

HISTORIC LANDMARK COMMISSION
JUNE 26, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0012
4203 Avenue A
Hyde Park Historic District

PROPOSAL

Construct a second-story addition to a one-story house.

PROJECT SPECIFICATIONS

The applicant proposes to construct an addition to the existing one-story house, consisting of a two-story stairwell and a new L-shaped second story. The stairwell is clad in hardiplank board and batten siding and capped by a hipped roof covered by composition shingles. It adds a footprint of 122 square feet and replaces an existing wood deck in the same location. The second-story addition is clad in hardiplank clapboard siding and capped by a combination hipped roof covered by composition shingles. Fenestration on the stairwell and second story consists of fixed, awning, and casement composite windows with wood trim painted to match that of the existing house. Ornamentation on the stairwell and new second story includes a horizontal band of trim dividing the first and second stories and fascia boards and soffits at the eaves. All new construction is set back 15 feet from the primary (west) façade.

STANDARDS FOR REVIEW

The Hyde Park Historic District Design Standards applicable to this project include:

- 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 the rear side of the building so that they will be less visible from the street.
- 4.3.1. Make the pitch and height of the roof of the addition compatible to that of the existing house.
- 4.3.2. 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.
- 4.3.3. Use exterior siding materials on the addition which match or are compatible with that of the existing materials.
- 4.4.1. Design additions to have the same floor-to-ceiling height as the existing house.
- 4.4.2. Locate second-story additions at least 15' back from the front house wall.
- 4.4.3. Design additions so that they do not overwhelm the original building.

The existing house is not a contributing structure to the Hyde Park Historic District. Therefore, these standards are advisory and not mandatory.

COA COMMITTEE RECOMMENDATIONS

The committee recommended the following changes to the original plans:

- Continue band of horizontal trim from rear
- Break up large windows in stairwell




The applicant has revised the drawings to reflect the recommendations of the committee.

STAFF RECOMMENDATION

Approve the revised plans. The project meets the design standards for the historic district.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2017-0012
LOCATION: 4203 Avenue A

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PROPERTY INFORMATION

Photo



Primary façade of 4203 Avenue A.