

HISTORIC LANDMARK COMMISSION
FEBRUARY 24, 2020
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2020-0002
4203 AVENUE H
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Construct a one-story rear addition, alter window openings on a secondary elevation, and construct a two-story accessory dwelling unit at the rear of the lot.

ARCHITECTURE

One-story, rectangular-plan house with gable roof, wood cladding, and 1:1 wood-sash windows covered with decorative wood shutters; gable-roofed entry porch.

PROJECT SPECIFICATIONS

The proposed project has three parts:

- 1) Construct a one-story rear addition to the building. The addition will be clad in wood to match existing, have wood-sash windows, and be capped by a gabled roof;
- 2) Enlarge an existing window opening and add a new window opening on the rear portion of the north (secondary) elevation; and
- 3) Construct a two-story accessory dwelling unit at the rear of the lot. The unit will have hardiplank siding, clad-wood windows, and a metal side-gabled roof. An attached one-story garage will be covered with a side-gabled roof and feature a roll-up garage door. The ADU will have a footprint of 646 square feet and will be set back 105' from the property line.

STANDARDS FOR REVIEW

The property is contributing to the Hyde Park Historic District. The following requirements from the historic district design standards apply to the proposed project:

Residential Standards: Additions

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.

The proposed project extends the covered front porch to be full-width, creating a false sense of history. Previously, the applicant proposed to construct an uncovered patio with low brick walls on the right side of the primary façade, a change that would be discernible as new. The proposed full-width porch does not meet this standard, but the patio would.

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.

The proposed project removes brick cladding, which sits on a separate perimeter foundation from the pier-and-beam house and is cracking and buckling. The project meets this standard.

4.3.1 Make the pitch and height of the roof of the addition compatible with that of the existing house.

The roof pitch and height of the addition match those of a previous rear addition and are compatible with those of the existing house. The addition roof remains lower than and subordinate to 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.

Windows on the addition will be minimally visible from the street. However, they will be compatible with those on the existing house.

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

The siding on the addition will match that on the existing house.

4.4.1 Design additions to have the same floor-to-ceiling height as the existing house.

The addition will have the same floor-to-ceiling height as the house.

4.4.3 Design additions so that they do not overwhelm the original building.

The one-story addition is located at the rear of the building and preserves the house's historic character.

Garage Apartments/Secondary Units

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

The new unit is located at the rear of the lot, with alley access, in keeping with the traditional development patterns of the district.

5.10.2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.

The new unit has simple massing and a side-gabled roof. Its shape, wood-like siding, and separated 1:1 clad-wood windows with simple trim are compatible with the primary building.

5.10.3. Use wood or wood-appearing garage doors.

The new unit will have a wood-appearing garage door.

The proposed project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2020-0002
LOCATION: 4203 Avenue H



1" = 125'

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 (west) façade.



Primary façade and south elevation.