

HISTORIC LANDMARK COMMISSION
JANUARY 23, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2002-0014
Haskell House
1703 Waterston Avenue

PROPOSAL

Replace doors, add gutters and replace glazing putty on windows.

PROJECT SPECIFICATIONS

The applicant proposes the following repairs:

1. Replace the existing exterior doors with an "O.G. Four-Panel Door". The existing doors are interior, 6-panel, contemporary doors.
2. Install galvanized, half-round gutters gutter system to allow water to drain properly from the roof. Currently, water pouring off of roof is causing rapid deterioration of exterior siding and doors. The system would consist of galvanized, half-round gutters. The gutter system will feed into wood rain barrels at the rear of the house.
3. Replace glazing putty on existing double-hung, wood windows. Work will be carried out by a qualified contractor referencing *National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows*.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

Not presented to Committee.

STAFF RECOMMENDATION

Approve the Certificate of Appropriates as presented with the requirement that the glazing putty manufacturer's installation instructions be followed for priming and painting.



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

FROM: Kim McKnight, Planning, Design and Construction, PARD

DATE: January 13, 2012

SUBJECT: **Back-up information, Certificate of Appropriateness: Haskell House**

Cc: Mary Reed, Clarksville Community Development Corporation

Project Description

The 1875 Haskell-Tucker House at 1703 Waterston is a City of Austin Historic Landmark and a contributing building to the Clarksville National Register Historic District. The house is part of the inventory of the City of Austin Parks and Recreation Department (PARD); however the Clarksville Community Development Corporation (CCDC) has leased the house for nearly ten years. The CCDC funded and managed the rehabilitation of the house and operated a community garden at the rear of the property. PARD is assisting the CCDC with the permitting of exterior improvements, which will require a Certificate of Appropriateness through the City of Austin Historic Preservation Office.

Scope of Work

The CCDC and PARD have determined that the following exterior improvements are needed:

- 1) Replacement of exterior doors with an "O.G. Four-Panel Door," which is more historically appropriate than the current door assembly, which is intended for interior applications.
- 2) Addition of a gutter system to allow water to drain properly from the roof. Currently, water pouring off of roof is causing rapid deterioration of exterior cladding and doors. The system would consist of galvanized, half-round gutters. Gutter system would feed into wooden rain barrel situated in rear of house.
- 3) Reglazing of historic windows. At least two of the windows in the house are original or date to a much earlier period. A qualified contractor will be found to reglaze the windows referencing National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows.

Please see attached photos as well as recommended door assembly.

Because the Haskell House is a City of Austin Historic Landmark and contributes to the Clarksville National Register Historic District, all work will follow the *Secretary of the Interior's Standards for Preservation*.



PARD has requested that photos be taken to thoroughly document the building before any repairs are made. After the work, PARD would like photo documentation of the work completed.

History of Haskell House (<http://www.historicclarksville.org/haskellHouse.htm>)

The historic Haskell House is located at 1703 Waterston within the Clarksville National Register Historic District. The Haskell House is an example of the simple board and batten Cumberland-style architecture that characterized the homes built by early Clarksville residents immediately after the Civil War and helps to represent what life was like for those African Americans.

Peter Tucker, a freed slave purchased the land where the Haskell House stands from Governor Elisa Pease and built a home there in about 1875. Sometime between 1887 and 1889, he sold his home to the Mary and Edmund Smith, who helped found the historic Sweet Home Missionary Baptist Church now located on West 11th Street. The Smiths held early meetings of the church in the Haskell House.

After the marriage of their daughter to Hezekiah Haskell, who fought on the side of the Union during the Civil War and was also a “Buffalo Soldier”, the couple gave their home to the young couple, who went on to raise their family there. Their son Hezekiah Haskell, Jr. died in the home in the late Seventies.

After the death of Hezikiah, Jr., the property where the Haskell House is located became dedicated city parkland and the city ran a senior lunch program in the house until the late Eighties. Once the program ended, the City let the Haskell House deteriorate and had no plans to rehabilitate it. Therefore, the Clarksville Community Development Corporation (CCDC) obtained grants from the Texas Historic Commission and the Austin Conventions and Visitors Bureau to rehabilitate the house, and entered into a long-term use agreement with the City giving the CCDC the right to manage the property. In addition to saving an important part of Clarksville's unique history, the CCDC wants to turn the house into a community meeting space and museum to historic Clarksville.



Figure 1: North (front) elevation of Haskell House.



Figure 2: West elevation of Haskell House.



Figure 3: East elevation of Haskell House.



Figure 4: South (rear) elevation of Haskell House.



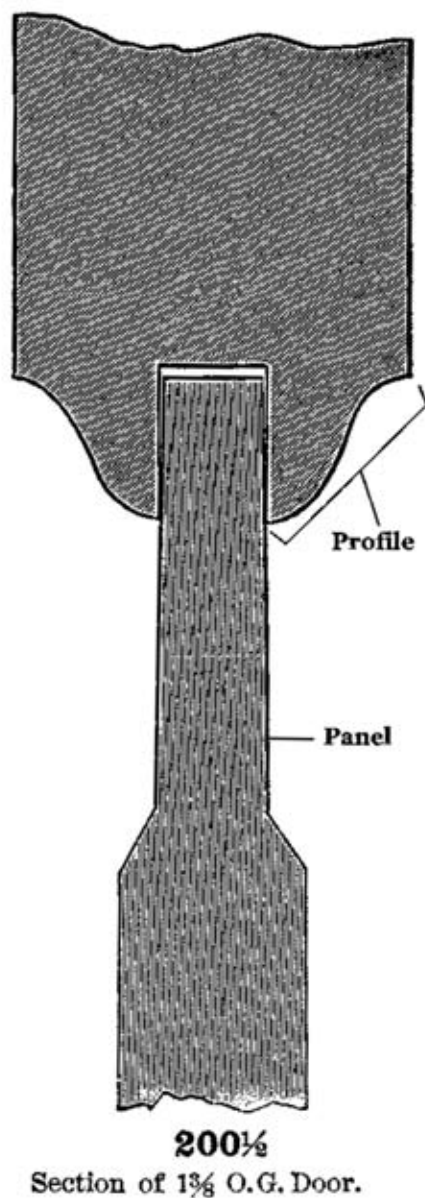
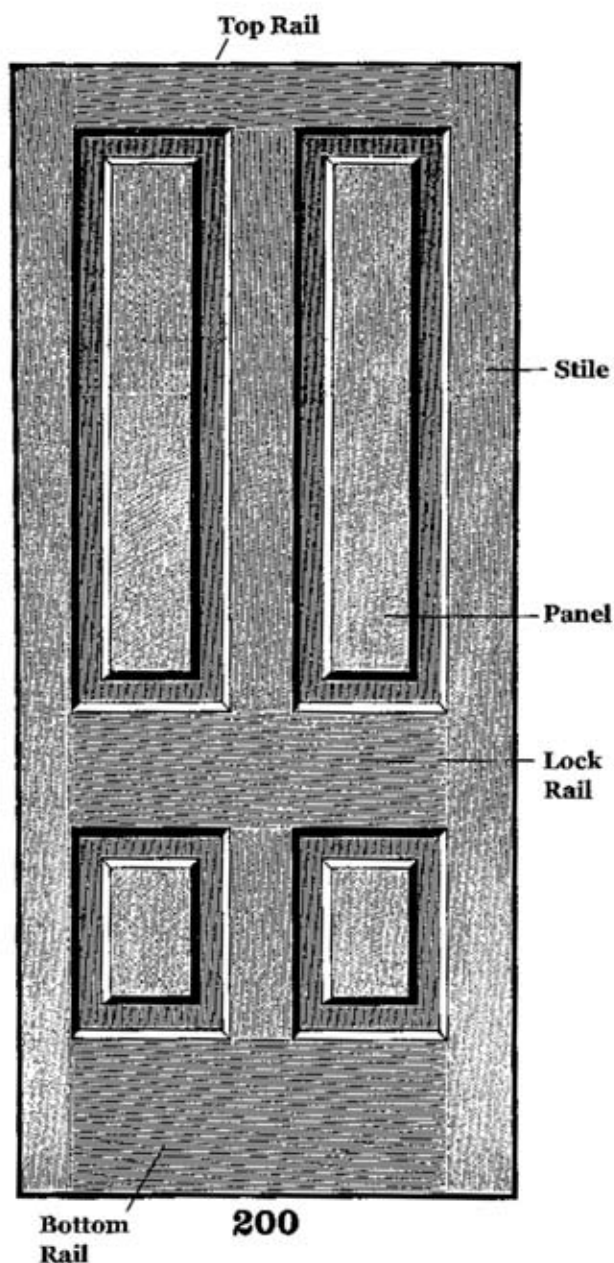
Figure 5: Photo on left: door on north (front) elevation; Photo on right: door on south (rear) elevation.



Figure 6: Close-up of rear door.



Figure 7: Interior of historic window.



This is an early O.G. four-panel door. Very popular before 1900, these were usually very thin ($\frac{3}{4}$ "–1 $\frac{1}{8}$ " thick), inexpensive doors used in modest homes, servants' quarters, and outbuildings.