

HISTORIC LANDMARK COMMISSION  
STAFF REPORT

Curry/Lark Rear Addition, Major Alteration, 470-07-43,  
1187 E Third Avenue in the Avenues Historic District  
January 2, 2007



Planning and Zoning  
Division  
Department of Community  
Development

**Applicant:** Solar Design, Inc.  
for Antje Curry & Gordon Lark

**Staff:** Robin Zeigler, 535-7758,  
robin.zeigler@slc.gov

**Tax ID:** 09-32-432-020

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

**Master Plan Designation:**  
Avenues Community Master  
Plan, Low Density Residential

**Council District:** District 3;  
Council Member Jergenson

**Acreage:** .13

**Current Use:** single family  
residence

**Applicable Land Use**

**Regulations:**

- 21A.24.080 SR
- 21A.34.020 (H)

**Attachments:**

- A. Photos of existing building
- B. Photo from Tax Assessor
- C. Copy of Survey Form
- D. Photos of a similar addition in the neighborhood
- E. Site Plan and Building Elevations

**REQUEST**

The applicant requests approval to:

1. construct a wood and glass addition to the rear of the single-family residence, and
  2. replace an existing side entrance with a glass sliding door
- at approximately 1187 E. Third Avenue, a corner property. The Historic Landmark Commission has final approval authority.

**PUBLIC NOTICE**

On January 28, 2007, 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 others interested parties were also notified through the Planning Commission's listserv.

**STAFF RECOMMENDATION:**

Staff recommends that the Historic Landmark Commission approve the Certificate of Appropriateness for the exterior alterations of the building located at 1187 E Third Avenue based on the Discussion and Findings of Fact in the staff report with the following conditions:

1. The proposed casement style windows be replaced with single or double hung windows;
2. The side entrance door be replaced with an appropriate door that fits the existing historic opening; and
3. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

VICINITY MAP



COMMENTS

## **PUBLIC COMMENTS**

*No public comment regarding this application has been received.*

### **City Department Comments:**

The application was reviewed by DRT. No comments.

## **BACKGROUND, DISCUSSION AND FINDINGS:**

### **BACKGROUND**

The structure at 1187 E. Third Avenue is a one-story, frame, transitional bungalow style dwelling constructed in 1901. The siding is brick and the gable and hipped roof is asphalt shingle. The gable field has wood shingles. According to the survey, the dwelling was originally built and owned by Mrs. John A Williams, a realtor. She and her husband sold the property in 1906. It was likely rental property at least twice between 1906 and 1936. Other owners included a language teacher and an accountant.

The exterior of the home has not undergone any major changes since the architectural survey was completed in 1977. The main façade and side elevations will not be altered.

### **ZONING CONSIDERATIONS**

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

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

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

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.

**Discussion:** The height of the addition, at its highest point, is less than twelve feet (12').

**Finding:** The addition meets this portion of the Ordinance since it is well below the maximum height limit.

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

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

**Discussion:** The wall height, at its highest point, is less than twelve feet (12').

**Finding:** The addition meets this portion of the Ordinance since the walls are no taller than the maximum height limit.

**E. Minimum Yard Requirements:**

2. **Corner Side Yard:**

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

**Discussion:** The corner side yard setback is ten feet from the property line.

**Finding:** The addition meets this portion of the Ordinance since the proposed structure does not extend beyond the 10' minimum required for a corner side yard.

3. **Interior Side Yard:**

**b. Other Uses:**

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

**Discussion:** The interior side yard elevation of the addition is setback about halfway along the rear elevation and therefore does not extend beyond the interior side yard elevation of the existing dwelling, which is nine feet from the property line.

**Finding:** The proposed addition meets this requirement of the Ordinance since it is roughly twenty-two feet from the interior side yard property line.

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').

**Discussion:** The rear elevation of the addition is forty-eight feet from the rear property line. The remaining rear yard will be 42% of the lot depth.

**Finding:** The proposed addition meets this requirement of the Ordinance since the rear addition is forty-eight feet from the rear property line.

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, 1995, the coverage of existing buildings shall be considered legal conforming.

**Discussion:** The existing house is about 1176 square feet, the existing garage is about 324 square feet, and the proposed addition is 238 square feet. The total square footage of principal and accessory buildings will be 1738 square feet or about 30% of the lot, which is 49.5' by 115.5'.

**Finding:** The proposed addition does not significantly change the percentage of principal and accessory structure coverage and is less than the maximum requirement of 40% coverage, and therefore meets this section of 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:

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:** This single-family residence will remain a single-family residence.

**Finding:** The use of the structure is not affected by the proposed change.

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;

### Applicable Design Standards for Doors and Additions

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

**Discussion:** 1. A portion of the rear wall which surrounds a rear double door will be removed for a larger opening from the main structure into the addition. The roofline of the addition begins below the roofline of the existing structure. 2. The existing side entrance and a side window will be removed and replaced with a sliding glass door.

**Finding:** 1. The type of original material that will be removed for the addition is not significant and is a negligible amount. The addition will not obscure any historic features and therefore meets these portions of the Ordinance and Design Guidelines. 2. The removal of the side door and window significantly changes the openings on the side of this corner dwelling and therefore does not meet the Design Guidelines.

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;

#### **Applicable Design Standards for Additions**

**8.4 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.

**Discussion:** 1. The design of the proposed addition is distinguishable from the main structure in the use of materials, the size of the addition and the location of the addition relative to the existing structure. The black brick is complimentary of the existing brick but does not match it. 2. The sliding glass door proposed to replace the side entrance and window are contemporary but not compatible.

**Finding:** 1. The clear definition between old and new created with the design and materials of the proposed addition meets these sections of the Ordinance and Design Guidelines. 2. The alteration of the side entrance speaks to its own time but is not compatible with the home in terms of rhythm and design.

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

**Discussion:** 1. The proposed addition does not include changing any alterations that have occurred to the site. 2. The side entrance has a 1990s vinyl door.

**Finding:** 1. The new addition meets this section of the Ordinance since it does not affect any changes that have been made to the site over time. 2. The contemporary door is a change to the property that would not need to be reserved since this minor alteration does not help to tell the story of this structure and does not add to its historic value; however the size of the original entrance should be maintained, according to the Design Guidelines.

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

**Discussion:** 1. The proposed addition does not include changing any distinctive features, finishes, or construction techniques. 2. The alteration of the side entrance will alter the design of this entrance from a single door with window to one large opening with sliding glass doors.

**Finding:** 1. The addition will not affect any historic features of the original dwelling. The size, scale, massing, height and location of the addition are compatible with the existing house; therefore the addition meets this section of the Ordinance. 2. The alteration of the side entrance will significantly change the original design from a 3' x 6'8" in-swing door with window to a 5' sliding glass door entrance and therefore does not meet this section of the Ordinance.

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;

## Applicable Design Guidelines

**Replacement Doors:** While replacing an entire door assembly is discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. In replacing a door, one should be careful to retain the original door opening location, door size and door shape. In addition, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the house.

A frequent concern is the material of the replacement door. In general, using the same materials as the original is preferred. If the historic door was wood, then using a wood replacement is the best approach. A metal door, if seen from the street, will detract from the character of the house and generally is not allowed. (Design Guidelines, 82)

**Discussion:** 1. The proposed addition does not include the repair or replacement of any features. 2. The side entrance alteration includes the removal of a contemporary door and an historic window as well as a significant change in the size of the entrance from a 3' x 6 '8" in-swing exterior door to a 5' sliding glass door.

**Finding:** 1. The proposed addition will not affect historic features and therefore meets this section of the Ordinance. 2. The proposed alteration to the side entrance significantly changes the rhythm and design of this elevation of the dwelling and requires the removal of an historic windows; therefore the alteration does not meet this section of the Ordinance and Design Guidelines.

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;

## Applicable Design Standards for Additions

**8.9 Minimize negative technical effects to original features when designing a new addition.** Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such as way that they can be removed without destroying original materials or features.

**Discussion:** The proposed work does not include any treatments of existing materials.

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;

## Applicable Design Standards for Additions

**8.2 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.

**8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** Locating an addition at the front of a structure is inappropriate.

**8.5 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.

**8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure.** 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 inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

**8.7 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.

**8.8 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. See also the discussion of specific building types and styles.

**8.10 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.

**8.14 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 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.

**8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate.** Flat roofs are generally inappropriate.

**8.16 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.

**13.5 Maintain similar side yard setbacks of a new structure or an addition to those seen traditionally in the block.** Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact that new construction and additions will have on neighbors along side yards. Consider varying the setback and height on the structure along the side yard to minimized impacts of abrupt changes in scale in these areas.

**13.6 Because side yard spaces are relatively small between residences in this area, plan additions and alterations so that they have minimal visual impacts on the adjacent properties.** Avoid locating a massive addition where it may directly overlook inhabited rooms on adjacent properties or obstruct views from them.

**Discussion:** 1. The design of the addition is contemporary and located to the rear of the existing dwelling. The size and scale of the addition is significantly smaller than the existing dwelling. The siding is black brick. A small amount of original brick will be removed but the addition will otherwise not affect any historic elements of the house. The roof will be a glass shed roof. The addition is no wider or taller than the existing dwelling. The solid-to-void ratio of the existing dwelling does not match the existing dwelling. The windows will be casement style aluminum clad wood windows. 2. The design of the proposed side entrance is contemporary but will require the removal of historic features.

**Finding:** 1. The proposed addition uses a mix of modern and traditional materials in a design that is subordinate to the original and a product of its own time. The addition does not interfere with the existing roofline and the shed roof design mimics the rear portion of the hipped roof. Although the addition will require the removal of a portion of the rear wall and an existing contemporary double door, it will not destroy any important defining features. The proposed addition meets the guidelines in all ways with the exception of the solid-to-void ratios and the style of the proposed windows. Although the design of the addition does not meet match the solid-to-void ratios, the addition appears to be more of a glass enclosed rear porch as opposed to additional living space. The casement windows do not emulate the existing double-hung windows; therefore staff recommends that the windows be single or double-hung. 2. Although the design of the entrance is contemporary it does not meet the Ordinance and Design Guidelines since it requires the removal of historic features. Staff recommends allowing the applicant to replace the side door with another door of the same dimensions and that meets the Design Guidelines, if they wish to do so, since the door itself is not historic. Staff does not recommend approval of the design of the proposed side entrance alteration in terms of changing the entrance size and removing the historic window.

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:** 1. The addition will require the removal of a contemporary double door and a small portion of brick that surrounds this rear opening. 2. The alteration of the side entrance will require the removal of brick and an historic window.

**Finding:** 1. Although the addition will require some removal of original brick, this removal will not change the essential form and integrity of the structure so that if the addition were removed at some later date, the character of the dwelling would remain intact. 2. However, the removal of brick and an historic window will forever alter the design of the side entrance and therefore does not meet the Ordinance and Design Guidelines.

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 cladding material for this addition is black brick.

**Finding:** Brick is an appropriate historic cladding material. The difference in color between the old and new will help to distinguish the addition from the original structure.

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.



**Attachment A**  
**Photos of existing building**

Published Date: January 2, 2008



Main Facade



Side and rear elevations



Side entrance



**Attachment B**  
**Photo from Tax Assessor**

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**Attachment C**  
**Copy of Survey Form**

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**Attachment D**  
**Photos from Similar Addition in Neighborhood**

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**Attachment E**  
**Site Plan and Building Elevations**

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