

HISTORIC LANDMARK COMMISSION
JULY 30, 2012
CERTIFICATE OF APPROPRIATENESS
LHD-2011-0018
3813 Avenue F
Hyde Park Local Historic District

PROPOSAL

Extend the existing front porch and construct additions totaling approximately 1,250 sq. ft. at the rear of a c. 1949 single-family residence.

PROJECT SPECIFICATIONS

The existing c. 1949 house is a one-story, brick ranch house with side gable roof, aluminum frame, casement windows and a front facing gabled garage. The existing small front porch has wrought iron, decorative posts supporting a flat roof and a metal hand rail.

The applicant proposes to construct two rear wing additions totaling approximately 1,250 sq. ft. Similar additions were reviewed and approved by the Historic Landmark Commission in January 2012. Both new wings will have stucco siding, with one wing also having a brick veneer skirt utilizing bricks removed from the rear of the existing house. One wing will have a nearly flat roof and the other will have a rear-facing gable roof. Both will have anodized aluminum windows of various sizes.

The applicant further proposes to extend the existing front porch by approximately 11'-0" and re-glaze the existing metal frame windows with double-glazing. The architectural details of the existing porch will be reused or replicated for construction of the extension, including the decorative posts and railings, the flat roof, and foundation and floor.

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 new buildings state:

General Standards

1.4: Appropriate Treatment Options for Contributing or Potentially Contributing Structures

1. Preserve the historic fabric: Repair deteriorated historic features and architectural elements.
2. Reconstruct missing or un-repairable architectural features with the following:
 - a) Recycled historic materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature, if available.
 - b) New material that that approximates the size and matches the scale, profile, and appearance of the historic material.

Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

1.5: Energy Efficiency

Historic preservation and energy efficiency can work hand-in-hand. Do not change the architectural character of a contributing structure to maximize energy efficiency; instead, develop a compatible means of preserving a contributing structure and conserving energy.

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

3.1: Front of Houses

Houses in Hyde Park uniformly face the street, generally with a visible front door and with windows facing the street.

Retain the historic facade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance as the historic material.

3.2: Doors and Doorways

1. Do not enlarge, alter, or relocate single doorways on the façade of the house.
2. Retain and repair an original entry door. In cases where replacement of an original entry door is required, or where the house does not have the original door, choose a replacement door that is compatible in terms of design and appearance with the historic character of the house.
3. Retain the glazing (window or glass) in its original configuration on doors that contain glass.

Look to other houses of similar age and style in choosing a replacement door, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house.

3.3: Windows

Original windows are one of the most important features of the façade of a house and define the character of the contributing buildings in the district. Many contributing structures in Hyde Park still retain their old-growth wood windows.

1. Repair or rehabilitate the original windows and screens.
2. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames, such as weatherstripping, insulating weight pockets, adding insulated glass and the necessary additional balancing weights, or adding a clear interior film, or a combination of these methods.
3. Do not use tinted glass or tinted film on original windows.
4. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows. .

3.4: Porches

Front porches are an integral part of the character of homes in Hyde Park. Consider the architectural style of the house if making decisions about changes to the front porch.

Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with screening, glass, or other enclosure materials. Screens are appropriate for rear porches or other porches, including second-floor front porches.

3.5: Roofs

The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other 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 composition 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.

1. Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.
2. In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

Recommendation: Consider replacing any original dormers that can be documented when roof work is done.

3.6: Chimneys

Preserve existing chimneys. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

3.7: 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.

1. When rebuilding an original garage or adding a second story to it, preserve the roof pitch and style of siding.
2. When installing new garage doors, make them complementary in design to the original structure.

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 rear wings, although of a slightly different design than was previously approved by the Historic Landmark Commission, still meet the Design Standards, are compatible, but differentiated from the main house, and are minimally visible from the street. Re-glazing the windows using the existing frames does not adversely impact their appearance and so meets the Standards. The extension of the porch, by reusing or replicating the materials and architectural features, is compatible in scale and design with the original features and maintains the contributing status of the property.

COMMITTEE RECOMMENDATION

Fabricate a new porch post to replicate the existing posts, or cut the existing corner post to create two posts, and preserve existing handrail. Leave a seam between the existing and repurposed brick. Provide a detail for replacing single pane glazing with double panes in casement steel frame windows.

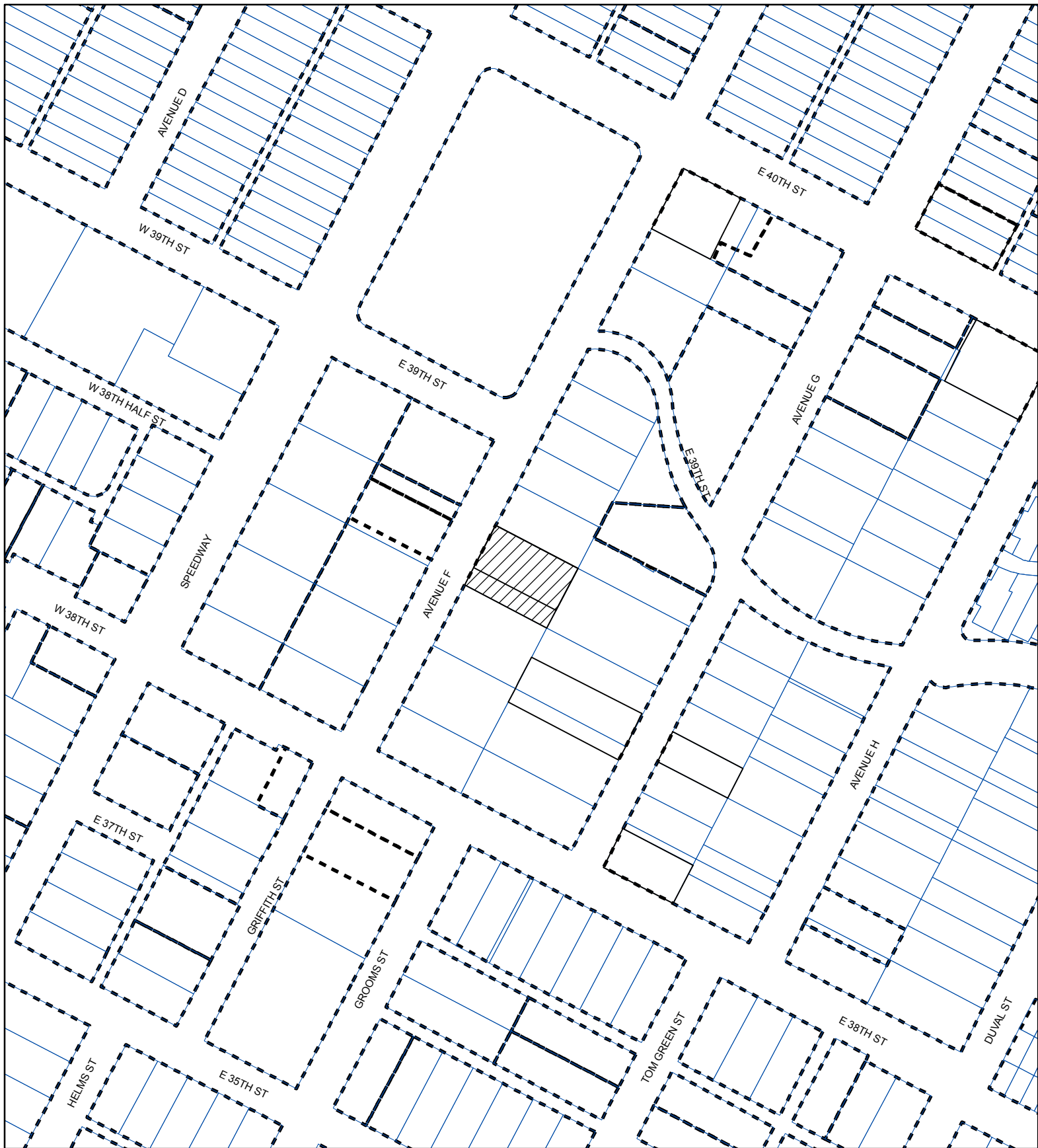
STAFF RECOMMENDATION

Approve the design as proposed.

PHOTOS







SUBJECT TRACT



ZONING BOUNDARY

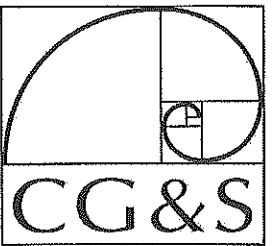
CASE#: LHD-2012-0018
LOCATION: 3813 Avenue F



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

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



DESIGN-BUILD

402 Corral Lane
Austin, TX 78745

Office: 512-444-1580
Fax: 444-1790

ADDITION AND
RENOVATION
TO THE

PAAL-WISEMAN
RESIDENCE

3813 AVE F
AUSTIN, TX 78751

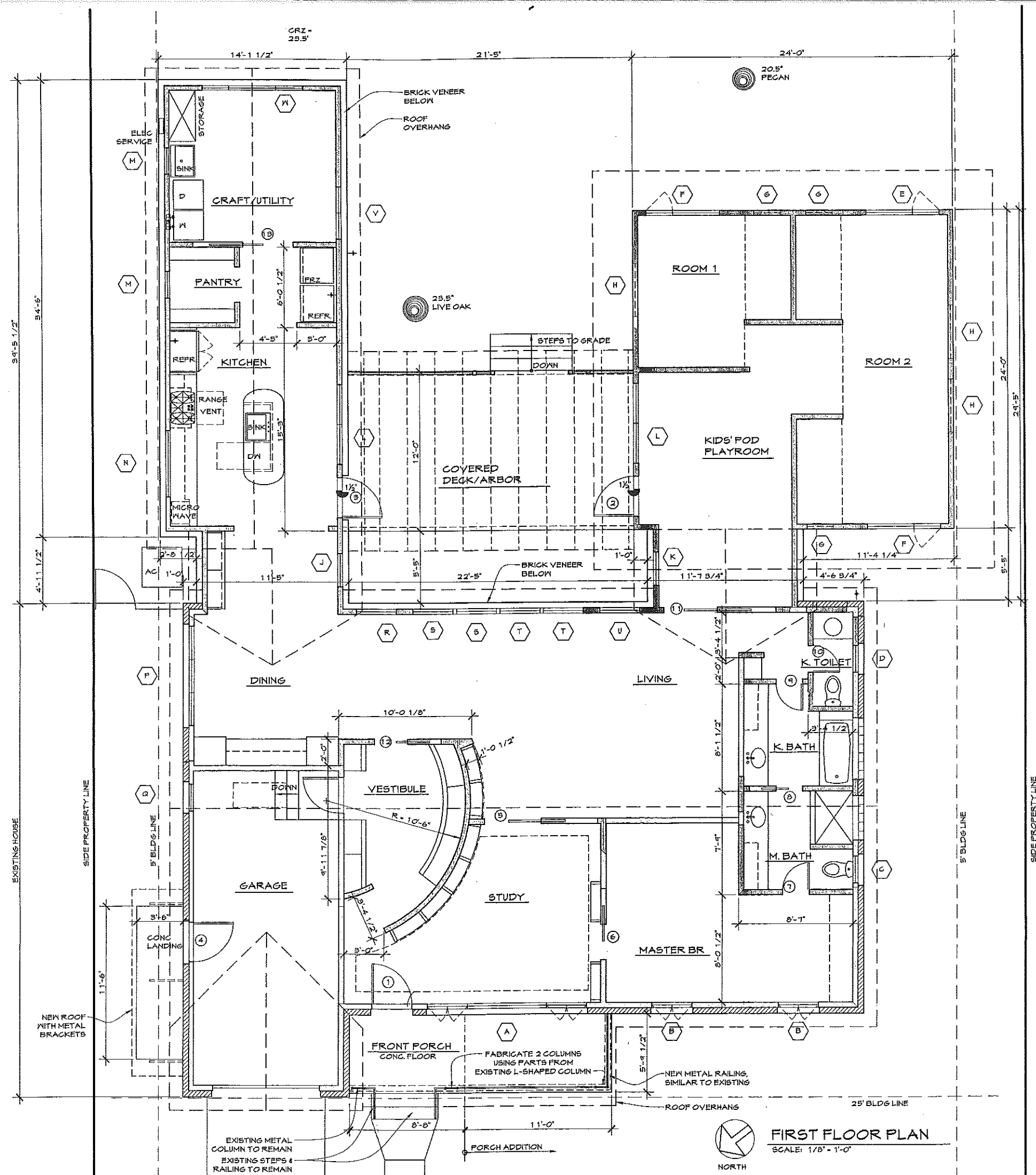


FIRST FLOOR
PLAN

DESIGN BY: _____
DRAWN BY: MGT
DATE: 07/25/2012

HISTORIC
REVIEW

A3.1



FLOOR PLAN GENERAL NOTES

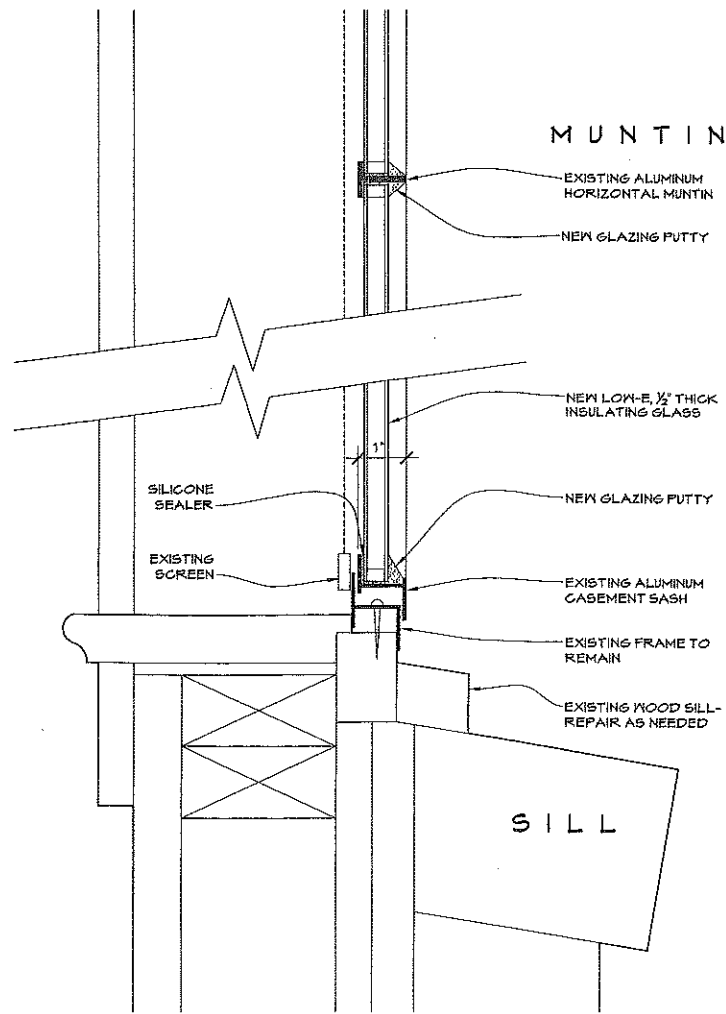
1. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. DRAWINGS ARE TO SCALE INDICATED. SCALING OF DRAWINGS FOR GENERAL INFORMATION IS ACCEPTABLE, BUT DO NOT SCALE DRAWINGS FOR EXACT SIZES, LAYOUT, ETC. REFER ALL DIMENSIONAL QUESTIONS TO ARCHITECT.
3. REFER TO PROJECT MANUAL FOR PRODUCT DATA AND SCHEDULES.
4. INTERIOR DIMENSIONS ARE GIVEN TO FACE OF GNB/TBB.

FLOOR PLAN SYMBOLS

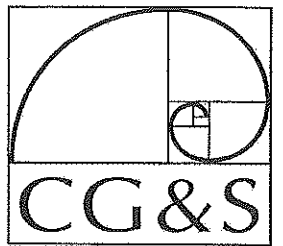
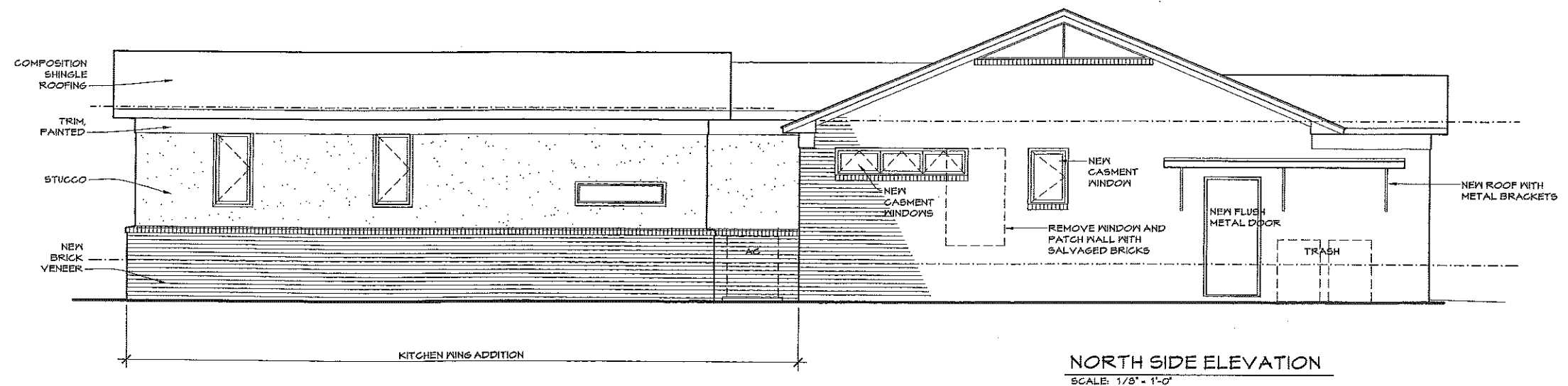
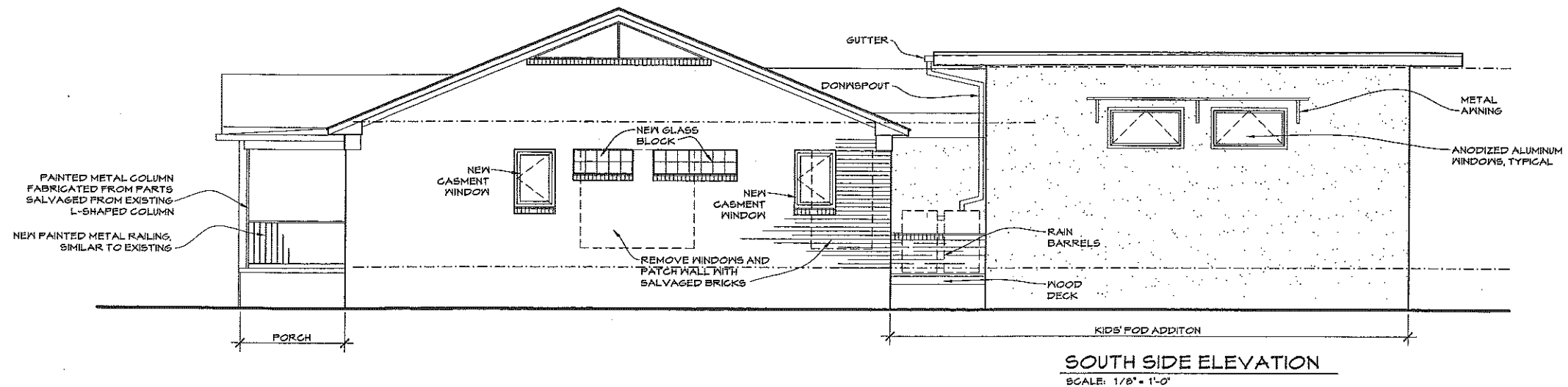
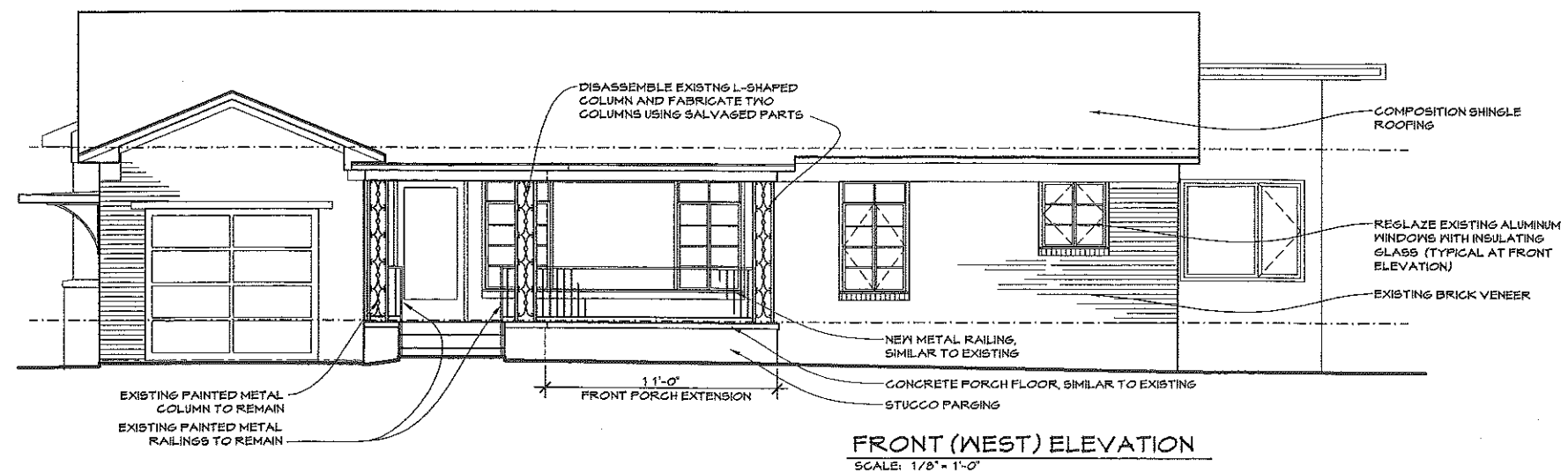
| | |
|-----------|---------------------------------------|
| #/A# | SECTION/ELEVATION |
| ROOM NAME | CEILING HEIGHT/FLOOR FINISH |
| | NEW WALL (2X4 @ 16" O.C.) |
| | EXISTING WALL |
| | NEW MASONRY VENEER |
| | EXISTING MASONRY VENEER |
| ETR | EXISTING TO REMAIN |
| U.N.O. | UNLESS NOTED OTHERWISE |
| OFCI | OWNER FURNISHED, CONTRACTOR INSTALLED |
| ALT # | ALTERNATIVE (REFER TO PROJECT MANUAL) |

FIRST FLOOR PLAN

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



WINDOW GLAZING DETAIL
SCALE: 3" = 1'-0"



DESIGN-BUILD

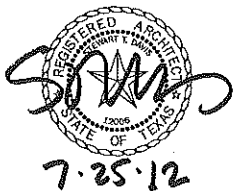
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AUSTIN, TX 78751

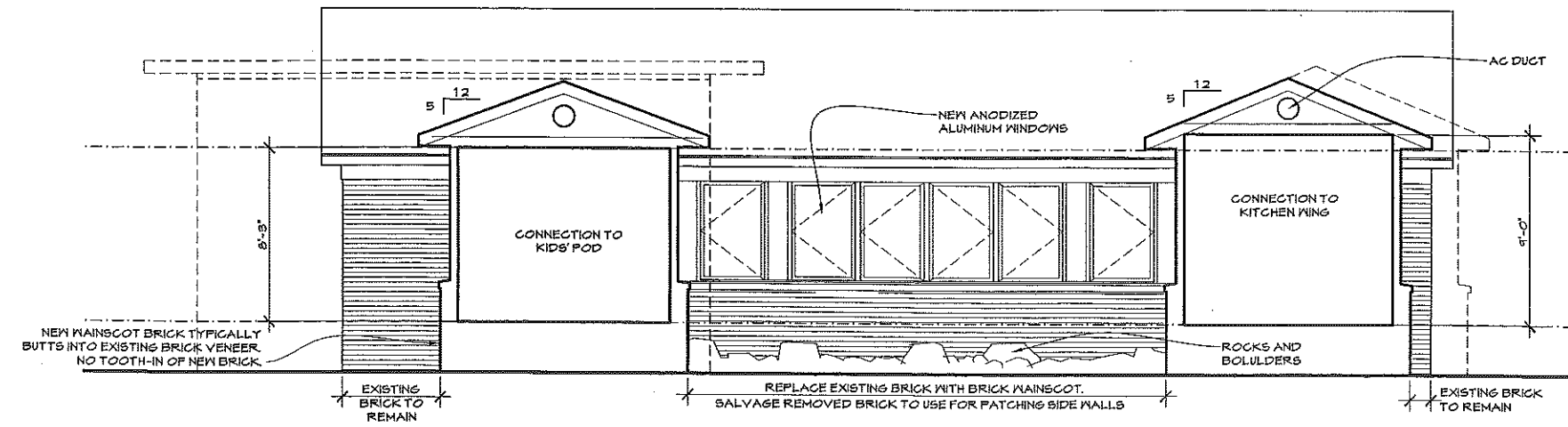


EXTERIOR
ELEVATIONS

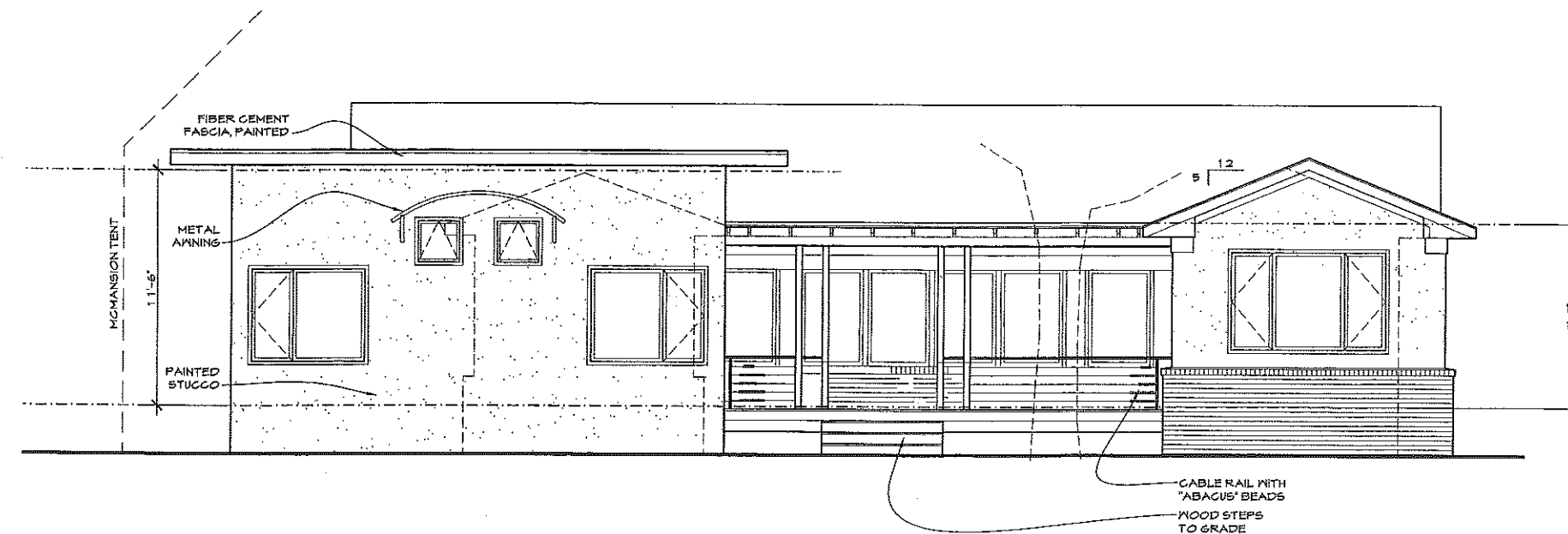
DESIGN BY: MGT
DRAWN BY: MGT
DATE: 07/25/2012

HISTORIC
REVIEW

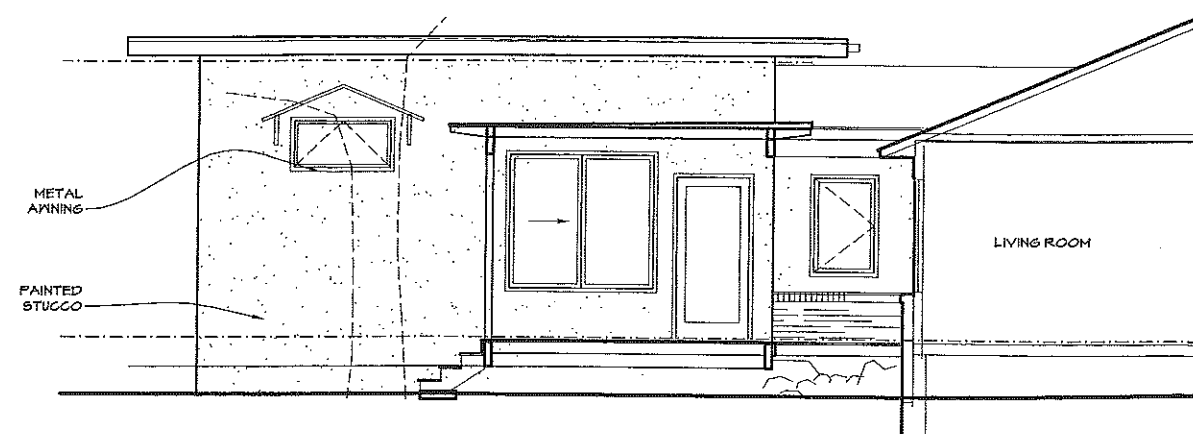
A7.1



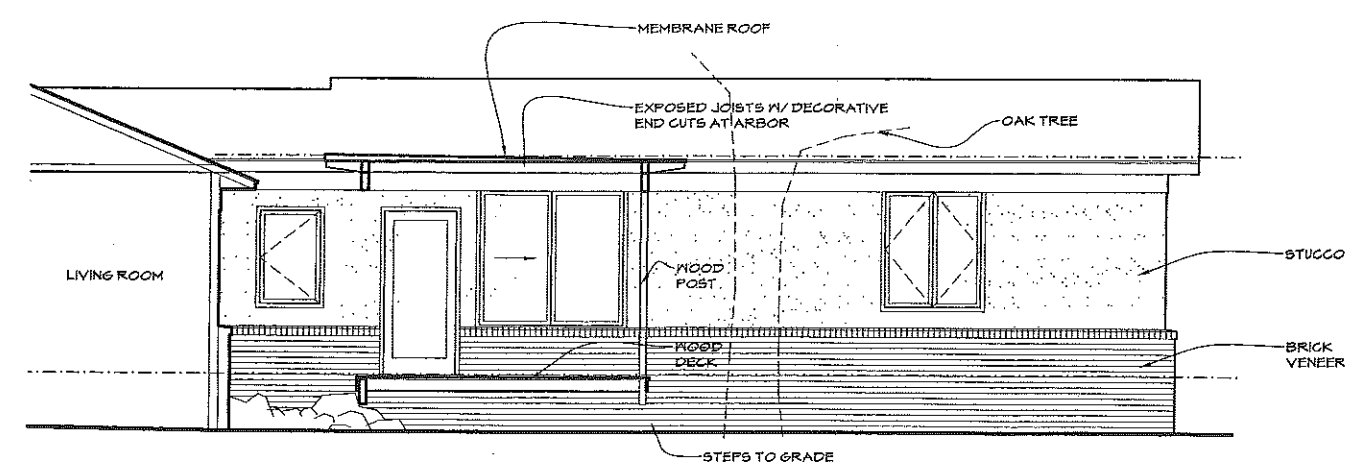
REAR LIVING RM ELEVATION
SCALE: 1/8" = 1'-0"



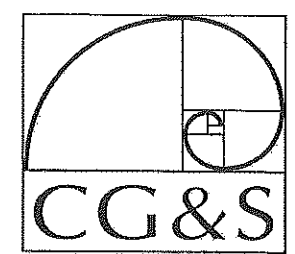
REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



NORTH KIDS' POD ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH KITCHEN WING ELEVATION
SCALE: 1/8" = 1'-0"



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DESIGN BY: _____
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HISTORIC
REVIEW

A7.2