

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2024-0123

HLC DATE: November 6, 2024 PC DATE: November 19, 2024 CC Date: January 30, 2025

APPLICANT: Holly Tachovsky (owner-initiated)

HISTORIC NAME: Whitney House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 4310 Avenue H

ZONING CHANGE: SF-3-HD-NCCD-NP to SF-3-H-HD-NCCD-NP

COUNCIL DISTRICT: 9

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence-historic district combining district-neighborhood conservation combining district-neighborhood plan (SF-3-HD-NCCD-NP) to family residence-historic landmark-historic district combining district-neighborhood conservation combining district-neighborhood plan (SF-3-H-HD-NCCD-NP) zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: Architecture, historical associations and community value.

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from family residence-historic district combining district-neighborhood conservation combining district-neighborhood plan (SF-3-HD-NCCD-NP) to family residence-historic landmark-historic district combining district-neighborhood conservation combining district-neighborhood plan (SF-3-H-HD-NCCD-NP) zoning (9-0).

PLANNING COMMISSION ACTION: Recommend the proposed zoning change from family residence-historic district combining district-neighborhood conservation combining district-neighborhood plan (SF-3-HD-NCCD-NP) to family residence-historic landmark-historic district combining district-neighborhood conservation combining district-neighborhood plan (SF-3-H-HD-NCCD-NP) zoning.

CITY COUNCIL ACTION: TBD

CASE MANAGER: Austin Lukes, 512-978-0766, Austin.lukes@austintexas.gov

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Central Austin Community Development Corporation, Friends of Austin Neighborhoods, Friends of Hyde Park, Homeless Neighborhood Association, Hyde Park Neighborhood Assn., Hyde Park Neighborhood Plan Contact Team, Neighborhood Empowerment Foundation, North Austin Neighborhood Alliance, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group

DEPARTMENT COMMENTS: The house is listed as a contributing resource to both the Hyde Park National Register district as well as the Hyde Park local historic district.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or*

unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.

The house at 4310 Avenue H is an intact example of a Craftsman style bungalow which started being constructed in the northern half of the Hyde Park neighborhood in the 1920s. However, the Whitney house is distinctive because it was built earlier than any of its neighbors and was heavily designed by Dr. Francis Whitney, including the front fenestration which features a unique design. The ornament and detail that is less common in bungalows in the neighborhood built in the 1920s is present at the Whitney House. During the life of the building, it has retained excellent integrity, with alterations only occurring at the rear in the form of a 1976 addition, along with a garage apartment. These alterations are minimally visible and are compatible with the historic section of the house. As an early example of bungalow construction in the neighborhood, the Whitney House retains its significance.

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance that contributed significantly to the history of the city, state, or nation or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

This property has connection to Dr. Francis Luther Whitney, who moved along with his wife Grace Whitney to Austin 1908 after declining a faculty position at the University of Michigan. Instead, Dr. Whitney took a professorship at the University of Texas's newly formed paleontology department within the Department of Geological Sciences. He served in this role for the next 40 years, until his retirement. During the 1920s, he would serve as chair of the department, in addition to teaching, including a course of micropaleontology that was likely one of the first in the academic world. The opportunities for geological and paleontological research and development were immense in Texas during this time, and Dr. Whitney's work spanned from acquiring collections of mollusk fossils still in the university's possession to developing mathematical models to identify structures that would be used directly by the oil and gas industry to identify deposits.

Dr. Whitney's research and academic curiosity also extended to the property at 4310 Avenue H, where he would build his own cameras and setups for photographing geological phenomena to better document and disseminate his discoveries. For a time, the house featured a dark room for photo development. His acquisition and interest in machinery and tools relating to his work may have also contributed to the need for the family to move from 4310 Avenue H in 1931 to a larger house located at 2715 Wooldridge Drive.

§ 25-2-352(3)(c)(iv) Community Value. *The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.*

The house at 4310 Avenue H is notable for being the first constructed on its side of the block, part of the larger northern expansion of the Hyde Park neighborhood. The Whitneys were also responsible for the design of the bungalow architecture of the residence, which now fits well amongst its neighbors and may well have influenced the design style of this era of new construction in the neighborhood. As mentioned in the historical associations basis for recommendation, the larger movement of talent to the University of Texas in the first decades of the 20th century contributed to its designation in 1929 by the Association of American Universities of being a first-class research university. Dr. Whitney's contributions to the academic community are especially notable due to their connections to the rapidly expanding oil and gas industries in the region and state. He was also involved with community efforts related to his area of expertise, such as organizing and conducting summer geology camps, serving on a building committee at the University of Texas where he advocated for state-of-the-art facility construction, and fossil discovery and interpretation across the state, particularly in West Texas.

Grace Whitney was also highly involved with the community, particularly with the Hyde Park Reading Club, which was organized in 1908 and served social, educational, and advocacy functions for neighborhood residents, and in turn had impacts throughout the broader Austin community. Some of these functions included supporting the effort during World War I by sewing clothing and bandages for

servicemembers, as well as advancing support for higher educator salaries and campaigning for women's suffrage. Meetings were held at houses throughout Hyde Park, including at the Whitney House. Grace was also involved in writing and illustrating children's books, several of which were published and distributed.

PARCEL NO.: 0220061510

LEGAL DESCRIPTION: LOT 27&28 BLK 17 HYDE PARK ADDN NO 1

ESTIMATED ANNUAL TAX EXEMPTION (homestead, capped):

AISD	COA	TC	TC Health	Total
\$2,244.67	\$1,862.80	\$1,273.02	\$420.75	\$5,801.23

APPRAISED VALUE: \$797,319 (\$550,000 Land; \$247,319 Improvement)

PRESENT USE: Single-family residential

DATE BUILT/PERIOD OF SIGNIFICANCE: 1915; 1915-1931

INTEGRITY/ALTERATIONS: High integrity is retained. The original front appearance is intact, with front windows, built in a unique pattern and symmetrical across the façade, still present. Original siding appears to be intact at the front and sides, and windows are original and still operational. There was a two-story rear addition constructed in 1976, but it is minimally visible from the street and siding matches the horizontality of the original structure. This intervention also saw the enclosure of the rear sleeping porch. All alterations are held to the rear of the house and would comply with current Austin Historic Design Standards if proposed today.

PRESENT OWNERS: Holly Tachovsky & John Tachovsky

ORIGINAL OWNER(S): Francis Luther Whitney & Grace Whitney

OTHER HISTORICAL DESIGNATIONS: Local historic district (Hyde Park), contributing resource; National Register of Historic Places historic district (Hyde Park), contributing resource

Submittal Checklist

- A. Application Form.
- B. Full size tax maps (1"=100') showing properties within 500' of zoning request
- C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- D. Submittal Verification and Inspection Authorization Form.
- E. Acknowledgment Form
- F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

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PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Lot 27 & 28 Blk 17 Hyde Park Addn NO 1
 Block(s) 17 Lot(s) 27 + 28 Outlot(s) _____
 Plat Book: VII. 1 Page 07
 Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ **PAGE:** _____ **TAX PARCEL I.D. NO.** ~~215949~~ 0220001510
 Instrument No. 2020133947

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
 TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NCCD (Hyde Park), NP (Hyde Park)

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO Local Historic District (Hyde Park)

14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
 TRIPS PER DAY: _____
 TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Holly Tachovsky NAME: Holly Tachovsky
 FIRM NAME: _____ TELEPHONE NUMBER: 512-779-8593
 STREET ADDRESS: 4310 Avenue H
 CITY: Austin STATE: TX ZIP CODE: 78751
 EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Dulce Davis NAME: Dulce Davis
 FIRM NAME: HMM & Associates TELEPHONE NUMBER: 512-478-8014
 STREET ADDRESS: _____
 CITY: Austin STATE: TX ZIP CODE: _____
 CONTACT PERSON: Dulce Davis TELEPHONE NUMBER: _____
 EMAIL ADDRESS: _____

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B. Tax Map

Full size tax maps (1"=100') showing properties within 300' of zoning request

Per email correspondence with the City of Austin, the entirety of the Historic Zoning Application Package now may be submitted electronically, including the site plan. An electronic reproduction of the site plan is included below. A large map in paper format is available upon request.

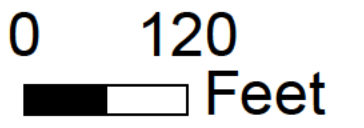
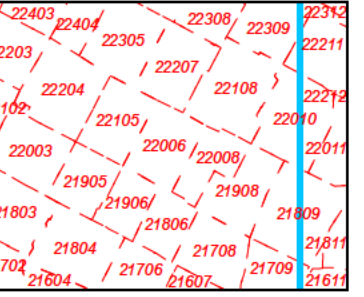


Travis Central Appraisal District
 8314 Cross Park Drive
 Austin, Texas 78714
 Internet Address: www.traviscad.org
 Main Telephone Number (512) 854-9317
 Appraisal Information (512) 854-9318
 TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD 1983_StatePlane_Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic

Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map



Revision Date:
3/10/2021

22006

C. Tax Certificate

The Tax Certificate for 2502 Jarratt Aveune, Austin, TX 78703 obtained from the Travis County Tax Office is provided on the following page.

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2316324
File ID: 25-0016

ACCOUNT NUMBER: 02-2006-1510-0000

PROPERTY OWNER:

TACHOVSKY JOHN ANDREW & HOLLY WARD
4310 AVE H
AUSTIN, TX 78751-3839

PROPERTY DESCRIPTION:

LOT 27&28 BLK 17 HYDE PARK ADDN NO
1

ACRES .1436 MIN% .000000000000 TYPE

SITUS INFORMATION: 4310 AVENUE H AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2023	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2023 \$14,566.41

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2023 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/04/2024

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: _____

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Historic Zoning Application Packet

**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION**

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Dulce Davis July 15, 2024
Signature Date

Dulce Davis
Name (Typed or Printed)

H M & Associates
Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Holly Tachovsky July 15, 2024
Signature Date

Holly Tachovsky
Name (Typed or Printed)

Firm (If applicable)

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E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Holly Tachovsky have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

4310 Avenue H
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Holly Tachovsky
(Applicant's signature)

July 15, 2024
(Date)

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F. 1: Historical Documentation – Deed Chronology

Deed Research for 4310 Avenue H

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

	Transaction
Grantor/Grantee:	Missouri Kansas Texas Land Company to FL Whitney
Date:	1910-05-06
Legal Description:	Lots 27, 28, 29, 30, 31, and 32 in block 17 of Hyde Park addition to Austin
Price:	\$1450
Deed Vol./Page:	The Austin Daily Statesman, 1910-05-04 ¹
Grantor/Grantee:	Mechanic's lien between FL Whitney and AJ Speegle
Date:	Release Date 1921-03-26
Legal Description:	Lots Nos. Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), and Thirty-two (32) in Block No. Seventeen (17) in Hyde Park Addition to the City of Austin, Travis County, Texas.
Price:	Release of lien
Deed Vol./Page:	Vol. 328, pg. 68-69
Grantor/Grantee:	FL Whitney and Grace Whitney to JO Prowse
Date:	1936-04-25
Legal Description:	Lots 27 and 28 in Block 17, Hyde Park Addition No. 1 to Austin
Price:	\$4000
Deed Vol./Page:	The Austin American, 1936-04-23 ²
Grantor/Grantee:	JO Prowse to Daphne D Jones
Date:	1972-10-26
Legal Description:	"Lots 27 and 28, Block 17, Hyde Park Addition, an Addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Book 1, Page 67, Travis County Plat Records."

¹ "Missouri, Kansas, and Texas Land Company to F.L. Whitney." *The Austin Daily Statesman*, May 4, 1910. <https://www.newspapers.com/image/366330026/?match=1&terms=%22block%2017%22%20%22whitney%22>.

² "Realty Deeds Filed." *The Austin American*, April 25, 1936. <https://www.newspapers.com/image/385898449/?match=1&terms=%22whitney%22%20%20%22block%2017%22>.

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Price:	\$8,800
Deed Vol./Page:	Vol. 4437, pg. 396
Grantor/Grantee:	Daphne D. Jones to William L. Stone and Gretchen V. M. Stone
Date:	1974-10-01
Legal Description:	"Lots Nos. Twenty-seven (27) and Twenty-Eight (28), in Block Seventeen (17), HYDE PARK ADDITION, Section I, an addition to the City of Austin, Travis County, Texas according to the map or plat of record in Vol. 1, Page 67, of the Plat Records of Travis County, Texas."
Price:	\$8,800
Deed Vol./Page:	Vol. 5025, pg. 284
Grantor/Grantee:	William L. Stone and Gretchen Van Mater Stone to Gretchen Van Mater Stone
Date:	1992-11-18
Legal Description:	"Lots Twenty-Seven (27) and Twenty-Eight (28), Block Seventeen (17), Hyde Park Addition, an addition in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Plat Book 1, Page 67, Plat Records of Travis County, Texas."
Price:	Division of property
Deed Vol./Page:	Vol.11919, pg. 30
Grantor/Grantee:	Gretchen Van Mater Stone to Sidney G. Hall III and Ronda D. Hall
Date:	1993-06-03
Legal Description:	"Lot 27 and Lot 28, Block 17, Hyde Park Addition, a Subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 67, Plat Records of Travis County, Texas."
Price:	\$139,200
Deed Vol./Page:	Vol.11952, pg. 1966
Grantor/Grantee:	Sidney G. Hall III and Ronda D. Hall to Sidney G. Hall III
Date:	2004-05-17
Legal Description:	Lots 27 and 28, Block 17, Hyde Park Addition, as shown on the plat recorded in Volume 1, Page 67 of the Plat Records of Travis County, Texas
Price:	Division of Property
Deed Vol./Page:	Instrument no. 2009081851TR
Grantor/Grantee:	Sidney G. Hall III to Robert James Adams Jr. and Eliza R. Evans
Date:	2009-05-14
Legal Description:	Lots 27 and 28, Block 17, Hyde Park Addition, as shown on the plat recorded in Volume 1, Page 67 of the Plat Records of Travis County, Texas
Price:	\$416,000
Deed Vol./Page:	Instrument no. 2009081851
Grantor/Grantee:	Robert James Adams Jr. and Eliza R. Evans to Robert James Adams Jr.
Date:	2010-06-24

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Legal Description:	Lots 27 and 28, Block 17, Hyde Park Addition, as shown on the plat recorded in Volume 1, Page 67 of the Plat Records of Travis County, Texas
Price:	Owely Deed
Deed Vol./Page:	Instrument no. 75655>6578
Grantor/Grantee:	Robert James Adams Jr. to Joshua Apte and Meghana Gadgil
Date:	2017-07-06
Legal Description:	Lots 27 and 28, Block 17, Hyde Park Addition, as shown on the plat recorded in Volume 1, Page 67 of the Plat Records of Travis County, Texas
Price:	\$816,000
Deed Vol./Page:	Instrument no. 2017108674
Grantor/Grantee:	Joshua Apte and Meghana Gadgil to John Andrew Tachovsky and Holly Ward
Date:	2020-07-30
Legal Description:	Lots 27 and 28, Block 17, HYDE PARK ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 67, Plat Records, Travis County, Texas (together, the "Property")
Price:	\$952,000
Deed Vol./Page:	Instrument no. 2020133947

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F. 2: Historical Documentation – Occupancy History

Occupancy Research for 4310 Avenue H

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year(s)	Occupant(s)	Occupation	Source
1915-1931 (14 Years)	Francis Luther Whitney and Grace Whitney, Owners	UT Paleontology Professor	City Directories, Newspaper
1932	D. E. Farr, renter		City Directories
1935	Eug. Allen, renter		City Directories
1937-1941 (4 Years)	Corley F. Smith, renter	Sears, Austin Air Conditioning Company, Loan Appraiser for Citizens National Bank	City Directories, Newspapers
1941-1944	Robert E. Smith, renter		City Directories
1947-1952 (5 Years)	Walter S. Lewis Sr., renter	General Land Office	City Directories, Newspapers
1953	Sam H. New, renter		City Directories
1954-1957 (3 Years)	Jack F. McCowan, renter		City Directories
1959-1960 (1 Year)	Martin K. Grady, renter		City Directories
1961-1962 (1 Year)	Howard A. Kirk, renter		City Directories
1962-1963 (1 Year)	Harold Dotson, renter		City Directories
1963-1966 (3 Years)	Erwin W. Chapman, renter		City Directories
1967-1969 (2 Years)	Knox E. Reed, renter	Carpenter	City Directories, Newspapers
1970	Richard R. Navarro, renter		City Directories
1972-1974 (2 Years)	Daphne D. Jones, Owner		Deed Records
1974-1992 (18 Years)	William L. Stone and Gretchen Van Mater Stone, Owners		Deed Records
1992-1993 (1 Year)	Gretchen Van Mater Stone, Owner		Deed Records
1993-2004 (11 Years)	Sidney G. Hall III & Ronda D., Owners	Reverand	Deed Records
2004-2009 (5 Years)	Sidney G. Hall III, Owner	Reverand	Deed Records
2009-2017 (8 Years)	Robert James Adams Jr. & Eliza R. Evans, Owners		Deed Records
2017-2020 (3 Years)	Joshua Apte & Meghana Gadgil, Owners		Deed Records
2020-Present	John Andrew Tachovsky & Holly Ward, Owners		Current Owners

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F. 3: Historical Documentation – Biographical Data

Biographical data on owners and occupants as available. Please copy all information available, including newspaper articles, family records, marriage certificates, etc. For cemeteries, a list of burial names and biographical data on associated personages required. (Contact the Austin History Center for biography files, obituary records, census data, marriage and death records, etc. Other sources include previous occupants/owners or their descendants, company/organization archives, etc.).

Dr. Francis Luther Whitney (occupant 1915-1931)

Born: September 2, 1878 at Enfield Center, New York
Married: Grace Pellet in 1907
Children: Dr. Marion Isabelle Whitney
Died: January 25, 1962 in Shepherd, Michigan
Buried: Unspecified cemetery in Michigan

Grace Whitney (occupant 1915-1931)

Born: About 1879 in Pennsylvania
Married: Dr. Francis L. Whitney in 1907
Children: Dr. Marion Isabelle Whitney
Died: October 28, 1958
Buried: Woodlawn Cemetery in Elmira, New York

Dr. Marion Isabelle Whitney (occupant 1915-1931)

Born: April 23, 1911 in Austin, Texas
Died: September 16, 1998 in Mount Pleasant, Michigan
Buried: Unspecified cemetery in Michigan

Joseph Oscar Prowse Sr. (owner 1936-1972)

Born: May 31, 1882 in Austin, Texas
Married: Ida B. Prowse on April 12, 1906 in Hutto, Texas
Children: Joe Prowse Jr., Josephine Prowse
Died: January 19, 1973 in Austin, Texas
Buried: Austin Memorial Park Cemetery

William L. Stone (occupant 1974-1992)

Born: January 19, 1946 in New Jersey
Married: Gretchen Van Mater Stone on July 11, 1970
Children: Elizabeth Moreau Stone

Gretchen Van Mater Stone (occupant 1974-1993)

Born: August 16, 1948 in New Jersey
Married: William L. Stone on July 11, 1970
Children: Elizabeth Moreau Stone

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F. 4: Historical Documentation – Significant Events

Information on historically significant events which occurred at the location, if known (see 3. above for research information).

No known significant historical events are associated with 4310 Avenue H.

F. 5: Historical Documentation – Color Digital Prints

Color digital prints showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features.

Refer to current photographs included in Attachment B at the conclusion of the application packet.

F. 6: Historical Documentation – Architect Information

Information on architect, builder, contractor and any craftsmen who worked on the buildings and structures on the site when available. (See 3. above for possible sources).

In a history of the house written by Dr. Marion Whitney, daughter of the first owners of the property, the design of the house is attributed to her father, Dr. Francis Luther Whitney.

A mechanic's lien from 1915 between Francis Luther Whitney and A.J. Speegle for 4310 Avenue H indicates that Speegle, a well-known Austin contractor at the time, likely built the house. In the same history of the house, Dr. Marion Whitney also recounted that the brick mason who built the porch columns and chimneys was Frank Baron. Newspaper research indicates Frank Baron was a masonry contractor in Austin in this period.

F. 7: Historical Documentation – Historical Photograph Reproductions

Reproductions (high quality photocopies acceptable) of historical photographs when available (Sources include Austin History Center, previous owners and occupants or their descendants, company/organization archives, etc.).

Refer to Attachment A-3 for historic photographs of the house.

F. 8: Historical Documentation – Site Plan

A dimensioned site plan or survey showing the tract in question and the location/placement of all buildings/structures on the tract.

Refer to Attachment A-4 for a dimensioned site plan of the property.

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F. 9: Historical Documentation – Historical Narrative

(see A-5 for supplemental documentation related to the significance of the property)

HISTORICAL ASSOCIATIONS

Community Planning and Development

The house at 4310 Avenue H was built in the period of significance for the Hyde Park neighborhood, which is between 1891-1941 per the Hyde Park Historic District National Register nomination. Hyde Park was first platted by the Missouri, Kansas and Texas Land and Town Company in 1891 and was originally marketed by developer Monroe Martin Shipe as an aristocratic neighborhood for affluent white Austinites.³ It was in this period that the Queen Anne residences were constructed. By around 1900 Shipe responded to the rise of the middle class due to industrialization by pivoting the marketing strategy of Hyde Park from an affluent neighborhood to an early American suburb for middle and working classes. As a result, the housing types built in Hyde Park shifted away from the large Queen Anne styles towards smaller, bungalow-type houses.

The bungalow form is the most common house form in the Hyde Park neighborhood. Early bungalows were built in the 1910s, though the period from the 1920s through 1935 saw a construction boom in which most of the bungalows of Hyde Park were built. The earlier bungalows tended to be more ornamental with more distinctive detailing than the later ones built in Hyde Park. It was during this period that 4310 Avenue H was constructed for Dr. Francis Luther Whitney in 1915. The house was the first one built on the west side of the 4300 block of Avenue H. The two lots to the north remained vacant through the 1930s and housed an orchard. The house directly south was constructed around a year after the Whitney house.

The house was owner-occupied until 1931. Between 1931 and 1936, a real estate company managed the house, renting it to at least two separate occupants before purchasing the property from the owner. The company continued to rent the property to over 11 occupants, mostly single white men, over the period. This house becoming a rental property fits into a larger trend in Hyde Park during the 1930s, a period in which city directories reveal that an increased percentage of neighborhood occupants were renters in comparison to previous years. This trend of rentals in Hyde Park was likely influenced by the economic depression that also resulted in the end of the electric streetcar service that had run through the neighborhood.⁴

Building History and Occupant Significance

Brief biographic sketches are included for occupants dating to the historic period (1915-1974) who lived in the residence for at least five years. A brief sketch is also included for the longest owner of the property. A longer, more robust biography, including significance, is included for Dr. Francis Luther Whitney, for whom the house earns significance.

Dr. Francis Luther Whitney and Grace Pellet Whitney (Owners, 1910-1931)

The first owners of the house at 4310 Avenue H, Dr. Francis Luther Whitney and Grace Pellet Whitney, purchased the property from the Missouri Kansas Texas Land Company in 1910. The house

³ Hyde Park National Register nomination file, <https://atlas.thc.texas.gov/NR/pdfs/90001191/90001191.pdf> ; <https://www.austinyhydepark.org/hydeparktimeline> , "History." HPNA, n.d. <https://www.austinyhydepark.org/history>.

⁴ Hyde Park National Register nomination file, <https://atlas.thc.texas.gov/NR/pdfs/90001191/90001191.pdf>

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was constructed in 1915 for \$1,788.⁵ Dr. Marion Whitney, daughter, attributed her father with designing and drafting the plan for the house.⁶ According to a mechanic's lien cross referenced with newspaper research, the contractor was likely A. J. Speegle, a popular Austin contractor at the time.⁷ In a 1994 letter composed by Dr. Marion Isabelle Whitney, daughter of Dr. Whitney and Grace Whitney, to the then owner of 4310 Avenue H, Sid Hall, Dr. Marion Whitney recalls another contractor by the name of Frank Baron as the house's brick mason. According to newspaper research, Frank Baron was a masonry contractor at this time.⁸ By 1921, per the Sanborn map, the Whitneys had a small garage to the rear of the house at the property's southwest corner. The Whitneys also had a chicken house and garden in the back yard. The Whitneys lived in the house until 1931 when Dr. Whitney's "acquisitiveness" necessitated a move to a larger house at 2715 Wooldridge Drive (the house lacks integrity, and a demolition permit for it was issued in April 2024).⁹ Joe Prowse & Son, a rental management company, rented the house for the Whitneys before purchasing it in 1936.¹⁰

Dr. Francis Luther Whitney was an accomplished machinist, geologist, and paleontologist, as well as a longtime professor at the University of Texas at Austin. Born in Enfield, New York, in 1878, Dr. Whitney showed an interest in paleontology early on by collecting fossils around the age of 12. When his family experienced financial hardship, Dr. Whitney spent six years as a machinist, becoming foreman of his father's factory at the age of 21. It was here that Whitney honed his skills as a builder and inventor. Dr. Whitney earned his B. A., M. A, and PhD degrees (1901) from Cornell University. He began his teaching career at Cornell as a professor of paleontology while pursuing his degree. He married Grace Pellet in Elmira, New York, in June of 1907¹¹ and went to work for the Gurly Instrument Company, constructing survey instruments. Dr. Whitney's early teaching career also included time at Buchtel College in Akron, Ohio, in 1907, and Hastings College in Nebraska in 1908. Dr. Whitney joined the Department of Geological Sciences at the University of Texas at Austin in 1908 as a Professor of Paleontology.

Dr. Whitney served as a professor of paleontology at the University of Texas for 40 years until his retirement in 1952. At the university, Dr. Whitney taught one of the first micropaleontology courses in the world and served as chairman of the geology department from 1921 to 1929.¹² During his tenure, Dr. Whitney and his students compiled a file on the geology of Central Texas which was then published on geological maps by the Bureau of Economic Geology, a unit within the Jackson School of Geosciences at the University of Texas at Austin that also serves as the state geological survey.¹³ As his paleontological research provided information about types of past depositional environments, the work of Dr. Whitney and his students largely contributed to the expansion of the oil industry in

⁵ "Building Permits," *Austin American-Statesman*, April 4, 1915, 7.

⁶ Dr. Marion Whitney, "The Home of Francis Luther Whitney," Provided by Holly Tachovsky.

⁷ "A.J. Speegle, Survived by Nine Children, Widow." *Austin American-Statesman*, January 1, 1927.
<https://www.newspapers.com/image/359215616/?match=1&terms=a%20j%20speegle>

⁸ "Ad for Frank Baron." *The Austin Statesman*, July 1, 1923.
<https://www.newspapers.com/image/357588640/?match=1&terms=frank%20baron>.

⁹ Marion Whitney, "The Home of Francis Luther Whitney." Provided by Holly Tachovsky.

¹⁰ "Houses for Rent - Unfurnished ." *The Austin American*, January 29, 1931.
<https://www.newspapers.com/image/385951542/?match=1&terms=%224310%20ave%20h%22>.

¹¹ "Marriage Announcement for Pellet-Whitney." *Elmira Evening Star-Gazette*, July 2, 1907.
<https://www.newspapers.com/image/275866064/>.

¹² "Francis L. Whitney (1878-1962)." Jackson School of Geosciences, n.d.
<https://www.jsg.utexas.edu/npl/history/geologists/francis-l-whitney-1878-1962/>.

¹³ Email Interview with Dr. Linda Boucher, Director & Curator of the Non-vertebrate Paleontology Laboratory of the Jackson School Museum of Earth History at the University of Texas at Austin, July 10, 2024

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West Texas.¹⁴ In a 1954 article entitled “Fathered Paleontology” in *The Daily Texan*, the official newspaper of the University of Texas at Austin, reporter Helen Betty described Dr. Whitney as a “pioneer” of new mathematical models for geological structures, “especially oil-bearing structures,” that helped locate and determine the quality of oil and gas deposits.¹⁵

Dr. Francis Whitney was also “instrumental” in the fundraising and the university’s acquisition of the Engerrand-Chantegrain European Tertiary mollusk collection.¹⁶ This collection is described as “the finest Tertiary collection from type localities in western Europe outside of the National Museum,”¹⁷ representing specimens from classic sites from the French and Belgian Eocene and Paleocene periods, first curated by George Engerrand, the first head of Anthropology at the University of Texas at Austin. Originally purchased by Engerrand from S. Chantegrain while in France, the Engerrand-Chantegrain collection was sold by Engerrand and dispersed in 1927 to Texas A&M University and other organizations to allegedly finance support for the Mexican Revolution. According to the Jackson School Museum of Earth History page on Dr. Francis Whitney, he is recognized as seeing the value of this collection and was responsible for recovering these specimens for the university.¹⁸ Dr. Whitney, an expert on Texas crustaceans, is also credited with the collection of many significant fossil specimens in the Non-vertebrate Paleontology Laboratory (NPL) collections at the University of Texas at Austin. According to Dr. Lisa D. Boucher, the Director and Curator of the Jackson School Museum of Earth History, there are about 1,800 catalogued records that reference Dr. Francis Whitney as the collector.¹⁹ For his contributions to the field and the department, at least two endowments offered by the Geology Foundations of the Jackson School of Geosciences to UT Austin geology students have been established in his name.²⁰

Dr. Whitney was additionally a machinist and had a shop at the rear of the property at 4310 Avenue H. Here, he built some of the tools he used as a geologist, as well as cameras and photography equipment. Needing to photograph his specimens and fossils, Dr. Whitney built his own cameras. His shop at 4310 Avenue H also featured a dark room, where Dr. Whitney developed the photographs required for his geological research. As a machinist, Dr. Whitney also led an automotive Camp Mabry machine shop during World War I and served as an advisor to other training shops associated with military training camps across Texas.²¹

¹⁴ “Francis L. Whitney (1878-1962).” Jackson School of Geosciences, n.d. <https://www.jsg.utexas.edu/npl/history/geologists/francis-l-whitney-1878-1962/>; Email Interview with Dr. Linda Boucher, Director & Curator of the Non-vertebrate Paleontology Laboratory of the Jackson School Museum of Earth History at the University of Texas at Austin, July 10, 2024

¹⁵ “Retired UT Geology Prof Dies.” *The Austin Statesman*, January 26, 1962. <https://www.newspapers.com/image/357789502/?terms=francis%20%20whitney&match=1>.

¹⁶ ¹⁶ “Francis L. Whitney (1878-1962).” Jackson School of Geosciences, n.d. <https://www.jsg.utexas.edu/npl/history/geologists/francis-l-whitney-1878-1962/>;
; “Individual.” Jackson School of Geosciences, n.d. <https://www.jsg.utexas.edu/npl/history/collections/individual/>.

¹⁷ “Individual.” Jackson School of Geosciences, n.d. <https://www.jsg.utexas.edu/npl/history/collections/individual/>.

¹⁸ “Francis L. Whitney (1878-1962).” Jackson School of Geosciences, n.d. <https://www.jsg.utexas.edu/npl/history/geologists/francis-l-whitney-1878-1962/>.

¹⁹ Email Interview with Dr. Linda Boucher, Director & Curator of the Non-vertebrate Paleontology Laboratory of the Jackson School Museum of Earth History at the University of Texas at Austin, April 30, 2024

²⁰ “Endowments List.” Alumni Giving Endowments List Comments, n.d. <https://www.jsg.utexas.edu/alumni/support/endowments-list/>.

²¹ “Francis Luther Whitney (1878-1962).” Francis Luther Whitney (1878-1962) | Department of Earth and Planetary Sciences | Jackson School of Geosciences | The University of Texas at Austin, n.d. <https://eps.jsg.utexas.edu/about/faculty-through-time-in-memoriam/francis-luther-whitney-1878-1962/>.

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Grace Pellet Whitney (b.1879- d. 1958) was born in Pennsylvania. Ms. Whitney frequently hosted meetings for groups, including the Hyde Park Reading Club and the Circles of the University Presbyterian Church, while living in the house at 4310 Avenue H between 1915 to 1931.²² Dr. Marion Isabelle Whitney, daughter of Dr. Francis Luther Whitney and Grace Pellet, was born in 1911 and grew up in the house at 4310 Avenue H. Between 1933 to 1936, she taught at the Pease and Fulmore schools in Austin. In 1937, she became the first woman to earn a PhD from the University of Texas at Austin Geology Department, eventually becoming an accomplished geologist, writer, and college professor. The colleges in which she taught include Kilgore College, Texas Christian University, the Kansas State Teachers College in Pittsburgh, Kansas, and the Sul Ross College in Alpine, Texas. Dr. Marion Whitney additionally established the Geology Department in Russellville, Arkansas. Dr. Marion Whitney was also an award-winning photographer, influenced by her father, who built cameras and had his own dark room at their house on Avenue H. In addition to her accomplishments as a geologist, professor, photographer, and nonfiction author, Dr. Marion Whitney was a children's book author, publishing *Stubby's Tail of Woe* in 1953 featuring her own photography alongside her writing.

Joseph Oscar Prowse (Owner, 1936-1972)

Joe Prowse (b.1882- d.1973) purchased the house at 4310 Avenue H from Dr. Francis Whitney and Grace Pellet Whitney in 1936 for \$4,000.²³ Prior to purchasing the property, his rental management company, Joe Prowse & Son, listed the house at 4310 Avenue H for rent for the Whitney family.²⁴ Owning the house for 36 years, Prowse rented the property for his real estate company until selling it in 1972. Prowse also owned other rental properties in this period in Austin, including properties on Avenue H, Duval, East 43rd, Baylor, and Marathon.²⁵

Walter S. Lewis Sr. (Occupant, 1947-1952)

Walter S. Lewis Sr. (b. 1886- d. 1967) and his wife Ruth Ada Lewis rented the house at 4310 Avenue H from J.O. Prowse between 1947 and 1952. Walter S. Lewis Sr. worked for the General Land Office.

William Lawrence Stone and Gretchen Van Mater Stone (Occupants, 1974-1993)

William L. Stone (b. 1946) and his wife Gretchen Van Mater Stone (b.1948) purchased the house at 4310 Avenue H from Daphne D. Jones in 1974 for \$8,678.98. Prior to purchasing the house, William and Gretchen Stone lived in Fayetteville, North Carolina, while he was stationed with the Army at Ft. Bragg. They remained in the house until their divorce in 1992, when the deed transferred solely to Gretchen Van Mater Stone in the division of property. Gretchen Van Mater Stone then sold the house in 1993 to Sidney G. Hall III and Ronda D. Hall. During their ownership, in 1976, the Stones added the rear, two-story addition. They also removed the historic-age garage and built the current two-story garage apartment in the same location.

²² "Hyde Park Reading Club." *Austin American*, December 17, 1916.

<https://www.newspapers.com/image/385042289/?match=1&terms=%224310%20avenue%20h%22>.

²³ "H.P.R.C. Meeting." *The Statesman*. December 26, 1916.

<https://www.newspapers.com/image/364674894/?match=1&terms=%224310%20avenue%20h%22>.

²⁴ "Circles Meet This Week." *The American-Statesman*. December 6, 1925.

<https://www.newspapers.com/image/366359511/?match=1&terms=%224310%20avenue%20h%22>.

²⁵ "Reading Club Program." *The Austin American*, February 26, 1930.

<https://www.newspapers.com/image/385797392/?match=1&terms=%224310%20avenue%20h%22>.

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Architecture

The house at 4310 Avenue H is a one-story, Craftsman bungalow built in 1915 and is typical of the houses built in the Hyde Park neighborhood between 1910 and 1920. During this period, the Craftsman bungalow was a popular house form across the United States. Influenced by the work of California architects Greene and Greene, the popularity of the form and style spread through pattern books and magazines between 1905 to the early 1920s. Craftsman bungalows remained popular through the 1920s, but gave way in popularity to Tudor Revival, Spanish Colonial Revival, and Colonial Revival style bungalows. By the 1940s, the bungalow form remained in favor, though it was typically a much simpler interpretation of the form, lacking stylistic influences.

Craftsman bungalows are usually one- to one-and-a-half- stories tall with a low-pitched gabled-roof. Other character-defining features, as defined by architectural historian Virginia McAlester, include wood siding with a strong horizontal emphasis and front porches, either full-width or partial width. Porches typically feature square columns, often made of brick and topped with tapered wood columns. Roofs typically have overhanging eaves and exposed rafters. Craftsman detailing may also include decorative beams or brackets at the gables. Craftsman bungalows were built with sashed, double-hung wood windows and may feature decorative wood screens. In Hyde Park, the majority of Craftsman bungalows were built in the 1920s, but those built in the 1910s typically featured more ornamental and distinctive detailing, according to the Hyde Park Historic District National Register nomination.

The 4310 Avenue H house is not only significant as an excellent example of a Craftsman bungalow, but also significant in the fact that it was designed by Dr. Francis Whitney. Reflective of Dr. Whitney, who was not an architect, and his ingenuity, the house design reflects both popular architectural trends of the period while incorporating design elements personal to him. The one-story house is clad in original wood siding and topped with a metal-clad, front-gabled roof with wide eaves, decorative brackets, and exposed roof rafters characteristic of the Craftsman style. The house's wood-shingle-clad foundation skirting, visible on the sides of the house, appears to be original. Other Craftsman character-defining features of the house include its full-width front porch with original wood flooring and original brick and tapered wood columns. The house's symmetrical front fenestration features a set of windows on either side of the centered door comprised of a broad center window with narrow windows on either side. Twelve-over-twelve light transoms top each set of windows. A smaller ten-over-ten light window is located in the gable end of the roof. The single-door opening features similar 18-light symmetrical sidelites on both sides. The fenestration patterns and wood-framed windows are original. The front door was replaced but is compatible. The front façade fenestration design was, according to Dr. Marion Whitney, "very original with him [Dr. Francis Whitney]. I remember that he said he had never seen the window design for the front door. It was his own. It was perhaps 25 years after the house was built before any of us ever saw that design repeated. It ultimately became fairly common."²⁶

The sides of the house have original double-hung and fixed, wood windows. The rear addition of the house is clad in wood siding and features non-historic-age metal windows and doors. A covered wood deck connects the rear of the house and the detached garage apartment to the rear.

Overall, the house retains excellent integrity. The largest alteration to the house is the 1976 two-story rear addition. Due to its placement more than 15 feet from the front wall, the addition is minimally visible from the street and complies with Citywide design standards and integrity thresholds for landmarks. At some point, the historic rear sleeping porch was enclosed. This alteration caused minimal changes to

²⁶ Dr. Marion Whitney, "The Home of Francis Luther Whitney," Provided by Holly Tachovsky.

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the fenestration to the rear of the side facades—such as the replacement of the western-most double hung window on the north façade by a wood-sided slider window—that are not visible from the street. The rear of the building that was once the sleeping porch now has non-historic sliding glass doors and a long casement picture window but is not visible from the street. Based on historic photographs, it is believed that the house historically had a metal roof, and the current metal-clad roof is compatible. The demolition of the original garage with the current two-story garage apartment also impacts the property's integrity. Built between 1976 and 1984, the garage apartment is not attached to the house, but it is connected via a covered deck. Clad in wood-siding and compatible in scale to historic-age garage apartments in Hyde Park, this alteration only minimally detracts from the property's integrity. Even with the rear addition and new garage apartment, the house retains its integrity of design, form, materials, and craftsmanship. Other changes to the house are minimal and compatible and include the replacement of the front door.

Summary

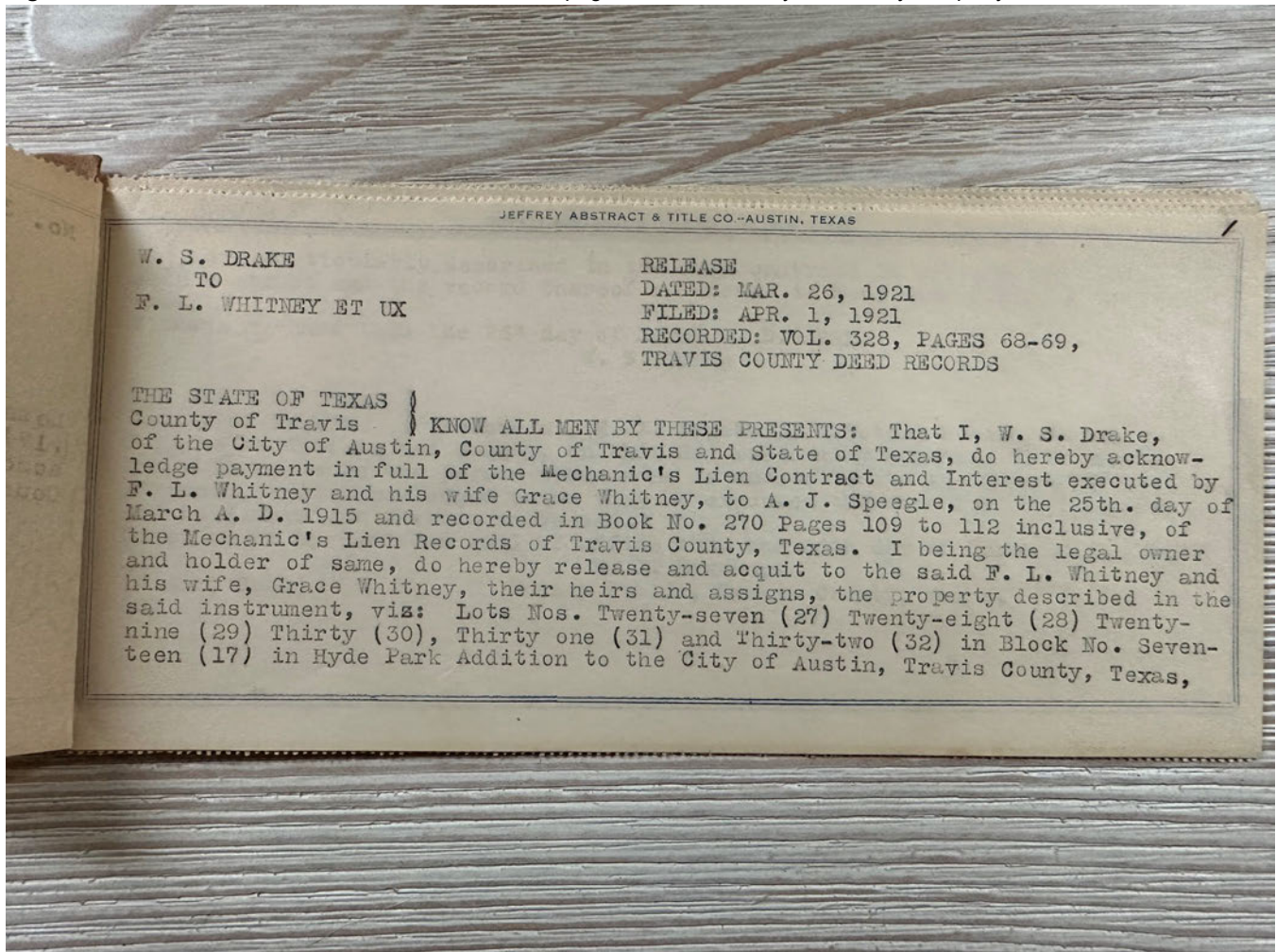
The Whitney House at 4310 Avenue H achieves significance through its historical associations with Dr. Francis Whitney, one of the world's authorities on fossils. During the 16 years Dr. Whitney and his family resided at this house, between 1915 and 1931, he made significant contributions as a professor to the geology department at the University of Texas at Austin and to the larger fields of geology and paleontology. This is the only house associated with Dr. Whitney in Austin that retains integrity. The house also achieves significance as an excellent example of a 1910s Craftsman bungalow. Designed by Dr. Whitney himself, the house features many Craftsman character-defining features, as well as design details, such as the front façade fenestration pattern unique to the house. Despite the construction of a rear, two-story addition and new garage apartment, the house retains its character-defining features and integrity.

Attachment A

Historical Documentation to Supplement Section F

Attachment A-1: Supplement for Section F.1 – Deed Chronology

Figure A1-1. 1921 release of mechanic's lien, vol. 328, page 68. Source: Holly Tachovsky, Property Owner/Client.



Attachment A-2: Supplement for Section F.3 – Biographical Data

Key biographical documents for significant occupants are compiled below.

Figure A2-1. “Francis Luther Whitney in his lab at the University of Texas, about 1909 or 1910. Austin, Texas” Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.

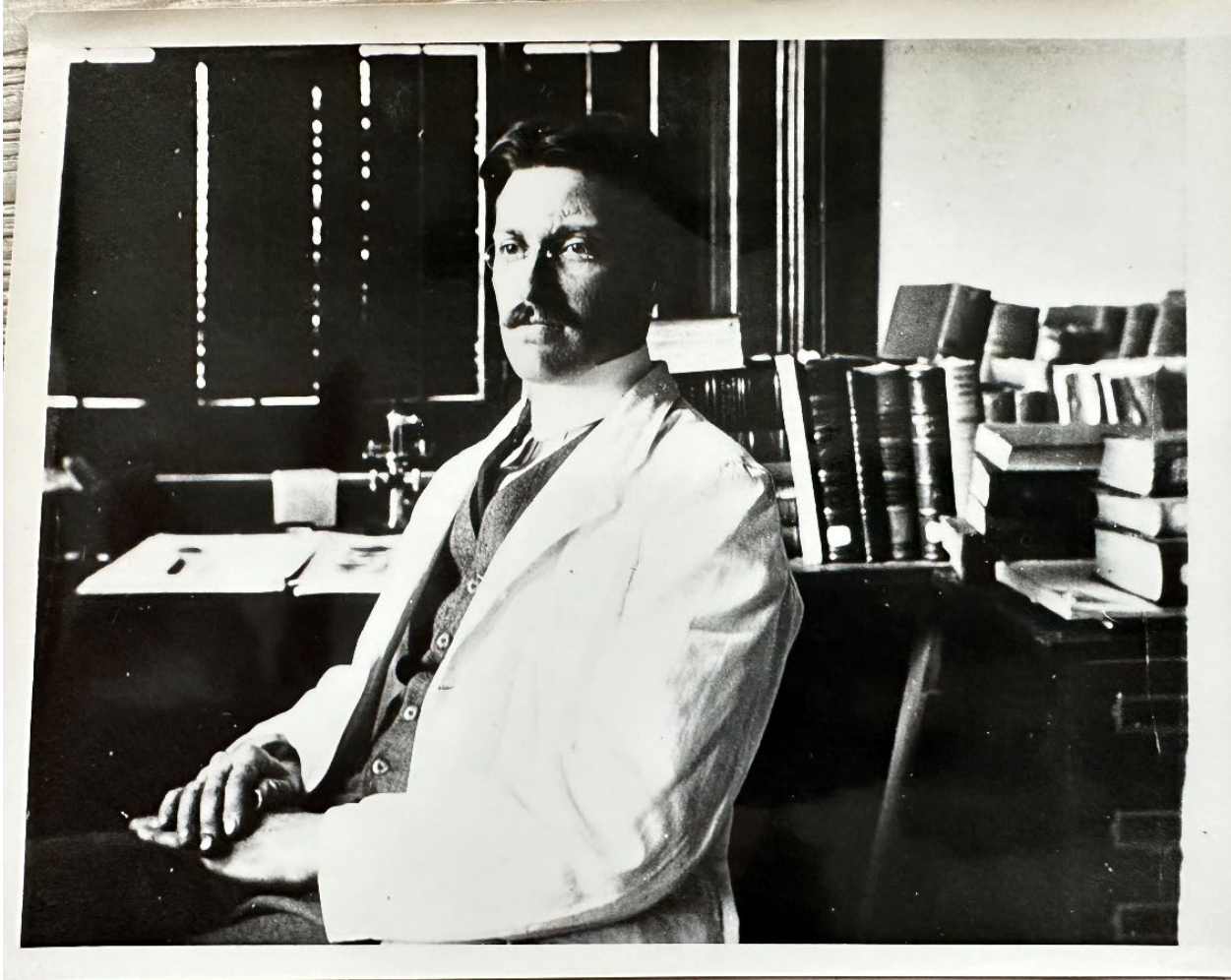


Figure A2-2. "Francis Luther Whitney, about 1908. Probably in Akron, Ohio. Photo by Grace Whitney." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.



Figure A2-3. "A 10' camera, made by Francis Whitney at the University of Texas for photographing microfossils. Photo by Francis Whitney." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.

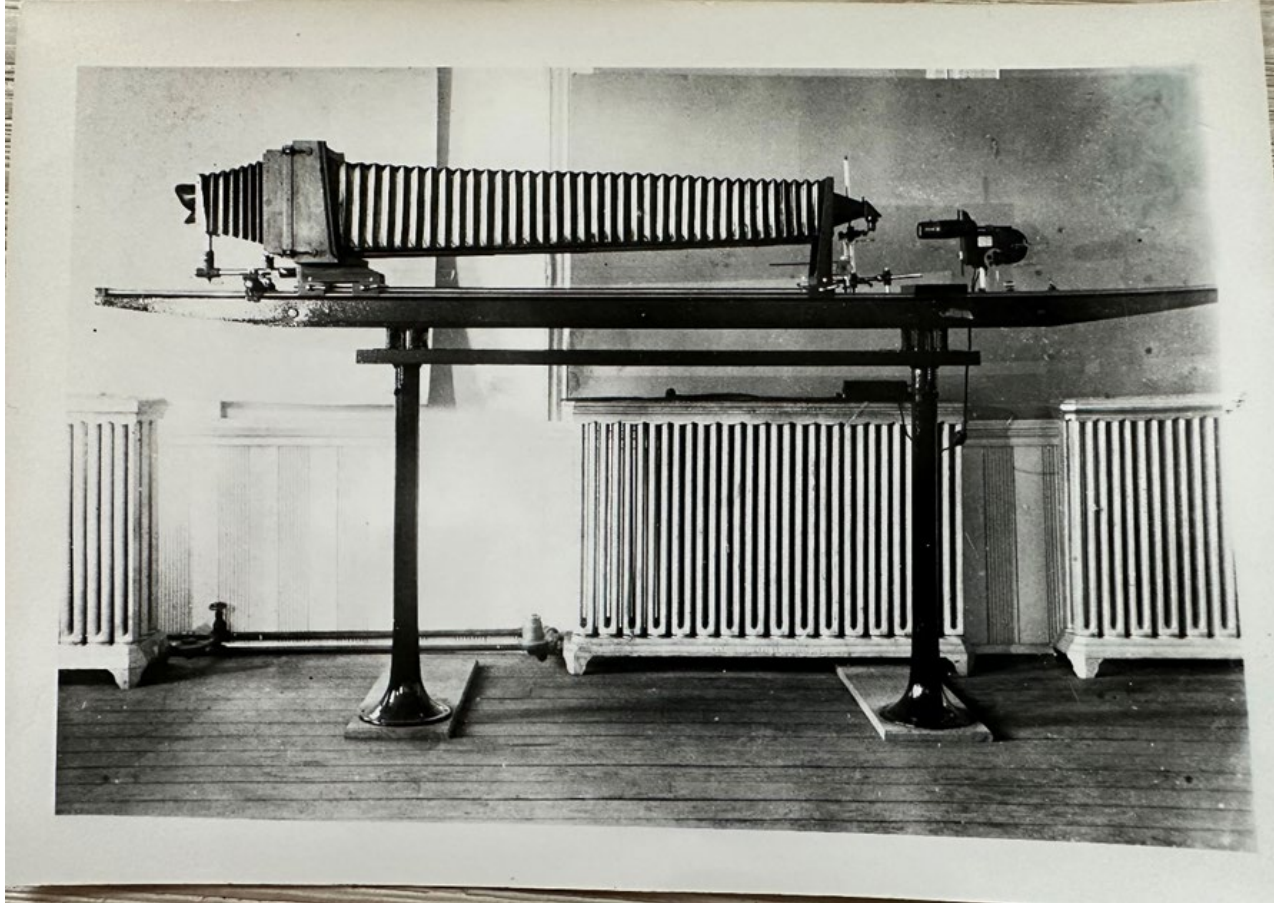


Figure A2-4. "Francis Whitney and Marion Whitney, about 1918. At 4310 Avenue H, Austin, Tx. Photo by Grace Whitney." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.

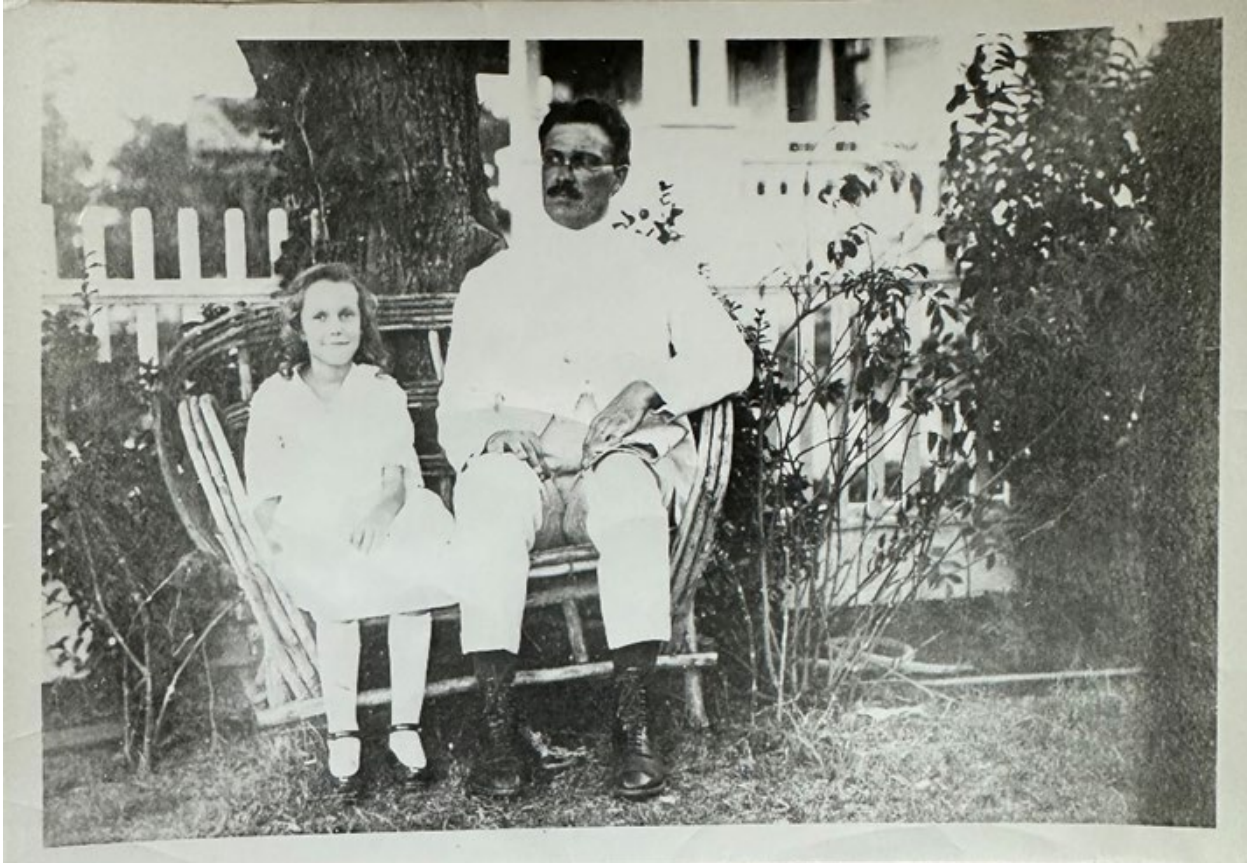


Figure A2-5. 1994 Letter by Marion Whitney to then owner of 4310 Avenue H, Sidney G Hall III. Source: Holly Tachovsky, Property Owner/Client.

Dr. Sid Hall
4310 ave. H
Austin, Tex. 78751

10/22/94
P.O. Box 277
Shepherd, MI 48883
517-828-6473

Dear Dr. Hall:

I'm sending you some illustrations and some information about the house and the Whitney family. I'm sorry about the delay, but numerous things intervened, and I had problems with the pictures. First of all I could not get the drawers open in the cabinet where they were kept. It took a week to round up a strong arm. When I found what I wanted, I put a film in the Hasselblad on the copy stand and set to work copying. The first film came out blank. The developer was too old. I made up new solutions and started over. This time I didn't get the magazine shut quite right. The spacing was off to the extent I lost the last two frames, so I shot a third roll. It came out

2.

fairly well, but the original pictures were in too poor condition to make good copies. They were faded & spotted & imbalanced. I had to do quite a bit of dodging & burning in. When I got what appeared to be acceptable prints, I put them through my brand new \$2000 dryer. It did an absolutely miserable job of squeezing them. There were some mistakes that I made, so I soaked them up & put in a lot of photo flo or witting agent, but no luck. Some of them I soaked and ran through the dryer four times. When that did not do any good I decided to remake some of the prints. I put these through the dryer and they were worse off than the first batch. I am baffled. I wore out one dryer over a 30 year period. It did a perfect job until it quit working. I borrowed a dryer that was in bad shape to finish my research. It did good work, but I needed to get it back to the owner, so I bought this new one last spring, and these pictures for you are the first it has turned out. I don't know

3,

what else to do. If you look at them straight on they look fairly good. I hate to put out bad work, but at least you can see what you wanted to see.

The house was built in the summer of 1915 when I was four. I suspect that the front and north & south side views were made the following summer, judging from the plants. The view of the south side was made prior to the building of the Lillian Carrington house. That house was built 1-2 years after we built ours. The view from the north shows part of our field.

There was a large sprawling mesquite tree on the south. Trimming and watering of the lawn made it into a very beautiful tree. The illustration of my father & me on a bench was made under this tree. I was 7-8 by then.

The picture of me on the steps was put in to show something by the window detail. I was probably 9-10 by that time.

It was hard to get a picture of my mother.

She always thought she took a terrible picture, so she got out of sight. She did cooperate in a picture to amuse my grandmother. I put it in the set so you could see how the two front rooms were closed off.

There is a picture of my father in the laboratory. I suspect it was made prior to the building of the house.

There is still another picture of my father, the best of the group. This one, however, was made prior to my family coming to Austin in 1909. I think it was made in Akron, Ohio. My father taught there a year, then a year in Hastings, Nebraska before coming to Austin.

My father was a paleontologist and geologist but first he was a tool maker. He was tremendously skilled. He grew up in his father's factory. He could make just about anything. To photograph his fossils, he had to have cameras, so he built them. I'm enclosing a picture of one version of his 10' camera. He had folded and glued his long red leather bellows for a previous camera for photographing macro fossils. When he started

5
Teaching micropaleontology, he had to have a different camera, so he tore down the original camera and used the bellows for the new one, but that wasn't good enough to suit him, so he put a 5' tube on the back end of the bellows. It had a mirror in it, so now he had a 20' focal length and he could focus the camera & the specimens all from the same spot — all this to photograph microscopic fossils! Today we do it all differently, but his course and his students went over big with the oil companies because the fossils denoted the geologic horizons the companies were drilling in, and microfossils survived the drilling process, whereas the macrofossils did not.

I drafted a history of my father and an account of some of the many things he built and did in his very busy life. It will take me a while to type it. You might like to have a copy, but it will not be very soon before it will be done. I've been given a room at Central Michigan University for my research. I have next to get my specimens ready for a research project in that room.

6.

I hope the pictures and the account of the house will be useful to you. I'll put the data on the backs of the pictures.

I am sorry it has taken so long, but there have been many things to do this fall. One day I awakened to find carpenters at work on my roof. When I got the house open they went to work in my darkroom and photographic room, so that day I could do no photography. Another day it was the furnace man. Four other days it was people working in the house or yard who needed direction. Then there were several days spent in doctor's offices. To do photography, I have to be alone for hours at a time when nothing interferes.

Sincerely,
Marion Whitney

Figure A2-6. Typed Information on 4310 Avenue H by Marion Whitney, likely accompanied by letter to Sidney G. Hall III in 1994. Source: Holly Tachovsky, Property Owner/Client

THE HOME OF FRANCIS LUTHER WHITNEY

By Marion Whitney

The house at 4310 Ave. H, Austin, Texas was built in 1915 when I was four years old. We lived in it until late 1930 when we moved to a new and much larger house on Wooldridge Dr.

The plans for the house on Ave. H were designed and drafted by Francis Whitney. Some of the details were very original with him. I remember that he said he had never seen the window design for the front door. It was his own. It was perhaps 25 years after the house was built before any of us ever saw that design repeated. It ultimately became fairly common.

I have never seen another house with the same floor plan. It worked for us for a time until our acquisitiveness brought on an overflow. My father never threw anything away if there was in it promise of a new creation.

When I was small, the lack of a second full time bedroom was not a serious flaw, though the sleeping porch was chilly in winter, and I was put to bed with big round heated steatite plates from the fireless cooker. One night I got a bit cooked by one of them. When I grew older, closet space was more of a problem for me. My clothes had been kept in my mother's closet when I was small. There was a big closet off the bathroom that had in it a ladder to the attic. I eventually used this closet for my clothes, but the ladder was always in the way. Also the Rudd heater, vacuum cleaner, brooms and other items were in that closet. I suspect that the reason for not making two fulltime bedrooms was simply that there was not enough money. A University professor's salary in those days was very small.

The southeast front room, that we called the study or library, served occasionally as a bedroom when my father's mother or other relatives from New York state visited us. It had in it two book cases, one my father built, and in later years a Davenport that could convert to a bed. In early years the Davenport was under the window on the north side of the living room and the upright piano was by the front window. When I was 13 my father gave me a baby grand piano. The Davenport was moved and the new piano was put beside the colonade on the north side of the living room. The south front room could be shup off from the living room by a door that slid between the walls. The edge of this door shows in the illustration of the nightshirt, taken by the fireplace.

The picture of the nightshirt was made to amuse my grandmother, who had made it. She had not seen my father in awhile but knew that he had gained weight; so she made it ample. We laughed over its size, and someone said, "It's big enough for three people." So mother and I and Tommy got into it for a picture. Tommy always thought he was "people" anyway. Being indoors without benefit of flash, it had to be a time exposure. Mother fust could not hold still that long, so she is a bit out of focus. Since I'm a bit shorther than mother in the picture, I think I was about ten years old at the time. By eleven I was taller than she was and by thirteen I had shed the long curls.

The front of the house was symmetrical. My family liked symmetry. Modern houses are rarely symmetrical. The basic outline of the house was fairly symmetrical with the northward extension of the dining room matching that of the sleeping porch on the south. The back porch, however, broke the symmetry.

In between the living room and the dining room there were two book cases under the two colonades. The big stove was behind the fireplace and in front of one of the book-cases. It mainly heated the whole house, though we had some little kerosene stoves, and I think there eventually was a little gas stove in the fireplace. Since dryers did not exist in those days, when it rained we sometimes had to put up clothes lines around the stove to dry our clothes. In winter we sat around the big stove and did our work at the round dining table.

I'm still not quite certain about the windowseats in the dining room. The thing that confuses me is that the telephone was in the northeast corner of the dining room. It sat on a black pyramidal-shaped stand, and we had a chair at the telephone. I

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never remember sitting on a window seat while using the phone. There may have been window seats there. Sometimes since talking to you I think I visualize them. We had an architect draw up the plans for our next house. I remember that when I saw those plans I noted that in the room that was to be my parents bedroom there were closets drawn on the north and south sides of the room plan with a picture window between them. I immediately suggested a window seat between the closets. It was added and was a most useful addition. Most likely this idea was a carryover from the Hyde Pake house; so probably there were window seats in the dining room.

There were two doors from the house to the sleeping porch, one from the adjacent front room and one from the back bedroom. There also was a screen door to the outside, situated at the southwest corner of the porch.

There were three doors in the bathroom, one on the north that led into the closet and passage to the attic, one on the east into the front room (the toilet was behind this one) and one on the west that led to the back bedroom. The tub was on the south side of the room under the window that was between the bathroom and sleeping porch. The lavatory was in the northwest corner and a three drawer walnut cabinet was in the southwest corner.

There were two closets in the back bedroom, both on the north side of the room. Mother's was the larger. It did not jut into the bedroom. It was adjacent to the one off the bathroom. Those two closets and the fireplace formed the central core of the house. My father's closet was on the northwest side of the room. I'm a bit hazy about it. I don't think it jutted into the bedroom, but was an extension of the back porch. It was adjacent to the back porch closet. There was a window between this bedroom and the kitchen. This gave good light for the sewing machine that was kept just under the window and also afforded cross drafts from the north window in the kitchen to the south windows in the bedroom. The dresser was on the west wall. There was a window on that wall also. The whole house was planned for cross drafts. If the front door and the bathroom doors and the west bedroom window were open, then there was an east-west cross draft. Also there was an east-west cross draft between the front door and the west kitchen window. But even so, my mother suffered greatly from the heat. Texas was a far cry from her native New York. In their first year in Texas, their only heat and light was from a big red oil lamp that I still have. Ultimately we had electric fans.

There was a swinging door between diningroom and kitchen. The gas stove was on the southeast beside this door. There was a kitchen cabinet on the north side of the door and a pantry beyond that jutted into the kitchen to the north of the cabinet. On the north wall, there was a window and maybe another cabinet in the northwest corner. I think eventually our first electric refrigerator was in that corner. In the early years before such refinements existed we had an ice box on the back porch. The back door was toward the north side of the kitchen. The sink was at the center of the west side of the kitchen, and the west window was over it. There was a cabinet in the southwest corner and a kitchen table between it and the stove.

The back porch was screened and had its door opposite the back door. Its closet was on its southeast side. The closet covered about half the width of the porch and held garden tools. The washing machine with ringer was in front of the closet. There was a fairly good sized back yard with clothes lines strung across one side of the back sidewalk. On the other side of the sidewalk there was a big chinaberry tree for climbing. There was a hedge of ligustrum back of the clothes lines and the chinaberry tree, and behind the hedge on the south there was a passage way between the hedge and the garage that led to a space on the south of the garage where there some fig trees. The chicken yard was back of the chinaberry tree and was fenced. The chicken house was against the alley and the yard was between the garage and the chicken house. The chicken yard and house were adjacent to the orchard which was also fenced and extended to 44th St. at the back of our big corn field and vegetable garden.

The garage was a one-car affair with a work bench and tool closet on its east end. There was a sidewalk around the north side of the house, and mother had flower beds on both sides of it as well as peach, plum and fig trees. Our fig crop was always huge, and I was chief picker.

In the illustrations, the big mesquite tree in the front yard looks quite

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scraggly, but it benefited over the years from trimming and watering. It filled out to be a beautiful ball shape and was the largest and most beautiful mesquite tree that I have ever seen, but it was hard on bare feet. Its huge thorns could completely pierce a foot. The first illustration of the house from the south side was made before the Carrington house was built. The large plants around the sleeping porch are castor beans. I think we built in the summer of 1915, Hence, this picture probably was made in the summer of 1916.

I do not know the name of the carpenter who built the house. That information might be recorded because, no doubt, a permit to build had to be obtained. I know that the mason was named Baron, I think it was Frank Baron. The reason I remember his name is that I confronted him about the size of the hole in the chimney. To my geometric sense it looked far too small for Santa Clause to get through. He assured me that Santa had been able to come through all the chimneys he had ever built. Of course, that story was oft repeated in my family with the mason's name attached.

When we first built, ours was the only house on the block, facing Avenue H. There was a house on the corner, facing 43rd St. More than a year after we built Evelyn Carrington built next door to the south, and later her companion, Miss Ruffner, built a small house on their south for her mother. Back of us there was one house on Ave G, but vacant property on either side of it. About two years after we built, Walter Allison built a house on the corner of Ave G and 44th St. His daughter, Linda, and I were the same age. This house was later occupied by Mal Bybee and his family. Mal was a colleague of my father in the Geology Department at the University of Texas. The lot between their house and the one back of us always was a garden as long as we lived in Hyde Park, but at least two other houses were built later on to the south on Ave G.

In the block across from us the only house that existed there when we arrived was a big two story place on the corner of 43rd and Ave H. and faced 43rd St. It was owned by some people named Wainwright. They had a little girl with whom I played sometimes. That was just about our only contact with the family. We heard wierd tales about the family from others. This family moved out when I was about five. To get cooled off in the summer evenings we used to take rides around our end of town after dark in our open touring car. Every night as we passed this house we would see a lighted candle in one of the upstairs windows in this supposed vacant house. My father would always say, "One of these days that candle is going to burn down." Sure enough, one night I awakened to see this whole house afire. I was terrified of fire for years, thereafter. If we were down town and I heard a fire truck I was always sure it was our house that was burning. My father finally cured me of my terror by telling me how much more powerful is water than fire.

There were no more houses on that block for many years. Finally a house replaced the one that burned and two were built across from us. There may have been some built on 43rd St, but there were none built on Duval. The Prowse house was already on Duval before we built. It faced our house.

When we came into the neighborhood, the Von Beckman house was on the corner of Ave H. and 44th St and across from the Ney Studio. The yard sloped off to Waller Creek. Thus the house was, in part, two stories, though most of the lower story was a large unfloored open cave. In the southeast corner, there was a downstairs kitchen with a dumb waiter to the upstairs diningroom. There was also an upstairs kitchen. Von Beckman was from Germany. He invested too heavily in German Marks and lost his money and his mind when Germany lost WWI. His daughter, Lillian, came dashing to our house one day, saying that her father had gone after the family with a butcher knife. Her older brothers subdued him. He was taken away and died not long afterwards. The family moved away and another family moved in. We thought that that family used the big cave like basement as a bootlegbrewery and used their two teen age daughters to deliver the brew. They also started a campaign of annoyance of my mother. Everytime one of their daughters would leave in a car, we would get a telephone call. That might be a dozen times or more a day. No one on the other end of the line would ever say a word. Mother would hold the line and listen to the breathing on the other end, but she also could see their car leaving and so could the rest of us. We thought that the call was meant

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to distract our attention from their leaving, but it did not take us long to connect the calls to their passing out house. Mother did everything possible to get the phone company to trace the calls, but it refused to do so, and my father did everything he could to get my mother to quit answering the phone or to quit giving significance to the whole performance, but no luck. It simply was unnerving to her to have someone purposefully annoying her. Besides the hundreds of blank phone calls there came to be other modes of annoyance, and I think that all this contributed to our seeking a different place to live.

We had loved the house, and with all the open space to roam, it was a wonderful place to grow up. My father was always into building something. He had access to the physics shop at the University and he set up his own shop at the University, but still he wanted a shop of his own in our home, hence, this was another reason for building another home. For publishing his paleontological work, he needed cameras; so he built them, even folding and glueing the bellows. I am enclosing a photograph of one version of his 10 foot camera. This one was for photographing micro fossils, and it had a second version that was not so handsome but a lot more convenient. He put a five-foot tube on the left hand end. It had a mirror at its end, so now he could work at the lens for focusing, and he had a 20 foot focal length. My father was an exceptionally talented individual. He grew up in his father's factory. Hence, all his life we was creating something.

Figure A2-7. 1954 Article "Fathered Paleontology" by Helen Betty for the University of Texas at Austin official newspaper, the *Daily Texan*. Source: Austin History Center.

Out of the Ivory Tower

Fathered Paleontology

By HELEN BETTY

He watched while a man experimented with microscopes to determine the nature of fossils imbedded in oil wells. A few years later, in 1916, at the University, Dr. Francis L. Whitney began the first course to be taught in micro-paleontology in the United States.

In 1953 he retired to become professor emeritus of geology at the University where he spent 44 years of a half-century career as a teacher. Today, Dr. Whitney, who has been geologist, machinist, teacher, author, and inventor lives quietly in his home on Wooldridge Drive.

"I enjoyed teaching," he states. "It gave me more pleasure than money could buy; it has been gratifying to see many of my students become presidents and chief geologists of large companies."


The kind, business-like man with gray hair and mustache enjoys meeting his former students and reminiscing about the incidents that occurred in his classrooms.

Dr. Whitney said that his students knew that number 23 on each exam would be a "catch-question." He smiled as he recalled the time he placed a tornillo bean among the specimens to be identified. The bean resembles a turritella, one of the specimens which the class had studied. Since all the students missed the question, Dr. Whitney could truthfully say at the next class meeting, "My class doesn't know beans."

However, his classes did learn geology. When Dr. Whitney found it difficult to put over a point to his students, he would go to his laboratory and construct a model. One model illustrates the descriptive geometrical method of measuring a cliff; another model shows the dip of formations. He has also invented a camera, a lettering device, a mimeographing machine, an engraving machine, and drafting instruments. However, he has never tried to patent any of these because he says, "They're not worth patenting."

Among his other inventions is a flute made from black ebonite. His interest in science was so great that he decided to enter Cornell University. After taking his first geology course in 1902, for pleasure, he was asked to teach the course in 1903. He retained his position as assistant through 1907, obtaining his BA degree in 1906. He received his MA degree in 1911 and his PhD in 1923.

Dr. Whitney is a pioneer in developing new and better mathematical methods for solving problems involving geologic structures, especially oil-bearing structures. He has worked out more than 200 mathematical methods since 1930. He says that when he studied geology, it was a purely descriptive course with no math. Then the oil business developed and math was needed in dealing with oil structures. He discovered that the engineering majors in his class did not have the background to understand his course, but they did know math. Therefore he began work on descriptive geometric drawings, turning out at least one a day. "My advice to young people interested in the field of geology is to work at it. If you enjoy research work, enter that field as I have done. If you have administrative ability, get experience in that field while in school. A person with a factual background who can observe and interpret will make a good geologist."



DR. FRANCIS L. WHITNEY

DAILY TEXAN
5/14/54

Figure A2-8. Article "Centexas Geological Study Aid Assured." Source: Austin History Center.

Centexas Geologic Study Aid Assured

The University of Texas geology department Saturday announced a \$5,000 grant to support research by Professor Emeritus Francis L. Whitney.

The grant will be administered through the University's Geology Foundation and will be used to help Dr. Whitney complete maps

and data on Central Texas structural geology.

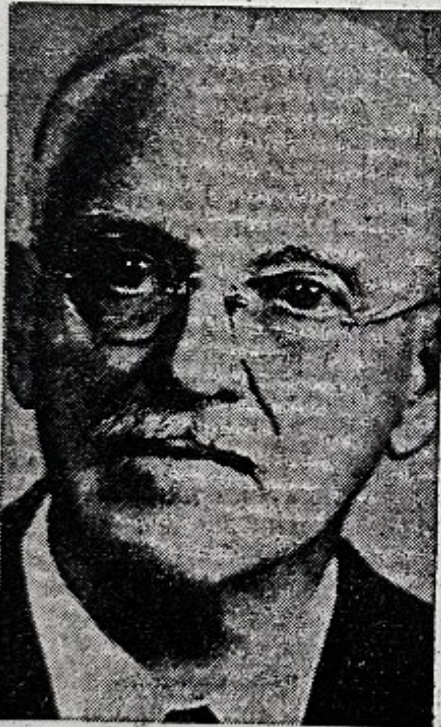
The award, by the Humble Oil and refining Company, was made public at a banquet climaxing the second annual homecoming of University geology alumni.

Prof. Whitney, who retired in 1952 after 44 years of continuous service at the University, was honor guest at the banquet, attended by more than 400 persons.

Dr. Whitney is an authority on fossils, the remains of ancient marine animals which are found in the earth. Fossils provide clues to age zones of rock layers and help petroleum geologists as they seek oil and gas.

Dr. Whitney joined the University faculty in 1909. Before becoming a geologist, he worked as a machinist, and he has an extensive machine shop in his home, where he has built several devices which demonstrate mathematical approaches to geological problems.

University President Logan Wilson spoke at the banquet on the state of the University's program of teaching, research and public service. Morgan Davis of Houston presided.



FRANCIS L. WHITNEY

Figure A2-9. 1962 *Austin Statesman* and *Daily Texan* Obituaries for Dr. Francis L. Whitney and Grace Whitney. Source: Austin History Center.

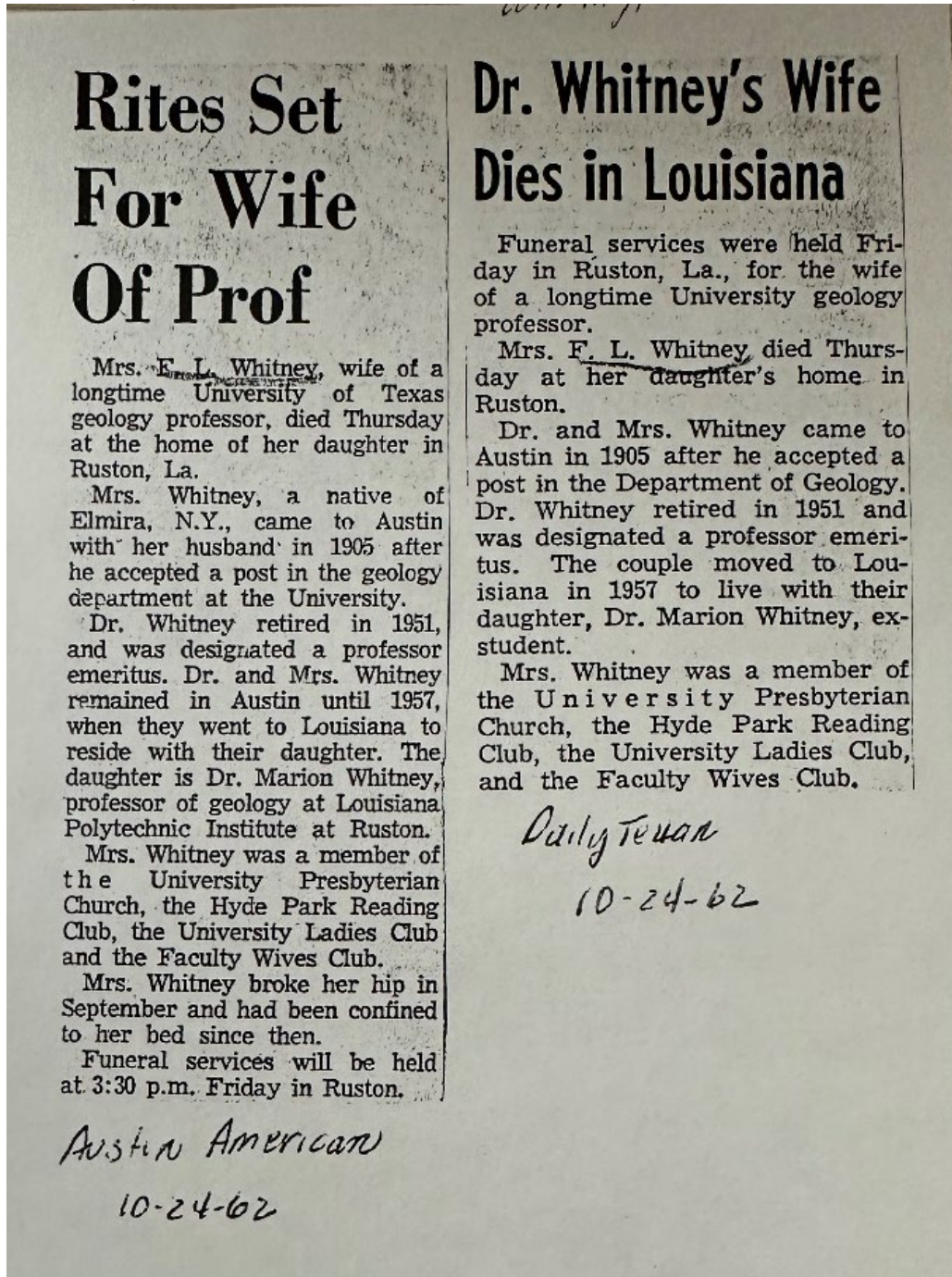


Figure A2-10. 1962 *Austin-Statesman* Article "Retired UT Geology Prof Dies" on Dr. Francis Luther Whitney. Source: Austin History Center.

Retired UT Geology Prof Dies

Dr. Francis L. Whitney, who taught geology at The University of Texas for 44 years, died Thursday in a hospital in Mount Pleasant, Mich.

Graveside funeral services for the 83-year-old professor emeritus will be held Monday at 2 p.m. in Elmira, N. Y.

He is survived by a daughter, Mrs. Marion Whitney of Shepard, Mich.

After retiring in 1952 from the UT faculty, Dr. Whitney made his home with his daughter.

Dr. Whitney was well known for his research in the development of several devices which demonstrated new and better mathematical methods for solving problems involving geological structures, especially oil bearing structures.

He was an authority on fossils, the remains of ancient marine animals which are found in the earth. Fossils provide clues to age zones of rock layers and help petroleum geologists as they seek oil and gas.

During the years Dr. Whitney taught here, he and his students compiled a fairly complete file on the geology of Central Texas. This information has recently been placed on geological maps by Dr. Keith Young of the geology faculty. The maps have been published and are available from the Bureau of Economic Geology.

A native of Enfield, N. Y., Dr. Whitney had bachelor of arts, master of arts and doctor of philosophy degrees from Cornell University. He joined the UT faculty in 1908, and served as chairman of the geology department from 1921 until 1929.

Before becoming a geologist, he worked as a machinist. Machine work continuing to be his hobby, and he had an extensive machine shop in his home.

Austin Statesman

1/26/62

Attachment A-3: Supplement for Section F.7 – Historical Photo Reproductions

Historic photos of 4310 Avenue H located to date are reproduced below.

Figure A3-1. "F.L. Whitney house, built 1915, front facade. Photo by Francis Whitney, about 1916. 4310 Avenue H, Austin, Texas." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.



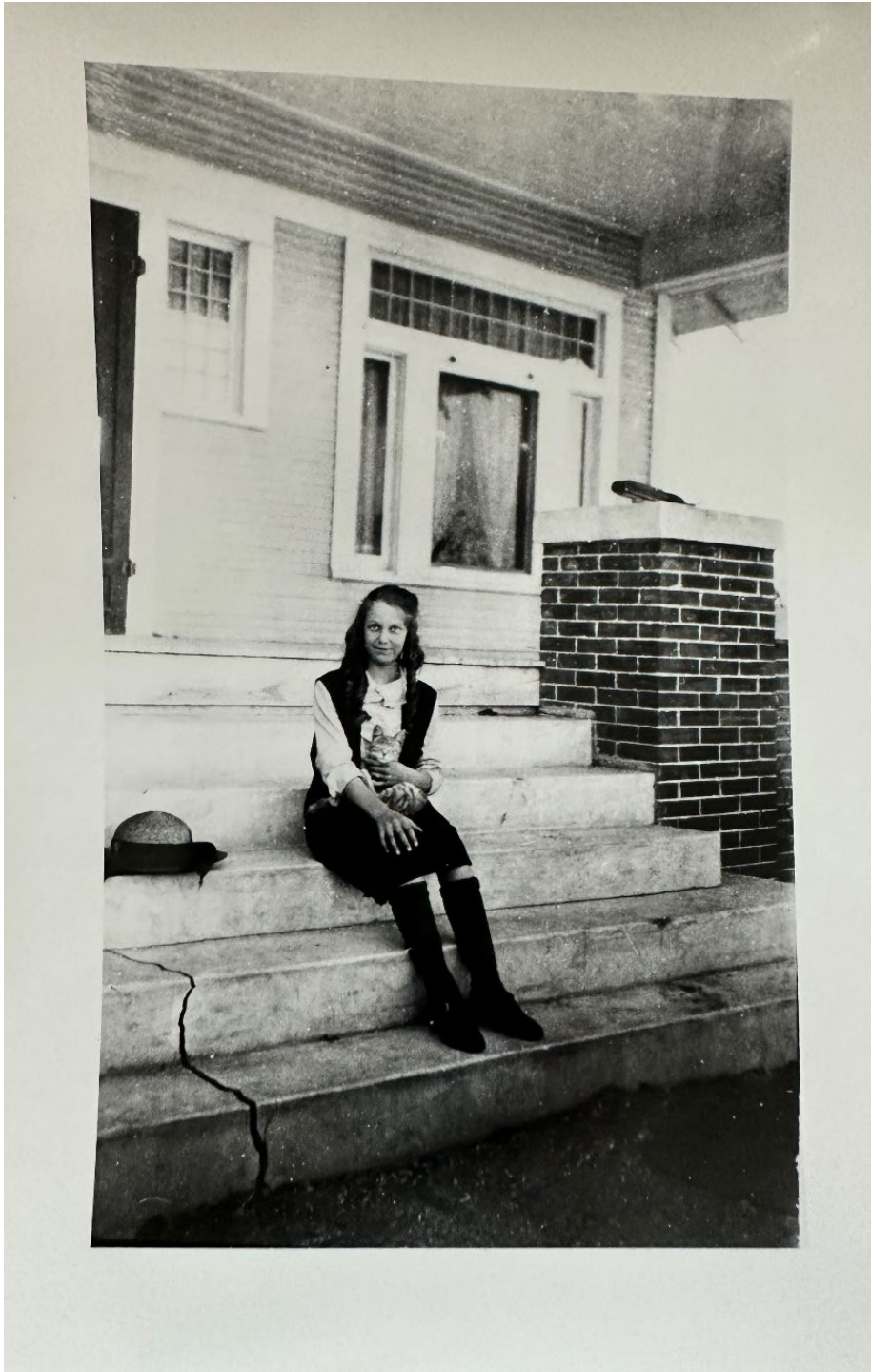
Figure A3-2. "F.L. Whitney house, built 1915, north side. Photo by Francis Whitney, about 1916. 4310 Avenue H, Austin, Texas." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.



Figure A3-3: "F.L. Whitney house, built 1915, south side. Marion Whitney, about 5 years old. The large, leafed plant is castor bean. Photo made about 1916 by F.L. Whitney. 4310 Avenue H, Austin, Texas." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client.



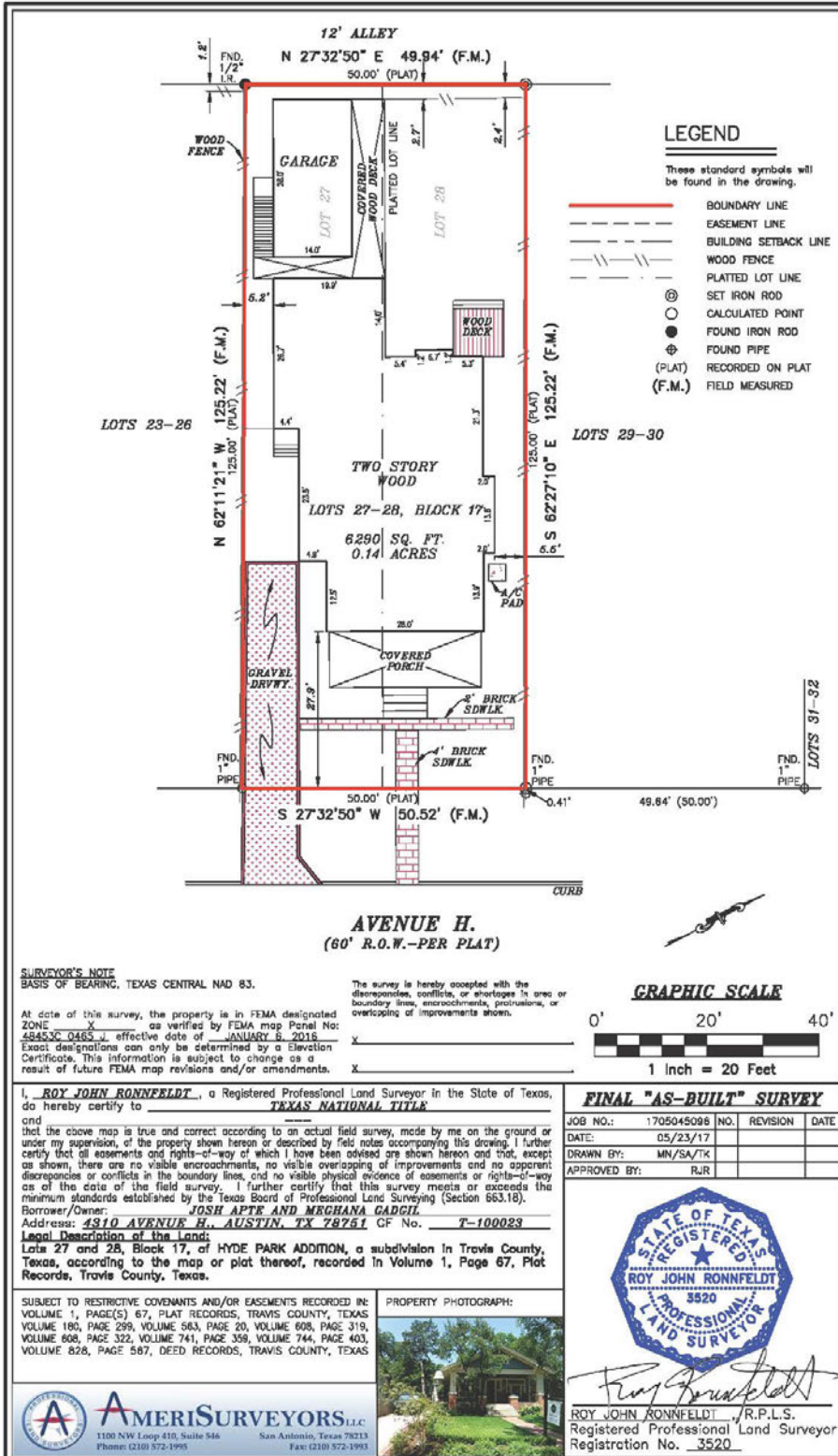
Figure A3-4: "The F.L. Whitney house, about 1920, showing window detail and Marion Whitney. Photo by Francis Whitney. 4310 Avenue H, Austin, Texas." Caption written by Marion Whitney. Source: Holly Tachovsky, Property Owner/Client



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Attachment A-4: Supplement for Section F.8 – Site Plan

Figure A4-1. Dimensioned site plan, dated January 6, 2015, 4310 Avenue H. Source: Holly Tachovsky, Property Owner/Client



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Figure A5-2. City of Austin work permit record for 4310 Avenue H, 1976. Source: Austin History Center.

Address: 4310 Ave. H.		Permit: 155455		Plat: 84	
Lot: 27+28		Block 17	Subdivision: 170131		
		Outlot	Hyde Park		
Fire Zone: 3	Use Dist. A-1A	Occupancy: <i>Gen. Acc. Bldg.</i>			
3-10-76	Layout	Framing	2-4-77 Final	Commercial	
Foundation		Floor joist size & o.c.	Bldg. Conn.	Parking	
Front setback			Room Vent.	Exits	
Total & Min. side yard		ceiling joist size & o.c.	Stairs	Exit lights	
Side St. Yard		stud size & o.c.	Rails	Fences	
			Attic Vent.	Corridors	
			Insulation		
Type Const.		W. Insulation	Hood Vent.		
Spec. Permit #		Sheetrock	Glass		
BOA		Commercial Sheetrock	Deadbolts		
		Occup. Sep.	Fireplaces		
		Thru out			
Owner: <i>Bill Stone</i>			Contractor: <i>Swaner</i>		
<p><i>28 x 14 = 392 #</i> <i>#2 - addn. to exist res. & remodel 12 x 20 = 240 # LO = 1-30-78</i></p>					
Clerk <i>Pat</i>				Date <i>3-9-76</i>	

Figure A5-3. City of Austin work permit record for 4310 Avenue H, 1976. Source: Austin History Center.

OWNER	Bill Stone	ADDRESS	4310 Ave H.
PLAT	84	LOT	27 & 28
		BLK.	17
SUBDIVISION	Hyde Park		
OCCUPANCY	Hobby Shop in res		
BLDG. PERMIT #	155455	DATE	3-9-76
		OWNERS ESTIMATE	\$500.00
CONTRACTOR	owner	NO. OF FIXTURES	yes
WATER TAP REC#	Existing	SEWER TAP REC#	existing
	frm acc bldg. 392 sq ft.		
1-26-78#	170131-	Bill Stone-	Addn to exsist res & remodel
	1,500.00		
BID 2004			

Figure A5-4. Original floor plan of 4310 Avenue H. Source: Holly Tachovsky, Property Owner/Client.

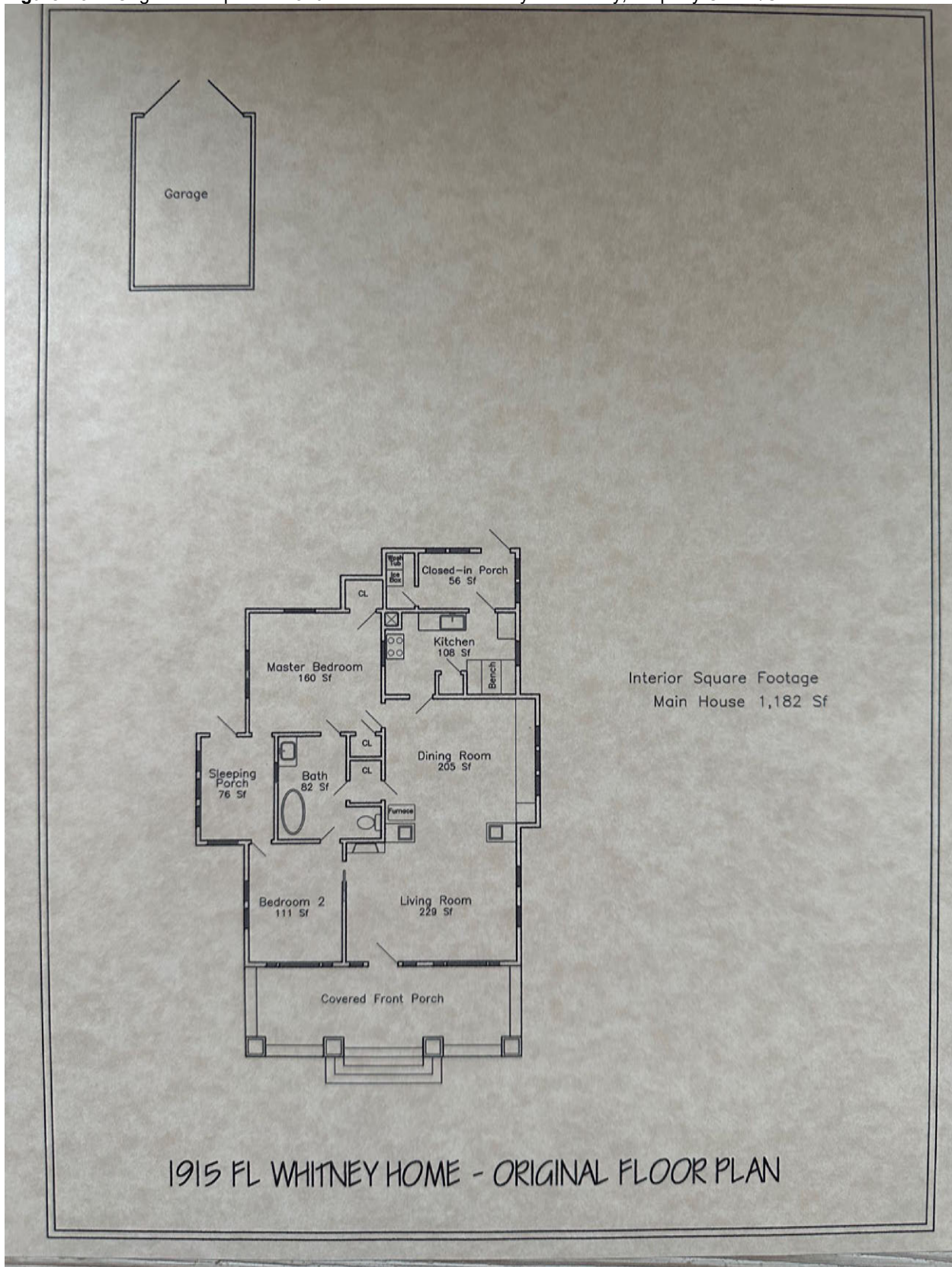
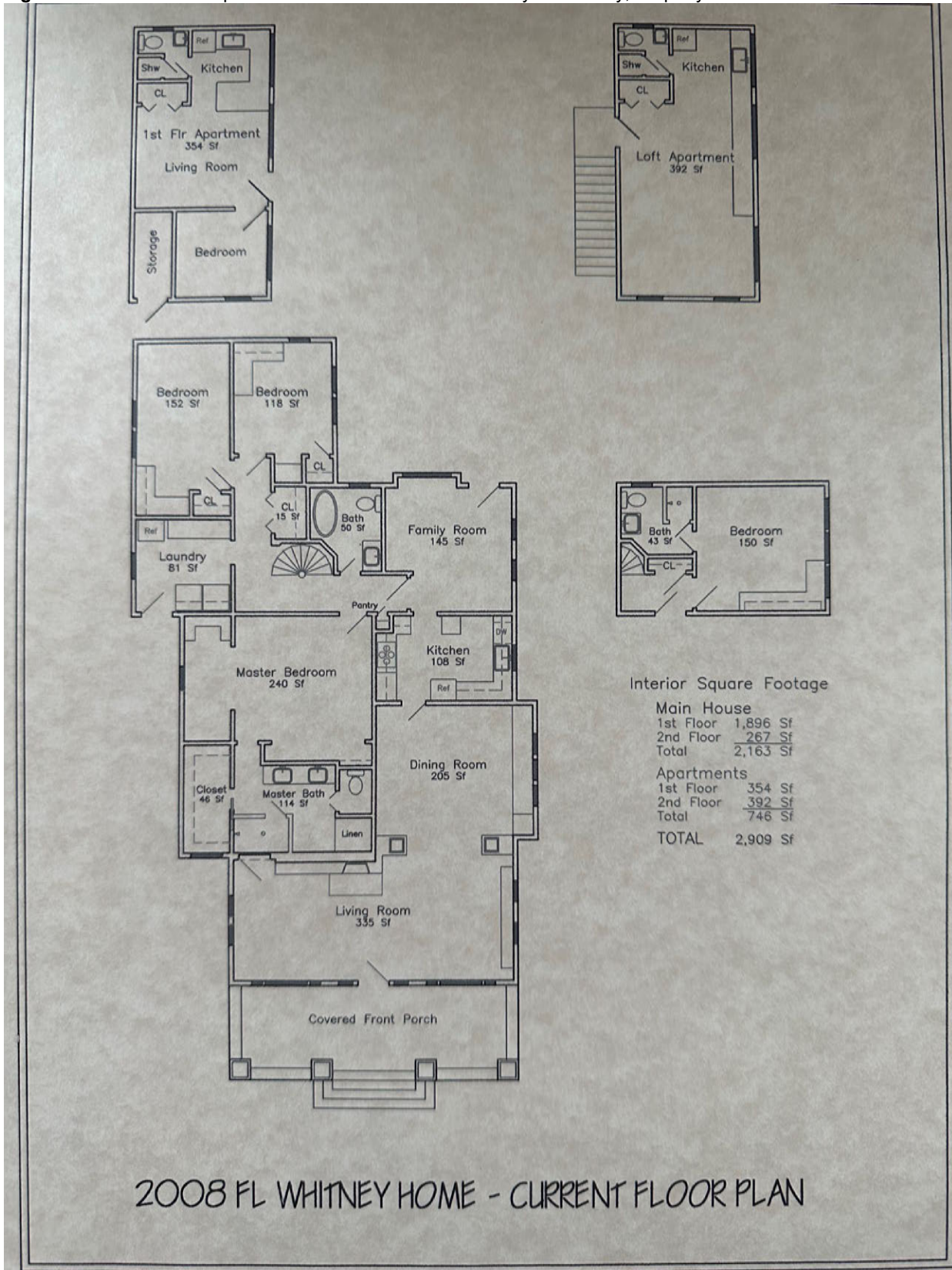


Figure A5-5. Current floor plan of 4310 Avenue H. Source: Holly Tachovsky, Property Owner/Client



Attachment B

Color Photographs

**4310 Avenue H
Austin, TX 78751**

April and July 2024*

****Photos reflect the current condition and appearance of the residence***

Photo 1. Primary façade, from across the street, camera facing west, 4310 Avenue H. Photo by HHM, July 2024



Photo 2. Primary façade, from the end of the front walkway camera facing west, 4310 Avenue H. Photo by HHM, April 2024



Photo 3. Detail of south end of primary façade, camera facing southwest, 4310 Avenue H. Photo by HHM, April 2024.



Photo 4. Detail of north end of primary façade, camera facing northwest, 4310 Avenue H. Photo by HHM, April 2024.



Photo 5. Oblique view of the north side façade, camera facing southeast, 4310 Avenue H. Photo by HHM, April 2024.



Photo 6. Oblique view of the rear façade, camera facing southeast, 4310 Avenue H, Photo by HHM, April 2024



Photo 7. Rear façade, camera facing east, 4310 Avenue H, Photo by HHM, April 2024.



Photo 8. North façade of rear addition, camera facing south, 4310 Avenue H. Photo by HHM, April 2024.



Photo 9. North façade of main building in context with rear addition, camera facing south, 4310 Avenue H. Photo by HHM, April 2024.



Photo 10. South façade view of outdoor hallway between main building and rear addition, camera facing north, 4310 Avenue H. Photo by HHM, April 2024.



Photo 11. Oblique view of south façade, main building in context with rear addition, camera facing northwest, 4310 Avenue H. Photo by HHM, April 2024.



Photo 12. Oblique view of south façade, main building, camera facing northeast, 4310 Avenue H. Photo by HHM April 2024.



Photo 13. Oblique view of south façade, main building, camera facing northwest, 4310 Avenue H. Photo by HHM, April 2024.



Photo 14. Oblique view of south façade in context with primary façade, camera facing northwest, 4310 Avenue H. Photo by HHM, April 2024.



Photo 15. Oblique view of setback rear addition from across the street, camera facing northwest, 4310 Avenue H. Photo by HHM, July 2024.





Photo 16. Oblique view of rear Garage, camera facing northeast, 4310 Avenue H. Photo by HHM, April 2024.