

HISTORIC LANDMARK COMMISSION  
SEPTEMBER 24, 2012  
CERTIFICATE OF APPROPRIATENESS  
LHD-2011-0020  
4008 Duval Street  
Hyde Park Local Historic District

**PROPOSAL**

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Construct a two-story rear addition on a contributing c. 1934 single-family residence.

**PROJECT SPECIFICATIONS**

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The existing c. 1934 house is a 1,274 sq. ft. one-story, cottage with multiple front gables with decorated vergeboards. The smaller, projecting front gable is supported by square front columns, and has faux decorative brackets in the eaves. The concrete porch has a low painted metal railing. The façade has one single, double-hung window and a set of three, double-hung windows, as well as a gable vent. The house is clad in a medium width, horizontal siding.

The applicant proposes to construct a new approximately 950 sq. ft., two-story rear addition. The new addition will have roof pitches, siding materials, and window configurations similar to the existing house, except for the gables, which will have board and batten siding. There will be a rear facing garage incorporated into the addition that will be accessed from an alley driveway.

There are no changes proposed to the façade or side elevations of the existing house.

**STANDARDS FOR REVIEW**

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The existing house is a contributing property in the Hyde Park Local Historic District. The Hyde Park Local Historic District Design Standards for new buildings state:

*General Standards*

***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 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.

***1.5: Energy Efficiency***

Historic preservation and energy efficiency can work hand-in-hand. Do not change the architectural character of a contributing structure to maximize energy efficiency; instead, develop a compatible means of preserving a contributing structure and conserving energy.

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

#### ***3.1: Front of Houses***

*Houses in Hyde Park uniformly face the street, generally with a visible front door and with windows facing the street.*

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***

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.

#### ***3.3: Windows***

*Original windows are one of the most important features of the façade of a house and define the character of the contributing buildings in the district. Many contributing structures in Hyde Park still retain their old-growth wood 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. .

#### ***3.4: Porches***

*Front porches are an integral part of the character of homes in Hyde Park. Consider the architectural style of the house if making decisions about changes to the front porch.*

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***

*The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for*

*the bungalows and other twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional nineteenth century residences had metals roofs, but during the twentieth century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by composition shingles in the early- to mid-twentieth century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the twentieth century.*

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.

*Recommendation:* Consider replacing any original dormers that can be documented when roof work is done.

### ***3.6: Chimneys***

Preserve existing chimneys. Use original or similar replacement materials to rebuild a fallen or unstable chimney.

### ***3.7: Garages***

*Garages have traditionally been located to the rear of the lot and separate structures. They are constructed in a simple but complementary design to the main building.*

1. When rebuilding an original garage or adding a second story to it, preserve the roof pitch and style of siding.
2. When installing new garage doors, make them complementary in design to the original structure.

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

*Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.*

### ***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***

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.

***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.

***Recommendations:***

1. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
2. Consider adding one-story additional to one-story houses.
3. Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.
4. Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.
5. Do not locate windows so as to invade the privacy of neighboring properties.

The new addition, although two-story, is on the rear of the house, nearly 30'-0" from the existing front wall. The roof pitches, window configuration, siding and roof materials are compatible with those of the original house. The garage is attached; however being rear-facing does not detract from the character of the historic district. The project as presented meets the Hyde Park Local Historic District Design Standards.

**COMMITTEE RECOMMENDATION**


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Approve the design as proposed, providing an exception to the Hyde Park Local Historic District Design Standards for the attached garage.

**STAFF RECOMMENDATION**


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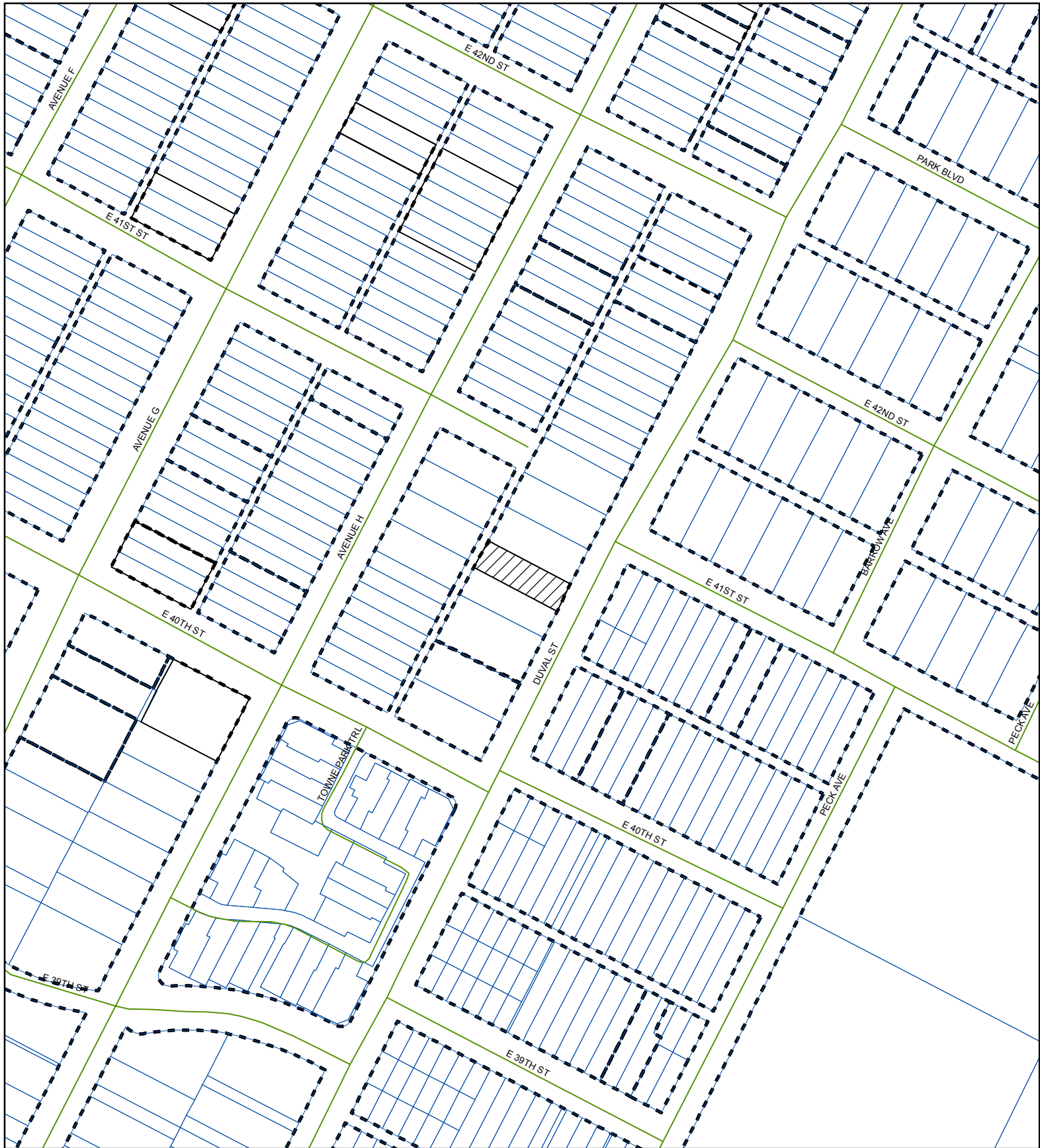
Approve the design as proposed, providing an exception to the Hyde Park Local Historic District Design Standards for the attached garage.

PHOTOS

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CASE#: LHD-2012-0020  
 LOCATION: 4008 Duval Street



-  SUBJECT TRACT
-  ZONING BOUNDARY



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