

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community &
Economic Development

Tom Brooks
Legalization, PLNHLC2008-00317
460 South 1200 East in the University Historic District
October 1, 2008

Applicant: Tom Brooks

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

Tax ID: 16-05-408-049

Current Zone: R-2

Master Plan Designation:
Central Community Master Plan,
Low Density Residential District

Council District: District 4;
Council Member Garrott

Acreage: .17

Current Use: Single-family
residential

**Applicable Land Use
Regulations:**

- 21A.34.020 (G)

Attachments:

- A. Historic Documentation
- B. Current Documentation
- C. October 2007
Certificate of
Appropriateness

REQUEST

The applicant requests to legalize a change to the historic roofline of 460 South 1200 East that is different than the work approved and to legalize a fence which was constructed without a Certificate of Appropriateness. The Historic Landmark Commission has final approval authority.

PUBLIC NOTICE

On September 26, 2008 notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum 14 day notification requirement. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Commission's listserv. The notice was also posted on the Planning Division's website.

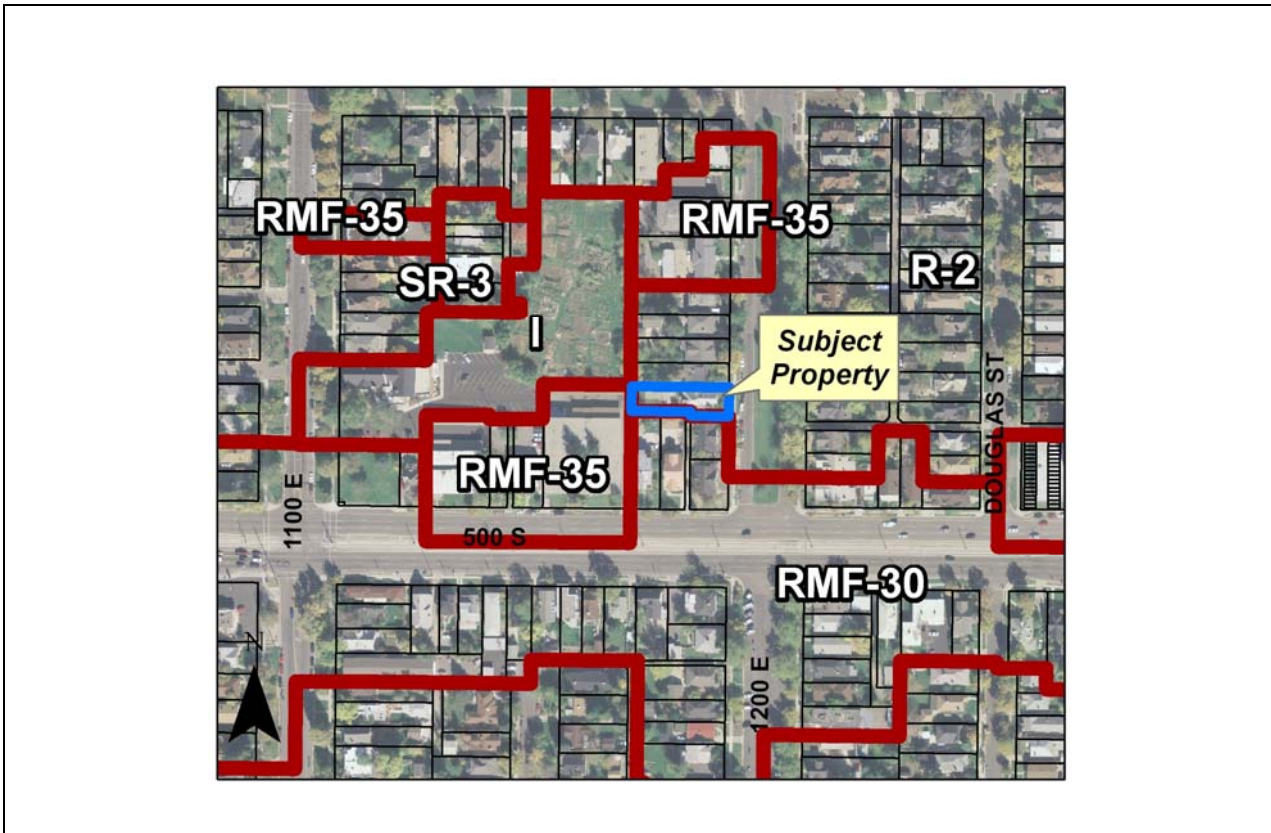
STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission deny the alteration as it does not meet any of the standards of section 21A.34.020 G of the zoning ordinance. This recommendation is based on the Discussion and Findings of Fact in the staff report.

Proposed Language for Motion:

In the case of PLNHLC2008-00317, I move to deny the request for legalization based on the findings and facts of the staff report and because the project does not substantially meet the ordinance, specifically standards 2, 3, 4, 5, 8, 9, and 10. We find that the project meets standard one and that standards 6, 7, 11, and 12 are not applicable. The applicant must remove the archway that extends from the front wall of the home to the side fence. The applicant must reconstruct the clipped gable roof to the same dimension, design, and materials as were originally in place and as administratively approved in 2007. Applicant may install deicing roof cables and gutters to respond to the problems of ice build-up. Since the reconstruction of the clipped gable is necessary, I further move to deny the request to brick-in the gable field that must be removed.

VICINITY MAP



COMMENTS

Public Comments

No public comment regarding this application has been received.

BACKGROUND, DISCUSSION AND FINDINGS:

BACKGROUND

This one-story brick structure has elements of Colonial Revival and Tudor revival styles on a bungalow form. It was constructed in 1922. In the 1980s historic survey of the University District it was listed as a contributory structure.

On October 16, 2007, after a fire, the applicant submitted an application to make repairs to windows, soffits, fascia and roof. Staff administratively approved the repairs, stating that the repairs must be made to match conditions existing prior to the fire. The Certificate of Appropriateness issued reads, "repairs to match existing materials (including dimensions and function) prior to fire damage."

(1.) It appears that a full gable was added and covered in vinyl, rather than retaining the original clipped gable roof design. (2.) The applicant now proposes to remove the vinyl siding and fill-in with brick. (3.) In addition, a portion of the front brick wall was extended to form an arched entrance in front of the existing main entrance.

ZONING ORDINANCE AND DESIGN GUIDELINES

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure:

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Discussion for Standard 1: The structure is and will remain a single-family dwelling.

Finding for Standard 1: The action meets the 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;

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

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

Applicable Design Guidelines for Standards 2, 5, and 6:

4.1 Preserve the functional, proportional and decorative features of a primary entrance.

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

7.0 Roof Background: The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, sized and orientation are all distinct features that contribute to the character of a roof.

7.0 Roof form: In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof form from the street, or the orientation of the roof to the street. The historic

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.

Discussion for Standards 2, 5, and 6: (1.) The home originally had a clipped gable roof, also known as a jerkin-gable. After a fire in late 2007, the property owners reconstructed the roof as a full gable, rather than as a clipped gable. The design guidelines state that the roof is a major character defining feature of a house. According to *American Vernacular Design, 1870 to 1940*, a gable roof's "visual impact derives from the broad expanses of roof, from major accent points along the roof's lines, and from the gable end itself. . . Flared roofs and clipped gables are used in designs attempting to convey rustic effects." (37)

(2.) The applicant now proposes to remove the vinyl in the gable field of the alteration and replace with brick.

(3.) The front wall of the house has been extended to create an arched entrance in front of the main entrance creating an illusion of an extension of the main façade and obscuring the view of the main entrance.

Finding for Standards 2, 5 and 6: (1.) The alteration does not meet these standards since the original design of the roof has been significantly altered and the original design was not preserved. (2.) The request to change materials in the gable field does not meet the criteria since the overall alteration itself, which has already taken place, does not meet the criteria and will only make the alteration less compatible with the original style of the house. (3.) The archway adds a design feature that is not original to the house or the style and obscures the front entrance.

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

Discussion for Standard 3: (1.) For this particular house a gable roof without the clipped ends is not a part of the original design of the house. (2.) Vinyl is not a material that would have originally been used on a house of this age or style. (3.) The front archway is not a part of the original design of the house.

Finding for Standard 3: (1. and 3.) The alterations that have already taken place do not meet this standard since their designs alter the original design of the house, create a false sense of history, and are readily visible from the street. (2.) The request to change materials in the gable field does not meet the criteria since the overall alteration itself, which has already taken place, does not meet the criteria and will only reinforce a false sense of history.

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

Discussion for Standard 4: The alterations did not effect any prior alterations.

Finding for Standard 4: This standard is not applicable as the alterations did not effect prior alterations.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

Discussion for Standard 7: This application does not involve chemical or physical treatments.

Finding for Standard 7: This standard is not applicable.

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 for Standard 8: (1.) The alteration of the gable changes the design of the roof from a clipped gable to a full gable. (2.) The proposed alteration of the gable field employs a modern material, vinyl. (3.) The addition of the archway alters the design of the main entrance and the main façade of the house.

Finding for Standard 8: (1.) The project does not meet this standard since a significant design feature of the home was removed for a new design. (2.) The request to change materials in the gable field does not meet the criteria since the overall alteration itself, which has already taken place, does not meet the criteria and will only make the alteration less compatible with the original style of the house. (3.) The construction of the brick archway does not meet the ordinance as it alters the original design of the house.

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 for Standard 9: (1.) The roof alteration changes the essential form and integrity of the structure. (2.) The proposed brick would further tie the alteration into the existing structure and make it more unlikely that the alteration could be undone in the future without causing damage to the original structure. (3.) The archway could be removed without altering the form of the building.

Finding for Standard 9: Although the archway could be removed without damage to the structure, the project does not substantially meet this standard since the roof alteration cannot be easily removed and the proposed brick would make removal even more problematic.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Discussion for Standard 10: (1.) The cladding for the existing extension of the gable field is vinyl. (2.) The applicant proposes to replace vinyl siding with brick. (3.) The archway is made of brick that is a similar color to the existing house.

Finding for Standard 10. (1.) Legalization of the alteration of the clipped gable does not meet this standard since vinyl is a material that is not appropriate for the main façade of a house in an historic district. (2.) The request to change materials in the gable field does not meet the criteria since the overall alteration itself, which has already taken place, does not meet the criteria and will only make the alteration less compatible with the original style of the house. (3.) The material for the archway is compatible with this standard; however, the project as a whole does not substantially meet this standard.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, chapter 21A.46 of this title;

Discussion: The project does not include signage.

Finding. This standard is not applicable.

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

Discussion: There are no additional standards provided.

Finding: This standard is not applicable.

Attachment A

Historic Documentation

Published Date: September 26, 2008



Assessor's Photo



1980 Survey Photo

Surveyor APA

Plat No. F

Date 7/28/80

Block No. 19

Lot No. 1

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

1
Identification

Street Address: 460 South 1200 East Census Tract 16

Name of Structure: _____ Ownership: Public _____
Private

2

Construction Date or Period: 1922

Age/Condition/Use

Original Use: single family

Present Use:
 Single Family Park Vacant
 Multi Family Industrial Religious
 Public Agricultural Other
 Commercial

Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3

Status

Preliminary Evaluation: Eligibility Status:
 Significant National Landmark Historic District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion City Register Conservation District

4

Documentation

Research Sources/References (if used):

Sarborn Maps
Title Abstracts

Photography:

Date of Photographs: 1980
Views: Front Side Rear Other



Description of Significant Architectural Features

5

Architect/Builder (if known): _____ Building Type/Style: *Bungalow*

Building Materials: *masonry* Number of Stories: *1*

Description of Physical Appearance & Significant Architectural Features:
 (Include additions, alterations, ancillary structures, and landscaping if applicable)

hip roof with broad clip-gabled front wing; returns on gable; brick exterior; round arched doorway; concrete foundation; tall corbeled chimney;

History

6

Statement of Historical Significance:

<input type="checkbox"/> Aboriginal Americans	<input type="checkbox"/> Communication	<input type="checkbox"/> Military	<input type="checkbox"/> Religion
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Conservation	<input type="checkbox"/> Mining	<input type="checkbox"/> Science
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Minority Groups	<input type="checkbox"/> Socio-
<input type="checkbox"/> The Arts	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Political	<input type="checkbox"/> Humanitarian
<input type="checkbox"/> Commerce	<input type="checkbox"/> Industry	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation

1922 - Ethel Skeen

Attachment B

Current Documentation

Published Date: September 26, 2008



Attachment C
October 2007 Certificate of Appropriateness

Published Date: September 26, 2008



Certificate of
Appropriateness
Administrative Approval
UNIVERSITY Historic District

OFFICE USE ONLY	
SC Case No.	
HLC Case No.	

HISTORIC LANDMARK COMMISSION

New Construction Alteration/Addition Demolition Other Repair

Address of Subject Property: 460 S. 1200 E.

Description of the Project: There has been fire damage to the exterior southern face. We will be repairing windows, soffit and fascia, and also repairing roof or re-roofing 1/2 of roof. We will be matching existing including wood windows upstairs.

Staff Analysis: SUBJECT PROPERTY IS A CONTRIBUTING BLDG IN HISTORIC DISTRICT. ALL REPAIRS TO MATCH EXISTING MATERIALS (INCLUDING DIMENSIONS AND FUNCTION) PRIOR TO FIRE DAMAGE (AUG 07)

Name of Representative: Cole Dangerfield 2

Name of Company: Class One Cleaning Inc. Phone: 265-3473

Address: 186 W. Berger Ln. Zip Code: 84107

E-mail Address: cole1@kmission.com Cell/Fax: (801) 633-8648

Name of Property Owner: Thomas Brooks Phone: (801) 534-1573

Address: 460 S. 1200 E. Zip Code: 84102

E-mail Address: Cell/Fax:

Standards upon which the decision was made

Zoning Ordinance: R-2 SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

Salt Lake City Design Standards: PG 193 - UNIVERSITY, PG 61 MATERIALS, PG 69 WINDOWS, PG 77 ROOFS

Secretary of the Interior's Standards: ALL APPLICABLE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.

Compatibility with Compatible Residential Infill Regulations: Yes No

If no, which standards does the project meet? Describe how compliance with the present regulations allows the approval of the project, even though it does not meet Compatible Residential Infill Regulations.

Attached Documents

Photo Drawing Field Inspection Manufacturer's Brochure Other

Signature of Owner: [Signature] HLC Staff: A.D. Maloy Date: 10.16.07
Or authorized agent