

HISTORIC LANDMARK COMMISSION STAFF REPORT

May 06, 2009

Petition #PLNHLC2009-00385 Willmore Remodel

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



Address: 175 North Virginia Street
Type of Request: Major Alteration

Zoning: SR-1A
Lot Size: .12 Acres

Request

The applicants, Douglas and Kristin Willmore, would like to build an addition to the rear of their contributory home at 175 Virginia Street. The 2-story addition would be built above the existing attached garage and would serve as a sitting room and an additional bedroom. 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 23 feet above established grade to 29.5 feet above established grade.
3. Approval to replace existing windows on front and south elevations of the home.

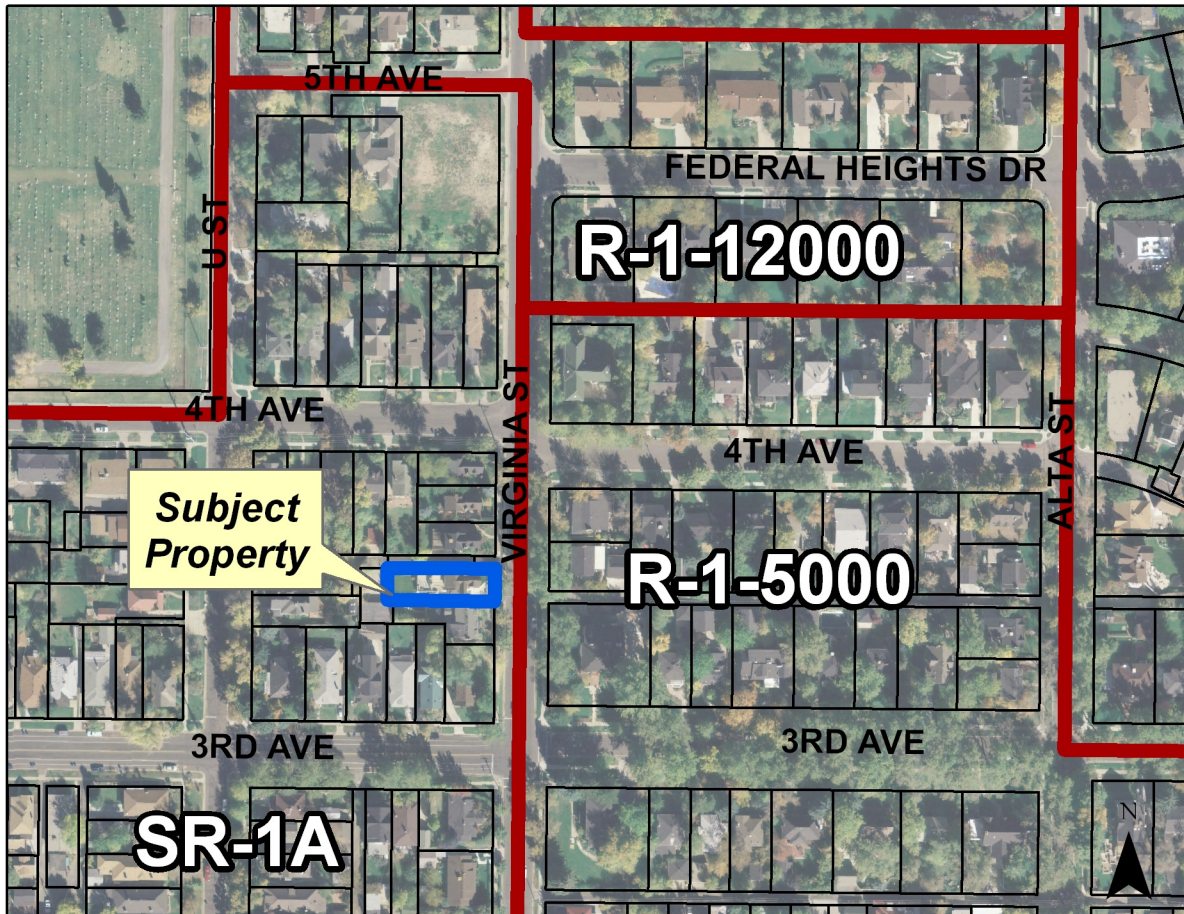
Recommendation

Staff recommends that the Historic Landmark Commission review the application for major alterations to the single family home at 175 Virginia Street, conduct a public hearing, and consider approving the rear addition and height exceptions for the height of the ridge and wall height along the side yards as proposed and denying the request to replace the windows on the south and front facades pursuant to the findings and analysis in this staff report, and the conditions of approval written below.

Conditions of Approval

1. No replacement of original windows on the front or south facades is allowed. The applicant may refurbish these windows, but not replace them.
2. Final design and style of new windows shall be reviewed and approved by planning staff prior to installation. Windows shall match the historic style and design of the original home.
3. All wood siding shall have a smooth finish. No rough cut or faux wood grain imprints shall be permitted.
4. All exterior colors and materials for the addition area shall be designed and constructed to match the existing colors and materials of the home.
5. The maximum height of the primary ridge of the addition shall not exceed 29.5 feet above finished grade (existing grade at the time this application was submitted).
6. 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



Project Information

Request

The applicant would like to build an addition and to replace the windows that were not replaced as part of the 2004 remodel. Central to the project is the height of the addition. The proposed roof line merges with the existing roof line of the contributory structure. Nonetheless, because of the downhill slope of the lot, the height of the building is greater in the rear (29' 5") than in the front (24' 6"). Section 21A.24.080.D of the Salt Lake City Zoning Ordinance states:

“The maximum height of a building with a pitched roof shall be: Twenty three feet (23') measured to the ridge of the roof, or the average height of the principal buildings on the block face.”

Staff applied the proposed addition to this requirement and found that although the ridgelines of the addition and primary structure are in line, the down hill slope of the property makes it unclear as to whether or not the height would meet the “average height” of the principal buildings on the block face. It was then determined that the best course of action would be Historic Landmark Commission review under section 21A.34.020 of the Zoning Ordinance.

The addition would be a two story structure built on the garage with a ridgeline perpendicular to the street and a traditional style gable at the end. The exterior materials are proposed to be primarily stucco (matching the existing garage) and wood paneling in the gable and dormers (matching the existing dormers and gables).

Windows and doors are proposed to match existing materials as well. Because the addition is located on top of the existing garage, no changes to the existing footprint of the building are proposed.

On the roof of the proposed addition, the applicant is requesting approval of a series of photovoltaic panels that would be attached below the ridgeline and follow the plane of the rear roof addition.

Project Details

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: 5,227 square feet, 40 feet	No change.	N/A
Maximum Building and Wall Height: 23 feet or the average of the block face.	29' 5" Average height not determined	No
Minimum Front Yard Requirements: No greater than the established setback line of the existing building.	No change.	N/A
Interior Side Yard: Four feet (4')(8')	No change	N/A
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	No change.	N/A
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.	No change	N/A
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.))	None	N/A

Discussion: The project meets the all of the minimum requirements for this zoning district with the exception of maximum building and wall 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 abutting property is two stories, 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 Information

Project History

The home at 175 North Virginia Street is a one and a half story brick and stucco home built circa 1927. The home is featured in the Utah State Historical Society reconnaissance survey and is designated as "contributory" on that list.

The home was originally built by a contractor, Peter Johnson, who sold it as a speculative investment to a dentist, Murray Rock. Since that time, the home has changed hands a number of times. In the late 1950's records indicate that a three car garage was added to the rear of the home with a patio deck on the roof. In 2004, the interior of the home was renovated, and some of the original windows were replaced.

Public Participation

Public Comments

No public comments have been received at the time of this writing. The applicant acquired signatures from all abutting property owners indicating consent with this application.

Analysis

Standards of Review

21A.34.020(H)(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 1927 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.

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 will be located above the existing three car garage, and attached to the rear of the home in such a manner that if the addition were removed the whole of the contributory structure would remain whole in scale, mass and architectural design. No alterations to the existing eave lines or primary architectural features are proposed.

The applicant is requesting that the Commission allow the removal of two original windows that were not replaced as part of the 2004 remodel of the home. Staff finds that although the windows are in need of repair, they have not deteriorated to a point where they are unsalvageable. As a result, staff recommends that the Commission consider denying the request to replace them and encourages the applicant to refurbish these two remaining windows.

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

Staff further finds that the existing windows on the front and south facades of the home have not deteriorated to a point where they cannot be salvaged. Staff recommends that the applicant refurbish these windows rather than replace them.

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 ridge line of the main home, built in the same style with the same roofing materials. Nevertheless, the structure is distinguishable from the contributory section of the home through a change in setback of the structure, and changes in the type of material proposed (contemporary stucco vs. painted brick).

Finding: The creation of a setback line between the structures is a feature that distinguishes the addition from the contributing structure.

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

Analysis: The house has experienced the typical alterations made to increase the size of smaller historic homes in the past. Similarly, the addition to the building is a simple utilitarian garage with a flat roof that was built in 1958. There are no outstanding architectural, physical or historic features associated with the addition that would warrant preservation in its current form. The proposed addition will rest on top of the garage addition, but will have a smaller footprint, leaving portions of the deck area above the garage.

Finding: The alterations to the roof of the garage do not diminish the historic significance of the 1958 addition. The character-defining elements of the historic building as seen from the street would not be significantly affected by the addition as the garage is on the rear elevation of the building and not readily visible 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 Standards

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 rear addition will match the primary gable form of the contributory home and be attached to the rear section above the existing garage. These changes will not alter distinctive sections of the home that characterize skilled craftsmanship, or style. The addition will not be readily visible from the street, and will match the existing structure in scale, mass, architectural design and materials.

Conversely, the proposal to replace the front and south side windows would alter the historic nature of the building. These windows are large casement windows broken up into smaller sections with muntins. The craftsmanship of the windows is unique and contributes to the historic nature of the building. Therefore, staff recommends that the Commission deny the request to replace these windows.

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

The window replacements however, will remove finishes construction techniques that characterize this historic property.

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 Standard

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.

The applicant is requesting that the Commission allow the removal of two original windows that were not replaced as part of the 2004 remodel of the home. Staff finds that although the windows are in need of repair, they have not deteriorated to a point where they are unsalvageable. As a result, staff recommends that the Commission consider denying the request to replace them and encourages the applicant to refurbish these two remaining windows.

Finding: The application generally 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.

Preservation of the original casement wood windows is a key component to the overall preservation of the contributory home. Without these windows, the building would be less compatible visually with the other contributory homes in the area, and thus the Commission should require the applicant to refurbish the windows.

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 Standards for Additions

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 Standards for Additions

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 roof over the addition is designed to match the size, style and shape of the existing historic 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 contributory structure and will be located away from the primary architectural features of the historic front façade. The proposed window replacements are inappropriate and staff recommends that they not occur (see staff analysis above). No changes to the original siding, stucco or finish work are proposed as part of this application.

The proposed roof mounted solar panels are located in the rear of the building on the roof of the addition. They are proposed to be lower than the primary ridgeline and will be attached along the roof plane.

Finding: The addition to the home is subordinate to the original historic design of the building. The roof addition does not interfere with the existing roofline and mimics the historic design. Window replacement on the front and south facades is not recommended.

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 located on the roof of the existing garage, 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: With the exception of the window replacement, 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 Standards for Additions

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 1958 garage addition as well as those in the gables and dormers. 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 inconsistent with Standard 2 as noted above and not supported by the design guidelines mentioned in this staff report.

Notification

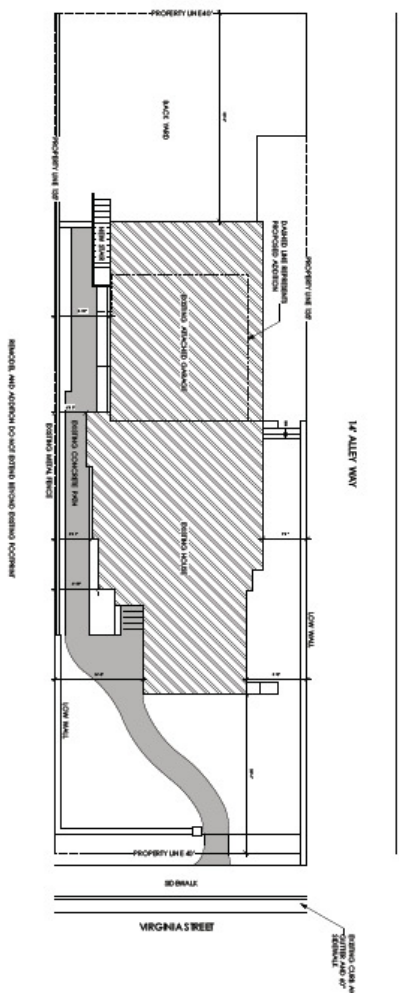
On April 15, 2009, the Historic Landmark Commission agenda was published on the Planning Division's website and listserv, and the State of Utah's Public Meeting Notice website. The subject property was posted with notice on April 22, 2009. The staff report was published on May 1, 2009

Attached Exhibits

- A. Site Plan
- B. Proposed Drawings
- C. Photographs of Site
- D. Photographs of Block Face
- E. Historic Survey

Attachment A
Site Plan

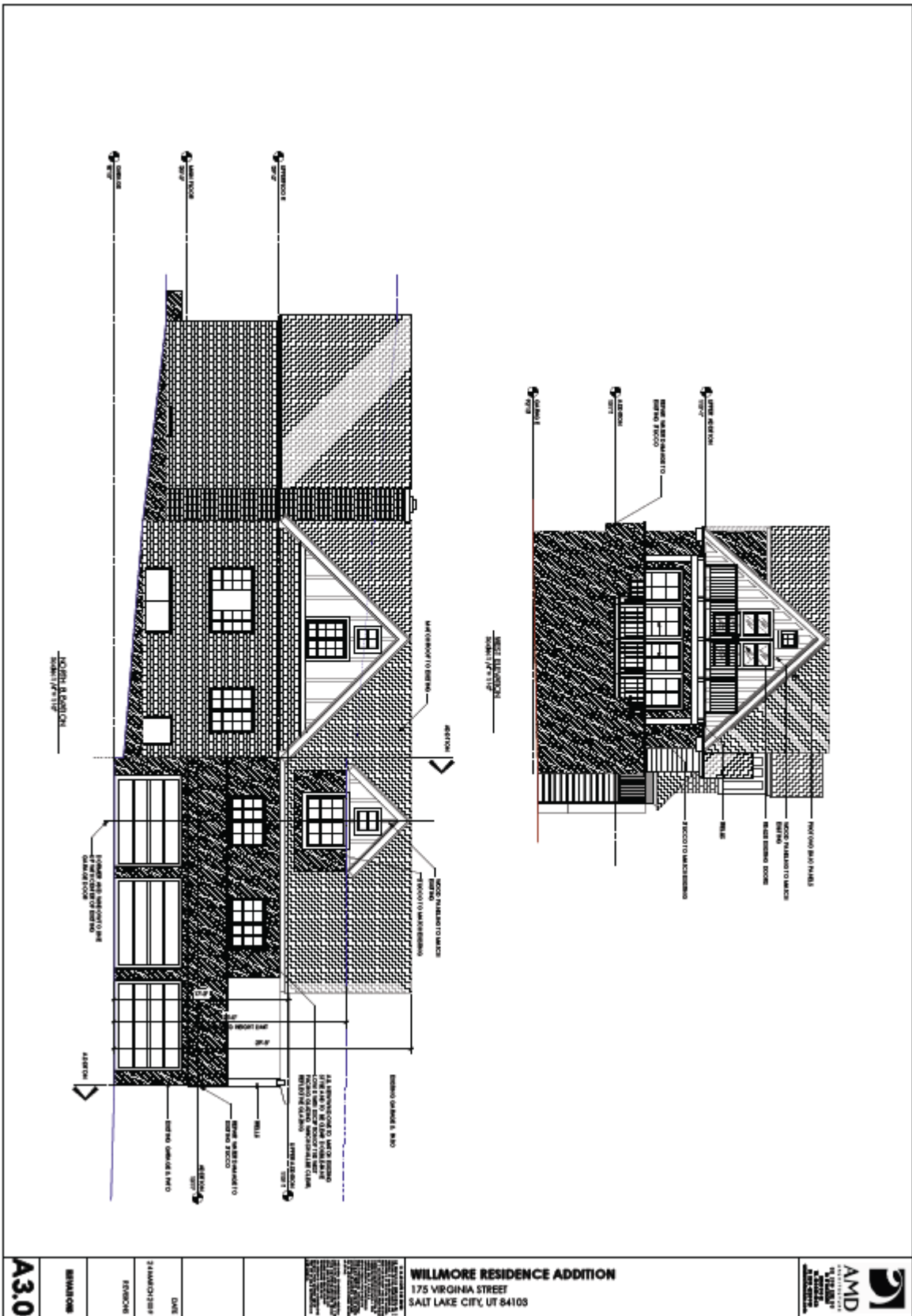
WILLMORE REMODEL



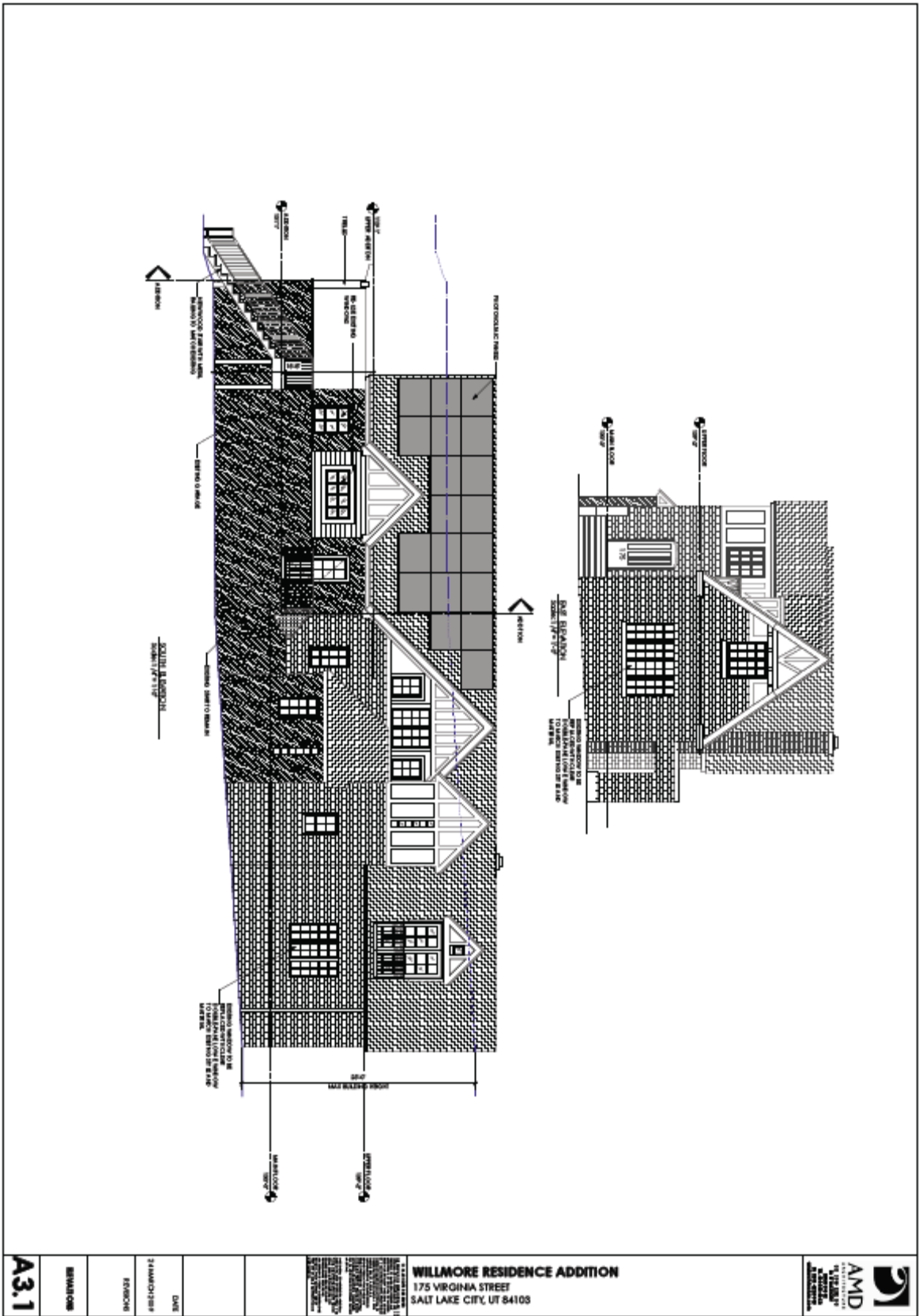
EXISTING DISCREPANCIES:
 EXISTING CONCRETE FNS
 EXISTING BRICK TRICE
 EXISTING CURB AND SIDEWALK
 EXISTING BRICK TRICE
 EXISTING CONCRETE FNS
 EXISTING BRICK TRICE
 EXISTING CURB AND SIDEWALK

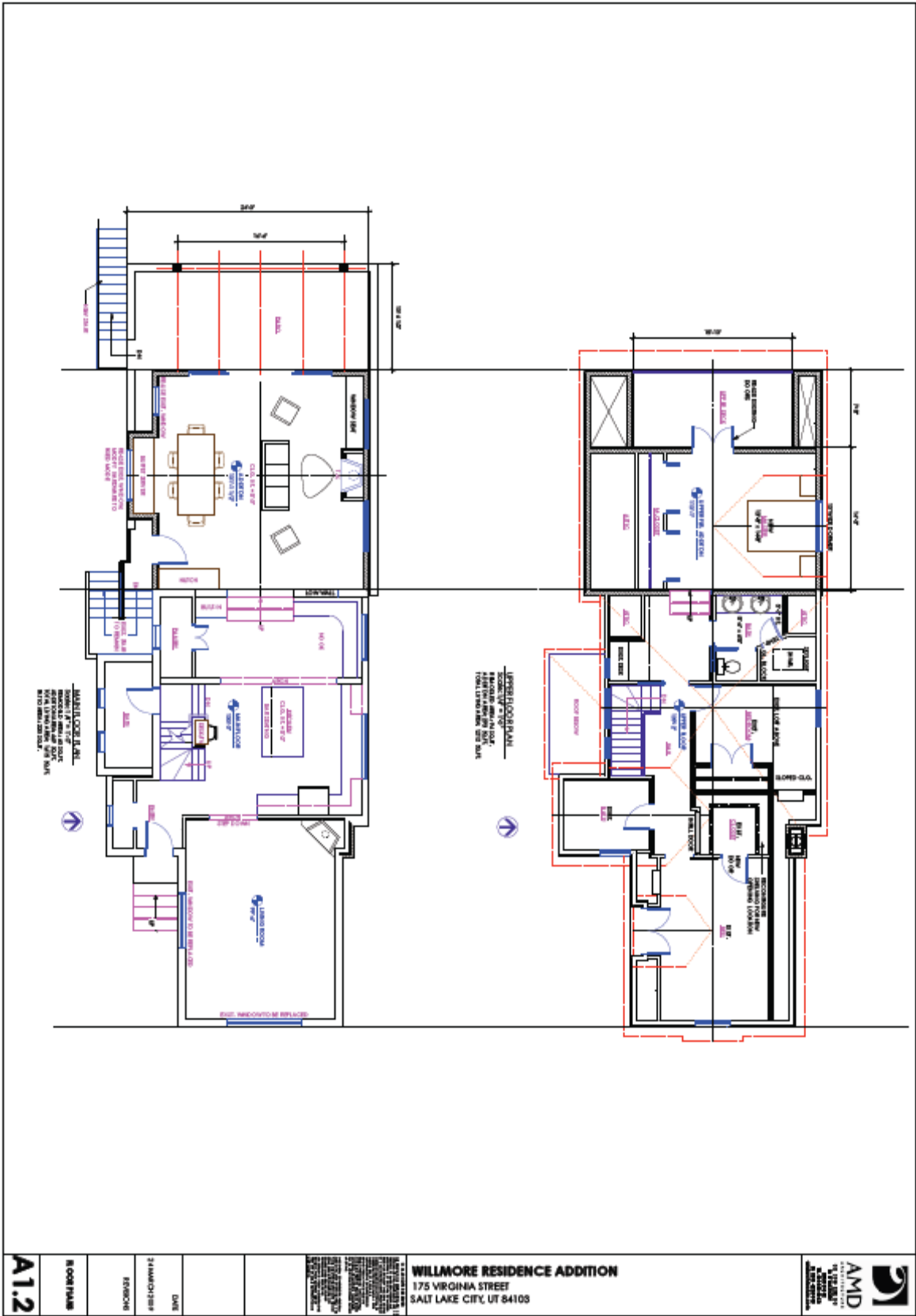
AMD ARCHITECTURAL DESIGN & CONSTRUCTION 1000 S. 1000 E. SUITE 100 SALT LAKE CITY, UT 84143 TEL: 801.487.8888 FAX: 801.487.8889 WWW.AMDARCHITECT.COM	WILLMORE REMODEL 175 NORTH VIRGINIA STREET SALT LAKE CITY, UTAH 84103	PREPARED FOR: [REDACTED] PROJECT NO: [REDACTED] SHEET NO: [REDACTED] DATE: [REDACTED]	SP.1 SITE PLAN
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Attachment B
Proposed Elevations



A3.0	DATE		WILLMORE RESIDENCE ADDITION 175 VIRGINIA STREET SALT LAKE CITY, UT 84105	
	REVISIONS			
	REVISIONS			
	REVISIONS			





Attachment C
Photos of Site



Front and South Sides



North Side



Garage



Rear

Attachment D
Photos of Block Face



South two doors down



Next door to the south



Next door to the north and two houses up



Three houses to the north

Attachment E

Historic Survey

Researcher: Mark H. Lundgren
Date: August 1979

Site No. _____

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

1 IDENTIFICATION

Street Address: 175 Virginia, Salt Lake City Plat 3 Bl. 32 Lot 4
Name of Structure: Murray Rock House T. R. S.
Present Owner: UTM:
Owner Address: Tax #: 05 2042 003

2 AGE/CONDITION/USE

Original Owner: Peter Johnson Construction Date: ca. 1927 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: 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.):

Salt Lake County plat records.
Polk, Salt Lake City directories, 1925-1942.

5
ARCHITECTURE

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

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

One and a half story stucco house with steeply pitched roof and gabled dormers.

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 house was built around 1927 apparently by Peter Johnson, a contractor who acquired most of this block in the 1920s. Built for investment purposes, Johnson sold the house soon after its construction. Murray Rock, a dentist, became the resident here in 1928 and the resident-owner in 1930. Mr. Rock lived here until only 1934.

Reed E. Holt, a trust officer at Walker Bank, lived here from 1935 through 1936. Homer A. Mathieson, supervisor of farms and dairies, Department of the Interior, lived here in 1937 and 1938. In 1939 a mining man, William M. O'Brien, was the resident, in 1940 Fleming James and in 1942 Mr. Dilworth S. Woolley was the resident.

15142

Property Type: 111

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

BATCH KEY
1805052870

Structure/Site Information Form

1
IDENTIFICATION

Street Address: 00175 VIRGINIA ST

UTM: 14989 14989

Name of Structure:

T. 01.0 N R. 01.0 E S. 33

Present Owner: CARTER*KENNETH*G* & VIDA M

328 W GREGSON AVE

Owner Address: SLC, UTAH

84115

Year Built (Tax Record): 1928

Effective Age: 1949

Tax#: 05 2042003

Legal Description

R1 Kind of Building: RESIDENCE

COM 149 FT N FR SW COR LOT 1 BLK 32 PLAT 6 SLC SUR N 40 FT E 135 FT S 40 FT W 1
35 FT TO BEG

2
STATUS/USE

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

3
DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records/ Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

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

Researcher:

Date:

