

**HISTORIC LANDMARK COMMISSION**  
**MAY 18, 2015**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**LHD-2015-0003 and LHD-2015-0004**  
**3814 and 3816 Duval Street**

**PROPOSAL**

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Construct two new units on each lot. There will be a main unit at the street and an ancillary unit in the rear.

**ARCHITECTURE**

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Currently vacant lots

**PROJECT SPECIFICATIONS**

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On each lot build two units in a neo-craftsman style. All of the buildings will be frame buildings. The front two buildings will be one and half stories in the front with a partial width front porch and a dormer. In the rear the building is a full two stories. They are hipped roofs with a cross gable on the front. They use cementitious fiber board lap siding cedar batten siding, and composition shingles on the roof. A small one car shed roof garage is built just to the rear of the main house. The rear ancillary structure is a one story building with a partial 2nd story on part of the building. The building is sided cementitious fiber board lap siding cedar batten siding, and cedar shakes. There is a one car car-port on the side of the building.

**STANDARDS FOR REVIEW**

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**5. Residential Standards: New Construction of Single Family Structures**

Local Historic District designation does not prevent change, but instead provides design parameters that work with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding 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.

**5.1: Massing, Scale, and Architectural Elements**

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

**5.3: Porches**

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

**5.4: Height**

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

#### 5.5: Roofs

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

#### 5.6: Entrances

Locate the primary entrance to the building on the front.

#### 5.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

#### 5.8: Chimneys

Do not use wood siding on a chimney.

#### 5.9: Garages

Construct new garages to be detached and located to the rear of the lot. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.

#### 5.10: Garage Apartments/Secondary Units

Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. Use wood or wood-appearing garage doors.
4. Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.

#### 5.11: Driveways

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house. Locate driveways from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. Do not design or construct a circular drive in front of the house.

#### 5.12: Fences

Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Design fences with materials that are compatible with the architectural character of the structure

### **COMMITTEE RECOMMENDATIONS**

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The Certificate of Appropriateness Committee has reviewed this project at its May 11th meeting but did not make a recommendation to its appropriateness.

### **STAFF RECOMMENDATION**

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Staff recommends that the application be postponed to the June 22<sup>nd</sup> meeting in order for new designs to be submitted that reflect changes to make the building in compliance with the below standards. The designs submitted have materials, board and batten, that are not appropriate, the front porches on the main building are not the required 7 feet deep and the rear ancillary building does not relate in design enough to the main building.

#### **5.1: Massing, Scale, and Architectural Elements**

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

*The proposed main building is one and a half stories on the front and rises to two stories on the rear.*

*The architectural decoration and elements used on the façade are craftsman in nature with exposed rafter beams, clipped gable, Craftsman style windows and column and pier porch supports. The windows on all sides of the building has trim elements around the windows and they use a combination of double hung and sliding windows.*

*The proposed project meets this standard as there are many other craftsman on the 3800 block of Duval Street. Most structures are one story on Duval but many have had additions that rise to two stories in the rear. It is also stand for buildings to have less detail on the sides and the rear. The design carries the same trim around all four sides of the buildings around the windows and doors. The front of the building also has a fenestration pattern that is regular and typical of a craftsman design. The sides and rear have a more irregular fenestration pattern with different size windows and placement, but that is also typical of the style.*

#### **5.3: Porches**

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

*The proposed project has a front porch on each of the buildings. All of the porches of the buildings are less than 7 feet deep.*

***The proposed project does not meet this standard. All of the front porches are less than 7 feet. As the rear buildings are designed and are placed as ancillary buildings, only the front two buildings need to have a front porch with a depth of 7 feet.***

#### **5.4: Height**

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

*The proposed project has porch and first floors levels that are raised from the ground two steps.*

***The proposed project meets this standard as houses on the 3800 Block of Duval are typically raised between 1-3 steps heights from the ground.***

#### **5.5: Roofs**

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

*The proposed buildings all use a combination of hipped and side or front gabled roofs. The rear garages and a dormer on 3816 Duval do use a shed roof shape.*

***The proposed project meets this standard as all of the roof types used on the new buildings are permitted roof types.***

#### **5.6: Entrances**

Locate the primary entrance to the building on the front.

*The proposed project locates the main entrance on the front of the building.*

***The proposed project meets this standard.***

#### **5.7: Exterior Wall Materials**

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

*The other buildings on the block are a mix of brick, stone, stucco and 4 1/2 -6 inch lap wood sided buildings.*

*The proposed projects used 7 ½ inch lap siding and cedar mill batten sheets on the front building and 7 ½ inch lap siding, cedar mill batten sheets, and cedar shakes on the rear building*

***The proposed project does not meet this standard. The use of cementitious fiberboard meets the standards however the reveal needs to match those on the block. The use of vertical oriented batten boards and cedar shakes are not found on contributing buildings on the block.***

#### **5.8: Chimneys**

Do not use wood siding on a chimney.

*This project is not proposing a chimney*

***The proposed project meets this standard.***

#### **5.9: Garages**

Construct new garages to be detached and located to the rear of the lot. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.

*The front house has a small detached one story shed roof, cementitious lap sided garage behind the house.*

***The proposed project meets this standard as the garage is to the rear of the building and is complementary in materials to the main structure.***

#### **5.10: Garage Apartments/Secondary Units**

Secondary units in Hyde Park traditionally face the street and share access to parking with the primary unit, except in the case of corner lots, where the secondary unit may face the side street and access parking from the side street. Pursuant to the Hyde Park NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than an area of 7,000 square feet.

1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.
2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.
3. Use wood or wood-appearing garage doors.
4. Retain the historic appearance of contributing garages and carriage houses when designing an addition to them.

*This project is proposing a secondary unit to the main building. This unit will share the same drive way as the main house. The secondary unit is a one story building with*

*partial second story. It has a one car carport. It is sided in cementitious lap siding, cedar batten boards and cedar shakes.*

***The proposed project does not meet this standard as the design elements do not match the main house making it look as a separate unit rather than one complex. These elements include the use of things such as cedar shakes and the roof shape. Staff recommends removing the cedar shakes and making the gable a clipped gable that is seen on the main house.***

#### **5.11: Driveways**

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house. Locate driveways from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. Do not design or construct a circular drive in front of the house.

*This project is proposing a driveway on the side of the lot for each property. The driveway is made of runners.*

***The proposed project meets this standard and they have a single lane driveway that is entered from the front of the lot, located to the side of the house and is using runners.***

#### **5.12: Fences**

Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Design fences with materials that are compatible with the architectural character of the structure

*This project is not proposing a fence*

***The proposed project meets this standard.***

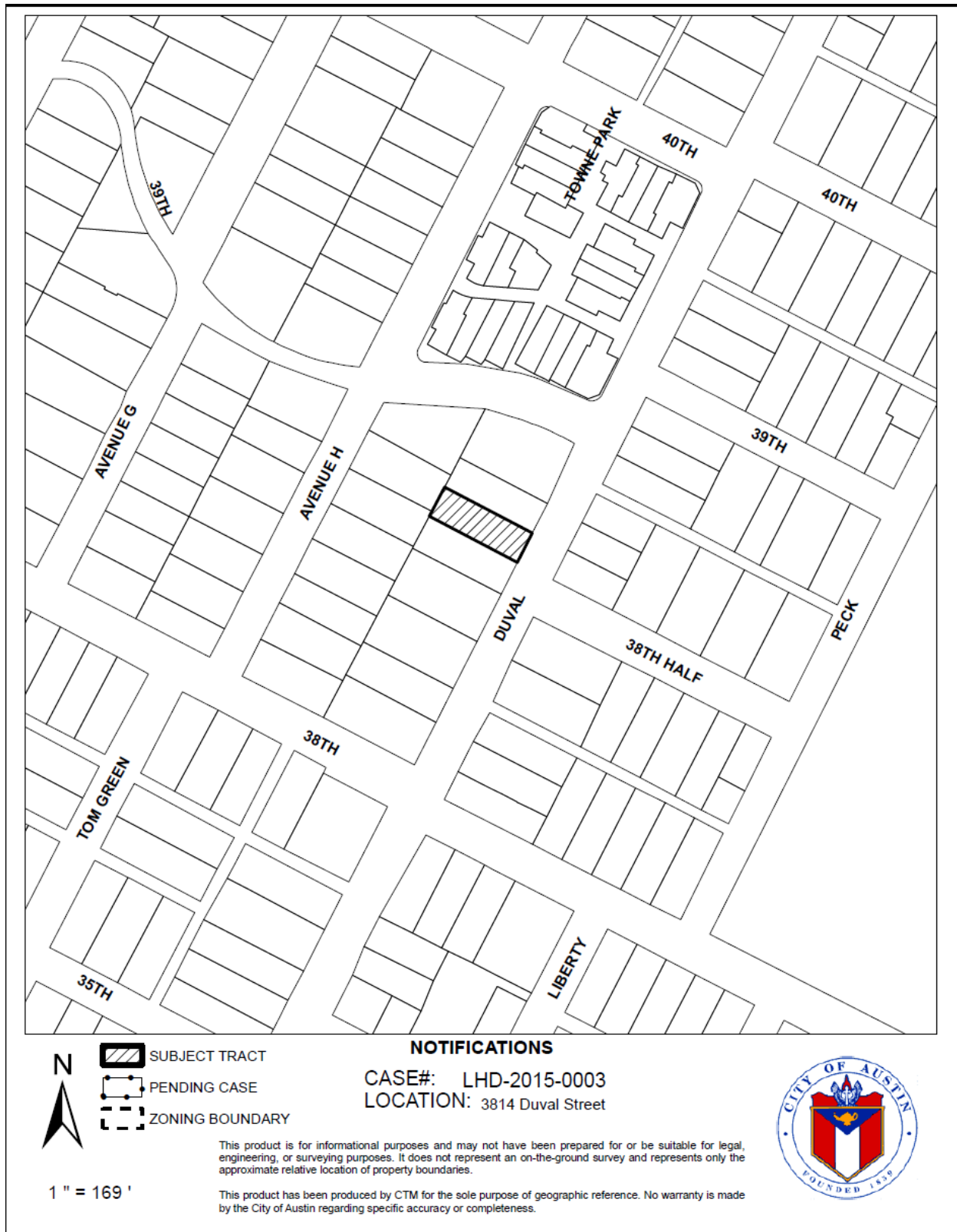
As the proposed project with its current design does not conform to all of the standards. The following items would need to be changed for the designs to conform to the Hyde Park Local Historic District Design Standards.

- 1) Remove the Cedar Batten material from all buildings and replace it with lap siding
- 2) Lap siding should be no larger than a 6" reveal.
- 3) Remove the cedar shakes from the rear structures.
- 4) Add a clipped gable to the rear 2<sup>nd</sup> story structure.
- 5) Make sure that the same trim work is around all of the door and windows on the side and rear when the siding is changed from batten to lap siding.

While not included in the New Construction Design Standards of Section 5 staff also recommends the following elements be added to the design in order to reflect the

- 1) To add a walkway from the sidewalk to the front of the building. On page 5 in the Hyde Park Preservation Plan: Overview section of the document, it notes that a pathway from the sidewalk to the front entrance is a compatible architectural pattern in the neighborhood.
- 2) The Hyde Park Design Guidelines does also exclude paint colors from review, however to further make sure that these properties are differentiated staff encourages that each lot use a different color scheme on its buildings and both the front and rear structures color schemes should be similar. Both the front buildings are the same house with basically the same façade and while some changes to the porch design, dormer design and roof design do differentiate them, making sure that the colors schemes are different will further insure that each building is unique.

# LOCATION MAP







SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

#### NOTIFICATIONS

CASE#: LHD-2015-0004

LOCATION: 3816 Duval Street

1" = 169'

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