

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 5, 2023
HR-2023-018007
HYDE PARK HISTORIC DISTRICT
3813 AVENUE H

PROPOSAL

Demolish existing garage and construct a new garage apartment.

PROJECT SPECIFICATIONS

- 1) Demolish a ca. 1940 garage.
- 2) Construct a new garage apartment at the rear-side of the house. The proposed building is clad in horizontal fiber cement siding and has a cross-gabled roof with composition shingles. The first floor contains a wood garage door at the west elevation, and a stained fir screened porch at the northwest with a deck above. Windows are aluminum-clad and double hung with 1:1 sashes.

ARCHITECTURE

The existing garage is a simple, boxlike structure with a hipped roof and horizontal wood siding.

DESIGN STANDARDS

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

1. General Standards

1.1: Prevention of Demolition

Demolition of any contributing structure is strongly discouraged under all circumstances. No person shall demolish a contributing structure or any exterior part of any contributing structure within the local historic district without prior approval by the Historic Landmark Commission with a Certificate of Appropriateness.

Though the existing garage appears to have been constructed at the same time as the main contributing house per original building permit, the Hyde Park Historic District inventory does not list the garage or its status.

5.10: Garage Apartments/Secondary Units

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.

The proposed new building is located at the same place and with the same orientation as the existing historic-age building.

2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.

The proposed garage apartment is mostly compatible with the main house; however, the exposed rafter tails are somewhat anachronistic and should not be included in the design.

3. Use wood or wood-appearing garage doors.

The proposed garage door is wood.

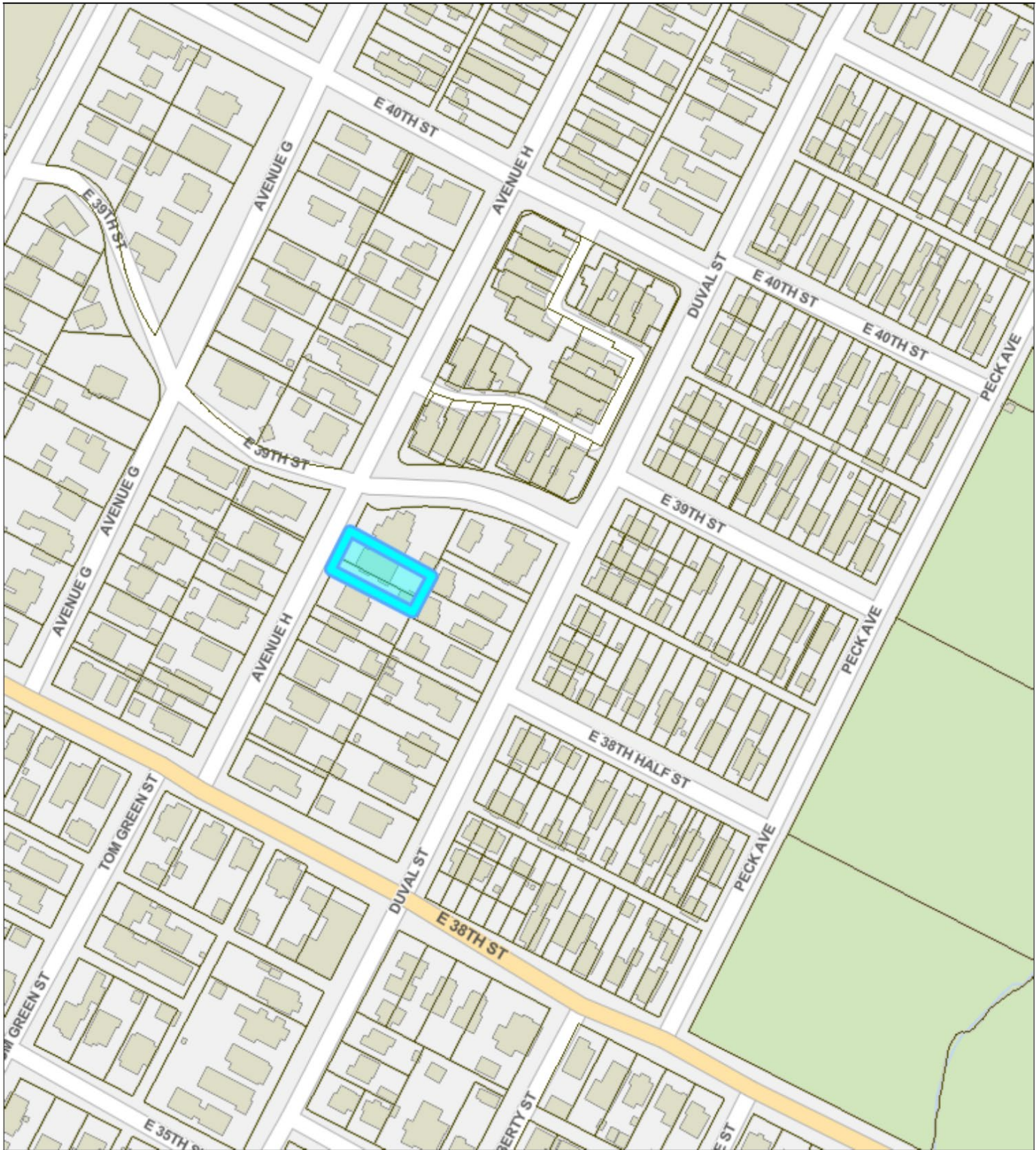
Summary

The project mostly meets the applicable standards.

STAFF RECOMMENDATION

Request that the applicant omit exposed rafter tails at the front of the new garage apartment, then approve the Certificate of Appropriateness.

LOCATION MAP



Lot Lines

Lot Line



1: 2400

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3/22/2023

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