

HISTORIC LANDMARK COMMISSION  
FEBRUARY 25, 2013  
CERTIFICATE OF APPROPRIATENESS  
LHD-2012-0038  
4316 Duval Street  
Hyde Park Local Historic District

## PROPOSAL

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Construct a two-story garage with apartment on a contributing property.

## PROJECT SPECIFICATIONS

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The existing contributing house is a c. 1929, one-story, brick, bungalow. The house has craftsman details including a prominent porch with a front facing gable roof supported by battered columns on top of brick piers, exposed rafter ends and decorative brackets in the eaves.

The applicant proposes to construct a two-car, two-story, detached garage with apartment at the rear of the property. The building will have vehicular access from the alley and will include a single garage door with 18" wide, flat panels with faux wood grain. It will be clad in horizontal hardi plank siding with a 7" exposure, and will have a 12" wide, horizontal trim board between the first and second levels. There will be multiple single and paired, double-hung, clad windows, and a craftsman-style door to match the windows and doors on the existing house. The gabled roof will be covered in dimensional shingles.

## STANDARDS FOR REVIEW

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

### ***5. Residential Standards: New Construction of Single Family Structures***

*Local Historic District designation does not prevent change, but instead provides design parameters that work 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.*

#### ***5.1: Massing, Scale, and Architectural Elements***

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

#### ***5.9: Garages***

Construct new garages to be detached and located to the rear of the lot. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.

#### ***5.11: 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.*

Locate driveways 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. Do not design or construct a circular drive in front of the house.

The design for the detached garage with apartment meets the current Design Standards. It is compatible with the architectural patterns and styles of the neighborhood and the existing contributing house. Its massing, scale, and architectural materials, as well as placement at the rear of the property, with alley access, are compatible with neighborhood patterns.

The applicant has worked closely with the Certificate of Appropriateness Review Committee and has incorporated their comments into the design.

**COMMITTEE RECOMMENDATION**

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Approve as presented.

**STAFF RECOMMENDATION**

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Approve as presented.

PHOTOS

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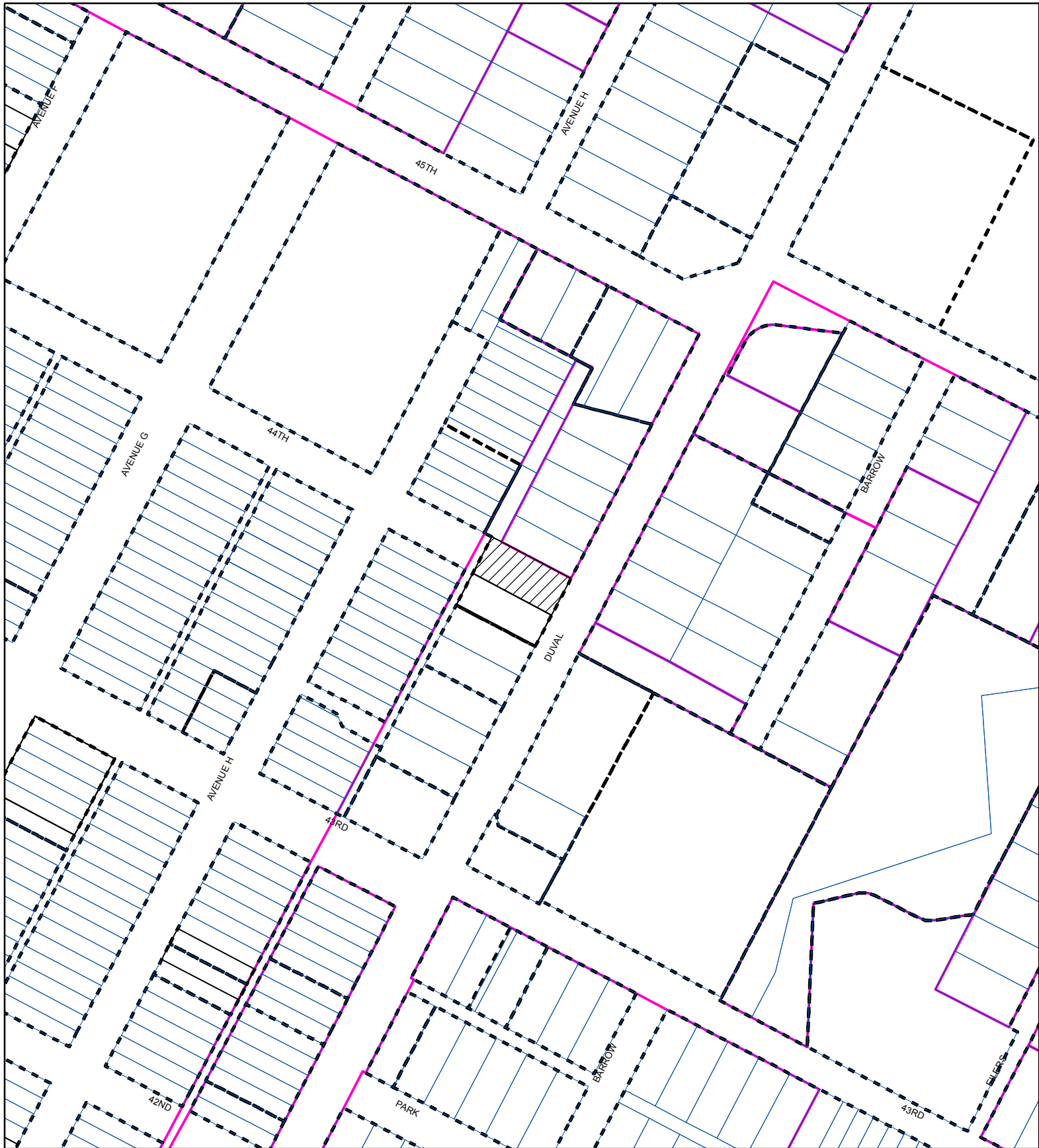
Existing house front elevation.



Existing house rear elevation.



Door and windows on existing house.



SUBJECT TRACT



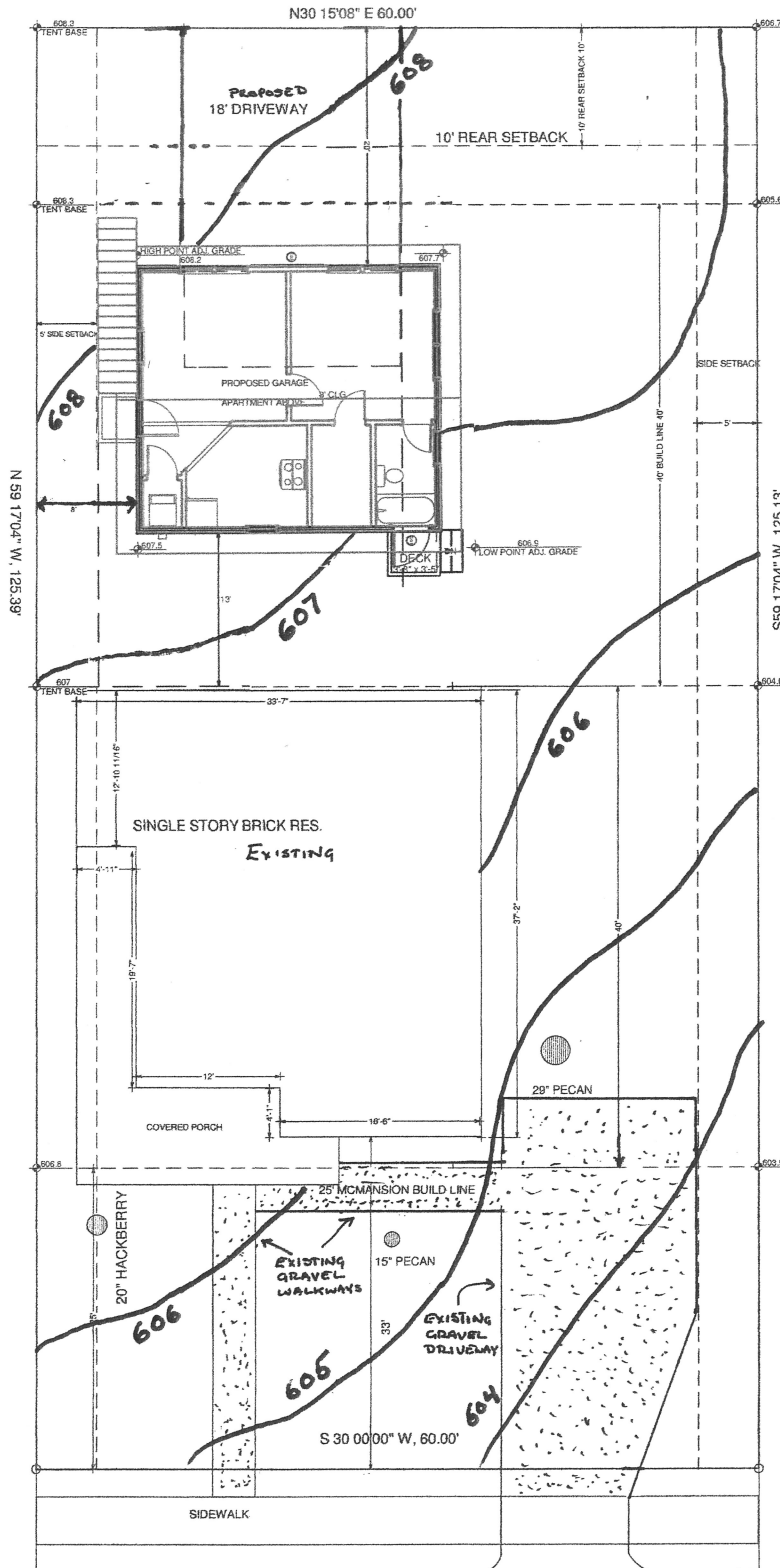
ZONING BOUNDARY

CASE#: LHD-2012-0038  
LOCATION: 4316 Duval Street



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.



SHEET TITLE:

SITE PLAN

PROJECT DESCRIPTION:

GARAGE APARTMENT - CARTY

4316 DUVAL ST.

DRAWINGS PROVIDED BY:

DATE:

12/27/2012

SCALE:

1/16"=1'

Garage Apartment Specifications

Address: 4316 Duval St. Austin, Texas 78751

**Foundation:** 22x25 engineered concreted slab with rebar reinforcement

**Siding:** 8.25" (7" reveal) smooth Hardie siding

**Fascia:** 2x6 painted

**Soffit:** 1x6 v-groove painted

**Trim Materials:** 2x4 corner boards, 2x4 frieze, 2x6 door and window trim, 12" water table

**Windows:** Jeld-Wen Builders Wood Clad Double Hung; single light 1 over 1 (no dividers); low-e; chestnut/bronze exterior to match windows on existing house

**Doors:** wood, single panel 3 light door to match front door of existing house

**Garage Door:** 18' wide flat (no raised panels) metal door with embossed wood grain

**Roof:** 30 year dimensional shingles (color weatherwood or driftwood) to match shingles on existing house

Architectural floor plan of a 25' x 25' apartment unit. The plan includes a Living Area (10'-6" x 5'0" sq ft), a Kitchen (10'-1" x 8'-6"), a Bathroom (5'-1" x 7'-0"), and a Bedroom (12'-1" x 12'-1"). The plan also shows a staircase, a closet, and various doors and windows. Dimensions are provided for all major areas and overall unit size.

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PROJECT DESCRIPTION:  
GARAGE APARTMENT - CARTY  
4316 DUVAL ST

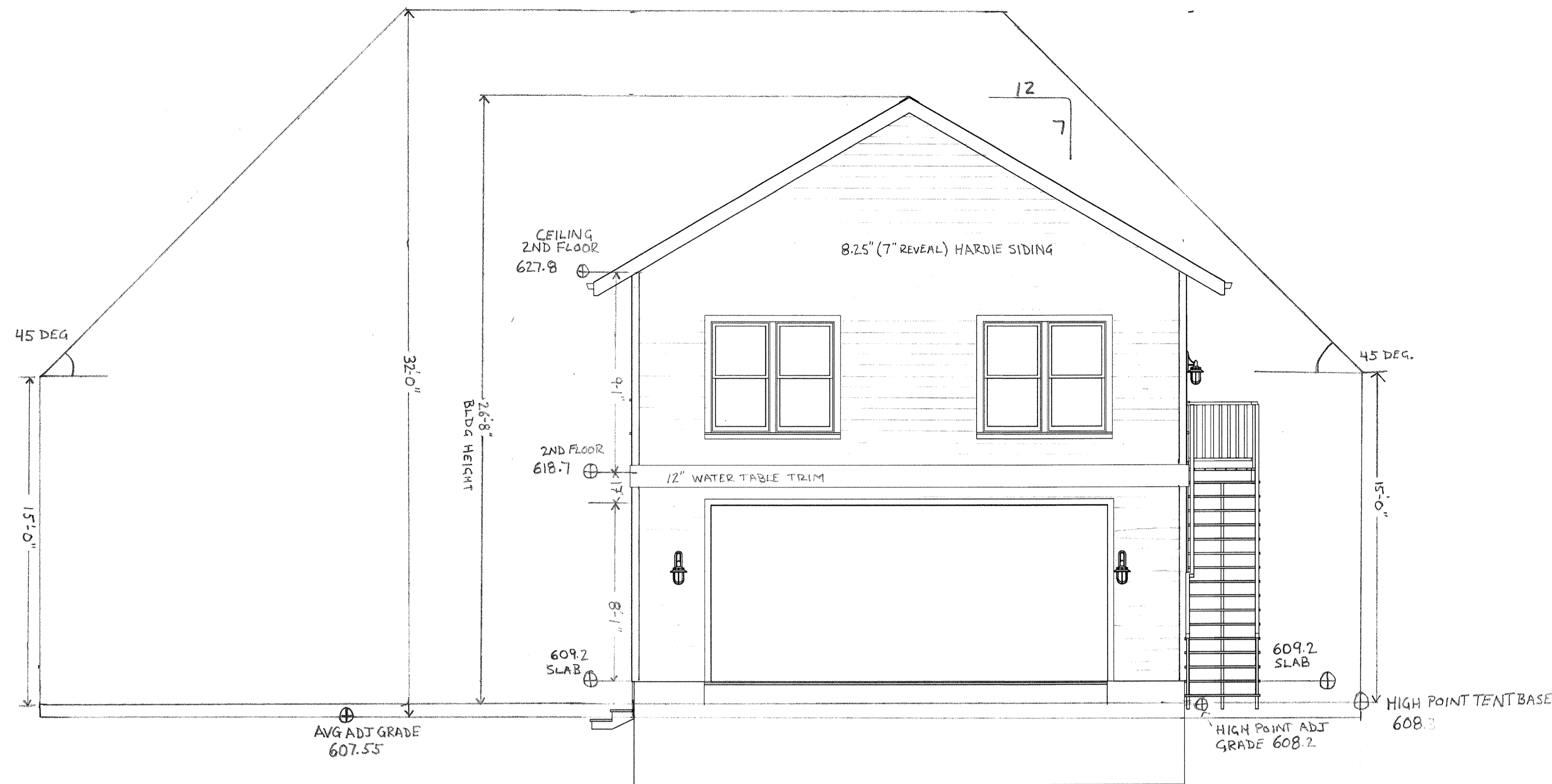
DATE:
2/5/2013

SCALE:

$$1/4'' = 1'$$

SHEET:

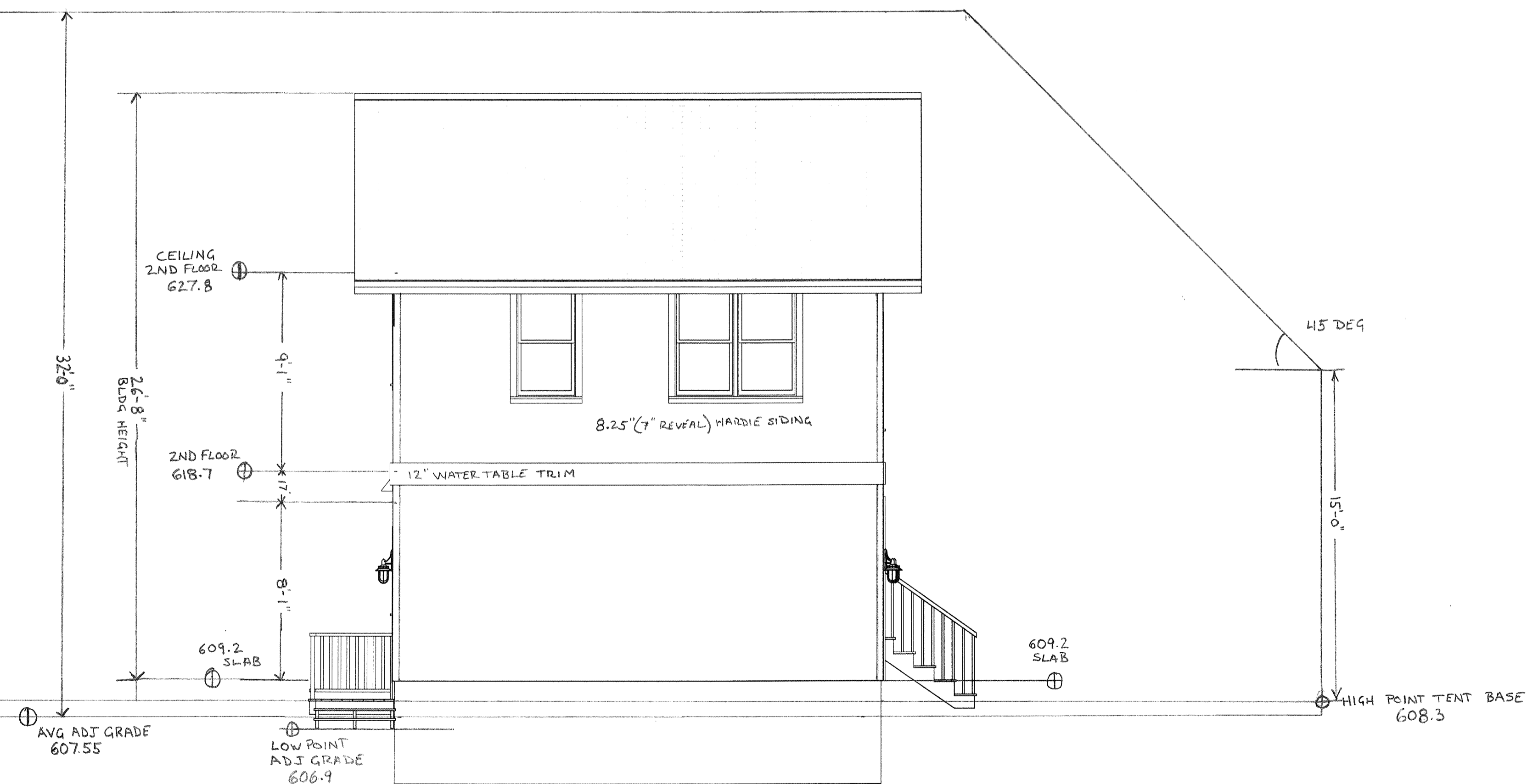
A-1



WEST ELEVATION

Garage Apartment Specifications  
Address: 4316 Duval St. Austin, Texas 78751

**Foundation:** 22x25 engineered concreted slab with rebar reinforcement  
**Siding:** 8.25" (7" reveal) smooth Hardie siding  
**Fascia:** 2x6 painted  
**Soffit:** 1x6 v-groove painted  
**Trim Materials:** 2x4 corner boards, 2x4 frieze, 2x6 door and window trim, 12" water table  
**Windows:** Jeld-Wen Builders Wood Clad Double Hung; single light 1 over 1 (no dividers); low-e; chestnut/bronze exterior to match windows on existing house  
**Doors:** wood, single panel 3 light door to match front door of existing house  
**Garage Door:** 18' wide flat (no raised panels) metal door with embossed wood grain  
**Roof:** 30 year dimensional shingles (color weatherwood or driftwood) to match shingles on existing house



NORTH ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:  
GARAGE APARTMENT - CARTY  
4316 DUVAL ST

DRAWINGS PROVIDED BY:

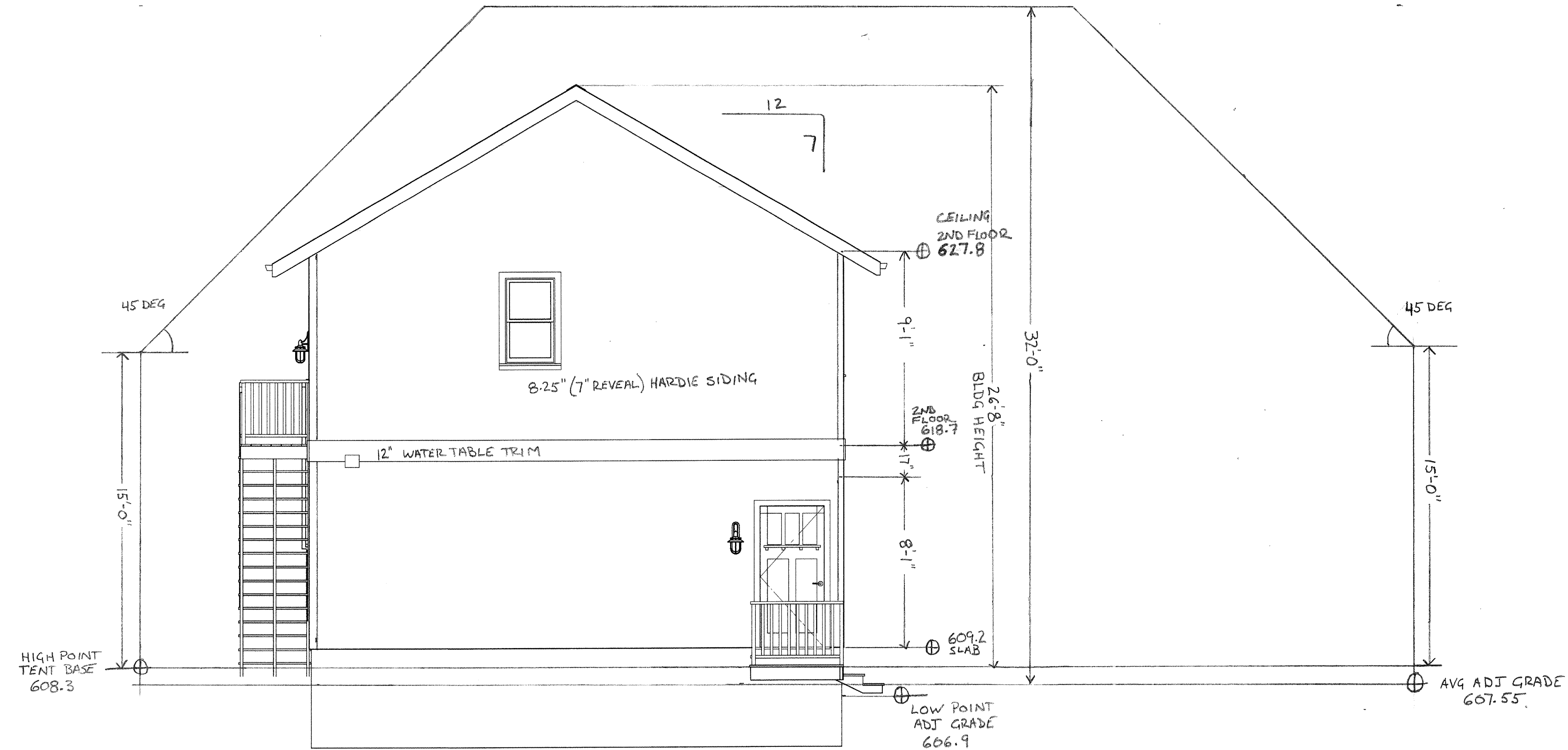
DATE:  
2/5/2013

SCALE:  
1/4" = 1'

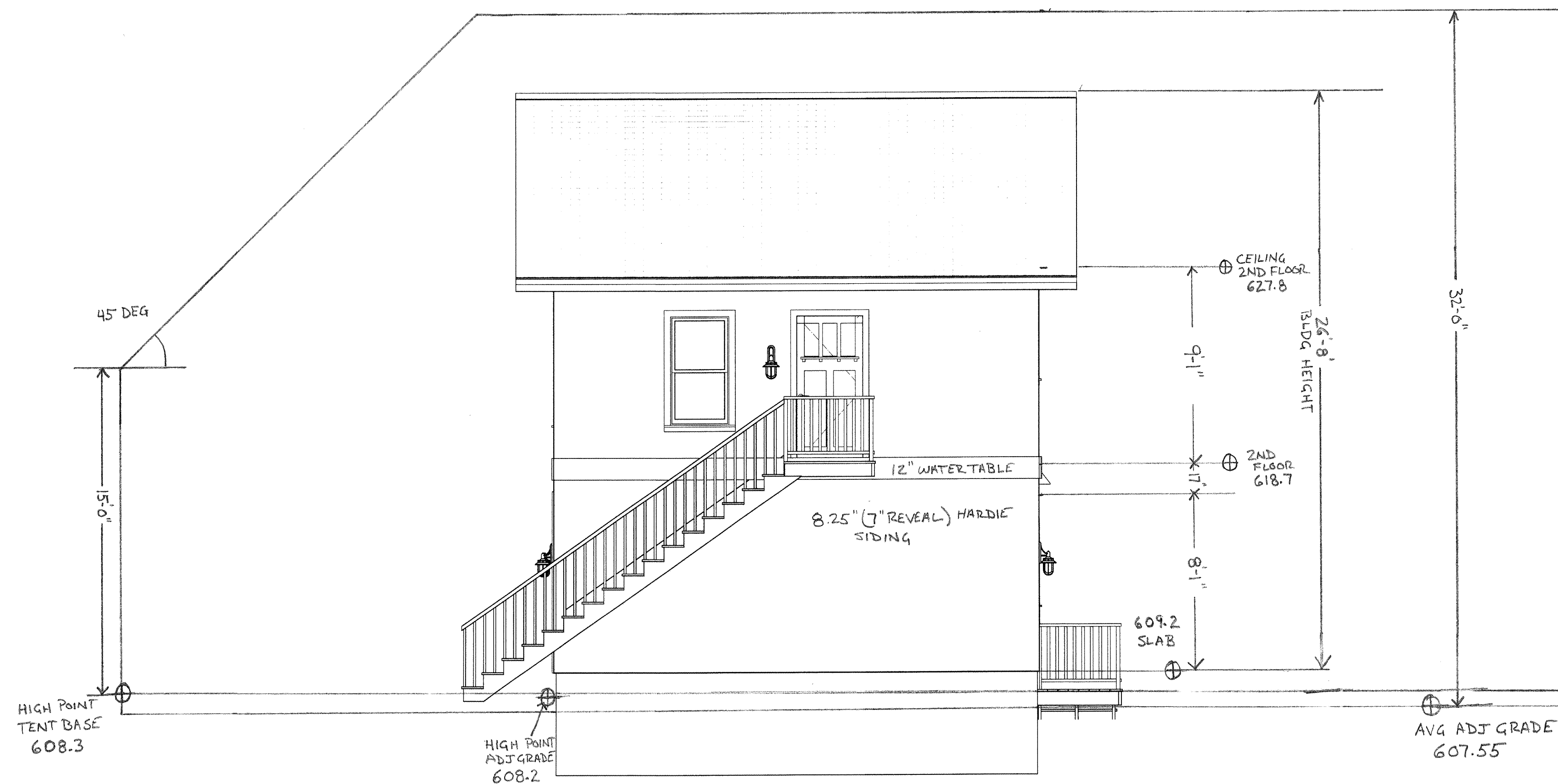
SHEET:  
A-2

Garage Apartment Specifications  
Address: 4316 Duval St. Austin, Texas 78751

**Foundation:** 22x25 engineered concreted slab with rebar reinforcement  
**Siding:** 8.25" (7" reveal) smooth Hardie siding  
**Fascia:** 2x6 painted  
**Soffit:** 1x6 v-groove painted  
**Trim Materials:** 2x4 corner boards, 2x4 frieze, 2x6 door and window trim, 12" water table  
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**Doors:** wood, single panel 3 light door to match front door of existing house  
**Garage Door:** 18' wide flat (no raised panels) metal door with embossed wood grain  
**Roof:** 30 year dimensional shingles (color weatherwood or driftwood) to match shingles on existing house



EAST ELEVATION



SOUTH ELEVATION

DATE

BY

DESCRIPTION

NO.

DATE

SHEET TITLE:

PROJECT DESCRIPTION:  
GARAGE APARTMENT - CARTY  
4316 DUVAL ST

DRAWINGS PROVIDED BY:

DATE:

2/5/2013

SCALE:

1/4" = 1'

SHEET:

A-3

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	180710	1	1	180710 L	216 "	94 "	218"X97"	GARAGE-SLAB	2X0X227" (2)	1 3/4"			
D02	2468	1	2	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED DOOR P04	2X6X33" (2)	1 3/8"			
D03	2668	1	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED DOOR P04	2X6X35" (2)	1 3/8"			
D04	2668	1	2	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED DOOR P04	2X6X35" (2)	1 3/8"			
D05	2868	1	2	2868 L EX	32 "	80 "	34"X83"	EXT. HINGED DOOR E21	2X6X37" (2)	1 3/4"			
D06	2868	1	2	2868 R IN	32 "	80 "	34"X82 1/2"	HINGED DOOR P04	2X6X37" (2)	1 3/8"			
D07	3068	1	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED DOOR E21	2X6X41" (2)	1 3/4"			

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	2440DH	1	2	2440DH	28 "	48 "	30"X50"		DOUBLE HUNG	2X6X33" (2)			
W02	2850DH	7	2	2850DH	32 "	60 "	34"X62"		DOUBLE HUNG	2X6X37" (2)			
W03	2850DH TEMPERED	1	2	2850DH	32 "	60 "	34"X62"		DOUBLE HUNG	2X6X37" (2)			

CABINET SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	B24L	1	2	24 "	24 "	36 "	BASE CABINET			
C02	BCB24L	1	2	24 "	24 "	36 "	BASE CABINET			
C03	BCB35	1	2	34 1/2 "	24 "	36 "	BASE CABINET			
C04	BCB35L	1	2	34 1/2 "	24 "	36 "	BASE CABINET			
C05	BCW1536L	1	2	15 "	12 "	36 "	WALL CABINET			
C06	BCW2236L	1	2	22 1/16 "	12 "	36 "	WALL CABINET			
C07	SB37	1	2	36 13/16 "	24 "	36 "	BASE CABINET			
C08	SB42	1	2	42 "	24 "	36 "	BASE CABINET			
C09	W3436	1	2	34 5/16 "	12 "	36 "	WALL CABINET			

ELECTRICAL SCHEDULE												
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	NUMBER	
E01	2	1	24 "	9 "	3 "	CEILING	24" SURFACE MOUNTED [24W9D]				E01	
E02	2	1	3 "	3/4 "	5 "	WALL	SINGLE POLE				E02	
E03	1	1	3 "	4 3/4 "	3/16 "	CEILING	DUPLEX				E03	
E04	5	1	3 "	5/16 "	5 "	WALL	DUPLEX				E04	
E05	3	1	9 "	9 1/4 "	18 5/16 "	WALL	CAGED LANTERN				E05	
E06	4	2	10 1/2 "	10 3/8 "	5 1/2 "	CEILING	TRADITIONAL FLUSH DOME				E06	
E07	1	2	12 "	18 "	1 1/4 "	CEILING	EXHAUST (LIGHT, HEAT LAMP)				E07	
E08	8	2	3 "	3/4 "	5 "	WALL	SINGLE POLE				E08	
E09	1	2	3 "	3/4 "	5 "	WALL	THREE WAY				E09	
E10	1	2	3 "	5/16 "	5 "	WALL	220V				E10	
E11	20	2	3 "	5/16 "	5 "	WALL	DUPLEX				E11	
E12	1	2	4 3/8 "	4 "	10 "	CEILING	CEILING PULL				E12	
E13	2	2	51 11/16 "	47 3/16 "	18 5/8 "	CEILING	6 BLADE CEILING FAN				E13	
E14	1	2	7 3/4 "	6 1/4 "	13 "	WALL	GRAN TENOS				E14	
E15	1	2	9 "	9 1/4 "	18 5/16 "	WALL	CAGED LANTERN				E15	

SCHEDULES

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

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