

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
MAY 3, 2023
HR-2023-043047
HYDE PARK HISTORIC DISTRICT
4200 AVENUE H

PROPOSAL

Rehabilitate and construct an addition to a contributing house.

PROJECT SPECIFICATIONS

- 1) Remove deteriorated rear additions, non-historic dormers, and non-historic porch (permitted ca. 1953-1958 and 1981). Salvage wood where possible.
- 2) Construct new porch based on neighboring contributing buildings' porches. The proposed new porch features turned wood posts and balusters, a beadboard ceiling, and composite board floor.
- 3) Replace failing foundation with concrete piers.
- 4) Replace roof with standing seam or zinc roof system.
- 5) Restore historic windows in original portion of house. Restore historic siding, trim, and decorative details.
- 6) Construct a new addition. The proposed addition is two stories in height, clad in fiber cement horizontal siding and shingles. It is sited at the rear-side of the historic portion of the house, roughly in the location of the existing additions. A front-facing gablet is also included, with shingle siding and an arched window. Fenestration includes metal-clad 2:2 and fixed wood windows and a divided-pane secondary entrance at the two-story addition. The addition's low-sloped porch roof is supported by turned posts matching the reconstructed porch posts at the original house.

ARCHITECTURE

One-story Folk Victorian house with horizontal wood siding, jigsaw trim and scalloped shingles at gable ends with bay windows, and 2:2 wood windows.

DESIGN STANDARDS

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

1. General Standards

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.

The proposed project retains original character-defining elements of the remaining original house. Though the two-story addition is larger in scale, it appears sufficiently set back from the main house. The applicant has amended the design to reduce the visual impact of the taller roof.

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. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

The proposed project bases the reconstructed porch on similar historic buildings' porches nearby. Decorative elements, siding, and fenestration at new portions of building appear mostly differentiated in material and profile, though omission of decorative jigsaw trim at new gables would enhance differentiation.

1.4: Appropriate Treatment Options for Contributing or Potentially Contributing Structures

1. Preserve the historic fabric: Repair deteriorated historic features and architectural elements.

2. Reconstruct missing or un-repairable architectural features with the following: a) Recycled historic materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature, if available. b) New material that approximates the size and matches the scale, profile, and appearance of the historic material.

Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

The proposed project preserves and rehabilitates existing historic fabric, reconstructing missing features appropriately.

3. Residential Standards: Single Family and Contributing Multifamily - Preservation and Restoration

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.

The proposed project repairs historic-age windows, siding, and trim at the original portion of the house.

3.2: Doors and Doorways

1. Do not enlarge, alter, or relocate single doorways on the façade of the house.

2. 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.

3. 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.

Proposed doors appear appropriate. The project restores original doorways where extant.

3.3: Windows

1. Repair or rehabilitate the original windows and screens.

2. The energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass, or frames, such as weatherstripping, insulating weight pockets, adding insulated glass and the necessary additional balancing weights, or adding a clear interior film, or a combination of these methods.

3. Do not use tinted glass or tinted film on original windows.

4. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.

The proposed project rehabilitates original windows where extant.

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.

The proposed project replaces a non-original porch with a more appropriate porch design based on nearby historic resources, differentiated by new materials.

3.5: Roofs

1. 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.

2. 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 applicant has amended the project to retain more of the original roof articulation.

4. Residential Standards: Additions to Contributing Single Family and Multi-Family Structures

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.

The proposed addition requires removal of only non-historic rear additions and dormers. A small portion of the roof at the front elevation will be removed to accommodate a new dormer. The proposed rear addition appears 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. Save for the new dormer, the proposed addition is located to the rear-side of the building.

4.3: Roof, Fenestration, and Siding

1. *Make the pitch and height of the roof of the addition compatible to that of the existing house.*
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.*
3. *Use exterior siding materials on the addition which match or are compatible with that of the existing house.*

The applicant has amended the design to make the roof pitch and height more compatible with the existing house. Windows and siding appear compatible.

4.4 Size and Scale of Additions

1. *Design additions to have the same floor-to-ceiling height as the existing house.*
2. *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.*
3. *Design additions so that they do not overwhelm the original building.*
4. *Do not raise a first story to become a second story.*

The proposed addition appears to have the same floor-to-ceiling height as the existing house, and is set approximately 18' from the front wall of the house.

Summary

The project mostly meets the applicable standards.

PROPERTY EVALUATION

The property contributes to the Hyde Park Historic District.

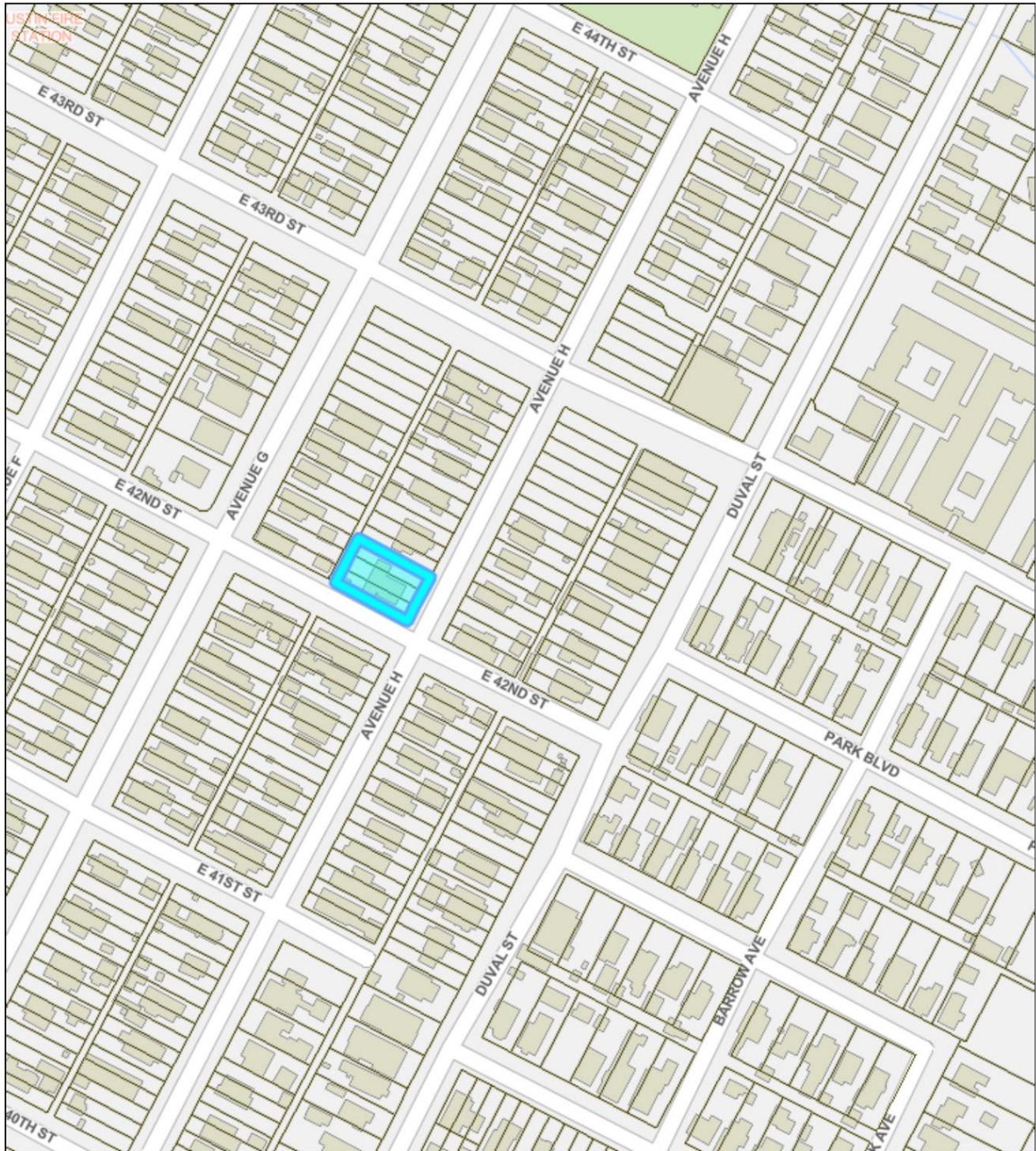
COMMITTEE FEEDBACK

Amend the design to make more of the historic roofline visible to the intersection of the gables. Reduce roof mass.

STAFF RECOMMENDATION

Approve the application. The applicant has amended the proposal in response to committee feedback.

LOCATION MAP



Lot Lines

Lot Line



1: 2400

4/14/2023

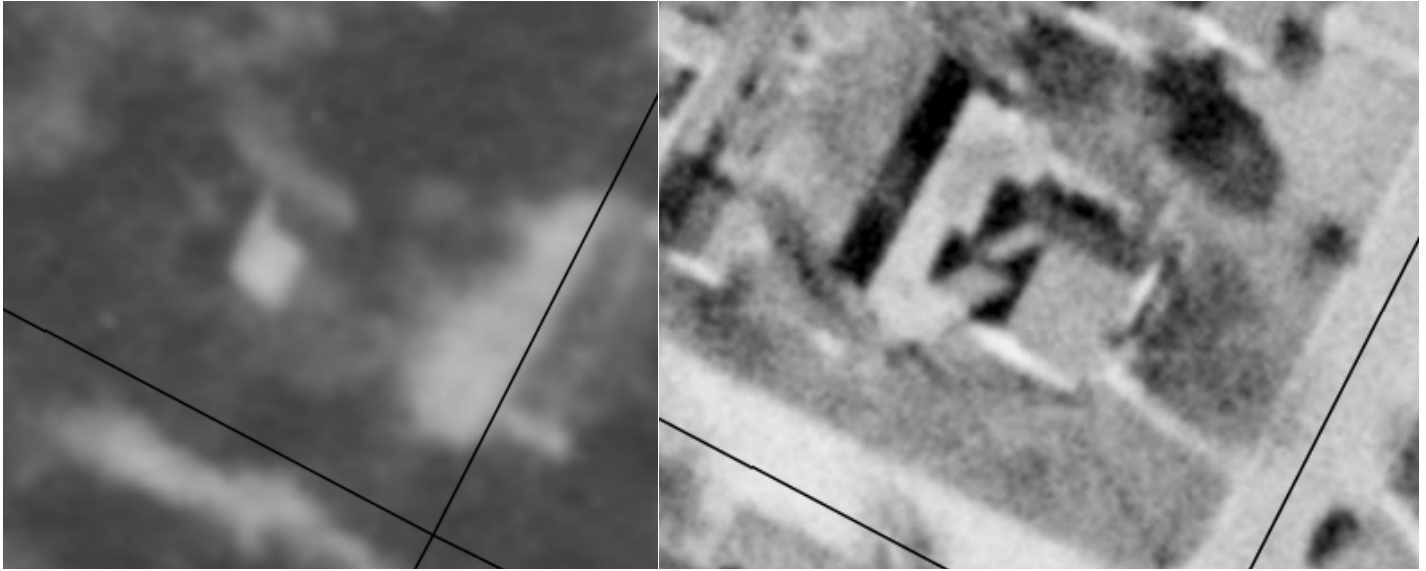
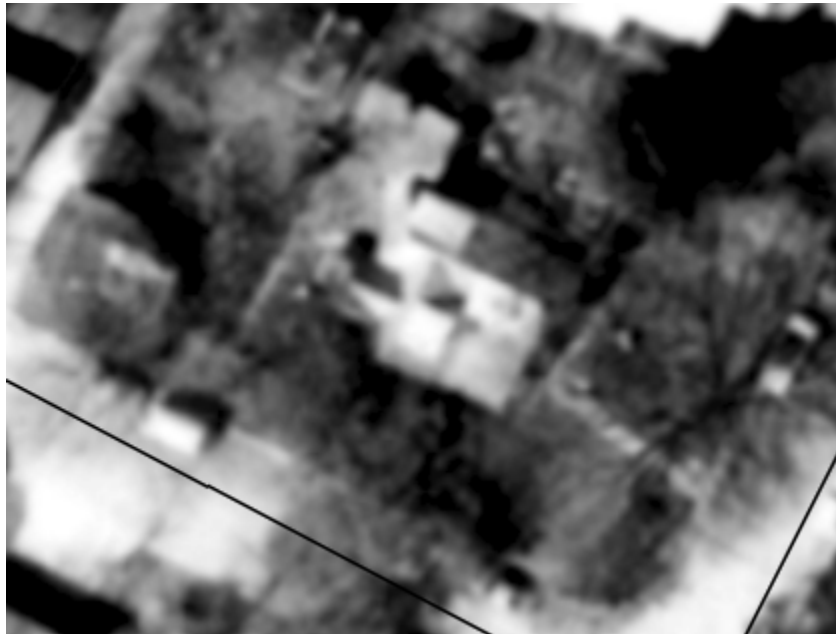
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PROPERTY INFORMATION

Aerial photos*1940, 1958**1976*