

HISTORIC LANDMARK COMMISSION
MAY 23, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2016-0008
4115 Avenue A
Hyde Park

PROPOSAL

Construct a one- and two-story rear addition.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a two-story rear addition to the one-story house. The proposed addition will be attached to the rear of the house and will have a rear-facing gable, casement and fixed-sash corner windows, and projecting stucco boxes on the side and rear containing a large window on the side and a covered porch on the rear. The applicant further proposes to replace the non-historic front doors.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness in the Hyde Park Historic District include:

- 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.
- Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.
- 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.
- 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.
- Recommendations:
 1. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible.
 2. Consider adding one-story additions 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. Do not locate windows so as to invade the privacy of neighboring structures.

COMMITTEE RECOMMENDATIONS

Look to other bungalows for front-door designs. Stucco is OK on the addition so long as the windows being removed from the house are re-used, and the stucco is not visible from the street.

STAFF RECOMMENDATION

Approve as proposed and return to staff with a design for the new front doors.