

HISTORIC LANDMARK COMMISSION
APRIL 27, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0002
4214 Avenue G

PROPOSAL

Construct a 2 story addition to an existing 1956 frame residential building.

ARCHITECTURE

The building is a circa 1956 frame vernacular residential building. The second floor was added in 2002.

PROJECT SPECIFICATIONS

Retain a portion of the original building and add a 2 story addition to the north of the existing 2 story section of the building.

On the existing 2 story southern section: remove the original roof line at the first floor to create a flat façade. Add dormers on the north slope of the roof that are sided in bronze anodized metal siding. Change the roof slope from side gabled to shed on the rear cross gable. Reside this section with 12" smooth hardi-lap siding

On the middle section: remove the porch room and at the main entrance install an awning structure. Remove part of the sloped roof and install a flat roof and parapet wall. Reside this section with Cypress lap siding Install a curtain wall of windows with random geometric pattern with a second entrance and awning.

On the north section: Add a second story with a gable front and 3 dormers that are sided in bronze anodized metal siding. The second story cantilevers over the front of the building. The front façade has two sections that come forward from the rest of the façade that are sided with flat panels.

On the north façade (43rd Street façade) create a carport over the existing drive and install a second floor deck to be accessed from the second story of the addition.

STANDARDS FOR REVIEW

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

COMMITTEE RECOMMENDATIONS

The Certificate of Appropriateness Committee has reviewed this project at its April 13th meeting and recommended that the applicant take the comments from staff and the committee and rework the design to make sure that the design conforms to the New Constructions Standards of the Hyde Park Local Historic District. The Certificate of Appropriateness Committee recommended that the applicant return to the committee on May 11th.

STAFF RECOMMENDATION

While staff appreciates the changes that the applicant made after the April 13th COA meeting, staff does not feel that the changes have brought the design to conform to the New Construction Section of the Hyde Park Local Historic District Design Standards as is detailed in the following:

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.

The applicant did not provide pictures of adjacent buildings for design choices. The adjacent buildings are a mix of one and two story buildings with a singular large mass. The buildings have a façade fenestration that has double hung windows and doors on the same horizontal line and with a consistent size. Facades on these building area also in general on the same plane, or if there are changes within the façade, it is for a porch or a second story bay window or dormer.

The proposed building is a two story building; however it has two-two story sections with a central one story section connecting the two buildings. The majority of the buildings on the street were designed as a single family home; this building is being

designed as a two story home. The two-story scale of the building is in line with the other buildings on the block. The windows on the building are not regular and one the same horizontal line like the rest of the block. This is especially evident and noticeable on the north addition on the front wall that protrudes from the façade line. There are three windows all of different shape and of different heights on the façade.

The proposed project does not meet this standard as the differentiation in planes of the front façade as well as the window forms on the north two story section on the front create massing and architectural elements that are not typical on contributing buildings within the surrounding buildings. Staff would also recommend adding windows to the north face of the building as this façade is on a major street and blank walls are not in keeping with the surrounding buildings.

5.3: Porches

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

The proposed project does not have a front porch.

The proposed project meets this standard.

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.

The proposed project has a matching first floor height of the existing building on the block.

The proposed project meets this standard.

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.

The adjacent buildings have a mix of simple gable and hipped roofs. The buildings all have a central focus to their gable geometry. Many of the roofs do have dormers; however the dormer is integrated into the overall geometry and design of the roof structure.

The proposed project used a gable front on each of the two two-story sections on this building and this form matches neighboring properties. The dormers used on the roof shapes however are not integrated into the roof, but rather create a shed roof form on the gable that they are placed on. The dormers that are used on other houses on the block do not increase the roof height and are within the overall roof shape and form. The dormers on the proposed projects make the roof shape higher and are not integrated in the overall roof form.

The proposed project does not meet this standard. While the use of the front gables on the two main sections of the building do meet the standard, the use and shape of the dormers do not create a simple roof form and as they are higher than the rest of the roof create a shed roof shape to the overall roof.

5.6: Entrances

Locate the primary entrance to the building on the front.

The proposed project locates the main entrance on the front of the building

The proposed project meets this standard.

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.

The other buildings on the block are mostly 4.5-6" lap wood sided buildings.

The proposed projects has 12" lap hardi-board, cypress lap siding and flat hard panels as well as a curtain glass wall. The hardi-board and cypress lap siding are in keeping with the surrounding properties but the panels are out of character for the area.

The proposed project does not meet this standard. The use of hardi-lap siding and Cypress lap siding does conform to the standards however the use of hardi-panels does not.

5.8: Chimneys

Do not use wood siding on a chimney.

This project is not proposing a chimney

The proposed project meets this standard.

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.

This project is not proposing a garage. The carport that they are proposing is on the back-side corner of the building.

The proposed project meets this standard.

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.

This project is not proposing a separate secondary unit but is rather designing the building to be a duplex.

The proposed project meets this standard.

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.

This project is reusing the existing location of the driveway.

The proposed project meets this standard.

5.12: Fences

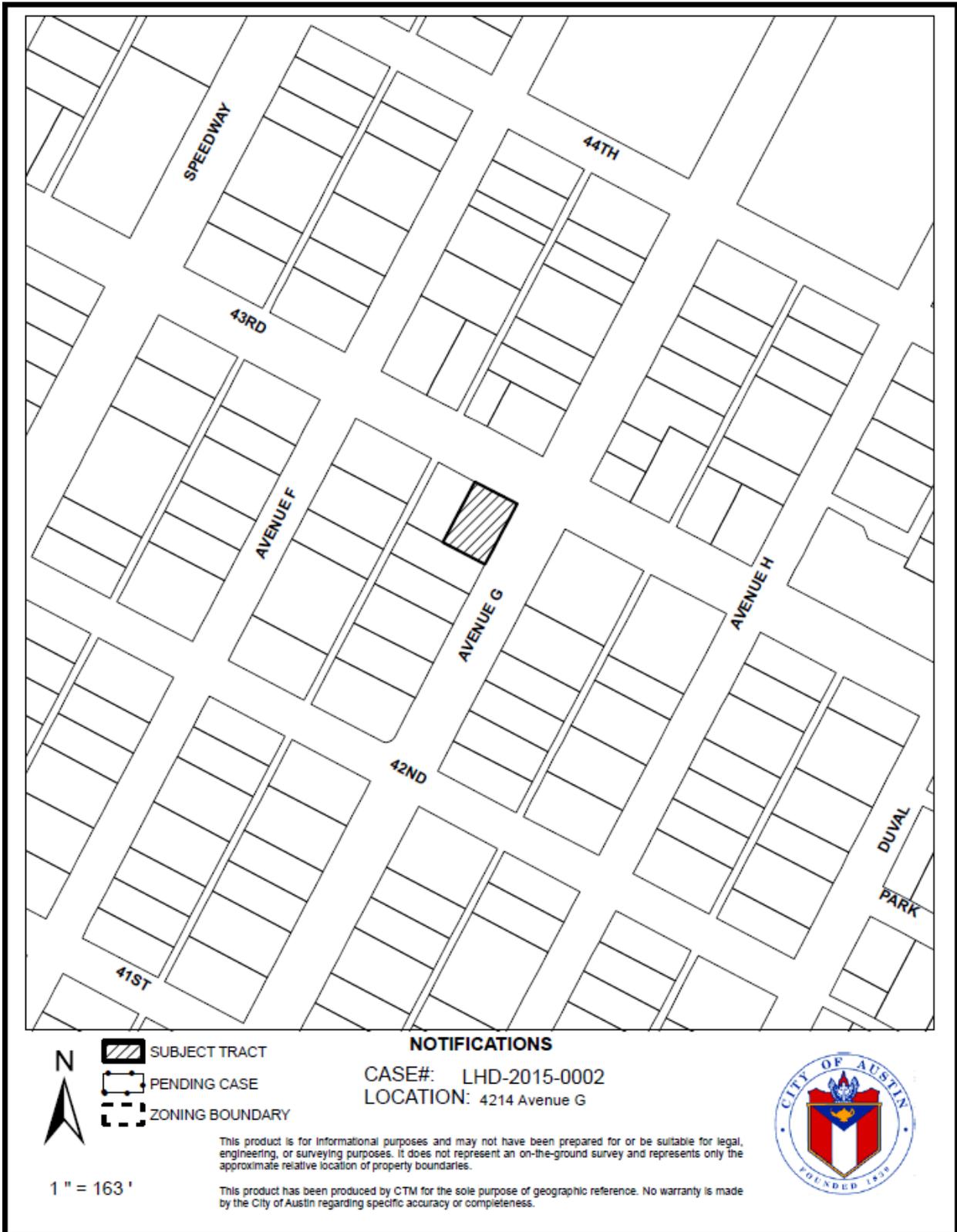
Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Design fences with materials that are compatible with the architectural character of the structure

This project is not proposing a fence

The proposed project meets this standard.

As the proposed project with its current design does not conform to the standards, Staff recommends that the application either be denied or postponed to the May 18th meeting to give the applicant time to continue to work with staff to refine the design to bring the proposal into conforming to the New Construction Design Standards and to bring the proposal back to the May 11th Certificate of Appropriateness Committee meetings.

LOCATION MAP



4214 Avenue G

Circa 1956



OCCUPANCY HISTORY

4214 Avenue G

City Directory Research, Austin History Center
By City Historic Preservation Office
April, 2015

1992	Tina Heflin No Occupation
1985-86	David J. Preister Clerk at Attorney General's Office
1981	Richard Kranz Program director at YMCA
1977	Richard Kranz Program director at YMCA
1973	Vacant
1968	Kaoru and Yasukoi Takato

	Student
1963	Vacant
1959	Minnie Marquardt, owner Telephone operator at Austin State School
1957	Minnie Marquardt, owner Telephone operator at Austin State School
1955	Not Listed





BIOGRAPHICAL NOTES:

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