

HISTORIC LANDMARK COMMISSION
JULY 23, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0016
4206 Avenue B
Hyde Park Historic District

PROPOSAL

Construct a 5'-wide side addition and a two-story rear addition. The property is contributing to the Hyde Park Historic District.

ARCHITECTURE

One-story Craftsman bungalow clad in clapboard wood siding, with 1:1 single and paired double-hung windows, and capped with a gable roof.

PROJECT SPECIFICATIONS

The applicant is proposing to expand the first floor by 5' to the south and construct a two-story rear addition. The first-floor expansion will be set back approximately 16 feet from the front wall of the house; the rear portion of the roof will be raised at that latitude by approximately 1'7" to cover the addition at the same angle as the existing roof. The two-story addition will have a footprint of approximately 475 square foot and be capped with a hipped roof. Both the expansion and addition will be clad in wood siding and skirting to match existing and include 1:1 single-hung wood-sash windows. A 120-square-foot covered wood deck with a shed roof, wood posts, wood railings, and wood steps is proposed to be constructed at the rear of the new addition.

STANDARDS FOR REVIEW

The Hyde Park Design Standards are used to evaluate proposed changes within the historic district. The standards applicable to this project include:

1.2 Retention of historic style

The proposed project retains the historic style of the existing building and references it in the proposed additions.

1.4 Appropriate treatment options for contributing structures: Preserve the historic fabric

The proposed project largely retains and preserves the historic fabric of the existing building.

3.3 Windows

The proposed project uses windows that match the size, scale, profile, appearance, and configuration of the existing historic windows. Some historic windows that will be removed for the new additions may be reused in the additions.

4.1 Preservation of historic character with additions

The proposed project requires the removal of historic fabric on the rear 25' of the south wall and the southernmost portion of the rear wall; however, no historic fabric is proposed to be removed from the front façade. The additions largely reflect the form and style of the existing house, with the exception of the rear addition roof (see 4.3.1).

4.2 Location of additions

The proposed additions are located to the rear side and rear of the building.

4.3 Roof, fenestration, and siding of additions

4.3.1 Roof pitch and height. The pitch of the reconstructed roof covering the rear portion of the house and the side addition will be identical to that of the existing house. This roof will be 1'7" higher than the existing house's roof, but it will be set back 16' from the front of the house. The rear addition is proposed to be capped with a hipped roof, which does not match the existing roof pitch.

4.3.2 Windows. Two windows are visible from the street on the two-story addition: a 1:1 wood-sash window that will match existing and a casement wood-sash window. Windows on the one-story addition will match existing single and paired 1:1 wood-sash windows.

4.3.2 Siding. The additions will be clad in wood siding to match the existing house.

4.4 Size and scale of additions

4.4.1 Floor-to-ceiling height. The additions have the same floor-to-ceiling height as existing.

4.4.2 Addition locations. The first-floor addition is set back approximately 16' from the front wall of the house. The second-story addition is set back approximately 41' from the front wall.

4.4.3 Addition design. The additions do not overwhelm the original building due to their setback and compatible designs.

The project largely complies with the applicable standards. The two-story rear addition would be more compatible with a gable roof matching the pitch of the existing roof.

COA COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the proposed project, contingent on changing the roof of the rear addition to a gable roof more compatible with the architecture and form of the existing house.

MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2018-0016
4206 AVENUE B



1" = 167'

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PROPERTY INFORMATION

Photos



South elevation and primary (east) façade of 4206 Avenue B.