

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0016
4004 Avenue C
Hyde Park Historic District

PROPOSAL

Renovate a ca. 1924 house, demolish a one-story rear addition, and construct a two-story addition in rear. The house is a contributing structure in the Hyde Park Historic District.

PROJECT SPECIFICATIONS

The proposed project includes renovating the existing house, demolishing the rear addition, and constructing a new rear addition. The house renovation will include reroofing with asphalt shingles. Existing shiplap wood siding and wood trim will be retained and painted. Windows will be retained and repaired, except where noted. The partially glazed wood door and flush wood door on the primary façade will be retained. Four new openings on the north façade are proposed to contain a glazed wood door and fixed door-size sidelight, paired single-hung clad-wood windows, and an individual single-hung clad-wood window.

The 543-square-foot one-story rear addition is proposed to be demolished. Building permits indicate that the addition was constructed in multiple stages ca. 1972-74.

The proposed two-story rear addition has a footprint of 834 square feet. It is set back 43' from the façade of the existing house, capped by a front-gabled roof covered in asphalt shingles, and clad predominantly in hardiplank board and batten siding. Fenestration includes square awning and paired and individual single-hung clad-wood windows with narrow trim. The south elevation includes glazed clad-wood sliding doors slightly recessed under an overhang. The rear (west) elevation features glazed clad-wood doors at the ground floor and second story; a partially enclosed dogleg steel and wood staircase leads to the second-story entrance. Ornamentation includes narrow fascia boards at the eaves, hardiplank board siding at the gable ends, and a horizontal metal hood shielding the rear staircase.

STANDARDS FOR REVIEW

The Hyde Park Historic District Design Standards applicable to this project include:

- 3.1. Retain the historic façade of a house in terms of door and window placement and exterior wall materials.
- 3.2.1. Do not enlarge, alter, or relocate single doorways on the façade of the house.
- 3.2.2. Retain and repair an original entry door.
- 3.3.1. Repair or rehabilitate the original windows and screens.
- 3.4. Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with screening, glass, or other enclosure materials.

- 3.5.1. 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.
- 3.5.2. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material.
- 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 façade. 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 the rear side of the building so that they will be less visible from the street.
- 4.3.1. Make the pitch and height of the roof of the addition compatible to that of the existing house.
- 4.3.2. 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.
- 4.3.3. Use exterior siding materials on the addition which match or are compatible with that of the existing materials.
- 4.4.1. Design additions to have the same floor-to-ceiling height as the existing house.
- 4.4.3. Design additions so that they do not overwhelm the original building.

COA COMMITTEE RECOMMENDATIONS

The committee recommended the following changes to the original plans:

- Use shingles as a roof covering where possible
- Provide window trim profile
- Add vent in gable end of addition




The applicant has revised the drawings and provided additional information to reflect the recommendations of the committee.

STAFF RECOMMENDATION

Approve revised plans. The project meets the design standards for the historic district.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2017-0016
LOCATION: 4004 Avenue C

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.



PROPERTY INFORMATION

Photos



Primary façade and secondary (north) elevation of 4004 Avenue C.



Rear addition.