

**Historic Landmark Commission
February 27, 2012
Certificate of Appropriateness
LHD-2011-0025
307 W. 45th Street
Hyde Park Local Historic District**

PROPOSAL

Relocate the existing house on the lot to a 50 foot set back and demolish an existing detached garage structure.

PROJECT SPECIFICATIONS

The existing residence, built c. 1939, is an approximately 1,000 sq. ft., one-story house with minimal craftsman style detailing. The house has a side-gabled roof with a small projecting gable, with decorative barge board trim, over the front door. The siding is narrow lap, horizontal, wood siding. The foundation is covered in wide, horizontal wood siding that flairs out slightly at the ground. There is an asymmetrical, craftsman style front door and two double-hung 1:1 windows on the front elevation.

The house currently is set back 10'-4" from the sidewalk. There is a heritage tree growing immediately adjacent to the front elevation, threatening the structural stability of the house. There is an existing dirt driveway from 45th Street that runs along the side of the house and leads to an approximately 12'-0" x 18'-0" wood frame, gable roofed detached garage structure.

The applicant proposes to relocate the house to the rear of the property with a 50 foot set back from the sidewalk. The applicant further proposed to demolish the existing detached garage to accommodate the new location of the house, and to maintain the existing location of the driveway along the side of the house.

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 Secretary of the Interior's Standards for the Treatment of Historic Properties, the Hyde Park Neighborhood Conservation Combining District Compatibility Standards and the Hyde Park Preservation Plan and Design Standards:

The Secretary of the Interior's Standards relating to the proposed work state:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The Hyde Park Neighborhood Conservation Combining District Compatibility Standards relating to the proposed work state:

2. Except as otherwise provided in this part, on an avenue, Duval Street, and the south side of West 39th Street:
 - a. the minimum street yard setback is 25 feet; and
 - b. the maximum street yard setback is 30 feet.
3. This section applies to a street other than a street identified in Section 2 of this part. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.
4. This section applies to the minimum street yard setback established in Subsection 2.a. of this part.
 - a. The minimum street yard setback may equal the average of the street yard setbacks of the principal buildings on the same side of the block that are 25 feet or less from the street property line. If more than one principal building is located on a property, then the setback of the building closest to the street property line is used in the calculation.

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

In no case shall the standards established by the NCCD be invalidated by any additional standards; they may, however, be narrowed by additional standards in order to ensure compatibility with the historic patterns of the Hyde Park neighborhood, an issue which is not addressed by the NCCD.

The Design Standards ... are in addition to those of the NCCD and the Secretary of the Interior's Standards.

3. Residential Standards: Single Family and Contributing Multifamily - New Construction

3.1: Houses

Local Historic District designation does not prevent change, but instead provides parameters for change that works with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding structures. 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.

3.6: Driveways

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house.

Do not locate a driveway in front of a house. Locate them from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. No circular driveways.

The Hyde Park LHD Design Standards for existing contributing buildings do not specifically address maximum setbacks allowance, likely because the relocation of existing contributing buildings was not anticipated when the Standards were developed. Therefore staff proposes looking to the Standards for new construction for guidance on appropriate setbacks.

CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE RECOMMENDATION

The project was reviewed at a Certificate of Appropriateness Review Committee meeting. The Committee did not provide specific recommendations but requested review of the language of the various Standards applicable to the property.

STAFF RECOMMENDATION

Staff recommends approving relocation of the house with a maximum setback of 30 feet from the sidewalk, maintaining the location of the driveway running along side the house. Staff further recommends approving the demolition of the existing detached garage.

PHOTOS



Front elevation of 307 W. 45th Street



Front and side elevation of 307 W. 45th Street



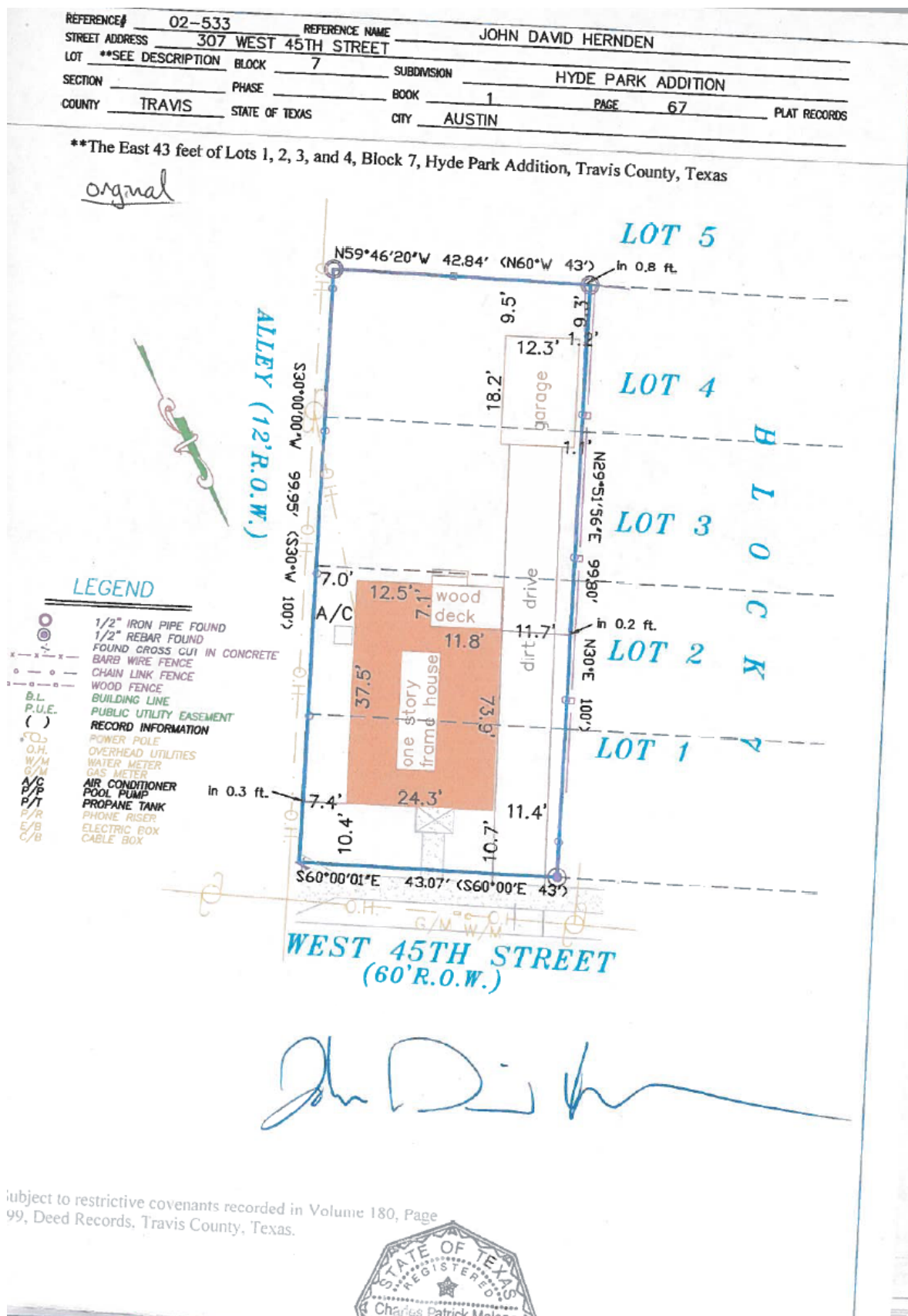
Side (alley) elevation of 307 W. 45th Street



Rear elevation and yard of 307 W. 45th Street



Existing detached garage to be demolished.



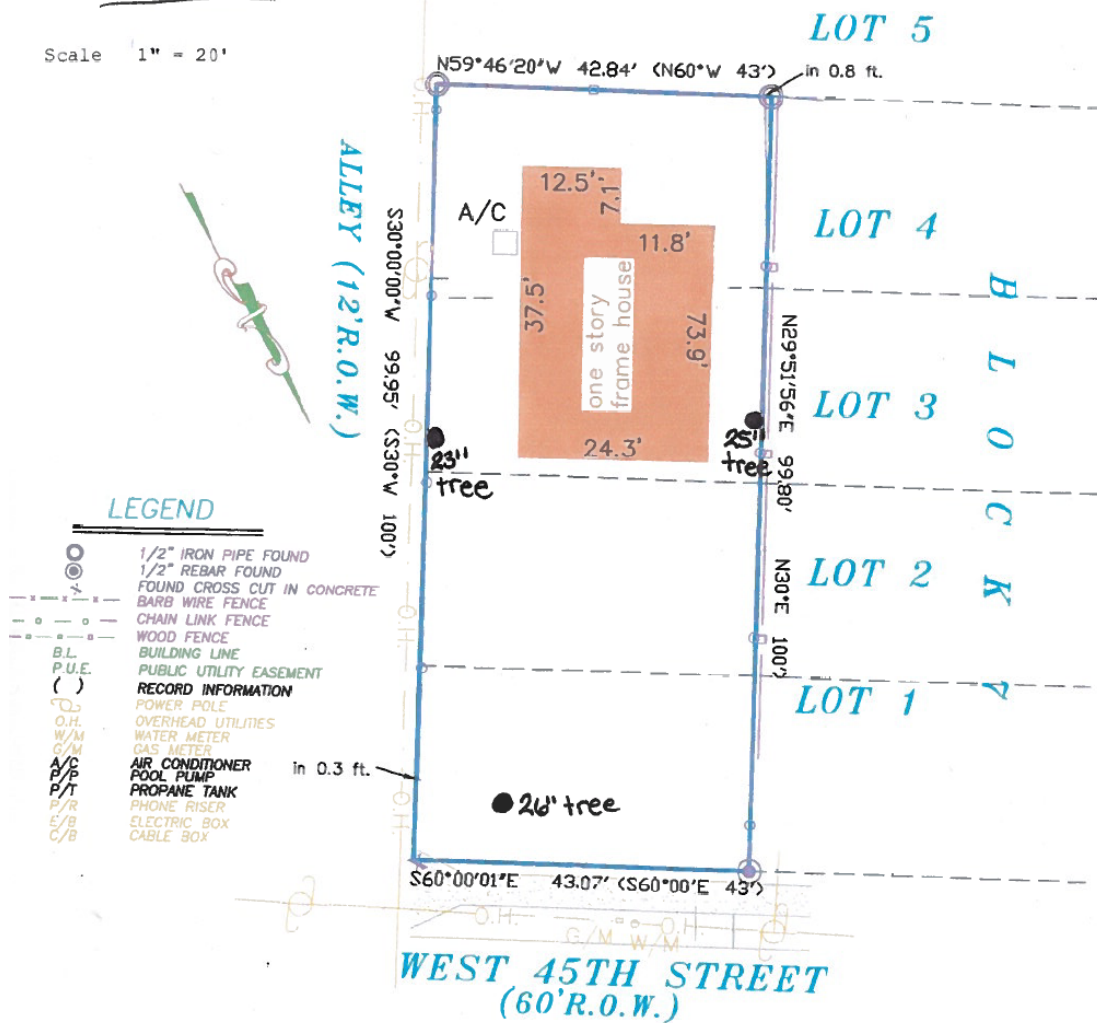
Existing Site Plan

REFERENCE#	02-533	REFERENCE NAME	JOHN DAVID HERNDEN		
STREET ADDRESS	307 WEST 45TH STREET				
LOT	**SEE DESCRIPTION	BLOCK	7	SUBDIVISION	HYDE PARK ADDITION
SECTION	PHASE	BOOK	1	PAGE	67
COUNTY	TRAVIS	STATE OF TEXAS	CITY	AUSTIN	PLAT RECORDS

**The East 43 feet of Lots 1, 2, 3, and 4, Block 7, Hyde Park Addition, Travis County, Texas

Proposed

Scale 1" = 20'



Subject to restrictive covenants recorded in Volume 180, Page 299, Deed Records, Travis County, Texas.



Proposed site plan with location of heritage trees indicated



SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2011-0025
LOCATION: 307 W 45th Street



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