

HISTORIC LANDMARK COMMISSION STAFF
REPORT



Planning and Zoning Division
Department of Community
and Economic Development

Winters 2nd Floor Addition and Garage
Case #PLNHLC2010-00265
1417 East Laird Circle
June 16, 2010

Applicant:

David Winters

Staff:

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

Tax ID

16-09-353-023

Current Zone:

Residential R-1/7,000

Master Plan Designation:

Residential, Low Density

Council District:

Council District 5 Jill Remington
Love

Lot Size:

.24 acres

Current Use:

Single Family Home

Applicable Regulations:

21A.24.060 – R-1/7,000
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. Rendering of Home
- C. Photographs

Request

The applicant, David Winters, would like to build an addition to the side of his contributory home, and a new garage at 1417 Laird Circle. The addition will add a second story to an existing sun room and will be used as a bathroom. The garage will be a two car affair, with a second story for storage. The applicant is requesting Historic Landmark Commission approval of the design of the proposed addition and garage.

Recommendation

Staff recommends that the Historic Landmark Commission review the application, conduct a public hearing, and approve the side addition design and new garage pursuant to the findings, analysis and conditions of approval in this staff report.

Conditions of Approval

1. All exterior siding shall have a smooth finish. No rough cut or faux wood grain imprints are permitted.
2. The applicant shall reapply the limestone veneer removed to accommodate the addition on the new side walls.
3. All exterior colors and materials for the addition area shall be designed and constructed to match the existing colors and materials of the original home.
4. Prior to the issuance of a building permit, the applicant shall resolve all rear yard setback issues with regard to the garage. This may require administrative approval or a special exception.
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 seeks approval of a side addition and new garage at 1417 Laird Circle. The addition would be above an existing sun room on the second floor, while the garage would replace an existing smaller structure. The addition will be approximately 170 square feet in size (measured exterior wall to exterior wall), and will house a bathroom. It will be placed upon an existing sun room, setback from the plane of the front façade, and be built from materials either recycled from the side wall demolition or new matching materials. The end gable will match the existing gable with a gambrel style and wing sheds. No expansion of the footprint of the existing home is proposed.

The existing flat roofed two car garage will be replaced with a larger two story garage with a pitched roof. The upper floor of the garage is proposed to be used as storage. The existing garage footprint is approximately 380 square feet. The new garage footprint is approximately 713 square feet.

Project Details

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: 7,000 square feet, 50 feet	10,454 square feet & approximately 38 feet. No change proposed.	Legal Non conforming
Maximum Building Height: 27'6" measured to the midpoint of the roof.	Main Home = approximately 18 feet to midpoint	COMPLIES
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')	No Change Main Home	COMPLIES
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	52' exceeds minimum	COMPLIES
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 = 10,454 square feet. Coverage = approximately 1747 Square feet main home, 713 garage for 2,460 square feet or 23.5%.	COMPLIES
Accessory Buildings: Maximum Footprint = 720 Square feet or 50% of main home footprint. Maximum Height = 15' measured to the midpoint of a pitched roof Setbacks = 1' on the side no more than 5' from rear yard line	Footprint = 713 square feet Height = 14'8" measured to the midpoint of the roof Setbacks = 1' from side 34' from rear	Non conforming

Background

The home at 1417 Laird Circle is a two story Colonial home sided with a limestone masonry veneer and a gambrel shaped roof, built circa 1938. The home is featured in the Utah State Historical Society reconnaissance survey and is designated as "contributory" on that list.

Public Participation

Public Comments

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

Analysis

Standards of Review

21A.34.020.G **Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure:** In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: The use of the structure will not change. It was constructed as a single-family dwelling and will continue to be a single-family dwelling.

Finding: The building was constructed as a single family home, and has remained continuously in use as a single family home ever since. No change of use is proposed.

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

Applicable Design Guidelines

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

Analysis: The proposed addition will be located above an existing sun room and attached to the east side of the home. The new section is lower in height than the existing roofline, and setback from the primary front façade. The applicant is proposing to recycle the limestone masonry from the blown out side wall and utilize it as a finish material for the addition. As a result, the architectural integrity of the home will be maintained.

The proposed garage will replace an existing block garage, a utilitarian structure with little to no architectural value. Currently the charm of the building is that it is covered with vines. The new building will be have a pitched, gabled roof, with gables on each elevation.

Finding: Staff finds that the proposed addition and garage are consistent with this standard as they will not destroy or obscure historically important features of the significant home.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not historical basis and which seek to create a false sense of history or architecture are not allowed.

Applicable Design Guidelines

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

Analysis: The design of the addition contemplates an extension of the existing roof line, built in the same style with the same roofing materials. Nevertheless, the structure is distinguishable from the contributory section of the home, as the ridge line of the roof is 1.5' lower than that of the original structure. Further, the front façade of the addition is located approximately 3' behind the front façade of the home. Thus, the addition is visually and structurally subordinate to the original section of the home, while maintaining compatibility with the structure in style, materials and construction technique.

Finding: Staff finds that building the addition back from the front façade, and building it lower than the original roof line defines the addition as visually compatible and a product of its own time.

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

Analysis: No additions to the home are proposed to be modified. The existing garage that will be removed is a flat roofed block garage with a plaster rail around the top. The structure is a utilitarian building that is not featured as significant or contributory in the Yalecrest Historic Survey.

Finding: The existing garage is not historically significant. The proposed addition will not diminish any character-defining elements of the historic building as seen from the street.

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

Applicable Design Guidelines

6.1 Protect and maintain significant stylistic elements. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

Analysis: The roof form of the new addition will match the form of the primary building. These changes will not alter distinctive sections of the significant section of the home that characterize skilled craftsmanship, or style. The addition will be visible from the street, but will be set back from the front façade and lower than the primary roof line.

The applicant proposes to recycle the limestone slabs removed from the side elevation of the building on the addition. By doing so, the applicant will preserve the historic materials of the building, while making the new addition more compatible with the primary building.

The proposed garage will be secondary to the primary building in height, location, style, mass and scale. As a result, the accessory building will not detract from the significant stylistic elements of the primary building.

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

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

Applicable Design Guidelines

3.1 Preserve the functional and decorative features of a historic window. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

Analysis: The proposed addition does not include the repair or replacement of any significant architectural features on the home. Because the garage is not significant, its replacement will not eliminate any significant architectural features.

Finding: The application meets this standard, as the applicant is not proposing to remove historic materials that characterize the property or alter historic features. The proposed addition and garage will not affect historic features of the structure as they have been designed to be subordinate to the primary structure and will not be the primary elements visible from the street.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Applicable Design Guidelines

8.9 Minimize negative technical effects to original features when designing a new addition. Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable for the project.

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

Applicable Design Guidelines

7.4 Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

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

8.6 Do not construct a new addition or alteration that will hinder one’s ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate. Flat roofs are generally inappropriate.

Analysis: The design of the addition will match the style and shape of the existing roof, but be attached approximately 1’6” below the primary roofline, and setback approximately 3’ from the front façade.

This design makes the addition subordinate to the primary design allowing the historic portion of the home to be featured exclusively from the street. There is a clear line delineating the new from the old, and the historic mass, footprint and scale are protected. The design of the addition is compatible with the existing structure and will be located away from the primary architectural features of the historic front façade.

Finding: The addition to the home is subordinate to the original historic design of the building. The addition does not interfere with the existing roofline and mimics the existing design.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: The design of the side addition is such that were it removed at some future date, the existing historic portions of the building would remain, including the existing chimney. The structure will be attached to the side of the building, and will not require the removal of primary significant historic features such as eaves, cornices or decorative architectural features. Some materials on the side will be removed; nonetheless, they will be either duplicated and replaced, or reused in the construction.

Finding: The proposed design will retain the integrity of the historic contributory home.

Standard 10: Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Applicable Design Guidelines

13.9 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Analysis: The materials proposed in the addition will match the original materials. No inappropriate materials are proposed at this time.

Finding: No inappropriate materials are proposed at this time. The project complies with this standard.

Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic

preservation overlay district and shall comply with the standards outlined in part IV, 21A.46 of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

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

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

Finding: The request is consistent with all design guidelines, as noted above.

Exhibit A:
Proposed Site Plan and Elevations

Winters Residence Garage Addition

Project Address: 1417 East Laird Circle
Salt Lake City, Utah

Permit Set
October 24, 2008

Project Design Team

Project Architect
SugarHouse Architects

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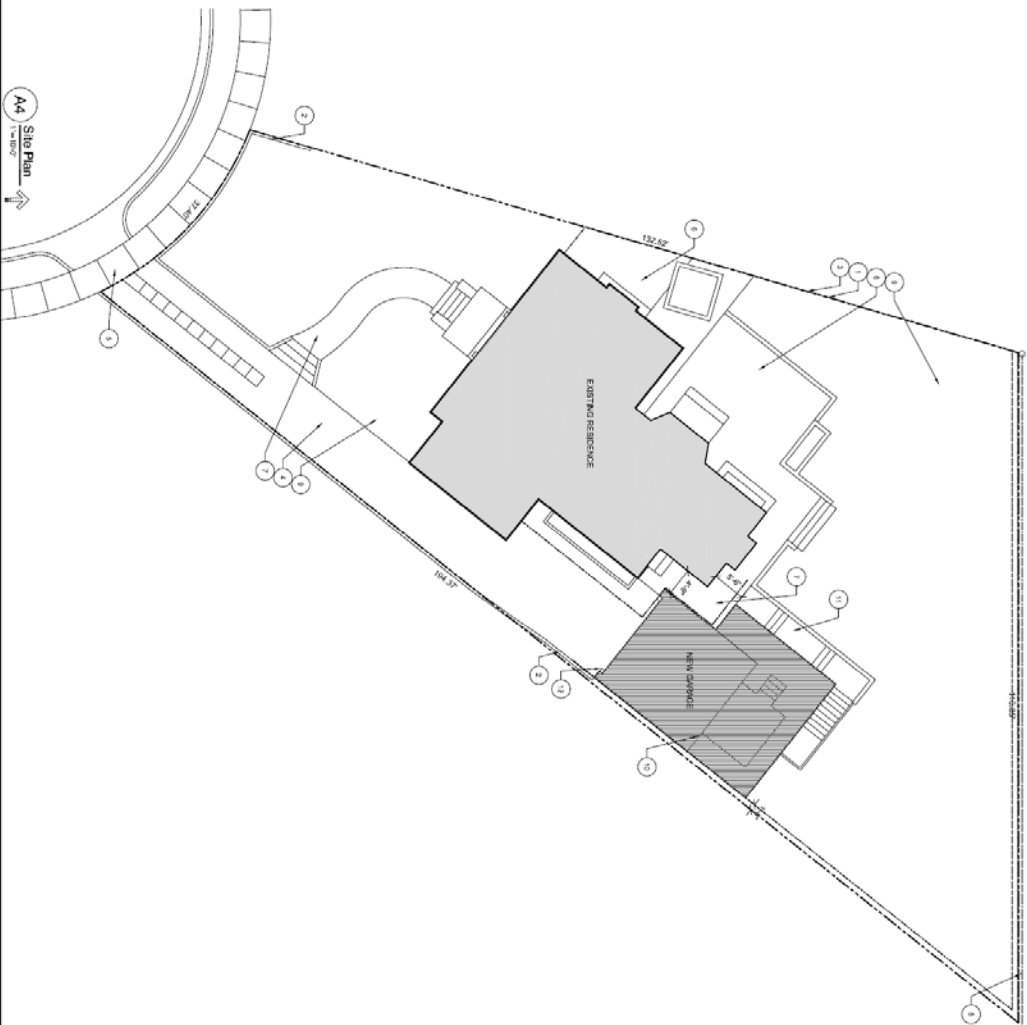


Exhibit B:
Rendering



Exhibit C:
Photographs

