

HISTORIC LANDMARK COMMISSION
DECEMBER 14, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2015-0026
Hyde Park Local Historic District
4011 Avenue A

PROPOSAL

Construct a new two-story single family home.

PROJECT SPECIFICATIONS

Construct a new two-story single family home. The building will be frame with cementitious lap siding in 4" lap. It will have a cross gable form with gable returns. The roof will be in composition shingles. It will have double hung two over two Anderson 100 (fibrex) windows. On the front there is a trough the cornice gable front dormer and a partial width front porch with a metal roof. The front entrance is off of the front porch but faces the side. A one story one car frame gable front garage is also proposed for the rear of the lot. The garage will be sided in the same siding and have the same roof singles. The garage door faces the alley.

STANDARDS FOR REVIEW

This building is within the Hyde Park Local Historic District and therefore Hyde Park Local Historic District apply.

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.

5.3: Porches

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

5.4: Height

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

5.5: Roofs

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

5.6: Entrances

Locate the primary entrance to the building on the front.

5.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

5.8: Chimneys

Do not use wood siding on a chimney.

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.

5.10: Garage Apartments/Secondary Units

Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. Use wood or wood-appearing garage doors.
4. Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.

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.

COMMITTEE RECOMMENDATIONS

Reviewed the proposal and requested two changes: One to the window configuration and one to the door.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted. The applicant has made necessary changes to the windows to accommodate a more contextual configuration and has provided ample examples within the neighborhood of houses that have an entrance off of the front porch but not directly facing the street.

THE STANDARDS that apply are

5. Residential Standards: New Construction of Single Family Structures

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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.

The project meets this standard.

5.3: Porches

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

The front porch is about 8 feet deep.

The project meets this standard.

5.4: Height

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

The house is raised to a comparable height.

The project meets this standard.

5.5: Roofs

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

The project has a cross gable form with gable returns. The project uses a shed roof on the front and back porches.

The project meets this standard.

5.6: Entrances

Locate the primary entrance to the building on the front.

While the front entrance does not face the front of the building it is off of the front porch and is located on the front portion of the building. The applicant has supplied ample examples of buildings on the street and throughout the district with this exact form.

The project meets this standard as they are following an architectural pattern that is common in the neighborhood.

5.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

The project uses horizontal cementitious lap siding and Anderson 100 fiberex windows .

The project meets this standard.

5.8: Chimneys

Do not use wood siding on a chimney.

Not applicable- There is not a chimney.

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.

The new garage is to the rear of the lot and is complementary to the main structure. It is siding in the same material as the main house.

The project meets this standard.

5.10: Garage Apartments/Secondary Units

Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.

2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. Use wood or wood-appearing garage doors.
4. Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.

Not applicable- There is not a Secondary Unit/Garage Apartment planned.

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 NCCD allows for parking off of the Alley. While this project proposes a rear access rather than a single lane driveway, there are many examples of alley access driveways throughout the neighborhood and the parking is located at the rear of the house.

This project meets this standard.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 233'

NOTIFICATIONS

CASE#: LHD-2015-0026
4011 AVENUE A

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