

---

**PROPOSAL**

---

Rear two-story addition to a one-story Craftsman style bungalow, ca. 1920; also a new detached garage with an upper floor exercise room that is connected to the house by an exterior upper story walkway.

---

**PROJECT SPECIFICATIONS**

---

The addition is to be constructed of wood siding to match the existing house, with a composition shingle roof over the new and existing structure. One dormer projects from the addition to the south. Windows are to be wood sash, vertically oriented with 1:1 fenestration to match the existing wood sash windows; full light door.

---

**STAFF COMMENTS**

---

This is a contributing structure in the Hyde Park National Register Historic District. The proposed addition conforms to the Hyde Park National Register Historic District Design Guidelines in that:

- Additions should be in the rear of the house wherever possible.
- Second story additions should be set back from the façade of the house.
- Windows on the addition that are visible from the street should be clear glass, vertically oriented, wood-frame, wood-sash, and be compatible with the main house in terms of sash configuration, proportion, spacing and placement.
- The addition should not require the removal of any portion of the existing house. The front facade should remain intact and no changes should be made that would compromise the house's status as a contributing or potentially contributing resource in the National Historic Register Districts.
- Respect the historic style of existing houses and retain their historic features. Existing fabric of historic buildings should not be altered.

---



**STAFF RECOMMENDATION**

---

Approve as submitted.

## LOCATION MAP



 SUBJECT TRACT  
 ZONING BOUNDARY

## NATIONAL REGISTER DISTRICT

ZONING CASE#: NRD-2010-0053  
 LOCATION: 4303 SPEEDWAY  
 GRID: J25, H25  
 MANAGER: S. SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PHOTOGRAPHS

---



west elevation: front of house



southwest elevation



southeast elevation: back of house



east elevation





north elevation: close-up of north wall, location of proposed stair



east elevation: close-up of porch



northeast elevation



east elevation: close-up of door





## PLANS

**LEGAL DESCRIPTION:**  
 4303 SPEEDWAY  
 LOTS 12 & 13  
 BLOCK 15  
 HYDE PARK ADDITION  
 ZONING: SF-3 NCDD  
 SPEEDWAY DISTRICT

**GROSS FLOOR AREA &  
 FLOOR TO AREA RATIO CALCULATIONS:**

**GROSS FLOOR AREA CALCULATIONS:**  
 TOTAL G.F.A. (HOUSE):

FIRST FLOOR = 1,301 SF  
 SECOND FLOOR = 651 SF  
 SECOND FLOOR (DETACHED) = 481 SF  
 TOTAL G.F.A. (DETACHED GARAGE) = 60 SF  
 (TOTAL = 510 SF - 450 SF)

TOTAL G.F.A. = 2,511 SF

TOTAL F.A.R. =  $6,504 \times .04 = 2,602$  SF  
 (MAXIMUM DEVELOPMENT PERMITTED)

EXISTING G.F.A. = 1,200 SF

PROPOSED G.F.A. = 2,511 SF < 50%

**EXISTING CALCULATIONS: I.C.**

LOT SIZE: 6,505 S.F.  
 TOTAL IMPERVIOUS COVER: 1,966 S.F.

$1,966 / 6,505 = 30.2\%$  IMPERVIOUS COVER  
 MAX ALLOWABLE IMPERVIOUS COVER IS 50%

**PROPOSED CALCULATIONS: I.C.**

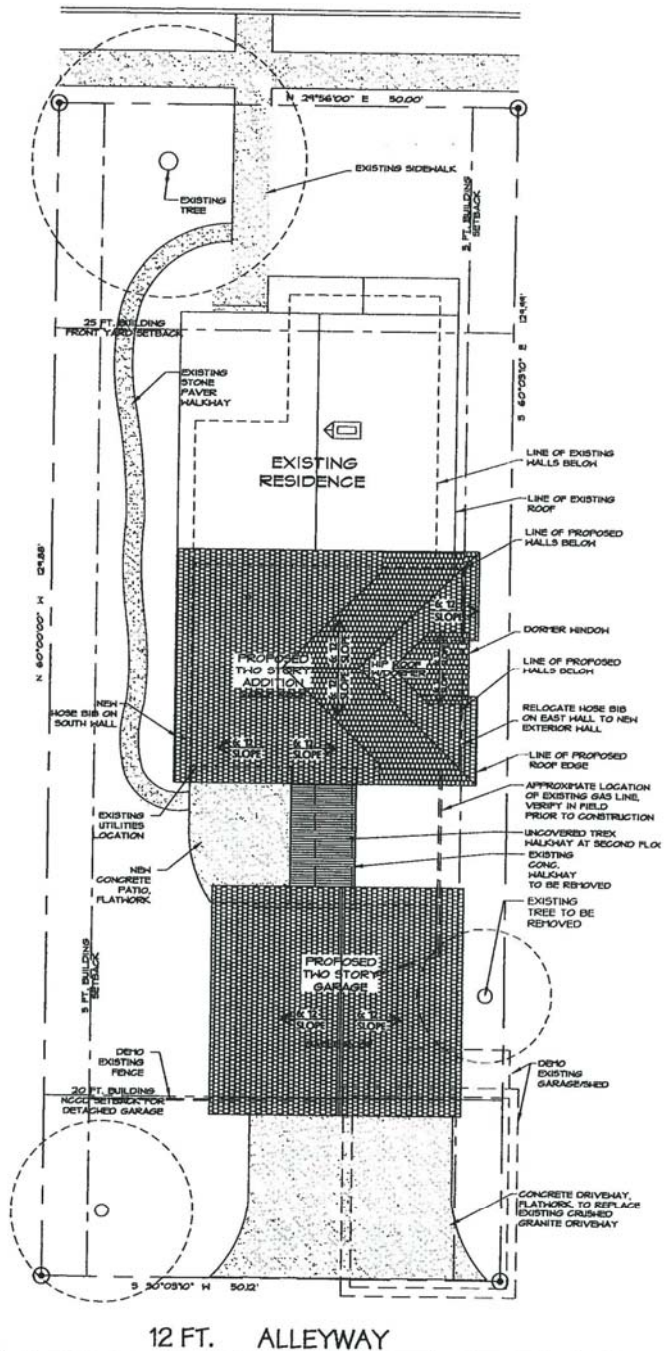
TOTAL SITE: 6,505 S.F.  
 TOTAL IMPERVIOUS COVER: 3,033 S.F.

$3,033 / 6,505 = 46.6\%$  IMPERVIOUS COVER  
 MAX ALLOWABLE I.C. = 50%, OR 3,253 S.F.



1 PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"



Spencer Residence  
 Addition/Remodel  
 4303 Speedway  
 Austin, Texas

Robert Jackson & Michael McElhane  
 ARCHITECTS  
 1135 West 6th Street, Suite 125, Austin, Texas 78703  
 Phone: (512) 472-5132 Fax: (512) 472-5158  
 www.JacksonMcElhane.com

Date:  
 5-24-2010

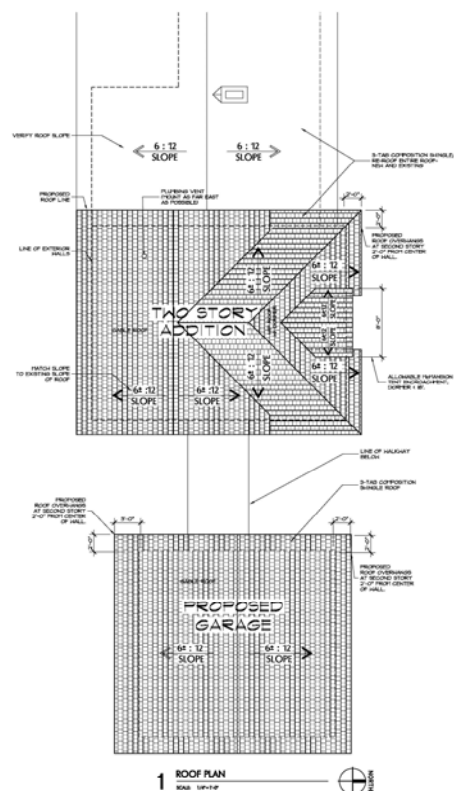
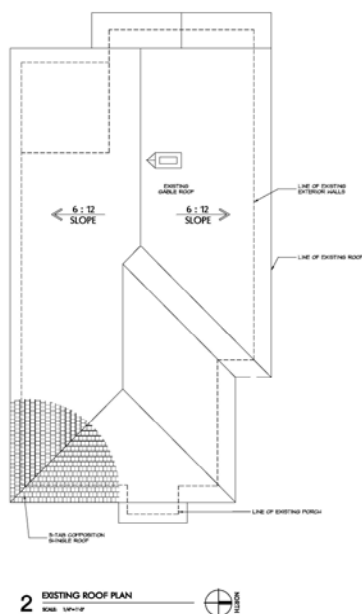
Sheet:

A1.0a









5-20-10

**Jackson & McElhane**  
ARCHITECTS  
Michael  
1105 West 4th Street, Suite 120, Austin, Texas 78703  
Phone: (512) 472-5132 Fax: (512) 472-5158  
www.jamcarchitects.com

**SPENCER**  
**MODEL/ADDITION**  
4303 Speedway  
Austin, TX 78753

Date:  
May 20, 2010  
Revisions:  
  
  
  
Sheet Title:  
  
Roof  
Plan  
  
Sheet No.  
**A6.0**