



01.06.2016

4405 Avenue B | Certificate of Appropriateness Review

Background

This project is a whole house renovation and addition to a contributing historic structure located in the Hyde Park Historic District. We're seeking initial comments on the proposed design from the Committee before we proceed further with the design. From photos provided by the neighboring business, the Avenue B Sandwich Shop, it appears that the initial house was a simple single gable structure with wood siding, a wood front porch and wood porch columns. Sometime later, perhaps in the 1950's it appears that a cross gable with additional bedrooms were added and the house was reclad in a composite siding (which is failing). The previous wood porch and wood porch columns were demolished to make way for steel columns and a concrete front porch. More recently, the rear screen porch slab was converted to conditioned space as a laundry / family room.

We're proposing a two story addition to the rear of the house, setback from the front façade 15' per the minimum preservation guidelines. The addition will easily fit within the 30' NCCD max height. The screen porch will be demolished as part of this addition. We're proposing to reside the entire structure with James Hardir Siding and install Marvin Integrity double hung clad windows at the addition to match the style of the existing. The existing house will receive a new foundation, be releved and re-roofed. The existing rear workshop and rear rental unit are not part of this scope.

We've provided the basic information on FAR and McMansion Envelope for reference. The project is fully compliant as designed.

Questions

1. At the front façade, the owner would like to remove the steel columns added in the 1950's and put in wood columns to match the original house. At the front façade, the owner would like to remove the concrete porch and install a wood porch to match the original house. Please confirm that this is acceptable.



2. In the existing historic house all the window sizes were the same height. In the 1950 addition, a kitchen was added to the north side of the house and the adjacent window sill was raised. As this kitchen is being demolished on the interior, we'd like to change that window to match the typical sill depth throughout the house, this would also match the original house design.
3. Please review the location and disposition of the addition volume and screen porch and let us know if there are any comments.
4. Please review the location and disposition of the proposed fireplace volume and let us know if there are any comments.
5. We welcome any general comments or questions.