

**HISTORIC LANDMARK COMMISSION**  
**SEPTEMBER 26, 2016**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**LHD-2016-0014**  
**3913 Avenue F**  
**Hyde Park**

**PROPOSAL**

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Construct a garage apartment.

**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a garage apartment behind the house. The proposed garage apartment will have its entry off of 40<sup>th</sup> Street, and will be just over 24 feet tall. The exterior materials will be wood siding, with wood-framed windows and a shingle roof. There will be an exterior stairway to the second-story apartment, constructed of wood. The existing concrete driveway will be expanded with brick pavers. The lot size at this location is 9,572 square feet.

**STANDARDS FOR REVIEW**

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The Hyde Park Historic District Design Standards for secondary units and garage apartments state:

- Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.
- Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
- Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
- Use wood or wood-appearing garage doors.
- Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.
- 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.

**COMMITTEE RECOMMENDATIONS**

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Not reviewed.

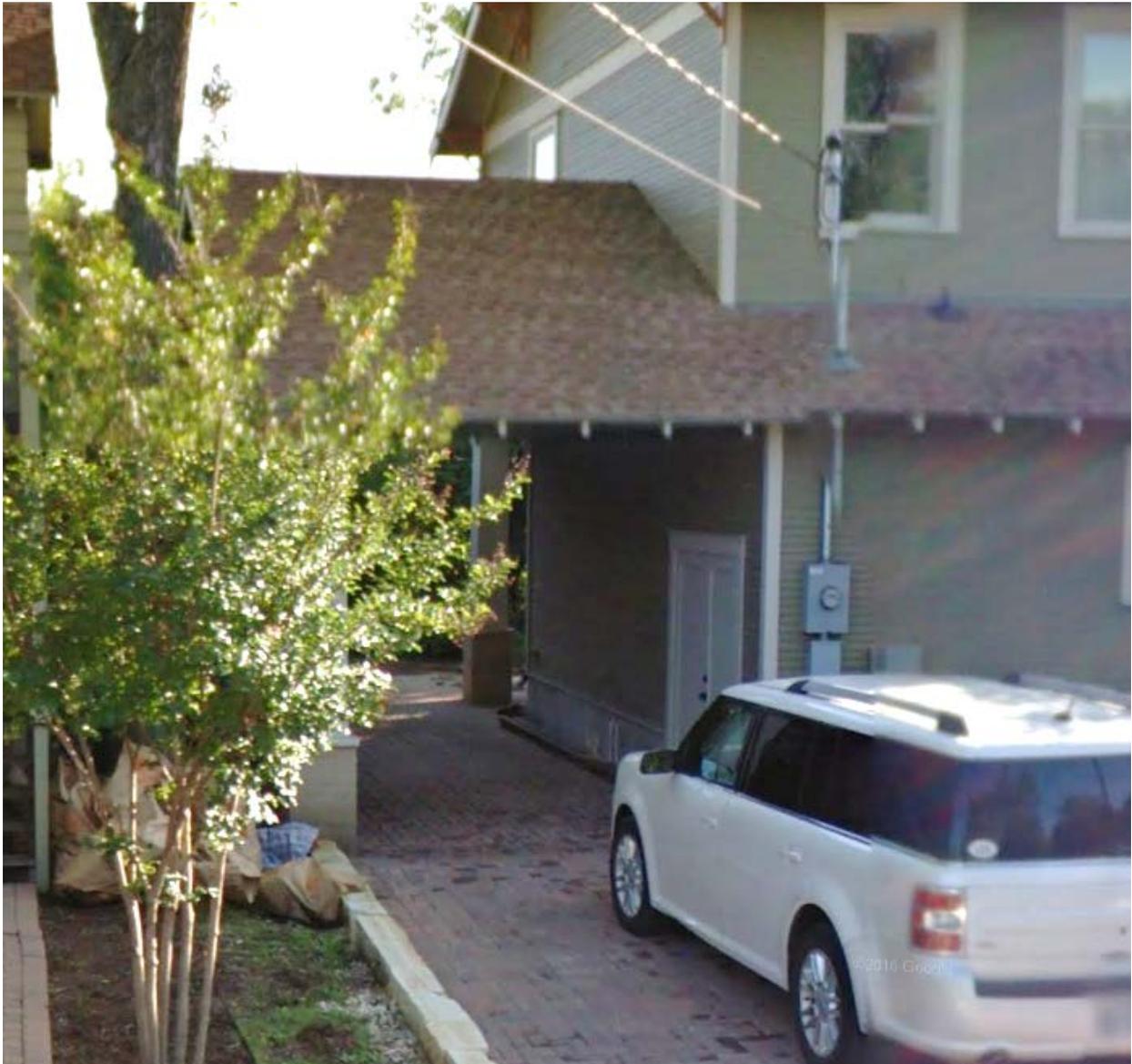
**STAFF RECOMMENDATION**

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Approve as proposed. The proposal meets all applicable design standards of the Hyde Park Historic District in that it is approached from the side street (this is a corner lot), complements the architectural character of the house, and uses wood garage doors.



3913 Avenue F from the corner of 40<sup>th</sup> Street.



Existing porte-cochere and driveway on the 40<sup>th</sup> Street side of the house.