

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 13, 2023
PR-2023-136701; GF-2023-147631
HYDE PARK HISTORIC DISTRICT
4004-B AVENUE H

PROPOSAL

Demolish an accessory dwelling unit and detached garage.

PROJECT SPECIFICATIONS

Demolish a ca. 1917 detached garage and rear accessory dwelling. No new construction is proposed at this time.

ARCHITECTURE

The existing garage is a simple gabled structure clad in vertical siding with a shingle roof and modern garage door. The existing ADU is a small shed-roofed structure with replacement windows and doors and vertical 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:

1.1: 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. Demolition permits on primary structures within the district will not be released until the Historic Landmark Commission has granted a Certificate of Appropriateness for the replacement structure.

The proposed project includes demolition of a historic-aged shed and outbuilding on a contributing property. No replacement structures are proposed at this time.

1.4: Appropriate Treatment Options for Contributing or Potentially Contributing Structures

1. Preserve the historic fabric: Repair deteriorated historic features and architectural elements.

While neither outbuilding is listed in the Hyde Park historic district nomination, the garage may maintain sufficient integrity to contribute to the district; however, it appears to have been modified without permits and the original double carriage doors removed. The shed-roofed guest house no longer maintains its integrity.

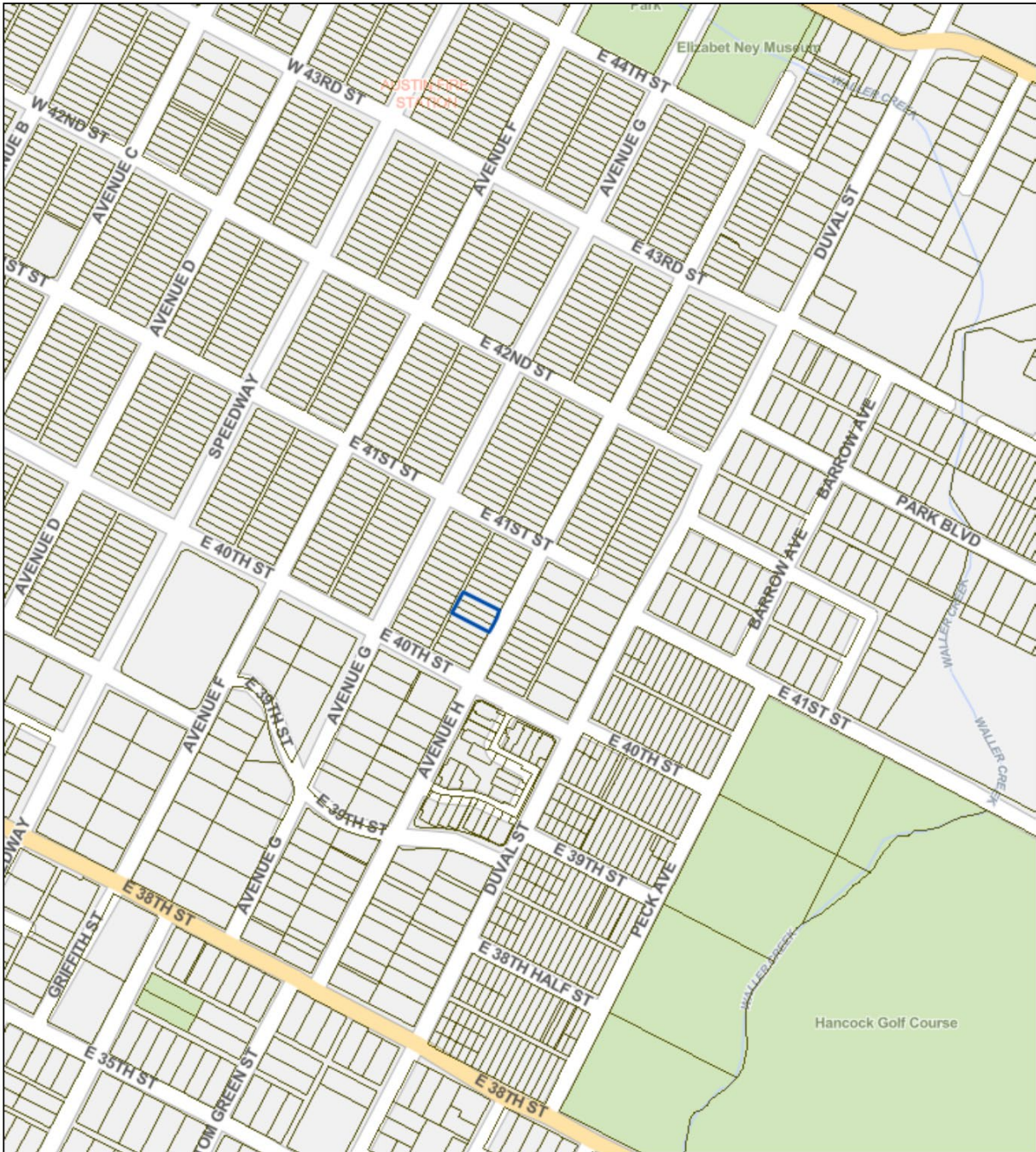
PROPERTY EVALUATION


The main house contributes to the Hyde Park Historic District.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP






1: 4800

11/27/2023

GF 23-147631

4004 AVENUE H



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PROPERTY INFORMATION*Photos*

