

HISTORIC LANDMARK COMMISSION
MAY 23, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2016-0007
4405 Avenue B
Hyde Park

PROPOSAL

Construct a second-story addition.

PROJECT SPECIFICATIONS

The proposed two-story addition will be to the rear of the existing house, and will have a hipped roof, cement fiber siding, and aluminum-clad double-hung windows. A small window in the front of the existing house will be replaced with a larger window to match the size and scale of the other windows in the existing house. The existing non-historic siding will be replaced with cement fiber siding.

STANDARDS FOR REVIEW

The Hyde Park Historic District Design Standards state:

ADDITIONS:

- 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.

PRESERVATION AND RESTORATION:

- 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. If replacement of exterior wall materials is necessary, choose a material identical in size, profile, and appearance as the historic material.

- 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.

COMMITTEE RECOMMENDATIONS

Do not change the 1950s exterior of the house by replacing the ornamental metal porch supports with wood columns. For replacement exterior siding, use the closest match with the horizontal lay of the existing siding. The ground floor windows in the existing house should remain 1:1; do not replace any ground floor windows and use the same configuration in the addition. On the second story of the addition, the divided light windows are permissible.

STAFF RECOMMENDATION

Recommend approval per the Committee's recommendations for changes. The applicant is no longer proposing to replace the metal porch supports with columns. The proposed project meets all of the applicable design standards for the addition, but also involves the replacement and attendant enlargement of a front window and the replacement of exterior siding on the existing house. Staff believes that the proposed changes, while technically not condoned by the design standards, will have no adverse effect on the historic character of the house and should be approved. However, staff agrees with the Committee recommendation that all the windows on the existing house should be 1:1, rather than the divided lights that are still proposed for the side of the house, and recommends that this provision be part of the approval for this project.