

HISTORIC LANDMARK COMMISSION
APRIL 24, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0003
4012 Avenue G
Hyde Park

PROPOSAL

Construct a two-story rear addition.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a two-story rear addition to a one-story frame bungalow. The proposed addition will have a front-facing gable, a partial-width inset porch, and paired 1:1 fenestration to complement the architectural features and details of the existing house. The proposed addition will have decorative bargeboards that match those on the existing house, and the addition will be set behind the side-gabled roofline of the existing house.

STANDARDS FOR REVIEW

The Hyde Park Historic District Design Standards applicable to this project include:

- 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 hall of the house. Design additions so that they do not overwhelm the original building.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.




COMMITTEE RECOMMENDATIONS

The Committee had several recommendations to the applicants to change their design. The applicants have returned with the instant proposal that addresses the Committee's concerns.

STAFF RECOMMENDATION

Approve as proposed. The design for this addition now meets the applicable design standards for the historic district.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2017-0003
LOCATION: 4012 Avenue G

1" = 333'

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