

HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2013
CERTIFICATE OF APPROPRIATENESS
LHD-2013-0014
4315 Avenue H
Hyde Park Local Historic District

PROPOSAL

Construct a two-story addition at the rear of a contributing property.

PROJECT SPECIFICATIONS

The existing, contributing, house is a c. 1937, one-story, with a cross gable roof. There is a separate gabled roof over the front porch, which is supported by square brick columns. The house has wide, horizontal siding. The distinctive windows shapes and patterns include a set of triple windows with 6:1, double-hung sashes and a 4-lite window with a triangle shaped top. Other windows on the house have 9:1 double-hung sashes. The porch gable has a decorative verge board and decorative, horizontal wood trim. Although initially appearing to be of a simple design, the decorative trim, triangular window, faux knee braces and arched front door, give the house an unusual combination of Tudor, Gothic and Craftsman style fenestration.

The applicant proposes to construct a two-story building at the rear of the property that will house a one car garage and living space, and will be connected to the existing house by a screened porch with a flat, trellis-style roof. This building will be set back approximately 60 feet from the front wall of the existing house. It will have a hipped roof with standing seam roofing material, and dormers. Cladding will be board and batten, and the windows will be a combination of include a casement window with a triangular top that references the triangular window on the façade of the existing house, and a set of French doors. The one car garage will be accessed from the side street.

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.

5. Residential Standards: New Construction of Single Family Structures

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.

The addition is set to the rear of the property, nearly 60 feet from the front of the historic home, and is attached to the existing home with a small, screened porch. The design respects the traditional patterns of Hyde Park and the applicant incorporated the

Certificate of Appropriateness Committee's comments and lowered the overall height of the new building by 2-3 feet as well as reduced the pitch of the roof.

COMMITTEE RECOMMENDATION

Lower the overall height of the new building.

STAFF RECOMMENDATION

Approve as presented.

PHOTOS



North elevation



South elevation



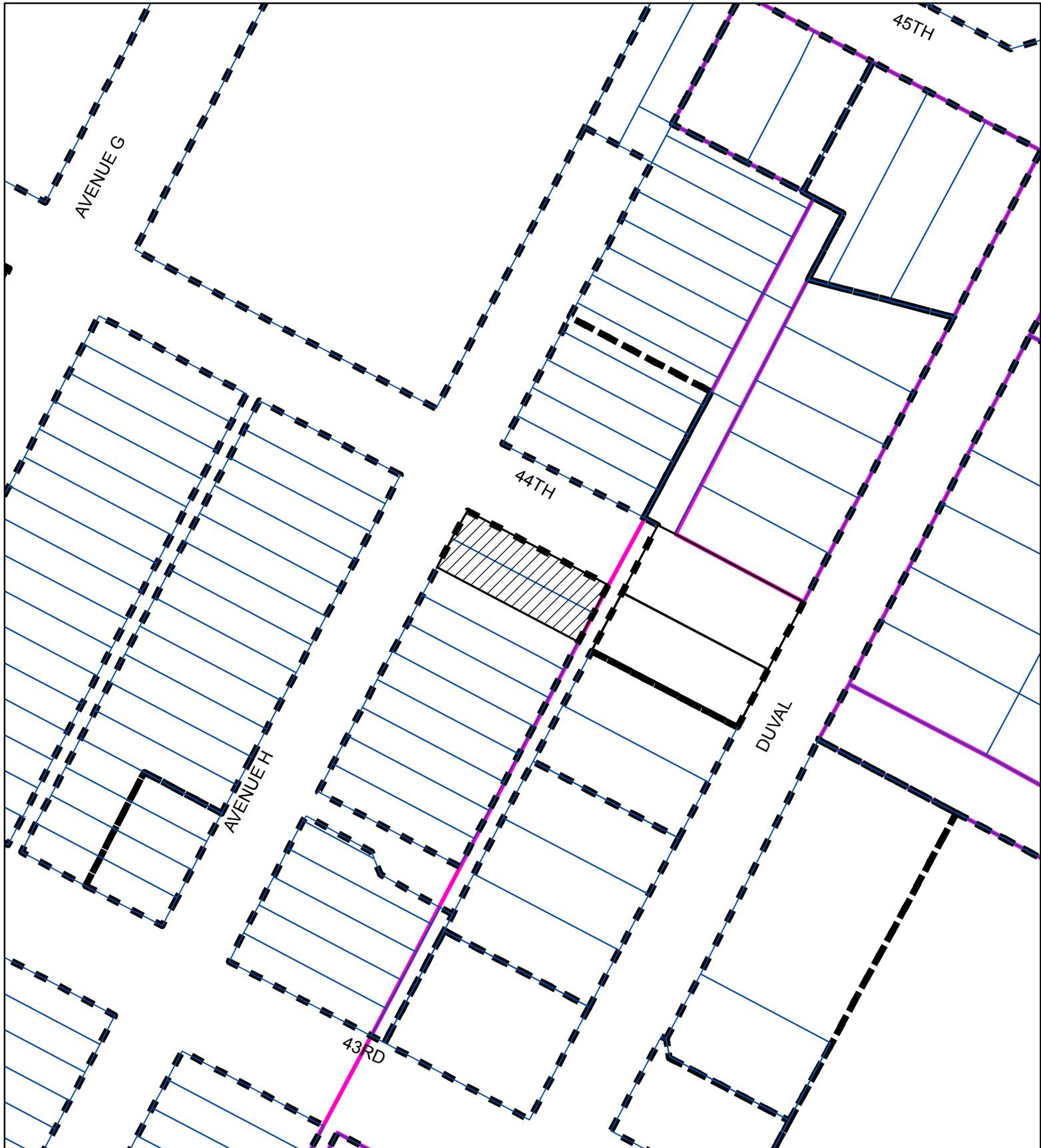
Rear elevation



Arial view of property



Shed to be demolished



SUBJECT TRACT



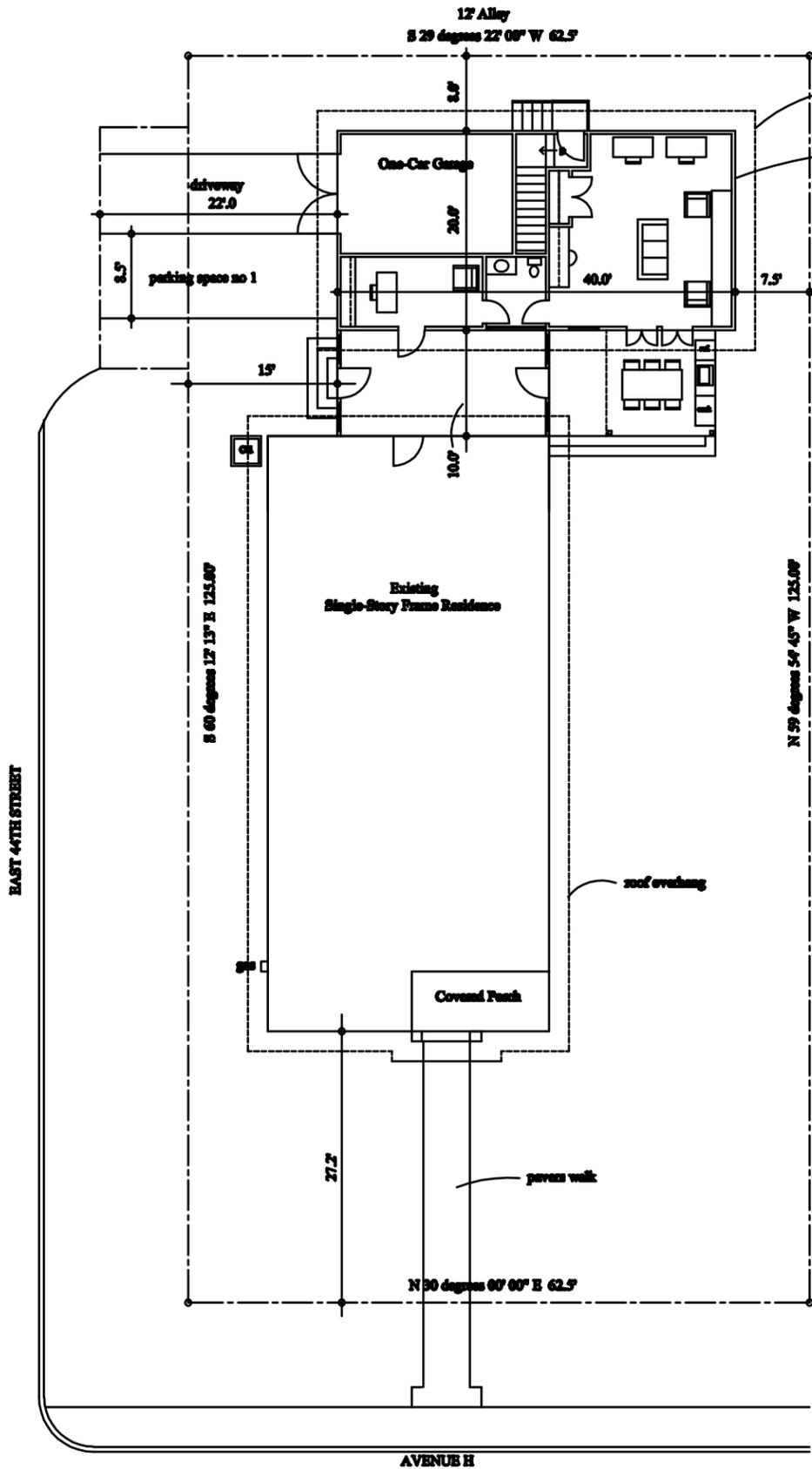
ZONING BOUNDARY

CASE#: LHD-2013-0014
 LOCATION: 4315 Avenue D



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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.



roof overhang of new addition
 new two-story addition on a pier and beam foundation

roof overhang

paved walk

REVISED SITE PLAN

Scale if printed on 11x17 sheet: 1/16" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/8" = 1' - 0"



Legal Description:

Lot 1,2 and the north half of Lot 3, Block 18 of Hyde Park Addition, a subdivision in the City of Austin recorded in Volume 1, Page 67 in the plat records of Travis County, Texas.

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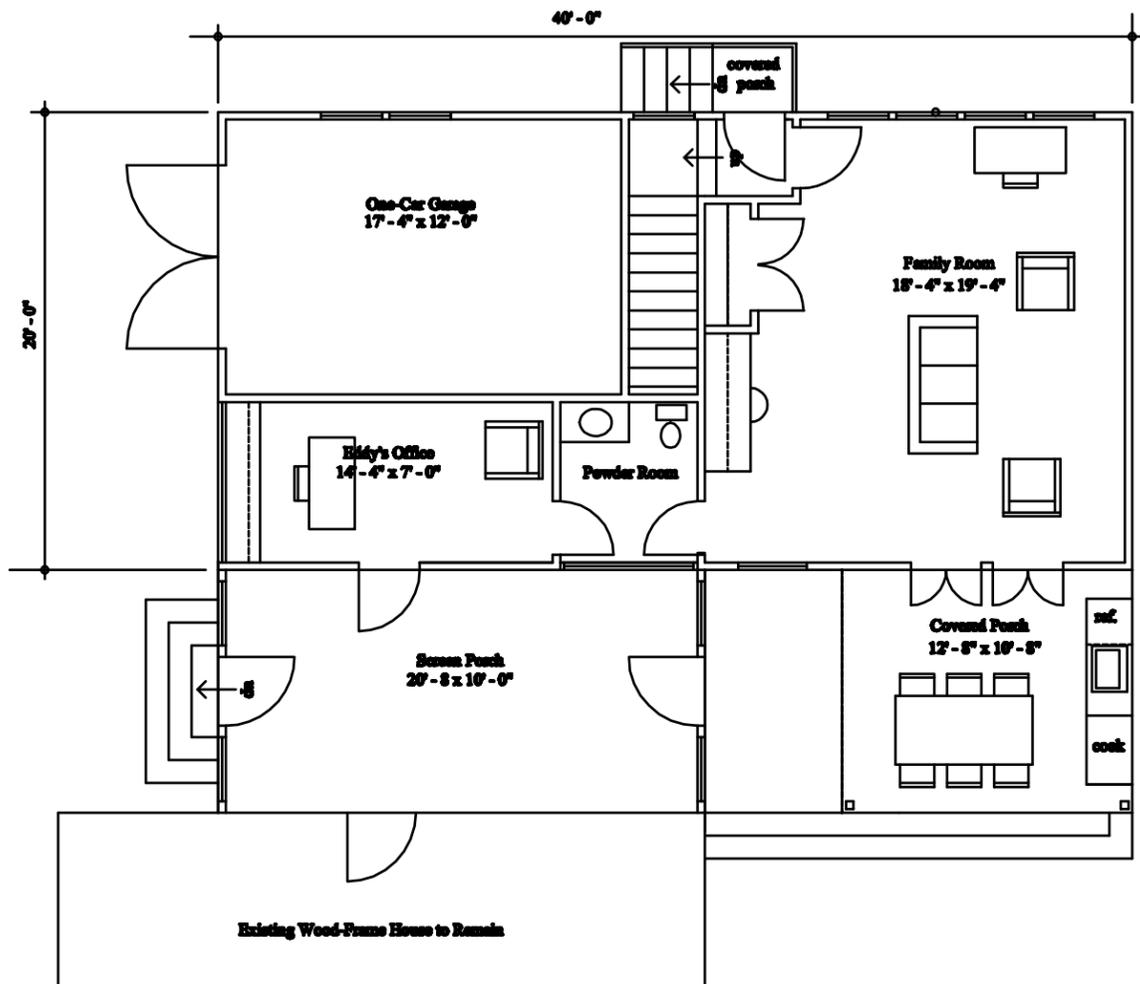
TITLE: REVISED SITE PLAN
COMMISSION: THE YOUNG RESIDENCE
DATE: AUGUST 7, 2013

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AVENUE H

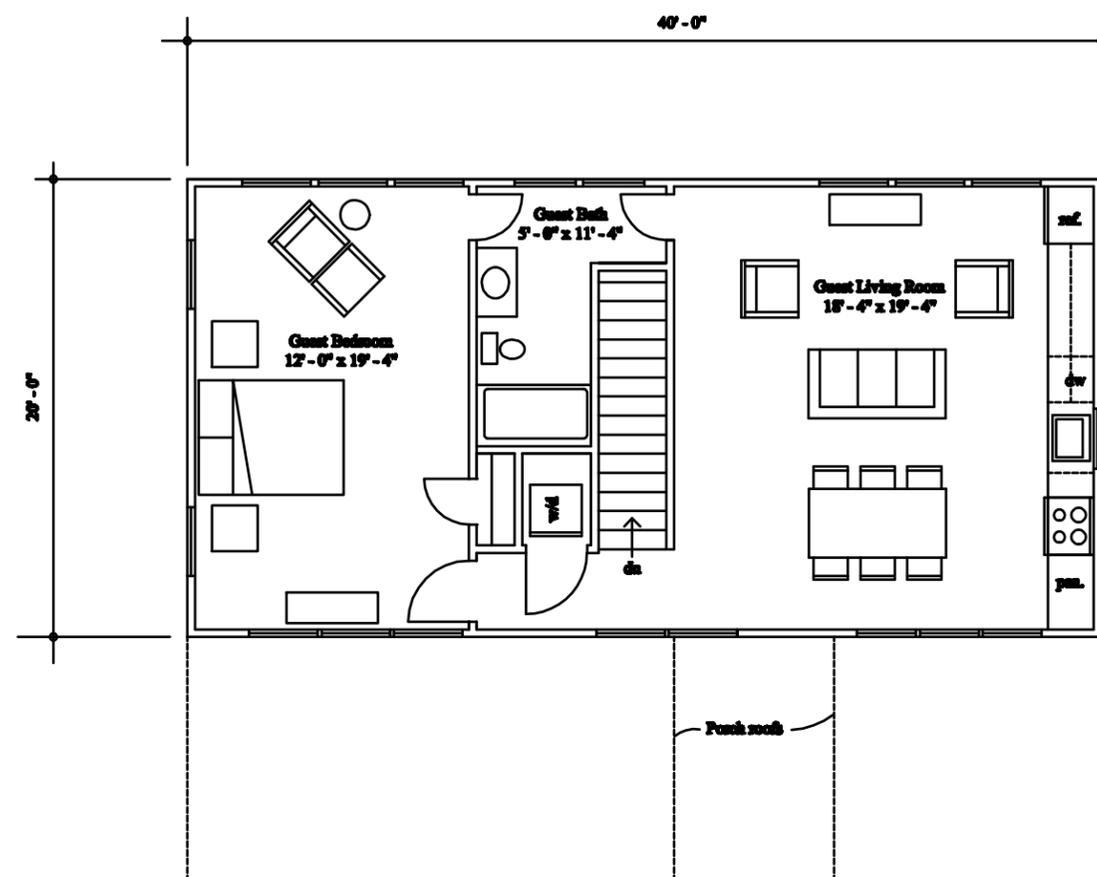
EAST 4TH STREET



FIRST FLOOR PLAN

Scale if printed on 11x17 sheet: 1/8" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/4" = 1' - 0"

First Floor Area: 600 square feet
 Second Floor Area: 800 square feet
 Total Floor Area: 1400 square feet



SECOND FLOOR PLAN

Scale if printed on 11x17 sheet: 1/8" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/4" = 1' - 0"

Floor Area: 800 square feet

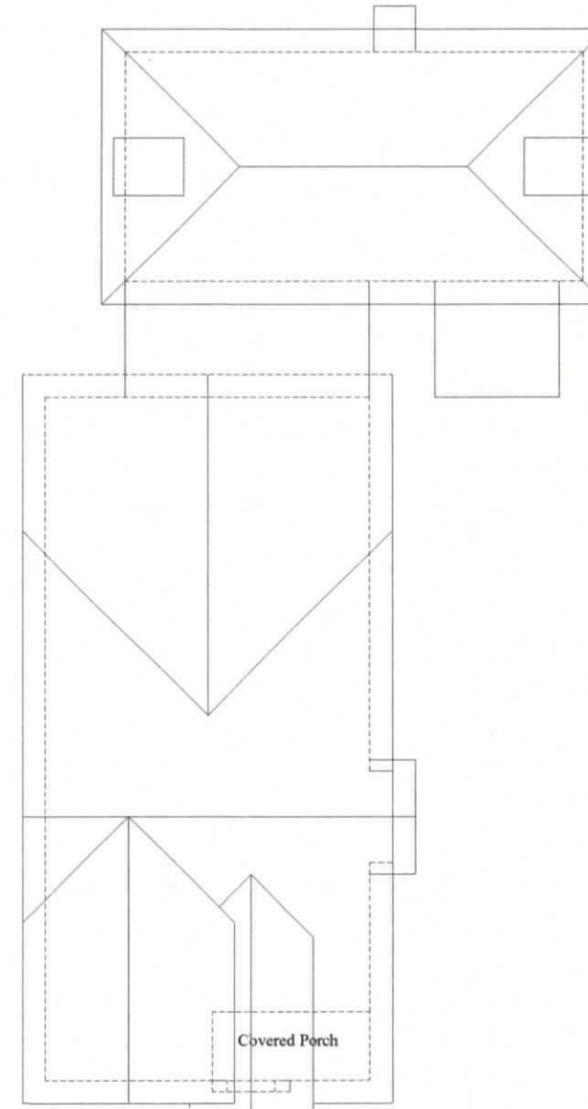
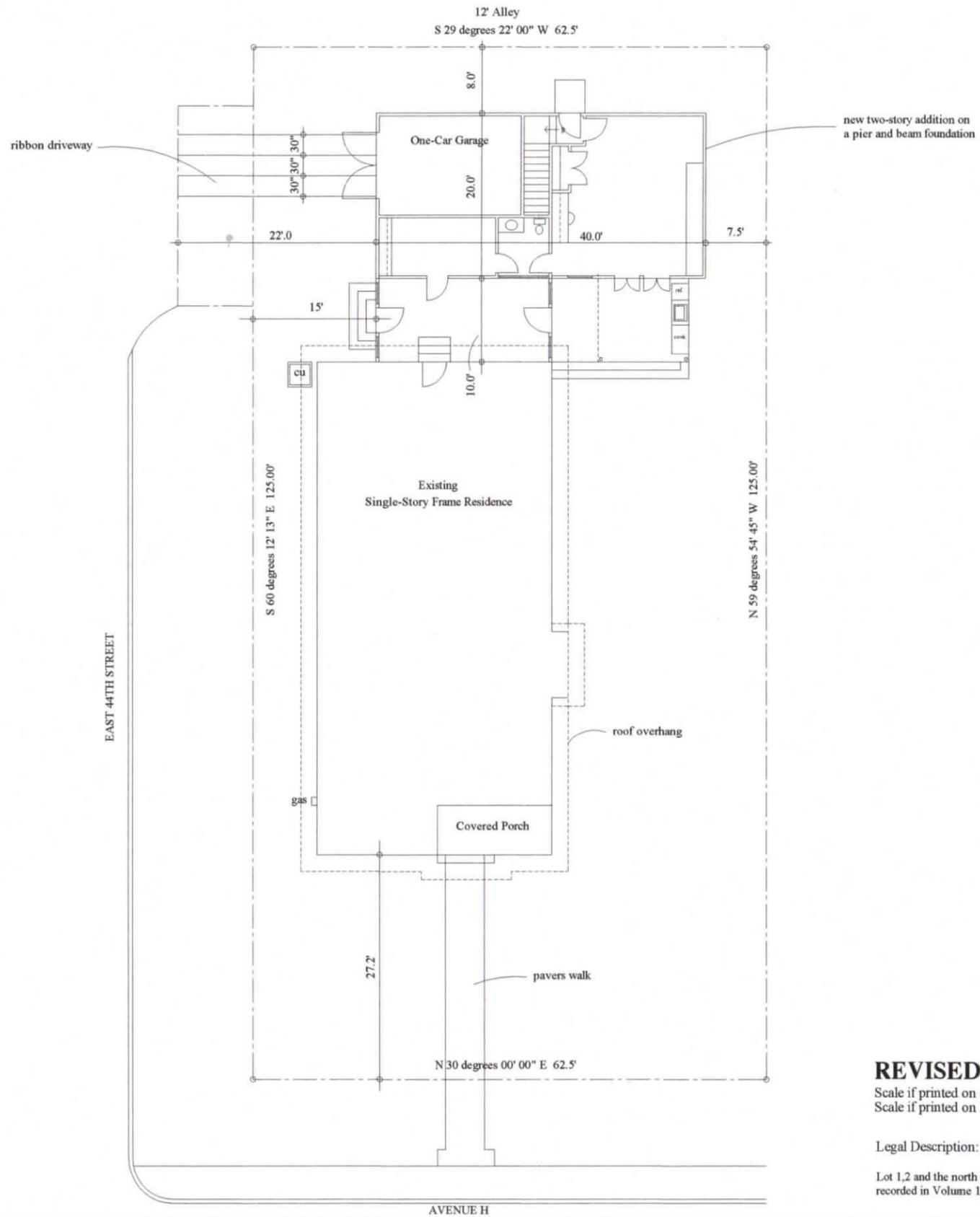


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TITLE: FLOOR PLANS
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REVISED ROOF PLAN

Scale if printed on 11x17 sheet: 1/16" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/8" = 1' - 0"

REVISED SITE PLAN

Scale if printed on 11x17 sheet: 1/16" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/8" = 1' - 0"

Legal Description:

Lot 1,2 and the north half of Lot 3, Block 18 of Hyde Park Addition, a subdivision in the City of Austin recorded in Volume 1, Page 67 in the plat records of Travis County, Texas.



James S. Dunaway

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TITLE: REVISED SITE PLAN AND ROOF PLAN
 COMMISSION: THE YOUNG RESIDENCE
 DATE: AUGUST 16, 2013

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AUSTIN, TEXAS



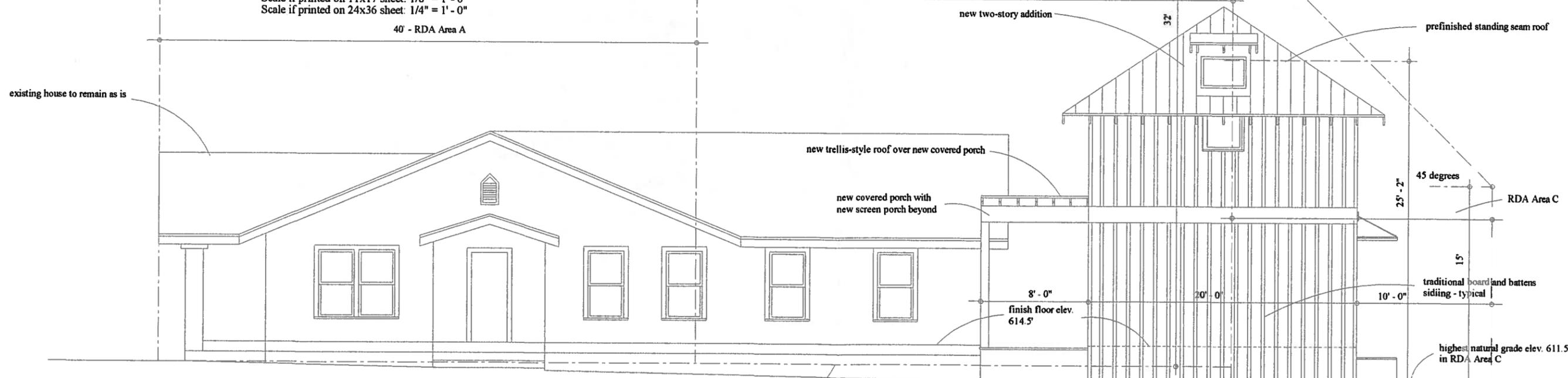
FRONT ELEVATION

Scale if printed on 11x17 sheet: 1/8" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/4" = 1' - 0"

40' - RDA Area A



James S. Dunaway



RIGHT SIDE ELEVATION

Scale if printed on 11x17 sheet: 1/8" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/4" = 1' - 0"

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TITLE: EXTERIOR ELEVATIONS
COMMISSION: THE YOUNG RESIDENCE
DATE: AUGUST 22, 2013

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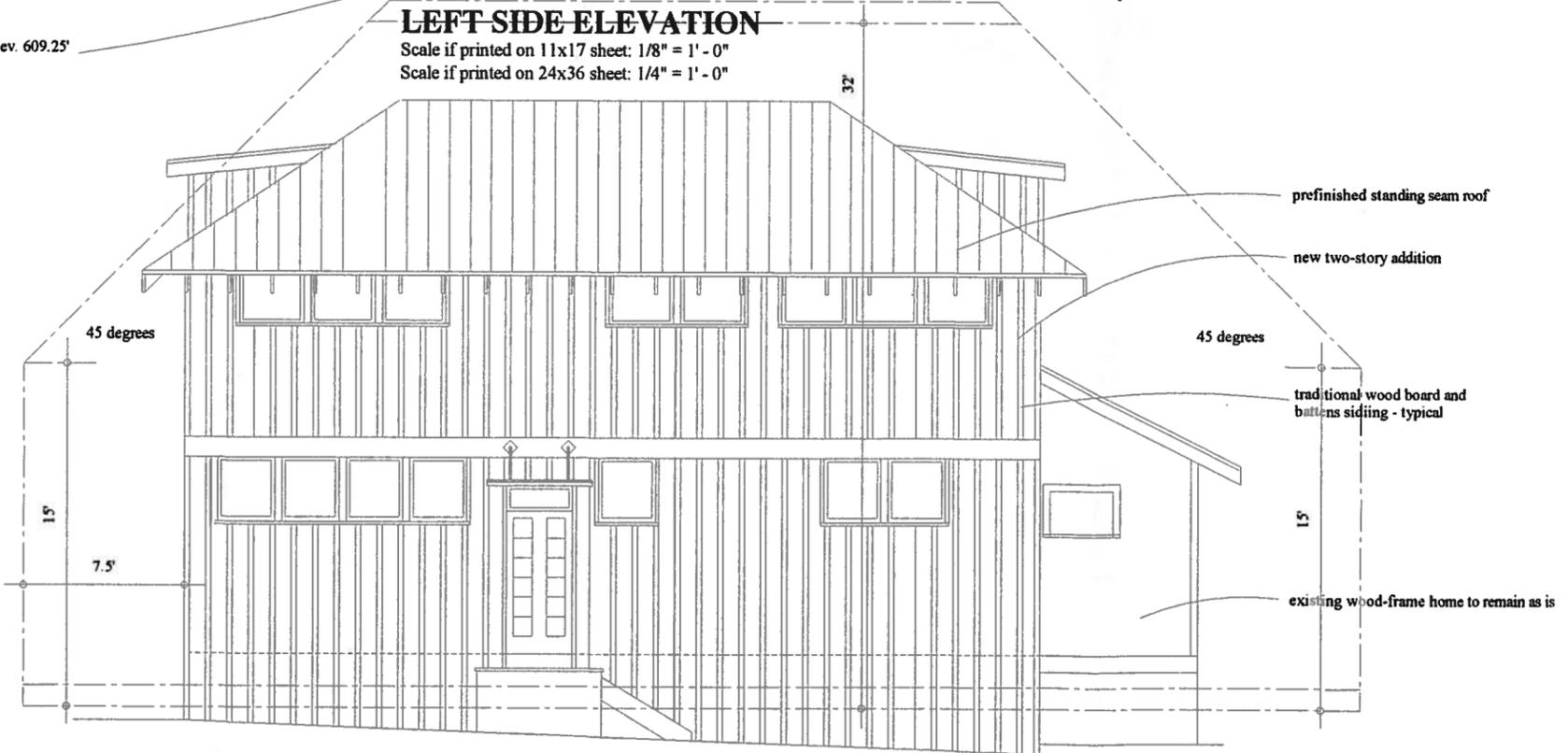
A300



LEFT SIDE ELEVATION

Scale if printed on 11x17 sheet: 1/8" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/4" = 1' - 0"

lowest natural grade elev. 609.25' at building



REAR ELEVATION

Scale if printed on 11x17 sheet: 1/8" = 1' - 0"
 Scale if printed on 24x36 sheet: 1/4" = 1' - 0"



James S. Dunaway

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TITLE: EXTERIOR ELEVATIONS
 COMMISSION: THE YOUNG RESIDENCE
 DATE: AUGUST 22, 2013

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