated glass and the necessary additional balancing weights, or adding a clear interior film, or a combination of these methods. **3)** Do not use tinted glass or tinted film on original windows. **4)** If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.

3.4: Porches. Front porches are an integral part of the character of homes in Hyde Park. Consider the architectural style of the house if making decisions about changes to the front porch. Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with screening, glass, or other enclosure materials. Screens are appropriate for rear porches or other porches, including second-floor front porches.

3.5: Roofs. **1)** Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers. **2)** In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.
Recommendation: Consider replacing any original dormers that can be documented when roof work is done.

3.6: Chimneys. Preserve existing chimneys. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

4. Residential Standards: Additions to Contributing Single Family and Multi-Family Structures. *Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.*

4.1: Preservation of Historic Character. Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.

4.2: Location. Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.

4.3: Roof, Fenestration, and Siding. **1)** Make the pitch and height of the roof of the addition compatible to that of the existing house. **2)** Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement. **3)** Use exterior siding materials on the addition which match or are compatible with that of the existing house.

4.4 Size and Scale of Additions. **1)** Design additions to have the same floor-to-ceiling height as the existing house. **2)** Locate second story additions at least 15' back from the front house wall. The front house wall is the exterior wall closest to the street. Houses on corner lots have only one front wall. **3)** Design additions so that they do not overwhelm the original building. **4)** Do not raise a first story to become a second story.

Recommendations. **1)** Extend the existing roof line in the rear of the house to accommodate an addition wherever possible. **2)** Consider adding one-story additional to one-story houses.

3) Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house. 4) Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions. 5) Do not locate windows so as to invade the privacy of neighboring properties.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Postpone the public hearing to April 10, 2017 or April 24, 2017 to give the applicant an opportunity to meet with the Certificate of Appropriateness Review Committee. Applicant should also consider the following alterations to the proposed plan in order to comply with the Hyde Park design standards:

3.2.2. Choose a replacement door that is compatible in terms of design and appearance with the historic character of the house.

3.2.3. Retain original glazing configuration for door.

3.3.4. Consider replacement windows which more closely reflect the existing 3/1 configuration, or otherwise feature articulation appropriate to the existing house. Omit the projecting glass window box on the south elevation and retain original glazing configuration and profile.

4.1. While the addition does not affect the historic fabric of the existing façade and replaces a non-historic rear addition, consider revisions to form/massing to maintain proportionality with existing. The west side of Avenue G is comprised of mostly one-story structures which retain a low profile and do not have highly visible additions from the street.

4.2. The addition is located to the rear side of the building. If site permits, consider siting the addition further north or reduce its overall scale to minimize impact on the streetscape.

4.3.1. Consider reducing pitch of gable visible from street to match existing, or reducing overall roof height.

4.3.2. For windows visible from the street, consider a more regular fenestration pattern, configuration, and/or shape to maintain visual proportionality with original structure.

4.3.3. Consider siding rather than stucco for addition.

4.4.1. If site permits, consider a one-story addition rather than a two-story addition.

4.4.3. Consider general reduction in scale so as not to overwhelm the remaining portion of original structure.



OCCUPANCY HISTORY

4012 Avenue G Ca. 1924

City Directory Research, Austin History Center
By City Historic Preservation Office
March, 2017

| | |
|-----------|---|
| 1992 | John and Sharon K. Lancaster, owners John: mechanic, Capital Metro |
| 1985-86 | John and Sharon K. Lancaster, owners |
| 1981 | John and Sharon K. Lancaster, owners John: mechanic, Capital Metro Sharon: teacher, public school |
| 1977 | Sharon K. Tidwell and John Lancaster, owners Sharon: teacher, public school |
| 1973 | Glen T. and Nancy Goods, renters Glen T: student |
| 1968 | Bessie P. Tidwell, owner (widow of Louis C.) Retired Also listed is Sharon Tidwell (no occupation shown) |
| 1964-1957 | Lewis C. and Bessie P. Tidwell, owners No occupations listed Also listed is Lewis C., Jr. (no occupation shown) |
| 1953 | Lewis C. and Minnie E. Tidwell, owners No occupations listed |
| 1949 | Lewis C. and Minnie E. Tidwell, owners Lewis C.: sales, Armour meat packers, 300 W. 3 rd St. |

- 1947 Lewis C. Tidwell, owner
sales, Armour meat packers, 300 W. 3rd St.
- 1944-45 Lewis C. Tidwell, owner
sales, Armour meat packers, 300 W. 3rd St.
Also listed are Georgia and Lewis C. Tidwell, Jr. (no occupations listed)
- 1941-1939 Lewis and Bessie Tidwell, owners
Lewis: sales, Armour meat packers, 300 W. 3rd St.
Also listed is Lewis C. Tidwell, Jr. (no occupation listed)
- 1937 Lewis C. and Minnie E. Tidwell, owners
Lewis: Sales
- 1935 Lewis C. and Bessie Tidwell, owners
Lewis: Manager
- 1932-33 Lewis C. and Minnie E. Tidwell, owners
Lewis: Sales
Also listed are Florence and Lewis C. Tidwell, Jr. (sales)
- 1930-1929 Lewis C. and Bessie Tidwell, owners
Lewis: manager, Armour and Co. wholesale meats, 300 W. 3rd St.
Also listed is Lewis C. Tidwell, Jr. (student, UT)
- 1927 Lewis C. and Minnie Tidwell, owners
Lewis: manager, Armour and Co. wholesale meats, 300 W. 3rd St.
Also listed is Lewis C. Tidwell, Jr. (no occupation listed)
- 1924 The address is not listed in the directory.
NOTE: Lewis C., Minnie, and Lewis Tidwell are listed at 4208 Avenue F.

LEWIS C. TIDWELL, SR.

Funeral services for Lewis C. Tidwell Sr., 4012 Avenue G., will be held Saturday at 10 a.m. at Cook Funeral Home with Rev. Harry Bamberger officiating. Burial will follow in Capital Memorial Gardens.

Pallbearers will be A. H. Dean, W. H. Ragsdale, M. A. McCoy, G. B. Rogers, R. O. Johnson and P. B. Griffith. Memorials may be made to the Shettles Memorial Methodist Church.

Obituary of Lewis Tidwell, Sr.
Austin American-Statesman, 29 Oct. 1965

MRS. L. C. TIDWELL SR.

Mrs. L. C. Tidwell Sr., 86, of 4012 Avenue G, died Friday in a local hospital. A resident of Austin for 60 years, she was a member of the Shettles Memorial Methodist Church where she was active in church circles for many years. Her husband, the late Lewis C. Tidwell Sr., was with Armour and Company.

Survivors are a son, L. C. Tidwell Jr. of Temple; a sister, Mrs. Carrie Goodlett of Tennessee; two grandchildren Mrs. H. J. Overton and Miss Sharon Tidwell, both of Austin; and four great-grandchildren.

Funeral will be Sunday at 2 p.m. at the Weed-Corley Funeral Home with Rev. William A. Triggs officiating. Burial will be in Capital Memorial Park.

Memorial contributions may be made to the Shettles Memorial Methodist Church.

Obituary of Mrs. Lewis Tidwell, Sr.
American-Statesman, 14 Oct. 1972

Mrs. Tidwell To Be Host To Church Group

The Woman's Missionary society of Shettles Memorial Methodist Church will be entertain for its program and social meeting Monday at 2:30 p. m. at the home of Mrs. L. C. Tidwell, 4012 Avenue G, with Mrs. S. B. Simpson as joint host.

The program subject will be "The Church Settlement" and Mrs. H. C. Humphries will be the leader. The devotional will be led by Mrs. R. H. Thompson and Mrs. L. H. Pennington.

"The Religious Emphasis of the Wesley House" will be presented by Meadames L. M. Hoppock and W. D. Stewart and "Highlights of Missionary News" will be brought out by Mrs. S. B. Simpson.

"Federal Settlement Work" is the topic assigned to Mrs. I. A. Stubbs. Mrs. L. C. Tidwell, Jr., will sing.

Austin American-Statesman,
24 May 1936

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| L. C. Tidwell | | 4012 Ave. G. |
| Map | 29 & 30 | 31 |
| 79 | Hyde Park | |
| Screen in front porch | | |
| 60385 | 5-3-55 | \$100.00 |
| L. C. Tidwell | | |
| 10-2-78 176478 addn to exst res bath, bedroom 224 sq.ft. \$4000. | | |

Building permit issued to LC Tidwell, 1955