

HISTORIC LANDMARK COMMISSION
OCTOBER 23, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0026
4302 Avenue D
Hyde Park Historic District

PROPOSAL

Replace rear windows and door.

PROJECT SPECIFICATIONS

The applicant proposes to demolish most of the rear wall, including three double-hung wood-sash windows, a partially-glazed wood door, and a small hot water heater closet; and reconstruct the wall with new fixed and casement aluminum-sash windows and a fully-glazed aluminum door.

STANDARDS FOR REVIEW

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

- *3.3.1. Repair or rehabilitate the original windows and screens.*
The proposed project involves replacing the original wood-sash windows on the rear elevation with aluminum-sash windows.
- *3.3.4. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.*
The proposed project involves substantially enlarging existing window openings at the rear elevation.
- *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.*
The proposed project is located at the rear elevation of the building.

The project does not fully comply with the applicable design standards, but it is located at the rear elevation of the house. Though the Historic Landmark Commission has jurisdiction over all exterior changes, the proposed project does not impact features that are visible from public rights-of-way.

COA COMMITTEE RECOMMENDATIONS

Approve the revised plans.

STAFF RECOMMENDATION

Approve the revised plans.

LOCATION MAP



1" = 136'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2017-0026
LOCATION: 4302 Avenue D

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PROPERTY INFORMATION

Photo



Primary (east) façade of 4302 Avenue D