

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community
and Economic Development

Brossard Rebuild Case #PLNHLC2009-00939 470 6th Avenue February 3, 2010

Applicant:

Robert Brossard

Staff:

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

Zone

Single Family Residential SR-1A

Master Plan Designation

Residential, Low Density

Council District

Council District 3 Stan Penfold

Community Council

Avenues

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, Robert Brossard, is seeking approval of a major modification to a contributory home in the SR-1A zone. The structure was severely damaged by fire in 2008, and will be rebuilt in the same location with the approximate same setbacks as the original home. 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 23feet above established grade for a pitched 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 remaining historic materials of 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. Final design of the roof shape and form shall be delegated to staff for compliance with the SLC Historic District Design Guidelines review.
5. 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, Bob Brossard would like to rebuild the second floor of a historic home that was severely damaged by fire, at 470 Sixth Avenue, in the Avenues Historic District. The project would modify the home significantly from its original design, which was a simple “L” shaped structure with lap siding and a simple entry porch. Nonetheless, because of the fire, and various modifications to the home over the years, very few original materials remain. The applicant proposes to build a pitched roof second story with those areas of the first floor not covered by the second floor having a flat roof. The home is unique, as it is located in the center of the block, accessed only by a 10 foot wide passage from the street. There are existing buildings on all sides of the structure, masking the home from 6th Avenue.

Central to the project is the request for additional height on the addition. The proposed pitched roof is approximately 25.5 feet above established grade, 2 and ½ feet above the allowed height limit of 23 feet above established grade. The wall height of the south elevation would exceed the maximum height limit

of 16 feet by approximately 4.5 feet. The flat roof section meets the minimum height requirements. The applicant is requesting that the Historic Landmark Commission grant additional building height. The proposed structure will be 25.5 feet above established grade.

The addition would be a second story built over the existing first story. The exterior materials are proposed to be primarily wood lap siding, matching existing. 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	6,970 square feet 10 feet. No change proposed.	Legal Non conforming
Maximum Building and Wall Height: 23 feet for a pitched roof. 16 foot wall height	25'6" pitched roof structure 20'6" wall height on south facade	No, Requesting Exception
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')	1' and 38' 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').	2' No Change	Legal Non Conforming
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 = 6,970 square feet. Coverage = 905 Square feet or approximately 10%.	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.)	There are no accessory buildings on the lot	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 high point of the building is located approximately in the center of the structure with the pitched roof falling away to the west and to the south. As a result, the impact of the height on adjacent properties is mitigated by this setback. Although the building is noncomplying in its rear yard setback (2 feet), the adjacent lot to the south is deep, with the home set back approximately 75 feet from the rear property line. This buffer will further mitigate any negative impacts that the additional height may have on that structure. Because the structure is located in the center of the block, with little access from the street, the visual impact of the additional height will be

minimal when viewed from the street. The abutting properties are similar in height, as are all the buildings in the block. 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 470 6th Avenue was a small “L” shaped structure with gable roofs, built circa 1906. The home is featured in the Utah State Historical Society reconnaissance survey and is designated as “contributory” on that list. Since the time of that survey, the home was severely damaged by fire. A majority of the contributory material, siding, windows, roof, eaves, cornices, doors etc were damaged or destroyed. The building has lost its defining characteristics, and is no longer a contributing structure in the historic district. The applicant has determined that he will rebuild the home, in its original footprint, salvaging some of the original materials, but not as a replication. Because of these factors, staff has determined that review of this home is more appropriate under the guidelines for new construction than for an alteration of a historic home.

Public Participation

Public Comments

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

Analysis

Standards of Review

For determinations regarding certificates of appropriateness for new construction, the Historic Landmark Commission must consider the Zoning Ordinance criteria (Section 21A.34.020H) and the *Design Guidelines for Residential Historic Districts*. Staff analysis and findings are in italics.

1. Scale and Form.
 - a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;
 - b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
 - c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
 - d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Standards for New Construction

11.5 Construct a new building to appear similar in scale to the scale that is established in the block. Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block. The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

11.7 Build to heights that appear similar to those found historically in the district. This is an important standard which should be met in all projects.

11.9 Design a new building to appear similar in width to that of nearby historic buildings. If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

Analysis: This home is unique in that it is isolated in the middle of the block, and does not contribute to the streetscape in a traditional manner. The home will not be visible from the 6th Avenue right of way, as it will be located downhill, behind a larger two story home and a one story home. The primary impact of the height will be visible from 5th Avenue, looking up from the street. Nonetheless, the home will be set back approximately 120 feet from the right of way, and 75 feet from the rear of the nearest single family home. The applicant has requested that the Historic Landmark Commission grant a height exception to add roof and wall height. In order to grant this exception, the Commission must find that the structure will meet the requirements for scale and form as stated above.

The building lot is hidden from view, on a lot that is separated from the traditional street scape along 6th Avenue. The proposed structure is relatively small, with a foot print of approximately 905 square feet, and is setback from most of the surrounding buildings. Therefore, staff finds that in spite of the increased height, the visual impact of the home will have little impact on surrounding structures when viewed from the street and is consistent with the 6th Avenue streetscape.

Staff recommends that the Historic Landmark Commission consider granting the exception for the additional roof and wall height, based on the findings that the primary façade of the structure is compatible with the surrounding neighborhood and will have a limited visual impact when viewed from the street.

The width, mass, and scale of the home are within the parameters of the surrounding vernacular and streetscape, as the structure is no wider or narrower than the majority of homes in the area.

The roof shape of the addition is a relatively modern style with shed style slopes on the north and west sides. Although the home is compatible in size, mass and scale, staff finds that the home would be more compatible with the neighborhood if the style of the roof were modified to be a more traditional gable end roof. Staff recommends that the Historic Landmark Commission approve the proposed design, with

the condition that staff work with the applicant to modify the roof design to be more of a traditional gable style roof.

Finding: The proposed two level building is similar in terms of height, width, proportion of principal façade and scale with other buildings on the block and within the Avenues Historic District. The roof shape of the structure could be modified to be more compatible with the surrounding vernacular. Nonetheless, given the eclectic architectural development of this neighborhood and the range of shapes found historically, the proposed house form fits into the overall character of the neighborhood.

2. Composition of Principal Facades

- a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Standards for New Construction

11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district. Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

11.15 Use building materials that contribute to the traditional sense of scale of the block. This will reinforce the sense of visual continuity in the district.

11.17 Use building components that are similar in size and shape to those found historically along the street. These include windows, doors, and porches.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features. Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

11.19 Contemporary interpretations of traditional details are encouraged. New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New

soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

11.20 The imitation of older historic styles is discouraged. One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

11.21 Windows with vertical emphasis are encouraged. A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

11.23 Windows shall be simple in shape. Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

Analysis: The proposed windows and openings are vertical casement style, mixed with smaller square windows, made from wood. The window to wall ratio is proportionally appropriate with no wall exceeding 2/3 wall to 1/3 window. The front door is of a traditional size and style, and is located in centrally on the front façade. The design of the door is a solid panel door with side lights on both sides. The front porch traverses the entire front façade and provides the home with a connection to the street and surrounding homes. The porch will be 4 feet deep all the way across the front façade. The applicant is proposing wood lap siding for the home and aluminum soffit and fascia. These materials have been approved for new construction by the Commission in the past, when the siding has a smooth finish to match the appearance of historic wood siding and the size, proportion and profile of the windows are similar to those seen historically.

Finding: The design of the home meets the standards of the ordinance. The house is visually compatible with the surrounding buildings and streetscape in terms of proportion of openings, rhythm of solids to voids in facades, rhythm of entrance porch and other projections and relationship of materials. The size, scale and mass of the structure are similar to that of both the contemporary and historic homes in the immediate neighborhood.

3. Relationship to Street

- a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

- c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Standards for New Construction

11.1 Respect historic settlement patterns. Site new buildings so that they are arranged in ways similar to other historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

11.2 Preserve the historic district's street plan. Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail. The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

Analysis: The proposed house unique in that it is located in the middle of the block and is not visible from the 6th Avenue right-of-way. In the Avenues area, side yards are generally small and nonexistent in some cases. All work on the home will be within the original historic footprint, and will therefore respect the rhythm of spacing and structures established in the block by maintaining the historic configuration between adjacent structures and the street.

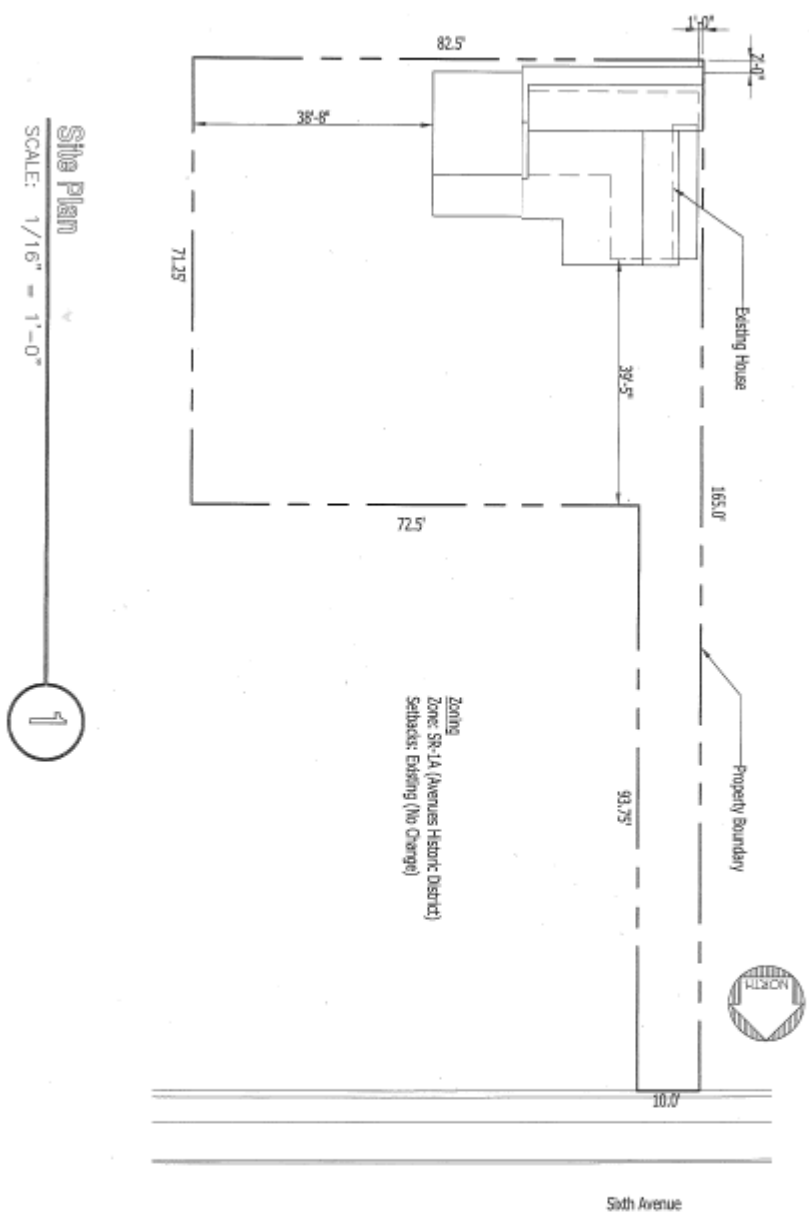
Finding: The proposed home is located in its historic footprint and in the historic pattern of development of the block. Staff finds that although unique, the proposed construction is compatible with the historic street plan of the Avenues.

4. Subdivision of Lots

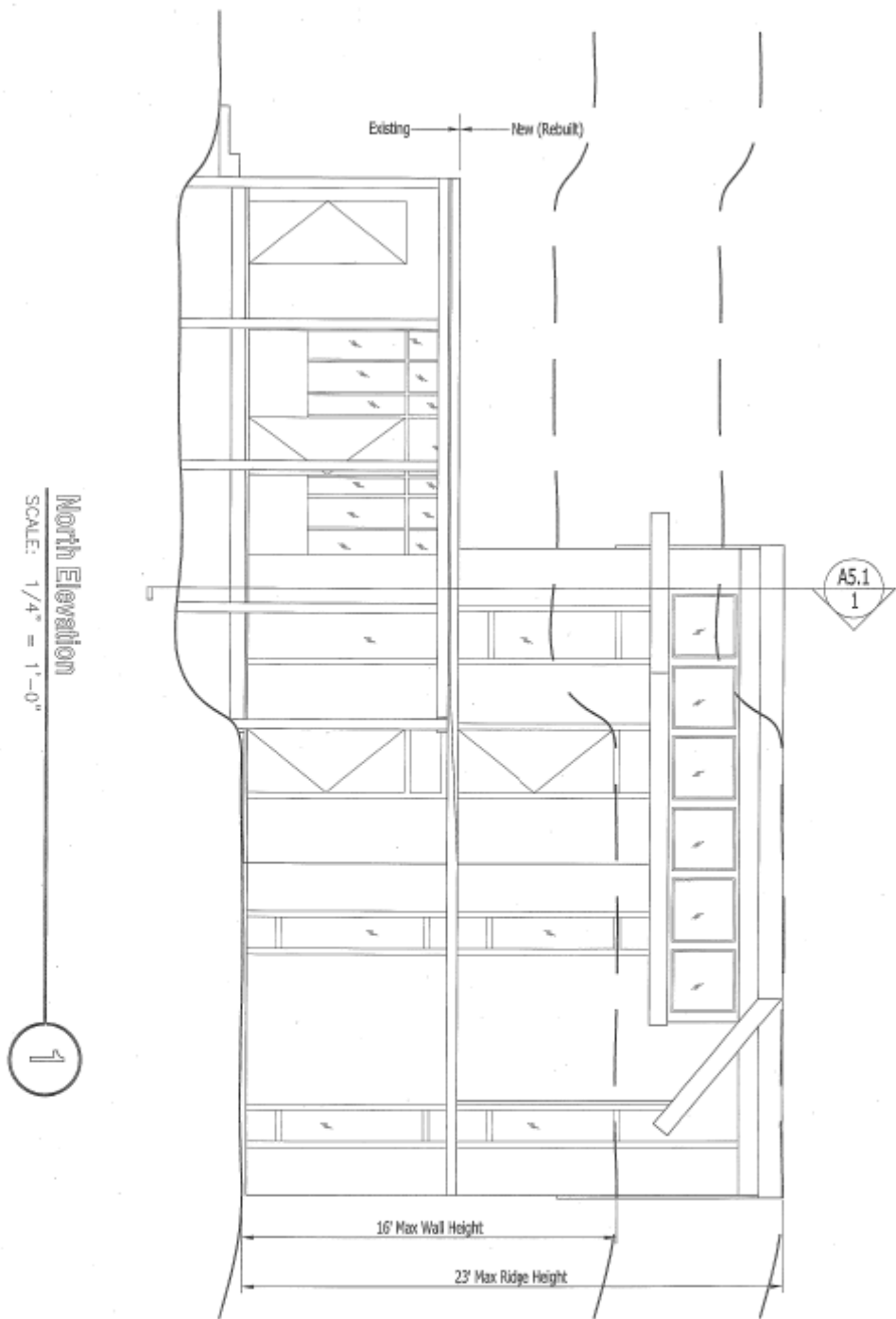
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues as the lot was determined to be a legal complying lot by the Planning Division.

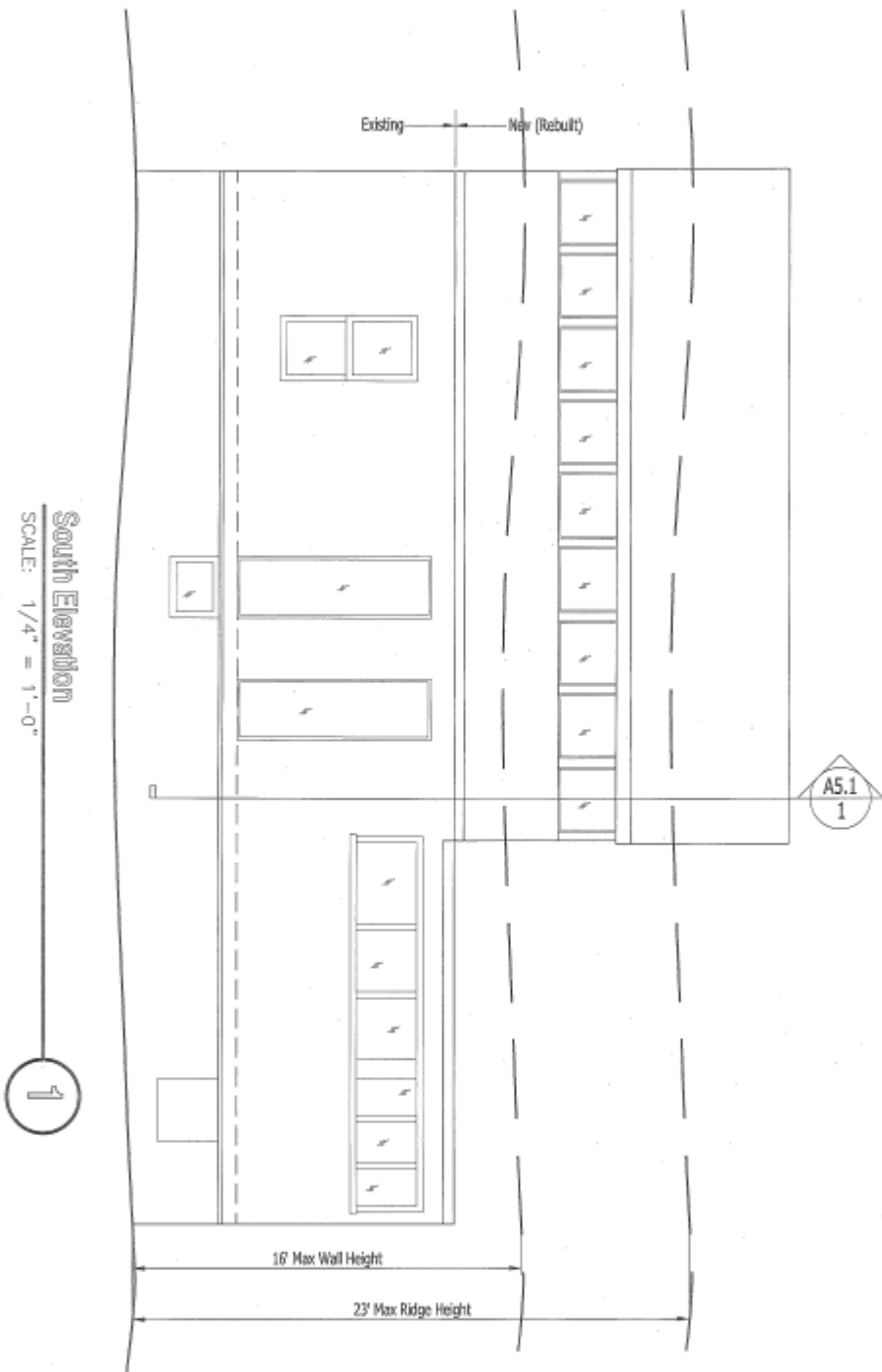
Exhibit A:
Proposed Site Plan and Elevations



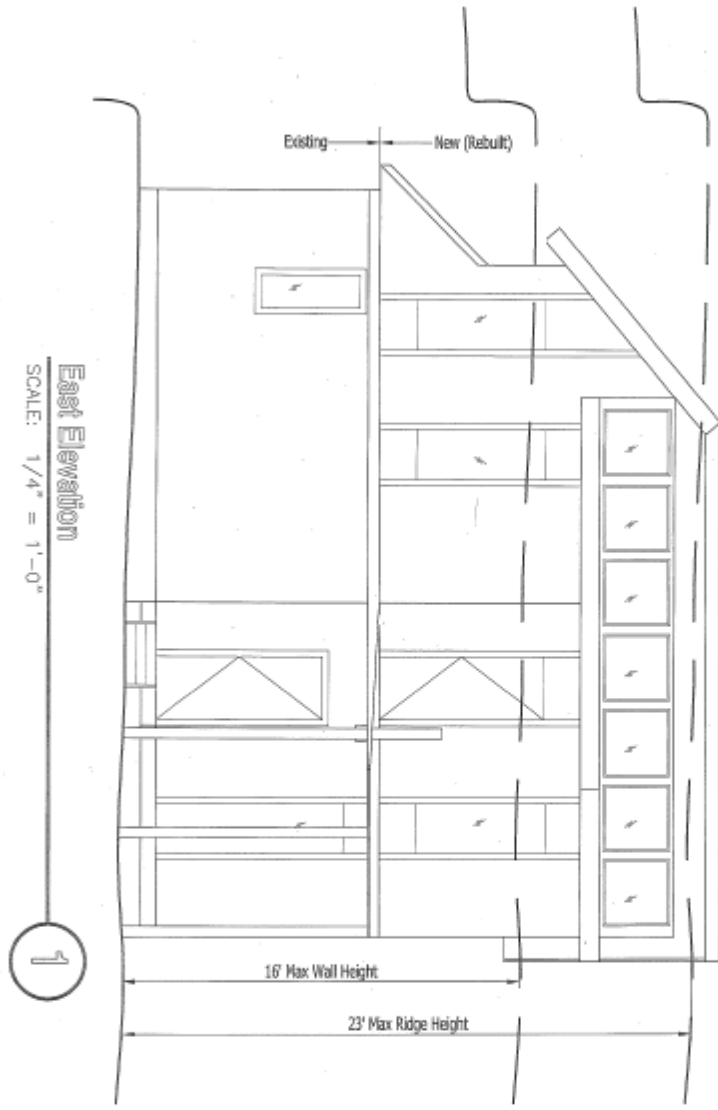
	<p>FIRE REMODEL for Robert Brossard 470 6th Ave, Salt Lake City, UT 84103</p>	<p>David S. Richardson, AIA, PE architect, engineer, interior, planning, contractor 814 East 100 South, Salt Lake City, Utah 84102 Telephone (801) 533-0224, Facsimile (801) 533-0841</p>	<p>DATE REVISION 0</p> <p>A1</p>
--	--	---	---



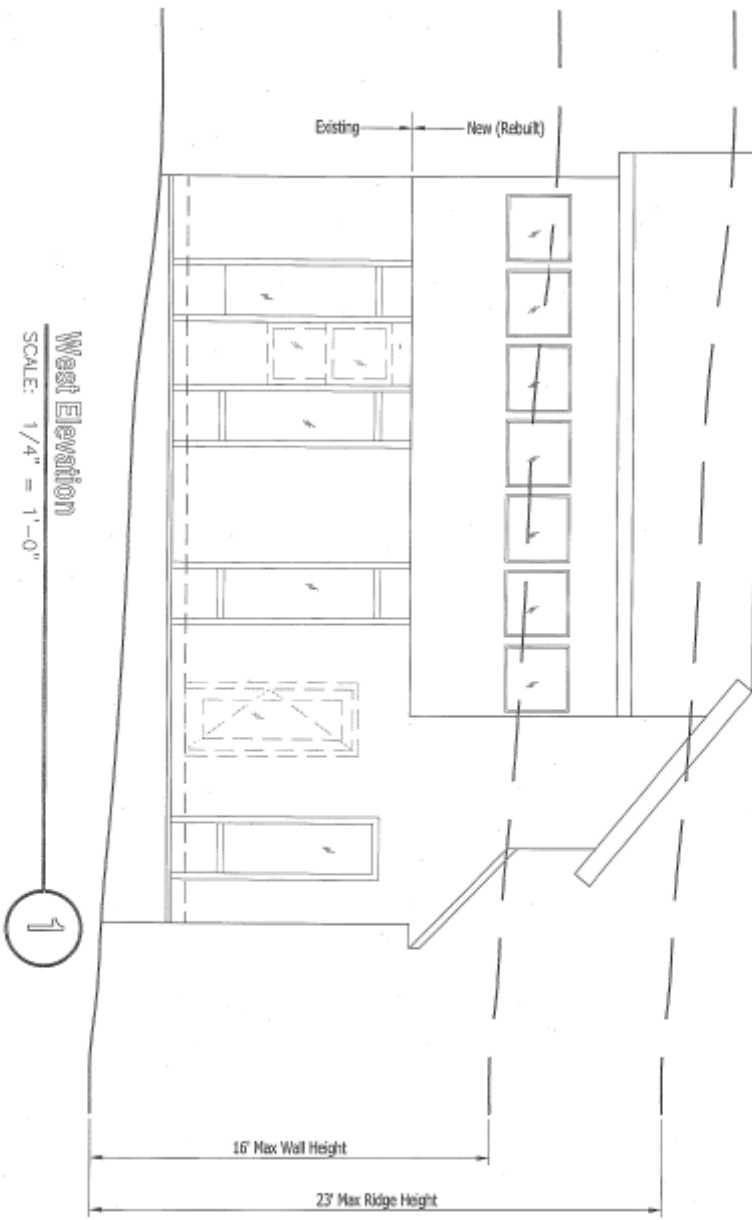
	<p>FIRE REMODEL for Robert Brossard 470 6th Ave, Salt Lake City, UT 84103</p>	<p>David S. Richardson, AIA, PE architect, engineering, interiors, planning, construction 814 East 100 South, Salt Lake City, Utah 84102 Telephone (801) 533-0204, Fax (801) 529-8940</p>	<p>802609 A4 REVISION 0</p>
--	--	--	--



	<p>FIRE REMODEL for Robert Brossard 470 6th Ave, Salt Lake City, UT 84103</p>	<p>David S. Richardson, AIA, PE architect, engineer, interior, planning, construction 814 East 90 South, Salt Lake City, Utah 84102 Telephone (801) 533-8204, Facsimile (801) 539-0911</p>	<p>00000 REVISION 0</p>	<p>A6</p>
--	--	---	---------------------------------	------------------



	<p align="center">FIRE REMODEL for Robert Brossard 470 6th Ave, Salt Lake City, UT 84103</p>	<p>David S. Richardson, AIA, PE architect, engineering, interior, planning, construction 814 East 18 South, Salt Lake City, Utah 84112 telephone (801) 533-0294, fax (801) 533-0641</p>	<table border="1"> <tr> <td>02000</td> <td>A5</td> </tr> <tr> <td>REVISION</td> <td></td> </tr> <tr> <td>0</td> <td></td> </tr> </table>	02000	A5	REVISION		0	
02000	A5								
REVISION									
0									



- REFERENCE NOTES**
1. Existing Door to be removed
 2. Existing Window to be removed
 3. New windows from Owners Stock



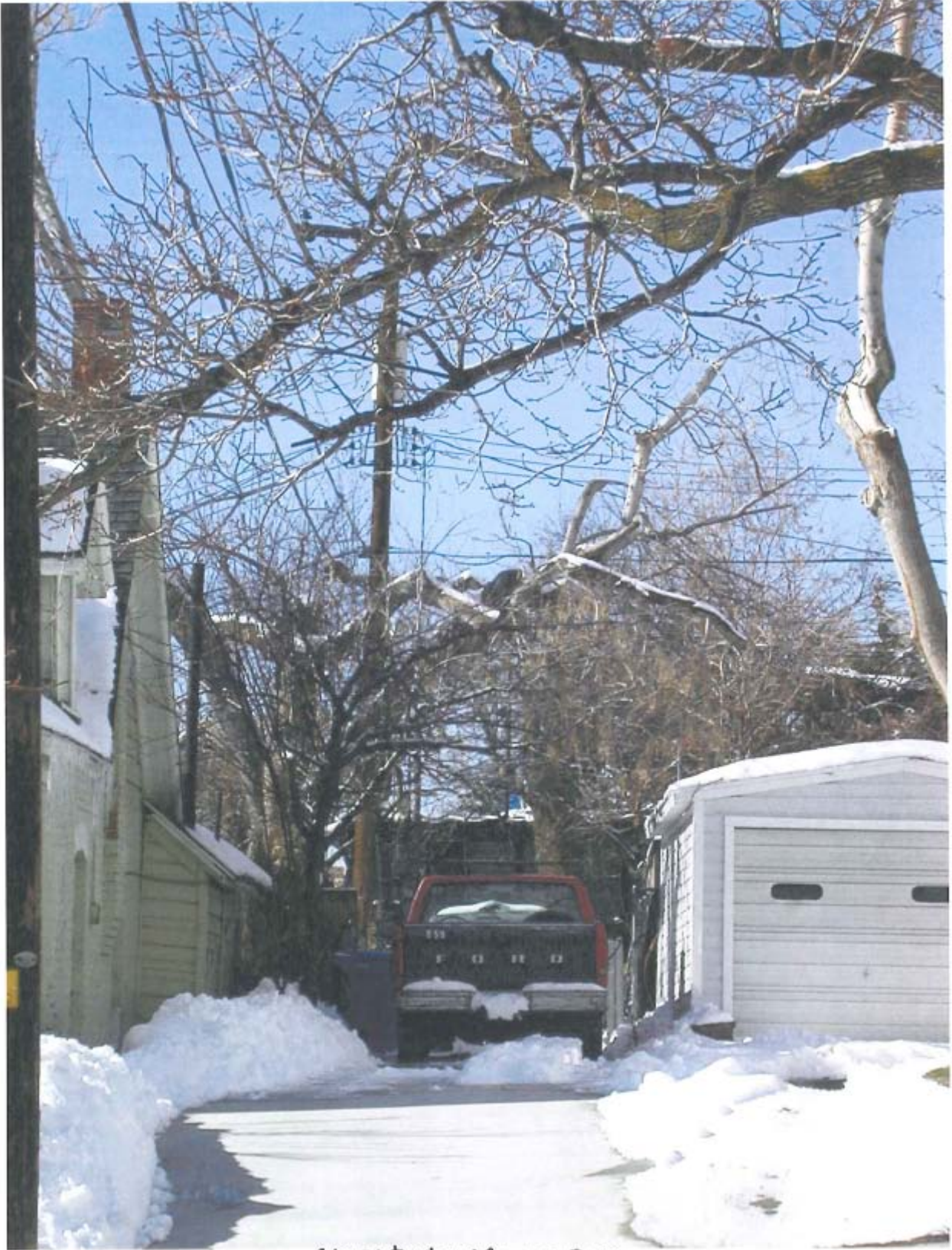
FIRE REMODEL
for Robert Brossard
 470 6th Ave, Salt Lake City, UT 84103

David S. Richardson, AIA, PE
 architect, engineering, interiors, planning, construction
 814 East 10th South, Salt Lake City, Utah 84102
 telephone (801) 531-0204 fax (801) 531-0441

02/03
 REVISION
 0

A7

Exhibit B:
Photographs of Site



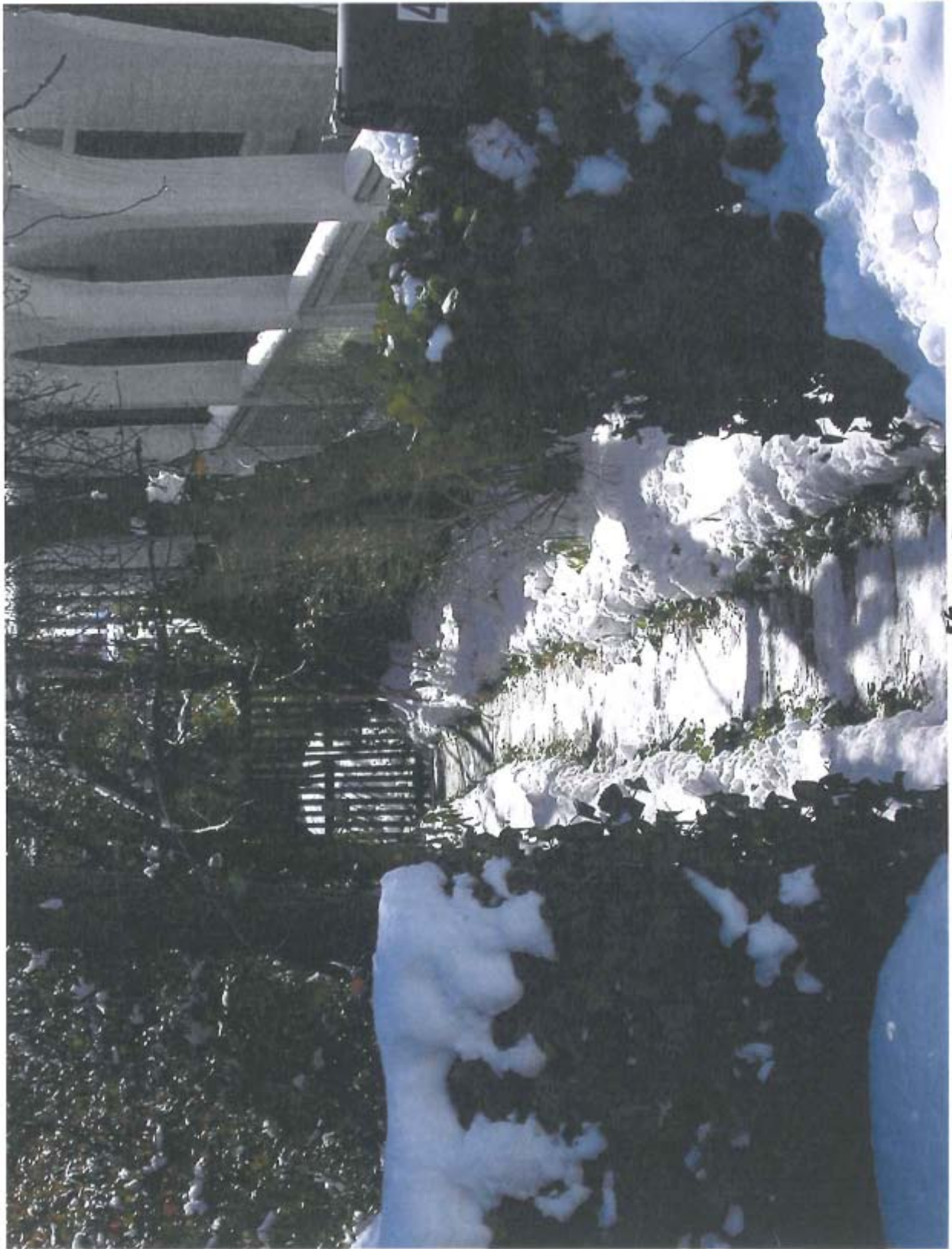
Street view from G st.



Street View from F St.



Street View from 5th Ave



View from 6th AVE

Exhibit C:
Historic Information

Property Type: 111

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

BATCH KEY
1904044057

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 00470 SIXTH AV

UTM: 12930 12931

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: BROSSARD+ROBERT+
470 6TH AV

470 6TH AV

Owner Address: SALT LAKE CITY,
UTAH 84103

Year Built (Tax Record): 1906

Effective Age: 1915

Tax #: 04 1185

Legal Description

01

Kind of Building: RESIDENCE

COM AT NW COR OF LOT 4, BLK 77, PLAT D, SLC SUR: S 10 RDS; E 5 RDS; N 71 FT 3 IN
S; W 72 FT 6 INS; N 93 FT 9 INS; W 10 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
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory
- Not of the Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- 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
- Plat Records/ Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Oblituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

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

Researcher:

Date:

Street Address:

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)



5
HISTORY

Statement of Historical Significance:

Construction Date:

**COMPATIBLE IN AGE, STYLING, &
MATERIALS TO AVENUES DISTRICT**

