



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-2 – ADVISORY STAFF REPORT (09-04-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 1977 ATKINSON

MEETING DATE: 10-14-2026

APPLICATION NUMBER: HDC2026-00540

SCOPE: ERECT GARAGE, ALTER DRIVEWAY

ADVISORY STAFF REPORT PREPARED BY: B. SALIE

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. None

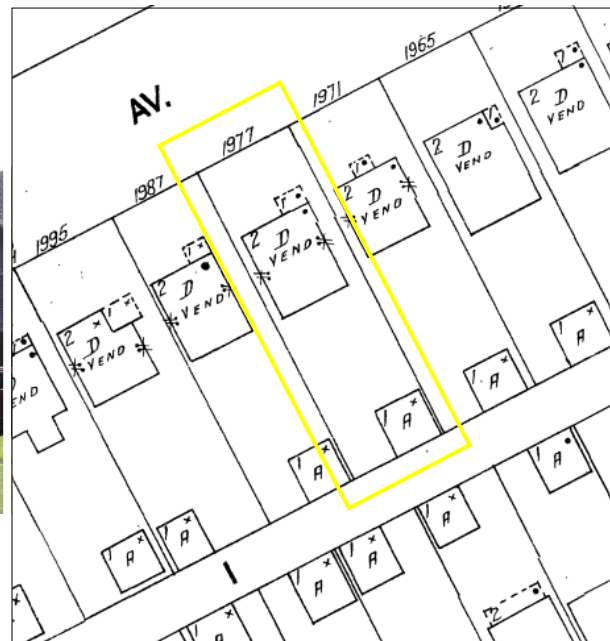
STAFF ANALYSIS AND DISCUSSION: *This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.*



ABOVE: Photo taken by staff 08/26/2026

RIGHT: Sanborn Map, 1977 Atkinson

*No designation slide was found for this property.

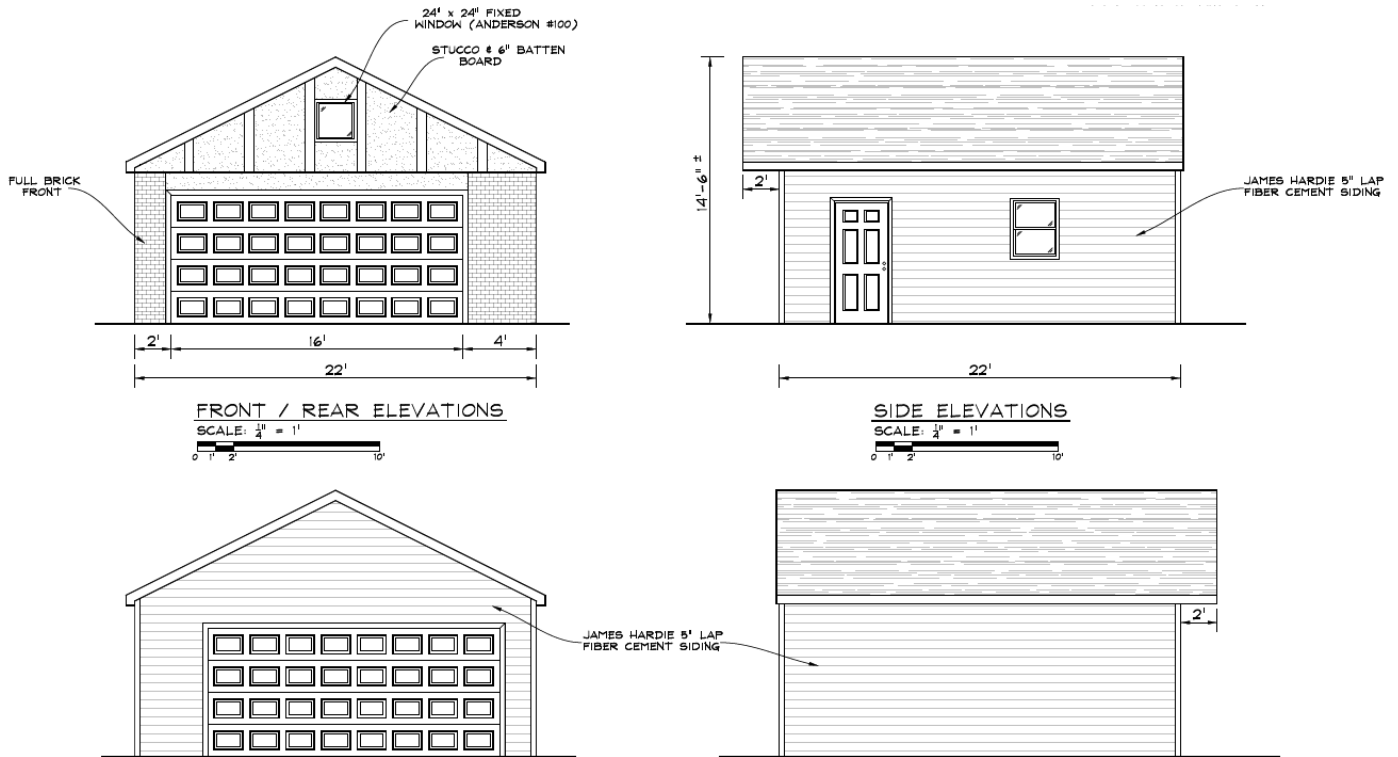


1977	Atkinson	570	LOT NO.
34183	4-17-24	DATE	
dwllg			
USE			
brick ven.			

1977	Atkinson	570	LOT NO.
34192	4-17-24	DATE	
garage			
USE			
frame.			
CONS.			

Building Permit Cards, dated April 17th, 1924

- Sanborn Map and a building permit card show that the property originally included a garage that was erected in 1924, at the same time as the construction of the historic-age house.
 - The garage was constructed during the district's period of significance, suggested as 1915 – 1925 in the National Register of Historic Places.
 - Therefore, the garage was likely a contributing structure within the district, assuming it retained its historic integrity.
 - Structures removed in violation, without approval from the Historic District Commission, typically require a rebuild of the same architectural style, massing, and materials.
 - However, staff could not find evidence of when the garage was removed from the property and cannot confirm what material(s) and style may have been included.
- Therefore, staff is basing its analysis of compatibility based on the surrounding context of built structures within the Atkinson Avenue historic district.



Elevation drawings provided by applicant

- (7) *Relationship of materials.* The major building materials in the district are **brick and stucco, sometimes used in combination**, wooden functional trim and window frames and sash are common, and wood is used in many examples as decorative trim as well. Wood sheathing is occasionally used on the attic story and/or dormers. Stone is occasionally used as a material for window sills, porch trim, and other functional trim. Rough-cut stone is the main material used on a rustic porch in the district. **Roofing materials include asphalt shingles, slate, and Mediterranean tiles, asphalt shingles being by far the primary roofing material in the district.**

-
- 42'
- 3'
- 22'
- 3'
- 4'
- 22'
- 10'
- 21'-6"
- 7'
- 36'
- 30'
- 28' EXISTING DECK
- PROPOSED CONCRETE
- PROPOSED GARAGE
- EXISTING HOUSE
- PROPOSED CONCRETE
- 135'
- 3'
- 3'
- 10.3'
- 10.3'
- 5.5'
- 5.5'
- 11'
- 19.7'
- 5.5'
- 5.5'
- 10.3'
- 10.3'
- 23'-6"
- 9'
- 3'
- CITY WALK

- Material textures found on garages within the district typically mimic or complement the texture of the historic-age building located on the property, as proposed for this new construction.

(9) *Relationship of colors.* Natural brick colors (red, yellow, brown, buff) predominate on wall surfaces. Where stucco and concrete exists, it is usually left in its natural state or painted in a shade of cream. ***Asphalt-shingled roofs are predominantly in natural colors (tile and slate colors), and in appropriate lighter colors. Paint colors often relate to style; the Classically-inspired buildings generally have woodwork painted in the white and cream range.*** Doors and shutters feature an array of colors, usually harmonizing with the main body of the house. Colors known to have been in use on buildings of this type in the 18th Century or early 19th Century on similar buildings may be considered for suitability. Buildings of Medieval or Craftsman inspiration generally have painted woodwork and window frames of dark brown, cream, or other natural tones. Original color schemes for any given building may be determined by professional paint analysis and, when so determined, are always appropriate for that building and may provide suggestion for similar houses.

3

(20) *Orientation, vistas, overviews. Most of the houses in the district have front entrances oriented towards Atkinson Avenue. Houses on LaSalle Boulevard at Atkinson face LaSalle. At 14th and Atkinson, the house on the southeast corner faces towards the corner and the house on the northeast corner is oriented towards Atkinson. **Garages are frequently oriented towards the alley and the front drive**, or side street in the case of corner lots where driveways exist. **Almost all garages are detached and at the rear of the lot.** A few houses have side or corner entrances as their major entrance.*

- The proposed garage will be detached from the main house and located at the rear of the property. The driveway will allow access from the street as well as the alley.
- The Secretary of the Interior's Standards for Rehabilitation # 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. **The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***
 - It is staff's opinion that the proposed garage installation will be compatible with the massing, size, scale, and architectural features of the existing house and will protect the historic integrity of the property and its environment.
- It is Staff's opinion that the new garage will be an appropriate addition to the property as the architectural style complements that of the existing brick house. This includes mimicking the colors and/or materials of the historic-age house (ex. match brick with brick, match the English Tudor style seen on the side of the house, wood frame construction).
 - The height (at 14'-6") matches reasonably with the context of the two-and-a-half story single-family residence, as well as the property's nearby historic surrounds. It will be minimally visible from the public right of way (i.e. street and sidewalk)

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Atkinson Avenue Historic District's Elements of Design.