

HISTORIC LANDMARK COMMISSION
STAFF REPORT

Petition 470-07-42

Celestino Legalization of stone siding on a contributing structure located at 816 E. Second Avenue in the Avenues Historic District.
January 16, 2008



Planning and Zoning
Division
Department of Community
Development

Applicant: Christine Celestino

Staff:

Lex Traughber at 535-6184 or
lex.traughber@slcgov.com

Tax ID: 09-32-381-011

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

Master Plan Designation:
Avenues Community Master
Plan - Low Density Residential

Council District: Council
District 3; Eric Jergensen

Acreage: 0.08 acres

Current Use:
Single Family Residential

**Applicable Land Use
Regulations:**

- 21A.34.020 (G)

Attachments:

- A. Photos

REQUEST

The applicant is requesting that the Historic Landmark Commission approve a stone façade that was added to the front of the contributing structure located at 816 E. Second Avenue in the Avenues Historic District. The stone façade was installed without either a Certificate of Appropriateness or a building permit.

PUBLIC NOTICE

A notice was mailed on December 18, 2007, to all property owners within 85 feet of the subject property, meeting the minimum notification requirement.

STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission deny the request to legalize the stone façade that was installed without a Certificate of Appropriateness or a building permit located at 816 E. Second Avenue for the following reason:

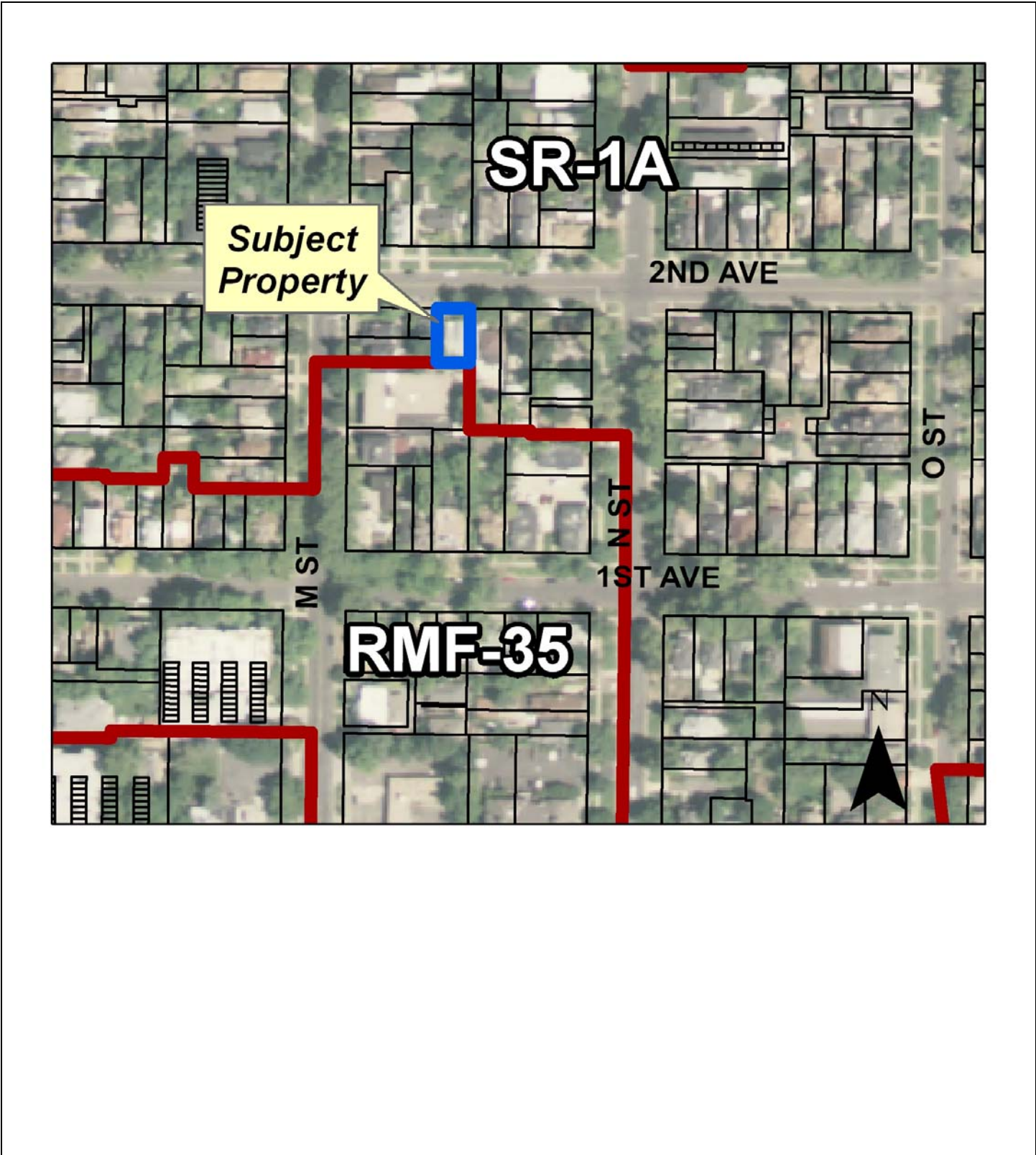
1. The stone facade is not a material consistent with the architectural style of the subject home.

Staff recommends that the Historic Landmark Commission approve the installation of aluminum siding to match the existing siding on the home subject to the following:

1. The stone façade shall be entirely removed.
2. A building permit shall be obtained and all necessary inspections performed.

Note: This approval is based on the specifics of this particular case and should not be construed as precedent setting for the use of artificial siding (aluminum siding) on exterior facades of structures in City designated Historic Districts.

VICINITY MAP



COMMENTS

Public Comments

No public comment regarding this application has been received.

BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

The subject residence was originally built in 1889 as a one-story, brick, single family residence of pattern book design, representative of the kind of home built throughout the Avenues in the last decade of the 19th Century. Extensive renovations have occurred to the home over the years including new windows, new front porch, stuccoing, and aluminum siding. A Certificate of Appropriateness and a Building Permit (#73005) were issued in December of 1986 for new soffits and fascia of aluminum and vinyl. No other building permits are on record with the City. Additionally, no evidence of any Board of Adjustment action at the subject address was found.

It is not evident when the porch structure was removed, nor when the stone façade was installed at the residence. With the removal of the porch structure, the front façade area around the front door and front window become unobscured and therefore, more noticeable. A Zoning Enforcement Officer started an enforcement action regarding the work based on a complaint. Neither a Certificate of Appropriateness nor a building permit were issued for the stone façade.

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: No changes are proposed to the use of the property.

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 this property has been significantly altered over the years as noted above and many of these alterations were done prior to the establishment of the Avenues Historic District. This would include the stucco over the original brick and then the aluminum siding over the stucco. It also appears from the County's tax photos that the original front façade window style (single or double hung) was replaced with fixed, picture windows. The new stone façade is not consistent with the original architecture of the home, nor is it consistent with the overall architectural style.

Finding: Legalizing the stone façade would further alter the historic character of the structure. The stone façade alteration is not consistent with this standard as it is a change to the building's features that are character defining.

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 petitioner submitted a dozen or so photos of homes in the vicinity with stone facades, some original, some later remodels. While some of the homes in the photos do indeed warrant such

façade treatment, the subject home does not. Stone façade is not characteristic of a home with this style of architecture.

Finding: The new stone façade alteration has no historical or architectural basis on this particular home and therefore creates a false sense of history and architecture as applied. The stone façade alteration 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 subject stone façade alteration has occurred recently; probably within a matter of several months. The façade has not been in place long enough to have acquired any historic significance of its own. Further, as discussed previously, a stone façade of this nature is not characteristic of the architectural style of this home. In other words, a stone façade would not acquire historic significance on a home of this architectural style even if it was old.

Finding: The stone façade has not, and would not, acquire historic significance of its own and therefore does not warrant preservation. The new stone façade alteration is not consistent with this standard.

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

Finding: Many of the distinctive features of the subject home have been significantly altered over the years, perhaps with the sole exception of the mass and form of the overall structure. The alterations that have recently occurred further remove the character of the building and should therefore not be allowed. The new stone façade alteration is not 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 front façade of the subject building has been altered dramatically. The original brick was covered with stucco and then aluminum siding. Windows, and perhaps the original porch structure, were either replaced and/or removed. The new stone façade does not match any original materials and is not consistent with the architectural style of the home. Regardless of the previous alterations, the stone siding was installed without a certificate of appropriateness.

Finding: Over the years, deteriorated architectural features have primarily been covered or removed. The new stone façade alteration is not 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 are proposed as part of this request.

Finding: This standard does not apply to this project.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

Finding: The new stone façade is a contemporary alteration that further damages the home’s original architectural style. The new stone façade is not consistent nor compatible with the building materials or the architectural style and character of the home as originally built. The new stone façade alteration is not 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;

Finding: The stone siding in this case can be removed in such a manner that the essential form and integrity of the structure would be unimpaired. The new stone façade alteration 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: This standard specifically prohibits aluminum siding when applied directly to an original or historic material. Planning Staff’s recommendation to resolve the issues of this case is to require the removal of the stone façade and install an aluminum siding to match the existing. Planning Staff makes this recommendation given the fact that the aluminum siding would not be applied directly to the original historic material of this home (in this case brick). It is Planning Staff’s opinion that matching aluminum siding will have the best appearance given the level of modifications to the original structure, maintaining the historic mass and form of the home.

Finding: In most circumstances, aluminum siding is not an appropriate building material for use on structures in the City’s Historic Districts. In this case, because the existing aluminum siding is not attached to original historic material, and because of the major alterations that exist on the primary façade of the structure, Planning Staff condones the use of aluminum siding to replace the stone façade to match the rest of the exterior wall finish. The project is not consistent with this standard, however this alternative exterior finish is recommended to minimize the negative visual impact to the District.

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 *Design Guidelines for Residential Historic Districts in Salt Lake City* address appropriate building materials in Historic Districts and in the Avenues Historic District specifically. These Design Guidelines address modifications and alterations to original building materials. As has already been noted, the subject home was originally constructed of brick and has undergone several major alterations (stucco and aluminum siding). Because the Design Guidelines focus on alterations to original building materials, the standards noted are not truly applicable in this case.