

**HISTORIC LANDMARK COMMISSION**  
**SEPTEMBER 25, 2017**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
 LHD-2017-0026  
 4302 Avenue D  
 Hyde Park Historic District

### **PROPOSAL**

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Replace rear windows and door.

### **PROJECT SPECIFICATIONS**

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The applicant proposes to demolish most of the rear wall, including three double-hung wood-sash windows, a partially-glazed wood door, and a small hot water heater closet; and reconstruct the wall with new fixed and casement aluminum-sash windows and a fully-glazed aluminum door.

### **STANDARDS FOR REVIEW**

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The Hyde Park Historic District Design Standards applicable to this project include:

- *3.3.1. Repair or rehabilitate the original windows and screens.*  
 The proposed project involves replacing the original wood-sash windows on the rear elevation with aluminum-sash windows.
- *3.3.4. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.*  
 The proposed project involves substantially enlarging existing window openings at the rear elevation.
- *4.2. Locate new additions and alterations to the rear or the rear side of the building so that they will be less visible from the street.*  
 The proposed project is located at the rear elevation of the building.

The project does not fully comply with the applicable design standards, but it is located at the rear elevation of the house. Though the Historic Landmark Commission has jurisdiction over all exterior changes, the proposed project does not impact features that are visible from public rights-of-way.

### **COA COMMITTEE RECOMMENDATIONS**

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The committee recommended the following changes to the original plans:

- Keep window in the primary façade lightwell below grade

Committee members also encouraged the applicant to retain the rear door and recognize the historic window proportions in the design.

The applicant has revised the drawings to reflect the formal recommendations of the committee, as bulleted above. The lightwell is now on a side elevation.

### **STAFF RECOMMENDATION**

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Approve the revised plans.

# LOCATION MAP



1" = 136'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: LHD-2017-0026  
LOCATION: 4302 Avenue D

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## PROPERTY INFORMATION

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*Photo*



*Primary (east) façade of 4302 Avenue D*