

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**AUGUST 23, 2021**  
**PR-21-103869**  
**4315 AVENUE A**

**PROPOSAL**

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Construct a two-story addition to a one-story house.

**ARCHITECTURE**

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The existing house is a small, one-story, rectangular-plan, board- and-batten frame house with a pyramidal roof and a partial-width inset porch; single and paired 4:4 fenestration.. The applicant has noted that the house is not structurally sound and that the board and batten siding appears to date from the 1980s.

**RESEARCH**

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This very modest house was built around 1921 for a cabinet maker, later turned furniture salesman, and his wife, who worked as a drapery seamstress for a furniture store. Charles and Ethel Peck lived here from the date of construction of this house until around 1943, when they moved away. The next owners and occupants, Paul and Clara Krizov, lived here from around 1943 at least through the end of the 1950s. Paul Krizof was a machinist.

**PROPERTY EVALUATION**

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The house is not within either the Hyde Park National Register Historic district nor the Hyde Park Local Historic District, so the Commission’s evaluation of this project is limited to whether the existing house qualifies as a historic landmark.

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it [does / may / does not] meet two criteria:
  - a. Architecture. The building reflects vernacular working class housing in Austin in its small size, and board and batten siding. This house form was once very common in Austin, and even in Hyde Park, but remaining examples are in East and South Austin.
  - b. Historical association. The property does not appear to have significant historical associations. During the historic period, the house was the home of two families: the Pecks and the Krizovs. Charles Peck was a salesman in a furniture store; his wife was a drapery seamstress for a furniture store. Paul Krizov was a machinist.
  - 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**

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Staff honestly wonders why the applicant chooses to keep this building as his proposed addition is going to dwarf it. The proposal before the Commission is tantamount to a complete demolition of the house, the proposed addition is so large that it will overwhelm the existing house completely. Staff recommends that if the existing structure is sound enough, that the applicant consider relocating it so that another family can have the benefit of an intact house, and to build his “addition” as a new structure on the vacant lot. The house does not qualify as a historic landmark, so staff recommends release of an appropriate permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, printed on 8 x 10 photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: PR 21-103869  
LOCATION: 4315 AVENUE A



1" = 292'

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**

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4315 Avenue A  
ca. 1921



**OCCUPANCY HISTORY**  
4315 Avenue A

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July 2021

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|------|--|
| 1959 | Paul Krizov Jr., owner<br>No occupation listed   |
| 1957 | Paul Krizov Jr., owner<br>Mechanic, Austin Machine and Grinding Company, 201 E. 1 <sup>st</sup> Street.  |
| 1955 | Paul Krizov Jr., owner<br>Mechanic, Austin Machine and Grinding Company, 201-05 E. 1 <sup>st</sup> Street.<br>NOTE: Clara Krizov died in 1954.   |
| 1952 | Paul Jr. and Clara Krizov, owners<br>Mechanic, Austin Machine and Grinding Company, 217 E. 5 <sup>th</sup> Street.   |
| 1949 | Paul Krizov, owner<br>Student, University of Texas<br>Also listed are Paul C. and Clara Krizov; he was a mechanic at Austin Machine and Grinding Company, 217-19 E. 5 <sup>th</sup> Street.  |
| 1947 | Paul and Clara Krizov, owners<br>Mechanic, Austin Machine and Grinding Company, 217-19 E. 5 <sup>th</sup> Street.  |
| 1944 | Paul and Clara Krizov, renters<br>Mechanic, Austin Machine and Grinding Company, 217-19 E. 5 <sup>th</sup> Street.<br>Also listed is Paul C. Krizov, U.S. Navy<br>NOTE: Charles B. and Ethel Peck are listed at 5314 Groves Avenue; he was in the U.S. Army. |

- 1941 Charles R. and Ethel M. Peck, owners  
Salesman, Brown Furniture Company, .218 E, 6<sup>th</sup> Street.  
NOTE: Paul, Jr. and Clara Krizov are listed at 4408 Avenue A. He was a machinist.
- 1939 Charles R. and Ethel Peck, owners  
Charles: Salesman, Brown Furniture Company, 218 E. 6<sup>th</sup> Street.  
Ethel: Seamstress, Swann-Schulle Furniture Company, 401 Congress Avenue.
- 1937 Charles R. and Ethel Peck, owners  
Charles: Warehouseman, Swann-Schulle Furniture Company, 401 Congress Avenue  
Ethel: Seamstress, Swann-Schulle Furniture Company, 401 Congress Avenue
- 1935 Charles R. and Ethel O. Peck, owners  
Charles: Cabinet maker Swann-Schulle Furniture Company, 401 Congress Avenue.0  
Ethel: Seamstress Swann-Schulle Furniture Company, 401 Congress Avenue.
- 1932-33 Charles R. and Ethel O. Peck, owners  
Charles: Proprietor (with W.H. Dement), Dement and Peck, antiques, 1122 Red River Street  
Ethel: Seamstress, Swann-Schulle Furniture Company, 401-03 Congress Avenue.
- 1929 Charles R. and Ethel O. Peck, owners  
Charles: Salesman Bustin-McCutcheon Motors, Inc., distributors, Graham-Paige and Moon Automobiles, 704-06 Brazos Street.  
Ethel: Saleswoman, S. Ferris & Sons, complete department store, 501-07 E. 6<sup>th</sup> Street.
- 1927 Charles R. and Ethel O. Peck, owners  
Cabinet maker, C.A. Dahlich, furniture, carpets, house furnishing goods, and office supplies, 1410-20 Lavaca Street.
- 1924 Charles R. and Ethel Peck, owners  
Carpenter  
NOTE The house is listed as 4313 Avenue A.
- 1922 The address is not listed in the directory.  
NOTE: Charles Peck is listed as a carpenter living at 4315 Avenue B. Ethel Peck is not listed in the directory.

#### **BIOGRAPHICAL NOTES:**

##### **Charles and Ethel Peck (ca. 1921 – ca. 1943)**

His 1917 World War I draft registration card shows that Charles Ramsdell Peck was living at Liberty Hill, Texas. He was born in 1887 in Lampasas, Texas, and was a self-employed farmer. He was married with one child, and was of medium height, had a medium build, blue eyes, and light hair.

The 1920 U.S. Census shows Charles R. and Ethel Peck living on a rented farm in Bertram, Burnet County, Texas. Charles R. Peck was 33, had been born in Texas to a Texas-born father and a Tennessee-born mother, and was a farmer on a general farm. Ethel Peck was 29, had been born in Texas to a Tennessee-born father and a Texas-born mother, and had no occupation listed. They had a daughter, Hazel, 6, who had been born in Texas.

Charles and Ethel Peck appear in the 1930 U.S. Census as the owners of this house, which was worth \$1,350. Charles R Peck was 43, had been born in Texas and was a cabinet maker in a furniture business. Ethel Peck was 39, had been born in Texas, and was a drapery seamstress in a furniture store. Their daughter Hazel was 16, had been born in Texas, and had no occupation listed.

The 1940 U.S. Census shows Charles R. and Ethel Peck as the owners of this house, which was worth \$2,000. Charles R. Peck was 53, had been born in Texas, and was a salesman in a furniture store. Ethel Peck was 48, had been born in Texas, and was a drapery seamstress at home. They had no children listed with them.

His 1981 death certificate shows that Charles Ransdell Peck was born in Texas in March, 1887 and was living at 4528 Avenue B in Austin at the time of his death. He was a furniture salesman, and was married to the former Ethel Ottinger. Ethel Mae Peck also died in 1981. She was a widowed homemaker living at 4528 Avenue B at the time of her death. She was born in 1891 in Texas.

### **Paul and Clara Krizov (ca. 1943 - )**

Paul Krizov, Jr. appears in the 1920 U.S. Census for Kelly Field in Bexar County, Texas. He was 20 years old, unmarried, and had been born in Ohio to Hungarian-born parents. He was a corporal in the U.S. Army.

The 1940 U.S. Census shows Paul, Jr. and Clara Krizov as the renters of the house at 4408 Avenue A in Austin. Paul Krizov was 40, had been born in Ohio and was a machinist for a grinding and machine company. Clara Krizov was 38, had been born in Texas, and had no occupation listed. They had two sons: Paul C., 15; and Walter J., 13. Both boys had been born in Texas, and neither was listed with an occupation.

Clara B. Krizov was born in Austin in 1901 and died in Austin in 1954; her last address was this house. She was a housewife. His 1981 death certificate shows that Paul Krizov, Jr. was born in Czechoslovakia in 1899 and was a widower living in rural Travis County. He was a machinist for Austin Machine and Grinding Company.

#### **MRS. CLARA KRIZOV**

Mrs. Clara Krizov of 4315 Avenue A died in a local hospital early Wednesday.

She is survived by her husband, Paul Krizov Jr.; two sons, Paul C. Krizov of Bartlesville, Okla. and Walter J. Krizov of Austin; five sisters, Mrs. Charles H. Alff, Mrs. Arvid Larsen and Mrs. Carl M. Miller, all of Austin, Mrs. George A. Giese of Dallas and Mrs. Fred Herber of San Antonio; and a brother, John C. Burkhardt; and a granddaughter, Paul Ruth Krizov.

Funeral services will be held Thursday at 2:30 p. m. at the Cook Funeral Home with the Rev. Edward Long officiating.

Burial will be in Oakwood Cemetery.

Obituary of Clara Krizov  
Austin Statesman, July 14, 1954

NW  
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SANITARY SEWER SERVICE PERMIT

No. 5428#

Austin, Texas

Received of \_\_\_\_\_ Date 5-17-21  
 Address 4315 Ave. A  
 Amount \$ \_\_\_\_\_  
 Builder or Owner \_\_\_\_\_ Plumber \_\_\_\_\_  
 Lot W. 76' of 1,2 & Block 11 Subdivision \_\_\_\_\_ Plat No. 85  
 3

Date of Connection _____	No. Fittings	Pipe	Pipe	Wyes	Bends	Reducers	Plugs	Sand	Gravel	Remix	Stoppers	Castings	Other	Labor:
By City _____														
By Plumber _____														
Checked By _____														
Size Main 8" Depth _____														
Main Assign. In alley														
Stub Depth _____ Prop. Line _____														
Stub Location _____														
Book No. A-569														
Paving Cut _____ No. _____														

Sewer service permit for this address (1921)

*Access Street*

C. R. Peck 4315 Avenue A  
 85 - 11 W. 76' of 1-2-3

Hyde Park #1

General repair box res.

148R 6-26-39

Building permit to Charles R. Peck for general repairs (1939)

OWNER	Clay Gault	ADDRESS	4315 Ave A		
PLAT	85	LOT	1,2,3	BLK.	11
SUBDIVISION	<del>XX</del> Hide Park # 1				
OCCUPANCY	Garage				
BLDG. PERMIT #	179841	DATE	3=2-279	OWNERS ESTIMATE	150,00
CONTRACTOR	owner	NO. OF FIXTURES			
WATER TAP REC#	SEWER TAP REC#				
Repair and remodel acc bldg to min standards.					

BID 2004

Building permit to repair the garage (1979)