

**Historic Landmark Commission  
March 26, 2012  
Certificate of Appropriateness  
LHD-2012-0002  
4313 Speedway  
Hyde Park Local Historic District**

**PROPOSAL**

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Demolish existing 2<sup>nd</sup> story rear addition and construct a new two-story rear addition.

**PROJECT SPECIFICATIONS**

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The original residence, located on a corner lot, was built c. 1929. The original building is an approximately 865 sq. ft., one-story bungalow form house with minimal colonial revival style detailing and a side, clipped gable roof with false brackets set under the eaves. The porch has a projecting gable roof with an Adam style cornice return, and is supported by two sets of three squared columns. Two pairs of double-hung, wood frame windows are located symmetrically on either side of the front porch. The siding is narrow lap, horizontal, wood siding. The elevation facing W. 44<sup>th</sup> Street has an inset side porch and a brick chimney flanked by double-hung, wood frame windows.

There is a raised addition centered at the rear of the house. The addition has a partial first level garage and approximately 250 sq. ft. of living space above. A portion of the addition has a hipped roof with a flat roof over the rear most section, which is supported by squared columns.

The applicant proposes to demolish the existing addition and construct a new approximately 400 sq. ft., 2-story rear addition with a 9'-0" x 17'-0" rear 2-story porch. The hipped roof of the addition will have a ridge height slightly higher than the original house and will be covered with composition shingles to match the existing roof. The windows will be a combination of wood-frame, double-hung and awning sashes. The siding will be Hardi Artisan siding with a 7" exposure. The rear screened porch will have a 2-story brick chimney on the south elevation. Also on the south elevation is a second story bay supported by false brackets.

The applicant further proposes to move out the wall at the side, inset porch to align with the main wall and to reconfigure the windows and doors.

There will be no changes to the front façade or the original south side elevation.

**STAFF COMMENTS**

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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:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

### ***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.

The new addition is located at the rear; however because of its location on a corner lot is fully visible from the public right-of-way. Additions on houses located on corner lots are not specifically addressed in the Hyde Park Design Standards. The proposed addition is differentiated from the original house by offsetting the north wall and using a wider exposure of siding, but has compatible design elements, materials and massing. As the rendering shows, the addition will be minimally visible from the front view, and the side view allows for clear distinction between the original, historic house and the new addition. The front façade and roof height of the original house remains intact.

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**CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE RECOMMENDATION**

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The project was reviewed at a Certificate of Appropriateness Review Committee meeting. The Committee preferred that the 2-story bay on the south elevation be eliminated, and that the configuration of the side door, flanked by two windows, be maintained.

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**STAFF RECOMMENDATION**

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Staff recommends approving the project as proposed by the applicant.

**PHOTOS**

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PRELIMINARY: This drawing was prepared under the supervision of Paul Clayton  
It is not to be used for regulatory approval, permitting, or construction purposes.

VIEW FROM WEST, LOOKING EAST TOWARD SITE



EXISTING RESIDENCE

2012

VIEW FROM NORTH, LOOKING SOUTH TOWARD SITE



EXISTING RESIDENCE

2011



EXISTING RESIDENCE WITH PROPOSED ADDITION SUPERIMPOSED ON RIGHT

2012



EXISTING RESIDENCE WITH PROPOSED ADDITION SUPERIMPOSED ON LEFT

2011



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VIEW FROM NORTH, LOOKING SOUTH TOWARD SITE



EXISTING RESIDENCE

PHOTO TAKEN IN 2011



EXISTING RESIDENCE WITH PROPOSED ADDITION

PHOTO TAKEN IN 2011





SUBJECT TRACT



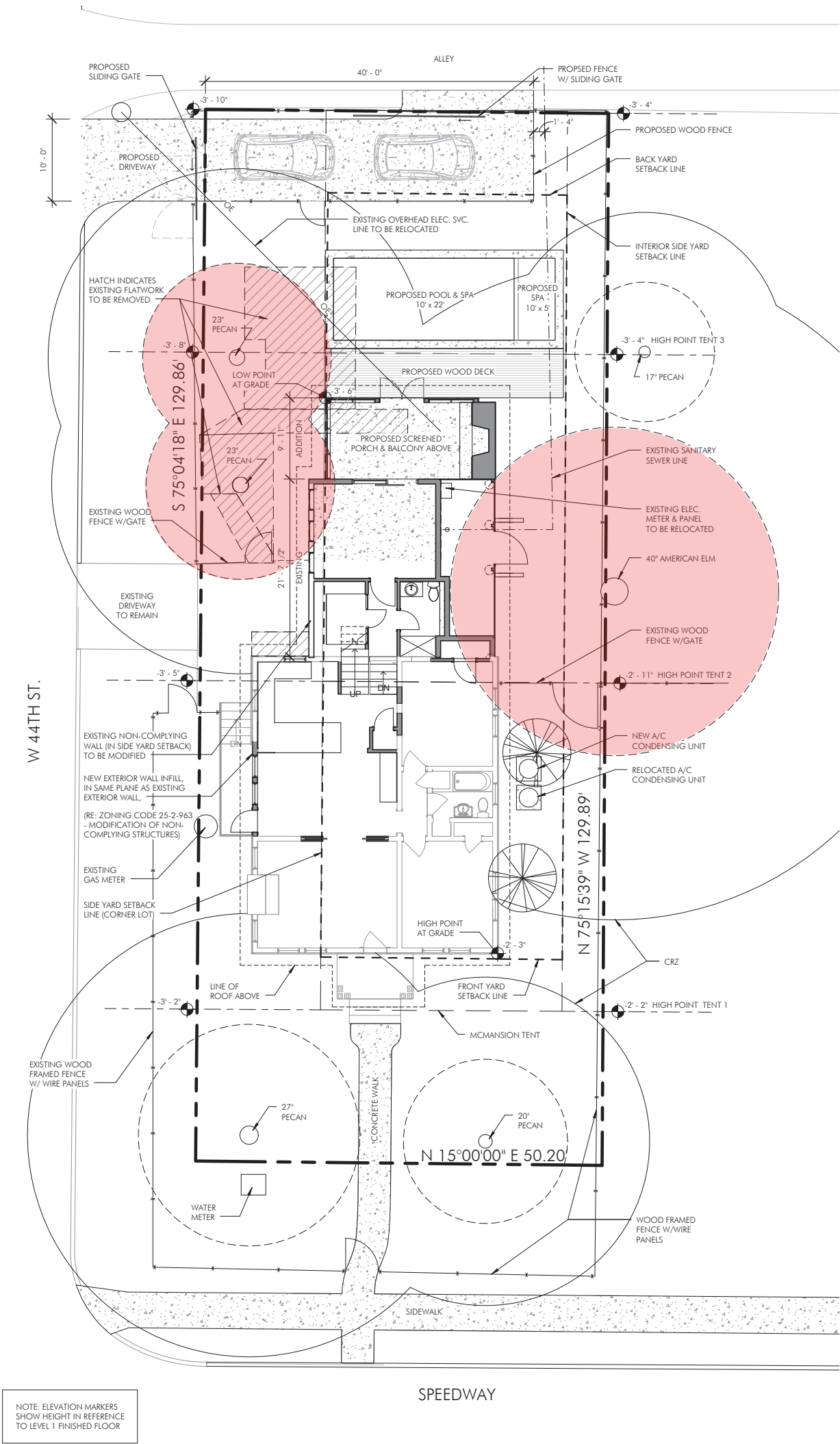
ZONING BOUNDARY

CASE#: LHD-2012-0002  
LOCATION: 4313 Speedway

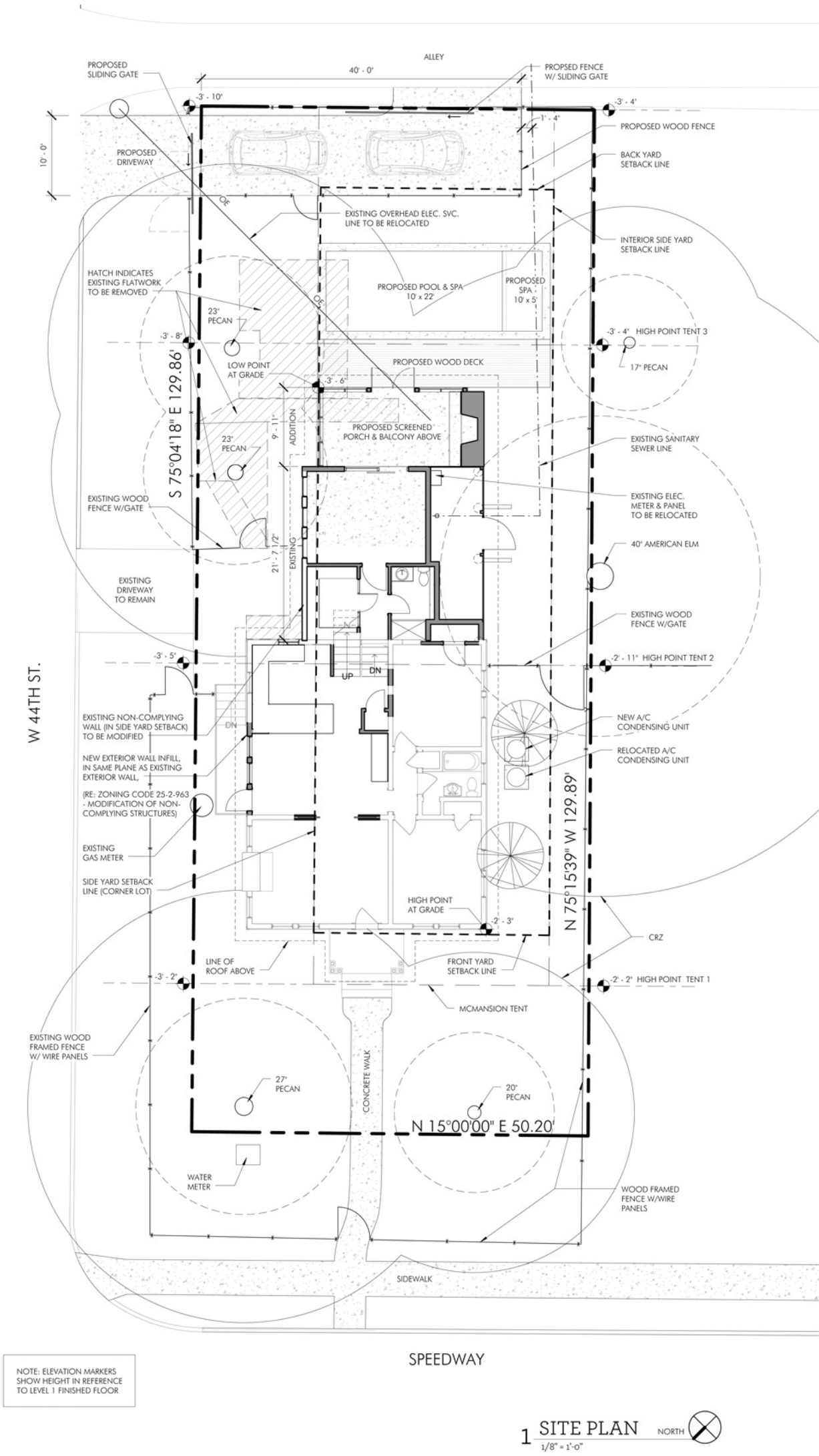


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







# NESTOR-ZULLO RESIDENCE

## 4313 SPEEDWAY AUSTIN, TX 78751

ARCHITECT: CLAYTON AND LITTLE ARCHITECTS  
1001 EAST 8TH STREET  
AUSTIN, TEXAS 78702  
CONTACT: GEORGE WILCOX, AIA  
PHONE: (512) 477.1727, EXT.212  
FAX:(512) 477.9876

### OWNER INFORMATION

MICHAEL NESTOR & DOUG ZULLO  
4313 SPEEDWAY  
AUSTIN, TX 78751

### LEGAL DESCRIPTION

LOT 1&2 BLK 15 HYDE PARK ADDN NO 1

### SYMBOL LEGEND

1/A101

ELEVATION SYMBOL

X

XXXX

SECTION SYMBOL

X

PARTITION TYPE SYMBOL

Room name

ROOM NAME & NUMBER SYMBOL

DOOR NUMBER SYMBOL

DETAIL SYMBOL

WINDOW SYMBOL

COLUMN LINE DESIGNATION

XXXX

DOOR NUMBER SYMBOL

X

DETAIL SYMBOL

X

WINDOW SYMBOL

X

COLUMN LINE DESIGNATION

### SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY ALL POINTS SURVEYING DATED 1.31.12.

### ZONING INFORMATION

SF-3-HD-NCCD

### INDEX OF DRAWINGS

- |      |                         |
|------|-------------------------|
| A4.1 | INTERIOR ELEVATIONS     |
| G1.0 | COVER SHEET & SITE PLAN |
| A1.1 | FLOOR PLANS             |
| A2.1 | EXTERIOR ELEVATIONS     |
| A2.2 | EXTERIOR ELEVATIONS     |

### CODE ANALYSIS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2006 - CITY OF AUSTIN AMENDMENTS

BUILDING DESCRIPTION: ADDITION & RENOVATION OF EXISTING TWO STORY WOOD FRAME RESIDENTIAL BUILDING.

LEGAL JURISDICTION: TRAVIS COUNTY

### AREA CALCULATIONS

LOT SIZE - 6,314	EXISTING	TO BE REMOVED	NEW	PROPOSED TOTALS
FIRST FLOOR CONDITIONED	1,035	0	407	1,442
SECOND FLOOR CONDITIONED	364	0	168	532
GARAGE (ATTACHED)	207	(207)	0	0
COVERED PATIO / DECK / PORCH	255	(203)	309	361
BALCONY	0	0	172	172
OTHER (FIREPLACE)	0	0	23	23
TOTAL BUILDING COVERAGE	1,497	(410)	739	1,826
[TOTAL BUILDING AREA]	1,861	(410)	1,079	2,530
% BUILDING COVERAGE (1,826/6,314) : 28.92%				700 SF DELTA UNDER 40%
DRIVEWAY	155	0	414	569
SIDEWALK	72	0	0	72
UNCOVERED PATIO	510	(445)	0	65
UNCOVERED WOOD DECKS (50%)	146 (50%-73)	(146) (50%-73)	174 (50%-87)	87
[AIR CONDITIONER PADS]	9	(9)	18	18
SWIMMING POOL COPING	0	0	78	78
TOTAL SITE COVERAGE	819	(527)	597	889
[TOTAL COVERAGE ON LOT]				2,715
POOL	0	0	220	220
SPA	0	0	50	50
TOTAL IMPERVIOUS COVERAGE				2,715
% IMPERVIOUS COVERAGE (2,715/6,314) : 43.00%				126 SF DELTA UNDER 45%

FIRST FLOOR GROSS AREA	1,826 SF
GROUND FLOOR PORCH EXEMPTION	(200) SF
SECOND FLOOR GROSS AREA	704 SF
TOTAL FLOOR AREA	2,330 SF
FLOOR TO AREA RATIO	36.9%
196 SF DELTA UNDER 40%	

### VICINITY MAP



Architects  
Clayton&Little

1001 East 8th Street  
Austin, Texas 78702  
512.477.1727

www.claytonandlittle.com



### FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Nestor-Zullo Residence

4313 Speedway Austin, Texas 78751

DATE	ISSUED FOR
3.7.12	HLC Submittal
3.9.12	Permit
3.19.12	HLC Submittal Rev.

PROJECT NUMBER: 1201

COVER SHEET & SITE PLAN

G1.0



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# Nestor-Zullo Residence

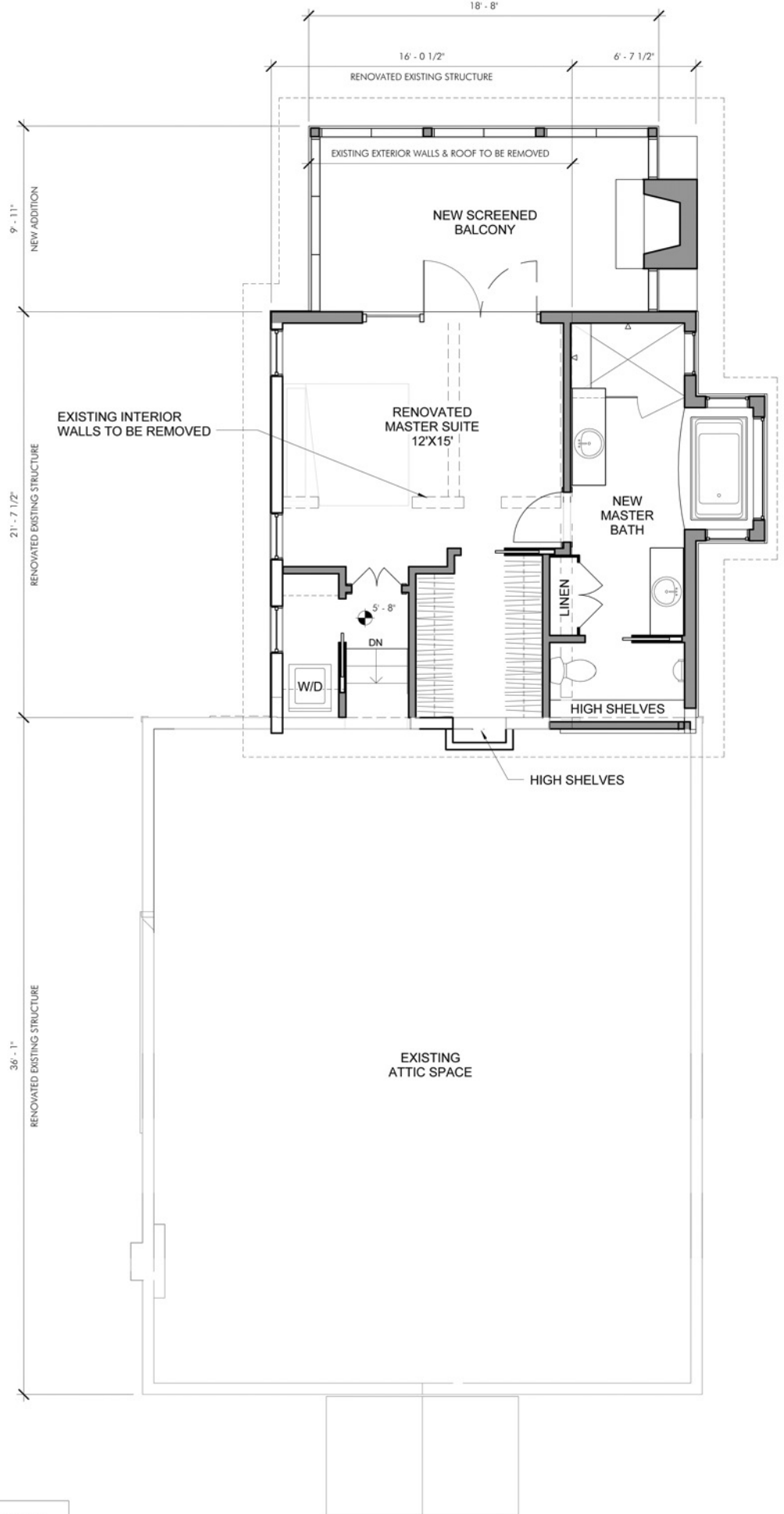
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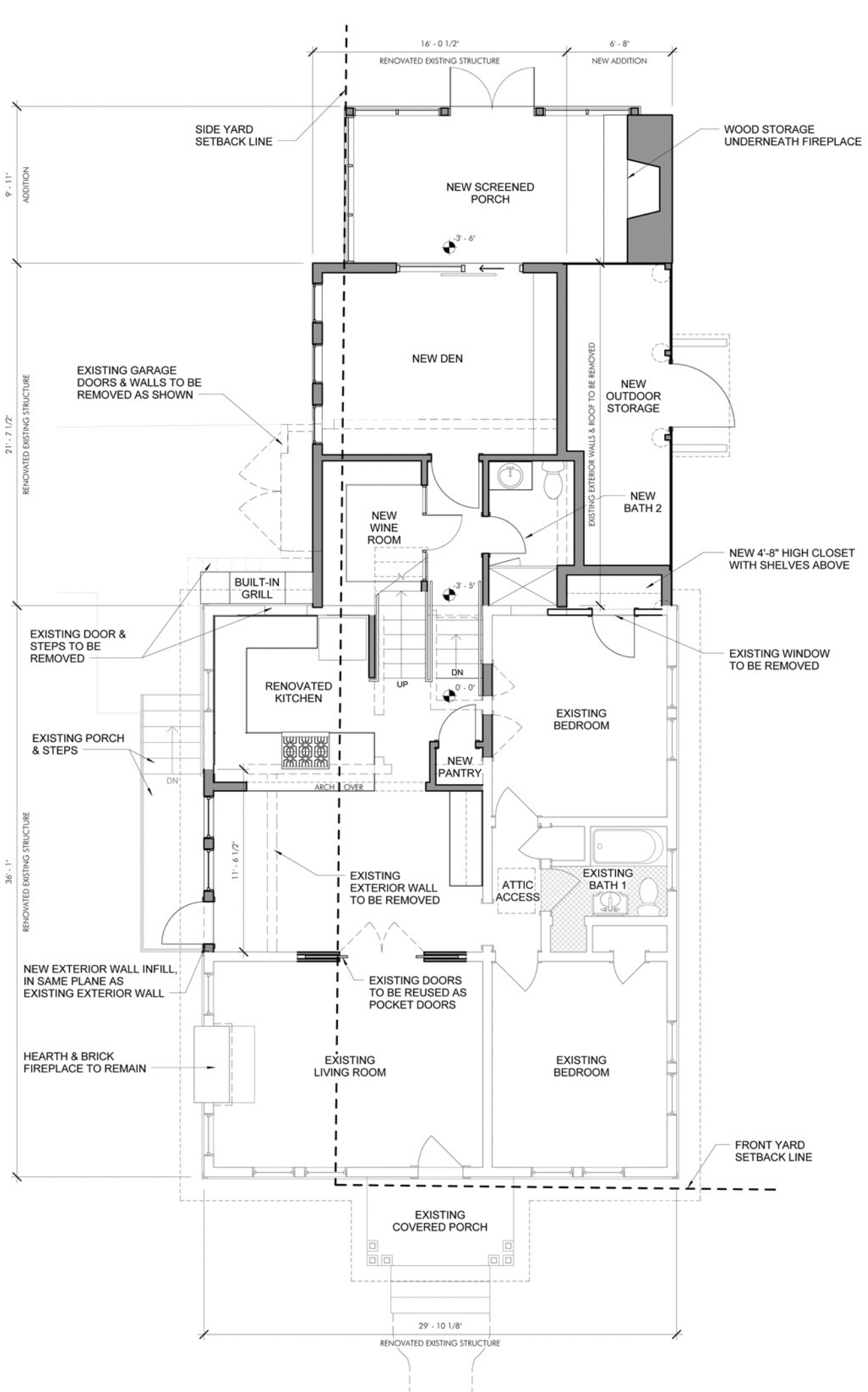
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FLOOR PLANS

## A1.1



2 LEVEL 2 FLOOR PLAN  
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"

NOTE: ELEVATION MARKERS  
SHOW HEIGHT IN REFERENCE  
TO LEVEL 1 FINISHED FLOOR





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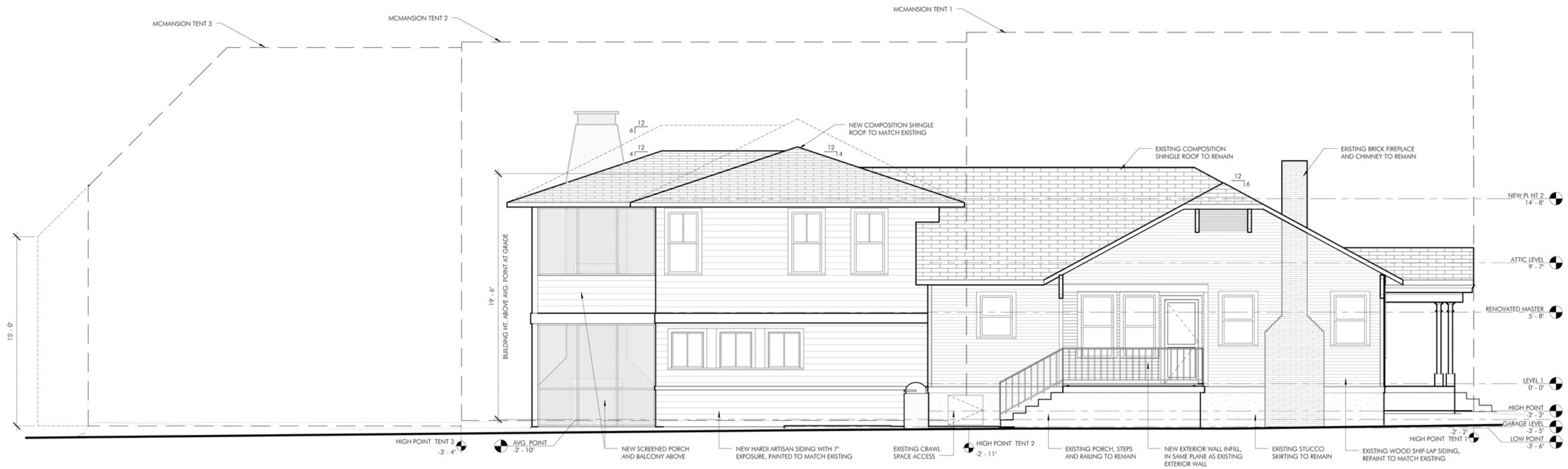
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EXTERIOR ELEVATIONS

A2.1



2 WEST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"

NOTE: ELEVATION MARKERS  
SHOW HEIGHT IN REFERENCE  
TO LEVEL 1 FINISHED FLOOR



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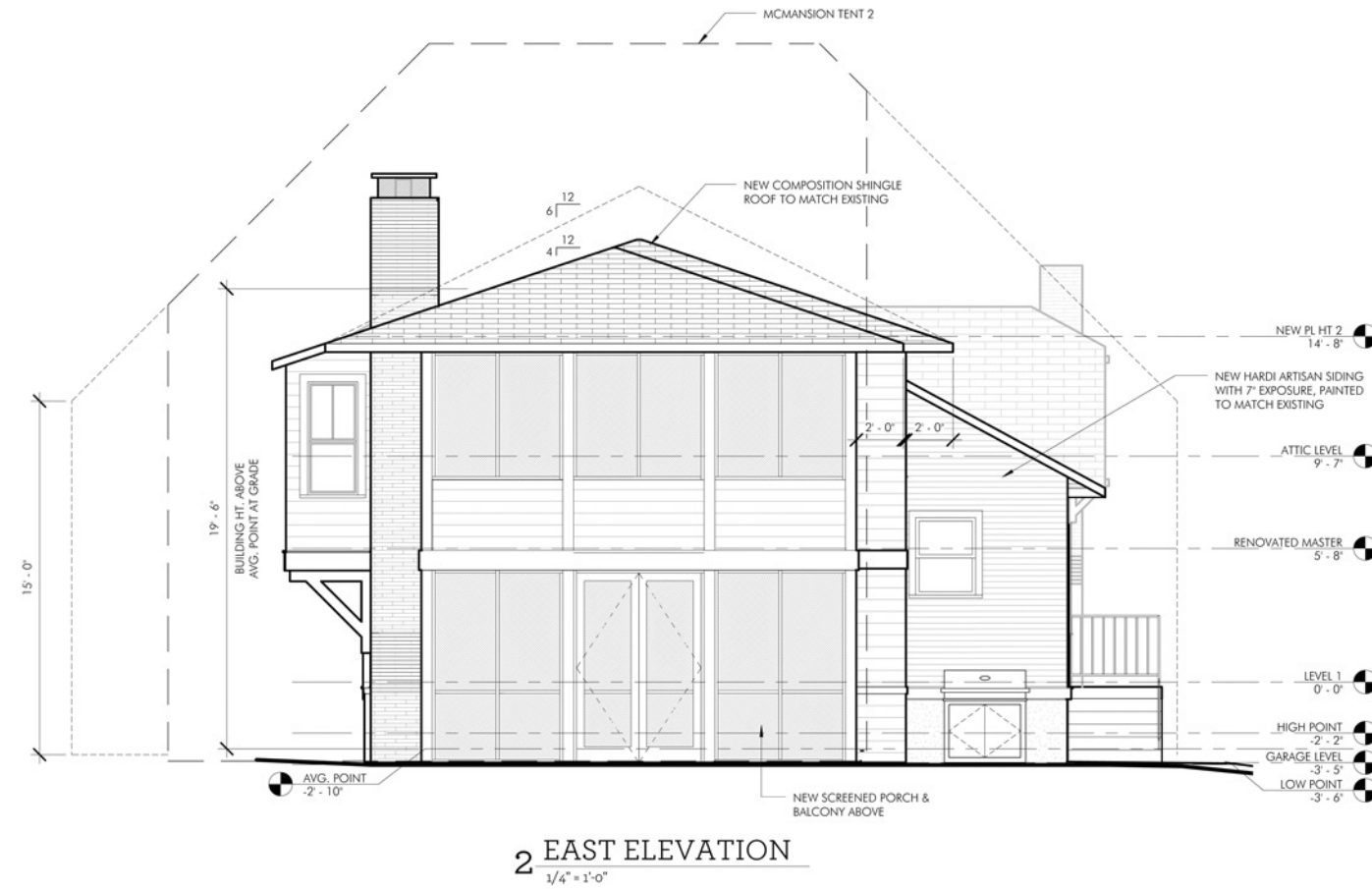
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PROJECT NUMBER: 1201

EXTERIOR ELEVATIONS

A2.2



NOTE: ELEVATION MARKERS SHOW HEIGHT IN REFERENCE TO LEVEL 1 FINISHED FLOOR