

HISTORIC LANDMARK COMMISSION
JUNE 25, 2012
CERTIFICATE OF APPROPRIATENESS
LHD-2011-0011
4309 Speedway
Hyde Park Local Historic District

PROPOSAL

Construct a 130 sq. ft. side addition and a 240 sq. ft. rear addition to an existing 1,236 sq. ft. house as well as a 70 sq. ft. addition to an existing 200 sq. ft. outbuilding.

PROJECT SPECIFICATIONS

The existing house is 1,236 sq. ft. and was constructed c. 1921. It is a one story, Craftsman-style bungalow with a front-gabled roof. The house reflects typical Craftsman-style architectural detailing. The partial width porch has a separate front-gable roof supported by square wood columns, and a simple wood railing. The eaves have exposed rafter ends and false knee brackets. The house is clad in a narrow lap siding, and the gable ends have wood lattice vents in the peak. There is a pair of tall double-hung wood windows on the front elevation and a single, double-hung window on the wall under the front porch roof. The other elevations also have multiple wood, double-hung windows.

The applicant proposes to construct a 130 sq. ft. addition on the south side of the house. The addition will have a side-facing gable roof, and a pair of double-hung windows facing the street. The additional will be clad in horizontal wood siding to match that existing on the original house. The applicant also proposes to construct a 240 sq. ft. addition to the rear that will project to the side approximately 4'-0". This additional will also have a side-facing gable roof, and a front facing double-hung window. This addition will be clad in board and batten siding. A shallow shed roofed dormer, with shingle cladding will be added on the north slope of the existing roof.

The applicant further proposes to construct a 70 sq. ft. addition to an existing outbuilding at the rear of the property. The addition will have a gable roof, and a combination of horizontal wood siding on the lower portion of the walls, and board and batten siding above to match the existing siding.

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:

4. Residential Standards: Additions to Contributing Single Family and Multi-Family Structures

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.

4.1: Preservation of Historic Character

Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.

4.2: Location

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.

4.3: Roof, Fenestration, and Siding

1. Make the pitch and height of the roof of the addition compatible to that of the existing house.
2. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement.
3. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

4.4 Size and Scale of Additions:

1. Design additions to have the same floor-to-ceiling height as the existing house.
2. Locate second story additions at least 15' back from the front house wall. The front house wall is the exterior wall closest to the street. Houses on corner lots have only one front wall.
3. Design additions so that they do not overwhelm the original building.
4. Do not raise a first story to become a second story.

Recommendations:

1. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
2. Consider adding one-story additional to one-story houses.
3. Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.
4. Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.
5. Do not locate windows so as to invade the privacy of neighboring properties.

The proposal meets the requirements of the Hyde Park Historic District Design Standards.

COMMITTEE RECOMMENDATION

Approve the plans as presented.

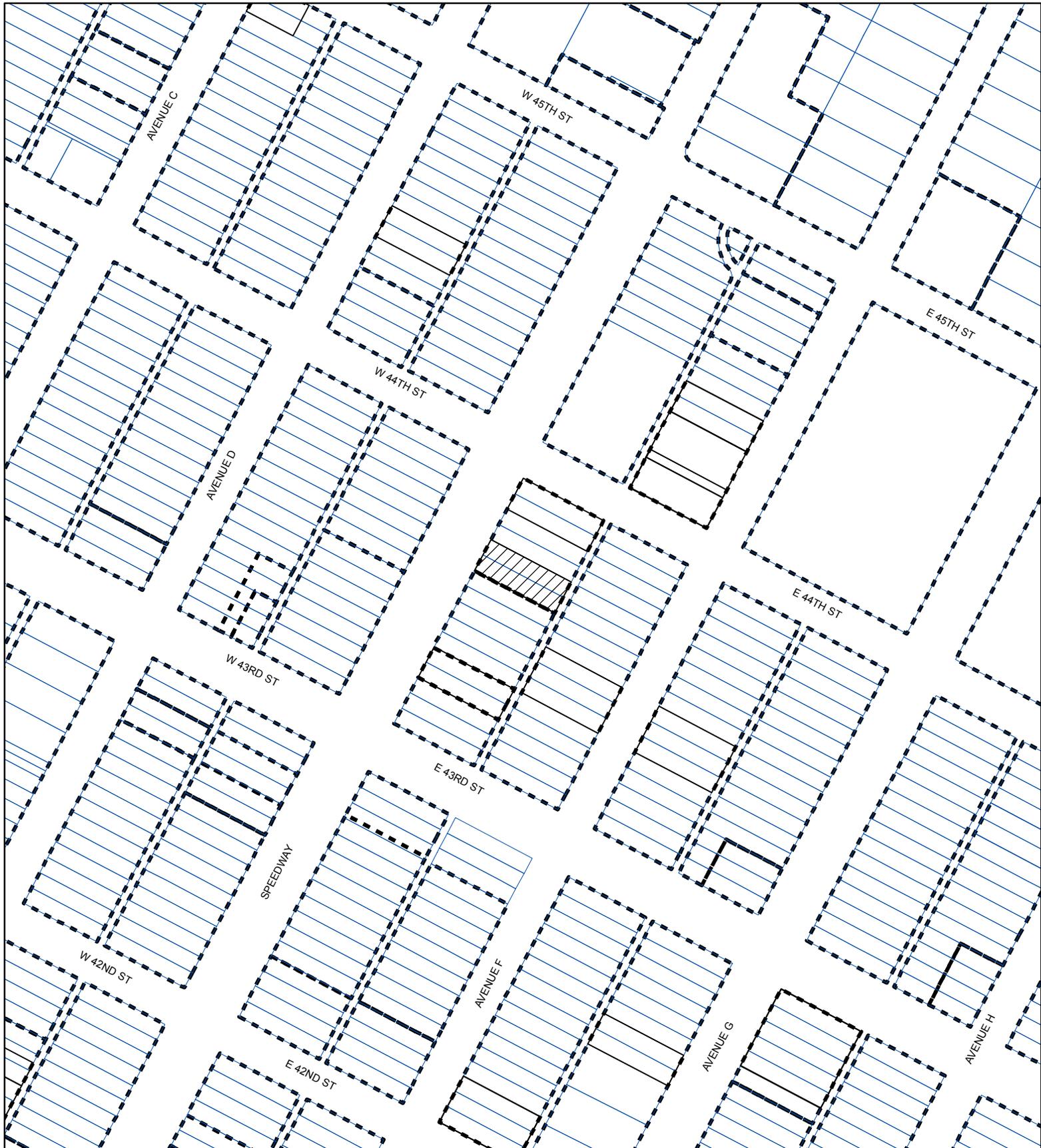
STAFF RECOMMENDATION

Approve the Certificate of Appropriateness as presented.

PHOTOS







SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2012-0011
 LOCATION: 4309 Speedway



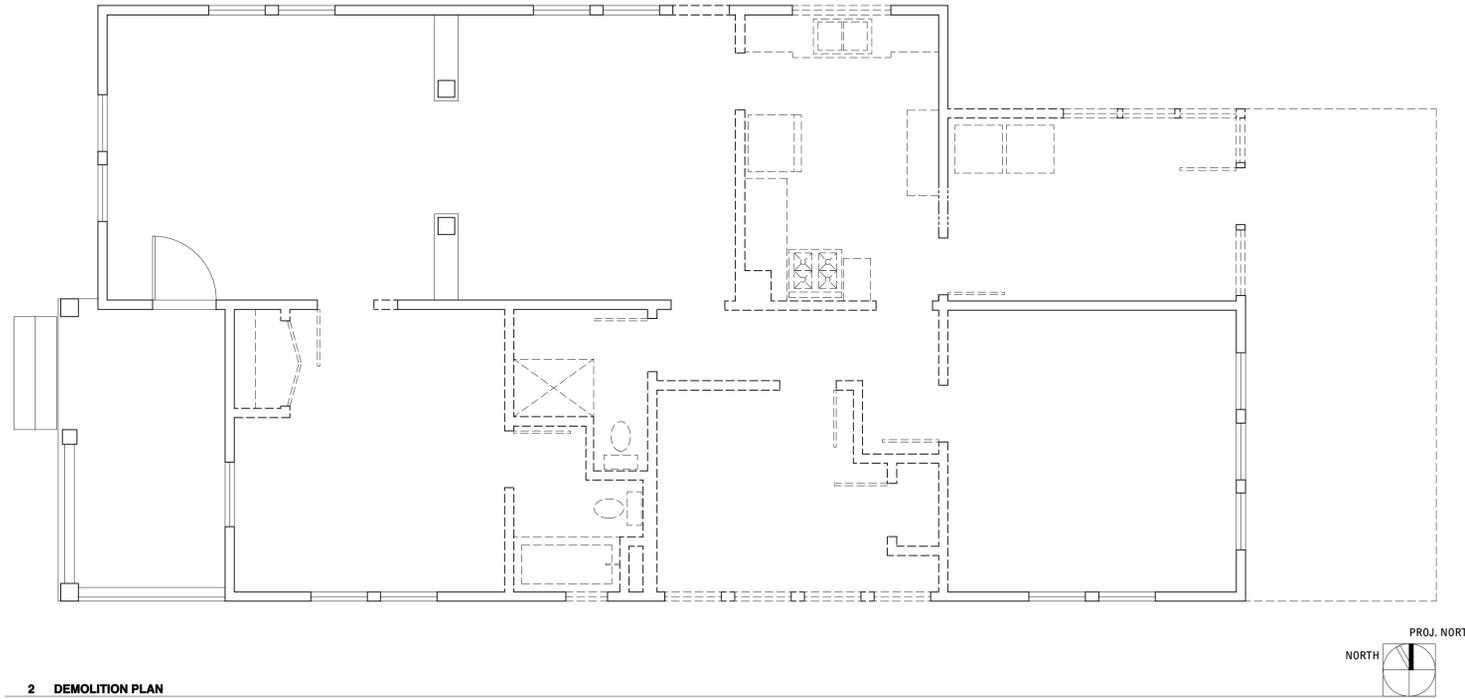
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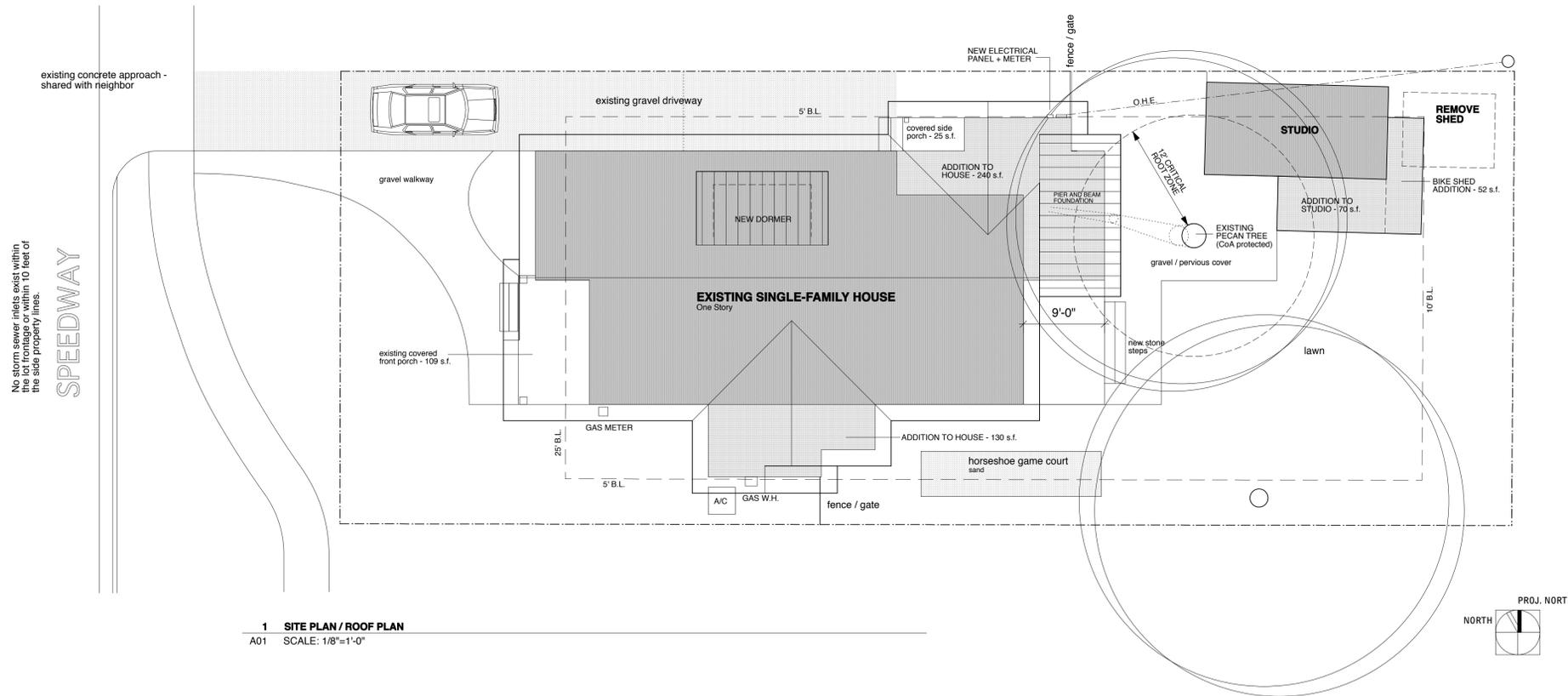
DESIGN DEVELOPMENT - APRIL 30, 2012

These documents are for interim review and are not intended for bidding, permit, or construction purposes.

NOT FOR CONSTRUCTION



2 DEMOLITION PLAN
A01 SCALE: 1/4"=1'-0"



1 SITE PLAN / ROOF PLAN
A01 SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION

LOT 5+6, BLOCK 15, HYDE PARK ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

PROJECT DESCRIPTION:

RENOVATIONS TO EXISTING SINGLE-FAMILY HOUSE

ZONING: SF-3 - HD - NCCD

NEIGHBORHOOD PLANNING AREA: HYDE PARK

IMPERVIOUS COVER CALCULATION

	Existing S.F.	Proposed S.F.
Lot Size	6515	6515
Existing House	1239	1735
Back Porch / Side Porch	126	25
Front Porch	108	108
Studio	206	328
Tool Shed	84	0
Gravel Driveway	543	543
A/C pads	9	9
Walkways / Flatwork	700	10
Wood Deck (199/2)	99	0
Stone terrace and steps	0	144
Total Impervious Coverage	3116	2902
	47.8%	44.5%
Total Building Coverage	1765	2196
	27.1%	33.7%

FLOOR AREA CALCULATION

	Existing S.F.	Proposed S.F.
Lot Size	6515	6515
House Level One	1239	1735
Back / Side Porch	N/A	N/A
Existing House Front Porch	N/A	N/A
Studio	206	328
Tool Shed	84	0
Total Floor Area	1529	2063
F.A.R.	23.5%	31.7%
Allowable F.A.R. (SF-3)	0.4 x lot area 2606	0.4 x lot area 2606

RENOVATION / ADDITION
PRUNER / SULLIVAN

4309 Speedway
Austin, TX 78751

Site Plan
A01
1/8" = 1'-0"

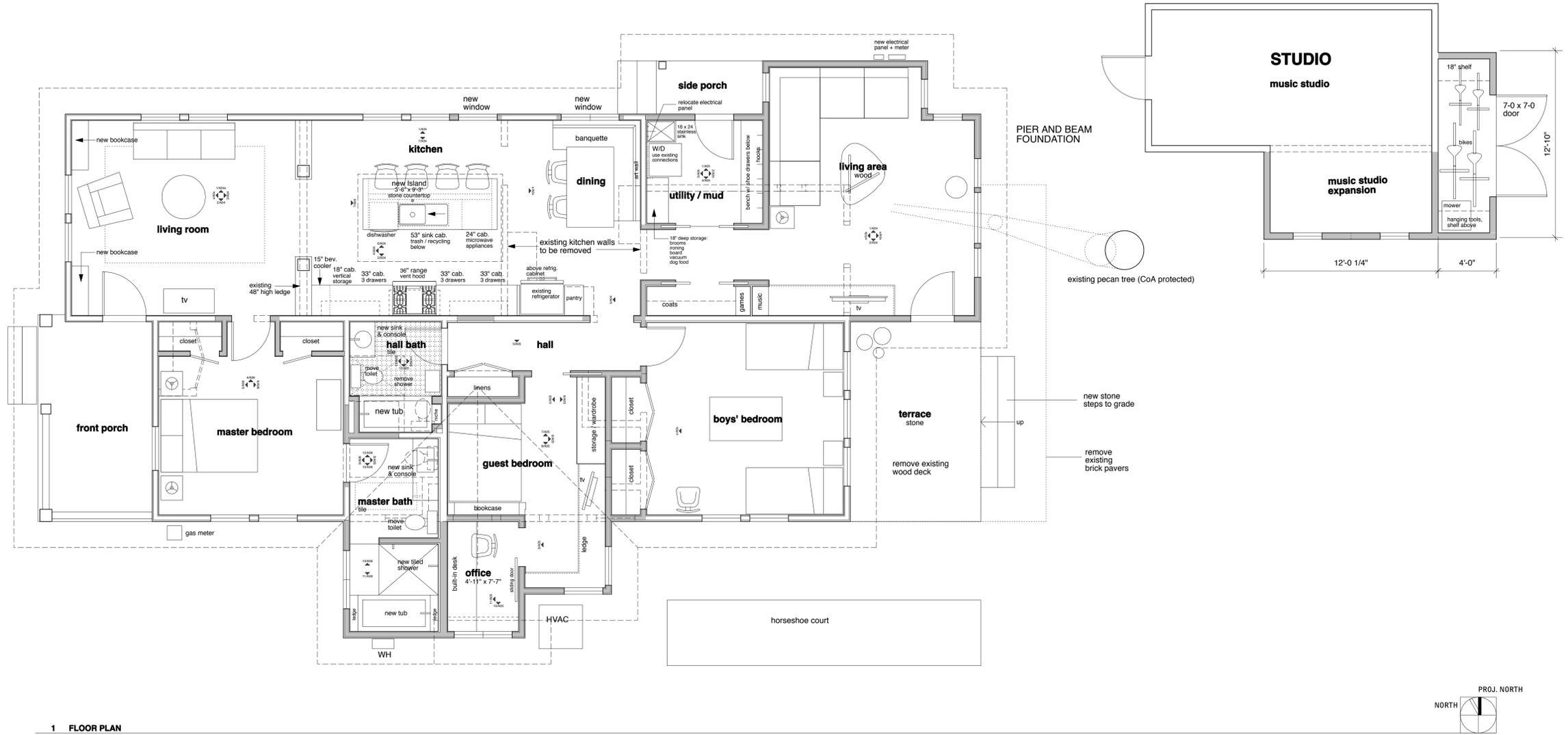
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info@rickcindy.net

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1 FLOOR PLAN
A02 SCALE: 1/4"=1'-0"

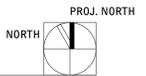
RENOVATION / ADDITION
PRUNER / SULLIVAN

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Floor Plan
A02
1/4" = 1'-0"

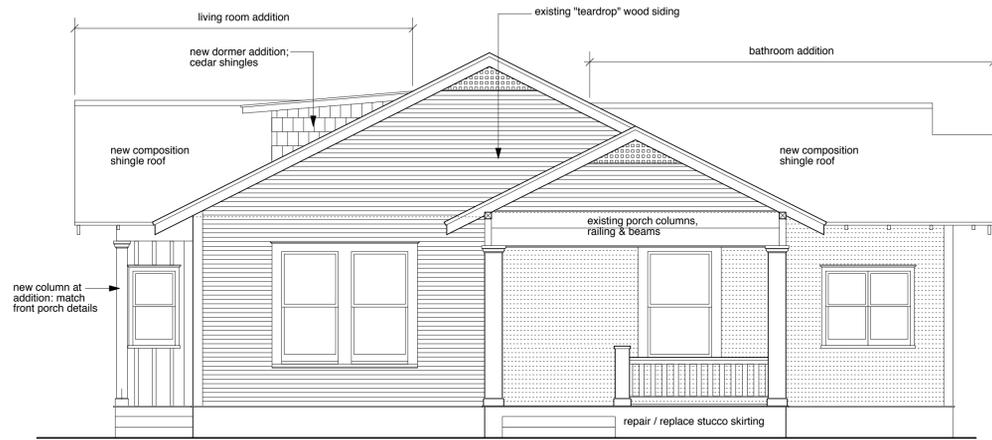
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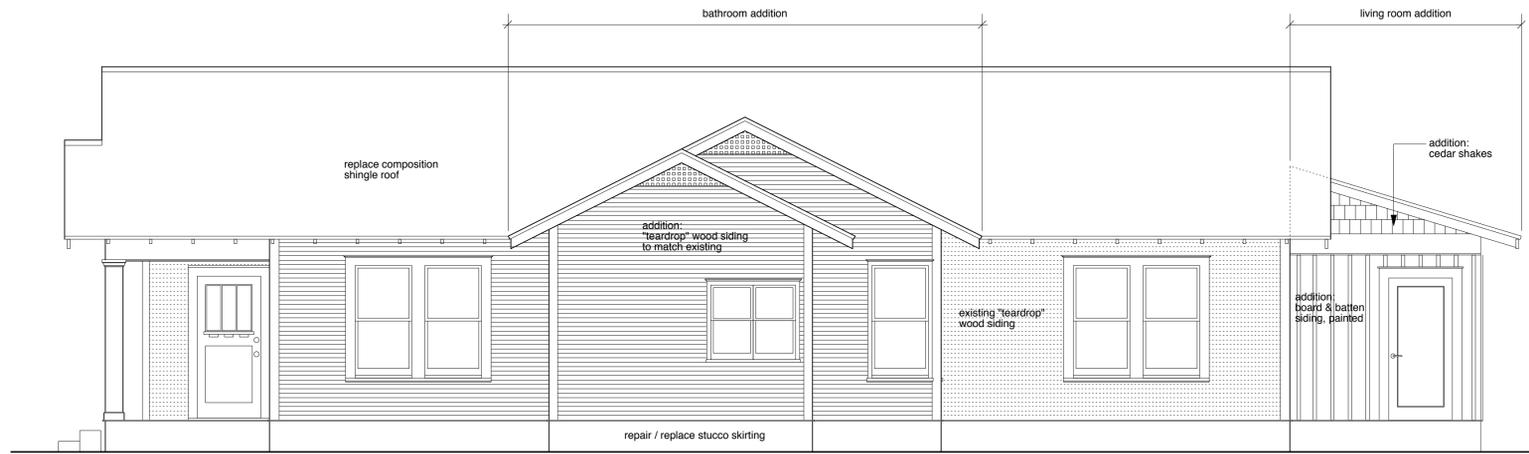


DESIGN DEVELOPMENT - JUNE 7, 2012

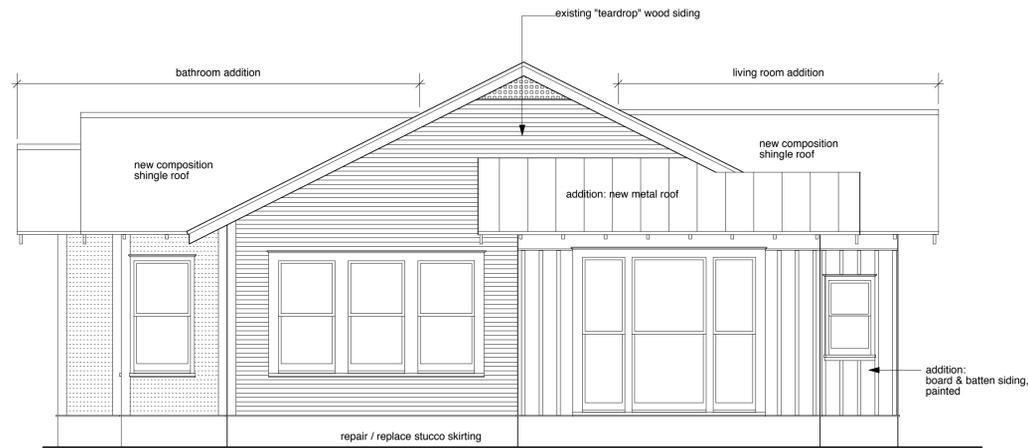
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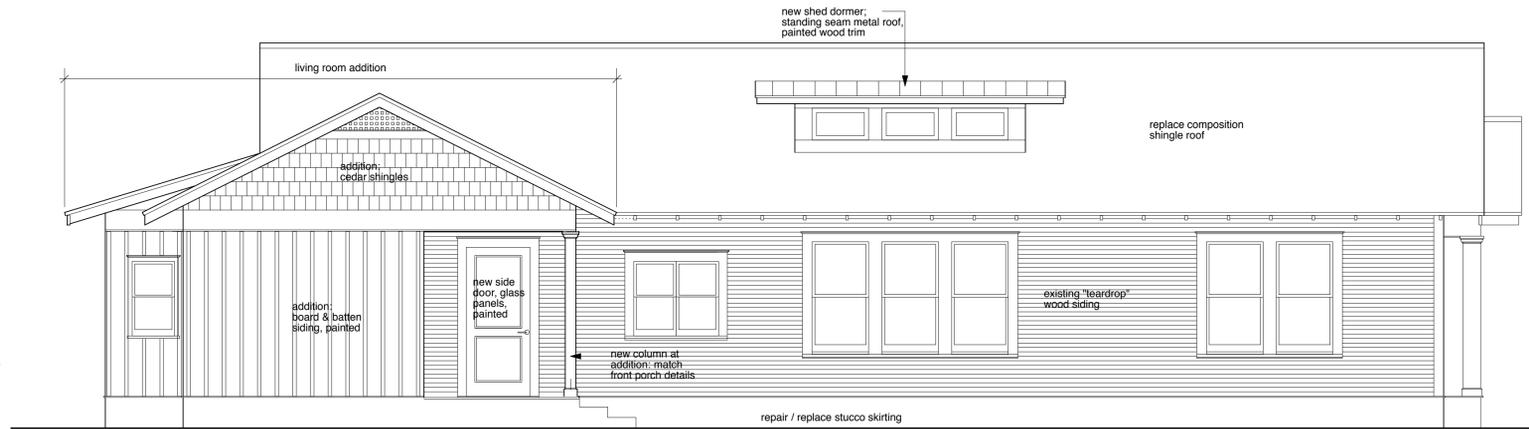
1 WEST ELEVATION
A03 SCALE: 1/4"=1'-0"



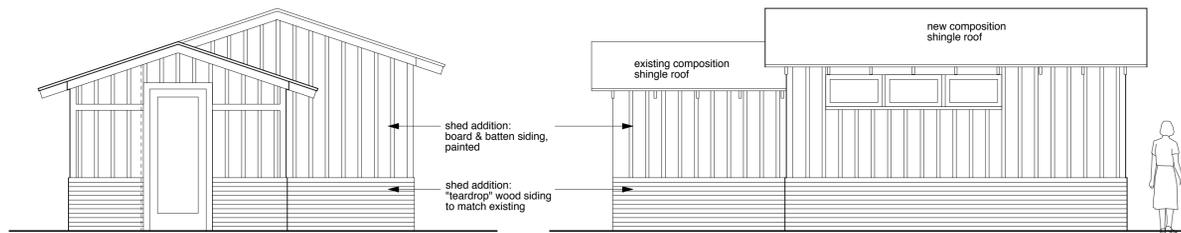
2 SOUTH ELEVATION
A03 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
A03 SCALE: 1/4"=1'-0"

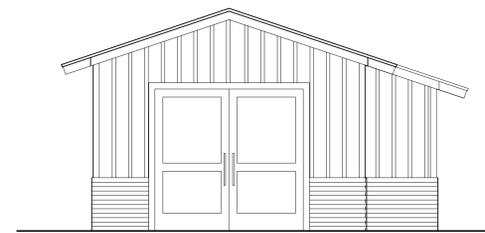


4 NORTH ELEVATION
A03 SCALE: 1/4"=1'-0"

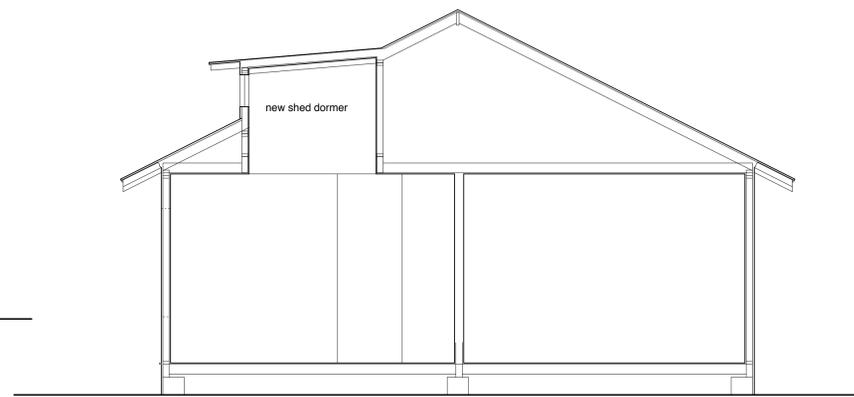


6 SHED - WEST ELEVATION
A03 SCALE: 1/4"=1'-0"

7 SHED - SOUTH ELEVATION
A03 SCALE: 1/4"=1'-0"



8 SHED - EAST ELEVATION
A03 SCALE: 1/4"=1'-0"



5 TRANSVERSE BUILDING SECTION
A03 SCALE: 1/4"=1'-0"

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Elevations
A03
1/4" = 1'-0"

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