

HISTORIC LANDMARK COMMISSION STAFF
REPORT



Rolfs Elevator Addition
Case #PLNHLC2009-01292
1010 East 3rd Avenue
December 2, 2009

Planning and Zoning Division
Department of Community
and Economic Development

Applicant:

Bob Rolfs, Sandra Hatch,
Representative

Staff:

Ray Milliner (801)535-7645
ray.milliner@slcgov.com

Tax ID

09-32-453-002

Current Zone:

Single Family Residential SR-1A

Master Plan Designation:

Residential, Low Density

Council District:

Council District 3 Eric Jergensen

Lot Size:

.13 acres

Current Use:

Single Family Home

Applicable Regulations:

21A.24.080 – SR-1A
21A.34.020.G

Notice

Mailed: November 17, 2009
Posted: November 17, 2009
State Web Page: November 17,
2009

Attachments:

- A. Proposed Site Plan and Elevations
- B. Photographs of Home
- C. Historic Information

Request

The applicant, Bob Rolfs, would like to build an addition to the rear of his contributory home at 1010 East 3rd Avenue. The 2-story addition will house an elevator and deck and will be attached to an existing addition. As part of this review, the applicant is requesting the following from the Historic Landmark Commission:

1. Approval of the design of the proposed addition.
2. An exception to the maximum height allowed in the SR-1A zone from 16 feet above established grade for a flat roofed structure to 25.5 feet above established grade.

Recommendation

Staff recommends that the Historic Landmark Commission review the application, conduct a public hearing, and approve the rear addition design and height exception pursuant to the findings, analysis and conditions of approval in this staff report.

Conditions of Approval

1. All wood siding shall have a smooth finish. No rough cut or faux wood grain imprints shall be permitted.
2. All exterior colors and materials for the addition area shall be designed and constructed to match the existing colors and materials of the 1981 addition to the home.
3. The maximum height of the roof of the addition shall not exceed 25.5 feet above finished grade (existing grade at the time this application was submitted).
4. The addition must meet all other applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage. Any request for an exception to these rules shall require additional review and approvals as dictated by the Zoning Ordinance.

Vicinity Map



Property

Project Information

Request

The applicant would like to build a rear addition to his contributory home located at 1010 East 3rd Avenue, in the Avenues Historic District. The addition would be attached to an existing rear addition. The applicant proposes to build a flat roofed structure to house an elevator, a deck and porch cover to add architectural interest to the elevator structure. Central to the project is the request for addition height of the addition. The proposed flat roof merges with the flat roof of the previous addition. In order to match the ceiling heights of the first and second floor of the elevator with the home, the applicant is requesting additional building height. The proposed structure will be 25.5 feet above grade, the maximum allowed height for a flat roofed structure in the SR-1A zone is 16 feet.

The addition would be a two story structure built at the rear of the building with a flat roof matching that of a previous addition. The exterior materials are proposed to be primarily wood paneling and cedar shake, matching the existing materials. Windows and doors are proposed to match existing materials as well.

Project Details

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: 5,000 square feet, 50 feet	5,625 square feet 45 feet. No change proposed.	Legal Non conforming
Maximum Building and Wall Height: 16 feet for a flat roof.	25'6" Flat roof structure	No
Minimum Front Yard Requirements: No greater than the established setback line of the existing building.	No change.	COMPLIES
Interior Side Yard: Four feet (4')(8')	2' and 8' No Change	Legal Non Conforming
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	52' exceeds minimum	COMPLIES
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995.	Lot size = 5,625 square feet. Coverage =2090 Square feet or 37%.	COMPLIES
Accessory Buildings: (A) footprint of up to 480 square feet (B) maximum height and wall height: 9' (5' extra height allowed for parapet wall to screen mechanical equipment (table 21A.36.020C.)	Existing garage =320 square feet no change proposed.	COMPLIES

Discussion: The project meets the minimum requirements for this zoning district with the exception of maximum building height. Section 21A.24.080.D.6 of the Zoning Ordinance allows the HLC to grant height exceptions in historic overlays. The proposed height matches the existing house. The contributory section of the home is approximately 38 feet tall at its highest point. As a result, the flat roofed addition in the rear will be entirely hidden from view from the street. The abutting property is similar in height, as are all the buildings on the block face. There are multiple two-story houses in the neighborhood.

Finding: The proposed height of the addition is compatible with the existing height of the contributory structure. Further, the proposed height of the addition is compatible with the surrounding structures on the block face.

Background

The home at 1010 East 3rd Avenue is a large two story Victorian brick home with gable roofs, built circa 1898. The home is featured in the Utah State Historical Society reconnaissance survey and is designated as “significant” on that list (the highest rating possible on the list). The 2007/2008 reconnaissance level survey of the Avenues Historic District identifies this home as a contributing structure.

The home was originally built by a contractor, John G. Anderson, who built a number of homes in the Avenues. The home was initially owned by William H. Needham, who sold it to George F. Richards, an influential apostle in the LDS Church (hence the historical significance), who lived in it till his death in 1950. In 1981, records indicate that an addition to the rear of the home was made to accommodate a new kitchen and bedrooms. Throughout the years, a number of permits have been issued for the home, mostly for routine maintenance and care.

Public Participation

Public Comments

No public comments have been received at the time of this writing.

Analysis

Standards of Review

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: The use of the structure will not change. It was constructed as a single-family dwelling and will continue to be a single-family dwelling.

Finding: The building was constructed in 1898 as a single family home, and has remained continuously in use as a single family home ever since. No change of use is proposed.

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;

Applicable Design Guidelines

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

Analysis: The proposed addition will be located and attached to a previous rear addition to the home. Therefore, if the addition were removed the remaining significant structure would remain whole in scale, mass and architectural design. The proposed height increase will enable the attachment of the elevator structure to the home at the same height as the eaves and floor levels as the existing structure. As a result, the addition will compliment the architectural features of the building by blending with the existing details and eave lines.

Finding: Staff finds that the proposed addition is consistent with this standard as it will not destroy or obscure historically important features of the significant home.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not historical basis and which seek to create a false sense of history or architecture are not allowed.

Applicable Design Guidelines

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

Analysis: The design of the addition contemplates an extension of the existing roof line, built in the same style with the same roofing materials. Nevertheless, the structure is distinguishable from the contributory section of the home, as the primary roof form of the historic section of the home is a pitched gable style. Further, the additions are sided with lap siding and cedar shake shingles, while the historic home is primarily brick with curved fascia boards and ornamental shingle siding in the gables.

Finding: Staff finds that the use of a distinct roof form, and similar but not the same finish materials on the additions defines the addition as visually compatible and a product of its own time.

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

Analysis: The existing addition to the home is a simple utilitarian box with a flat roof that was built in 1981. There are no outstanding architectural, physical or historic features associated with the addition that would warrant preservation in its current form. The new addition will be attached to the old addition, and will be built to match the materials and roof height thereof.

Finding: The existing addition on the rear of the home is not historically significant. The proposed addition will not diminish any character-defining elements of the historic building as seen from the street.

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

Applicable Design Guidelines

6.1 Protect and maintain significant stylistic elements. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

Analysis: The roof form of the new addition will match the form of the insignificant addition. These changes will not alter distinctive sections of the significant section of the home that characterize skilled craftsmanship, or style. The addition will not be visible from the street, and will match the existing addition in scale, mass, architectural design and materials.

Finding: The addition to the rear of the building will not compromise any distinctive features on the significant building. The size, scale, massing, height and location of the addition are compatible with the existing house.

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.

Applicable Design Guidelines

3.1 Preserve the functional and decorative features of a historic window. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

Analysis: The proposed addition does not include the repair or replacement of any significant architectural features.

Finding: The application meets this standard, as the applicant is not proposing to remove historic materials that characterize the property or alter historic features beyond those changed previously. The proposed addition will not affect historic features of the structure as it will be placed on the rear of the building and will not be visible from the street.

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.

Applicable Design Guidelines

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

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable for the project.

Standard 8: Contemporary designs 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

7.4 Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

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

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.6 Do not construct a new addition or alteration that will hinder one’s ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply

an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

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

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

Analysis: The design of the structure attached to the addition will match the size, style and shape of the existing roof. There is a clear line delineating the new from the old, and the historic mass, footprint and scale are protected. The design of the addition is compatible with the existing structure and will be located away from the primary architectural features of the historic front façade. No changes to the original brick or finish work are proposed as part of this application.

Finding: The addition to the home is subordinate to the original historic design of the building. The addition does not interfere with the existing roofline and mimics the existing design.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: The design of the rear addition is such that were it removed at some future date, the existing historic portions of the building would remain. The structure will be attached to the existing addition, and will not require the removal of significant historic features such as eaves, cornices or decorative architectural features. The location of the addition is in the rear of the building and will not be visible from the street.

Finding: The proposed design will retain the integrity of the historic contributory home.

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

13.9 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to

that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Analysis: The materials proposed in the addition will match the materials used in the 1981 addition. No inappropriate materials are proposed at this time.

Finding: No inappropriate materials are proposed at this time. The project complies with this standard.

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;

Analysis: No signs are proposed.

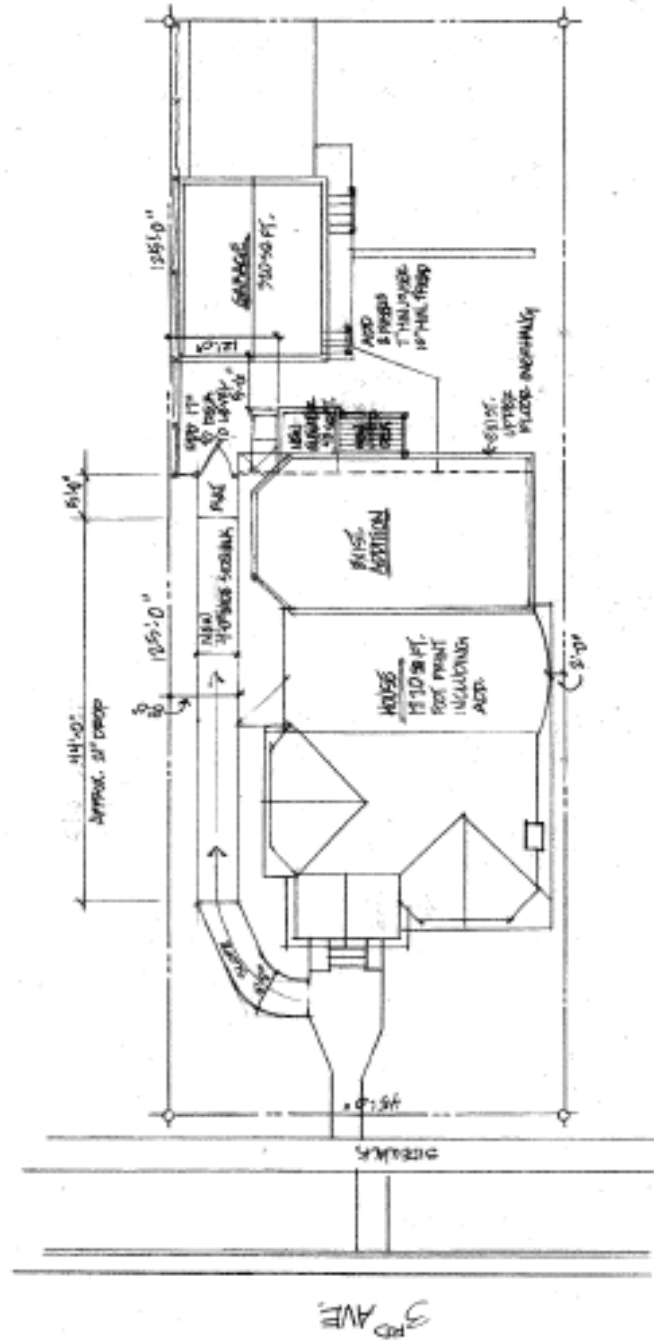
Finding: This standard is not applicable.

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

Analysis: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case.

Finding: The request is consistent with all design guidelines, as noted above.

Exhibit A:
Proposed Site Plan and Elevations



NEW SITE PLAN
1"=10'

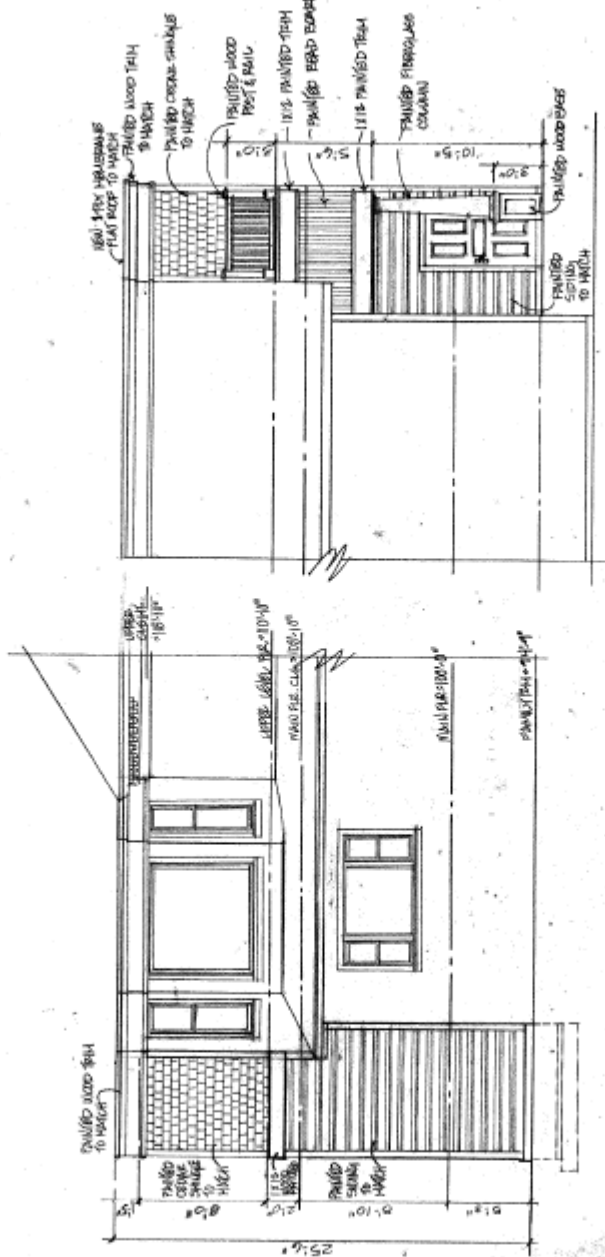
- SF-1A - HISTORIC OVERLAY
- LOT AREA = 5,675 SQ. FT.
- BUILDING TOTAL = 21,550 SQ. FT.
- BUILDING TO LOT = 38.0% - 20%



NEW EAST & WEST ELEVATIONS

1801 S. 4000th
ARIZONA
10000 N. 10th
PHOENIX, AZ 85018
PROFESSIONAL ENGINEER
NO. 17311
DAVID R. EAST

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NEW WEST ELEVATION 14'-11.0"

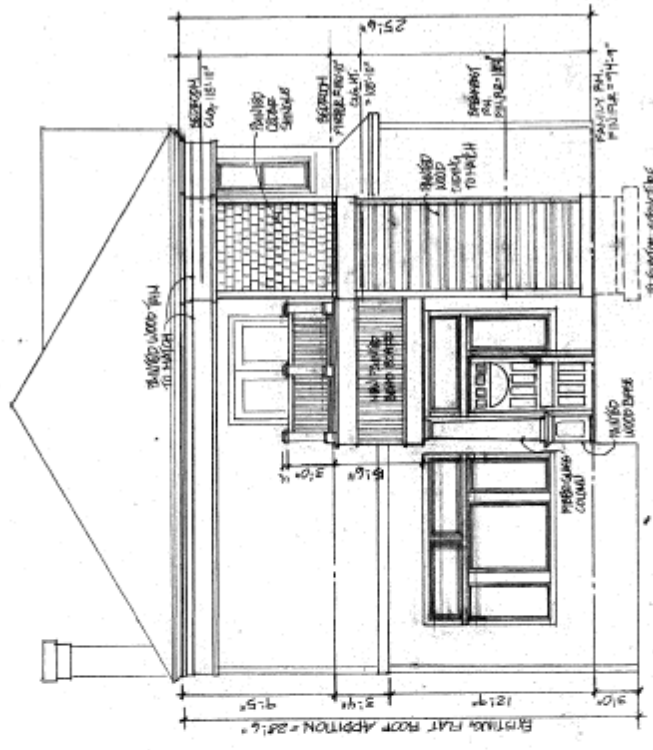
NEW EAST ELEVATION 14'-11.0"



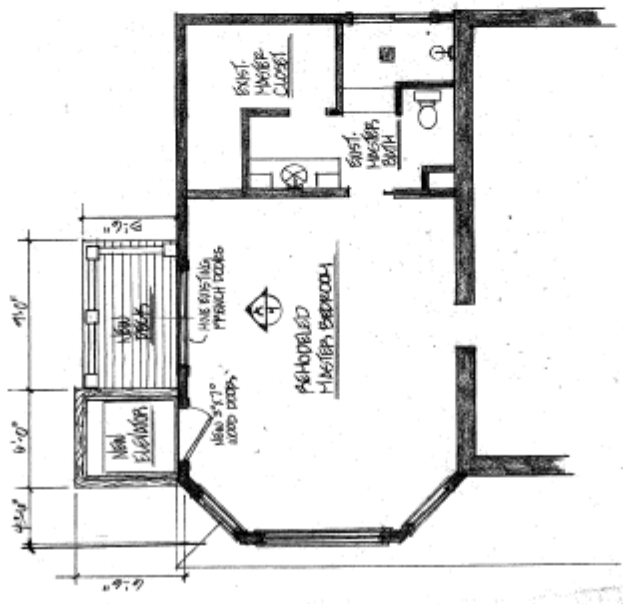
NEW PARTIAL UPPER LEVEL FLOOR PLAN
NEW SOUTH ELEVATION

SEALED ELEVATION
 EXEMPTION & SITE
 NUMBER 2009-01292
 PROJECT & DATE
 2010 03/18
 512 W. UT. BLVD.
 SALT LAKE CITY, UT 84103
 ARCHITECT
 SAUNDRA S. HUBER
 1141 HIGHWAY 40
 SALT LAKE CITY, UT 84105
 801-466-3994

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NEW SOUTH ELEVATION
 14'-10"
 25'-6"



NEW PARTIAL UPPER LEVEL FLOOR PLAN
 14'-10"

Exhibit B:
Photographs of Site



South - rear elevation



North - front elevation



South - West Elevation



East - Addition Elevation

Exhibit C:
Historic Information

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ARCHITECTURE

Architect/Builder: J. M. Anderson/J. G. AndersonBuilding Materials: brickBuilding Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a larger two-story Victorian home with gable roofs. Gables have paneled curved fascia boards and patterned wood shingle siding. A dentiled cornice runs under the eaves. Windows are double-hung with rough-faced stone sills. The small one-story front porch has a pedimented gable with dentil molding. It is supported by Doric Columns and posts on a brick railing wall.

This home is similar to 1006 and 1014 3rd Avenue, also built by Anderson.

--Thomas W. Hanchett

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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 | |

The house is significant because of its association with George F. Richards, an apostle of the Mormon Church. It was built by John G. Anderson, Fr., a contractor who built several homes in the Avenues.

He sold it to William H. Needham who was the manager of ZCMI's Retail Dry Goods Department. In 1906 he sold it to George F. Richards, Sr., a member of the Mormon Church's Council of Twelve Apostles. He lived in the house until his death in 1950. For the next ten years the owner was one of his sons, Ray L. Richards.

Richards was born in Farmington, Utah, February 23, 1861, a son of Franklin D. and Nancy L. Richards. His father was President of the Council of Twelve Apostles and Church Historian. He attended common school in Farmington, and in 1881 was graduated from the University of Deseret, predecessor of the University of Utah. On March 9, 1882, he married Alice Robinson, and three years later bought a farm in Fielding, Box Elder County. After three years, he and his family moved to Tooele County, Utah, where he engaged in farming and business. He represented that county in the state legislature in 1899 and 1900. He was living in Tooele County when called to be an apostle in the Mormon Church in April, 1906, and shortly moved to Salt Lake City. At the time of his death, he was president of the Council of Twelve and the oldest of the general authorities of the LDS Church.

His wife, Alice Robinson Richards, was born May 11, 1864, in Farmington, Utah, daughter of Oliver L. and Lucy M. Robinson. She gave birth to fifteen children, thirteen of whom survived to adulthood. Like her husband, she was active in the Mormon Church and served as a Temple Matron during the 1920's and 1930's.

Following Richard's death in 1950, the house passed to one of his sons, Ray L. Richards. In 1960 he sold it to Sherill W. Neville, who was chief statistician of the Utah State Department of Employment Security.

