

HISTORIC LANDMARK COMMISSION
FEBRUARY 24, 2020
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2020-0005
4010 AVENUE G
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Demolish a contributing garage; construct a two-story rear building. No changes are proposed to the primary building.

ARCHITECTURE

One-story, rectangular-plan garage with side-gabled roof and wood cladding.

PROJECT SPECIFICATIONS

The proposed project has two parts:

- 1) Demolish a contributing garage; and
- 2) Construct a two-story rear building behind the primary building. The unit will have horizontal wood and stucco siding; casement, fixed, and awning clad-wood windows; fully glazed doors; and a metal gable roof. A wood and metal staircase will lead to a second-floor entrance. The building will have a footprint of 383 square feet and will be set back 84' from the property line, with a 20' setback from the alley.

STANDARDS FOR REVIEW

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

Garage Apartments/Secondary Units

5.10.1. Design new secondary units to respect the traditional patterns of Hyde Park in determining the location of the building and access to parking.

The new unit is located at the rear of the lot with alley access, in keeping with the traditional development patterns of the district.

5.10.2. Design new secondary units and garage apartments to complement the form, massing, materials, scale, character elements, and fenestration patterns of the primary structure.

The new unit has simple massing and a gable roof. Its shape, wood siding, and paired and single clad-wood windows are compatible with the primary building.

5.10.3. Use wood or wood-appearing garage doors.

The new unit will have a wood garage door.

The proposed project meets the applicable standards.

COMMITTEE RECOMMENDATIONS




Not reviewed.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2020-0005
 LOCATION: 4010 Avenue G



1" = 167'

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PROPERTY INFORMATION

Photos



Detached garage at 4010 Avenue G.



House with garage at right.