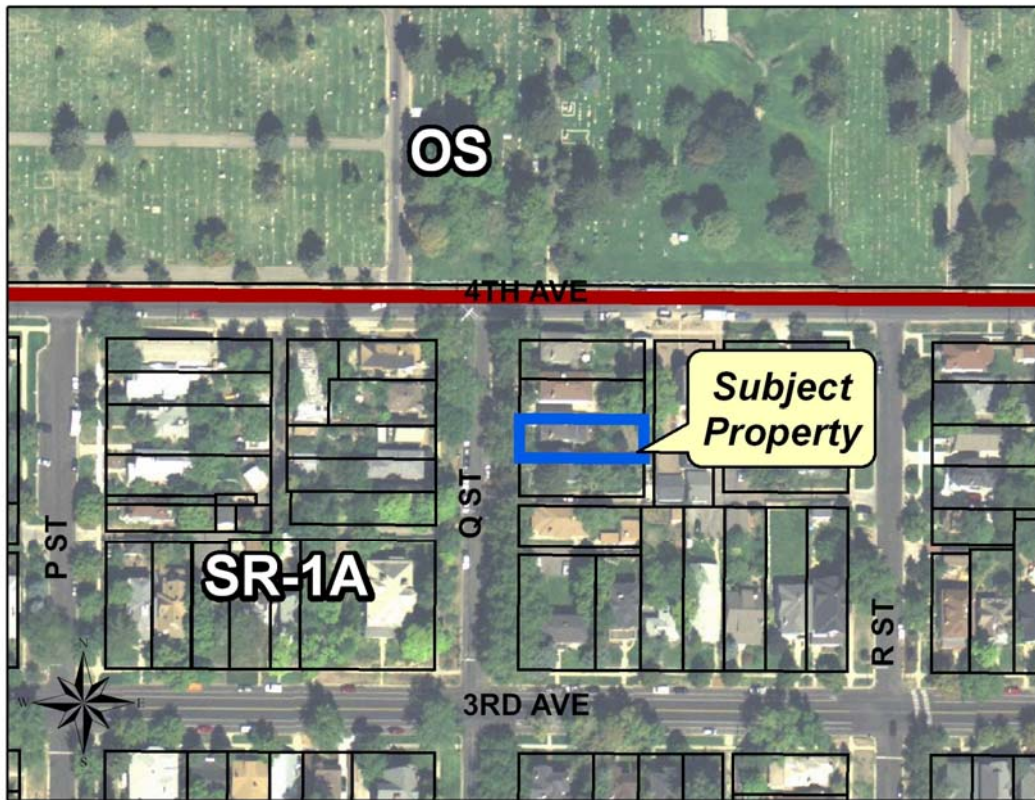


**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION**

**REQUEST BY BARBARA BURT TO REPLACE AN EXISTING FRONT PORCH  
AND RECONSTRUCT AN UPPER LEVEL TO THE RESIDENCE LOCATED AT 184  
NO. 'Q' STREET, IN THE AVENUES HISTORIC DISTRICT  
CASE NO. 470-06-51  
WEDNESDAY, JANUARY 3, 2007**

**OVERVIEW**

The applicant, Barbara Burt is requesting approval to replace an existing front porch and reconstruct an upper level to the house located at 184 No. 'Q' Street. The house is located in the Avenues Historic District, which was locally designated as a historic district in March of 1978. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is "to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The zone allows single-family and twin homes as permitted uses.



## BACKGROUND AND PROPOSAL

According to the historic site form completed in 1979, this Foursquare (“the box”) type house was built in 1896 by Frank A. Grant, a real estate developer who built a number of houses in the Avenues. This two-story hip roofed home is representative of the kind of house built throughout the Avenues around the turn-of-the-century. The house is also somewhat similar in design to 180, 188 and 198 No. ‘Q’ Street, all built in 1896 by Grant. Grant lived at 1103 E. Third Avenue which is on the northeast corner of Third Avenue and ‘S’ Street.

The attached 1898 Sanborn Map and 1930’s tax photograph show that a two-and-one-half-story building with a full-width front porch was part of the original design for this home (See Exhibit 1). The site form also indicates that a small front porch was probably added in the 1950’s or 60’s. This porch element was later removed in 1996 and the small one-story porch that exists today was constructed. The building permit file card indicates that repair work was done in 1951 following a fire. A shallow pitched hip roof was constructed and the upper-level attic space was never replaced.

The owner is proposing to reconstruct the roof to provide additional space in the attic and replace the small front stoop with a full-width porch. To accommodate the attic space, the applicant proposes to achieve the desired height and space by raising the roof, changing the roof form to a gable and constructing side-gables at the middle of the house. The new side-gables, and those in the front and rear, would be clad with wooden shingles.

The front porch is proposed to be expanded to extend across the front of the house, with a hip roof supported by wood columns placed on cased posts, and a wood balustrade.

## ANALYSIS

### REQUIREMENTS OF THE ZONING ORDINANCE

#### ZONING REQUIREMENTS

All proposed work must comply with the following height, yard and bulk requirements of the SR-1A zoning district.

##### SR-1A Zoning District

- **Maximum building height:** Twenty-three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face. The proposed building height measures approximately thirty-six feet (36') from grade to the ridge of the roof when measured from the front elevation. The applicant has provided historical documentation establishing the original height of the building (Exhibit 1). The existing building measures approximately twenty-five feet (25') to the ridge of the hip roof. The new construction is comparable in height to other

buildings in the immediate area and neighborhood. A discussion regarding scale and form is included on page 4 of this staff report.

- **Maximum exterior wall height:** Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. The existing exterior wall height at the setback lines measures approximately twenty-two feet (22') from grade. The proposed gable ends will exceed the wall height limitation of the ordinance, but are consistent with other buildings of similar height in the immediate vicinity and historic district.
- **Front yard setback:** The minimum depth of the front yard for all principal buildings is equal to the average of the front yards of existing buildings within the block face. The 1898 Sanborn Map is evidence that the requested full-width porch existed historically, and that the neighboring properties at 180, 188 and 198 No. 'Q' Street once had similar porch designs that also have been altered. *The applicant is seeking a Routine and Uncontested special exception to rebuild the porch in its original location which is less consistent with the alignment of buildings on the block face as they exist today.*
- **Interior side yard setback:** Four feet (4') on one side and ten feet (10') on the other. The interior side yard to the south, which represents a noncomplying situation, is three feet (3'). The proposed construct will follow the existing building line and will not encroach into the three foot interior side yard to the south. The interior side yard to the north is approximately eleven feet (11') and consistent with the ordinance. *Thus, the applicant is seeking a Routine and Uncontested special exception for an in-line addition.*

**FINDING:** The proposed alterations exceed the underlying zoning regulations, as adopted by the Compatible Residential Infill Development Ordinance, relating to building and exterior wall height. The Commission can allow the increased height if it finds that the project meets the provisions of Chapter 21A.34.020, and the applicant is requesting these modifications by the Commission. The proposed plans do not meet the standards for front yard and side yard setbacks. Thus, the applicant is seeking special exceptions through the Routine and Uncontested Matter process to modify the setback requirements.

## **ZONING 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;*

**DISCUSSION:** No changes are proposed in the use of the building for residential purposes.

**FINDING:** The proposed project is consistent with this standard.

*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:** The 2-story structure is typical of the Foursquare house type. The cubic form has a low-pitched hip roof. However, the Victorian style decorative elements as shown in the 1930's tax photograph of this residential structure were compromised when the original porch was removed, and the roof reconstructed following a fire. The house lost details responsible for determining the style of the building including a broad front porch enclosed with a pony wall and a central gable capped by a jerkin-head.

The size and mass of the home with the proposed alterations is similar to the residential structures found in this neighborhood and throughout the Avenues District. The buildings on this block are consistent in height, as most range in height between one- and two-stories and present a typical range of styles, types and materials found in the historic district. The surrounding buildings of the subject property are shown on the photographs attached to this staff report (Exhibit 2). To the north, is a two-story cubed shaped house with a hip roof. To the south, is a two-and-a-half-story Victorian home with a gabled roof.

Although the existing hip roof might have been built more than fifty years ago, it is not an original feature of the house. Sanborn Maps indicate a two-and-a-half-story structure was built on the subject property, and a tax photograph from the 1930's shows a house with a clipped front gable. Thus, staff is of the opinion that a restoration of the upper-level would not diminish the historic character of this home.

The design of the proposed roof re-construction echoes the symmetry and details of the house to the south of the subject property. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure. The proposed addition follows the existing building line and does not create any new noncompliance.

The architectural details, such as the use of brackets and shingles, replicate the features once seen on the house. The proposed windows in the gables are in keeping with the other windows on the house and are consistent with its Victorian style.

Regarding the front porch, square columns now support an off-center porch covering only the front entry. The applicant proposes to remove this later alteration to the home and construct a new full-width porch. The proposed alterations would bring the porch element closer in design to the porch seen in the tax photograph and reinforce the architectural character of the historic building.

The design guidelines offer the following guidance on the preservation of character-defining elements.

### **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 eavelines should be avoided.

**FINDING:** The proposed additions to the house would re-establish missing features and enhance its character as a Victorian style residence. The proposed work is consistent with this standard.

*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:** Many architectural styles and building types, such as the Victorian era style and the Craftsman style, developed with the porch as the focal point of historic buildings, particularly when they are located on primary elevations. Their functional and decorative elements are important in defining the overall historic character of a property. The front porch element on this house has experienced the typical alterations made to similar structures over time. Some have undergone minor repairs to assure their preservation. Other entrance and porch features have been altered to the degree that they have lost character-defining elements, been enclosed or totally removed like the historic porch associated with this site.

The 1898 Sanborn Map and the Salt Lake County Archive photograph indicate that a covered porch historically extended across the full-width of the building, and its design included a pony wall. These features have all been lost. Although the proposed porch design does not convey the same visual appearance of the original porch, the Historic Landmark Commission has found that it is not necessary to strictly replicate the details of a replacement feature on all “contributing” buildings. However, a new design should be in character with the historic building, in terms of scale, material and detailing and, should be clearly differentiated so that a false

historical appearance is not created. The design guidelines recommend the following with respect to the treatment of porches.

### **Design Standards for Porches**

**5.3 If the porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.** Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

### **Design Standards for Additions**

**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.

**8.6 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.

**FINDING:** The applicant is not seeking to create a false sense of history, but is attempting to enhance the building's appearance. Although not an exact reproduction of the missing historic features, the proposed alterations are compatible with the remaining character-defining features of the building and similar in design to other homes of the same period and style. The proposed new construction meets this standard.

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

**DISCUSSION:** Although the existing hip roof might have been built more than fifty years ago, it is not an original feature of the house. Therefore, replacement of the missing feature based on adequate historical documentation is appropriate. According to building permit records, the existing porch does not appear to be of sufficient age to have acquired historic significance.

**FINDING:** The primary façade and character-defining elements of the historic building as seen from the street will not be negatively affected by an accurate reproduction of missing historic features. The existing porch is not of an age to have achieved historic significance in its own right. The proposed alterations are consistent with this standard.

*5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*

**DISCUSSION:** Where an important architectural feature is missing, its recovery is typically the preferred course of action. Thus, staff views the original design of the front porch and jerkin-head gable character-defining features of this home, as shown in the tax photograph from the 1930's, and as such should be replaced to re-establish the unique historic character of this Victorian home. Thus, the Commission may wish to consider other design solutions for the proposed alterations.

The design guidelines offer the following guidance for the treatment of architectural features.

### **Standards for Architectural Details**

**6.2 If replacement is necessary, design the new element using accurate information about original features.** The design should be substantiated by physical or pictorial evidence. One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features.

**6.3 Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented.** The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

**FINDING:** The architectural detail of the proposed alterations is inconsistent with this standard because accurate information about the original features is available and

the new elements do not match the original in form or detail. However, the proposed design of the alterations is generally compatible with the size, scale and material of the historic building itself.

*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;*

**DISCUSSION:** No repair or replacement of deteriorated architectural features is proposed as part of this request. However, historic fabric of the primary elevation was removed during more recent work compromising the proportions and architectural integrity of the house. It would be possible to reconstruct the original front porch and jerkin-head gable because documentation is available to provide a framework for the work. Since following a course of historic accuracy and reproducing a missing historic feature is preferred, staff finds the proposed treatment for the front porch and main gable inconsistent with the design guidelines. However, an acceptable second option for a replacement feature is a new design that is compatible with the character of the historic building.

**FINDING:** The repair or replacement of deteriorated architectural features is not an issue for the proposed project. Although the new elements do not match or resemble the original in form and detail, the replacement features will enhance the appearance of the building and bring its design closer to its original form.

*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:** No chemical or physical treatments are proposed as part of this request.

**FINDING:** This standard is not an issue for the proposed project.

*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:** This guideline regarding contemporary designs for alterations has typically been applied to new work on non-character defining elevations. As mentioned above under Standard 2, the reconstruction of the upper level has been designed to be sympathetic with the character of the primary structure. As part of the



proposed attic addition, the applicant proposes to construct a gable on either side of the house. A double set of one-over-one wood windows is proposed for the gable ends and side gables. The proposed dormers as shown on the drawings dated October of 2006 are subordinate in scale to the primary roof, located below the ridge and in keeping with the style of the house (Please note that the December submittal does not reflect this configuration.). The proposed window treatment is compatible in scale and proportion with the windows seen on the existing building.

The construction of the proposed porch would allow the removal of features that detract from the historic character of the streetscape. The new porch would be consistent with porches of homes from the historic period, and would not remove historically significant features. If it cannot be an exact reproduction of the original, the new work should follow along the same general lines in terms of location, scale and materials.

The Design Guidelines offer the following guidance on the siting, massing, size and scale of an addition:

#### **Standards for Additions**

**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.

**8.10 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

**FINDING:** The proposed alterations are compatible with the house in terms of massing, size, scale, architectural features and streetscape. The application is consistent with 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:** Although unlikely, the proposed work would be reversible, and the building could be returned to its current appearance. The Commission may wish to consider to what extent the applicant should follow a path of historic accuracy. The proposed design of the alterations is generally compatible in massing, scale and materials with the historic home. The design guidelines offer the following guidance for constructing new additions:

### **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.

**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.

**8.5 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.

**8.7** 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.

**8.10 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.

**8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.** An addition shall not overhang the lower floors of the historic building in the front or on the side.

## **Rooftop Additions**

**8.12 Set a rooftop addition back from the front of the building.** This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

**8.13 The roof form and slope of the addition must be in character with the historic building.** If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with the historic ones on similar historic structures.

**FINDING:** The proposed design of the alterations generally take steps recommended by the design guidelines to ensure that the essential form and integrity of the building as seen from the streetscape will not be adversely affected by the new construction. The proposed design of the alterations is compatible with the size, scale, massing and architectural details of the existing house. The new work will be differentiated from the old and is compatible with the design of the original house. The application complies with this standard.

*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;*

**DISCUSSION:** No prohibited building materials are proposed.

**FINDING:** The standard does not apply to this project.

*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;*

**DISCUSSION:** Signage is not a component of this project.

**FINDING:** The standard does not apply to this project.

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

**DISCUSSION:** The Historic Landmark Commission's Design Guidelines for Residential Historic Districts in Salt Lake City includes an extensive discussion on additions to historic structures, and contains standards that apply to porches. Specific guidelines that are applicable in this case are noted in the discussion of each standard.

**FINDING:** The proposed project is generally in keeping with the design guidelines. The replacement features are new designs that are compatible with the character of the historic building and in scale with that seen historically. Although distinctive features that characterized the property will not be re-established, the replacement features will enhance the appearance of the building and bring its design closer to its original form.

## **RECOMMENDATION**

Although the proposed project exceeds the underlying zoning regulations, as adopted by the Compatible Residential Infill Development Ordinance No. 91, relating to height, the proposal fits within the context of the neighborhood. Based upon the comments, analysis and findings of fact noted above, Planning Staff recommends the Historic Landmark Commission approve the request to replace an existing front porch and reconstruct an upper level to the residence located at 184 No. 'Q' Street, subject to the following conditions:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission.
3. The Historic Landmark Commission allows a modification to the maximum building height standard not to exceed thirty-six feet (36') at the front of the building.
4. The Historic Landmark Commission allows a modification to the maximum exterior wall height standard not to exceed twenty-two feet (22') at the top of the widest portion of a gable wall at the existing building line.
5. The Historic Landmark Commission forwards a positive recommendation to the Zoning Administrator to approve an in-line addition and a front porch replacement for the subject property because it will bring the design of the building closer to its original form.

Janice Lew  
Planning Division  
December 27, 2006

**Attachments:** Exhibit 1: Historical Documentation  
Exhibit 2: Photographs  
Exhibit 3: Submittal

**Exhibit 1**  
**Historical Documentation**

**Exhibit 2**  
**Photographs**

**Exhibit 3  
Submittal**