

HISTORIC LANDMARK COMMISSION
MAY 23, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2016-0009
4311 Avenue F
Hyde Park

PROPOSAL

Construct a two-story addition to the rear of a one-story house.

PROJECT SPECIFICATIONS

The applicant proposes a two-story addition to the rear of the existing one-story house. The proposed addition will have clipped cross gables, wood siding, and aluminum-clad windows. It is set back 15 feet from the front wall of the house.

STANDARDS FOR REVIEW

The Hyde Park Historic District Design Standards state:

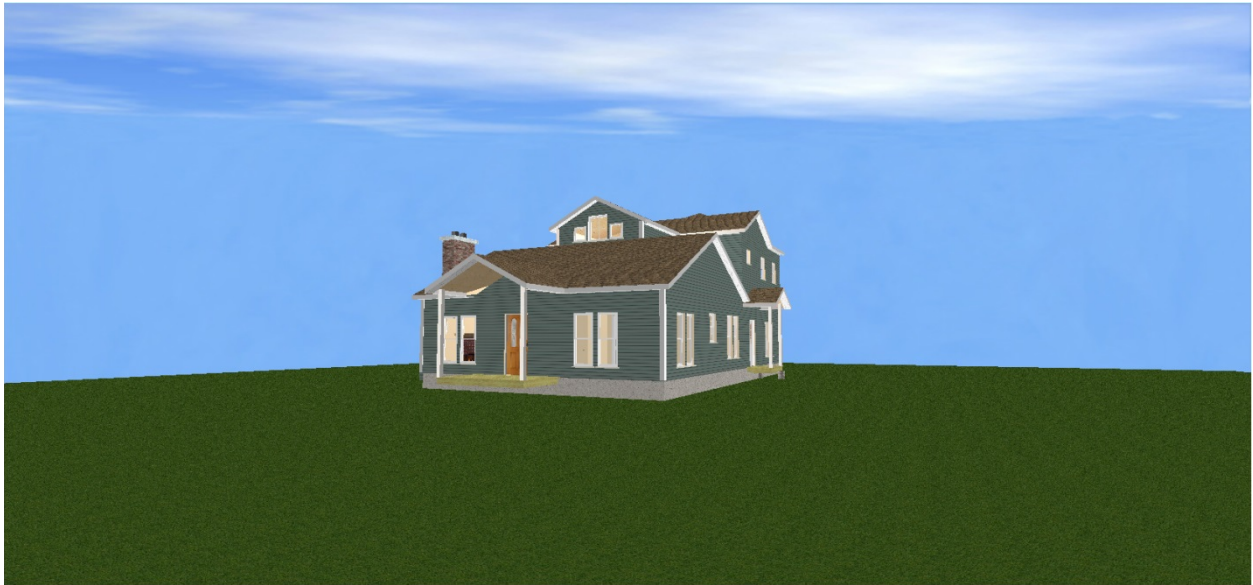
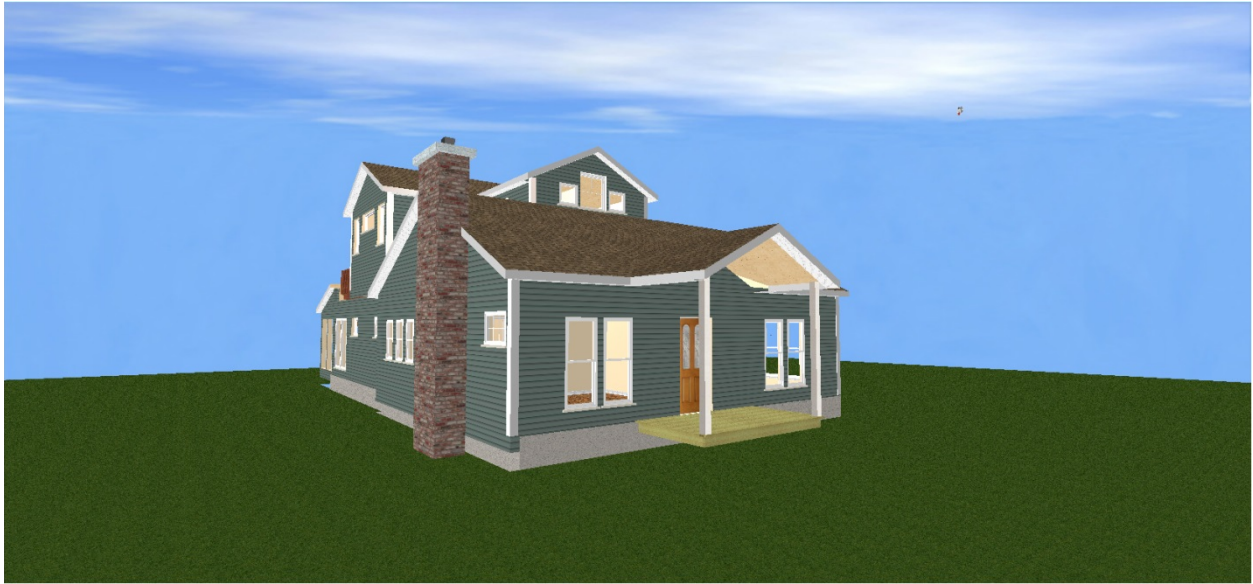
- Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.
- Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.
- Make the pitch and height of the roof of the addition compatible to that of the existing house. 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. Use exterior siding materials on the addition which match or are compatible with that of the existing house.
- Design additions to have the same floor-to-ceiling height as the existing house. Locate second-story additions at least 15 feet back from the front house wall. Design additions so that they do not overwhelm the original building.
- Recommendations:
 1. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
 2. Consider adding one-story additions to one-story houses.
 3. Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.
 4. Do not locate windows so as to invade the privacy of neighboring structures.

COMMITTEE RECOMMENDATIONS

The Committee liked the design of the addition but worried that the addition would loom over the existing house. The applicant has provided some perspective renderings that give a more accurate picture of the size and impact of the addition on the existing house.

STAFF RECOMMENDATION

Approve the project as proposed.





Applicant's project in Rosedale is of a very similar design and scale on a house of similar scale to 4311 Avenue F.