

HISTORIC LANDMARK COMMISSION
JULY 22, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0020
305 W. 45TH STREET
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Construct a second-story addition at the rear.

ARCHITECTURE

One-story, rectangular-plan house with side-gabled roof, wood cladding, and windows covered by shutters or grates; bracketed entry hood.

PROJECT SPECIFICATIONS

The proposed second-floor addition begins at the ridgeline of the existing house, 15' feet back from the front wall. It is capped by a cross-gabled roof with a pitch to match the existing roof, and will be covered in standing seam metal to match existing. The addition will be stepped back approximately 4' from the west wall, clad in 4" wood siding, and feature wood-sash or clad-wood windows. The clapboard siding on the existing east wall will be replaced to match the addition siding. The second-floor addition will extend over a new ground-floor addition that will replace an existing enclosed porch.

STANDARDS FOR REVIEW

The property is contributing to the Hyde Park Historic District. The following requirements from the Hyde Park Historic District design standards apply to the proposed project:

- 1.2 Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.*

The proposed project retains the character-defining elements of the house, with the exception of the roof form. It alters the building scale slightly by adding approximately 4' in height through an addition behind the ridgeline.

- 1.3 Respect each contributing structure as an example of the architecture of its time... Do not give an existing contributing structure a "historic" appearance it never had.*

The addition is set back from the west wall of the house, so a portion of the original ridgeline and rear roof slope remains on that side.

- 3.5.1 Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.*

The proposed project retains the original roof pitch. The new roof will be covered in standing-seam metal to match the existing roof.

- 3.6 Preserve existing chimneys.*

The proposed project will remove a small brick chimney located behind the ridgeline. The chimney is visible from the street, but it not a prominent character-defining feature of the house.

- 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 house.

The proposed project will not remove any portion of the front façade. A small gable-end vent on the east wall will be removed for the second-story addition, and the rear ground-floor addition will require the removal of an enclosed porch.

The addition generally reflects the style of the house, with unadorned gable ends and a matching eave depth.

4.2. Locate new additions to the rear or rear side of the building so that they will be less visible from the street.

The proposed addition begins at the ridgeline of the roof, 15' back from the front wall of the existing house. The rear ground-floor addition will be minimally visible from the street.

4.3.1 Make the pitch and height of the roof of the addition compatible with that of the existing house.

The addition roof matches the pitch of the existing roof and adds approximately 4' in height to the building.

4.3.2 Make any windows visible from the street compatible with those on the existing house in terms of sash configuration, proportion, spacing, and placement.

The windows on the addition are compatible with those on the existing house.

4.3.3 Use exterior siding materials which match or are compatible with that of the existing house.

The addition is clad in wood siding with wider dimensions than the clapboard wood siding on the existing house. The new siding is compatible with existing.

4.4.1 Design additions to have the same floor to ceiling height as the existing house.

The addition has a floor-to-ceiling height that is compatible with the existing house.

4.4.2 Locate second-story additions at least 15' back from the front house wall.

The addition is set back 15' from the front wall.

4.4.3 Design additions so that they do not overwhelm the original building.

The proposed addition is noticeable from the street. However, staff does not feel that it overwhelms the original building. The two neighboring houses (also contributing properties) have higher roof heights than 305 W. 45th Street. Of particular note, the house to the west is designed in a similar style, with a roof height approximately 3' higher than 305 W. 45th Street.

The proposed project largely meets the applicable standards.

COMMITTEE RECOMMENDATIONS




The committee was supportive of the proposed addition.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 138'

NOTIFICATIONS

CASE#: LHD-2019-0020

LOCATION: 305 W. 45th Street

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PROPERTY INFORMATION

Photos



Primary (north) façade and west elevation of 305 W. 45th Street.



W. 45th Street.



305 W. 45th Street and eastern neighbor, a contributing property.



305 W. 45th Street and western neighbor, a contributing property.