

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Joe Marty
Major Alteration, 470-08-12,
501 North Main Street
in the Capitol Hill Historic District
August 6, 2008

Planning and Zoning Division
Department of Community
Development

Applicant: Joe Marty

Staff: Robin Zeigler, 535-7758,
robin.zeigler@slcgov.com

Tax ID: 09-32-485-003-0000

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

Master Plan Designation:
Capitol Hill Community Master
Plan, Low Density Residential,
5-15 du/acre

Council District: District 3;
Council Member Jergenson

Acreage: .24

Current Use: Apartments-4
units

**Applicable Land Use
Regulations:**

- 21A. 38
- 21A.24.080
- 21A.34.020

Attachments:

- A. Photos of existing building
- B. Photo from Tax Assessor
- C. Sanborn Map
- D. Site Plan and Building Elevations

REQUEST

The applicant requests approval for major alterations at his property located at 501 North Main Street, a corner property. The alterations include:

1. demolish accessory structures
2. construct 230 square foot addition
3. make site improvements which include a driveway, retaining wall, sidewalks and parking area

at approximately 501 North Main Street, a corner property.

PUBLIC NOTICE

On July 22, 2008, notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum notification requirement. Community Council Chairs, Business Groups and other interested parties were also notified through the Planning Commission's listserv. The agenda was also posted on the Planning Division's website.

STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission approve the Certificate of Appropriateness for the alterations proposed with the following conditions:

- Windows of the addition be one-over-one; and
- A date stone be added to the addition.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

No public comment regarding this application has been received.

City Department Comments:

Transportation: Additional information is needed to approve the driveway and approach. The 19 foot x 9 foot stalls and the 24'6" backout are acceptable.

BACKGROUND, DISCUSSION AND FINDINGS:

BACKGROUND



The structure at 501 North Main Street is a two-story, frame, dwelling constructed c 1900. The original structure has had at least two additions and multiple other alterations over the years. In 2006, window replacements were administratively approved. On May 21, 2008 several alterations were administratively approved, including replacing the vertical-board siding of the bay over the second story porch that faces 500 North with bead-board siding and replacing the windows with slider Pella windows. In addition, staff approved covering the soft brick on the southern façade with stucco because of its severe deterioration.



PROJECT SUMMARY

The applicant proposes to:

1. Demolish two existing accessory structures which are not original nor contributing.
2. Construct a frame one-story, roughly 230 square foot addition that will be seen from North Main Street.
2. Create site changes including: an improved and lengthened driveway with an entrance on North Main Street, seven improved parking stalls in the north-west corner of the property, concrete retaining wall at the rear of the property, to replace a wood retaining wall, addition of concrete sidewalks, installation of a picnic area facing 500 North.

ZONING CONSIDERATIONS

The property is located in a SR-1A Special Development Pattern Residential District, 21A.24.080 SR.

Chapter 21A.38: Nonconforming Uses and Noncomplying Structures

- A. **Enlargement:** A nonconforming use may not be enlarged, expanded or extended to occupy all or a part of another structure or site that it did not occupy on the effective date of any amendment to this title that makes the use nonconforming. A nonconforming use for the purposes of this section may be extended within the same structure or as an addition to the same structure, provided the enlargement does not increase the need for additional hard surface parking than is existing on the property.

B. Exterior Or Interior Remodeling Or Improvements To Structure: Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be allowed provided the improvements do not increase the parking requirement.

Discussion for A and B: The multi-family residence is a an existing legal nonconforming use in the SR zoning district and does not increase the parking surface required.

. The addition is a bedroom for an existing unit. There will be a total of five bedrooms and seven parking stalls,

and will therefore not increase parking needs and does not significantly increase the square footage of the dwelling. The proposed parking area shown on the plans is an improvement of an existing parking area.

Finding for A and B: Since the addition does not increase the need for parking, the project meets this criteria.

21A.24.080 SR-1 And SR-1A Special Development Pattern Residential District:

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district for a permitted or conditional use is 5,000 square feet with a fifty foot (50') minimum lot width.

D. Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 district:

1. **Pitched Roofs:** The maximum height of buildings with pitched roofs shall be:

b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

3. **Exterior Walls:** Maximum exterior wall height adjacent to interior side yards:

b. SR-1A: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

Discussion: The exterior wall is proposed to be nine feet and six inches (9' 6") and the height of the addition from grade to roof peak is twelve feet and six inches (12' 6").

Finding: The proposed wall height meets the criteria.

E. Minimum Yard Requirements:

1. **Front Yard:**

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the

requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.

2. Corner Side Yard:

b. SR-1A: Ten feet (10').

3. Interior Side Yard:

b. Other Uses:

i. Corner Lots: Four feet (4').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12,.

Discussion: The lot is approximately .24 acre or 10,454 square feet with a width of 101.31 feet. The height of the proposed addition is twelve feet and six inches (12'-6"). The addition is setback from the street just over seventeen feet (17') in the front yard. A portion of the main elevation of the dwelling is set along the lot line which creates nonconforming setbacks for the front and the corner side yards. The interior side yard setback is just over twenty-three feet (23'). The rear yard setback for the existing building is roughly fifty-six feet (56') and the addition is roughly seventy-six (76') feet from the rear property line. The existing structure is 2276 square feet (ground level) and the proposed addition is 230 square feet for a total square footage of 2299. The lot coverage is twenty-one percent (21%).

Finding: The proposed addition meets the ordinance in terms of lot area and width, building height and total lot coverage. In terms of setbacks, the setback for an existing structure should be no greater than the established setback. This building has a staggered setback and the proposed addition is no closer to the street than the closest portion of the building nor setback any further than the furthest portion of the building. The side yard setback is more than required. The addition does not further the encroachment of the nonconforming front and corner yard setbacks. The project meets the ordinance.

ZONING ORDINANCE AND DESIGN GUIDELINES

21A.34.020(H)(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:

Standard 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;

Applicable Design Guidelines

13.15 Maintain the traditional setback and alignment of buildings to the street, as established by traditional street patterns. In Arsenal Hill, street patterns and lot lines call for more uniform setback and siting of primary structures. Historically, the Marmalade district developed irregular setbacks and lot shapes. Many homes were building toward compass points, with the street running at diagonals. This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape. Staggered setbacks are appropriate in this part of the district because of the historical development. Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.

Discussion for Standard 1: The structure seen on the 1911 Sanborn maps appears to have been two houses joined together and therefore was likely a multi-family residence. The alterations will not change the current use of the multi-family dwelling.

Finding for Standard 1: The proposed use of the structure meets the standard.

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;

12.6 Minimize the visual impacts of service areas as seen from the street. When it is feasible, screen service areas, especially those associated with commercial and multifamily developments, from view. This includes locations for trash containers and loading docks. Also locate service areas from view, when feasible.

12.10 Large parking areas, especially those for commercial and multifamily uses, shall not be visually obtrusive. Locate parking areas to the rear of the property, when physical conditions permit. An alley should serve as the primary access to parking, when physical conditions permit. Parking should not be located in the front yard, except in the driveway, if it exists.

12.11 Avoid large expanses of parking. Divide large parking lots with planting areas. Large parking areas are those with more than five cars.

12.12 Screen parking areas from view of the street. Automobile headlight illumination from parking areas shall be screened from adjacent lots and the street. Fences, walls, and plantings or a combination of these, should be used to screen parking.

Discussion for Standard 2: The seven stall parking lot is to the rear of the lot. The view of the lot will be shielded mostly by the house but also a picnic area and a six inch (6") concrete retaining wall that will range between twelve inches (12") to thirty inches (30") in height. Vehicle headlights will be shielded from neighboring properties with a redwood edge board. The dumpster will be located along a driveway and shielded from view with a five foot (5') fence and landscaping.

Finding for Standard 2: The parking area will be shielded from the street and neighbors with the lower elevation, picnic area, the house and a fence. The dumpster is shielded from view with landscaping and fence. The project meets this standard.

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;

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;

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;

Applicable Design Guidelines for Standards 3, 8 and 9:

- 1.0 **Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** For example, loss of alteration of architectural details, cornices and eave lines should be avoided.
- 2.0 **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.
- 3.0 **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 may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.
- 4.0 **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.
- 5.0 **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 accurate variation on the historic styles is inappropriate. An alteration that covers historically significant features is inappropriate as well.
- 6.0 **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.

- 7.0 **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.
- 8.0 **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 should be designed in such a way that they can be removed without destroying original materials or features.
- 9.0 **Use windows in the addition that are similar in character to those of the historic building or structure.** If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.
- 8.16 **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 (10') 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.
- 8.17 **Roof forms shall be similar to those of the historic building.** Typically, gable, hip and shed roofs are appropriate. Flat roofs are generally inappropriate.
- 8.18 **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.

Discussion for Standard 3, 8 and 9: The addition does not significantly increase the square footage of the building. It is no taller or wider than the existing structure. The highest point of the existing structure is approximately thirty-three feet and six inches (33' 6"). The tallest point on the addition will be twelve feet and six inches (12' 6"). The roofline of the addition will not interfere with the existing roofline. The roof is a gable, in keeping with two of the additions, and the pitch at 12/4.8 lies between the pitches of two other existing additions. There are no significant or defining features on the elevation where the addition will be attached. The existing exterior entrance will become the interior entrance to the addition. The siding of the addition is six inch (6") hardi-plank with one-by-four (1 x 4) tongue and groove wood siding in the gable field and the roofing is asphalt shingle to match the existing structure. The windows are proposed to be vinyl Pella Therma Star windows with snap-in muntins to match the windows in the existing structure.

Finding for Standard 3, 8 and 9: If the addition were removed at some point in the future, the historic characteristics of the existing building would remain intact. The size and scale of the addition is compatible with the existing structure and remains subordinate to the historic structure in terms of size and design. The materials and design are compatible yet contemporary and therefore do not create a false sense of history. **Staff recommends adding a date stone to the addition to further clarify it as a contemporary addition and that the windows be one-over-one rather than having the internal muntin.**

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

Discussion for Standard 4: The project does not require the removal or alteration of significant features.

Finding for Standard 4: The project meets this standard.

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

Applicable Design Guidelines for Standard 5:

9.1 Preserve a historic accessory building when feasible. When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. Avoid moving a historic secondary structure from its original location.

Discussion for Standards 5: Original accessory buildings were located close to Main Street while the existing accessory structures are located in the far northeast corner of the property. Although the garage is not original it is early but difficult to date because of the alterations. The garage is in very poor condition. The two sheds are contemporary.

The exterior entrance on the east elevation of the main structure will be retained as an entrance into the addition. The exterior wall will not be removed. The construction of the addition on this side will not require the removal of character defining or significant features.

Finding for Standards 5: Because of numerous alterations to the garage and its poor condition, it no longer contributes to the historic character of the site. Demolition of it and the more contemporary shed therefore meets this standard.

The addition does not require the removal of character defining features and therefore the proposal meets this standard

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 for Standard 6: The proposed project does not include the repair or replacement of any features.

Finding for Standard 6: This standard is not applicable to the project.

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 for Standard 7: The proposed work does not include any treatments of existing materials.

Finding for Standard 7: This standard is not applicable to the project.

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;

Applicable Design Standards for Additions

13.9 Use primary materials on a building that are similar to those used historically.

Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Discussion: The siding of the proposed addition is hardi-board which can be sanded and painted like wood and tongue-and-groove wood. The cladding of the existing structure is a mixture of stucco, brick and wood.

Finding: Hardi-board, in this case, is a contemporary material on a contemporary structure and is compatible with wood because of its dimension, design and workability; therefore the proposed siding meets the standard.

Standard 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 proposed work does not include signage.

Finding: This standard is not applicable to this project.

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

Policy Document, Salt Lake City Historic Landmark Commission, Original document adopted on February 1, 1984.

1.0 **Driveways.** Where a new driveway which will replace lawn and/or landscaping is being proposed, the Historic Landmark Commission shall approve drive strips with lawn in between rather than a solid hard surfaced drive to mitigate the change from greenery to hard surfacing. Additional landscaping may be required. The Historic Landmark Commission may require this treatment in cases where solid hard surfaced driveways are being replaced, upgraded, or resurfaced.

Discussion: The parking entrance is much wider than most residential driveways.

Finding: Because the driveway is wider than a traditional driveway the drive strip is not an option yet the drive way is not wide enough for a grassy median. The proposal meets this standard.

Attachment A
Photos of existing building and accessory buildings

Published Date: July 31, 2008



Main Street



West 500 North



Metal accessory shed and garage



Attachment B
Photo from Tax Assessor

Published Date: July 31, 2008

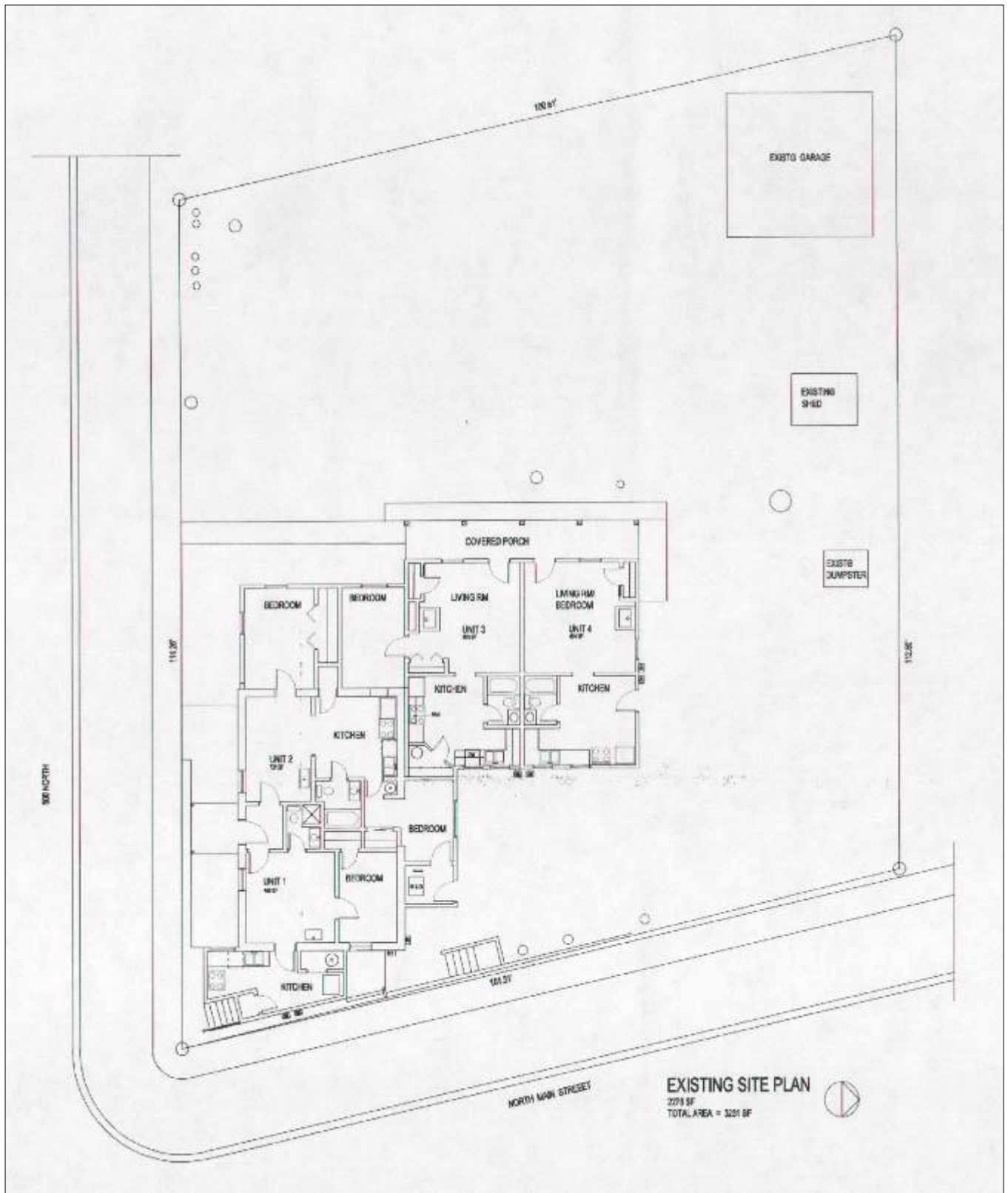


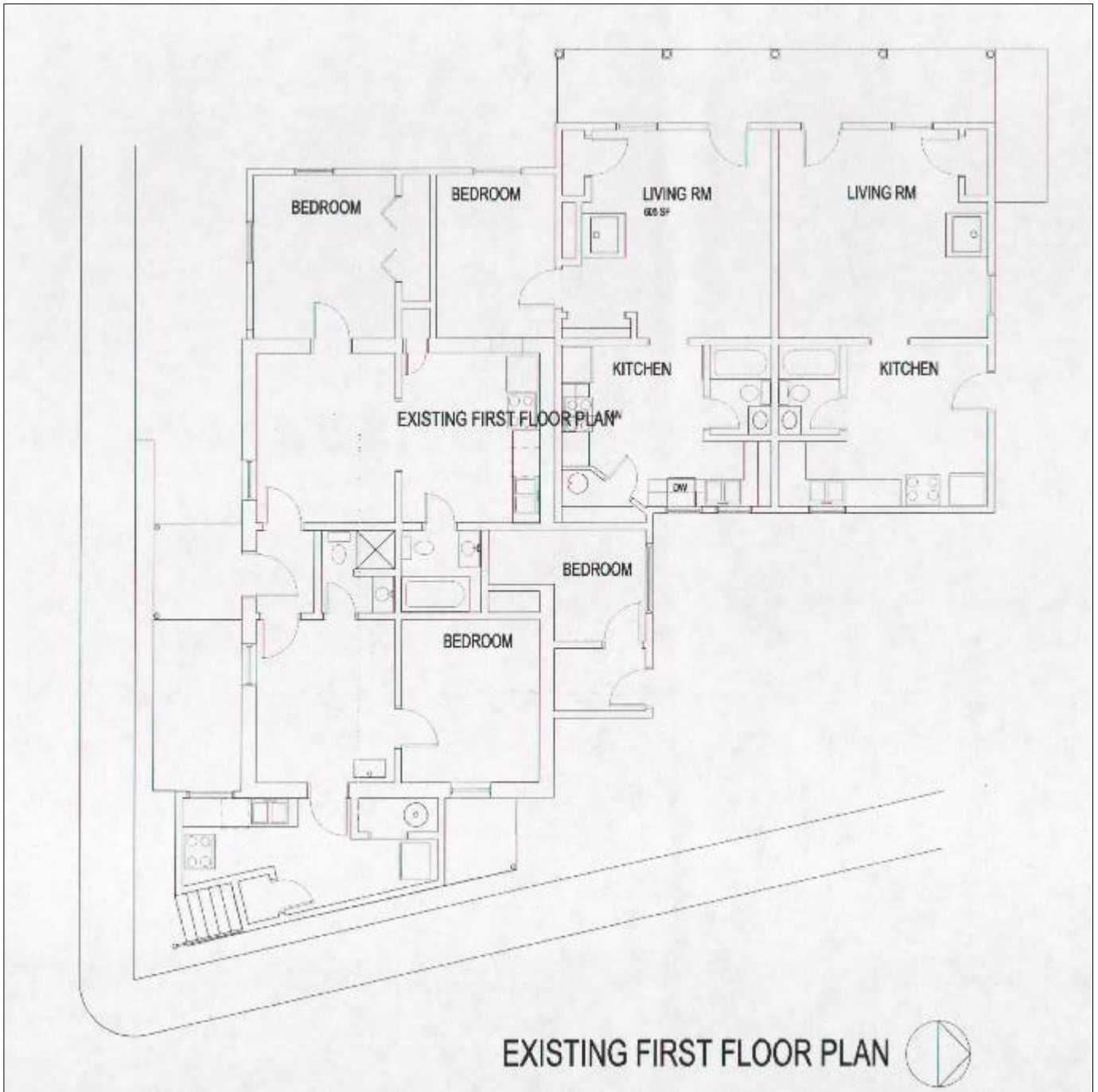
Attachment C
1911 Sanborn Map

Published Date: July 31, 2008

Attachment D
Site plan and elevations

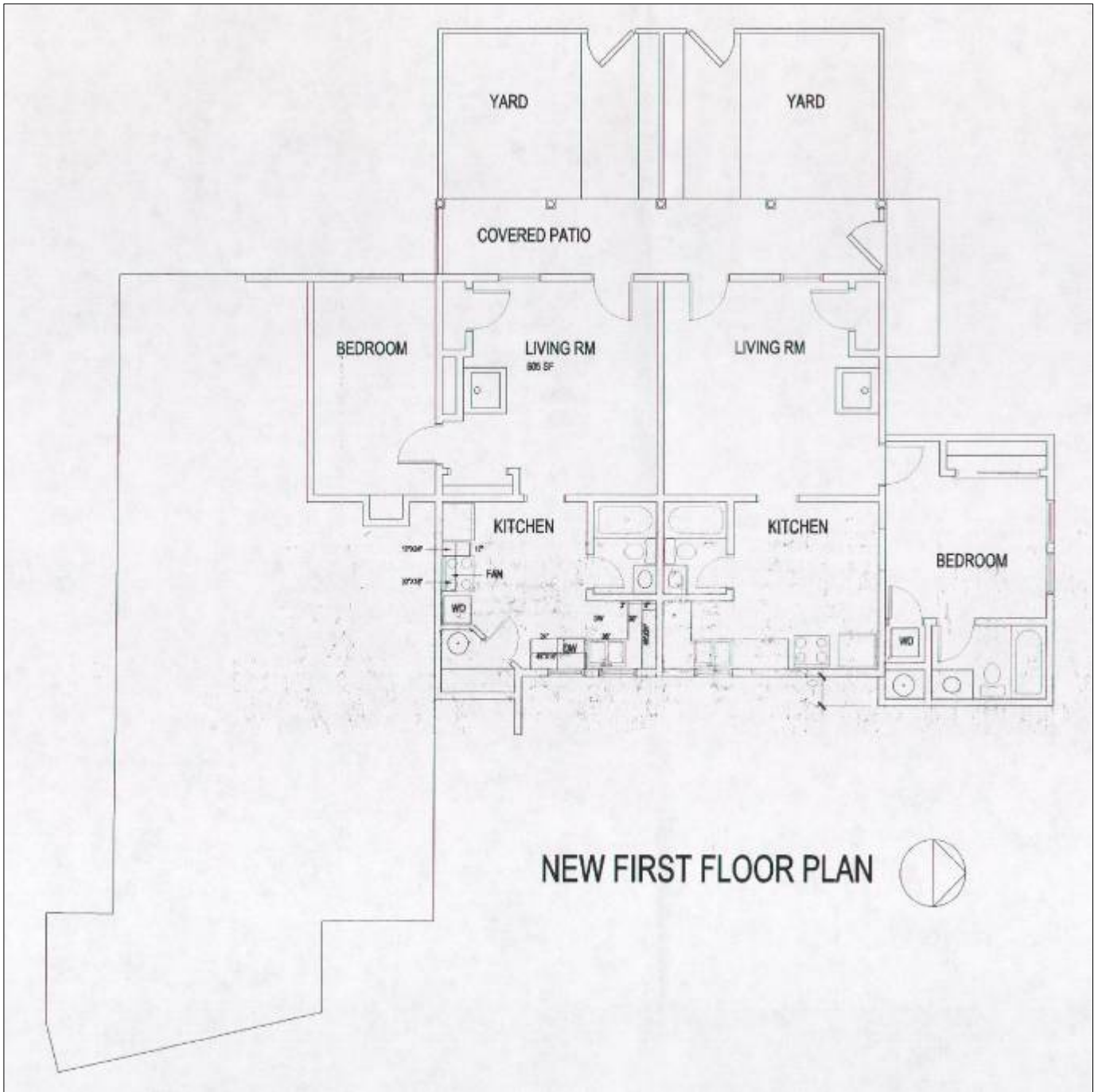
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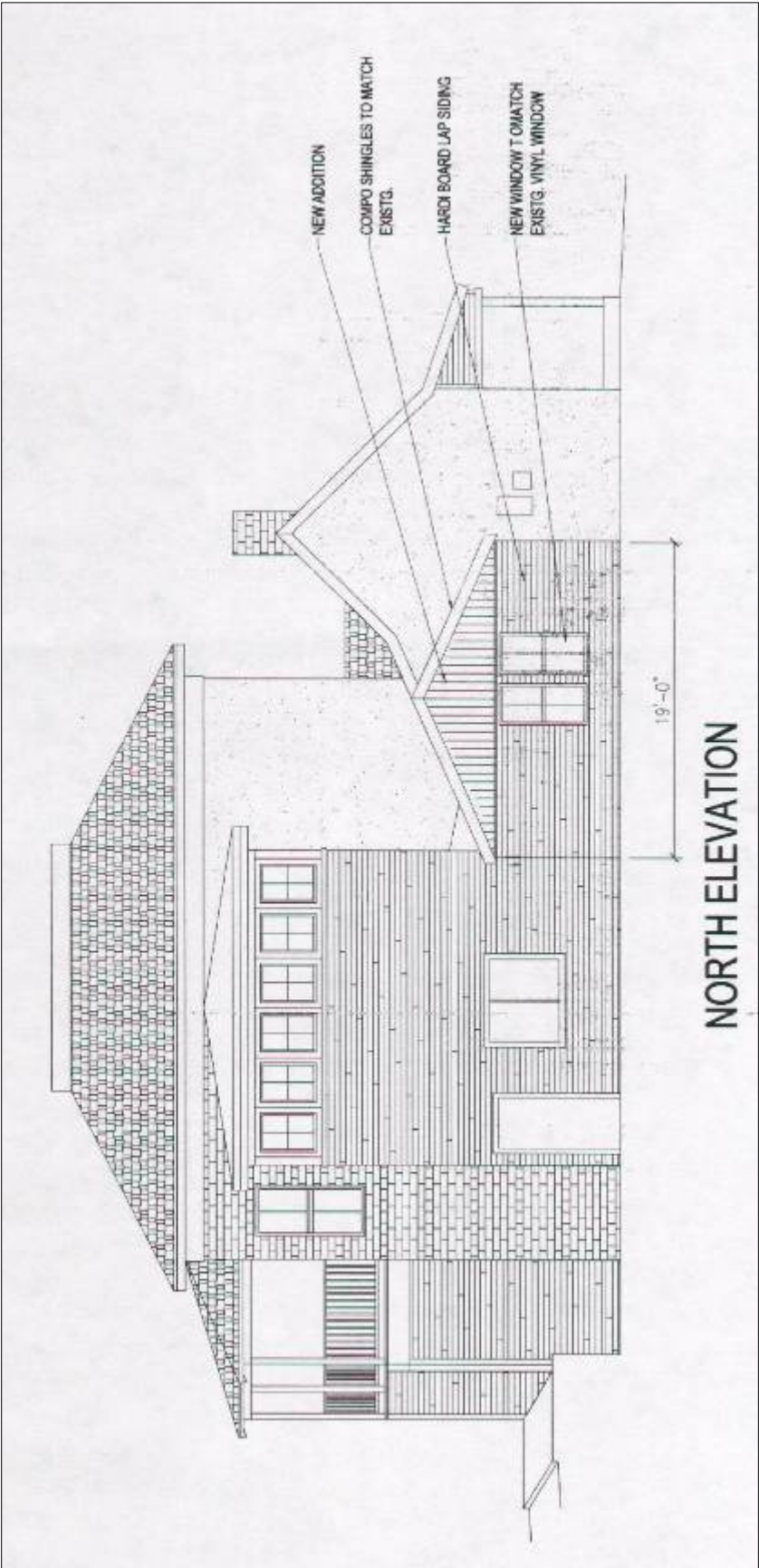




EXISTING FIRST FLOOR PLAN







NORTH ELEVATION



EAST ELEVATION



