

HISTORIC LANDMARK COMMISSION
OCTOBER 22, 2012
CERTIFICATE OF APPROPRIATENESS
LHD-2012-0030
4001 Avenue D
Hyde Park Local Historic District

PROPOSAL

Add front and rear dormers and a rear, one-story screened porch to a c.1945 contributing house.

PROJECT SPECIFICATIONS

The existing house, which has been determined to be contributing to the district, is a c. 1945, approximately 1,800 sq. ft., Minimal Traditional-style house with Greek revival features. The concrete front porch has Roman Tuscan-style, un-fluted columns supporting a front facing gable roof with a wide fascia and cornice molding. The main body of the house has horizontal, drop siding, a side gabled roof, symmetrical 6:6, double-hung windows with shutters on the front façade, and a front door with 3:2 glazing.

The applicant proposes to add two gabled dormers to the front slope of the roof, and a large dormer to the rear. Additionally the applicant proposes to construction a 180 sq. ft. one-story screened porch to the rear of the house.

There is evidence in the existing roof framing and sheet rock that two dormers were likely located on the front roof slope, but had been removed in the past. The inside dimensions of those dormer areas is approximately 4' 2" The proposed new dormers will have an inside dimension of approximately 5', slightly wider than the existing dormer area dimensions. The dormer on the rear roof slope will be approximately 13 ft. wide, but will be minimally visible from the public right-of way.

The rear one-story screened porch will also be minimally visible from the public right-of-way. No other changes are proposed for the house.

STANDARDS FOR REVIEW

The existing house is a contributing property in the Hyde Park Local Historic District. The Hyde Park Local Historic District Design Standards for new buildings state:

1.4: Appropriate Treatment Options for Contributing or Potentially Contributing Structures

1. Preserve the historic fabric: Repair deteriorated historic features and architectural elements.
2. Reconstruct missing or un-repairable architectural features with the following:
 - a) Recycled historic materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature, if available.
 - b) New material that that approximates the size and matches the scale, profile, and appearance of the historic material.

Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

3.5: Roofs

The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional nineteenth century residences had metals roofs, but during the twentieth century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by composition shingles in the early- to mid-twentieth century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the twentieth century.

1. Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.
2. In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

Recommendation: Consider replacing any original dormers that can be documented when roof work is done.

4. Residential Standards: Additions to Contributing Single Family and Multi-Family 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.

4.1: Preservation of Historic Character

Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.

4.2: Location

Locate new additions and alterations to the rear rear side of the building so that they will be less visible from the street.

4.3: Roof, Fenestration, and Siding

1. Make the pitch and height of the roof of the addition compatible to that of the existing house.
2. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement.
3. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

4.4 Size and Scale of Additions:

1. Design additions to have the same floor-to-ceiling height as the existing house.

2. Locate second story additions at least 15' back from the front house wall. The front house wall is the exterior wall closest to the street. Houses on corner lots have only one front wall.
3. Design additions so that they do not overwhelm the original building.
4. Do not raise a first story to become a second story.

Recommendations:

1. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
2. Consider adding one-story additional to one-story houses.
3. 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.
4. 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.
5. Do not locate windows so as to invade the privacy of neighboring properties.

The addition of new dormers on the front roof slope based upon existing evidence meets the standards calling for the reconstruction or rebuilding of missing architectural features, as well as the recommendation to consider replacing any original dormers that can be documented when roof work is done. The new dormers will be slightly wider than what was likely constructed in the past, however the proportions are appropriate and the wider dimensions are an acceptable revision.

The rear dormer and one-story porch addition, being to the rear of the house and utilizing similar materials and forms as the existing house, meets the standards and recommendations for additions.

COMMITTEE RECOMMENDATION

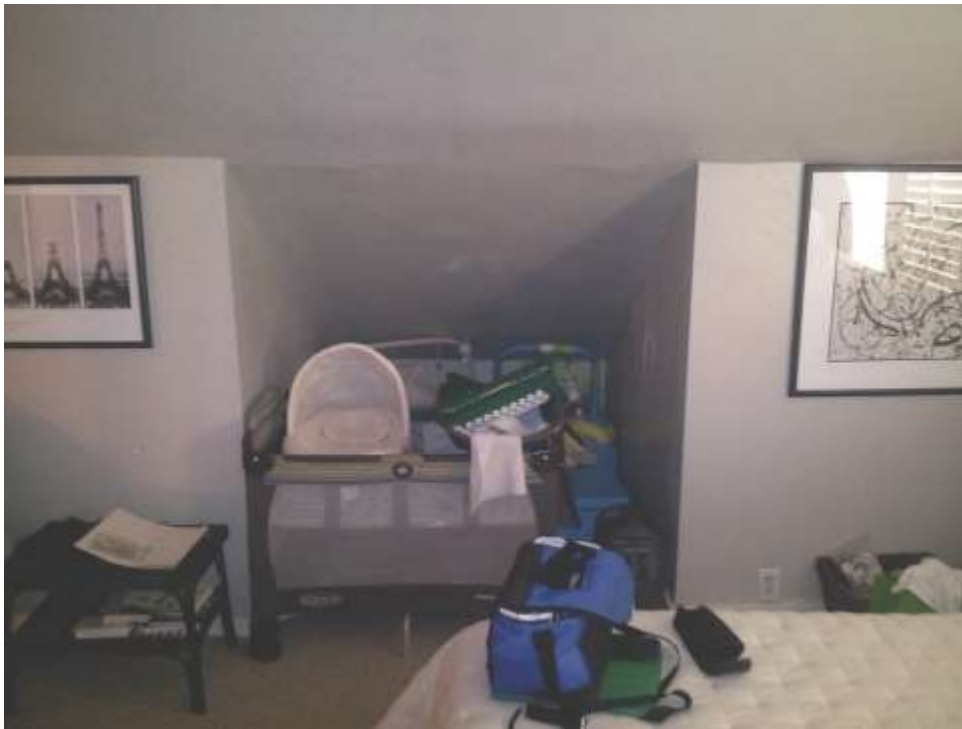
Provide documentation of existing framing conditions that indicate previous dormers and change proportions to be more vertically oriented.

STAFF RECOMMENDATION

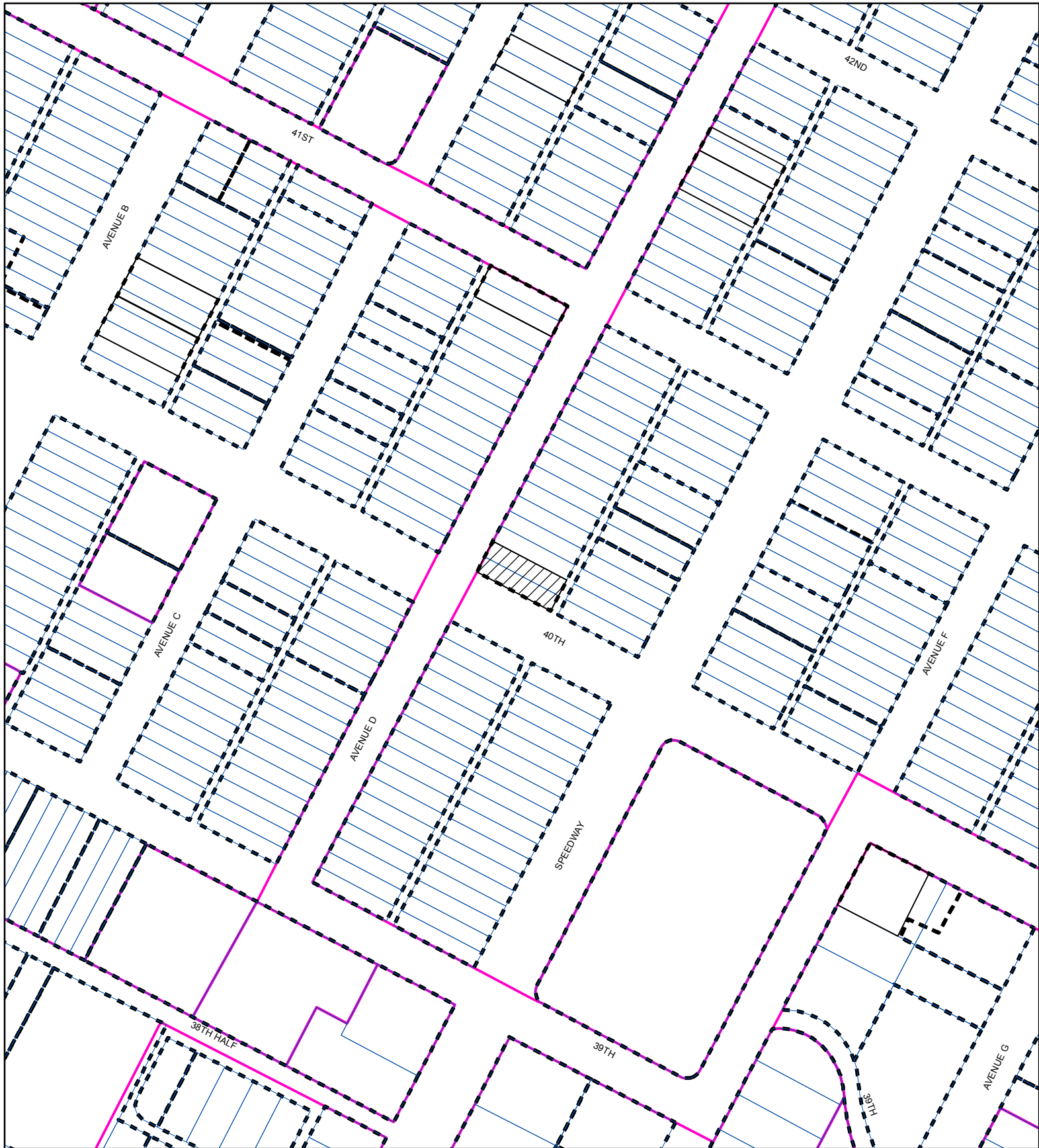
Approved the Certificate of Appropriateness as presented.

PHOTOS





Existing dormer areas



SUBJECT TRACT



ZONING BOUNDARY

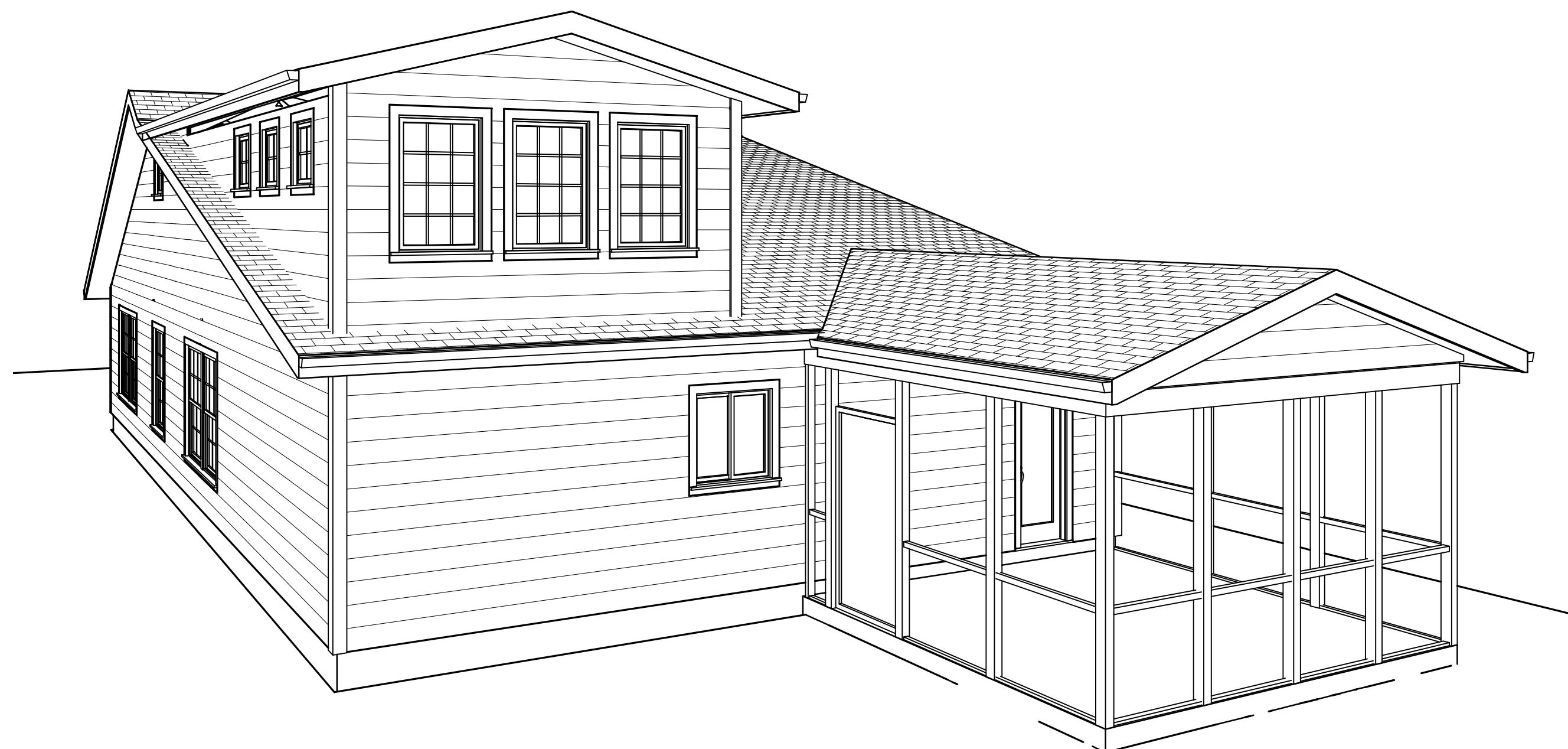
CASE#: LHD-2012-0030
LOCATION: 4001 Avenue D



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.

The Rogers Residence
4001 Avenue D
Austin, TX 78751



BUILDER:
T.B.D.

ENGINEER:
T.B.D.

CLIENT:
Brendan and Laura Rogers
4001 Avenue D
Austin, TX 78751

BUILDING DESIGNER:

PROJ. DESIGNER: Cammi Klier
P.O. Box 93003
Austin, Texas 78709-3003
Phone/Fax: 512.330.9309

NOTE TO CONTRACTORS:

WITHIN 48 HOURS OF YOUR JOB'S COMMENCEMENT, YOU MUST CALL 811 OR 800-DIG-TESS BEFORE YOU DIG INTO THE SOIL. YOUR PROJECT SITE'S UNDERGROUND PIPING AND CABLING WILL BE PROPERLY MARKED ON-SITE, FREE OF CHARGE, AND YOU CAN AVOID COSTLY (OR DEADLY) REPAIRS.

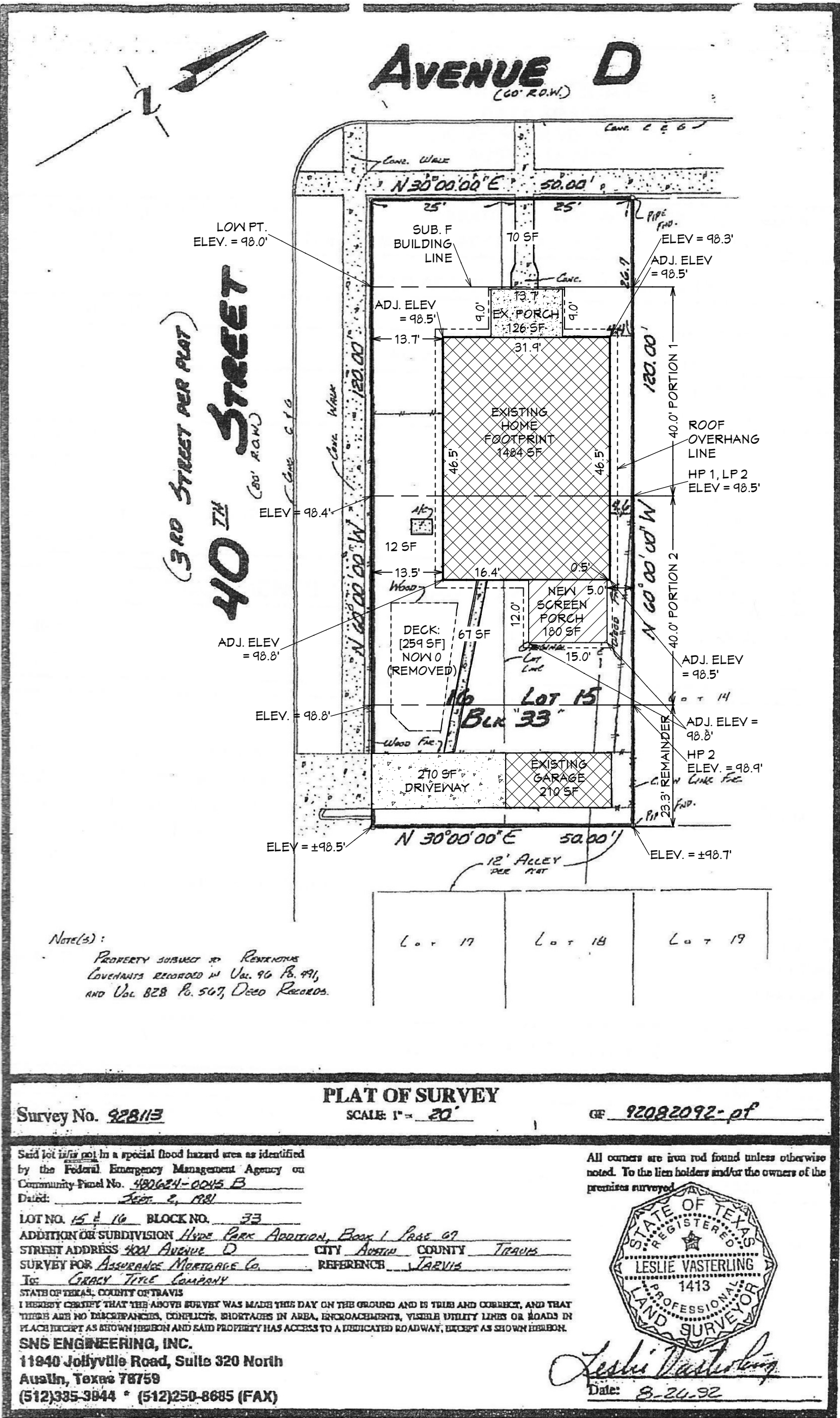
GENERAL NOTES

ENGINEERING FOR FOUNDATION TO BE PROVIDED BY LOCAL CONTRACTOR

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

APPLICABLE CODES:
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2009 INTERNATIONAL FIRE CODE
2009 UNIFORM PLUMBING CODE
2009 UNIFORM MECHANICAL CODE
2006 UNIFORM SOLAR ENERGY CODE
2011 NATIONAL ELECTRICAL CODE

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED



ZONING MAP SHOWS NO FLOODPLAIN ISSUES. PROPERTY IS ZONED SF-3-H. HD-NGCD-NP. PROPERTY IS A "CONTRIBUTING STRUCTURE" ACCORDING TO HYDE PARK LOCAL HISTORIC DISTRICT BOUNDARY MAP

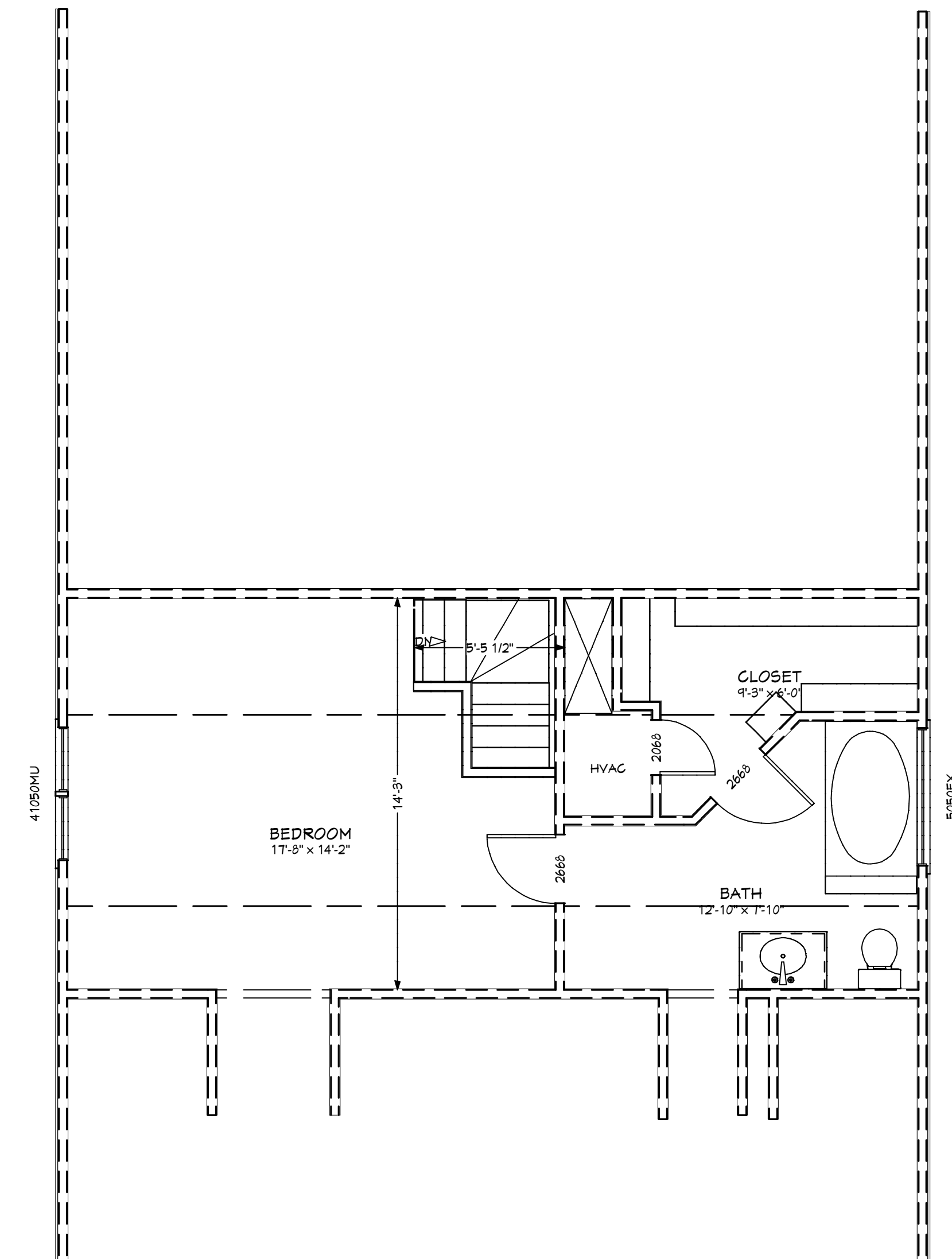
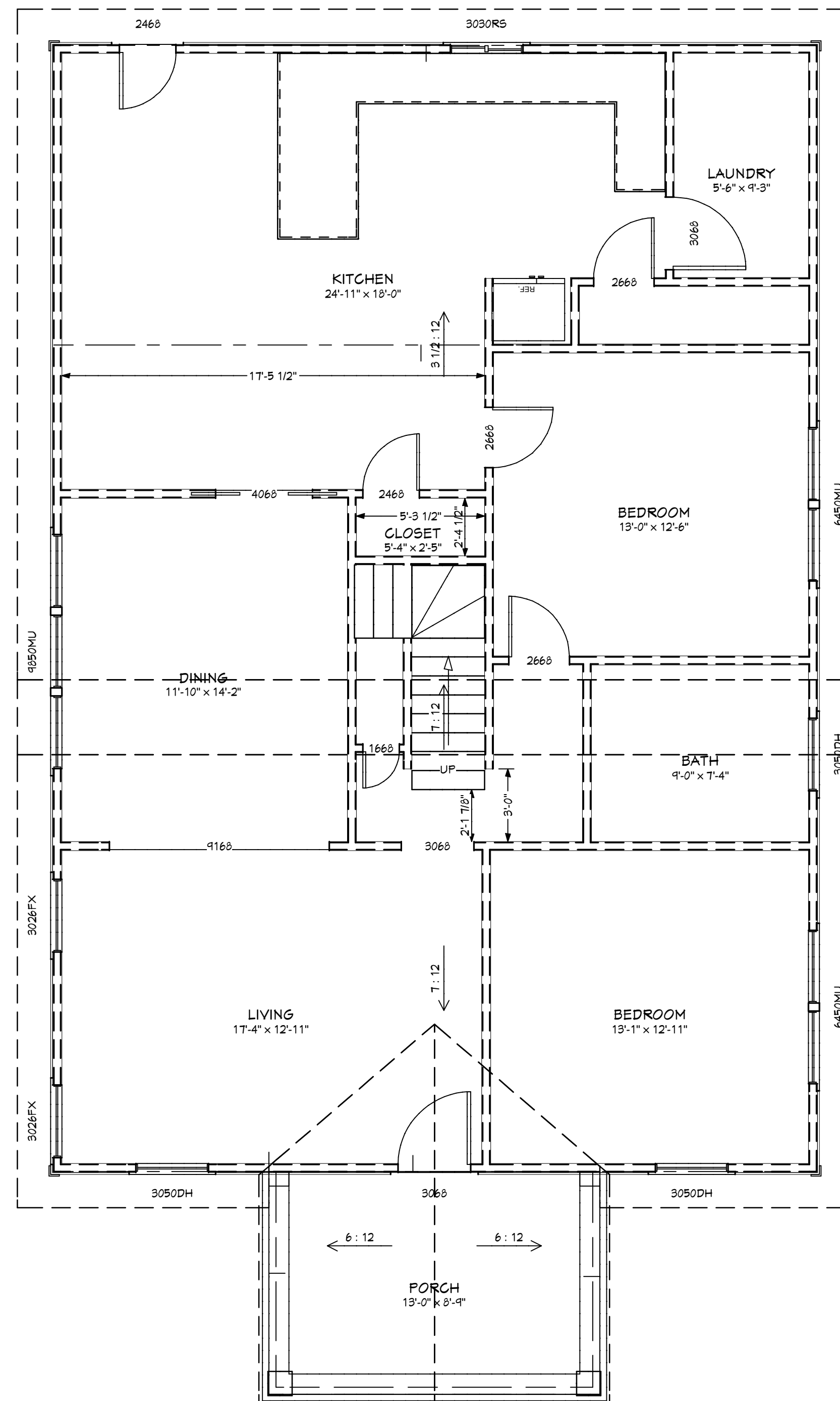
IMPERVIOUS CVG:
70 FRONT SIDEWALK
270 DRIVEWAY
12 AC
67 REAR SIDEWALK
126 FR PORCH
1484 HOUSE
210 GARAGE
+1805F CVD PORCH
=24119 SF
16000 LOT
37.3% CURRENT
40.3% PROPOSED
2700 SF ALLOWED

BLDG CVG:
126 FR PORCH
1484 HOUSE
210 GARAGE
+180 SF CVD PORCH
=2000 SF
16000 LOT
30.0% CURRENT
33.3% PROPOSED
2400 SF ALLOWED

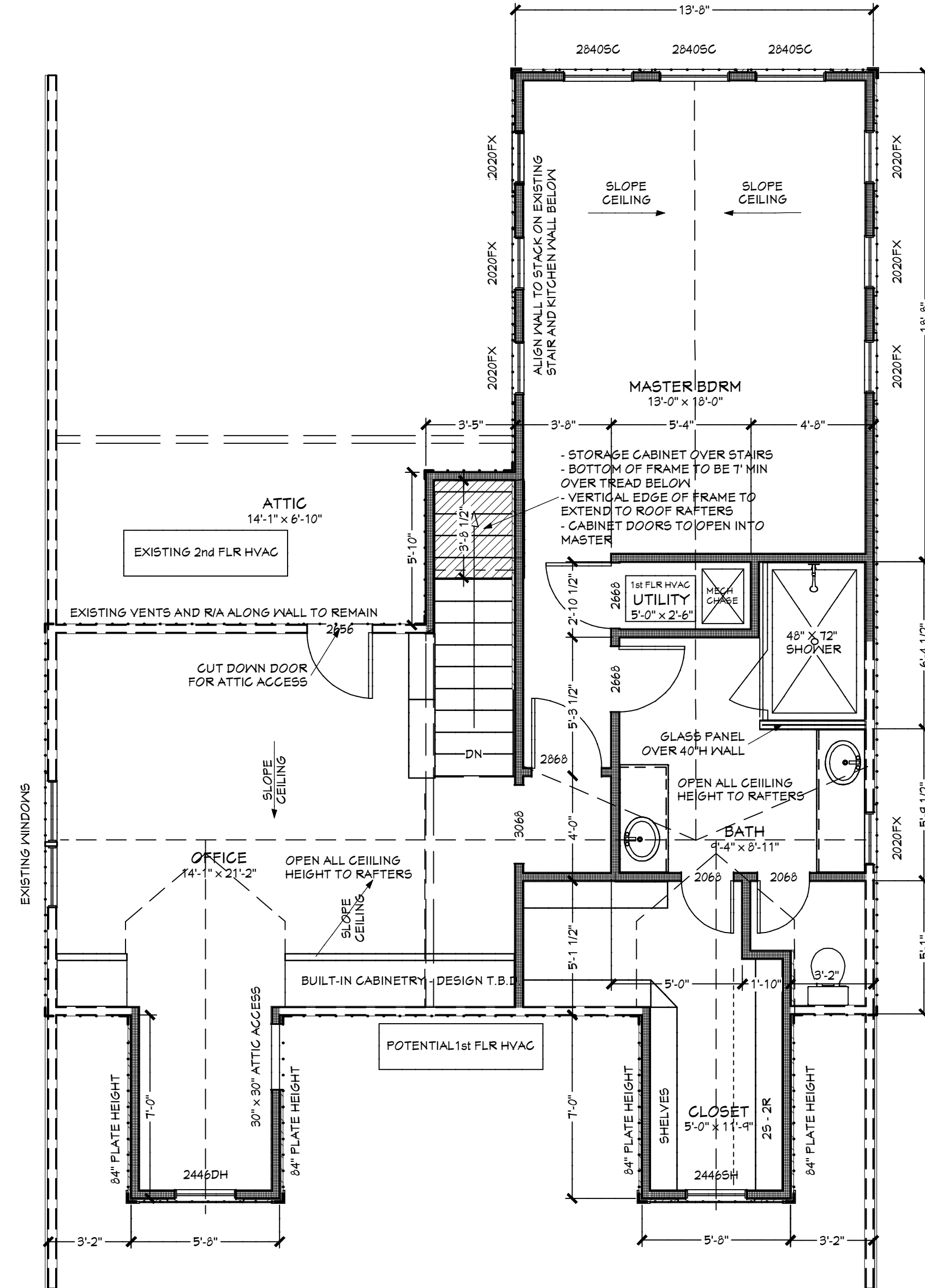
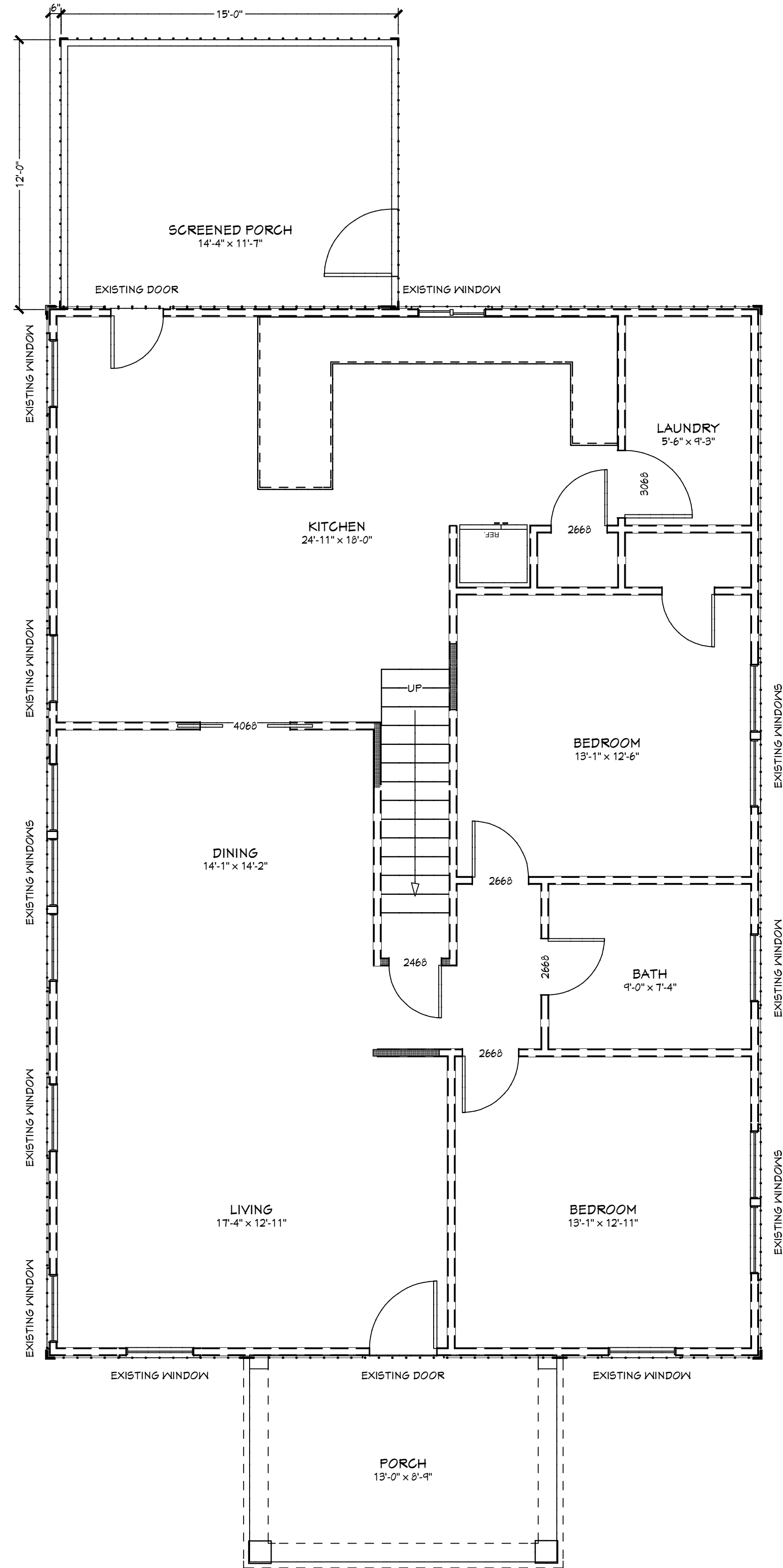
FAR:
1484 HOUSE 1st FLR
872 HOUSE 2nd FLR (N/A 441)
210 GARAGE
-210 GAR. ALLOWANCE
GROUND FLOOR
PORCHES EXEMPTED
2356= SF (N/A 1925)
16000 LOT
39.2% CURRENT
2400 SF ALLOWED

Revisions:

PRELIM 7-18-12 CLK
PRELIM 7-25-12
PRELIM 8-22-12
PRELIM 8-31-12
CDS 9-7-12
REVISIONS 10-15-12



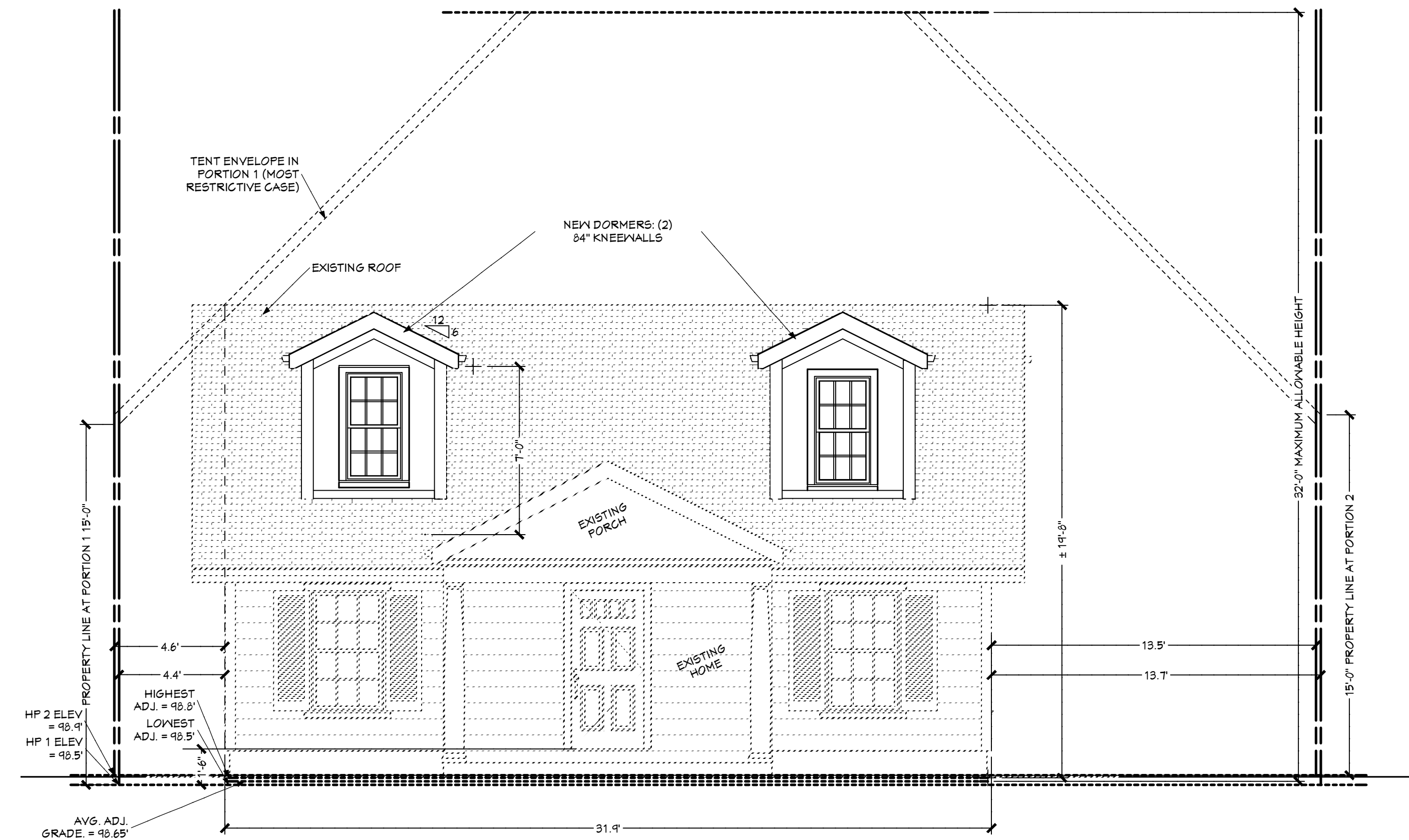
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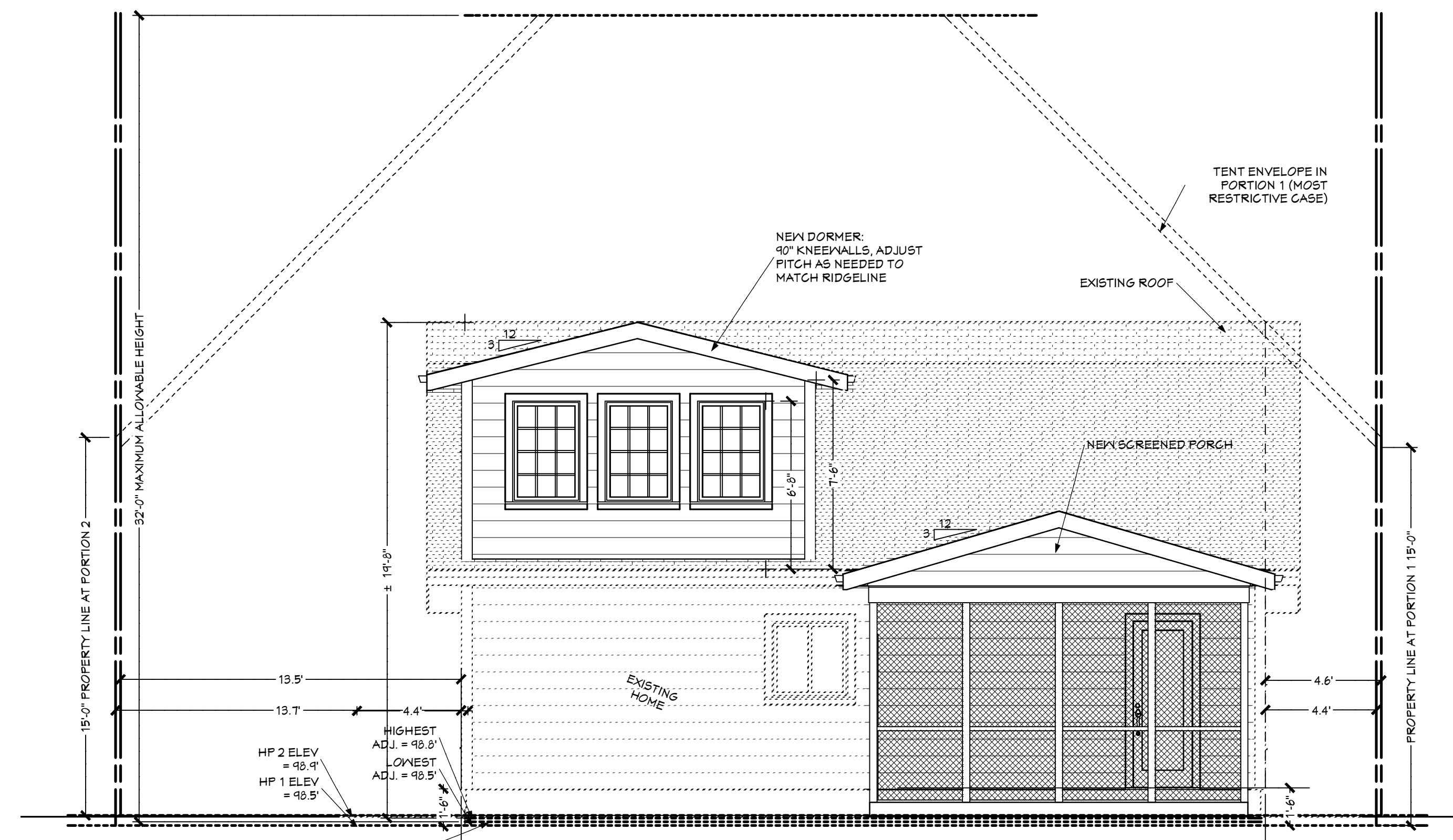
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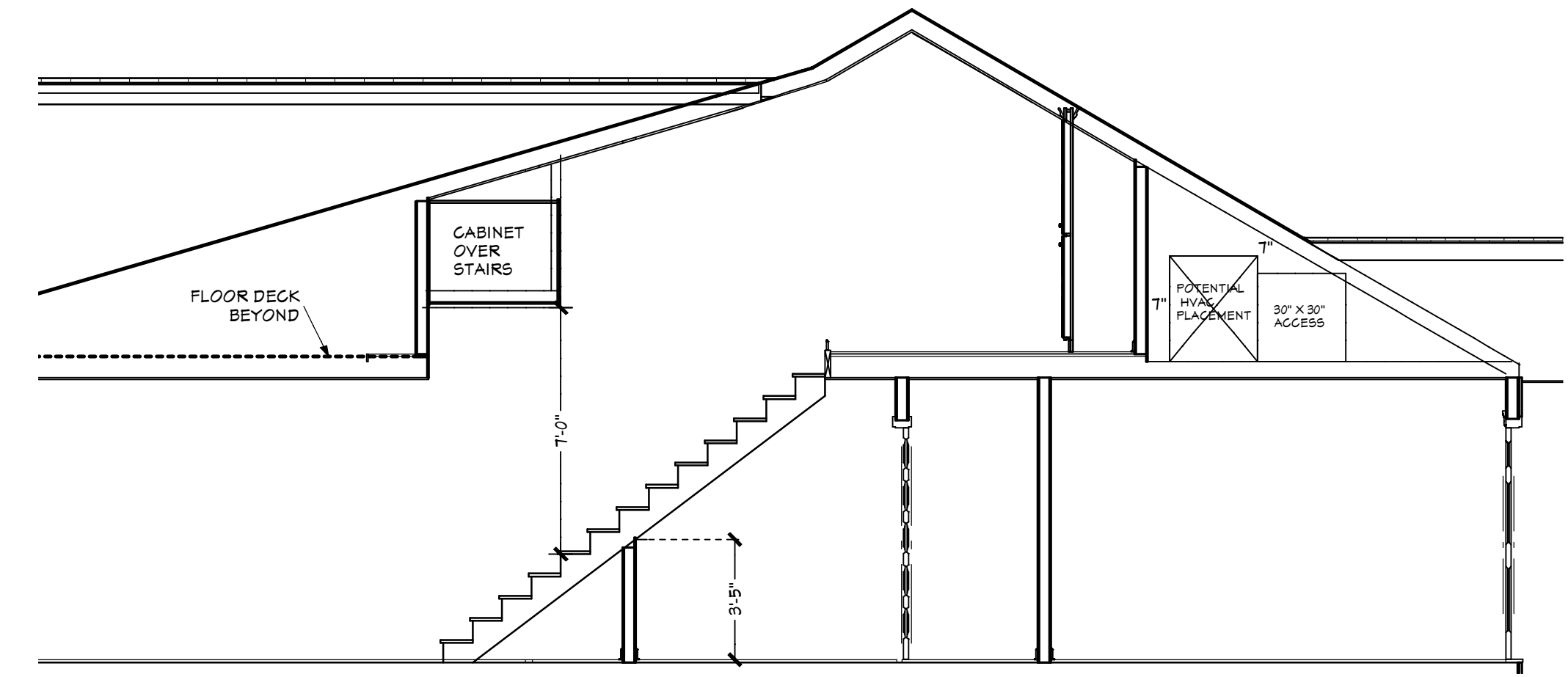
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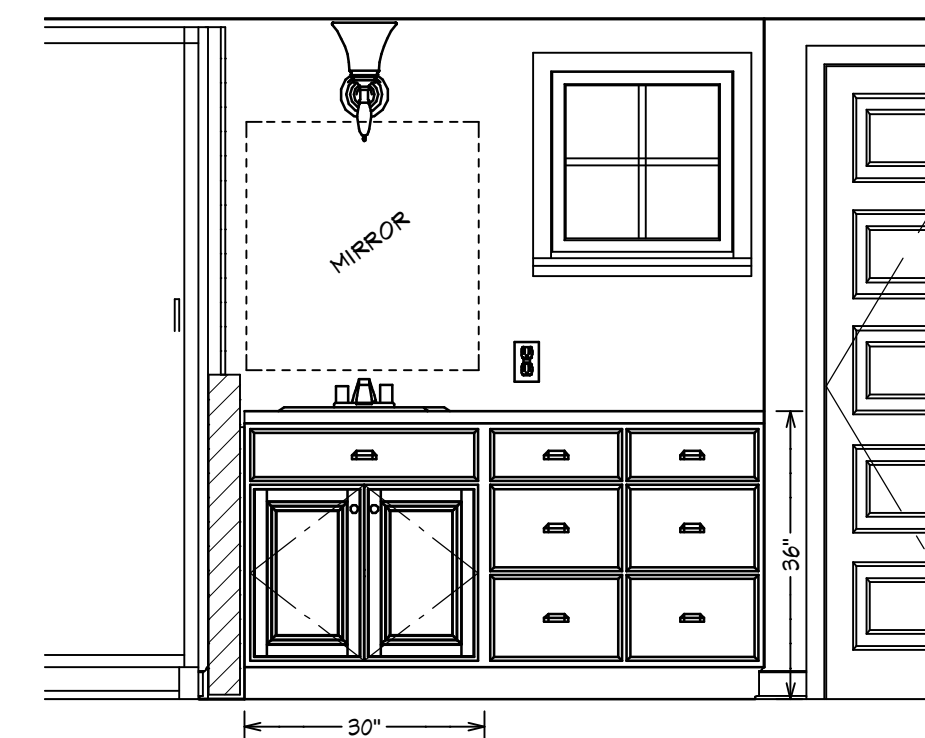
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1ft



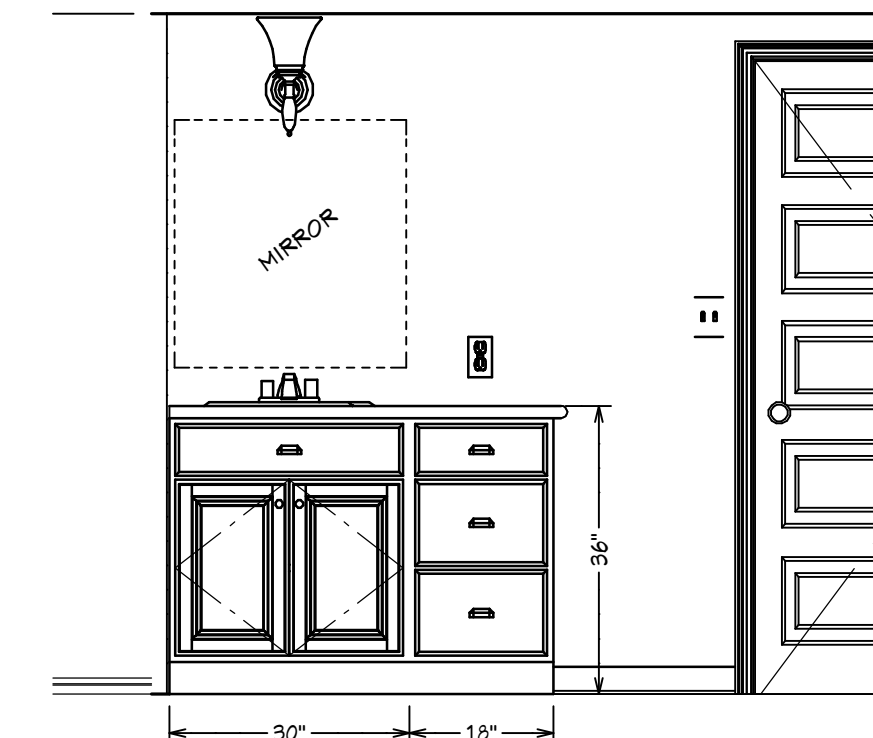
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1ft



SECTION THROUGH STAIRS
SCALE: 1/4" = 1ft



SOUTH BATHROOM VANITY
SCALE: 1/2" = 1ft

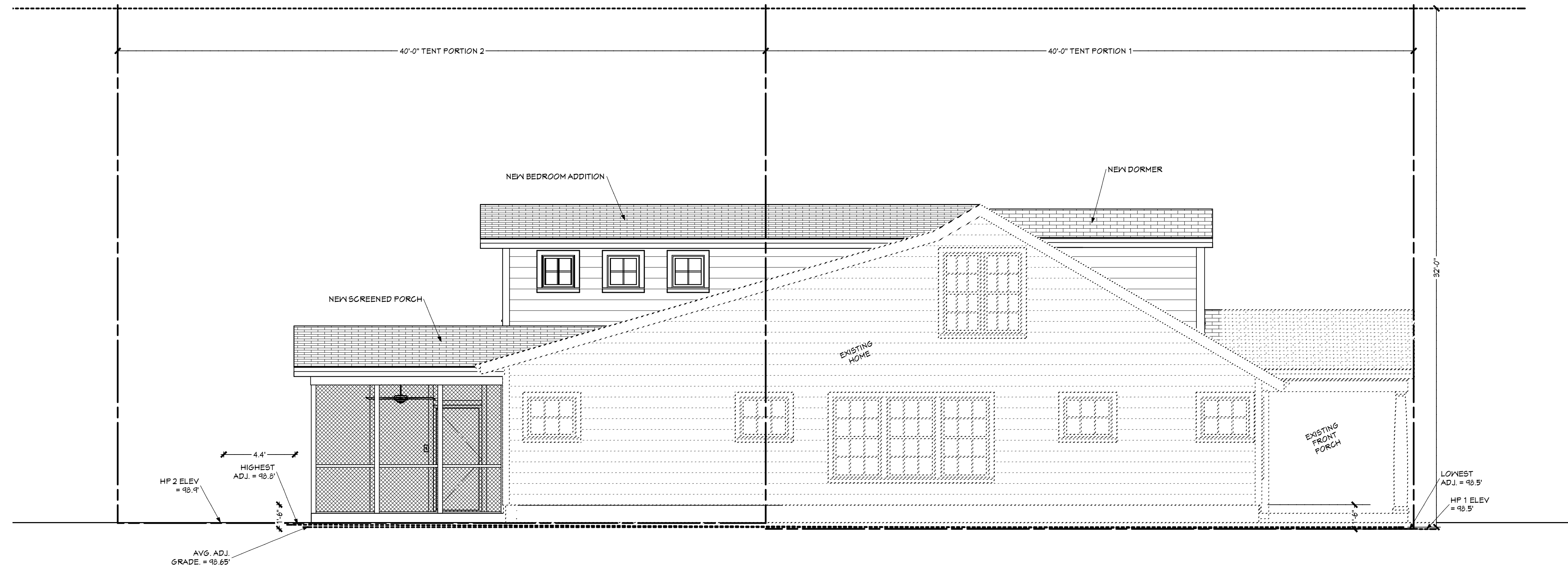


NORTH BATHROOM VANITY
SCALE: 1/2" = 1ft

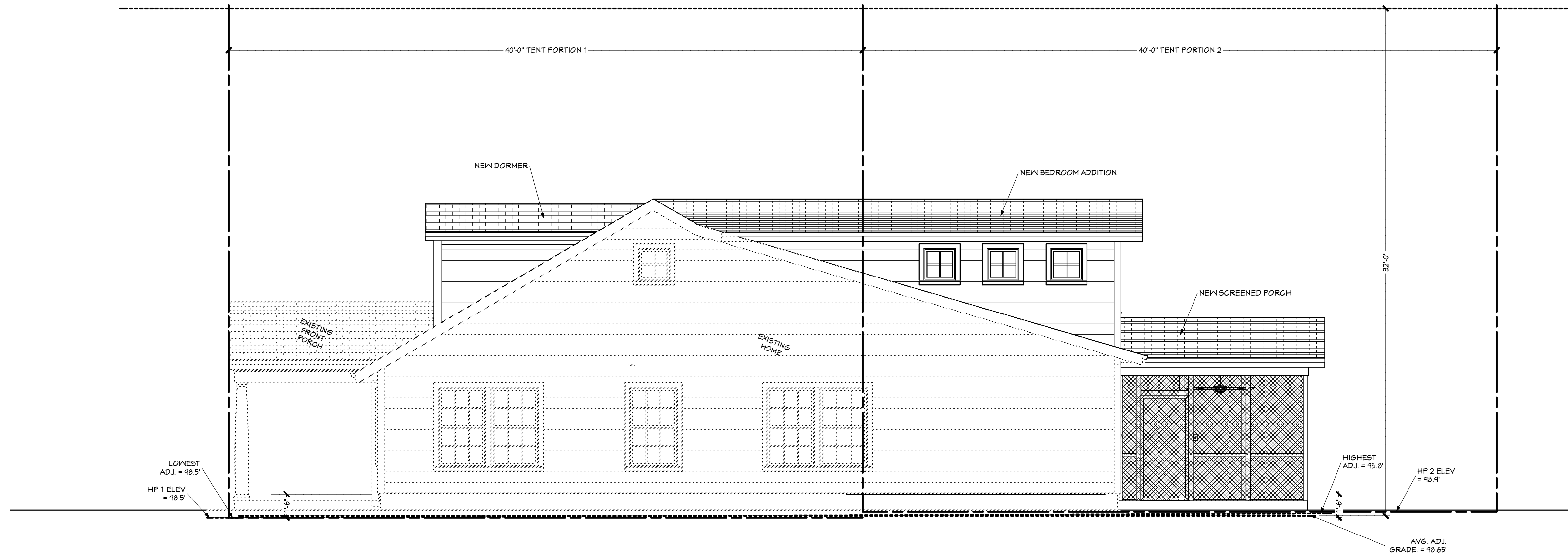
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PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1R



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1R

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY
WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

ELECTRICAL
LEGEND

	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER SWITCH
	110V DOUBLE-RECEPTACLE
	220V DOUBLE-RECEPTACLE
	WATERPROOF DOUBLE-RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER DOUBLE-RECEPTACLE
	ARC FAULT CIRCUIT INTERRUPTER DOUBLE-RECEPTACLE
	CABLE OUTLET
	TV OUTLET
	PHONE
	CATEGORY 5 CABLE
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	RECESSED CAN CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	OUTDOOR FLOOD LIGHTING
	TRACK LIGHTING
	40 20 SURFACE MOUNTED FLUORESCENT LIGHTING
	40 10 FLUOR. LT.
	CEILING FAN

NOTE:

BUILDER TO VERIFY PLANS / SPECIFICATIONS & COMPLY TO IRC & LOCAL BUILDING CODES AS REQUIRED.

GENERAL ELECTRICAL NOTES:

1.0 ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2.0 ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.

3.0 THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.

4.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.

5.0 COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.

6.0 ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.

7.0 ALL SWITCHES TO BE @ 3'-6" A.F.F. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE. PLACE RECEPTICALS @ 1'-6" TO CENTERLINE UNLESS NOTED OTHERWISE.

8.0 PREHIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.

9.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.

10.0 VERIFY LOCATION OF & TYPE OF POWER TO ALL APPLIANCES.

11.0 OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.

12.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.

GENERAL ELECTRICAL NOTES (CONT'D):

13.0 NOT USED

14.0 LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.

15.0 PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.

16.0 NOTE TO SUBCONTRACTOR: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.

17.0 SUPPLY 220V & 110V OR GAS & 110V TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.

18.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.

19.0 PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTRTNMNT. CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.

20.0 MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.

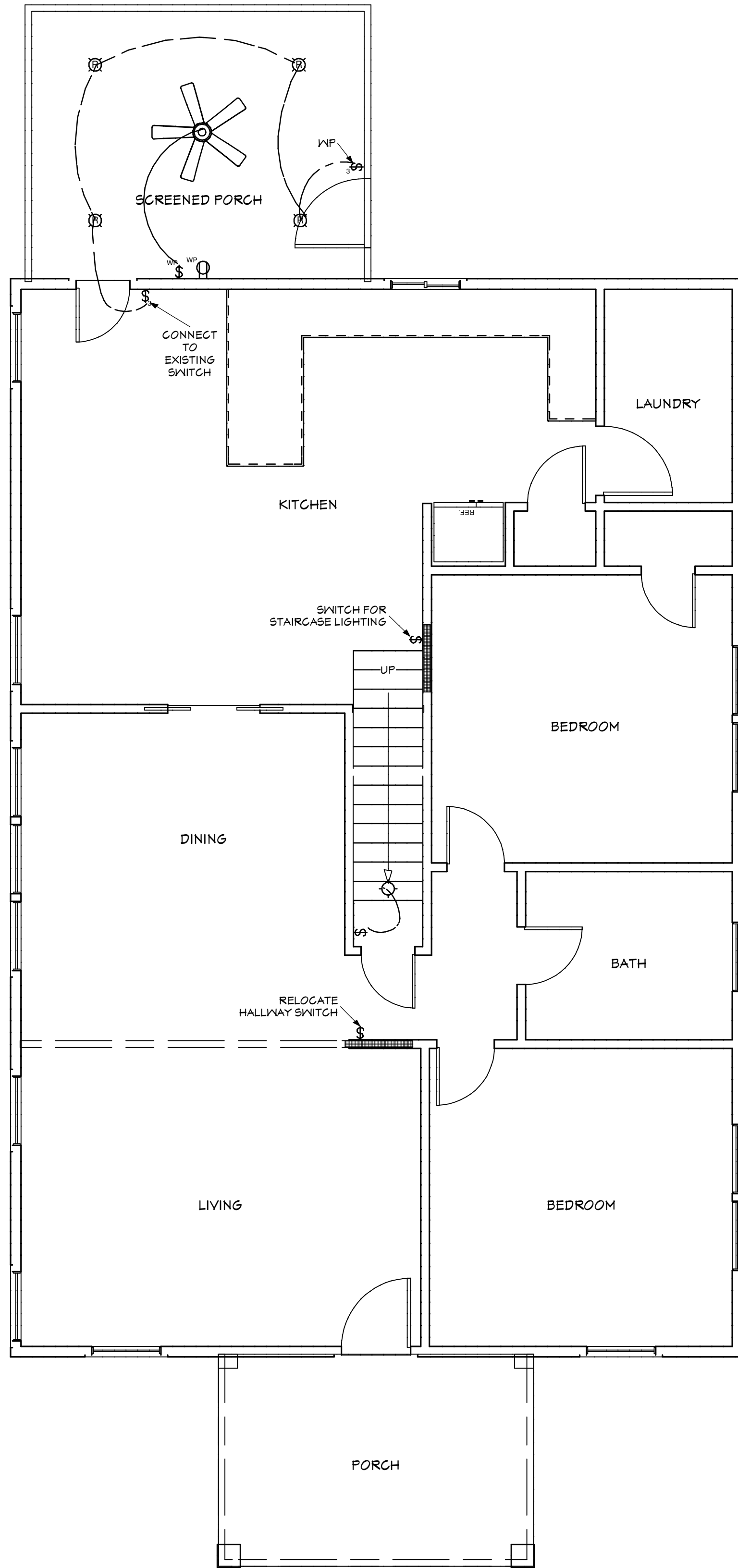
21.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

22.0 PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.

23.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.

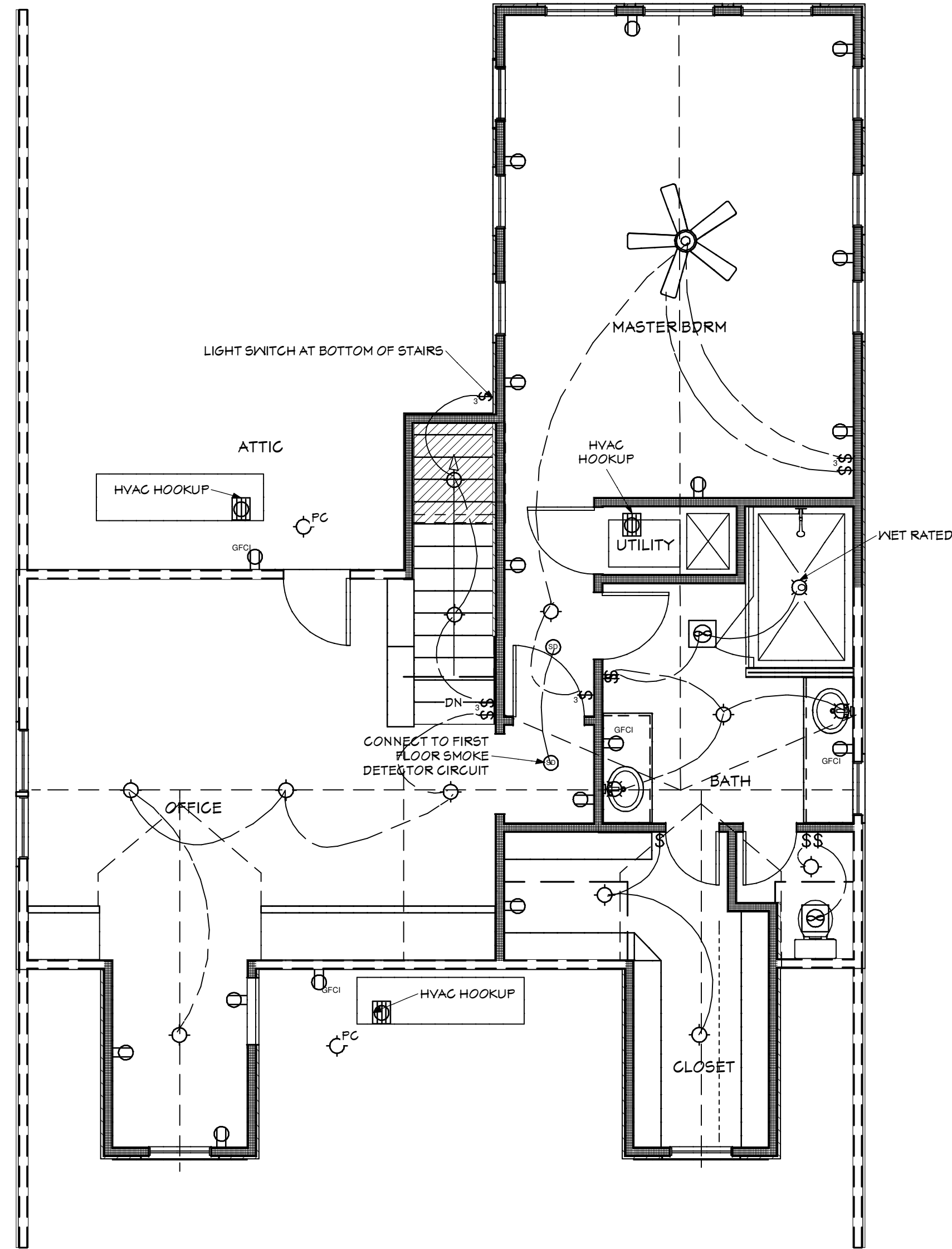
24.0 SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.

25.0 ALL LIGHTING TO BE LIGHT EMITTING DIODE OR COMPACT FLOURESCENT LAMPED WHERE POSSIBLE



MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1ft



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1ft

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