

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION**

**REQUEST BY ROGER JACOBSEN, REPRESENTED BY PAMELA WELLS, TO  
CONSTRUCT A MAJOR ADDITION TO THE EXISTING SINGLE-FAMILY  
DWELLING AND CONSTRUCT A DETACHED GARAGE AT 623 N. WALL.  
CAPITOL HILL HISTORIC DISTRICT.**

**CASE NO. 470-07-16  
WEDNESDAY, JUNE 6, 2007**

**OVERVIEW**

The applicant, Roger Jacobsen, represented by Pamela Wells, is requesting approval to construct an addition to the rear of the existing single-family residence and construct a new single-car detached garage at approximately 623 North Wall St. The subject property is located in the Capitol Hill Historic District. 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/PROPOSAL

According to the 1980 Historic Survey form for the property, this one-story hip-roofed Bungalow is characterized as a patternbook design with brick below the windows and plastered walls above the windows and an enclosed gable front porch. The house was built in approximately 1925 by Anton Christensen, a brick layer, and was first occupied by Robert T. Coe, and engineer on the Salt Lake route.

Throughout the history of this structure, the front porch was enclosed with wood siding, a wood sided addition was constructed on the back, some wood windows were replaced with metal windows, and a chimney was added on the front of the building.

The applicant proposes two construction projects: an addition to the rear of the dwelling and a detached garage. The proposed addition consists of a basement portion (play room, bedroom, storage closet) and a ground level portion (master bedroom, bathroom, closet). The existing dwelling has two bedrooms, laundry, and bath in basement; and living room, den, kitchen on main level. The proposed plans are for the hip roof to match the existing roof. The exterior will include three finishes: troweled plaster, painted brick, and painted concrete foundation.

The proposed detached garage will be architecturally compatible with the dwelling and will have an exterior finish of troweled plaster. The garage will be a single car garage and will be located in the rear yard.

When reviewing this proposal, the Historic Landmark Commission will consider the standards for additions and accessory structures in Section 21A.34 of the Zoning Ordinance and the *Design Guidelines for Residential Historic Districts* as it relates to additions (**Chapter 8**) and accessory structures (**Chapter 9**).

## ANALYSIS

### REQUIREMENTS OF THE ZONING ORDINANCE

The Historic Landmark Commission should make findings in this case based upon Section 21A.34.020(G): *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure*, of the City Zoning Ordinance

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:** Historically, the property has been used for single family residential purposes. The use will not change with this proposal.

**FINDING:** The 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 project involves removal of the wood-sided addition on the rear of the building to make way for the new addition. The existing addition does not serve to characterize the property. The new addition will better preserve the historic character of the property by matching materials and extending the life of this historic structure.

**FINDING:** The project 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:** The addition will maintain the same exterior finish as the original structure: plaster, brick, concrete. The addition's mass, size, height, and window placement will compliment the existing structure and do not appear to create a false sense of history or architecture. The proposed detached garage will have an exterior finish of 5" HardiPlank, which is a product of its own time and is considered compatible with this project.

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

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

**DISCUSSION:** The existing wood-sided addition at the rear of the structure is to be removed to accommodate the proposed addition. The existing addition was constructed after the original structure and is not considered historically significant. The alteration also includes restoring the enclosed front porch to an open porch as indicated in a historic photograph showing the front of the building.

**FINDING:** The project 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:** The same exterior finish of the existing structure will be used for the new addition, which will help preserve the historic character of the structure and property.

**FINDING:** The project is consistent with 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 project involves replacing the front porch to match the open front porch as shown in an historic photograph of the structure.

**FINDING:** The project is consistent with 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 that will cause damage to the structure will be used.

**FINDING:** The project is consistent with 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 project involves alterations to the front porch, but the porch design will more closely match the historic porch and is considered compatible in size, scale, material and character of the building and other buildings in the neighborhood.

**FINDING:** The project 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:** The proposed additions could be removed while yet maintaining the form and integrity of the original structure. The new work will be similar in finish, massing, size, scale and architectural features.

**FINDING:** The project is consistent 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:** The proposed addition does not include any of the prohibited materials. The proposed detached garage will have an exterior finish of 5” HardiPlank siding. Any approval of this project should include a condition that a smooth version of the siding be used, not a version that mimics wood. A condition to this effect is included in the staff recommendation.

**FINDING:** The project is consistent with this standard, subject to a condition requiring smooth HardiPlank, not wood styled.

*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](#) of this title;*

**DISCUSSION:** The project doesn’t involve any signs.

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

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

**DISCUSSION:** Additional design standards for additions and accessory structures are listed in the following sections and a discussion and findings for each section (additions, accessory structures) is listed at the end of that section.

### **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.**

**8.2 Design an addition to be compatible in size and scale with the main building.**

**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.**

**8.4 Design a new addition to be recognized as a product of its own time.**

**8.5 Design a new addition to preserve the established massing and orientation of the historic building.**

**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.**

**8.7 When planning an addition to a building, preserve historic alignments that may exist on the street.**

**8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition.**

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

**8.10 Use windows in the addition that are similar in character to those of the historic building or structure.**

#### **GROUND LEVEL ADDITIONS**

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

**8.15 Roof forms shall be similar to those of the historic building.**

**8.16 On primary facades of an addition, use a solid-to-void ratio that is similar to that of the historic building.**

**DISCUSSION:** The project involves an addition to the rear of the structure and will maintain and restore (front porch) the historical features located at the front of the building. The addition will maintain similar massing, height, and size as the existing structure. Exterior materials for the new addition will be similar to those of the existing structure (plaster, brick, concrete). The roof form will match the original structure and will be visually subordinate (to the rear) of the original structure.

**FINDING:** The project is consistent with all of the design standards for additions. The proposed addition is compatible with the existing building in terms of height, width, design and architectural features. The addition fits into the overall character of the neighborhood.

#### **Design Standards for Accessory Structures**

**9.1 Preserve a historic accessory building when feasible.**

**9.2 Construct accessory buildings that are compatible with the primary structure.**

**9.3 Do not attach garages and carports to the primary structure.**

**DISCUSSION:** The proposed detached garage will replace a dilapidated shed, not historic, and will be architecturally compatible and visually subordinate to with the dwelling. The proposed garage is considered compatible with the primary structure by way of its size, architectural features and similar exterior finish, and location (behind the primary structure).

**FINDING:** The detached garage project is consistent with all of the design standards for accessory structures.

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### **STAFF RECOMMENDATION**

The proposal complies with all of the standards and guidelines and 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 application requesting approval to construct an addition to the rear of the existing single-family residence and construct a new single-car detached garage at approximately 623 North Wall St, subject to the following conditions:

1. The exterior finish of the detached garage shall not include wood imitation material.
2. 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.
3. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.
4. The Historic Landmark Commission forwards a positive recommendation to the Board of Adjustment to approve a variance relating to building location of the detached garage in the side yard because the proposed design of the house is compatible with the area and fits in well to the layout of the property.

Casey Stewart  
Planning Division  
May 21, 2007

**Attachments:** Exhibit 1: Photographs  
Exhibit 2: Site Plan and Elevation Drawings

# **Exhibit 1 Photographs**



**Exhibit 2**  
**Site Plan and Elevation Drawings**