

HISTORIC LANDMARK COMMISSION
AUGUST 28, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0022
4207 Avenue H – Hyde Park Historic District

PROPOSAL

Construct a first- and second-story addition to an existing duplex.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a first and second addition to an existing duplex. The first floor addition will be 160 square feet, and will consist of a bump-out on each side of the house. Each bump-out will have a side-gabled roof to match the existing roof on the house, fiber cement siding, and fenestration complementary to the existing house. The first-floor additions will extend approximately 3 feet out from the existing house, and will be approximately 14 feet behind the front wall of the house.

The second-story addition will be 929 square feet, and will be centered on the house, set at the ridge-line of the existing side-gabled roof, 14' – 2" back from the front wall of the house. The second-story addition will be front-gabled, and will have fiber cement siding and a composition shingle roof. Fenestration in the addition will be complementary to that on the existing house in terms of placement, size, and materials. The front wall of the second-story addition will be blank. Windows in the additions will be Marvin Integrity extruded fiberglass windows.

The duplex is contributing to the Hyde Park Historic District.

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 wall, defined as the exterior wall closest to the street. Design additions so that they do not overwhelm the original building.

COMMITTEE RECOMMENDATIONS

Reviewed in February, 2017; the applicant has made the changes recommended by the Committee to maintain the existing siding, windows, and screens on the original part of the duplex and to differentiate the additions from the existing house.

STAFF RECOMMENDATION

Approve as proposed with the recommendation that the applicant move the second story addition back another 10 inches to be in full compliance with the Hyde Park Historic District Design Standards, and consider some sort of architectural feature to break up the blank wall of the front of the second-story addition. Otherwise, the applicant has fully complied with the recommendations of the Certificate of Appropriateness Review Committee and the Hyde Park Historic District Design Standards.



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2017-0022

LOCATION: 4207 Avenue H

1" = 142'

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