

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION
REQUEST BY SCOTT AND MEGAN CHRISTENSEN TO CONSTRUCT REAR
ADDITION TO THE AN EXISTING HOUSE AT 594 N. CENTER STREET IN THE
CAPITOL HILL HISTORIC DISTRICT
CASE NO. 002-06
WEDNESDAY, FEBRUARY 1, 2006**

OVERVIEW

Scott and Megan Christensen, represented by architect Kim Hyatt, are requesting approval of a proposed addition to the rear of the house at 594 N. Center Street. The property is located in the Capitol Hill Historic District, and is zoned SR-1.

BACKGROUND

The Structure/Site Information Form indicates that the house was constructed about 1882-84 for Alonzo Hazeltine Raleigh, an early Utah pioneer who arrived in the Salt Lake Valley in 1848. The form states that part of the house is much older than the 1882 date, and that it grew in stages from its much earlier, tiny adobe beginnings. Raleigh was a builder and mason prior to arriving in Utah, and was the Salt Lake City Building Inspector from 1860 to 1885. He was the LDS Bishop of the Nineteenth Ward, the early ecclesiastical unit in which the home is located, from 1856 to 1877.

The house is one-and-a-half stories, and is noted in the Site/Survey Form as being of “vernacular” design, growing from a square, one-story, adobe cabin to a house with at least two additions: the brick wing added to the west, and a frame, gabled section to the north.



PROPOSAL

The applicants propose to construct a one-and-a-half-story addition at the southeast corner of the house. The new addition would contain a basement area; a kitchen, laundry room and small bathroom on the first floor; and a master bedroom and bath on the upper floor. It is proposed to be 21 feet high and clad with wood, shiplap siding. The house currently has wood shingles on the roof; the applicant is proposing to re-roof the entire house, including the addition, with

architectural asphalt shingles when the addition is constructed. The addition would be connected to the existing house by the use of a one-story “hyphen” on the east wall of the original adobe cabin and the south wall of the later, frame addition that was constructed on the north wall of the cabin. The applicant is proposing to install custom-made, wood, double-hung windows in a four-over-four light pattern.

ANALYSIS

REQUIREMENTS OF THE ZONING ORDINANCE

Underlying Zoning Requirements

All proposed work must comply with height, yard and bulk requirements of the SR-1 Zoning District. The required rear-yard setback in the SR-1 zone is 25 percent of the lot depth (33 feet, in this instance) but not less than fifteen feet and need not exceed 30’. The applicants would have a 34’ rear-yard setback if their proposal is approved, and thus meet the ordinance.

HLC Ordinance and Design Guidelines

21A.34.020 H Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure. In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

- 1. 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;*
- 2. 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;*
- 3. 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;*
- 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*
- 6. 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;

7. 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;

8. 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;

9. 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;

10. Certain building materials are prohibited including the following:

a. Vinyl or aluminum cladding when applied directly to an original or historic material, and

b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

11. 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 Part IV, Chapter 21A.46, Signs;

12. Additional design standards adopted by the historic landmark commission and city council.

Staff has determined that the following standards are pertinent to this application:

2. 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;

Design Standards for Additions:

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

DISCUSSION: The Raleigh House is characterized by its gradual transformation from a small, utilitarian adobe house into a dwelling that displays the influence of nineteenth-century styles and elements. The “eyebrow” window in the west wall, the use of six-over-

six windows, and side-gabled massing of the brick addition are associated with the Greek Revival style, while the tripartite window configuration of the bay window in the west wall and the use of one-over-one windows in the existing frame addition on the north are typical of local, Victorian Eclectic examples found throughout the city. By placing the addition at the rear corner of the house, and separating it with a hyphen, the various phases of construction that the house has undergone would still be discernible, and this significant part of the historic character of the house would be retained.

By attaching the addition as minimally as possible, the existing architectural details dating from the historic period of the house will be retained.

FINDING: The proposed addition allows the stylistic progression of the house to remain evident, and thus the historic character of the property would not be adversely affected. The proposed addition does not require the removal of historic materials or alteration of features and spaces that are associated with its historic character.

3. 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.;

DISCUSSION: As presented, the new addition is compatible in scale, massing, materials and design with the existing house, yet it is distinguished from the original dwelling and historic additions by the use of a different window configuration (two-over-two lights), and is physically separated from the existing house through the use of the one-story hyphen. These devices would allow the history of house to remain evident, while incorporating additional living space that can clearly be discerned as later construction.

FINDING: The proposed addition does not seek to create a false sense of history or architecture, through the approaches discussed above. It could easily be recognized as a product of its own time.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.;

DISCUSSION: The house currently has two additions: the brick addition to the west of the adobe dwelling, and the frame addition to the north. These additions have acquired historic significance in their own right, and will be retained and preserved.

FINDING: The historic additions will be retained and preserved. The project meets this standard.

8. 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.;

Design Standards for Additions:

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep

the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it. For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

DISCUSSION: By minimizing the attachment of the proposed addition, the significant features of the house will not be disturbed. The east wall of the original adobe house will no longer be visible, but the south wall, roof slope and porch will remain. The new addition will not be considerably taller than the existing house, will have a footprint that is smaller than the existing house, uses materials that correspond to that of the house (wood, clapboard siding), and will have wall openings that are consistent with the rhythm of solids and voids seen in the existing house. The surrounding properties are eclectic in style, but numerous examples of nineteenth-century and early twentieth-century architecture can be found. The proposed addition is consistent with the design, style, scale, massing and materials found in the neighborhood.

FINDING: The project meets this standard.

9. 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;

Design Standards for Additions

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply

an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

8.7 When planning an addition to a building, preserve historic alignments that may exist on the street. Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition shall not be placed in a location where these relationships would be altered or obscured.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition. Painted wood clapboard and brick are typical of many traditional additions. See also the discussion of specific building types and styles.

8.9 Minimize negative technical effects to original features when designing an addition.

Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

8.10 Use windows in the addition that are similar in character to those of the historic building or structure. If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.

Ground Level Additions

8.14 Keep a new addition physically and visually subordinate to the historic building.

The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip and shed roofs are appropriate. Flat roofs are generally inappropriate.

8.16 On primary facades of an addition, use a solid-to-void ratio that is similar to that of the historic building. The solid-to-void ratio is the relative percentage of wall to windows and doors seen on a facade.

DISCUSSION: The proposed work could be reversed, with only the reconstruction of the east wall of the adobe dwelling being necessary. The new work will be differentiated from the old by the use of the hyphen, and by subtle changes in the proposed use of a different light configuration in the windows. The proposed addition is barely higher than the existing house, and is smaller in its footprint, and thus is subordinate in size and scale with the main building. It will be set to the rear, and because the main house is separated by the hyphen, the proportions, character and massing of the existing home will not be affected. The new addition is separated to the extent that it will read as its own phase in the history of the house, and will allow passers-by to be able to interpret the historic character of the building. The home's alignment on a corner lot will not be affected. The

materials, windows, roof forms and solid-to-void ratio of wall openings of the proposed addition favorably correspond and reinforce those of the historic house.

FINDING: The design of the addition takes steps recommended by the City's Design Guidelines to ensure that the essential form and integrity of the building would not be impaired, the addition and alterations are compatible in massing, size, scale and architectural features, and to differentiate the new work from the old. The addition would be reversible. The proposed work meets this standard.

12. *Additional design standards adopted by the historic landmark commission and city council.*

DISCUSSION: The Design Guidelines for Residential Historic Districts in Salt Lake City includes an extensive discussion on additions to historic structures. Specific guidelines that are applicable in this case are noted in the discussion of each standard. It is staff's opinion that the proposed project is in keeping with all of the standards in the Design Guidelines.

FINDING: The proposed work meets the applicable standards in the Design Guidelines for Residential Historic Districts in Salt Lake City.

RECOMMENDATION

Based on the above analysis, Planning Staff recommends that the Historic Landmark Commission approve the request for an addition as presented, subject to the following conditions:

1. Review of the final details of the design of the proposed project including any concerns or suggestions expressed by the Commission, shall be delegated to Planning Staff.
2. This approval is for design only. The project must meet all other applicable City requirements.

Elizabeth Giraud, AICP
Senior Planner

Attachments: Exhibit 1: Photographs
Exhibit 2: Submitted Plans
Exhibit 3: Site/Survey Form

**Exhibit 1
Photographs**

Exhibit 2
Submitted Plans

Exhibit 3
Site/Survey Form



Front of house at 394 N. Center Street, facing west.



South elevation.



East elevation.



North elevation.