

Historic Landmark Commission
March 26, 2012
Certificate of Appropriateness
LHD-2012-0005
4307 Avenue F
Hyde Park Local Historic District

PROPOSAL

Construct a 218 sq. ft. one-story rear side addition on a c. 1912 house.

PROJECT SPECIFICATIONS

The original house was built c. 1912. It is an approximately 1,942 sq. ft., 1-story, Folk Victorian style house, with a gable front and wing form. Typical features of this style are the pent roof beneath the gable front and the porch confined within the L formed by the gable and wing. The existing house includes a 1980 flat-roofed rear addition. The house has wide exposure, horizontal asbestos siding, with decorative wood shingles and round vents in the gable ends.

The applicant proposes to add an approximately 218 sq. ft. addition to the side of the existing rear addition. The new addition will have a flat roof to match the roof on the existing addition, Hardi plank horizontal siding with a 7" exposure, and a single casement window on the front elevation.

On the existing addition the applicant proposes to replace the roof, replace the siding with the 7" exposure Hardi plank siding, and replace the windows to match those on the new addition. There will be no changes to the front or side elevations of the original 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:

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 location of the addition to the rear side is compatible with the Standards.

Although the flat roof as proposed does not match the pitch and height of the roof on the main house, it does match the pitch and height of the existing addition. Redesigning the existing and new addition roofs to have a pitch and height similar to the original house would require covering over or removing the original rear facing double gables. Given the minimal visibility of the new side rear addition and its compatibility with the existing addition, the flat roof is acceptable.

CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE RECOMMENDATION

The project was reviewed at a Certificate of Appropriateness Review Committee meeting. The Committee had no specific recommendations for changes to the proposed design.

STAFF RECOMMENDATION

Staff recommends approving the design as proposed.

PHOTOS



Front façade of 4307 Avenue B



Rear elevation of 4307 Avenue B



Side elevation of 4307 Avenue B



Side elevation of 4307 Avenue B

PHOTOS



Front façade of 4307 Avenue B



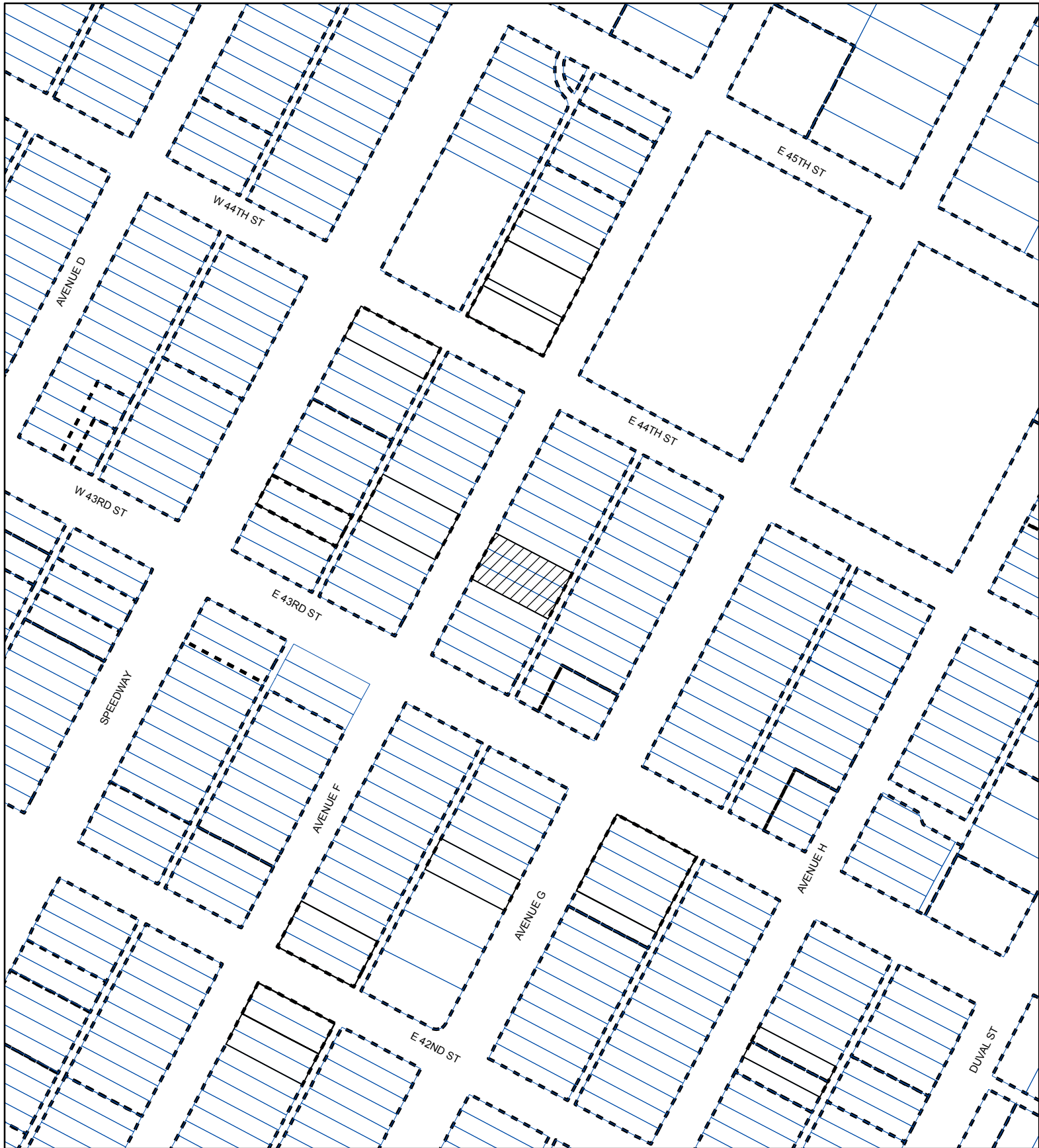
Rear elevation of 4307 Avenue B



Side elevation of 4307 Avenue B



Side elevation of 4307 Avenue B



SUBJECT TRACT



ZONING BOUNDARY

CASE#: LHD-2012-0005
LOCATION: 4307 Avenue F

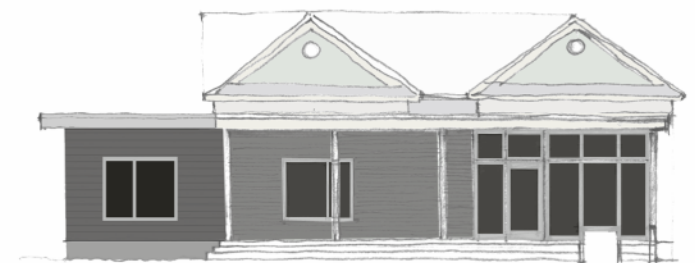


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



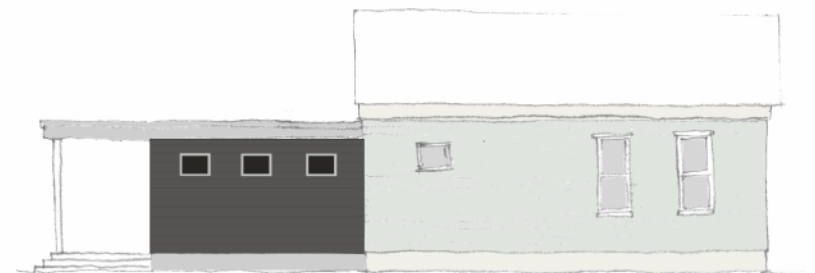
Front Elevation



Rear Elevation



Side Elevation (S)



Side Elevation (N)

DEMO PLAN LEGEND

- EXISTING WALL OR OBJECT TO REMAIN
REMOVE WALL OR OBJECT; SALVAGE AS INDICATED

DEMO NOTES

1. Prior to beginning any demolition, contractor shall inspect all elements to be removed and determine whether they are load bearing or non-load bearing. Contractor shall design and install shoring and bracing to ensure that all remaining structure is undamaged.

2. Protect from damage, loss, or theft all items indicated to be removed and salvaged for re-installation.

3. Remove all items shown dashed or otherwise indicated to be removed. Salvage those items so indicated. Offer all salvaged items, equipment and appliances removed to owner. All items not wanted by owner shall be delivered to habitat for humanity re-store or the salvation army. Provide receipt to owner for donation. Recycle all recyclable materials. All removed items not noted to be salvaged shall be legally disposed off site.

4. Remove all abandoned vent stacks. Remove all abandoned piping to trunk source and cap. Remove all abandoned wiring.

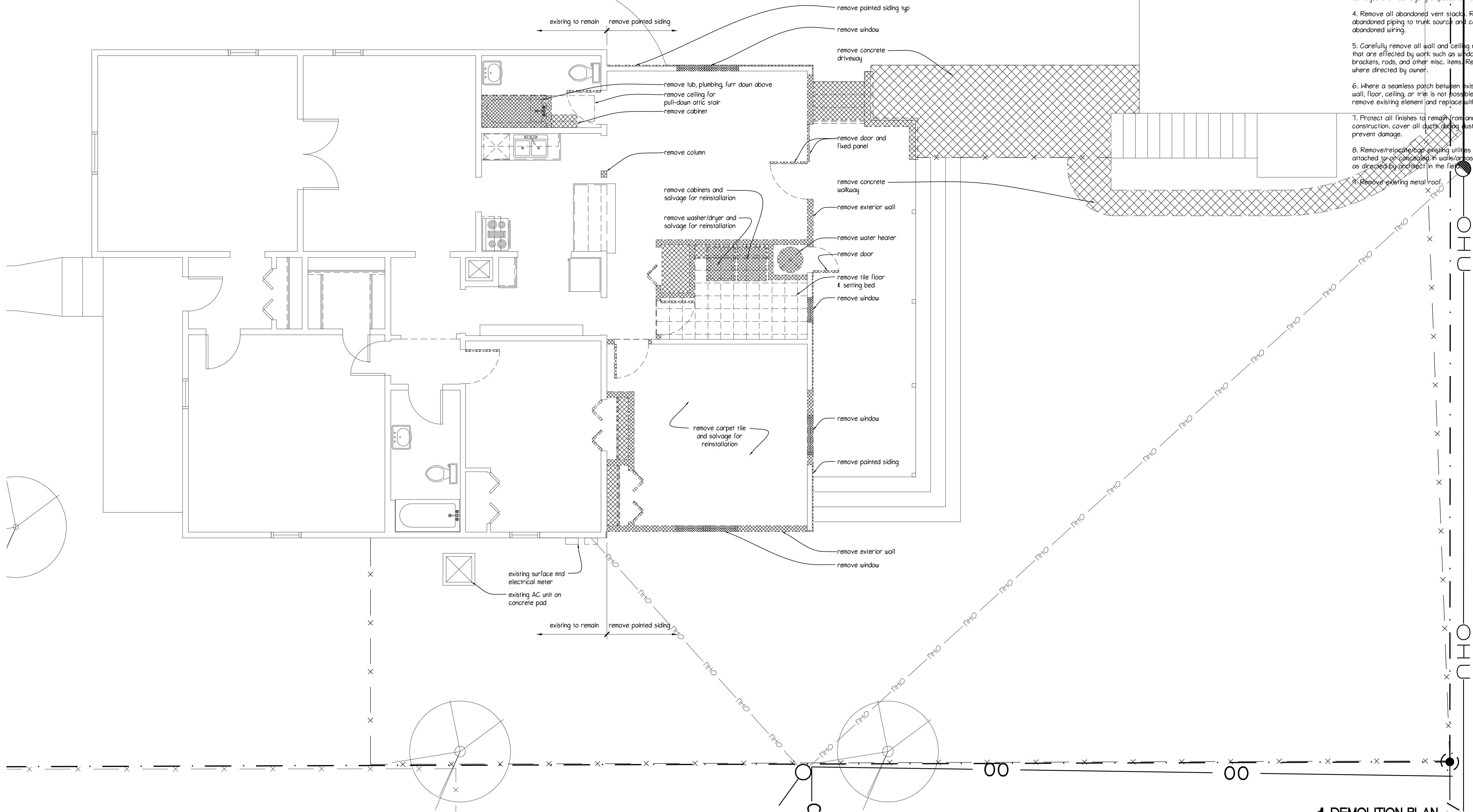
5. Carefully remove all wall and ceiling mounted items that are effected by work such as window treatment brackets, rods, and other misc. items. Reinstall items where directed by owner.

6. Where a seamless patch between existing and new wall, floor, ceiling, or trim is not possible or practical, remove existing element and replace with new to match.

7. Protect all finishes to remain from any damage during construction. cover all ducts during dusty procedures to prevent damage.

8. Remove/relocate/ cap existing utilities or other items attached to or concealed in walls/ceilings to be demolished as directed by architect in the field.

9. Remove existing metal roof.



1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY REVIEW DOCUMENTS - NOT FOR CONSTRUCTION

NO.	ISSUE	DATE
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Williams
Residence
Addition

4307 Avenue F
Austin, Texas 78751

DATE: 12.23.2011
SCALE: 1/4" = 1'-0"
DRAWN: MR
PROJECT NO.: 4307

DEMOLITION PLAN

A2.00

