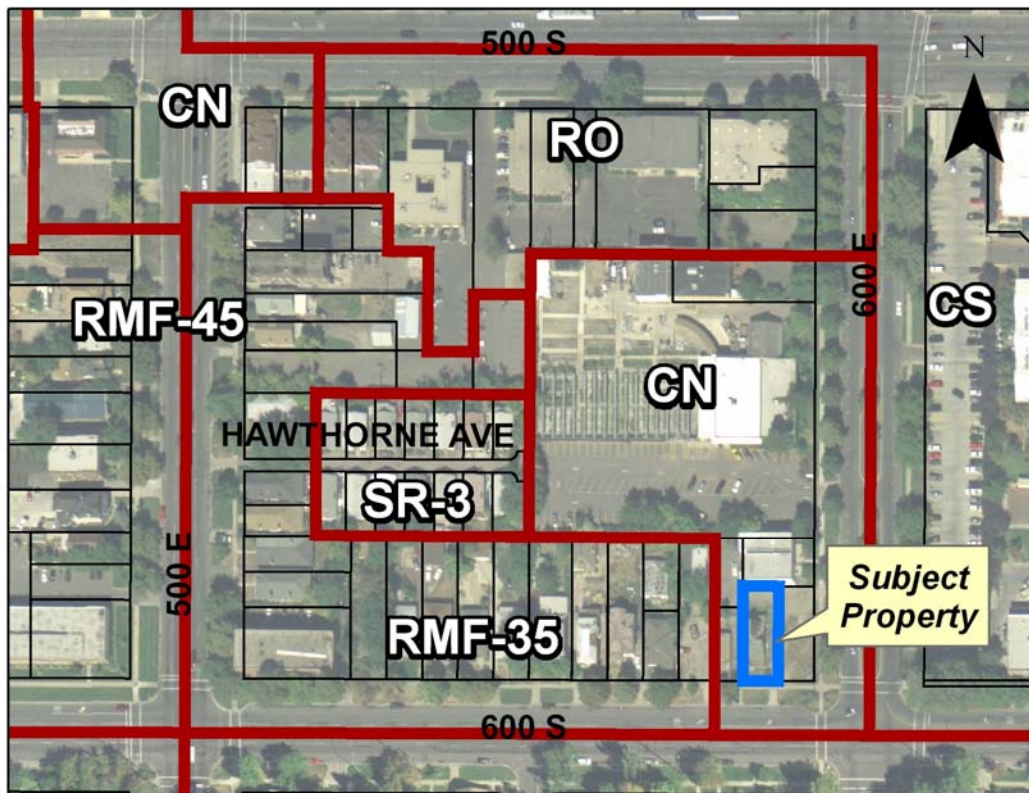


**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION**

**REQUEST BY LLOYD ARCHITECTS TO REHABILITATE THE EXISTING
RESIDENTIAL BUILDING FOR AN OFFICE USE LOCATED AT 573 EAST 600
SOUTH STREET, IN THE CENTRAL CITY HISTORIC DISTRICT
CASE NO. 470-07-20
WEDNESDAY, JULY 18, 2007**

OVERVIEW

The applicant, Lloyd Architects, is requesting approval for alterations to the residential building located at 573 East 600 South Street. The project includes the rehabilitation of an existing boarded contributing building and constructing a rear addition with an attached four-car carport and the installation of solar panels on the roof. The property is located in the Central City Historic District, in a Neighborhood Commercial “CN” zoning district. The purpose of the CN zone is to “provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.” The primary structure on the lot is a contributing building, originally constructed as a single-family dwelling.



BACKGROUND

According to the Historic Site Form prepared for this property in 1980, William E. Naylor constructed the residence in about 1907. This small brick home with a sandstone foundation is a one-and-a-half-story example of the rectangular block Victorian house type. It has a gable roof with cross-gabled dormers and a full-width front porch. The one-story rear addition with a shed roof is probably an early twentieth-century addition. The contributing building has been boarded for over ten years.

PROPOSAL

The applicant proposes to adaptively reuse the residential building for business purposes. The proposed work includes the following:

- A rehabilitation of the existing building.
- Replacement of an earlier addition to the north end of the building with an attached four-car carport and upper level office space.

Rehabilitation Work

As previously noted, the applicant intends to rehabilitate the existing boarded building. The proposed scope of work includes the following:

- Repair original wood windows where possible.
- Replace missing windows with new clad wood windows in original openings.
- Repair or replace doors with new wood doors.
- Repair wood features at gables and eaves.
- Repair or replace the front porch element to match attached tax photograph.

New Addition

The applicant proposes to replace the existing rear addition with a two-story structure that has a forward sloping single-pitched roof. The new addition abuts the historic building at the rear and wraps around the east side. The cladding on the walls of the upper level of the addition would be HardiPanel with HardiTrim planks to create a board and batten look. The dominate features of the upper level balcony are overhanging wood timbers and a cable railing. Clad wood windows are proposed for the addition.

The proposed attached carport is approximately 22' x 41' in size, providing four (4) open parking bays. Access to the parking area would be from a shared driveway off of 600 East Street. Thus, the parking bays of the addition would face north, towards the rear of the property. The carport would have solid fire rated walls constructed of board-formed concrete and built to the side property boundaries. The shallow sloping roof would be covered with a single-ply membrane roofing material and rises approximately twenty-five feet (25') to the top of the wall.

The applicant proposes to use a solar panel system to convert energy from the sun into electricity. Such systems typically consist of the following components: panels, inverters, mounts and accessory equipment. In this case, the photovoltaic array will be integrated into the roof system. The panels would cover the tipped portion of the addition for a total length of approximately fifteen feet (15'). The submitted plans show a four (4) paneled system with each panel measuring 63.9"(w) x 30.1"(h) x 2.2"(d).

ANALYSIS

REQUIREMENTS OF THE ZONING ORDINANCE

All proposed work must comply with all applicable development standards of the CN zoning district. The design guidelines for the zoning district are intended to facilitate the historic scale and ambiance of traditional neighborhood retail that is designed with the pedestrian as the primary user while ensuring adequate transit and automobile access and the applicable standards include the following:

CN Zoning District

- **Maximum Height:** Twenty five feet (25') or two and one-half (2½) stories, whichever is less.
- **Front or Corner Side Yard;** A fifteen foot (15') minimum front or corner side yard shall be required.
- **Interior Side Yard:** None required.
- **Rear Yard:** Ten feet (10').
- **Landscape Yard Requirements:** Front and corner side yards shall be maintained as landscape yards.
- **Screening:** All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

FINDING: The tipped middle portion of the roof of the addition exceeds the underlying zoning regulations relating to height. However, exceptions to the maximum building height requirement are allowed for mechanical equipment such as solar panels as indicated in Section 21A.36.020, Conformance with Lot and Bulk Controls of the Zoning Ordinance. This equipment will be installed on the roof of the addition to the rear of the historic building, thus minimizing its visibility and impact to the historic building and streetscape. Additionally, a landscaping and irrigation plan will be required to be submitted for the property. The proposed addition complies with the height, yard and bulk requirements of the specific zoning district.

ZONING ORDINANCE AND DESIGN GUIDELINES

Alterations of a Contributing Structure

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: The proposed adaptive reuse of a neglected property enables the property owner to rehabilitate and preserve a historically and architecturally significant building located in a historic district. The proposed office use is one of the permitted uses specifically listed in the Zoning Ordinance.

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: Aspects of the Victorian Eclectic style characteristic of this building include patterned wooden shingles, a bow window on the east side (altered), a variety of window openings with stone sills and lintels, Palladian windows and several simple arches above windows. These details will remain intact; it will be the massing of the buildings on the site that would be altered. The submitted plans show the proposed addition set back on the lot so it does not affect the historically important front of the building.

Recognizing that some exterior alterations to historic buildings are generally needed to assure their continued use, the Historic Landmark Commission has consistently allowed changes to occur in secondary areas. Such alterations should not radically change, obscure, or destroy character-defining spaces, materials or elements. The design guidelines offer the following guidance on the preservation of character-defining features.

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.

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.

FINDING: Rehabilitating the existing building and constructing the proposed addition as described above will allow the original proportions and character-defining elements of the principal façade of the historic building to remain prominent and its distinct form intact. The new addition is compatible with the historic building primarily because of its location and generally meets the intent of 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: A modern extension, the proposed addition is designed to be clearly distinguishable from the historic building. The new work is differentiated from the old by a change in setbacks, materials and roof form. The setback variation not only helps articulate the new addition clearly but also avoids the flush joining of old and new materials. Additionally, the contemporary nature of the proposed solar panel system on the addition further distinguishes it from the original historic portion of the house. This massing and the contemporary construction of the proposed addition provide a clear differentiation from the historic portions of the property. The design guidelines recommend the following with respect to the treatment of 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.

8.4 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 proposed massing, fenestration pattern and contemporary materials of the new construction differentiate it from the historic portion of the building. Thus, the proposed new construction does not appear to be part of the historic resource as seen from the public right-of-way and will be recognizable as a product of its own time. The request is consistent with this standard.

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

DISCUSSION: Although the proposed project would replace an earlier addition and remove historic material, this approach has been approved by the Historic Landmark Commission in the past for secondary elevations. The approach demonstrates that additions can be successful if the basic form of the primary structure is retained and the new elements are carefully and sympathetically designed.

FINDING: Replacement of poorly constructed earlier elements is a viable approach to maintain the continued use of historic buildings. The proposal includes the removal of some historic wall material to accommodate new construction. This work is located on secondary areas of the building, where the Historic Landmark Commission has consistently allowed changes to occur. The request is consistent with this standard.

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

DISCUSSION: Although some historic fabric on a secondary elevation will be lost, the stylistic features that define the overall historic character of the building will be retained and restored by the proposed project.

FINDING: The request meets this standard.

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: The proposed project will retain and repair as much of the historic fabric of the historic building as possible. As previously noted, the applicant is willing to rehabilitate the front porch based upon the physical evidence provided by available historic photographs.

FINDING: The request meets this standard.

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: The contemporary nature of this project is most visible in the design of the attached carport. The carport would be a substantial addition to the main mass of the building. The Historic Landmark Commission has approved numerous carports in an effort to adapt properties in the historic districts to contemporary uses. An attached carport was approved on May 3, 2006 by the Commission for the multi-family property located at 1206 East 100 South Street. The floors of the new addition line up with those of the old, giving the feeling of scale to both parts. Furthermore, some effort has been made in the new work to follow the vertical proportions of the window openings in the old house so that the general directional expression appears similar.

The project is less compatible visually with the predominant materials of the existing building and those used in the area. The use of materials that will reinforce established material patterns in the neighborhood is preferred. Historically, brick, stucco and painted wood materials characterized the Central City Historic District.

The use of substitute siding materials on a building can be considered to be a contemporary interpretation of historic design elements, when the material conveys an appearance similar to traditional building materials. Other materials have been considered by the Commission as long as the scale, proportion, finish and texture reinforce existing characteristics. For example, a substitute wood siding material may be acceptable where the material conveys a similar lap dimension and crispness and uses similar trim elements to those found historically.

In this case, the applicant is proposing a board and batten cladding that includes a variety of panel widths. The contemporary application of the cladding and exposed timbers do not possess the same physical properties (such as texture and pattern) nor are they sympathetic to the Victorian character of this wood and masonry structure. Thus, the Commission may wish to consider other design solutions with respect to building materials. The design guidelines offer the following guidance for compatible designs.

Standards for Additions

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.

Standards for Accessory Structures

9.3 Do not attach garages and carport to the primary structure. Traditionally, garages were sited as a separate structure at the rear of a lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

Standards for Roofs

74. Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

General Design Standards

12.4 Minimize the visual impacts of mechanical equipment as seen from the public way. Screen mechanical equipment from view. Screen ground mounted units with fences, stone walls, or hedges. Where rooftop units are visible, provide screening with materials that are compatible with those of the building itself. Do not locate window air conditioning units in the primary façade. Use low-profile units on rooftops so they will not be visible for the street or alley. Also minimize the visual impact of utility connections and service boxes. Use smaller satellite dishes and mount them low to the ground away from front yards, significant building facades or highly visible roof planes when feasible. Use muted colors on telecommunications and mechanical equipment that will minimize their appearance by blending with their background.

Design Standards for the Central City Historic District

13.30 Use primary building materials that will appear similar to those used historically. Appropriate building materials include: brick stucco, and painted wood. Substitute materials may be considered under some circumstances. See Sections 2.0 and 6.0 and page 126.

FINDING: The primary façade of the principal building is oriented toward 600 South Street. The proposed carport is attached to the main portion of the house on the north side which is a secondary elevation. This may be acceptable due to the lot configuration and proposed access from 600 East Street. The proposed materials for the addition, however, fail to relate to the older part of the building, and thus are inconsistent 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: The mass of the additions is located behind and is subordinate to the primary facade of the historic building. The proposed wood clad windows and wood doors are compatible in scale and proportion with those seen on the historic building. Within the Central City Historic District, architectural styles range from the 1870's to the contemporary, which results in a variety of building forms. The buildings on this block of 600 South Street present a typical range of styles, types and materials. To the north, is a two-story apartment building that has a flat roof. Its roof form was common for multi-family structures of this period. A one-story commercial building is located to the west. This building has undergone major alterations and a hipped roof is concealed behind a new commercial facade that replaced a traditional storefront. The property to the east is currently vacant and also has the potential for development to be built up to the side lot lines. The design guidelines offer the following guidance for constructing new additions:

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.

8.7 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.

8.9 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.

8.13 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 historic ones on similar historic structures.

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 façade.

Design Standards for the Central City Historic District

13.26 Plan an addition to be in character with the main building, in terms of its size, scale and appearance. This is especially important in portions of the district where buildings are modest in size and scale and have limited architectural detailing. Greater flexibility is appropriate, in terms of size of additions, on the northern edge of the district near South Temple Street, where many of the historic buildings are quite large.

FINDING: The design of the addition generally makes use of the basic principles recommended by the City's design guidelines. This helps in ensuring that the essential form and integrity of the primary façade of the building will not be adversely affected by the new construction. The proposed work is clearly distinguishable from the original in style, massing and proportion. The proposed roof shape reflects a roof form used historically on earlier additions but will be recognizable as a modern interpretation of the design element. The new work will be discernable from the old

and it would be possible, although not likely, to remove the addition. 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 document Design Guidelines for Residential Historic Districts in Salt Lake City and Policy 19.0 (Solar Pane Installation) of the Historic Landmark Commission's Policy Document are applicable in this case. The specific design guidelines that apply to this request are listed in the discussion of each standard. Policy 19.0 is outlined below:

Policy 19.0

- 1. Solar panels should be installed below the ridgeline of a pitched roof, when possible or setback from the edge of a flat roof.*
- 2. Solar panels should be located so as not to change an historic roofline or obscure the relationship of an historic roof to character-defining features such as dormers and chimneys.*
- 3. Solar panels should be installed in a manner which does not damage or obscure character-defining features.*
- 4. Solar panels should be located on the rear or sides of a pitched roof. Locating solar panels on a front pitched roof of the primary façade is inappropriate.*
- 5. Solar panels should be mounted parallel to the plane of a pitched rood and have a low profile.*

6. *Solar panels should be installed in a location on the roof so as not to be readily visible from public streets.*

SUMMARY FINDING: The proposed project is generally in keeping with the design guidelines. The applicant has elected to add modern elements that should be sympathetic to the original architecture. The proposed addition, however, fails to relate to the older part of the building in material, and thus is less consistent with this standard.

The request meets the spirit and intent of the Commission's established solar panel policies and will not adversely affect the character of the area. The panels are proposed to be installed below the ridgeline on a new rear addition to an historic structure. They would not be readily visible from the street nor obscure any character-defining features of the historic building.

RECOMMENDATION

Based upon the comments, analysis and findings of fact noted above, Planning Staff recommends the Historic Landmark Commission approve the application requesting approval to construct a rear addition with as attached carport located at approximately 573 East 600 South, subject to the following conditions:

1. Approval of the final details of the design including materials and a landscape plan 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 applicant must verify that proper access is available to the rear of the property.

Janice Lew
Principal Planner
July 10, 2007

Attachments: Exhibit 1: Submittal
Exhibit 2: Historical Documentation

**Exhibit 1
Submittal**

Exhibit 2
Historical Documentation

**Exhibit 3
Submittal**

Exhibit 4
Materials Information