

HISTORIC LANDMARK COMMISSION
OCTOBER 22, 2012
CERTIFICATE OF APPROPRIATENESS
LHD-2012-0024
4404 Avenue F
Hyde Park Local Historic District

PROPOSAL

Construct a new house on a vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct an approximately 2,400 sq. ft., two-story house on a vacant lot. The design of the house includes a number of craftsman-style features including a wide front porch with a front facing gable roof supported by pairs of square posts set on low battered piers, exposed rafter ends and triangular knee-braces in the eaves, and multiple wood cladding materials including board and batten, horizontal siding, and shingles. There will be multiple gable-ended rooflines, and wood double-hung windows with shutters. The roof will be clad in composition shingles.

The applicant further proposes to construct a 720 sq. ft., one and one-half story, detached garage with living space above at the rear of the property. Vehicular access will be from the alley. The design and materials of the garage will complement the main house.

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:

5. Residential Standards: New Construction of Single Family Structures

Local Historic District designation does not prevent change, but instead provides design parameters that work with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding 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.

5.1: Massing, Scale, and Architectural Elements

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

5.3: Porches

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

5.4: Height

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

5.5: Roofs

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

5.6: Entrances

Locate the primary entrance to the building on the front.

5.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

5.8: Chimneys

Do not use wood siding on a chimney.

5.9: Garages

Construct new garages to be detached and located to the rear of the lot. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.

5.10: Garage Apartments/Secondary Units

Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. Use wood or wood-appearing garage doors.
4. Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.

5.11: Driveways

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house.

Locate driveways from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. Do not design or construct a circular drive in front of the house.

5.12: Fences

Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Design fences with materials that are compatible with the architectural character of the structure.

The design for the new building fits with the architectural patterns of the neighborhood and its immediately surrounding structures. The only contributing building on the same block is 4406 Avenue F. Although two-story, the design of the new building at 4404 Avenue F utilizes roof forms, scale, and materials that are compatible with the adjacent contributing property. Additionally the front porch is the minimum 7 ft. in depth, and the roof forms and construction materials are appropriate to the character of the neighborhood.

The design for the new detached garage respects the traditional patterns of Hyde Park and complements the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.

COMMITTEE RECOMMENDATION

Approve as presented.

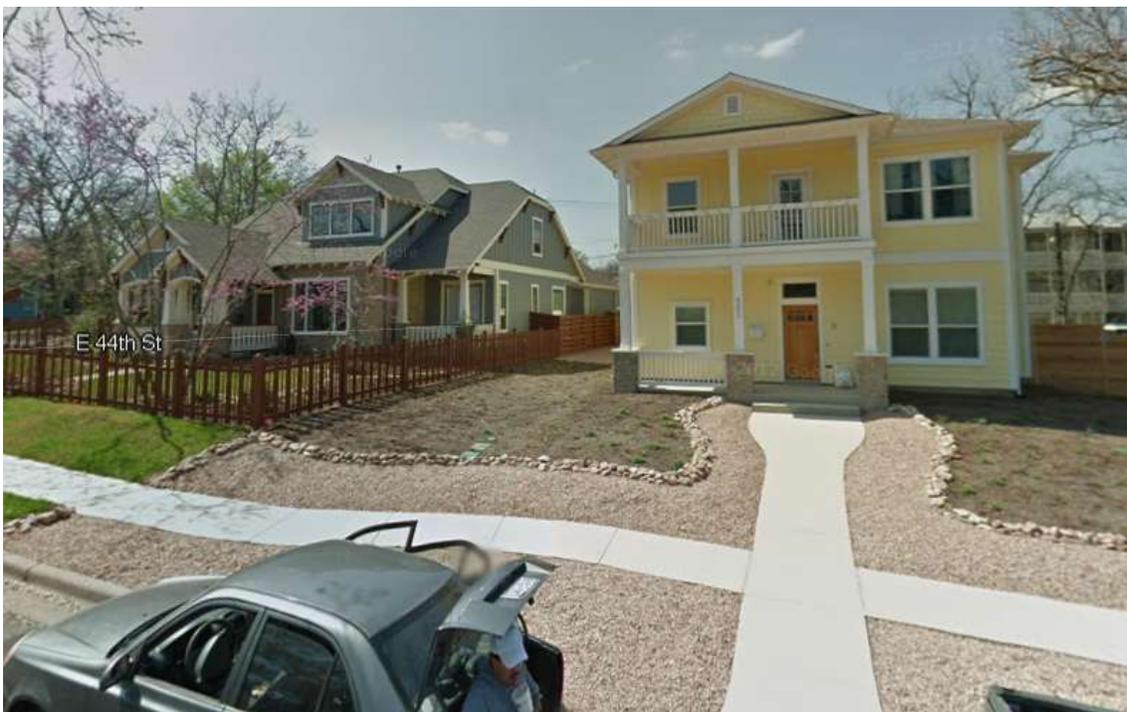
STAFF RECOMMENDATION

Approved the Certificate of Appropriateness as presented.

PHOTOS



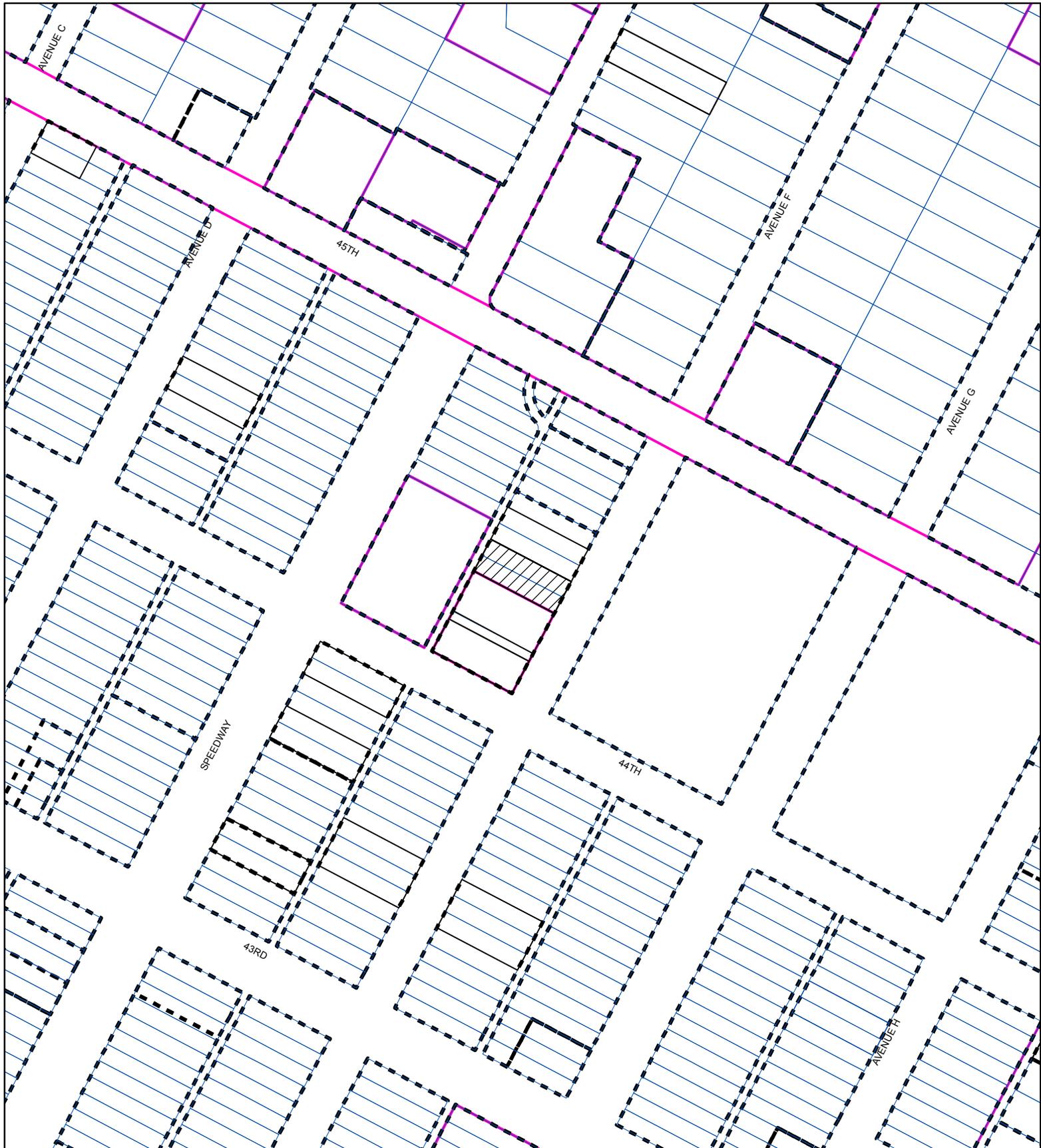
Vacant lot at 4404 Avenue F



Non-contributing properties to the south of 4404 Avenue F (4400 and 4402 Avenue F)



Contributing property to north of 4404 Avenue F (4406 Avenue F)



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: LHD-2012-0024
 LOCATION: 4404 Avenue F



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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.

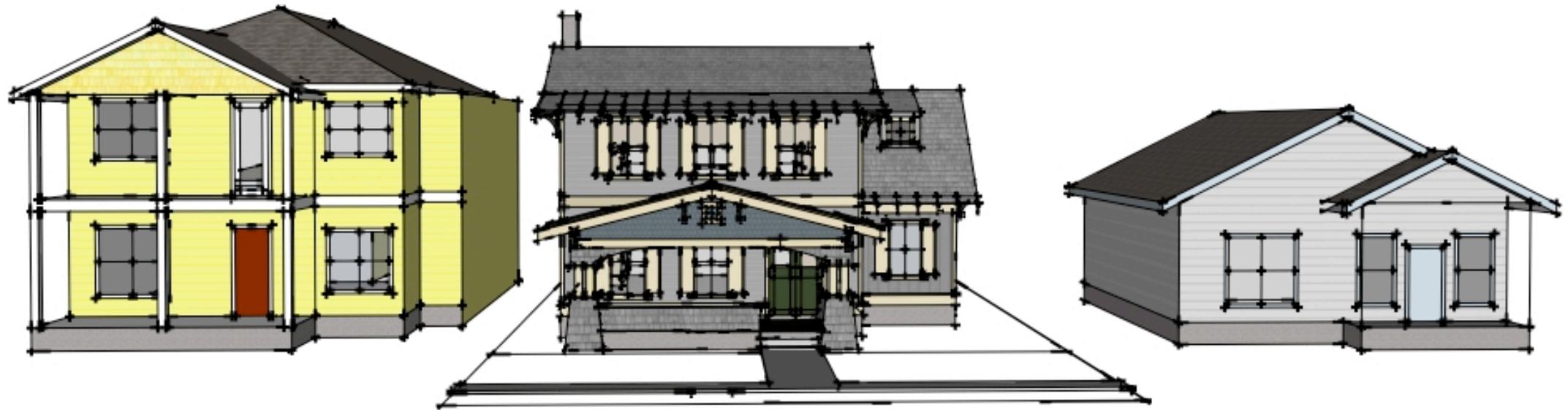
4404 Avenue F (Hyde Park)



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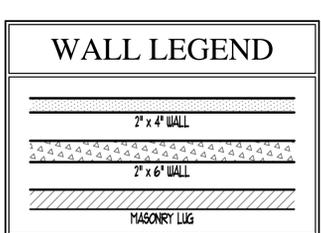
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REVISIONS

OCTOBER 12, 2012

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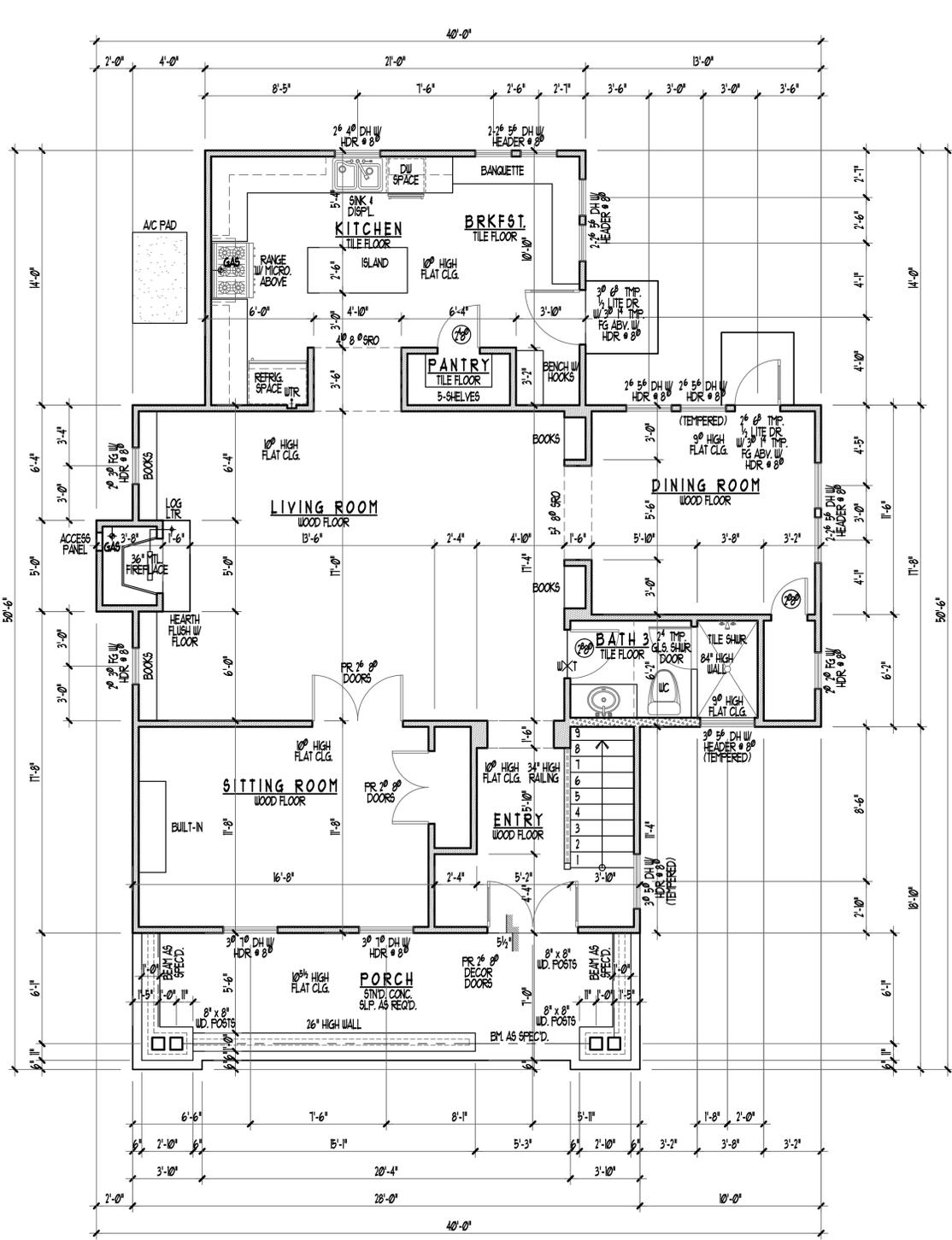
GENERAL NOTES

1. VERIFY HVAC UNIT LOCATION(S) IN ATTIC (VERIFY W/ BUILDER).
2. VERIFY AIR CHASE & AIR RETURNS W/ BUILDER & JOBSITE.
3. ALLOW FOR 6" WALLS @ ALL COMMODE LOCATIONS.
4. ALLOW MINIMUM OF 6" RETURNS FOR ALL DOORS.
5. VERIFY ALL HOSE BIB LOCATIONS W/ BUILDER.
6. VERIFY MASTER BATH TUB DRAIN LOCATION W/ BUILDER.
7. ALLOW CONNECTIONS FOR "TANKLESS" TYPE WH'S IN ATTIC. VERIFY GAS OR ELECTRIC. VERIFY LOCATION W/ OWNER & BUILDER.
8. ALLOW FOR A/C PAD'S VERIFY SIZE & LOCATION W/ OWNER & BUILDER.
9. ALL WINDOW HEADER HEIGHTS ARE DETERMINED FROM MAIN FINISHED FLOOR AND OR FLOOR OF UPPER LEVEL.
10. SHOWER HEADS @ BATHS - VERIFY LOCATIONS W/ OWNER & BUILDER. ALSO, SHOWER HEADS TO BE A MINIMUM 84" AFF. +/-.
11. VERIFY LOCATION OF MASTER BATH TUB FAUCET W/ OWNER & BUILDER. ALLOW FOR HIDDEN ACCESS PANEL FOR MOTOR/FAUCET ACCESS.
12. USE BEAD BOARD ROOF DECKING UNDERNEATH EXPOSED OVERHANGS.

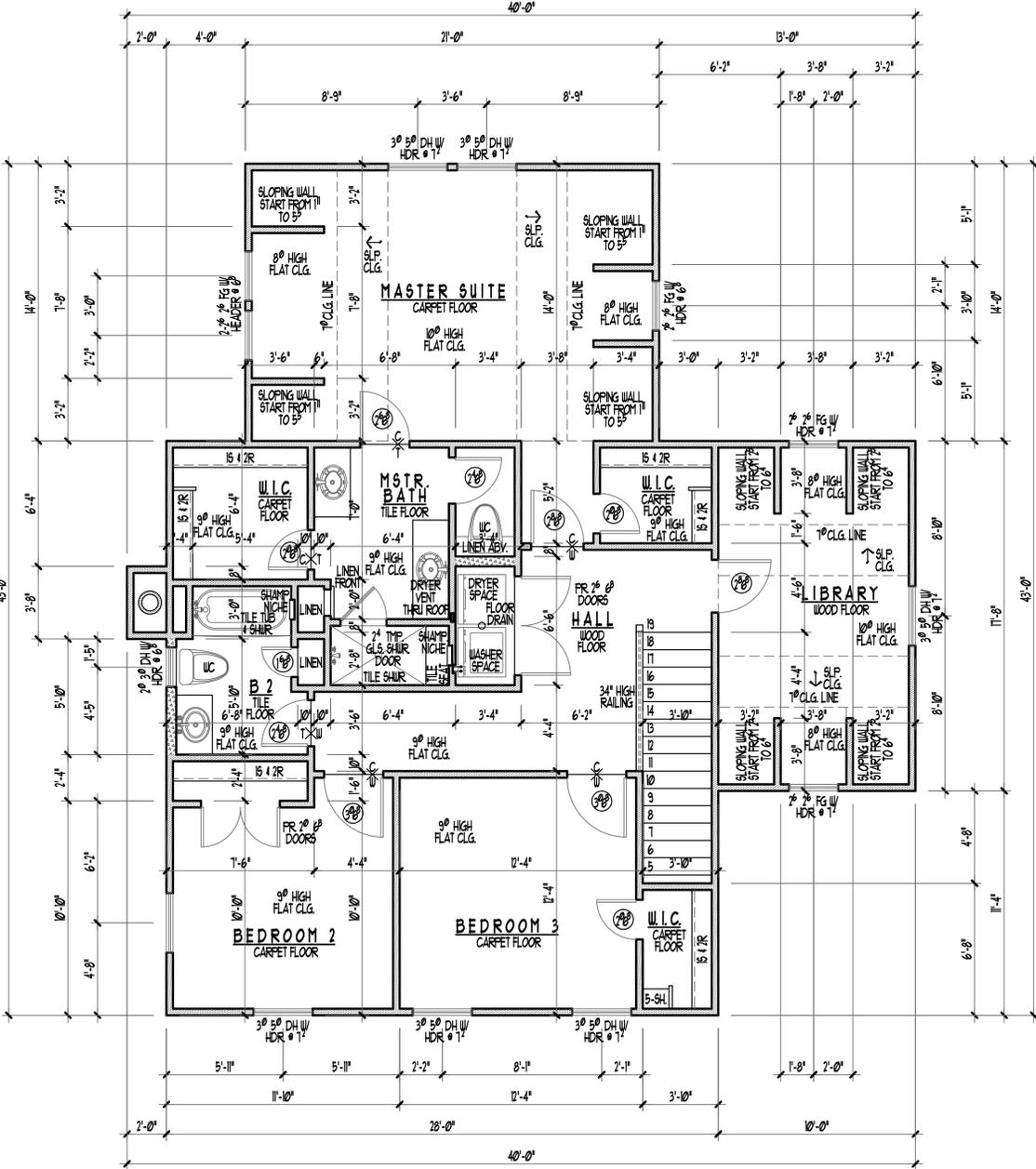
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F.A.R. AREAS:
LOWER LEVEL: 1293 SQ. FT.
UPPER LEVEL: 1099 SQ. FT.
TOTAL: 2392 SQ. FT.



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



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



4404 AVENUE F

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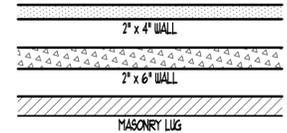
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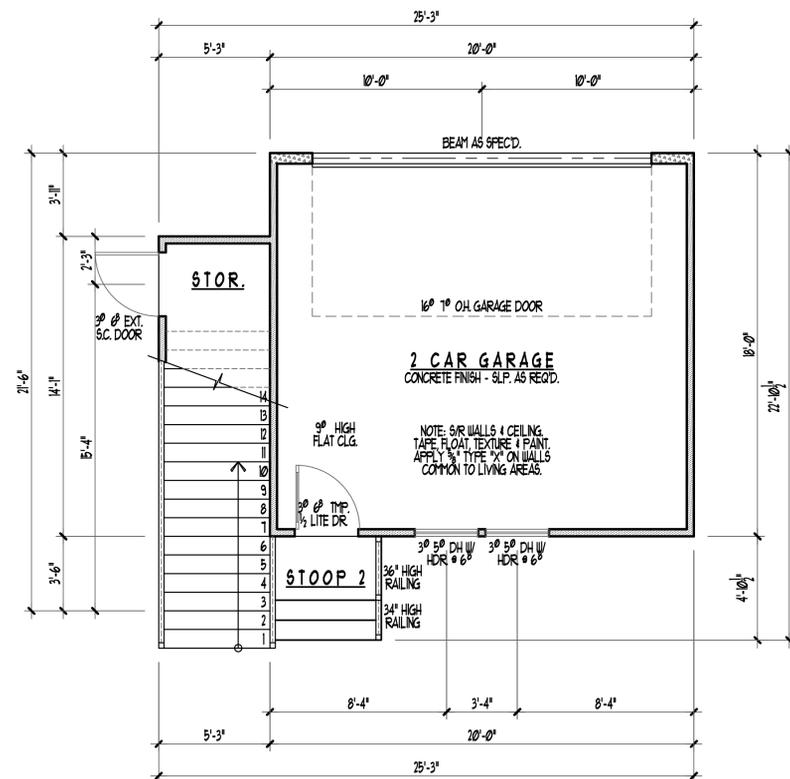
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WALL LEGEND



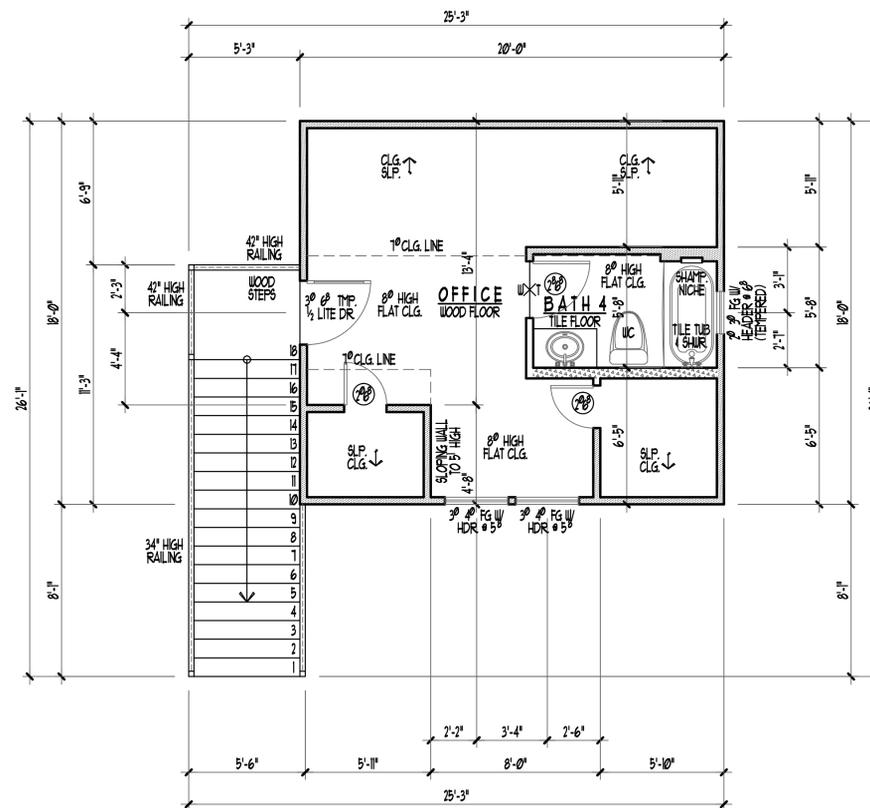
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LOWER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"



UPPER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"

GARAGE AREAS:

GARAGE:	434 SQ. FT.
ATTIC:	360 SQ. FT.
*OFFICE FOOTAGE:	159 SQ. FT.
STOOP 2:	25 SQ. FT.

*OFFICE FOOTAGE EXEMPT FROM F.A.R. SQUARE FOOTAGE BELOW 7'-0" (201 SQ. FT.) SQUARE FOOTAGE ABOVE 7'-0" (159 SQ. FT.) 159 SQ. FT. IS 44% OF TOTAL SQUARE FOOTAGE OF ATTIC

GARAGE

GARAGE

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4404 AVENUE F

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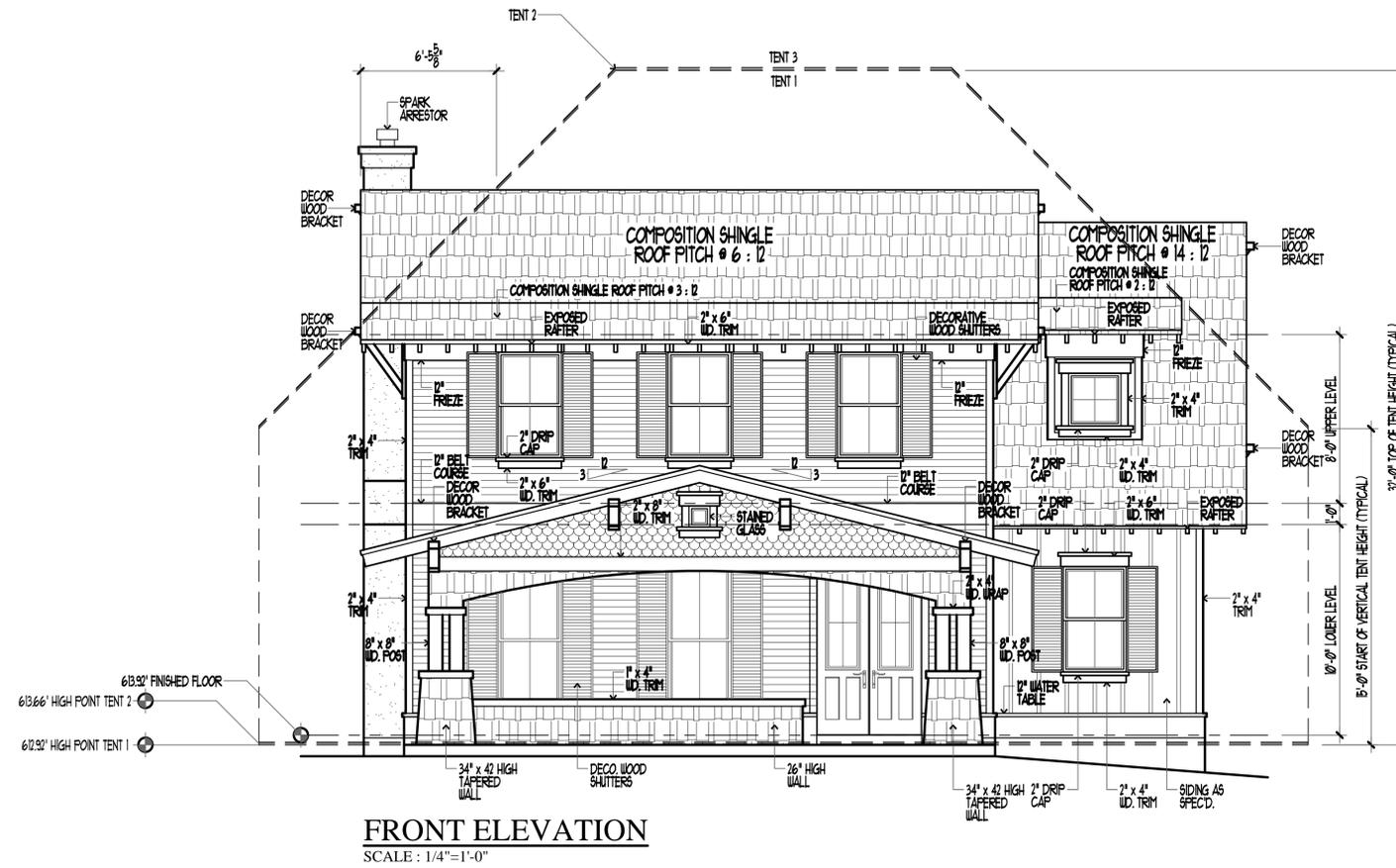
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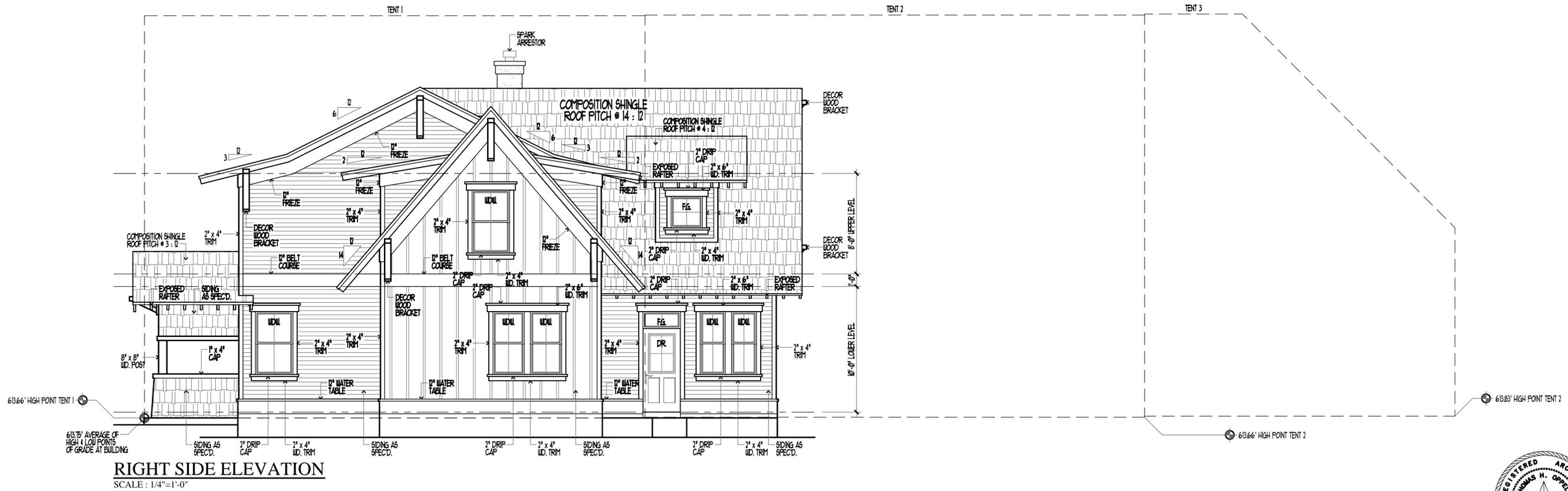
SHEET

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FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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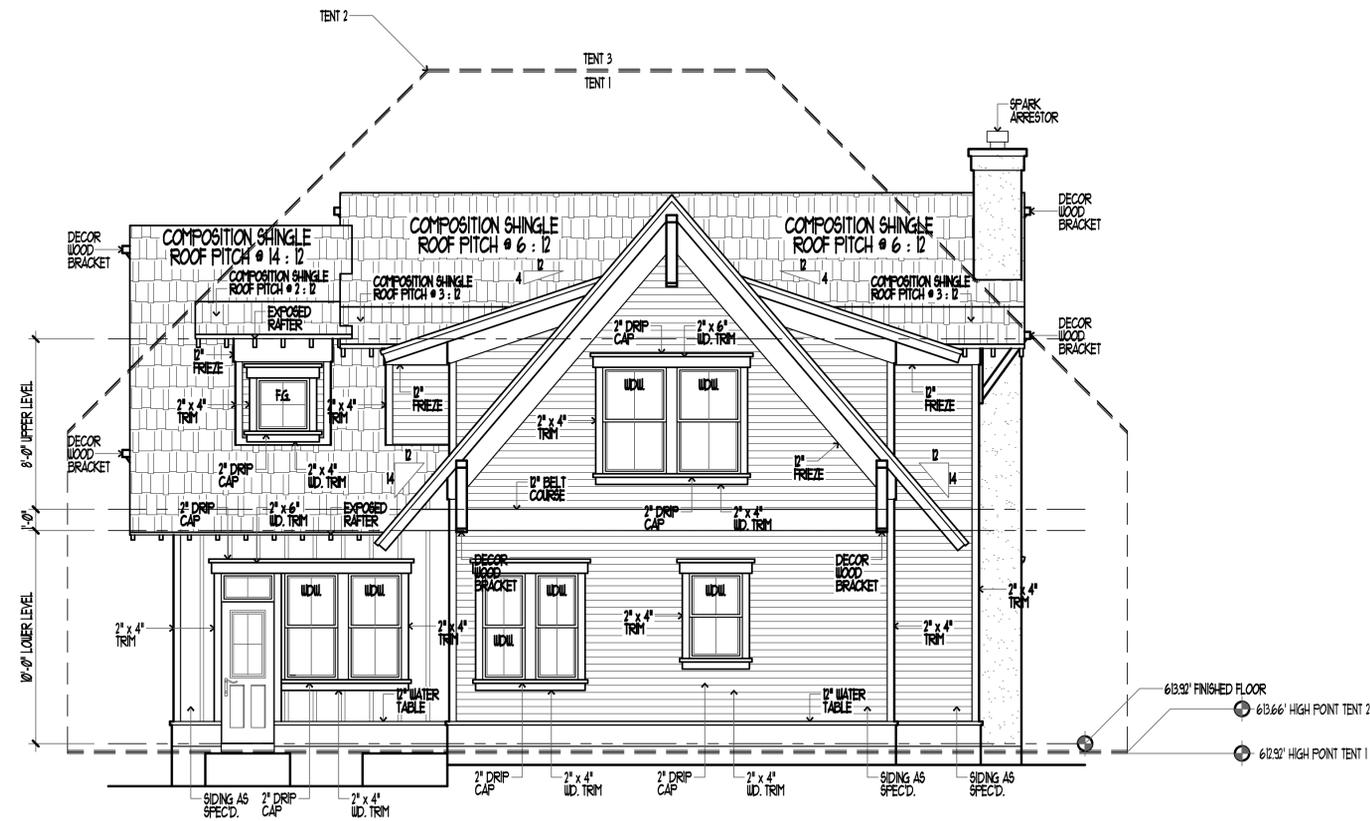
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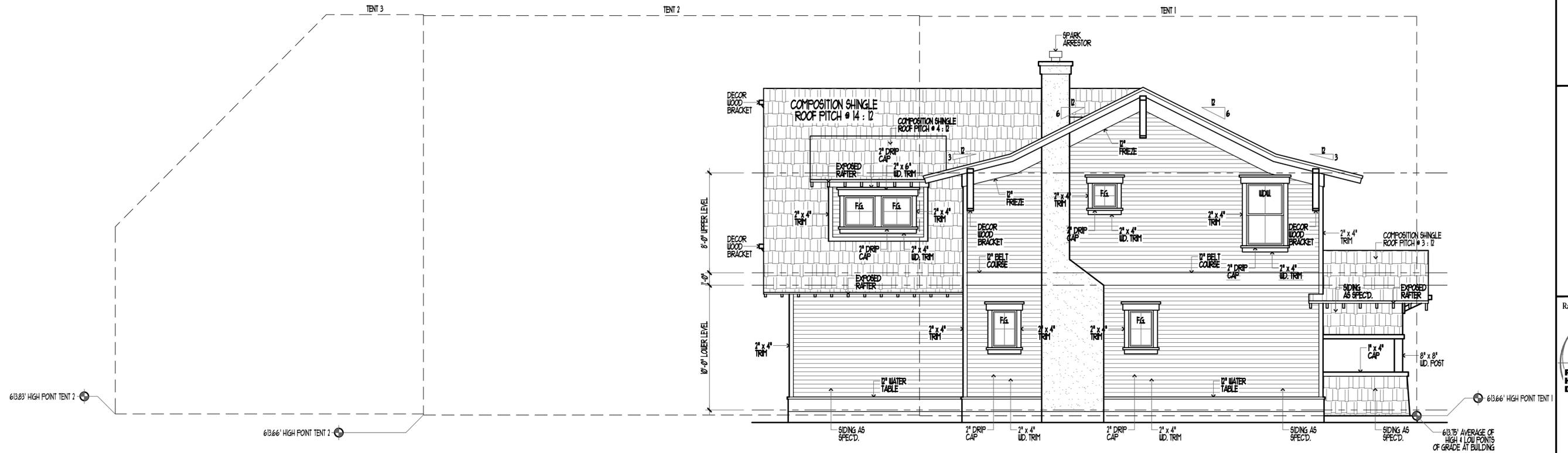
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REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



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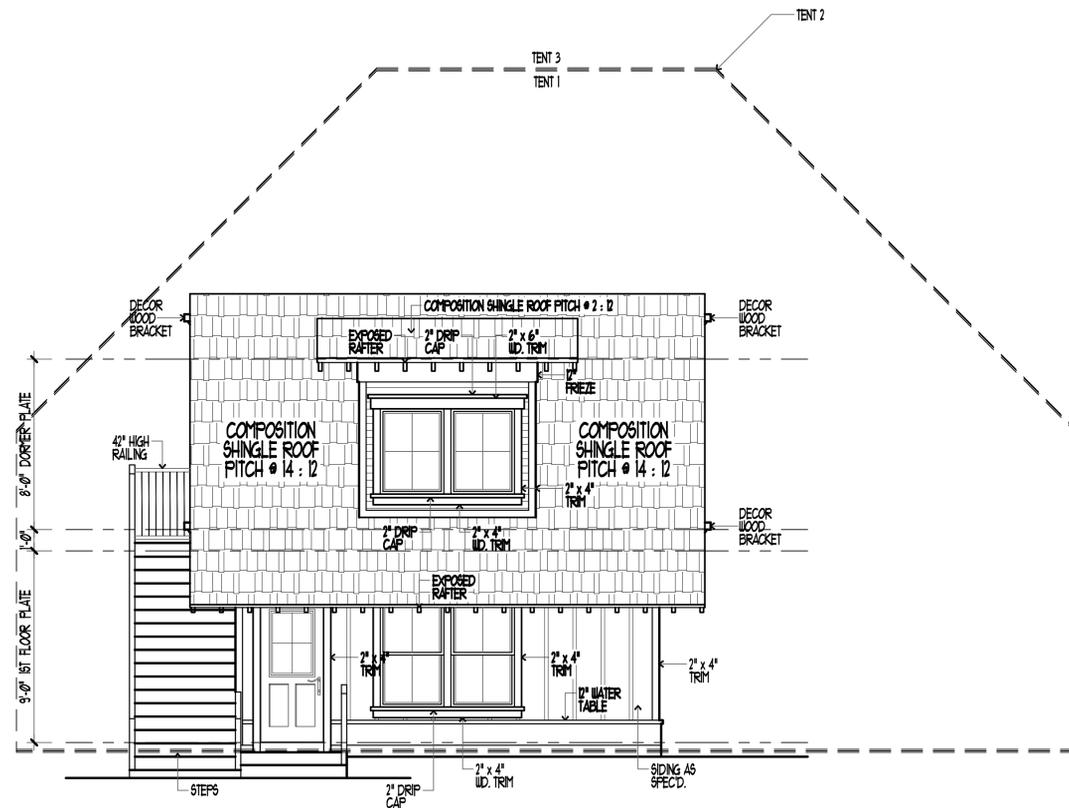
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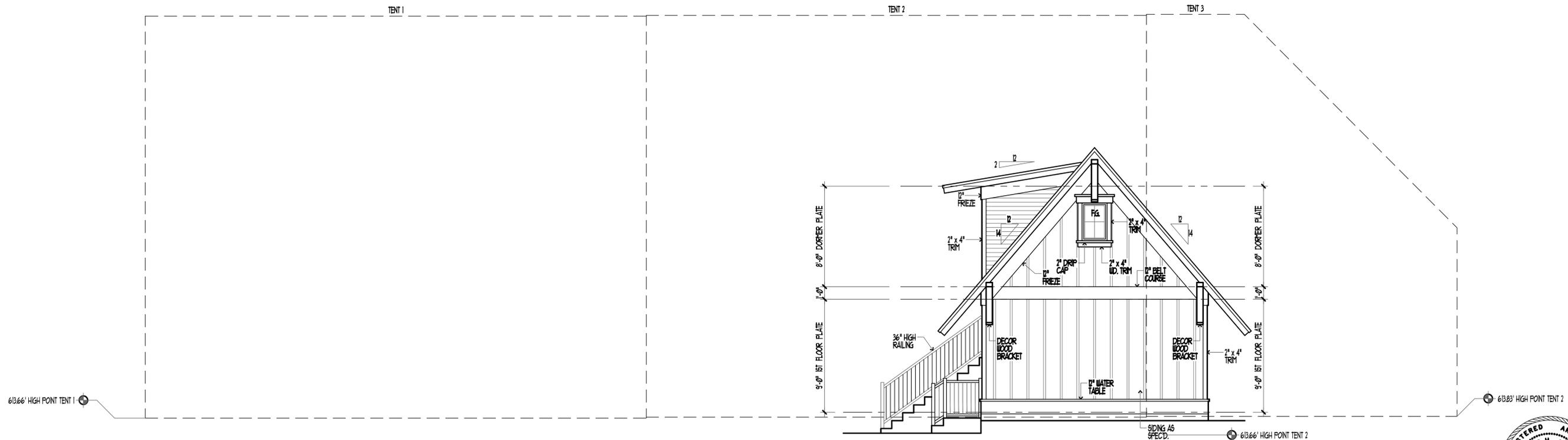
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FRONT ELEVATION (GARAGE)
SCALE : 1/4"=1'-0"



RIGHT SIDE ELEVATION (GARAGE)
SCALE : 1/4"=1'-0"



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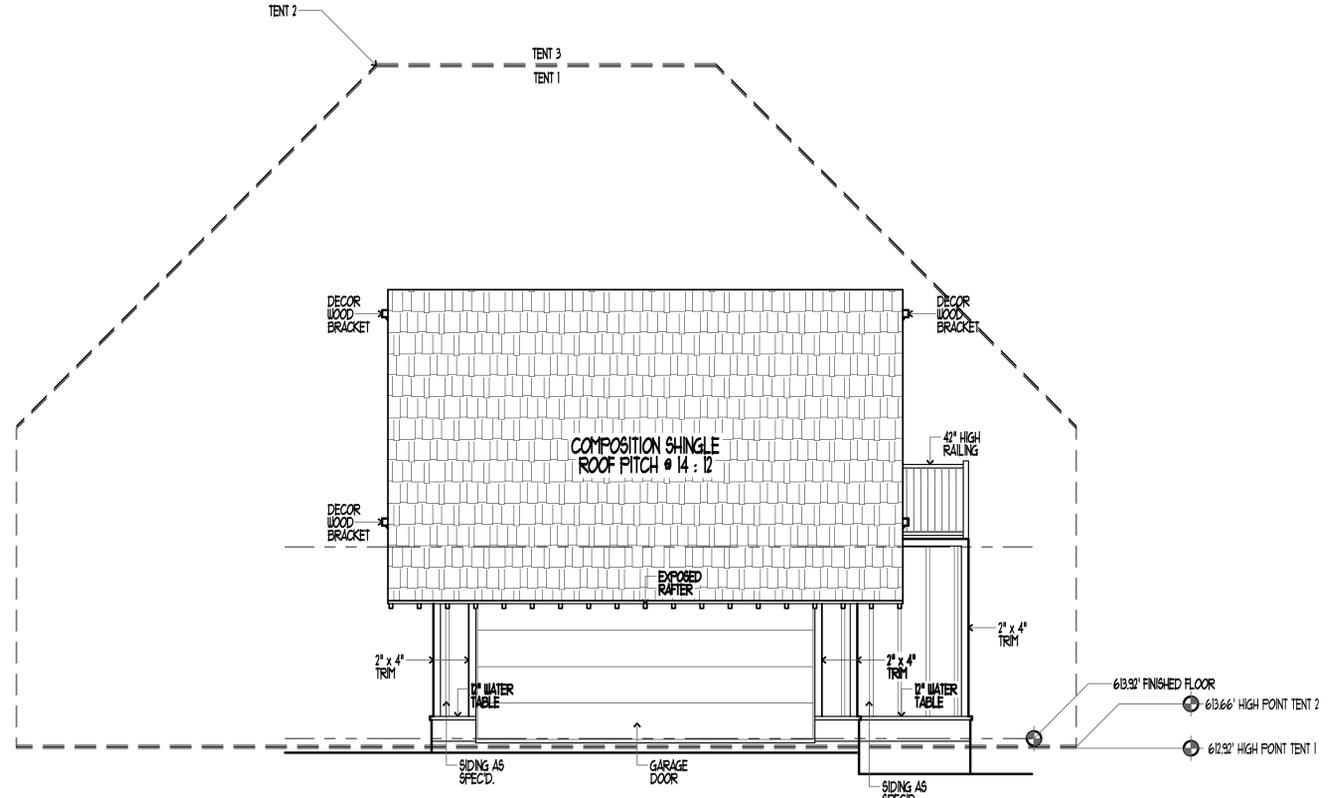


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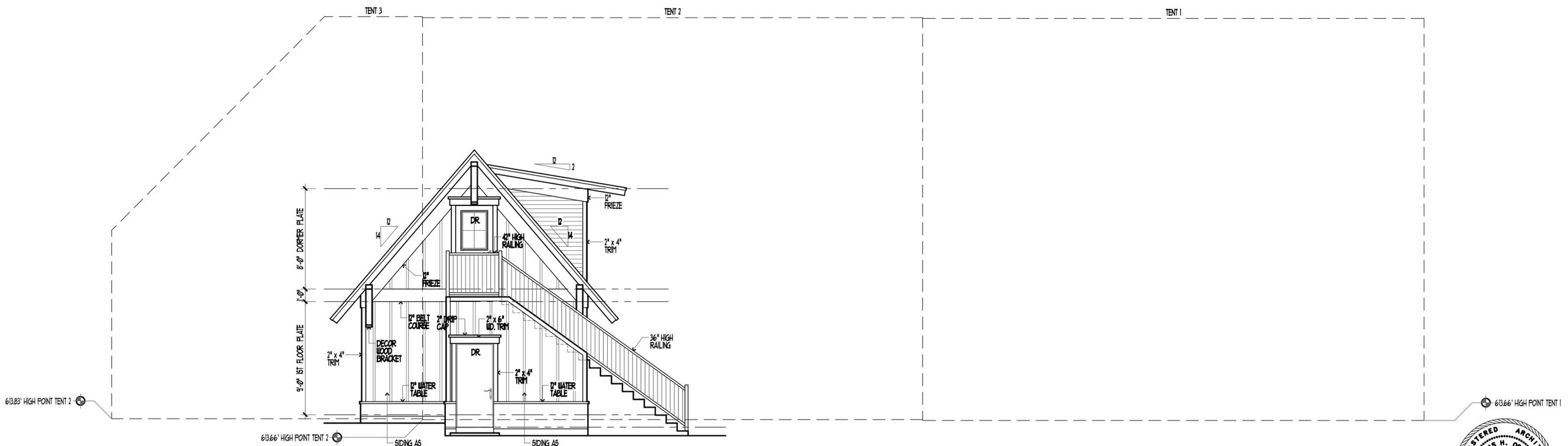
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OF 7



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LEFT SIDE ELEVATION (GARAGE)
SCALE: 1/4"=1'-0"



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