

HISTORIC LANDMARK COMMISSION
JULY 28, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2014-0005
3907 Avenue C
Hyde Park

PROPOSAL

Construct a rear addition to a contributing house; replace windows; reconfigure the front porch.

PROJECT SPECIFICATIONS

The proposed addition will rise from the existing side-gabled roof at the back of the house, and will have stucco siding to match that existing on the house. The applicant proposes replacing the existing double-hung 6:6 windows on the front of the house with double-hung 6:6 windows in the same configuration. The front-gabled entry hood will be revised to give a more open appearance in the tympanum, but will otherwise retain the same configuration as existing. The existing metal stair railings on the house will be retained and re-used.

STANDARDS FOR REVIEW

The Hyde Park Design Standards state:

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

1.3: Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis. 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 for developing an appropriate size, scale, and massing for a proposed exterior change.

3.1: Retain the historic façade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible.

3.3: Repair or rehabilitate the original windows and screens. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.

3.4: 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.

3.5: 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. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material. Metal roofs are also acceptable.

4.1: 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: 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: 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: Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15 feet back from the front house wall. Design additions so that they do not overwhelm the original building. Do not raise a first story to become a second story.

In addition, the Commission uses the following standards for reviewing all Certificates of Appropriateness:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

Approve as proposed.

STAFF RECOMMENDATION

Approve as proposed.