

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**NOVEMBER 16, 2020**  
**C14H-2006-0028**  
**BENGSTON HOUSE**  
**3803 AVENUE H**

**PROPOSAL**

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Revise previously approved plans for modifications to the house with the addition of a new dormer on the south roof, a small dormer on the north roof, and changing the rear roof from a hip to a gable.

**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a new shed dormer in the south-facing roof, the conversion of the rear hipped roof to a gabled roof, and the construction of a new shed-roofed clerestory dormer in the north roof of the house in order to increase the functionality of the attic space in accordance with the recommendations of the Hyde Park Historic District design standards. The proposed south-facing dormer is on the rear half of the house, and will be 15'-8" wide and 10'-6" deep and will have siding to match the house and 1:1 fenestration. The proposed north dormer will be 11'-2" wide and 5'-7" deep. It will be 4'-3" tall and will have operable fenestration.

**STANDARDS FOR REVIEW**

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The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The proposal is to expand the living space in the existing attic; no change of use is contemplated by this project. The proposal meets this standard.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The addition of dormers to this house is in keeping with the original design of the house which had a dormer on the west roof. No distinctive materials or alterations of features, or spatial relationships will be adversely affected by this proposal. The proposal meets this standard.

- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evaluation: The design of the proposed dormer differs from the historic features existing on this house and will not create a false sense of historical development. The proposal meets this standard.

- 4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Evaluation: N/A.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation: N/A

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evaluation: N/A

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Evaluation: N/A

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Evaluation: N/A

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: The proposed dormers will alter the roofline of the house, but will not be overly visible from the front and will not destroy any historic materials, features, or spatial relationships that characterize the property. The proposal meets this standard.

- 10) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: The dormers could be removed at some point in the future if necessary, and the original roofline reconstructed. The proposal meets this standard.

The Hyde Park Historic District Design Standards offer the following recommendations:

1. Whenever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space.
2. Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.

The project meets meet the applicable standards and local district recommendations.

#### **COMMITTEE RECOMMENDATIONS**

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The Committee recommended reducing the size of the south dormer, which the applicant has done, and also pull the location of the dormer back as much as possible to decrease its visibility, which the applicant has one.

#### **STAFF RECOMMENDATION**

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With the modifications made in accordance with the recommendations of the Architectural Review Committee, staff recommends approval of this proposal.

Communication from the applicant:

Mr. Sadowsky,

Thank you for the opportunity to present the Ryall-Kearns Residence at 3803 Avenue H at the Architectural Review Committee session this past Monday. The commissioners were very positive overall about the renovation project with minor comments related to reducing the size of the south facing dormer to be better in scale with the existing historic house. We have reviewed these comments with our Owner and revised the architectural drawings accordingly. Previously, the renderings showed the south dormer at 13'-5" deep. We have now reduced the size to be 10'-6" deep. Also, the dormer has been pulled back from aligning with the exterior wall of the lower story, which hides it more effectively behind the front portion of the house. For comparison purposes, the west dormer that faces the street and was approved in June, is 13'-8" wide and 7'-10" deep. The south dormer we are proposing is 15'-8" wide and 10'-6" deep. While this makes the south dormer larger, it is in a larger area of roof and therefore fits proportionally in scale.

Please see the revised drawings and perspectives attached. The south dormer is barely visible from the street, especially with the tree foliage.

Please let us know the next steps in the process. We understand the Historic Landmark Commission meets next on Nov. 16<sup>th</sup> – can our project be added to the agenda for this meeting for consent based on the attached revisions? Please advise.

Thank you!

Charles Amos Horn