

HISTORIC LANDMARK COMMISSION
AUGUST 27, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2007-0024
4002 Avenue C
Hume-Rowe House

PROPOSAL

Demolish a rear screened porch and construct a one-story rear addition.

ARCHITECTURE

One-story Folk Victorian house clad in wood siding, with 2:2 double-hung windows; capped with a hipped roof.

PROJECT SPECIFICATIONS

The applicant is proposing to demolish a rear screened porch and construct a one-story rear addition to connect the primary building with a rear unit (built ca. 1982). The rear porch was constructed after 1962 and has a footprint of 273 square feet.

The proposed addition has a footprint of 387 square feet and will sit primarily on the rear porch location, with an additional 114 square feet added to the west. It will connect to the historic building at the rear (northwest) wall, with 11' of wall and a small portion of the roof proposed for removal. The addition is proposed to be clad in wood siding and stucco skirting to match that on the historic building. Fenestration includes 1:1 single-hung windows, hopper windows, and fixed transom windows, all clad-wood; and fully glazed clad-wood sliding doors. The addition will be capped with a gable roof covered in composition shingles. An existing staircase will be relocated to the west of the addition. A modification of an existing rear deck is also proposed adjacent to the addition.

STANDARDS FOR REVIEW

The Commission's standards for review of applications for Certificates of Appropriateness include:

- *Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.*
 The proposed project does not destroy any character-defining features of the historic building. It involves the removal of a minimal area of historic fabric at the rear of the building.
- *Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.*
 The proposed project is designed in a modest, unadorned style and does not create a sense of false historicism.
- *Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on*

conjectural designs or the availability of different architectural elements from other buildings or structures.

Not applicable to the proposed project.

- *Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.*
The proposed addition does not destroy significant material. Its simple design is compatible with, differentiated from, and subordinate to the character of the historic building.
- *Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.*
The proposed project could be removed without damage to the essential form and integrity of the historic building.

The project complies with the standards.

COA COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the proposed project.

MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: C14H-2007-0024

LOCATION: 4002 AVENUE C

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PROPERTY INFORMATION

Photos



Primary (east) façade of 4002 Avenue C.