

HISTORIC LANDMARK COMMISSION  
 NOVEMBER 26, 2012  
 CERTIFICATE OF APPROPRIATENESS  
 LHD-2012-0032  
 4104 Duval Street  
 Hyde Park Local Historic District

### PROPOSAL

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Demolish a c. 1927 non-contributing house and construct a new duplex residence.

### PROJECT SPECIFICATIONS

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The existing non-contributing house is a c. 1927, approximately 1,700 sq. ft., one-story, wood frame, rectangular plan house with a front facing gable roof, and inset porch. The siding, front façade windows, porch post and railing are not historic materials or features.

The applicant proposes to demolish the existing house, as well as an approximately 400 sq. ft. detached garage to allow for construction of a new 4,036 sq. ft. duplex residence and detached garage and carport structure. The new building will be two-story with Craftsman-style architectural features. The one-story front portion of the duplex will have a nearly full-width porch with brick piers and battered columns supporting a clipped gable roof with decorative corbels under the eaves. The two-story rear portion will have a hipped roof form. The symmetrical façade will have two front doors and double-hung wood windows with upper sashes with divided panes. Windows on other elevations will be a combination of double-hung similar to those on the façade, and single and triple square windows. Brick chimneys will be located on the side elevations. The first story walls will be clad in horizontal lap siding, and the second story walls and front gable end will be clad in board and batten siding.

The detached garage structure will have vehicular access from the alley and will include two closed garage units with open-sided carports each end. The garage will be clad with horizontal lap siding and have composition roofing. The applicant plans to eliminate the existing curb cut at the street.

### STANDARDS FOR REVIEW

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The existing house is a non-contributing property in the Hyde Park Local Historic District. The Hyde Park Local Historic District Goals and Design Standards for new construction 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.

### ***5.11: 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.

Although the existing house is over 50 years old, the significant changes to its façade materials and features renders it no longer contributing to the Hyde Park Local Historic District. Although restoration of the existing house back to a contributing status is possible, the Hyde Park LHD Design Standards do not require such action.

The design for the new duplex residence meets the current Design Standards. It is compatible with the architectural patterns and styles of the neighborhood and immediately surrounding contributing structures, and its massing, scale, and architectural materials and elements are typical of, or complimentary to, other contributing buildings on the block. Additionally, the placement of the detached garage with alley access is compatible with neighborhood patterns.

The applicant has worked closely with the Hyde Park Design Review Committee and Historic Landmark Certificate of Appropriateness Review Committee and has incorporated comments from both bodies.

**COMMITTEE RECOMMENDATION**

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Corner boards should be installed prior to horizontal siding. Prefer painted wood windows to clad. Second story roof should be true hipped form. Show more traditional landscaping on renderings.

**STAFF RECOMMENDATION**

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Approve as presented.

PHOTOS

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Existing house front and side elevations





Existing detached garage

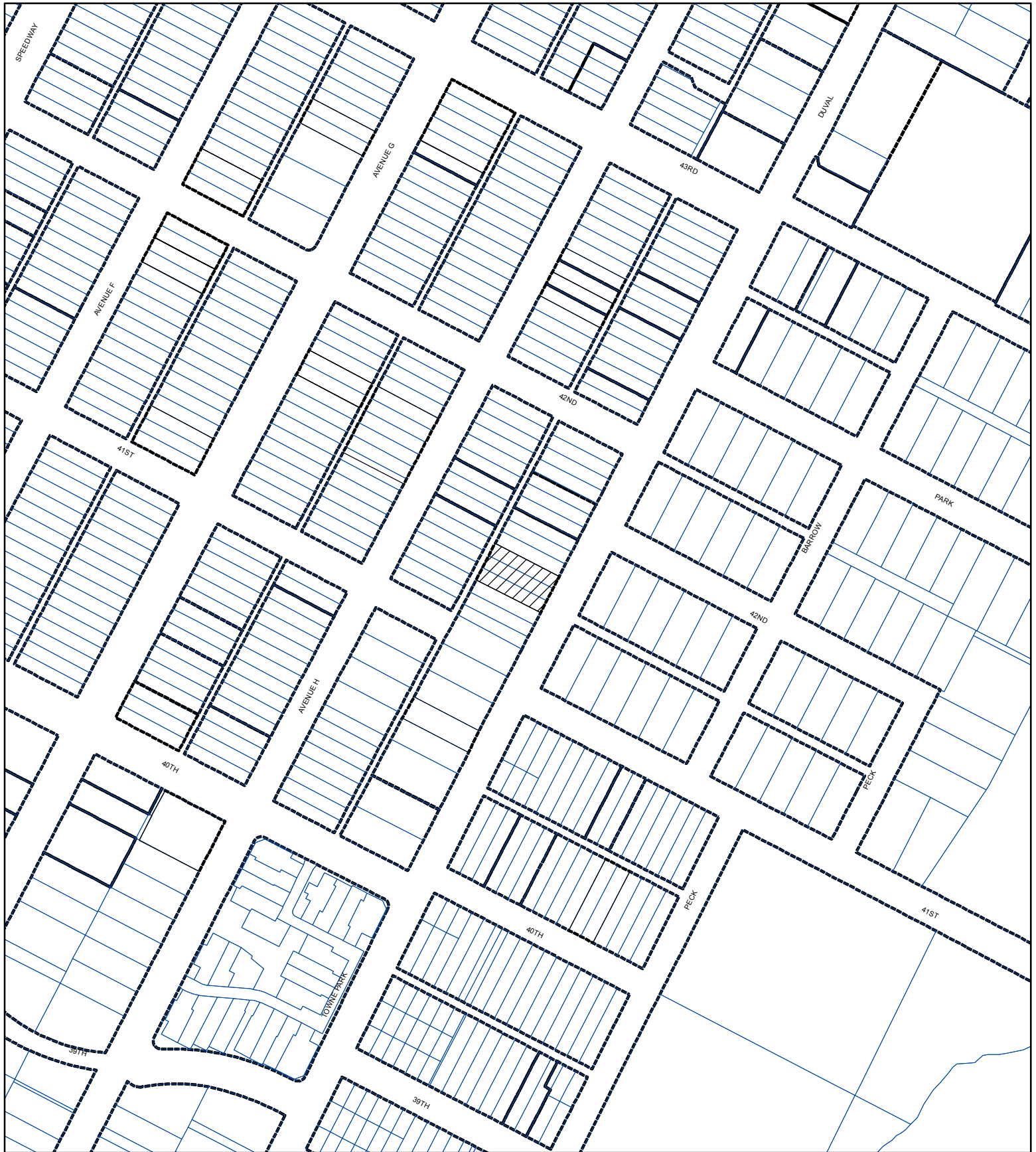


Contributing property at 4016 Duval Street





Contributing property at 4106 Duval Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2012-0032  
LOCATION: 4104 Duval Street

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.

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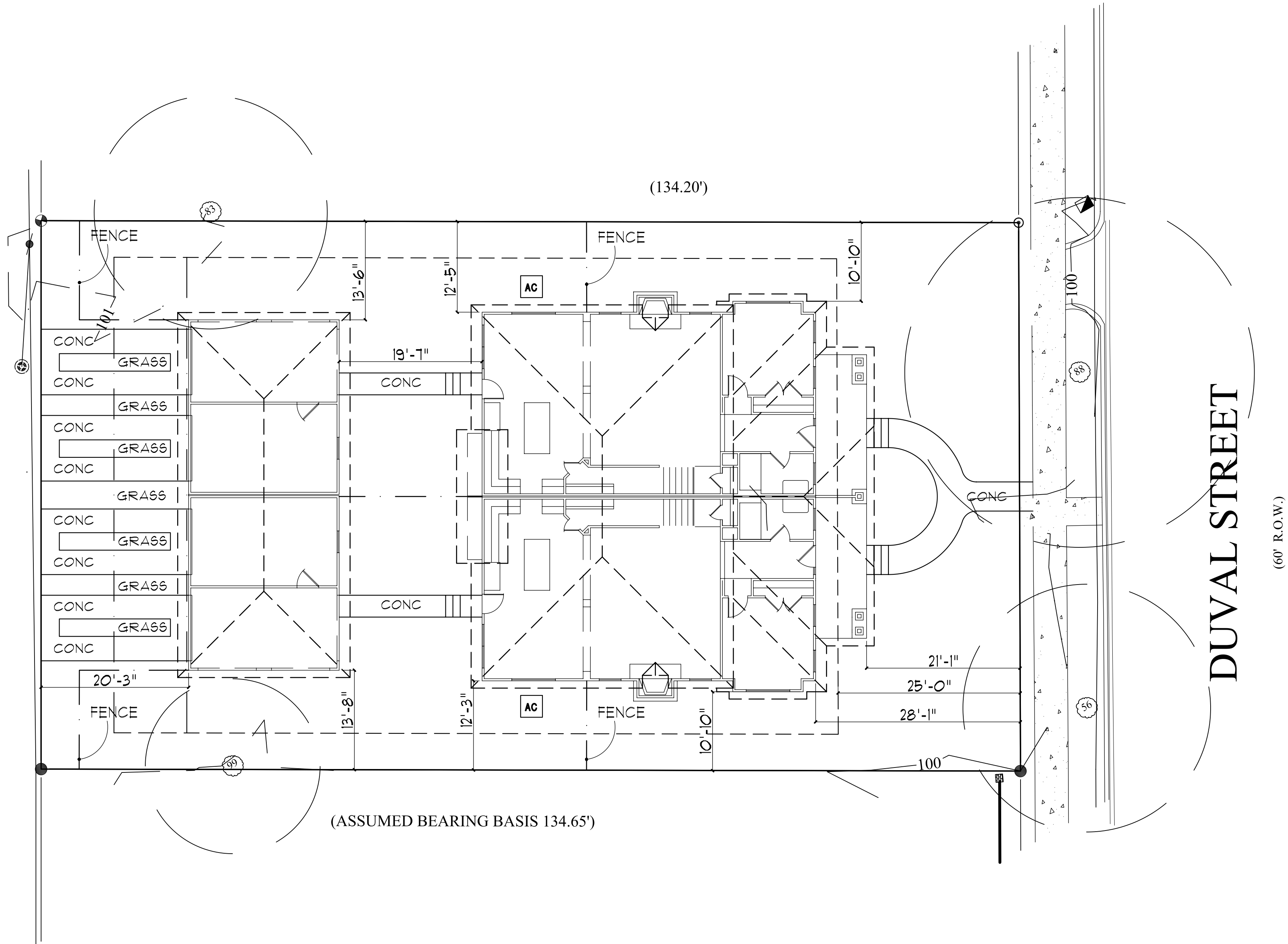








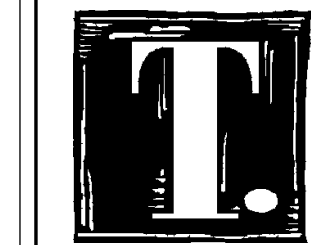
15' GRAVEL ALLEY



SITE PLAN  
SCALE: 1" = 10'

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & COORDINATE ALL CONDITIONS, RELATIONSHIPS, ALL DIMENSIONS, AND ASSEMBLES OF BUILDING COMPONENTS, AND THE ADEQUACY AND CORRECTNESS OF ALL WORK ON THIS PROJECT.

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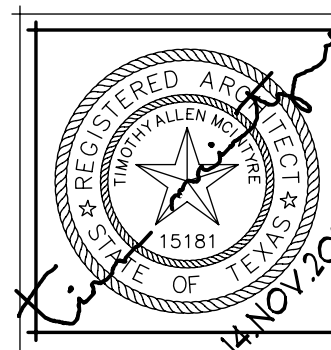
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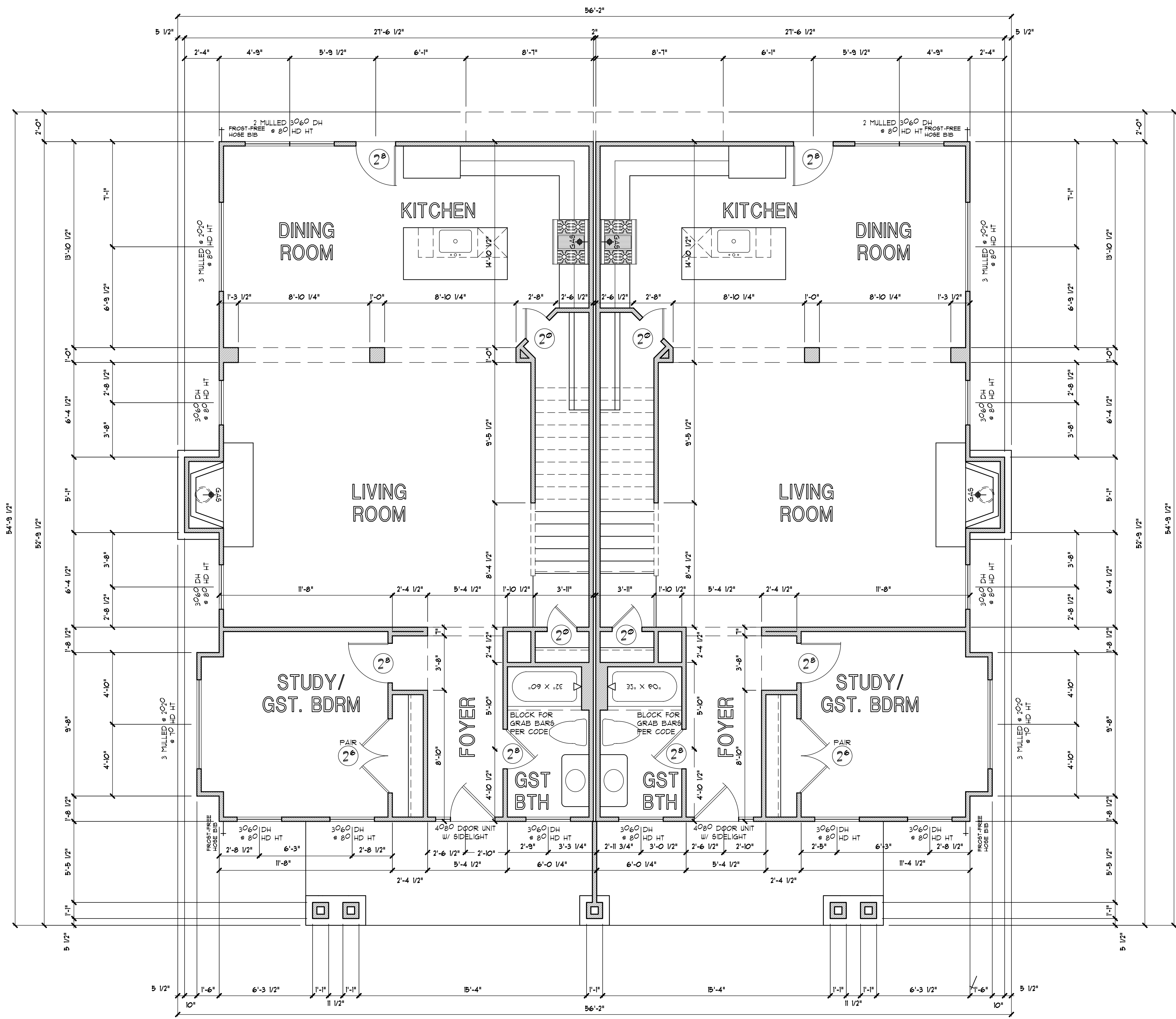
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A1

BRIDGEWATER CUSTOM HOMES  
4104 DUVAL ST.  
AUSTIN, TEXAS 78751

T. McIntyre  
associates  
ph. 512.694.8277





1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NOTE: ALL DOORS TO BE 2'-0" HD HT UNLESS NOTED OTHERWISE

SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	2338 SF
SECOND FLOOR HEATED	1698 SF
TOTAL HEATED	4036 SF
ENTRY PORCH	272 SF
GARAGE/CARPORT	934 SF
TOTAL UNHEATED	1266 SF
TOTAL SLAB	2610 SF
TOTAL CONSTRUCTION	5302 SF

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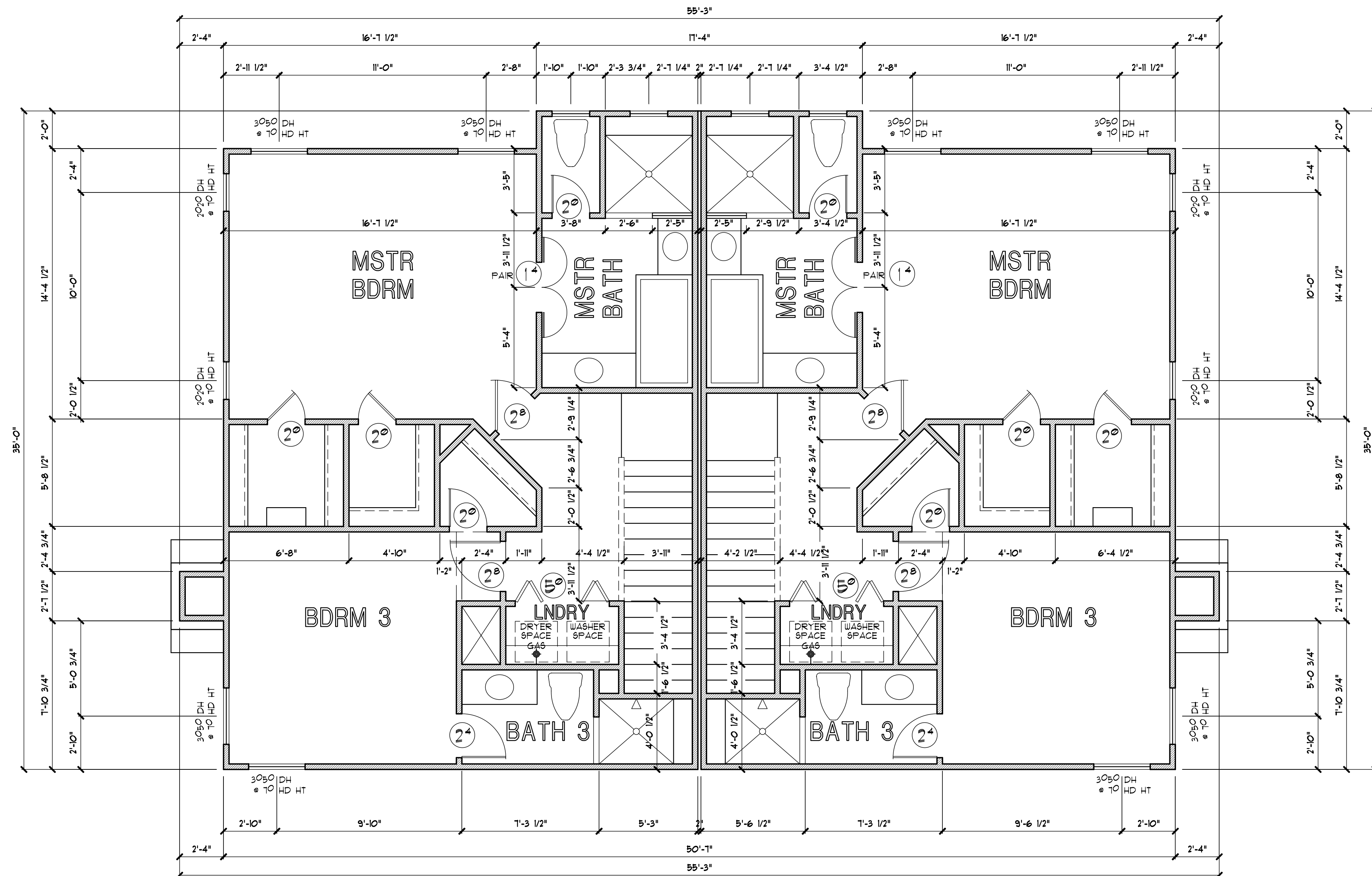
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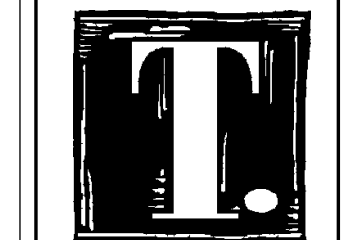




2nd FLOOR PLAN  
SCALE: 1/4" = 1'-0" NOTE: ALL DOORS TO BE 10 HT UNLESS NOTED OTHERWISE

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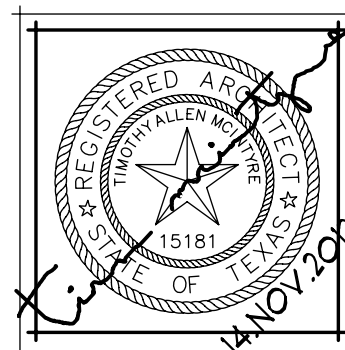
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FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

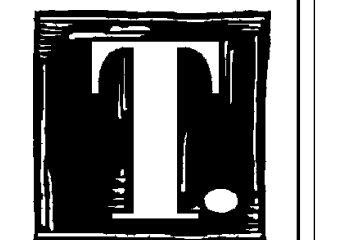
NOTE:  
VERTICAL DIMENSIONS @ EXTERIOR PORCHES  
AND AT GARAGE ARE GIVEN FROM FINISHED  
FLOOR OF THE ADJACENT LIVING AREA.  
ADJUST DIMENSION IN FIELD TO ALLOW FOR  
DROPS OR STEPS IN FLOOR LEVELS.



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

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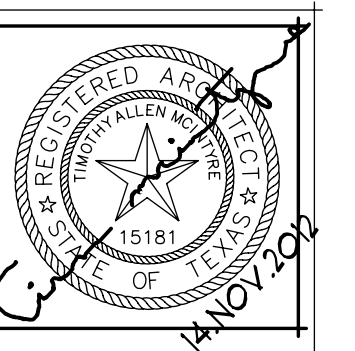
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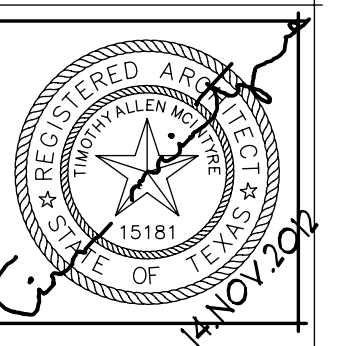


■ REAR ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
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■ LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

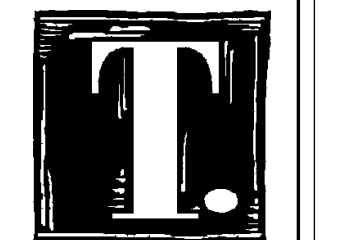


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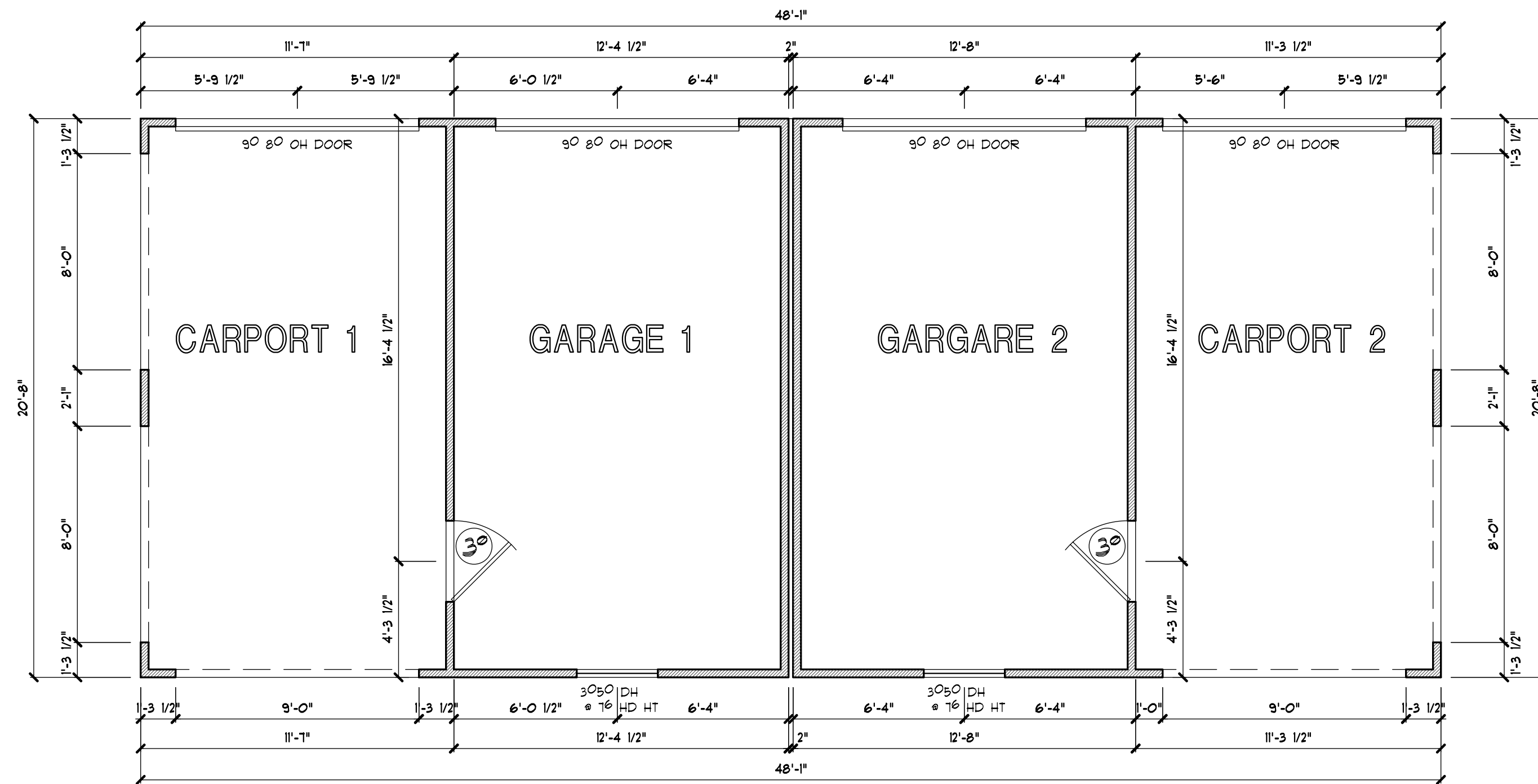
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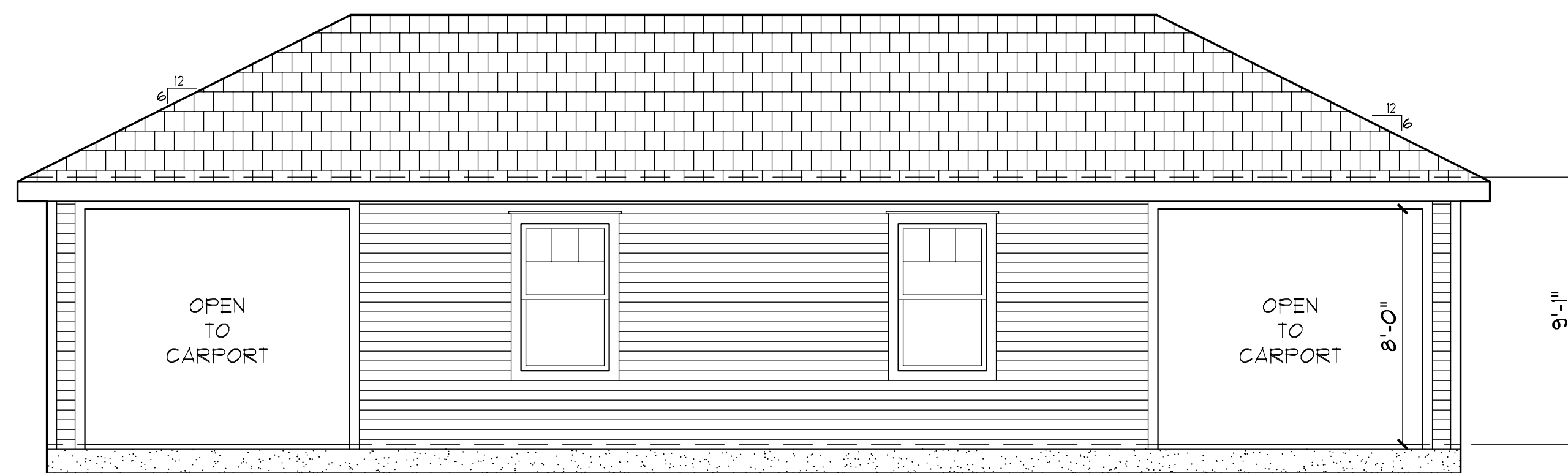
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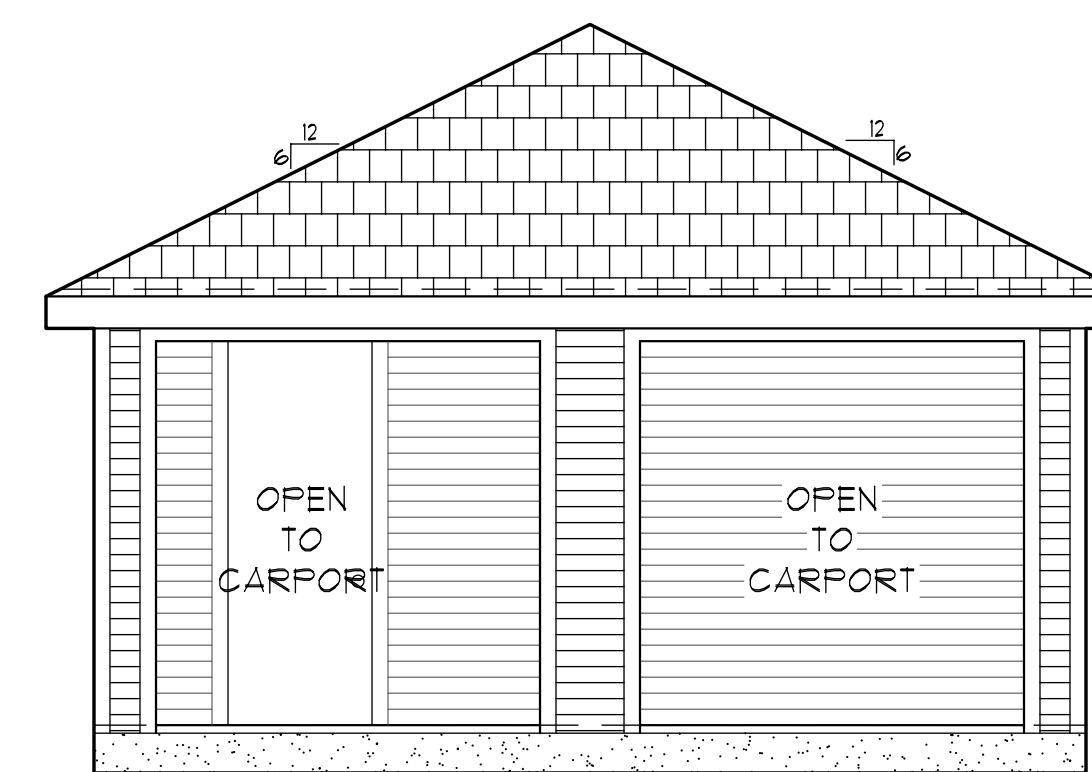


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



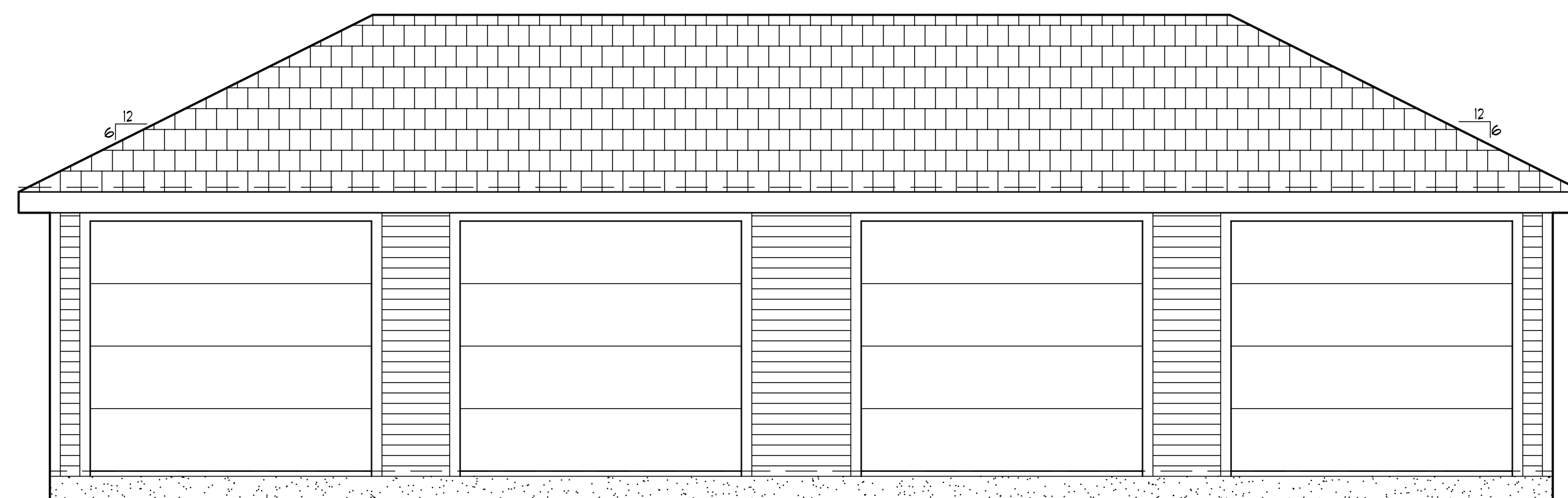
FRONT (YARD) ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
ALL GARAGE MATERIALS  
AND DETAILS TO MATCH  
MAIN HOUSE MATERIALS

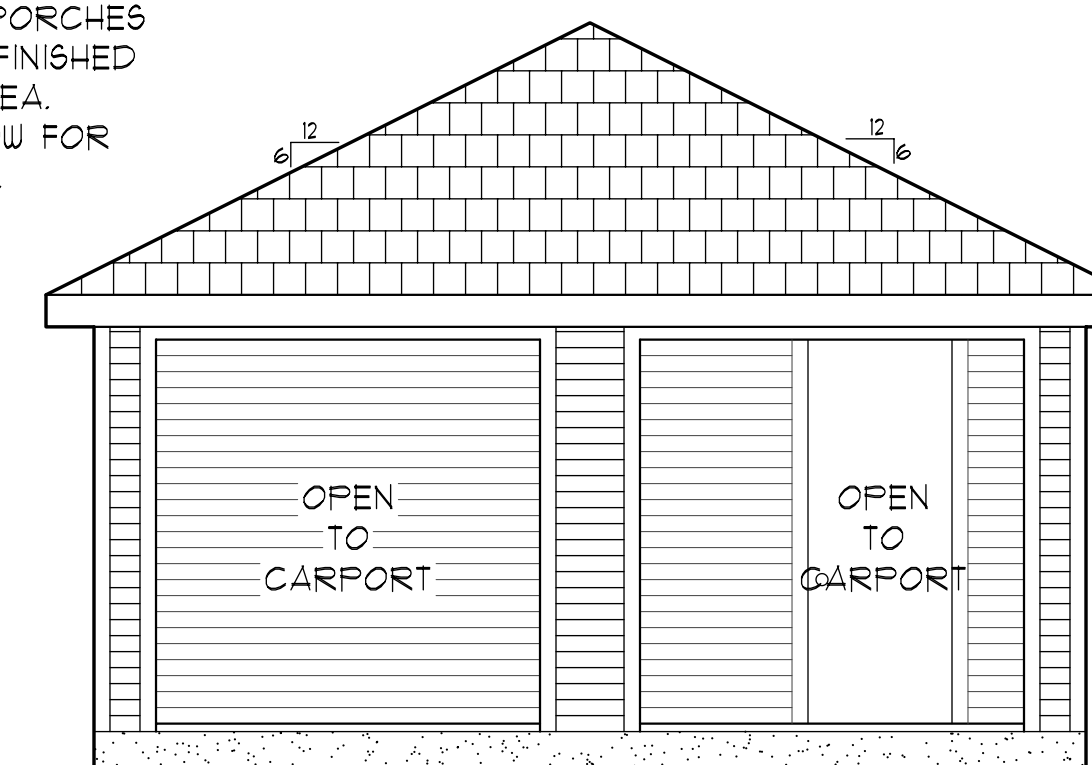


RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

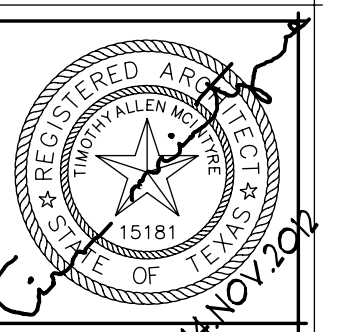
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REAR (ALLEY) ELEVATION  
SCALE: 1/4" = 1'-0"



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

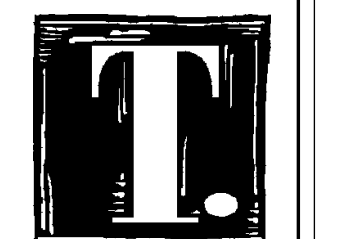


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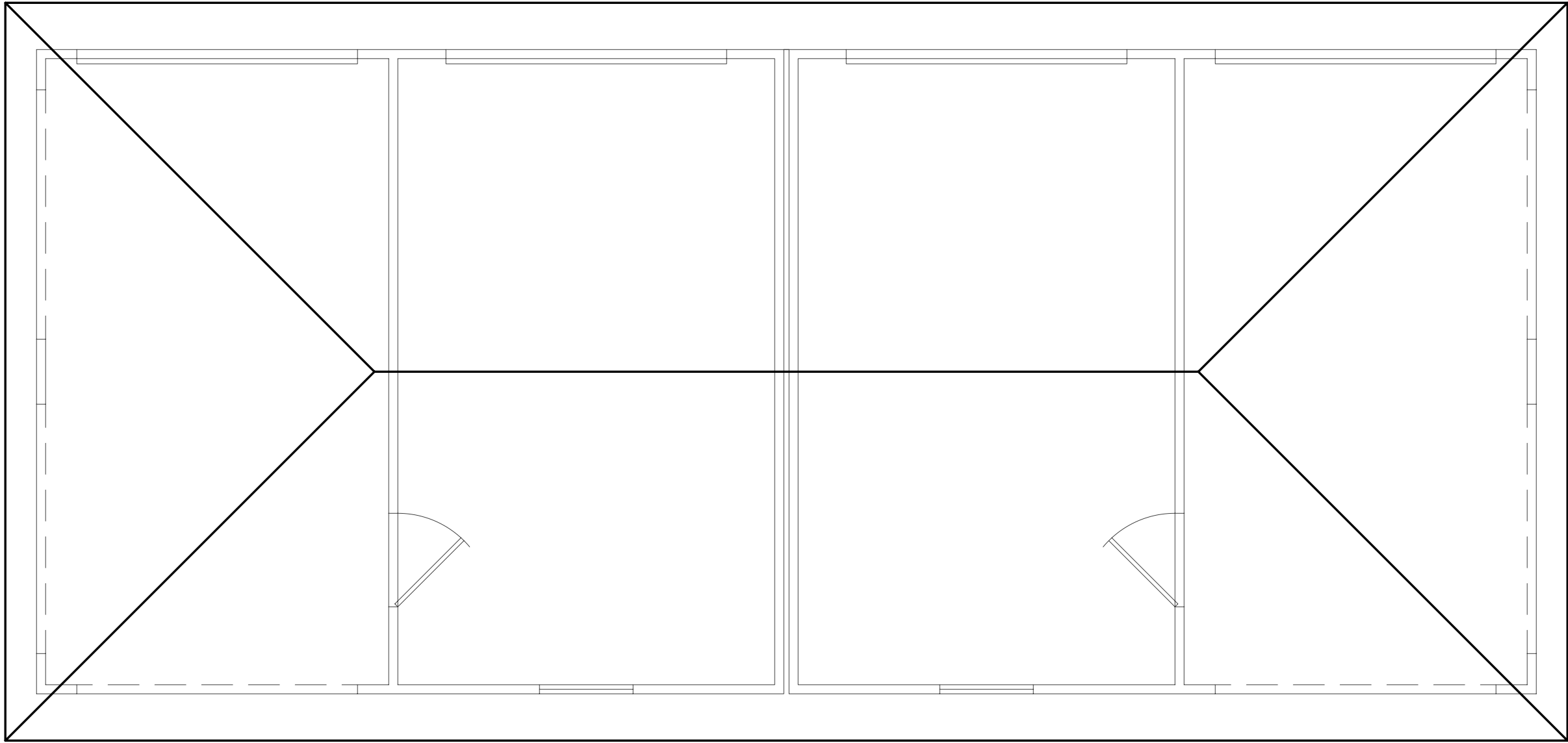


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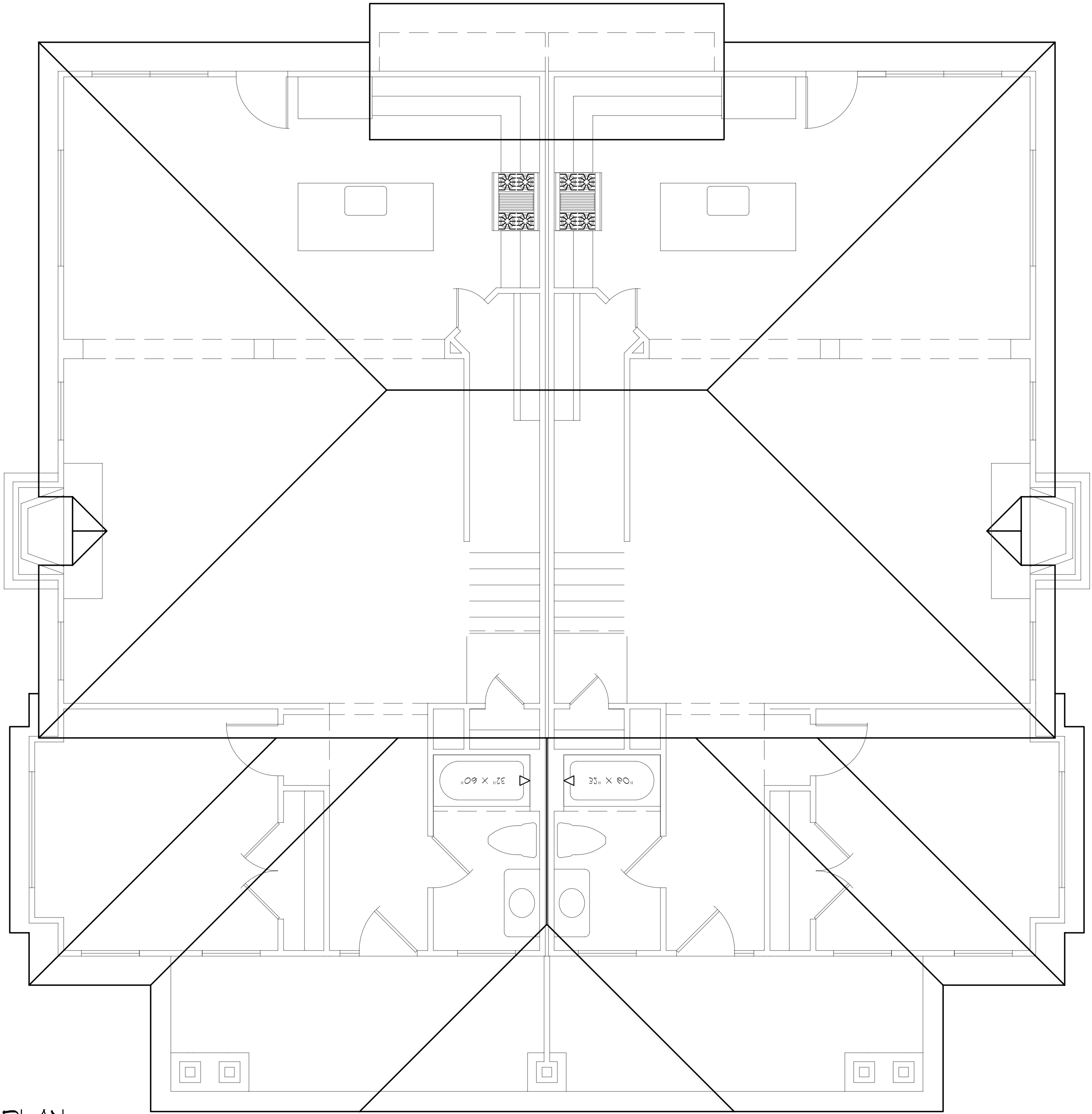
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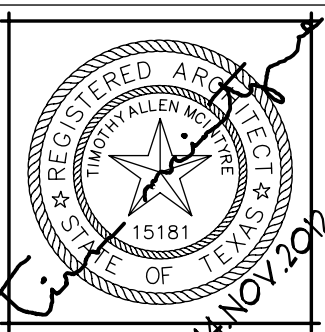




■ GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



■ ROOF PLAN  
SCALE: 1/4" = 1'-0"

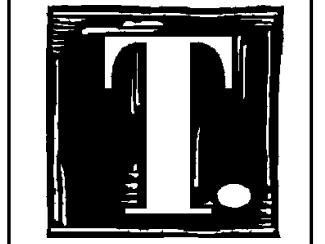


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