

HISTORIC LANDMARK COMMISSION
 FEBRUARY 26, 2018
 APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 LHD-2017-0014
 4008 Avenue C
 Hyde Park Historic District

PROPOSAL

Construct a two-story rear addition to a ca. 1916 house. The house is a contributing property in the Hyde Park Historic District. The Commission approved a renovation of the house, demolition of a one-story rear addition, and a previous version of the new addition on June 26, 2017.

PROJECT SPECIFICATIONS

The proposed addition is clad in wood siding to match that on the existing house and capped by a hipped roof covered in asphalt shingles. Fenestration includes single and paired single-hung clad-wood windows to match those on the existing house. Sliding glass doors are located on the north (side) and west (rear) elevations. The addition's main two-story massing is connected to the existing house by a one-story gable-roofed modern-style hyphen with a glazed door and full-height fixed windows. The addition has a footprint of 506 square feet.

STANDARDS FOR REVIEW

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

- *4.1. 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.*
 The proposed addition minimizes the removal of historic fabric by connecting with a hyphen, and reflects the form and style of the existing house.
- *4.2. Locate new additions and alterations to the rear or the rear side of the building so that they will be less visible from the street.*
 The proposed addition is located at the rear of the existing house.
- *4.3.1. Make the pitch and height of the roof of the addition compatible to that of the existing house.*
 The roof of the proposed addition matches the pitch and height of the existing house.
- *4.3.2. 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.*
 Windows in the addition are compatible with those on the existing house.
- *4.3.3. Use exterior siding materials on the addition which match or are compatible with that of the existing materials.*
 The wood siding on the addition matches that on the existing house, even as the addition is differentiated from the existing house via the modern hyphen.
- *4.4.1. Design additions to have the same floor-to-ceiling height as the existing house.*
 The floor-to-ceiling heights on the addition match those on the existing house.

- *4.4.3. Design additions so that they do not overwhelm the original building.*
The two-story addition is taller than the existing house, but it is set back and subordinate to the house in terms of lot placement and its connection via a hyphen.

The project meets the design standards for the historic district.

COA COMMITTEE RECOMMENDATIONS

The committee recommended the following change to the revised plans:

- Pull back paired windows from the southeast corner




No changes have been made.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2017-0014
LOCATION: 4008 Avenue C



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PROPERTY INFORMATION

Photos



Primary façade of 4008 Avenue C.