Historic Review Application

Text

Property Address: 4010 Avenue H

Historic Landmark ☐ Historic District (Local) ☑ National Register Historic District ☐

Historic Landmark or Historic District Name: Hyde Park LHD

Applicant Name: Lindsay Shillington AIA Phone #: 5129240231 Email: lindsay@shillingtonarch.com

Applicant Address: 1009 Blanco St. City: Austin State: TX Zip: 78703

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) Partial Demo. Existing front of house to remain. New two-story addition behind.	35.7 ' behind front wall	Wood siding at front. Fiber cement at back addition
2)		
3)		

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☑ Elevations ☑ Floor Plan ☑ Roof Plan ☑

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☑ Detailed view of each area proposed to be modified ☑

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: Lindsay Shillington Date: 8/19/20

Design Standards and Guidelines for Historic Properties

Adopted December 2012

Design Standards and Guidelines for Historic Properties

Landmarks and National Register historic district properties
If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character or a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local historic district properties
If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to to view your district's design standards: http://www.austintexas.gov/department/historic-preservation.

What Type of Work Requires a Certificate of Appropriateness?

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the Historic Preservation Office website.

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Burgoon-Nolan Residence
4010 Avenue H
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View from street
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View of South side

View along North side

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View from street
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Back rooms to be removed

This bay remains.
Windows become side door.
Roof extended to cover entrance

Existing to remain.
Asbestos siding to be removed.
Trim, casing, details to remain.
Screens to remain

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View of south side

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View from side yard
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View from backyard
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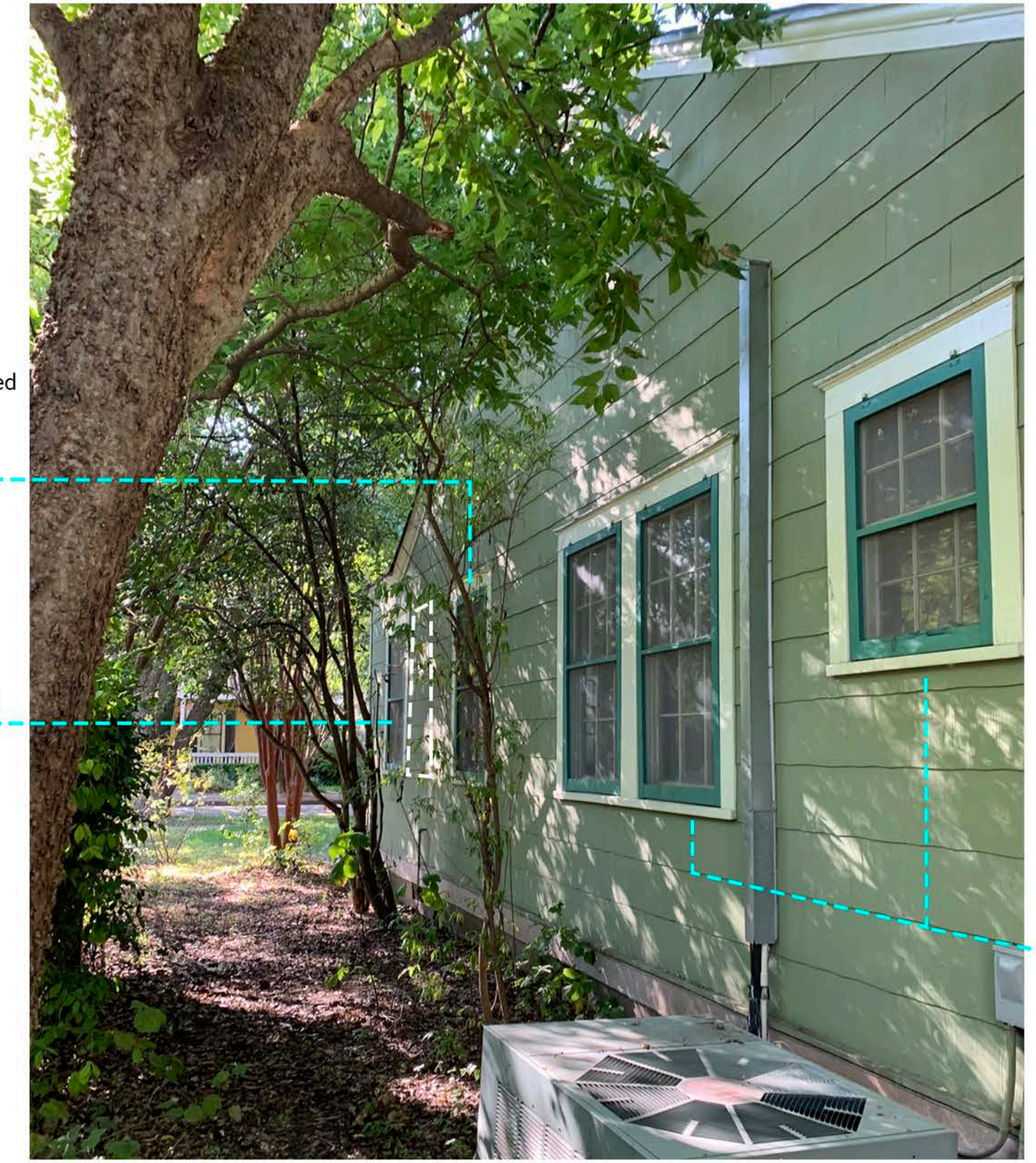
- Windows on north side to be rearranged.
- Number and size of existing windows remains unchanged.
- Location of (4) windows adjusted to match new interior layout

This window pushed forward to meet existing window

This window stays



These windows swap places

View of north side

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View from side yard
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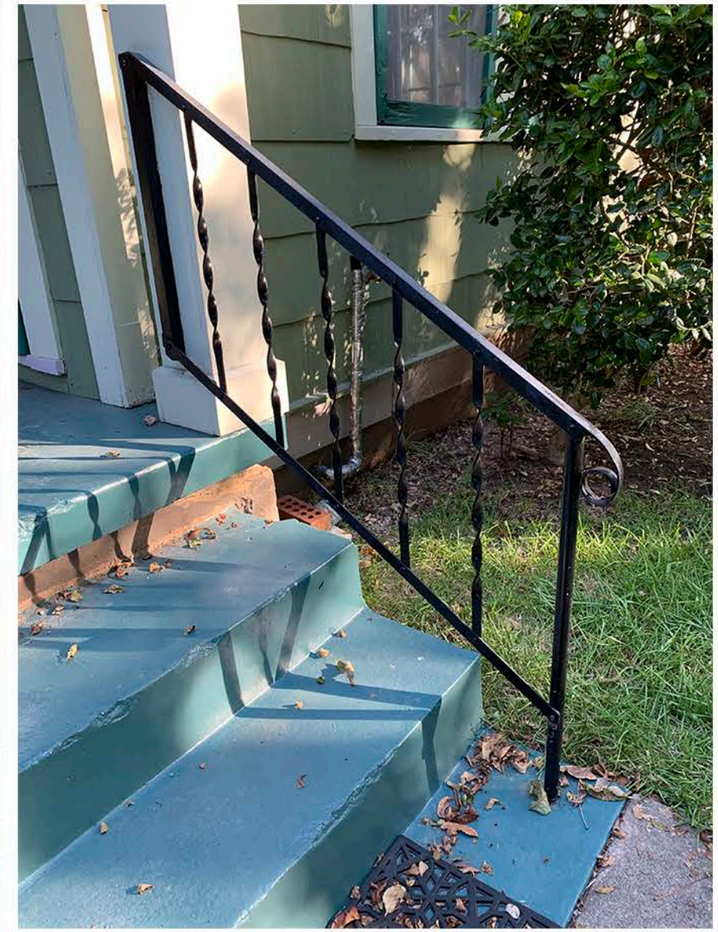
Concrete patio and steps to be repoured



Existing rail to remain

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Views of existing details
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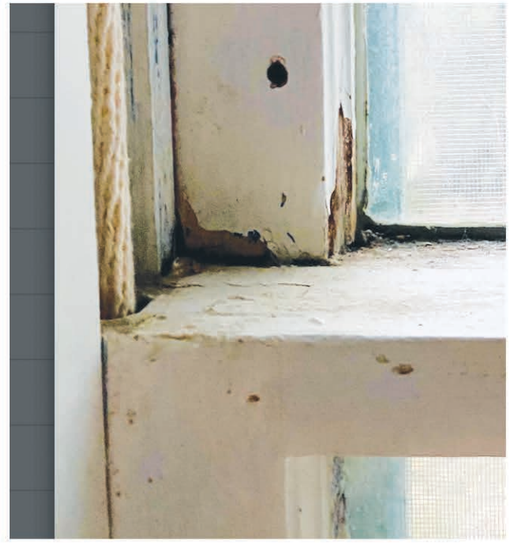

Damage to windows

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Views of existing details
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Damage to screens

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Views of existing details
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Legal Description

LOT 28-29 * & N15FT OF LOT 27 BLK 30 HYDE PARK ADDN

* Land Status Determination has been filed.
  Exemption from platting has been approved.

Zoning

SF-3-HD-NCCD- NP

Hyde Park NCCD
Hyde Park Local Historic District

Lot Size

Lot Size	8,108.29

FAR (40% max)

(E) Existing 1st Story	943.32	
(N) Level 1 Addition	660.09	
(N) Level 2 Addition	663.90	
	2,267.31 sq ft	*(27.96%)*

Building Cover (40% max)

(E) Cov'd Porch	37.95	
(E) Existing 1st Story	943.32	
(E) Shed	325.61	
(N) Cov'd Side Porch	36.18	
(N) Level 1 Addition	660.09	
(N) Screened Porch	204.36	
	2,207.51 sq ft	*(27.23%)*

Impervious Cover (45% max)

(E) Cov'd Porch	37.95	
(E) Existing 1st Story	943.32	
(E) Front walk and steps	75.65	
(E) Parking Pads	280.00	
(E) Shed	325.61	
(E) Uncov'd Front Porch	44.72	
(N) AC Pad	9.00	
(N) AC Pad	9.00	
(N) Cov'd Side Porch	36.18	
(N) Level 1 Addition	660.09	
(N) New Deck &Steps	~~120.35~~	*60.18 (50% 0f 120.35)*
(N) New Steps	~~13.99~~	*6.99 (50% 0f 13.99)*
(N) Screened Porch	204.36	
	~~**2,760.21 sq ft**~~	
	2,693.04 sq ft	*(33.21%)*

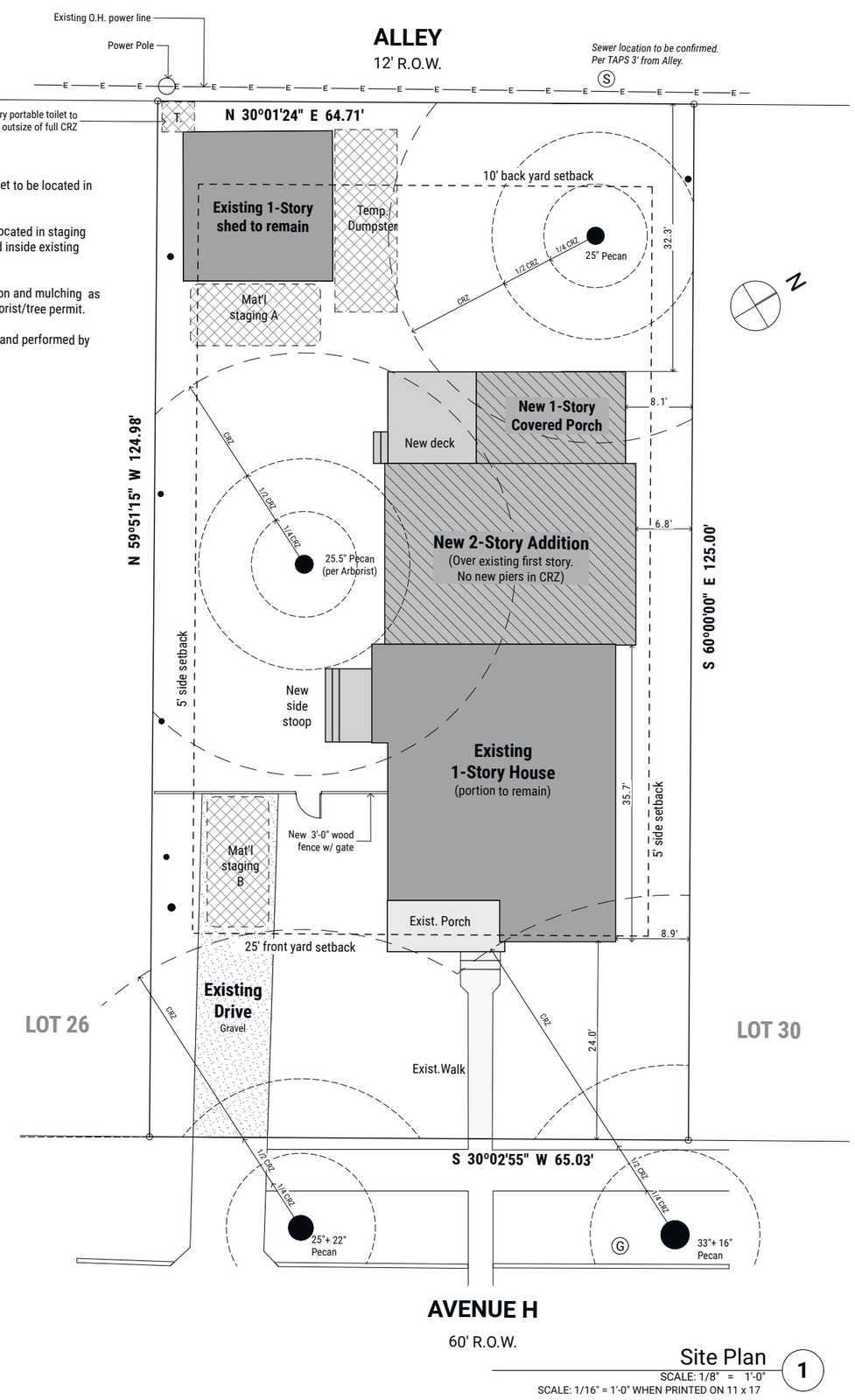
Tree plan notes:

1. Dumpster and portable toilet to be located in areas noted.

2. All material staging to be located in staging areas 'A' and 'B' as shown and inside existing shed. No staging in CRZs.

3. GC to provide tree protection and mulching as required by City of Austin arborist/tree permit.

4. All pruning to be approved and performed by certified arborist.



Site Plan (1)
SCALE: 1/8" = 1'-0"
SCALE: 1/16" = 1'-0" WHEN PRINTED ON 11 x 17

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REGISTERED ARCHITECT LINDSAY P. SHILLINGTON 20815 STATE OF TEXAS
8/18/20

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Site Plan

A1.0

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DEMO NOTES

1. All building and landscape elements to be protected from damage prior to demolition and are to remain protected throughout construction.

2. GC is to provide necessary temporary bracing before demo of load bearing elements. IN CASE OF UNCERTAINTY, CONTACT STRUCTURAL ENGINEER, CEASE OPERATIONS AND NOTIFY ARCHITECT & ENGINEER IMMEDIATELY IF SAFTEY APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

3. Demolish in an orderly and careful manner as required to accommodate new work, especially where new work connects to existing building. Protect existing walls and supporting structural members which are to remain.

4. Perform demo in accordance with applicable regulations and authorities having jurisdiction.

5. Any demolitions performed in excess of that required to be repaired at not cost to Owner.

6. Remove demolished materials, tools and equipment from site upon completion of work. Leave site in a condition acceptable to Owner.

7. Locate, identify, stub off and disconnect any utility services that are not to remain.

8. Protect any existing finish work that is to remain in place.

9. Remove electrical fixtures, switches, outlets and wiring unless otherwise noted. Review RCP for new work.

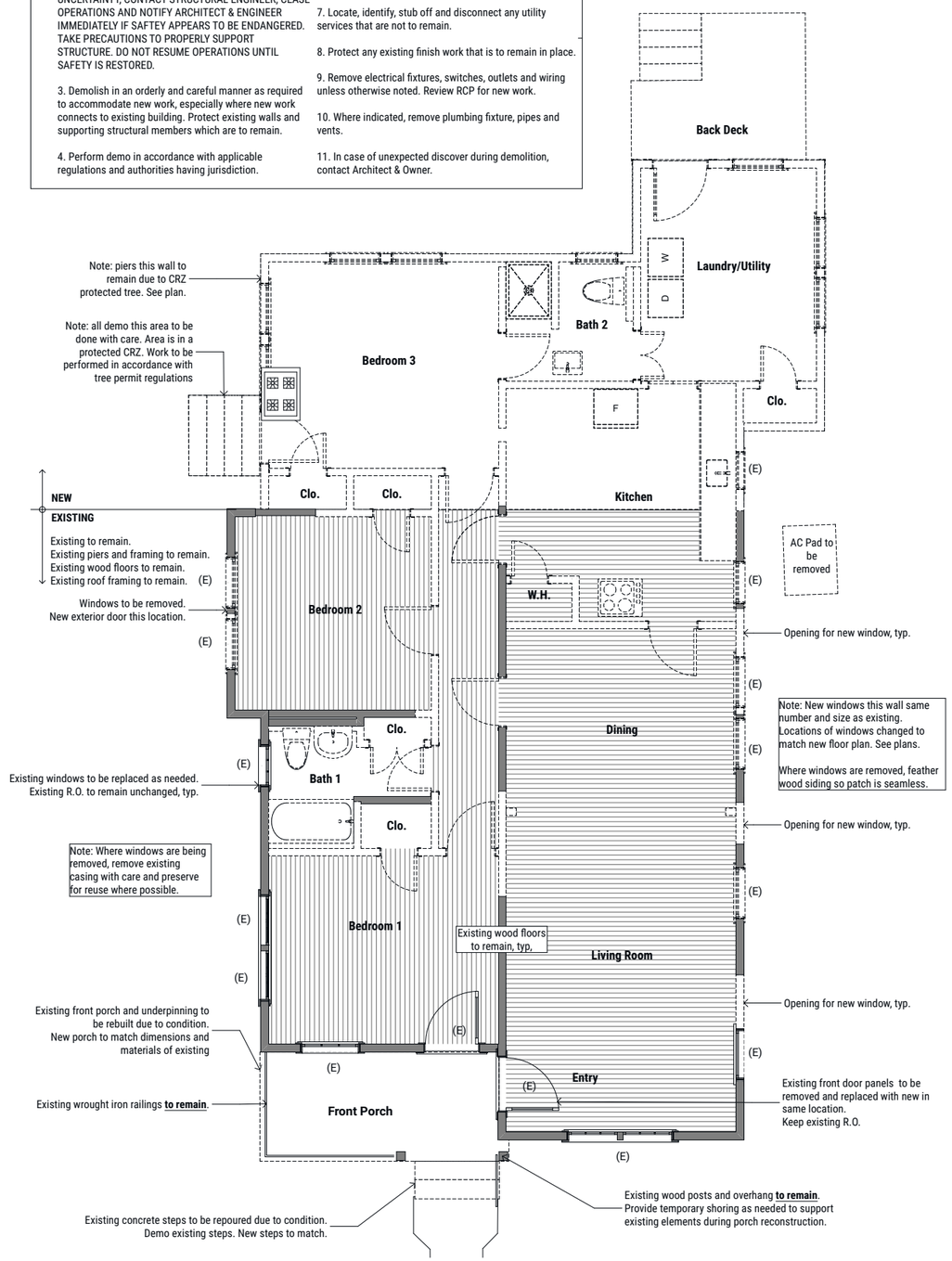
10. Where indicated, remove plumbing fixture, pipes and vents.

11. In case of unexpected discover during demolition, contact Architect & Owner.

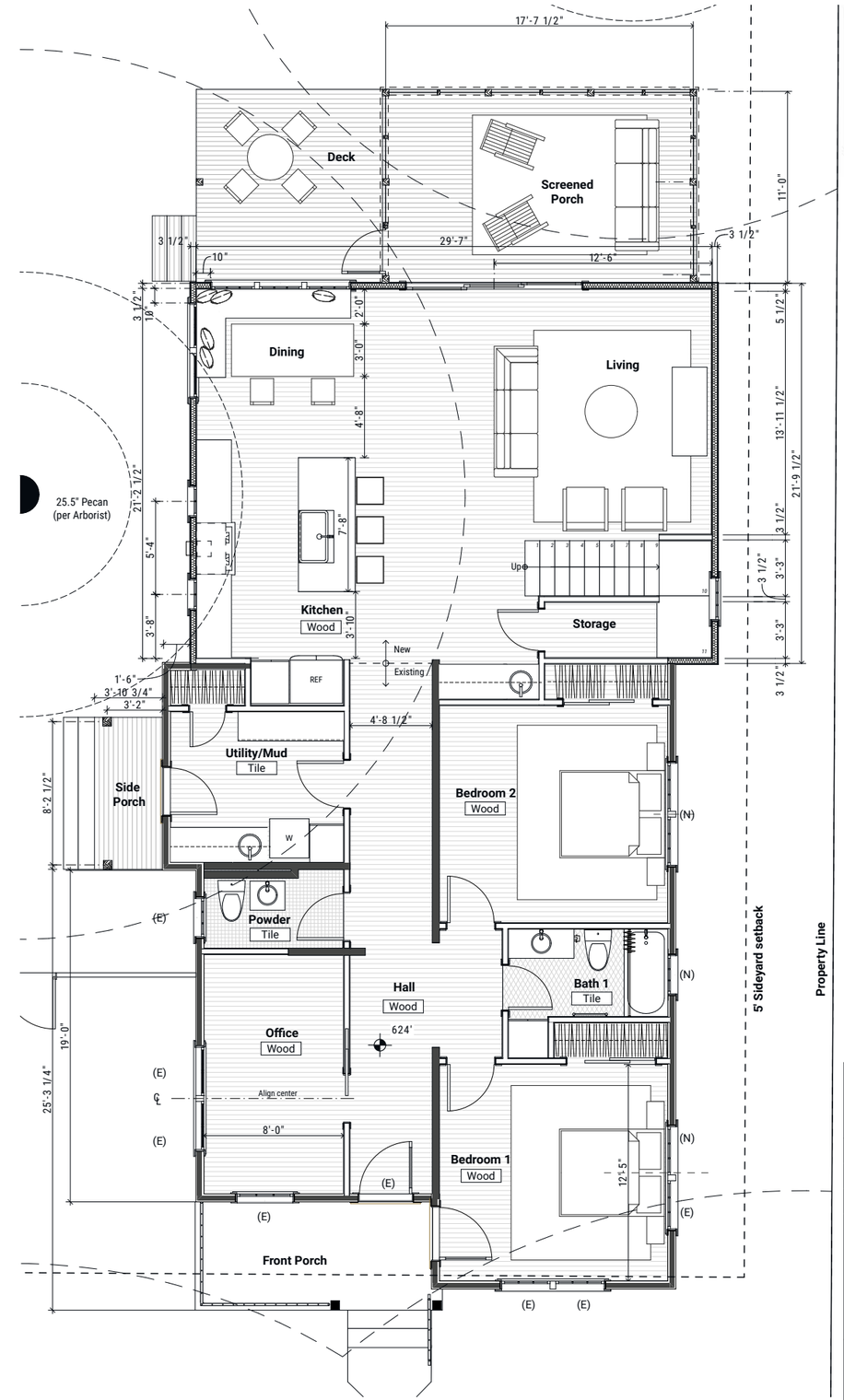
DEMO KEY

Existing to remain

Existing to be removed



Demo Plan 2
SCALE: 1/4" = 1'-0"



Floor Plan - Level 1 1
SCALE: 1/4" = 1'-0"

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Level 1 Demo Plan & Floor Plan

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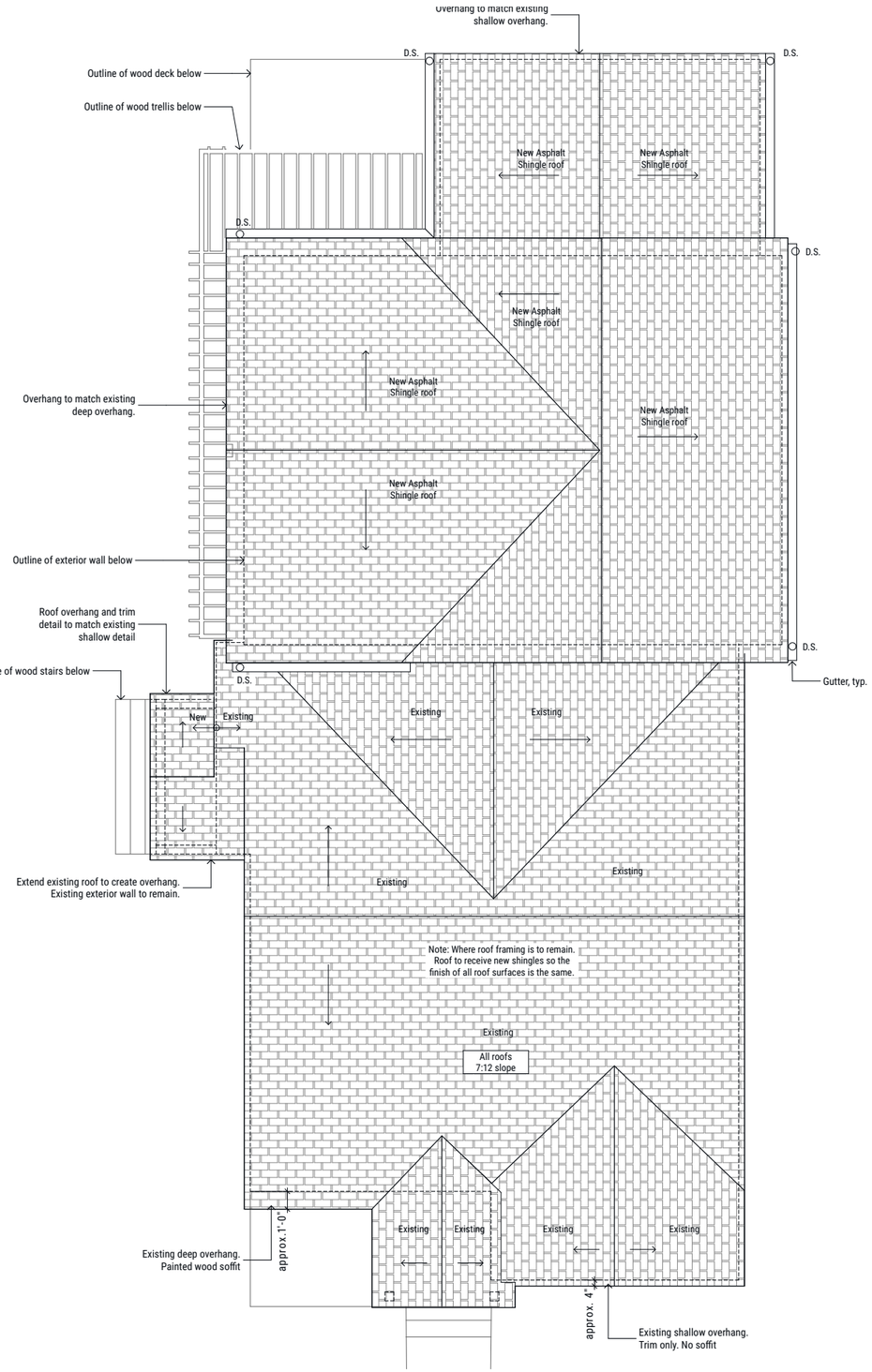
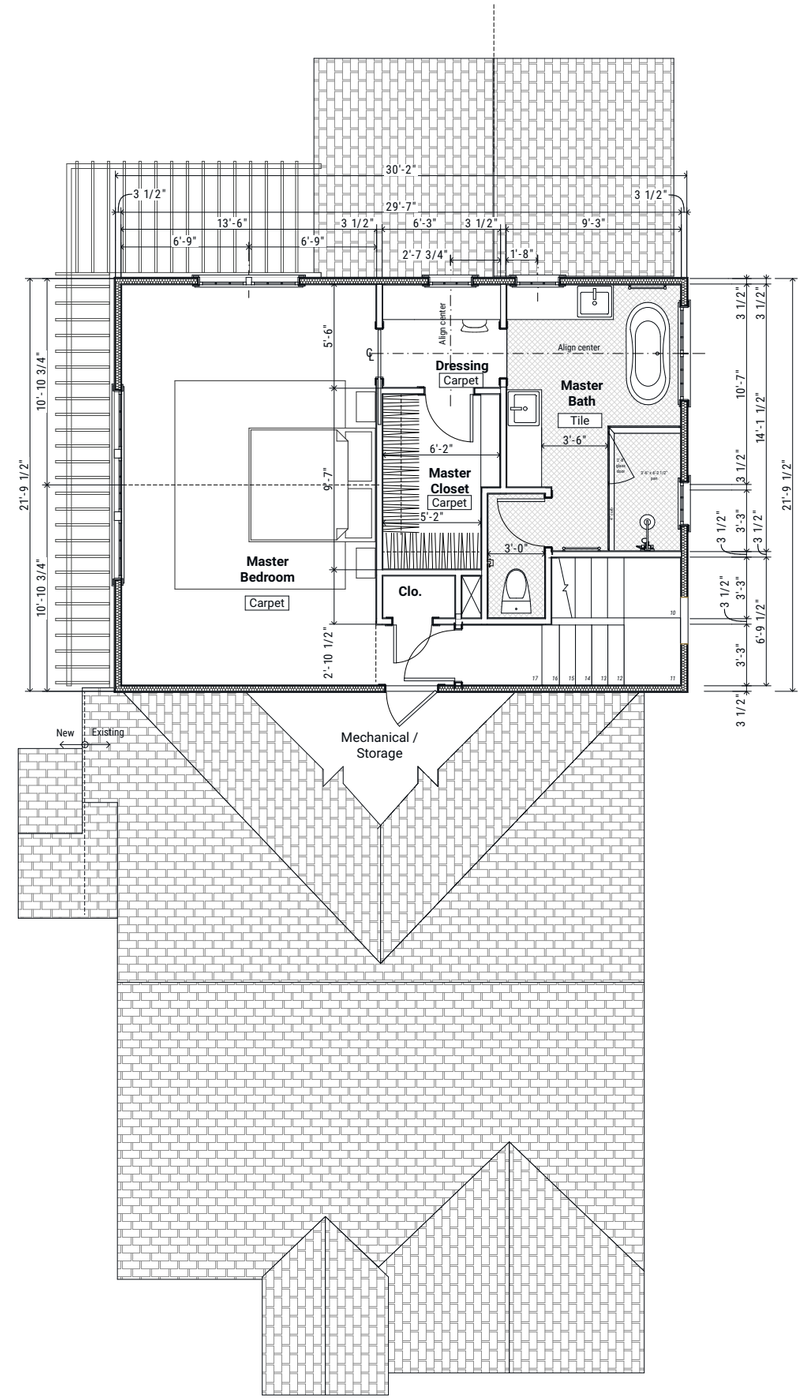


Roof Plan 2
SCALE: 1/4" = 1'-0"



Floor Plan - Level 2 1
SCALE: 1/4" = 1'-0"

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Upper Floor Plan & Roof Plan

A1.3

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EXTERIOR ELEVATION NOTES

1. All existing asbestos siding to be removed. Existing wood siding to be exposed.

2. Condition of existing wood siding to be evaluated. If possible, existing wood siding to be reused. If needed, new siding at existing portion of house will be solid wood and 6" lap siding to match. All siding to be primed and painted.

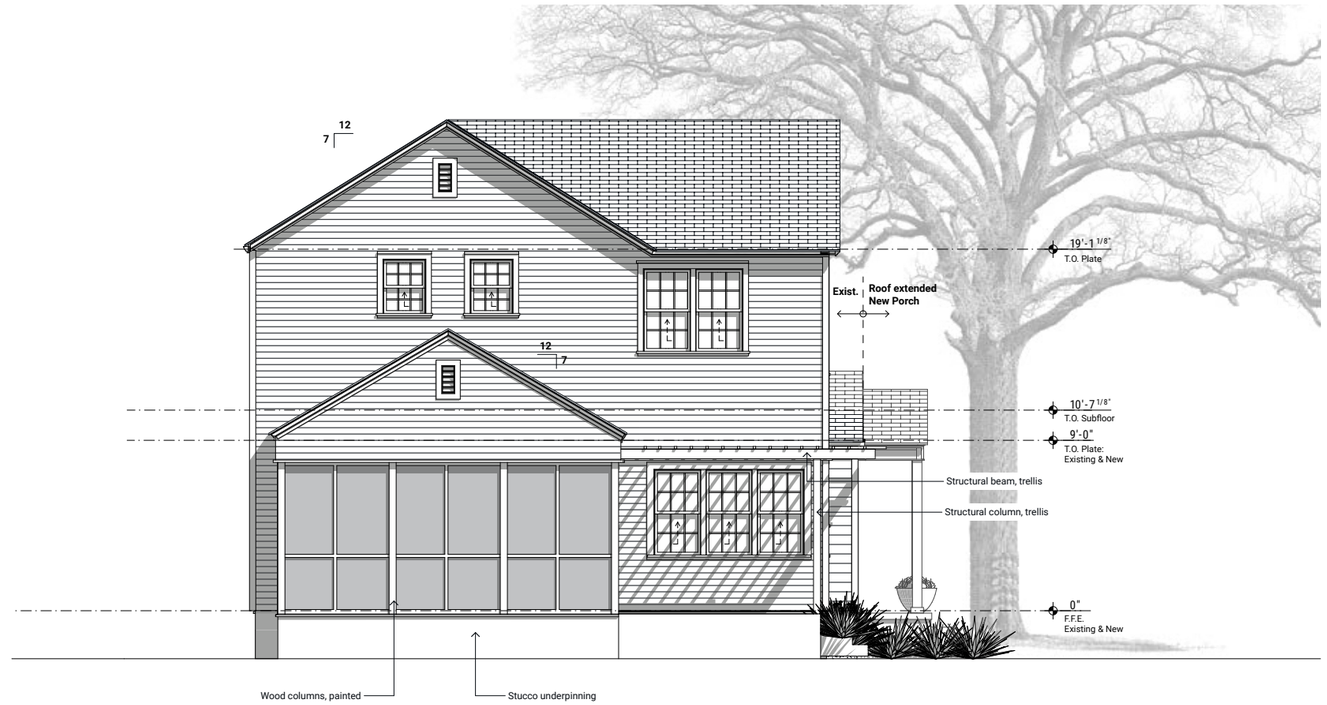
3. All existing casing, trim , fascia boards, columns, column caps and bases and all wood details to remain at existing house.

4. At new 2-story addition, siding to be fiber cement lap siding, 4" exposure. All new siding to be painted.

5. All new trim details to match existing.

6. All new casing to match existing.

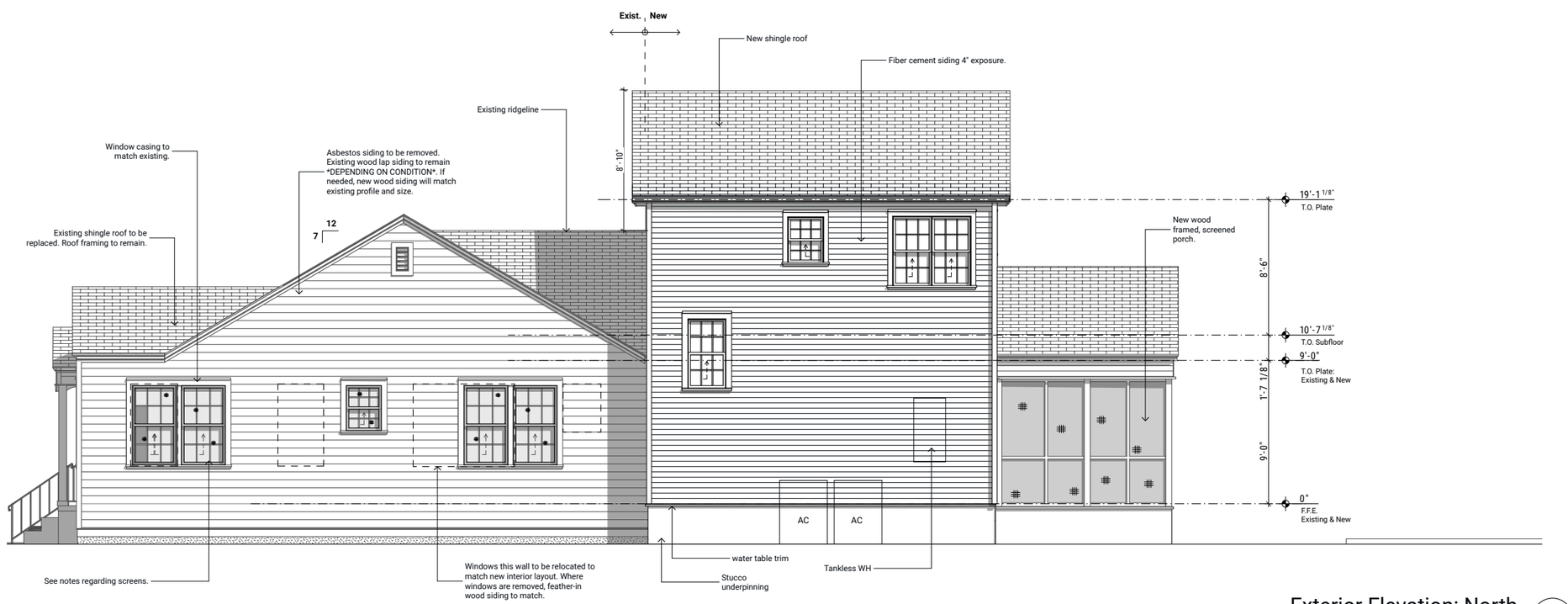
7. All existing window screens to be reused or remade as needed due to rot. All new screens to be made to match original screens



Exterior Elevation: West

SCALE: 1/4" = 1'-0"

2



Exterior Elevation: North

SCALE: 1/4" = 1'-0"

1

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Exterior Elevations

A2.0

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EXTERIOR ELEVATION NOTES

1. All existing asbestos siding to be removed. Existing wood siding to be exposed.

2. Condition of existing wood siding to be evaluated. If possible, existing wood siding to be reused. If needed, new siding at existing portion of house will be solid wood and 6" lap siding to match. All siding to be primed and painted.

3. All existing casing, trim , fascia boards, columns, column caps and bases and all wood details to remain at existing house.

4. At new 2-story addition, siding to be fiber cement lap siding, 4" exposure. All new siding to be painted.

5. All new trim details to match existing.

6. All new casing to match existing.

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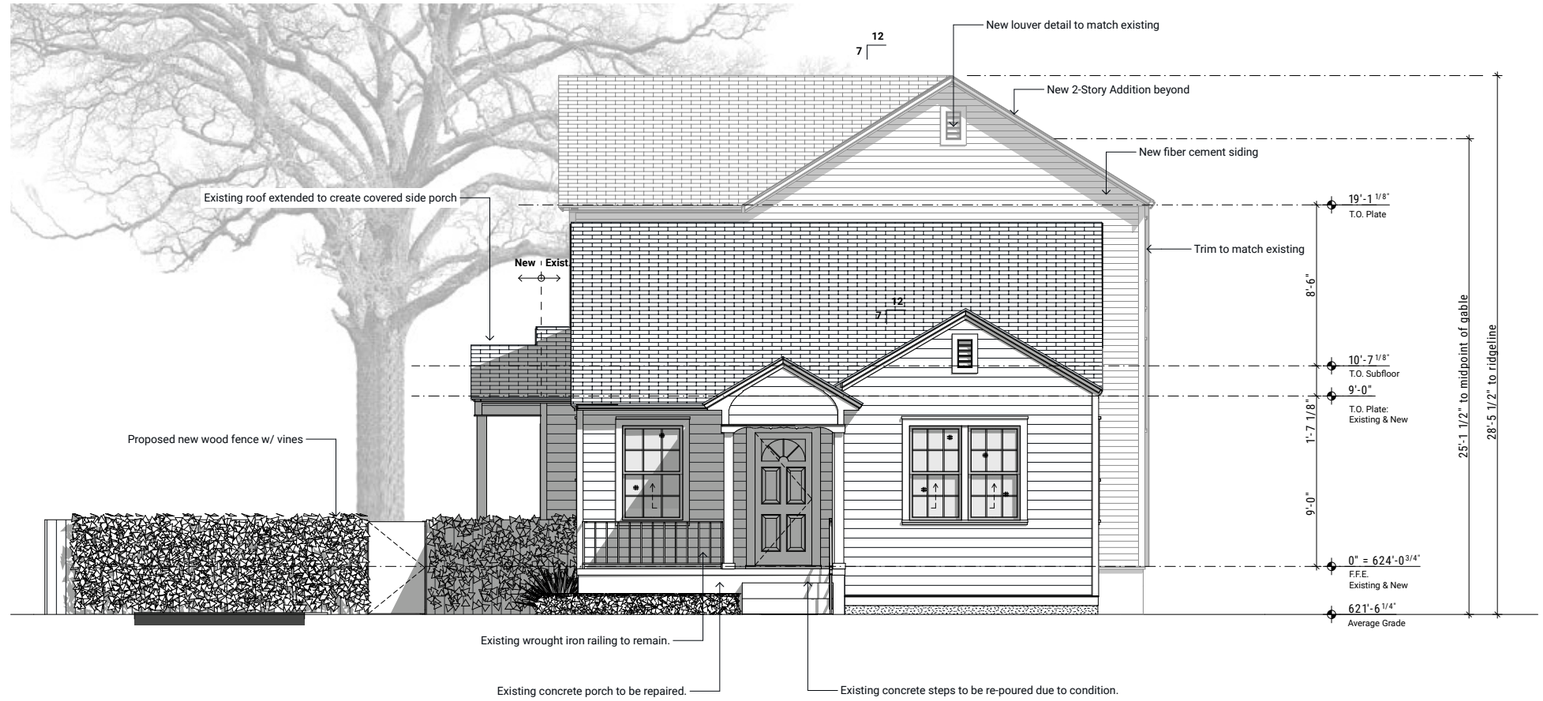
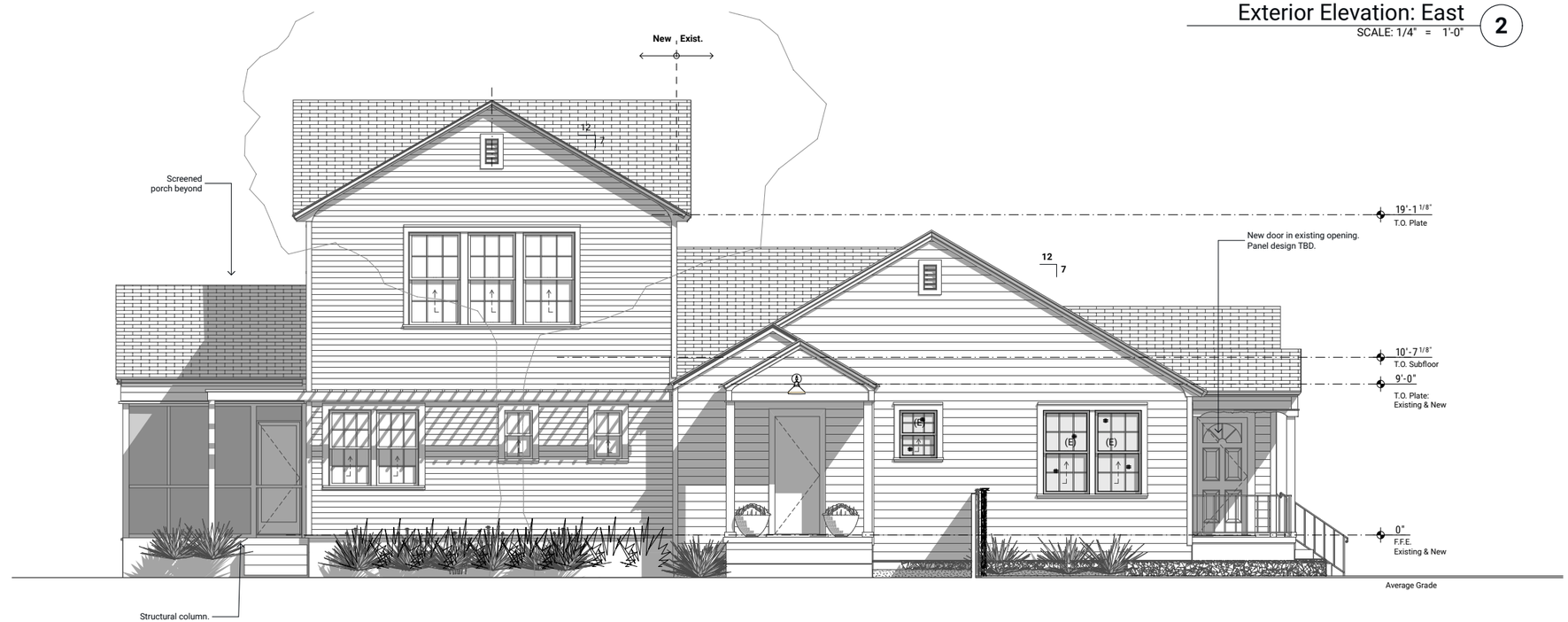


Exterior Elevation: East (2)
SCALE: 1/4" = 1'-0"



Exterior Elevation: South (1)
SCALE: 1/4" = 1'-0"

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Exterior Elevations

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View from Avenue H

NOT TO SCALE

1

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3D View

A6.0

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