



# Work Session Memorandum

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission  
From: Carl Leith, Senior Planner  
801 535 7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)  
Date: September 7, 2017  
Re: **PLNHLC2017-00682 New Garage under West Porch at approximately 1205 E 2<sup>nd</sup> Avenue**

**PROPERTY ADDRESS:** 1205 2<sup>nd</sup> Avenue  
**PARCEL ID:** 0932479009  
**HISTORIC DISTRICT:** The Avenues Historic District  
**ZONING DISTRICT:** H Historic Preservation Overlay District. SR-1A (Special Development Pattern Residential District)  
**MASTER PLAN:** Greater Avenues Community Master Plan  
**DESIGN GUIDELINES:** Residential Handbook and Design Guidelines

## Proposed Garage & Driveway

The owners of this property wish to construct a new two car garage under the western section of the house and porch. This would involve excavation of the existing crawl space to create new basement level garage space. It would also require the excavation of the corner side yard to provide driveway access from U Street. The drive would be 10 feet wide increasing to 20 feet wide to provide garage access turning area. It would also rise from U Street to cross the park strip and elevating sidewalk at this point in the street, and then fall to the proposed new garage floor level which would be approximately 6 inches lower than the street level at the curb on U Street.

The positioning of the driveway would remove a mature conifer tree within the side yard area facing U Street. The garage space beneath the house would be accessed by two individual garage doors, each with upper lights, with the doors positioned to reflect the spacing of the west porch columns directly above. A retaining wall with maximum height reaching 5 feet 6 inches would frame the driveway and garage access area east of the sidewalk. See Photographs in Attachment B and Application Materials in Attachment C.

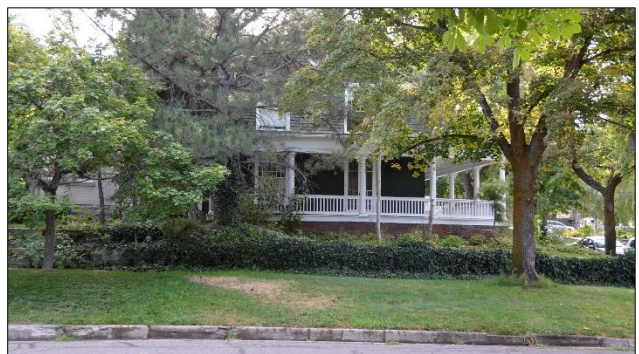
## The Current House & Context

The current house is an architect designed contributing building in The Avenues Historic District, situated on the north-east corner of 2<sup>nd</sup> Avenue and U Street, and identified as architecturally significant (A) in the 2007/8 Avenues Survey. The house is described as Neoclassical Shingle Style and recorded as being built for Martha H Jennings in 1901 (1979 Survey). An addition to the eastern end of the house was constructed in 1922, with the subsequent addition of a swimming pool between this and 2<sup>nd</sup> Avenue. A continuous porch wraps around the west side and the western half of the south side of the original house. The site is bounded by and opens onto a rear alley at its eastern end. Sanborn maps for 1911 and 1950 show the original house plan, the later east addition and a previous accessory structure to the east. See Attachment A for architectural survey extracts and Sanborn maps.

## Location Map



The immediate context is defined by U Street and 2<sup>nd</sup> Avenue, with this block further defined by Virginia Street and 3<sup>rd</sup> Avenue. Off-street parking for this and adjacent blocks is generally located to the rear of the lots, with alley access. This street block has a continuous north-south alley running parallel to U Street also accessed by an east-west alley from Virginia Street. This alley system provides current or potential vehicular access to all residences with the exception of the house at the south-east corner. The adjacent block to the west also has alley access to the center of the block from the north and the west, which although more limited, does provide vehicular access to 14 of the 18 residences. The alley network across these two blocks is fairly representative of much of The Avenues.



### **City Department & Zoning Review**

The base zoning for this site is SR-1A. Special Exception approval is likely to be required for underground building encroachment in the rear yard setback area (north side of lot) and for a marginal grade change in excess of 4 feet within the corner side yard.

The City Transportation Division and Engineering Division have made preliminary reviews of the proposal, with no specific issues or concerns being identified. The City's Department of Public Utilities has been consulted, although at the time of the publication of this report no response has been received.

### **Certificate of Appropriateness Review**

Staff has carried out a preliminary review of the proposal following pre-application discussions, site visit and receipt of this application. The proposal is evaluated in the context of the design standards and guidelines in Attachment E to this memorandum. The following issues or considerations are identified. Commissioners are asked to consider this proposal in the light of the points identified and other matters of potential pertinence, with those discussions informing future review, revision and/or decision. Staff makes no recommendation at this stage.

### **Key Considerations & Issues**

An initial review of the proposals against the design standards as informed by the residential design guidelines identifies three considerations. These are examined in greater detail in Attachment E to this memorandum.

#### **1. Streetscape Shared Landscape Continuity**

A degree of the historic character of The Avenues, and of U Street within The Avenues resides with the characteristics of the shared open space landscape between the street and the building. Together with a fairly common front setback line, this historic grading pattern provides a characteristic coherence across a variety of architectural forms. In many cases, as is the case with U Street, curb cuts and driveways off the street are not a characteristic of this streetscape. This common open progression from street to building is regularly punctuated by walkways and steps, although rarely by driveways. The proposal would be the first such driveway on this side of U Street on this street block. Design guidelines for The Avenues advise minimizing new curb cuts in the district.

#### **2. Secondary Structures**

The design guidelines identify detached garages as being characteristic of the historic district. Concomitantly, attached garages are identified as uncharacteristic. Attached garages, built underneath the house, do occur but tend to be a small scale single vehicle space and usually a feature of construction in later decades. The proposal would excavate below the west porch and footprint of the house to create attached double garage space, which would be an uncharacteristic feature of the building and historic district setting.

#### **3. Alteration of Porch and West Facade**

This is an architecturally significant building in The Avenues Historic District and holds an important position on this street corner. It has been altered at its eastern end by an early addition, designed in the style of the house, and the later addition of a pool between this east wing and the street, although largely concealed by fencing. From this point west, essentially the original historic building, the house is largely unaltered and thus retains its historic architectural integrity. The proposal would remove the brick foundation of the northern section of the west porch and reconstruct it following excavation as a two car garage with widening driveway approach. It would thus alter this essentially unaltered facade to the building on one of its important street facing facades.

### **ATTACHMENTS:**

- A. Survey Material 1979 & 2008 & Sanborn Maps 1911 & 1950
- B. Photographs
- C. Application Materials
- D. Departmental Consultation & Review
- E. Design Standards & Guidelines

**ATTACHMENT A: SURVEY MATERIAL 1979 & 2008, &  
SANBORN MAPS 1911 & 1950**

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

1  
IDENTIFICATION

Street Address: 1205 2nd Avenue Plat G Bl. 17 Lot 2  
Name of Structure: Jennings Home T. R. S.  
Present Owner: William M. Shorter UTM:  
Owner Address: Tax #:

2  
AGE/CONDITION/USE

Original Owner: Martha H. Jennings Construction Date: ca. 1901 Demolition Date:  
Original Use: single family  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

3  
STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

4  
DOCUMENTATION

Photography: Date of Slides: 5/77 Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

**Bibliographical References** (books, articles, records, interviews, old photographs and maps, etc.):

Polk, Salt Lake City Directory, 1902-.

"Robert R. Hampton," Men of Affairs in the State of Utah. Salt Lake City: The Press Club of Salt Lake City, 1914, p. 311.

"Frank M. Whitney," Salt Lake Tribune, August 29, 1942.

Salt Lake City Building Permit, #16527, May 29, 1907.

Architect/Builder:

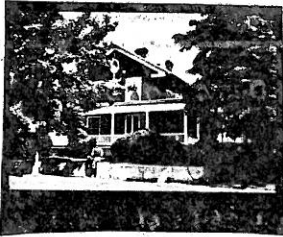
Building Materials: wood shingle siding Building Type/Style:

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This large two story house shows shingle style and Classical Revival Style influence in its design. It is a gabled box with east additions and a one story porch around the west and south sides. On the roof are two large brick chimneys with corbeled tops. There is a cornice with modillions, and returns in the gable ends in the Classical manner. There is an oval gable window with tiny diamond-shaped square panes in the upper sash, one large pane in the lower sash. The porch has a dentiled cornice, many Doric columns, and a wooden balustrade.

The rear addition was made to the home in 1922.

--Thomas W. Hanchett



Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

In contrast to most houses on the Avenues, which were "builder's homes," designed for the public with the plans drawn and published in house pattern books, this house was designed by an architect for the original owner.

It was built ca. 1901 for Martha H. Jennings whose husband William C. Jennings, was a land attorney in Salt Lake City (Grey and Jennings). The Jennings lived here until 1922, when Martha sold it to Robert R. Hampton, and Hampton owned it for the next twenty years. Hampton was a medical doctor. He was born in Box Elder County on May 19, 1875. From 1894 to 1900 he was a member of the Medical Department at the University of Illinois. He then set up practice in Salt Lake City, specializing in ear, nose and throat disorders. In 1941 Hampton sold the house to William S. Worthington, a plant foreman at the Utah Fire Clay Co. In 1954 Frank M. Whitney bought the house.

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**Architectural Survey Data for SALT LAKE CITY**

*Utah State Historic Preservation Office*

**2<sup>nd</sup> Avenue — Avenues Historic District (SLC Landmark District)**

**RLS 2007, PAGE 18**

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1176 E 2ND AVENUE	B	0/0 2	1910	SHINGLE SIDING STUCCO/PLASTER	20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07 78	N04
1187 E 2ND AVENUE	B	1/0 1.5	1909	REGULAR BRICK SHINGLE SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	07 78	N04
1205 E 2ND AVENUE	A	0/1 2	1901	SHINGLE SIDING	NEOCLASSICAL SHINGLE STYLE	OTHER RESIDENTIAL SINGLE DWELLING	07 78	N04
1220 E 2ND AVENUE	B	0/ 1	1921 c. 1950	CLAPBOARD SIDING	POST-WWII: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07 78	ATTACHED GARAGE N04
1224 E 2ND AVENUE	B	0/0 1	1906	REGULAR BRICK STUCCO/PLASTER	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 78	N04
1225 E 2ND AVENUE	A	0/0 2	1903	REGULAR BRICK ROCK-FACED BRICK	VICTORIAN ECLECTIC 20TH C.: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07 79	N04
1226 E 2ND AVENUE	B	0/0 1	1908	STUCCO/PLASTER SHINGLE SIDING	BUNGALOW PERIOD REVIVAL: OTHER	BUNGALOW SINGLE DWELLING	07 79	N04
1235 E 2ND AVENUE	A	1/0 2	1890	SHINGLE SIDING DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 78	FORMER BARN IN REAR? N04

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished



1175 E 2<sup>nd</sup> Avenue  
(garage)



1176 E 2<sup>nd</sup> Avenue  
B



1187 E 2<sup>nd</sup> Avenue  
B



1205 E 2<sup>nd</sup> Avenue  
A



1205 E 2<sup>nd</sup> Avenue  
(second view)



1220 E 2<sup>nd</sup> Avenue  
B



1224 E 2<sup>nd</sup> Avenue  
B



1225 E 2<sup>nd</sup> Avenue  
A



1226 E 2<sup>nd</sup> Avenue  
B



1235 E 2<sup>nd</sup> Avenue  
A





ONE WAY



67

4TH

AV.

0

4TH

AV.

678

391

395

679

3RD

AV.

FT DOUGLAS

AV.

0

66

U ST.

VIRGINIA

390

394

681

2ND

AV.

MILITARY AV.

93

1ST

AV.

91

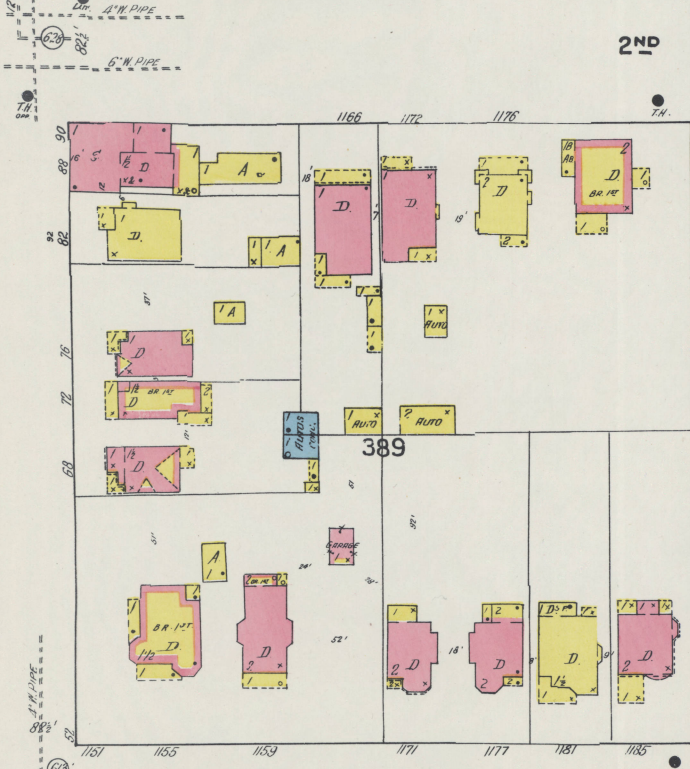
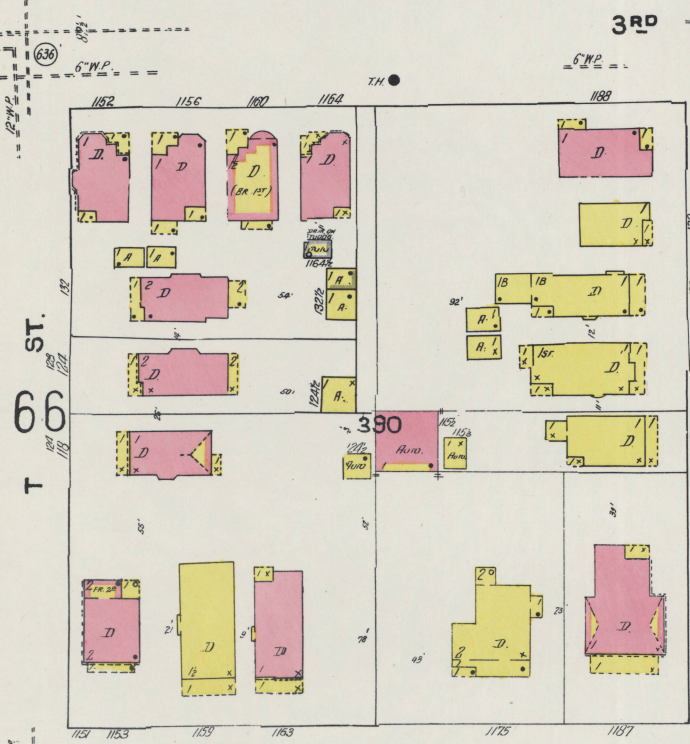
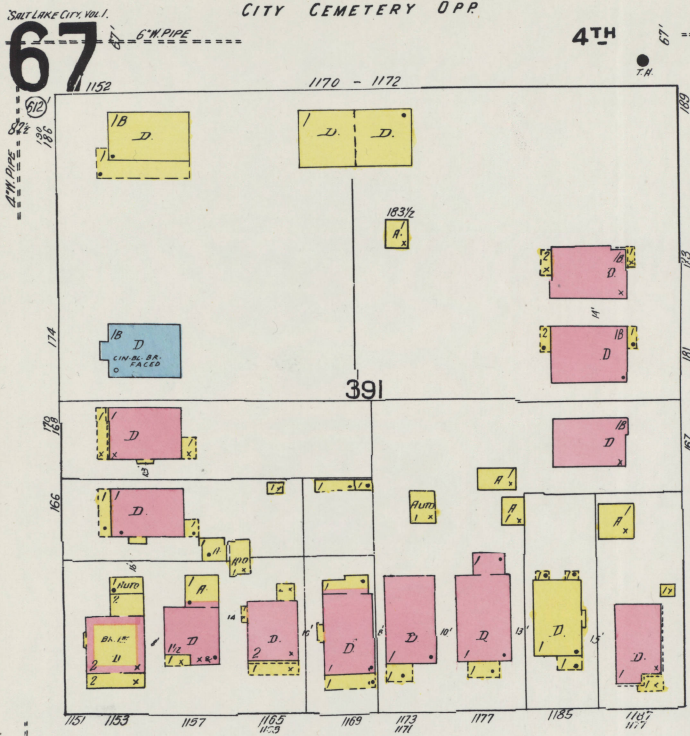
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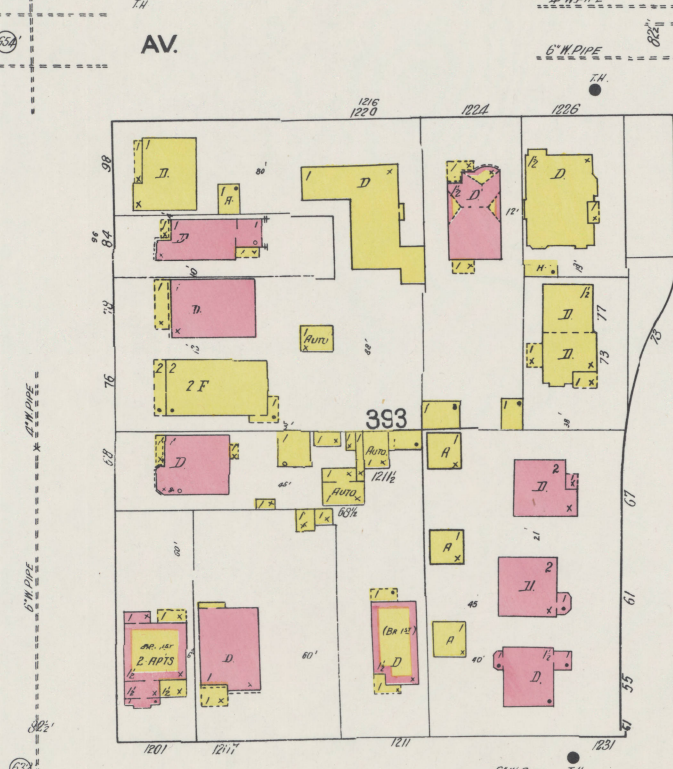
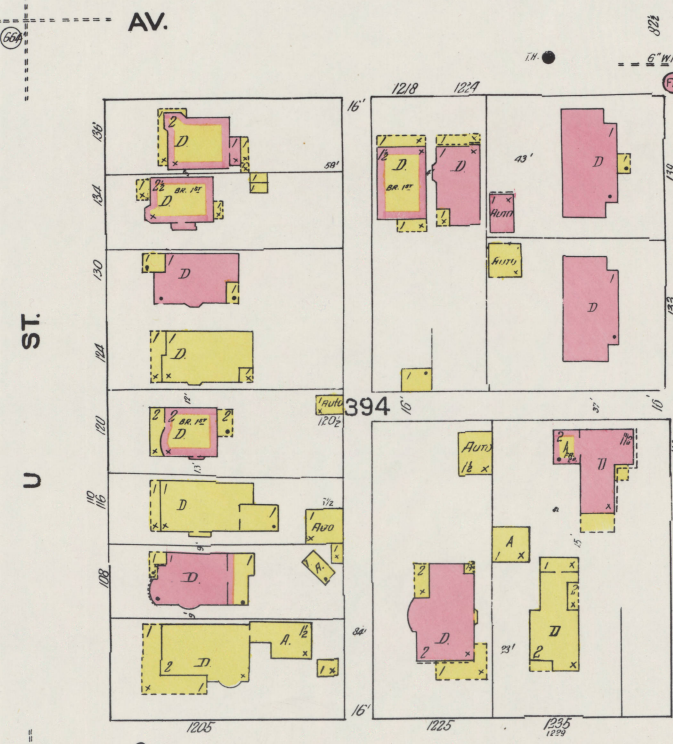
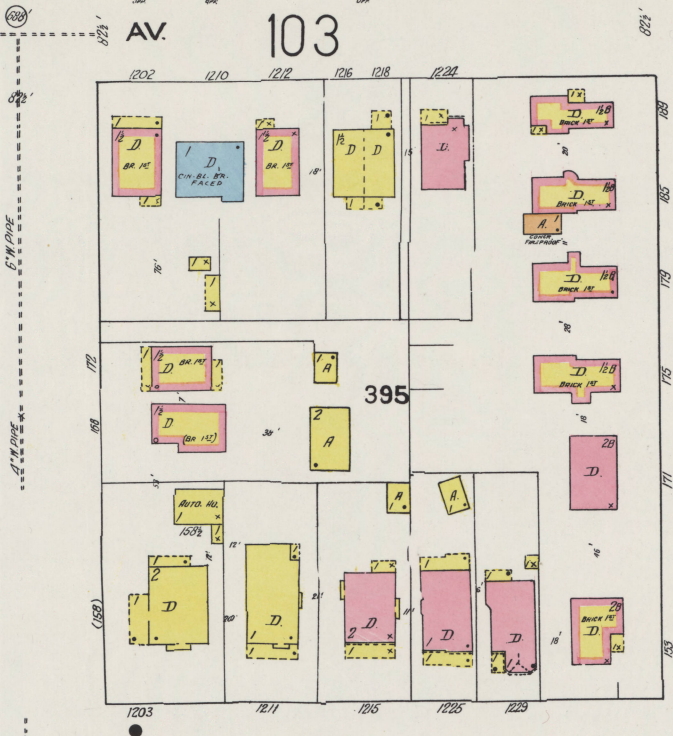
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4344  
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189335  
110.67

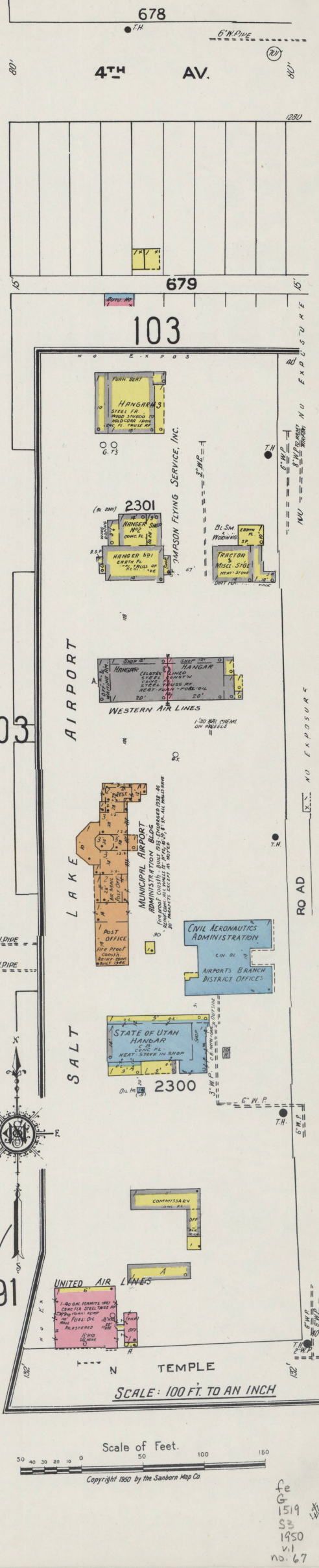
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 1519  
 S3  
 1950  
 v.1  
 no. 67

## ATTACHMENT B: PHOTOGRAPHS



U STREET – LOOKING SOUTH & NORTH





**SECOND AVENUE & U STREET**



**1205 SECOND AVENUE**



**1205 SECOND AVENUE & U STREET**



**1205 SECOND AVENUE & SECOND AVENUE**

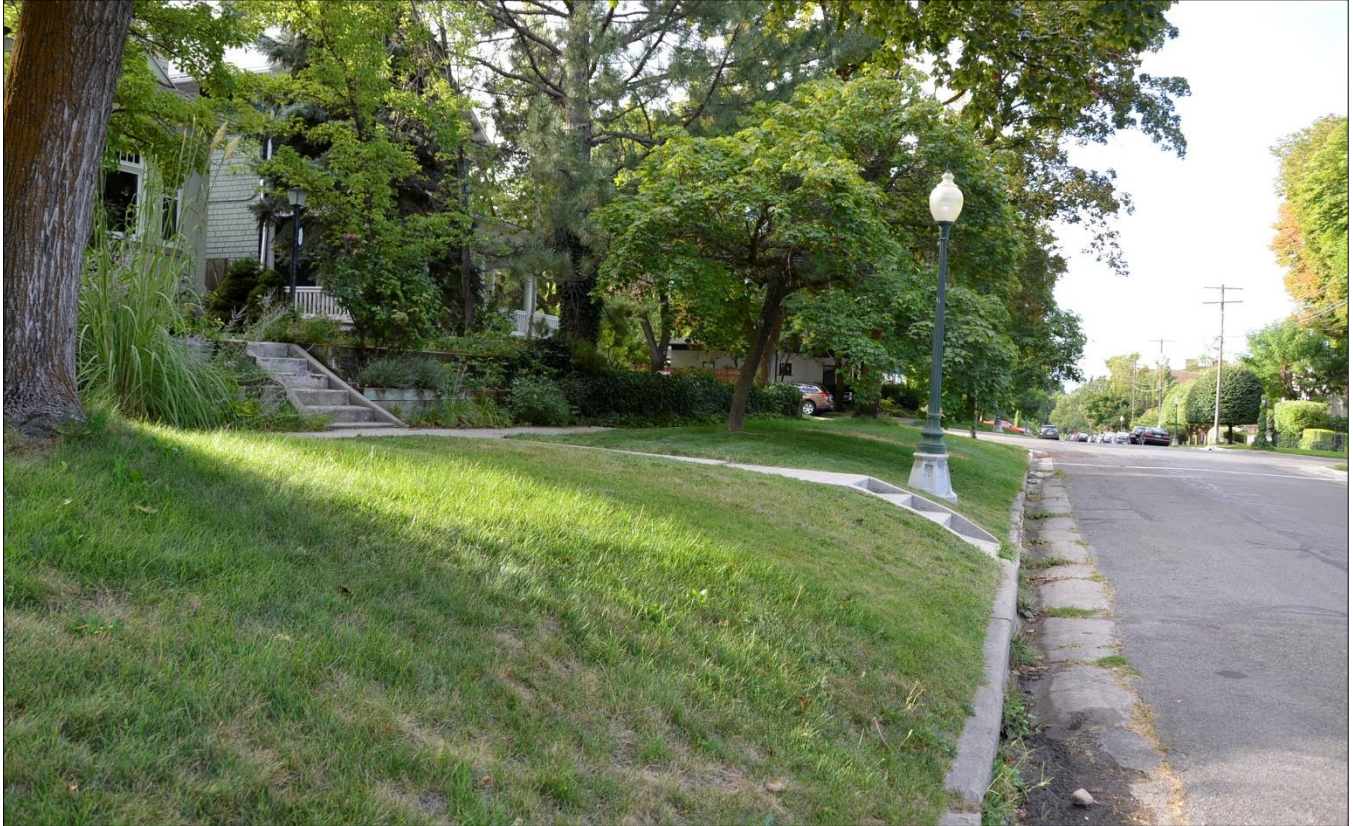


**1205 SECOND AVENUE FROM U STREET**



**U STREET – WEST FAÇADE & DRIVEWAY POSITION**





**PARK STRIP ON U STREET**



**PARK STRIP & FRONT YARDS ON U STREET**



**U STREET – POSITION OF DRIVEWAY**



**SECOND AVENUE – 1205 & REAR ALLEY**

# **ATTACHMENT C: APPLICATION MATERIALS**



5 E. Third Avenue



73 N. Virginia Street

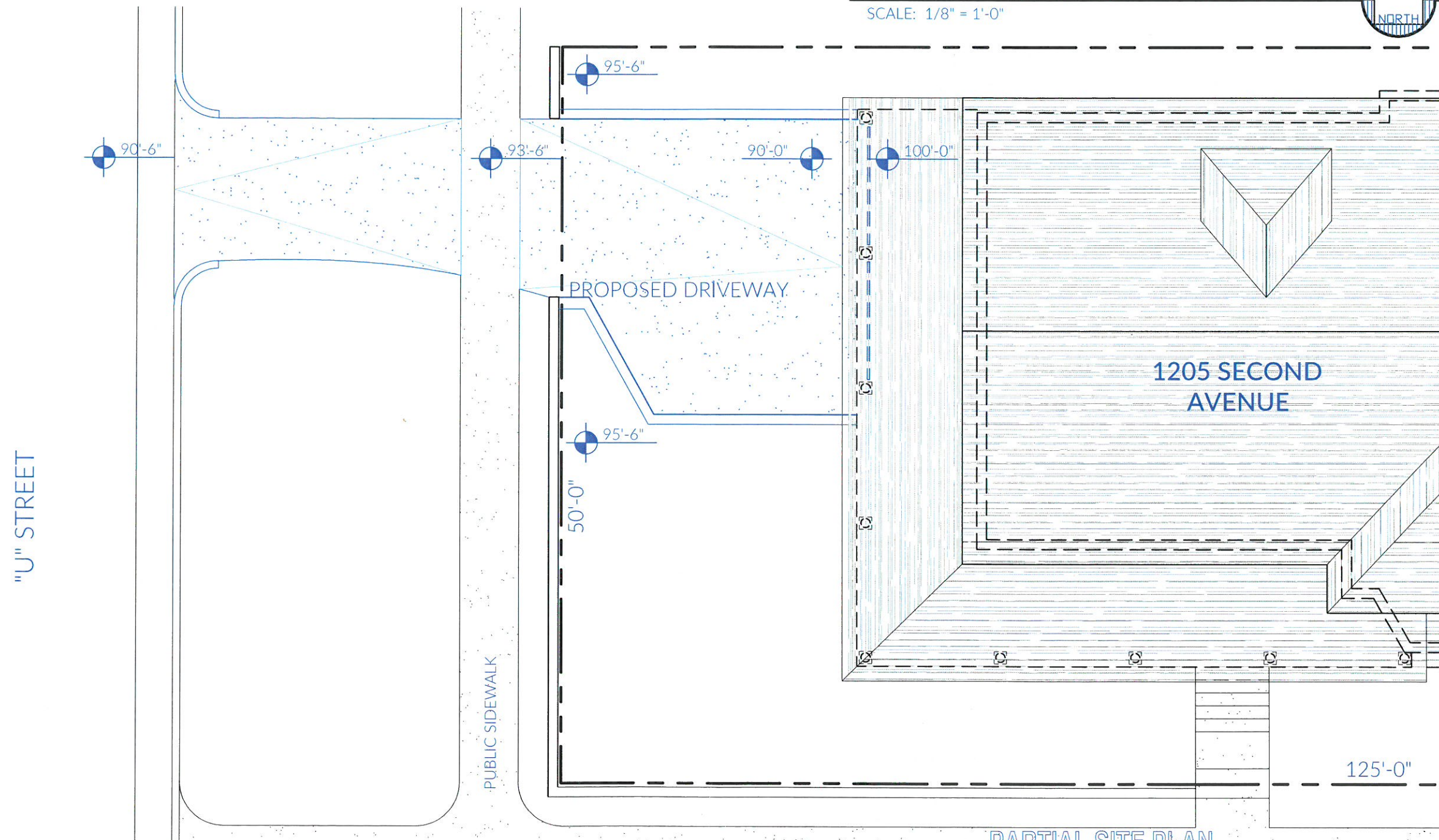
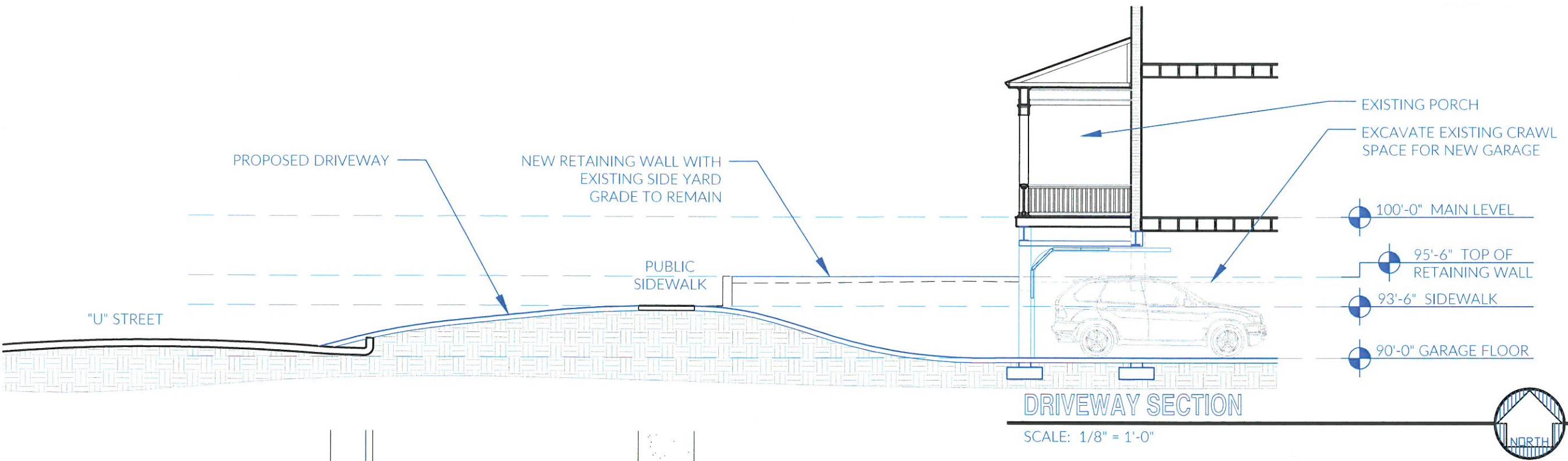


5 E. Third Avenue



73 N. Virginia Street





David S. Richardson, AIA, PE  
architect, engineer, planner, builder

814 East 100 South, Salt Lake City, Utah 84102  
Telephone: 801-533-0204  
Facsimile: 801-539-0641

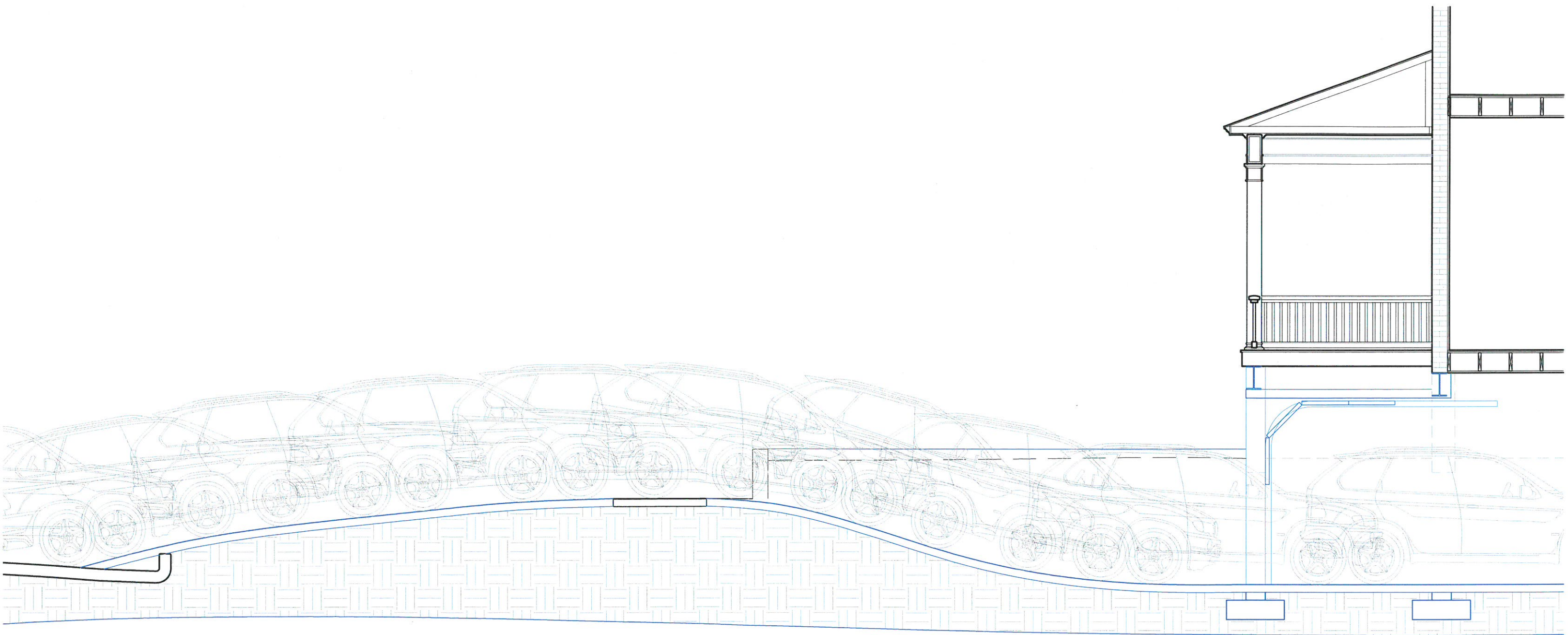
New Garage  
Damian & Suzanne Dingley  
1205 Second Avenue, Salt Lake City, Utah 84103

REVISIONS

**SITE PLAN**  
SCALE: NOTED

DRAWN: ZPT  
CHECKED:

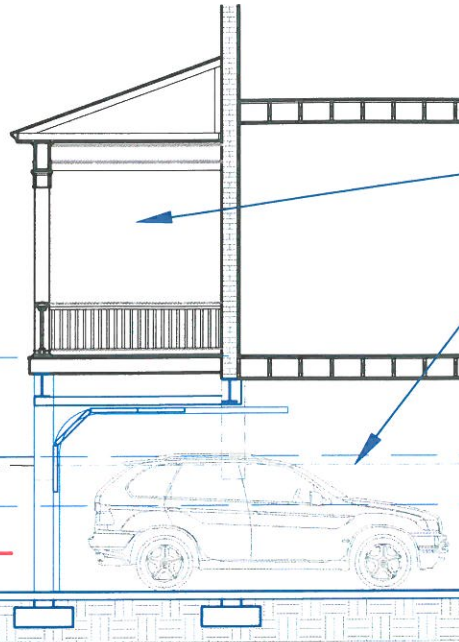
03 AUGUST 2017



RETAINING WALL WITH EXISTING SIDE YARD GRADE TO REMAIN

PUBLIC SIDEWALK

*SPFCM  
Excavated*



EXISTING PORCH

EXCAVATE EXISTING CRAWL SPACE FOR NEW GARAGE

100'-0" MAIN LEVEL

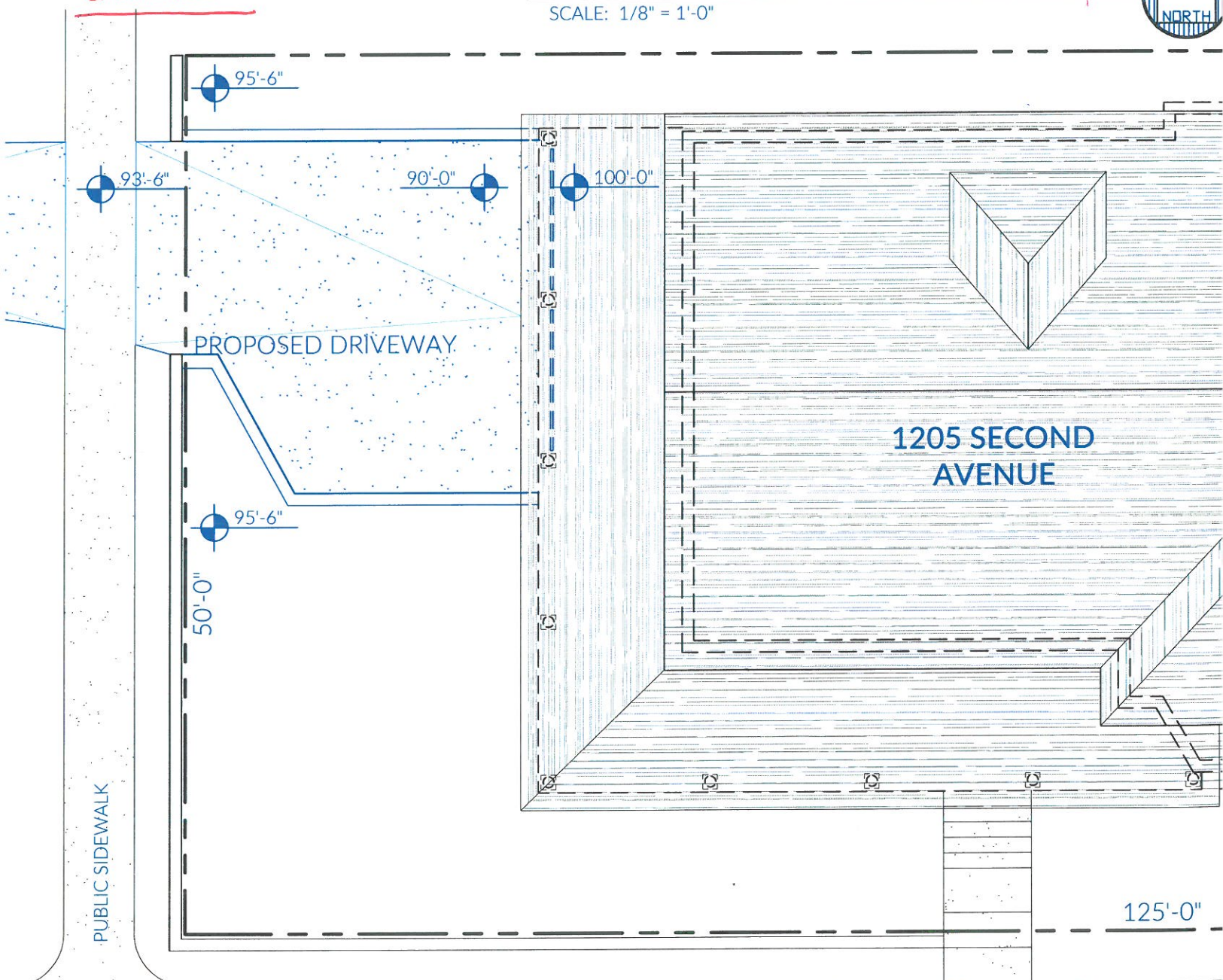
95'-6" TOP OF RETAINING WALL

93'-6" SIDEWALK

90'-0" GARAGE FLOOR

### DRIVEWAY SECTION

SCALE: 1/8" = 1'-0"



PROPOSED DRIVEWAY

1205 SECOND AVENUE

PUBLIC SIDEWALK

125'-0"

### PARTIAL SITE PLAN



## **ATTACHMENT D: DEPARTMENTAL CONSULTATION & REVIEW**

### **Salt Lake City Transportation Division**

Salt Lake City Transportation Division carried out a preliminary review of the Application drawings and raised no issues relating to the proposal.

### **Salt Lake City Engineering Division**

Salt Lake City Engineering Division carried out a preliminary review of the Application drawings and raised no issues relating to the proposal.

### **Salt Lake City Department of Public Utilities**

The Department of Public Utilities has been consulted on this proposal but at the time of the publication of this memo no comments have been received.

### **Salt Lake City Zoning Review**

An initial zoning review identifies the potential for special exception approval/s relating to excavation for garage and driveway.

# ATTACHMENT E: DESIGN STANDARDS & GUIDELINES FOR ALTERATION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT

## H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. This proposal is reviewed in relation to the design standards that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 1 Site Features, Ch.5 Porches & Chapter 13 The Avenues, provide historic design guidelines pertinent to this design review. Design Guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G), and can be accessed via the links below.

- <http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>
- <http://www.slcdocs.com/historicpreservation/GuideRes/Ch1.pdf>
- <http://www.slcdocs.com/historicpreservation/GuideRes/Ch5.pdf>
- <http://www.slcdocs.com/historicpreservation/GuideRes/Ch13.pdf>

Standard	Analysis	Finding
<p><b>Design Std 1: Use &amp; Change</b>                      A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</p>	<p><u>Use &amp; Change</u>                       No change in the use of the property is proposed.</p>	<p><u>Use &amp; Change</u>                       Not applicable.</p>

<p><b>Design Std 2: Retain Historic Character</b></p> <p>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p><b>RESIDENTIAL GUIDELINES</b></p> <p><u>Ch.1 Site Features/Driveways</u> If a new driveway is proposed, the use of drive strips may help to integrate this within its context, especially where it would replace existing grass.</p> <ul style="list-style-type: none"> <li>• A new driveway should be designed to avoid or minimize the loss of grass, established landscaping and mature trees.</li> </ul> <p><u>Ch.13 The Avenues DG 13.3</u> The use of curb cuts in the Avenues District should be minimized.</p> <ul style="list-style-type: none"> <li>• In an effort to preserve the character of the sidewalk and the adjoining streetscape, avoid installing new curb cuts, whenever feasible.</li> <li>• Historically, the use of curb cuts was quite limited.</li> <li>• New curb cuts will interrupt the continuity of the sidewalks, and will potentially destroy historic paving material where it exists.</li> </ul> <p><u>Ch.13 The Avenues DG 13.6</u> Secondary structures should be located and designed in a manner similar to those seen historically in the district.</p> <ul style="list-style-type: none"> <li>• Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible.</li> </ul> <p><u>Ch.5 Porches – Context &amp; Character</u> Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.</p>	<p><u>Retain Historic Character</u></p> <p>The proposal would alter three character defining features of the building, the site and this context.</p> <p><u>1. Streetscape Shared Landscape Continuity</u> The shared landscape continuity of this street block and this context are a characteristic of U Street, as they are of this context, and The Avenues Historic District in general. On both sides of U Street the shared continuity of landscape, and the consistent front setbacks, help to establish a coherent streetscape context for the variety in the design of architectural forms. Driveways are a less common characteristic of The Avenues, a point recognized in the specific design guidelines for this historic district. This side of U Street has no curb cuts or driveways; the other side of the street has one. Aside from the access to rear alleys, this particular street block has three curb cuts for private driveways. Two of these lots do not have the option of parking access off an alley. The Avenues design guidelines specifically identify the presence or frequency of curb cuts and driveways as being generally uncharacteristic of the district, advising that the character and continuity of the streetscape is likely to be adversely affected and the number of curb cuts minimized. In certain respects the proposal would alter features and spaces which characterize this building and its immediate setting.</p> <p><u>2. Secondary Structures</u> A further consideration is the form of garage, with the guidelines identifying detached garages as being characteristic, and usually accessed from the rear, and attached garages uncharacteristic. The proposal would not read as a separate building although it would incorporate the garage within and as a part of the historic house, consequently creating an attached garage. This would be an uncharacteristic feature of the building, the context and the district. While there are examples of an early garage under a house these are unusual in The Avenues, unusual in a building of this age and tend to be a small space for a single car or initially carriage.</p> <p><u>3. Alteration of Porch and West Façade</u> This is an architecturally significant building in this part of the Avenues Historic District, and the west façade remains largely unaltered in terms of its historic integrity. The proposal would alter the porch through removal of the existing brick foundation, and following excavation beneath the porch and house, the reconstruction of the foundation and support for the west porch as a new double garage frontage which would be visible to a level closely equating to that of U Street. The proposal would therefore alter this feature of the west façade, one that historically and currently characterizes this building and this setting.</p>	<p><u>Historic Character</u></p> <p>No specific recommendation findings are made in this review.</p>
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<p><b>Design Std 3: Of Their Own Time</b> All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p><b>Design Std 8: Contemporary Design</b> Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p><u>Of Their Own Time / Contemporary Design</u></p> <p>The proposed garage addition in design terms would represent an alteration of today, and are unlikely to be confused with any historical alteration.</p> <p>The contemporary design employed here addresses the existing rhythm of the porch columns with the arrangement and spacing of the garage doors beneath, and in that respect would be compatible with the scale and character of the property.</p>	<p><u>Of Their Own Time / Contemporary Design</u></p> <p>No specific recommendation findings are made in this review.</p>
<p><b>Design Std 4: Historically Significant Alterations / Additions</b> Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p><u>Historically Significant Alterations / Additions</u></p> <p>No feature of acquired historic significance would be affected by these proposals.</p>	<p><u>Historically Significant Alterations / Additions</u></p> <p>No specific recommendations findings are made in this review.</p>

<p><b>Design Std 5: Preserve Historic Features</b>  Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>RESIDENTIAL GUIDELINES  <u>Ch.1 Site Features/Driveways</u>  If a new driveway is proposed, the use of drive strips may help to integrate this within its context, especially where it would replace existing grass.</p> <ul style="list-style-type: none"> <li>• A new driveway should be designed to avoid or minimize the loss of grass, established landscaping and mature trees.</li> </ul> <p><u>Ch.5 Porches – Context &amp; Character</u>  Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.</p> <p><u>Ch.13 The Avenues DG 13.3</u>  The use of curb cuts in the Avenues District should be minimized.</p> <ul style="list-style-type: none"> <li>• In an effort to preserve the character of the sidewalk and the adjoining streetscape, avoid installing new curb cuts, whenever feasible.</li> <li>• Historically, the use of curb cuts was quite limited.</li> <li>• New curb cuts will interrupt the continuity of the sidewalks, and will potentially destroy historic paving material where it exists.</li> </ul>	<p><u>Preserve Historic Features</u></p> <p>A distinctive feature of this property, the west façade and specifically its west facing porch, would not be preserved in this proposal. This impact is examined in greater detail under Standard 2 above.</p> <p>A distinctive feature of this setting in U Street, the shared common continuity of the progression of public and private landscape between the houses and the street, would not be preserved in this proposal. The impact is examined in greater detail under Standard 2 above.</p>	<p><u>Preserve Historic Features</u></p> <p>No specific recommendation findings are made in this review.</p>
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<p><b>Design Std 6: Deteriorated architectural features</b>  Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p><u>Deteriorated architectural features</u></p> <p>Proposals do not include the repair or replacement of specific architectural features, with the exception of the brick foundation wall of the west porch. This indicates some movement in the past but not such as to indicate notable alteration.</p>	<p><u>Deteriorated architectural features</u></p> <p>Overall this standard does not seem to be applicable.</p>
<p><b>Design Std 7: Treatments</b>  Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p><u>Treatments</u></p> <p>No cleaning treatment forms part of this proposal.</p>	<p><u>Treatments</u></p> <p>Not applicable.</p>
<p><b>Design Std 9: Reversibility, Differentiation &amp; Compatibility</b>  Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p><u>Reversibility, Differentiation &amp; Compatibility</u></p> <p>In the unlikely event that this alteration to the building were to be removed in the future, and the supporting foundation for the existing porch reinstated, the essential form and integrity of the structure, as it is seen from the public way, would be unimpaired.</p> <p>The proposed work is likely to be differentiated from the existing.</p> <p>The positioning and design of the proposed garage and the arrangement of the garage doorways reflect the rhythm and spacing of the existing porch columns above. The driveway as proposed is narrow as it approaches U Street and widens to provide vehicular access to the garage doors, thus reducing the visual impact and the degree of incompatibility with the historic architectural features and integrity of the building and its setting. The appearance and integrity of the west façade of the house, and similarly its immediate relationship with the shared continuity of the streetscape, would however be altered by this proposal.</p>	<p><u>Reversibility, Differentiation &amp; Compatibility</u></p> <p>No specific recommendation findings are made in this review.</p>
<p><b>Design Std 10: Cladding</b>  Certain building materials are prohibited including the following:  • Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p><u>Cladding</u></p> <p>No cladding of original or historic materials is proposed.</p>	<p><u>Cladding</u></p> <p>Not applicable.</p>

<p><b>Design Std 11: Signs</b>  Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p><u>Signs</u>  Signs do not form part of this proposal.</p>	<p><u>Signs</u>  Not applicable.</p>
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