

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Clark Residence Minor Alterations PLNHLC2010-00029 April 12, 2010

Applicant: Weston Clark,
property owner

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-434-011

Current Zone: SR-1A, Special
Development Pattern Residential

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Stan Penfold

Community Council Chair:
Avenues, Jim Jenkin

Lot Size: .07 acres

Current Use: residential

Applicable Land Use

Regulations:

- Section 21A.34.020

Notification:

- Notice mailed on March 1, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites March 2, 2010

Attachments:

- A. Application
- B. Documentation
- C. Photographs

Request

The applicant requests Certificate of Appropriateness approval to replace an existing wood window and increase the window opening on the lower level of the west side of the home located at 553 E Fifth Avenue. The applicant states the reason for the proposed alterations is the lack of suitable alternatives to meet egress requirements to the lower level and interior mechanical system needs. Planning Staff determined that the application could not be approved administratively because the proposed window replacement does not meet the criteria for the treatment of historic windows. Therefore, Planning Staff refers this application to the Historic Landmark Commission for consideration.

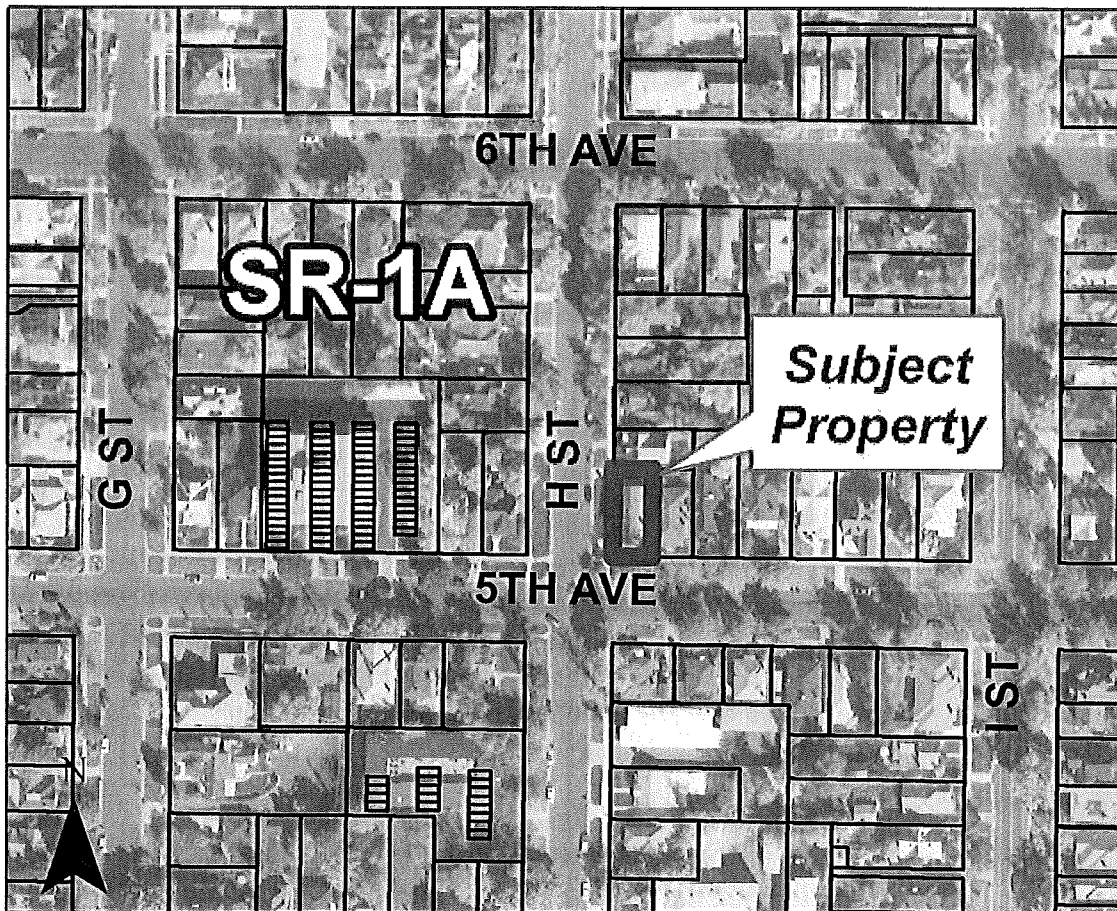
Potential Motions

Based on the analysis and findings of this staff report, it is the Planning staff's opinion that the project fails to substantially meet the standards that pertain to the application and therefore, recommends the following:

1. That the Historic Landmark Commission denies the request to replace the existing wood windows. The project does not meet standards 2, 3, 5, 6, and 8 of Section 21A.34.020(G) of the Zoning Ordinance. The proposal is consistent with standard 1 and 9. Standards 4, 7, 10 and 11 do not pertain to the proposed project.

Should the Commission determine that increasing the historic window opening to accommodate a larger window is appropriate in this case, staff requests that the Commission make alternative findings and approve a Certificate of Appropriateness for a replacement window that matches the distinct design elements of the original including number of panes, the depth and profile of the sash elements, materials, and the coursed cobblestone sill and arched lintel to the greatest extent possible.

VICINITY MAP



Background

Project Description

This property is located on the northeast corner of Fifth Avenue at the corner of 'H' Street. The one story bungalow is built of cobblestone, brick and wood. The roof ridge runs perpendicular to Fifth Avenue and exposed rafters are emphasized in the eaves. The front gable end has wood siding and features a triple attic window. The enclosed front porch has heavy columns and a railing wall of cobblestone. On the west façade, the cobblestone base of the house features a lower level triple window with a coursed cobblestone sill and arched lintel.

The applicant submitted a window replacement plan that Planning Staff determined could not be approved administratively because the existing window is a character-defining feature on a street-facing façade of the building, and the replacement window fails to match the original in design and other visual qualities. The applicant proposes to enlarge the lower level window opening by elongating the vertical size of the opening down to the ground level, and replace the window with a wood window similar in type to the historic window.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Analysis and Findings

Options

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

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

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

Findings

The applicable Zoning Ordinance standards and design guidelines are listed below to suggest ways that change to historic buildings can be sensitively accomplished. An in depth review of the proposed project has not been done at this time. However, staff has identified several issues for discussion below.

21A.34.020 H Historic Preservation Overlay District:

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

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 for Standard 1: No changes are proposed in the use of the building for residential purposes.

Finding for Standard 1: The project is consistent with this standard.

Standards 2, 5, and 6

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

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

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

Applicable Design Guidelines for Standard 2, 5, and 6

3.0 Windows

Background: Windows are some of the most important character-defining features of most historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs in fact help define many historic building styles. Windows often are inset into relatively deep openings or they have surrounding casings and sash components which have a substantial dimension that cast shadows that contribute to the character of the historic style. Because windows so significantly affect the character of a historic structure, the treatment of a historic window and the design of a new one are therefore very important considerations.

Window Features: The size, shape and proportions of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of “lights,” or panes, into which a window is divided. Typical windows for many late nineteenth century cottages were of a “one-over-one” type, in which one large pane of glass was hung above another single pane. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. Most early windows were made of wood although some historic metal casement windows are found. In either case, the elements themselves had distinct dimensions, profiles and finishes.

The manner in which windows are combined or arranged on a building face also may be distinctly associated with a building style. For example, on some bungalows a large central pane of fixed glass was flanked by a pair of vertically-proportioned casement windows. This compound window frequently occurred on building fronts under broad porches. (See the discussion of individual building styles for additional information about specific window types.) All of these features are elements of historic window designs that should be preserved.

Analysis for Standards 2, 5, and 6: The distinct shape and decorative detailing of a historic building’s windows are important in defining the overall character of a property. The design of surrounding window casings, the dimensions and profile of window sash elements and the materials of which they were constructed are important elements and deserve special consideration. *The Secretary of the Interior Standards for Rehabilitation* and the City’s adopted design guidelines recommend; respecting the significance of original materials and features, repairing and retaining them if reasonably possible and when necessary replacing them in kind. From the photographs submitted and a site inspection, Planning Staff is of the opinion that the existing window is a key character-defining feature of the building.

Finding for Standards 2, 5, and 6: The proposal fails to meet these standards. The applicant is proposing to remove a specialty window and replace it with a wood window that will not convey the same visual appearance of the historic window. The new window is larger than the historic opening and requires the removal of original material including wood, glass, and stone, and is inappropriate.

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 for Standard 3: The proposed replacement window is of a size and proportion that does not match the appearance of the original window.

Finding for Standard 3: Creating a false sense of history by changing the size of a window by cutting a larger opening is inappropriate. The replacement window does not meet this standard since it is of a different design than the original historic window.

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

Analysis for Standard 4: This project does not involve any prior alterations or additions that have acquired historic significance in their own right.

Finding for Standard 4: This standard is not applicable.

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 for Standard 7: No chemical or physical treatments are proposed as part of this request.

Finding for Standard 7: This standard is not applicable.

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

Applicable Design Guidelines for Standard 8:

6.0 Standards for Architectural Details

Background: Architectural details play several roles in defining the character of a historic structure; they add visual interest, define certain building styles and types, and often showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes often associated with particular styles and therefore their preservation is important.

Treatment of Architectural Features: Preserving original architectural details is critical to the integrity of the building, and its context. Where replacement is required, one should remove only those portions that are deteriorated beyond repair. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished and therefore preservation of the original material is preferred.

Analysis for Standard 8: Replacing a highly unique window, particularly one that is clearly visible from the street, and increasing the size of the window opening, diminishes the historic character of a building.

Finding for Standard 8: The proposal does not meet this standard as the alterations would destroy a significant architectural feature, and historic material. Thus, the new window would diminish the integrity of the building as a historic resource.

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 for Standard 9: Since the request is to remove a character-defining wood window and replace it with modern construction materials, it would be a change apparent to a historic preservation professional. Although the historic integrity of the building would be diminished by the loss of historic material, the original massing, size, and scale of the building would remain intact.

Finding for Standard 9: The proposal is consistent 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 for Standard 10: The use of prohibited building materials is not a component of this project.

Finding for Standard 10: This standard does not apply to the proposed 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 for Standard 11: Signage is not a component of this project.

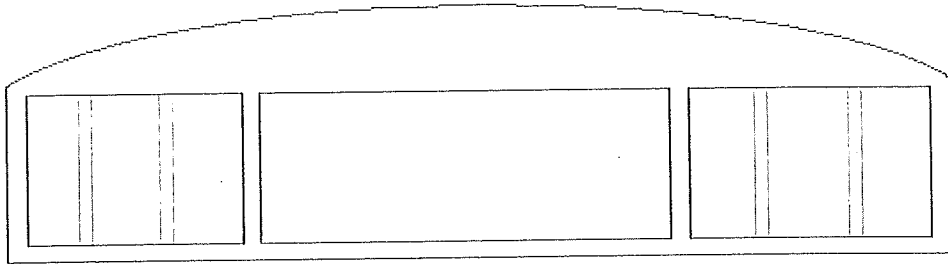
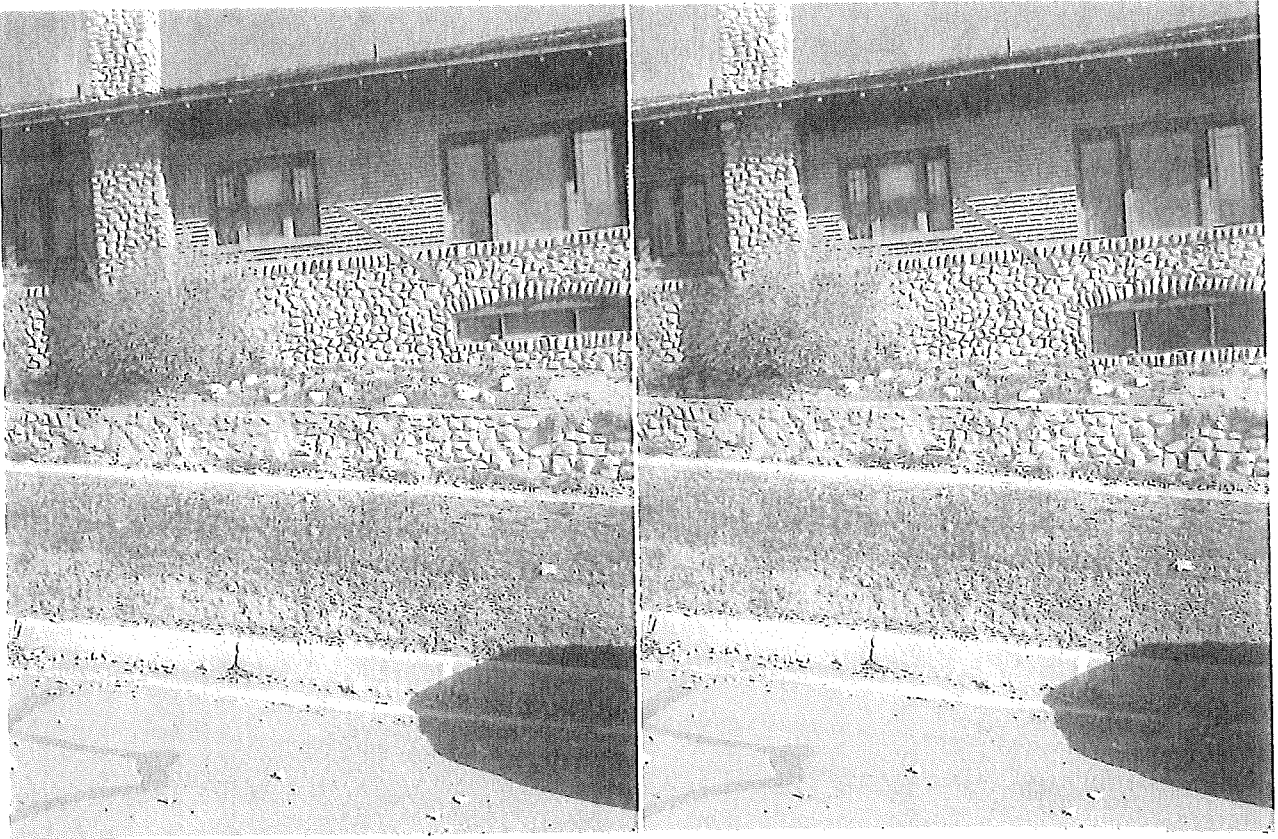
Finding for Standard 11: This standard does not apply to the proposed project.

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

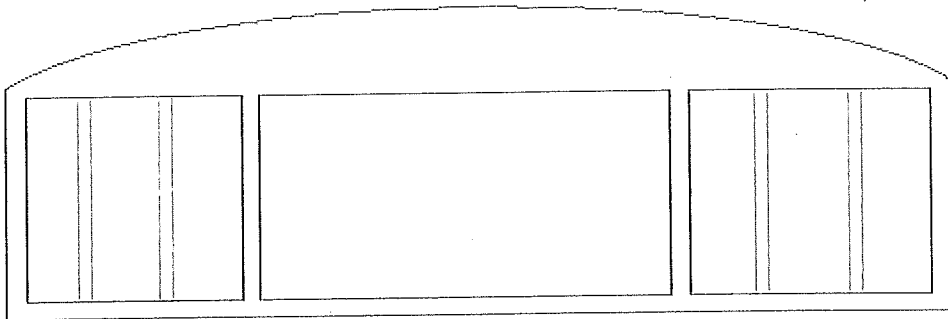
Analysis for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case.

Finding for Standard 12: The project is inconsistent with standards 2, 5, 6, and 8 as noted above and not supported by the design guidelines (3.0 Windows and 6.0 Architectural Details) mentioned in this staff report. The proposal is consistent with standards 1 and 9. Standards 4, 7, 10 and 11 do not pertain to the proposed project.

Attachment A
Application



Old Window



New Window

Window will be elongated maintaining old header and new wood window framing to meet egress requirements for basement habitability.

Request for Window enlargement in Historic district

Originally we were going to enlarge the window on the East side of the house but its sub-ground level and our house proximity to the neighboring house has proven that window to be difficult, if not impossible, to use. Interior mechanical needs also has made that window less appealing from a safety stand-point (partial blockage of the window due to heating and ducting necessary to properly heat the upstairs). In order to meet the egress requirements we need to enlarge the window on the West side of the house. The architectural style will remain the same and, if possible, we will keep the curved header in-tact. We will simply elongate the vertical size of the window down to the ground level and extend the same architectural style and features of the old window. Wood will be the material used for the window to match the existing header.

Since this will be a custom job requiring bids here is a listing of manufacturers that build custom windows and are able to build wood framed windows. After a bid process from these manufacturers the best value will be selected.

Great care as to their ability to match architectural style of the rest of the house will weigh heavily into the consideration.

The Brokerage

3075 So Main Street, Salt Lake City, UT, 84115 | Map

Visit our new showroom today! - QUALITY PRODUCTS The Brokerage has been providing top of the line windows and doors in the Salt Lak...

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (2)

(866) 968-6933

Clear Choice Windows (3 Reviews)

Service Area: Salt Lake City, UT | Map

The clear choice for quality replacement windows and doors! - Clear Choice Windows is the leading choice for quality residential replacement windows throughout th...

Matching: Wood Windows, Custom Orders

- Send To Phone
- Images (1)
- Videos (1)

(888) 859-9425

All Purpose Windows & Doors

Service Area: Salt Lake City, UT | Map

Replacement windows, patio and entry doors. - Welcome to All Purpose Windows & Doors! All-Purpose Windows and Doors is dedicated to providing pre...

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (5)
- Videos (1)

(866) 968-2809



Solar Window & Door, Inc.

Service Area: Salt Lake City, UT | Map

Your full-service glass company! - Welcome to Solar Window & Door, Inc.! Solar Window & Door, Inc. is a glass and window service in So...

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (2)

(801) 207-7931

Double T Inc. (5 Reviews)

Service Area: Salt Lake City, UT | Map

Home improvement specialists for over a decade. - If you are looking to upgrade your home's exterior, trust the experts at Double T Inc. We prid...

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone

(801) 512-2466

Valley Glass

26 East 800 South, Salt Lake City, UT, 84111 | Map

Life looks better through a Valley Glass Window. - Valley Glass Residential Windows Valley Glass works with many quality manufacturers such as Amsco Wi...

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (2)
- Videos (1)

(888) 362-4925

City Glass

Service Area: Salt Lake City, UT | Map

Your Local Window Replacement & Tinting Specialists - City Glass and Construction Service, Inc. is a full service glass company that has been serving the ...

Matching: Wood Windows, Custom Orders

- Send To Phone
- Images (2)

(877) 454-0014

Window Depot Of Utah

Service Area: Salt Lake City, UT | Map

Utah's home for windows, doors and siding. - Window Depot of Utah is one of the state's fastest growing home improvement companies that spe...

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone

(800) 272-2467

Pella Windows & Doors

Service Area: Salt Lake City, UT | Map

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (3)

(801) 938-6008

Norton's Quality Exteriors

Service Area: Salt Lake City, UT | Map

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (1)

(801) 748-0747

Diamond Glass- Window Warehouse

(1 Review)

Service Area: Salt Lake City, UT | Map

Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (1)
- Videos (1)

(801) 485-0073

Alumalinc Home Improvements

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Website
- Send To Phone

(801) 262-5055

Snyyer Glass Company, Inc.

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (1)

(800) 413-3629

Sears Heating And Cooling Systems

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Website
- Send To Phone

(801) 566-6644

Valley Glass

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Website
- Send To Phone

(801) 796-9699

FAM Builders Inc

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Website
- Send To Phone
- Images (3)

(801) 936-0636

City Glass And Construction Service Inc

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Send To Phone
- Images (2)

(801) 566-1255

Peachtree Building Products

7220 S 900 East, Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Website
- Send To Phone

(801) 302-2630

Summit Valley Glass & Windows

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders

- Send To Phone

(866) 838-8295

JELD-WEN Windows & Doors

Service Area: Salt Lake City, UT | Map
Matching: Wood Windows, Custom Orders



Window to be enlarged

Attachment B Documentation

Researcher: Dennis Defa
Date: Feb., 1979

Site No. _____

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

IDENTIFICATION

Street Address: 553 5th Avenue Plat ^D Bl. 79 Lot ⁰
Name of Structure: T. R. S.
Present Owner: Richard A. Firmage UTM:
Owner Address: 553 5th Ave., SLC, Utah Tax #: 04-1217
Original Owner: Harold G. Reynolds Construction Date: 1913 Demolition Date:

AGE/CONDITION/USE

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

STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

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.):

"Reynolds, Harold G.," Deseret News, April 2, 1940, p.11.
Salt Lake County Plat Abstract Records.
Polk, Salt Lake City Directory, 1914-1940.
Salt Lake City Building Permit, #5212, July 15, 1913.

Architect/Builder: /H. Henderson

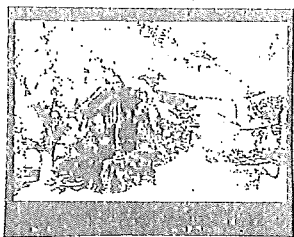
Building Materials: brick & cobblestone Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:

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

This is a one-story Bungalow that uses cobblestone as well as the more usual brick and wood. There is a gable roof. The front gable has projecting eaves supported by large purlins, a triple attic window with a heavy bracketed hood and lintel, and narrow board and batten siding. The front porch below, now enclosed has heavy columns and railing wall of cobblestone. Cobblestone also frames the main walls of the house below the windows. Above the cobblestone are brown brick upper walls.

---Thomas W. Hanchett.



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 Bungalow Style, massing, and wood and brick construction, and use of cobblestone in this home contribute to the architectural character of the Avenues.

Harold G. Reynolds owned this house from the time of its construction until his death on April 1, 1940. A native of Salt Lake City, Reynolds was born on Nov. 15, 1883 to George and Mary Ann Tuddenham Reynolds. On June 23, 1911 he married Ann Amelia Howarth, daughter of Nephi and Amelia Elizabeth Price Howarth, in the Salt LDS Temple.

As a young man Reynolds had served a mission for the Mormon Church from 1903 to 1905 in Germany. After that he had an active role in Church administration. He was the LDS Mormon Church Missionary Secretary and Transportation Agent for many years, and was responsible for transportation arrangements for over 30,000 missionaries. He was also a member of the general board of the Mormon Church's Deseret Sunday School Union from 1906-1927, and a member of the Ensign Stake High Council from 1922 to 1923. Harold Reynolds also served his church in the position of bishop of the 21st Ward from 1924 to 1930. He was also the owner and general manager of the Hotel Utah Souvenir Company.

Attachment C
Photographs

