HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
NOVEMBER 1, 2023
HR-2023-122539; GF-2023-130912
HYDE PARK HISTORIC DISTRICT
3904 AVENUE G

PROPOSAL

Construct an accessory dwelling unit at the rear of the lot.

PROJECT SPECIFICATIONS

The proposed ADU is one story in height, clad in vertical tongue-and-groove wood siding. It has a low-slope roof, covered entryway and patio, and undivided fixed and casement windows of varying proportions and configurations. Fenestration is irregularly placed throughout. The entryway faces toward East 39th Street.

DESIGN STANDARDS

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

5. Residential Standards: New Construction of Single-Family Structures
5.10: Garage Apartments/Secondary Units
1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
The proposed ADU is located on the site of a demolished detached garage, which originally faced East 39th Street. Its front door and parking area face East 39th.

2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
The proposed ADU somewhat represents the blocky massing and large windows of the main building, but its flat roof and vertical wood siding do not appear to reflect the main house's character. However, the building will be hidden from view from Avenue G. While it will be visible from East 39th Street, this section of the street appears to be mostly rear access to adjacent properties facing Avenues G or F.
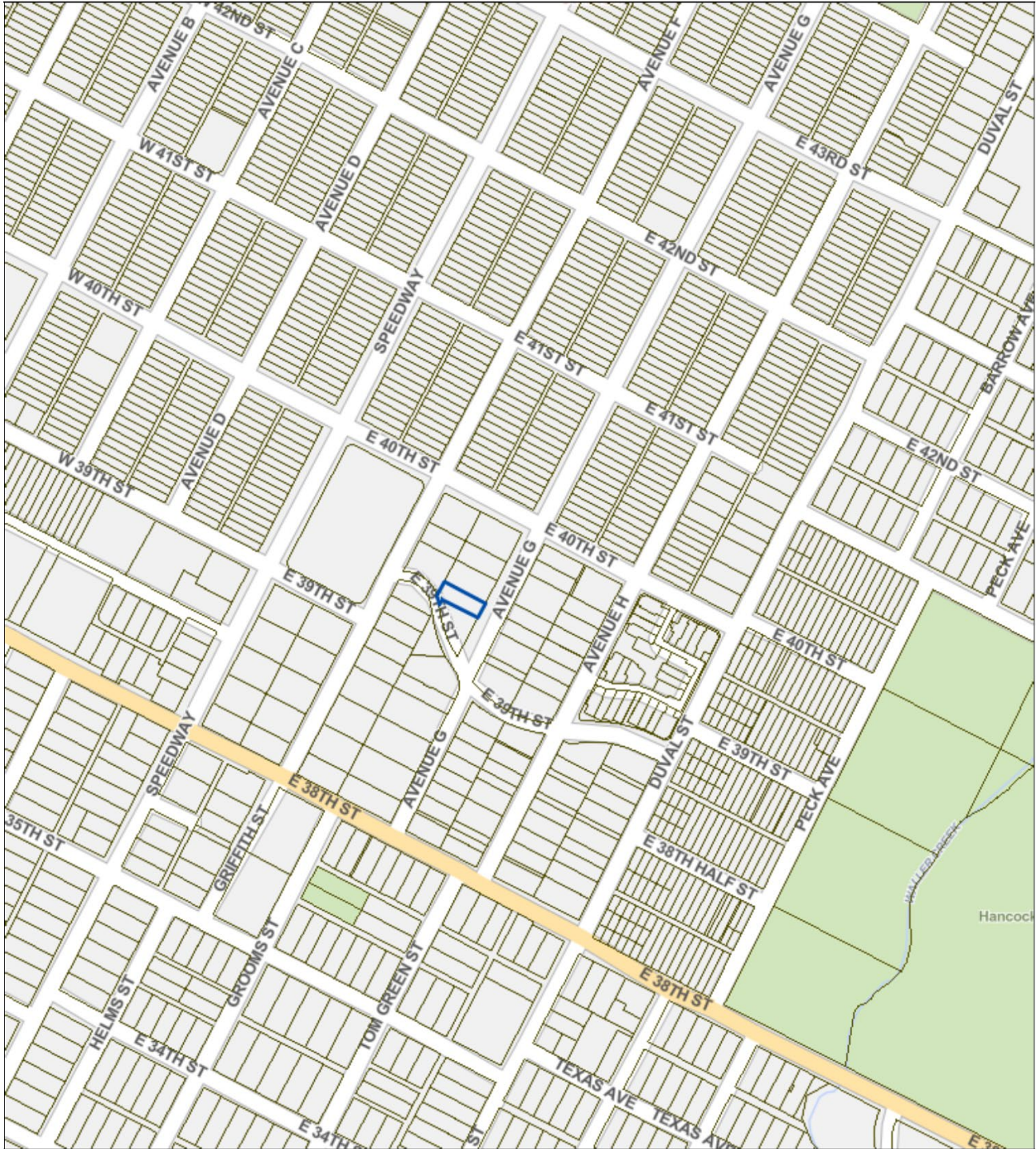
Summary
The project somewhat meets the applicable standards.

STAFF RECOMMENDATION

Encourage the applicant to include windows on the front elevation of the ADU but approve the application as-is, as the building will be minimally visible from the primary street.

LOCATION MAP

Lot Lines
Lot Line

1: 4800

10/17/2023

GF 23-130912

3904 AVENUE G

Photos

Aerial view of street orientation, Google Earth