

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**JANUARY 24, 2022**  
**PR-2021-191341; GF-2021-205527**  
**4528 AVENUE F**

## **PROPOSAL**

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Partially demolish a ca. 1930 building to construct a side addition. Partially demolish and remodel existing ADU. Add screens to existing front porch. Replace windows and door. Replace roof.

## **ARCHITECTURE**

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One-story house with cross-gabled roof, inset partial-width porch, horizontal wood siding, pyramidal cross-gabled roof, single and paired 1:1 windows, and decorative brackets at gable end.

## **RESEARCH**

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The house at 4528 Avenue F was constructed around 1930 as a rental property for W. J. Bugg, pastor of Hyde Park Baptist Church. Its renters were mostly short-term through the first half of the twentieth century and included carpenters, Armed Forces servicemen, and City utility employees. In the 1950s, the home was purchased by archivist and musician Willard Dyer and his wife, Frances. Dyer was employed by the Austin American-Statesman.

## **DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential landmarks. The following standards apply to the proposed project:

### *Repair and alterations*

#### 1. General standards

The proposed project removes and replaces existing wood windows and the existing front door.

#### 5. Windows, doors, and screens

The proposed project removes and replaces existing wood windows. The project rendering shows that the paired 1:1 windows at the main elevation will be replaced with a single fixed-pane picture window and that historic-age screens will be removed; these changes are not compatible with the design standards.

#### 6. Porches

The proposed project encloses the existing porch with wood-framed screens affixed behind the existing railings. While the enclosure, particularly at the new front door, may obscure the open nature of the porch, screens appear to be removable.

#### 10. Accessory buildings

The proposed project modifies and repairs the existing ADU.

### *Residential additions*

#### 1. Location

The proposed addition is located to the side and rear of the existing house.

#### 2. Scale, massing, and height

The proposed addition is one story in height and appears compatible in scale and massing.

#### 3. Design and style

The proposed addition is differentiated from the existing house by its placement. It appears compatible in design and style.

#### 4. Roofs

The proposed roofline appears compatible.

#### 5. Exterior walls

The proposed addition's horizontal siding is compatible with the district and with the existing house.

#### 6. Windows, screens, and doors

The proposed addition's windows and doors appear compatible.

Summary

The project meets most applicable standards.

**PROPERTY EVALUATION**

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*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building does not appear to convey architectural significance.
  - b. Historical association. The property does not appear to have significant historical associations.
  - 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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Approve the application, encouraging the applicant to retain original windows at the main elevation.

# LOCATION MAP



1" = 250'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: GF 21-205511

LOCATION: 4528 AVENUE F

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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### *Photos*



*Google Street View, 2021*



FRONT



RIGHT FRONT





BACK



LEFT



FRONT



RIGHT

*Application, 2022*

*Occupancy History*

City Directory Research, December 2021

1959	Willard B. Dyer, owner
1957	Willard B. and Frances Dyer, owners Record librarian, KTBC
1955	Robert R. and Margaretta Jackson, owners Driver, Driskill Laundry
1952	Curtis and Pearl Williams, renters Attendant, Roy Cox Service Station
1949	Roland J. and Aletha N. Taylor, renters Meter reader
1947	Joel R. and Aletha M. Taylor, renters Meter reader, City Water & Light

1944 Roland J. and Aletha M. Taylor, renters  
Meter reader, City Water & Light

1941 Frank J. and Donnie Kosler, renters  
Carpenter

1939 William A. and Carrie Wood, renters

1937 Ray and Rena Burson, renters  
Red Dot Café

1935 Clifford H. and Opal Mathews, renters  
Manager, Slaughter's Public Market

1932 Humphrey D. and Ida M. Brown, owners  
Driver, Southland Ice Co.

1929 Address not listed

## Permits

On See Map Given  
Connecting Charge \$ 1.20 ✓

**Application for Sewer Connection.** No. ● **9281A**

Austin, Texas, 3/9/30 192

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 W. J. Bugg  
at 4528 W. 17th Street  
which place is to be used as a residence  
5' 2" x 29" BER 3 4  
In this place there are to be installed 4 fixtures.

## Sewer Service Permit, 1957

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water. No. A 3233 210

**PERMIT FOR WATER SERVICE** Austin, Texas **INDEXED**

M. Rev. W. J. Bugg Address 4528 W. 17th

Plumber M. Burnett Size of Tap 1/2 Date 5-6-30

NU II

Changed to "Main on E-13045" Cooper

Date of Connection 5/17/30

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 4'

" " " " " 13'

Location of Meter at curb

Type of Box at curb

Depth of Main in St. 2'

" " Service Line 18"

From Curb Cock to Tap on Main 25'

Checked by Engr. Dept. 6-9-30

**INDEXED**

Foreman's Report

No.	Fittings	Size
1	Curb Cock	3/4"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	3/4" x 1/2"
1	Tea	3/4"
1	Lead Comp.	3/4" x 1/2"
1	Nipples	3/4" x 1/2"
1	Union	3/4"
1	Plug	3/4"
1	Stop	3/4"
1	Box	3/4"
1	Lid	3/4"
1	Valves	3/4"

Foreman's Signature Burnett

Req. No. 870

## Water Service Permit, 1936

P.J. Smith Est 4528 Avenue B  
213 3 and 4 2

Ryde Park Annex

Detached Carport

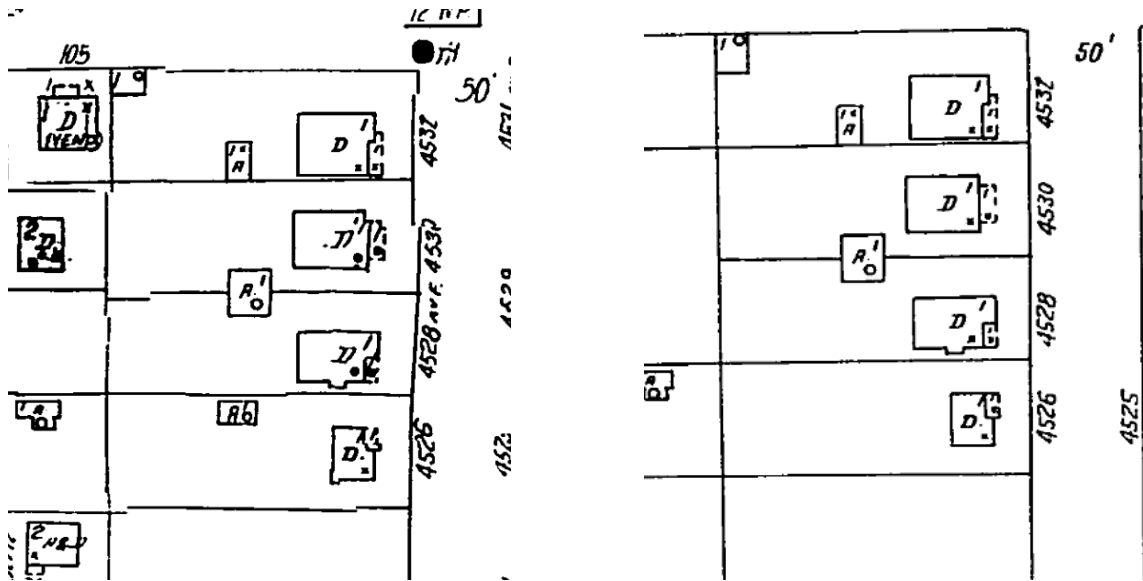
64311

7-26-56

298.00

Chas. Wright

Building Permit, 1956



Sanborn Map, 1962 and 1935

Biographical Information



# COUNCIL ASKED TO ENFORCE OLD LAW

Loose morals of the heavily-clothed Victorian era were dragged out along with the "original sin" Thursday morning when protesting representatives of Hyde Park churches told the city council that the threat of nudism hung over Austin unless something pretty definite is done at once about bathing habits and apparel of Austin swimmers.

"It's a bad situation and I don't like it," the Rev. W. J. Bugg, Hyde Park pastor and leader in the discussion declared as he waved a copy of an old city ordinance passed 17 years ago. "We call upon the city council to enforce this ordinance and protect the righteousness of the homes. I'm here to protest the deplorable situation and laxity that prevails around our swimming pools."

The 1918 ordinance requires the wearing of bathing apparel now considered cumbersome, and the donning of a bathrobe or similar covering on going to or from a bathing pool.

Mayor Miller blinked his eyes: "Are the complaints general, against both men and women?"

Rev. Bugg assured him the complaints were general against both and the mayor responded that he hadn't heard much about it or seen much that was going on in the swimming pools. "I used to swim some," he interpolated. "But since I got so fat and out of shape I haven't had the nerve to drape any kind of bathing suit around me."

## Ask Old Law Enforcement

The mayor, however, didn't see that any great harm was being done. That brought the Rev. J. F. Stark, evangelist, to his feet. "It has gone beyond reason," he assured the mayor. "Not only little children, but older people, both of the male and female sex, loiter around the pools, go to and from the pools, clad only in scanty bathing suits. They wear no wraps, no towels about them." The Rev. Stark then held aloft the ordinance. "It was good enough for 1918, it is good enough today. We call upon the city council to enforce it."

Mayor Miller asked how it was affecting the homes.

"Why," said the Rev. Bugg, "it is a bad example for the younger generation. It is heading us towards nudism. It is next to that right now and we people in Texas aren't in favor of that. Do we propose to let down the bars to nudism? Is there no hope for the people who wish conduct to be regulated?"

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Mayor Miller thought the life guards had been seeing to it that decent behavior was carried on. "They've expelled some people from the pools for flagrant violations." The mayor thought that modern bathing suits might resemble the attire worn by the fish. He didn't say "when in Rome do as the Romans do," but it was his opinion that if you are going to frolic in the water there isn't any harm in not being handicapped by too much clothing.

## What Is Vulgar?

Then he spoke directly to the Rev. Bugg: "The council can't regulate morals. That is up to you preachers. What is vulgar, and what is decent is a matter of personal opinion. A famous woman, during the time of the Knights of the Garter, once dropped her garter. A great twitter went about the court. A man retrieved it and said: 'evil he, evil thinketh!' If you have lust in your heart, there is lust in what you see."

The Rev. Bugg tried to interrupt him. "No, let me finish," said Continued on Page 9, Col. 7.



(Continued from Page 1)

Mayor Miller. "Back in the old days a leg was an unknown piece of furniture. You wrapped yourselves in cumbersome clothing. I don't know whether morals were any better then than now. Times have changed. They have thrown off the veil in Turkey. I don't mean to tell you we aren't for decency. We are. And if the bathers out there are inviting the good people, we will call out the police department. But first, we want to know for sure."

#### Back to the Bible

It was then that the Rev. Bugg enlisted Adam and Eve in his cause. "In the beginning, they were unclothed. They fell from grace. They committed the original sin. And because of their fallen nature, God clothed them." And the Rev. Bugg believed many of the Hyde Park swimmers had fallen from grace and that it was time they were clothed.

Mayor Miller tapped his pencil on the table. "When Eve wore a fig leaf as a negligee, just what was the original sin." He directed the question at Rev. Bugg.

The Rev. Bugg: "They partook of the forbidden fruit. It was either an apple or an orange. It was a test that God made. Until they disobeyed, they went unclothed. I don't know about clothes in the next world, but I believe they should be worn in this one."

Mayor Miller said he believed there was a deeper meaning to the fruit episode in the Garden of Eden but didn't care to get into a theological discussion. He did want to know, however, if the Rev. Bugg thought that the Garden of Eden was first conceived as a narrow place in which to live and that Adam and Eve were to be the only two persons within it. The Rev. Bugg didn't. He thought both Adam and Eve had been commanded to reproduce.

#### Loose, Not Tight!

Councilman Bartholomew interrupted to ask if the preachers were willing to abide by a decision of the Hyde Park people.

"I have always denounced the wrong that I saw," said the Rev. Stark. "I am interested in carrying out the teachings of our Lord. Crime is worse, depression—this is the handwriting of man. Until we get back to the Lord, things will get worse."

The mayor wanted to know what they wanted done. The Rev. Bugg suggested all bathers were wraps to and from the pool. Rev. Stark wanted straps on all bathing uniforms. "And the suits should hang loose and not tight."

From a commercial standpoint, that was a good idea, thought the mayor, drumming away with his pencil. "We could sell more cotton goods, and you know I am in the wool business. Yes, a good idea for the farmers. But can you legislate morals?"

#### Pastor Tells of Fine

Plain-spoken Simon Gillis didn't think you could. "That same ordinance," he said, thumping it with his finger, "was ignored by the council which passed it, because a man was tried in this very room for violating it. He called for a jury. The jury turned him loose, after he attired himself in that bathing suit. It was a one-piece affair, too."

"Many guilty are turned loose," exclaimed the Rev. Bugg. "He also mentioned that some who aren't guilty must pay the costs, mentioning a \$1000 fine 'which I knew I was going to have to pay before I went into court. Because it was already fixed that I would have to pay it.' Later, he declined to comment on this matter, saying it was personal and connected with church work."

Councilman Gillis thought bathing suit legislation would be too hard to enforce.

"Hard to enforce," exclaimed the Rev. Bugg. "Can't we go up against some of the hard things." His words snapped like wet wash flapping in a high wind.

"You want an ordinance regulating morals and bathing apparel," commented Mr. Bartholomew. "The place for your ordinance to origi-

nate is in the home. If the mother can't convince the daughter and son they are doing wrong, the city council can't."

"That's right," said a voice in the rear of the room. Heads nodded all about.

City Mgr. Gulton Morgan wanted to know if the protestors wanted the city to send policemen out and round up "these kids." "That's all they are," he said, "children. Fifteen and 16 years old. Arrest them, the police courts can't handle a juvenile. They are turned over to the probation officer. The probation officer turns them back over to the parents."

The Rev. Bugg agreed there were two sides to each question. "You can regulate these people coming from and going to the pools. You can make them wear robes. Those suits should be covered up. The suits they wear now have been cut in front, cut in the back, cut in the middle. They are cut as low as can be cut in everyplace."

#### Faulk Takes Side

Lawyer Henry Faulk remained quiet up until then. He said he came to the council on another matter, but he saw no harm in bathing suits. "It's a question of geography and nonsense," he flung at the Rev. Bugg.

"Judge," smiled Simon Gillis, "you are just like me. You've gotten old." "Judge" Faulk denied this. He still maintained it was geography. It didn't silence the Rev. Bugg. He wanted protection for Hyde Park residents. He wanted the bathers to wear wraps. "What do you think about it, Grip?" said Gillis, addressing A. W. Penn.

"If they wear robes on the street, make 'em wear robes in the water. You know Austin has the clearest water in the state. You can see just as well in as out." There was some laughter.

#### Preacher in Hell?

Faulk: "Who's hurt by these people walking home in bathing suits? He addressed his question to the Rev. Bugg.

"I have four daughters and I don't like it," replied the pastor. "Every man is a son or a son-of-a-gun. Habits form and grow. A preacher last year married a couple. The couple were nude. That preacher was poked a little farther down in hell where more coals could be poked on his head."

Lawyer Faulk, flushed, took the floor again. "You admit that you preachers are failures. You are saying that the Lord Jesus Christ is a failure and that you've got to ask the city council to do it. Goodness is in the heart and soul. Clothe a man from head to foot and if the devil is in him, it will crop out. You've got some law on your side, but you've got a lot of claptrap, too."

F. V. Cannon, third member of the protesting group, merely listened to most of the session. He did manage to edge in that if the council didn't do something about conditions at the swimming pool, Hyde Park people would demand it be taken out. Mr. Bartholomew said the Hyde Park people had wanted the pool and that was why it was out there.

On motion of Gillis, it was voted to call in James A. Garrison, director of recreation, and let him offer some suggestions.

*The Austin Statesman (1921-1973); Aug 22, 1935*

**J. D. Price, 23, coxswain, USN, 4528 Avenue F, served aboard the USS Mertz when she highlighted 20 months of Pacific battle with a bombardment of the steel city of Hitechi, 59 miles from Tokyo, shortly before Japan's surrender.**

**On the bridge of the Mertz are marks for six campaigns—the Marshalls, Marianas, Palaus, Philippines, Iwo Jima and Okinawa.**

#### REV. WALTER J. BUGG

Funeral arrangements are pending in Tyler for the Rev. Walter J. Bugg, 73, pastor of the Hyde Park Baptist Church in Austin for 17 years, who was killed in an automobile accident Monday night near his home in Bullard.

The former Austin minister also helped found the Rosedale Baptist Church here.

In addition to his wife, Rev. Bugg is survived by four daughters, Mrs. James Fletcher of El Paso, Mrs. Truitt Hodnett of O'Donnell, Mrs. M. H. Ferguson of Bryan and Mrs. Laura McKensie of Bullard; one son, W. J. Bugg Jr., of Bullard; one sister, Mrs. Lena Crews of San Antonio; six grandchildren and eight great grandchildren.

*The Austin Statesman (1921-1973); Sep 13, 1945 and Feb 3, 1960*



## Miss Dyer, Austin Man Married Here

Miss Frances Kohoutek, daughter of C. M. Kohoutek and the late Mrs. Kohoutek of Jarrell, was married to Willard Dyer Saturday night at the Hyde Park Christian Church, with the Rev. T. Arnold Davis officiating at the double ring, informal ceremony.

The bride is a graduate of Jarrell High School and Durham's Business College in Austin. Son of Mr. and Mrs. L. B. Dyer of 4703 Strass Drive, Mr. Dyer is a graduate of Austin High School and is employed at J. R. Reed Music Company.

Miss Janice Grumbles played the wedding music at the organ and accompanied Miss Carolyn Bergstrom, soloist.

Given in marriage by her brother, Dr. Dan Grieder, the bride wore a navy suit suit, navy and white accessories and a salmon pink hat. Her corsage was of white carnations, and she wore pearl drop earrings.

### GALA WEEK-END OF MUSIC

FRIDAY, DECEMBER 29

### THE WILLARD DYER COMBO

Austin's Finest in Popular Music

SATURDAY, DECEMBER 30

THE ONE AND ONLY

### BUCK FOWLER

and the

### Black Pearls

SUNDAY, DECEMBER 31

### NEW YEAR'S EVE

### WILLARD DYER COMBO

with the smoothest music in town

### FREE

Hats and Noise Makers.  
Make Reservations Now.

### The Bow & Arrow

415 Barton Springs Road  
Phone GR 7-0101

*The Austin American (1914-1973); Sep 19, 1954 and The Austin Statesman (1921-1973); Dec 29, 1961*