

HISTORIC LANDMARK COMMISSION  
STAFF REPORT



**Whittier Project**  
Legalization/Appeal PLNHLC2008-00578  
330 South 1200 East in the University Historic District  
November 5, 2008

Planning and Zoning  
Division  
Department of  
Community & Economic  
Development

**Applicant:**

Mike Whittier, contractor

**Staff:**

Janice Lew  
535-7625  
janice.lew@slcgov.com

**Tax ID:**

09-05-426-017

**Current Zone:**

R-2, Single- and two-family  
Residential

**Master Plan Designation:**

Central Community Master Plan,  
Low Density Residential

**Council District:**

District 4; Council Member  
Luke Garrott

**Acreage:**

0.15

**Current Use:**

Single- family residence

**Applicable Land Use**

**Regulations:**

- Section 21A.34.020
- Chapter 21A. 24

**Attachments:**

- A. Submittal
- B. April 6, 2005 Minutes
- C. April 6, 2005 Staff  
Report
- D. Photographs

**REQUEST**

The applicant requests that the Historic Landmark Commission legalize changes to a roof form that differ from an approval the Commission granted to a previous owner on August 1, 2001. On April 5, 2005, a request to legalize the work by the last owner of the property was considered by the Commission and denied.

**PUBLIC NOTICE**

On October 21, 2008, notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum notification requirement of the Zoning Ordinance. Notice was also sent to interested parties on the Historic Landmark Commission's e-mail listserve and posted on the Planning Division's Web site. Community Council review is not required by the City Code for permitted uses within a locally-designated historic district.

**STAFF RECOMMENDATION:**

Based on the analysis in this staff report, Planning Staff finds that the legalization request for the historic building located at 330 South 1200 East Street fails to substantially comply with all of the standards of section 21A.34.020G of the Zoning Ordinance that pertain to the application (2, 3, 5, 8, 9, and 12). Therefore, staff recommends the following:

1. That the Commission denies the request to legalize the eastern part of the second-story roof as shown in the photographs attached to this staff report as Attachment A. The design fails to preserve the original roof form, a historically significant feature. Furthermore, the applicant must remove the portion of the roof that ties the side-gable of the original house to the upper story addition. Should the applicant present a roof design that respects the original roofline of the side gable and restores the connection as in the approved August 2001 plans (Case No. 017-01) attached to this staff report as Attachment C, staff requests that the Commission direct staff to issue a Certificate of Appropriateness for the work.

## VICINITY MAP



### COMMENTS

#### **PUBLIC COMMENTS**

No public comment regarding this application has been received.

#### **BACKGROUND, ANALYSIS AND FINDINGS:**

##### **BACKGROUND**

According to the 1911 Sanborn maps, this house existed as a one-story, brick building with a small front porch on the front elevation. Constructed in about 1890, the 1993 historic resource survey lists it as contributing.

##### **2001 Historic Landmark Commission Action**

The property has been problematic for a number of years. A history of the Historic Landmark Commission and building permit review beginning in 1996 is included in the April 6, 2005 staff report attached to this staff report as Attachment C. The Commission approved a proposal for a second-story addition behind the front part of the house on August 1, 2001 after several meetings with the Architectural Subcommittee. The property owner obtained a building permit on May 21, 2002 and the property owner's contractor then began work on the building.

However, it was later discovered that the construction drawings for the new roof of the addition had been altered sometime between the Commission's review and building permit issuance. The roofline at the east end of the second-story addition had been modified and the new living space never shown on the City approved plans. Because of the omission of this space, no engineering calculations were provided.

The Commission's approved plans show the east wall of the addition rising separately from the ridgeline of the side-gable. Windows that did not conform to the 2001 plans were also installed, and the size of original openings altered. A Certificate of Noncompliance was placed on the property on March 23, 2004. A bank became the next owner of the property and no work occurred on the house for several years.

### **2005 Historic Landmark Commission Action**

In 2005, Michael Ayers purchased the house with intentions of finishing construction on the project. On April 6, 2005, the applicant asked the Commission to consider the following:

- Approval of the changes to the roofline that do not conform to the August 2001 approval.
- Approval of the enlargement of the dormers from the 2001 approval.
- Approval to replace the windows installed following the August 2001 approval that were inconsistent with the approved plans and altered original openings.

Discussion during the meeting centered on the massing and design of the roof, finishes for the exterior walls, and an appropriate window treatment plan. Based upon the analysis in the 2005 staff report, the Historic Landmark Commission approved the following:

1. Legalized the departure of the massing in the form of the roof with the exception that the cross dormer be restored as designed by Sandy Hatch, architect, in the 2001 plans, as much as possible.
2. Accepted the departure from the dormers as is.
3. Accepted staff's recommendations regarding the windows as stated in the staff report
4. Required that the stucco on the first floor exterior be restored or re-stuccoed
5. That the applicant might consider other materials for the exterior on the second floor.
6. That no building permit be issued to commence work until the staff is presented with elevation plans as written in the staff report.
7. That the final approval would be given by staff, unless staff believes there is a need for the project to return to the Historic Landmark Commission for final approval.

The property owner obtained a building permit (# 213963) on May 16, 2006 after receiving a Certificate of Appropriateness on November 28, 2005. Work to rectify the violations began on the building but the work was never completed. Some of the windows have been removed and made to conform to what was either originally part of the house or on the plans the Historic Landmark Commission approved. This permit was voided on June 17, 2008 since no inspections were conducted.

### **Proposal**

The applicant, Michael Whittier, representing the new property owner, Diversified Financial Group, would like to finish the project and is requesting that the Commission legalize the altered roofline. The applicant is proposing to comply with the 2005 decision of the Commission regarding window replacement, exterior stucco, and restoration of the front porch cover. Planning staff has determined that the changes to the rear addition are minor and will be reviewed administratively.

## ZONING CONSIDERATIONS

The property is located in a R-2 Single- and Two-family Residential District, 21A.24.110. All work must comply with the height and bulk requirements of the R-2 zoning district.

## ZONING ORDINANCE AND DESIGN GUIDELINES

21A.34.020(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;*

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

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

***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;*

**Analysis:** The character of a roof is a major feature for most historic buildings. In each instance, the roof pitch, the line and orientation of the roof form as seen from the street, and the materials are all distinct features that contribute to the character of a roof. This house is a typical vernacular example of the Gothic Revival style. The main feature of the house is the cross gable. The design is enhanced by the small centrally placed entry porch with a bracketed canopy over the round arched doorway. Although the original roofline of the house has been compromised, particularly the side-gable, character-defining features that identify this Victorian era house remain.

### *Applicable Design Standards for Roofs*

**7.1 Preserve the original roof form.** Avoid altering the angle of a historic roof. Instead maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

**7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.** An addition should not interrupt the original ridgeline when possible.

**Finding:** Changes to roof forms which are important in defining the overall historic character of a building result in alterations that detract from the historic integrity of a property and its context. The roof alteration is inconsistent with this standard since the original design of the roof has not been preserved.

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;*

**Analysis:** The east facing slope of the upper level roof rises continuously from the ridge of the side gable. As such, there is no clear differentiation between what is historic and what is new.

### *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. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later 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.

**Finding:** The massing of the non-historic second-story addition fails to provide a clear differentiation from the historic portion of the building and creates a false historical appearance. The new roofline is inconsistent with this standard. The 2005 requirement by the Historic Landmark Commission to remove the portion of the roof that ties the side-gable portion of the original home to the upper story roof was not conjectural, as this would reinforce the historic character of the home.

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

**Analysis:** Constructed within the last ten years, the second-story addition is not of sufficient age to have acquired historic significance.

**Finding:** This standard is not applicable as the alterations do not effect additions that have acquired historic significance in their own right.

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

**Analysis:** Staff views the cross-gabled roof a character-defining feature of this site that should be recovered in form.

**Finding:** Alterations that fail to preserve principal features of a building, such as the ridgeline of the primary roof form, negatively affect the character of a historic site as seen from the street. The design of the project is inconsistent 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;*

**Analysis:** No deteriorated architectural features are proposed to be replaced.

**Finding:** This standard is not an issue for the project.

*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;*

**Analysis:** No chemical or physical treatments are proposed as part of this request.

**Finding:** This standard is not an issue for the proposed 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;*

**Analysis:** The original roof form has not been preserved as discussed under Standard 2 (see page 3).

**Finding:** The design of the roof alterations is not based on existing documentation about the historical appearance of original features nor does it take into account their form. The project is inconsistent 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;*

**Analysis:** The roof alterations change the essential form of the building and diminish the historic character of the site.

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

##### **Rooftop Additions**

**8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.** An addition shall not over hang the lower floors of the historic building in the front or on the side.

**8.12 Set a rooftop addition back from the front of the building.** This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

**8.13 The roof form and slope of the addition must be in character with the historic building.** If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be subordinate to the overall roof mass and shall be in scale with the historic ones on similar historic structures.

**Finding:** The project is inconsistent with this standard since the roof alterations cannot be easily removed.

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;*

**Analysis:** No prohibited siding materials are proposed.

**Finding:** The 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;*

**Analysis:** Signage is not a component of this project.

**Finding:** The standard does not apply to this project.

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

**Analysis:** The City adopted Design Guidelines for Residential Historic Districts in Salt Lake City is applicable in this case.

**Finding:** The proposed project is inconsistent with standards 2, 3, 5, 8, 9, and 12 as noted above and not supported by the following design guidelines mentioned in this staff report:

- **7.1 Preserve the original roof form.**
- **7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.**
- **8.4 Design a new addition to be recognized as a product of its own time.**
- **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.**
- **8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.**
- **8.12 Set a rooftop addition back from the front of the building.**

**Attachment A  
Submittal**



Utah Property Maintenance LLC  
P O Box 150611  
Ogden. Utah 84415

Re: Residence at 330 S. 1200 E., SLC, Utah, 844102

To: SLC Historical Landmark Commission

The property noted above has been before the HLC numerous times prior to this request and has received both approvals and rejections on various issues. Previous owners have completed several renovations but none to proper completion and the building has been a vacant blight on the area for over 13 years.

I am the building contractor who has been asked to complete the home. I have researched the prior decisions and have concluded the following:

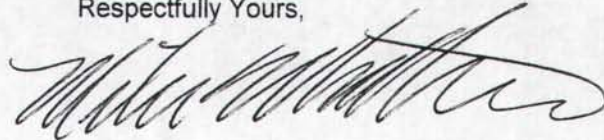
- (1). The building has had the interior completely remodeled and is nearly complete. One exception to the completion is some framing which was not inspected. This has been corrected as per instructions from a licensed structural engineer.
- (2). Prior owners replaced some but not all of the windows according to directions of the HLC. We intend to replace the remaining windows as per a site meeting with Ms. Janice Lew.
- (3). Prior construction on a second story addition was done in a manner approximating the approved plans but deviated in the size of the dormers and the way the roof that faces 1200 East was constructed. Previous reviews by staff and the HLC have made concessions which would allow most of the roof to remain but not the part on the east that attaches to the original roof line.

My clients request is that we comply with decisions by the HLC regarding window replacement, exterior stucco, and restoration of the front porch cover. The one concession requested is that we be allowed to leave the roof intact as it is at present.

- (4). There is currently a deck on the west which is approximately 5 ½ feet longer than shown on approved plans. It does not encroach on side yard requirements. It would be convenient to leave it as is, but I will shorten it if requested to do so.

This home, when completed, will be a sound structure and an asset to the neighborhood. Unfortunately, net costs for completion will exceed market value and therefore, I request your consideration that we may proceed to complete this building without re-constructing the roof.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Michael G. Whittier", written in a cursive style.

Michael G. Whittier







258016

ES PL

201

119.50

61.88

426014

426016

81.50

SIDE YARD 1'-10"

2

3

24.5

DECK

HOME  
3305, 1200E.

34'  
to sidewalk

015

7

GARAGE

10'-8"

426018

1200 EAST

57.75

38.63

41.25

**ICC Evaluation Service, Inc.**  
www.icc-es.org

Business/Regional Office ■ 5360 Workman Mill Road, Whittier, California 90601 ■ (562) 699-0543  
Regional Office ■ 900 Montclair Road, Suite A, Birmingham, Alabama 35213 ■ (205) 599-9800  
Regional Office ■ 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 ■ (708) 799-2305

DIVISION: 09—FINISHES  
Section: 09220—Portland Cement Plaster

**REPORT HOLDER:**

SACRAMENTO STUCCO CO., INC.  
POST OFFICE BOX 1166  
WEST SACRAMENTO, CALIFORNIA 95691  
(916) 372-7442  
[www.sacstucco.com](http://www.sacstucco.com)

**EVALUATION SUBJECT:**

WESTERN 1-KOTE EXTERIOR STUCCO SYSTEM, MASTER WALL ONE COAT STUCCO (OCS) SYSTEM, DRYVIT STUCCO PLUS SYSTEM AND STO POWERWALL STUCCO SYSTEM, AND EXTERIOR CEMENT PLASTER

**ADDITIONAL LISTEES:**

DRYVIT SYSTEMS INC.  
ONE ENERGY WAY  
WEST WARWICK, RHODE ISLAND 02893  
(800) 556-7752

MASTER WALL INC.  
POST OFFICE BOX 397  
FORTSON, GEORGIA 31808  
(800) 755-0825

STO CORP.  
3800 CAMP CREEK PARKWAY, BUILDING 1400  
SUITE 120  
ATLANTA, GEORGIA 30331  
(404) 346-7055 3248

**1.0 EVALUATION SCOPE**

**Compliance with the following codes:**

- 2003 *International Building Code*® (IBC)
- 2003 *International Residential Code*® (IRC)
- 1997 *Uniform Building Code*™ (UBC)

**Properties evaluated:**

- Structural
- Durability
- Fire-resistance-rated construction

**2.0 USES**

The Western 1-Kote Exterior Stucco System, Master Wall One-coat Stucco System, Dryvit Stucco Plus System and Sto

Powerwall Stucco System are exterior cementitious one-coat stucco wall coating systems. The systems are alternatives to exterior wall coverings specified in IBC Chapter 25, IRC Section R703 and UBC Chapter 25. The Western 1-Kote may be used as an alternative exterior cement plaster material. The systems may be used in one-hour fire-resistance-rated wall and Type I, II, III, or IV assemblies when installed in accordance with Sections 4.4 and 4.5 of this report.

**3.0 DESCRIPTION**

**3.1 Stucco Systems:**

The systems consist of a proprietary stucco reinforced with wire fabric or metal lath and applied over substrates of expanded polystyrene (EPS) or extruded polystyrene (XEPS) foam plastic insulation board, gypsum sheathing board, fiberboard, plywood, or oriented strand board (OSB). See Table 1 for the company names, system names and product names.

**3.2 Materials:**

**3.2.1 Western 1-Kote Stucco, Master Wall OCS, Dryvit Stucco Plus Concentrate, and Sto Powerwall Stucco:** The materials are factory prepared mixtures of portland cement complying with ASTM C 150, lime, chopped fibers, and proprietary additives. The dry cementitious mixture is packaged in 80-pound (36 kg) bags. Four and one half to 6 gallons (17 to 23 L) of water and 180 to 200 pounds (82 to 91 kg) of sand shall be added for each bag, in the field, and the components shall be mixed in accordance with the manufacturer's recommendations. Alternatively, the stucco product is premixed with sand and is packaged in 90-pound (40.8 kg) bags. The premixed stucco product is field-mixed with 3 gallons (11.5 L) of water per bag of stucco product. Approved color pigments may be added to the stucco mix in accordance with the manufacturer's published installation instructions.

**3.2.2 Sand:** Sand shall be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter. Sampling and testing shall comply with ASTM C 144 or ASTM C 897 within the following limits:

| RETAINED ON U.S. STANDARD SIEVE | PERCENT RETAINED BY WEIGHT ± 2 PERCENT |         |
|---------------------------------|--|---------|
|                                 | Minimum                                | Maximum |
| No. 4                           | —                                      | 0       |
| No. 8                           | 0                                      | 10      |
| No. 16                          | 10                                     | 40      |
| No. 30                          | 30                                     | 65      |
| No. 50                          | 70                                     | 90      |
| No. 100                         | 95                                     | 100     |

**3.2.3 Insulation Board:** EPS and XEPS insulation board shall have nominal densities of 1.5 or 2.5 pounds per cubic foot (24 or 40 kg/m<sup>3</sup>), respectively, a flame-spread index of 25

\*Revised July 2006

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or less and a smoke-developed index of not more than 450 when tested in accordance with ASTM E 84 (UBC Standard 8-1), and shall comply with ASTM C 578 as Type II (EPS) or VII (XEPS). All boards shall be recognized in a current ICC-ES evaluation report. See Sections 7.2 and 7.3 for board identification. Boards installed without sheathing, over open framing, shall have a thickness ranging from 1 to 1½ inches (25 to 38 mm) and have 3⁄8-inch-high (9.5 mm) tongues with compatible grooves for horizontal joints. See Figure 1 for joint detail.

When installed over wood-based sheathing as part of a water-resistive barrier, as described in Sections 3.2.8 and 3.2.9, the boards shall have tongue-and-grooves on the horizontal edges as detailed in Figure 1, with a minimum 1-inch-thick insulation board. When installed over gypsum sheathing, as described in Section 4.3.3, the boards shall have a minimum thickness of ½ inch (12.7 mm).

**3.2.3.1 Fome-Cor Board Lathing Material:** The material is nominally ¼-inch-thick (6.4 mm) XEPS paper-backed foam plastic, identified as Fome-Cor Board Lathing Material in ICC-ES report ER-3335.

### 3.2.4 Lath:

✓ **3.2.4.1 Wire Fabric Lath:** Wire fabric lath must comply with the ICC-ES Acceptance Criteria for Metal Plaster Bases (Lath) (AC191). Minimum No. 20 gage [0.035 inch (0.89 mm)], 1-inch galvanized steel, woven-wire fabric must be used. Lath must be furred when applied over all substrates except unbacked polystyrene board. Furring must comply with the following requirements:

1. When maximum total coating thickness is ½ inch (12.7 mm) or less, the body of the lath must be furred a minimum of ⅛ inch (3.2 mm) from the substrate after installation.
2. When total coating thickness is greater than ½ inch (12.7 mm), No. 17 gage [0.058 inch (1.47 mm)] by 1½-inch (38 mm) woven-wire fabric lath must be used. The body of the lath must be furred a minimum of ¼ inch (6.4 mm) from the substrate after installation.

**3.2.4.2 Metal Lath:** Metal lath must comply with AC191 and, when applicable, UBC Table 25-B. Furring requirements are as set forth in Section 3.2.4.1.

**3.2.5 Gypsum Board:** The gypsum sheathing board shall be water-resistant core gypsum sheathing complying with ASTM C 79. Gypsum wallboard shall comply with ASTM C 36.

**3.2.6 Backerboard:** The backerboard shall be water-resistant gypsum backerboard complying with ASTM C 630.

**3.2.7 Veneer Base:** The veneer base shall be gypsum veneer base complying with ASTM C 588.

**3.2.8 Fiberboard:** The fiberboard shall be a minimum ½-inch-thick (12.7 mm), asphalt-impregnated fiberboard complying with ANSI/AHA A194.1 as a regular-density sheathing.

✓ **3.2.9 Wood-based Structural Panels:** Plywood shall comply with DOC PS-1 (UBC Standard 23-2), and OSB shall comply with DOC PS-2 (UBC Standard 23-3).

**3.2.10 Caulking:** The caulking shall be either acrylic latex caulking material complying with ASTM C 834 or shall be polyurethane, polyurethane modified, polysulfide or silyl-terminated polyether elastomeric sealant complying with ASTM C 920.

### 3.2.11 Weather Protection:

**3.2.11.1 Water-resistive Barrier:** When installation is over solid substrates, the water-resistive barrier shall be installed

over all substrates including optional insulation board described in Section 3.2.3, except in jurisdictions adopting the UBC, where the barrier is permitted to be installed behind the optional insulation board. When installation is over open framing, the water-resistive barrier shall be installed behind the insulation board. Application of the barrier shall comply with IBC Section 1404.2, IRC Section 703.2 or UBC Section 1402.1, as applicable. For jurisdictions adopting the IBC or IRC, except when installation is over wood-based sheathing, the water-resistive barrier shall be either a minimum of one layer of No. 15 asphalt felt, complying with ASTM D 226, Type I, or a water-resistive barrier recognized as equivalent to ASTM D 226, Type I or better, in a current ICC-ES evaluation report.

For jurisdictions adopting the UBC, except when installation is over wood-based sheathing, weather-resistive barriers shall be minimum Grade D building paper complying with UBC Standard 14-1, or shall be a weather-resistive barrier recognized as equivalent to Grade D or better in a current ICC-ES evaluation report.

For jurisdictions adopting the IBC, IRC and UBC, when applied over any wood-based sheathing, the barrier shall be one of the following:

- A minimum of two layers of Grade D building paper complying with UBC Standard 14-1 as set forth in IBC Section 2510.6 or UBC Section 2506.4; or an equivalent recognized in a current ICC-ES evaluation report.
- One layer of EPS or XEPS insulation board, having horizontal tongue-and-groove edges, as described in Section 3.2.3, over one layer of Grade D building paper having a minimum water-resistance rating of 60 minutes; or equivalent recognized in a current ICC-ES evaluation report.

**3.2.11.2 Vapor Retarder:** A vapor retarder complying with IBC Section 1403.3 or IRC Section R318.1 shall be provided, unless its omission is permitted under the exceptions in IRC Section 1403.3 or IRC Section R318.1.

**3.2.11.3 Flashing:** Flashing complying with IBC Section 1405.3, IRC Section R703.8 or UBC Section 1404.2, as applicable, shall be provided. Where membrane flashing is used, it shall be a self-adhering, flexible rubberized asphalt and polyethylene material, 0.030 inch (0.8 mm) thick, shingle-lapped with the water-resistive barrier. Rigid flashings shall be sloped towards the exterior, with an upturned leg on the interior side and at the ends.

**3.2.12 Finish Coat:** Portland cement color coat, paints, acrylic textured finishes and elastomeric coatings are finishes that are acceptable to Sacramento Stucco Co., Inc., and the additional listees in this report. The finish coat manufacturer's recommendations shall be followed regarding base-coat preparations, bonding, application and curing.

**3.2.13 Trim and Accessories:** All trim, screeds and corner reinforcement shall be galvanized steel or approved plastic.

### 3.3 Exterior Cement Plaster:

The Western 1-Kote Stucco, OCS, Stucco Plus Concentrate and Sto Powerwall Stucco mixes described in Section 3.2.1 of this report are recognized for use as exterior cement plaster applied directly to concrete or masonry walls. The same stucco mixes are recognized for use as the first and second coats of exterior cement plaster installed on wood or steel frame construction, not required to be of fire-resistance-rated construction, provided application is in accordance with IBC Section 2508, IRC Section R703.6 or Section 2508 and Table 25-F of the UBC.

## 4.0 INSTALLATION



#### 4.1 General:

The systems are applied to substrates of expanded polystyrene (EPS) or extruded polystyrene (XEPS) insulation board, gypsum sheathing, fiberboard, plywood, oriented strand board (OSB) or concrete or masonry. The systems are installed on exterior walls of wood- or steel-stud construction. The exterior cementitious coating shall be applied, by hand-troweling or machine-spraying in one or two coats, to a minimum thickness of  $\frac{3}{8}$  inch (9.5 mm). The lath shall be embedded in the minimum coating thickness, and therefore cannot be exposed. An exterior stucco finish coat, if required, may be applied without a bonding agent if applied within 72 hours of base-coat application. After 72 hours, a bonding agent, applied directly to the base coat or added to the finish coat mix, shall be required. Corner reinforcement shall be installed as shown in Figure 2 of this report. Weep screeds shall meet the requirements of the applicable code. The window manufacturer's instructions for installation and flashing of vinyl windows shall be followed. Typical flashing details with J-type trims are shown in Figure 2. The ambient air temperature range for application of the coating shall be between 40°F and 110°F (4 and 43°C). The coating shall be applied by applicators approved by Sacramento Stucco Co., Inc., Master Wall Inc., Dryvit Systems, Inc., or Sto Corp., as applicable. The water-resistive barrier shall be applied as set forth in Section 3.2.11. An installation card, as shown in Figure 3, shall include the name of the applicator and the product to be used, and shall be on the jobsite before any water-resistive barrier or exterior sheathing is installed. Also, see Section 5.5.

#### 4.2 Application over Open Framing:

**4.2.1 Insulation Board:** The water-resistive barrier shall be attached, as set forth in Section 3.2.11.1, to open wood studs spaced a maximum of 24 inches (610 mm) on center. The EPS or XEPS board described in Section 3.2.3 shall be placed horizontally with tongues faced upward, and shall be temporarily held in place with galvanized staples or roofing nails. Vertical butt joints shall be staggered a minimum of one stud space from adjacent courses and shall occur directly over studs. Foam board joints over solid backing shall be staggered a minimum of 6 inches from adjacent courses. Attachment of lath to wood or metal supports shall comply with Section 2505.3 and Table 25-B and 25-C of the UBC. Wood species shall have a specific gravity of 0.50 or greater, such as Douglas fir-larch. Care shall be taken to avoid over-driving fasteners. Wall bracing in accordance with IBC Section 2308.9.3, IRC Section R602.10 or Section 2320.11.3 or 2320.11.4 of the UBC, or an acceptable alternate, shall be provided. Application to minimum No. 20 gage steel studs shall be similar, except that No. 6, Type S screws shall be installed at 6 inches (152 mm) on center. Screws shall penetrate studs a minimum of  $\frac{1}{4}$  inch (6.4 mm). Steel stud spacing shall not exceed 24 inches (610 mm) on center. Outside wall corners and parapet corners shall be covered with additional metal corner reinforcement as shown in Figure 2 of this report. Weep screeds shall comply with, and be installed at the bottom of the wall in accordance with, IBC Section 2512.1.2, IRC Section R703.6.2.1 or UBC Section 2506.5. Galvanized steel,  $1\frac{3}{8}$ -inch (35 mm), J-shaped trim pieces shall be installed at other areas where foam is exposed. At windows and doors, butting J-trim metal edges shall be caulked. Holes for hose bibbs, electrical panels and other penetrations of substrate surfaces, except those caused by fasteners, shall also be caulked. The coating shall be applied as described in Section 4.1.

**4.2.2 Fome-Cor Board Lathing Material:** The water-resistive barrier shall be attached, as set forth in Section 3.2.11.1, to wood framing spaced a maximum of 24 inches (610 mm) on center. The Fome-Cor Board Lathing Material

shall be installed over the water-resistive barrier and shall be attached to the framing in accordance with ICC-ES legacy report ER-3335. Minimum  $1\frac{1}{2}$ -inch (38 mm) by No. 17 gage, woven-wire fabric lath shall be attached through the Fome-Cor Board Lathing Material in accordance with IBC Section 2510.3, IRC Section R703.6.1 or UBC Table 25-C, using No. 11 gage nails or No. 16 gage staples having a 1-inch (25.4 mm) crown. All fasteners shall penetrate a minimum of 1 inch (25.4 mm) into the framing. Wood species shall have a specific gravity of 0.50 or greater, such as Douglas fir-larch. The exterior cementitious base coating shall be applied to a minimum thickness of  $\frac{1}{2}$  inch (12.7 mm). A minimum  $\frac{1}{8}$ -inch-thick (3.2 mm) finish coat of the exterior cementitious coating material follows, resulting in a minimum overall thickness of  $\frac{5}{8}$  inch (15.9 mm). The base coat shall be cured in accordance with Section 4.7.3 of this report prior to finish coat application. Other installation details are described in Section 4.2.1.

#### 4.3 Application over Solid Substrates:

**4.3.1 Fiberboard:** Minimum  $\frac{1}{2}$ -inch-thick (12.7 mm) fiberboard sheathing shall be installed directly over wood studs spaced a maximum of 16 inches (406 mm) on center. The fiberboard shall be fastened in accordance with IBC Table 2304.9.1, IRC Table R602.3(1) or UBC Table 23-II-B-1, and is held in place with corrosion-resistant staples or roofing nails. A water-resistive barrier as set forth in Section 3.2.11 shall be applied over the fiberboard or optional insulation board prior to installation of wire fabric or metal lath. The vertical joints of the insulation board shall be staggered from adjacent courses a minimum of 3 inches (76 mm). Insulation board shall be attached to the framing, but the vertical joints of the insulation board are not required to align with the framing. The wire fabric or metal lath shall be attached to studs through the water-resistive barrier and sheathing, with fasteners and spacings as described for insulation boards either in Section 4.2.1 of this report or IBC Table 2304.9.1, IRC Table R602.3(1) or UBC Table 23-II-B-1, whichever is most restrictive. Wood framing shall be of a species having a specific gravity of 0.50 or greater, such as Douglas fir-larch. The system may also be applied to minimum No. 20 gage [0.036 inch thick (0.914 mm)] steel studs spaced a maximum of 24 inches (610 mm) on center. System application is similar to that for wood studs, except No. 8, 0.161-inch-diameter-shank (0.41 mm), 0.420-inch-diameter head (10.7 mm), minimum  $1\frac{3}{4}$ -inch-long (44.5 mm), self-tapping screws secure the lath and sheathing. Screw penetration shall be a minimum of  $\frac{1}{4}$  inch (6.4 mm) beyond the steel stud. All walls shall be braced in accordance with the applicable code. Exposed sheathing edges shall be protected with screeds. Holes in the substrate surface shall be caulked and the coating shall be applied as described in Section 4.1.

**4.3.2 Wood-based Structural Sheathing:** Application of plywood or OSB shall comply with IBC Table 2308.9.3(3), IRC Table R602.3(5) or UBC Table 23-IV-D-1, and shall be applied directly to wood studs. The panels shall be minimum  $\frac{3}{8}$ -inch-thick (9.5 mm) plywood or OSB with exterior glue, for studs spaced 16 inches (406 mm) on center, and shall be minimum  $\frac{5}{8}$ -inch-thick (15.9 mm) plywood for studs spaced 24 inches (610 mm) on center. The water-resistive barrier, optional insulation board, lath and coating shall be applied as described in Section 4.3.1.

**4.3.3 Gypsum Sheathing:** Minimum  $\frac{1}{2}$ -inch-thick (12.7 mm), water-resistant core gypsum sheathing may be installed directly on wood studs in a manner similar to that described in Section 4.3.1 of this report. The sheathing may also be installed on No. 20 gage [0.036 inch (0.914 mm) thick] steel studs. Gypsum sheathing shall be fastened in accordance with IBC Table 2508.1, IRC Table R702.3.5 or UBC Table 25-G. A water-resistive barrier shall be required over the gypsum

sheathing prior to installation of the lath and coating as described in Section 4.2.

#### 4.4 One-hour Fire-resistance-rated Wall Assemblies:

##### 4.4.1 First Assembly:

**4.4.1.1 Interior Face:** One layer of  $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard, water-resistant backerboard or veneer base shall be applied parallel or at right angles to the interior face of 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center. The gypsum boards shall be attached using 6d coated nails,  $1\frac{7}{8}$  inches (48 mm) long and with  $1/4$ -inch-diameter (6.4 mm) heads, at 7 inches (178 mm) on center to studs, plates and blocking. All gypsum board joints shall be backed with wood framing and shall be taped and, along with fastener heads, treated with joint compound.

**4.4.1.2 Exterior Face:** One layer of minimum  $5/8$ -inch-thick (15.9 mm), 48-inch-wide (1219 mm), Type X, water-resistant core gypsum sheathing is applied parallel to studs using No. 11 gage galvanized roofing nails,  $1\frac{3}{4}$  inches (44.5 mm) long and with a  $7/16$ - or  $1/2$ -inch-diameter (11.1 or 12.7 mm) heads, at 4 inches (102 mm) on center at board edges and 7 inches (178 mm) on center at intermediate studs. The sheathing shall be nailed to top and bottom plates at 7 inches (178 mm) on center. A water-resistive barrier complying with Section 3.2.11 shall be installed over the sheathing. The wire fabric lath and wall coating shall be applied as described in Section 4.2.

**4.4.1.3 Axial Load Design:** Axial loads applied to the wall assembly shall be limited to the lesser of the following:

1. The wood stud axial design stress for the wall assembly calculated in accordance with Sections 3.6 and 3.7 of ANSI AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC) is limited to  $0.78 F'_c$ .
2. The maximum stress shall not exceed  $0.78 F'_c$  at a maximum  $l/d$  ratio of 33.

##### 4.4.2 Second Assembly:

**4.4.2.1 Interior Face:** One layer of  $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard shall be applied horizontally to wood studs spaced a maximum of 16 inches (406 mm) on center. The wallboard shall be attached, using  $1\frac{5}{8}$ -inch-long (41.3 mm), No. 13 gage, gypsum wallboard nails having  $19/64$ -inch-diameter (7.5 mm) heads, at 6 inches (152 mm) on center around board edges and to studs and blocking. All wallboard joints shall be backed by wood framing and taped and treated with joint compound. Fastener heads shall be treated with joint compound.

**4.4.2.2 Exterior Face:** Three-and-a-half-inch-thick (92 mm), 15-inch-wide (381 mm), R-13, 1.72 pcf (27.6 kg/m<sup>3</sup>) density, mineral wool batts, having a vapor barrier on one face, shall be stapled to one face of the framing members. One layer of  $1/2$ -inch-thick (12.7 mm), water-resistant core gypsum sheathing shall be fastened to the studs as described for gypsum wallboard in Section 4.4.2.1. A water-resistive barrier complying with the code shall be applied over the sheathing in accordance with the applicable code. The 1-inch (25.4 mm) by No. 20 gage galvanized wire fabric lath and the wall coating shall be applied over the sheathing and water-resistive barrier in accordance with Section 4.3.3. No foam plastic insulation shall be permitted.

**4.4.2.3 Axial Load Design:** Axial loads applied to the wall assembly shall be limited to the least of the following:

1. 1,100 pounds (4895 N) per stud.
2. A maximum of 54 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC).

3. Design stress of  $0.78 F'_c$  calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC).
4. Design stress of  $0.78 F'_c$  at a maximum  $l/d$  of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC).

##### 4.4.3 Third Assembly:

**4.4.3.1 Interior Face:** One layer of  $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard shall be applied to nominally 2-by-4 wood studs spaced a maximum of 24 inches (610 mm) on center, with the gypsum wallboard's long dimension horizontal. Horizontal solid blocking shall be installed at the wall midheight. The wallboard shall be attached with  $1\frac{5}{8}$ -inch-long (41.3 mm), cupped-head gypsum wallboard nails with a 0.30-inch-diameter (7.62 mm) heads and 0.10-inch-diameter (0.254 mm) shanks. The fasteners shall be spaced a maximum of 8 inches (203 mm) on all studs, plates and blocking. Wallboard joints shall be covered with paper tape and gypsum joint compound. Fastener head shall also be treated with joint compound. Kraft-paper-faced,  $3\frac{1}{2}$ -inch-thick (89 mm), R-11, fiberglass batt insulation complying with IBC Section 719, IRC Section R316, or UBC Section 707.3 shall be installed in the cavity of the wall.

**4.4.3.2 Exterior Face:** Any of the following substrates may be used:

- One layer of minimum  $1/2$ -inch-thick (12.7 mm) water-resistant core gypsum sheathing.
- One layer of minimum  $7/16$ -inch-thick (11.1 mm) oriented strand board (OSB).
- One layer of minimum  $7/16$ -inch-thick (11.1 mm) plywood.

The substrates shall be as described in Section 3.2.5 or 3.2.9, and shall be installed on the wood framing as described in Section 4.3.2 or 4.3.3, as applicable. Horizontal joints in the exterior face sheathing shall be offset 24 inches (610 mm) from horizontal joints of the gypsum wallboard on the opposite wall face. A water-resistive barrier complying with the applicable code shall be installed as described in this report. The lath and wall coating shall be installed as described in this report.

**4.4.3.3 Axial Load Design:** Axial loads applied to the wall assembly shall be limited to the least of the following:

1. 1,100 pounds (4895 N) per stud.
2. A maximum of 44.7 percent of the load calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC).
3. Design stress of  $0.78 F'_c$  calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC).
4. Design stress of  $0.78 F'_c$  at a maximum  $l/d$  of 33 calculated in accordance with Sections 3.6 and 3.7 of the ANSI/AF&PA NDS-01 (IBC and IRC) or ANSI/NFoPA NDS-91 (UBC).

#### 4.5 Noncombustible Construction:

When installed in accordance with Sections 4.5.1 through 4.5.6, the stucco system is recognized for use on exterior walls required to be of Type I, II, III or IV construction.

**4.5.1 Interior Finish:** One layer of  $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard complying with ASTM C 36 shall be applied vertically to steel framing with all edges blocked. Fasteners are No. 8 by  $1\frac{1}{4}$ -inch-long (31.7 mm) buglehead screws fastened to board joints at 8 inches (203 mm) on center and to intermediate locations at 12 inches (305 mm)

on center. All joints shall be taped and treated with joint compound. Intermediate fasteners shall be treated with compound.

**4.5.2 Steel Framing:** Minimum 3<sup>5</sup>/<sub>8</sub>-inch-deep (92 mm), minimum No. 20 gage [0.036 inch (0.914 mm)] steel studs spaced a maximum of 16 inches (406 mm) on center.

**4.5.3 Openings:** Wall openings shall be framed with minimum 0.125-inch-thick (3.2 mm) tubular aluminum or steel framing.

**4.5.4 Exterior Finish:** One layer of minimum 1/2-inch-thick (12.7 mm) gypsum sheathing complying with ASTM C 79 shall be applied horizontally to the steel framing using No. 8 by 1 1/4-inch-long (32 mm) buglehead screws spaced 8 inches (203 mm) on center at all framing locations.

**4.5.5 Fire Stopping at Floor Level:** At floor levels, Thermafiber insulation (ICC-ES legacy report ER-2331) shall be fitted into each stud cavity. The insulation shall have a minimum nominal density of 4 pcf (64.1 kg/m<sup>3</sup>), shall be 4 inches (102 mm) thick, and shall be approximately 6 to 8 inches (152 to 203 mm) wide. To fit within a stud cavity, it shall be long enough to achieve a friction fit.

**4.5.6 Stucco System:** The stucco system includes application of one layer of Pyro-Cure 600 vapor retarder, manufactured by Fortifiber. Pyro-Cure vapor retarder has a maximum flame-spread index of 25 and a maximum smoke-developed index of 30, and qualifies as a Type 1, Grade A, water-resistive barrier in accordance with UBC standard 14-1. The vapor retarder shall be installed over the sheathing and EPS in accordance with IBC Section 1403, IRC Section R703.2, or UBC Section 1402.1. One-inch-thick (25.4 mm) EPS insulation board with a nominal 1.5 pcf (24 kg/m<sup>3</sup>) density shall be installed horizontally, in running bond, to the sheathing. Reinforcement consists of 1-inch (25.4 mm) by No. 20 gage, galvanized steel, self-furring, woven-wire fabric lath. The lath, insulation board, and vapor retarder shall be fastened to the steel framing using No. 8 by 2 1/2-inch-long (63.5 mm), wafer-head, self-drilling screws spaced at 8 inches (203 mm) on center to all framing members. The stucco shall be applied to a minimum thickness of 3/8 inch (9.5 mm) in accordance with Section 4.1.

#### 4.6 Miscellaneous for Stucco System:

**4.6.1 Inspection Requirements:** A building department inspection shall be required on wire lath installation prior to application of the coating, in accordance with IBC Section 109.3.5 or UBC Section 108.5.5.

**4.6.2 Control Joints:** Control joints shall be installed as specified by the architect, designer, builder or exterior coating manufacturer, in that order. In the absence of other details, conventional three-coat plastering details shall be used.

**4.6.3 Curing:** Moist curing shall be provided for 48 hours after coating application.

**4.6.4 Soffits:** The system may be applied to soffits, provided the coating is applied over metal lath complying with ASTM C 847 or Table 25-B of the UBC in lieu of applying the coating over wire fabric lath. Metal lath fastening shall comply with IBC Section 2510.3, IRC Section R703.6.1.3.5 or UBC Table 25-C, except the length of the fastener shall be increased by the thickness of the substrate.

**4.6.5 Sills:** The system may be applied to sills at locations such as windows and other similar areas. Sills with depths of 6 inches (152 mm) or less shall have the coating and lath applied to any substrate permitted in this report, provided the coating, lath, water-resistive barrier and substrate are installed in accordance with the appropriate section of this report. Sills with depths exceeding 6 inches (152 mm) shall

have substrates of solid wood or plywood. The substrate shall be fastened in accordance with IBC Table 2304.9.1, IRC Section R602.3, and UBC Table 23-II-B-1, and over the substrate a double layer of a code-complying Grade D water-resistive barrier shall be applied. The coating, lath, and optional EPS board shall be applied in accordance with Section 4.2 of this report.

#### 4.7 Exterior Cement Plaster:

**4.7.1 Concrete and Masonry Substrates:** The concrete or masonry surface shall be prepared in accordance with the IBC Section 2510.7 and UBC Section 2508.8. The application of the stucco mix shall be in accordance with IBC Section 2512, IRC Section 703.6 or UBC Table 25-D and Section 4.1 of this report.

**4.7.2 Wood or Steel Stud Wall Framing:** Lath, water-resistive barrier and plaster shall be installed as described in IBC Section 2512, IRC Section 703.6 or UBC Section 2508.

### 5.0 CONDITIONS OF USE

The Western 1-Kote Exterior Stucco System, Master Wall One Coat Stucco System, Dryvit Stucco Plus System and Sto Powerwall Stucco System, and Exterior Cement Plaster, described in this report comply with, or are suitable alternates to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.2 Materials and methods of installation shall comply with this report and the manufacturer's published installation instructions. In the event of a conflict between the installation instructions and this report, this report shall govern. The manufacturer's published installation instructions shall be available at the jobsite at all times during installation.
- 5.2 Installation shall be by contractors approved by the manufacturer.
- 5.3 The system is permitted to be applied to walls of Type I, II, III or IV construction, in accordance with Section 4.5 of this report.
- 5.4 The interior of the building shall be separated from the foam plastic boards by a thermal barrier complying with IBC Section 2603.4 and ASTM C 840, Section R314.1.2 and Table R702.3.5 of the IRC, or Section 2602.4 and Table 25-G of the UBC.
- 5.5 An installation card, such as that shown in Figure 3, shall be completed and left at the jobsite for the owner, and a copy shall be filed with the building department.
- 5.6 Foam plastic insulation board shall not be placed on exterior walls of wood construction located within 6 inches (152 mm) of the ground where hazard of termite damage is very heavy, in accordance with IRC Section R320.4.
- 5.7 The maximum allowable wind load on the cementitious one-coat stucco systems with studs a maximum of 24 inches (610 mm) on center shall be 35 psf (1.68 kN/m<sup>2</sup>), except for gypsum sheathing substrates, for which the allowable wind load shall be 25 psf (1.20 kN/m<sup>2</sup>). Support framing shall be adequate to resist the design load.

### 6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with ICC-ES Acceptance Criteria for Cementitious Exterior Wall Coatings (AC11), dated October 2003.
- 6.2 Reports of tests in accordance with ASTM E 119 and NFPA 285.

**Attachment B**  
**April 6, 2005 Minutes**

- Ms. Mickelsen inquired about the roofing material on the new extension. Mr. Pollard said that the new shingles would match the existing asphalt shingles.

Since the Commission had no additional questions or comments for the applicants, Mr. Simonsen opened the hearing to the public and asked if anyone wished to address the Commission. Upon hearing no comments from the audience, Mr. Simonsen closed the hearing to the public and the Historic Landmark Commission proceeded into the executive session portion of the meeting.

#### Executive Session.

Mr. Simonsen entertained a motion or a continuation of the discussion.

#### Motion:

**Mr. Fitzsimmons moved for Case No. 005-05 that the Historic Landmark Commission approves the request to construct a second-story addition to the single-family dwelling at 219 E. Fourth Avenue, as submitted, in accordance with staff's findings of fact and recommendation. Further, that the final approval be delegated to staff unless the Commission requires any minor revisions or additional details. Mr. Ashdown seconded the motion. Mr. Ashdown, Ms. Carl, Mr. Fitzsimmons, Ms. Heid, Ms. Mickelsen, and Mr. Parvaz unanimously voted "Aye". Mr. Christensen and Ms. White were not present. Mr. Simonsen, as Chairperson, did not vote. The motion passed.**

Case No. 006-05, at 330 South 1200 East, by Michael Ayers, requesting to legalize changes to the roofline for a second-story addition that does not conform to the addition approved by the Historic Landmark Commission on August 1, 2001; to legalize changes made to the dormers that do not conform to the dormers approved by the Historic Landmark Commission on August 1, 2001; and to approve the proposed windows as replacements to windows that do not conform to those represented on plans presented to the Historic Landmark Commission on August 1, 2001.

Ms. Giraud presented the staff report by outlining the major issues of the case, the findings of fact, and staff's recommendation, a copy of which was filed with the minutes.

The following is an overview of the project:

Applicant Michael Ayers is requesting Historic Landmark Commission (HLC) approval to legalize changes made to the roof form and dormers that differ from the approval the HLC granted to a previous owner and applicant. The applicant is also requesting approval of proposed window replacements in order to bring the house into conformance with its earlier, historic appearance. The house, located at 330 South 1200 East, is zoned R-2 Single- and Two-Family Residential District. Photographs were included in the staff report.

The 1993 reconnaissance historic resource survey estimates that this house was constructed about 1890, and rates it as "contributing." Sanborn maps for this street only go as far back as 1911, and indicate that the house existed as a one-story, brick dwelling with a small front porch or appendage on the street elevation. Salt Lake City building records state that a building permit was obtained by "H. Taufer," in 1926, most likely not to construct the house but to remodel it. Henry Taufer, the resident of this house for many years, lived in the house from at least 1890 until the mid-1920's. He was listed in the earliest-available Polk Directory, 1890, as a stonemason and apiarist (bee-keeper). In the early teens, he changed occupations and became

a florist. His brother, Louis John Taufer, a long-time City employee, lived next door at 336 South 1200 East. From 1936 to 1985, city directories list Viggo Johnson and his wife, Melba, as residing in the house. Mr. Johnson worked in the print shop of the Salt Lake Tribune. Thus, the long-term occupancy of only two households characterizes the history of this house.

The following is a chronology for the HLC, building permit, and HLC review action of the house since 1996:

1996-97 HLC Action.

In 1996, the previous owner, Kathleen Hansen, proposed adding a second-story addition. She applied for and received a special exception for an in-line addition from the Board of Adjustment on August 19, 1996. The second-story addition she proposed to the Board had a 2/12, shallow-pitched roof, with glazing in the gable end.

Ms. Hansen then began her first round of proposals for a second-story addition with the HLC. The HLC file for this address indicates that she met with the Architectural Subcommittee three times, from September 12, 1995 to April 24, 1997. On May, 16, 1997, staff signed a Certificate of Approval for the following: *Conceptual approval to begin working drawings of new roof and dormers. Applicant must bring back complete framing plans to staff. No stucco pop-out band at rear. Went to ASC – received approval for lower roofline and dormers.*

The conceptual approval involved removing the existing roof behind the side-gabled portion of the front of the house and building a second-story with dormers. The effect would be a long mansard roof extending from the ridgeline of the side-gable to the rear wall; the mansard would be slightly visible from the street when the house was viewed directly from the street. The total height of the house would rise from 17'-6" to 23'-1." The rear elevation would consist of a one-story frame addition with clapboard siding and an uncovered, second-story balcony.

2001 HLC Action.

Ms. Hansen's previous approval expired, and she returned to the Architectural Subcommittee with a similar proposal, designed by architect Sandy Hatch. The proposal differed from the 1997 plan, in that it was higher (24'-5") than the previous approved addition. Ms. Hatch's plans showed a second story with a clipped gable extending straight up from behind the front part of the house. The revised plan portrayed a taller addition but left the front-side-gable section of the house intact. When the plans were submitted to the Subcommittee on July 11, 2001, the members present at the meeting expressed concern that the massing of the roof extending to the rear of the house would be excessive, and suggested lowering the pitch 2.' The plans that Ms. Hansen provided to the HLC on August 1, 2001, reflected this change. The HLC approved the proposal.

2002 Building Permit Action.

Ms. Hansen obtained a building permit (#173077) on May 21, 2002, after receiving a Certificate of Appropriateness on May 3, 2002. The plans on file in the Building Services Division showed the roofline, as was approved by the HLC on August 1, 2001. However, these plans show a line drawn from the peak of the roof pitch of the proposed addition to the side-gabled roof of the original house. The existing framing and roofline plans were drawn in between the approval and the submittal of the plan to Building Services.

On July 31, 2002, a Certificate of Appropriateness was issued for the following: *Revisions to previously approved plans for an addition – raise eave height by 1'6" to accommodate additional interior headroom. Install new window in front gable to match a window found during interior demolition. Add new clad wood windows to north, south and west gables to match those used on the rest of the additions.*

On August 14, 2002, Ms. Hansen returned to the Architectural Subcommittee (ASC) requesting approval to cover the rear deck with a roof with a clipped gable, and to build crickets between the front gable of the dwelling and the addition. Staff's notes from the meeting refer to a sketch drawn by architect and HLC Chair, Soren Simonsen. The plans reviewed at the ASC meeting show the east wall of the addition as rising separately from the front ridgeline of the roof, as approved by the HLC on August 1, 2001, giving credence to the assumption that the plans were indeed altered between HLC review and the obtaining of a building permit. The ASC approved the cricket and the cover over the rear deck, and accordingly, staff issued a Certificate of Appropriateness to construct a cover with a clipped gable over the rear deck.

Action on House Following HLC Approval.

At some point, Ms. Hansen's contractor began working on the building. Windows that did not conform to the approved plans were installed, and the sizes of the original openings were altered. Ms. Hansen declared bankruptcy, and Community First Bank is now the owner. No work has occurred on the house for at least the last two years, leaving the house in a disheveled and blighted appearance.

The applicant, Mr. Michael Ayers, would like to purchase the house from the bank and finish construction. He is requesting that the HLC approve the altered roofline and dormers. He is proposing to install aluminum-clad wood windows that conform to the original appearance of the house and to what was approved by HLC in 2001. His request includes the following:

- a. Approval of the changes to the roofline that do not conform to the HLC approval of August 1, 2001 (HLC Case No. 017-01);
- b. Approval of the enlargement of the dormers from the original HLC approval of August 1, 2001 (HLC Case No. 017-01); and
- c. Approval to replace the windows that were installed after the HLC approval of August 1, 2001 (HLC Case No. 017-01). The current windows are inconsistent with the 2001 approval. The light pattern (single-light sliders as opposed to multi-pane double-hung windows), the relationship between the wall plane and window, the material of the installed windows, and the size of the openings are inconsistent with the approved plans.

Mr. Ayers is particularly concerned about receiving approval of the roof and the dormers, as these items would be most costly to reverse. According to the building inspector assigned to this area, the living space on the second story at the east end of the house was never indicated on the plans approved by the City (Permit No. 173077 – May 21, 2002). Because of the omission of this space on the plans, no engineering calculations were provided. The drywall in this area will have to be removed, so that a structural engineer can inspect the framing to determine if it meets load requirements.

Ms. Giraud referred to Section 21A.34.020(H) H Historic Preservation Overlay District. In considering the proposal, the Historic Landmark Commission (HLC) must make findings based on the standards in the following section of the *Salt Lake City's Zoning Ordinance and related Design Guidelines for Residential Historic Districts in Salt Lake City*. Staff determined that the following standards are most pertinent to this application:

- H. *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure, the Historic Landmark Commission 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.*
  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 Guidelines:

- 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.*

Staff's discussion: Although the original roofline of the house has been compromised, particularly the side-gabled portion at the front, much of the appearance of the house as a late-Victorian era house remains. The stucco material, the deep eaves, the front cross gable, and the rhythm of the single door flanked by windows (although admittedly the replacement windows are out of character with the house), would continue to contribute to the character of the house. It is fortunate that the eave lines of the side-gabled block are evident, allowing an observer to accurately discern how the form of the house evolved. The dormers, while more massive than those originally approved by HLC, are not overwhelming when seen from the street.

Staff's finding of fact: If the HLC allows the changes to the roofline and the dormers to remain, several of the historically important features of the house will remain in place. These features include the stucco material, the deep eaves, the front cross gable, and the rhythm of the single door symmetrically flanked by windows. The applicant's request to the HLC to approve the dormers and the second-story addition would meet this standard.

3. *All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.*

Applicable Design Guidelines:

- 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. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later 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.*

Staff's discussion: The retention of the pitch of the side-gable eave line, and the fact that the crickets are recessed from the wall of the addition and the original house, provide the ability to perceive the original outline of the house. The second story, while disrupting the ridgeline of the side gable, rises toward the rear of the house. As stated in the previous standard, several of the character-defining features remain, or can be rectified.

Staff's finding of fact: The dormers and second-story addition clearly read as a later, non-original alteration to the house. The applicant meets 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 mission 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:

- 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.*
- 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. 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.*

Staff's discussion: It is the inappropriate window treatment that the staff finds to be the most egregious violation of the previous HLC approval. Fortunately, the replacement of the windows should be the easiest and most probable of the violations to reverse. The HLC approved windows that would be aluminum clad, recessed deeply from the plane of the wall, and whose muntin profile and configurations would replicate that of the original house. Although aluminum clad wood windows depart from the original use of wood, staff has found that they can be an acceptable replacement if the other components of the window openings are treated carefully.

Mr. Ayers has provided a window schedule and elevations showing an intention to reverse the mistakes of the previous owner, to a large extent. He intends to use Kolbe and Kolbe, simulated light, aluminum clad. The table below summarizes the windows that were approved, those that were installed, and those that are proposed for replacement.

| <b>East Elevation</b>  |   |   |  |   |
|------------------------|---|---|--|---|
| <b>Schedule</b>        | <b>Use of Room</b>                      | <b>Originally Proposed</b>  | <b>What was Installed</b>                          | <b>New Proposal</b>   |
| A                      | Living Room                             | 6/6 double-hung (d.h.)  | Vinyl sliders                                      | 6/6 d.h.  |
| <b>South Elevation</b> |   |   |  |   |
| B                      | Living Room                             | 6/6 d.h.  | Vinyl fixed; original wall opening reduced         | 6/6 casement  |
| C                      | 2 <sup>nd</sup> story bedrooms          | 6/1, d.h.   | Vinyl fixed; double-banked                         | 8-light casement; double-banked                               |
| E                      | Dining & kitchen                        | 8/8, d.h.   | Vinyl fixed and 1/1; original wall opening reduced | 8/8, d.h.   |
| D                      | Family room                             | Existing door to remain (6 lights in window); 8/8 window to be installed. | Metal slab door; fixed, single-light window        | Six-light windows; operable qualities not indicated on plans. |
| G                      | Rear addition, 1 <sup>st</sup> addition | 6/1, d.h.   | Vinyl 1/1, d.h.                                    | 6/1, d.h.   |
| <b>West Elevation</b>  |   |   |  |   |
| F                      | Family room                             | 1/1, d.h.   | 1/1, d.h.  | 1/1, d.h.   |

|                        |   |           |  |                                     |
|------------------------|---|-----------|--|-------------------------------------|
| H, I, J                | Rear addition,<br>1 <sup>st</sup> story | 1/1, d.h. | Vinyl, 1 light, fixed                          | Wants existing to remain            |
| <b>North Elevation</b> |   |           |  |                                     |
| B                      | Living room;<br>bathroom                | 6/6, d.h. | Vinyl slider; original<br>wall opening reduced | 6/6 casement                        |
| C                      | 2 <sup>nd</sup> story<br>bedroom        | 6/1, d.h. | Vinyl fixed; double-<br>banked                 | 8-light casement; double-<br>banked |
| L                      | 2 <sup>nd</sup> story<br>bathroom       | 6/1, d.h. | Vinyl fixed; double-<br>banked                 | Glass block                         |
| K                      | 1 <sup>st</sup> story<br>bathroom       | 6/6, d.h. | Wall enclosed                                  | Glass block                         |
| F                      | 1 <sup>st</sup> story<br>bedroom        | 6/6, d.h. | 1/1, wall opening<br>reduced                   | 6/6, d.h.                           |
| J                      | Rear addition,<br>1 <sup>st</sup> story | 1/1, d.h. | Vinyl, 1 light, fixed                          | Wants existing to remain            |

Basement windows include four-light configurations (M) and a slider on the north elevation (N). None of these will be or are visible from the street.

The applicant, for the most part, is attempting to replace the unacceptable windows with those that match the original, with the exception of the glass block for the bathroom areas on the north elevation. He is also willing to repair the damage that has been done to the historic integrity of the house by the prior owner's alterations to the size of the window openings themselves. He has provided a wall section indicating that the windows will be placed back into the wall, in order to provide the earlier visual relief between the wall surface and the window. The aluminum clad, Kolbe and Kolbe windows, with muntins no wider than 7/8," should be an adequate replacement window. Staff would entertain other window manufacturers if for some reason the Kolbe and Kolbe window are not acceptable to the applicant.

Staff's finding of fact: The applicant is willing to undo the previous window deviations from the original plans. Pending improved graphic representation of the windows elevations, staff finds that the applicant meets this standard, with the exception of the large windows on the south elevation noted as "D."

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:

- 7.1 *Preserve the original roof form. Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.*
- 7.4 *Preserve the historic eave depth. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and thereafter, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.*
- 7.5 *When planning a roof-top addition, preserve the overall appearance of the original roof. An addition should not interrupt the original ridgeline when possible.*
- 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.*
- 8.7 *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.*
- 8.9 *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 also should be designed in such a way that they can be removed without destroying original materials or features.*
- 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.*
- 8.11 *When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building. An addition shall not overhang the lower floors of the historic building in the front or on the side.*
- 8.12 *Set a rooftop addition back from the front of the building. This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.*
- 8.13 *The roof form and slope of the addition must be in character with the historic building. If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with the historic ones on similar historic structures.*

Staff's discussion: The original roof form, obviously, has not been preserved, and while the house could be rebuilt to its previous appearance, it is unlikely that this will ever happen. As stated earlier in this staff report, the side-gabled front half of the house continues to be evident since the eave lines can be seen. The second-story and rear additions at least double the size of the original house, but they are kept to the back and do not overwhelm the front of the house. While the roof form and slope approved by HLC in 2001 were in keeping with the historic character of the house, the form and slope of the second-story addition are consistent with the historic building. The orientation and alignment of the dwelling remain the same. The dormers are larger than those approved originally, but their placement on the side walls and the constricted view of them on this narrow lot insure that they are not a dominant feature when the house is viewed from the street.

Stucco is proposed for the walls of the second-story addition, and this material will be compatible with the house. The use of horizontal siding for the rear addition is consistent with the materials found on and approved for appendages on rear elevations. The windows that are currently installed in the house

detract from the home's historic and architectural character, but this issue is covered under the analysis pertaining to Chapter 21A.34.020(G)(6).

Staff's finding of fact: With the exception of the existing windows, staff finds that the second-story roof and rear additions, including the dormers, are in accordance with this requirement.

Ms. Giraud pointed out that the Building Inspector put a Certificate of Non-Compliance on the house because the framing for the upstairs bedroom was not inspected and had already been dry walled so there is no structural assessment for the framing that occurred because it was not shown on the plans.

Ms. Giraud said that there are many issues related to this project. She added that most of them are outlined in a letter she wrote to Mr. Ayers dated September of 2004, a copy of which accompanied the staff report.

Ms. Giraud offered the following staff recommendation: "Staff recommends that the HLC legalize the departure of the massing and form of the roof and the dormers from what the HLC approved in 2001. Although the original roof form has not been preserved, the side-gabled front half of the house continues to be evident, the second-story and rear additions are kept to the back and do not overwhelm the house from the street, and the form and slope of the second-story addition are consistent with the historic building. The dormers are larger than those originally approved, but their placement on the sidewalls insure that their appearance does not dominate the roof form. Regarding the windows, staff recommends that the HLC approve the following:

1. That the windows be a wood material; a wood window clad with aluminum, or Fibrex (a composite of wood fibers and thermoplastic polymer, as in Renewal by Anderson);
2. The proposed installation of window A, as noted on the attached schedule, on the east side of the elevation;
3. The proposed installation of windows B, E, F, G, L, M and N, as noted on the attached schedule, on the south and north elevations;
4. That windows C, as noted on the attached schedule, the casements in the gable ends and dormers, be double hung if egress can be met;
5. That windows H, I, and J, as noted on the attached schedule, be replaced with one-over-one double- or single-hung windows as indicated on the original plans;
6. That the windows noted as D on the schedule be denied, as they are inconsistent with the character of the house and have no association with the historic integrity of the house; and
7. That no building permit be issued to commence work until the staff is presented with elevation plans no smaller in scale than 1/8" per foot; that the original size of the openings and the size of the openings today be imposed on the drawings; that the type and model of window proposed for use with specifications that provide the width of the muntins, and a section that indicates not only how far recessed the new windows will be but also illustrates replacement brick mold profiles, and that the sills be reinstalled to match those that were removed. Furthermore, that this detail be indicated on the elevations, and that the applicant returns to the full Commission to have the elevations with the appropriate window detailing approved."

Ms. Giraud mentioned a door that had been removed going into the kitchen and family room, and that the applicant would like to add a door, which does not show on the plans. She added that there were many things that needed to be worked out. Ms. Giraud stated that Mr. Ayers is not interested in purchasing the property out of the bankruptcy situation from the bank if he has to bear the expense of tearing off the entire roof.

Mr. Simonsen called for questions for Staff.

Mr. Ashdown inquired how the addition merges with the main body of the house. Ms. Giraud said that it is not an ideal situation. She indicated that the previously approved plan respected the original appearance of the house to a greater degree than what was eventually built by the previous applicant. She added that the Historic Landmark Commission has approved other additions that tied into the roofline of structures. Ms. Giraud stated that the "selling point", in terms of approving the existing roofline was that the eave line and the shape of the original side gable portion of the house are still very evident. She added that she did not believe the roof structure is overbearing from the street and completely obliterating the original portion of the house. Mr. Simonsen said that was his impression as well.

Mr. Ashdown asked if the only things the Commissioners were reviewing at this meeting is the roof height, or are the windows included. Ms. Giraud stated that the Commission should be reviewing the roof, the dormers, and the windows.

Ms. Giraud noted that staff's main concern is that the Commission offers the applicant assistance on preparation of details that will get the windows and the wall openings back where they need to be.

Mr. Parvaz inquired if the glass block windows were typical in historic buildings. He expressed concern because they did not exist in the original building. Mr. Parvaz believed the windows at that location were double-hung windows on the previous plan. Ms. Giraud said that glass block windows were not typical in historic buildings, but they would be on the side elevations toward the rear and not prominently seen. She added that glass block windows have been allowed previously. She thought the applicant would be open to other suggestions.

Upon hearing no questions or comments, Mr. Simonsen invited the applicant to come forward to address the Commission.

Mr. Michael Ayers, the applicant, was present. He stated that he had been working with staff for several months trying to get everything in compliance. He said he would like to make the home nice and back to its original splendor. Mr. Ayers said that the roof height is the main issue. He stated that he hoped the Commission would approve the roof and the dormers. He pointed out that the dormers are on the side elevations and could not be seen from the street. Mr. Ayers agreed that the windows are unsightly and he said that he is willing to replace them with new windows that are appropriate. He also agreed to enlarge some of the window openings to coincide with the original plans. Mr. Ayers said that he would like to keep the sunroom windows on the back elevations and would paint the trim to match the new windows he would be installing.

Mr. Ayers noted that he grew up in the neighborhood and plans to live in the home. He said that he had spoken with several of the neighbors who indicated that they did not have a problem with the aesthetics of the structure; they just want to see the house finished.

Mr. Ayers pointed out that he is working with an architect and could provide more professional drawings if the Commission requested them.

Mr. Simonsen asked if there were any questions for the applicants. Members of the Historic Landmark Commission and staff made the following inquiries, concerns, and comments:

- Mr. Simonsen questioned the windows in the sunroom, as Mr. Ayers pointed them out on the plans. Mr. Ayers said that most of them are single pane and some are casement windows. He indicated that he would like to avoid the cost of replacing those since they are not visible from the street. Mr. Simonsen pointed out the tie rods and asked about their function. Mr. Ayers believed that the entire house had been reframed and the tie rods tied the framing to the upstairs for seismic reasons. He said that the metal tie rods would have to be covered up.
- Ms. Mickelsen inquired how the applicant planned to finish the exterior upstairs walls. Mr. Ayers said that the exterior walls would be stucco. He noted that siding had been installed on the back of the house. Mr. Ayers indicated that he would do whatever necessary to restore the house to its original look. He talked about consulting with the contractor who suggested stuccoing the lower part and using siding on the upper half of the house. Mr. Ayers said that he probably would stucco the entire exterior.

Since the Commission had no additional questions or comments for the applicants, Mr. Simonsen opened the hearing to the public and asked if anyone wished to address the Commission. The public made the following inquiries, concerns, and comments:

- ◆ Mr. Dennis Guy-Sell, Chair of the East Central Community Council, stated that he was concerned with the massing of the structure. He said that it is no longer the small house that it once was. He said that he understood that the roofline would not change. He mentioned the letter of September of 2004, which said that there had not been an inspection of the upstairs. He said that he did not see anything in the chronology in the staff report that said the inspection was preformed. Mr. Guy-Sell stated that in the February of 2005 letter Mr. Ayers wrote to Ms. Giraud it said that permits would approve the mechanical inspection as is, which is interesting; it sounds like nothing was done. He indicated that on the south side of the house, there is a door that comes out and if steps are put on the outside, it would restrict access down the driveway to the garage. Mr. Guy-Sell stated that from a preservation standpoint, he believed a complete inspection is warranted before anything is approved, if the construction is not up to code.
- ◆ Ms. Cindy Cromer, a concerned citizen, said that she had watched the "remuddling" on this house for the last nine years. She commented on the very thorough staff report that was provided. Ms. Cromer addressed the windows by saying that it was very important, because of the complicity of this house historically, that those windows are located within the wall space accurately and added that it would take someone with a preservation background to accomplish that task. She encouraged the Commission to reference that front to back interior to exterior placement of the windows so they have the appropriate reveal on the outside as well as on the outside of the house. Ms. Cromer said that stuccoing an historic house is one of the

hardest things to get right. She continued by saying that it is critical that the stucco has character and texture that is appropriate to the age of the house; it would not have been smooth. She added that because the design of the house is so simple, the detailing of the surfaces, the textures, the reveals, and the depth becomes important.

Ms. Cromer indicated that she just used glass block on a window in a house that she owns because it was a compromise to what was there. She added that if the tub is not in front of the window, then she did not think that the glass block should be allowed because it is not appropriate for the age of the building.

- ◆ Mr. Willy Littig, a concerned citizen, said that he is a former member of the Historic Landmark Commission. He indicated that he attended the Historic Landmark Commission and Architectural Subcommittee meetings with the former architect, Sandy Hatch, where this project was reviewed. He said that they worked hard to differentiate the new section from the old part of the house. He also said that the original windows were to be double-hung, true divided lights in the upper and lower windows. Mr. Littig said that the way the addition was constructed it overwhelms the original small house. He added that it is unfortunate that the addition was not built according to the original approved plans because there are probably engineering issues that would need to be addressed before approving this project. He suggested scaling back the size of the dormers. Mr. Littig also recommended using stucco on the lower portion of the building and using an appropriate siding material for the top portion of the building so the building would not appear so overwhelming. He added that by using the appropriate material for the soffits and fascia could change the appearance of the house. Mr. Littig believed the project should be reviewed the Architectural Committee to try to resolve the problem areas before final approval is given.
- ◆ Mr. Creed Haymond said that he is a neighbor to the house in question. He also complimented staff on the comprehensive staff report on "the nine-year mess". Mr. Haymond said that for the most part, he agreed with staff's recommendation. He said that he would not like to compromise on the roofline and the dormers because of financial consideration; however the house has been in a state of disorder for over nine years. Mr. Haymond said that the one thing that should be changed is the front elevation; it should be constructed the way it was approved in 2001. He said that an unplanned, undocumented, unapproved, room was added to the front of the second floor. He objected to the roofline in its current condition. Mr. Haymond expressed concern that homeowners may feel that they could do anything they wanted to the front of their houses in the historic district, if the house is not changed back to the original design. In conclusion, Mr. Haymond said that he did not believe the Historic Landmark Commission should "bow" to the needs of the applicant.

Upon hearing no additional comments from the audience, Mr. Simonsen closed the hearing to the public and the Historic Landmark Commission proceeded into the executive session portion of the meeting.

#### Executive Session.

Ms. Mickelsen said she needed to have advice from the architects on the Commission as to the difficulty of tearing off the roof and constructing the addition that was originally approved. Mr. Fitzsimmons said that it would depend on how much money one would have. Mr. Simonsen agreed that anything could happen with money.

Mr. Fitzsimmons questioned if the Historic Landmark Commission would have approved the project originally if the project had a higher profile. Ms. Giraud indicated that the Commission in 2001 was not pleased with the height of the roofline at that time. Ms. Mickelsen said that they worked hard on the front gable.

The discussion continued regarding the roofline and suggestions were given that would possibly resolve the issue.

It was a general consensus of the Commission that the public hearing should be reopened so the applicant could address additional concerns expressed by the Commission. Mr. Simonsen reopened the public hearing.

Mr. Fitzsimmons inquired if the applicant had peeled off the dry wall to have an inspection made. Mr. Ayers stated that because he did not own the property at this point, he did not peel off the dry wall. He said that he wanted to wait to see what the Historic Landmark Commission was going to do.

Ms. Carl concurred that the applicant did not know how the structure was framed. Mr. Ayers said that he did not because the dry wall went up before it was inspected.

Mr. Fitzsimmons suggested that part of the roof could be trimmed back and explained how it could be done. Mr. Ayers said that as long as the entire roof did not have to be removed, he was willing to do what would be more aesthetically acceptable. However, he added that the room upstairs was very nice and if the roofline is tapered, it might make the room unusable.

Mr. Simonsen also made some suggestions how the roofline could be changed.

Since the Commission had no additional questions for the applicant, Mr. Simonsen reclosed the public hearing and returned to the executive session portion of the meeting.

Mr. Ashdown inquired if there was any consideration of putting the cricket back and defining that second roofline. He added that he noticed it was not in staff's recommendation. Ms. Giraud said that was not considered and said that she "would be happy if the windows were put back".

Ms. Mickelsen said that she had another issue and that was to make the addition look like something new by having a contrasting exterior surface than the lower level. Mr. Simonsen said that it clearly appears that the ground floor will have to be restuccoed and referred to Ms. Mickelsen's comment about differentiating between the new and the old sections. Mr. Simonsen pointed out that there are ways to handle the seismic belt connections (tie rods). Ms. Giraud said that stucco was originally approved for the exterior



of the addition, so it is up to the applicant to present to the Commission what he wants to do.

Mr. Ashdown wondered if the Commission should only consider the dormers, the roofline, the height, and the windows. He thought it was very preliminary at this point to discuss materials.

Ms. Giraud said that the other concern about restuccoing would be to make sure that the fascia comes off and the relationship between the eave line and the wall is as authentic as possible and that is what she wanted to see if the finished coat of stucco is applied to cover those reinforcement belts (tie rods).

Ms. Heid said that in South Carolina no one attempts to hide the reinforcements because they are part of the history of the homes. She said that stuccoing around them might be more difficult than stuccoing over them. Ms. Heid did not feel they were necessarily unsightly.

Ms. Simonsen said that the Commission should offer as much guidance as possible regarding the issues at hand such as the roofline height, dormers, windows, and restuccoing the ground floor level which was not proposed in the initial application. The discussion continued on matters related to the project.

Mr. Simonsen entertained a motion.

Motion:

**Mr. Fitzsimmons moved for Case No. 006-05 at 330 South 1200 East that the Historic Landmark Commission accepts staff's findings of fact and recommendations for the following: 1) to legalize the departure of the massing in the form of the roof with the exception that the cross dormer be restored as designed by Sandy Hatch, architect, in the 2001 plans, as much as possible; 2) that the Historic Landmark Commission accepts the departure from the dormers as is; 3) that staff recommendations regarding the windows be followed and subsequent planning as stated in the staff report; 4) that the stucco on the first floor exterior be restored or restuccoed; 5) that the applicant might consider other materials for the exterior on the second floor, however the Historic Landmark Commission recognizes that stucco was approved in the 2001 drawings; 6) that no building permit be issued to commence work until the staff is presented with elevation plans as written in the staff report; and 7) the final approval would be given by staff, unless staff believes there is a need for the project to return to a Historic Landmark Commission for final approval. Ms. Carl seconded the motion. Mr. Ashdown, Ms. Carl, Mr. Fitzsimmons, Ms. Heid, Ms. Mickelsen, and Mr. Parvaz unanimously voted "Aye". Mr. Christensen and Ms. White were not present. Mr. Simonsen, as Chairperson, did not vote. The motion passed.**

**Attachment C**  
**April 6, 2005 Staff Report**

## SALT LAKE CITY HISTORIC LANDMARK COMMISSION

### REQUEST BY MICHAEL AYERS TO LEGALIZE CHANGES TO THE ROOFLINE FOR A SECOND-STORY ADDITION; TO LEGALIZE CHANGES MADE TO DORMERS; AND FOR APPROVAL OF PROPOSED WINDOWS AT 330 S. 1200 E. IN THE UNIVERSITY HISTORIC DISTRICT

CASE NO. 006-05

April 6, 2005

#### OVERVIEW

Applicant Michael Ayers is requesting HLC approval to legalize changes made to the roof form and dormers that differ from the approval the HLC granted to a previous owner and applicant. The applicant is also requesting approval of proposed window replacements in order to bring the house into conformance with its earlier, historic appearance. The house, located at 330 S. 1200 E., is zoned R-2 *Single- and Two-Family Residential District*. For photographs of the house, please refer to Exhibit A.

#### BACKGROUND

The 1993 reconnaissance historic resource survey estimates that this house was constructed about 1890, and rates it as "contributing." Sanborn maps for this street only go as far back as 1911, and indicate that the house existed as a one-story, brick dwelling with a small front porch or appendage on the street elevation. (Exhibit B). Salt Lake City Building card records state that a building permit was obtained by "H. Taufer," in 1926, most likely not to construct the house but to remodel it. Henry Taufer, the resident of this house for many years, lived in the house from at least 1890 until the mid-1920's. He was listed in the earliest-available Polk Directory, 1890, as a stone-mason and apiarist (bee-keeper). In the early teens, he changed occupations and became a florist. His brother, Louis John Taufer, a long-time city employee, lived next door at 336 S. 1200 East. From 1936 to 1985, city directories list Viggo Johnson and his wife, Melba, as residing in the house. Mr. Johnson worked in the print shop of the Salt Lake Tribune. Thus, the long-term occupancy of only two households characterizes the history of this house.

A chronology for the HLC and building permit and HLC review action of the house since 1996 is included as Exhibit C.

#### 1996-97 HLC Action

In 1996, the previous owner, Kathleen Hansen, proposed adding a second-story addition. She applied for and received a special exception for an in-line addition from the Board of Adjustment on August 19, 1996. The second-story addition she proposed to the Board had a 2/12, shallow-pitched roof, with glazing in the gable end. (Exhibit D).

Ms. Hansen then began her first round of proposals for a second-story addition with the HLC. The HLC file for this address indicates that she met with the Architectural Subcommittee three times, from September 12, 1995 to April 24, 1997. On May, 16, 1997, staff signed a Certificate of Approval for the following:

*Conceptual approval to begin working drawings of new roof and dormers. Applicant must bring back complete framing plans to staff. No stucco pop-out band at rear. Went to ASC – received approval for lower roofline and dormers.*

The conceptual approval involved removing the existing roof behind the side-gabled portion of the front of the house and building a second-story with dormers. The effect would be a long mansard roof extending from the ridgeline of the side-gable to the rear wall; the mansard would be slightly visible from the street when the house was viewed directly from the street. The total height of the house would rise from 17'-6" to 23'-1." The rear elevation would consist of a one-story frame addition with clapboard siding and an uncovered, second-story balcony. (Exhibit E).

### **2001 HLC Action**

Ms. Hansen's previous approval expired, and she returned to the Architectural Subcommittee with a similar proposal, designed by architect Sandy Hatch. The proposal differed from the 1997 plan, in that it was higher (24'-5") than the previous approved addition. Ms. Hatch's plans showed a second story with a clipped gable extending straight up from behind the front part of the house. The revised plan portrayed a taller addition but left the front-side-gable section of the house intact. When the plans were submitted to the Subcommittee on July 11, 2001, the members present at the meeting expressed concern that the massing of the roof extending to the rear of the house would be excessive, and suggested lowering the pitch 2.' The plans that Ms. Hansen provided to the HLC on August 1, 2001, reflected this change. The HLC approved the proposal. (Exhibit F).

### **2002 Building Permit Action**

Ms. Hansen obtained a building permit (#173077) on May 21, 2002, after receiving a Certificate of Appropriateness on May 3, 2002. The plans on file in the Building Services Division, the roofline as was approved by the HLC on August 1, 2001. However, these plans show a line drawn from the peak of the roof pitch of the proposed addition to the side-gabled roof of the original house. The existing framing and roofline plans were drawn in between the approval and the submittal of plan to Building Services. (Exhibit G)

On July 31, 2002, a Certificate of Appropriateness was issued for the following:

*Revisions to previously approved plans for an addition – raise eave height by 1'6" to accommodate additional interior bedroom. Install new window in front gable to match a window found during interior demolition. Add new clad wood windows to north, south and west gables to match those used on the rest of the additions.*

On August 14, 2002, Ms. Hansen returned to the Architectural Subcommittee (ASC) requesting approval to cover the rear deck with a roof with a clipped gable, and to build crickets between the front gable of the dwelling and the addition. Staff's notes from the meeting refer to a sketch drawn by architect and HLC Chair Soren Simonsen. The plans reviewed at the ASC meeting show the east wall of the addition as rising separately from the front ridgeline of the roof, as approved by the HLC on August 1, 2001, giving credence to the assumption that the plans were indeed altered between HLC review and the obtaining of a building permit. The ASC approved the cricket and the cover over the rear deck, and

accordingly, staff issued a Certificate of Appropriateness to construct a cover with a clipped gable over the rear deck. (Exhibit H)

### Action on House Following HLC Approval

At some point, Ms. Hansen's contractor began working on the building. Windows that did not conform to the approved plans were installed, and the sizes of the original openings were altered. Ms. Hansen declared bankruptcy, and Community First Bank is now the owner. No work has occurred on the house for at least the last two years, leaving the house in a disheveled and blighted appearance. (Exhibit A)

## PROPOSAL

The applicant, Mr. Michael Ayers, would like to purchase the house from the bank and finish construction. He is requesting that the HLC approve the altered roofline and dormers. He is proposing to install aluminum-clad wood windows that conform to the original appearance of the house and to what was approved by HLC in 2001. His request includes the following:

- Approval of the changes to the roofline that do not conform to the HLC approval of August 1, 2001 (HLC Case No. 017-01).
- Approval of the enlargement of the dormers from the original HLC approval of August 1, 2001 (HLC Case No. 017-01).
- Approval to replace the windows that were installed after the HLC approval of August 1, 2001 (HLC Case No. 017-01). The current windows are inconsistent with the 2001 approval. The light pattern (single-light sliders as opposed to multi-pane double-hung windows), the relationship between the wall plane and window, the material of the installed windows, and the size of the openings are inconsistent with the approved plans.

Mr. Ayers is particularly concerned about receiving approval of the roof and the dormers, as these items would be most costly to reverse. According to the building inspector assigned to this area, the living space on the second story at the east end of the house was never indicated on the plans approved by the City (permit no. 173077 – May 21, 2002). Because of the omission of this space on the plans, no engineering calculations were provided. The drywall in this area will have to be removed, so that a structural engineer can inspect the framing to determine if it meets load requirements. (Exhibits I, J)

## ANALYSIS

In considering the proposal, the HLC must make findings based on the following section of the zoning ordinance and related design guidelines standards.

### REQUIREMENTS OF THE ZONING ORDINANCE

*21.A.34.020 H Historic Preservation Overlay District:*

- G. *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure, the Historic Landmark Commission 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.*

Staff has determined that the following standards are most pertinent to this application:

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 Guidelines:**

**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:** Although the original roofline of the house has been compromised, particularly the side-gabled portion at the front, much of the appearance of the house as a late-Victorian era house remains. The stucco material, the deep eaves, the front cross gable, and the rhythm of the single door flanked by windows (although admittedly the replacement windows are out of character with the house), would continue to contribute to the character of the house. It is fortunate that the eave lines of the side-gabled block are evident, allowing an observer to accurately discern how the form of the house evolved. The dormers, while more massive than those originally approved by HLC, are not overwhelming when seen from the street.

**FINDING:** If the HLC allows the changes to the roofline and the dormers to remain, several of the historically important features of the house will remain in place. These features include the stucco material, the deep eaves, the front cross gable, and the rhythm of the single door symmetrically flanked by windows. The applicant's request to the HLC to approve the dormers and the second-story addition would meet this standard.

3. *All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;*

**Applicable Design Guidelines:**

**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. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later 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.

**DISCUSSION:** The retention of the pitch of the side-gable eaveline, and the fact that the crickets are recessed from the wall of the addition and the original house, provide the ability to perceive the original outline of the house. The second story, while disrupting the ridgeline of the side gable, rises toward the rear of the house. As stated in the previous standard, several of the character-defining features remain, or can be rectified.

**FINDING:** The dormers and second-story addition clearly read as a later, non-original alteration to the house. The applicant meets 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 mission 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:**

**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.

**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. 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.

**DISCUSSION:** It is the inappropriate window treatment that the staff finds to be the most egregious violation of the previous HLC approval. Fortunately, the replacement of the windows should be the easiest and most probable of the violations to reverse. The HLC approved windows that would be aluminum clad, recessed deeply from the plane of the wall, and whose muntin profile and configurations would replicate that of the original house. Although aluminum clad wood windows depart from the original use of wood, staff has found that they can be an acceptable replacement if the other components of the window openings are treated carefully.

Mr. Ayers has provided a window schedule and elevations showing an intention to reverse the mistakes of the previous owner, to a large extent. He intends to use Kolbe and Kolbe, simulated light, aluminum clad. The table below summarizes the windows that were approved, those that were installed, and those that are proposed for replacement.

| East Elevation  |                                |                        |  |                                 |
|-----------------|--------------------------------|------------------------|--|---------------------------------|
| Schedule        | Use of Room                    | Originally Proposed    | What was Installed                                 | New Proposal                    |
| A               | Living Room                    | 6/6 double-hung (d.h.) | Vinyl sliders                                      | 6/6 d.h.                        |
| South Elevation |                                |                        |  |                                 |
| B               | Living Room                    | 6/6 d.h.               | Vinyl fixed; original wall opening reduced         | 6/6 casement                    |
| C               | 2 <sup>nd</sup> story bedrooms | 6/1, d.h.              | Vinyl fixed; double-banked                         | 8-light casement; double-banked |
| E               | Dining & kitchen               | 8/8, d.h.              | Vinyl fixed and 1/1; original wall opening reduced | 8/8, d.h.                       |
| D               | Family room                    | Existing door          | Metal slab door;                                   | Six-light windows;              |



|                        |   |   |   |  |
|------------------------|---|---|---|--|
|                        |   | to remain (6 lights in window); 8/8 window to be installed. | fixed, single-light window                  | operable qualities not indicated on plans. |
| G                      | Rear addition, 1 <sup>st</sup> addition | 6/1, d.h.   | Vinyl 1/1, d.h.                             | 6/1, d.h.                                  |
| <b>West Elevation</b>  |   |   |   |  |
| F                      | Family room                             | 1/1, d.h.   | 1/1, d.h.                                   | 1/1, d.h.                                  |
| H, I, J                | Rear addition, 1 <sup>st</sup> story    | 1/1, d.h.   | Vinyl, 1 light, fixed                       | Wants existing to remain                   |
| <b>North Elevation</b> |   |   |   |  |
| B                      | Living room; bathroom                   | 6/6, d.h.   | Vinyl slider; original wall opening reduced | 6/6 casement                               |
| C                      | 2 <sup>nd</sup> story bedroom           | 6/1, d.h.   | Vinyl fixed; double-banked                  | 8-light casement; double-banked            |
| L                      | 2 <sup>nd</sup> story bathroom          | 6/1, d.h.   | Vinyl fixed; double-banked                  | Glass block                                |
| K                      | 1 <sup>st</sup> story bathroom          | 6/6, d.h.   | Wall enclosed                               | Glass block                                |
| F                      | 1 <sup>st</sup> story bedroom           | 6/6, d.h.   | 1/1, wall opening reduced                   | 6/6, d.h.                                  |
| J                      | Rear addition, 1 <sup>st</sup> story    | 1/1, d.h.   | Vinyl, 1 light, fixed                       | Wants existing to remain                   |

Basement windows include four-light configurations (M) and a slider on the north elevation (N). None of these will be or are visible from the street.

The applicant, for the most part, is attempting to replace the unacceptable windows with those that match the original, with the exception of the glass block for the bathroom areas on the north elevation. He is also willing to repair the damage that has been done to the historic integrity of the house by the prior owner's alterations to the size of the window openings themselves. He has provided a wall section indicating that the windows will be placed back into the wall, in order to provide the earlier visual relief between the wall surface and the window. The aluminum clad, Kolbe and Kolbe windows, with muntins no wider than 7/8," should be an adequate replacement window. Staff would entertain other window manufacturers if for some reason the Kolbe and Kolbe window are not acceptable to the applicant.

**FINDING:** The applicant is willing to undo the previous window deviations from the original plans. Pending improved graphic representation of the windows elevations, staff finds that the applicant meets this standard, with the exception of the large windows on the south elevation noted as "D."

*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:**

**7.1 Preserve the original roof form**

Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

**7.3 Preserve the historic eave depth.**

The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and thereafter, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.

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

An addition should not interrupt the original ridgeline when possible.

**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.

**8.7 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.

**8.9 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 also should be designed in such a way that they can be removed without destroying original materials or features.

**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.

**8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.**

An addition shall not overhang the lower floors of the historic building in the front or on the side.

**8.12 Set a rooftop addition back from the front of the building.**

This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

**8.13 The roof form and slope of the addition must be in character with the historic building.**

If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with the historic ones on similar historic structures.

**DISCUSSION:** The original roof form, obviously, has not been preserved, and while the house could be rebuilt to its previous appearance, it is unlikely that this will ever happen. As stated earlier in this staff report, the side-gabled front half of the house continues to be evident since the eave lines can be seen. The second-story and rear additions at least double the size of the original house, but they are kept to the back and do not overwhelm the front of the house. While the roof form and slope approved by HLC in 2001 were in keeping with the historic character of the house, the form and slope of the second-story addition are consistent with the historic building. The orientation and alignment of the dwelling remain the same. The dormers are larger than those approved originally, but their placement on the side walls and the constricted view of them on this narrow lot insure that they are not a dominant feature when the house is viewed from the street.

Stucco is proposed for the walls of the second-story addition, and this material will be compatible with the house. The use of horizontal siding for the rear addition is consistent with the materials found on and approved for appendages on rear

elevations. The windows that are currently installed in the house detract from the home's historic and architectural character, but this issue is covered under the analysis pertaining to Chapter 21A.34.020(G)(6).

**FINDING:** With the exception of the existing windows, staff finds that the second-story roof and rear additions, including the dormers, are in accordance with this requirement.

**RECOMMENDATION:** Staff recommends that the HLC legalize the departure of the massing and form of the roof and the dormers from what the HLC approved in 2001. Although the original roof form has not been preserved, the side-gabled front half of the house continues to be evident, the second-story and rear additions are kept to the back and do not overwhelm the house from the street, and the form and slope of the second-story addition are consistent with the historic building. The dormers are larger than those originally approved, but their placement on the side walls insure that their appearance does not dominate the roof form. Regarding the windows, staff recommends that the HLC approve the following:

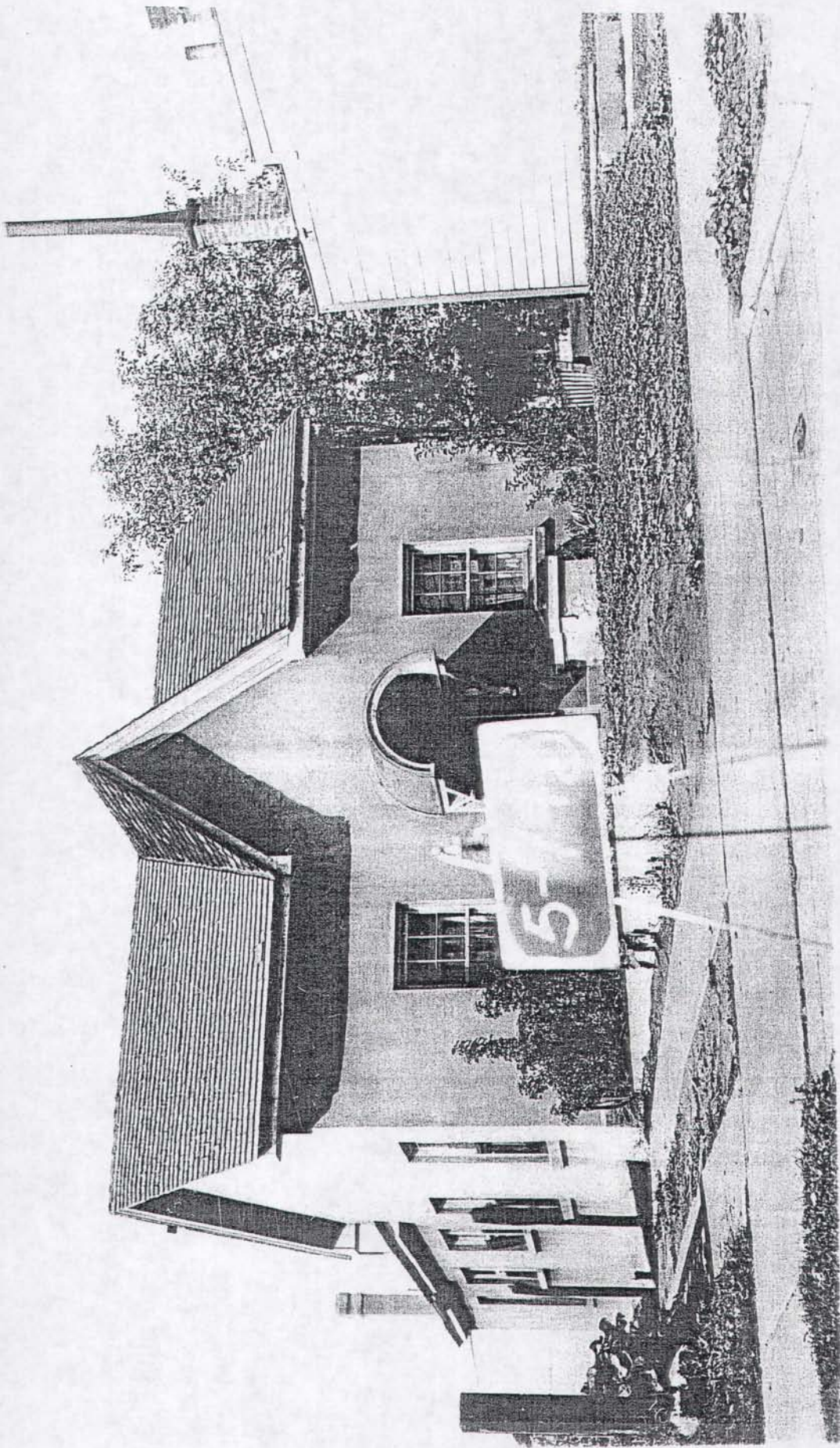
- That the windows be a wood material; a wood window clad with aluminum, or Fibrex (a composite of wood fibers and thermoplastic polymer, as in Renewal by Anderson).
- The proposed installation of window A, as noted on the attached schedule, on the east side of the elevation.
- The proposed installation of windows B, E, F, G, L, M and N, as noted on the attached schedule, on the south and north elevations.
- That windows C, as noted on the attached schedule, the casements in the gable ends and dormers, be double hung if egress can be met.
- That windows H, I, and J, as noted on the attached schedule, be replaced with one-over-one double- or single-hung windows as indicated on the original plans.
- That the windows noted as D on the schedule be denied, as they are inconsistent with the character of the house and have no association with the historic integrity of the house.
- That no building permit be issued to commence work until the staff is presented with elevation plans no smaller in scale than 1/8" per foot; that the original size of the openings and the size of the openings today be imposed on the drawings; that the type and model of window proposed for use with specifications that provide the width of the muntins, and a section that indicates not only how far recessed the new windows will be but also illustrates replacement brick mold profiles, and that the sills be reinstalled to match those that were removed. Furthermore, that this detail be indicated on the elevations, and that the applicant return to the full Commission to have the elevations with the appropriate window detailing approved.

Elizabeth Giraud, AICP  
Senior Planner  
April 6, 2005

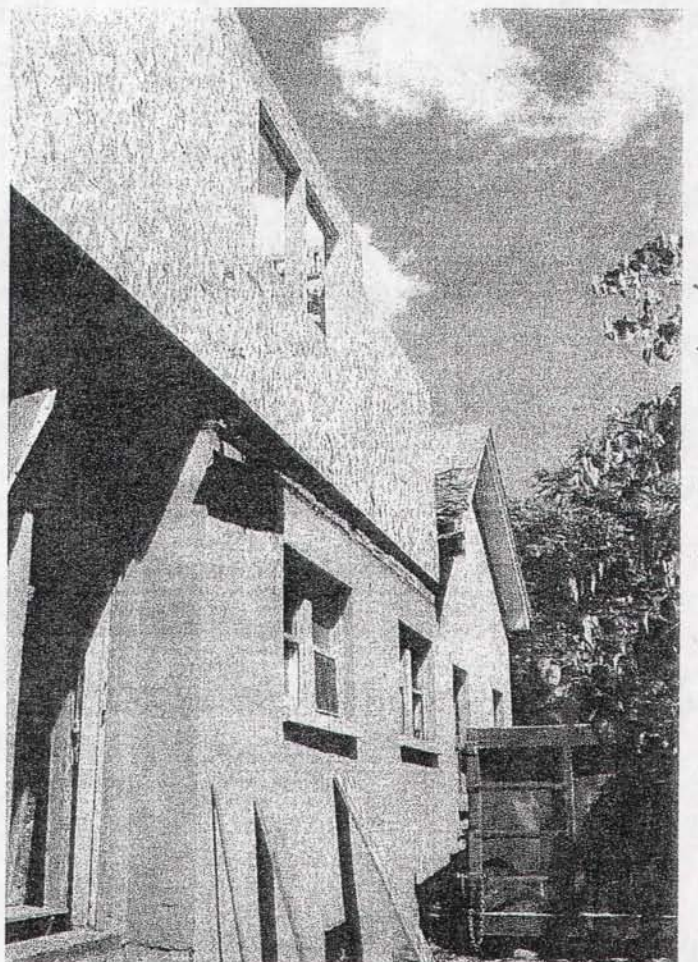
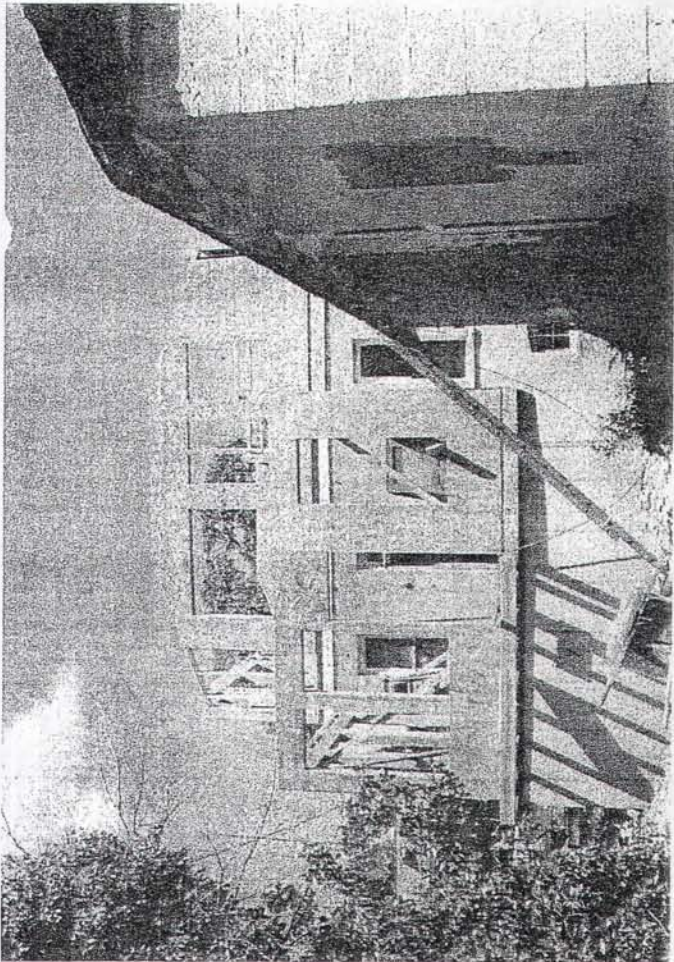
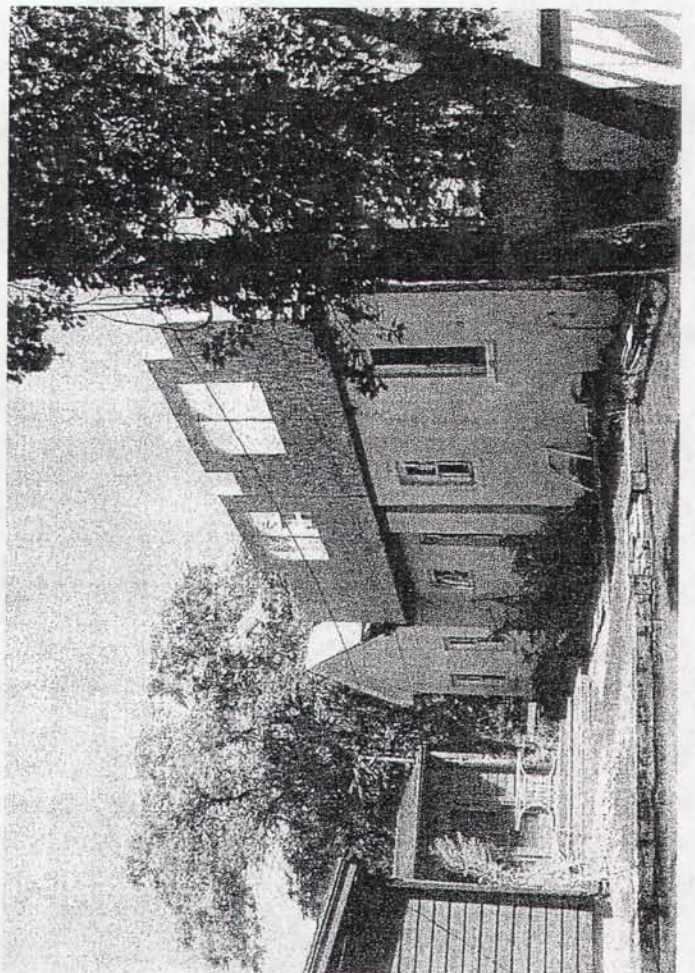
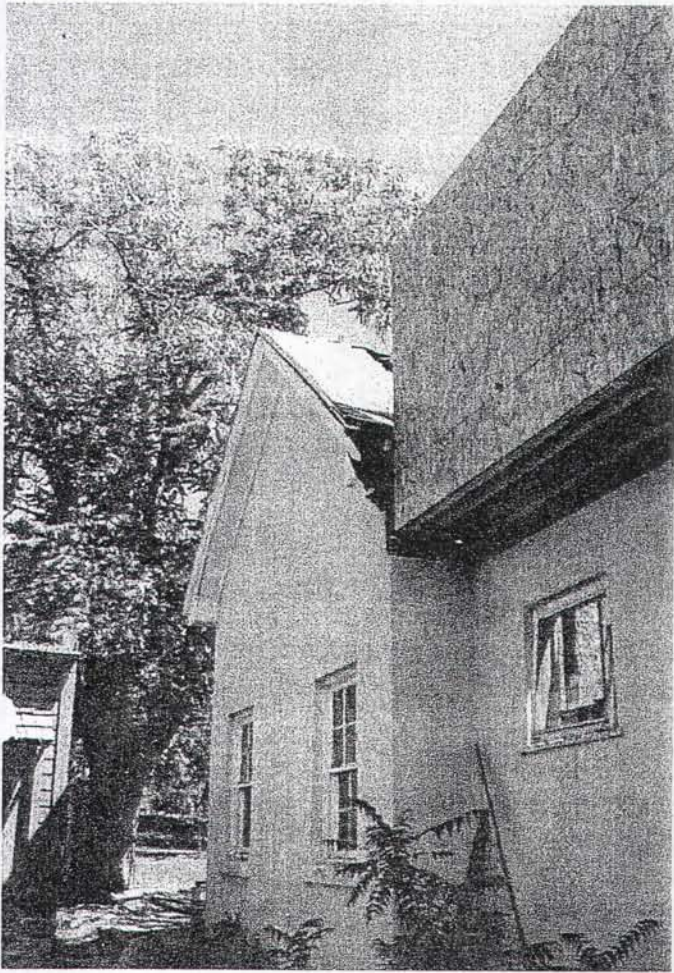
Attachments:

- Exhibit A: Photographs of the house.
- Exhibit B: 1911 Sanborn map
- Exhibit C: Chronology
- Exhibit D: August 19, 1996 Zoning Administrator approval of in-line addition and plans.
- Exhibit E: May 16, 1997, Administrative approval and plans
- Exhibit F: August 1, 2001, HLC approval, staff report and plans
- Exhibit G: Roofline in building permit 173077
- Exhibit H: Notes and plans from August 14, 2002 ASC meeting
- Exhibit I: Application from Mr. Ayers
- Exhibit J: Correspondence from staff to applicant, September 13, 2004.
- Exhibit K: Certificate of Non-Compliance

Exhibit A  
Photographs of the House



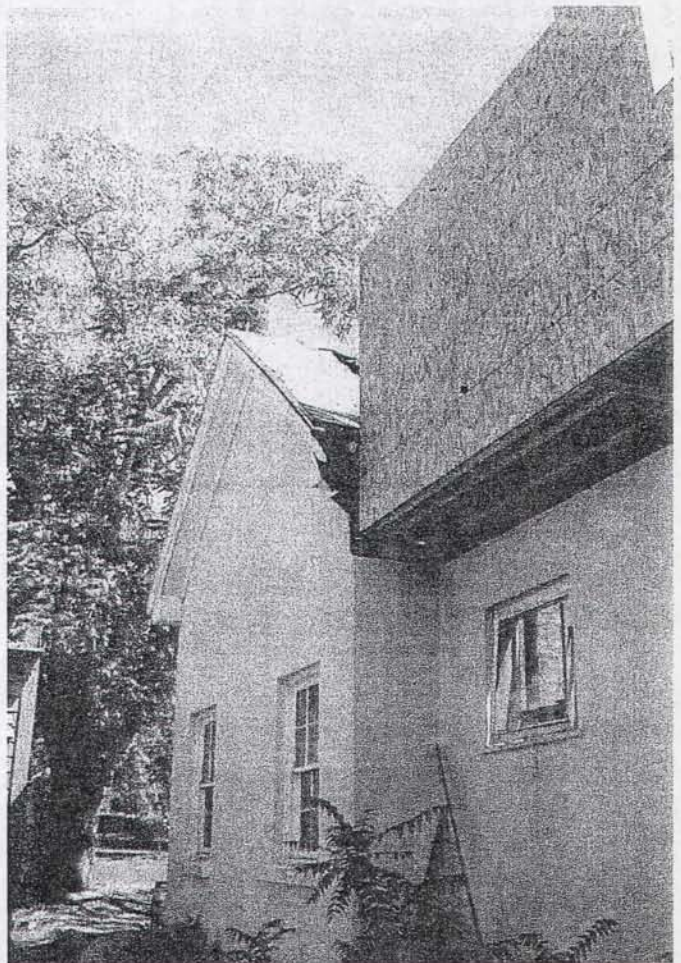
1936 Tax Photo

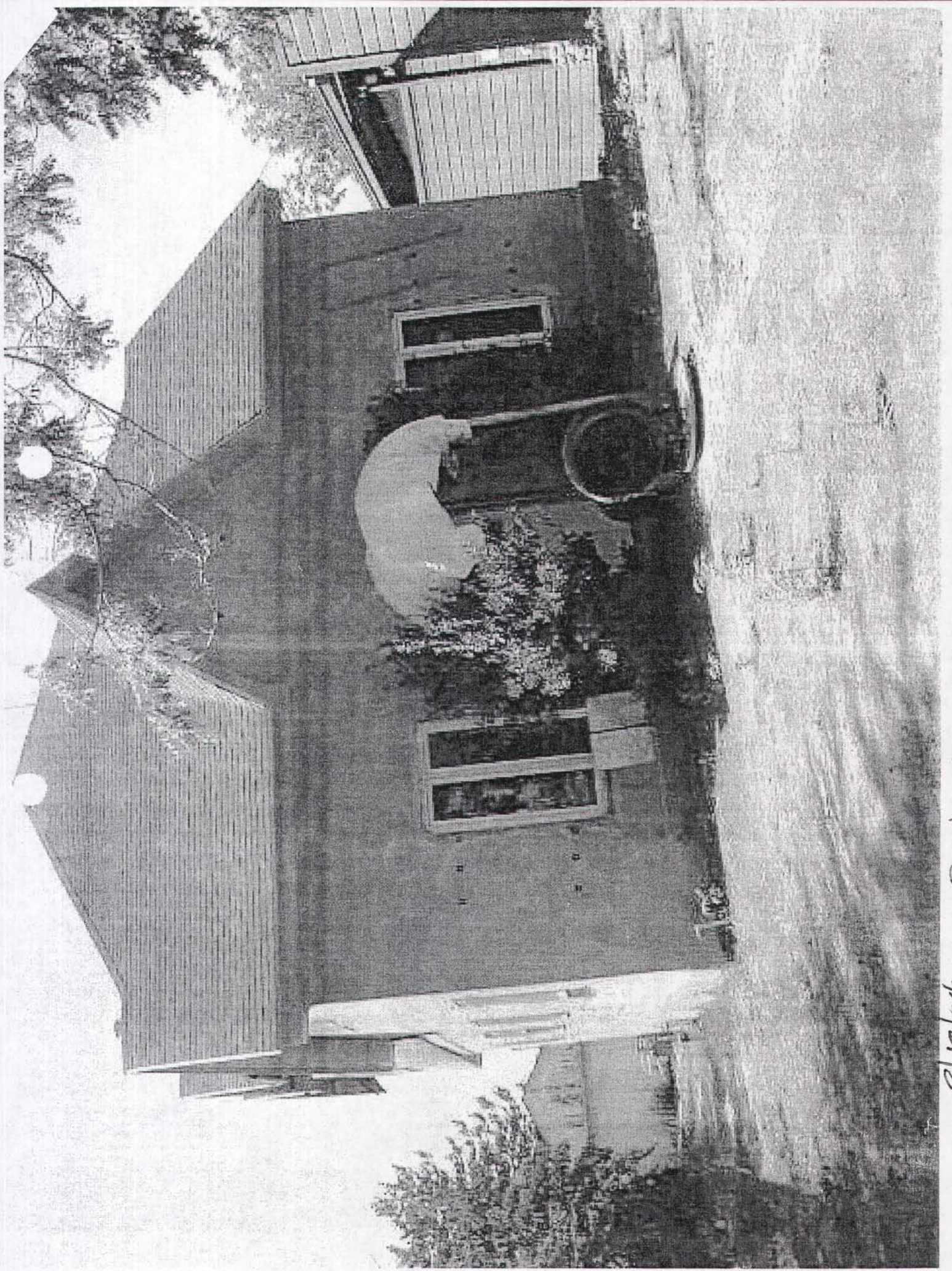


Interim photos - 2002



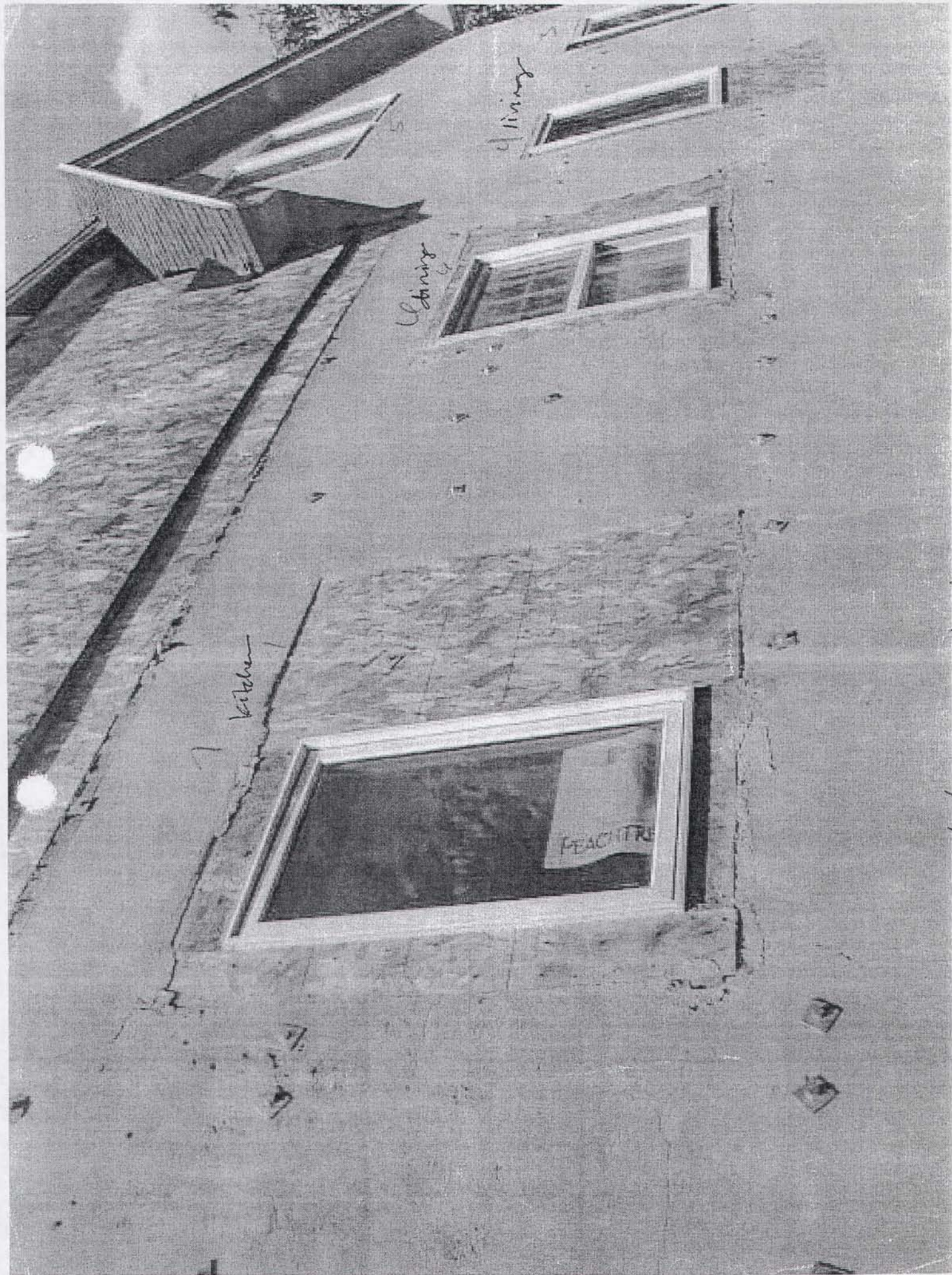
north wall - 2002





8/19/68

Front of house



kitchen

Living

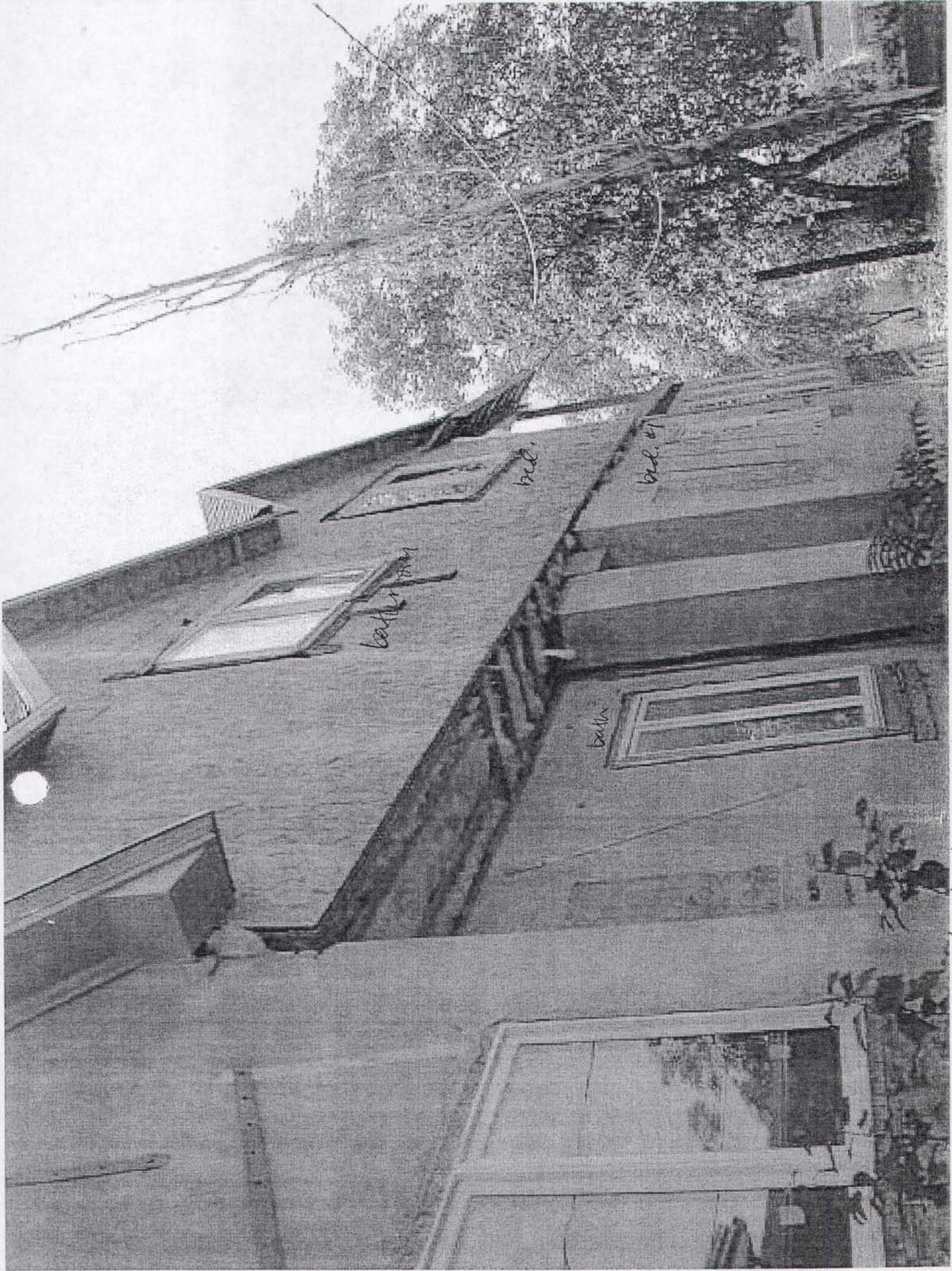
Living

TEACHERS

South orientation

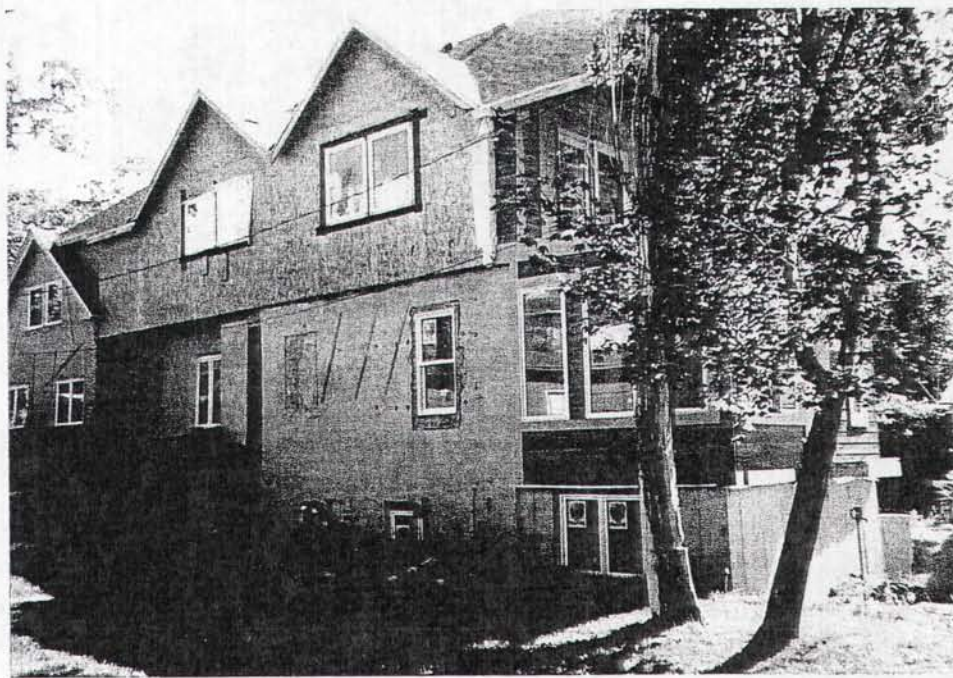
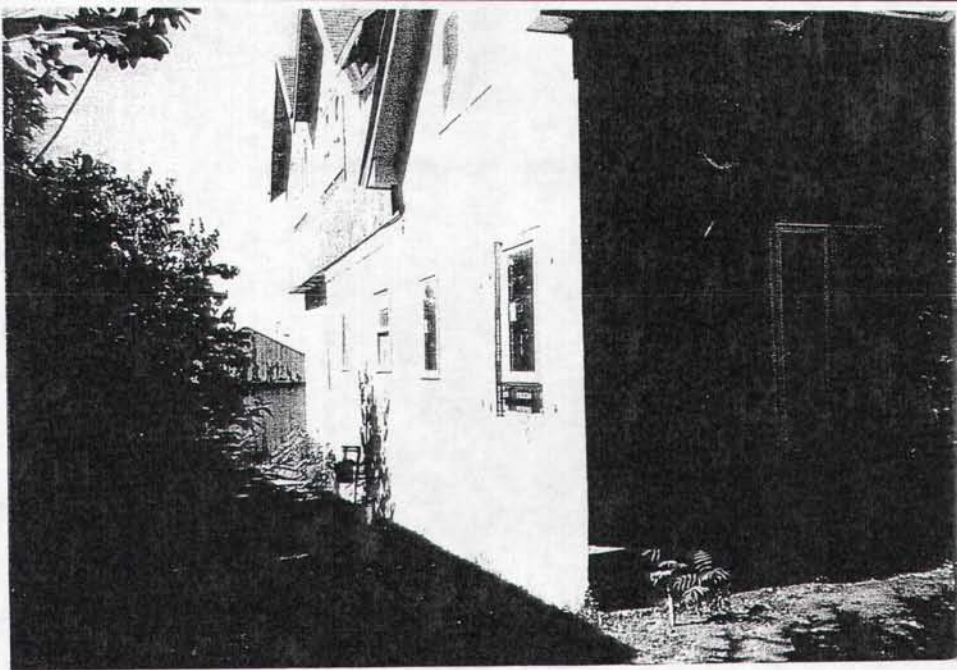
8/19/64





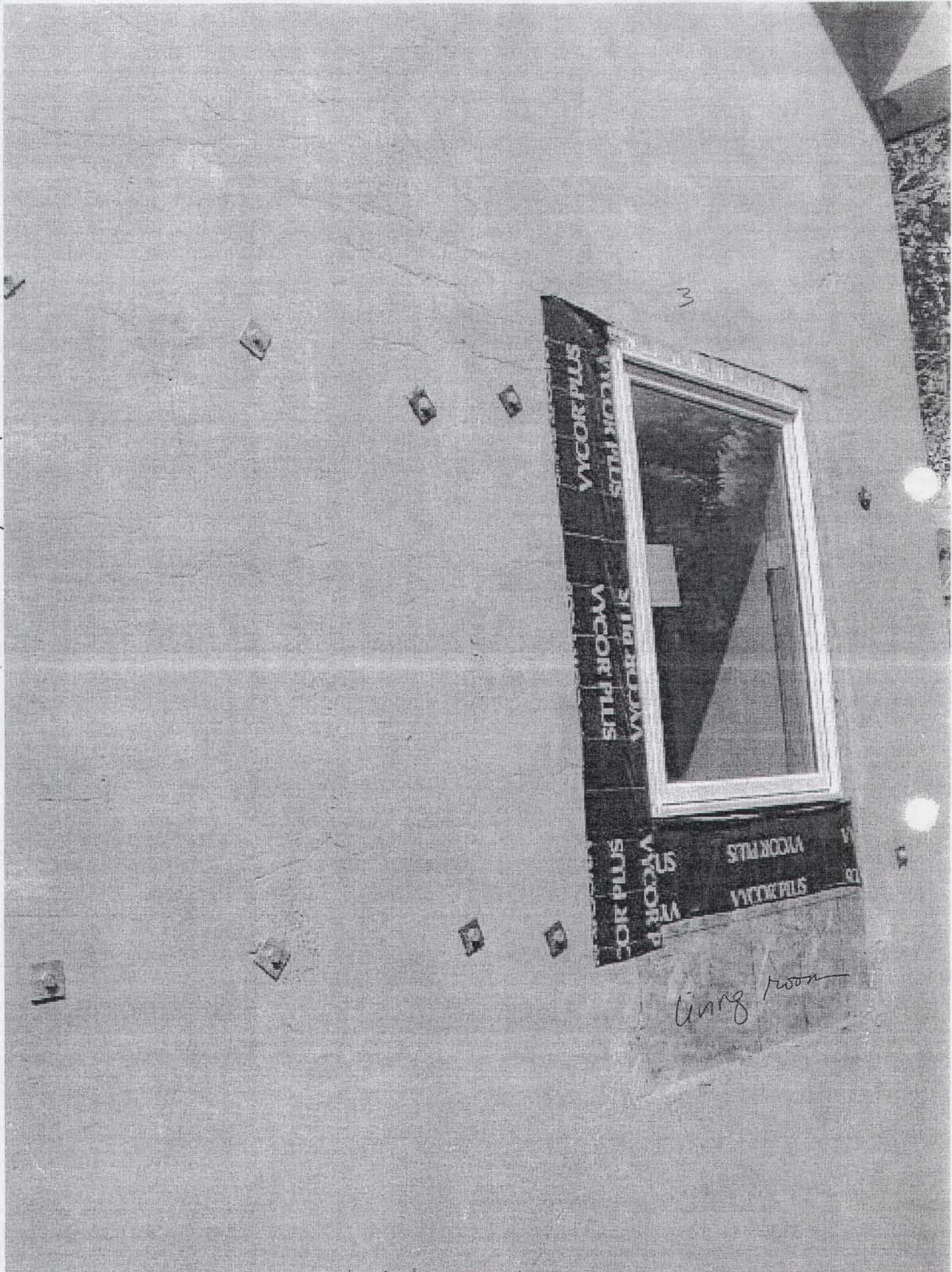
North elevation

6/19/04



Existing  
near

01/19/12  
South elevation



3

Living Room

01/19/12 South elevation

**Exhibit B**  
**1911 Sanborn Map**



330 S. 1200 E. 1911 Sanborn Map

12TH

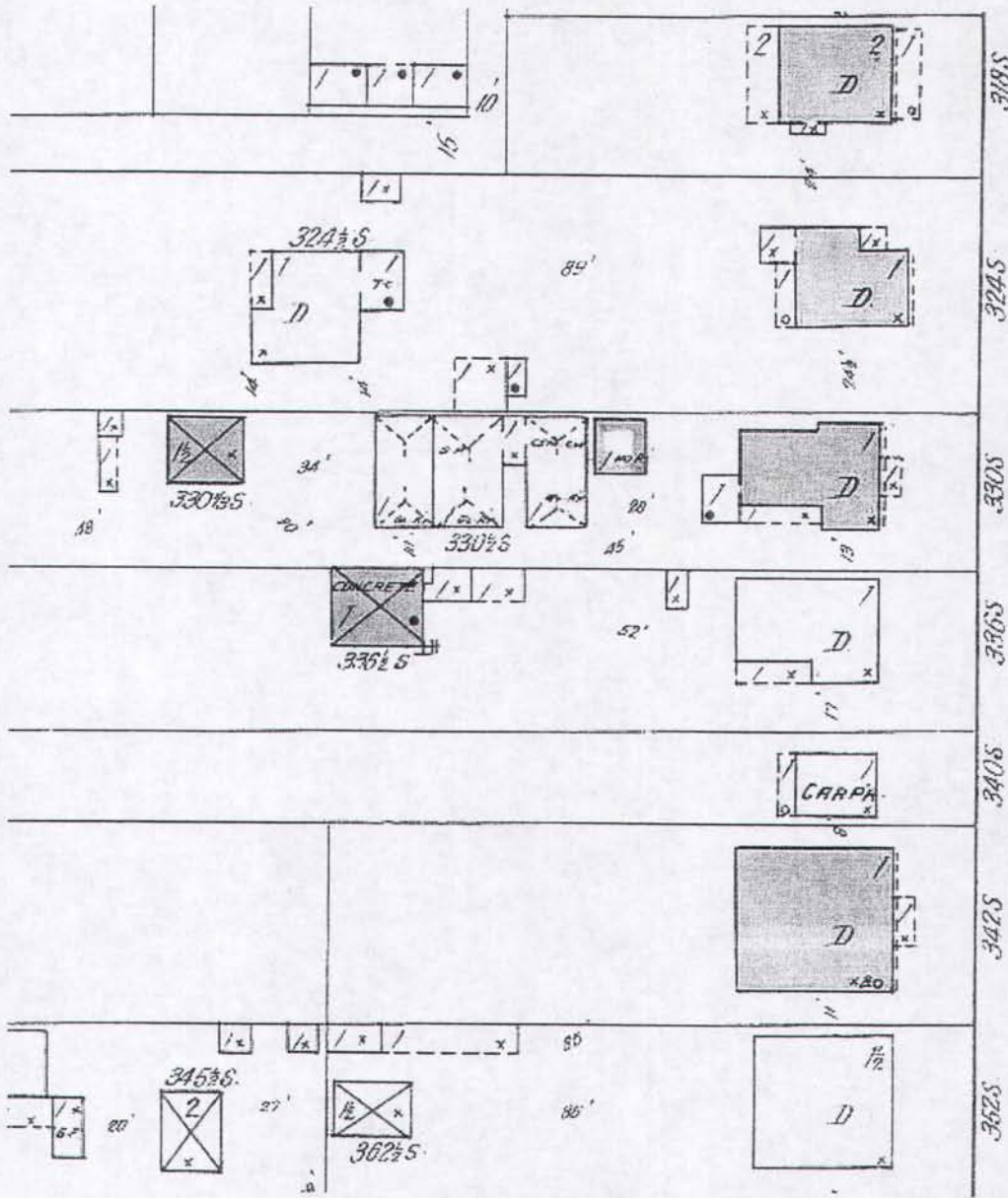


Exhibit C  
Chronology

## CHRONOLOGY

330 S. 1200 E.

| Level of Review                     | Date    | Proposal   | Comments  | Decision |
|-------------------------------------|---------|--|---|----------|
| ASC                                 | 9/12/96 | 2 <sup>nd</sup> Story Addition   | Use interior stud wall; keep heavy center line on new windows and make them narrower  |          |
| Correspondence from Kathleen Hansen | 4/7/97  |  |   |          |
| ASC                                 | 4/10/97 |  | Proposed addition too high; why do the walls have to be 8'?   |          |
| ASC                                 | 4/24/97 |  | Ridgeline of addition is too high; dormers should be part of the roof, not the wall.  |          |
| C of A                              | 5/16/97 | Would look like long mansard; height: 23'-1," dormers: 9'-5," one-story rear addition; 2 <sup>nd</sup> story open balcony. | Gave admin. Approval to begin working drawing of new roof and dormers. Applicant must bring back complete framing plans to staff. |          |
| <b>2001</b>                         |         |  |   |          |
| ASC                                 | 7/11/01 | Prior to HLC meeting on 8/1/01. 2 <sup>nd</sup> story addition   | ASC suggested lowering the pitch by   |          |

|                    |         |  |  |          |
|--------------------|---------|--|--|----------|
|                    |         | at rear. Sandra Hatch was the architect. The addition was behind the original west roof slope. Gable got clipped --                                    | 2.'  |          |
| HLC 017-01         | 8/1/01  |  |  | Approved |
| COA                | 5/3/02  | Nelson issued COA from HLC 017-01.   |  |          |
| Permit #<br>173077 | 5/21/02 | Addition and remodel; historic approved window sheet only.   | On these plans, the roofline is shown as HLC approved on 8/1/01. Nelson believes (from 8/19/04) conversation that existing framing and roofline was drawn in between HLC sign off and submittal of plans. Both rooflines are apparent. These plans also do not show the upper story living space under the east slope of the roof. |          |
| COA                | 7/31/02 | Raise eave height by 1'-6", install new wood window in front gable (evidence found in attic by NK) and windows in side gables of original house (upper |  |          |

|   |         |  |   |  |
|---|---------|--|---|--|
|   |         | story).  |   |  |
| ASC                                     | 8/14/02 | Wanted to extend exposed balcony at rear.                                      | Approved cricket bet. front of building and 2 <sup>nd</sup> fl. of addition<br>"drop infill down 6 to 8."   |  |
| COA                                     | 8/21/02 | Details of roof on porch 2 <sup>nd</sup> story deck submitted – clipped gable. |   |  |
| Permit 176635                           | 9/13/02 | Roof over new deck – refers to COA for this.                                   |   |  |
| Certificate of Non-Compliance (9022273) | 3/23/05 |  | Building inspector files document. Notes these deficiencies: 1) no permits; 2) not built to approved plans; 3) Windows not approved by HLC; 4) Bathroom windows not tempered; 5) grade changes issues in rear yard. |  |

Exhibit D  
August 19, 1996 Zoning Administrator  
Approval of In-Line Addition and Plans

**ADDRESS:** 330 South 1200 East

Case #ZA 906

**APPLICANT:** Kathleen M. Hansen

**REQUEST:** Requested a special exception to construct a second story in-line addition without the required side yards in a Residential R-2 Historic District.

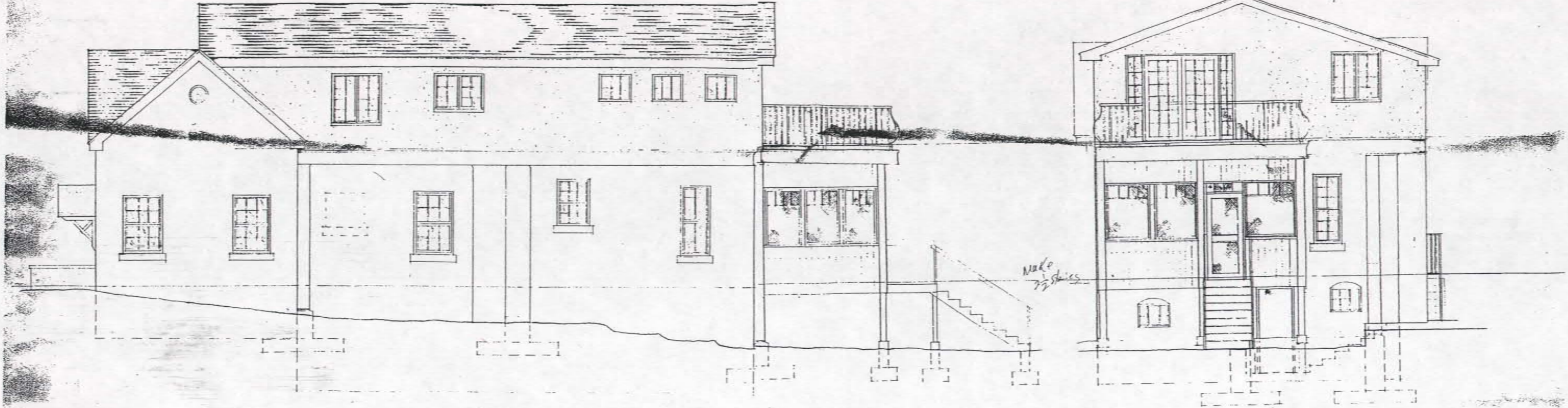
**DATE:** August 19, 1996

**ACTION:** Granted

8/19/96

north elevation

west elevation



South elevation

East elevation





Exhibit E  
May 16, 1997 Administrative Approval  
and Plans



# Certificate of Appropriateness

## ADMINISTRATIVE APPROVAL

### SALT LAKE CITY HISTORIC LANDMARK COMMISSION

ALTERATION / ADDITION     DEMOLITION    CASE # 2016

ADDRESS OF HISTORIC PROPERTY: 330 S. 1200 E.

ridge line  
to be  
21' 1"

DESCRIPTION OF PROJECT: Conceptual approval to begin working drawings of new roof and dormers. Applicant must bring back complete framing plans to staff. No stucco pop-out band at mar.

STAFF ANALYSIS: Went to ASC - received approval for lower roof line and dormers.

REPRESENTATIVE'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

OWNER'S NAME: Kathleen Hansen

ADDRESS: 330 S. 1200 E.

TELEPHONE: \_\_\_\_\_

#### STANDARDS ON WHICH DECISION WAS MADE:

ZONING ORDINANCE: \_\_\_\_\_

SLC DESIGN STANDARDS: \_\_\_\_\_

SECRETARY OF THE INTERIOR'S STANDARDS: \_\_\_\_\_

POLICY: \_\_\_\_\_

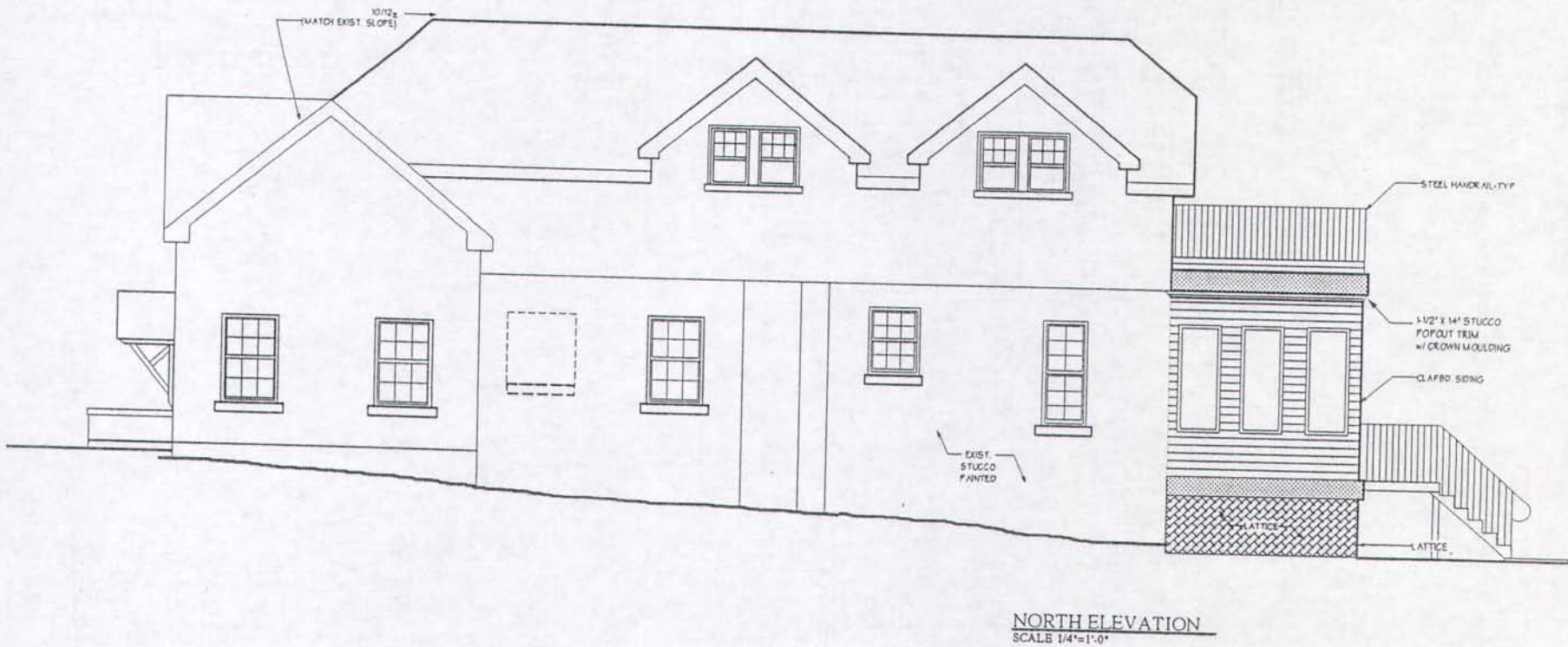
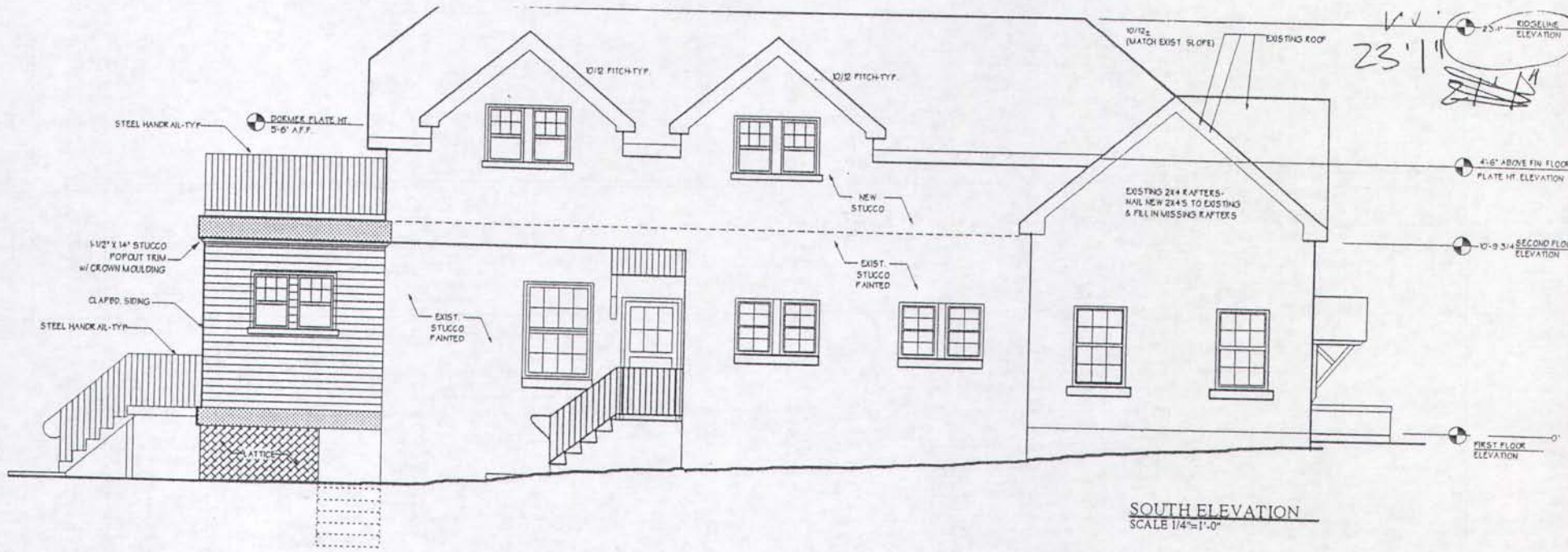
#### ATTACHED DOCUMENTATION:

PHOTO      DRAWING      FIELD INSPECTION      MANUFACTURER'S BROCHURE

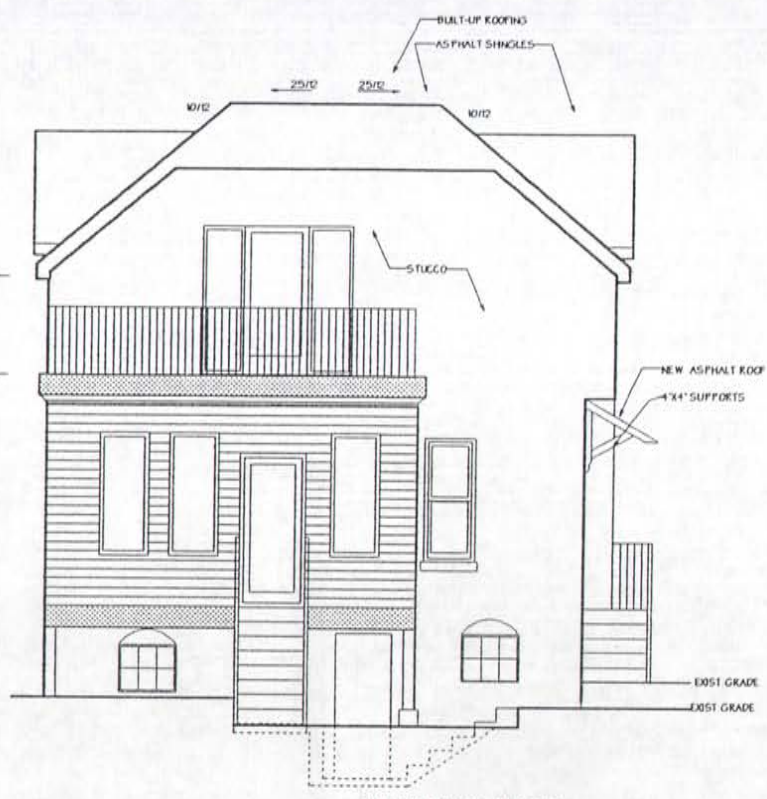
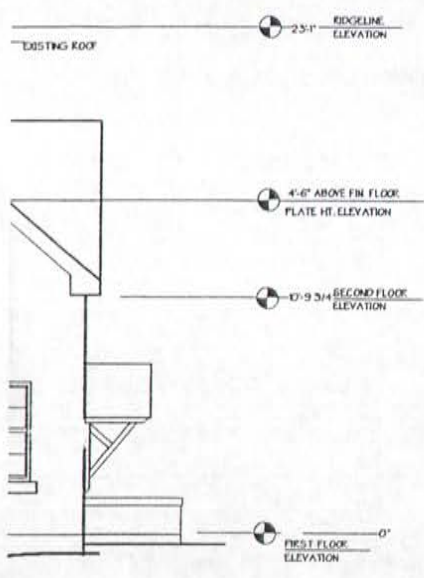
\_\_\_\_\_  
Owner or Representative

Elizabeth Esterson  
Staff      Date

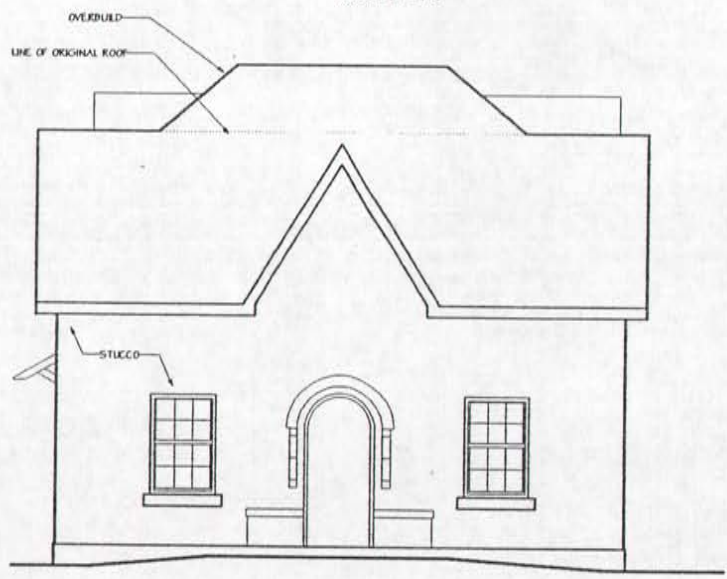
5/16/97



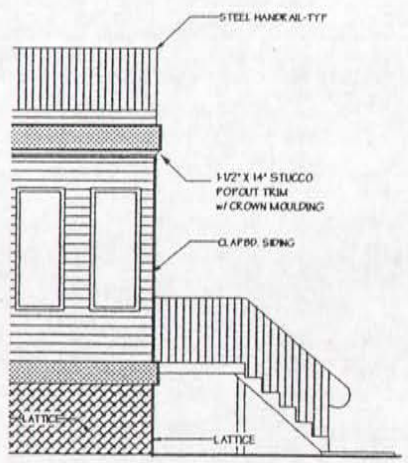
| Revisions |         |
|-----------|---------|
| No.       | Date    |
|           | 4/10/17 |
|           |         |
|           |         |
|           |         |
|           |         |
|           |         |
|           |         |
|           |         |
|           |         |



**WEST ELEVATION**  
SCALE 1/4"=1'-0"



**EAST ELEVATION**  
SCALE 1/4"=1'-0"



An Addition and Remodel for the  
**KATHLEEN HANSEN RESIDENCE**  
 Salt Lake City, UT 84102  
 330 South 1200 East

FRAMING  
 FOOTING  
 &  
 FOUNDATION



Exhibit F  
August 1, 2001 HLC Approval, Plans  
and Staff Report

STEPHEN A. GOLDSMITH  
PLANNING DIRECTOR  
BRENT B. WILDE  
DEPUTY PLANNING DIRECTOR

**SALT LAKE CITY CORPORATION**  
COMMUNITY AND ECONOMIC DEVELOPMENT  
PLANNING DIVISION

ROSS C. ANDERSON  
MAYOR

August 16, 2001

Ms. Kathleen Hansen  
1985 E. Downington Avenue  
Salt Lake City, UT 84108

Dear Ms. Hansen:

Enclosed, for your files are the Findings and Order for Case No. 017-01, requesting to construct a second-story addition on the rear two-thirds of this house located at 330 South 1200 East, which is in an historic district. Your application was reviewed at the August 1, 2001 meeting of the Salt Lake City Historic Landmark Commission, where a final decision was rendered.

If you have any questions, please contact Ms. Elizabeth Giraud at 535-7128 or Mr. Nelson Knight at 535-6260.

Sincerely,

SALT LAKE CITY HISTORIC LANDMARK COMMISSION

  
Shirley S. Jensen  
Secretary

/sj  
Enclosure

cc: File  
Sandra Hatch, Architect

BEFORE THE SALT LAKE CITY HISTORIC LANDMARK COMMISSION  
FINDINGS AND ORDER, CASE NO. 017-01

On Wednesday, August 1, 2001, the Salt Lake City Historic Landmark Commission held a public hearing to receive comments on Case No. 017-01, which was an application by Kathleen Hansen, represented by Sandra Hatch, Architect, requesting approval to construct a second-story addition on the rear two-thirds of the house at 330 South 1200 East, which is in the University Historic District.

Salt Lake City Historic Landmark Commission Minutes of August 1, 2001:

Case No. 017-01, at 330 South 1200 East, by Kathleen Hansen, represented by Sandra Hatch, architect, requesting to construct a second-story addition on the rear two-thirds of this house which is located in the University Historic District.

Ms. Giraud presented the staff report by outlining the major issues of the case, the findings of fact, and staff's recommendation, a copy of which was filed with the minutes. She stated that Kathleen Hansen, the owner of the house at 330 South 1200 East, is requesting approval to remove the roof of the rear two-thirds of her home and replace it with a second story. She said that the house is located in the University Historic District and is zoned R-2 single- and two-family residential district. The purpose of this district is to *preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units*. Ms. Giraud said that the house was constructed c. 1890 and that there is very little historical information available.

Ms. Giraud stated that the Architectural Subcommittee approved a similar plan in 1997, but the approval expired. She said that the Architectural Subcommittee reviewed the revised plans on July 11, 2001 and the Subcommittee members determined that the proposed alterations merited a full Historic Landmark Commission review.

Ms. Giraud presented the following proposal: The original proposal involved removing the existing roof behind the side-gabled portion of the front of the house and building a second story with dormers and a deck at the rear. The effect would be a long mansard roof extending from the ridgeline of the side-gable to the rear wall; this mansard would be slightly visible from the street when the house was viewed directly from the street. When Ms. Hansen asked an engineer to review this concept, however, she was told that the remaining walls and front portion of the house could not support the new load. Ms. Hansen hired an architect, Sandra Hatch, to revise the plans.

The revised plans were presented to the Architectural Subcommittee. The plans show a second story with a clipped gable extending straight up from behind the front part of the house. The revised plan portrays a taller addition but one that leaves the front, side-gable part of the house intact. Members present expressed concern that the massing of the roof extending to the rear of the house would be excessive, and suggested lowering the pitch two feet. The submitted drawings reflect this suggestion.

Ms. Giraud referred to Section 21A.020(G) in the Salt Lake City Zoning Ordinance:

*(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.*

Ms. Giraud stated that staff determined that the following standards are most pertinent to this application:

*G)(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.*

Summary of staff's discussion: This house does not appear to have undergone many, if any, exterior alterations. It is a simple house with little detailing. Its massing, consisting of the steeply-pitched side-gable wing in front with the even more steeply-pitched cross-gable centered above the front door, places this house in the Gothic Revival rubric and gives the house its most distinct quality. Other important features include the round, bracketed canopy over the front door and the six-over-six divided light windows. Additional details include the deeply-recessed windows, fascias and the depth of the eaves.

These details would remain; it will be the massing of the rear wing that will be significantly altered. The Historic Landmark Commission has approved this approach in the past; the most recent being a duplex at 175-177 North "E" Street in January of 2001, which is similar to the subject property. The approval included the construction of a second-story addition at the rear, but the addition, while visible from the street, would not interfere with the roofline of the front part of the duplex, and the original form of the house is clearly discernible. Staff believed that this concept can be successful if the original form of the primary portion of the house remains and if the details of the new addition correspond to the historic character of the house.

Staff's finding of fact: Staff finds that the character-defining elements of the subject property would not be affected by the proposed addition, and that the applicant meets this standard.

*(G)(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.*

Staff's discussion: Again, staff finds that the significant architectural material (the roofline and massing of the front part of the house) will not be destroyed by the new addition. The structures that flank either side of this house are similar in scale to the subject property, but two-story houses proliferate in the vicinity of the subject property.



Staff's finding of fact: Staff finds that the proposed new addition meets this standard. The addition will not overwhelm the streetscape and the most visually-significant part of the house within the context of the historic district will remain unchanged.

*(G)(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.*

Staff's discussion: The architect and owner have tried to minimize the impact of the addition by separating it structurally from the front portion of the house. This will differentiate the old from the new construction. The new work would not be out-of-keeping with the scale, design and materials of the original house and the nearby structures. If the addition were to be removed at some point (admittedly an unlikely prospect), the original roof could be reconstructed on the building.

Staff's finding of fact: The new work will read as such and will allow the most significant features of the building to remain intact. The addition is constructed so that it could be removed at a later time. Staff finds that the proposal meets this standard.

Ms. Giraud offered the staff's recommendation, as follows: "Staff recommends that the full Commission approve this project."

Mr. Parvaz called for questions for staff. Upon hearing no questions, Mr. Parvaz invited the applicant to come forward to address the Commission.

Ms. Sandra Hatch, architect, representing the applicant, as well as Ms. Kathleen Hansen, the applicant, were present. Ms. Hatch said that they would be glad to answer any questions.

Mr. Parvaz asked if there were any questions for the applicant. The Historic Landmark Commission made the following inquiries, concerns, and comments:

- Ms. Mickelsen led the discussion by asking about the height. Ms. Hatch stated that when the Architectural Subcommittee reviewed the project in 1997, that was an issue and the roof was flattened into a Mansard roof to meet the requirements. Ms. Hatch said that she pursued a way of simplifying the roof, and the only way it could be done was to let it "peak out". Ms. Hatch added that the suggestion by members of the Architectural Subcommittee was to reduce the effect of the addition's height on the original portion of the house by using a "jerkin head" gable.
- Mr. Parvaz inquired about the proposed materials. Ms. Hatch said that the old part of the house is stucco and the addition would be stucco as well. She said that the proposal called for architectural type shingles.

- Mr. Protasevich pointed out that the windows were unevenly placed on the façade. Ms. Hatch said that they had retained the existing configuration of the windows on the lower level.

Since the Commission had no further questions or comments for the applicant, Mr. Parvaz excused the applicants and opened the hearing to the public. He asked if anyone wished to address the Commission. Upon hearing no requests, Mr. Parvaz closed the hearing to the public, and the Historic Landmark Commission proceeded into the executive session portion of the meeting.

#### Executive Session

There was no discussion.

#### Motion:

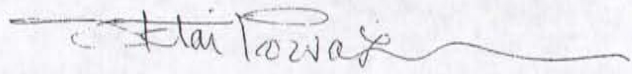
**Mr. Young moved to approve Case No. 017-01, based on staff's findings of fact and staff's recommendation. Ms. Jakovcev-Ulrich seconded the motion. Mr. Christensen, Ms. Jakovchev-Ulrich, Mr. Littig, Ms. Mickelsen, Mr. Payne, Mr. Protasevich, Mr. Simonsen, Mr. Wilson, and Mr. Young unanimously voted "Aye". Mr. Gordon and Ms. Rowland were not present. Mr. Parvaz, as Chairperson, did not vote. The motion passed**

IT IS THEREFORE ORDERED that the request by Kathleen Hansen be granted with the approved conditions set forth in the motion.


This approval will expire by September of 2002 if applicable permits are not issued within this twelve (12) month period.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITION OF THIS APPROVAL SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE REQUEST HAVING BEEN DENIED.

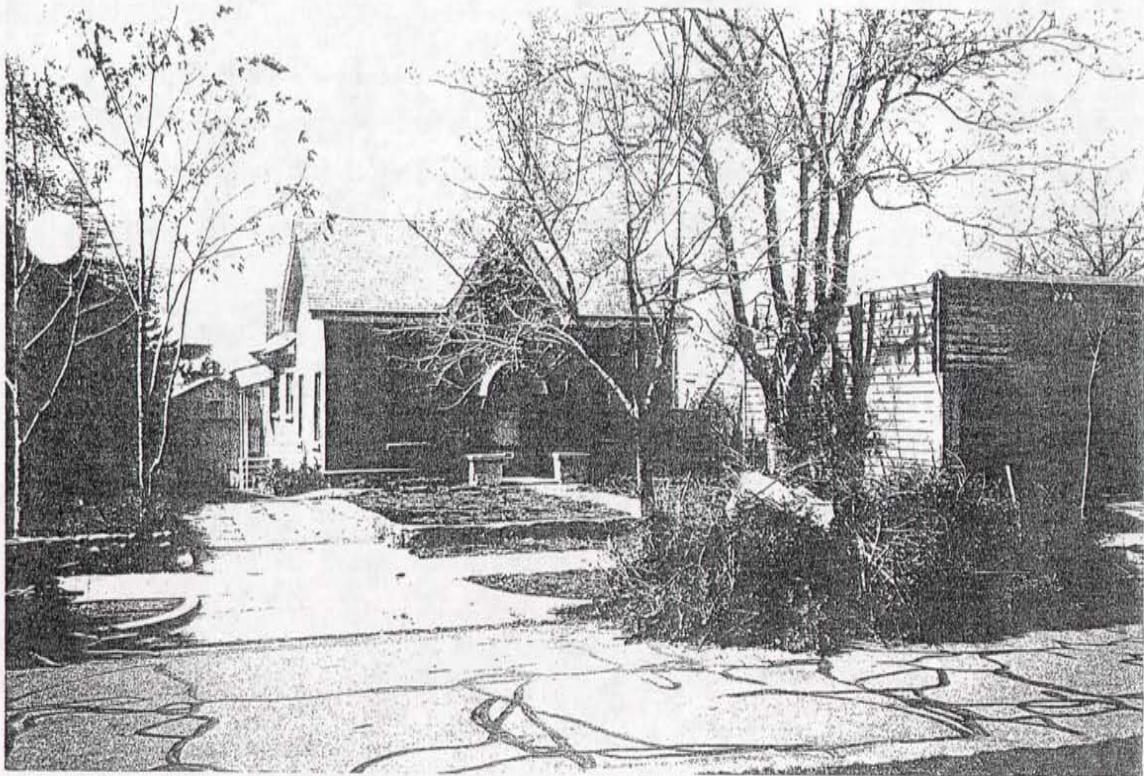
Dated in Salt Lake City, Utah, this 16<sup>th</sup> day of August, 2001.



Oktai Parvaz, Chairperson



Shirley S. Jensen, Secretary



**SALT LAKE CITY HISTORIC LANDMARK COMMISSION  
REQUEST BY KATHLEEN HANSEN TO CONSTRUCT A SECOND-STORY  
ADDITION ON THE REAR TWO-THIRDS OF THE HOUSE AT 330 S. 1200 E.  
CASE NO. 017-01  
August 1, 2001**

**OVERVIEW**

Kathleen Hansen, the owner of the house at 330 S. 1200 E., is requesting approval to remove the roof of the rear two-thirds of her home and replace it with a second story. The house is located in the University Historic District and is zoned *R-2 single- and two-family residential district*. The purpose of this district is to *preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units*.

Little historical information about this building is available. The only notation regarding the history of the house on the Salt Lake City Architectural Survey form states "c. 1890 – Henry Taylor."

**BACKGROUND**

Ms. Hansen applied for approval of a similar project in 1997. The Architectural Subcommittee members at that time believed that the proposal did not have to go before the full Historic Landmark Commission. The ASC approved the project but Ms. Hansen did not execute these plans and the approval expired. Ms. Hansen is now ready to resume construction. Staff sent the proposed project, which has undergone changes since the original proposal, back to the ASC for their review on July 11. The ASC members present at that meeting determined that the proposed alterations merit full HLC review.

**PROPOSAL**

The original proposal involved removing the existing roof behind the side-gabled portion of the front of the house and building a second story with dormers and a deck at the rear. The effect would be a long mansard roof extending from the ridgeline of the side-gable to the rear wall; this mansard would be slightly visible from the street when the house was viewed directly from the street. When Ms. Hansen asked an engineer to review this concept, however, she was told that the remaining walls and front portion of the house could not support the new load. Ms. Hansen hired an architect, Sandra Hatch, to revise the plans.

**Architectural Subcommittee**

The revised plans were presented to the ASC on July 11. The plans show a second story with a clipped gable extending straight up from behind the front part of the house. The revised plan portrays a taller addition but one that leaves the front, side-gable part of the house intact. Members present expressed concern that the massing of the roof extending to the rear of the house would be excessive, and suggested lowering the pitch 2.' The submitted drawings reflect this suggestion.

## ANALYSIS

### Requirements of the Zoning Ordinance

- 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.

Staff has determined that the following standards are most pertinent to this application:

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:** This house does not appear to have undergone many, if any, exterior alterations. It is a simple house with little detailing. Its massing, consisting of the steeply-pitched side-gable wing in front with the even more steeply-pitched cross-gable centered above the front door, places this house in the Gothic Revival rubric and gives the house its most distinct quality. Other important features include the round, bracketed canopy over the front door and the six-over-six divided light windows. Additional details include the deeply-recessed windows, fascias and the depth of the eaves.

These details would remain; it will be the massing of the rear wing that will be significantly altered. This approach has been approved by HLC in the past – the most recent being a duplex at 175-177 “E” Street (January, 2001). This was also a side-gable dwelling, and although its style could not be characterized as Gothic Revival it is similar to the subject property in that it is small, had minimal detailing and derived its character from its massing and eave details. The HLC approved the construction of a second-story addition at the rear, but the addition, while visible from the street, does not interfere with the roofline of the front part of the duplex and the original form of the house is clearly discernible. Staff believes that this concept can be successful if the original form of the primary portion of the house remains and if the details of the new addition correspond to the historic character of the house.

**FINDING:** Staff finds that the character-defining elements of the subject property will not be affected by the proposed addition, and that the applicant meets this 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.*

**DISCUSSION:** Again, staff finds that the significant architectural material (the roofline and massing of the front part of the house) will not be destroyed by the new addition. The structures that flank either side of this house are similar in scale to the subject property, but two-story houses proliferate in the vicinity of the subject property.

**FINDING:** Staff finds that the proposed new addition meets this standard. The addition will not overwhelm the streetscape and the most visually-significant part of the house within the context of the historic district will remain unchanged.

*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 architect and owner have tried to minimize the impact of the addition by separating it structurally from the front portion of the house. This will differentiate the old from the new construction. The new work is not out of keeping with the scale, design and materials of the original house and the nearby structures. If the addition were to be removed at some point (admittedly an unlikely prospect), the original roof could be reconstructed on the building.

**FINDING:** The new work will read as such and will allow the most significant features of the building to remain intact. The addition is constructed so that it could be removed at a later time. Staff finds that the proposal meets this standard.

#### **STAFF RECOMMENDATION**

Staff recommends that the full Commission approve this project.

Elizabeth Giraud, A.I.C.P.  
Principal Planner



Exhibit G  
Roof plan from building permit #173077



Building Plans from July, 2002

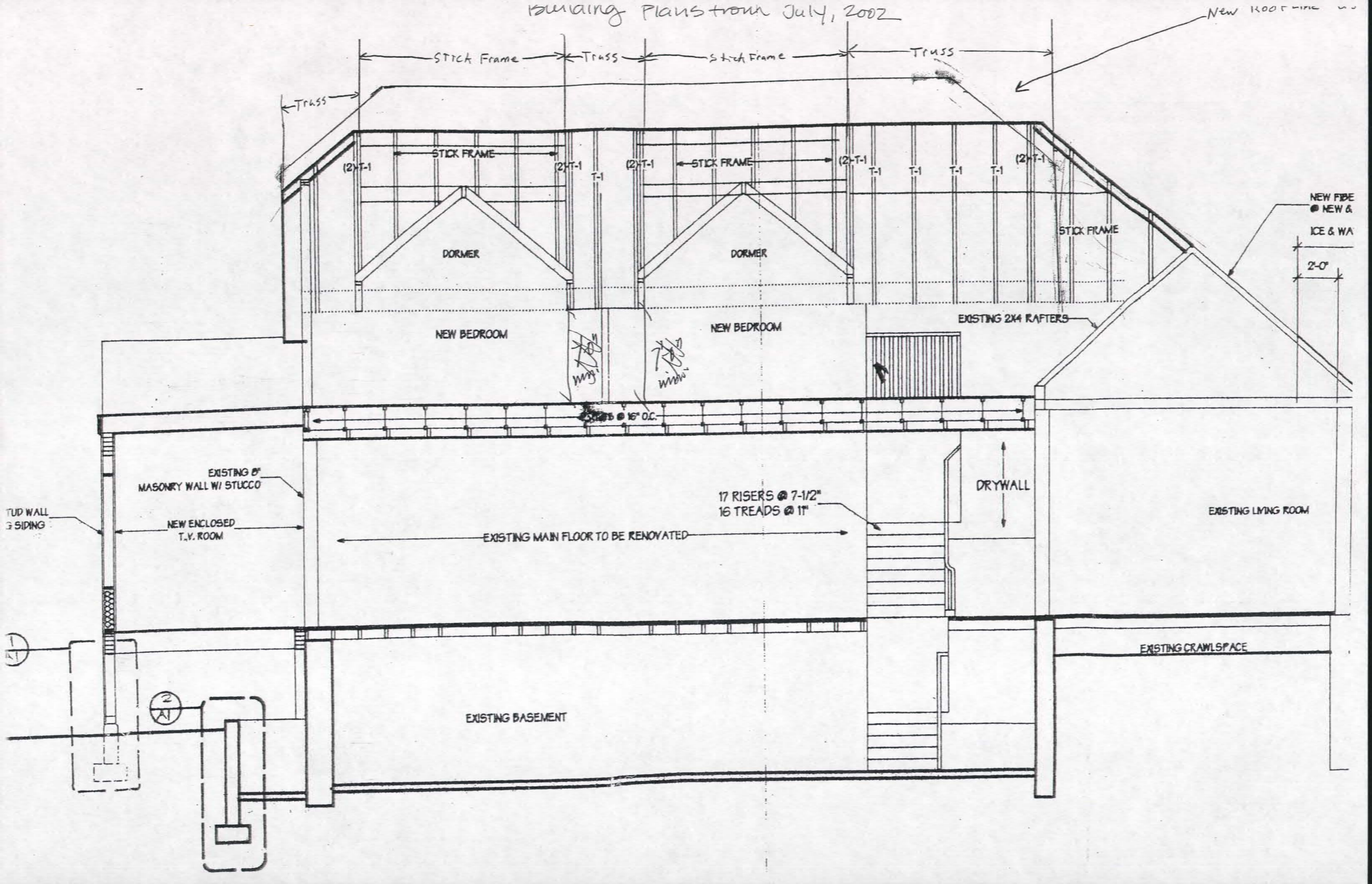


Exhibit H  
Notes and plans from August 14, 2002  
ASC Meeting

Salt Lake City Historic Landmark Commission  
**ARCHITECTURAL SUBCOMMITTEE MEETING**

At 451 South State Street, Room # 542

On

August 14, 2002

At 4:00 p.m.

**AGENDA**

- 4:00 P.M.) 330 S. 1200 East** - Review a request to cover the balcony on an addition that was previously approved by the Historic Landmark Commission.  
Owner: Kathleen Hansen  
Representative: Dan Smith
- 4:30 P.M.) 127 S. 500 East** - Review new signage for the University Hospital Administrative offices in the Ambassador Building..  
Representative: Stephen Bonney, University Hospital
- 5:00 P.M.) 1342 E. 300 South** - Review alterations to legalize the addition to this house.  
Owners: Kathleen and Paul Kristensen.



# Historic Landmark Commission Architectural Subcommittee Report

A. Protasevich

W. Gordon

W. Littig

O. Parvaz

S. Simonsen

M. Wilson

R. Young

Date 8/14

Staff: Elizabeth Nelson Janice

Address of Project 330 S. 1200 E.

Representative \_\_\_\_\_

Owner \_\_\_\_\_

Proposal

*Cover over*

Discussion

*material on additions?*

*put siding in gable end? - match the addition below.*

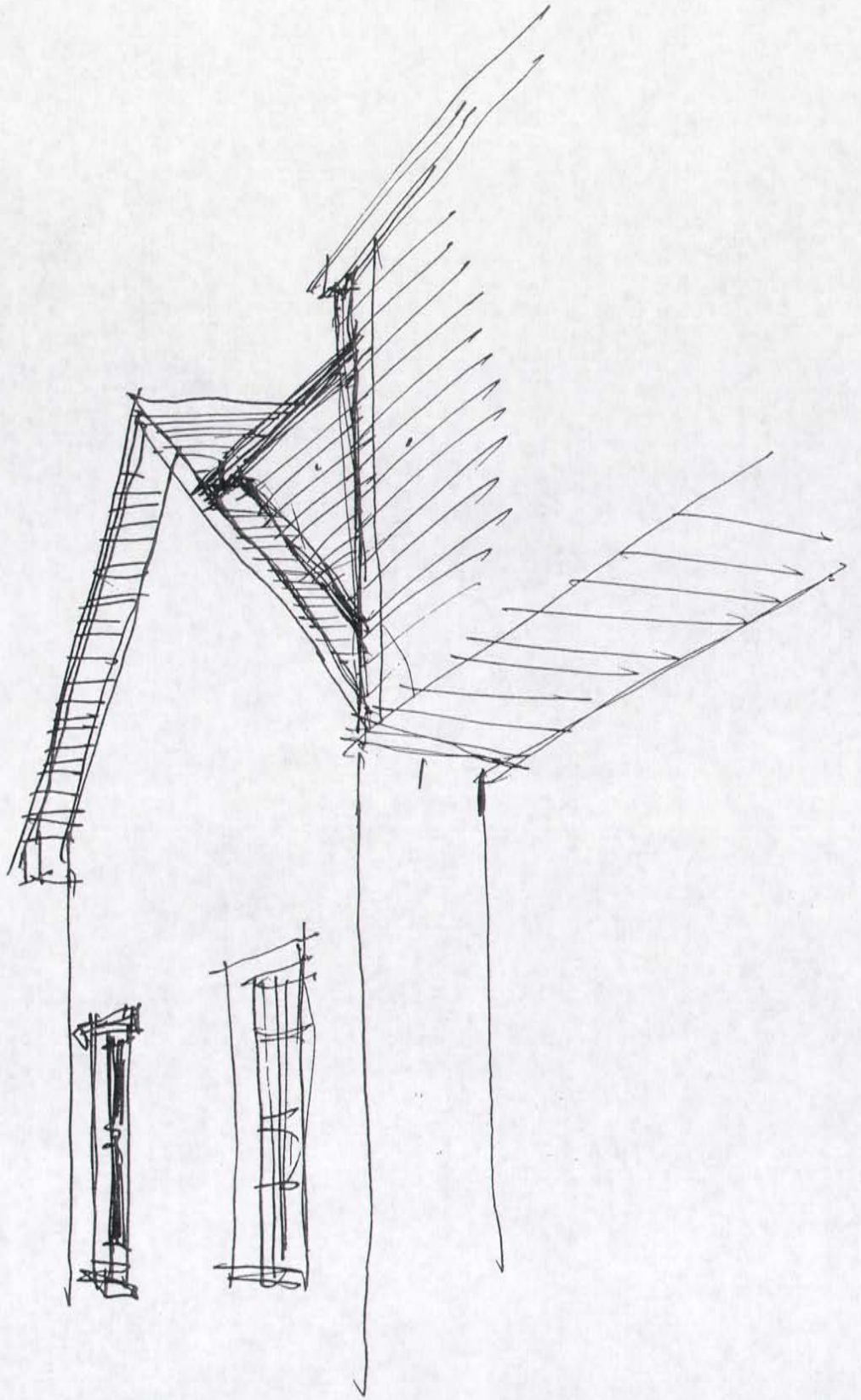
*wrap posts w/ lx trim - beads up*

*connection between <sup>gable</sup> front of bldg. and 2<sup>nd</sup> floor of addition.*

*ok - see soren's sketch*

*don't line up cavelines <sup>6"</sup> below rear eaves.  
connector*

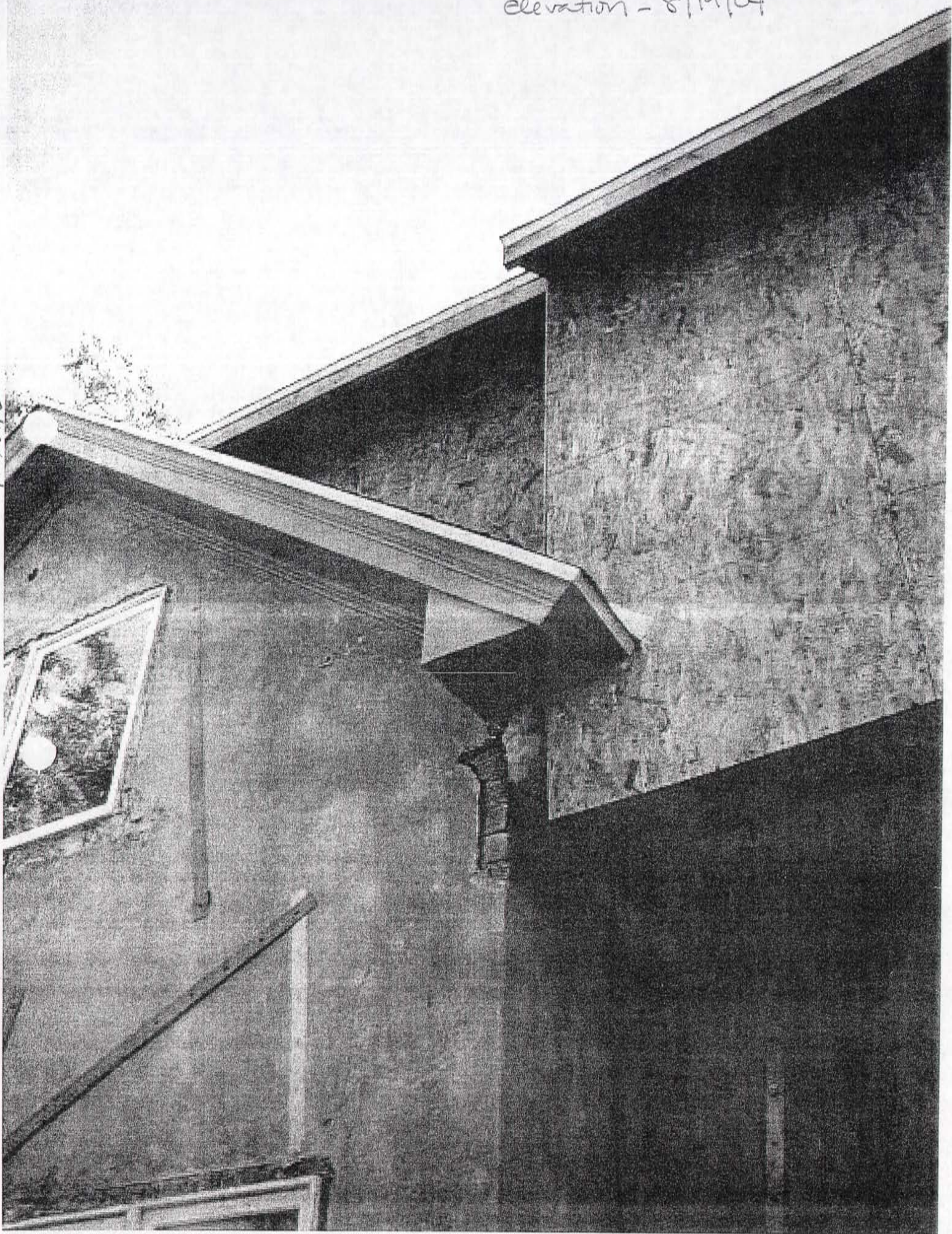
Recommendation

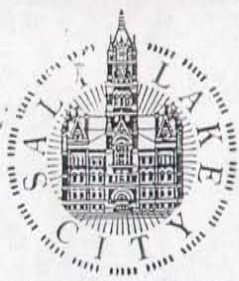


Sketch by Soren Simonsen

UNCLER...  
elevation - 8/19/04

2/11/11





# Certificate of Appropriateness

## Administrative Approval

Case No. 3222B

HISTORIC LANDMARK COMMISSION

New Construction  Alteration/Addition  Demolition  Other \_\_\_\_\_

Address of Subject Property 330 S. 1200 E.

Description of Project: Addendum to approved plans - Construct a porch cover over near second story deck - roof pitch to duplicate that on the addition, with similar clipped gable. ~~2nd~~ 2nd story porch deck to over-hang back door to provide canopy for entrance

Staff Analysis: Reviewed by ASC Aug 14 2002 - requested changes, have been made

Name of Representative Dan Smith

Name of Company \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Zip Code \_\_\_\_\_

Email Address \_\_\_\_\_ Cell / Fax \_\_\_\_\_

Name of Property Owner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Zip Code \_\_\_\_\_

E-mail Address \_\_\_\_\_ Cell / Fax \_\_\_\_\_

### Standards upon which the decision was made

Zoning Ordinance: ZIA.34.020.G

Salt Lake City Design Standards: Additions

Secretary of the Interior's Standards: \_\_\_\_\_

Policy: \_\_\_\_\_

### Attached Documentation

Photo  Drawing  Field Inspection  Manufacturer's Brochure  Other \_\_\_\_\_

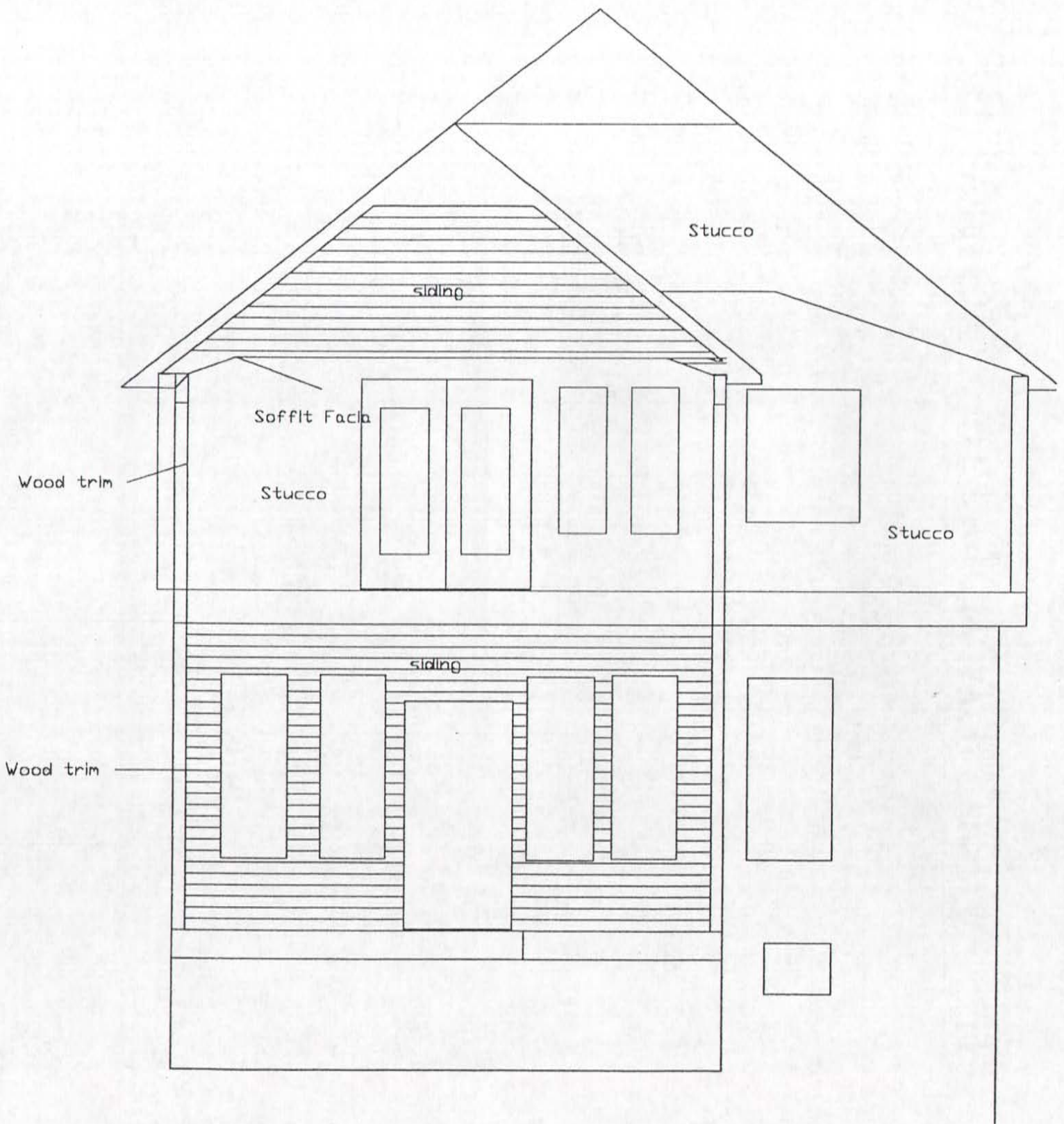
Signature of Owner  
or representative

HLC Staff

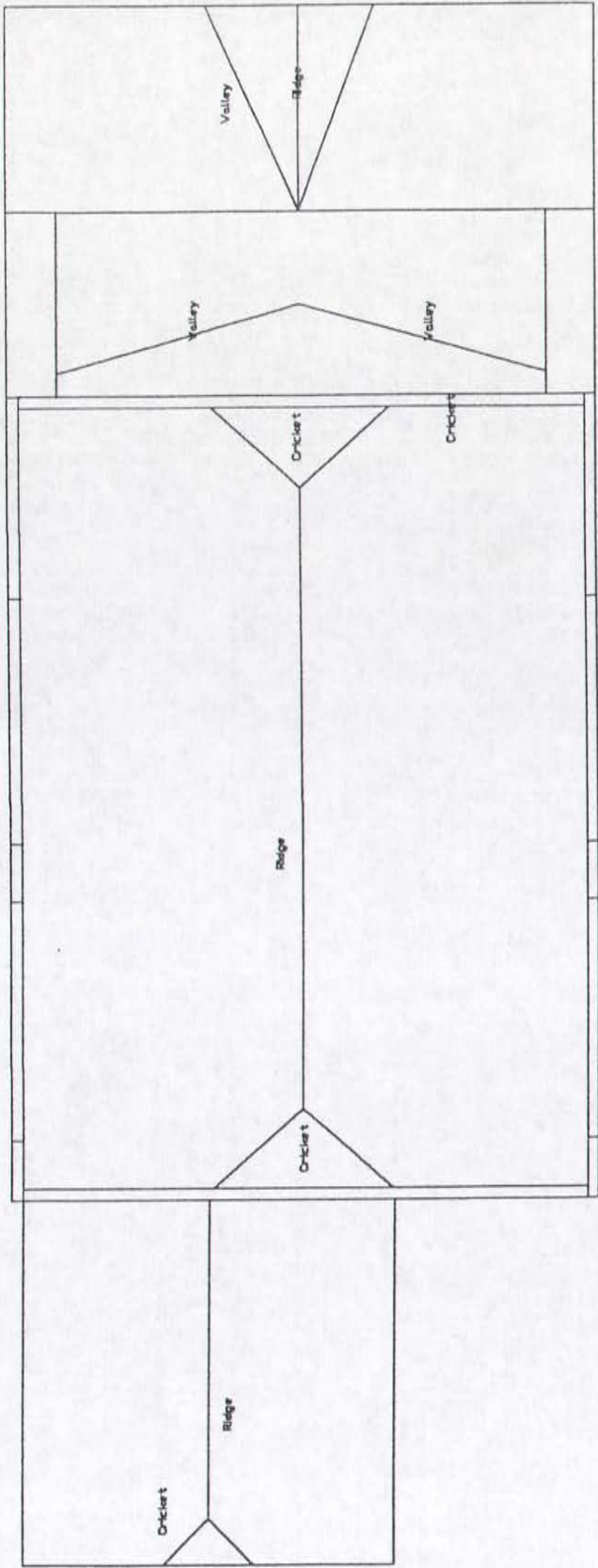
Date

[Signature] 8/24/2002

✓







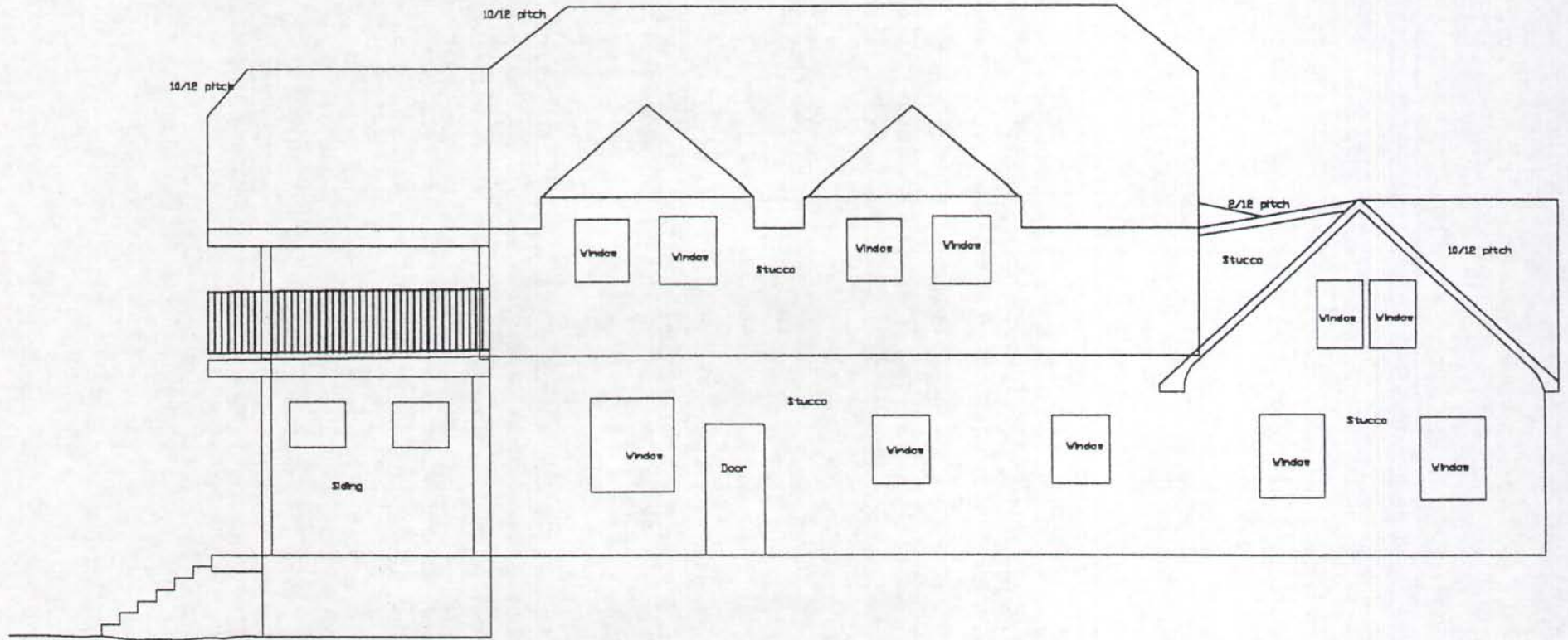


Exhibit I  
Application from Mr. Ayers



# Major Alteration or Minor Construction

FOR OFFICE USE ONLY

|               |         |
|---------------|---------|
| HLC Case No.  | 300859  |
| Receipt No.   | 3129    |
| Amount \$     | 48      |
| Date Received | 2/24/05 |
| Reviewed by   | u       |

ELIZABETH

Address of Property 330 So. 1200 East, SLC, UT 84102  
 Name of Applicant Michael V. Ayers / <sup>Mike</sup> Delucchi Phone 466-4010 / 435-640-2569  
 Address of Applicant 1156 E. 300 S #A, SLC, UT 84102 Zip Code 84102  
 E-mail address of Applicant Michael.Ayers@comcast.net Cell / Fax 801-336-1544 / 801-466-4060  
 Applicant's Interest in Subject Property Finish Home to near historical Past look  
 Address of Property Owner Prescott Carter Far West PK Phone 801-531-3400  
 County Tax Parcel # (Sidwell #) 16-05-426-017-000 zoning R-2

Proposed Alteration Immediate approval of the existing roof height & master bedroom balcony "as is". Windows & landscape for approval, to conform with historical guidelines.

**Please include with the application:**

- The names and addresses of all property owners within eighty-five (85) feet of the subject parcel-exclusive of streets and alleys. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
- The proposed building plans with the following information:
  - one set of preliminary construction drawings which include:
    - all elevations and floor plans
    - major dimensions called out on the drawings
    - proposed materials for the exterior of the building including window type
  - landscaping and site plan which include:
    - location of proposed building on the lot
    - location, type and size of vegetation
  - photographs of the building on both sides of the block faces
  - site section if the building is proposed for a sloped lot
  - other information as requested by the Zoning Administrator
- One full set of drawings reduced to a maximum of 11" x 17".
- Filing fee of \$25.00 is required at time of application.**

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

**Sidwell maps and names of property owners are available at:**

Salt Lake County Recorder  
 2001 South State Street, Room N1600  
 Salt Lake City, UT 84190-1051  
 Telephone: (801) 468-3391

**File the complete application at:**

Salt Lake City Planning  
 451 South State Street, Room 406  
 Salt Lake City, UT 84111  
 Telephone: (801) 535-7757

Signature of Property Owner  
or authorized agent

*[Handwritten Signature]*  
 Title of agent Contractor/owner/partner  
MVA - 12/8/04  
Mike Delucchi 12/8/04 contractor/owner/partner

March 29, 2005

Ms. Elizabeth Giraud  
Landmark Historical Commitee, ET AL  
421 South State St. Room 406  
Salt Lake City, Utah 84111

Re; 330 South 1200 East  
Salt Lake City, Utah 84102  
Historical Home w/ modifications

To Whom it May Concern:

Enclosed are the updated window elevations and window schedule, for 330 South 1200 East, Salt Lake City, Utah. The Window Elevation Schedule is accurate and is within 1" of the original window openings, unless changed for sysmic considerations. The new kitchen window and existing door has been retained and is from the originally approved plans. We have retained Kobe and Kolbe and plan to bring all of the windows "Back to the original size and look for this home". In addition, the Architectural Firm, Beecher/ Walker, is willing to "re-draw" all of the window elevations, if need be.

We request, that you grant us immediate approval, to retain the existing roof height. We feel that the home retains 99% of it's original "curb appeal" and is within the existing zoning parameters. As mentioned above, we are willing to retain the essence of the original look, even down the driveway on the south and on the north side of the front room, which is not visible, from the street. In addition, we are landscaping the front yard with a stunning Austrian Type walkway, Wrought Iron Fence and Plants that will enhance the look of this home and it's twin home next door.

Please approve our roofheight request so we can at least take title to this home.

We can refine the windows as we proceed and prior to CO.

Thank You for your consideration.

Sincerely,



Michael V. Ayers  
1156 East 300 South  
Salt Lake City, Ut. 84102 #A  
801-466-4010

Enclosures: Window Scedule and Elevations

Cc; Keith Bremser, Bank of the West  
Scott Mercer, ESQ.

**Michael V. Ayers  
Mortgage IT, Inc.  
1156 East 1200 South #A  
Salt Lake City, Utah 84102  
(801)466-4010**

February 24, 2005

Re: Historical Home  
330 South 1200 East  
Salt Lake City, Utah 84102

To: Landmark Historical Committee  
Elizabeth Giraud, Et Al.

The purpose of this letter is to request the approval of the new Window Schedule submitted on the above referenced property. It is my hopes to get immediate approval on the EXISTING ROOF HEIGHT, which is within the zoning requirements. At this point in time, the core and shell of the home is finished and these are the only final issues to be approved by the Landmark Historical Committee. I have included additional copies of the window elevations, window detail and window schedule, for your review.

After meeting with the building department, they have assured me they will approve the Mechanical Inspection "as is". The Plumbing and Electrical inspection are current as far as being rough plumbed and the electrical is roughed in. They have assured me they will put the new permits through a "fast track" approval process, once the Historical Committee gives their approval. The seller, Bank of the West, is getting very eager to close, since I have been in contract to purchase this property, for over 7 months.

As you know, this home has been under construction, for over 10 years. We are committed to preserving and restoring this historical house to, as close as possible, its original or better appeal. It is my intention to occupy the home as my residence. Please expedite the approval process, so we can close on the new construction home and get this project completed.

Sincerely,



Michael V. Ayers  
Senior Mortgage Banker

SLC, UT. 8402

Michael V. Ajers

FURRING  
WRAP STUCCO

All Windows  
to be inset  
2" - 4"

WINDOW-SUPPLIED BY OWNER  
REDWD SILL-PAINTED  
2x6" WALL FRAMING  
STUCCO

2x4" NAILED @ SILL, JAMB & HEADR. -TY

3 TYP. NEW WINDOW DETAIL  
A-4



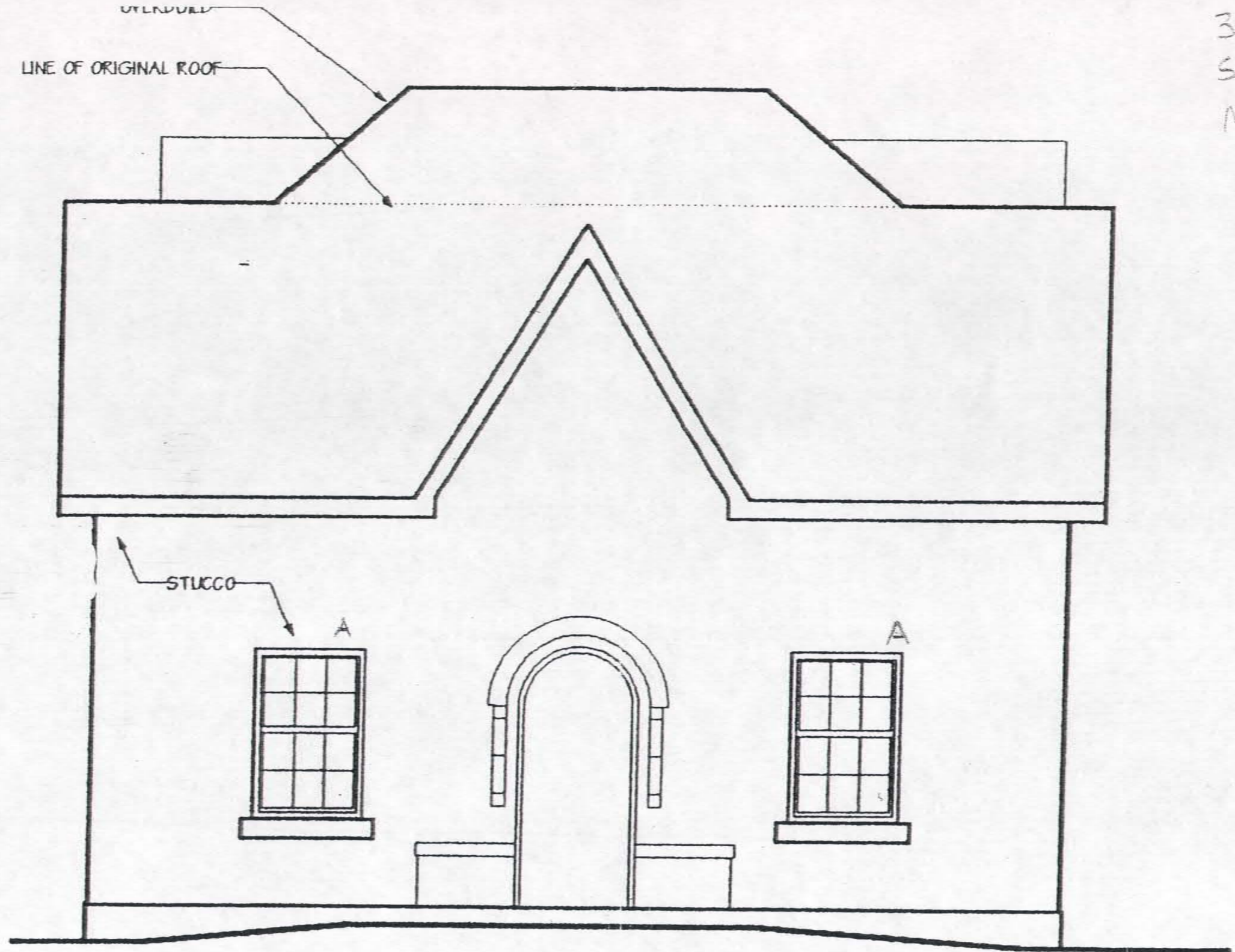
330 So. 1200 E.  
SLC, UT. 84102  
Michael V. Ayers

## Window Elevation Schedule

| Style # | Type of Window | Size      |
|---------|----------------|-----------|
| A 2     | Double Hung    | 39" X 61" |
| B 5     | Casement       | 37" X 64" |
| C 5     | Casement       | 63" X 38" |
| D 2     | Fixed          | 43" X 72" |
| E 2     | Double Hung    | 39" X 46" |
| F 2     | Double Hung    | 28" X 57" |
| G 2     | Double Hung    | 36" X 40" |
| H 1     | Fixed          | 18" X 72" |
| I 1     | Fixed          | 20" X 72" |
| J 4     | Casement       | 30" X 72" |
| K 1     | Glass Block    | 36" X 54" |
| L 2     | Glass Block    | 36" X 40" |
| M 4     | Casement       | 24" X 24" |
| N 1     | Casement       | 47" X 40" |



330 So. 1200 E.  
SLC, UT 84102  
Michael V Ayers

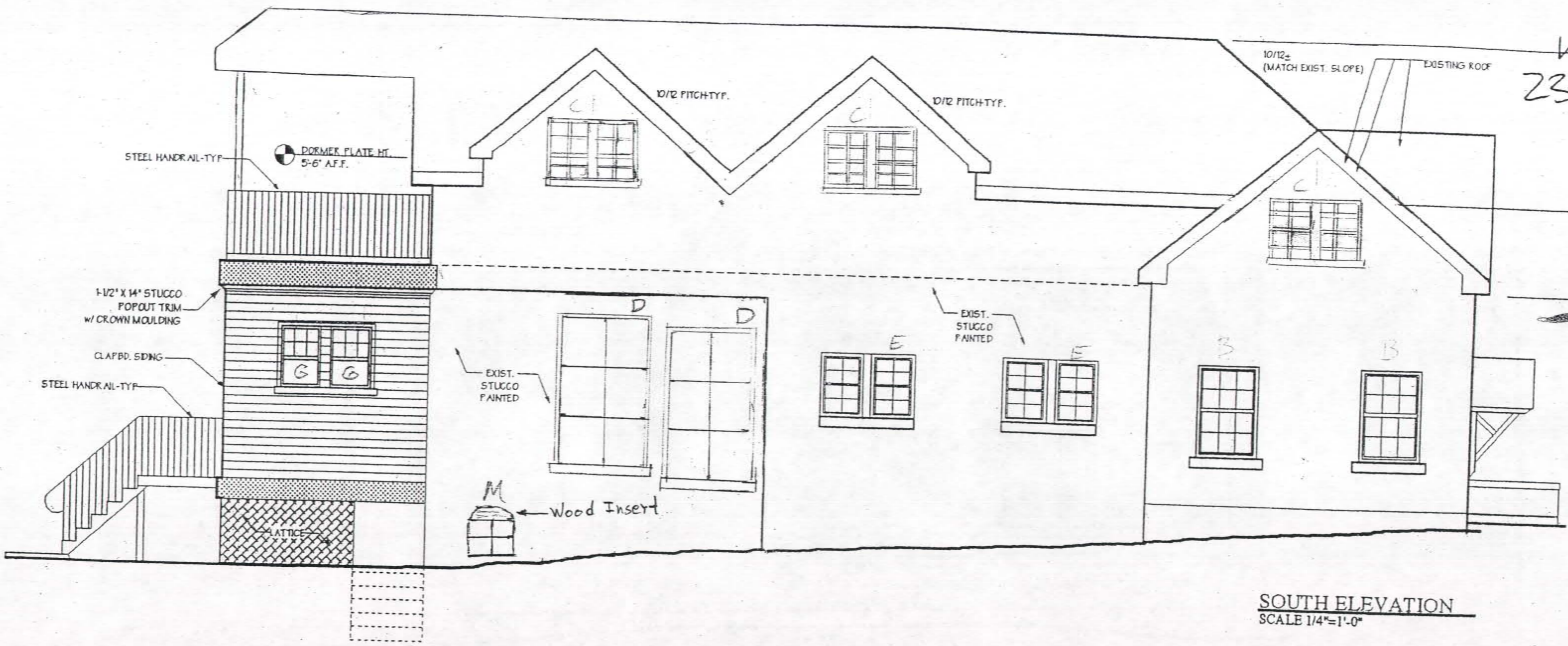


EAST ELEVATION  
SCALE 1/4"=1'-0"

mic 2/24/05

SLC, UT. 84102  
Michael V. Ayers

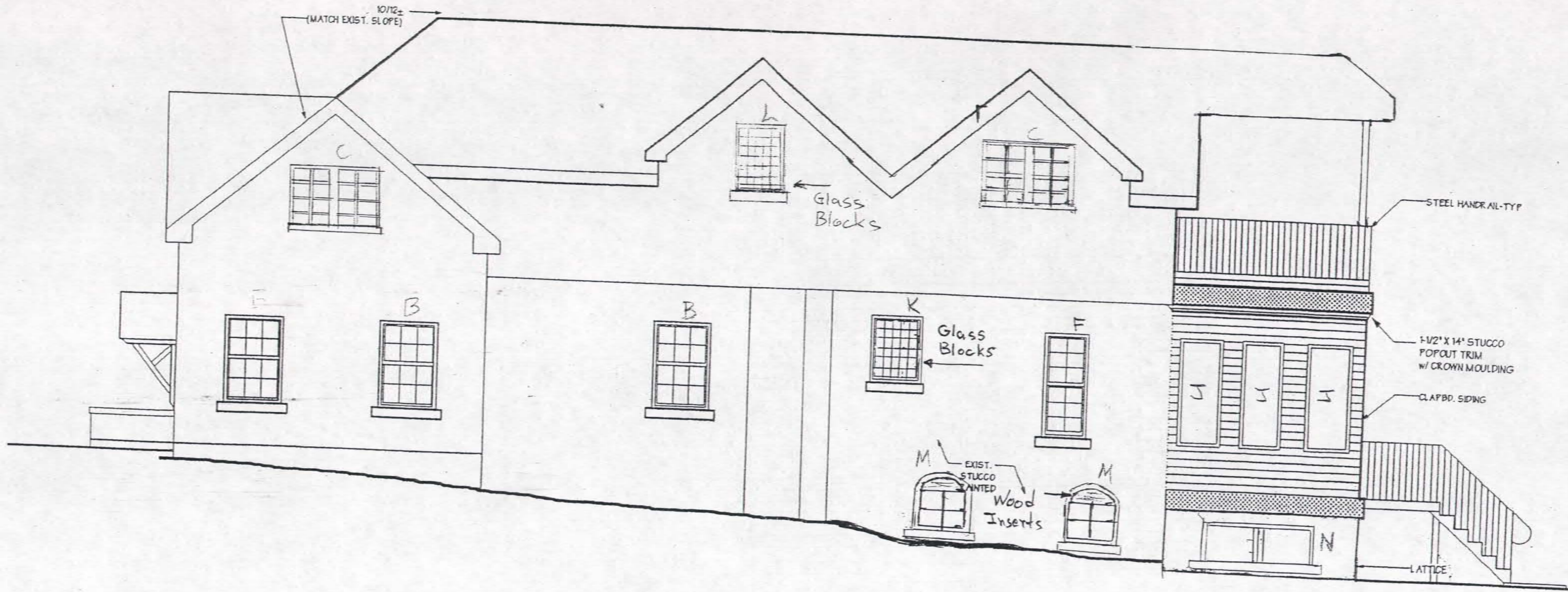
23



**SOUTH ELEVATION**  
SCALE 1/4"=1'-0"

rec'd 2/24/05

350 So. 1200 E.  
SLC, UT. 84102  
Michael V. Ayers

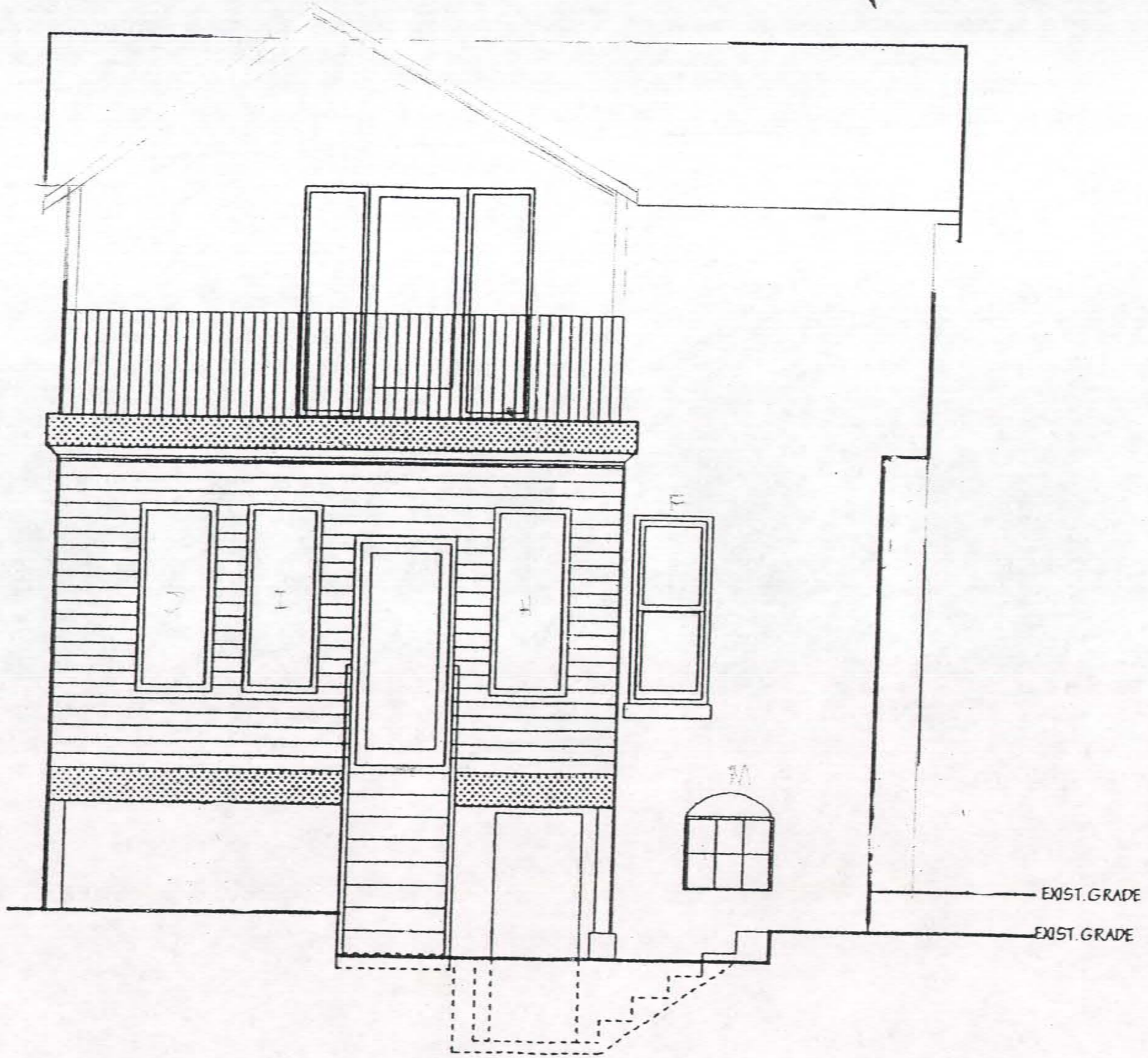


**NORTH ELEVATION**  
SCALE 1/4"=1'-0"

revised 2/24/05

550 So. 200 E.  
SLC, UT 84102  
Michael V Ayers

ASPHALT SHINGLES



WEST ELEVATION  
SCALE 1/4"=1'-0"

rec'd 2/24/05

Exhibit J  
Correspondence from staff to applicant  
September 13, 2004

A. LOUIS ZUNGUZE  
PLANNING DIRECTOR

BRENT B. WILDE  
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP  
DEPUTY PLANNING DIRECTOR

# SALT LAKE CITY CORPORATION

COMMUNITY DEVELOPMENT  
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON  
MAYOR

September 13, 2004

Mr. Michael Ayers  
P.O. Box 775  
Watermill, New York 11976

**RE: 330 S. 1200 E.**

Dear Mike:

This letter is intended to outline the discrepancies between what the Historic Landmark Commission (HLC) approved in the remodeling of the property at 330 S. 1200 E., located in the University Historic District, and what was actually constructed. As we have discussed on several occasions, the current appearance of the house varies substantially from what the HLC approved on August 1, 2001. I also want to inform you of my position not to place an application regarding this property on an HLC agenda until certain issues are clarified.

Within the context of the HLC decision, three serious discrepancies exist:

- The second-story addition encompasses the west slope of the original house, when the approved plan was supposed to leave the front part of the house, and its side-gabled roof intact;
- The dormers are larger than those that the HLC approved and the eaves were not supposed to intersect;
- None of the windows that were installed are consistent with the 2001 approval. The light pattern (single-light as opposed to multi-pane), the relationship between the wall plane and the window, the material of the installed windows, and the size of the openings are inconsistent with the approved plans.

Additionally, the fenestration pattern of the rear wall was not constructed as approved by the HLC. This is less serious than the inconsistencies cited above because it is on a rear elevation, but will be addressed in any presentation made to the HLC for future requests to legalize the work that has been undertaken.

In our conversations, you have mentioned your unwillingness to remove the second story and build according to the original plans because of the cost involved. I understand your concern about this issue. Based on numerous recent site visits, I am prepared to make a

451 SOUTH STATE STREET, ROOM 406, SALT LAKE CITY, UTAH 84111

TELEPHONE: 801-535-7757 FAX: 801-535-6174

WWW.SLCGOV.COM



positive recommendation to the HLC to retain the existing roof configuration, as well as that of the dormers, because I have determined that the original massing of the house can be discerned and thus would better meet our guidelines. This is not a guarantee, however, that the HLC will approve the roof plan as constructed.

The windows, however, will have to be removed and made to conform to what was either originally part of the house or proposed on the plans the HLC approved. To the extent that egress issues are resolved, the original openings will have to be reconstructed; they will have to be a clad-wood product, unless you are willing to consider wood windows throughout; they will have to be recessed into the wall with the same reveal as those found originally; and they will have to have the same muntin pattern as indicated on the approved plans. The fenestration pattern of the rear addition will also have to match what was originally approved. You have mentioned in our telephone conversations that you are willing to install stained glass, or leaded glass. This would not be in keeping in with the historic character of the house, as the openings were simple, multi-pane windows. The original window design as approved by HLC will conform to our guidelines and ordinance.

I noticed the structural steel straps on the building. I am assuming that you will want to cover these with a stucco coat. I will not administratively approve an E.I.F.S. or dryvit system for this. The stucco coating should be as thin as possible, and should be of a cementitious material, in keeping with the historic character of the house.

As I stated in our telephone conversation on September 10, I visited the house with Richard Nielson, the building inspector assigned to this area. We did not have access to the interior, but Richard pointed out several building code violations that will have to be resolved before you can get a building permit. These include the fact that the living space on the second story at the east end of the house was never indicated on the plans approved by the City (permit no. 173077 – May 21, 2002). Because of the omission of this space on the plans, no engineering calculations were provided. The drywall in this area will have to be removed, so that a structural engineer can inspect the framing to determine if it meets load requirements. The use of this space as a bedroom will require changes to the opening sizes of the existing windows and necessary changes to the size of the windows will have to be provided on any plans reviewed by the HLC.

Richard also noted that the debris from the basement excavation is still in the backyard, causing a significant load on the old retaining wall between the subject property and the adjacent property to the west. The grade in the backyard of the subject property has been changed to several feet more than the two feet grade change allowed in the zoning ordinance.

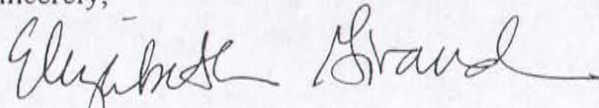
Finally, as you mentioned to me several days ago, you are storing personal effects in the house. Your furniture and other items will have to be removed, as the building is considered uninhabitable.

I know that you are anxious to begin the HLC process in order to determine the viability of rescuing this project. I will not, however, schedule this project for an HLC agenda until I receive a set of plans that clearly indicate your willingness to rectify the issue of the windows. Such plans should show the placement of the windows in the walls as indicated in a wall section, the original size of the openings, the type of window to be used with specifications that provide the width of the muntins, and the details of the casings and moldings surrounding the sash. The plans should also illustrate the existing roof plan and dormers, and indicate the difference between what now exists and what was approved by HLC. Please be aware that I am unwilling to schedule any review of this project on an HLC agenda until we have met with Stephanie Noorda and Richard, walked through the house, and determined what the building code issues are.

I realize that this will be a delay for both you and Ms. Noorda, but given the blighted effect this project has had on the neighborhood for several years, I feel that it is in everyone's best interest to proceed carefully and thoroughly.

I will be out of the office from September 14 until October 4. When I return from my vacation, if you are still interested in this project, I will schedule a meeting with Ms. Noorda and Richard.

Sincerely,



Elizabeth Giruad, AICP  
Planning Programs Supervisor

CC: Louis Zunguze, SLC Planning Director  
Doug Wheelwright, SLC Deputy Planning Director  
Richard Nielson, Building Inspector  
Stephanie Noorda, Community First National Bank  
✓File



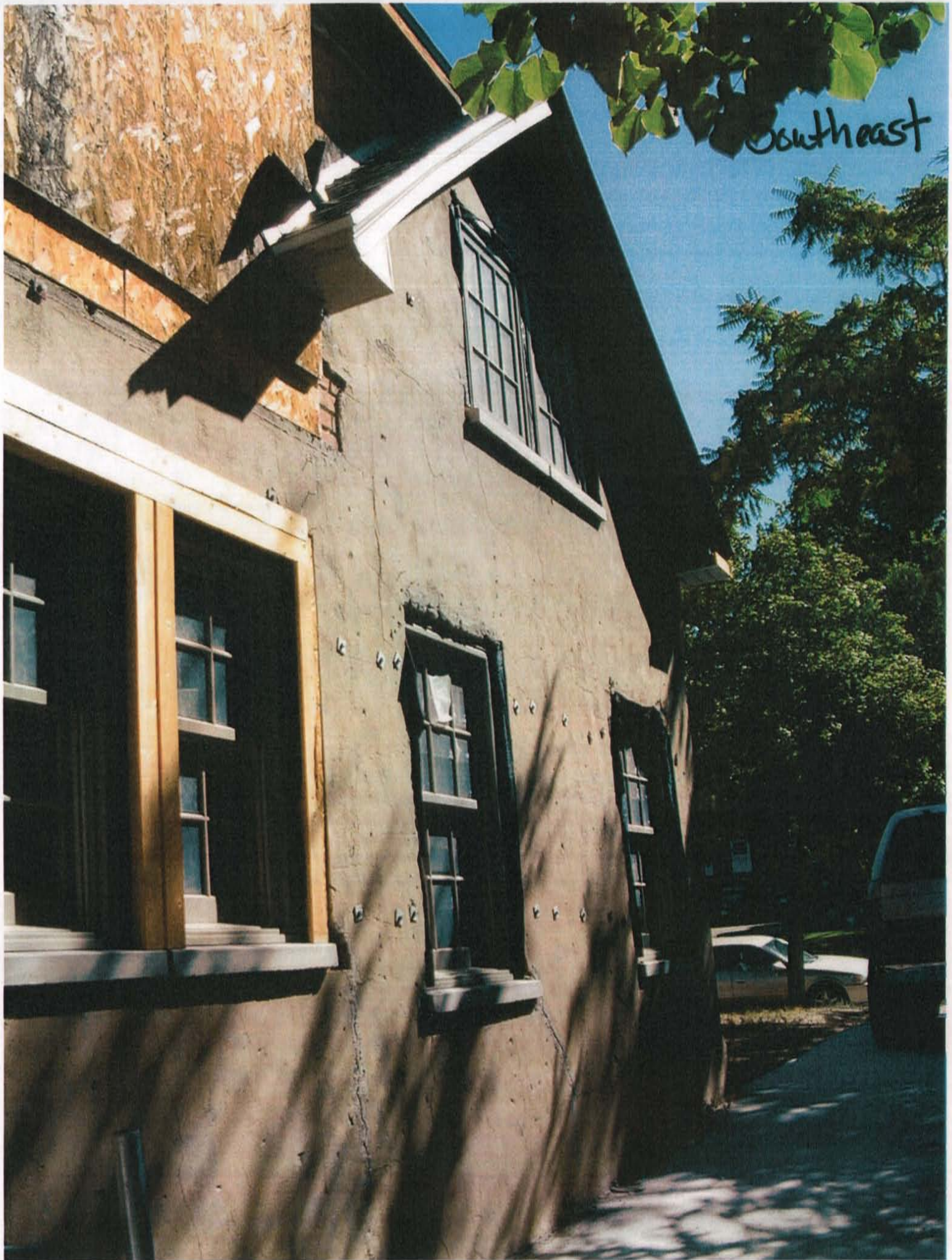
Exhibit K  
Certificate of Non-Compliance



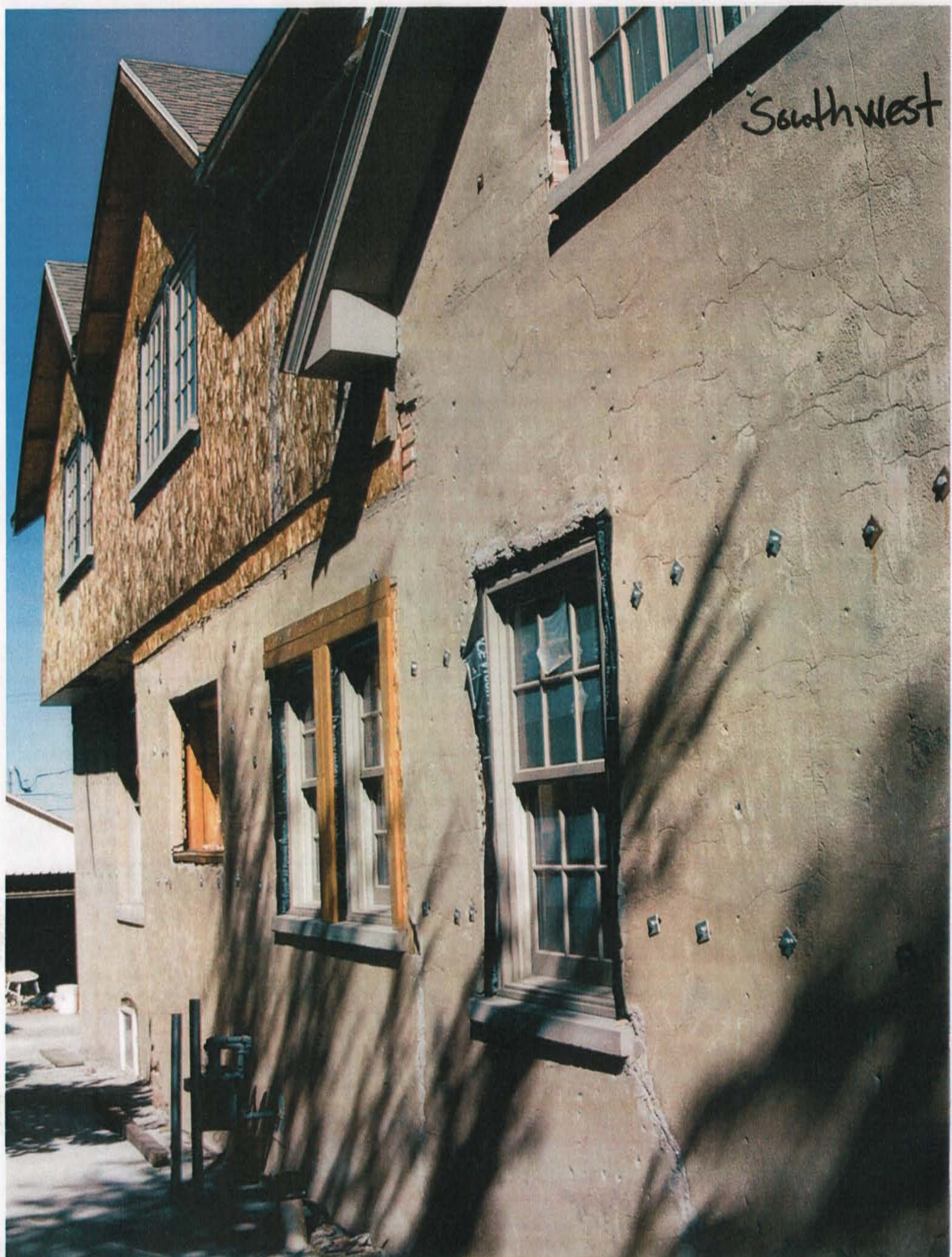
**Attachment D**  
**Photographs**

East

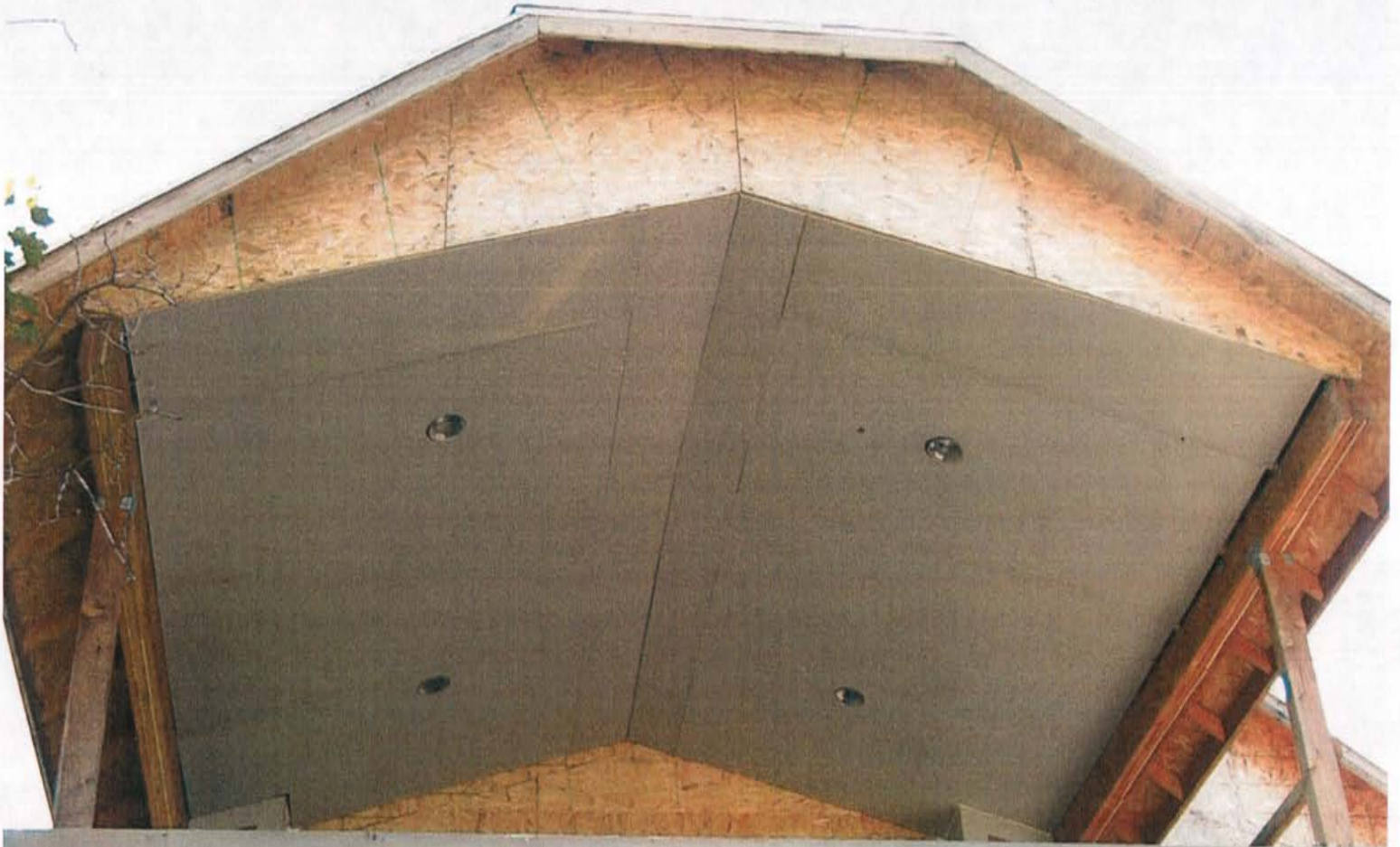




Southwest



West



North east





Northwest

