

HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2020
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
HR-2020-125242
4010 AVENUE H
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Remove asbestos siding, replace all windows and window screens, demolish the rear portion of the existing house, construct a 2-story rear addition and 1-story rear covered porch, change a window opening into a door opening on the south (secondary) wall, shift window openings on the north (secondary) wall, and replace two non-historic front doors.

ARCHITECTURE

One-story, rectangular-plan house with a side-gabled roof, asbestos cladding, 6-over-6 wood-sash windows, and an entry portico partly covering a concrete porch.

PROJECT SPECIFICATIONS

The project has eight parts:

- 1) Remove asbestos siding and reuse existing wood lap siding if possible; replace with in-kind wood siding where deterioration makes reuse impossible.
- 2) Replace all windows with clad-wood windows with profiles that match existing. Wood screens will be replicated.
- 3) Demolish the rear portion of the existing house. The front 36' of the building will be retained.
- 4) Construct a 2-story rear addition capped by a cross-gabled roof and clad in fiber cement siding, with 6-over-6 and 2-over-2 clad-wood windows and screens fabricated to match existing. The addition has a footprint of 660 square feet.
- 5) Construct a 1-story covered porch behind the addition. The 204-square-foot porch will be capped by a gabled roof and feature wood framing and screens.
- 6) Alter paired window openings on the south wall into a door opening with a paneled, partially glazed wood door; extend the gable roof into a shallow portico with square wood posts.
- 7) Shift four window openings on the north wall and patch wood siding. The new pattern will consist of paired and single windows.
- 8) Replace non-historic front doors with a paneled, partially glazed wood door and a paneled wood door.

STANDARDS FOR REVIEW

The property is contributing to the Hyde Park Historic District. The following requirements from the historic district design standards apply to the proposed project:

General Standards

- 1.2 Retention of historic style. Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.*

The proposed project retains the historic building's character-defining elements, style, and features. The project meets this standard.

- 1.3 Avoidance of false historicism. Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis.*

The proposed project differentiates the addition and does not create a false sense of historicism. The project meets this standard.

- 1.4 Preserve the historic fabric: Repair deteriorated historic features and architectural elements.*

The proposed project preserves historic fabric and architectural elements where possible and replaces them in-kind where necessary. The project meets this standard.

Single Family Buildings – Preservation and Restoration

- 3.1 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.*

The proposed project retains the primary façade of the historic house. It will remove the existing asbestos shingle siding and retain the wood lap siding underneath if possible. If not possible, the lap siding will be replaced in-kind. The project meets this standard.

- 3.2.1 Do not enlarge, alter, or relocate single doorways on the façade of the house.*

The original doorways will be retained. The project meets this standard.

- 3.2.2 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.*

The two existing front doors are not original. The proposed paneled, partially glazed replacement doors are compatible with the historic character of the house. The project meets this standard.

- 3.3.1 Repair or rehabilitate the original windows and screens.*

The original windows will be replaced. See window survey and window email in the backup materials.

- 3.3.3 Do not use tinted glass or tinted film on original windows.*

The project does not use tinted glass or film. The project meets this standard.

- 3.3.4 If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.*

The proposed new windows will match the size, scale, profile, appearance and configuration of the historic windows. Window openings on the north elevation will be shifted, but in pairs compatible with the historic window configuration. One window on the south elevation will be expanded into a door opening. The project meets this standard.

- 3.4.1 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.*

The proposed project retains the front porch form and materials. The project meets this standard.

3.5.1 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.

The proposed project retains the original roof profile and pitch, and retains the roof for the front 35' of the building. The project meets this standard.

Single Family Buildings – Additions

4.1 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.

The proposed addition will not require removal of any portion of the front façade or the building until 36' from the front wall. The addition reflects the form and style of the historic house. The project meets this standard.

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

The proposed addition is located at the rear of the building. The project meets this standard.

4.3.1 Make the pitch and height of the roof of the addition compatible to that of the existing house.

The roof on the proposed addition has a pitch that matches that of the historic house. The project meets this standard.

4.3.2 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.

The windows on the proposed addition will match those on the historic house in terms of sash type, lite configuration, proportion, spacing, and placement. The project meets this standard.

4.3.3 Use exterior siding materials on the addition which match or are compatible with that of the existing house.

The proposed addition has fiber cement siding that is compatible with and differentiated from the siding on the historic house. The project meets this standard.

4.4.1 Design additions to have the same floor-to-ceiling height as the existing house.

The proposed addition has the same floor-to-ceiling height as the historic house. The project meets this standard.

4.4.2 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.

The proposed addition begins 36' from the front wall. The project meets this standard.

4.4.3 Design additions so that they do not overwhelm the original building.

The proposed addition is set substantially back from the front wall and scaled appropriately. It does not overwhelm the historic building.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Retain front porch railing and second front door; retain and repair wood siding if possible; reduce visibility of new entrance on secondary wall; retain historic windows in shifted openings on secondary wall. The form and massing of addition complement the historic building.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR-20-125242
LOCATION: 4010 Avenue H



1" = 117'

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



Primary (east) wall of 4010 Avenue H. Source: Google Street View, March 2019.

Occupancy History

City Directory Research completed by Historic Preservation Office staff, August 2020

Note: Due to facility closure, post-1959 directory research was unavailable.

1939 Address not listed

1941 Rev. Ellis E. and Grace M. Wheelless + 1 child, renters
Pastor, Hyde Park Baptist Church

William H. Wheelless, renter
Assistant, no employer listed

Jewell L. Wheelless, renter
Student

1944 Frank and Mattie M. Campbell, owners
No occupation listed

1947 Frank and Mattie M. Campbell, owners
No occupation listed

1949 Frank and Mattie M. Campbell, owners
No occupation listed

1953 Frank and Mattie M. Campbell, owners
No occupation listed

1955 Frank and Mattie M. Campbell, owners
No occupation listed

- 1957 Frank and Mattie M. Campbell, owners
No occupation listed
- 1959 Mattie Campbell, owner
No occupation listed

Background Research

FRANK CAMPBELL SR.

Funeral services for Frank Campbell Sr. were held at the Hyde Park Baptist Church Monday with Dr. Lory Hildreth, the Rev. M. W. West, the Rev. Ed Spann and the Rev. E. E. Wheelless officiating.

Campbell of 4010 Avenue H died Sunday afternoon. He was a veteran of the Spanish-American War and World War I; a member of Lytton Springs Lodge No. 487, AF&AM and the Disabled American Veterans. He was also a member of the Hyde Park Baptist Church, and was a retired post office employee.

Survivors are his widow, Mrs. **Mattie Campbell**; three sons,

Homer Campbell of Arkansas Pass, Ivan Campbell and Frank B. Campbell of Austin; two brothers, Max Campbell of Kingsville and Guy Campbell of San Antonio; seven grandchildren and nine great grandchildren.

Pallbearers were W. T. Keene, Robert Reynolds, Everett Kilburn, Walter Tew, C. B. Smith, Wes Cox, T. H. Lockhart and George W. Barcus. Burial was in Oak Hill Cemetery.

The Austin Statesman, 2/11/1957.

Building Permits

A. R. Puckett		4010 Avenue H	
78	-	30	27-28-29
256			
Hyde Park # 1			
Frame residence & box garage			
250n - 12/2/38			
7			

Building permit issued to A. R. Puckett, 12/2/1938.

Connection Charge ~~150~~ **#672** N^o 150808
Application for Sewer Connection.
 Austin, Texas, 12/5 1938
 To the Superintendent of Sewer and Public Improvements,
 City of Austin, Texas
 Sir:—
 I hereby make application for sewer connection and instructions
 on premises owned by A. R. Puckett
 at 4010 Ave H Street,
 further described as lot 27-28-29 block 30, outlet
 subdivision Hyde Park #1, division _____, plat 79,
 which is to be used as a Res.
 In this place there are to be installed 7 fixtures.
 I agree to pay the City Sewer Department the regular ordinance
 charge.
2 1/2 DF ¹⁵ Respectfully, Becerra
AT-PL 9/14/38
 Stub Out _____
 Connected 2-8 1938 Permitted
 Size of Main 6 inches. OK, 2-7-39
 Size of Service 4 12 inches.
5 Feet Deep Alley
8 Feet from Property Line _____
 Feet from Curb Line _____ on 25' N
 Inspected by Boatright of S L
 Connection made by Henny 10850 7-476

Sewer connection permit issued to A. R. Puckett, 12/5/1938.