

HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
CERTIFICATE OF APPROPRIATENESS
LHD-2013-0001
4203 Avenue C
Hyde Park Local Historic District

PROPOSAL

Demolish a rear 2-story garage and construct a screened porch and rear two-story studio on a contributing house.

PROJECT SPECIFICATIONS

The existing contributing house is a c. 1922, one-story bungalow clad in horizontal wood siding. The house has Craftsman style details including a prominent porch with a front facing gabled roof supported by battered columns set on top of square piers. There are also decorative brackets in the eaves and clipped gables on the side elevations.

The applicant proposes to demolish a non-contributing two-story, detached garage at the rear of the property and add a 279 sq. ft. screened porch and a two-story studio space. The screened porch will be located to the rear south side of the house and will have a side gable roof with standing seam metal roofing similar to the main house. The approximately 750 sq. ft. studio at the rear of the property will be connected to the house by an enclosed hallway and have an asymmetrical gabled roof with a shed dormer. It will be clad in vertical metal siding painted in a color similar to, but slightly darker than, the main house.

Additionally the applicant proposes two small additions on the north side of the house. The addition towards the front will have a side gable roof and wood siding to match the existing house. The other addition will have a shed roof and wood siding.

STANDARDS FOR REVIEW

The existing house is a contributing property in the Hyde Park Local Historic District. The Hyde Park Local Historic District Goals and Design Standards for new construction 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 design of the additions meet the current Design Standards as they are compatible with the architectural patterns and styles of the neighborhood and the existing contributing house. Their massing, scale, and architectural materials, as well as placement retain the character-defining features of the historic district.

COMMITTEE RECOMMENDATION

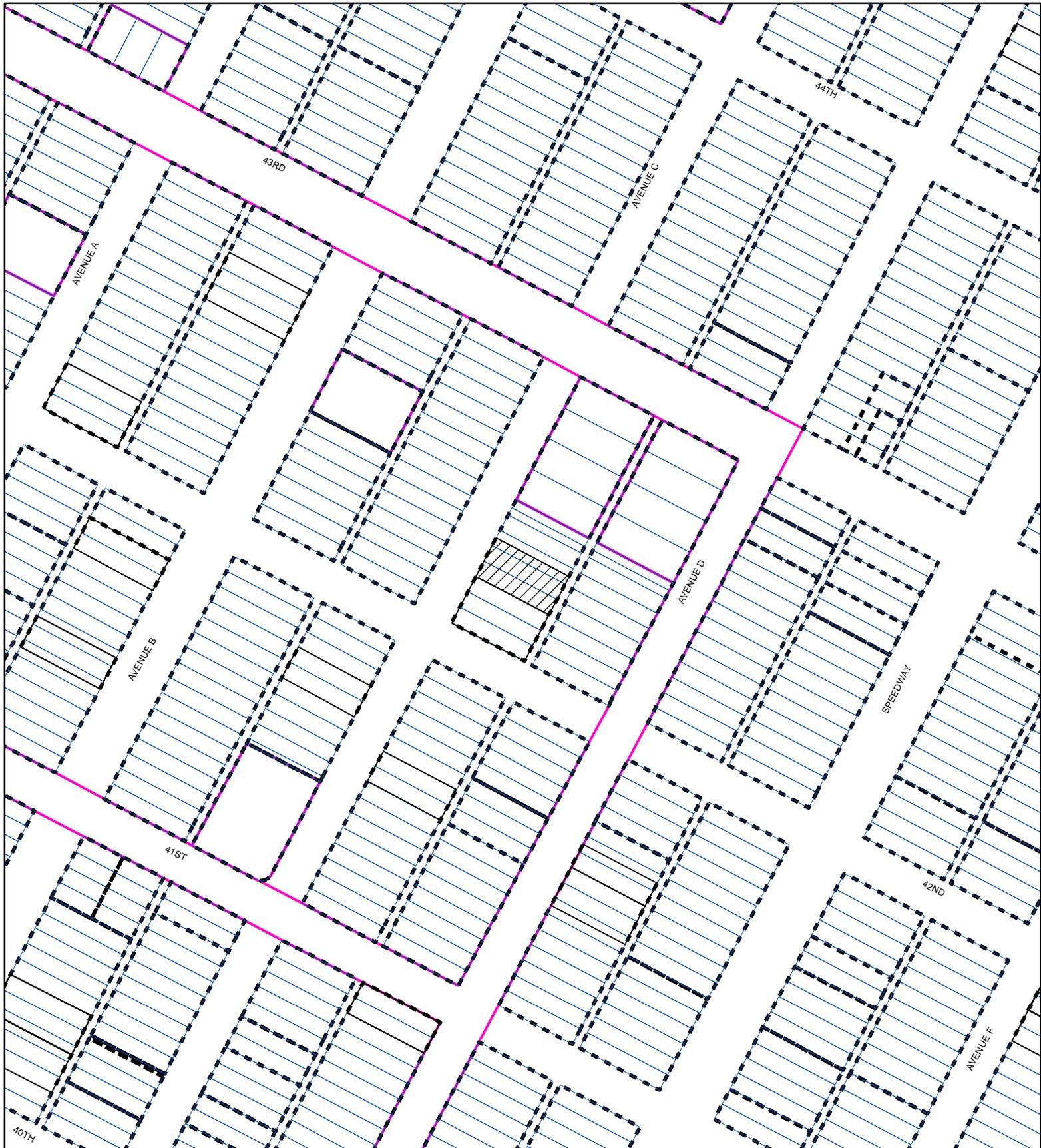
Recommend approving with the following exemptions from the Design Standards being granted; 1) allow for the location of the addition on the north side because it is partially hidden by a large tree, is differentiated from the original house and doesn't visually compete with the main façade features, 2) allow for painted metal siding to be used on the new rear addition because it appears to be an accessory building, the vertical seams of the material are visually similar to historic siding materials used in accessory buildings, and the structure is minimally visible from the public right-of-way.

STAFF RECOMMENDATION

Approve as presented.

PHOTOS

See images included in attached plans.

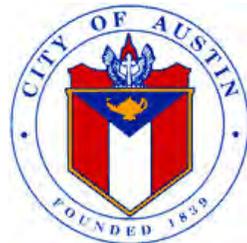


SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2013-0001
 LOCATION: 4203 Avenue C



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.

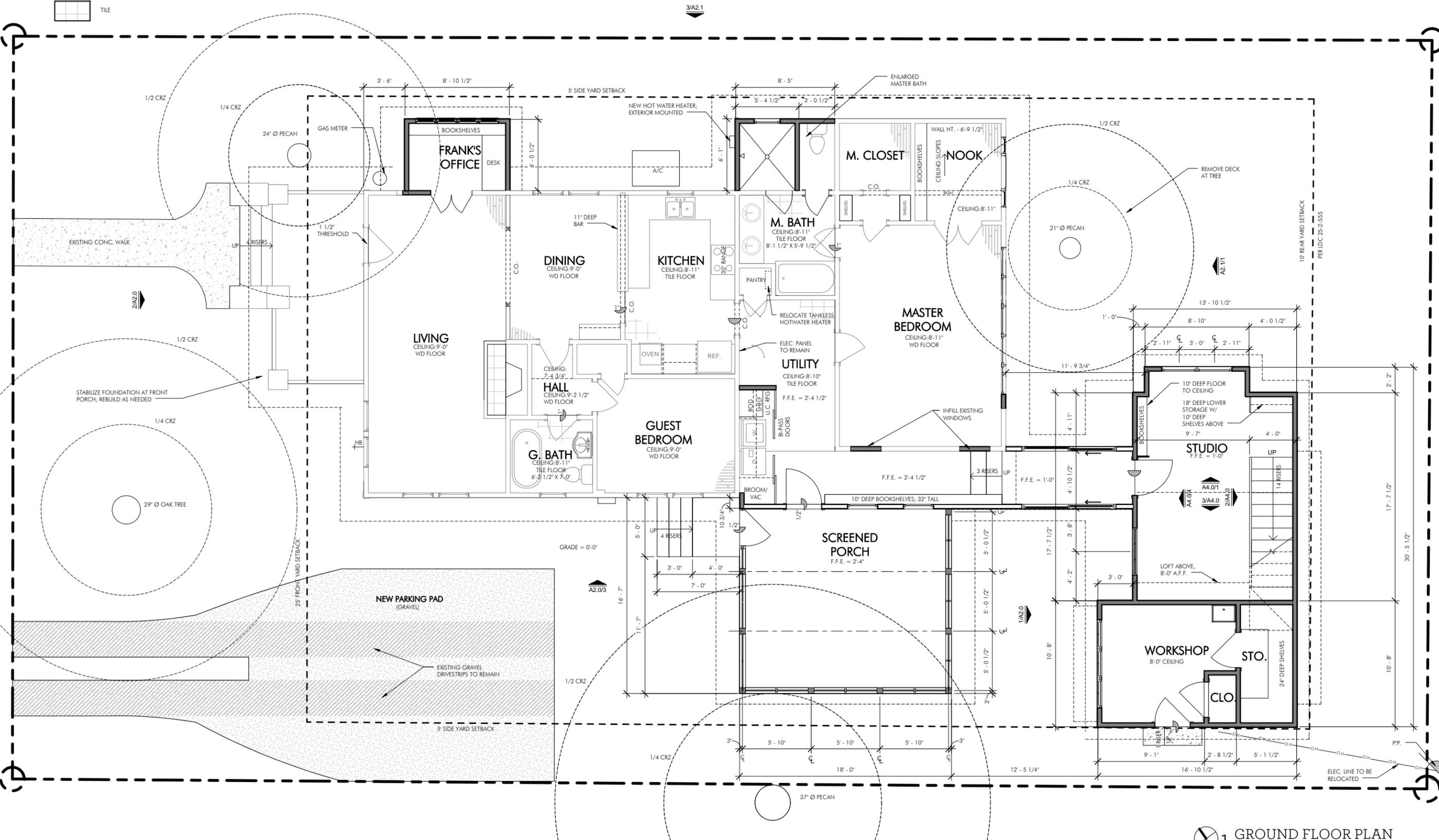
-  TO BE DEMOLISHED
-  EXISTING WALL
-  WALL CONSTRUCTION
-  WOOD FLOORING
-  WOOD DECKING
-  TILE

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



KITTREDGE RESIDENCE

4203 AVENUE C, AUSTIN TEXAS, 78751

DATE ISSUED FOR
12.17.12 MASSING STUDIES

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PROJECT NUMBER: 1263

GROUND FLOOR PLAN

 1 GROUND FLOOR PLAN
1/4" = 1'-0"

A1.1

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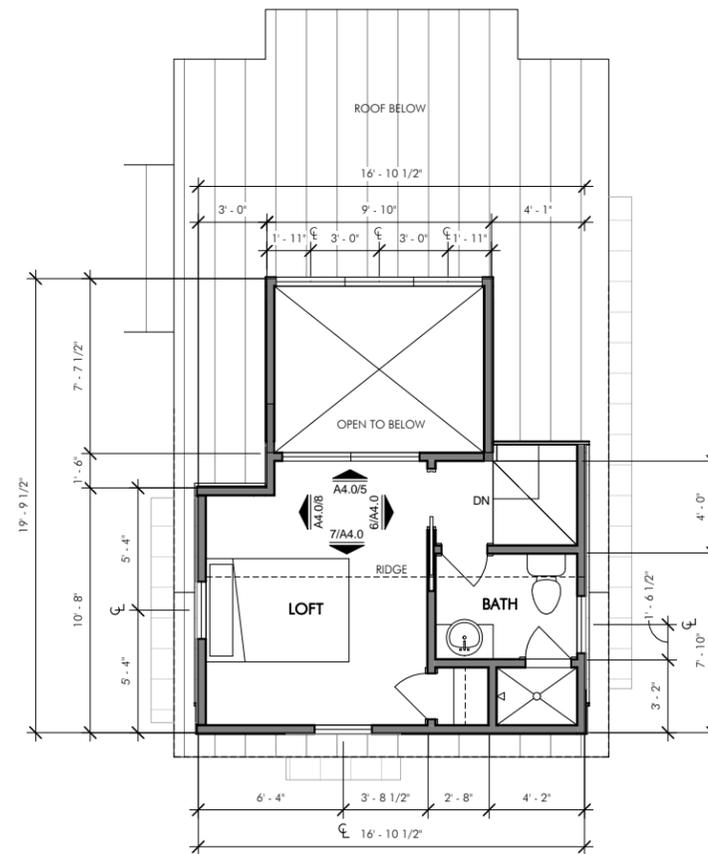
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SECOND FLOOR PLAN

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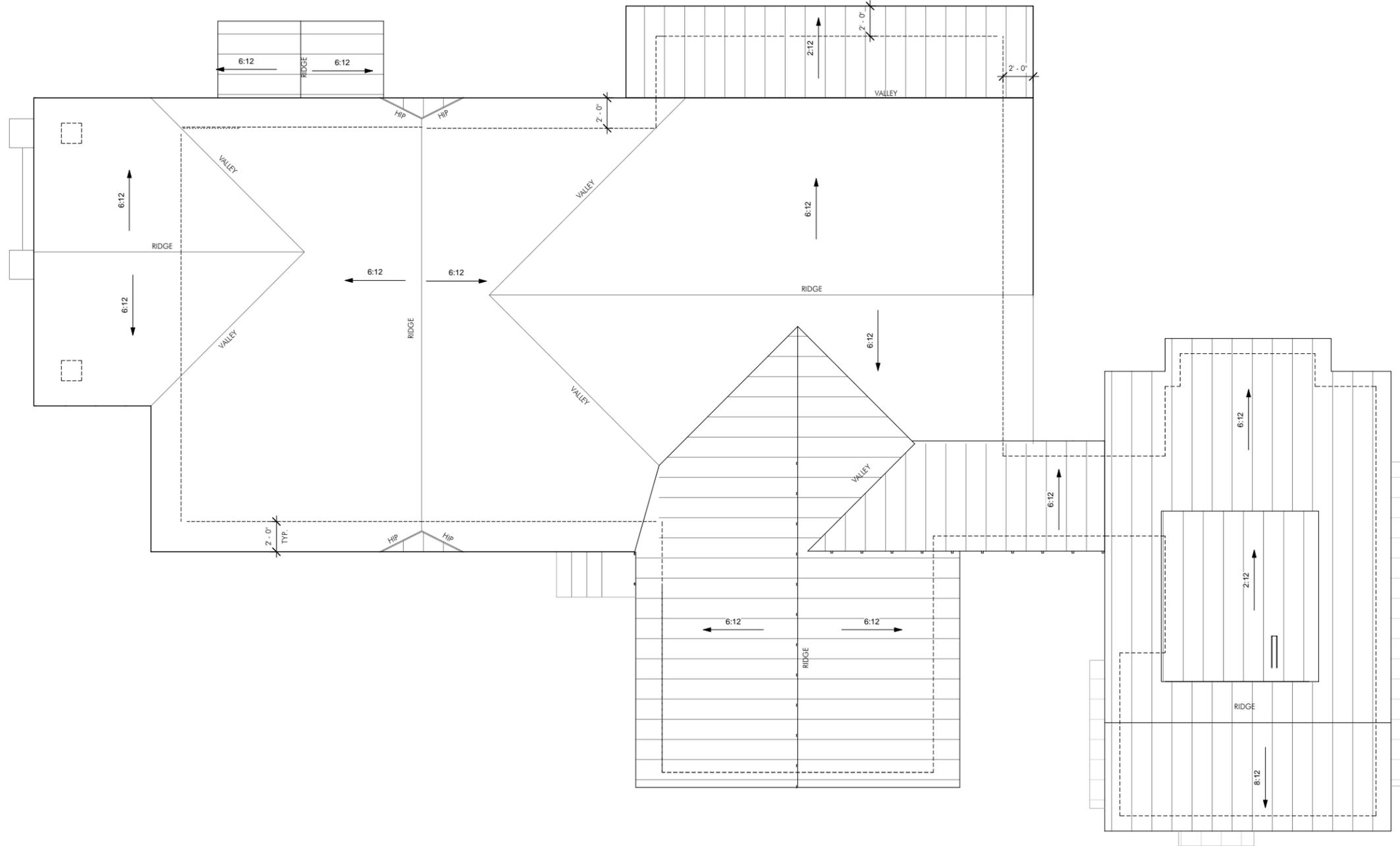
1 SECOND FLOOR PLAN - STUDIO
 1/4" = 1'-0"

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ROOF PLAN

1 ROOF PLAN
1/4" = 1'-0"

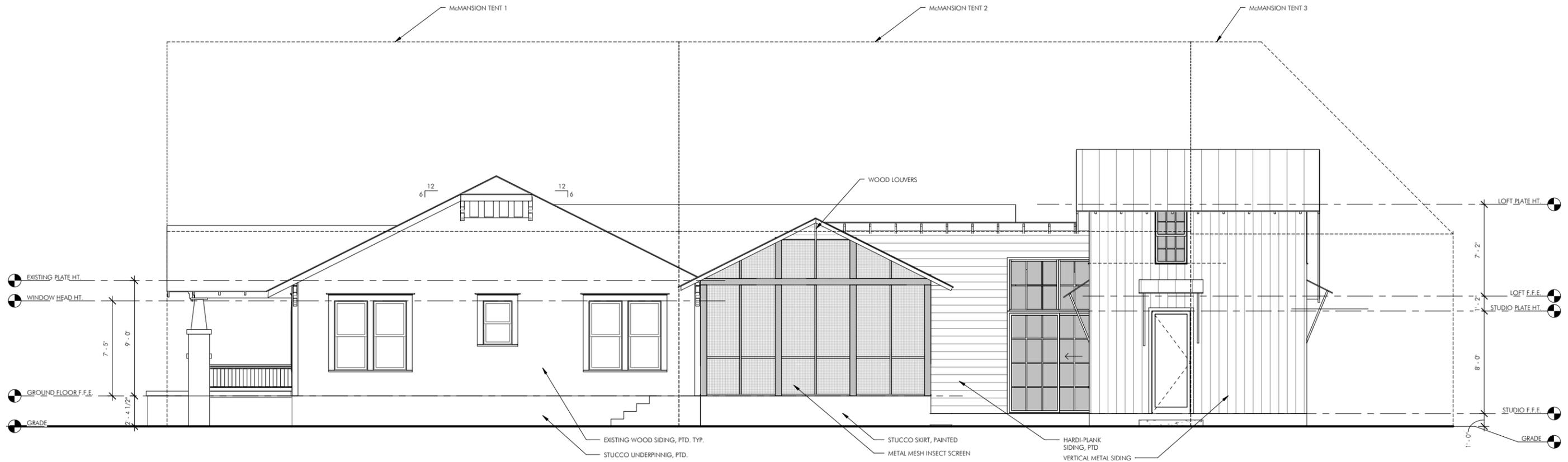
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PRELIMINARY
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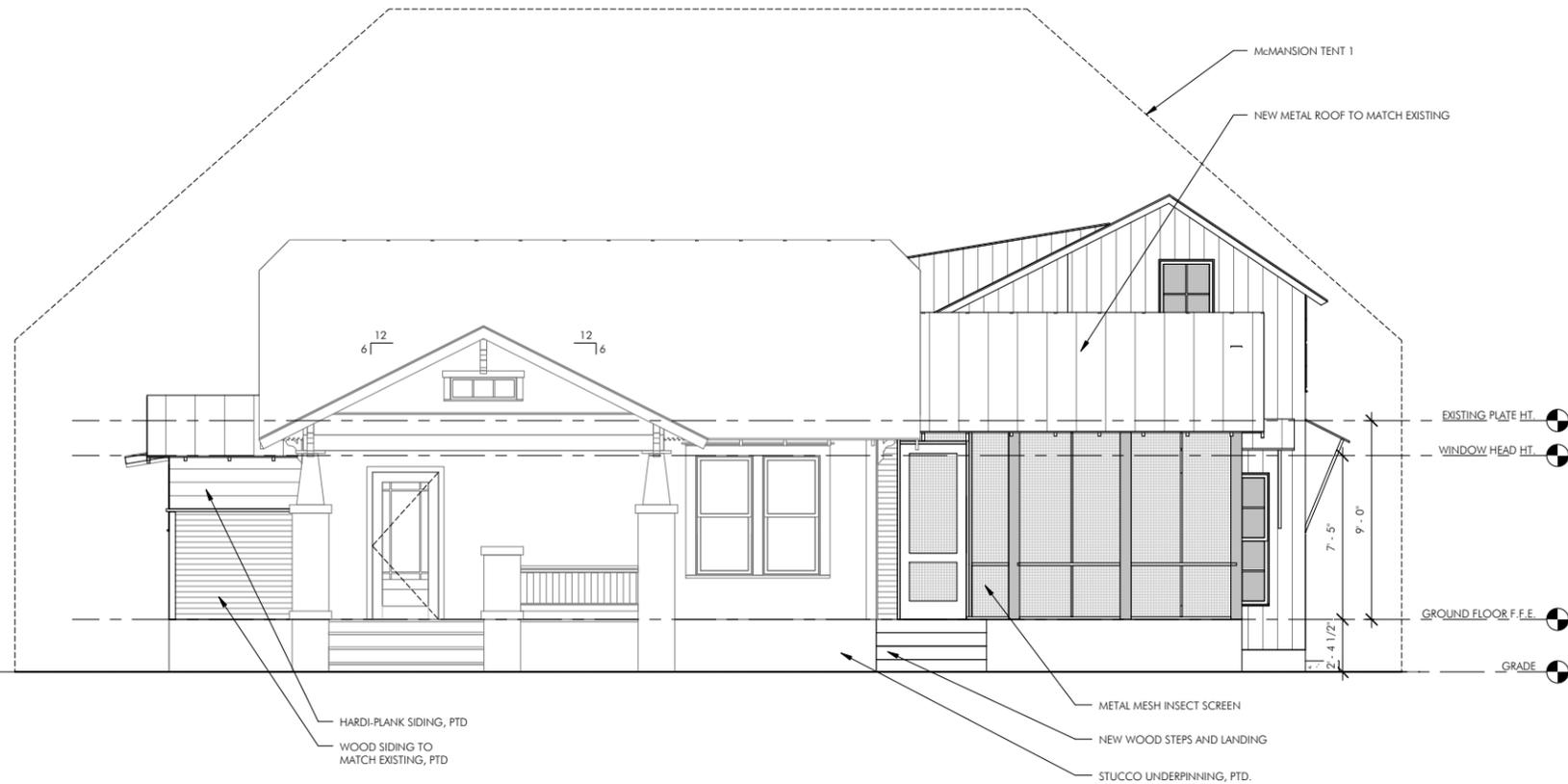
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FIELD INSPECTION REQUIRED

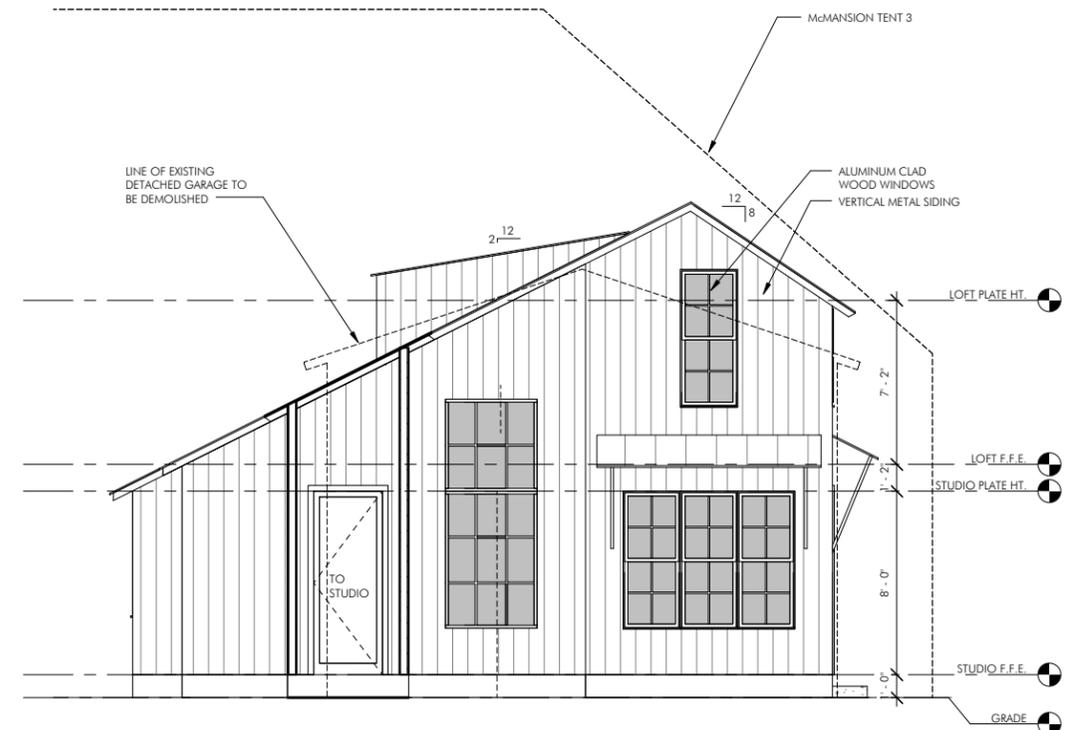
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3 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 STUDIO - WEST
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

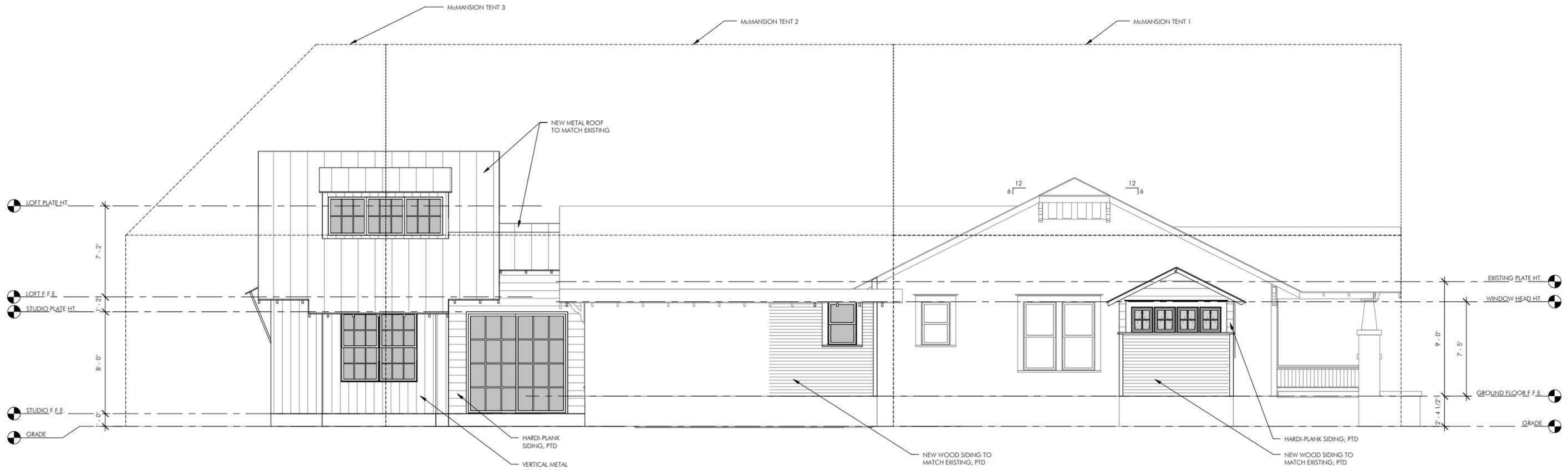
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PRELIMINARY
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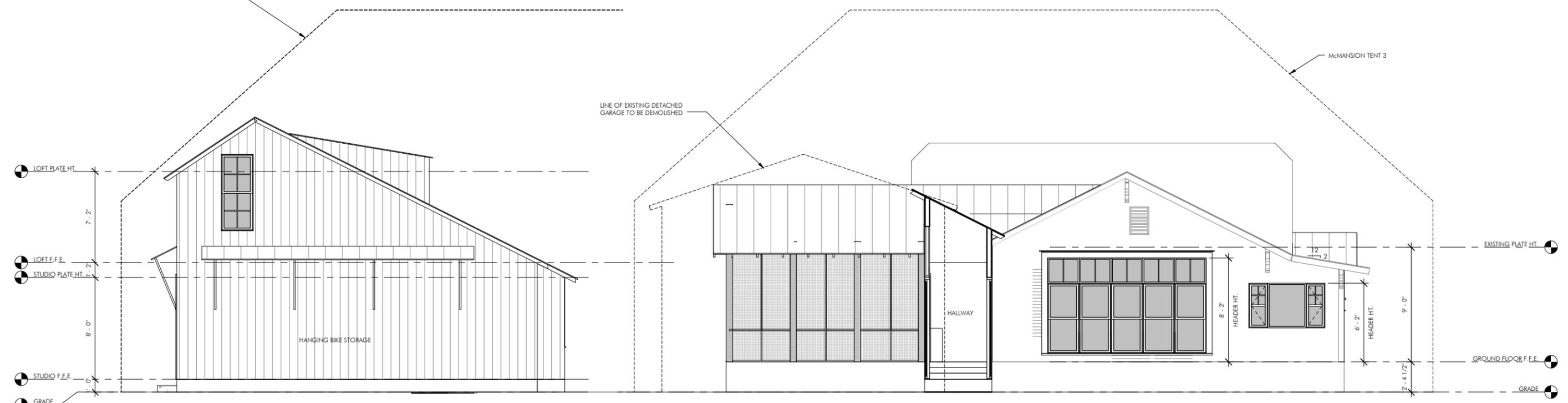
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3 NORTH ELEVATION
1/4" = 1'-0"



2 STUDIO - EAST
1/4" = 1'-0"

1 EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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4 SOUTHWEST CORNER



2 NORTHWEST CORNER

Architects
Clayton&Little

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512 477 1727

www.claytonandlittle.com

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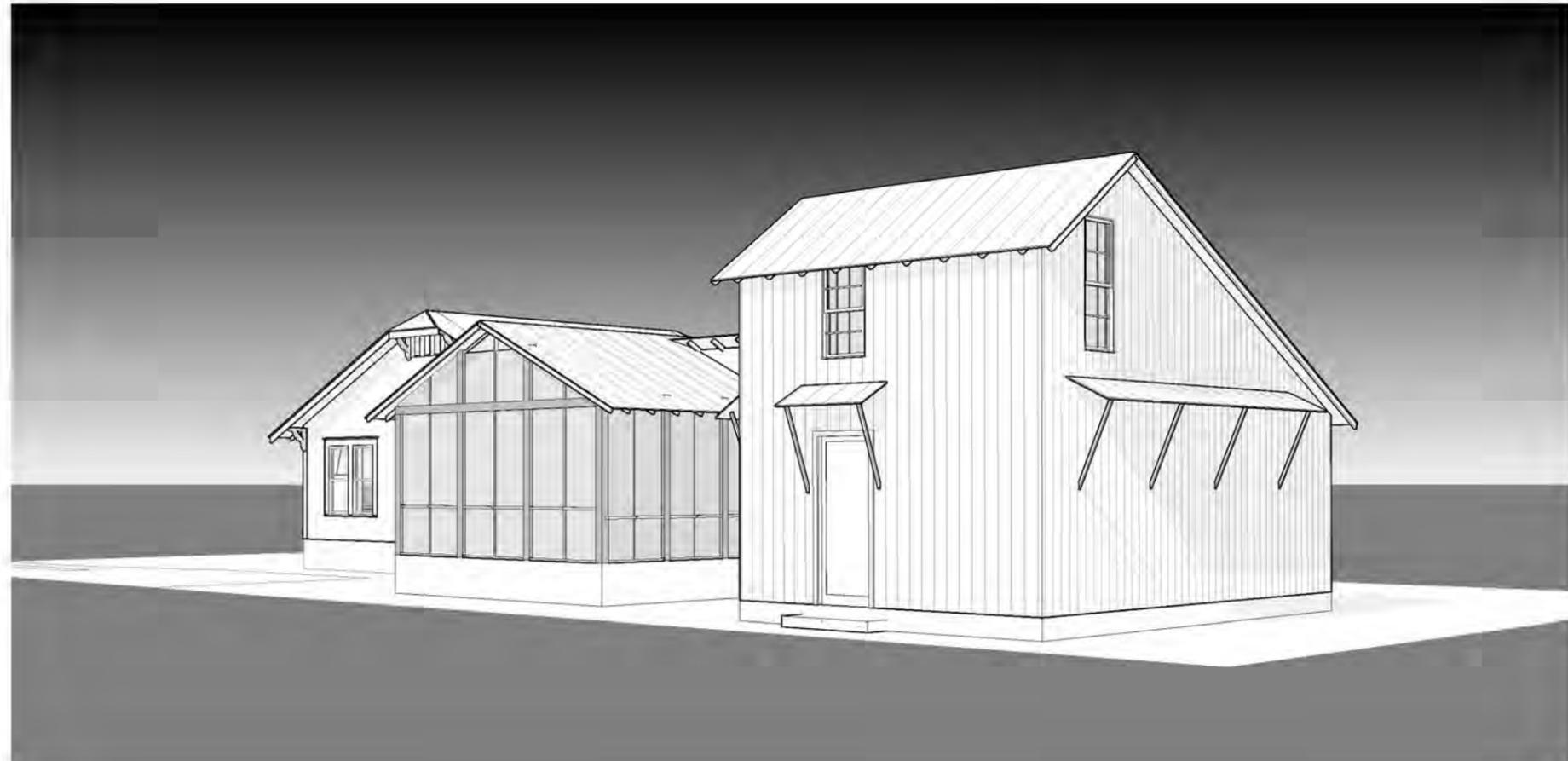
PERSPECTIVES

P1.0

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2 NORTHEAST CORNER



1 SOUTHEAST CORNER

Architects
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PERSPECTIVES

P1.1

ALL PAINT COLORS ARE BENJAMIN MOORE;
EXCEPT NO.13 OLIVE WHICH IS FARROW&BALL



METAL ROOF:
MATCH EXISTING



STUDIO METAL SIDING:
ANTIQUÉ COPPER



TRIM AND SOFFIT: 2146-40
PALE AVACADO



WINDOW SCREENS &
SCREENED PORCH:
HC-133 YORKTOWNE GREEN



WOOD SIDING: NO.13
OLIVE



KITTREDGE · 4203 AVENUE C · AUSTIN, TEXAS

Clayton & Little Architects · SKETCH STUDY · 1.18.2013





LOOKING NORTHEAST - 2012



WEST ELEVATION - 2012



PORTION OF WALL TO BE DEMOLISHED

SOUTH ELEVATION - 2012



WINDOW, DOORS AND PORTION OF WALL
TO BE DEMOLISHED

EAST ELEVATION - 2012



DETACHED GARAGE TO BE DEMOLISHED

LOOKING SOUTHWEST - 2012



DETACHED GARAGE- TO BE DEMOLISHED

WEST ELEVATION - 2012



DETACHED GARAGE - TO BE DEMOLISHED

WEST ELEVATION - 2012