

Certificate of Appropriateness Powell House Garage



This proposal includes the removal and replacement of the deteriorated 1914 brick garage and the construction of a new garage to match the house in style and form.

Edward Louis Powell House 1728 West First Ave

Constructed in 1899 in a Queen Anne
Style designed by Loren L. Rand.
Listed under Categories A, B, & C.

- Individually listed on SRHP in 2003
- Contributing to Browne's Addition
NRHD listed in 1976
- Contributing to Brownes Addition
SRHD listed in 2019



1914 Garage

FORM 412 15M-1-36 N30233

DEPARTMENT OF PUBLIC WORKS
BUILDING DIVISION

Permit No. 5687

Number 1728 Street First Address 8-14 19 14

Owner Mrs E L Powell

Builder E J Morin Address W 29, 4th

Architect

Class of Building H Class of Work New Purpose Garage Value \$ 500.

Permit Expires 19 Extended to 19

Inspected by (Initials and Date)

Section

FORM 412

DEPARTMENT OF PUBLIC WORKS
BUILDING DIVISION

Permit No. 87949

Number W. 1728 Street 1st Address 10/1 19 14

Owner Sam T. Jordan Address W. 1728 - 1st

Builder Same Address

Architect Address

Class of Building Brick Class of Work Add. Value \$ 200.00

Use: Pr. Garage (2)

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Browne's Addition

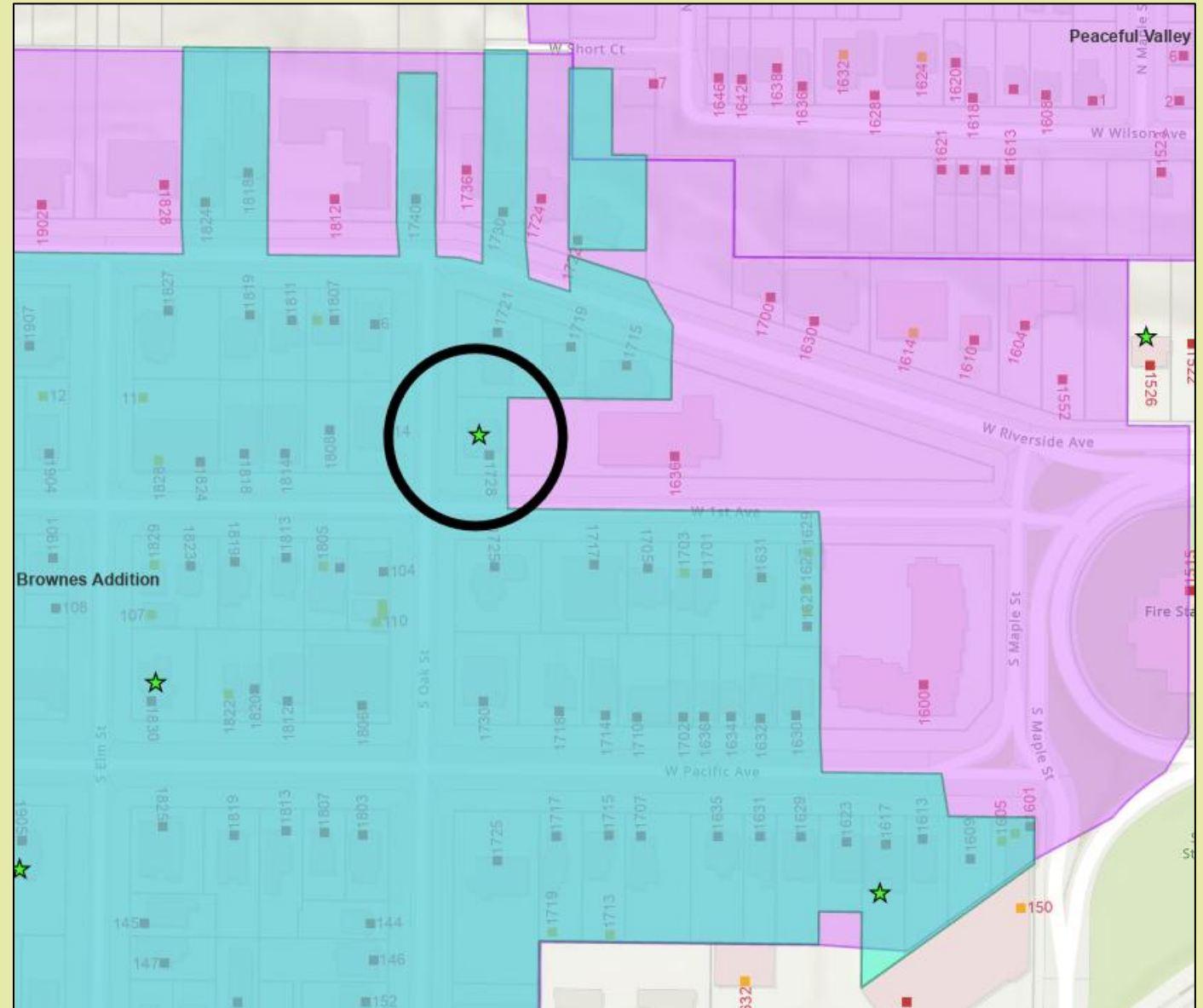
NRHD: garage not mentioned

SRHD: “A garage historically associated with the house is located immediate to the north.”

SRHP: in Alterations section – “The only other change the property came in 1914, when contractor E. J. Morin erected a two-car garage for the Powells for \$500. It was subsequently rebuilt in 1947 for \$200.”

Staff Recommendation:

Contributing but secondary



Condition



Condition



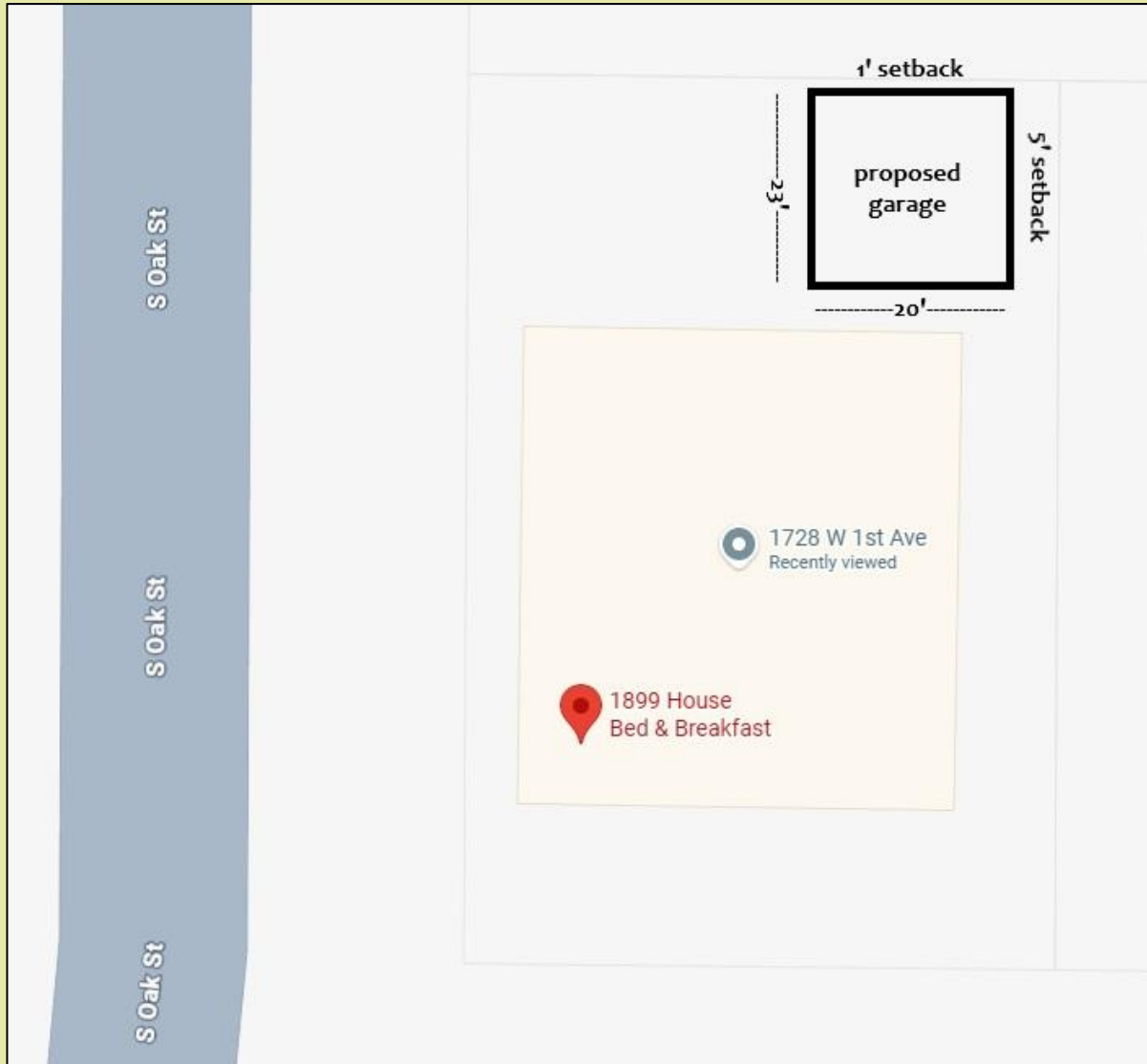
Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated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

Secretary of the Interior Standards for Rehabilitation

Proposed New Garage - Design



Proposed New Garage – Site Plan



Standard #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.

Standard #10: New additions and adjacent or related new 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.

Secretary of the Interior Standards for Rehabilitation

Browne's Addition District Design Guidelines

Garages

- Maintain historic garages that contribute to the historic character of the property.
- Site new free-standing garages at the rear of the property or at least behind the residence.
- Site attached garages to the rear, non-visible portion of the historic building. Garages that are attached to a contributing historic building will be treated as an addition.
- Site a garage so that no more than two garage bays are visible from the street.
- Design a garage as a traditional, one-story non-intrusive building with a gable roof, single siding material, garage doors, people door, and windows.

Chapter 5: District-wide Guidelines
Additions

- Design a garage with occupiable space on the upper level to be in scale with lot, sited as other garages, and compatible with the primary residential building on the property.
- Use one of these approaches:
 - Maintain height and scale of an historic two-story carriage house but avoid replicating aspects of the main building
 - Design the building to be perceived as a contemporary garage with apartment above.
- Consider using a simplified treatment of the historic style of the main house using roof type, materials and color to minimize intrusiveness.
- Garage construction shall be treated as new construction and requires a COA.

Storage Sheds, Chicken Coops, and Other Sheds

Staff Recommendation:

Approval of Deconstruction Demolition

Approval of New Garage Construction