

HISTORIC LANDMARK COMMISSION
DECEMBER 11, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0022
4207 Avenue H
Hyde Park

PROPOSAL

Reconstruct the duplex that was taken down to the studs.

PROJECT SPECIFICATIONS

The applicant proposes the reconstruction of the original part of the duplex as part of the larger project to construct the addition previously approved by the Commission. The original section of the duplex will be rebuilt using Pattern 117 wood siding on the original part of the building, including the front porch, a decorative eyebrow and grill to match the existing on the house above the front porch gable, rafters with decorative ends, and a composition shingle roof. The front porch will have tapered round composite columns, bases, and caps on the existing masonry bases. Windows in the reconstruction of the original part of the house will be Marvin Integrity windows in the same dimensions and configuration as the windows that existed in the house prior to its deconstruction. The screens previously on the house will be reproduced. The specifications for the rear two-story addition remain the same as previously approved by the Commission.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval of the proposal with the added direction to use as much salvaged material in the reconstruction as possible.

STAFF RECOMMENDATION

Approve as proposed with the Committee's recommendation for re-use of salvaged material as much as possible.