

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**MAY 4, 2022**  
**HR-2022-036714**  
**HYDE PARK**  
**4314 AVENUE H**

## **PROPOSAL**

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Construct a rear two-story addition with one-story back porch to one-story bungalow. Replace porch decking where deteriorated.

## **PROJECT SPECIFICATIONS**

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- 1) Replace rotted porch decking.
- 2) Demolish existing garage.
- 3) Construct a two-story addition with one-story rear porch at the rear wall of the house. New work is set back approximately 44 feet from the front wall of the house. The proposed addition has a cross-gabled roof clad in standing-seam metal to match the existing house, with flat-roofed porch below. It features lap siding throughout, and its first-floor porches are supported with squared columns with stylized brackets above; brackets and siding dimensions are distinct from existing elements. Fenestration includes 1:1 windows and multi-light French doors.

## **ARCHITECTURE**

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4314 Avenue H is a one-story Craftsman bungalow clad in wood teardrop siding. It has a compound gabled roof with extended sloped eaves at the entryway and triangular brackets at its gable ends. Its partial-width porch is supported by brick piers under a dentillated arched cornice. It has 1:1 windows and a partially glazed front door behind decorative screens.

## **DESIGN STANDARDS**

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The Hyde Park Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

### *4. Residential Standards: Additions to Contributing Single Family and Multi-Family Structures*

#### *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 proposed addition is constructed at the rear wall of the house and will require removal of only material at the back wall. It appears to reflect the house's form and style.

#### *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.*

See 4.1.

#### *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 roof pitch and height of the addition appear compatible, as do the street-facing windows. The exterior siding is compatible with and differentiated from the historic-age siding.

#### *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.*

The addition is set back approximately 44' from the front wall of the house. It does not appear to overwhelm the original building.

Summary

The project meets the applicable standards.

**PROPERTY EVALUATION**

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The property contributes to the Hyde Park Historic District.

**COMMITTEE FEEDBACK**

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No feedback.

**STAFF RECOMMENDATION**

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Approve the application.

# LOCATION MAP



1" = 250'



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY

## NOTIFICATIONS

CASE#: HR 22-036714  
LOCATION: 4314 AVENUE H



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## PROPERTY INFORMATION

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### *Photos*







*Applicant, 2022*