

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Lindsley Residence Major Alterations 1086 S Military Drive PLNHLC2010-00192 July 7, 2010

Applicant: Lee Bishop,
contractor

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

Tax ID: 16-09-403-004

Current Zone: R-1-5000
(Single Family Residential)

Master Plan Designation:
Low Density Residential

Council District:
District 6 – JT Martin

Community Council:
Yalecrest - Lisette Gibson, Chair

Lot Size: 0.15 acres

Current Use: residential

**Applicable Land Use
Regulations:**

- 21A.34.020(G)
- 21A.34.120

Notification:

- Notice mailed on June 24, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites June 24, 2010

Attachments:

- A. Revised Plans
- B. May 19, 2010 Staff Report
- C. May 19, 2010 Minutes

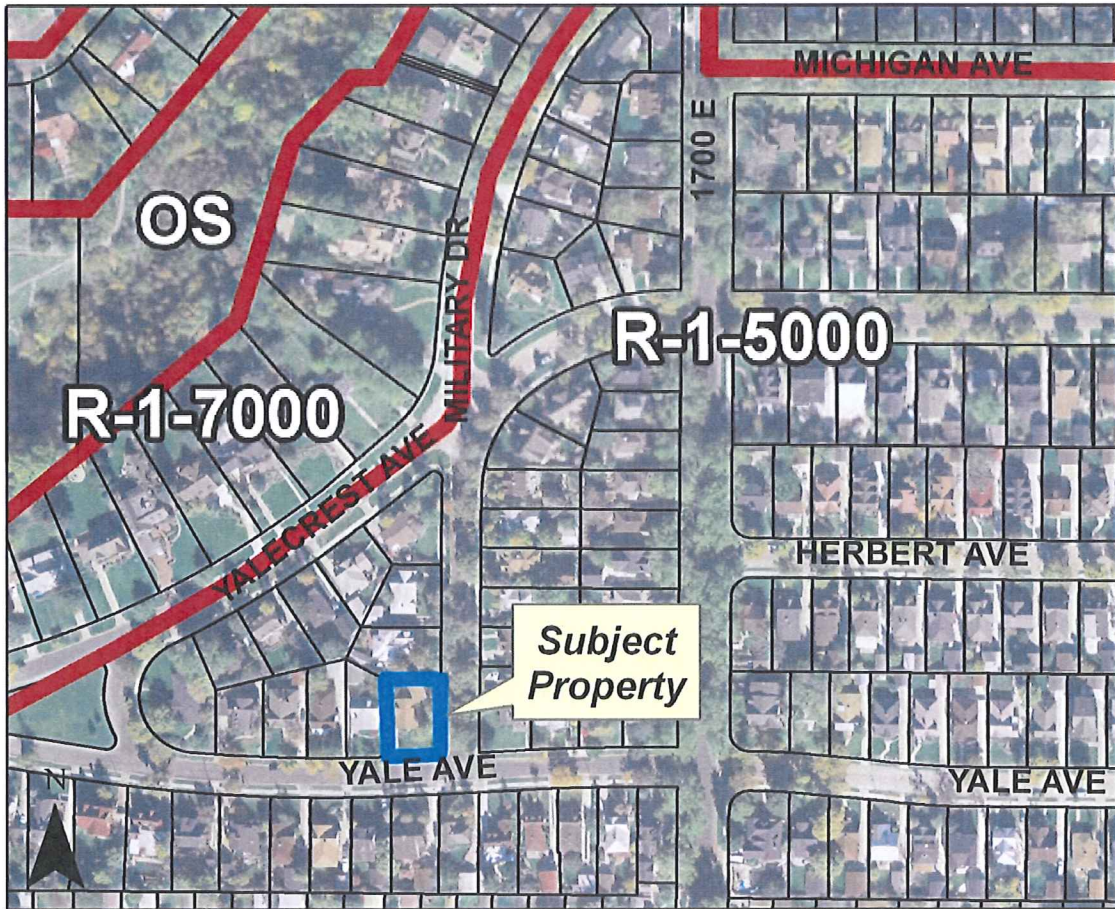
Request

On May 19, the Historic Landmark Commission considered a proposal by Lee Bishop, representing the property owners, for major alterations to the single-family residence located at 1086 S Military Drive. The property is located within the Yalecrest National Register Historic District and is subject to the temporary land use regulations enacted by the Salt Lake City Council on March 2, 2010. Discussion during the meeting centered on the effect the proposed changes would have to the character of a primary façade of a historic building. Subsequently, the applicant has submitted revised plans to the Planning Division for consideration by the Commission.

Staff Recommendation

Based on the analysis and findings of the attached staff report, it is Planning Staff's opinion that the revised proposal fails to substantially meet the applicable Zoning Ordinance Standards and related Design Guidelines, and recommends that the Historic Landmark Commission deny the request for a Certificate of Appropriateness. The project as proposed would conflict with the objectives of Standards 2, 5, 8, 9, and 10 and Design Guidelines 2.9, 7.5, 8.1, 8.2, 8.3, 8.5, and 8.12. The proposal is consistent with Standards 1 and 3. Standards 4, 6, 7, and 11 do not pertain to the proposal.

VICINITY MAP



Background

Project Description

The applicant would like to create additional space in the upper level and has submitted revised drawings that include the following:

- Removal of a shed dormer on the front of the roof and adding a large cross gable to achieve the desired height and space.
- Constructing a gable covering to create a new entry porch.
- The proposed materials for the new construction include a synthetic stucco material (EIFS), fiber cement soffit and fascia, and trim. The proposed roofing material will match the existing asphalt shingle material.

Comments

Public Comments

Planning Staff received one e-mail from a property owner in the area regarding the proposal that is attached to the previous staff report as Attachment B.

Project Review

Zoning Considerations

The property is located in the Yalecrest National Register Historic District and subject to the temporary land use regulations recently enacted for the area. The base zoning of the property is R-1-5000, Special Development Pattern Residential, the purpose of which is “to provide for conventional single-family residential neighborhoods on lots not less than five thousand square feet in size”.

Finding: The project appears to meet the development standards of the zoning district and the Compatible Residential Infill Development Ordinance requirements which will be verified prior to building permit issuance.

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the Zoning Ordinance and Design Guidelines the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

Denial: If the Commission finds that the proposed project does not meet the standards of the Zoning Ordinance and the Design Guidelines 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

In the previous staff report attached to this report as Attachment B, staff made findings according to the provisions of Section 21A.34.020(G) and determined the proposal inconsistent with Standards 2, 5, 8, 9, 10, and 12 of the Zoning Ordinance which state:

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;
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;
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;

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;

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

Staff is of the opinion that these standards have not been addressed in the current proposal and finds that:

Standards 2 and 5: The proposal fails to comply with Standards 2 and 5. Alterations of character-defining features on the primary façade will not be avoided given the scope of the proposal. Historic fabric will be lost and substitute material (EIFS and fiber cement) used on original portions of the house that would compromise the historical and architectural integrity of the building and neighborhood.

Standard 8: The proposal does not meet this standard as character-defining features of the building would be lost and the proposed alterations to the primary façade would adversely affect the character of the building.

Standard 9: The proposal is inconsistent with this standard. Although the new work will be distinguishable from the original in style, massing and material, the project fails to ensure that the essential form and integrity of the primary façade of the building will remain intact.

Standard 10: The proposed project is inconsistent with this standard. The use of substitute building materials (EIFS and fiber cement) is a component of this project and would be used on the primary structure.

Standard 12: The project is not supported by Design Guidelines 2.9, 7.5, 8.1, 8.2, 8.3, 8.5, and 8.12 and as stated in the previous staff report.

2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials. In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building materials such as masonry, wood siding and asphalt shingles shall not be re-placed with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof. An addition should not interrupt the original ridge line when possible.

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

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.

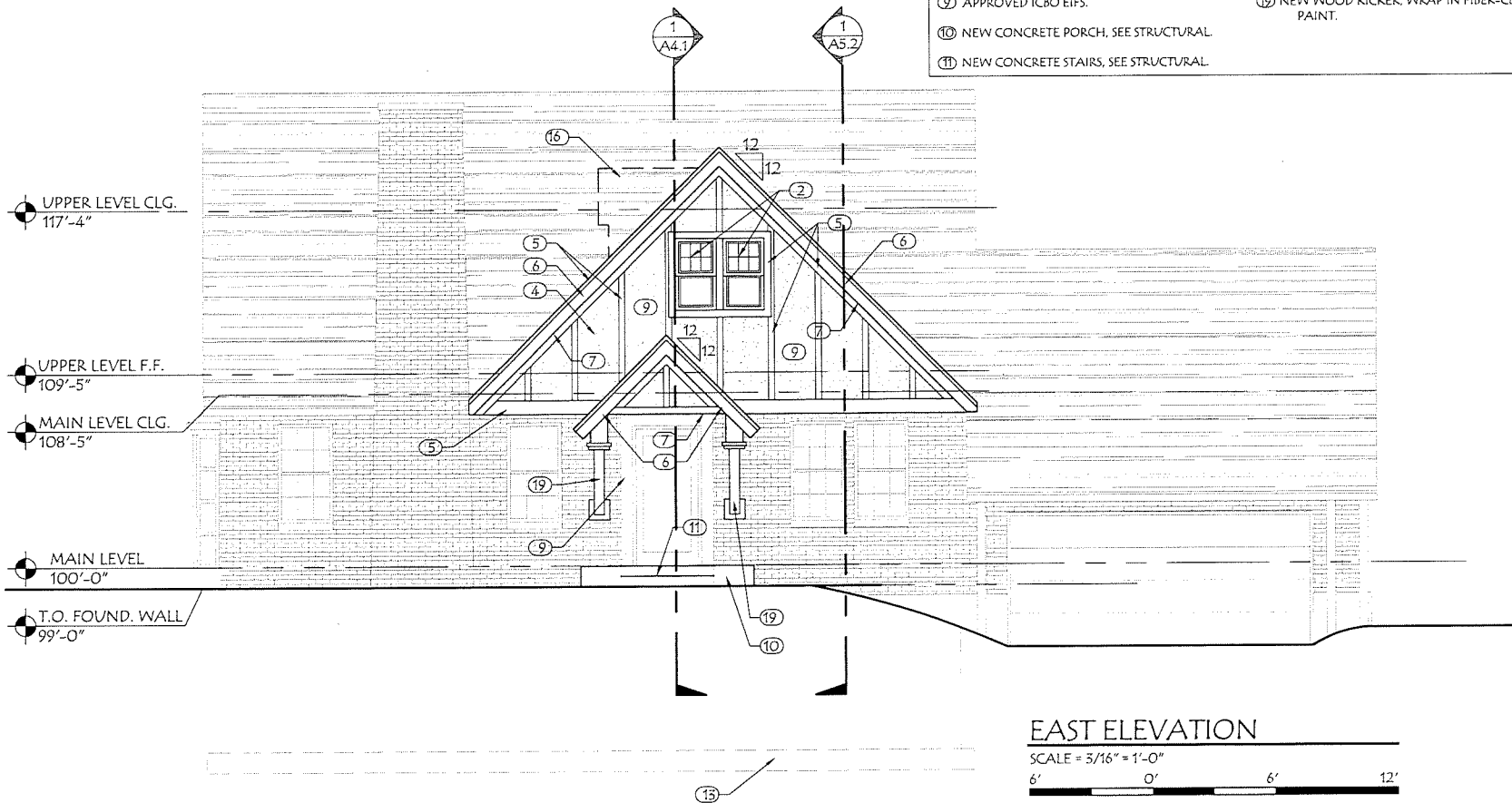
8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.12 Set a rooftop addition back from the front of the building. This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Attachment A
Revised Plans

KEY NOTES

- | | |
|---|---|
| ① NEW BRICK VENEER, SEE NOTE F5/A0.5. | ⑫ NEW COLUMN, SEE STRUCTURAL. |
| ② NEW WINDOW, SEE SHEET A8.1. | ⑬ EXISTING CONCRETE FOOTING & FOUNDATION, SEE STRUCTURAL. |
| ③ NEW DOOR, SEE SHEET A8.1. | ⑭ NEW CONCRETE FOUNDATION, SEE STRUCTURAL. |
| ④ NEW FIBER-CEMENT SHAKES, PAINTED. | ⑮ NEW STANDING-SEAM METAL ROOF. |
| ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED. | ⑯ PATCH OPENING IN ROOF. |
| ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED. | ⑰ REINSTALL EXISTING SALVAGED WINDOW. |
| ⑦ NEW VENTED FIBER-CEMENT BOARD SOFFIT. | ⑱ NEW COPPER CAP TO MATCH EXISTING AT SOUTH ELEVATION. |
| ⑧ NEW 30-YEAR MIN. ASPHALT SHINGLES. | ⑲ NEW WOOD KICKER, WRAP IN FIBER-CEMENT & PAINT. |
| ⑨ APPROVED ICBO EIFS. | |
| ⑩ NEW CONCRETE PORCH, SEE STRUCTURAL. | |
| ⑪ NEW CONCRETE STAIRS, SEE STRUCTURAL. | |



NOTE: FIELD VERIFY ALL DIMENSIONS

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LINDSLEY RESIDENCE
RENOVATION
1086 SOUTH MILITARY DRIVE
SALT LAKE CITY, UTAH 84105

ARCHITECT: CPH
DRAWN BY: DJB

NEW
EXTERIOR
ELEVATION

A3.1

22 JUN 2010

Attachment B
May 19, 2010 Staff Report

HISTORIC LANDMARK COMMISSION STAFF REPORT



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Yalecrest - Lisette Gibson, Chair

Lot Size: 0.15 acres

Current Use: residential

**Applicable Land Use
Regulations:**

- 21A.34.020(G)
- 21A.34.120

Notification:

- Notice mailed on May 6,
2010
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites May 6, 2010

Attachments:

- A. Application
- B. Public Comment
- C. Documentation
- D. Photographs

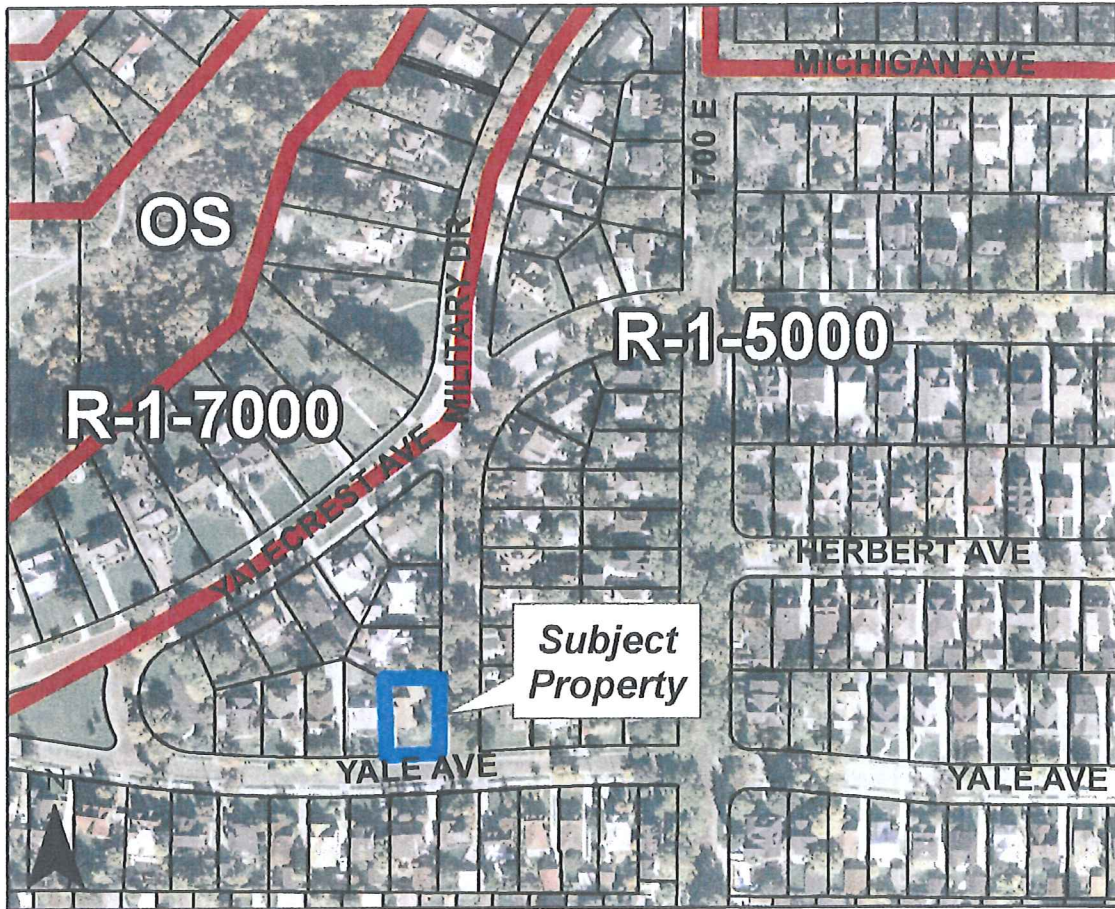
Request

This is a request by Lee Bishop, representing the property owners, for major alterations to the single-family residence located at 1086 S Military Drive. The property is located within the Yalecrest National Register Historic District and is subject to the temporary land use regulations enacted by the Salt Lake City Council on March 2, 2010.

Staff Recommendation

Based on the analysis and findings of this staff report, it is Planning Staff's opinion that the proposed additions and alterations fail to substantially meet the applicable Zoning Ordinance Standards and related Design Guidelines, and recommends that the Historic Landmark Commission deny the request for a Certificate of Appropriateness. The project as proposed would conflict with the objectives of Standards 2, 5, 8, 9, and 10 and Design Guidelines 8.3, 8.5, 8.12, 7.5, 4.1, and 2.1.

VICINITY MAP



Background

Project Description

The property is a corner lot situated on the west side of Military Drive, to the north of Yale Avenue and lies within the Yalecrest National Register Historic District designated in 2007. This property, located at 1086 S Military Drive, is part of the Upper Yale Park subdivision, platted in the 1920s. The National Register Historic District application contains the following Narrative Statement of Significance.

“The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate

period revival styles in the only statewide architectural style manual.^[1] The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the “Harvard-Yale area” and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.^[2] It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.”

This English cottage was constructed in 1927. It is a simple one and a half story brick building, almost square in plan with a pitched roof that runs parallel to the street. The front door is off-center and recessed to form a small entry porch. The front façade shows an asymmetrical placement of windows with a tall brick chimney placed to the west side. More recent alterations to the building include several dormers, a west facing window bay, and an attached garage.

The property owner would like to create additional space in the upper level. The applicant proposes adding a large cross gable to the front of the roof to achieve the desired height and space. Other proposed alterations to the building include a window bay addition to the front façade that is similar in design to the existing window bay, reconfiguration of the front entrance by moving the door in line with the wall plane, and building a gable covering to create a new entry porch.

The proposed materials for the new construction include fiber cement shakes, soffit and fascia, and trim. The gable ends of the primary roof form, dormers and garage addition would also be resided with a fiber comment material. The proposed roofing material will match the existing asphalt shingle material. The new front window bay will have a copper cap to match the existing side bay.

Comments

Public Comments

Planning Staff received one e-mail from a property owner in the area regarding the proposal that is attached to this staff report as Attachment B.

Project Review

Zoning Considerations

The property is located in the Yalecrest National Register Historic District and subject to the temporary land use regulations recently enacted for the area. The base zoning of the property is R-1-5000, Special Development Pattern Residential, the purpose of which is “to provide for conventional single-family residential neighborhoods on lots not less than five thousand square feet in size”.

^[1] Thomas Carter and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah. Graduate School of Architecture and Utah State Historical Society, 1991.

^[2] E.g. <http://www.daybreakutah.com/homes.htm>

Finding: The project appears to meet the development standards of the zoning district and the Compatible Residential Infill Development Ordinance requirements which will be verified prior to issuance of a building permit issuance.

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

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

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 and 5:

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;

Applicable Design Guidelines for Standard 2 and 5

8.0 Additions

Basic Principles for New Additions

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.

Design Standards for Additions

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.

8.12 Set a rooftop addition back from the front of the building. This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Design Standards for Roofs

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof. An addition should not interrupt the original ridge line when possible.

Design Standards for Porches

5.3 If the porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

Design Standards for Doors

4.1 Preserve the functional, proportional and decorative features of a primary entrance. Maintain features important to the character of a historic doorway. These may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights. Avoid changing the position and function of original front doors and primary entrances. If necessary, use replacement doors with designs and finishes similar to historic doors.

Design Standards for Materials

2.1 Preserve the historic appearance of original materials. Preservation includes proper maintenance of the material to prevent deterioration.

Analysis for Standards 2 and 5: The proposed alterations fail to take the steps recommended by several of the design guidelines mentioned above to ensure that the essential form and integrity of the historic building as seen from the street will not be adversely affected by alterations. Additionally, *The Secretary of the Interior Standards for Rehabilitation* recommend respecting the significance of original materials and features, and designing additions to roofs such that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

In terms of Guidelines 8.1, 8.2, 8.3, 8.5, 8.12 and 7.5, the proposed cross gable addition, new porch covering, and window bay would be located on the front of the building and highly visible from the street. As such, these alterations fail to preserve the original appearance, massing and profile of the building, so that, as a result, the historic character of the building is diminished.

Guideline 4.1 encourages preserving the decorative features of a primary entrance. The proposed reconfiguration of the front entrance is inconsistent with this design guideline. Although simple in design,

the functional and decorative elements of the original entrance are important in defining the historic character of the building as well as the overall neighborhood.

The proposal does not appear to meet Guideline 2.1 as the drawings show a substitute type of construction material so that the historic character of the exterior walls and architectural details would be diminished.

Finding for Standards 2 and 5: Staff finds that alterations of character-defining features on the primary façade will not be avoided given the scope of the proposal. Historic fabric will be lost and a substitute material (fiber cement) used on original portions of the house that would compromise the historical and architectural integrity of the building and neighborhood. Therefore, the proposal fails to comply with Standards 2 and 5.

Standard 3

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;

Applicable Design Guidelines for Standard 3

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. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later 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.

Analysis for Standard 3: The proposed contemporary design of the alterations and use of modern materials clearly differentiate the new construction from the historic portions of the building. The additions and alterations will be recognizable as a product of its own time.

Finding for Standard 3: Although the proposed alterations would be highly visible for the street, the proposal generally meets the intent of this standard.

Standard 4

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.

Standard 6

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;

Analysis for Standard 6: This proposal does not include the repair of deteriorated architectural features.

Finding for Standard 6: This standard is not applicable.

Standard 7

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.

Standard 8

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.

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

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.

Analysis for Standard 8: It is the opinion of staff that the alterations as proposed, do not meet this Standard or Design Guidelines 6.0, 8.1, and 8.2 because significant architectural elements of the main building would be lost if the proposal were approved. Removing or radically changing original features of a primary façade that are clearly visible from the street, diminishes the historic character of a building.

Finding for Standard 8: The proposal does not meet this standard as significant elements of the building would be lost and the proposed additions to the primary façade would adversely affect the character of the building.

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: Although the new work will be distinguishable from the original in style, massing and material, the project fails to ensure that the essential form and integrity of the primary façade of the building will remain intact.

Finding for Standard 9: The proposal is inconsistent 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 Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Applicable Design Guidelines for Standard 10

2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials. In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building materials such as masonry, wood siding and asphalt shingles shall not be replaced with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

Analysis for Standard 10: The use of a substitute building material (fiber cement) is a major component of this project and will be used on the primary structure.

Finding for Standard 10: The proposed project is inconsistent with this 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, 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, 8, 9, and 10 as noted above and not supported by the Design Guidelines mentioned in this staff report. The proposal is consistent with Standards 1 and 3. Standards 4, 6, 7, and 11 do not pertain to the proposal.

Attachment A
Application

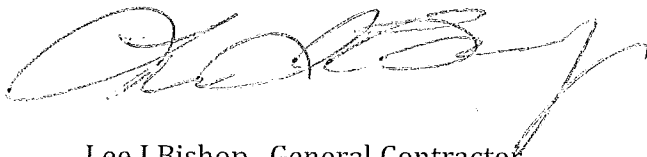
April 5, 2010

To whom it may concern:

I am writing to request a minor alter to the exterior of the Lindsley residence located at 1086 So. Military Drive. As seen in the east elevation, we are requesting change to the front of home by extending bathroom and creating gable end. We would also like to replace front window with a set of French doors with copper roof. All of the gable ends would get hardi shake and the north side of garage will be lap siding hadiboard with hardi shakes on gable end. All hardi materials would then be painted.

If there are any questions please contact me at 801-808-1063. Thanks for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee I Bishop". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Lee I Bishop, General Contractor

Client: Lindsay 241-05183 Lindsay RS REV2_1-27-10.dwg L29/2010 10:05:42 AM

YALE AVENUE

PROPERTY LINE = 98.96'

LINDSLEY RESIDENCE
1086 SOUTH MILITARY DRIVE, SALT LAKE CITY, UTAH, 84105
LOT 9, UPPER YALE PARK SUB., AREA= 0.15 ACRES
PARCEL NO. 16-09-403-004

REQUIRED SETBACK
25% OF LOT DEPTH

16'-11"
REQ'D SETBACK

EXISTING WALK

EXISTING PATIO

18'-0"
REQ'D SETBACK

8'-0"
REQ'D SETBACK

EXISTING HOUSE

EXISTING GARAGE

10'-0"
REQ'D SETBACK

PROPERTY LINE = 67.8'

EXISTING SIDEWALK

AC

PROPERTY LINE = 72.19'

25'-4"

EXISTING WALK

20'-10"
TO EXISTING GARAGE

EXISTING DRIVEWAY

REQUIRED SETBACK

PROPERTY LINE = 95.01'

EXISTING SIDEWALK

MILITARY DRIVE

NOTES

1. REFER TO SITE PLAN NOTES B1 TO F ON SHEET A0.2

LEGEND

-G-	GAS LINE
-P-	POWER LINE
-S-	SEWER LINE
-W-	WATER LINE
(G)	GAS METER
(E)	POWER METER
(W)	WATER METER
[Hatched]	NEW ROOF
[Dashed]	EXISTING ROOF
[Arrow]	DIRECTION OF SLOPE
[Line with dots]	FENCE LINE
(C)	A/C UNIT

ZONING INFORMATION
SALT LAKE CITY, R-1/5,000 SINGLE FAMILY RESIDENTIAL DISTRICT

1. FRONT YARD:	AVERAGE OF FRONT YARDS OF EXISTING BUILDINGS WITHIN THE BLOCK FACE. (1)
2. SIDE YARD:	CORNER SIDE YARDS: TEN FEET (10'), AND EIGHT FEET (8') ON THE INTERIOR SIDE.
3. REAR YARD:	TWENTY FIVE PERCENT (25%) OF THE LOT DEPTH, OR TWENTY FEET (20'), WHICHEVER IS LESS.
4. BUILDING HEIGHT:	TWENTY EIGHT FEET (28') TO RIDGE OF ROOF, OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE.
5. MAXIMUM BUILDING COVERAGE:	ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED FORTY PERCENT (40%) OF THE LOT.
1. SEE SALT LAKE CITY CODE, CHAPTER 21A.24.070 FOR EXTENDED DESCRIPTION. 2. FOR ACCESSORY BUILDINGS AND STRUCTURES IN YARDS SEE SALT LAKE CITY CODE CHAPTER 21A TABLE 21A.36.020B.	

515 South 700 East, PH
Salt Lake City, UT 84102
Tel: 801.533.5331
Fax: 801.533.5111
www.rdg-arch.com



LINDSLEY RESIDENCE
RENOVATION
1086 SOUTH MILITARY DRIVE
SALT LAKE CITY, UTAH 84105

ARCHITECT: CVH
DRAWN BY: DJB

NEW
SITE
PLAN

A1.1

29 JAN 2010

CALL BEFORE YOU DIG
IT'S FREE &
IT'S THE LAW
(TOLL-FREE)
1-800-662-411
208-2100
SALT LAKE METRO
148 EAST 3200 SOUTH
PO BOX 1517
DRAPEL, UTAH 84020-1517

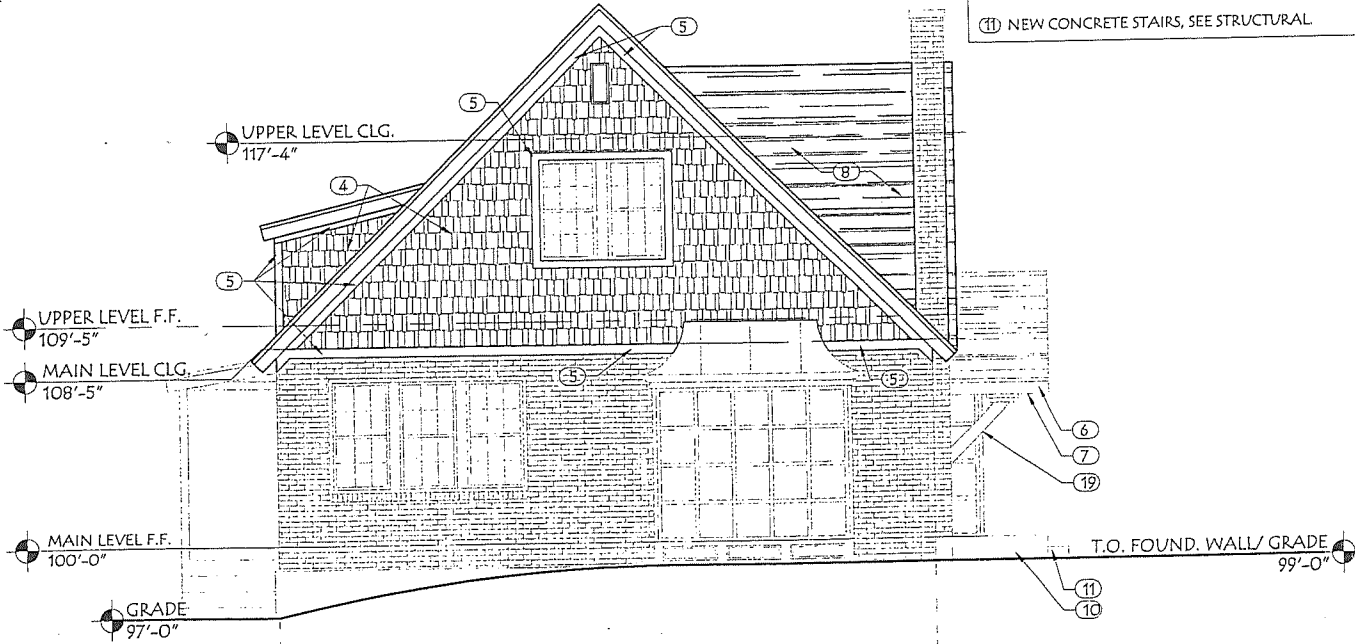
CONTACT THE UTAH DIVISION OF
AIR QUALITY ON ALL REMODEL
PROJECTS; 801-536-4000

→ SITE PLAN - NEW



KEY NOTES

- ① NEW BRICK VENEER, SEE NOTE F3/A0.3.
- ② NEW WINDOW, SEE SHEET A8.1.
- ③ NEW DOOR, SEE SHEET A8.1.
- ④ NEW FIBER-CEMENT SHAKES, PAINTED.
- ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED.
- ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED.
- ⑦ NEW VENTED FIBER-CEMENT BOARD SOFFIT.
- ⑧ NEW 30-YEAR MIN. ASPHALT SHINGLES.
- ⑨ APPROVED ICBO EIFS.
- ⑩ NEW CONCRETE PORCH, SEE STRUCTURAL.
- ⑪ NEW CONCRETE STAIRS, SEE STRUCTURAL.
- ⑫ NEW COLUMN, SEE STRUCTURAL.
- ⑬ EXISTING CONCRETE FOOTING & FOUNDATION, SEE STRUCTURAL.
- ⑭ NEW CONCRETE FOUNDATION, SEE STRUCTURAL.
- ⑮ NEW STANDING-SEAM METAL ROOF.
- ⑯ PATCH OPENING IN ROOF.
- ⑰ REINSTALL EXISTING SALVAGED WINDOW.
- ⑱ NEW COPPER CAP TO MATCH EXISTING AT SOUTH ELEVATION
- ⑲ NEW WOOD KICKER, WRAP IN FIBER-CEMENT & PAINT.

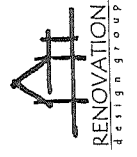


SOUTH ELEVATION

SCALE = 3/16" = 1'-0"
 6' 0' 6' 12'

NOTE: FIELD VERIFY ALL DIMENSIONS

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LINDSLEY RESIDENCE
 RENOVATION
 1086 SOUTH MILITARY DRIVE
 SALT LAKE CITY, UTAH 84105

ARCHITECT: CYH
 DRAWN BY: DJB

NEW
 EXTERIOR
 ELEVATION

A3.4

29 JAN 2010

S:\Clients\lindsley-24-0516\lindsley-24-0516.dwg, 1/29/2010 10:46:51 AM

KEY NOTES

- | | |
|---|---|
| ① NEW BR. DEER, SEE NOTE FS/AO.3. | ⑭ NEW COLUMN, SEE STRUCTURAL. |
| ② NEW WINDOW, SEE SHEET A8.1. | ⑮ EXISTING CONCRETE FOOTING & FOUNDATION, SEE STRUCTURAL. |
| ③ NEW DOOR, SEE SHEET A8.1. | ⑯ NEW CONCRETE FOUNDATION, SEE STRUCTURAL. |
| ④ NEW FIBER-CEMENT SHAKES, PAINTED. | ⑰ NEW STANDING-SEAM METAL ROOF. |
| ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED. | ⑱ PATCH OPENING IN ROOF. |
| ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED. | ⑲ REINSTALL EXISTING SALVAGED WINDOW. |
| ⑦ NEW VENTED FIBER-CEMENT BOARD SOFFIT. | ⑳ NEW COPPER CAP TO MATCH EXISTING AT SOUTH ELEVATION. |
| ⑧ NEW 30-YEAR MIN. ASPHALT SHINGLES. | ㉑ NEW WOOD KICKER, WRAP IN FIBER-CEMENT & PAINT. |
| ⑨ APPROVED ICBO EIFS. | |
| ⑩ NEW CONCRETE PORCH, SEE STRUCTURAL. | |
| ⑪ NEW CONCRETE STAIRS, SEE STRUCTURAL. | |



WEST ELEVATION
 SCALE = 3/16" = 1'-0"
 6' 0' 6' 12'

NOTE: FIELD VERIFY ALL DIMENSIONS

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LINDSLEY RESIDENCE
RENOVATION
 1086 SOUTH MILITARY DRIVE
 SALT LAKE CITY, UTAH 84105

ARCHITECT: CYH
 DRAWN BY: DJB

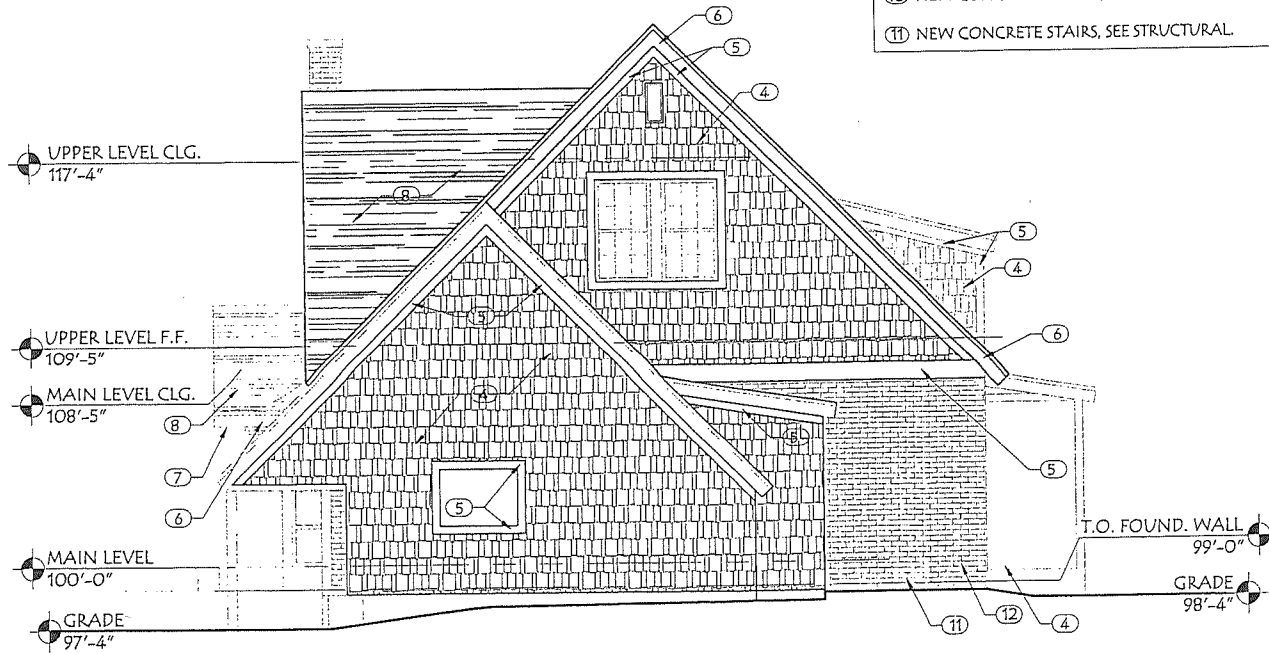
**NEW
 EXTERIOR
 ELEVATION**

A3.3

29 JAN 2010

KEY NOTES

- | | |
|---|---|
| ① NEW BRICK VENEER, SEE NOTE F3/A0.3. | ⑫ NEW COLUMN, SEE STRUCTURAL. |
| ② NEW WINDOW, SEE SHEET A8.1. | ⑬ EXISTING CONCRETE FOOTING & FOUNDATION, SEE STRUCTURAL. |
| ③ NEW DOOR, SEE SHEET A8.1. | ⑭ NEW CONCRETE FOUNDATION, SEE STRUCTURAL. |
| ④ NEW FIBER-CEMENT SHAKES, PAINTED. | ⑮ NEW STANDING-SEAM METAL ROOF. |
| ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED. | ⑯ PATCH OPENING IN ROOF. |
| ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED. | ⑰ REINSTALL EXISTING SALVAGED WINDOW. |
| ⑦ NEW VENTED FIBER-CEMENT BOARD SOFFIT. | ⑱ NEW COPPER CAP TO MATCH EXISTING AT SOUTH ELEVATION. |
| ⑧ NEW 30-YEAR MIN. ASPHALT SHINGLES. | ⑲ NEW WOOD KICKER, WRAP IN FIBER-CEMENT & PAINT. |
| ⑨ APPROVED ICBO EIFS. | |
| ⑩ NEW CONCRETE PORCH, SEE STRUCTURAL. | |
| ⑪ NEW CONCRETE STAIRS, SEE STRUCTURAL. | |



7/10/2010

NORTH ELEVATION

SCALE = 3/16" = 1'-0"

6' 0' 6' 12'

NOTE: FIELD VERIFY ALL DIMENSIONS

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LINDSLEY RESIDENCE
RENOVATION
1086 SOUTH MILITARY DRIVE
SALT LAKE CITY, UTAH 84105

ARCHITECT: CYH
DRAWN BY: DJB

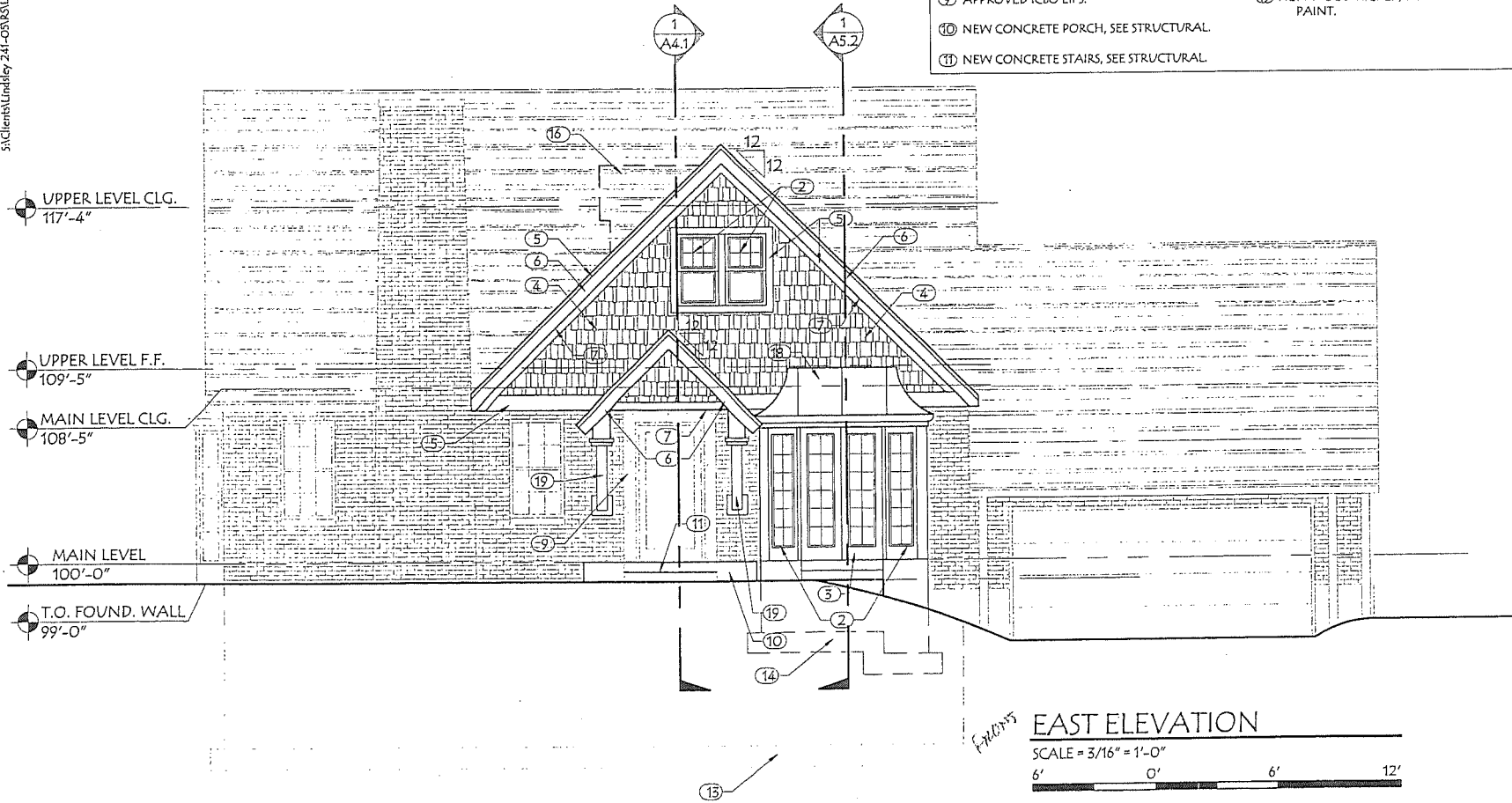
NEW
EXTERIOR
ELEVATION

A3.2

29 JAN 2010

KEY NOTES

- ① NEW BRICK VENEER, SEE NOTE F3/A0.3.
- ② NEW WINDOW, SEE SHEET AB.1.
- ③ NEW DOOR, SEE SHEET AB.1.
- ④ NEW FIBER-CEMENT SHAKES, PAINTED.
- ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED.
- ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED.
- ⑦ NEW VENTED FIBER-CEMENT BOARD SOFFIT.
- ⑧ NEW 30-YEAR MIN. ASPHALT SHINGLES.
- ⑨ APPROVED ICBO EIFS.
- ⑩ NEW CONCRETE PORCH, SEE STRUCTURAL.
- ⑪ NEW CONCRETE STAIRS, SEE STRUCTURAL.
- ⑫ NEW COLUMN, SEE STRUCTURAL.
- ⑬ EXISTING CONCRETE FOOTING & FOUNDATION, SEE STRUCTURAL.
- ⑭ NEW CONCRETE FOUNDATION, SEE STRUCTURAL.
- ⑮ NEW STANDING-SEAM METAL ROOF.
- ⑯ PATCH OPENING IN ROOF.
- ⑰ REINSTALL EXISTING SALVAGED WINDOW.
- ⑱ NEW COPPER CAP TO MATCH EXISTING AT SOUTH ELEVATION.
- ⑲ NEW WOOD KICKER, WRAP IN FIBER-CEMENT & PAINT.



EAST ELEVATION

SCALE = 3/16" = 1'-0"
 6' 0' 6' 12'

NOTE: FIELD VERIFY ALL DIMENSIONS

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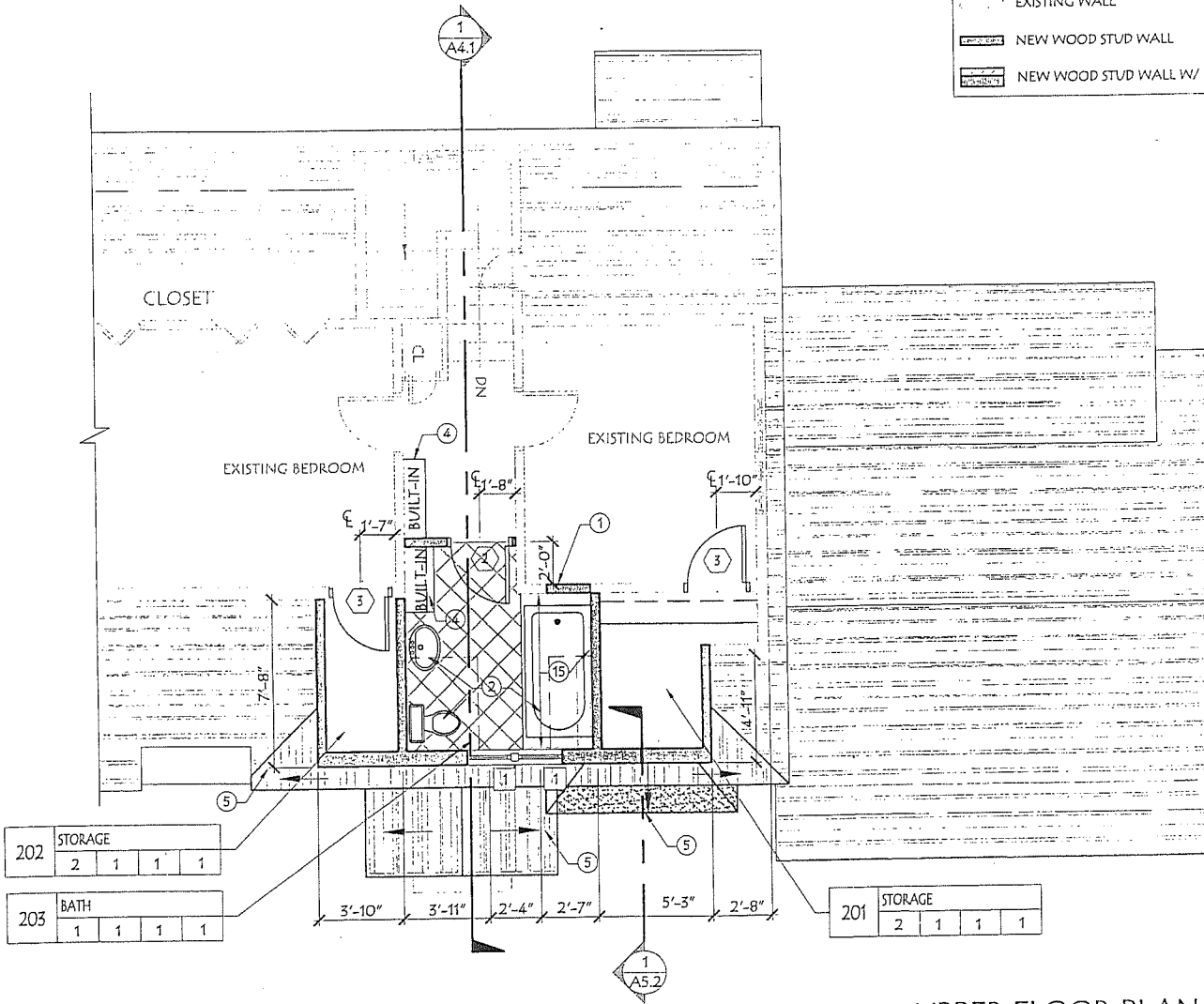
ARCHITECT: CVH
 DRAWN BY: DJB

NEW
 EXTERIOR
 ELEVATION

A3.1

29 JAN 2010

S:\Clients\Lindsley_241-05\RS\Lindsley_RS_REV2_1-27-10.dwg, 1/29/2010 10:06:17 AM



202	STORAGE	2	1	1	1
	BATH	1	1	1	1

201	STORAGE	2	1	1	1
-----	---------	---	---	---	---

WALL TYPES	
	EXISTING WALL
	NEW WOOD STUD WALL
	NEW WOOD STUD WALL W/ BRICK VENEER

FINISH SCHEDULE				
FLOOR:	ROOM NAME			
ACOM NO.	FLOOR	BASE	WALL	TRIM
1.	CERAMIC TILE			
2.	HARDWOOD			
3.	CARPET			
4.	EXPOSED CONCRETE			
5.	EXISTING TO REMAIN			
6.	PROVIDE NEW TOP COAT ON NEW & EXISTING CONCRETE SLAB.			

BASE:

1. MDF, PAINTED. PROFILE TO MATCH EXISTING.
2. CERAMIC TILE
3. NONE

WALL:

1. GYPSUM BOARD (PAINTED)
2. WALL PAPER
3. SOLID SURFACE PANELS
4. NO FINISH. EXPOSED CONCRETE/STUDS.
5. BRICK VENEER

TRIM:

1. MDF, PAINTED @ DOORS & WINDOWS. PROFILE TO MATCH EXISTING.
2. MDF, CHAIRRAIL, PAINTED. PROFILE TO MATCH EXISTING.
3. NONE

KEYED NOTES

1. PATCH OPENING IN WALL
2. NEW PLUMBING FIXTURE.
3. NEW WOOD STAIR, SEE SHEET A7.1.
4. NEW CASEWORK, COORDINATE W/ OWNER.
5. NEW ROOF STRUCTURE, SEE STRUCTURAL/COORDINATE W/ OWNER.
6. ENLARGE OPENING, ADD NEW BEAM, SEE STRUCTURAL DRAWINGS.
7. NEW COLUMN, SEE STRUCTURAL DRAWINGS.
8. NEW CONCRETE STAIR, SEE SHEET A7.1 & STRUCTURAL DRAWINGS.
9. NEW CONCRETE PORCH, SEE STRUCTURAL DRAWINGS.
10. NEW BAY WINDOW, SEE AB.1.
11. SALVAGE EXISTING BRICK.
12. REINSTALL EXISTING SALVAGED WINDOW.
13. NEW CONCRETE SLAB, SEE STRUCTURAL & FINISH SCHEDULE.
14. EXISTING COLUMN TO BE REMOVED
15. PROVIDE FIBER-CEMENT BACKER BOARD BEHIND & UNDER TUB
16. EXISTING CONCRETE SLAB, SEE FINISH SCHEDULE

UPPER FLOOR PLAN
 SCALE = 3/16" = 1'-0"
 6' 0' 6' 12'

NOTE: VERIFY FINISHES W/ OWNER

NOTE: FIELD VERIFY ALL DIMENSIONS

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LINDSLEY RESIDENCE
 RENOVATION
 1086 SOUTH MILITARY DRIVE
 SALT LAKE CITY, UTAH 84105

ARCHITECT: CQH
 DRAWN BY: DJB

NEW
 UPPER LEVEL
 PLAN

A2.2

29 JAN 2010

Attachment B
Public Comment

Lew, Janice

From: susaflem@aol.com
Sent: Monday, May 10, 2010 9:39 AM
; Lew, Janice
Cc: susaflem@aol.com
Subject: PLNHLC2010-00192/Major Alterations 1086 Military Drive

Thanks for the Historic Landmark Commission flyer.

I am wondering what "major alterations" are requested at this address?

Too many old historic homes in the area have been altered, enlarged, and made out of scale with the neighborhood. This is of concern to me

- 1)for aesthetic reasons
- 2) in a time when we should be saving space, living smaller and more frugally, building out-sized houses in this neighborhood is grotesque

Susan F. Fleming

Attachment C
Documentation

Address 1086 Military Dr.

Date 8/17

1921

Owner J.P. Eommertson - S. Lyall Young

By g Permit No. C-5584 -

Electrical Permit No. C-6169 - 12/15/49 - 6-18/50 - 8-22-50

Plumbing Permit No. C-5928 - 9/23/49 -

Power and Heat Permit No.

Building Permit No. 19049-5-18-50 Remodel

Electrical " " 7881-1-24-56 - 7878-6-22-56

Plumbing " "

Building " "

Electrical " "

Plumbing " "

Attachment D
Photographs



Attachment C
May 19, 2010 Minutes

Minutes of the Historic Landmark Commission Meeting: May 19, 2010

Mr. Lindsley noted that he was willing to stay with that style of siding and would also consider a continuance and work with the Commission rather than have the petition denied.

Chairperson Lloyd inquired if the applicant's drawings had changed since the 2008 proposal.

Mr. Lindsley noted that they had not.

Chairperson Lloyd inquired if the process for Major Alterations had made Mr. Lindsley consider changing his proposal at all.

Mr. Lindsley said that he might be open to considering other options, however, the home posed a particular challenge in that the existing bathroom was at the front of the home and there was an existing stairway at the back, making other reconfigurations difficult and costly.

Public Hearing 8:09:21 PM

Cindy Cromer, 816 East 100 South, noted that she felt a solution might be available in the homes built by the same architect nearby. She stated her opinion that the addition of a bay window would not work.

Executive Session 8:10:47 PM

Commissioner Richards noted he had some thoughts on materials. He stated that he felt stucco to be more honest as an addition material which would respect the original structure rather than shingling every new surface.

Commissioner Bevins noted that he felt the earlier garage addition really affected the significance of the earlier dormer as it threw the symmetry of the home off.

Commissioner Richards concurred.

Chairperson Lloyd noted that this was a district which had the Design Guidelines placed upon it without specific tenets being created for it yet.

Vice Chairperson Oliver stated that they were obliged to follow the Design Guidelines and that the proposal was out of line with several basic tenets of preservation based upon the Secretary of the Interior's Standards for Rehabilitation which would not be affected by the creation of Yalecrest specific Guidelines if Yalecrest eventually became a historic district. She noted that she commiserated with the applicant for the unfortunate timing and that they were caught in the middle of such a dilemma; however, she also felt the Commission was obliged to consider staff's report. She noted that there were possibly other options for the applicant, such as building a dormer off of the back.

Vice Chairperson Oliver noted her primary concern with the project was that they were not proposing to replace a dormer with like, but rather replacing a dormer with a gable roof which would create a large, triangular projection to the front of the house.

Commissioner Funk noted that she concurred with Vice Chairperson Oliver and would rather see a gable added to the rear of the home.

Chairperson Lloyd noted the Commission had the authority to continue the item and allow the applicant to return at a later date with a revised proposal.

Commissioner Richards noted that there might be some compromise available and a slightly increased shed dormer might be allowed on the front of the home.

Vice Chairperson Oliver stated that the first area which might accommodate change would be the garage. She noted that she agreed with the applicant that it did detract from the overall character of the home and her preference would be that change might first occur there on that side of the home, then on the rear of the home and thirdly, be confined to the second story only where a shed roof dormer might be used instead of a full gable end.

Chairperson Lloyd inquired from the Commission their thoughts regarding the request to increase the porch area and add a gable window on the main floor.

Vice Chairperson Oliver noted that this area was fairly intact and the Design Guidelines were clear that changes to a principal façade should be limited wherever possible.

Chairperson Lloyd inquired if the applicant would be willing to work with staff to modify the existing design based upon comments made by the Commission.

Mr. Lindsley noted that they would be willing to do so.

Motion 8:30:33 PM

In the case of petition PLNHLC2010-00192, Commissioner Funk made a motion to continue the item, requesting that the applicant work with staff to make modifications to the design and bring the modified request back to the Commission at the appropriate time. Commissioner Richards seconded the motion. All voted "Aye". The motion carries unanimously.

Chairperson Lloyd called for a recess at this time. 8:32:05 PM

The Meeting reconvened at 8:39:26 PM

PLNHLC2010-00118, Shaver Certificate of Appropriateness for Minor Alterations – A request by the property owner, Ben Shaver, to retroactively request approval for the construction of a dormer window at the rear of the property, a single family residence, located at approximately 318 6th Avenue. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district, and is within City Council District 3, represented by Stan Penfold. (Staff contact: Carl Leith, 801-535-7758, carl.leith@slcgov.com)

Staff Presentation 8:39:58 PM

Mr. Leith reviewed the petition for the Commission with the aid of a PowerPoint presentation. He noted that the dormer in question was barely visible from the street face. Mr. Leith noted that while the dormer conflicted in part with Standards 2, 8 and 9 and in part with the intent of the objective of the Design Guidelines relating to roofs and dormers; the character of the building would be largely unaffected as it was a rear addition and its impact was minimized by its position. Mr. Leith noted that staff recommended approval of the application.

Questions for Staff from the Commission 8:48:40 PM

Commissioner Bevins inquired when the lower rear addition had been constructed.