

HISTORICAL LANDMARK COMMISSION STAFF REPORT

Frazier Renovation
208 E. 1th Avenue
PLNHLC2010-00377
July 7, 2010



Planning Division
Department of Community and
Economic Development

Applicant: Steve Scoville

Staff: Katia Pace, 535-6354,
katia.pace@slcgov.com

Tax ID: 09-31-383-002

Current Zone: RMF-45
Moderate/High Density
Multifamily Residential District

Master Plan Designation:
Avenues Community Master
Plan, Low Density Residential

Council District:
District 3, Stan Penfold

Lot Size:
2,178 square feet

Current Use:
▪ Single-Family Residence

Applicable Land Use
Regulations:
▪ 21A.34.020
▪ 21A.24.140
▪ 21A.36.020
▪ Historical Design Guidelines

Notification:
▪ Notice mailed 6/24/10
▪ Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 6/24/10

Attachments:
A. Site Plan
B. Additional Application
Material
C. Photos

Request

This is a request by Steve Scoville, architect, for major alterations to a non-contributory townhome located at approximately 208 E. First Avenue in the Avenues Historic District. The request is to change the roof line, add a patio, and change the siding and fenestration. The subject property is located in the RMF-45 (Moderate/High Density Multi-family Residential) zoning district.

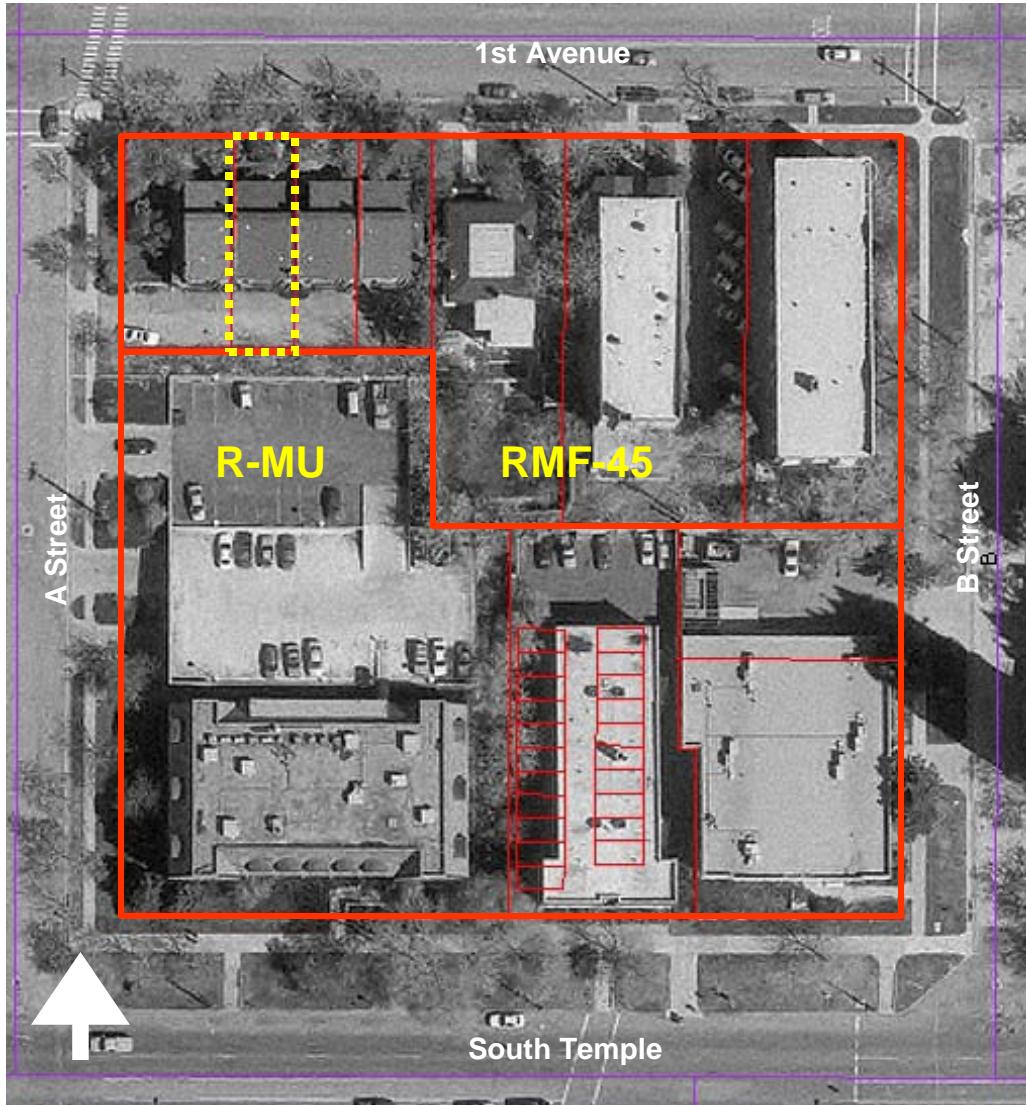
Staff Recommendation

Based on the analysis and findings of this staff report, Staff recommends that Historic Landmark Commission approve the project pursuant to the following conditions of approval:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

If the Commission finds that the zinc cladding and the metal roof are not appropriate in this application, then staff recommends that the Commission deny the request, or approve it with the condition that the proposed materials will change to be consistent with what is allowed in Historic Districts.

Vicinity Map



Background

Project Description

The applicant is the architect working on the renovation of a townhome, built in 1977 and located at 208 E. First Avenue. This is one of four attached single-family dwellings built together and almost identical to each other. The subject property is noncontributory to the Avenues Historic District. The townhomes are located on the southeast corner of First Avenue and “A” Street. They face First Avenue, and the rear of the units is highly visible from “A” Street.

The architecture of the townhomes is Shed style. This style originated in the early 1960s. The distinctive feature is the multi-directional shed roof, often accompanied by additional gabled roof forms. In shape these houses appear to be assembled from two or more gabled and shed-roofed forms joined together. The entrance is generally recessed and obscured. Windows tend to be relatively small and are asymmetrically placed on each façade. The overall effect is of bold diagonals, counterpointed shapes, and multiple massing.

The existing townhomes have shed roofs on the front façade that are offset by the rear roof which is taller. The front façade is two levels high; it has a recessed entrance, and two small windows. The rear of the property is three levels high; it has a balcony on each of the two upper levels and a two car garage door on the first level. The cladding is horizontal wood boards and the roof is asphalt shingles. The windows and balcony doors are sliding aluminum framed single paned glass.

The proposed renovation is only for one of the middle dwelling units. The following is a description of the proposed changes:

- Extend the rear shed roof line and increasing the height from 31' - 6-3/4" to 35' -4-3/4" from the street level. The extra space will be used to create a loft area.
- To change the roof on the front façade to a flat roof, and create a deck on top of the roof. This portion of the front façade will have its wall extended to create the wall for the deck.
- The proposed front façade will include two new vertical windows on top of the front entrance, a new horizontal window on top of a new awning for the patio, a door for the patio with a small window next to it. The existing windows will be replaced, the bottom window will remain the same size and the window on top will be bigger.
- The rear façade wall will increase the height from 116'-11" to 117'-11-5/8".
- There will be small changes to the configuration of the windows and doors leading to the balconies.
- The shape of the balconies will change from half hexagons to straight rectangles and will be extended out 4 feet.

The following is a description of the proposed materials used for this renovation:

- To replace the existing cladding with redwood boards, except for the extruding front façade where the proposed cladding will be vertical zinc boards.
- The proposed windows will be aluminum frame and double paned glass. The proposed door will be metal clad with glass and hardware of polished stainless steel.
- The proposed roof material is a 17" standing seam metal roof with a powder coated brown –satin finish.
- The proposed material for the balconies is redwood decking with stainless steel guardrails and horizontal stainless steel cable balustrades.

Comments

Public Comments

No comments were received up to the time this Staff Report was finalized.

Project Review

Options

The Historical Landmark Commission has the following options:

1. Approve the request as proposed.
2. Approve the request with modifications. This option requires the Historical Landmark Commission to make alternative findings.
3. Deny the request based on the analysis and findings in the staff report.
4. Table and give direction.

Zoning Considerations

The subject property is located in the Avenues Historic District. The base zoning of the property is RMF-45, Moderate/High Density Multifamily Residential District, the purpose of which is "to provide an environment suitable for multi-family dwellings of a moderate/high density." The development requirements for this renovation and its compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Meet
Height	45'	35'-4-3/4"	Yes
Balcony	Projecting not more than 5 feet	20" outside the buildable area	Yes
Awning	2 and ½ feet into front yard	Within the buildable area	Yes
Deck	2' high or less	Within the buildable area	Yes

Analysis and Findings

2A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

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 structures and streetscape.

Standards for New Construction

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.

11.11 Use building forms that are similar to those seen traditionally on the block.

Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block.

Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.

The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

Analysis: The streetscape surrounding the subject property is comprised of many architectural styles; many of the buildings are multiple stories. This is an existing Shed style building and the footprint of the structure is not being proposed to change. However, the renovation includes change to the roof shape in the front façade from a shed roof to a flat roof and additional height due to the roof extension.

Finding: The width, mass, and scale will remain relatively the same, whereas the proposed roof line is a significant change to the façade from the surrounding structures and the streetscape.

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.

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

Analysis: The renovation includes replacing and adding new windows and doors. The new windows will be asymmetrical and true to the Shed style. A portion of the front façade will have the wood cladding replaced with zinc cladding; the recessed portion of the façade will have redwood cladding. The roof will be metal with a powder coated brown finish.

Finding: The zinc cladding and the metal roof are materials that are traditionally not allowed in Historic Districts and therefore do not meet the intent of this standard.

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 such that they are arranged on their sites in ways similar to 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.

Analysis: This is an existing building with existing setbacks; the footprint of the structure is not proposed to change.

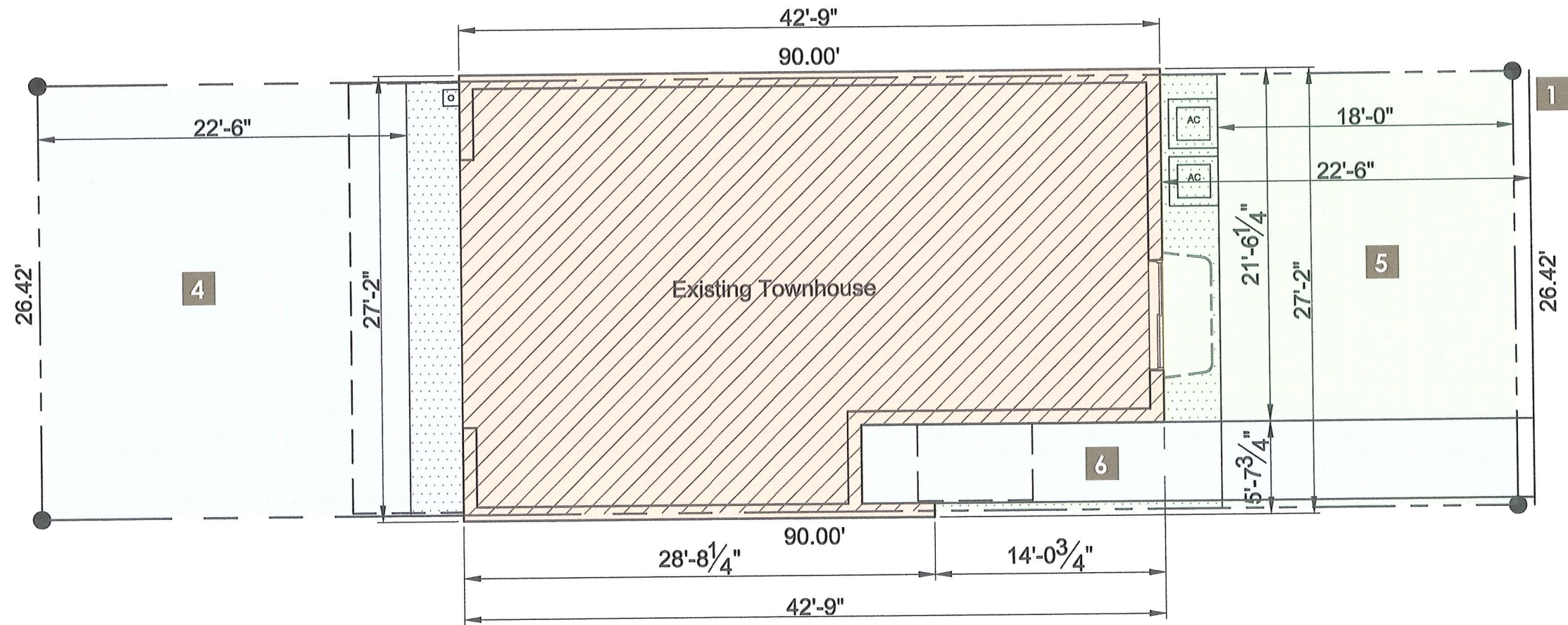
Finding: The proposed renovation will not change how the structure relates to the streetscape.

- 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.

**Attachment A
Site Plan**

HLC: Minor Alterations



Site Summary:

Area of Existing Building Footprint:
1,032.6 sq. ft.

Area of Increased Building Footprint:
0 sq. ft.

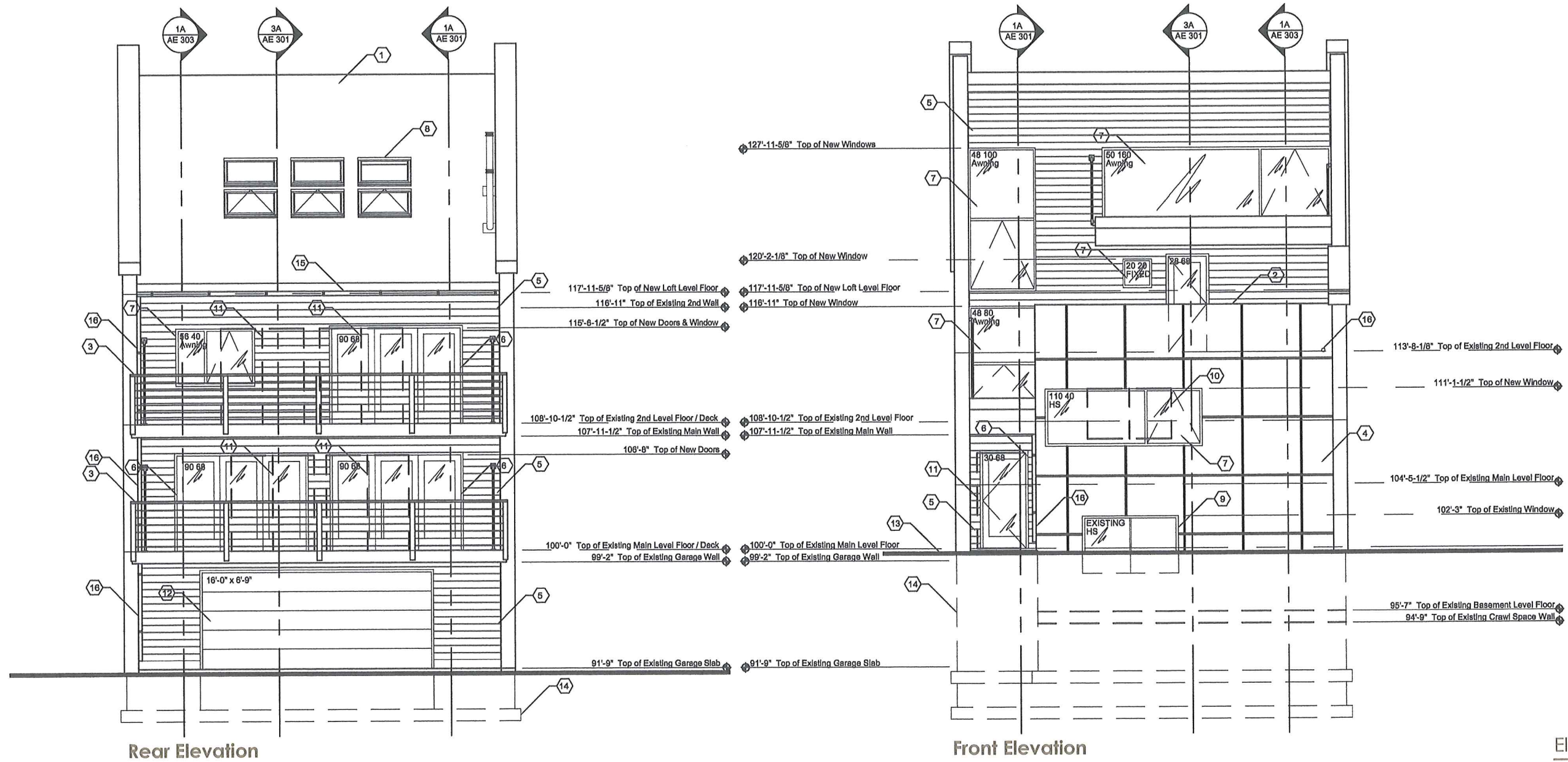
Area of Site:
2,377.8 sq. ft.

Percentage of Site Used:
43%

- 1 Sidewalk
- 2 Parkstrip
- 3 Curb & Gutter
- 4 Existing Driveway
- 5 Existing Landscaping
- 6 Existing Walkway

Site Plan
Scale: 1/8" = 1'-0"

HLC: Minor Alterations



Elevations: Front & Rear

Scale: 1/8" = 1'-0"

Frazier Renovation

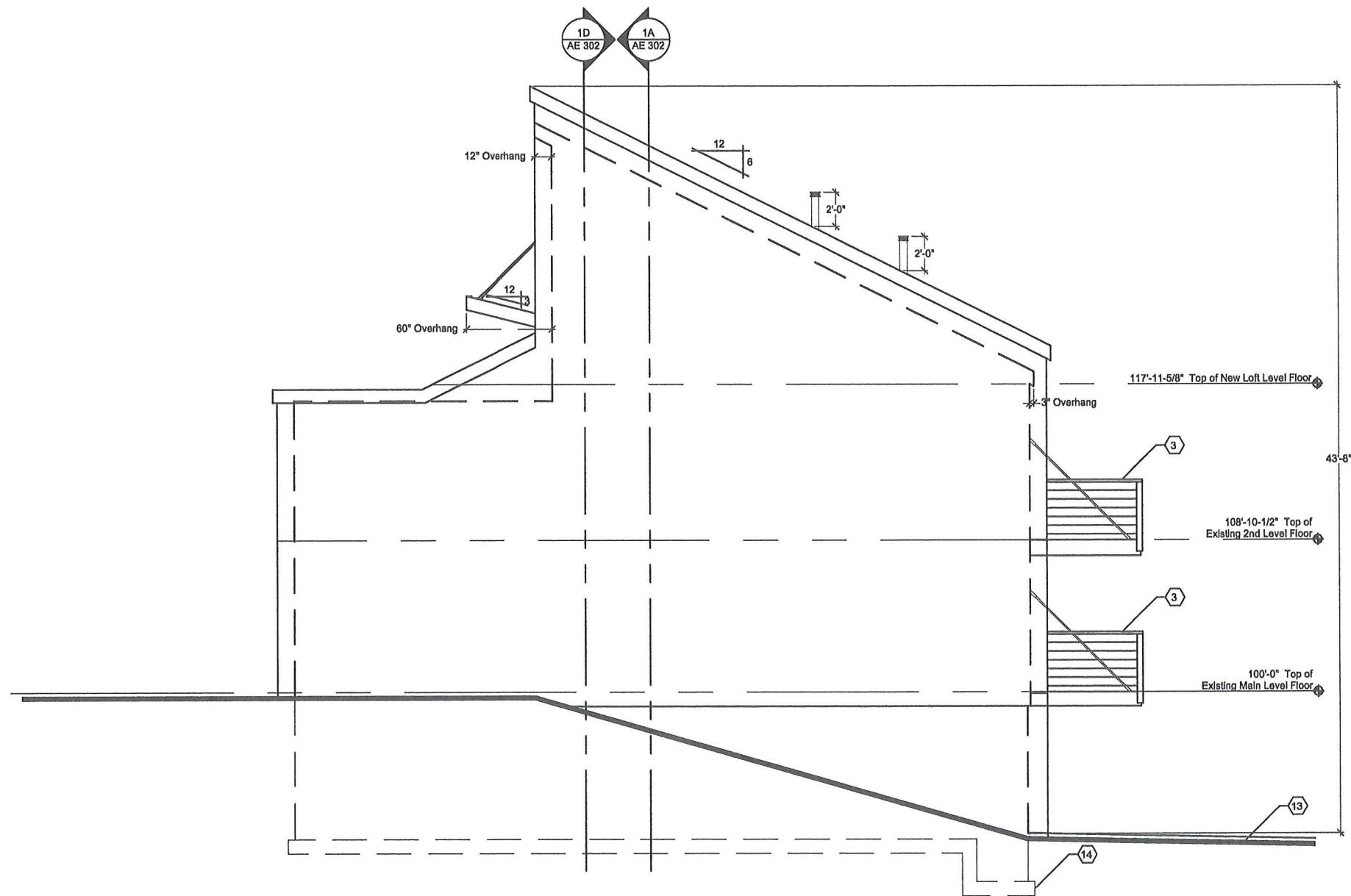
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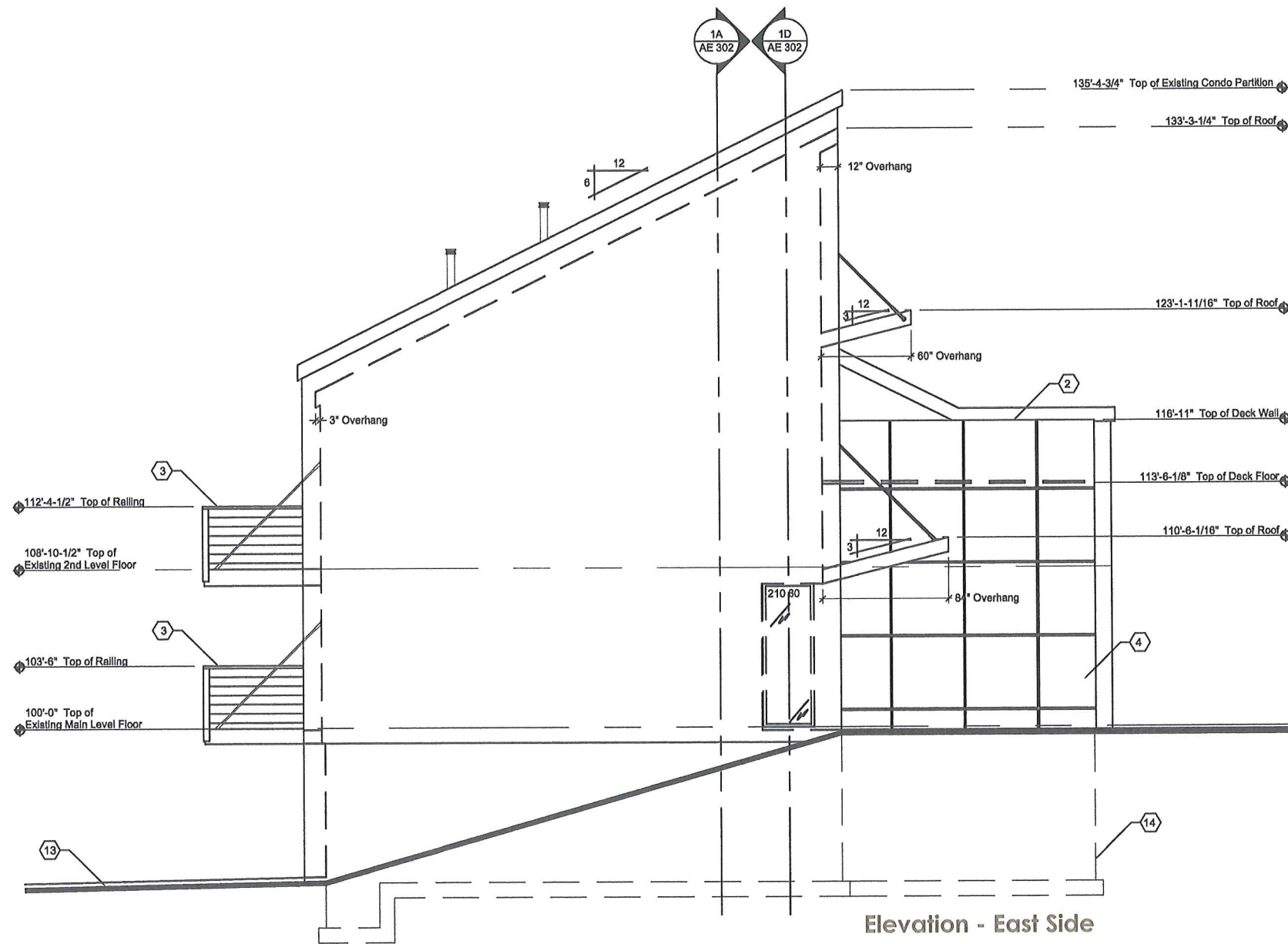


Elevation - West Side

Elevations: West Side

Scale: 1/8" = 1'-0"

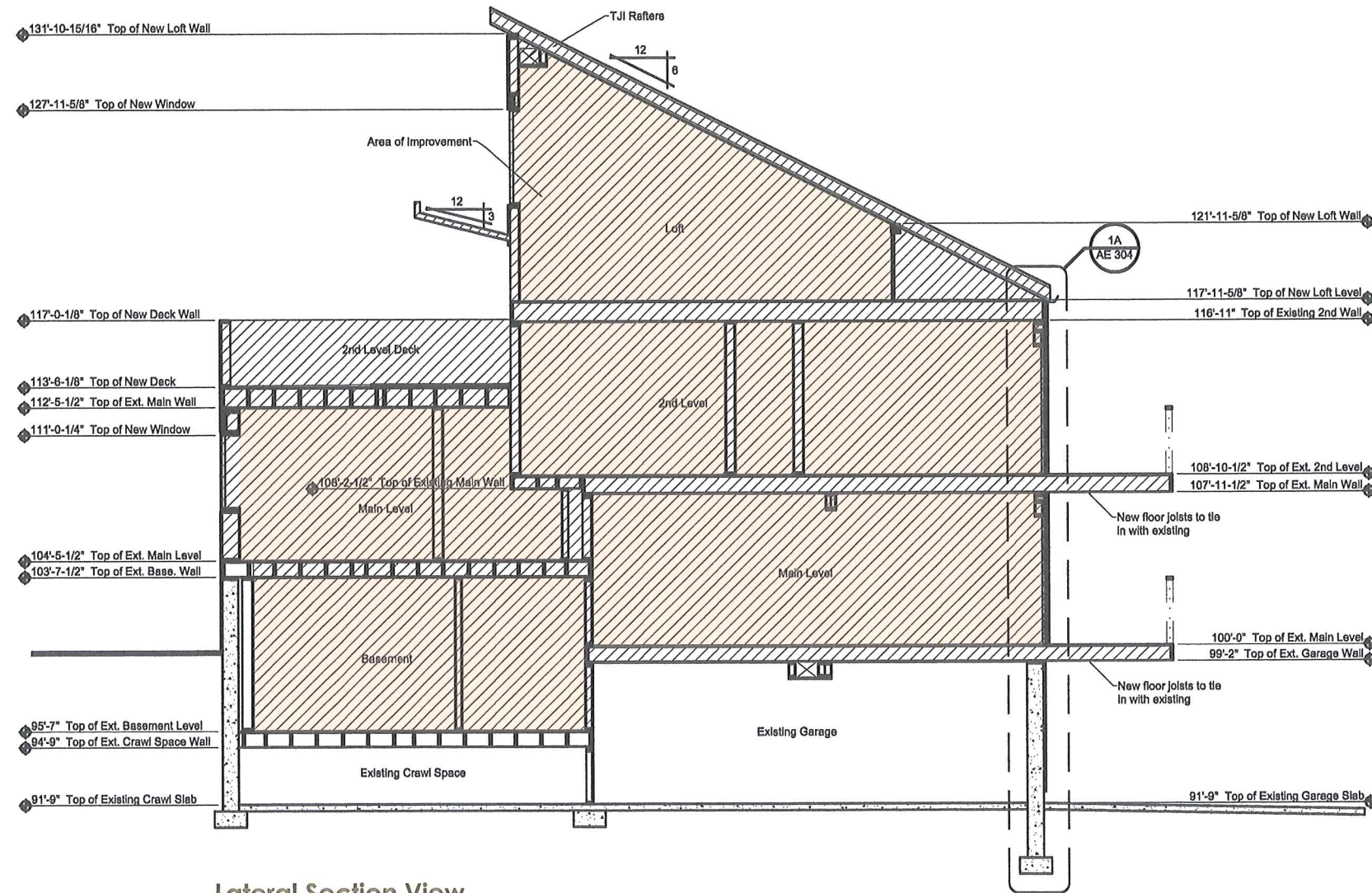
HLC: Minor Alterations



Elevation - East Side

Elevations: East Side
 Scale: 1/8" = 1'-0"

HLC: Minor Alterations



Lateral Section View

Elevations: East Side

Scale: 1/8" = 1'-0"

Attachment B
Additional Application Material

HLC: Minor Alterations



1

1 st Avenue - South Perspective View



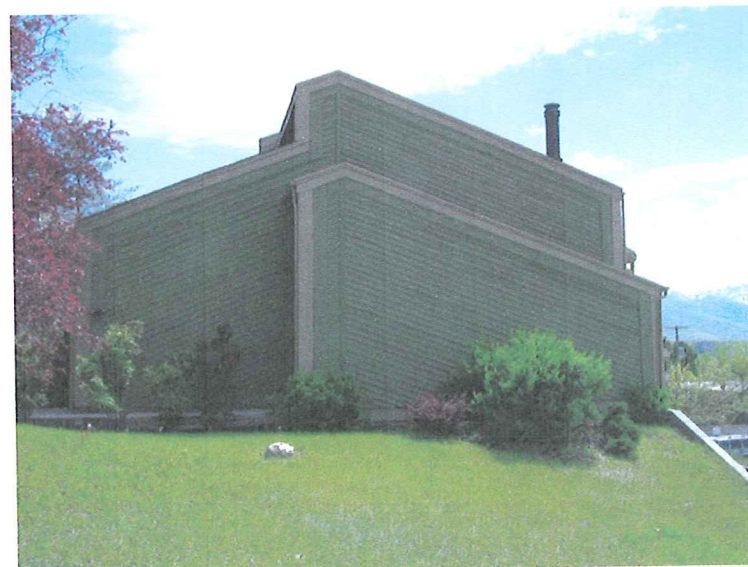
2

A Street - North Perspective View



3

1 Avenue - South Perspective View



4

A Street - East Perspective View

Existing Materials:

Roof: Asphalt Shingles

Exterior Cladding:
Painted Wood 1x Siding (Green)

Fenestration:
Windows - Aluminum Framed
Doors - Wood
Garage Doors - Painted Wood (Green)

Balconies:
Painted Wood (Green)

Photography

Frazier Renovation

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HLC: Minor Alterations

About the Project:

The Frazier Renovation is an improvement project of existing 2209 square foot townhome which was originally built in 1977. There are many areas of interest this project would like to encompass.

The building footprint of the structure is not to be changed in this scope of design and construction. The majority of the scope of work encompasses an interior renovation which includes taking advantage of attic space to include a loft area above the master bedroom.

Also as part of this project, a patio above Bedroom 2, RM #102 has been incorporated where the previous shed roof exists. This added patio space will create a nice environment for afternoon dining and entertaining which will make the space more inclusive with the neighborhood on 1st Avenue.



1

Exterior Scope Summary

Currently the structure is in need of major repair to the existing exterior wood cladding system. After years of weathering and what appears to be multiple coats of paint the exterior cladding system has reached a point where it would be of proper interest to replace the old cladding system.

There are two major proposed materials for exterior wall cladding system. The first of which is a sealed and treated 1x redwood cladding system. This system is proposed to be installed as a true rainscreen with concealed exterior ridged insulation as to preserve and protect the existing thermal envelope while increasing it's thermal efficiency. 1

The second exterior material proposed is a zinc cladding system. This system is also, a true rainscreen application which will allow for better thermal efficiency while increasing the curb appeal of the structure from the 1st Avenue perspective. 2



2

Fenestration Summary:

The existing windows seem to be original aluminum framed single pane glass. These are extremely inefficient by design. We would propose replacing the window type with a window that has thermally broken extruded aluminum frame and double paned clear Low-E glass.

The existing front door seems to be a painted solid core wood door. The door we propose to replace it with is metal clad door with proportions of glass and hardware of polished stainless steel. 3



3

Roofing Material Summary:

The existing asphalt shingle roof has served its purpose for many years, however, with the added scope of reframing the upper loft we feel that now would be a reasonable time to replace the existing roof finishes. The finished roof material we propose for this project is a 17" standing seam metal roof. The intended finish color of the standing seam metal roof is a powder coated brown - Satin Finish. 5 4



4



5

Balcony Material Summary:

The existing balcony constructed of very weathered wood with multiple coats of paint. We propose reconstruction of these balconies with finish materials comprising of redwood decking with stainless steel guardrails and horizontal stainless steel cable balustrades. 6



6

Project Summary

HLC: Minor Alterations



South Perspective Rendering

Elevations: East Side

Scale: 1/8" = 1'-0"

Frazier Renovation

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HLC: Minor Alterations



North Perspective Rendering

Elevations: East Side

Scale: 1/8" = 1'-0"

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**Attachment C
Photos**



View of front façade from 1st Avenue



View of the rear of the property



View of side yard from "A" Street



206 E. 1st Avenue



208 E. 1st Avenue (subject property)



212 E. 1st Avenue



214 E. 1st Avenue