

**HISTORIC LANDMARK COMMISSION**  
**OCTOBER 27, 2014**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-2006-0001**  
**Manning-Udden-Bailey House**  
**901 W. 31<sup>st</sup> Street**

**PROPOSAL**

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Construct a new garage/guest house.

**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a new two-story garage/guest house towards the rear of the lot. The proposed guest house will be clad in hardi-plank siding, will have a hipped roof with composition shingles, and aluminum-clad wood windows in a Craftsman design.

**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

**COMMITTEE RECOMMENDATIONS**

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The Committee reviewed an earlier rendering of this proposal and made recommendations to design the structure more in keeping with the architecture of the main house. The applicant has followed the Committee's recommendations with the instant design.

**STAFF RECOMMENDATION**

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Approve as proposed.