

**HISTORIC LANDMARK COMMISSION**  
**MAY 21, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
 LHD-2018-0011  
 4307 Avenue C  
 Hyde Park Historic District

### **PROPOSAL**

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Complete alterations and construct a one-story addition to a ca. 1910 house. The house is a contributing property in the Hyde Park Historic District.

### **PROJECT SPECIFICATIONS**

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The applicant is proposing to construct a one-story rear addition to the existing house. The proposed addition will be primarily clad in stucco, with copper sheets framing an outdoor gas fireplace on the south (secondary) elevation. It will be capped by a shed roof covered in composition shingles to match the existing roof; 48' and 24' overhangs are proposed for the south side. Fenestration includes casement, awning, and fixed clad-wood or wood-sash windows designed to match the wood-sash windows on the existing house. Entrances include fully-glazed wood doors with transoms above. The addition will have a footprint of 868 square feet.

Changes to the existing building are limited to:

- The removal of a modern entrance and modern sliding window on the rear wall
- The removal of a double-hung wood-sash window on the rear wall where the addition will connect

### **STANDARDS FOR REVIEW**

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The Hyde Park Design Standards are used to evaluate proposed changes within the historic district. The standards applicable to this project include:

#### *1.3 Avoidance of false historicism*

The proposed addition is designed in a modern style and does not create a sense of false historicism.

#### *4.1 Preservation of historic character*

The addition will require the removal of a relatively small amount of historic fabric, none of which is on the primary façade. The addition is designed in a modern style that is compatible with and differentiated from the existing house.

#### *4.2 Location*

The addition will connect to the existing house via the rear wall. It is subordinate to the existing house.

#### *4.3 Roof, fenestration, and siding*

- 1) The addition's roof height is slightly lower than the height of the existing roof. The proposed roof is a shed roof with a shallow slope.
- 2) No windows on the addition are visible from the street.
- 3) The proposed stucco siding is compatible with and differentiated from the siding of the existing house.

*4.4 Size and scale of additions*

No changes are proposed to the primary façade of the house.

The project complies with the applicable standards.

**COA COMMITTEE RECOMMENDATIONS**

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Not reviewed.




**STAFF RECOMMENDATION**

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Approve the proposed project.

## MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

### NOTIFICATIONS

CASE#: LHD-2018-0011

LOCATION: 4307 AVENUE C

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## PROPERTY INFORMATION

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### *Photos*



*Primary (west) façade of 4307 Avenue C.*