

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MEETING DATE
PR-2022-129297
HYDE PARK
4513 AVENUE B**

PROPOSAL

Total demolition of two rear accessory dwelling units circa 1946

PROJECT SPECIFICATIONS

- 1) Total demolition of circa 1946 two-story accessory dwelling unit.
- 2) Total demolition of single-story accessory dwelling unit.

ARCHITECTURE

The primary house was built circa 1906 and is a single-family house of National Folk style. The two-story structure has a construction date of 1946 and has some Craftsman-style details with open eaves, exposed rafter tails, two windows placed in one central assembly, and a hipped roof. The ground-level façade has been altered from its original design. This structure may have been built to function as a garage apartment for the primary house. The single-story rear accessory unit has reduced integrity and significance due to alterations and lack of visibility from the street.

PROPERTY EVALUATION

The North Central Survey report, 2020 lists the two-story rear property as contributing to the potential North Hyde Park Local district but not eligible for individual listing alone.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate 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 is a fair example of Craftsman architecture and conveys 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

Strongly encourage rehabilitation and adaptive reuse, specifically of the two-story ADU, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of 8 x 10" photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: GF 22-138184

LOCATION: 4513 AVENUE B

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PROPERTY INFORMATION*Photos*

Two-story Accessory Dwelling Unit, 4513 Avenue B



Single Story Accessory Dwelling Unit, 4513 Avenue B

Application, 2022