

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**MAY 24, 2021**  
**2021-058680 PR**  
**HYDE PARK HISTORIC DISTRICT**  
**4006 1/2 AVENUE B**

**PROPOSAL**

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Construct a two-story rear addition to a one-story contributing building. Replace existing windows and doors.

**PROJECT SPECIFICATIONS**

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- 1) Partially demolish rear of residence.
- 2) Construct a two-story addition. The proposed addition is set back approximately 15' from the front wall of the house. It has a compound gabled roof with shed dormers at secondary elevations. It is clad in horizontal wood siding. Single and paired 1:1 wood windows are regularly spaced throughout. The addition's eaves feature exposed rafter tails and brackets to mimic existing.
- 3) Replace windows with 1:1s.

**ARCHITECTURE**

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The existing building is a one-story Craftsman bungalow with horizontal wood siding, 4:6 paired and single windows, a partial-width porch supported by tapered columns, and a gabled roof with exposed rafter tails and triangular knee braces at eaves.

**STANDARDS FOR REVIEW**

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The Hyde Park Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

*1.2: Retention of Historic Style. Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.*

*1.3: Avoidance of False Historicism. Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a "historic" appearance it never had.*

*1.4: Appropriate Treatment Options for Contributing or Potentially Contributing Structures. Preserve the historic fabric: Repair deteriorated historic features and architectural elements.*

The proposed addition retains some aspects of the building's historic style but changes its scale. It is differentiated in scale and placement but includes exposed rafter tails and triangular knee braces that may not be appropriate for new construction. The proposed cladding appears to match the existing building's horizontal siding. However, existing historic-age windows will be replaced.

*3.1: Front of Houses. Retain the historic facade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance as the historic material.*

*3.2: Doors and Doorways. Do not enlarge, alter, or relocate single doorways on the facade of the house. Retain and repair an original entry door. In cases where replacement of an original entry door is required, or where the house does not have the original door, choose a replacement door that is compatible in terms of design and appearance with the historic character of the house. Retain the glazing (window or glass) in its original configuration on doors that contain glass. Look to other houses of similar age and style in choosing a replacement door, or consult publications, catalogs, or design professionals to determine the appropriate door styles and materials for the age and style of your house.*

*3.3: Windows. Repair or rehabilitate the original windows and screens. Do not use tinted glass or tinted film on original windows. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.*

*3.4: Porches.* Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with screening, glass, or other enclosure materials. Screens are appropriate for rear porches or other porches, including second-floor front porches.

*3.5: Roofs.* Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers. In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

The proposed project retains the exterior wall materials, roof pitches and materials, and porch at the portion of the historic house that will remain. It replaces the existing non-historic-age door, though elevations provided do not specify details. Existing multilight windows will be replaced with 1:1 windows in the portion of the historic house to remain, but it does not appear that window openings will be altered on this portion of the house.

*4.1: Preservation of Historic Character.* 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.

*4.2: Location.* Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.

*4.3: Roof, Fenestration, and Siding.* 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.

*4.4 Size and Scale of Additions.* Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15' back from the front house wall. The front house wall is the exterior wall closest to the street. Houses on corner lots have only one front wall. Design additions so that they do not overwhelm the original building. Do not raise a first story to become a second story.

The proposed project does not remove any portion of the front façade, though it does affect historic fabric at the side elevations of the house. The historic building's rear elevation has been modified. The proposed addition is located at the rear of the building and is set back approximately 15' from the front house wall. Its regular fenestration pattern, roof pitch, and siding are all compatible with the historic building; however, its relative size and height compared to the remaining portion of the historic home, as well as the complex roofline, appear overwhelming.

The project meets some of the applicable standards.

#### **STAFF RECOMMENDATION**

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Consider referral to the June meeting of the Architectural Review Committee.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HR 21-063830  
LOCATION: 4006 1/2 AVENUE B



1" = 208'

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