

HISTORIC LANDMARK COMMISSION
APRIL 10, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0003
4012 Avenue G
Hyde Park

PROPOSAL

Construct a two-story rear addition to a one-story bungalow.

PROJECT SPECIFICATIONS

The proposed addition will be 1,306 square feet with a 203-square foot deck. The proposed addition will have a single, front-facing gable. It will have siding and trim to match the original section of the house, a standing seam metal roof, and an overhang towards the street. The fenestration pattern will be compatible with the original house in terms of proportion and spacing. The proposed addition will be set back behind the ridgeline of the roof of the original section of the house.

STANDARDS FOR REVIEW

This house is contributing to the Hyde Park Historic District; the following design standards apply to this project:

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.

The Committee is reviewing this application on April 10, 2017.

STAFF RECOMMENDATION

Staff will concur with the recommendations of the 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.



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. 3 rd St.
1944-45	Lewis C. Tidwell, owner sales, Armour meat packers, 300 W. 3 rd 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. 3 rd 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

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 exist res bath , bedroom 224 sq.ft.\$4000.	

Building permit issued to LC Tidwell, 1955