

**Historic Landmark Commission  
March 26, 2012  
Certificate of Appropriateness  
LHD-2012-0003  
4210 Avenue B  
Hyde Park Local Historic District**

---

**PROPOSAL**

---

Construct a new 2-story garage with apartment.

---

**PROJECT SPECIFICATIONS**

---

The applicant proposes to construct a 2-story garage with apartment at the rear of the property. There will be a new wood deck constructed at the rear of the existing house.

The garage will provide parking for two cars and will have access from both the front and rear (alley) elevations. The new gravel driveway to the garage will be located to the side of the house. The building will have a cross-gabled roof, with exposed rafter ends, and board and batten siding with squared battens. The garage doors on the front and rear will be a multi-paneled style.

---

**STAFF COMMENTS**

---

The house is listed as a non-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:

***3.4: 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 of 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.

### **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 new garage with apartment is detached and located at the rear of the lot. The design complements the existing house, but is differentiated by use of board and batten siding. The single lane driveway is entered from the front of the lot and is constructed of gravel.

### **CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE RECOMMENDATION**

---

The project was reviewed at a Certificate of Appropriateness Review Committee meeting. The Committee had no recommendations for revisions to the exterior design as proposed, except to recommend assuring that the rear setback and width of rear doors is adequate to allow access from the alley, and that the driveway be constructed of gravel.

### **STAFF RECOMMENDATION**

---

Staff recommends approving the design as proposed.

**PHOTOS**

---



^ Back yard, panoramic view

> Front





Existing house, rear view





SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2012-0003  
LOCATION: 4210 Avenue B



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.

26'-11" RESIDENTIAL DESIGN  
STANDARDS SECTION "C"

40'-0" RESIDENTIAL DESIGN  
STANDARDS SECTION "B"

40'-0" RESIDENTIAL DESIGN  
STANDARDS SECTION "A"

4'-0" BLDG  
SETBACK APPROVED  
BY VARIANCE

EXISTING  
HOUSE

NEW UNCOVERED  
WOOD DECK

NEW TWO-CAR  
GARAGE W/ 2ND  
FLOOR APARTMENT

NEW DRIVEWAY

CRITICAL ROOT  
ZONE OF TREE

NEW BUILDING COVERAGE

NEW LOT COVERAGE

NEW WOOD DECK

**Vehko Architecture**



512.458.9791

vehko@sbcglobal.net

SITE PLAN

DRAWING SCALE: 1/16" = 1'-0"

PERMITTING DRAWING

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

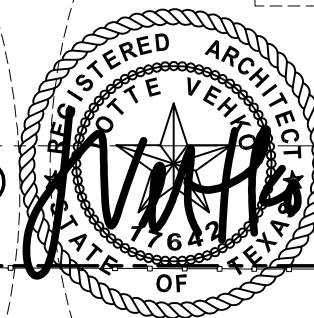
DATE: 15 FEB 2012

PROJECT NUMBER: 11-131

REVISION NUMBER: 0

AA1.1







EXISTING OVERHEAD ELECTRIC LINES

ALL TREES ARE SUBJECT TO REQUIREMENTS LISTED ON THE PROJECT TREE PROTECTION PLAN

REF AA3.1 FOR LOWER DECK PLAN

EXISTING HOUSE

ROOF ABOVE

DOWN TO DECK BELOW

OFFICE/APARTMENT

KITCHEN


BATH

CLOSET

NEW ELECTRIC SERVICE LINE

REGISTERED ARCHITECT  
LOTTE VEHO  
STATE OF TEXAS  
17642



<b>Vehko Architecture</b>  512.458.9791 vehko@sbcglobal.net	SECOND FLOOR PLAN		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas		AA3.2
	DRAWING SCALE: 1/8" = 1'-0"		DATE: 15 FEB 2012		
	PERMITTING DRAWING		PROJECT NUMBER: 11-131		
			REVISION NUMBER: 0		

EXISTING OVERHEAD  
ELECTRIC LINES

ALL TREES ARE SUBJECT TO REQUIREMENTS LISTED  
ON THE PROJECT TREE PROTECTION PLAN

SHED ROOF ABOVE  
ENTRY PORCH

EXISTING  
HOUSE

1'-0" TYP @ RAKE EAVES

2'-0" TYP @ DRIP EAVES

ATTIC ACCESS HATCH

NEW ELECTRIC SERVICE LINE

AIR HANDLER /  
FURNACE IN ATTIC



**Vehko Architecture**



512.458.9791

vehko@sbcglobal.net

ROOF PLAN

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

DRAWING SCALE: 1/8" = 1'-0"

DATE: 15 FEB 2012

PROJECT NUMBER: 11-131

PERMITTING DRAWING

REVISION NUMBER: 0

AA3.3

40'-0" RESIDENTIAL DESIGN  
& COMPATIBILITY STANDARDS  
SECTION "B"

26'-11" RESIDENTIAL DESIGN  
& COMPATIBILITY STANDARDS  
SECTION "C"



EXISTING HOUSE

NEW DECK

15'-0"

25'-8"

15'-0"

F.F. = +98.6'

+99.0' (HIGH POINT OF RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS SECTION "B")

+98.5' (HIGH POINT OF RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS SECTION "C")

**Vehko Architecture**



512.458.9791

vehko@sbcglobal.net

EXTERIOR ELEVATION -- NORTH

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

DRAWING SCALE: 3/16" = 1'-0"

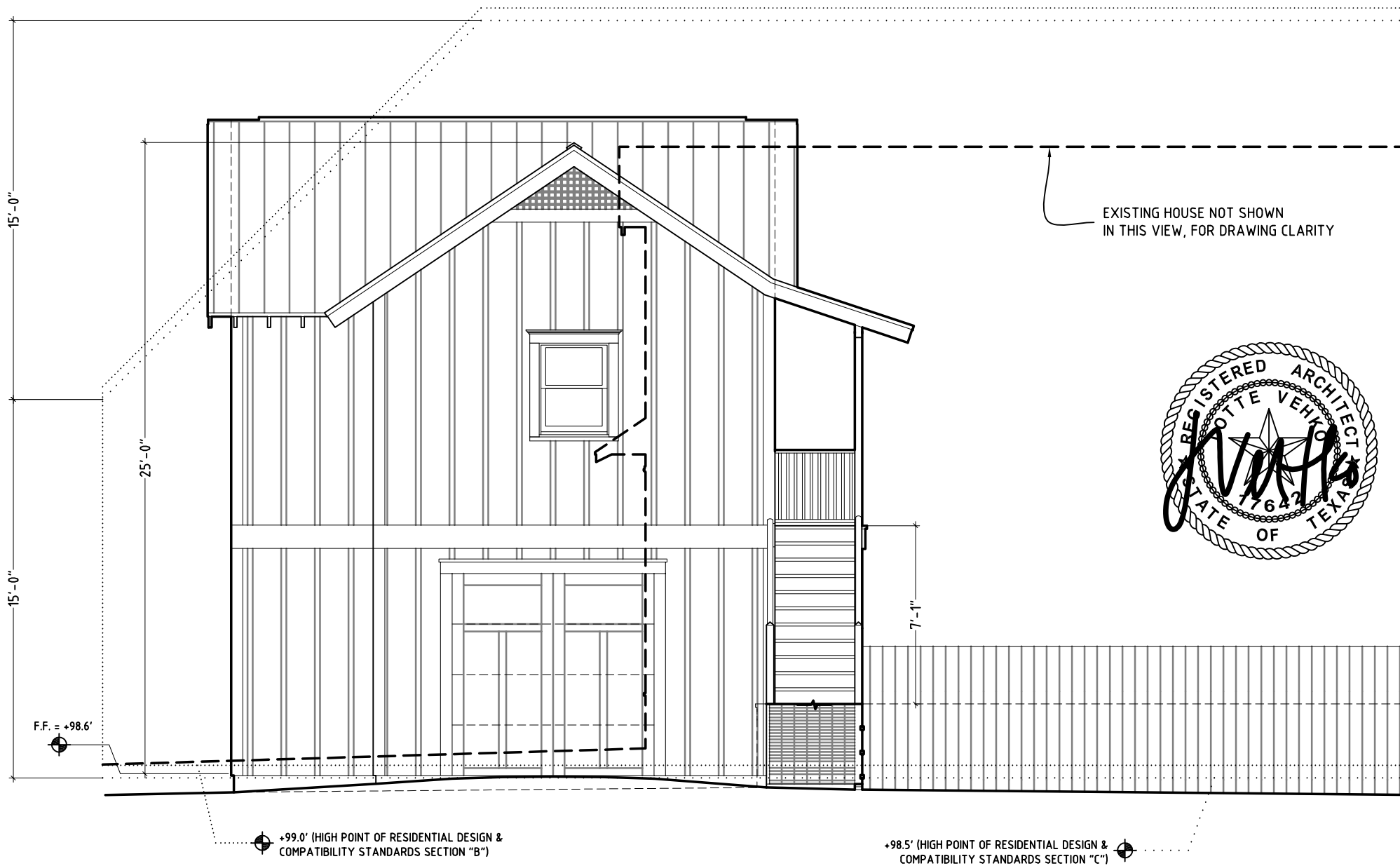
DATE: 15 FEB 2012


PROJECT NUMBER: 11-131

PERMITTING DRAWING

REVISION NUMBER: 0

AA5.1



<b>Vehko Architecture</b>  512.458.9791 vehko@sbcglobal.net	EXTERIOR ELEVATION -- EAST		ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas	
	DRAWING SCALE: 3/16" = 1'-0"	DATE: 15 FEB 2012	PROJECT NUMBER: 11-131	
	PERMITTING DRAWING		REVISION NUMBER: 0	

AA5.2

26'-11" RESIDENTIAL DESIGN  
& COMPATIBILITY STANDARDS  
SECTION "C"

40'-0" RESIDENTIAL DESIGN  
& COMPATIBILITY STANDARDS  
SECTION "B"

17'-10" GABLE PROJECTION  
BEYOND BUILDING ENVELOPE  
(18'-0" ALLOWED)



±98.5' (HIGH POINT OF RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS SECTION "C")

±99.0' (HIGH POINT OF RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS SECTION "B")

**Vehko Architecture**



512.458.9791  
vehko@sbcglobal.net

EXTERIOR ELEVATION -- SOUTH

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

DRAWING SCALE: 3/16" = 1'-0"

DATE: 15 FEB 2012

PROJECT NUMBER: 11-131

PERMITTING DRAWING

REVISION NUMBER: 0

AA5.3

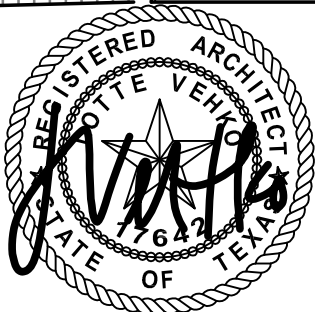


EXISTING HOUSE BEYOND

GATED EXTERIOR  
STORAGE UNDER  
STAIRS

+98.5' (HIGH POINT OF RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS SECTION "C")

+99.0' (HIGH POINT OF RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS SECTION "B")



**Vehko Architecture**



512.458.9791

vehko@sbcglobal.net

EXTERIOR ELEVATION -- SOUTH

DRAWING SCALE: 3/16" = 1'-0"

PERMITTING DRAWING

ANDERSON RESIDENCE 4210 Avenue B, Austin, Texas

DATE: 15 FEB 2012

PROJECT NUMBER: 11-131

REVISION NUMBER: 0

AA5.3