

**HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2012
CERTIFICATE OF APPROPRIATENESS
LHD-2012-0001
4314 Duval Street
Hyde Park Local Historic District**

PROPOSAL

Install insulation at front façade, replace non-historic windows, construct an approximately 350 sq. ft. rear addition and a two-story detached garage apartment.

PROJECT SPECIFICATIONS

The existing residence, built c. 1934, is an approximately 1,200 sq. ft., one-story wood frame house with minimal craftsman style detailing. The house has a front-gable roof with a projecting gable roof over the porch. The porch roof is supported by battered wood columns set on brick column bases. The house is sided in narrow, horizontal lap wood siding. The eaves have exposed rafter ends and decorative false braces in the gable ends. The existing window openings and trim appear historic, but the windows are non-historic aluminum frame.

The applicant proposes to remove the existing siding on the front elevation, install R15 insulation between the studs, 1/2 inch OSB over the studs for structural stability, and #30 tar paper as a moisture barrier, and then reinstall the original clapboard siding.

The applicant further proposes to replace the existing non-historic aluminum windows with Marvin Integrity fiberglass exterior windows and remove the window in the front gable end.

The application also proposes to add an approximately 350 sq. ft. addition and approximately 100 sq. ft. screened porch to the rear of the house, as well as a 27'-0" x 20'-0", two-story detached garage with a studio apartment at the rear of the property. The rear addition will have siding and trim to match the existing materials on the house. The detached garage apartment will be constructed of materials to match the existing house, and will have architectural details similar to, but of a more simple design, than those on the existing house, including false braces in the gable ends and battered columns.

STAFF COMMENTS

The house is listed as a contributing structure in the Hyde Park Local Historic District and Hyde Park National Register Historic District. Projects in the Hyde Park Local Historic District are reviewed according to the Hyde Park Preservation Plan and Design Standards:

The Hyde Park Preservation Plan and Design Standards are as follows:

1. General Standards***1.1: Prevention of Demolition***

Demolition of all structures, including non-contributing structures, 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 review by the Historic Landmark Commission. A permit for demolition for a contributing structure or

an exterior part of a contributing structure shall be granted only in extraordinary circumstances and only when a plan for the replacement structure, including the dimensions and design of the structure, has been presented by the applicant. These demolition standards apply to all properties within the Hyde Park Local Historic District, with narrow exceptions for multi-family properties, as described in Multi-Family Property Standards.

In no case shall the maximization of energy efficiency be used as a reason to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or obliterated. Hyde Park recognizes that the greenest house is one that has not been torn down and taken to the landfill.

1.2: Retention of Historic Style

Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale. Avoid alterations to the existing fabric of historic buildings.

1.3: Avoidance of False Historicism

Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period. For example, do not add Victorian trim to a 1920s bungalow or bungalow details to a 1950s ranch-style house or cottage.

1.4: Sequence of Appropriate Treatment Options for Contributing or Potentially Contributing Structures

Repair rather than replace deteriorated historic features and architectural elements. If an existing architectural feature cannot be readily repaired, the replacement shall match the historic feature in size, scale, and materials. When the original materials of a structure are deteriorated beyond the point of preservation, the substitution of compatible recycled historic materials is acceptable. Reconstruct or rebuild missing architectural features with photographic or physical evidence as your guide. Physical evidence can include corresponding appropriate features displayed by other unaltered buildings within the historic district. As a last resort, the use of new materials that duplicate the form of the original materials (based upon photographic or other evidence) is acceptable.

1.5: Energy Efficiency

Recommendation: Construction of any new structures or alterations of existing structures shall be done in such a way as to maximize energy efficiency.

3.2: Additions

Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.

An addition shall not require the removal of significant portions of the existing house. The front façade shall remain intact.

Recommendation: Changes should not compromise a house's status as potentially contributing.

Design additions to existing residential buildings to reflect the form and style of the existing house. Design an addition to be subordinate to the original house in terms of size, scale, and massing.

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible. Match the pitch and height of the roof of the addition to that of the existing house. On an addition, make windows visible from the street compatible with the main house in terms of sash configuration, proportion, spacing and placement. Make the exterior siding material and profile of an addition match or be compatible with that of the existing house.

Construct one-story additions to one-story houses when possible. Considerations of impervious cover may provide an exception. Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15' setback from the front house wall. Design additions so that they do not overwhelm the original building.

Recommendation: Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space.

Design side wall heights on second floor additions to be in scale and proportion to the original house.

Recommendation: Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.

3.4: Garages

Design new garages to be detached and located to the rear of the lot and to be of a design that is simple but complementary to the main building. Do not locate garages or carports on the front façade of a building.

3.5: Garage Apartments/Secondary Units

The traditional pattern in Hyde Park for secondary units is that they face the street and they share access to parking with the primary unit except in the case of corner lots, when some secondary units face the side street and access parking from the side street.

As specified in the NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than 7000 square feet in size. Design new secondary units to respect the traditional patterns of Hyde Park.

Locate the front door and windows to face the street. Design secondary units and garage apartments should complement the form and integrity of the existing house. Design secondary units and garage apartments to complement the form, integrity, massing, materials, scale, character elements, and fenestration patterns of the primary unit.

Recommendation: Do not locate windows so as to invade the privacy of neighboring properties.

Historic, contributing, and potentially contributing garages and carriage houses shall retain their historic appearances as garages or carriage houses when apartments are added to them.

In a prior review the Historic Preservation Office staff, after review by the Certificate of Appropriateness Review Committee, administratively approved removal and reinstallation of the siding on the side elevations to accommodate installation of insulation, as well as replacing the non-historic windows on those elevations.

CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE RECOMMENDATION

The project was reviewed at a Certificate of Appropriateness Review Committee meeting. The Committee felt the installation of insulation as proposed was appropriate as long as care is given to ensure the increased wall thickness has minimal visual impact. The Committee recommended retaining the window in the front gable end. The Committee had no comments related to the design of the rear addition or detached garage apartment.

STAFF RECOMMENDATION

Staff recommends approving the Certificate of Appropriateness as presented incorporating the Committee's recommendation to retain the gable end window.

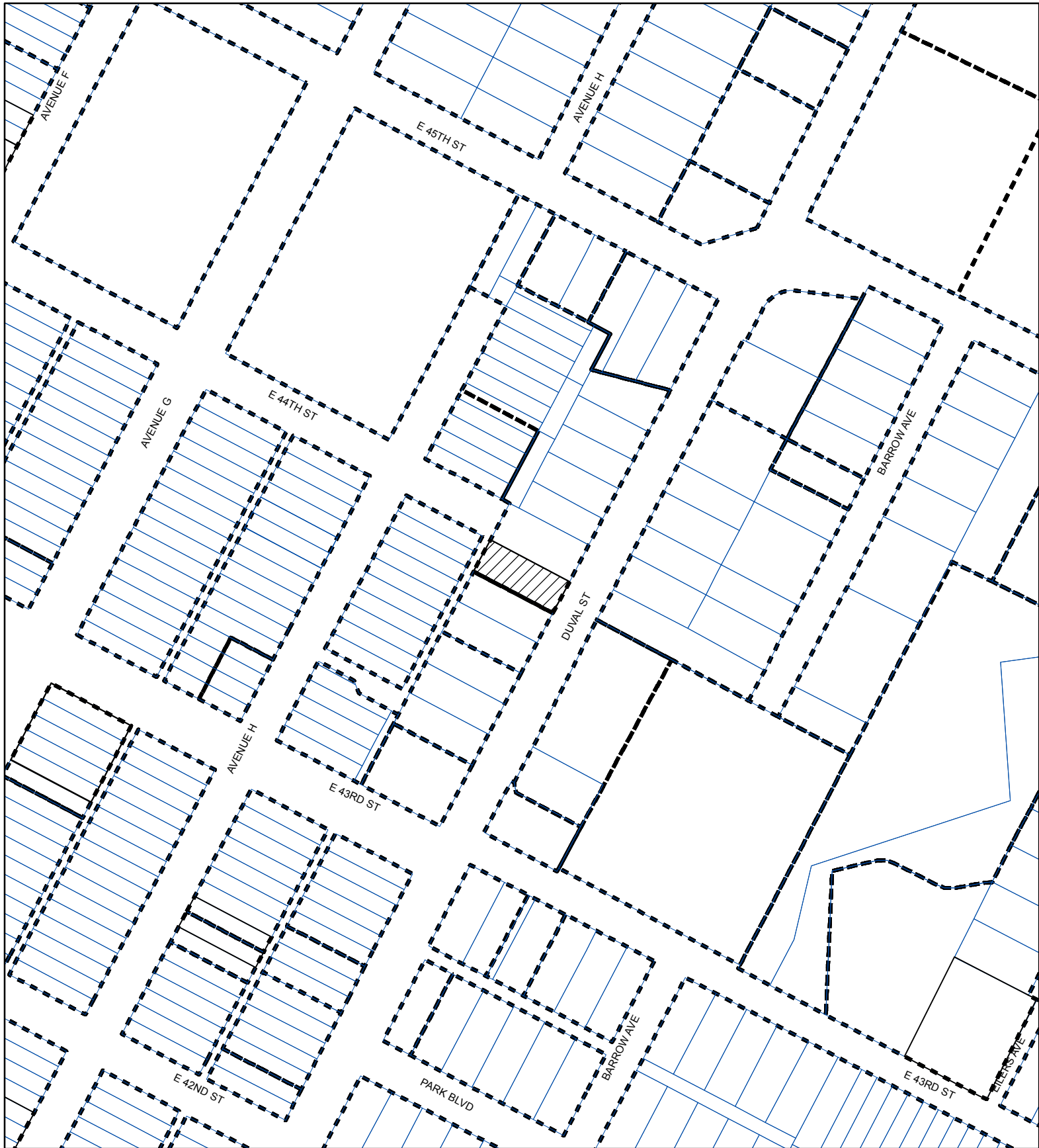
PHOTOS



Front façade of 4314 Duval Street



Front façade and yard of 4314 Duval Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2012-0001
LOCATION: 4314 Duval Street



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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Specification of Materials for 4314 Duval Street:

The exterior of the front (east) of the house facing Duval Street and a portion of the north face (kitchen area) will have the existing clapboard removed, R15 insulation installed between the studs, ½ inch OSB installed over the studs for structural stability, #30 tar paper installed for water barrier, and then the original clapboard siding replaced. Also the existing aluminum windows will be replaced with Marvin Integrity fiberglass exterior windows that meet Code requirements.

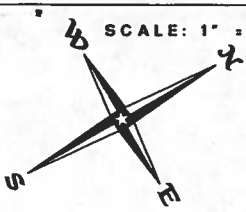
In a prior review the Historical office rejected the use of materials such as OSB that increased the thickness of the walls but the situation I am facing, especially with the front of the house, is that the wall thickness is currently inadequate. The bracket supporting the rafter on the northeast corner of the house does not extend beyond the rafter as much as the other brackets and the supporting trim has pulled away from the house by ¾ inch.



Regarding the front of the house I would also like to request that the attic window be removed. The window is currently made of Aluminum and it either should be replaced with a window that matches the other windows or be removed entirely. My preference would be to remove the window.

The external materials on the house additions and carport/apartment will be the same as the house: OSB over the studs, #30 tar paper over the OSB, and then style #117 clapboard siding installed. The windows will be Marvin Integrity with fiberglass exterior.

SCALE: 1" = 20'



Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▼ 60D Nail Found
- City of Austin Recessed Monument Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line (Record Bearing and Distance)

AVENUE G

Photo Guide

AVENUE H (60')

N30°08'00"E
BEARING BASIS
469.93'

centerline

centerline
N59°53'00"W
337.01'

S59°53'00"E
167.00'

GF No 9101-10-1162

TO: Karen Ann Dvorak and James H Mareck
Texas American Title Company
Title Resources Guaranty Company

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No 480624 0465 H, dated September 26, 2008. THIS the 28th day of JUNE, A.D., 2010.

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

HYDE PARK
VOLUME 1 PAGE 67

BLOCK 13

Lot 4

Lot 3

Lot 2

Lot 1

(12' ALLEY) per plat Volume 1 Page 67

Casa Rosa Joint Venture
Volume 11741
Page 1789

THOMAS GRAY SURVEY No. 10
ABSTRACT No. 310

1/2" iron rod found
(not used) bears
S59°46'E 313'

capped iron rod found
(marked A51ar) not used
bears S59°3'E 1.71'

0.147 ACRE

concrete walkway

concrete block wall

grass driveway

split level frame house No 4314

covered concrete porch

concrete block wall

concrete walkway

concrete entry

water meter

curb

electric manhole

roof overhang

neighboring structure

roof overhang

concrete block wall

concrete walkway

concrete entry

water meter

curb

electric manhole

roof overhang

neighboring structure

roof overhang

concrete block wall

concrete walkway

concrete entry

water meter

curb

electric manhole

roof overhang

neighboring structure

roof overhang

concrete block wall

concrete walkway

concrete entry

water meter

curb

electric manhole

DUVAL STREET (60')

S30°15'10"W

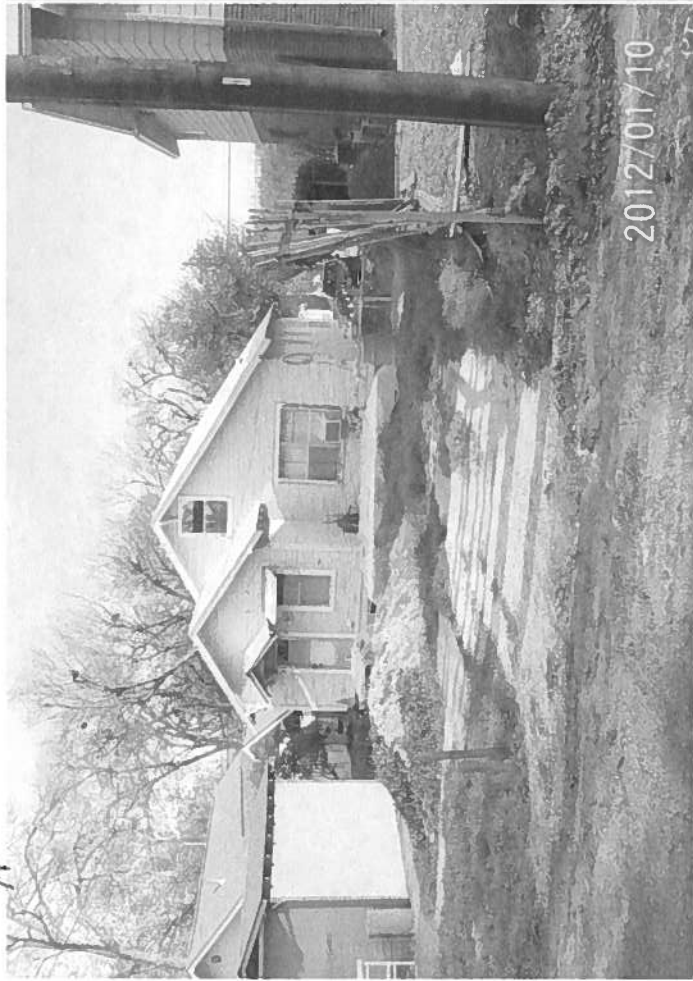
SURVEY MAP OF

0.147 ACRE OF LAND OUT OF THE THOMAS GRAY SURVEY No. 10 ABSTRACT No. 310 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO REBECCA LEIGH CARTER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2005010026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SUBSEQUENTLY CONVEYED TO CLAY CARTER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2009067553 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 4314 DUVAL STREET.

see accompanying Field Note Description

A 894146

A



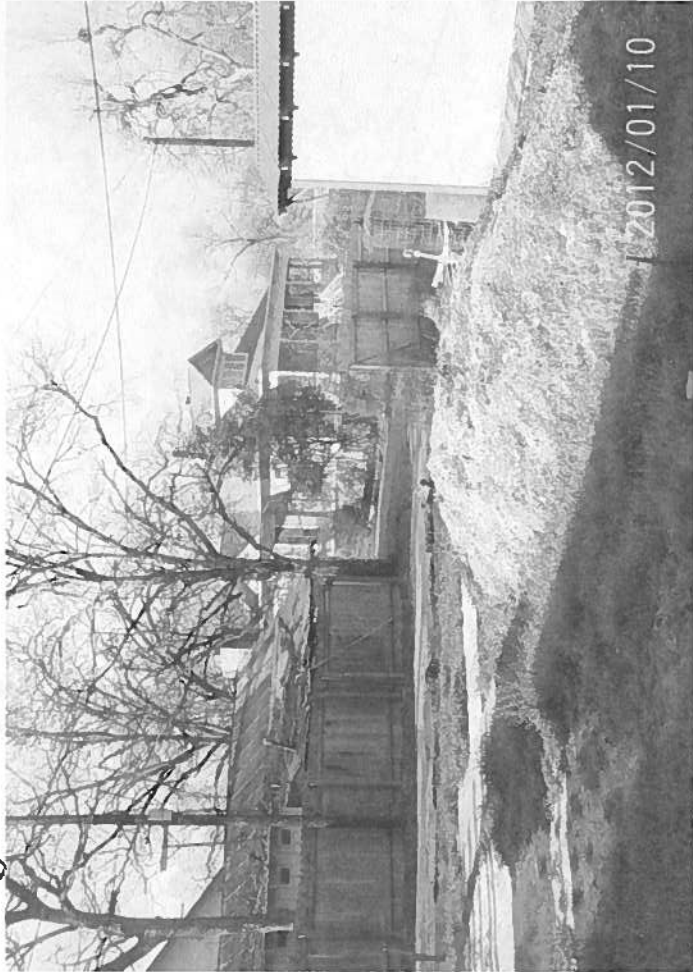
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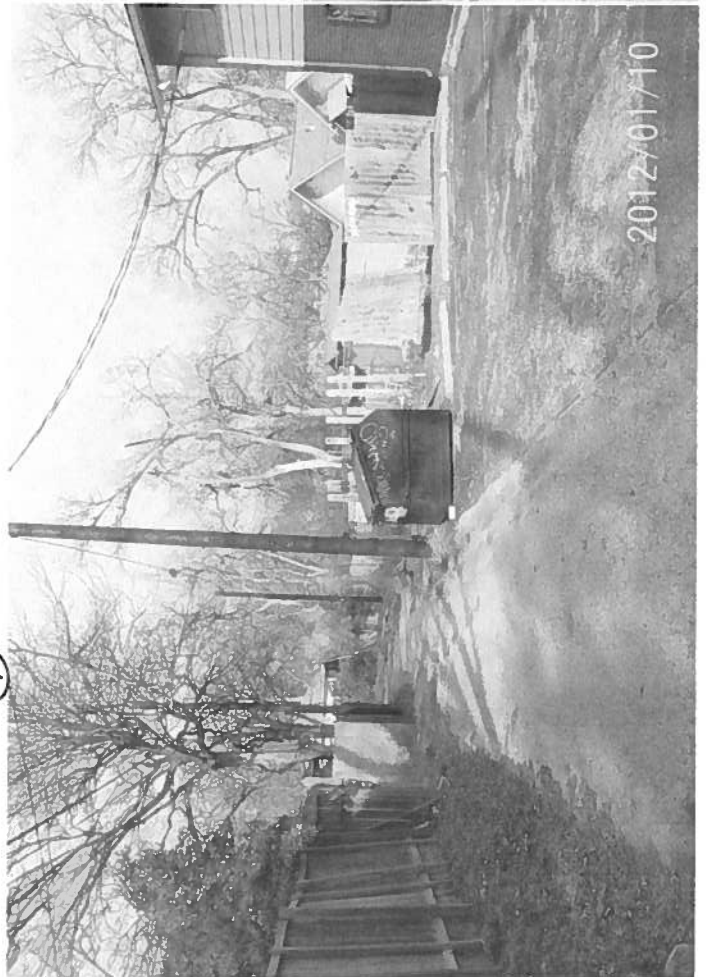
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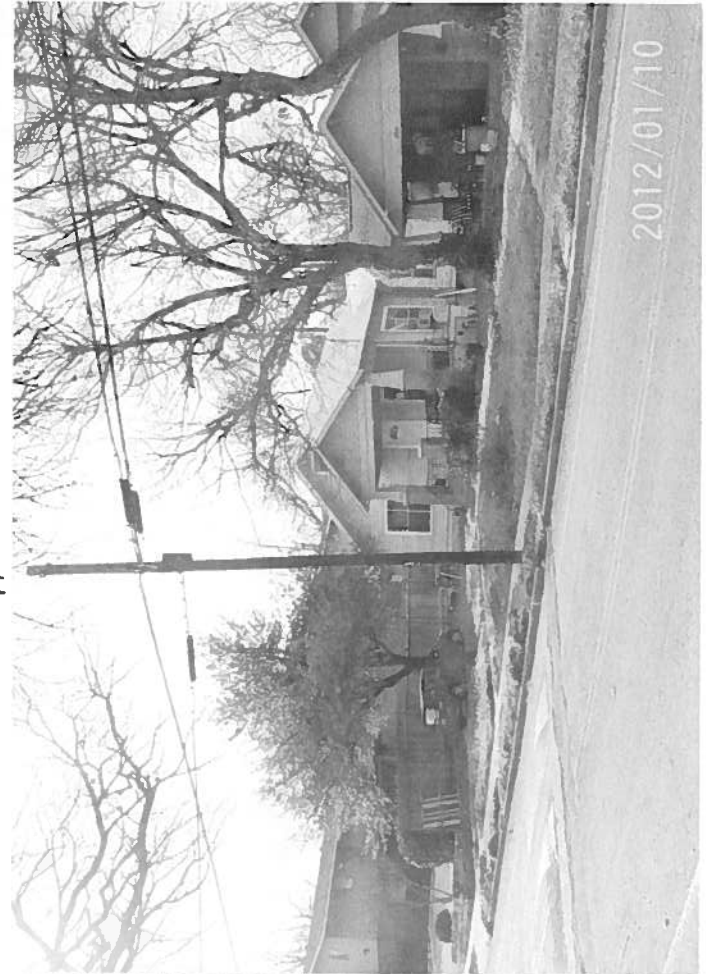
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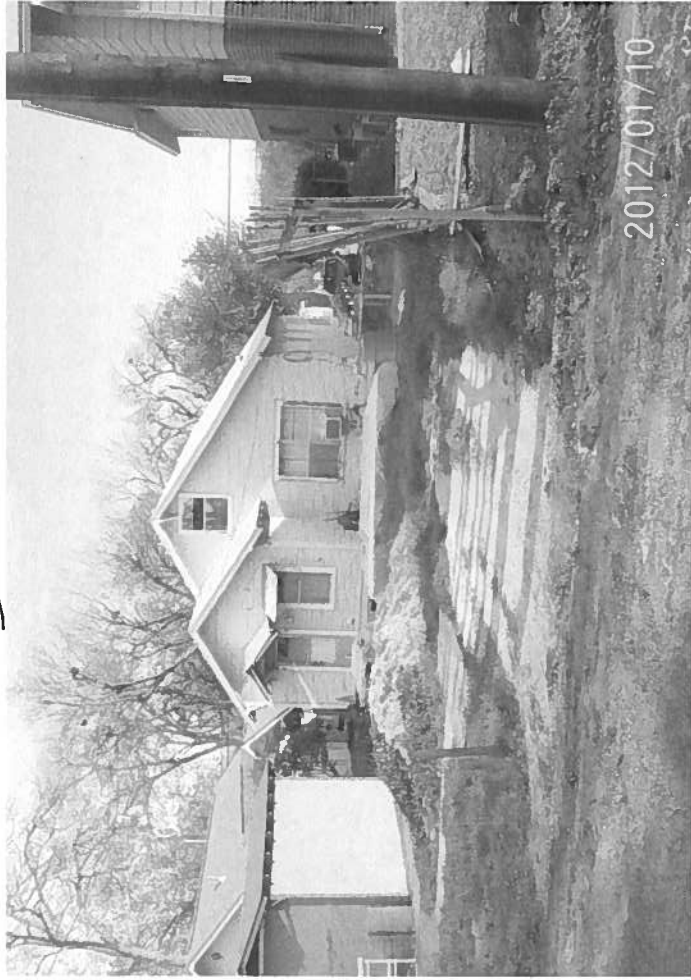
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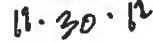


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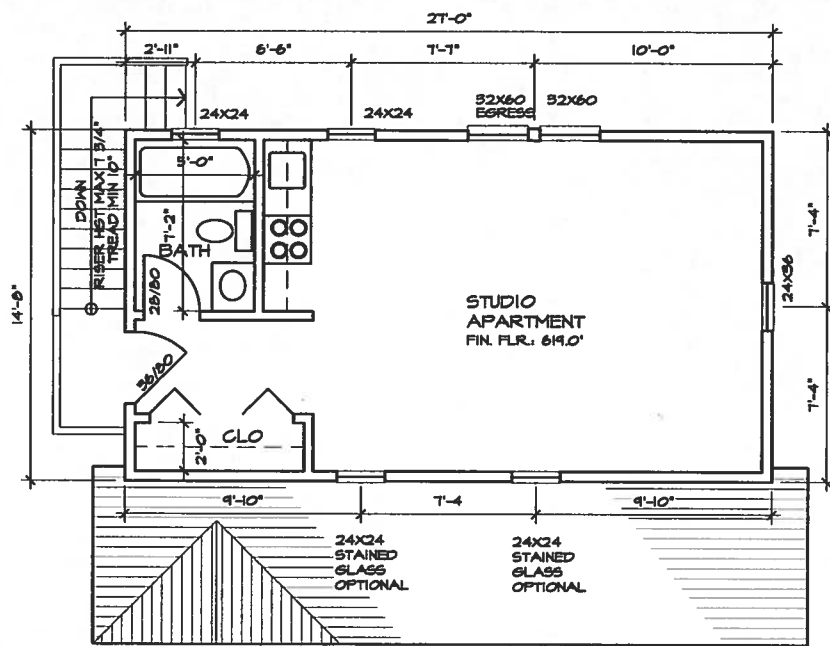


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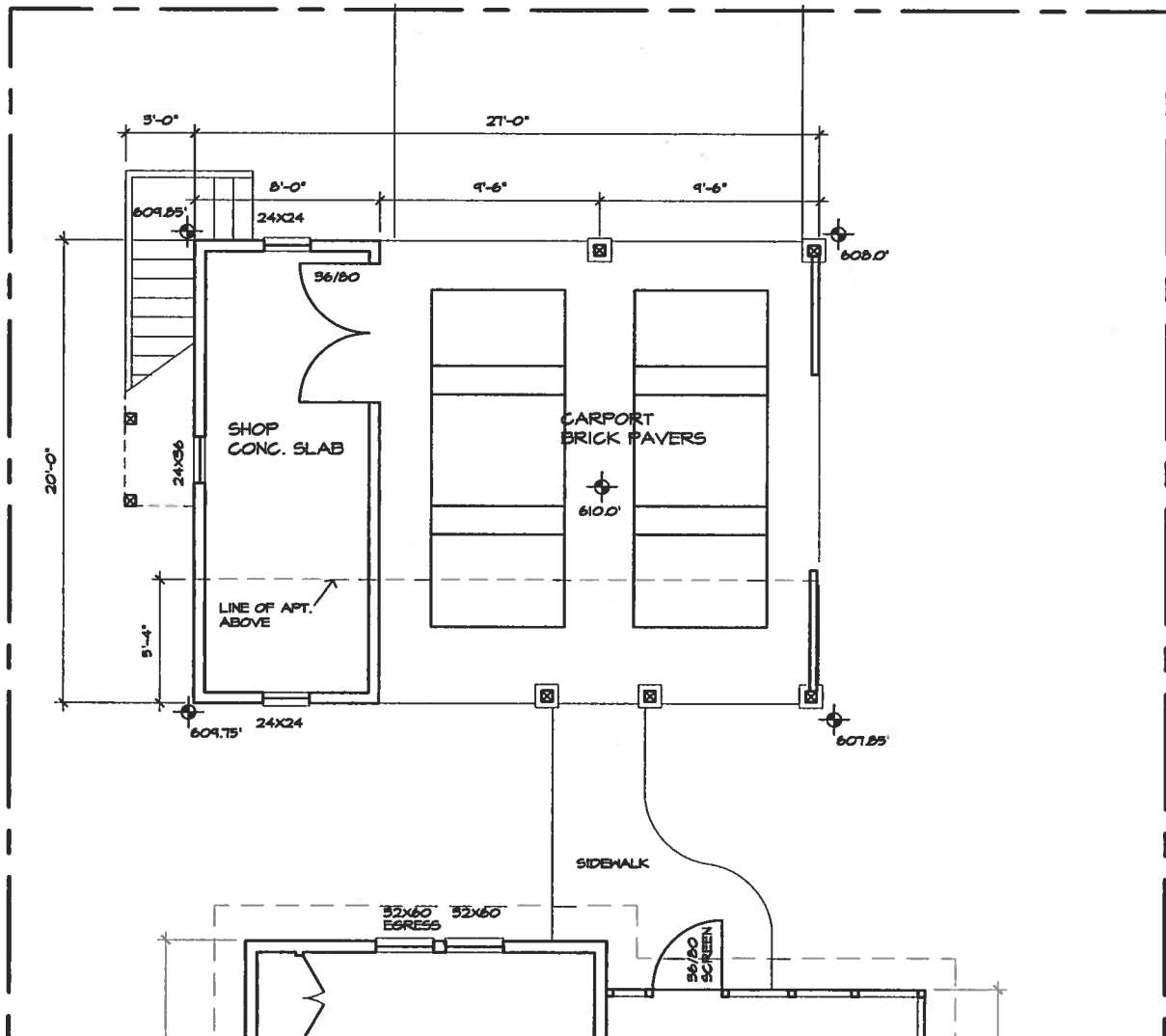



$$1/8" = 1' - 0"$$

JAN 20, 2012



APARTMENT FLOOR PLAN



CARPORT/SHOP FLOOR PLAN

JAN 20, 201

**ADDITION & REMODEL 4314 DUVAL ST.
AUSTIN, TEXAS**

2



WEST ELEVATION

1/8" = 1'-0"

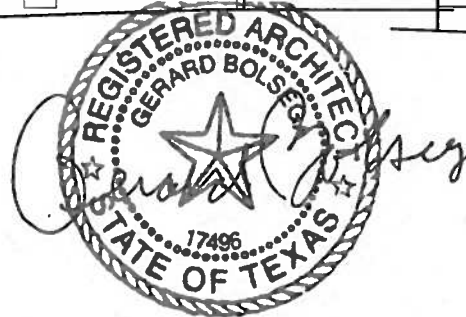
KEYED NOTES



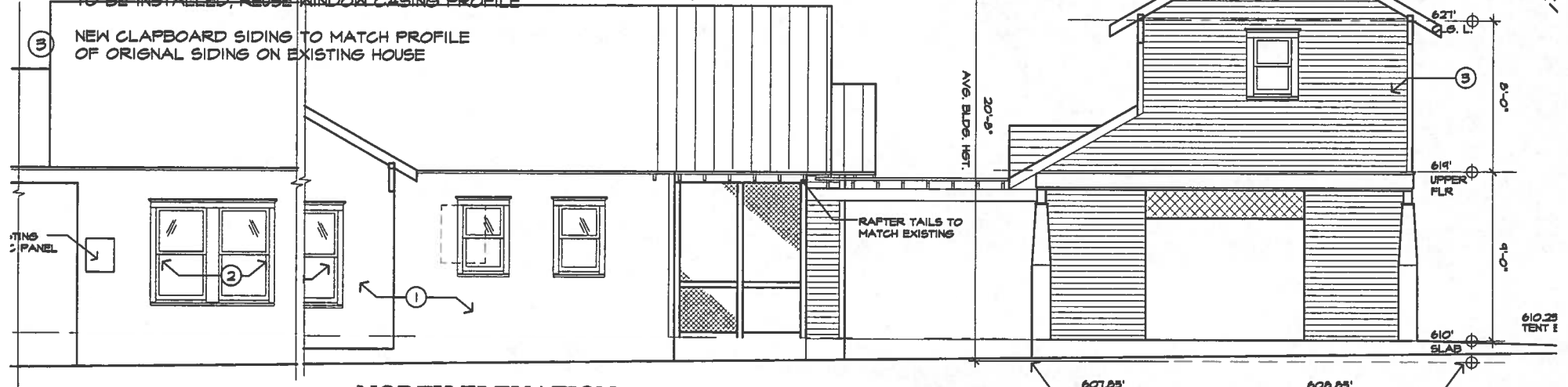
EAST ELEVATION

1/8" = 1'-0"

- ① EXISTING WOOD CLAPBOARD SIDING TO BE REMOVED TO ALLOW INSTALLATION OF INSULATION AND SHEATHING AND THEN REAPPLIED
- ② EXISTING ALUMINUM FRAME WINDOWS TO BE REMOVED AND NEW FIBERGLASS/WOOD WINDOWS TO BE INSTALLED, REUSE WINDOW CASING PROFILE
- ③ NEW CLAPBOARD SIDING TO MATCH PROFILE OF ORIGINAL SIDING ON EXISTING HOUSE

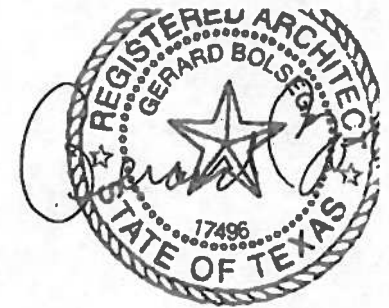


11.30.12

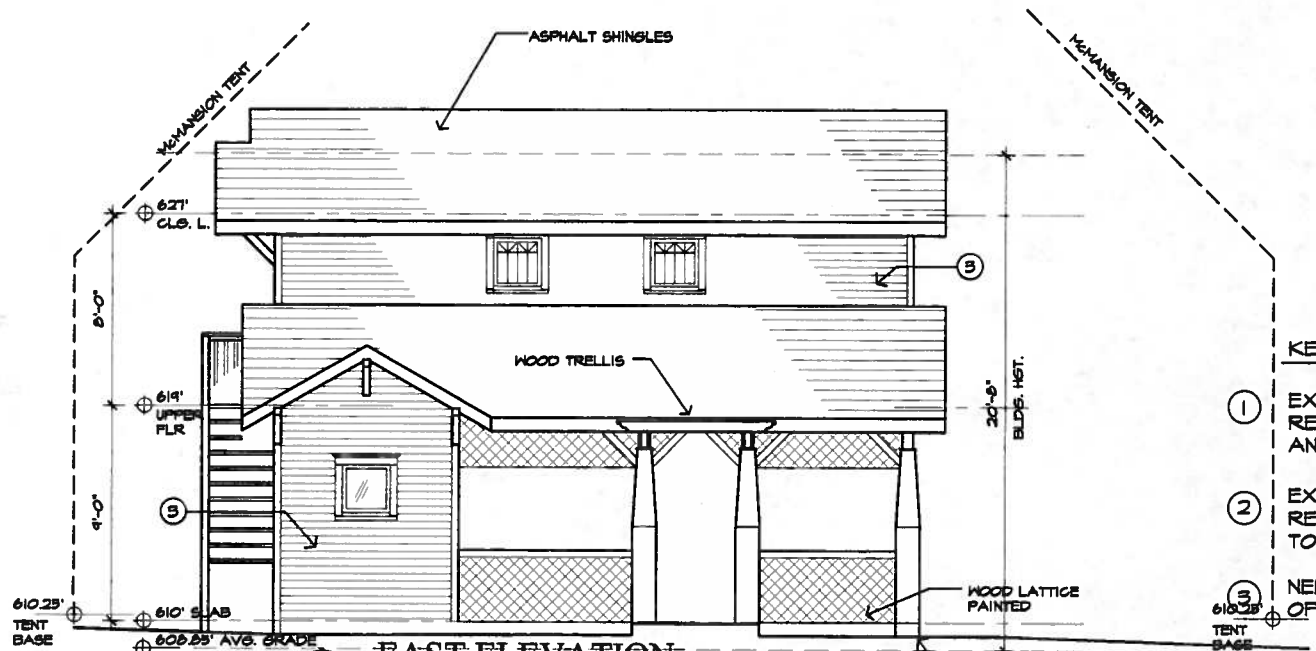


NORTH ELEVATION

1/8" = 1'-0"



11.30.12

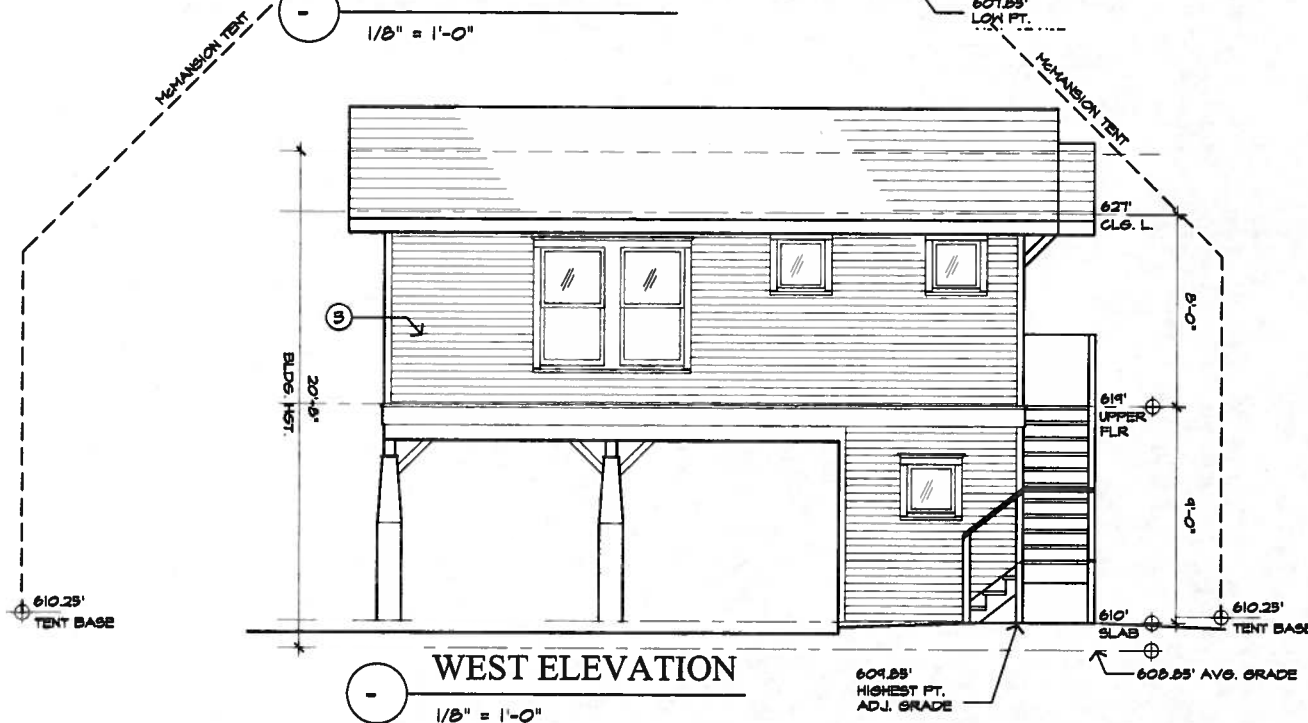


EAST ELEVATION

1/8" = 1'-0"

KEYED NOTES

- ① EXISTING WOOD CLAPBOARD SIDING TO BE REMOVED TO ALLOW INSTALLATION OF INSULATION AND SHEATHING AND THEN REAPPLIED
- ② EXISTING ALUMINUM FRAME WINDOWS TO BE REMOVED AND NEW FIBERGLASS/WOOD WINDOWS TO BE INSTALLED, REUSE WINDOW CASING PROFILE
- ③ NEW CLAPBOARD SIDING TO MATCH PROFILE OF ORIGINAL SIDING ON EXISTING HOUSE



WEST ELEVATION

1/8" = 1'-0"

ADDITIONS & RENOVATIONS

KEYED NOTES

- ① EXISTING WOOD CLAPBOARD SIDING TO BE REMOVED TO ALLOW INSTALLATION OF INSULATION AND SHEATHING AND THEN REAPPLIED
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- ③ NEW CLAPBOARD SIDING TO MATCH PROFILE OF ORIGINAL SIDING ON EXISTING HOUSE



ADDITIONS & RENOVATIONS

