

HISTORIC LANDMARK COMMISSION
STAFF REPORT

Petition 470-08-08 Lawrence House Legalization
Located at 285 North "C" Street in the Avenues Historic
District
April 2, 2008



Planning and Zoning
Division
Department of Community
Development

Applicant: Michael Lawrence,
property owner

Staff: Nick Norris at 535-6173
or nick.norris@slcgov.com

Tax ID: 09-31-404-010

Current Zone: SR-1A Special
Development Pattern Residential
District

Master Plan Designation:
Low Density Residential,
Avenues Master Plan

Council District: Council
District 3; Eric Jergensen

Acreage: 0.18 acres

Current Use:
Single Family Dwelling

Applicable Land Use

Regulations:

- 21A.34.020 (G)

Attachments:

- A. Historic Photos of Structure
- B. 1937 Tax Records
- C. Avenues Historic District Survey
- D. Information submitted by Applicant

REQUEST

The applicant is requesting that the Historic Landmark Commission legalize the replacement of windows on the two building elevations that face public streets and the removal of a second door on the front of the home. The door was replaced with a new window and brick. The wood window sashes were replaced with vinyl window sashes.

PUBLIC NOTICE

Notice was mailed on March 18, 2008 to all property owners within 85 feet of the subject property which meets the 14 day notice requirement of the Zoning Ordinance. In addition, a notice was mailed to all interested parties that have signed up to receive public notice through the Planning Division List Serve.

STAFF RECOMMENDATION:

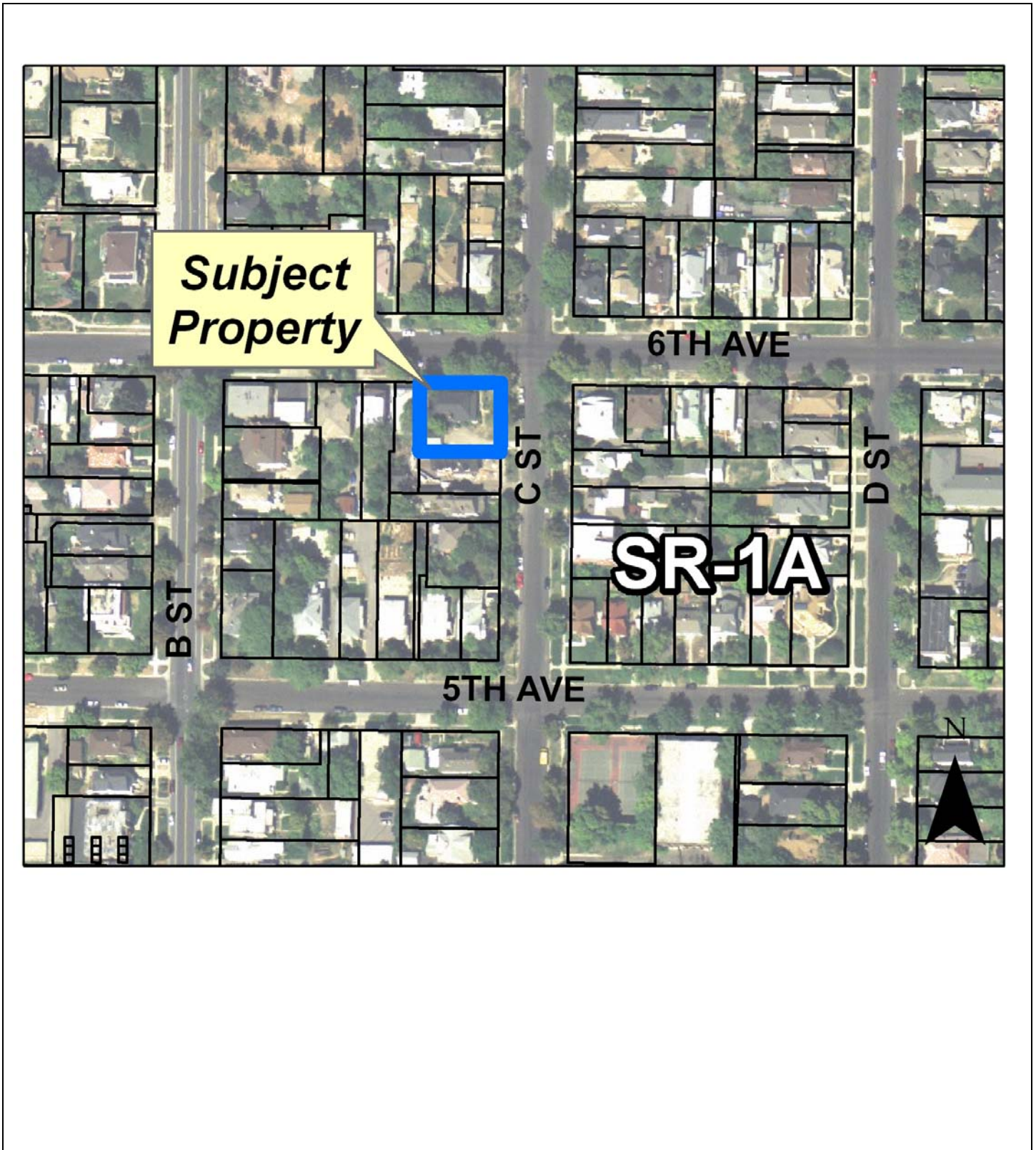
Based on the analysis and findings in this staff report, staff recommends that the Historic Landmark Commission take the following action:

1. Approve the replacement of the windows on the street facing facades because the replacement windows substantially comply with the applicable standards and design guidelines;
2. Deny the replacement of the second door on the east elevation with a window and brick and require the applicant to restore the door with a door and trim that is consistent with the applicable design guidelines.

OPTIONS:

1. The Historic Landmark Commission may adopt a motion based on the analysis and findings in this staff report as recommended by staff;
2. The Historic Landmark Commission may approve the request to legalize replacing the windows and replacing the second door on the east elevation upon creating findings that indicate that the request substantially complies with the applicable standards and is in the best interest of the City as stated in Zoning Ordinance Section 21A.34.020.G Standards for Certificate of Appropriateness For Alterations to a Landmark Site or Contributing Structure;
3. The Historic Landmark Commission may determine that the petition cannot be approved as proposed and make a motion to deny the request upon finding that the request does not substantially comply with the standards in Zoning Ordinance Section 21A.34.020.G or
4. The Historic Landmark Commission may continue the petition and require additional information from the applicant or staff.

VICINITY MAP



COMMENTS

Public Comments

Staff has not received public comment regarding this petition. The City did receive a complaint about work being done without a permit. This initiated an enforcement action by the City.

BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

The subject property was originally built around 1890 as a single family dwelling. It is unclear who designed or built the house, but the house is a bungalow type structure. The front porch was “L” shaped and wrapped around to the south side of the structure. According to historic site form prepared in 1979, the house was converted to a duplex in 1926 and was used as such until the current owners purchased the property. When the structure was converted to a duplex a brick façade was added, a portion of the front porch was enclosed and a second entrance added to the primary façade.

When the applicant purchased the property they intended to convert the structure back to a single family dwelling. The owners did not obtain a building permit or a Certificate of Appropriateness for the work. The applicants did some internal modifications, replaced the window sashes and bricked in one of the doors on the front of the home. The brick that was used is the same brick that is on the rest of the structure.

STAFF ANALYSIS AND FINDINGS

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: The structure was originally constructed as a single family dwelling. Around 1926 it was converted to a duplex. The current property owners have returned the structure to a single family dwelling.

Finding: The current use is consistent with the historic purpose and use of the property. 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: Windows and doors add to the character of historic structures. For that reason, the *Design Guidelines for Residential Historic Districts in Salt Lake City* (Design Guidelines) includes separate chapters discussing windows and doors. The character defining elements of a window include the frame, sash, glazing, sills, head, jamb, moldings, operation and groupings of windows. The recommendation in the Design Guidelines is to preserve and repair the character defining elements of a window rather than replace the window. According to the applicant, the windows were not operable and in poor condition. The applicant did not indicate if there was an attempt to repair the windows. The applicant has replaced the wood window sashes with a vinyl window sash. With the exception of adding

a window where the front door was previously, the applicant did not alter the grouping of windows, the window type or the pattern of solid to void.

The door on the primary façade of the structure was apparently added in 1926 when the home was converted from a single family dwelling to a duplex. Due to the amount of time that has passed since the work was done, the 1926 alterations have acquired historic significance that contributes to the character of the property and the historic district. By replacing the door with a window and changing the historic opening, the applicant compromised the historic integrity of the property.

Applicable Design Guidelines

3.1 Preserve the functional and decorative features of a historic window. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

3.2 Preserve the position, number, and arrangement of historic windows in a building wall. Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be considered on rear walls.

3.3 Preserve the historic ratio of window openings to solid wall on a primary facade. Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

3.4 Preserve the size and proportion of a historic window opening. Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window are inappropriate measures.

4.1 Preserve the functional, proportional and decorative features of a primary entrance. Maintain features important to the character of a historic doorway. These may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights. Avoid changing the position and function of original front doors and primary entrances. If necessary, use replacement doors with designs and finishes similar to historic doors.

13.10 When adapting a residence to a new use, preserve the original design character of the building. When converted to a new use, a house should retain its residential image.

Finding: Replacing the second door on the primary façade of the structure altered the historic character of the structure and is inconsistent with this standard. The replacement windows maintained the pattern of window, the openings, and the general profile of the historic windows. With the exception of the window where the door was, the replacement windows are 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: In 1926 the subject property was altered in a manner that created a second primary entrance. There is no known documentation of what that area of the wall looked like prior to 1926. If a window and brick were originally located in that area, then replacing the door with a window and brick may be an appropriate alteration. However, the work was done without any historical basis and creates a false sense of history.

Replacing historic windows with vinyl is considered on a case by case basis. In determining if a replacement vinyl window is appropriate, the manner in which a window is replaced and the amount of original material removed are considered. Important items to consider include preserving the original casing, the amount of glazing to be diminished, the proposed finish, and the profile of the proposed replacement window. In this instance, the applicant replaced only the sash of the window. The original

casing was preserved. The amount of glazing is similar. The finish is a smooth vinyl. The profile of the window is similar to the original (refer to Exhibit C).

3.1 Preserve the functional and decorative features of a historic window. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

3.2 Preserve the position, number, and arrangement of historic windows in a building wall. Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be considered on rear walls.

3.3 Preserve the historic ratio of window openings to solid wall on a primary facade. Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

3.4 Preserve the size and proportion of a historic window opening. Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window are inappropriate measures.

3.5 Match a replacement window to the original in its design. If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades.

3.6 Match the profile of the sash and its components, as closely as possible to that of the original window. A historic wood window has a complex profile--within its casing, the sash steps back to the plane of the glazing (glass) in several increments (see illustrations of a head and jamb section on p. 72 and 73). These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. The profiles of wood windows allow a double hung window, for example, to bring a rich texture to the simplest structure. In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facade. Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis, and the following will be considered: will the original casing be preserved? Will the glazing be substantially diminished? What finish is proposed? Most importantly, what is the profile of the proposed replacement window?

3.7 In a replacement window use materials that appear similar to the original. Using the same material as the original is preferred, especially on key character-defining facades. However, a substitute material may be considered in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.

Finding: The replacement of the second front entry on the primary façade of the structure creates a false sense of history because it is not based on historical documentation and alters the historic character of the property. The new window treatment preserved all but the sashes of the original windows and is of a similar profile to the historic windows. The replacement windows appear to be consistent with the design guidelines for replacing windows on the primary façade. Replacing the door with brick and a window altered the historic character of the property and is not consistent with this standard.

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

Discussion: The structure was converted to a duplex in 1926. At that time, the historic character of the property was altered. However, the conversion has acquired significance in its own right as indicated in the 1979 Historic Survey of the property. The survey indicates that the structure, as a duplex, maintained its integrity and contributed to the Avenues Historic District. Replacing the second front door with a window and brick changes the character of the 1926 addition.

Finding: Replacing the second door on the front of the subject property with a window and brick does not maintain the historic character of the property. This alteration is not compliant with this standard.

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

Discussion: Windows and doors are features that add to the historic character of a property. When they are altered, the historic character of a property may be compromised. In this case, replacing the second front door with a new window and brick changed the features in a manner that altered the historic character of the property by changing the relationship of openings and removing historic materials (the door, door casing, and molding). The brick that was used matches the existing brick on the structure. The applicant has not provided staff with information on the type or makeup of the mortar used. This is an important consideration. If the mortar is not an appropriate mix for the type of brick, it can result in the deterioration of the original brick and mortar adjacent to the where the door used to be. This is discussed in the Design Guidelines on page 61.

As discussed under Standard 3, the replacement windows appear to comply with the applicable design guidelines.

Applicable Design Guidelines

3.1 Preserve the functional and decorative features of a historic window. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

3.2 Preserve the position, number, and arrangement of historic windows in a building wall. Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be considered on rear walls.

3.3 Preserve the historic ratio of window openings to solid wall on a primary facade. Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

3.4 Preserve the size and proportion of a historic window opening. Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window are inappropriate measures.

4.1 Preserve the functional, proportional and decorative features of a primary entrance. Maintain features important to the character of a historic doorway. These may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights. Avoid changing the position and function of original front doors and primary entrances. If necessary, use replacement doors with designs and finishes similar to historic doors.

13.10 When adapting a residence to a new use, preserve the original design character of the building. When converted to a new use, a house should retain its residential image.

Finding: The replacement of the second front door on the primary facade with a window and brick altered the historic character of the property and does not comply with this standard. The windows appear to comply with the design guidelines as stated under Standard 3 and therefore comply 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: Replacing the second door with a window and brick was not based on historic documentation. The door and entry are features that add to the historic character of a property.

The applicant indicates that the original windows did not work and were beyond repair. The replacement windows maintained some of the character defining features of the original. As discussed in Standard 3, the replacement windows match the historic windows in terms of profile, amount of glazing, trim, etc.

Applicable Design Guidelines

3.1 Preserve the functional and decorative features of a historic window. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

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3.5 Match a replacement window to the original in its design. If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades.

3.6 Match the profile of the sash and its components, as closely as possible to that of the original window. A historic wood window has a complex profile--within its casing, the sash steps back to the plane of the glazing (glass) in several increments (see illustrations of a head and jamb section on p. 72 and 73). These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall. The profiles of wood windows allow a double hung window, for example, to bring a rich texture to the simplest structure. In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facade. Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis, and the following will be considered: will the original casing be preserved? Will the glazing be substantially diminished? What finish is proposed? Most importantly, what is the profile of the proposed replacement window?

3.7 In a replacement window use materials that appear similar to the original. Using the same material as the original is preferred, especially on key character-defining facades. However, a substitute material may be considered in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.

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Finding: Replacing the front door with a window and brick does not comply with this standard because it is not based on evidence. Replacing the wood window sashes with vinyl window sashes maintains some of the historic materials of the original windows and complies 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 of the exterior materials are proposed as part of this petition. If any treatments to the exterior building materials are needed, the method used needs to be reviewed by the City and a Certificate of Appropriateness issued prior to any of the work being performed.

Applicable Design Guidelines

2.7 Use the gentlest means possible to clean the surface of a structure. Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. Harsh cleaning methods, such as sandblasting, damage the weather-protective glaze on brick and change its historic appearance. Such procedures are prohibited. If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed.

Finding: Although not proposed as part of this petition, if any exterior surface cleaning treatments are required, they shall be reviewed by the City and a Certificate of Appropriateness issued prior to the work being performed.

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: In this case, the replacement materials and their location change the pattern of openings on a street facing façade. The rhythm of solids to voids adds to the historic character of a property and the historic district. As discussed under Standard 3, the replacement windows retain much of the original window material and are of a similar profile.

Applicable Design Guidelines

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Finding: Replacing the second front door with a window and brick is not compatible with the historic character of the property and does not comply with this standard. The replacement windows retain the historic character of the existing windows because only the sash was replaced and the profile of the replacement window is similar to the profile of the historic window. Replacing the windows complies 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 window and brick that replaced the second front door could be removed without deteriorating the essential form and integrity of the structure. The replacement windows could be replaced in the future.

Finding: The alterations that are the subject of this report could be removed in the future without damaging the essential form and integrity of the structure.

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: This petition does not include applying prohibited building materials directly to an original or historic material. While the windows and brick area attached to historic materials, they can be removed without damaging the historic material.

Finding: This 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: This standard does not apply to the petition.

12. Additional design standards adopted by the Historic Landmark Commission and City Council.

Discussion: *The Design Guidelines for Residential Historic Districts in Salt Lake City* does apply to this petition. The applicable design guidelines are listed after each standard to which they apply. There are no additional design standards that apply to this petition.

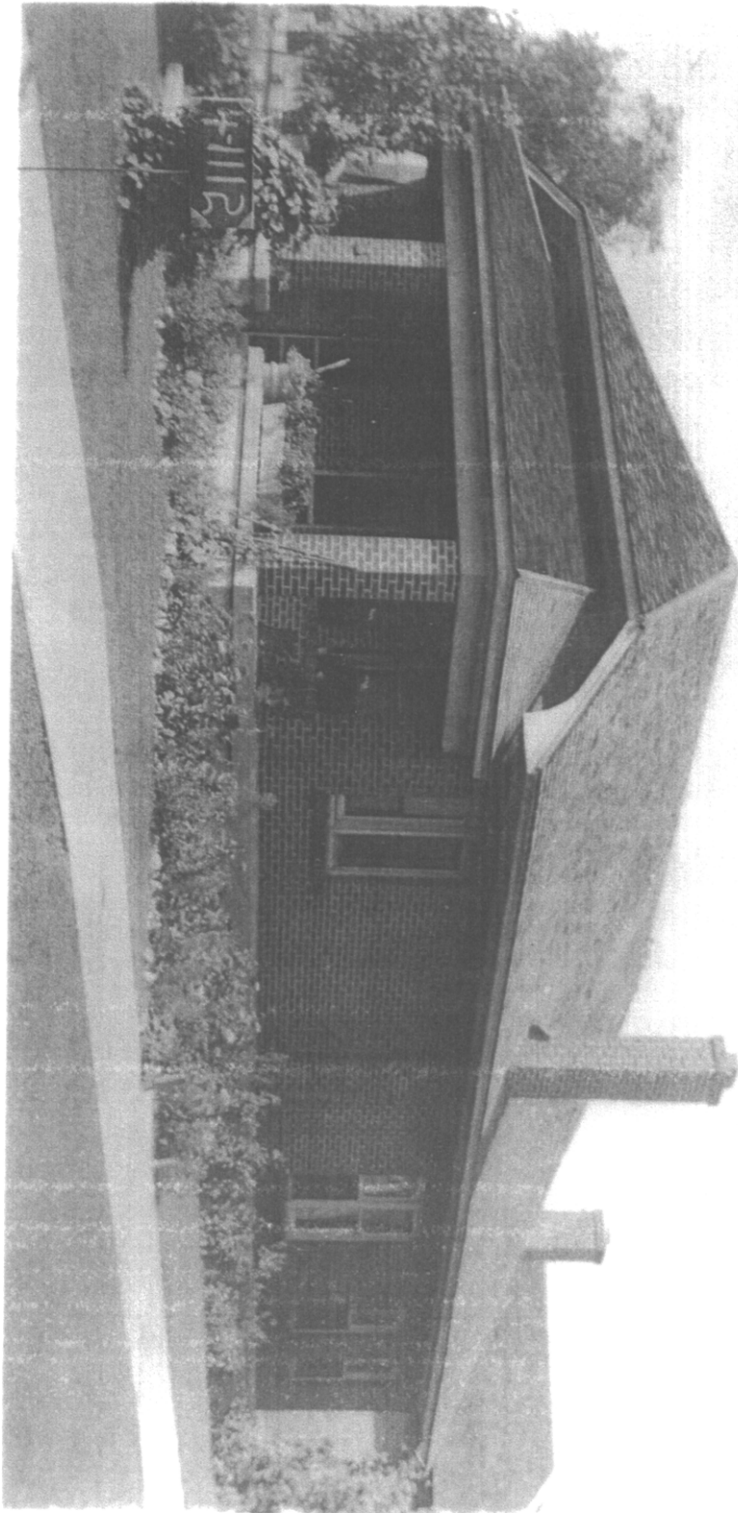
Finding: Replacing the windows on the primary elevations of the subject property complies with all of the applicable standards discussed above and the applicable design guidelines. The request to legalize the work that has been done to the second door on the east elevation of the property does not comply with Standards 2, 3, 4, 5, 6 and 8. Therefore, the request to legalize the alterations to the second doorway on the east elevation of the structure does not substantially comply with Zoning Ordinance 21A.34.020.G.

Attachment A

Historic Photos of Property

470-08-08 Lawrence Home Legalization
285 North "C" Street

Published Date: March 27, 2008



Attachment B

1937 Tax Records

Attachment C
Avenues Historic District Survey
Not Available in electronic version

Attachment C

Information Submitted by Applicant

285 C St. Project Rationale

Project consisted of masonry work to fill in one of the front doors. A new window was installed in place of that door. The four other windows on the front of the house were replaced. I think it's important to note that the original door had windows on it, because of that **the rhythm of solid to voids has maintained.**

- 1) 285 C St. was originally a single family home built in 1890. Converted to a duplex in 1926. Our intent when purchasing the property was always to restore it back to a single family home.

Original Owner: Lee Roy Mayne
Original Use: Single Family Home
Construction Date: 1890

Limited off street parking and very poor layout of the duplex made a convincing argument for restoring the property to its original intended use, a single family home.

- 2) Existing windows were in bad condition.
 - a. Because the duplex had not been properly maintained for years a lot of the paint had come off the window frames allowing the wood to be exposed, which had begun to deteriorate.





Figure 1 - Original Window

- b. Many layers of paint on the inside of the windows and lack of maintenance over many years had made them non functional. Because the windows weren't usable it was felt that they posed a fire hazard.
- c. The original single pane windows were terribly inefficient with the cost of heating and cooling the home unnecessarily high.



Figure 2 - Masonry Work

- 2) Windows were chosen that windows. They were also paint of the house and orig preserved with the updat

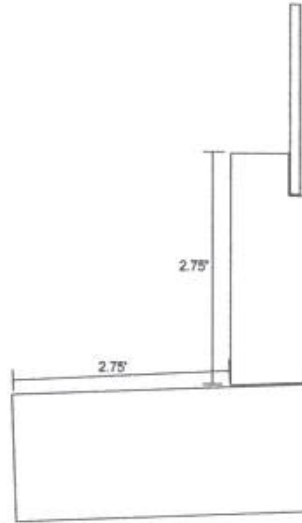


Figure 3 - Original Window Profile

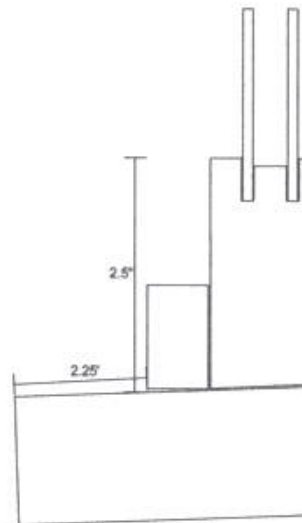


Figure 4 - Current Window Profile

Below are pictures of the new and old windows to show how similar they still look.



Figure 5 - New Window



Figure 6 - Old Window