

HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0017
Hyde Park Local Historic District
4212 Avenue A

PROPOSAL

Construct a 2 story addition to the rear of a circa 1925 house

ARCHITECTURE

The building is a circa 1925 one-story board and batten, hipped gabled with a partial width inset porch and stone skirting around the bottom of the house.

HISTORY

The first two decades of the house, Lander Wilson and his wife Elizabeth (sometimes listed as Italy) lived in the house. A few times during the depression era, they had a couple other tenants in the building as well. Lander was an attendant at the Austin State Hospital. In 1949 the house was owned and lived in by Mrs. Della Hicks, a widower, and a few short years later Mrs. Eunice Parish owned the house. Mrs. Parish was an attendant at the State Hospital. From 1955 thru 1968, Charles and Grace Terry owned and lived in the property. Charles Terry was also an attendant at the State Hospital. After the Terry's the property changed hands a few times and was also listed as vacant multiple times over the years.

PROJECT SPECIFICATIONS

Construct a 2 story addition on the rear and enclose the carport into a garage.

The addition will be sided in matching board and batten material and will have stone skirting to match the existing house. The front of the addition will match the original roof on the one story addition in pitch and roof shape. The rear facing elevation will have a gable front. The height of the addition will be 25'6" tall. The windows will be a mix of double hung 1 over 1, awning and casement windows. The addition will have an enclosed screen porch on the first floor and a fully conditioned space on the second with another screened porch at the very rear. The rear second story porch will be sided in a vertical wood and will have exposed rafter tails at the roof line.

The current carport will be enclosed with board and batten to match the house. A garage door will be placed on the alley side of the carport and a new door and 2 double hung windows will be placed on the interior face of the structure.

STANDARDS FOR REVIEW

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.

COMMITTEE RECOMMENDATIONS

The Certificate of Appropriateness Committee reviewed this project and recommended it for approval.

STAFF RECOMMENDATION

Staff recommends approval of the proposal as submitted as the design meets all of the standards of the Hyde Park Design Standard that relate to additions

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.

The addition is on the rear of the building and does not affect the front façade of the building. As rear second story addition is on top of an existing floor, they are modifying minimal history material from the existing building.

The project meets this standard.

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.

The addition is on the rear of the building and is set back from the front façade.

The project meets this standard.

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.

The addition uses a hipped roof on the front of the 2 story addition and a gable front of the rear facing portion. The slope of the front facing hipped roof matches.

The windows on the addition are not easily seen from the street and the exterior siding material is the same as the historic house.

The project meets this standard.

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.

The rear addition has the same floor to ceiling height as the existing home and the second story portion of this addition is more than 15 feet from the front façade. While the addition is a second story addition and it is visible from the street, as it is using similar architectural detail and materials it does not overwhelm the existing building.




The project meets this standard.

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.
-

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: LHD-2015-0017
Address: 4212 AVENUE A



1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

4212 Avenue A

Circa 1925



OCCUPANCY HISTORY

4212 Avenue A

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

1992	Tracey D Sunderland, owner- student
1985-86	Vacant
1981	Melody J Hill, renter- electrician
1977	No Return
1973	No Return
1968	Mrs. Grace M. Terry, owner- widow to Charles

1962	Charles and Grace Terry, owners Attendant at State Hospital
1959	Charles and Grace Terry, owners Attendant at State Hospital
1955	Charles and Grace Terry, owners Attendant at State Hospital
1952	Mrs. Eunice Parish, owner Attendant at State Hospital
1949	Mrs. Della B Hicks, owner- widow to Joseph
1947	Lander and Italy Wilson, owners Attendant at State Hospital
1944-45	Lander and Italy Wilson, owners Watchman at State Hospital
1941	Lander and Elizabeth Wilson, owners Attendant at State Hospital
1939	Lander and Italy Wilson, owners Attendant at State Hospital
1937	Lander and Italy Wilson, owners Attendant at State Hospital
1935	Lander and Italy Wilson, owners Attendant at State Hospital
1932-43	Lander and Italy Wilson, owners Attendant at State Hospital
	T.E and Ester Hamlin, driver
1930-31	Lander and Italy Wilson, owners Attendant at Austin State Hospital
1929	Lander and Italy Wilson, owners Attendant at Austin State Hospital
	Jeffery Cheston
1927	Lander and Italy Wilson, owners Attendant at State Lunatic Hospital Asylum
1924	No listing