

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

**Conboy Residence,
Addition & PLNHLC2009-00706
1014 3rd Avenue
August 5, 2009**

Applicant: Sandra Hatch,
architect

Staff: Robin Zeigler, 801-535-
7758, robin.zeigler@sclgov.com

Tax ID: 09-32-453-003

Current Zone: SR-1A

Master Plan Designation:
Avenues Master Plan, Low
Density Residential 4-8 units per
Gross Acre

Council District: 3, Eric
Jergensen

Lot Size:
5662.8 square feet

Current Use: Residential

**Applicable Land Use
Regulations:**

- 21A.34.020 G

Notification

- Notice mailed on July 21
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites July 31

Attachments:

- A. Photographs
- B. Site Plan and Drawings

Request

The applicant proposes to remodel the primary structure at 1014 3rd Avenue which includes removing a rear addition, constructing a new addition, and minor alterations to the rear of the existing building, as well as removing a rear carport and constructing a garage. The applicant seeks approval of additional height for the rear addition.

Potential Motions

Approval

I move to approve the application as submitted, as well as the additional height of the addition, based on the findings and facts of this staff report and because the application meets all applicable standards of section 21A.34.020(G) of the ordinance.

Denial

I move to deny the application based

Table

I move to table the issue and request additional information and/or research including...

VICINITY MAP



Background

Project Description

The Anderson-Lyman house, located at 1014 3rd Avenue, is a two-story Victorian eclectic style home with a hip-roofed projecting bay. The house is significant as the residence of Apostle Lyman of the LDS church during the last ten years of his life. John G. Anderson, Jr. built the house in 1898 and sold the house to Lyman in 1906. Lyman supervised the settlement of Millard county. In addition he was a member of the territorial legislature, county clerk, county recorder, superintendent of schools, prosecuting attorney and operated a flour mill. In 1877 he was named as president of the Tooele Stake of the LDS Church. In 1880 he was made an apostle in the LDS Church and he remained in that position until his death.

In 2004, architect Hatch, designed a front porch for the home that matched a porch on a home that is almost identical to this one. In 2003 the upper-story front windows were replaced with aluminum clad windows of the same dimension and design as the original. The rear carport, that is proposed to be removed, was constructed in 1979.

The proposed project includes an over-height, 123-square foot, two-story, rear addition; a 480 square foot garage; and minor alterations. The proposed rear addition will require the demolition of a non-historic sunroom

and a rear-side addition. It will also require that the second level (an enclosed porch) of the rear addition be removed and the first floor be incorporated into the proposed addition. The cladding includes existing brick, new brick and 8" Colonial smooth with 4" trim Hardi board. The trim will match the design of existing trim. The foundation will be painted stone to match the existing foundation. Windows will be two-over-two aluminum clad wood windows that are similar in dimension and design to exiting windows. A new multi-light wood door with colonial hood will be added to the rear. The addition includes a rear-side porch of wood which matches the front porch in basic design and materials. A rear door will be replaced with an egress window and the glass of a rear, second-floor window will be replaced with a textured glass in the lower sash. The roofing will be asphalt shingle to match existing. A fireplace vent is to be added to the rear-west side and a basement window will be replaced with a aluminum clad tripart slider.

The hipped roof 14' tall garage mimics design features of the primary structure. The foundation is poured concreted, the siding 8" Colonial smooth Hardie board with 4" Hardie trim and the roof is asphalt shingle to match the existing primary structure. The door on the north elevation is a half-light wood door with shingle-roof overhang and the door on the west side is a solid wood door. The auto doors are double doors designed in a craftsman style.

The project meets the guidelines and ordinance but could not be administratively approved because of the height of the addition.

Comments

Public Comments

No public comments have been submitted. This type of project is not required to be presented to Community Councils.

Division Comments

This project has not been routed because the Historic Landmark Commission is only reviewing the architectural design of the project. Relevant city departments will provide comments during the building permit review process.

Analysis and Findings

Options

Approval. If the HLC finds that the proposed project meets the standards of the ordinance the application should be approved.

Denial. If the HLC finds that the proposed project does not meet the standards of the ordinance the application should be denied. The applicant may submit a new application with a revised design.

Postpone. If the HLC finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

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 use of the property will not change.

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;

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

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, 4, 5, and 6:

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.

9.1 Preserve a historic accessory building when feasible. When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. Avoid moving a historic secondary structure from its original location.

Discussion for Standards 2, 4, 5, and 6: The project will require removal of rear non-historic additions. Minor alterations to the primary structure are planned such as removing a rear door for a window and replacing a basement window.

The existing carport is not historic and is not an appropriate design for the site.

Finding for Standards 2, 4, 5 and 6: The planned removals and the new construction do not destroy any character defining features so the project meets these standards.

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;

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

Applicable Design Guidelines for Standards 3 and 8:

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.

9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

Discussion for Standards 3 and 8: Although the design of the addition mimics the existing house, new materials and the inset footprint of the addition distinguish it from the original.

The garage is located to the rear of the property, has a roofline similar to the main structure, does not employ aluminum or vinyl, and has two auto doors rather than a double door.

Finding for Standard 3 and 8: This project does not create a false sense of history and the design location and materials of the proposed garage are appropriate for the site. The project meets these standards.

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.

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 for Standard 9

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.

8.10 Use windows in the addition that are similar in character to shoe 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 windows or synthetic materials may be considered.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building by using a smaller connecting element to link the two.

Discussion for Standard 9: The proposed rear addition is no taller than the existing house, is inset from the original footprint, and utilizes modern materials all of which help to differentiate the old from the new. A portion of the addition is wider than the existing house; however this takes place towards the rear of the building and will not be a significant change to the building, as seen from the street. The addition’s 123-square feet is subordinate to the 1,213-square feet of the existing building. The addition could be removed without destroying any significant character defining features.

Finding for Standard 9: The sizes, scale, design and location of the addition is appropriate for the existing building and does not destroy nor cover character defining features. The addition meets 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;

Applicable Design Guidelines for Standard 10

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.

Discussion for Standard 10: The cladding for the addition includes brick and smooth cementitious siding, which is an appropriate substitute for wood since it looks and acts like wood. The project does not include vinyl or aluminum.

Finding for Standard 10. The project meets 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 for Standard 11: The project does not include signage.

Finding for Standard 11. This standard is not relevant.

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

Discussion and Finding for Standard 12: Not applicable.

ATTACHMENT A
Photographs



Property Value Assessor Photos



ATTACHMENT B
Site Plan and Drawings



Detail to match - new remodeled porch



Remove rail
→

↓ Southwest corner
↓ Upstairs to be removed
replaced



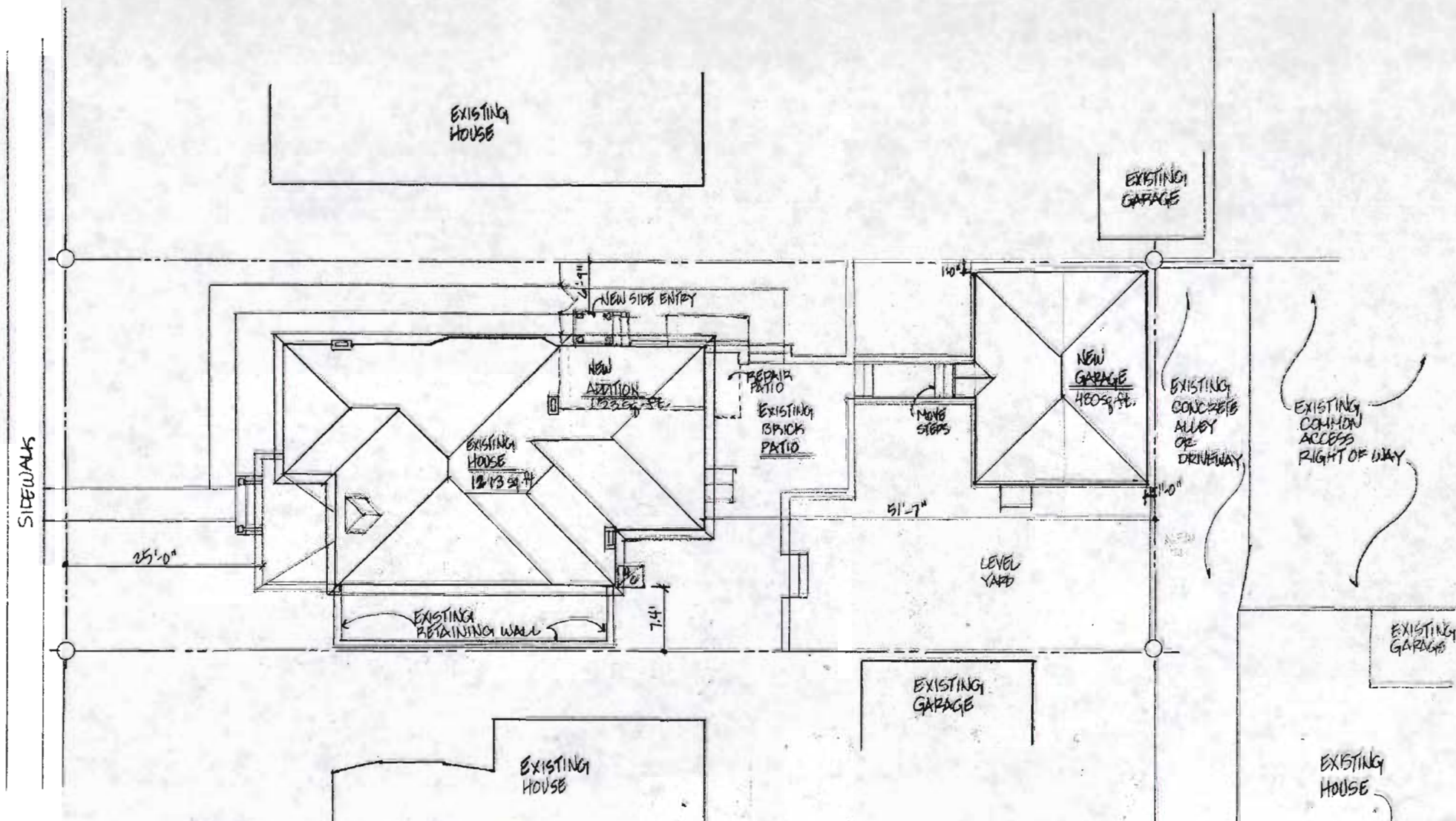
↓ Existing - Historic Window Pattern



↓ Southeast corner to be removed - replaced

John Conboy - Rachel Slade 1014 3rd Ave

3RD AVENUE
CURB & GUTTER



NEW SITE PLAN

ZONE -SR-1A- HISTORIC OVERLAY

- PARCEL NO. 09-32-453-003
- LOT SIZE = 5625 SQ. FT.
- TOTAL NEW BUILDING 1846 SQ. FT.
- BLDG. TO LOT RATIO = 33% COVERAGE
- SETBACK REQUIREMENTS
- FRONT YARD = 25'-0" > 20'-0"
- REAR YARD = 51'-7" > 25% OR 31'-0"
- SIDE YARD = 7'-3" + 6'-7" = 14'-0" 30% OF 45'-0"

SR-1A STREETSCAPE HEIGHTS

4 ADJACENT HOMES FACING NORTH ON 3RD AVE. BETWEEN Q & R ST.

	FRONT	REAR
1018 3RD AVE. PARCEL NO. 09-32-453-004	32'-0"	38'-0"
* 1014 3RD AVE. PARCEL NO. 09-32-453-003	32'-0"	38'-0" (NEW 36'-0")
1010 3RD AVE. PARCEL NO. 09-32-453-002	32'-0"	38'-0"
1006 3RD AVE. PARCEL NO. 09-32-453-001	34'-0"	40'-0"

MATCHING EXISTING WALL HTS.

NEW SITE PLAN

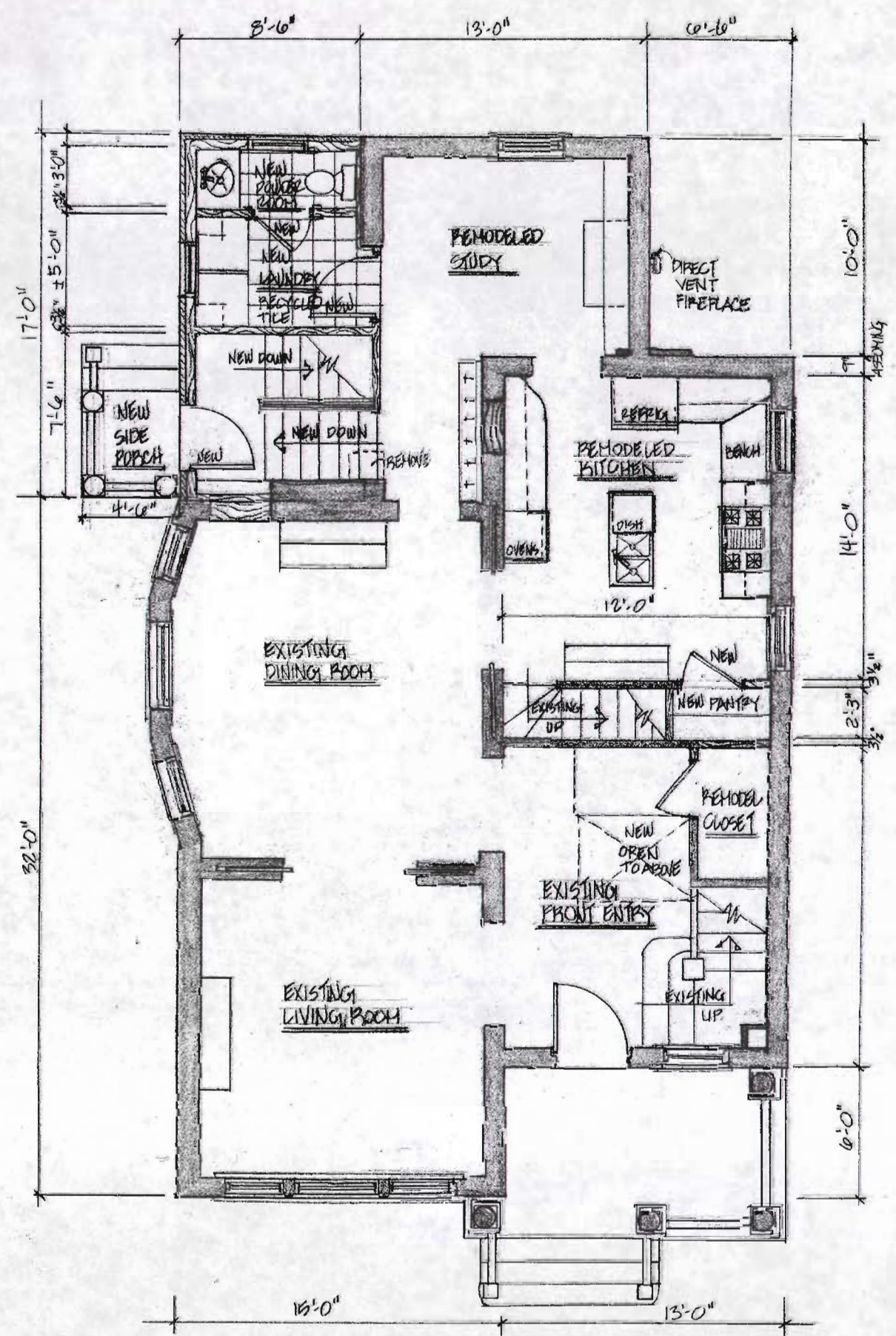
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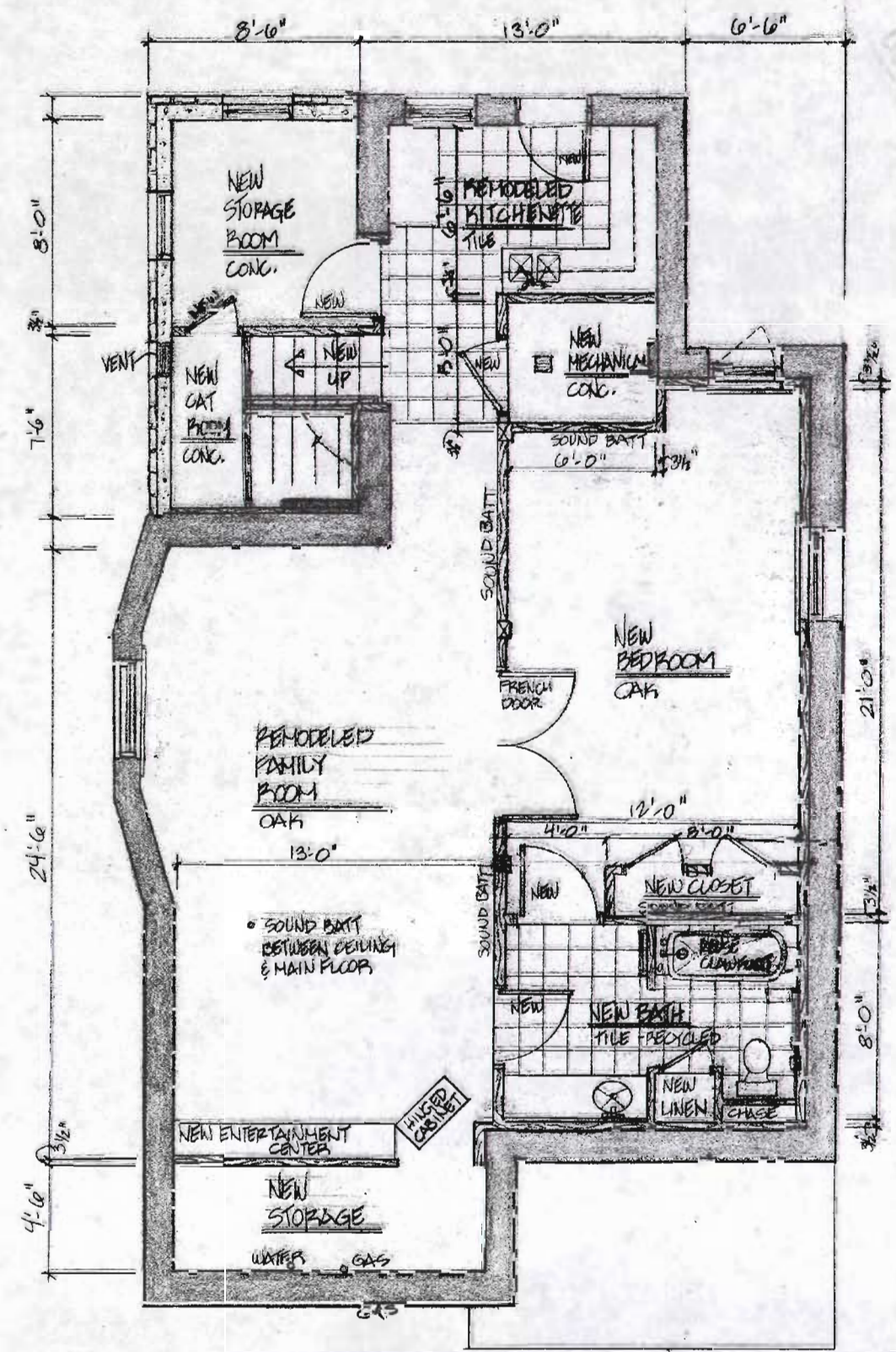
RESIDENTIAL PERMITS FOR
RACHELE CRAIG
& JOHN COWBOY
1014 3RD AVE.
S.L.C. UT. 84103
801-322-0546

ARCHITECT
SANDRA S. HATCH
1141 MICHIGAN AVE.
S.L.C. UT. 84103
801-466-3494

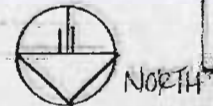
A-1



NEW MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



NEW BASEMENT FLOOR PLAN
1/4" = 1'-0"

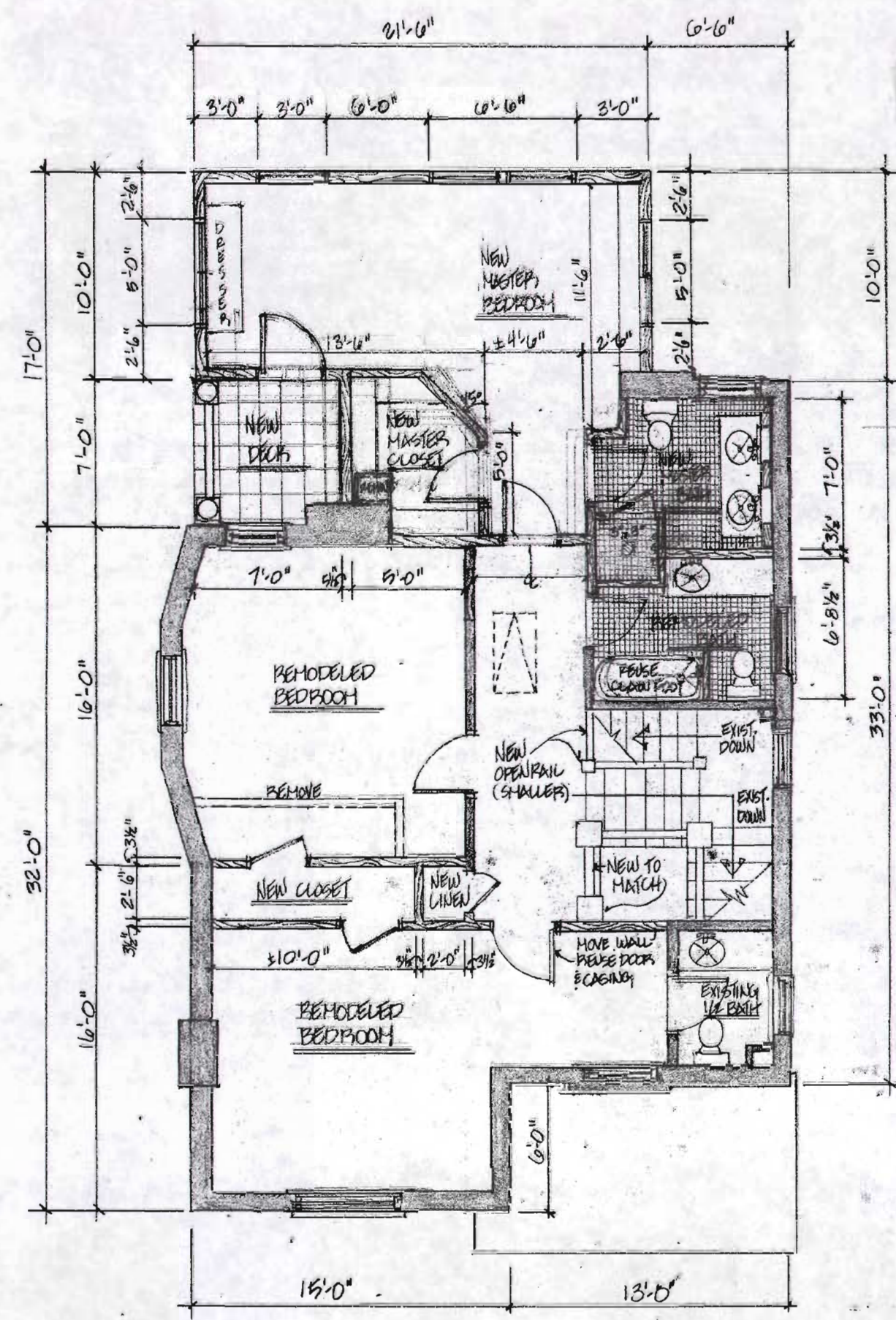
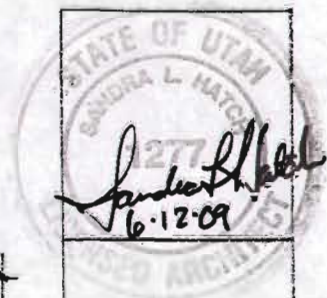


NEW BASEMENT & MAIN FLOOR PLAN

RESIDENTIAL REMODEL FOR
RACHELLE SLADE
JOHN CONBOY
1077 3RD AVE.
S.U.C., UT. 84103
PH: 322-0546

ARCHITECT
SANDRA S. HATCH
1177 MICHIGAN AVE.
S.U.C., UT. 84105
801-466-3494

A-2



NEW UPPER LEVEL FLOOR PLAN

RESIDENTIAL
REMODEL POB
RACHELLE SLADE
& JOHN CONROY
1014 3RD AVE.
S.L.C., UT. 84103
BOX 322 0546

ARCHITECT
SANDRA S. HATCH
3744 MICHIGAN AVE.
S.L.C., UT. 84105
BOX 460 3494

NEW UPPER LEVEL FLOOR PLAN
1/4" = 1'-0" NORTH

Elevation Notes

- ① New asphalt shingle roof or ridge vent
- ② New painted wood band, bracket and crown to match A/A-4
- ③ New Hardie Plank 8" Colonial smooth with 4" Hardie Trim painted
- ④ Painted new brick veneer, match the existing dimension and detail
- ⑤ Painted new pre-cast concrete sill
- ⑥ Painted new stone veneer, match the existing dimension and detail

- ⑦ New windows aluminum clad-wood Pella architectural
- ⑧ New Turncraft column with painted wood cap to match front Porch A/A-4
- ⑨ New painted wood rail to match front porch A/A-4 B/A-4
- ⑩ Replacement windows and doors Pella architectural wood Muntin pattern to match existing rear windows
- ⑪ Painted 1/2 round wood trim
- ⑫ Painted wood bracket & covered entry A/A-5
- ⑬ Painted wood newel post to match front porch



NEW EAST ELEVATION

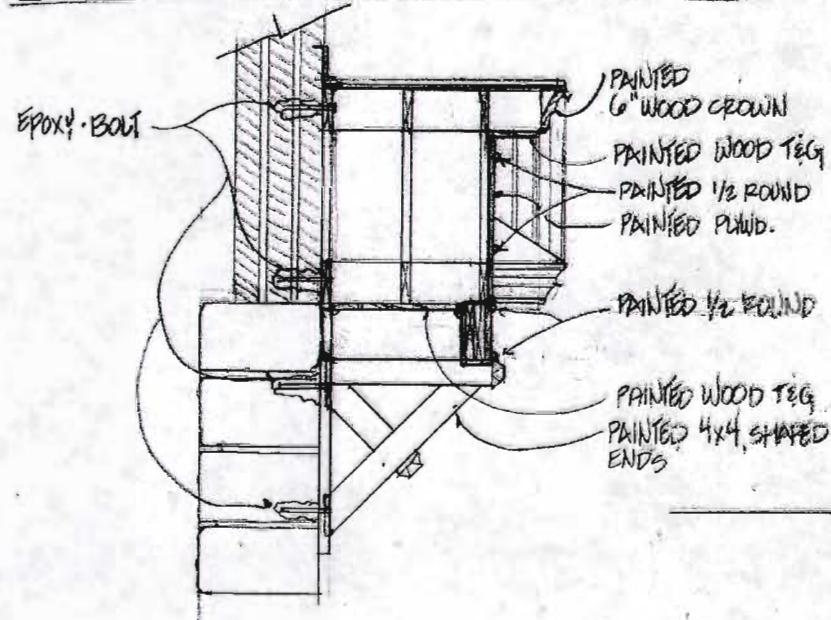
RESIDENTIAL REMODEL
FOR
RACHELLE SLADE
& JOHN CONROY
1014 3RD AVE.
S.L.C., UT 84103
801-322-0546

ARCHITECT
SANDRA S. HATCH
1121 MICHIGAN AVE.
S.L.C., UT 84105
801-416-3494

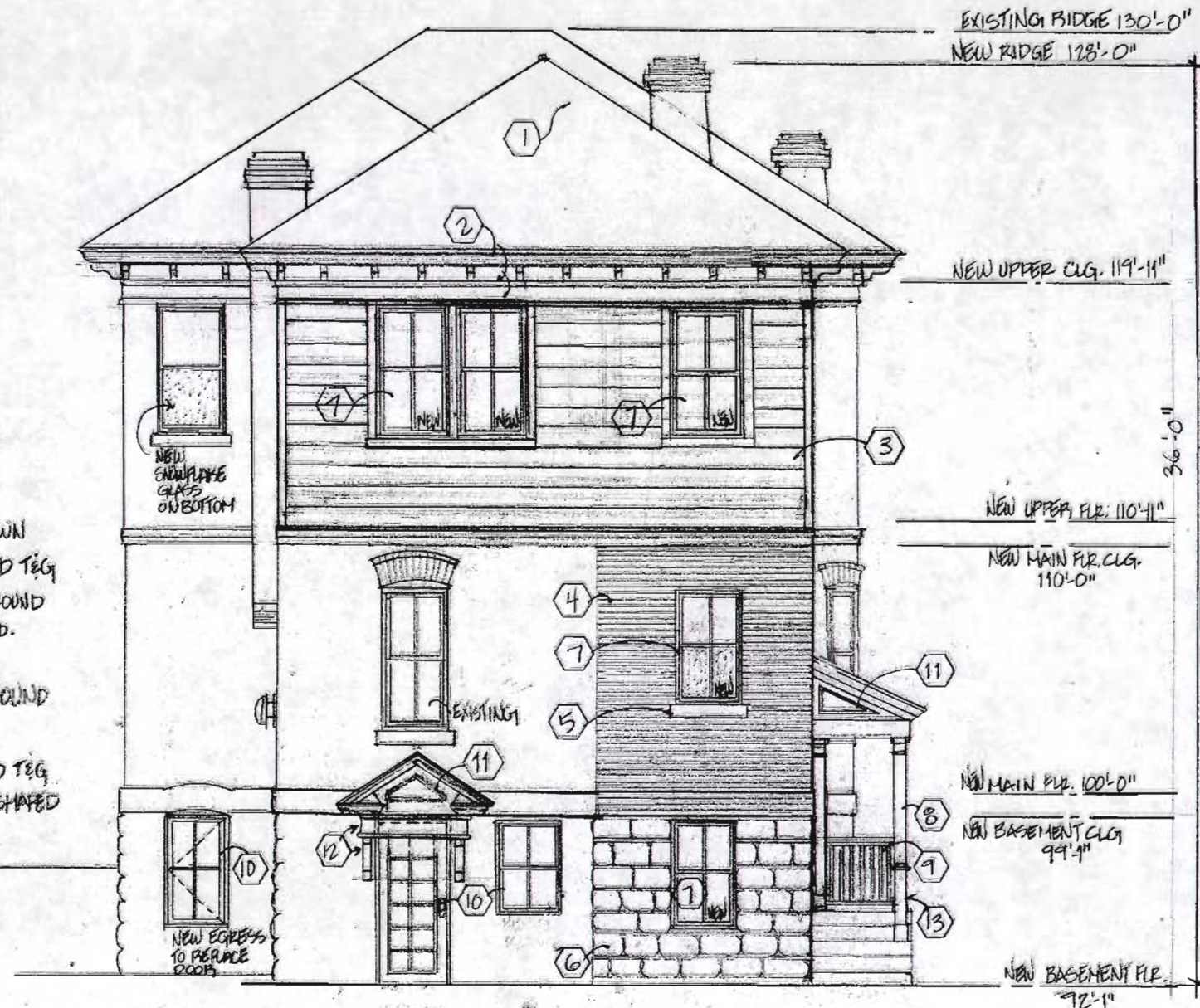
A-4

Elevation Notes

- ① New asphalt shingle roof or ridge vent
- ② New painted wood band, bracket and crown to match. A/A-4
- ③ New Hardie Plank 8" Colonial smooth with 4" Hardie Trim painted
- ④ Painted new brick veneer, match the existing dimension and detail
- ⑤ Painted new pre-cast concrete sill
- ⑥ Painted new stone veneer, match the existing dimension and detail
- ⑦ New windows aluminum clad-wood Pella architectural
- ⑧ New Turncraft column with painted wood cap to match front Porch A/A-4
- ⑨ New painted wood rail to match front porch A/A-4 B/A-4
- ⑩ Replacement windows and doors Pella architectural wood Muntin pattern to match existing rear windows
- ⑪ Painted 1/2 round wood trim
- ⑫ Painted wood bracket & covered entry A/A-5
- ⑬ Painted wood newel post to match front porch



A
A-5
3/4" = 1'-0"



NEW SOUTH ELEVATION
1/4" = 1'-0"



NEW SOUTH ELEVATION

RESIDENTIAL REMODEL
FOR
FRACHELLE GLADG
& JOHN CONROY
1014 3RD AVE.
S.L.C., UT. 84103
801-302-0546

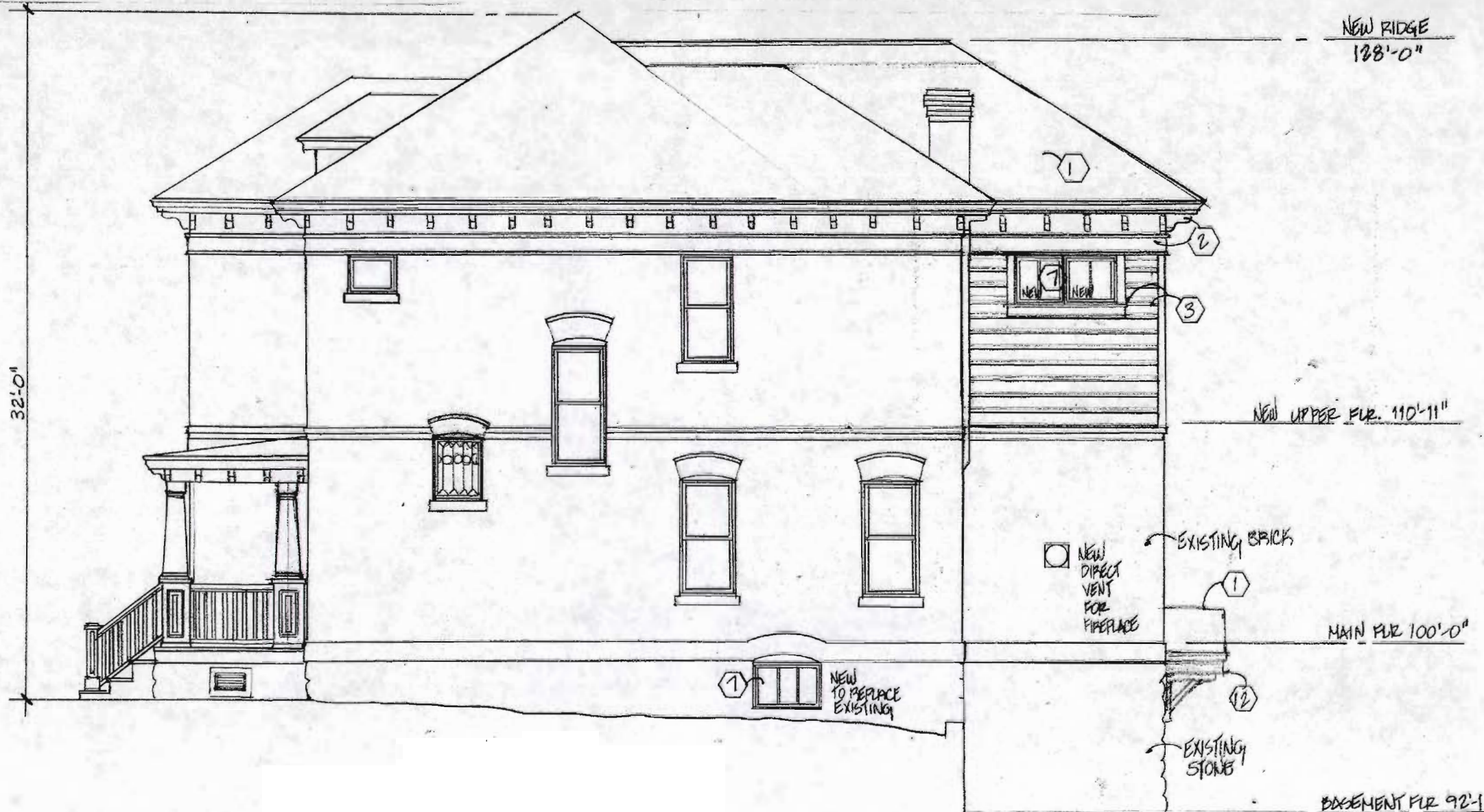
ARCHITECT
SANDRA S. HATCH
11411 MICHIGAN AVE.
S.L.C., UT. 84103
801-466-3494

A-5

Elevation Notes

- ① New asphalt shingle roof or ridge vent
- ② New painted wood band, bracket and crown to match. A/A-4
- ③ New Hardie Plank 8" Colonial smooth with 4" Hardie Trim painted
- ④ Painted new brick veneer, match the existing dimension and detail
- ⑤ Painted new pre-cast concrete sill
- ⑥ Painted new stone veneer, match the existing dimension and detail

- ⑦ New windows aluminum clad-wood Pella architectural
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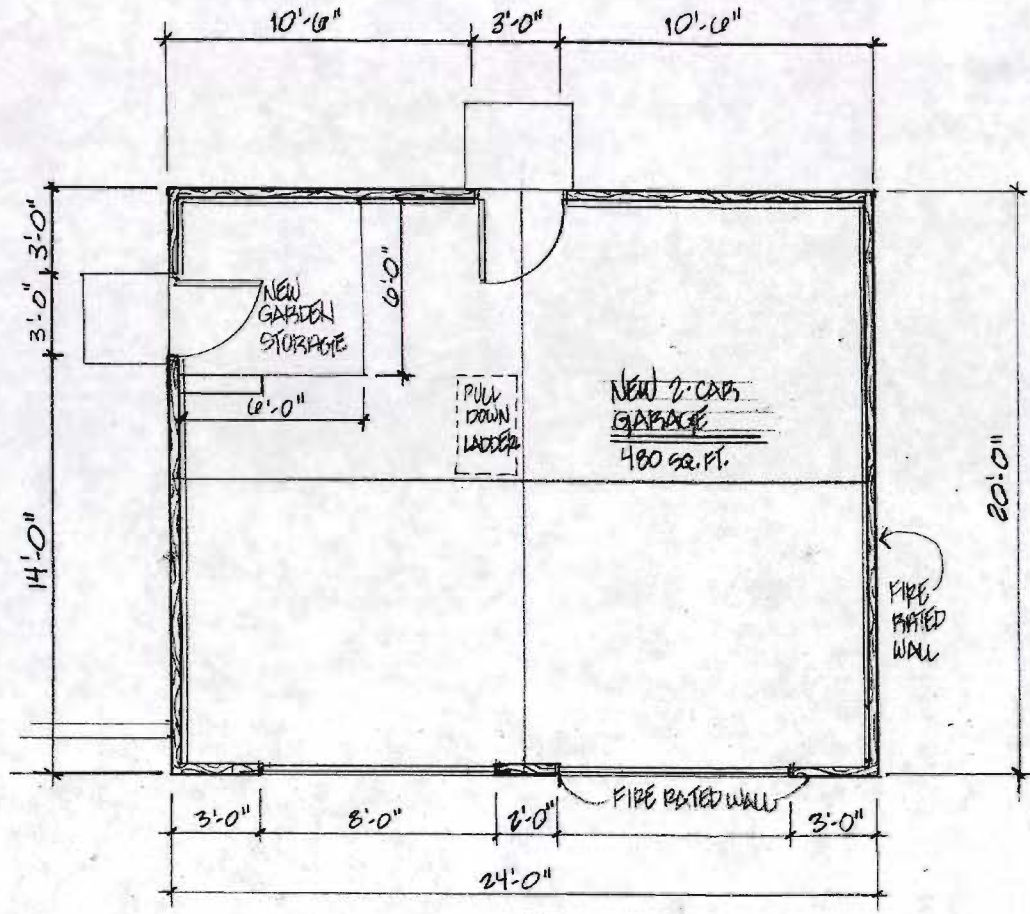
NEW WEST ELEVATION

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

RESIDENTIAL PERMITS FOR
 PACHELLE SLADE
 & JOHN COWBOY
 1014 3RD AVE.
 S.L.C., UT. 84103
 801-322-0546

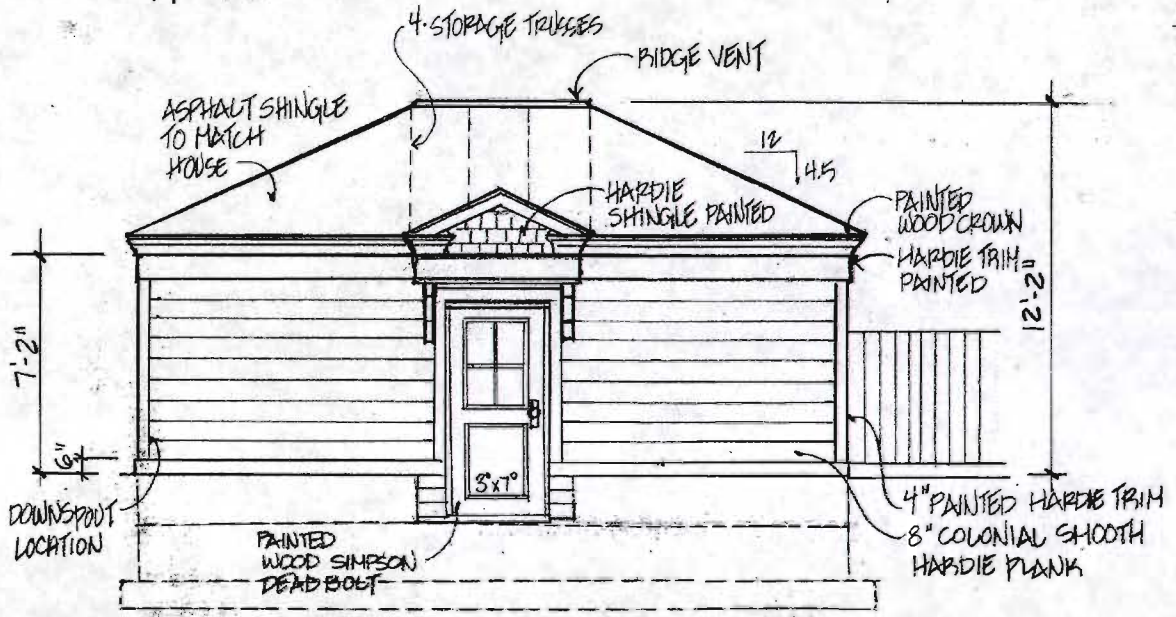
ARCHITECT
 SANDRA S. HATCH
 1141 MICHIGAN AVE.
 S.L.C., UT. 84105
 801-460-3474

A-6



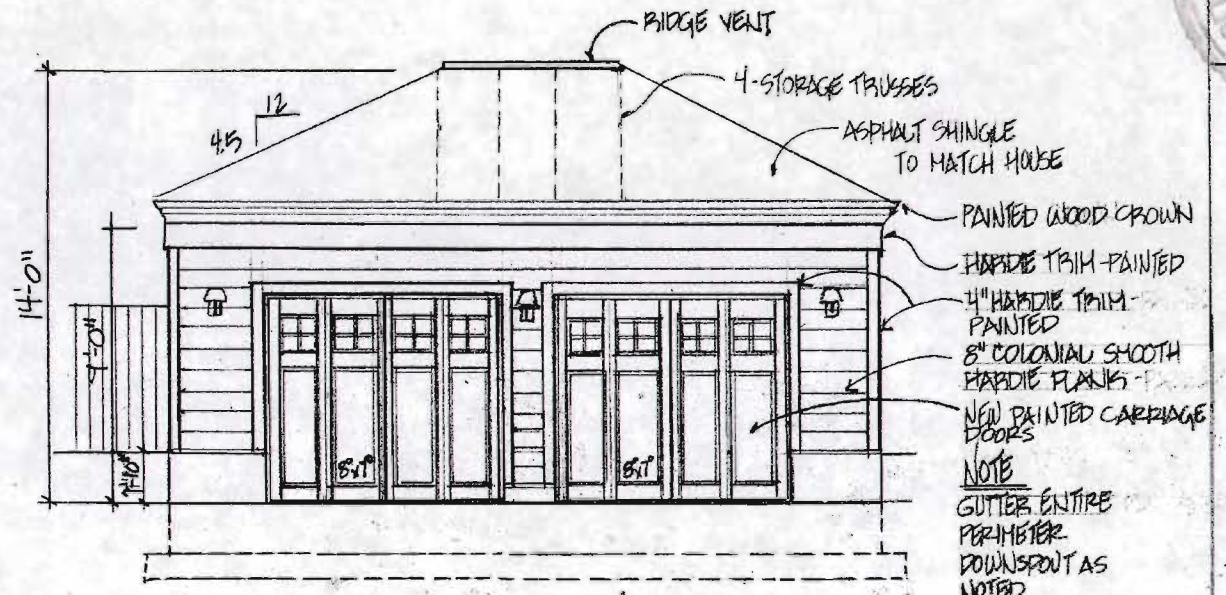
NEW GARAGE PLAN

1/4" = 1'-0"



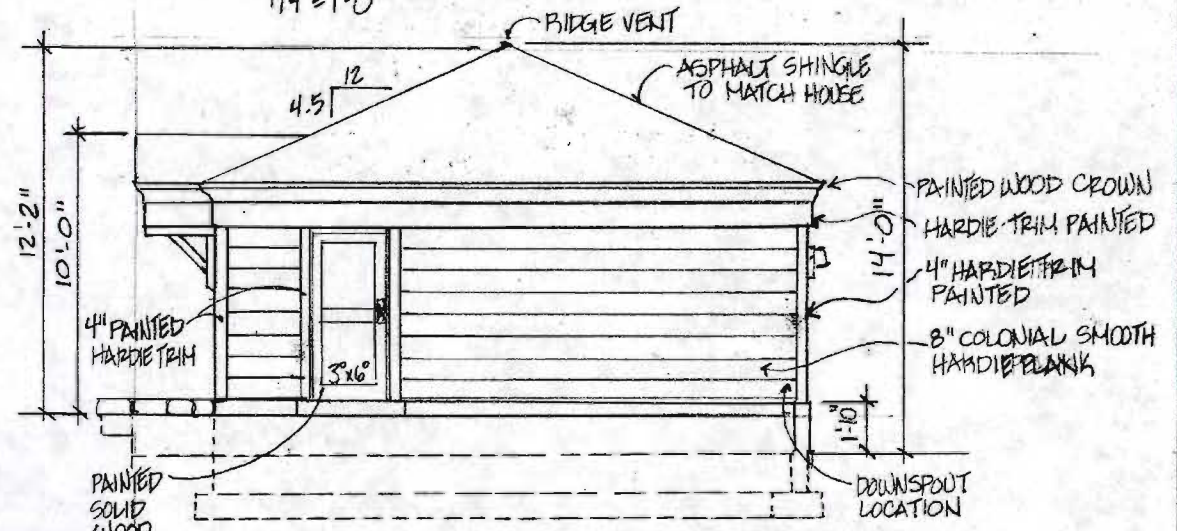
GARAGE - NORTH ELEVATION

1/4" = 1'-0"



GARAGE - SOUTH ELEVATION

1/4" = 1'-0"



GARAGE - WEST ELEVATION

1/4" = 1'-0"

EAST ELEVATION SIM. NO DOORS

NEW GARAGE PLAN & ELEVATIONS

NEW GARAGE FOR:

RACHELLE SLADE
& JOHN CONROY
1014 3RD AVE.
S.L.C., UT. 84103
801-922-0546

ARCHITECT

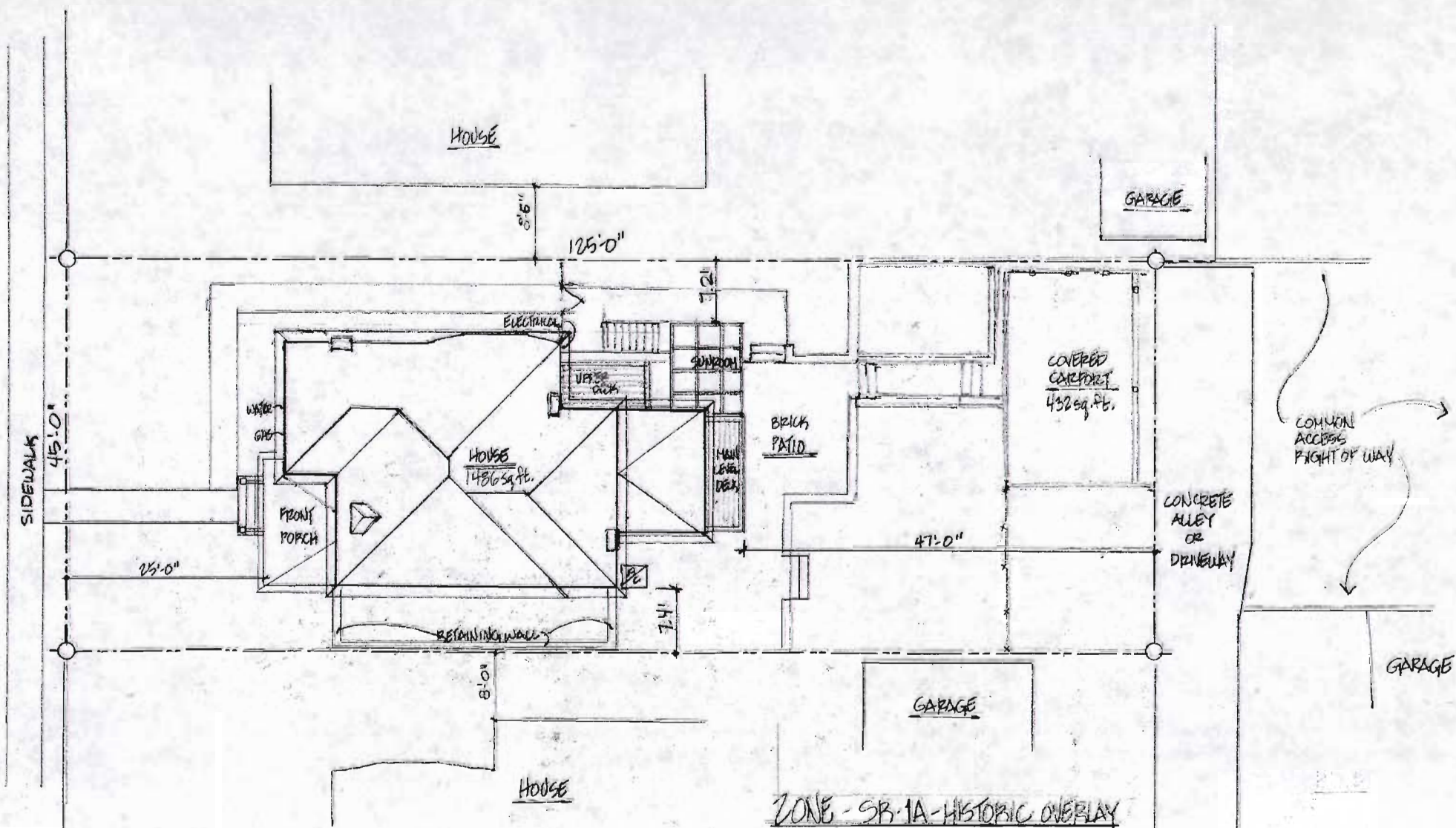
SAIDRA S. HATCH
1141 MICHIGAN AVE.
S.L.C., UT. 84105

801-466-3494

A-7



3RD AVENUE
CURB & GUTTER



EXISTING SITE PLAN

SR-1A STREETSCAPE HEIGHTS

ADJACENT HOMES FACING NORTH ON 3RD AVE BETWEEN Q & R ST.

1018 3 RD AVE.	PARCEL NO. 09-32-453-004	FRONT 32' HIGH	REAR 38' HIGH
*1014 3 RD AVE.	PARCEL NO. 09-32-453-003	32' "	38' "
1010 3 RD AVE.	PARCEL NO. 09-32-453-002	32' "	38' "
1006 3 RD AVE.	PARCEL NO. 09-32-453-001	34' "	40' "

ZONE - SR-1A - HISTORIC OVERLAY

- PARCEL NO. - 09-32-453-003
- LOT SIZE = 5625 SQ. FT.
- TOTAL BLDG. = 1918 SQ. FT.
- BLDG. TO LOT RATIO = 34% COVERAGE
- SETBACK REQUIREMENTS
- FRONT EXISTING = 25'-0" > 20'-0"
- REAR " = 47'-0" > 25% OR 31'-0"
- SIDEYARD " 7'-2" & 7'-4" > 30% OF 45'-0" OR 14'-0"

EXISTING SITE PLAN

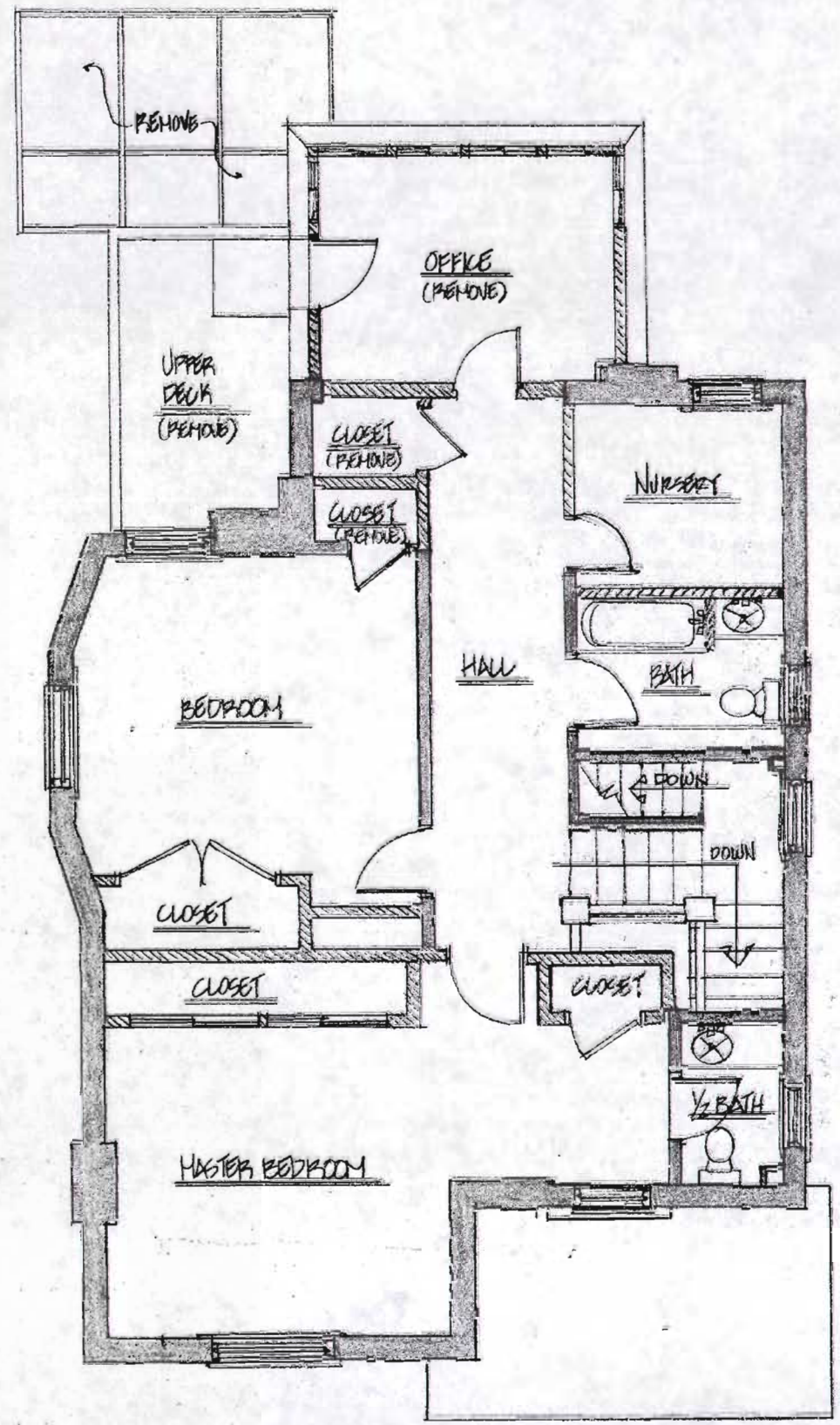
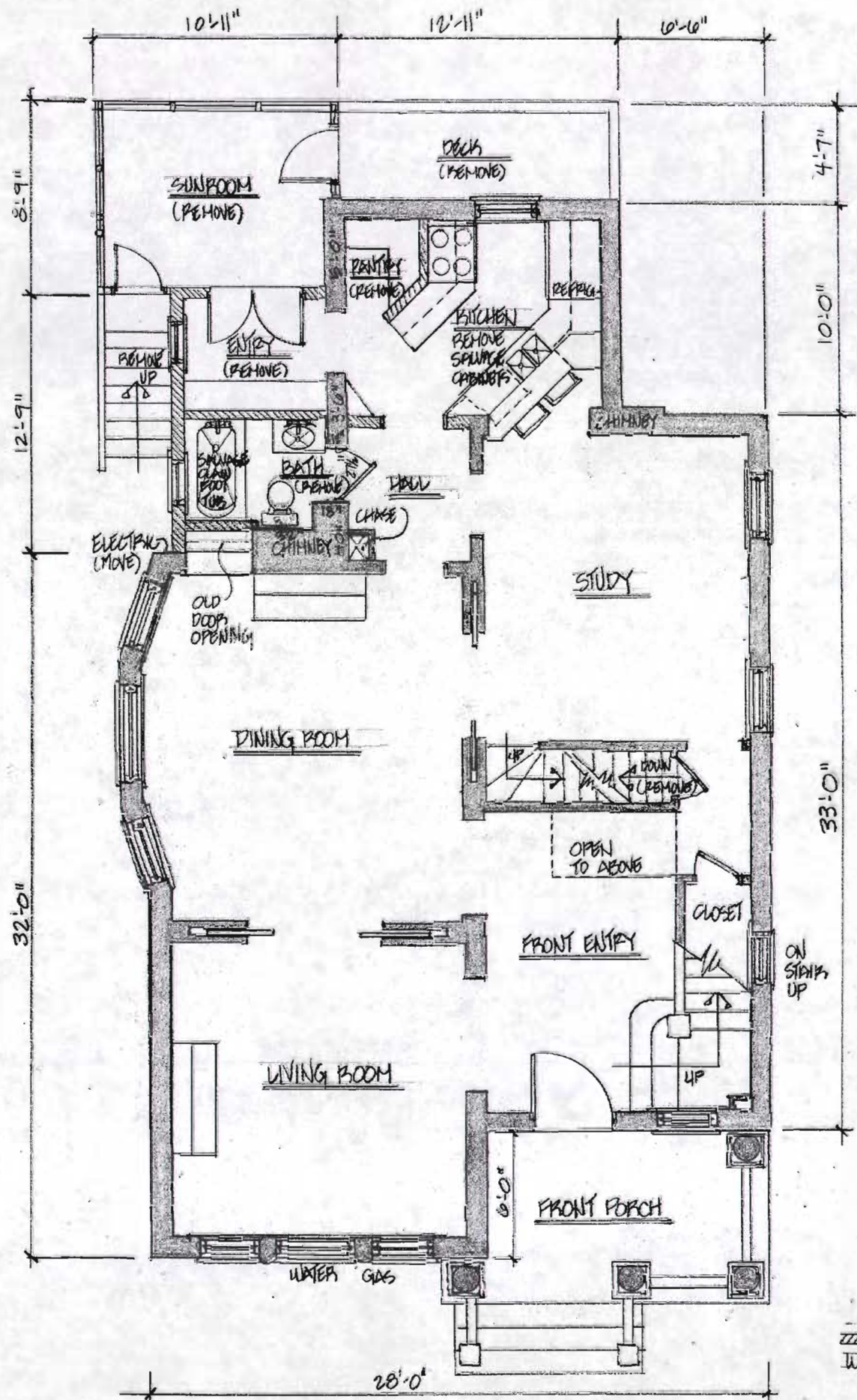
1" = 10'-0"



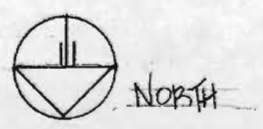
RESIDENTIAL REMODEL FOR
RACHELLE SLADE
& JOHN CONEY
1014 3RD AVE.
S.U.C., UT. 84103
801-322-0546

ARCHITECT
SANDRA S. HATCH
1141 MICHIGAN AVE.
S.U.C., UT. 84103
801-466-3474

E-1



WALLS TO BE REMOVED

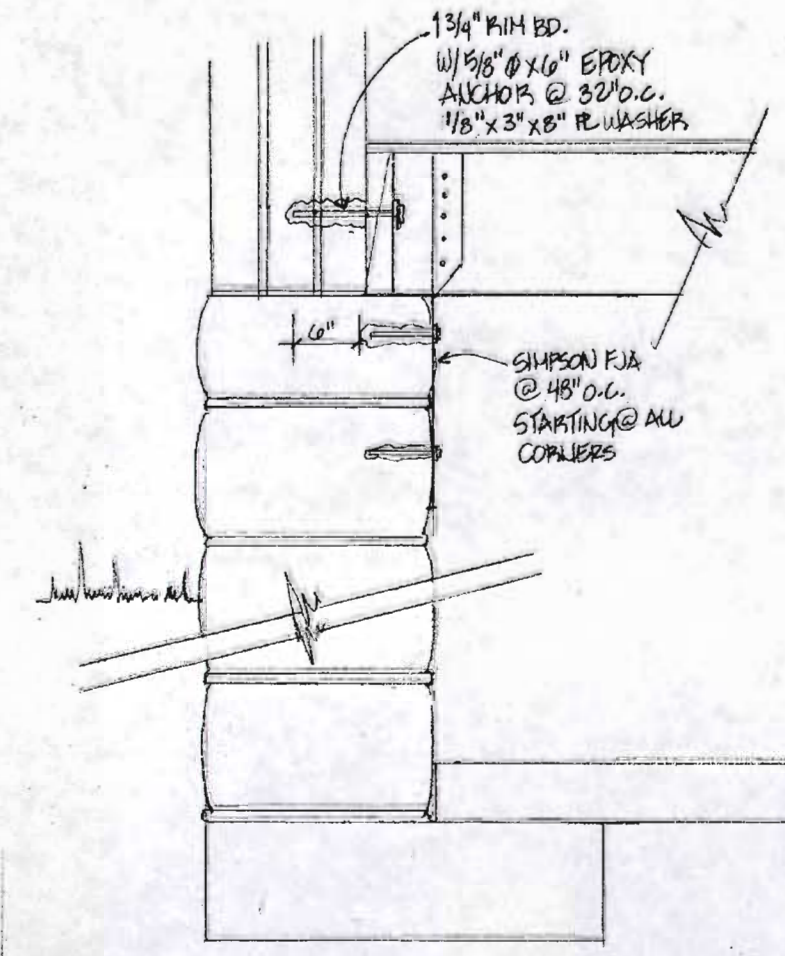
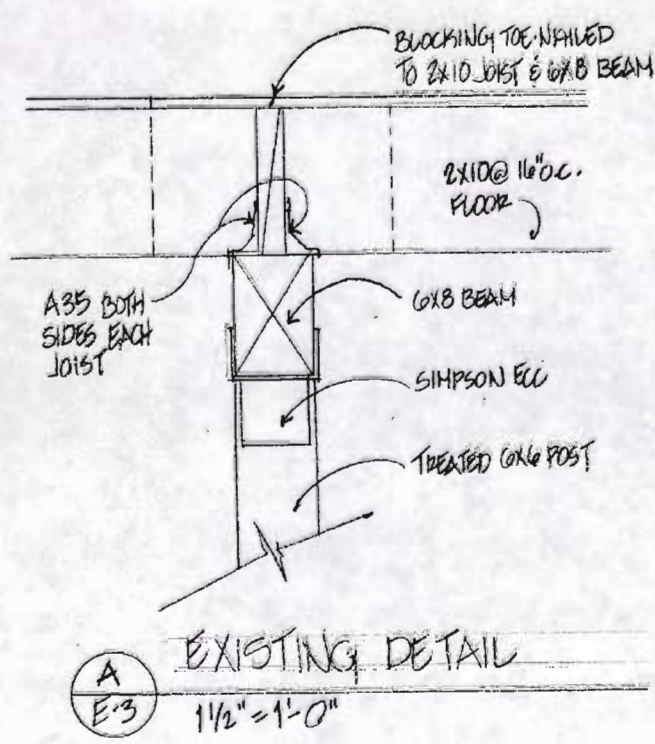
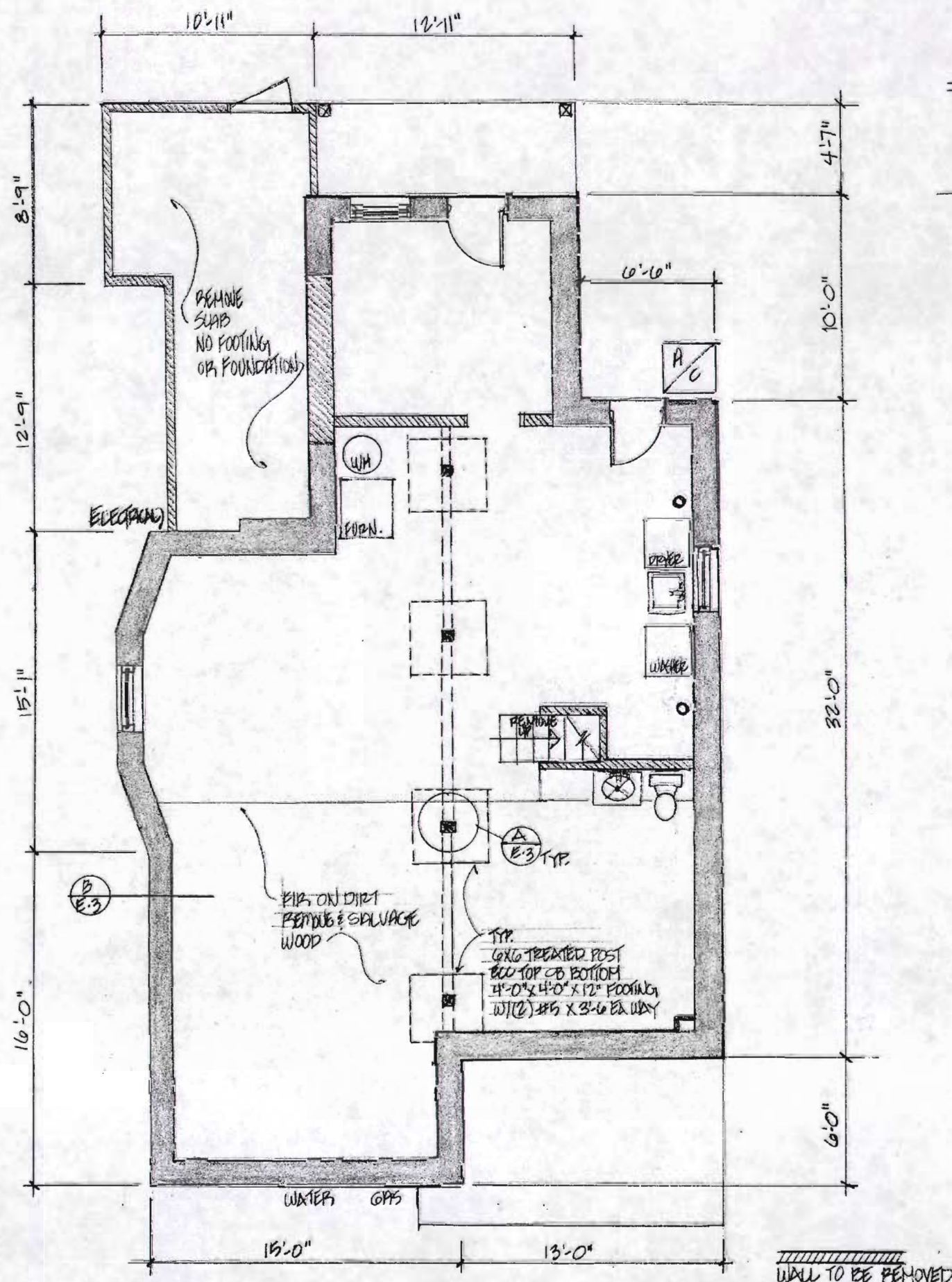


EXISTING FLOOR PLANS

RESIDENTIAL
REMODEL FOR
FACHELLE SLADE
& JOHN CONROY
1014 3RD AVE.
S.L.C., UT. 84103
801-322-0946

ARCHITECT
SANDRA S. HATCH
1141 MICHIGAN AVE.
S.L.C., UT. 84103
801-466-3494

E-2.



EXISTING BASEMENT PLAN & DETAILS

RESIDENTIAL REMODEL FOR
RACHELLE STACE & JOHN CONROY
1014 3RD AVE.
S.U.C., UT. 84103
801-322-0546

ARCHITECT
SANDRA S. HATCH
1949 MICHIGAN AVE.
S.U.C., UT. 84105
801-466-3494

E-3



EXISTING SOUTH ELEVATION

RESIDENTIAL RECORD FOR
PACHALLE SLADE
JOHN COUSBY
1014 3RD AVE.
S.L.C., UT. 84103
801-322-0546

ARCHITECT
SANDRA S. HATCH
1141 MICHIGAN AVE.
S.L.C., UT. 84105
801-466-3494

EXISTING NORTH ELEVATION
1/4" = 1'-0" NOTE: ALL MATERIALS PAINTED EXCEPT FRONT EXTERIOR DOOR.

EXISTING SOUTH ELEVATION
1/4" = 1'-0" REAR ADDITIONS NOT HISTORIC



EXISTING EAST ELEVATION

EXISTING EAST ELEVATION

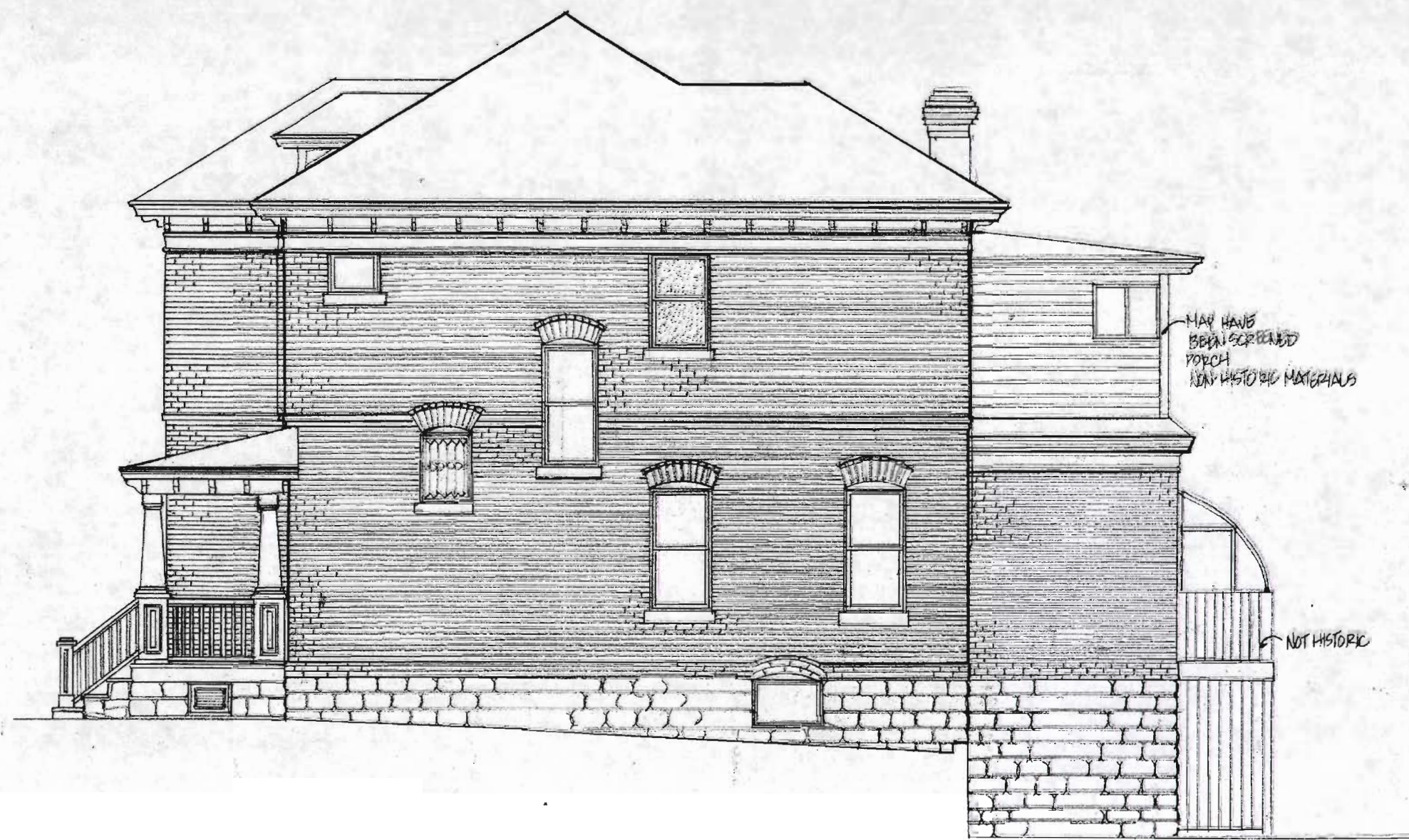
1/4" = 1'-0" SEE SH. 4 FOR HTS.

RESIDENTIAL RENOVEL
FOR
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E-5

6-12-09



EXISTING WEST ELEVATION

EXISTING WEST ELEVATION
1/4" = 1'-0" SEE SH. E-4 FOR HTS.

RESIDENTIAL PERIOD
1903

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E-6