

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION**

**REQUEST BY JENNE PARSONS TO PERMIT REPLACEMENT AND  
ENLARGEMENT OF AN EXISTING GARAGE AND CONSTRUCTION OF TWO  
NEW DORMER WINDOWS ON A SINGLE FAMILY DWELLING AT  
1150 EAST 100 SOUTH IN THE UNIVERSITY HISTORIC DISTRICT.**

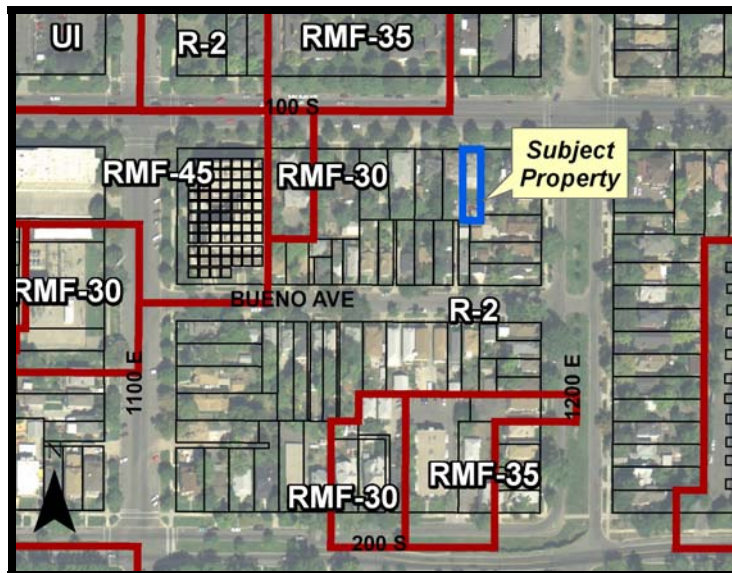
**CASE NO. 470-07-07**

**MAY 2, 2007**

**OVERVIEW**

Ms. Jenne Parsons has submitted a petition to replace and enlarge an existing detached garage and construct two new dormer windows on a single family dwelling located at 1150 East 100 South. The applicant also intends to remodel portions of the rear building elevation. Specifically the applicant has proposed construction of a new stairway from the rear porch, installation of wood cladding and trim on existing posts to match existing square columns on the front porch, and repair of the rear porch and covered deck structure as needed. The property is located in the University Historic District which was locally designated as a historic district in 1991.

The property contains approximately 4,247 square feet (.0975 acres) and is zoned R-2 Single- and Two-Family Residential District. The purpose of the R-2 District “is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units.”



Aerial Photograph with Zoning Districts for Subject Property Located at 1150 East 100 South

## BACKGROUND/ PROPOSAL

According to an architectural survey conducted by Salt Lake City in 1980, the two and one-half story foursquare style dwelling was originally constructed in 1909 and occupied by Henry J. Evans (significance unknown). The architectural survey classified the dwelling as a “private single family contributory structure in good condition.” The report also detailed the building’s physical appearance and significant architectural features as follows; “Hip roof with centered gable dormer, brick exterior with brick belt courses, broad one story (front) porch with square wooden columns, leaded glass transom, (with a) rough stone foundation.”

The primary architectural façade has not been significantly altered throughout the building’s history. According to Salt Lake City building permit records, previous owners were issued a building permit to pave a small parking pad in 1986, a plumbing permit for installation of a new water line in 1989, and electrical permits in both 1993 and 1995. Notably absent is any information relative to construction of the rear porch enlargement and upper deck which staff believes was not original to the home. The current owner purchased the property in December 1995.

The applicant’s proposal includes the following three primary areas of work:

1. **Construction of a new two-car garage.** The existing single car garage measures approximately 12’ x 18’ and is located within the rear yard of the home. The detached garage is accessed via a shared drive approach on 100 South. Although the applicant intended to reuse portions of the original structure, after further analysis of the building and foundation it was determined that a complete demolition of the existing garage is necessary to construct the proposed two-car garage.

The new garage will have a wood frame, Hardiplank lap siding, cedar shake shingles on the dormer and gables, and asphalt roof shingles that will match the dwelling. The new accessory structure will also contain attic storage space that is accessible from an exterior stair and deck (see Exhibits 1 and 2). The height of the proposed garage is 16’-11”, which is only slightly less than the permitted maximum height of 17’ for an accessory structure in the R-2 District (see City Code 21A.40.050.C.2). If approved, the applicant will need to ensure that final building elevations and grading remain compliant with this standard.

The proposed two-car garage measures 18’ x 24’ and covers (approximately) 21.6% of the rear yard, which is well within rear yard coverage restrictions. However, the total building coverage of all existing and proposed structures is 49.7% which exceeds the maximum building coverage of 40% for a single family dwelling (see City Code 21A.24.110.F). If the design of the two-car garage is approved by the Historic Landmark Commission, the applicant will be required to submit a variance request to the Board of Adjustment in order to exceed the maximum building coverage standard of the R-2 District.

2. **Installation of two new dormer windows.** The existing residence has dormer windows on the north and west elevations. Ms. Parsons informed staff that the attic level is currently used for storage only; however the applicant wishes to remodel the attic into useable space by adding two new window dormers. The new east dormer would be similar in design and scale to the west side dormer, although slightly larger to accommodate a new bathroom. The new south dormer on the rear of the home is considerably larger and will form the bulk of the new useable attic space.

In general staff is supportive of the applicant's proposal; however page 101 of the *Design Guidelines for Residential Historic Districts in Salt Lake City* provides the following information:

Historically a dormer was sometimes added to create more head room in attic spaces: it typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house (emphasis added).

The Design Guidelines further state the following standard:

**7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.**

An addition should not interrupt the original ridgeline when possible (emphasis added).

**13.53 A new roof should appear similar in form and scale to those of typical houses seen historically in the block.**

Pitched roofs, either hip or gable, are preferred. Slopes should be within the range of those seen historically in the block. The depth of the overhang of the eaves should also follow historic precedent. This is especially important on bungalows, where the overhang is fairly deep (emphasis added)

**13.54 Use building materials that appear similar to those seen historically.**

Appropriate building materials include: brick, stucco, and wood. Because of the large number of bungalows in the district, many foundations and posts are constructed of stone. Using stone, similar to that employed historically, also is preferred. Using field stone, veneers applied with the bedding plane in a vertical position, or aluminum or vinyl siding are inappropriate (emphasis added).

**13.55 Use roofing materials that are similar in appearance to those seen historically.**

Asphalt and wood shingles are appropriate. Concrete tiles also are appropriate because they convey a scale and texture similar to materials employed historically. Large panelized products, such as standing seam metal, should be avoided. Colors

should be muted; the overall texture of a roof should be consistent throughout the building (emphasis added).

The proposed building elevations indicate that the ridgeline of the new dormer windows will match the ridgeline of the original roof instead of being located below the ridgeline. Ms. Parsons informed staff that it was her original intent to match the elevation of the existing dormers; however the applicant claims that matching the original dormer elevation would result in a lower internal ceiling height and reduced door height which was not preferable to the applicant.

Based on the information quoted above, and on the finding that the new east dormer will be partially visible from the primary block face, and that the applicant intends to leave the existing west dormer in place, staff recommend that the design, elevation, and scale of the east dormer should 'mirror' the existing west dormer. Staff further recommends that the new south dormer may be approved as shown as it is located on the rear of the home and will form the bulk of the new useable attic space.

3. **Remodeling of rear porch and covered deck.** The rear elevation of the home has a covered grade level patio (used for miscellaneous storage), a main level porch with an "L" shaped stairway, and a partially enclosed second story deck that extends across most of the width of the dwelling (see enclosed photos). The applicant intends to construct a new short stairway that extends from the rear porch directly into the rear yard (eliminating the need for the "L" shaped stairway). Ms. Parsons also intends to upgrade the aesthetics of the rear porch and deck by covering the existing dimensional wood lumber posts to replicate the square columns and ornamental trim located on the front porch, replacing a corrugated metal awning with a new wood trellis and brackets, and repairing or replacing all other wood surfaces as needed.

The *Design Guidelines for Residential Historic Districts in Salt Lake City* provides the following guidelines and standards:

**The Rear Porch.** A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a rear porch should be considered as an option, when feasible; at the same time it is recognized that such a location is often the preferred position for an addition.

**5.1 Preserve an original porch when feasible.**

Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is not allowed.

**5.2 Avoid removing or covering historic materials and details on a porch.**

Removing an original balustrade, for example, is inappropriate.

**5.3 If 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 (emphasis added).

Although staff supports the applicant's desire to remodel and repair the existing rear porch and deck, staff questions the architectural suitability of both the existing and proposed design. The existing rear porch and covered deck were present in photographs taken in 1980; however the design and materials are clearly not original to the dwelling. Furthermore, no building permit has been identified by staff as to when the rear porch and covered deck were remodeled or constructed. Staff believes that a smaller original porch was simply incorporated into an addition that included construction of the second story deck structure.

**ANALYSIS**

All proposed work must comply with the height, yard and bulk requirements of the R-2 Zoning District.

R-2 Single- and Two-Family Residential District

- **Maximum Height Of Accessory Buildings and Structures in the R-2 District:** The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. *The proposed project complies with this zoning requirement.*
- **Maximum Yard Coverage of an Accessory Structure:** In residential districts, any portion of an accessory building shall occupy not more than fifty percent (50%) of the total area located between the rear facade of the principal building and the rear lot line. *The proposed project complies with this zoning requirement.*
- **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot for two-family dwellings and forty percent (40%) for single-family dwellings. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming. *As discussed on page 2 of this staff report, the proposed project exceeds this zoning requirement and if approved will require a variance.*

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

**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 historic character of the property shall be retained and preserved, and no historic materials will be removed, however placement of the east side dormer should be compliant with recommended design guidelines and standards for roof construction as discussed within this staff report.

**FINDING:** The application should be amended as discussed to meet 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 location and design of the proposed two-car garage meets this zoning requirement. However, staff recommends that the design and placement of the east dormer window be amended as described within this report. Staff also suggests that that the proposed improvements to the rear porch and deck should be modified to be compliant with the standards identified within this report.

**FINDING:** Proposed building materials comply with this standard to the extent that their application would not create a false sense of history. However, design of new dormer windows and proposed amendment to the rear elevation of the house requires modification.

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

**DISCUSSION:** Enlargement of original rear porch and construction of second story deck and enclosure are not architecturally significant or appropriate. Proposed remodel should be compliant with recommended design guidelines and standards rather than perpetuate inappropriate alterations or additions.

**FINDING:** Based on staff research and observations of the subject property, staff finds the following:

- a. The design of the existing porch, deck and coverings are not original and are not architecturally or historically compatible to the residence.
  - b. Historically, design and construction of rear porches and decks would reflect a diminutive hierarchy of architectural features (i.e. simpler details than those found on dominate or prominent facades) that were compatible with the dwelling.
  - c. Remodeling efforts should be compliant with the guidelines and standards found within the *Design Guidelines for Residential Historic Districts in Salt Lake City*.
5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*

**DISCUSSION:** No significant features, finishes, construction technique, or examples of craftsmanship that characterize the historic property are being removed or compromised as a result of the proposed demolition, addition and remodel.

**FINDING:** The proposed application is compliant with this zoning requirement.

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 rear porch, second story deck and single-car garage are deteriorated and may warrant replacement rather than repair; however these architectural features are not historically significant.

**FINDING:** The proposed application is compliant with this zoning requirement.

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 have been proposed by the applicant.

**FINDING:** The proposed application is compliant with this zoning requirement.

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 design of the two-car garage and new dormer windows appear to satisfy this zoning requirement; however staff maintains that the existing rear porch and second story covered deck is not appropriate to the contributory structure and may not have been legally permitted by the City. As such, the applicant should be encouraged to employ designs and materials that are architecturally compatible to the historic dwelling rather than perpetuate inappropriate design.

**FINDING:** The proposed application does not destroy significant cultural, historical, architectural or archaeological material.

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 staff recommends some modifications to the enclosed application, the proposal is compliant with the above zoning requirement (see above discussions for further detail on recommended plan modifications).

**FINDING:** The proposed application is compliant with this zoning requirement.

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 applicant has proposed installation of Hardiplank siding on the detached two-car garage, which has been an acceptable composite material for use within the University Historic District, especially on new construction. All other proposed materials comply with the guidelines and standards stated within the *Design Guidelines for Residential Historic Districts in Salt Lake City*.

**FINDING:** The proposed application is compliant with this zoning requirement.

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:** This standard does not apply to the 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* is applicable in this case and was discussed above.

**FINDING:** The proposed application is compliant with this zoning requirement.

## **RECOMMENDATION**

Staff finds that the proposal to construct a new two-car garage, two new dormer windows and remodel the rear porch and covered deck at 1150 East 100 South may be compliant with the City's historic preservation standards and objectives as stated above and recommends that the Historic Landmark Commission approve Case 470-07-07 with the following conditions:

1. Applicant shall amend the design and placement of the east dormer window to mirror the existing west dormer window.
2. Applicant shall amend the design of the rear deck and covered porch remodel to be compliant with the design guidelines and standards as stated within the *Design Guidelines for Residential Historic Districts in Salt Lake City*. Amended design should incorporate an architectural design solution that complements the original architecture rather than perpetuate previous inappropriate designs.
3. Applicant shall submit a variance application to the City in order to exceed the maximum permitted building coverage of 40% within the R-2 District. Failure to obtain approval of the variance application shall require the applicant to submit plans for a new 12' x 18' single car garage or that would otherwise comply with all zoning and building regulations enforced by the City.
4. Due to the 16'-11" height of the proposed garage, which is only slightly less than the permitted maximum height of 17' for an accessory structure in the R-2 District, the applicant will need to ensure that final building elevations and grading remains compliant with this standard.
5. Staff shall administrate final review of all plan amendments as required by the aforesaid conditions of approval of the Historic Landmark Commission.

Michael D. Maloy, AICP  
Principal Planner  
April 26, 2007

**Attachments:** Exhibit 1: Site Plan  
Exhibit 2: Building Elevations  
Exhibit 3: Photographs

**Exhibit 1**  
**Site Plan**

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**Exhibit 2**  
**Building Elevations**

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# **Exhibit 3**

## **Photographs**

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