

HISTORIC LANDMARK COMMISSION
OCTOBER 26, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0020
Hyde Park Local Historic District
4404 Speedway

PROPOSAL

Build a two story addition on the rear of the structure and a one story garage.

ARCHITECTURE

The building is a circa 1930 frame sized side gabled cottage with a partial width front gabled front porch.

PROJECT SPECIFICATIONS

Construct a two story addition on the rear portion of the existing building. The two story addition will be set behind the edge of the main side gable line and will be 40 feet back from the front edge of the building. The new addition will be frame and sided in 4" hardi to match the original wood siding on the original structure. The wood siding is to be exposed and repaired on the original building. New windows on the addition will be one over one double hung window and the roof will be asphalt shingles to match the original structure.

A new one story frame front gabled garage to be accessed from the alley will be built at the rear of the lot. It will be sided in Hardi siding with an asphalt shingle roof.

HISTORY

The circa 1930 cottage had a many renters for the first 15 years. These renters were mostly laborers. By 1947 Jacob and Margaret Mohr owned and lived in the property. Jacob was a salesman and they lived there until the mid 1950s when Alice Peters bought the property and lived there up through 1992. Mrs. Peters was a long time employee of the state highway department.

STANDARDS FOR REVIEW

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 or 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.

COMMITTEE RECOMMENDATIONS

Reviewed and supports the proposal as submitted.

STAFF RECOMMENDATION

Staff recommends approval of the proposal as submitted as the design meets all of the standards of the Hyde Park Design Standards that relate to additions

Standards for Rehabilitation that apply are

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.

The addition is on the rear of the building and does not affect the front façade of the building. As rear second story addition is on top of an existing floor, they are modifying minimal history material from the existing building.

The project meets this standard.

4.2: Location

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

The addition is on the rear of the building and is set back from the front façade and won't be highly visible from the street.

The project meets this standard.

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.

The addition uses a simple cross gable on the 2 story addition and a rear facing gable on the one story garage. All the windows on the addition and the exterior siding material are compatible with the existing structure.

The project meets this standard.

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.

The rear addition has the same floor to ceiling height as the existing home and the second story portion of this addition is more than 15 feet from the front façade. While the addition is a second story addition and it is visible from the street, it is not highly visible and does not overwhelm the original building.

The project meets this standard.

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.
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LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2015-0020
LOCATION: 4404 Speedway



1" = 200'

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.

4404 Speedway

Circa 1930



OCCUPANCY HISTORY

**City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2015**

1992	Alice Peters, Owner No Occupation listed
1985-86	Alice Peters, Owner Retired
1981	Alice Peters, Owner Retired
1977	Alice Peters, Owner Retired
1973	Alice Peters, Owner Accounting Clerk State Highway Department
1968	Alice Peters, Owner Accounting Clerk State Highway Department

1962	Alice Peters, Owner Accounting Clerk State Highway Department
1959	Alice Peters, Owner Machine Operator State Highway Department
1955	Alice Peters, Owner Business Machine Operation Texas Insurance and Checking
1952	Jacob W. Mohr, Owner No Occupation Listed
1949	Jacob W. Mohr, Owner No Occupation Listed
1947	Jacob W. Mohr, Owner Salesman Superior Dairy
1944-45	Horace W Pratt, Owner No Occupation Listed
1941	Francis and Daisy C Borsche Francis- Mechanic; Daisy- Clerk at NYA
1939	Agda Skoglund Widow to Victor
1937	Howard and Nannie Kate Bowman Meat Merchant at Quality Meats; property aged
1935	Howard and Nannie Kate Bowman Meat Merchant at Quality Meats; property aged
1932-33	listed as 4402 W.H Bowman Meat Cutter as Kas-Karry Meat market
1930-31	Not listed