

HISTORIC LANDMARK COMMISSION
OCTOBER 24, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2011-0018
4113 Avenue F
Hyde Park

PROPOSAL

Construct a new house on a vacant lot in Hyde Park.

PROJECT SPECIFICATIONS

The applicants propose the construction of a new single-family house on a vacant lot. The proposed house is a two-story roughly rectangular-plan front-gabled house with hardi-plank siding, a partial-width wraparound porch, composition shingle roof, and single and paired 1:1 aluminum-clad wood windows.

STANDARDS FOR REVIEW

The Hyde Park Local Historic District Design Standards provide:

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.

The applicants have chosen a traditional style house, with elements of Victorian vernacular and bungalow design; the house will be compatible with the Victorian Era houses and bungalows in the district. Staff and the Certificate of Appropriateness Review Committee have recommended that the applicants consider a steeper pitch to the overall composition of the house to render it more akin to its Victorian Era models, the use of glazing in the front door, and larger windows.

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 will be 8 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.

The house is at a height comparable to existing pier-and-beam houses in the district.

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 house is front-gabled with hipped-roof rear sections.

5.6: Entrances

Locate the primary entrance to the building on the front.

The primary door faces the street. The applicant has agreed to install a door with glazing rather than the door shown in the plans, in accordance with recommendations from the staff and the Certificate of Appropriateness Review Committee.

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 applicants are proposing horizontal 4” hardi-plank siding.

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 proposed garage is free-standing and located behind the house. It has a front-gabled roof with composition shingles and hardi-plank siding.

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.

Specifications for the driveway have not yet been provided.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness. The applicants have met the requirements of the Hyde Park Historic District Design Standards.

LOCATION MAP



-  SUBJECT TRACT
-  ZONING BOUNDARY

LOCAL HISTORIC DISTRICT

CASE#: LHD-2011-0018
LOCATION: 4113 Avenue F
GRID: J25, K25
MANAGER: ALYSON MCGEE



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.

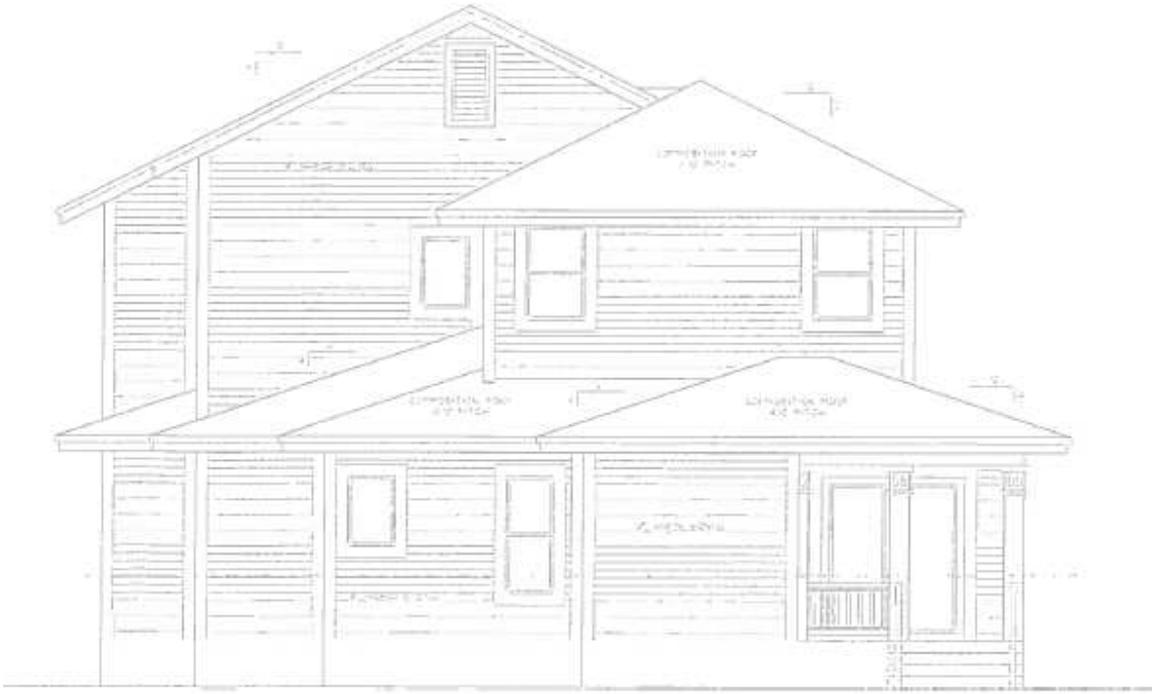
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FRONT ELEVATION

1/2" = 1' - 0"

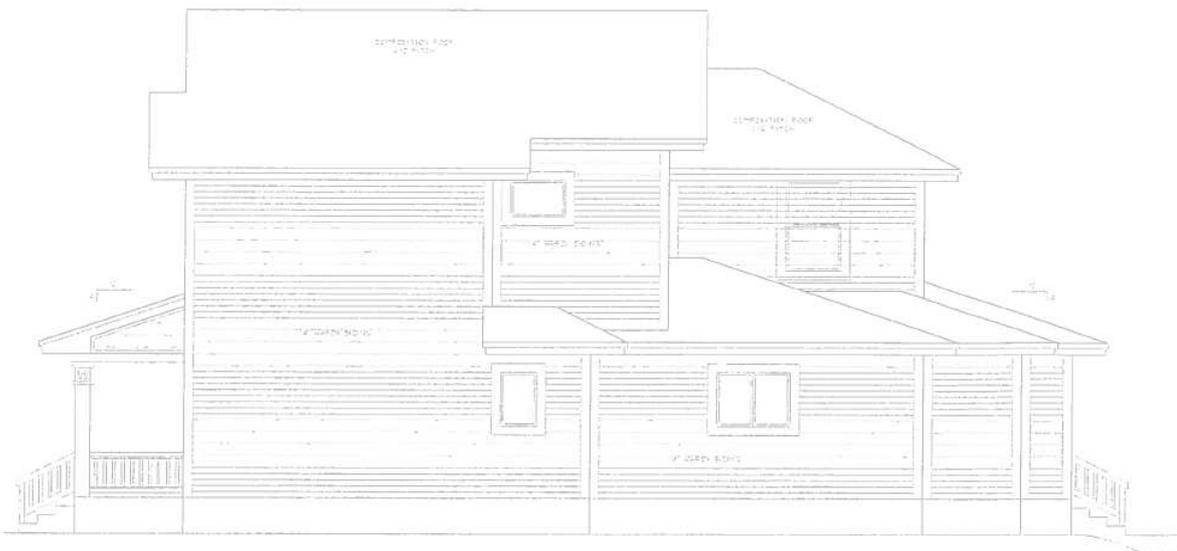
1/4" = 1' - 0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 11/11/17



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

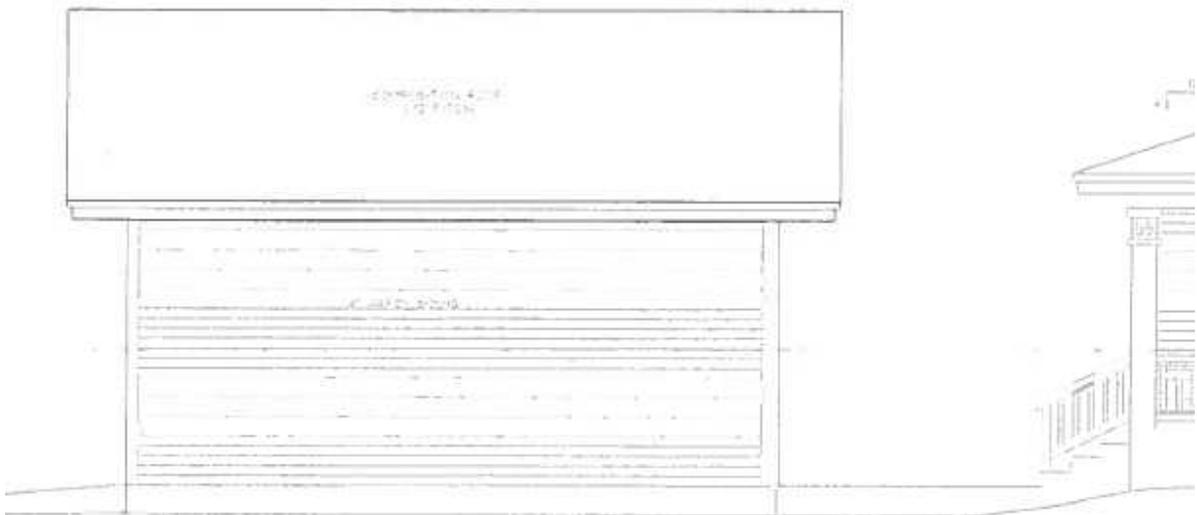
DATE: 11/11/17



LEFT SIDE ELEVATION

SCALE

1/4" = 1' - 0"



Detached garage