

	course border		course border
Alternate Version B	Concrete stamped with herringbone pattern with stamped solider course border	Concrete as per City code	Red concrete stamped with herringbone pattern with stamped solider course border
Alternate Version C	Concrete stamped with herringbone pattern with stamped solider course border	Concrete as per City code	Smooth red concrete and a concrete border

C. BACKGROUND:

October 23, 2017, HPC staff reviewed and conditionally approved the replacement of the driveway at the back of the property (setback 90 feet from the sidewalk) where the driveway flares to access the four-stall garage at the rear of the property. Precedent has been set allowing for rear yard stamped concrete on patios and walkways in the districts. (HP# 17-202125) The HPC/HP staff have not reviewed or approved stamped concrete for use in the front yards and the front-half of side yards in the district.

D. GUIDELINE CITATIONS:

The Secretary of the Interior’s Standards for Rehabilitation

Guideline	Meets Guideline?	Comments
<i>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	No	The previous driveway material was concrete. There is no evidence that the driveway material was originally brick pavers. Stamped concrete would not characterize the quality of brick pavers and not a construction technique that was used historically.

Preservation Program: Historic Hill Heritage Preservation District

Guideline	Meets Guideline?	Comments
Sec. 74.64 Restoration and rehabilitation (b) Masonry and Foundations: <i>(3) The original color and texture of masonry surfaces should be retained.</i>	No	The proposed red tint stamped concrete will not replicate the original grey concrete driveway or steps and walk
Sec. 74.65 New Construction <i>(a) New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.</i>	No	Stamped concrete is not typical for the district and not compatible with site design or surrounding character.
Sec. 74.65 New Construction (d) Material and Details: <i>Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an</i>	No	The previous driveway material was concrete. Stamped concrete would create an earlier/different appearance than what originally existed.

<p>overall thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is threatened by the introduction of new industrial materials and the aggressive exposure of earlier materials such as concrete block, metal framing and glass.</p>		
<p>Sec. 74.65 New Construction (g)Public Infrastructure: (1) The traditional pattern of public streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of public spaces in the area such as brick alleys, stone slab sidewalks, granite curbs and the early twentieth century lantern-style street lights should be preserved.</p>	<p>Yes</p>	<p>The concrete sidewalk will be replaced. The curb-cut proposal from the official application, calling for concrete with scored carriage lines, a historic feature of aprons and driveways, will match what is found in the district. Apron alternatives a, b, and c do not comply with the guideline, as they as red concrete and stamped concrete in the public right-of-way is not a historic feature and is not a traditional treatment.</p>

E. STAFF COMMENTS

Four options have been proposed for review:

	90' of Driveway, Walkway with Steps	3 Panels of Sidewalk	Curb-Cut Apron
<p>Official Application</p>	<p>Concrete stamped and tinted red with herringbone pattern with stamped solid course border</p>	<p>Concrete as per City code</p>	<p>Concrete scored with carriage lines every 8" and a concrete border</p>
<p>Alternate Version A</p>	<p>Concrete stamped and tinted red with herringbone pattern with stamped solid course border</p>	<p>Concrete as per City code</p>	<p>Concrete scored with carriage lines every 8" and a stamped solid course border</p>
<p>Alternate Version B</p>	<p>Concrete stamped and tinted red with herringbone pattern with stamped solid course border</p>	<p>Concrete as per City code</p>	<p>Red concrete stamped with herringbone pattern with stamped solid course border</p>
<p>Alternate Version C</p>	<p>Concrete stamped and tinted red with herringbone pattern with stamped solid course border</p>	<p>Concrete as per City code</p>	<p>Smooth red concrete and a concrete border</p>

Of these options, staff reviewed the official application that was submitted to staff and provided our evaluation based on *Secretaries Standards* and the *Historic Hill guidelines*.

90' of Driveway: Brick pavers are found in the district, but are uncommon. There is no

evidence that this property ever had a brick paver driveway. Staff feels that the concrete stamp does not perform visually the same as a brick paver. The proper option for the driveway would be to pave the driveway with grey concrete scored with carriage lines every 8" and a concrete border. This was not an option that was presented by the applicant.

3 Panels of Sidewalk: This work is regulated by Public Works. The work to the sidewalk as proposed will meet the standards and guidelines.

Curb-Cut Apron: Concrete scored with carriage lines every 8" and a concrete border or smooth concrete and a concrete border would both be compliant with the standards and guidelines. Stamping and/or coloring any portion of the curb-cut apron would not be compatible with the district.

The proposal has components that could be approved, but the main portion of 90' of stamped red tint concrete driveway will not be visually compatible to the district, will not perform like brick pavers, has no historical basis, could create a false sense of history and does not meet the *Secretary of the Interiors Standards* or *Historic Hill Guidelines*.

F. FINDINGS:

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today's boundaries. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. The J.R. Hudson House, at 524-526 Portland Avenue, is categorized as contributing to the character of the Historic Hill Heritage Preservation District.
3. **Secretary of the Interiors Standard's #5:** *Distinctive materials, features, finishes, and construction techniques...that characterize a property will be preserved.* The previous driveway material was concrete. There is no evidence that the driveway material was originally brick pavers. Stamped concrete would not characterize the quality of brick pavers and not a construction technique that was historically used in this district.
4. **Legislative Code §74.64(b)(3):** *The original color and texture of masonry surfaces should be retained.* The proposed red-colored stamped concrete will not replicate the original grey concrete driveway or steps and walk.
5. **Legislative Code §74.65(a):** *New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.* Stamped concrete is not typical for the district and not compatible with site design or surrounding character.
6. **Legislative Code §74.65(d):** *...thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is threatened by the introduction of new industrial materials...* The previous driveway material was grey concrete. Stamped and colored concrete would create an earlier/different appearance than what originally existed.
7. **Legislative Code §74.65(g)(1):** *The traditional pattern of...sidewalks in the area should be maintained.* The concrete sidewalk will be replaced. The curb-cut, apron proposal from the official application, calling for concrete with scored carriage lines, will match what is traditionally found in the district.
8. The official application proposal to install a red tinted, stamped herringbone, concrete driveway and replace a walkway and steps at 524-526 Portland Avenue, will adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage Preservation District (Leg. Code §73.06 (e)).

G. STAFF RECOMMENDATIONS:

Based on the findings staff recommends denial of the official application proposal to install a red tint, stamped herringbone concrete driveway and walkway with steps at 524-526 Portland Avenue.

H. SUGGESTED MOTION

I move to deny the application to install a red tint, stamped herringbone concrete driveway and walkway with steps at 524-526 Portland Avenue based on the findings of fact, the staff report, presented testimony and commission deliberations.

I. ATTACHMENTS:

1. HPC Design Review Application
2. Scope and Plans submitted by applicant
3. Photos submitted by applicant