

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning
Division
Department of
Community & Economic
Development

Mensink House

Legalization/Appeal PLNHLC2008-227931

623 East First Avenue in the Avenues Historic District

October 1, 2008

Applicant:

Pieter Mensink, Owner

Staff:

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

Tax ID:

09-32-356-016

Current Zone:

SR-1A, Special Development
Pattern Residential District

Master Plan Designation:

Avenues Community Master
Plan, Low Density Residential

Council District:

District 3; Council Member
Jergenson

Acreage:

0.13

Current Use:

Single- family residence

**Applicable Land Use
Regulations:**

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

Attachments:

- A. Submittal
- B. September 3, 2008
Staff Report
- C. International
Residential Code

REQUEST

On September 3, 2008, the Historic Landmark Commission considered a request by Mr. Mensink to legalize and approve alterations to the historic home located at 623 East First Avenue. The Commission voted to deny the applicant's request to replace the front porch skirting material with a precast stone veneer, to cover the steps and walkway with brick or precast stone and **tabled** legalization of the replacement steps to the front porch. Furthermore, the Commission recommended that the applicant consider a straight run stairs that would meet the angle of the sidewalk and comply with building code requirements. Subsequently, the applicant has submitted preliminary drawings showing straight run stairs to the Planning Division for the Commission's consideration.

PUBLIC NOTICE

On September 15, 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.

OPTIONS

The Historic Landmark Commission has the following options regarding this proposal:

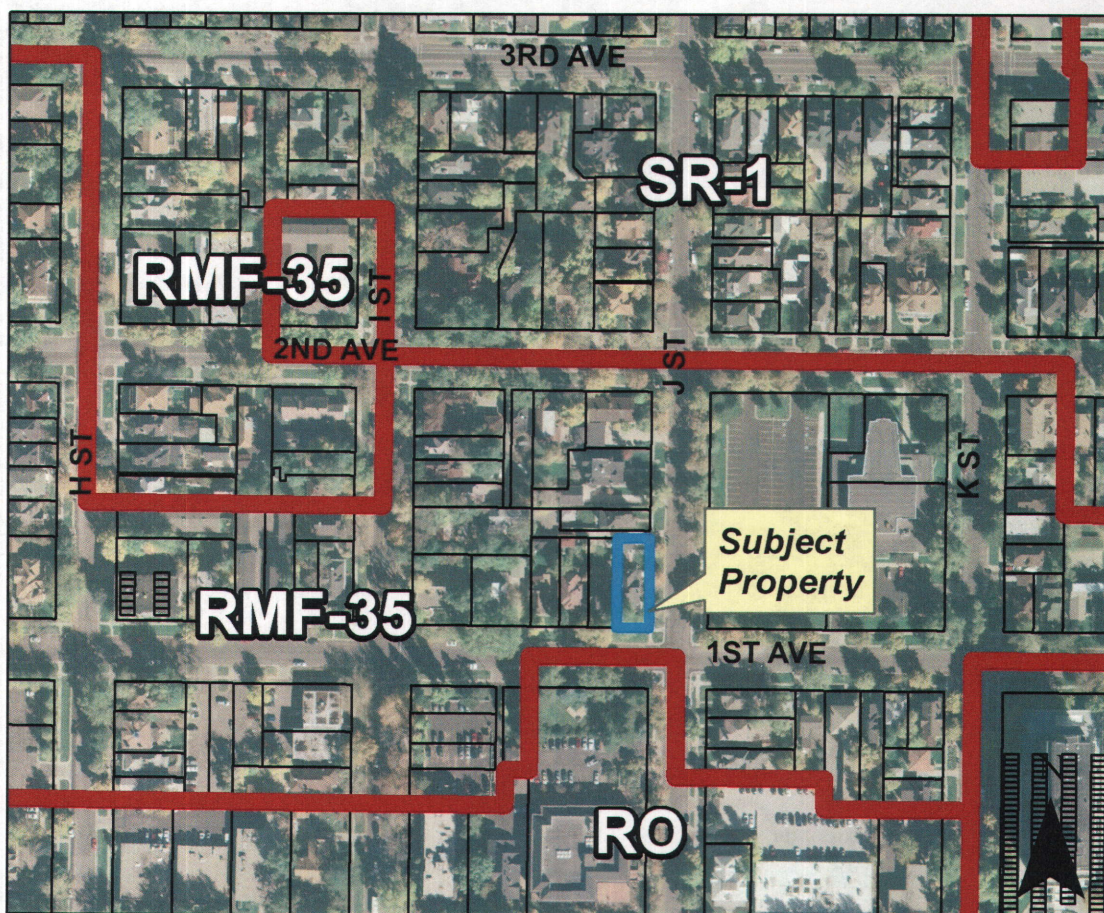
1. The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances and design guidelines;
2. The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances and design guidelines; or
3. The Historic Landmark Commission may continue the request for further review of the design of the proposal.

STAFF RECOMMENDATION

Based upon the analysis in this staff report, Planning Staff recommends the following:

1. That the Commission denies the request to legalize the existing winders because the design fails to meet building code requirements.
2. That the Commission approves winder stairs to address the change in direction of the historic walkway that is unique to this site. This configuration would not require the removal or alteration of historically significant features of the subject property and would be compatible with the character of the historic building.
3. Approval of the final details of the design shall be delegated to Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

The applicant obtained the signatures of owners of property in the area in support of the proposal which are included in Attachment B of this staff report.

BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

The applicant has conducted work to stabilize the front porch and requests legalization of the new steps. The applicant claims that the previously existing steps were very shallow. Wider steps were poured in a form that curves to meet a concrete walkway that extends from the street corner to the house and to decrease the steepness of the stairs. The applicant proposed covering the steps and walkway with red brick or precast stone veneer. However, the Commission voted to deny this request because the Commission found that the replacement materials were not similar to that used historically on the house. Subsequently, the applicant has submitted a revised sketch to the Planning Division for the Commission's consideration included in Attachment A.

For determinations regarding certificates of appropriateness for alterations of a contributing structure, the Historic Landmark Commission must consider the Zoning Ordinance criteria (Section 21A.34.020G) and the *Design Guidelines for Residential Historic Districts*. The staff report prepared for the September 3, 2008 meeting set forth findings of fact for each standard to serve as the basis for the Commission's decision (Attachment B). Planning Staff was of the opinion that the request did not meet the applicable criteria based upon the following findings:

1. Changing entrances which are important in defining the overall historic character of a site and establishing a new progression of entry elements that does not convey the same visual appearance will result in an alteration that detracts from the historic integrity of the property and its context. The alterations to the design of the steps and walkway which include a reconfiguration of the steps and new building materials are inconsistent with **Standard 2**.
2. Alterations that fail to preserve a progression of entry elements, such as installing a curved series of steps which historically ran parallel to a house, negatively affect the character of the historic site as seen from the street and are inconsistent with **Standard 5**.
3. The project is inconsistent with **Standard 6** because the brick walkway and curved brick covered steps are new elements that are historically incorrect for the building and do not match or resemble the original in form and detail.
4. The design of the project is not based on existing documentation about original features nor does it take into account the shape and finish of the original elements. Thus, the project is inconsistent with **Standard 8**.
5. The progression of entry elements fails to convey the same visual appearance of the original or protect the historic integrity of the property and its environment. As such, it is inconsistent with **Standard 9**.
6. The project is not supported by **Design Guideline 1.1 Preserve historically significant features**.

NEW RESEARCH AND ANALYSIS

Analysis: The dimensions of the stairs are regulated by the International Residential Code (IRC) attached to this staff report as Attachment C. The existing stairs have the following dimensions:

Stair #	Riser height (inches)	Meets riser height maximum of 7¾"	Tread depth at 12" walk line (inches)	Meets tread variation not to exceed ⅜"
Stair 1 (bottom)	8-9" (approx.)	no	12" (approx.)	no
Stair 2	7½" (approx.)	yes	17" (approx.)	no
Stair 3	7½" (approx.)	yes	20½" (approx.)	no
Porch deck	9¾" (approx.)	no		

Riser height. The maximum riser height shall be 7¾ inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ⅜ inch. *The existing risers vary in height from 7½ inches of the middle two steps to 9¾ inches at the deck level and fail to meet aforementioned*

requirements. Even if the steps were covered as intended, the risers could not be easily modified to meet the requirements of the code. A landing may also be needed to transition between the walkway and bottom step.

Tread depth. Winders refer to the triangular treads which are used to conserve space when a stairway changes direction. Winder treads must have a minimum tread depth of six inches (6") at any point. Additionally, the largest winder tread depth at the twelve inch (12") walk line shall not exceed the smallest by more than $\frac{3}{8}$ inch. *The existing treads vary in depth from 12 inches to 20½ inches and fail to meet the requirements of the code relating to tread variation.*

Options

The Commission may wish to determine to what extent the applicant should follow a path of historic accuracy and consider other design solutions since the existing stairs do not meet building code requirements. An acceptable second option for replacement features is a new design that is compatible with the character of the historic building.

Option 1 - Straight run stairs. The applicant has submitted revised drawings in response to the discussion that occurred during the Historic Landmark Commission's September meeting. The straight run orientation of the stairs as shown on the drawings is consistent with the Commission's direction and historic photographs of the building. Greater detail is needed to fully evaluate how the stairs would blend with the angle of the walkway. Based upon discussions with Permits Counter staff; however a three foot (3') landing would be needed that follows the direction of travel of the stairs.

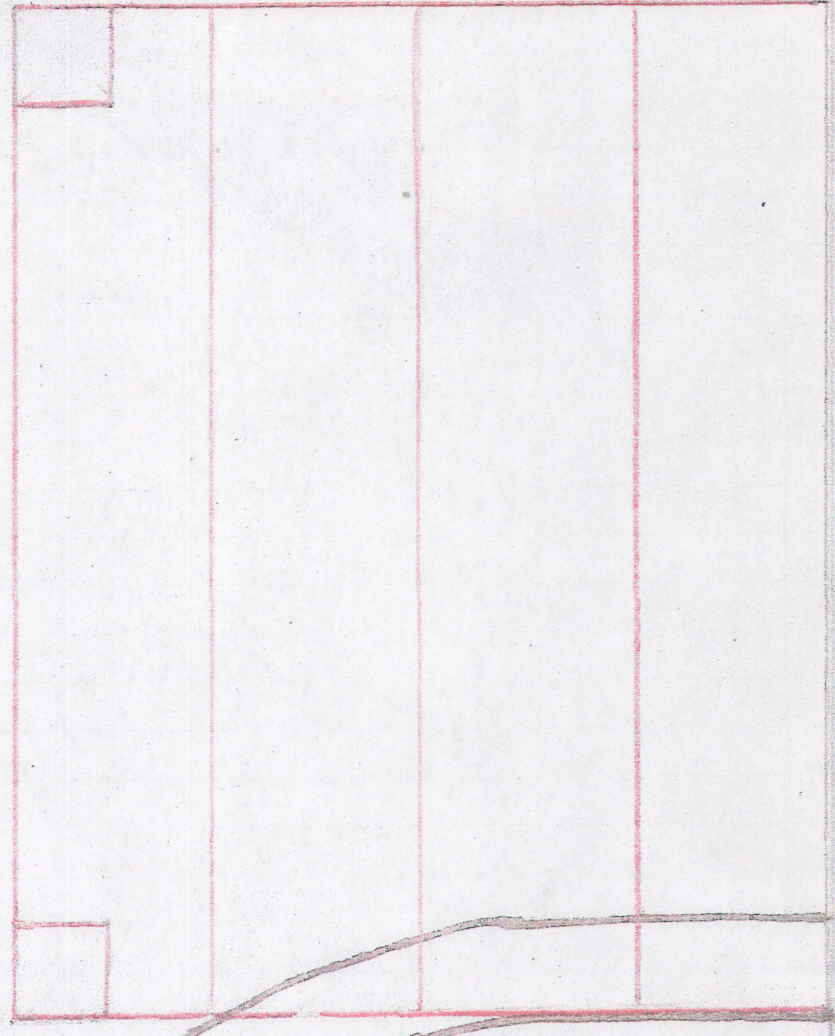
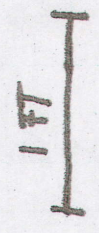
Option 2 - Winders. In this case, the design of the existing concrete winders is generally compatible in massing, scale and materials with the historic home. Although the stairs do not meet building code requirements, staff has determined that a similar configuration could be designed to meet building code requirements without involving significant changes to the historic walkway.

Finding: Planning Staff's analysis regarding the design of the existing winders has not uncovered additional information that warrants support of the request to legalize the completed work. In fact, the work does not meet building code requirements and it would be difficult to readjust the existing proportions of the dimensions of the risers and treads to meet the code.

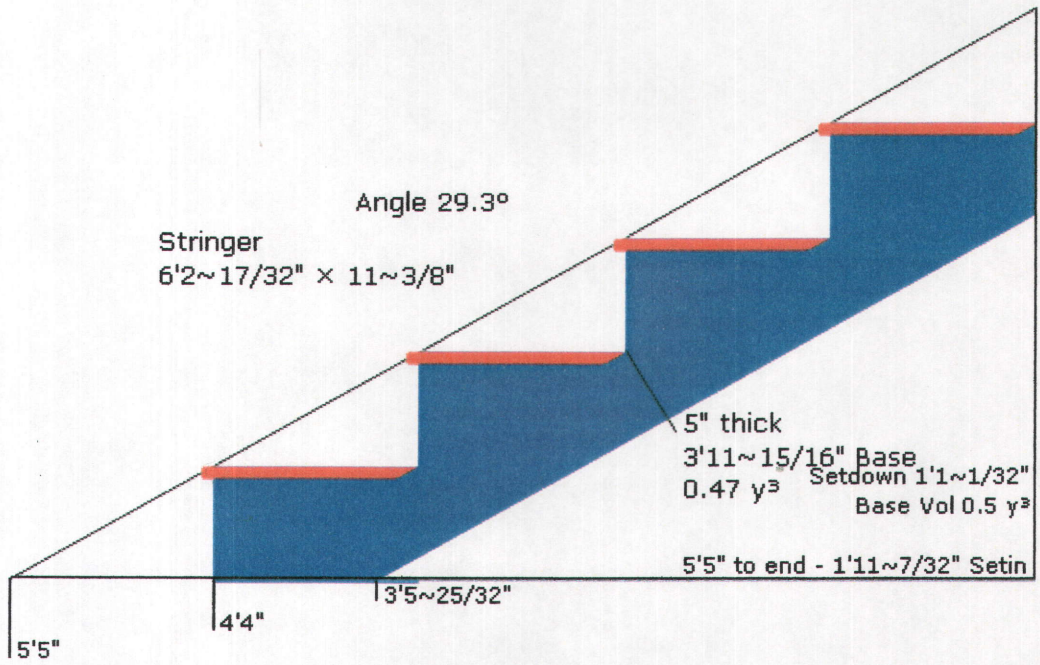
Staff recommends that the Commission approve a concrete winder design for the porch stairs since it would not require significant changes to the existing historic walkway. Although not an exact reproduction of the missing historic features, the proposed alterations are compatible with the character-defining features of the historic building and similar in design to other homes of the same period and style. The applicant is not seeking to create a false sense of history, but is attempting to enhance the building's appearance.

Attachment A
Submittal

STRAIGHT STEPS WOULD FIT
FROM PORCH TO EXISTING WALK
BUT WILL BE OFF CENTER WITH
AN UNBALANCED LOOK AND FEEL.
MUCH OF THE WALK TO THE WEST WOULD
REMAIN EXPOSED WHILE PATH ON EAST
SIDE WOULD BE COVERED



PORCH



Attachment B
September 3, 2008 Staff Report

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning
Division
Department of
Community & Economic
Development

Mensink House

Legalization/Appeal PLNHLC2008-227931
623 East First Avenue in the Avenues Historic District
September 3, 2008

Applicant:

Pieter Mensink, Owner

Staff:

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

Tax ID:

09-32-356-016

Current Zone:

SR-1A, Special Development
Pattern Residential District

Master Plan Designation:

Avenues Community Master
Plan, Low Density Residential

Council District:

District 3; Council Member
Jergenson

Acreage:

0.13

Current Use:

Single- family residence

Applicable Land Use

Regulations:

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

Attachments:

- A. Submittal
- B. Documentation

REQUEST

The applicant requests that the Historic Landmark Commission legalize and approve alterations to the historic home located at 623 East First Avenue. Work on the front porch was initiated without either a Certificate of Appropriateness or building permit. Planning Staff elected to refer the administrative approval request to the Historic Landmark Commission because of the extent of the changes to a principal façade as viewed from the street. Changes to the home include:

1. Legalization of the replacement of the steps to the front porch,
2. Replacement of the front porch skirting material, and
3. Alterations to a concrete walkway.

PUBLIC NOTICE

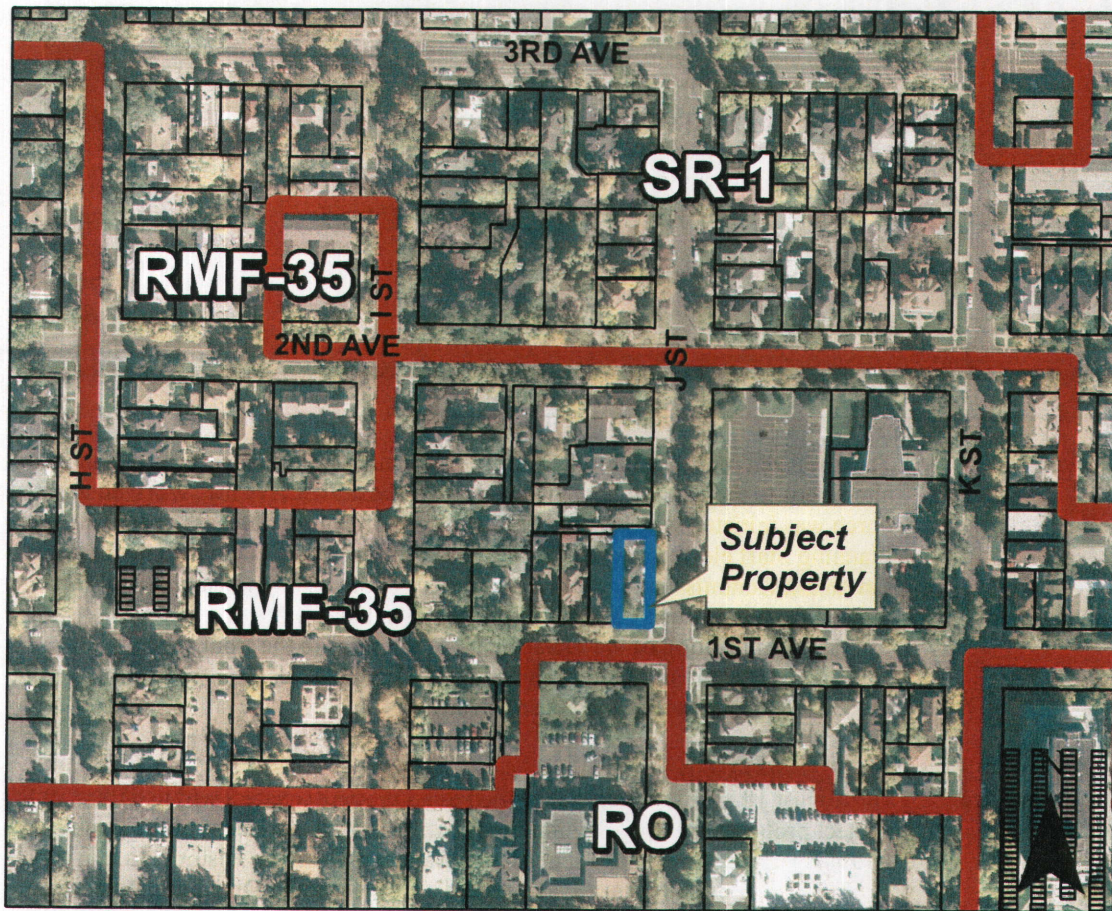
On August 18, 2008, notice was mailed to all property owners within 85 feet of the subject property, meeting the minimum notification requirement of the Zoning Ordinance. Notice was also sent to interested parties on the Historic Landmark Commission's e-mail listserve and posted on the Planning Division's 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 findings of fact in this staff report, Planning Staff finds that the legalization request and proposed alterations to the historic building located at 623 East First Avenue fail to substantially comply with all of the standards that pertain to the application (2, 5, 6, 8, 9, and 12). Therefore, staff recommends the following:

1. That the Commission denies the request to legalize the replacement steps to the front porch, because the design fails to respect the historic progression of entry elements that characterize the property. Should the applicant present a step configuration that respects the original orientation which ran parallel to the porch, staff requests that the Commission directs staff to issue a Certificate of Appropriateness to replace the front steps.
2. That the Commission denies the request to replace the front porch skirting with a precast stone veneer, as primary building materials, such as masonry, should not be replaced with synthetic materials. Should the applicant present a compatible building material, staff requests that the Commission direct staff to issue a Certificate of Appropriateness to replace the front porch skirting.
3. That the Historic Landmark Commission denies the request to cover the front steps and walkway with brick because the replacement material is not similar to that used historically on this house. Should the applicant present a replacement material that matches the original material in detailing or is a compatible substitute material, such as concrete, staff requests that the Commission direct staff to issue a Certificate of Appropriateness for the work.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

The applicant had obtained the signatures of approval from owners of property in the area which is included in Attachment A of this staff report.

BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

According to the historic site form completed in 1979, this brick house with a sandstone foundation was constructed in 1895 by John G. Anderson Jr. of J. G. Anderson Real Estate and Investment Co. Anderson built many houses in the Avenues including the five homes on the southeast corner of this block. The two-story Victorian Eclectic home has an asymmetrical façade and shallow curved bays projecting to the south and east. The attached 1911 Sanborn Map, Shipler Commercial Photographers Collection photograph of 1912, and 1930's tax photograph show a partial porch topped by a truncated hipped roof that is supported by several columns with a small walk-out as part of the original design (See Attachment B). However, the 1979 site form indicates that this porch was removed. The two-story porch element that exists today was constructed in 1986.

Upon notice of violation, the applicant ceased work on the alterations to the front porch and contacted the City to acquire the appropriate approvals. At that time, Planning Staff determined that an administrative approval could not be issued because of the extent of the changes to the principal façade of the building which is highly

visible from the street. The subject property is a corner lot with frontage on both First Avenue and 'J' Street. The primary façade is oriented toward First Avenue.

The applicant has conducted work to stabilize the front porch and requests legalization of the new steps. The applicant claims that the previously existing steps were very shallow. Wider steps were poured in a form that curves to meet a concrete walkway that extends from the street corner to the house and to decrease the steepness of the stairs. The applicant proposes to cover the steps and walkway with red brick which would match the brick house. The proposed porch details include a new precast stone veneer base.

For safety reasons, staff has administratively approved a certificate of appropriateness for a new wood porch railing. A certificate of appropriateness has also been issued to replace the existing privacy fence.

Artificial Material Policy

In 1980, the Historic Landmark Commission adopted the following policy regarding the use of artificial materials:

The use of artificial material in a building which is listed on the Salt Lake City Register of Cultural Resources (either as a landmark site or as part of an historic district) shall not be approved unless it is proven necessary for the preservation of the building.

The policy lists the artificial materials addressed by the Commission and includes; vinyl siding, aluminum siding and asbestos siding. In August of 1994, the Commission discussed creating a new policy regarding the use of synthetic siding, but elected to address the issue through the citywide zoning ordinance rewrite. At that time, the Commission Members identified potential problems of synthetic siding and cited the following reasons for their resistance to the use of the material in the districts:

- It obscures original materials or material that defines the character of a building. As a substitute material for wood, it does not lend itself to the precise shaping that wood does, nor does it have a similar texture.
- Contrary to the claims made by synthetic siding companies, aluminum and vinyl siding are not maintenance and problem-free.

Adopted in April of 1995, Section 21A.34.020(G)(10) also addresses the use of synthetic siding on contributing and Landmark Sites.

ZONING CONSIDERATIONS

The property is located in a SR-1A Special Development Pattern Residential District, 21A.24.080 SR. All work must comply with the height and bulk requirements of the SR-1A zoning district.

Analysis: No changes to the existing height or footprint of the building have been made.

Finding: The project meets this portion of the Zoning Ordinance.

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: A series of spaces between the street and the house, including walkways, steps, landings and porches, is typical of most historic houses. This progression of entry elements is important because it contributes strongly to the historic character of the site and creates a sense of visual continuity on the block and within the historic district. Thus, staff is of the opinion that an historic progression of entry elements should be respected.

Applicable Design Standards for Site Features

1.1 Preserve historically significant features. These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

Finding: Changing entrances which are important in defining the overall historic character of a site and establishing a new progression of entry elements that does not convey the same visual appearance will result in an alteration that detracts from the historic integrity of the property and its context. The alterations to the design of the steps and walkway which include a reconfiguration of the steps and new building materials are inconsistent with 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;

Analysis: Entrances and porches are quite often the focal point of historic buildings, particularly when they are located on primary elevations. Their functional and decorative elements are important in defining the overall historic character of a property. The front porch element on this house has experienced the typical alterations made to similar structures over time. Some have undergone minor repairs to assure their preservation. Other entrance and porch features have been altered to the degree that they have lost character-defining elements, been enclosed or totally removed like the historic porch associated with this property.

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. The project generally meets the intent of this standard.

Finding: The applicant is not seeking to create a false sense of history, but is attempting to repair a deteriorated later addition. The proposed building materials comply with this standard to the extent that their application would not create a false sense of history. Recommendations by staff to restore the original orientation of the steps and use compatible building materials are 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 in 1986, the existing porch is not of sufficient age to have acquired historic significance.

Finding: The existing porch is not of an age to have achieved historic significance in its own right. The primary façade and character-defining elements of the historic building as seen from the street would not be negatively affected by compatible alterations to the existing porch. The project is consistent with this standard.

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

Analysis: The applicant proposes a reconfiguration of the historic progression of entry elements to the front of the building. The submitted plans show a brick walkway and curved series of steps leading to the porch. Staff views the historic progression of entry elements a character-defining feature of this site that should be retained.

Finding: Alterations that fail to preserve a progression of entry elements, such as installing a curved series of steps which historically ran parallel to a house, negatively affect the character of the 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: Historic fabric of the primary elevation was removed when the original porch was replaced. This alteration compromised the proportions and architectural integrity of the house. Although the existing porch design does not convey the same visual appearance of the original porch, the Historic Landmark Commission has found that it is not necessary to strictly replicate the details of a replacement feature on all “contributing” buildings. However, new designs should be in character with the historic building, in terms of scale, material and detailing and, should be clearly differentiated so that a false historical appearance is not created.

Applicable Design Standards for Porches

5.1 Preserve an original porch when feasible. Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is not allowed.

5.2 Avoid removing or covering historic materials and details on a porch. Removing an original balustrade, for example, is inappropriate.

5.3 If the porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

5.4 Do not permanently enclose a historic porch. Enclosing a porch with opaque materials that destroys the openness and transparency of the porch is not allowed.

Design Standards for Primary Materials

Replacement materials

2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces. If the original material was wood clapboard, for example, then the replacement material should be wood. It should match the original in size, the amount of materials exposed, and in finish, traditionally a smooth finish, which was then painted. The amount of exposed lap should match. Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials. In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building material such as masonry, wood siding and asphalt shingles shall not be replaced with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

Finding: The project is inconsistent with this standard because the brick walkway and curved brick covered steps are new elements that are historically incorrect for the building and do not match or resemble the original in form and detail. As such, the project is inconsistent with this standard.

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

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: This guideline regarding contemporary designs for alterations has typically been applied to new work on non-character defining elevations. Since the historic character of the building was diminished by the removal of the original porch, an important architectural feature, preservation practices dictate that replacement materials and features should match the appearance of the originals.

the greatest extent possible. If it cannot be an exact reproduction of the original, the new work should follow along the same general lines.

Applicable Standards for Architectural Details

6.2 If replacement is necessary, design the new element using accurate information about original features. The design should be substantiated by physical or pictorial evidence. One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features.

6.3 Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented. The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

Finding: The design of the project is not based on existing documentation about original features nor does it take into account the shape and finish of the original elements. Thus, 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: Since it would be possible to remove the porch, the Commission may wish to consider to what extent the applicant should follow a path of historic accuracy. The design of the porch is generally compatible in form with the historic home. Legalizing the curved entrance, however, diminishes the historic character of the site as discussed under Standard 2 (See page 4).

Finding: The proposed progression of entry elements fails to convey the same visual appearance of the original or protect the historic integrity of the property and its environment. As such, it is inconsistent with this standard.

10. Certain building materials are prohibited including the following:

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

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, 5, 6, 8, 9, and 12 as noted above and not supported by the following design guidelines mentioned in this staff report:

- **1.1 Preserve historically significant features.**
- **2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.**
- **2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials.**

**Attachment A
Submittal**

"Victorian-Eclectic structures exhibit stylistic influences so numerous that they do not fit into any single style of architecture."

APPLICANTS

Pieter and Janice Mensink
623 First Avenue
Salt Lake City, Utah 84103
Phone: 801.661.9776

REQUEST

Approval of Historic Landmark Commission Certificate of Appropriateness and issuance of Building Permit to (1) replace porch steps and resurface walkway; (2) repair porch columns; and (3) replace fence.

BACKGROUND

The home at 623 First Avenue was built in 1895 and is listed on the National Register of Historic Homes as a Victorian-Eclectic Home. It was purchased by the current homeowners in late 2005. To their understanding, the two-story front porch was added in the late 1980s and is not original to the home, nor historic by any means. In May 2008 homeowners discovered that the foundation of the porch was completely rotted and the entire two-story porch structure was at risk of collapse. To avoid liability and injury, homeowners began work immediately to stabilize the structure. They request a permit to complete work on these repairs as outlined below and to replace a deteriorating fence along the east property line.

PROPOSAL

Steps and Walkway: Finish work on steps to porch and walkway. Due to extensive rot, porch steps had to be removed and concrete steps following the natural curve of the original path have been poured. The steps installed in the late 1980s were very shallow and steep, and likely not up to code. In order to decrease the grade of the steps for safety, wider steps were poured in a form that meets up with and follows the original path from the street to the house. Homeowner proposes to pave steps and walkway with red brick to match and complement the home's original brick exterior. (See "Examples" in booklet and sample provided.)

Stone Porch Skirting: Mount sandstone. Due to extensive rot, old plywood deck skirting was removed. Homeowners propose to install Zion Sandstone Ledge stone (see brochure photo and sample provide) on the outside of the skirting of the porch and on the outer sides of the new steps. Stone will be similar in appearance to original sandstone foundation still present on the home.

Railing and Columns: Install new wood railing and resurface and upgrade porch columns. Propose refinishing damaged and weathered columns to create an appearance in keeping with Victorian style, including matching wood railings on first and second levels of porch.

Fence: Home's backyard is currently fenced with unstable and deteriorating cedar fencing panels. Propose pouring concrete foundation on which to mount a new six foot wood fence, stabilizing the base and adding privacy and security.

June 26, 2008

Dear neighbors,

The planning and zoning division of Salt Lake City has asked me to stop work on the repair of my front porch until all permits have been submitted.

The main issues seem to be the new steps, and the deck surrounds which will be finished according the plans submitted to the city.

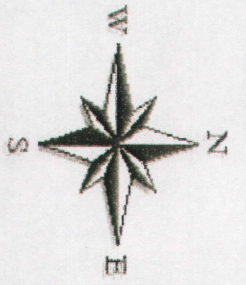
We need to submit a list of our neighbors, probably so they can ask you for your approval also.

To speed up the process we are requesting your approval for these changes and plans in advance.

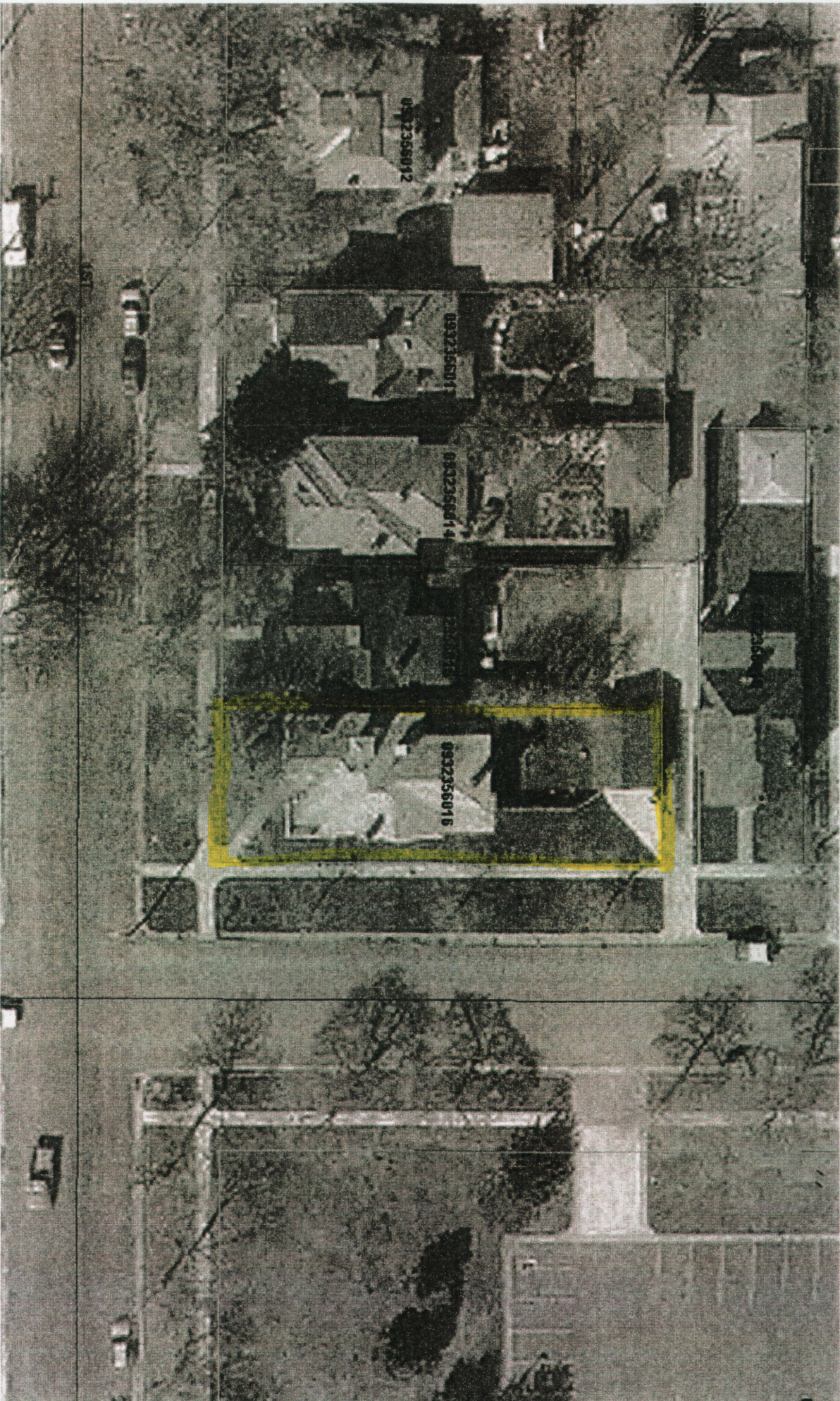
<u>DWELL #</u>	<u>Name</u>	<u>Address</u>	<u>Phone Number</u>	<u>Signature</u>
32356015	<u>B. MAUNSLY</u>	<u>621 1ST AVE</u>	<u>363-7258</u>	<u>[Signature]</u>
323565014	<u>G. MANVILLE</u>	<u>619 1ST AVE</u>	<u>533-8482</u>	<u>[Signature]</u>
32356009	<u>R. FRAME</u>	<u>77 J ST.</u>	<u>359-6246</u>	<u>[Signature]</u>
32356013	<u>S. Mack</u>	<u>617 1ST AVE</u>	<u>363-9848</u>	<u>Jusan C. Mack</u>
32356010	<u>D. McCarroll</u>	<u>67 J St.</u>	<u>not home</u>	<u>_____</u>
32356012	<u>M. Florsheim</u>	<u>615 1ST AVE</u>	<u>not</u>	<u>_____</u>
932356013	<u>Susan Mack</u>	<u>617 1st AVE.</u>	<u>363 9848</u>	<u>Susan Mack</u>
_____	_____	_____	_____	_____

Thank you

Pieter and Janice Mensink
623 First Ave
Salt Lake City, UT 84103
801.661.9776



Salt Lake City IGIS Map
Print on: 6/6/2008



utah gov Online Services Agency List Business

Search

Utah History Center Archives History

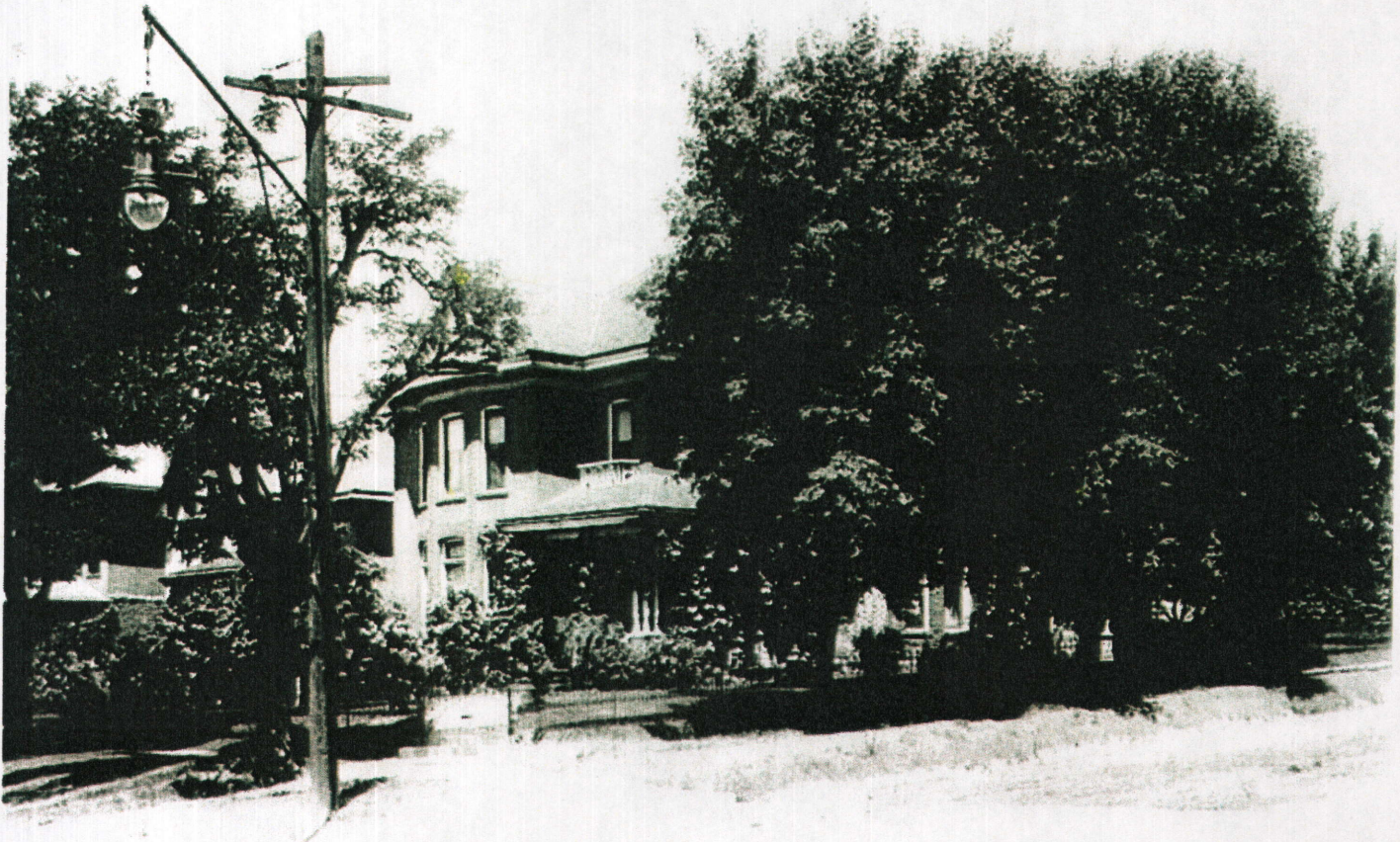
Utah State History

home : browse : advanced search : preferences : my favorites : about : help Order Information

add to favorites : reference url

back to results : previous : next

House at 623 First Avenue (Alex H. Tarbet)

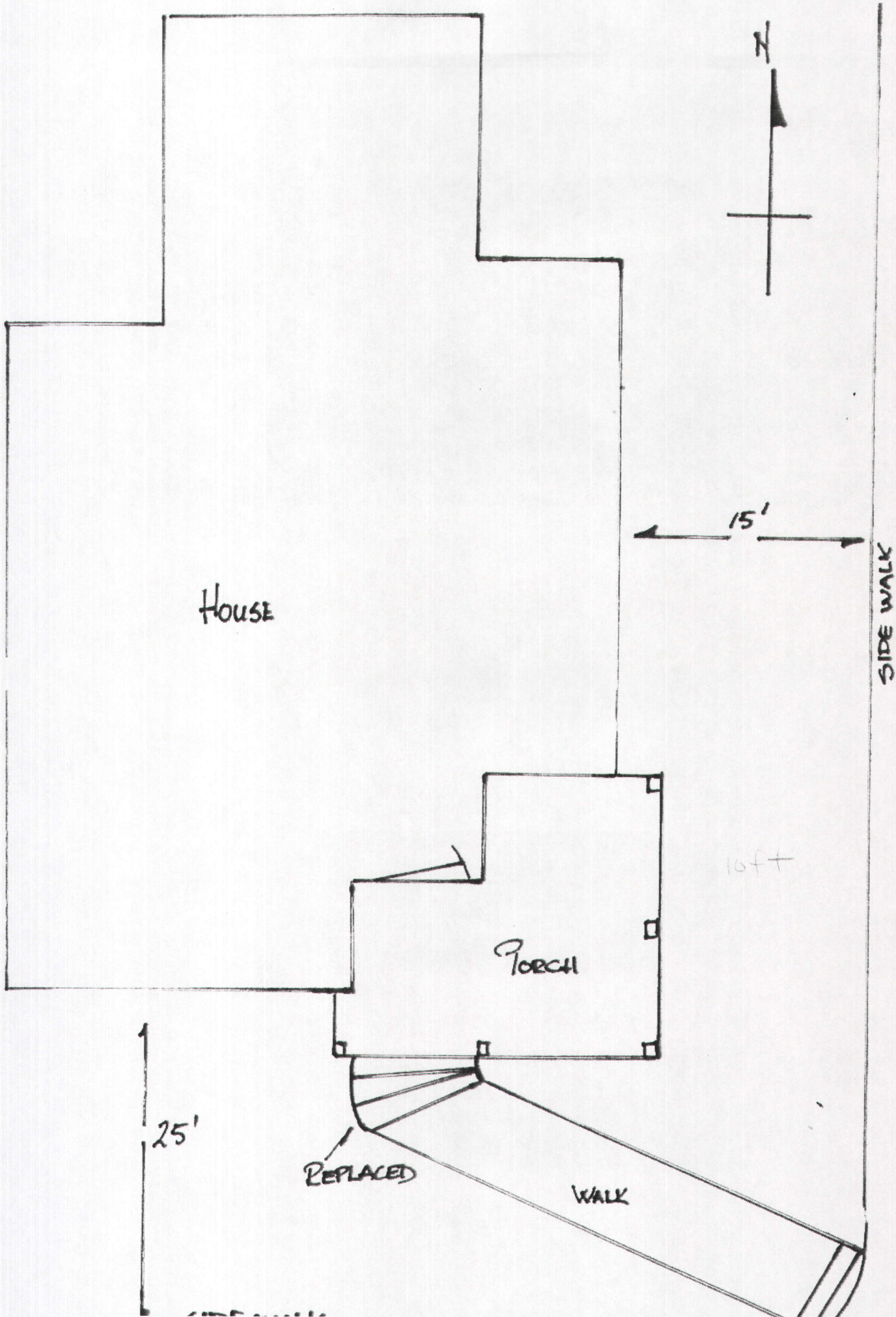


Digital Image © 2001 Utah State Historical Society. All rights reserved.

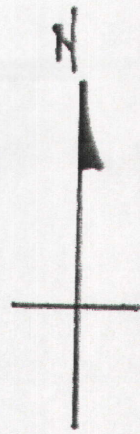
Title	House at 623 First Avenue (Alex H. Tarbet)
Collection	Mss C 275; Shipler Commercial Photographers Collection
Photo Number	Shipler #13535
Photographer	Shipler Commercial Photographers; Shipler, Harry
Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	<u>13 June 1912</u>



PICTURE OF HOME TAKEN
01 - 1980



HOUSE



15'

SIDE WALK

PORCH

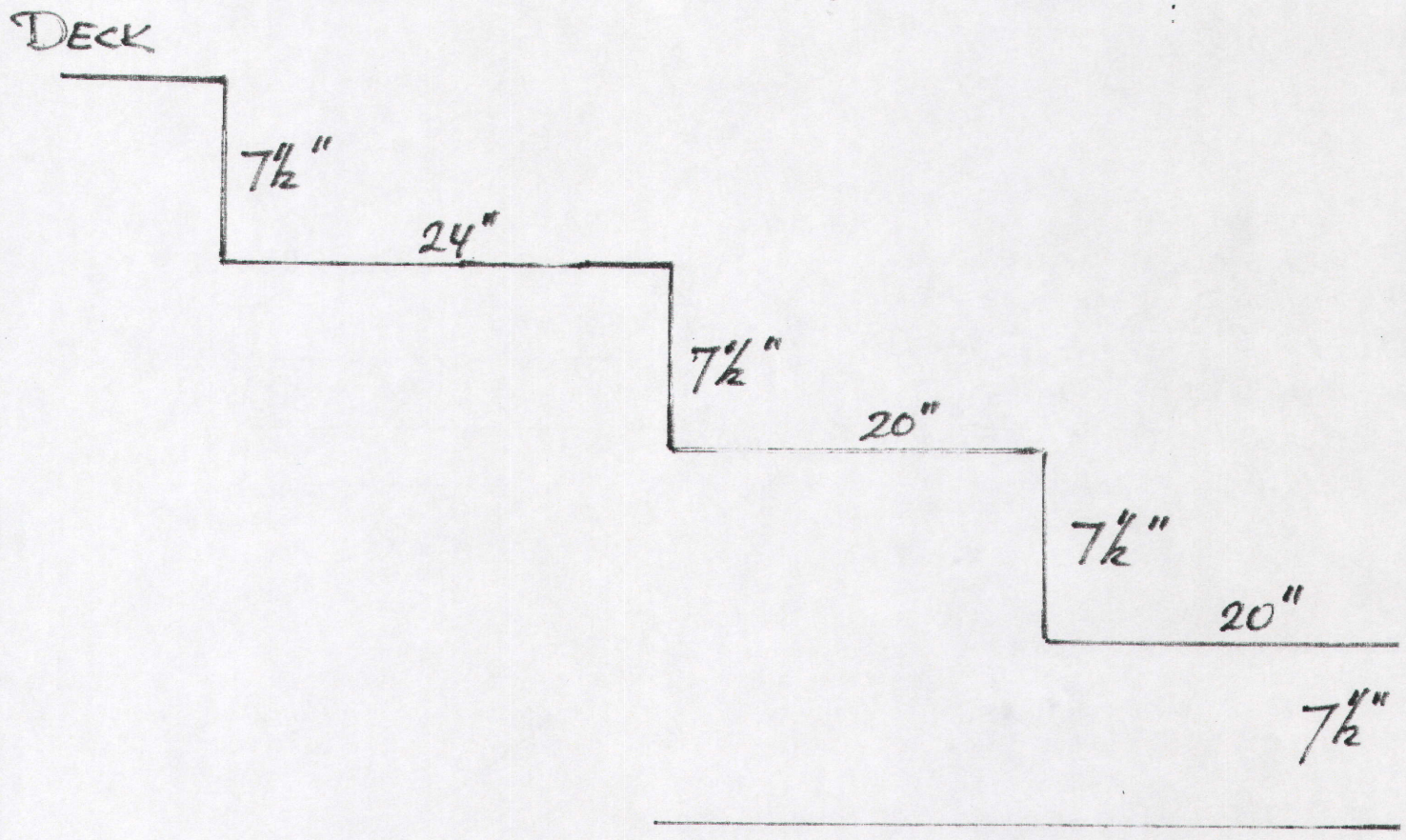
10ft

25'

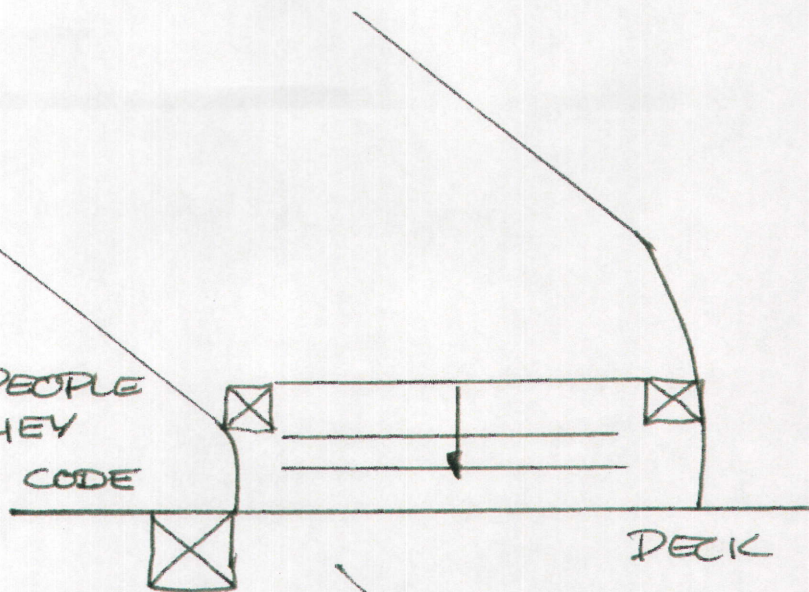
REPLACED

WALK

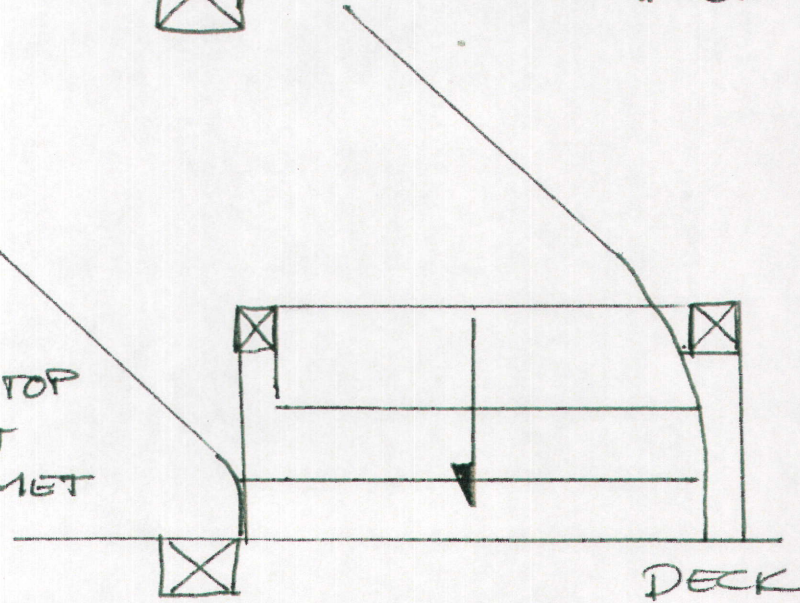
STAIR DETAIL
AT CENTER
OF
STEPS



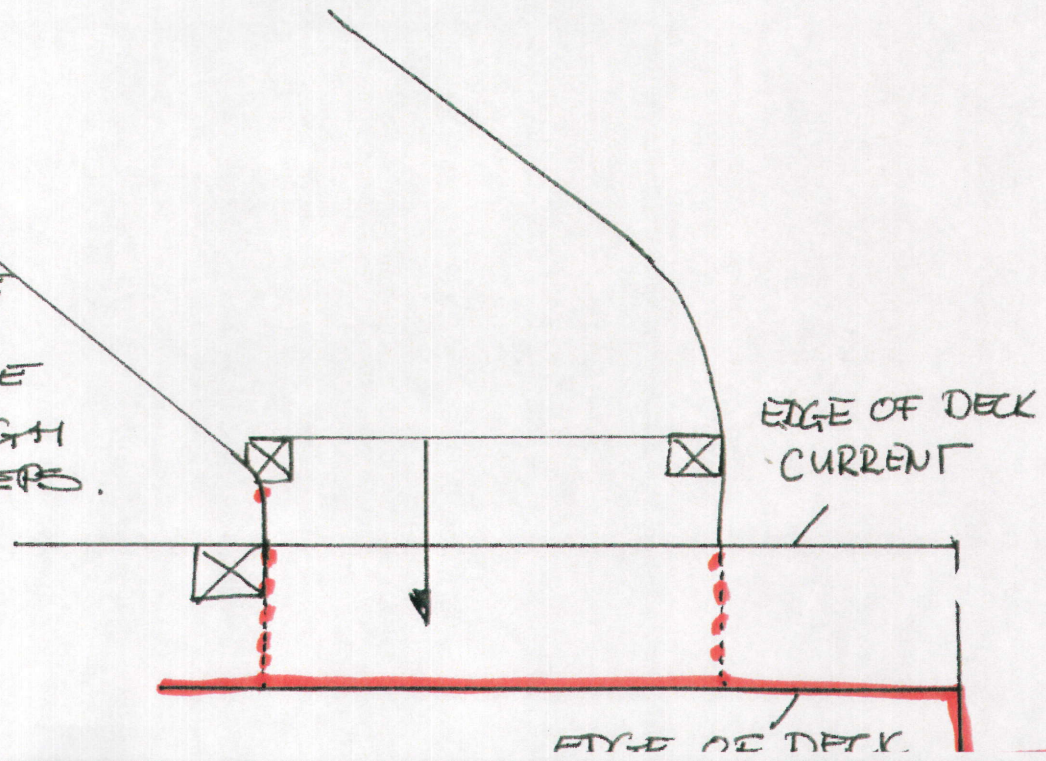
IF STEPS REMOVED WERE WAY TO STEEP AND VERY UNSAFE WE'VE HAD MULTIPLE PEOPLE FALL FROM THEM. THEY WERE LIKELY NOT TO CODE



IF WE WOULD HAVE EXTENDED THE STEPS IN SAME FASHION, ON TOP OF CURRENT PATH, IT WOULD NOT HAVE MET UP WITH PATH



THE PATH TO FRONT DOOR HAS NOT BEEN ALTERED IN OVER 100 YRS. THE DECK IN CA 1912 WAS CLOSER TO THE HOUSE THUS LEAVING ENOUGH ROOM FOR SAFE STEPS.









Will pave walkway and steps
with red brick.



BOTTOM PART OF DECK WILL
BE FINISHED WITH ZION SANDSTONE
LEDGESTONE. THIS WILL GIVE IT A
UNIFORM LOOK WITH CURRENT FOUNDATION.
SIDE WALLS OF STEPS WILL BE FINISHED
WITH THIS SAME STONE AS WELL.



Scroll and click on any of the stones colors to view a larger version.

Masonry Series OUR MOST CLASSIC STYLES PROVIDE THE PERFECT LOOK

For over 40 years, Harristone has been perfecting the art of making homes beautiful. Our all-masonry precast stones offer the inherent qualities of natural rock -- strength, durability and an authentic look and feel -- but without the excess weight or high price of quarried stone. With a huge selection of styles and colors, and an easy to install, easy to maintain design, it's really no surprise that Harristone is the choice of professional masons and do-it-yourselfers everywhere.

Click on one of the stone styles below to go directly to the photo gallery.

STONE STYLES

CHIEF JOSEPH



Brown

[REQUEST CATALOG](#) [DEALER LOCATOR](#) [ORDER FORM](#) [CONTACT US](#)

Search within Harristone.com

Enter Keyword



[site map](#) :: [privacy & security](#)

© 2008 G.S. Harris, Inc. All Rights Reserved

Master Series OUR MOST CLASSIC STYLES PROVIDE THE PERFECT LOOK



Brown Chief Joseph



Cape Cod Chief Joseph



Grey Chief Joseph



Summit Chief Joseph



Timber Chief Joseph



Arenberg Cobble



French Cobble



Heritage Cobble



Vertain Cobble



Grey Weber Split Fieldstone



Cape Cod Granite



Rockport Granite



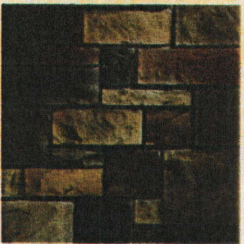
St. Andrews Granite



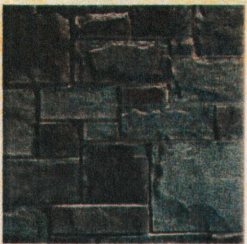
Summit Granite



West Ridge Granite



Copper Ledgestone



English Block Ledgestone



Gold Idaho Ledgestone



Hazelwood Ledgestone



Saddleback Ledgestone



Sage Ledgestone



Zion Sandstone Ledgestone



Catalina Limestone



Spanish Olive Limestone



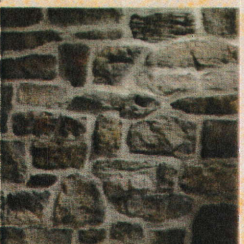
Summerset Limestone



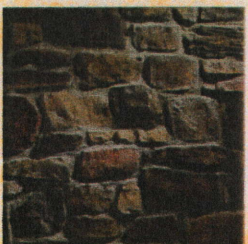
Summit Limestone



Venetian Limestone



Arcadian Ridgestone



La Bella Ridgestone



Madeleine Ridgestone

PORCHES, continued...

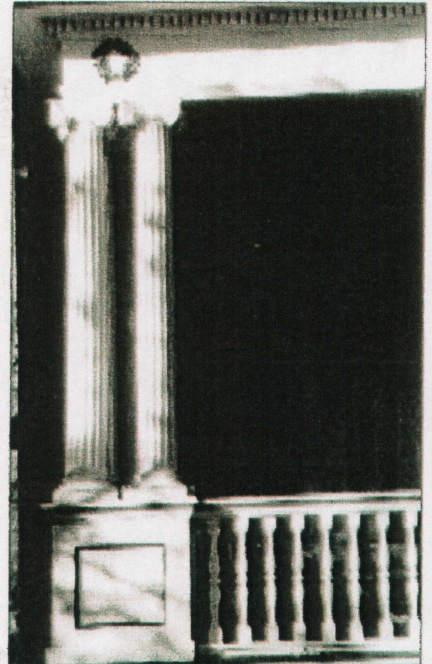
Many architectural styles and building types, such as the Victorian era style and the Craftsman style, developed with the porch as a prime feature of the front facade. Some porches even convey the design expression of the house, such as the Prairie style porch, which often echoes the horizontal orientation of the house. Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.

Porch Features

Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Porches may be simple one or two story structures. A porch may project or wrap and have elaborate details and finishes. Although they vary in character, most porches have a few elements in common:

- balustrades
- posts/columns
- architectural details
- hipped/shed roofs

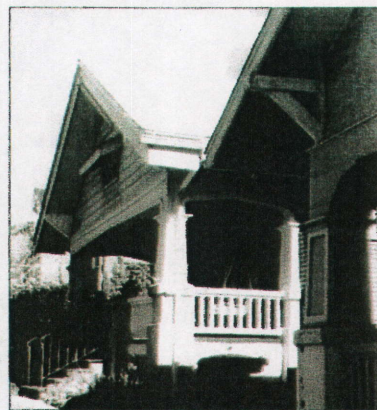
These elements often correspond to the architectural style of the house and therefore the building's design character should be considered before any major rehabilitation or restoration work is done.



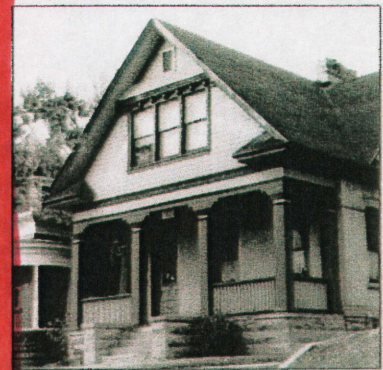
Paired fluted columns support an architrave with dentil molding on this porch. These are distinct features that should be preserved.



This classical detail porch includes paired Doric columns.



Supports for bungalow porches often have a sloped or "battered" design, which is a key feature.



Square posts are distinct features of this inset, full-width porch.

(Example)

Portrait LEXINGTON'S BLUEGRASS REGION



WE PLAN ON SURFACING CONCRETE STEPS
WITH BRICK. ALSO WALK TO STEPS WILL

(Example)

SAMPLES OF CURVED AND OR
BRICKED STEPS.

ALL WERE TAKEN IN LOWER AVEENUES.



(Example)
of
curved steps
and
stone sides



(Example of
Stone siding)



**Attachment B
Documentation**



Digital Collections

Search Our Digital Collections

GO

home : browse : advanced search : preferences : my favorites : about : help

Order Information

add to favorites : reference url

back to results : previous : next

House at 623 First Avenue (Alex H. Tarbet)



Digital Image © 2001 Utah State Historical Society. All rights reserved.

Title	House at 623 First Avenue (Alex H. Tarbet)
Collection	Mss C 275; Shipler Commercial Photographers Collection
Photo Number	Shipler #13536
Photographer	Shipler Commercial Photographers; Shipler, Harry
Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	13 June 1912
Subject	Architecture, Domestic home housing
Person	Tarbet, Alex H.
Geopolitical place	Utah; Salt Lake County; Salt Lake City
Historic address	623 1st (First) Avenue
Description	Image shows a general view of a home on First Avenue.
Rights Management	Digital Image © 2001 Utah State Historical Society. All Rights Reserved.
Holding Institution	Utah State Historical Society
Relation	Shipler Commercial Photographers, Series 1
Identifier	39222000651070
Source format	Glass Plate Negative
Source size	10 inches x 8 inches
Source physical description	Good condition.
Source donors	Shipler, William H.
Source donation date	1988
Type	Image
Format.Use	image/jpeg
Resolution	TIFF: 800 ppi
Bit depth	8-bit grayscale
Dimensions	JPEG: 700 x 556 pixels
Scanning device	Creo-Scitex Jazz+ Flatbed Scanner
Date.Digital	2002-03-05
Scanned by	Digital Technologies, Marriott Library, University of Utah
Metadata cataloger	Haley Q. Petersen
Collection Information	http://history.utah.gov/FindAid/usc/00275/

add to favorites : reference url

back to results : previous : next

utah
gov

Online Services

Agency List

Business

Search



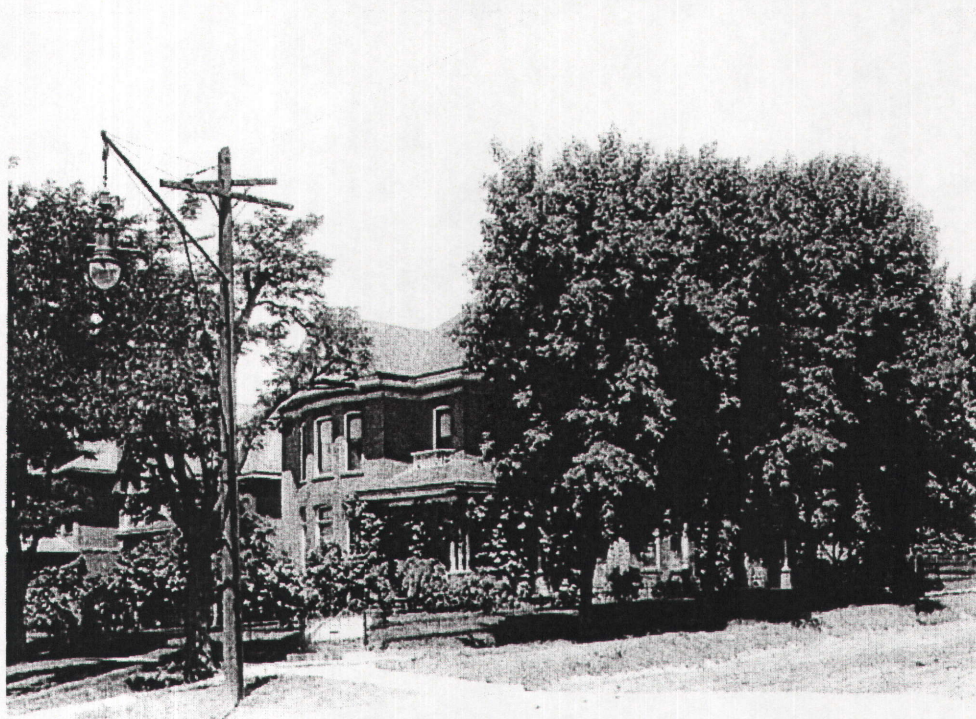
Digital Collections

Search Our Digital Collections

GO

[home](#) : [browse](#) : [advanced search](#) : [preferences](#) : [my favorites](#) : [about](#) : [help](#)
[Order Information](#)
[add to favorites](#) : [reference url](#)
[back to results](#) : [previous](#) : [next](#)

House at 623 First Avenue (Alex H. Tarbet)



Digital Image © 2001 Utah State Historical Society. All rights reserved.

Title	House at 623 First Avenue (Alex H. Tarbet)
Collection	Mss C 275; Shipler Commercial Photographers Collection
Photo Number	Shipler #13535
Photographer	Shipler Commercial Photographers; Shipler, Harry
Publisher	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
Date of photograph	13 June 1912
Subject	Utility poles Lighting Street lights Lamp posts Architecture, Domestic Home Housing Tarbet, Alex H.
Person	Tarbet, Alex H.
Geopolitical place	Utah; Salt Lake County; Salt Lake City
Historic address	623 1st (First) Avenue
Description	Image shows a general view of a home on First Avenue.
Rights Management	Digital Image © 2001 Utah State Historical Society. All Rights Reserved.
Holding Institution	Utah State Historical Society
Relation	Shipler Commercial Photographers, Series 1
Identifier	39222000651062
Source format	Glass Plate Negative
Source size	10 inches x 8 inches
Source physical description	Good condition.
Source donors	Shipler, William H.
Source donation date	1988
Type	Image
Format.Use	image/jpeg
Resolution	TIFF: 800 ppi
Bit depth	8-bit grayscale
Dimensions	JPEG: 700 x 556 pixels
Scanning device	Creo-Scitex Jazz+ Flatbed Scanner
Date.Digital	2002-03-05
Scanned by	Digital Technologies, Marriott Library, University of Utah

2711 Ave



Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 623 1st Avenue Plat G Bl. Lot
Name of Structure: T. R. S.
Present Owner: UTM:
Owner Address: Tax #:

2

AGE/CONDITION/USE

Original Owner: John G. Anderson Jr. Construction Date: 1895 Demolition Date:
Original Use: single family
Present Use: Occupants:
 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: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: Date of Slides: 5/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Polk, Salt Lake City Directory, 1900, 1901, 1925.
Deseret News, April 23, 1931, p. B-6.
J. Cecil Alter, Early Utah Journalism. Salt Lake City: Utah State Historical Society, 1938, pp. 314-315.
Peter Goss, "The Prairie School Influence on Utah," The Prairie School Review, XIII, pp. 13-17.
Salt Lake City Building Permit, #3713, February 13, 1924; #1669, October 11, 1895.
Salt Lake County Plat Records.

5
ARCHITECTURE

Architect/Builder: Walter E. Ware / J. M. Anderson

Building Materials: brick

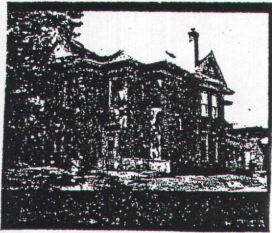
Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The house has wood shingled gables with round attic windows. There is dentil molding under the eaves. Shallow curved bays project to the south and east. Note the curved, corbeled projection for the stairwell window on the east wall near the front of the house. The stair well window itself is of decorative glass. The house is light-brown brick with a sandstone foundation. The front porch at the southeast corner has been recently removed and the brick there is now painted brown.

--Thomas W. Hanchett



6
HISTORY

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-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This home is representative of the kind of house that was built in the Avenues during the late 19th Century when the area was in the process of evolving from its original homogeneity to the diversity that characterizes it today.

In 1895, John G. Anderson Jr. of J. G. Anderson Real Estate and Investment Co., built the five homes on this south east corner lot. Anderson built many houses on other parts of the Avenues as well. In 1896 Mr. Alexander H. Tarbet bought this property. Tarbet, a miner, is listed as resident here until his death in 1916.

In the early 1920's it was divided into a number of small apartments and has remained a multi-family residence since that time.

13



campus library: my account | maps | hours

Search Library Site Go

GET HELP | LIBRARY CATALOG | ARTICLE DATABASES | WEBCT | STUDENT LABS | DONATE

Digital Collections

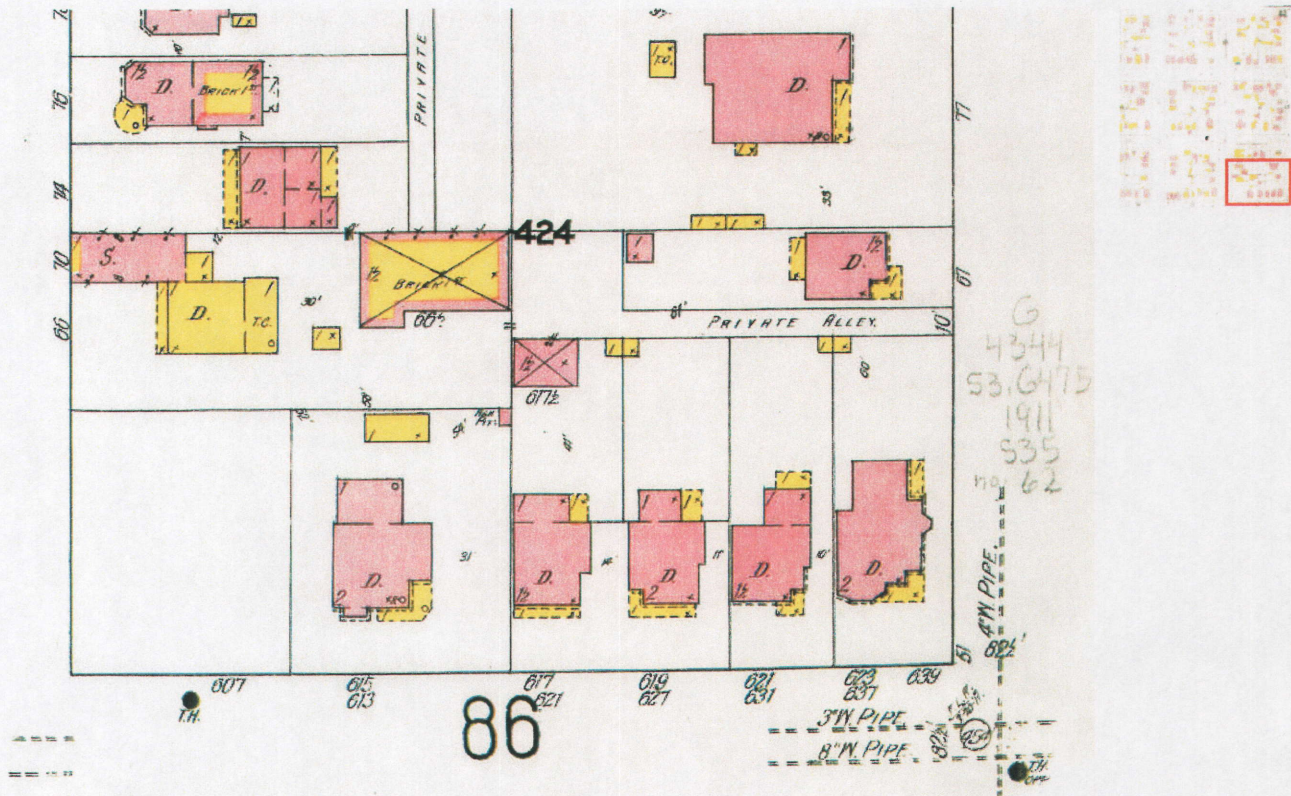
Search all collections [advanced] [Home](#)
 Search [Contact Us](#)
[Browse Collections](#) [Services](#)
[Rights Inquiries](#)
[Tools](#)

home : browse : advanced search : preferences : my favorites : my shopping cart : about : help
add to favorites : reference url

back to results : previous : next



Sheet 062



City Salt Lake City, Utah
Date.Original 1911
Map Sheet Number Sheet 062
Street Names 4th Avenue; 3rd Avenue; 2nd Avenue; 1st Avenue; H St.; I St.; J St.
Business/building names Doris Apartments
Creator Sanborn D A
Subject Sanborn Fire Insurance Maps; maps; urban development; city planning
Publisher J. Willard Marriott Library, University of Utah
Date.Digital 3/23/2001
Type Image
Format.Use image/jp2
Source.Physical 54 cm x 64 cm
Identifier G4344_S3_6475_1911_S35_V1_062.tif
Format.Creation Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11, Kaiser Softlite ProVision 6x55W fluorescent 5400K daylight, tif: 4000 x 4800 pixels, 36-bit color
Language en
Rights Management Digital image copyright 2001, University of Utah. All rights reserved.
Website <http://www.lib.utah.edu/digital/sanborn/>
Owning Institution Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah, 295 S. 1500 East, Salt Lake City, UT 84112
Scanning Technician Kelly Taylor
Metadata Cataloger Clifton Brooks/Kelly Taylor

add to favorites : reference url

back to results : previous : next

© THE UNIVERSITY OF UTAH | J. WILLARD MARRIOTT LIBRARY 295 S 1500 E SLC, UT 84112-0860 | 801.581.8558 • FAX 801.585.3464
THE UNIVERSITY OF UTAH | CONTACT US | DISCLAIMER | PRIVACY | STAFF INTRANET

Attachment C
International Residential Code

R311.4.4 Type of lock or latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

R311.5 Stairways.

R311.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.5.8.

R311.5.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers.

R311.5.3.1 Riser height. The maximum riser height shall be $7\frac{3}{4}$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

R311.5.3.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the largest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than $\frac{9}{16}$ inch (14 mm). A nosing not less than $\frac{3}{4}$ inch (19 mm) but not more than $1\frac{1}{4}$ inch (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $\frac{3}{8}$ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed $\frac{1}{2}$ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.5.4 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.5.5 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than $1\frac{1}{2}$ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least $1\frac{1}{4}$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than $6\frac{1}{4}$ inches (160 mm) with a maximum cross section of dimension of $2\frac{1}{4}$ inches (57 mm).
2. Type II. Handrails with a perimeter greater than $6\frac{1}{4}$ inches (160 mm) shall provide a graspable finger