

HISTORIC LANDMARK COMMISSION
JUNE 23, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2014-0010
3812 Duval Street (Hyde Park)

PROPOSAL

Construct a second-floor attic addition.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a second-story addition to the house, which will consist of converting the hipped roof to a gabled roof with dormers on the front and rear for additional space. The proposed addition will be side-gabled, with a gabled front dormer on the front that expands the existing ornamental front dormer and a shed dormer with glass. The sides of the proposed addition will have dark siding and large expanses of glass.

STANDARDS FOR REVIEW

The house is contributing to the Hyde Park Local Historic District.

The Hyde Park Local Historic District Design Standards state:

1.2: Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.

3.1: Retain the historic facade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance as the historic material.

3.5: 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 or of original roofs, especially at the front of the structure. Retain historic dormers. In replacing roof materials consider first the use of the original material, then the use of a product that resembles the original materials, 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.

4.1: 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 facade. Design additions to existing residential buildings to reflect the form and style of the existing house.

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

4.3: Make the pitch and height of the roof of the addition compatible to that of the existing house. 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.

Use exterior siding materials on the addition which match or are compatible with that of the existing house.

4.4: Design additions to have the same floor-to-ceiling height as the existing house. Locate second-story additions at least 15 feet back from the front house wall. Design additions so that they do not overwhelm the original building. Do not raise a first story to become a second story.

STAFF EVALUATION

The proposed project complies with all the applicable Hyde Park Design Standards except that relating to changing the roof form. However, the applicant has stated that their best solution for opening up more space in the house is to go up, rather than to the rear of the house, and the proposed addition is well-designed, compatible with the style and massing of the house, and compatible with the character of the district. The addition is set back from the front of the house, and because it is side-gabled, does not overwhelm the existing house.

COMMITTEE RECOMMENDATIONS

The Committee recommends approval of the project as proposed.

STAFF RECOMMENDATION

Approve as proposed.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2014-0010

LOCATION: 3812 Duval Street

1" = 161'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

