

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**MARCH 28, 2022**  
**HR 2022-029477**  
**ALDRIDGE PLACE**  
**3006 HEMPHILL PARK**

## **PROPOSAL**

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Reconstruction, maintenance, and addition to circa 1935 single-family residence.

## **PROJECT SPECIFICATIONS**

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- 1) **ROOF:** Repair or replace composition shingle roof, reframe the rear roof with hip form—with new composition roofing material.
- 2) **REMOVE and RECONSTRUCT REAR ADDITION:** Remove rear addition down to the concrete foundation. Reframe rear addition to match the remainder of the house with wood siding and replacement Marvin casement windows.
- 3) **FOUNDATION** repair as required; concrete skirting.
- 4) **CHIMNEY:** stabilize masonry hearth as required by repairing masonry and flashing;
- 5) **FRONT PORCH ADDITION:** Replace front steps with porch addition with columns and brick steps. Primary (south) elevation. Materials: Wood, brick
- 6) **EXTERIOR MAINTENANCE:** Exterior paint is cracking and needs repair. Exterior wood trim is damaged or deteriorated and needs repair or replacement in some areas. Examine and address the rot in wood siding and replace in-kind.
- 7) **WINDOW REPAIR AND REPLACEMENT:** Repair historic double-hung wood windows on the original structure except for one window. Replace the 3:2 (#12) on the South elevation with Marvin Casement window. All addition windows will be new Marvin casement multi-lite windows to match look of original windows.
- 8) **SITework:** Make grade modifications to correct any drainage issues. Remove excess growth and provide new landscaping. Add a new fence and gate.

## **ARCHITECTURE**

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3006 Hemphill Park is a circa 1935 Colonial Revival-style single-family residence of Cape Cod variation. It is a small, single-mass, one-story wood frame construction with exterior wood siding on a pier and beam foundation. The home has a side-gabled roof and two symmetrical, diminutive gabled dormers on the primary roof plane. The door and window surrounds are simple yet stylized boxed cornices. The primary façade is a balanced composition with two, 6:6, double-hung wood windows flanking a centrally located, paneled door. The door is beneath a multi-lite transom. There is a semi-circular stone stoop at the front entrance as well. The house has a masonry (brick) chimney located at one end of the home on the outer wall, typical of the Cape Cod style in the South. The house has a later, addition on the rear (West elevation).

## **DESIGN STANDARDS**

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The Aldridge Place Design Standards evaluate projects within the historic district. The following standards apply to the proposed project:

**5.3.2: General:** The proposed project retains and rehabilitates the historic portion of the building and successfully avoids false historicism. It repairs historic fabric when possible and replaces deteriorated elements with new material that approximates the size and matches the historic material's scale, profile, and appearance. The front porch addition is restrained in size and style and, therefore, compatible while avoiding false historicism. The proposed project includes replacing deteriorated cement skirting and foundation repairs as necessary and complies with Aldridge Place Design Standards.

*5.1.4: Appropriate Treatment Options for Contributing Structures*

*Preserve the historic fabric whenever possible by repairing deteriorated historical features and architectural elements. Reconstruct missing or unrepairable architectural features with recycled historic materials, if available, or new materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature. Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.*

**5.3.4: Roof, Fenestration, and Siding:** The proposed project includes the replacement of deteriorated composition shingles with compatible composition shingles. The proposed project repairs damaged or deteriorated exterior wall materials where possible, replacing deteriorated elements with materials identical in size, profile, and appearance as the historic material and complies with Aldridge Place Design Standards.

*5.2.5: 2. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material, such as fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Preserve original gable/attic vents and roof brackets.*

*5.3.4.1: Make the pitch and height materials of the roof of the addition match or be compatible to that of the existing house*

*5.3.4.3: Use exterior siding materials on the addition that match or are compatible with that of the existing house.*

*5.2.1-Retain the historic character 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/similar in size, profile, and appearance as the historic material. Cementitious fiberboard, such as hardi-plank, is acceptable; vinyl and aluminum siding are not acceptable. Repair or rehabilitation of the original windows and screens is the preferred option, followed by replication, and then replacement.*

**5.2.3: Windows and Screens:** The proposed project repairs existing wood windows where possible first in compliance with Aldridge Place Design Standards.

**5.2.4 Porches:** The proposed full-height porch has two inset benches on either side of the entrance and a hipped roof with simple boxed pilaster supports. The proposed new front porch is restrained in size and style and compatible with the house's architecture. The new design calls for a new front stoop to be rebuilt from brick with brick edging to the walkway. Staff feels it is a reasonable addition to the front entrance to provide coverage to the front door, appearing sympathetic but not providing a false sense of history. The Aldridge Place Design Standards state additions should have porches 8' in-depth but changing the current design depth proportion from 6'-5" could affect the ability of the porch to remain sympathetic to the original structure. Therefore, updating the porch depth may not be appropriate as the primary goal is to meet design standard 5.3.1--to have the appropriate size, scale, and massing for any exterior modification.

*5.2.4: Porches Front porches are an integral part of the character of homes in Aldridge Place. Consider the architectural style of the house if making decisions about changes to the front porch.*

*5.1.3: 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.*

*D-7: Porches must be a minimum of 8 feet in depth and may extend into the 25-foot front yard setback.*

**5.2.6-Chimneys:** The proposed project rehabilitates the existing masonry chimney and complies with Aldridge Place Design Standards.

*5.2.6: Preserve existing chimneys, where possible. Use original or similar replacement materials to rebuild a fallen or unstable chimney.*

**5.3.6: Fences:** The proposed project replaces and provides a new wood fence and gate and complies with Aldridge Place Design Standards.

*5.3.6: Fences should be built with materials that are compatible with the architectural character of the structure.*

### Summary

The project meets the applicable standards.

### **STAFF RECOMMENDATION**

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Approve the application.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HR 22-029477

LOCATION: 3006 HEMPHILL



1" = 250'

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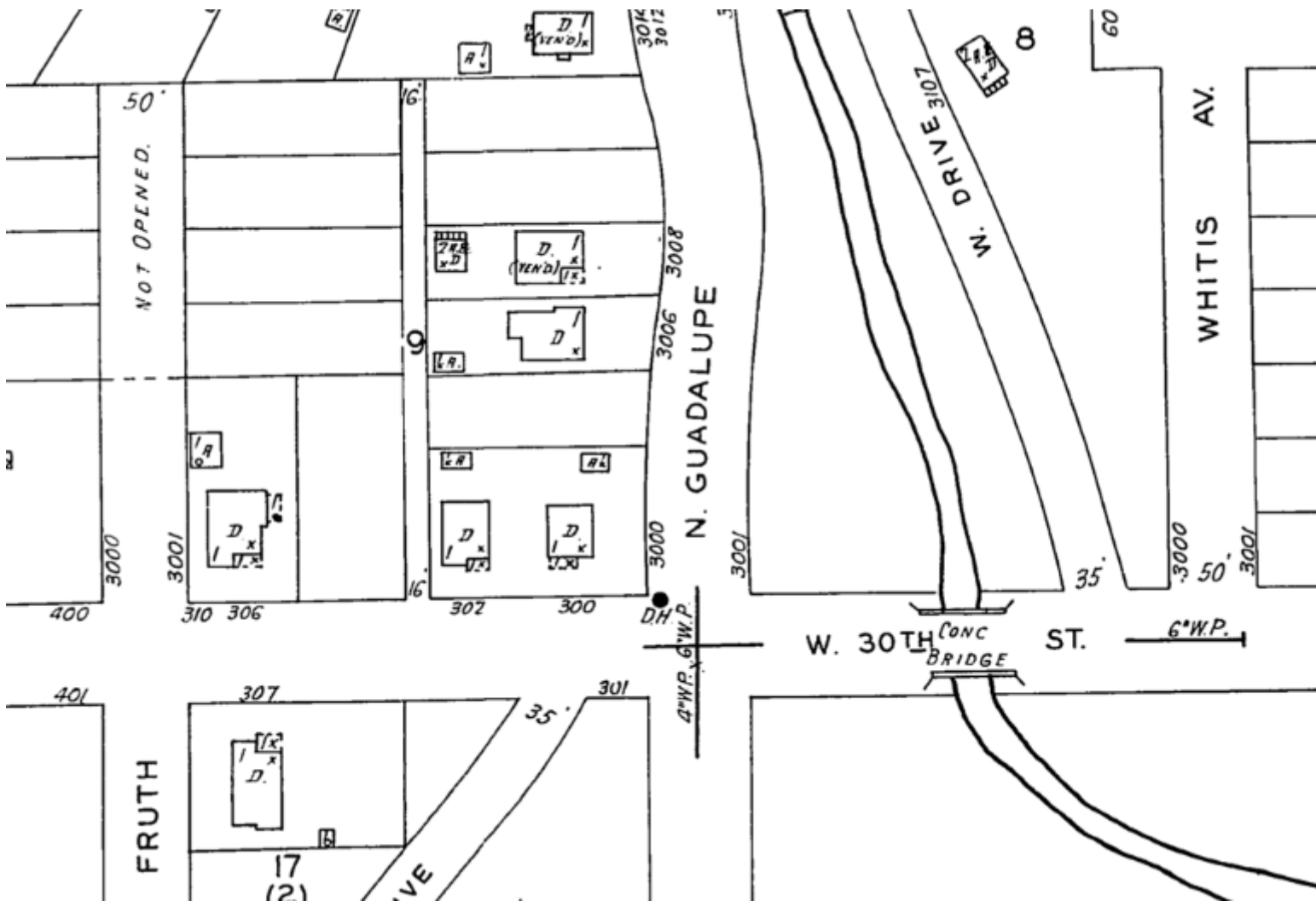


PROPERTY INFORMATION



REMOVE REAR ADDITION TO TOP OF SLAB.  
RECONSTRUCT WITH HIPPED ROOF.

West elevation



Sanborn Map, 1935

(note Hemphill Park used to be N. Guadalupe)