

HISTORIC LANDMARK COMMISSION
NOVEMBER 16, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 LHD-2015-0022
 Hyde Park Local Historic District
 4005 Avenue C

PROPOSAL

Build a new front porch and a rear screened in deck/porch area.

ARCHITECTURE

The building is a circa 1928 frame one story side-gabled craftsman residential structure. It has exposed rafter tails and decorative brackets at the gable corners. There is currently a small front porch that was added to the house.

PROJECT SPECIFICATIONS

Construct a one story full width front porch . The entrance will be off center to match where the entrance to the house is. The porch will retain craftsman elements and will have a cross gable that ties into the current roof form. The gable will be clipped to match the side gables and will have a central attic vent to provide better ventilation to the attic. The porch will include brackets to match the side gable brackets and a simple wood railing.

The back of the house will be extended to add a screened in, covered porch. The rear façade will change to have two sets of French doors. On the sides of the house there will be changes in window sizes to accommodate interior changes. Existing windows will be relocated and reused on these changes. New siding will be installed where necessary to match the existing siding.

HISTORY

The circa 1928 cottage was the home of August Oertli and his wife Valeska Oertli from the time it was built through the mid-1950s when he passed. Valeska lived in the house after August's death until the later 1970s. The next few tenants were students, renters or did not have an occupation. August Oertli was a fireman that worked through the ranks of a drillmaster, Assistant Chief, District Chief and ultimately the Chief of the fire department.

STANDARDS FOR REVIEW

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, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a "historic" appearance it never had. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

3.1: Front of 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.

3.4: 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

The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional nineteenth century residences had metals roofs, but during the twentieth century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by composition shingles in the early- to mid-twentieth century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the twentieth century.

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 14 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.

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

Reviewed and supports the proposal. Recommended changes have been included in the document.

STAFF RECOMMENDATION

Staff recommends approval of the proposal as submitted as the design meets the standards of the Hyde Park Design Standard that relate to additions and porches.

Standards for Rehabilitation that apply are

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, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a "historic" appearance it never had. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

The addition of the porch used houses of similar vintage for design inspiration. In A field Guide to American Houses, when discussing side gable cottages, they note that these building tended to have porch additions on them.

The project meets this standard.

3.1: Front of 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.

The proposal is not changing any of the placements of windows or materials on the house.

The project meets this standard.

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.

The proposal is adding an element to the house that historically was often added to this style of house. Porches are also contextually sensitive to the architecture of the neighborhood as well as this specific style.

The project meets this standard.

3.5: Roofs

The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional nineteenth century residences had metals roofs, but during the twentieth century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by composition shingles in the early- to mid-twentieth century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the twentieth century.

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.

In order to provide proper head room height as well as to provide better ventilation to the attic space a change in the roof line from a shed roof to a cross gable was chosen. The increased ventilation will be an improvement on the overall health of the building.

The project meets this standard.

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.

The addition of the porch on the front is not removing historic fabric and the porch addition is reflective of the form and style of the current house. The rear addition is not highly visible from the street and while it is removing some historic fabric, they will be reusing as much material as possible in the construction of the porch addition.

The project meets this standard.

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.

The porch addition can be seen from the street, but it is contextually and architecturally sensitive. The rear addition and side façade changes cannot be visible from the street.

The project meets this standard.

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.

The porch addition does not increase the overall roof height and adds a cross gable similar to the one on the rear of the house.

The project meets this standard.

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.

The front porch addition and rear addition do not overwhelm the building and do not raise the height of the building. .

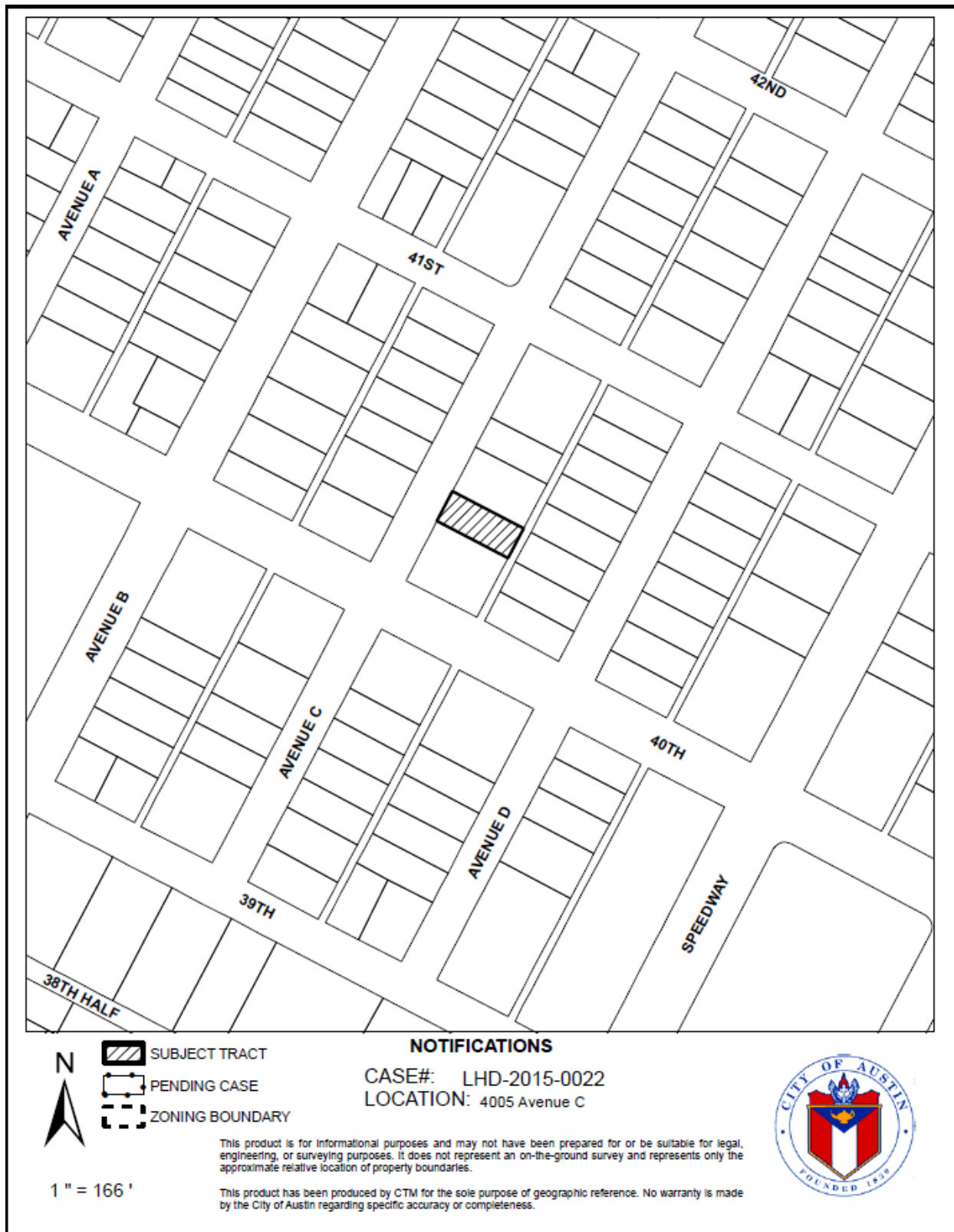
The project meets this standard.

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.
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LOCATION MAP



4005 Avenue C

Circa 1928



OCCUPANCY HISTORY

City Directory Research, Austin History Center
By City Historic Preservation Office
November, 2015

1992	Carole Frankilin, owner A. Vacant B. Richard Bermuede, renter C. Cari Chadwick, renter D. Vacant E. Mary Farmer, renter
1985-86	Jeffery T. Franklin, renter No occupation
1981	AlicP. Cuntz, renter Student
1977	Valeska C. Oertli, owner Widow of August
1973	Valeska C. Oertli, owner

Widow of August

1968	Valeska C. Oertli, owner Widow of August
1962	Valeska C. Oertli, owner Widow of August
1959	Valeska C. Oertli, owner Widow of August
1955	August W and Valeska C. Oertli, owner Chief of Fire Department
1952	August W and Valeska C. Oertli, owner Chief of Fire Department
1949	August W and Valeska C. Oertli, owner District Chief Fire Department
1947	August W and Valeska C. Oertli, owner District Chief Fire Department
1944-45	August W and Valeska C. Oertli, owner District Chief Fire Department
1941	August W and Valeska C. Oertli, owner District Chief Fire Department
1939	August W and Valeska C. Oertli, owner Drillmaster Fire Department
1937	August W and Valeska C. Oertli, owner Drillmaster Fire Department
1935	August W and Valeska C. Oertli, owner Assistant Chief Fire Department
1932-33	August W and Valeska C. Oertli, owner Assistant Chief Fire Department
1930-31	August W and Valeska C. Oertli, owner Assistant Chief Fire Department

Biographical Information

AUGUST W. OERTLI

August W. Oertli of 4005 Avenue C died at a local hospital Tuesday. He was retired from the Austin Fire Department having served as chief of the training department. He had been with the Fire Department for 37 years. He is survived by his widow; two daughters, Mrs. W. A. Grounds of Beeville and Mrs. G. A. Wiley of San Leandro, Calif.; a son A. W. Oertli

Jr. of Austin; two sisters, Mrs. Sophie Sibert of Austin and Mrs. W. F. Nauert of Austin; four brothers Fred Oertli of Austin, W. L. Oertli of Austin, Henry Oertli of Austin and Ernest Oertli of Victoria.

Funeral services will be held at the Cook Funeral Home at 2 p. m. Thursday with the Rev. Lewis P. Speaker officiating. Burial will be in the Capitol Memorial Gardens.

American Statesman March 5, 1958

Fireman Oertli Off to New York

The Austin Statesman (1921-1973); May 16, 1941;

ProQuest Historical Newspapers: The Austin American Statesman
pg. 12

**Fireman Oertli
Off to New York**

Capt. A. W. Oertli of the Austin fire department left Friday for New York city to attend the New York fire school.

The city council recently voted an appropriation to pay Capt. Oertli's expenses while attending the course of instruction.

Fire Fighter Rescues Two About To Jump

The Austin Statesman (1921-1973); Dec 22, 1934;

ProQuest Historical Newspapers: The Austin American Statesman
pg. 1

**Fire Fighter Rescues
Two About To Jump**

Assist. Fire Chief A. W. Oertli rescued an Austin man and his son from possible serious injury when he prevented them from jumping out of a two-story window to escape a fire in the 700 block on East Sixth Street late Friday afternoon. Squads from central station answered an alarm from 701 East

Sixth at 5:40 p. m. Friday, to find an oil stove had started a small blaze and thrown out billowing clouds of smoke in the rooms above Garza's market and the Camp grocery store.

In a window of one of the second-story rooms was A. J. Baker, an elderly man, preparing to jump. Beside him was his son, ready to follow.

Chief Oertli, shouting to the men not to jump, ran into the building, pushed through the smoke-filled rooms and led the two men to safety.

"I was just getting ready to jump," Baker told firemen. "I thought I could land on the awning over the store and slide down to the ground."

Except for slight fits of coughing caused by their contact with the smoke, neither of the Bakers was hurt in the incident. They both expressed relief at getting out of the building and said they figured they would have been lucky not to have broken a leg if they had had to jump.