

HISTORIC LANDMARK COMMISSION
JUNE 25, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 LHD-2018-0014
 4106 Avenue D
 Hyde Park Historic District

PROPOSAL

Complete alterations and construct a second-story addition to a ca. 1921 house. The house is a contributing property in the Hyde Park Historic District.

PROJECT SPECIFICATIONS

The applicant is proposing two changes to the house:

- 1) Alteration of a ca. 1930 side addition. Proposed changes include replacement of the shed roof with a gable roof and removal of a modern partially glazed door and five wood-sash windows, which will all be replaced with new fixed and single-hung wood-sash windows. Existing siding will be retained. The addition is set back approximately 18 feet from the primary façade.
- 2) Construction of a second-story rear addition. The proposed addition is set back approximately 30 feet from the primary façade and will connect to the east (street) side of an existing second-story rear addition constructed after 1962. The addition will be clad in 6" hardiplank and capped by a front-gabled roof covered in composition shingles, with decorative brackets in the gable ends. Fenestration includes single-hung wood-sash windows with proportions to match existing windows.

A brick patio in the rear is also proposed to be removed.

STANDARDS FOR REVIEW

The Hyde Park Design Standards are used to evaluate proposed changes within the historic district. The standards applicable to this project include:

1.2 Retention of historic style

The proposed project retains the building's scale, style, and character-defining elements.

1.3 Avoidance of false historicism

The proposed project does not create a sense of false historicism.

3.2.1 Doors and doorways

The proposed project removes a doorway on the primary façade. However, the door is located on a stepped-back addition, may have been a later alteration, and is not a primary entrance.

3.3 Windows

The proposed project removes four windows located on a secondary elevation of a stepped-back addition. This does not substantially impact the character of the building.

3.5.1 Roofs

The proposed project changes the roof form of a stepped-back addition from shed to gable. The proposed roof form is compatible with and subordinate to the main front-gabled roof form and does not detract from the building's historic character.

4.1 Preservation of historic character

The second-floor addition will require the removal of a relatively small roof area—not historic material. It is designed in a pared-down Craftsman style that is compatible with and differentiated from the existing building.

4.2 Location

The second-floor addition will connect to the existing house toward the rear of the roof, adjacent to an earlier second-floor addition.

4.3 Roof, fenestration, and siding

- 1) The second-floor addition's roof form and pitch reflect the form and pitch of the existing roof.
- 2) No windows on the addition are visible from the street.
- 3) The proposed 6" hardiplank siding is compatible with and differentiated from the siding of the existing house, which is 3" wood siding.

4.4 Size and scale of additions

The second-floor addition is set back approximately 30' from the primary façade and is subordinate to the existing house.

The project complies with the applicable standards.

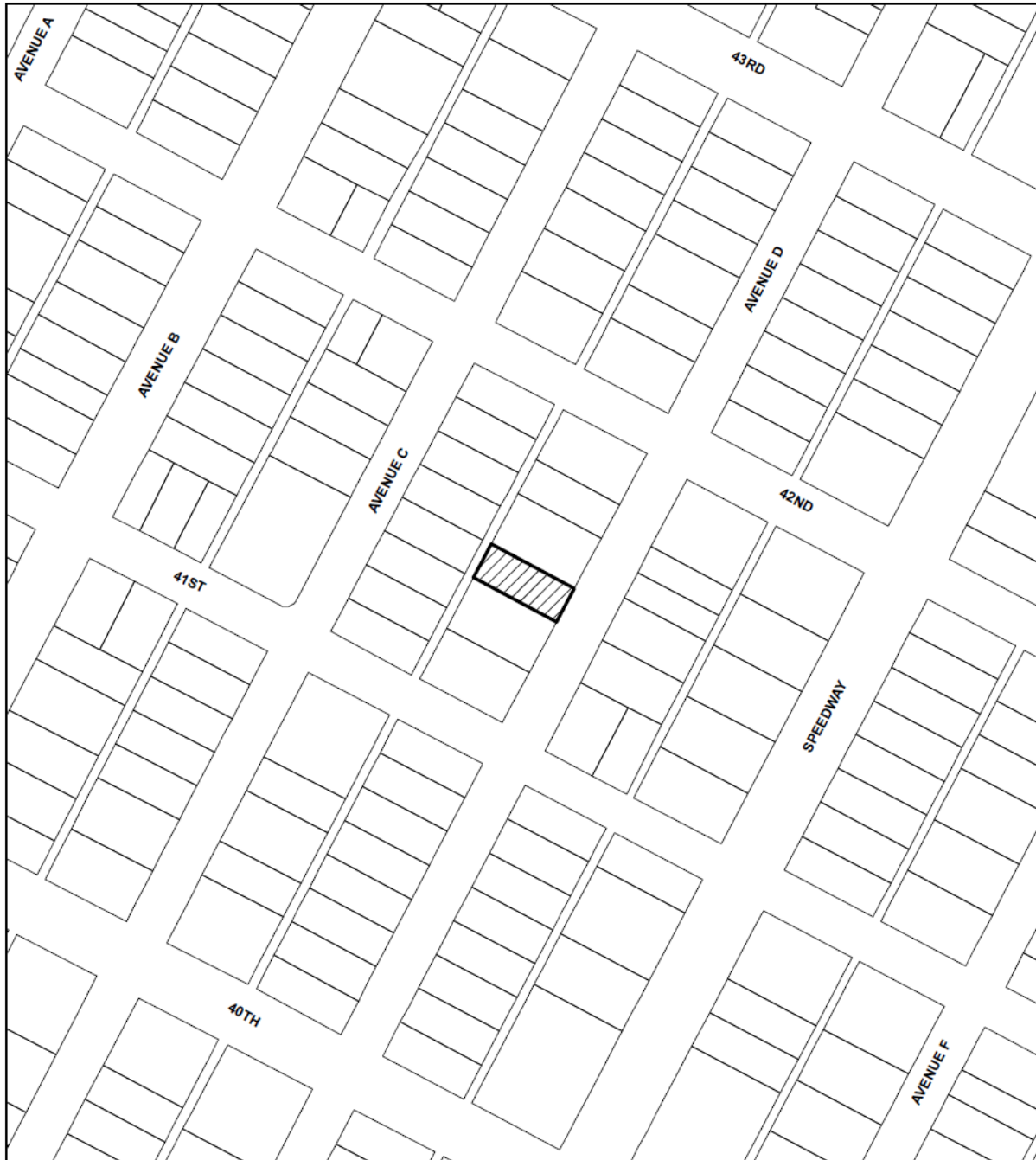
COA COMMITTEE RECOMMENDATIONS

Approve the proposed project.

STAFF RECOMMENDATION

Approve the proposed project.

MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2018-0014
LOCATION: 4106 Avenue D



1" = 166'

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PROPERTY INFORMATION

Photos



Primary (east) façade and south elevation of 4106 Avenue D.



Primary façade.