

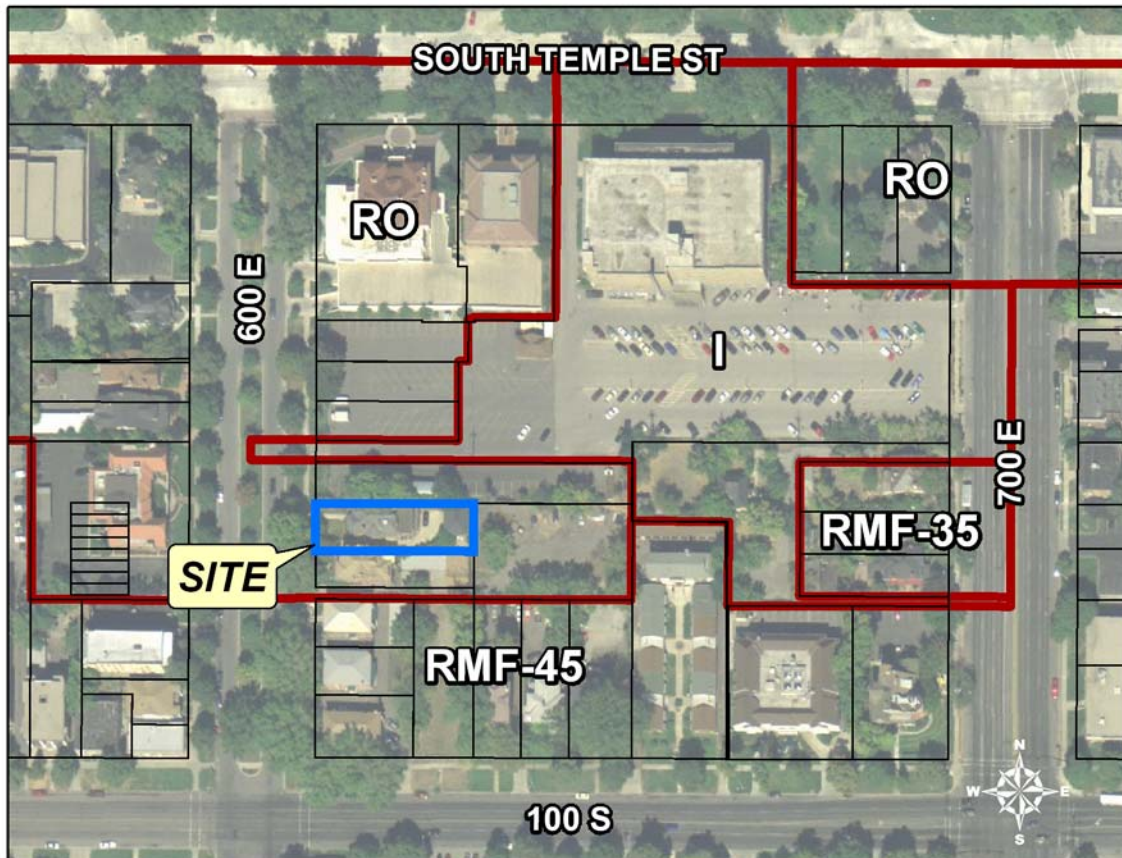
**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION**

**REQUEST BY DENNIS AND ROSA RUNNOE, FOR APPROVAL TO REMOVE THE
REAR ADDITION AND A BAY WINDOW OF THE HOUSE AT 53 S. 600 E. THE
PROPERTY IS LOCATED IN THE CENTRAL CITY HISTORIC DISTRICT.**

**CASE NO. 470-06-17
WEDNESDAY, JULY 5, 2006**

OVERVIEW

The owners are requesting approval to remove the frame addition and a bay window of the house located at 53 S. 600 E. The property is located in the Central City Historic District is zoned “Residential-Office,” the purpose of which is to *provide a suitable environment for existing and future mixed use areas consisting of a combination of residential dwellings and office use. This district should encourage the maintenance and rehabilitation of appropriate existing buildings and neighborhood scale.*



BACKGROUND

According to the site form prepared for this property in 1979, this house was constructed in 1898 and designed by prominent Utah architect, Walter E. Ware, for Alfred J. and Grace Bettles. Bettles was a successful mining manager and engineer, who came to Utah in 1897 from Montana. In Utah, he was connected with various mining companies, and designed and supervised the construction of equipment for the Boston Consolidated Company and the Newhouse Mines and Smelters. Bettles sold the house to a physician, Crayton C. Snyder, and his wife Flora. From 1923 to 1933, Thomas Weir, a well-known mining and banking man, lived in the house. The house is similar to the home next door to the south, (57 S. 600 E.), that was also designed by Walter Ware. Both homes were proposed for demolition in the late 1980s for the Parklane Assisted Living Center, now located at 688 E. 100 South. The Runnoes purchased and renovated the subject property, using it as their own residence until moving to another part of the city. The property located at 57 S. 600 E., has been used as the Anton Boxrud Bed and Breakfast since the late 1980s. The parking lot for the Masonic Temple is located to the north of the subject property.

Elevations for this home are located in the Walter Ware collection at the University of Utah Marriott Library Special Collections Department. The applicants have included the elevations from this collection for the north, south, and west facades. Elevations for the east elevation are not included in the Marriott Library's collection for Walter Ware. The ell is not depicted in the south and north elevations. The 1911 Sanborn map shows a two-story, frame addition at the rear.

The one-story bay window, proposed for demolition, is located on the south side of the structure, toward the rear of the house. It does not appear on either the architect's drawings or on the Sanborn maps, but given the detailing of the brick and the placement of the windows, it appears to be of the historic period.

The Runnoes no longer live in the subject property and they have been trying to sell it for several months. Their proposal would create sufficient parking for office use, which is allowed in the RO Zoning District, and would, in the owners' opinion, make the property more marketable. In order to function as office space, the property would need six parking stalls. In order to meet the parking requirements and provide disability access to the building, the Runnoes are proposing to remove the rear, frame addition, or ell. The garage, an outstanding example of a turn-of-the-century outbuilding, is not proposed for demolition and would be used for two of the parking spaces.

PROPOSAL

The owners are proposing to remove the addition, leaving the brick portion of the house. They are proposing to install two windows on the second floor, and one window on the first. A ramp will provide a handicapped entrance through a single door. The proposed door is made of Therma-Tru, a fiberglass product. The applicant intends to clean all surfaces with water and Muratic Acid, in a 4:1 solution.

They are also proposing to remove the one-story bay on the south elevation at the rear of the house. This would be replaced with a single-hung, wood sash window with the remaining opening filled in with matching brick.

ANALYSIS

REQUIREMENTS OF THE ZONING ORDINANCE

In considering the proposal, the Historic Landmark Commission must make findings based on the following sections of the zoning ordinance and related design guideline standards.

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:

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;

DISCUSSION: The historic use of the property is residential, and the intention of the owner is to remove the frame ell to accommodate parking so the building can be used as offices. The frame ell is of the historic period and dates from an early point in the home's history. It can be considered a character-defining feature of the home. However, numerous dwellings have been converted into offices, or other commercial uses, and several are located in the vicinity of the subject property. Although the rear of the property is easily seen by passers-by from the north, due to the large Masonic Temple parking lot, it is located on a secondary elevation. Allowing the owners to

demolish the ell would accommodate the necessary parking for office use, and in the long run, could assure the preservation of the building.

The south bay window, although determining a date of construction is more difficult, is also a character-defining feature, and is also located on a secondary elevation. In this case, staff is concerned about the removal of this feature, as filling in the void with replacement brick could jeopardize the physical integrity of the building. Furthermore, removing the bay window is not necessary in converting the dwelling to office use.

FINDING: For the removal of the ell, Staff finds that the applicant meets the standard, due to its location at the rear of the building and the greater likelihood of repair to the newly-exposed brick wall. For the removal of the bay window, Staff finds that the applicant does not meet the standard, given the difficulty of matching historic brick and the large void that will be created. This does not constitute “minimal change.”

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;

DISCUSSION: As stated earlier, and as with almost all of Salt Lake City’s brick buildings of this style and vintage, the frame ell is a character-defining feature, as is the small bay window. The house will continue to convey its association with the end of the nineteenth century, and will remain a fine example of a Victorian Eclectic style. Staff is opposed to removing the small bay window because of the potential problems of meshing new masonry with the existing. If the reconstructed wall is unsuccessful in terms of preserving the physical and architectural integrity of the house, the historic character of the building will be compromised.

FINDING: The applicant meets this standard in terms of removing the ell, but not in terms of removing the bay window.

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: The applicants are not proposing to create a false sense of history. The proposed fenestration pattern for the rear wall is consistent with the existing openings.

FINDING: The applicant meets this standard.

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

DISCUSSION: The addition and the bay window have acquired historic significance in their own right. The Historic Landmark Commission has allowed the demolition of countless frame appendages, albeit for the replacement of new additions. This case differs from others in that no addition is proposed, but it is consistent with the intention behind numerous approvals of the Historic Landmark Commission to retain the viability of historic structures. The removal of frame appendages for large additions have accommodated changing household sizes. The owners are proposing removal of the frame appendage of the subject property to accommodate a different, but allowed, use for the structure. Although the rear addition has acquired historic significance in its own right, its removal is preceded by the approval of many rear, frame ells, with the rationale that they are necessary to retain the historic building's usefulness for contemporary needs, and that they are located on secondary elevations.

The bay window has also acquired historic significance, and is in keeping with the character of the house. It is a feature that conveys the Victorian use of asymmetrical forms, and helps identify the house as consistent with late-nineteenth-century design. The Historic Landmark Commission has not been inclined to approve the removal of such features.

The *Design Standards for Residential Historic Districts* have a standard pertaining to this proposed action:

6.1 Protect and maintain significant stylistic elements. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

The bay window appears to be in need of repair, but its removal would represent an adverse effect to the late nineteenth-century architectural qualities of the house.

FINDING: From a strict interpretation, the applicant does not meet the standard for the removal of either the rear appendage or the bay window. The Historic Landmark Commission has a consistent precedent for allowing the removal of rear appendages, but not of allowing the removal of features such as the bay window.

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;

DISCUSSION AND FINDING: The applicants are not proposing to sandblast the brick, but are using an appropriate chemical process for cleaning. The applicant 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;

DISCUSSION: The issue of the removal of the ell, a feature that dates from the historic period of the house, has been previously discussed at length in this report. The removal of the bay window would destroy historical architectural material, in that the wall would be very different from how it currently appears. The proposed design of the rear of the house is consistent with the style of the house, and would not have an adverse affect on the vicinity of the subject property. Because the windows and the rear entry would be visible to the public, due to the large parking lot, Staff determines that a wood, rather than a fiberglass door, should be used.

FINDING: For the removal of the ell, the applicant meets this standard. For the removal of the bay window, the Staff finds that the applicant does not meet 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;

DISCUSSION: Assuming the house is converted to an office, a future owner, desiring to revert its use to residential, could construct a new addition if desired, similar in style to that proposed for removal. The removal of the bay window; however, would be difficult to reverse to its current form due to the bricking in of the opening, should a future owner want to rebuild this feature.

FINDING: The applicant meets this standard in terms of the ell, but does not meet this standard in terms of the bay window.

RECOMMENDATION

Staff recommends approval of the removal of the ell, with the provision that wood doors and windows are used. Staff recommends denial of the removal of the bay windows, for the reason that it will create a noticeable alteration in the brick wall to the detriment of the architectural integrity of the house. The approval of the removal of the ell is for design purposes only; the proposal, including the expanded parking area at the rear, must meet all other building and zoning codes.

Elizabeth Giraud, AICP
Senior Planner
June 29, 2006

Exhibits: Historic Site/Survey Form
1911 Sanborn Map

Photographs of the Building
Submitted Plans

Exhibit 1
Site/Survey Form

Exhibit 2
1911 Sanborn Map

Exhibit 3

Photographs of the Site

Exhibit 4

Submitted Plans

