

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 27, 2021
CASE NUMBER
HYDE PARK HISTORIC DISTRICT
4208 AVENUE F

PROPOSAL

Construct a side addition.

PROJECT SPECIFICATIONS

- 1) Partially demolish the west corner of the house.
- 2) Construct an addition. The proposed addition is one story in height, with a hipped roof and shingles to match existing. It will be clad in horizontal wood siding with 1:1 wood windows to match the existing house.

ARCHITECTURE

One-story Craftsman bungalow with partial-width front porch, horizontal wood siding, cross-gabled hipped roof, exposed rafter tails, decorative fascia board and triangular knee braces at gable end, and 1:1 paired and single wood windows with screens.

DESIGN STANDARDS

The Hyde Park Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

1. General Standards

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

The proposed addition does not affect most of the building's character-defining elements or proportions.

1.3: Avoidance of False Historicism. Respect each contributing structure as an example of the architecture of its time. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide to developing an appropriate size, scale, and massing for your proposed exterior change.

The proposed addition appears compatible and differentiated by its lack of ornamentation (e.g., exposed rafter tails) and position on the lot, though differentiation may be improved by subtly changing trim, siding profile, or window size/style at the addition.

4. Residential Standards: Additions to Contributing Single Family and Multi-Family Structures

4.1: Preservation of Historic Character. 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 proposed addition requires removal of historic material at the western corner of the house. It does not require removal of any front façade material and appears to reflect the form and style of the existing house.

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

The proposed addition is located to the side of the existing building. It is set back significantly, though it appears to be visible from the street.

4.3: Roof, Fenestration, and Siding. 1. Make the pitch and height of the roof of the addition compatible to that of the existing house. 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. 3. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

The proposed roof, windows, and siding are designed to match the existing house.

4.4: Size and Scale of Additions. 1. Design additions to have the same floor-to-ceiling height as the existing house. The front house wall is the exterior wall closest to the street. Houses on corner lots have only one front wall. 3. Design additions so that they do not overwhelm the original building.

The proposed addition has the same floor-to-ceiling height as the existing house, and does not overwhelm the original building.

Summary

The project mostly meets the applicable standards.

PROPERTY EVALUATION




The property contributes to the Hyde Park Historic District.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

NOTIFICATIONS
CASE#: PR 2021-121229
LOCATION: 4208 AVENUE F

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PROPERTY INFORMATION

Photos





Applicant, 2021