

HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0024
4316 DUVAL STREET
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Construct a two-story rear addition to a contributing house.

ARCHITECTURE

One-story, rectangular-plan house with front-gabled roof, brick cladding, and aluminum-sash windows; wraparound entry porch.

PROJECT SPECIFICATIONS

The proposed 2-story addition is capped by a front-gabled roof covered in composition shingles. The addition is clad in hardiplank lap siding and features single and paired 1:1 clad-wood windows, brackets, and exposed rafter tails. The roof includes two shed dormers on each side. The addition is located 33' back from the historic house's front porch and approximately 30' back from the front wall of the house. It is connected to the house with a one-story gable-roofed hyphen.

No changes are proposed to the existing house or garage.

STANDARDS FOR REVIEW

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

- 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.*

The addition is connected to the historic house with a small hyphen, requiring the removal of a minimum of historic fabric. It reflects the style of the house with a gabled roof, brackets, and exposed rafter tails. Its form is taller and narrower than the house, but the architectural details and fenestration proportions and patterns reflect those of the 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.*

The addition is located 33' behind the front of the historic house, minimizing its visual presence.

- 4.3.1. *Make the pitch and height of the roof of the addition compatible to that of the existing house.*

The addition's 9:12 roof pitch is steeper than the roof pitch of the house; side dormers have shallower roof pitches.

- 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.*

The addition windows are compatible with the existing windows in terms of their 1:1 configuration, size, proportion, and single and paired placement. The windows on the front of the addition are level with the existing windows.

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

The lap siding of the addition is compatible with the brick cladding of the historic house, and brings an added horizontal element that is compatible with the historic house's Craftsman style.

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

The addition has a similar floor-to-ceiling height to the historic house.

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

The addition is located 33' back from the front of the historic house and subordinate to it.

The proposed project meets the applicable standards.

COMMITTEE RECOMMENDATIONS




Change the cladding type and window proportions and type to be more compatible with the historic house; consider reducing the pitch of the roof. The cladding material and windows have been changed.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2019-0024
LOCATION: 4316 Duval St.



1" = 134'

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PROPERTY INFORMATION

Photos



Primary (east) façade of 4316 Duval Street.



North portion of lot, where addition is proposed at the rear.