

HISTORIC LANDMARK COMMISSION
APRIL 23, 2012
CERTIFICATE OF APPROPRIATENESS
LHD-2011-0007
4407 Avenue D
Hyde Park Local Historic District

PROPOSAL

Construct a 230 sq. ft. one story rear addition to c. 1947 residence.

PROJECT SPECIFICATIONS

The existing house is approximately 1,333 sq. ft. and was constructed c. 1947. It is a one story, Minimal Traditional style, with a side gable roof, and a centered, stoop porch with a flat roof supported by decorative ironwork columns. The house is constructed of concrete masonry units covered in stucco. There is stone veneer on the lower portion of the front facade that incorporates a planter, which is likely a later addition to the house. Windows on the front façade include a pair of double-hung windows, and a single double-hung window. These windows, and others in the house, are non-original aluminum frame windows set in original wood frames. There is a rear patio that has been enclosed.

The applicant proposes to demolish the rear enclosed patio area and construct a new 230 sq. ft, one-story addition with a rear facing gable roof. The addition will extend beyond the side wall of the original house, as does the existing enclosed patio. The new addition will have a roof pitch no higher than that on the original house, and will be sided in stucco to match the original house.

The applicant further proposes to replace the non-original windows with double-hung, wood windows with painted clad exteriors, and replace the non-original door with one of a period appropriate style. The paint will be removed from the stone veneer and planters, and gutters will be installed to reduce water damage to these features. The roof will be re-roofed with dimensioned, asphalt composition shingles.

STANDARDS FOR REVIEW

The existing house is a contributing property in the Hyde Park Local Historic District.

The Hyde Park Local Historic District Design Standards for additions to contributing buildings state:

2. Residential Standards: Single Family and Contributing Multifamily - Preservation and Restoration

2.1: Front of Houses

Houses in Hyde Park uniformly face the front street with a generally centered front door, and have windows facing the front yard and street. The front is the front wall of the living space and the porch is at the front of the houses.

Retain the original front facade of a house. Make no changes that would compromise the status of the house as a contributing or potentially contributing resource in the Hyde Park Local Historic District. Repair damaged exterior wall materials to the greatest extent possible.

Doorways on the primary facade are considered an important architectural feature. Do not enlarge, alter, or relocate them. Retain original entry doors. In cases where replacement of an entry door is the only option, choose a door that is close to the original door in design and materials, based on other historic houses of similar age and style in the neighborhood. Retain the glazing (window or glass) in its original configuration on doors that contain windows.

2.2: Windows

Original fenestration is character-defining for a building. In Hyde Park, most old windows are old-growth pine or cypress and are 50 to 100 years old. Original steel-casement and other types of windows are also still extant in Hyde Park. With proper restoration, these units will likely outlast many modern products.

Maintain, repair, and restore, if necessary, the original placement, style, design, materials, and glass of windows.

2.3: Porches

Porches are an integral part of the character of homes in Hyde Park. Different porch styles are appropriate to different house styles.

Maintain original front and street-side porches. Do not enclose open front and street-side porches. Other porches, including second floor front porches, may have screening over the original openings.

2.5: Roofs

The most common roof forms in Hyde Park are hipped roofs, gabled roofs, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and of a simple form for twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional Nineteenth Century residences had metals roofs, but during the Twentieth Century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by asphalt shingles in the early- to mid-Twentieth Century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the Twentieth century.

Retain the original roof pitches of the building. Avoid changes to roofs on the fronts of buildings. Avoid adding to the eave height of original roofs, especially at the front of structures. Retain historic dormers. In replacing roof material, first use either the original material, second, use a product that resembles the original material, third, use metal. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

2.7: Garages

Garages have traditionally been located to the rear of the lot and separate structures. They are constructed in a simple but complementary design to the main building. Most garages are front gabled regardless of the style of the house.

Retain original materials and roof pitch. Maintain the historic siding of the garage.

Recommendation: New doors to garages should be of an appropriate style.

3. Residential Standards: Single Family and Contributing Multifamily - New Construction

3.2: Additions

Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.

An addition shall not require the removal of significant portions of the existing house. The front façade shall remain intact.

Recommendation: Changes should not compromise a house's status as potentially contributing.

Design additions to existing residential buildings to reflect the form and style of the existing house. Design an addition to be subordinate to the original house in terms of size, scale, and massing.

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible. Match the pitch and height of the roof of the addition to that of the existing house. On an addition, make windows visible from the street compatible with the main house in terms of sash configuration, proportion, spacing and placement. Make the exterior siding material and profile of an addition match or be compatible with that of the existing house.

Construct one-story additions to one-story houses when possible. Considerations of impervious cover may provide an exception. Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15' setback from the front house wall. Design additions so that they do not overwhelm the original building.

The proposal maintains, and even restores features on the front façade, and locates a new one-story addition at the rear of the house.

COMMITTEE RECOMMENDATION

Replace the front door with one of period appropriate design. Prefer the stone veneer be removed; however if stone is being kept, maintain the planter, remove paint, seal the joint between the veneer and wall, and install gutters. Defer to the local neighborhood association regarding specific roofing material.

STAFF RECOMMENDATION

The applicants have met the requirements of the Hyde Park Historic District Design Standards. Approve the Certificate of Appropriateness as presented, but recommend replacement windows be non-clad, wood sashes.

PHOTOS



Front elevation



Rear elevation



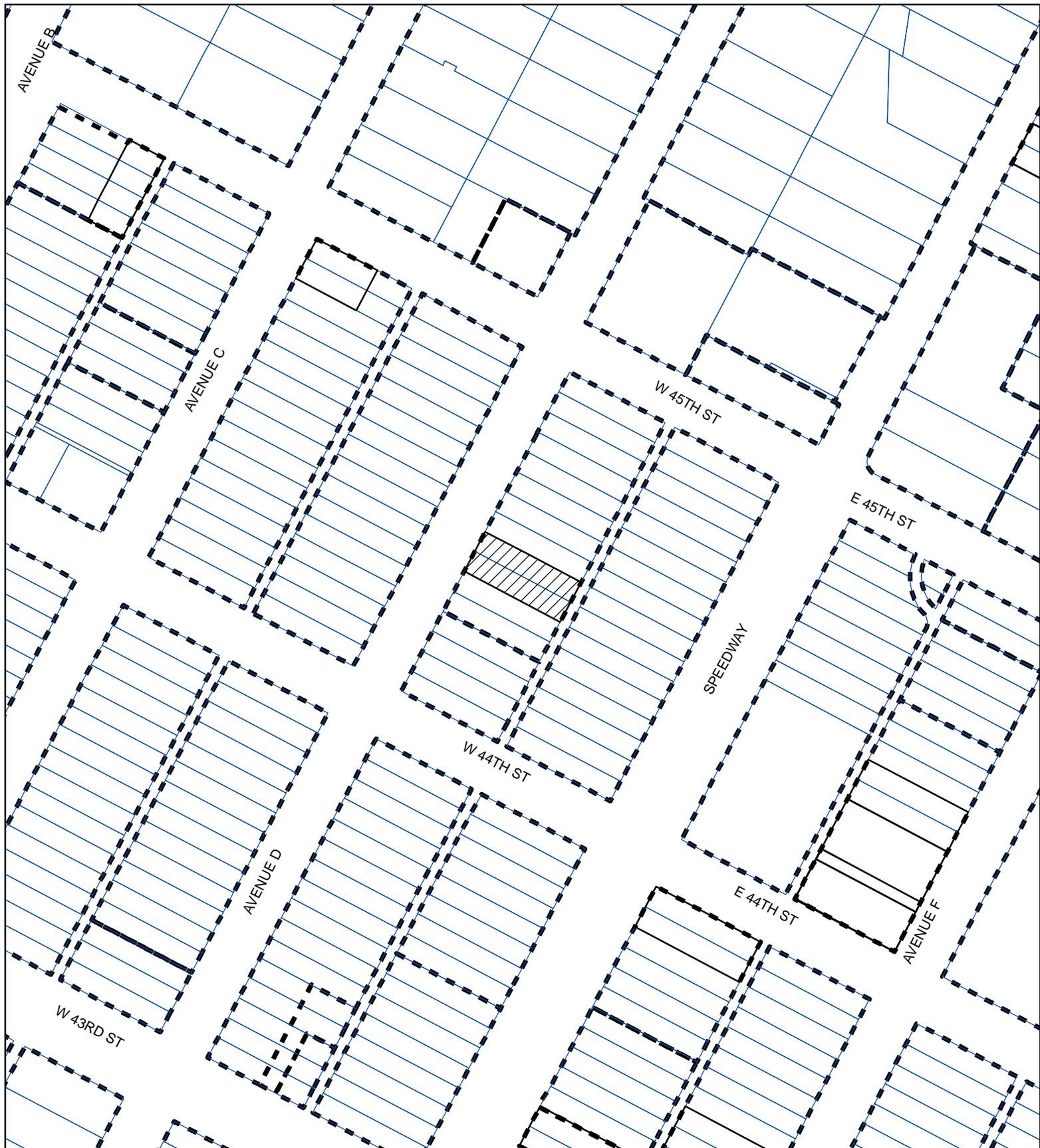
Details for stone veneer and planter



Side elevations



Adjacent property – likely constructed by same builder



 SUBJECT TRACT

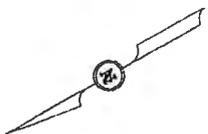
 ZONING BOUNDARY

CASE#: LHD-2012-0007
 LOCATION: 4407 Avenue D



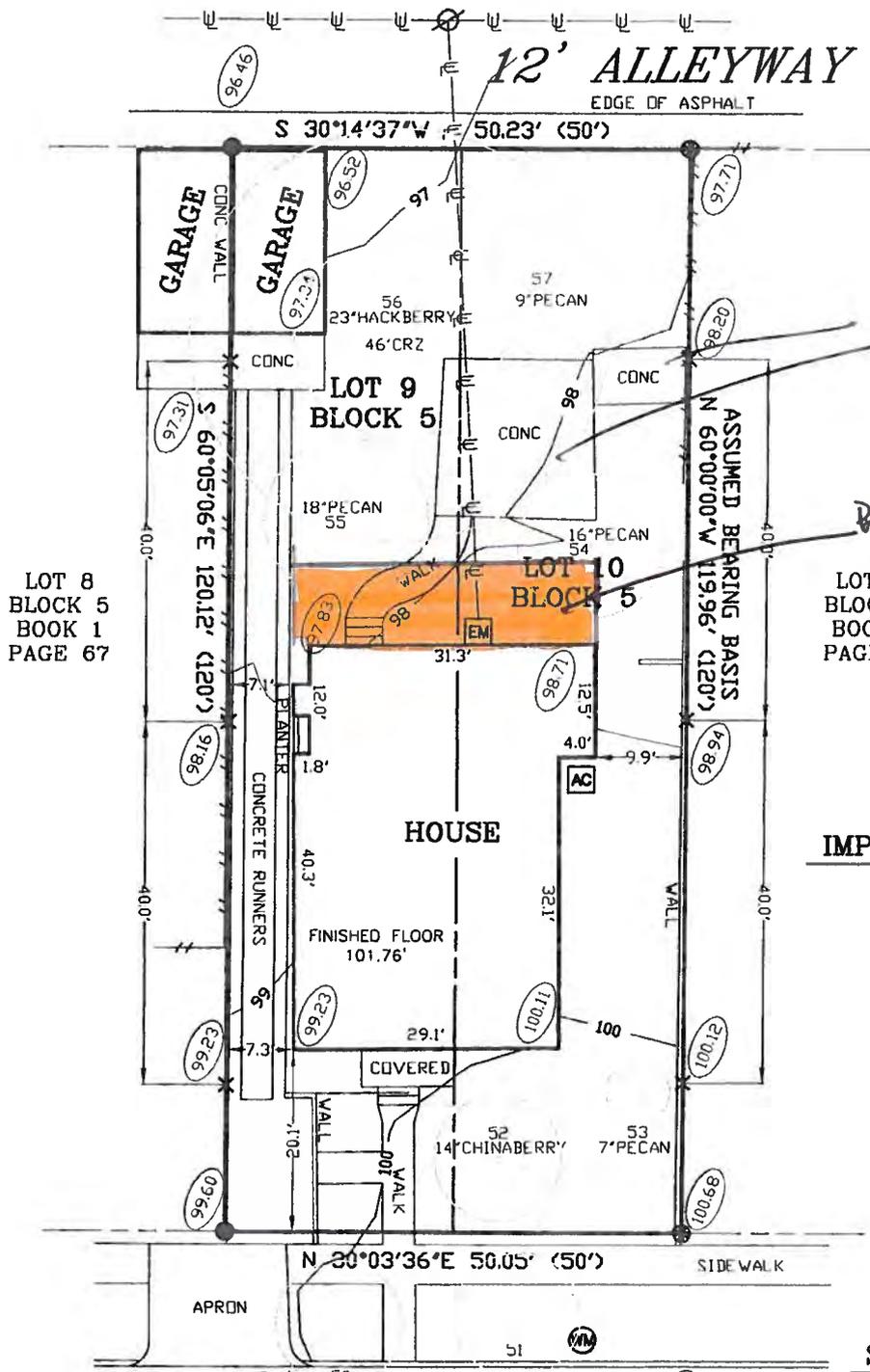
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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LEGEND

- // WOOD FENCE
- UTILITY LINE
- AC A/C UNIT
- EM ELEC. METER
- WM WATER METER
- IRON ROD FND.
- SPINDLE FND.
- ⊗ UTILITY POLE
- X SPOT ELEVATION



Concrete to be removed

Proposed Addition of master bedroom

LOT 8
BLOCK 5
BOOK 1
PAGE 67

LOT 11
BLOCK 5
BOOK 1
PAGE 67

IMPERVIOUS COVER

HOUSE	1333 SQ.FT.
GARAGE	203 SQ.FT.
DRIVE	430 SQ.FT.
CONC	360 SQ.FT.
WALK	75 SQ.FT.
F WALK	84 SQ.FT.
PORCH	42 SQ.FT.
WALL	39 SQ.FT.
AC	9 SQ.FT.
TOTAL	2575 SQ.FT.
LOTS	6019 SQ.FT.
IMPERVIOUS	42.8%

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

4407 AVENUE "D"
(60' R.O.W.)

LOT No. 9 & 10 BLOCK "5" SUBDIVISION / ADDITION HYDE PARK ADDITION
 SECTION _____ PHASE _____ Book 1 Page(s) 67 Cabinet _____ PLAT RECORDS
 _____ TRAVIS COUNTY, TEXAS Volume _____ Document No. _____ Slide _____
 CITY AUSTIN Reference: TIM TAYLOR

By:	Date:
FIELD WORK JS	3/13/12
DRAFTING MDL	
SURVEY DATE: 3/13/12	
Job No. 03B13612	
SCALE: 1"=20'	

*** IMPORTANT NOTICE ***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS

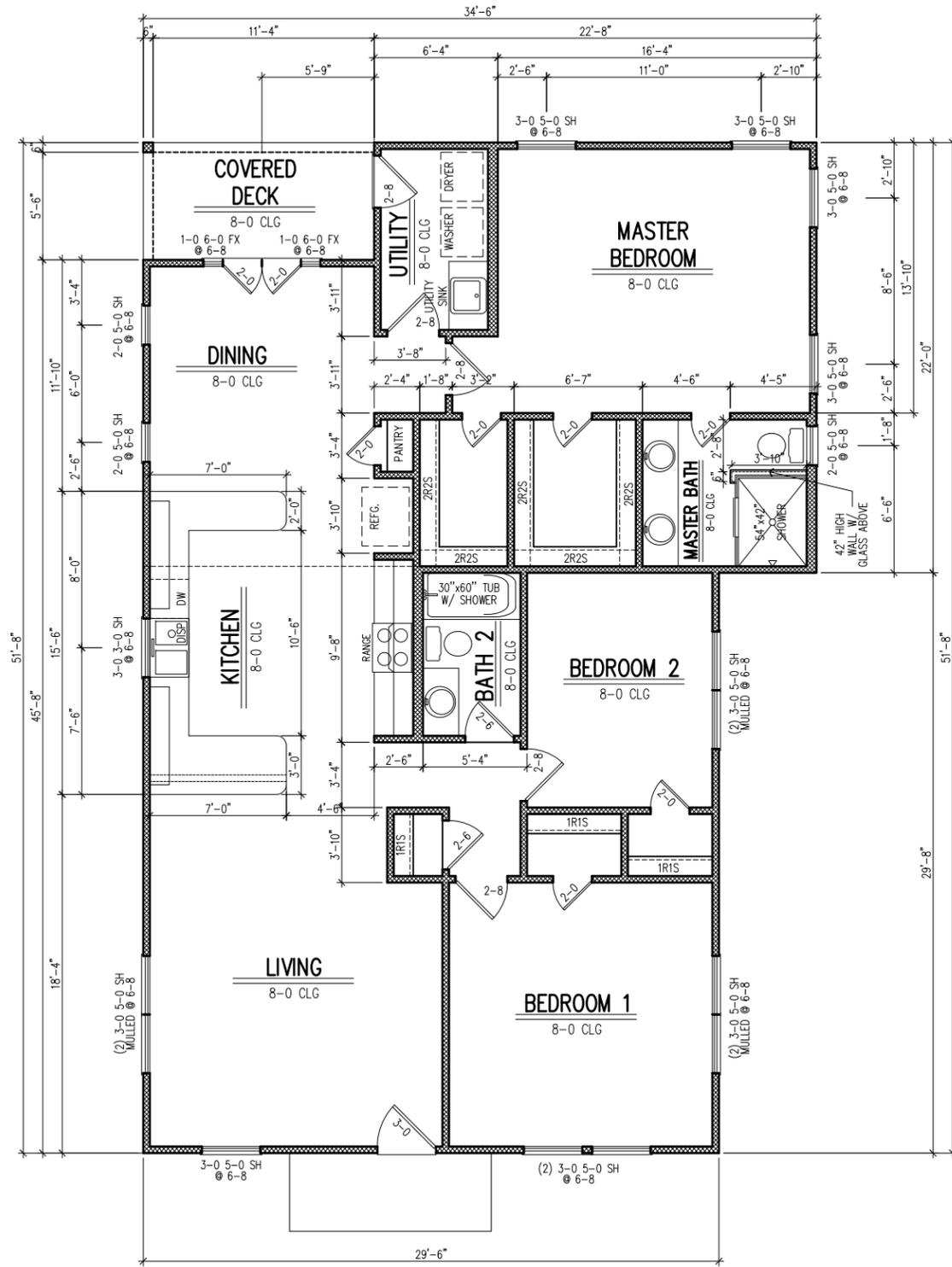


SQUARE FOOTAGE CALCULATIONS:

TOTAL LIVING = 1563
 FOOTPRINT = 1675
 TOTAL WIDTH = 29'-6"
 TOTAL DEPTH = 51'-8"

NOTES:

ALL WINDOWS TO BE WOODEN CLAD
 VERIFY ALL DIMENSIONS, SUBJECT TO CHANGE PER FIELD SPECIFICATIONS
 ALL CONSTRUCTION ELEMENTS PER HOME OWNER AND ENGINEERING
 VERIFY ALL TYP DETAILS, MAY VARY PER HOME OWNER AND ENGINEERING



CASA DURA HOMES
 CUSTOM BUILDERS

510 MADISON'S WAY
 CEDAR PARK, TX 78613
 512.633.8349
 Casadurahomes@aol.com

TURNING LEAF CUSTOM HOME DESIGNS

A COMPANY CHANGING WITH THE TIMES, WHILE STAYING TRUE TO OUR NATURE
 713.244.4765

FLOOR PLAN
 FOR
4407 AVENUE D RESIDENCE

DRAWN BY:
 SCALE: 1/8" = 1'-0"

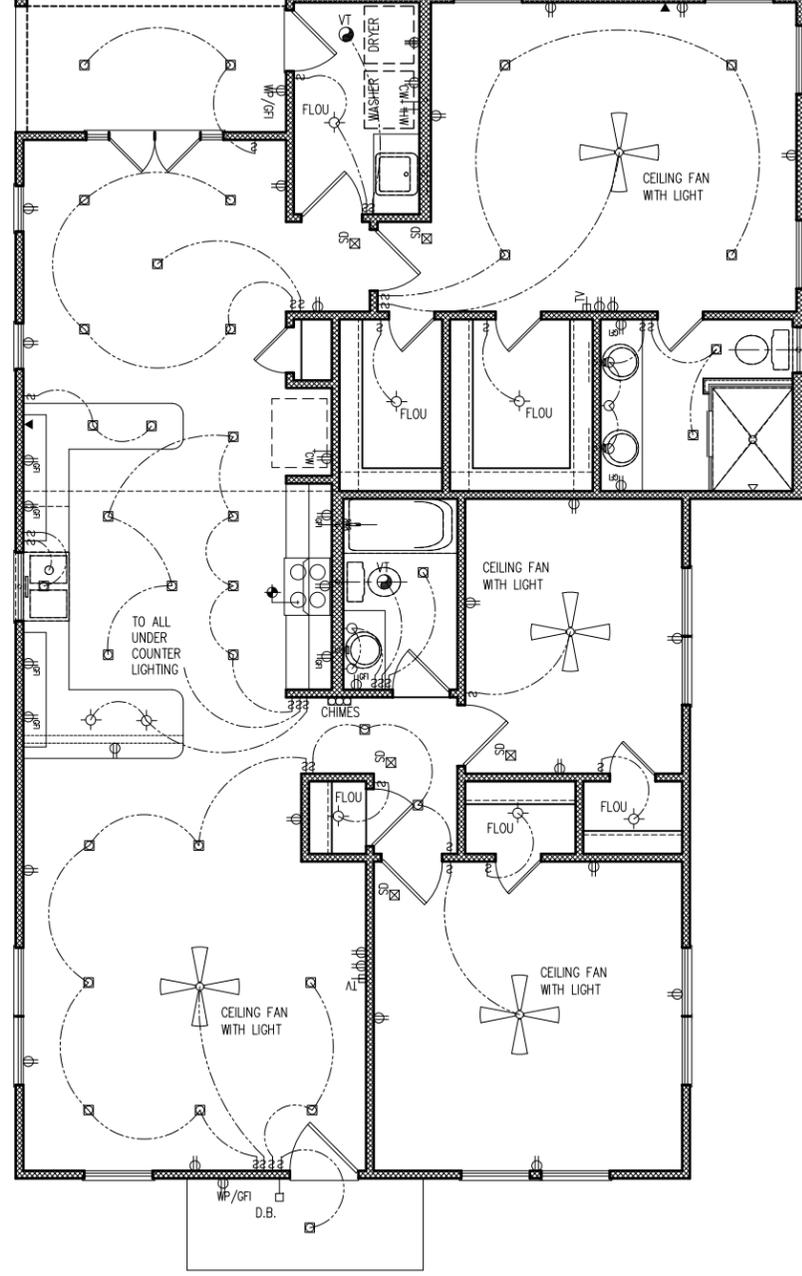
LIVING SQ. FT. =
 DATE: 2-14-12

SHT:
 DWG:

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The measurements, dimensions, and other specifications shown on this document are only guidelines for construction use. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like. (rev. 2005)

UTILITY LEGEND	
⊕	STANDARD SWITCH
⊕ ₃	3 WAY SWITCH
⊕ ₄	4 WAY SWITCH
⊕	STANDARD OUTLET 12" A.F.F. (U.N.O.)
⊕	220 OUTLET 36" A.F.F. @ UTILITY
⊕ _{1/2} HOT	HALF HOT OUTLET
⊕ GFI	GROUND FAULT INTERRUPTOR
⊕ WP/GFI	GROUND FAULT INTERRUPTOR WATER PROOFING
□	RECESS CAN LIGHT
RECESSED EYEBALL	RECESS EYE BALL
⊕	JUNCTION BOX
⊕ FLOU	FLOUESCENT FIXTURE
⊕	WALL MOUNTED LIGHT
⊕	CEILING FAN WITH LIGHT
▼	TELEPHONE
● SEC	SECURITY
TV	CABLE TV OUTLET
CHIMES	CHIMES (DOOR BELL)
□ D.B.	DOOR BELL
S.D.	SMOKE DETECTOR
⊕	GAS
VF	EXHAUST FAN (50 CFM)
CW	COLD WATER
HW	HOT WATER
HB	HOSE BIB



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ELECTRICAL PLAN

FOR
4407 AVENUE D RESIDENCE

DRAWN BY: _____
SCALE: 1/8" = 1'-0"

LIVING SQ. FT. = _____
DATE: 2-14-12

SHT: _____
DWG: _____

CASA DURA HOMES

CUSTOM BUILDERS

510 MADISON'S WAY
CEDAR PARK, TX 78613

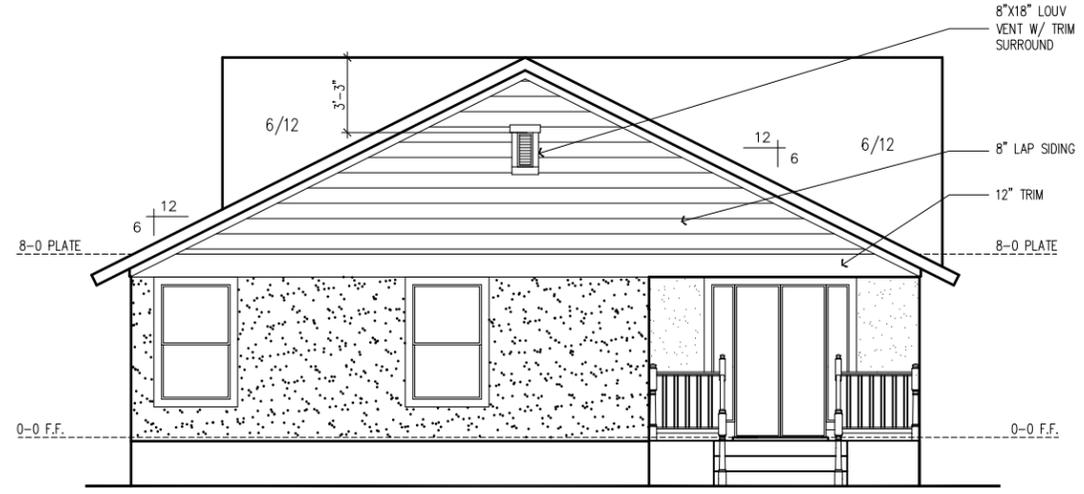
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FRONT ELEVATION

** FRONT ELEVATION NOT TO CHANGE, DUE TO HISTORICAL PRESERVATION **



REAR ELEVATION

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ELEVATIONS FOR	
4407 AVENUE D RESIDENCE	
DRAWN BY:	LIVING SQ. FT. =
SCALE: 1/8" = 1'-0"	DATE: 2-14-12
	SHT: DWG:

CASA DURA HOMES

CUSTOM BUILDERS

510 MADISON'S WAY
 CEDAR PARK, TX 78613
 512.633.8349
 Casadurahomes@aol.com



Product Attributes

Warranty Length*

Limited Lifetime**

Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition™ Duration® Shingles Product Specifications

Nominal Size	13-1/4 in. x 39-5/8 in.
Exposure	5-5/8 in.
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A Fire	ASTM D 3462
ASTM D 3161, Class F Wind	ASTM D 228
ASTM D 7158, Class H Wind	UL 790, Class A
ASTM D 3018, Type 1	CSA 123.5§

* See actual warranty for complete details, limitations and requirements.

** Based on 2009 Roofing Brand Awareness Homeowner Survey by Owens Corning Roofing & Asphalt, LLC.

†† This illustration depicts Triple Layer Protection™ and the amount of Triple Layer Protection™ may vary on a shingle-to-shingle basis.

‡ Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing & Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

§ Applicable in Brookville, Medina and Minneapolis Service Areas only.

SureNail® Technology U.S. Patent 7,836,654 and other patents pending.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

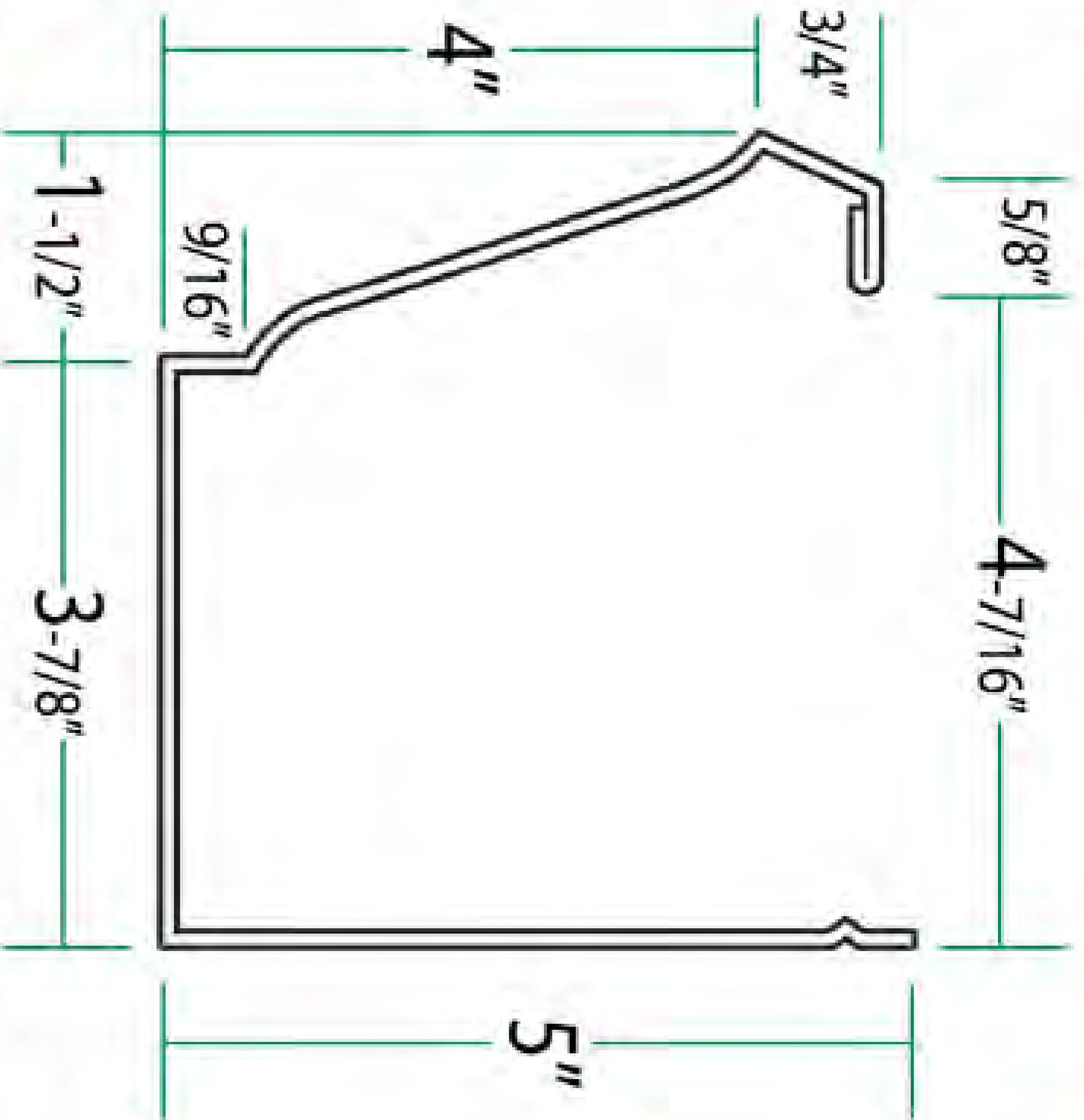
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(Atlanta, Brookville, Houston, Irving, Jacksonville, Medina, Memphis, Minneapolis, Savannah, Summit)





Driftwood†



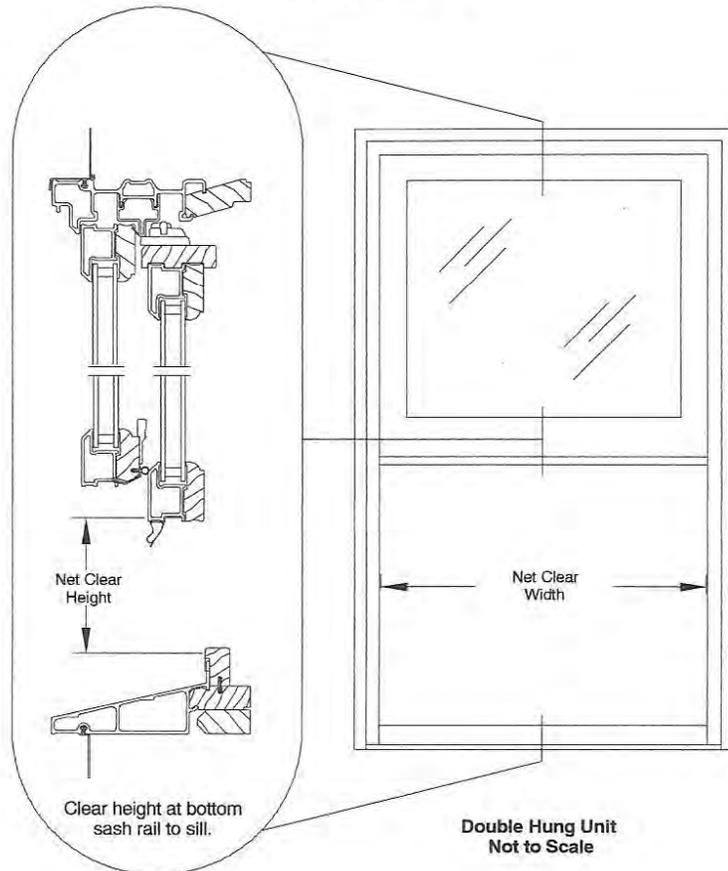
MINIMUM AND MAXIMUM GUIDELINES / EGRESS MEASUREMENTS

Minimum and Maximum Guidelines - Wood Ultrex Double Hung												
Unit Type	Min Size Unit						Max Size Unit					
	CN	in	mm	x	in	mm	CN	in	mm	x	in	mm
IDH	2236	22 1/2"	(572)	x	36 1/4"	(921)	4276	42 1/2"	(1080)	x	76 1/4"	(1937)
IDHT	2216	22 1/2"	(572)	x	16 1/4"	(413)	4216	42 1/2"	(1080)	x	16 1/4"	(413)
IDHP	3840	38 1/2"	(978)	x	40 1/4"	(1022)	5476	62 1/2"	(1588)	x	64 1/4"	(1632)

Special sizes are available in 1/64" increments, not to exceed the RO measurement maximum or minimum in the table above.

Egress for Special Sizes			
Minimum Value for Net Clear Opening		Desired Dimension	Formula
20 inches	508 mm	Egress Opening Width (inches)	= Frame OMW - 3.128"
24 inches	610 mm	Egress Opening Height (inches)	= [Frame OMH/2] - 4.675"
5.7 - Square. Feet		Egress Opening Area (Sq. Ft.)	= [Frame Width x Egress Height] / 144

EGRESS MEASUREMENTS



International Building Code - 2006

Section 1009 Emergency Escape and Rescue

1026.2 Minimum size: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53m²). Exception: The minimum net clear opening for emergency escape and rescue openings on the ground level at grade is 5.0 square feet (0.46m²).

1026.2.1 Minimum dimensions: The minimum net clear opening height dimension shall be 24 inches (610 mm). The net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1026.3 Maximum height from the floor: Emergency escape and rescue opening shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

1026.4 Operational constraints: Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1009.2 and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening.

Code restrictions may vary depending on your local building codes.