

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

1745 Cornell Circle Yalecrest National Historic District Roof Remodel PLNHLC2010-00270 June 2, 2010

Applicant: Curtis Pons,
Builder, on behalf of Reed &
Jackie Gardner, Owners

Staff: Carl Leith, 535-7758
Carl.Leith@sclgov.com

Tax ID: 16-09-455-028

Current Zone: R-1-5000 Single
Family Residential District

Master Plan Designation:
East Bench Comm. Master Plan
Low Density 4-8 Units/Acre

Council District:
District 6 – JT Martin

**Yalecrest Neighborhood
Community Council Chair:**
Lisette Gibson

Lot Size: 0.12 acres
Current Use:
Single Family Residence

Applicable Land Use Regulations:

- Section 21A.34.020
- Section 21A.24.080
- Section 21A.34.120
- Historic Design Guidelines

Notification:

- Notice mailed on 5/21/10
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 5/21/10

Attachments:

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

Request

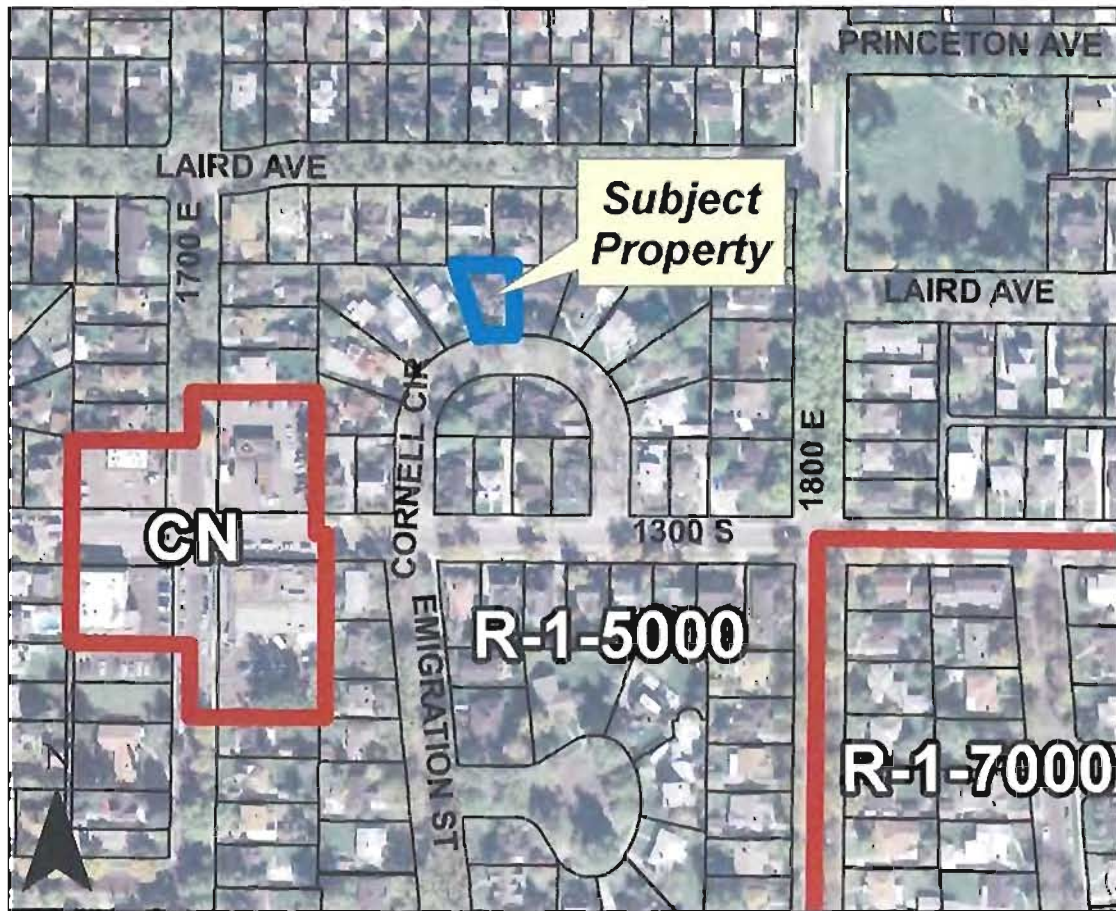
A request by the applicant Curtis Pons, Builder, on behalf of property owners, Reed and Jackie Gardner, to remodel the roof of the single family home located at 1745 Cornell Circle. The property is located in the Yalecrest National Register Historic District, and the R-1-5000 (Single Family Residential) zoning district, and falls within the area subject to the temporary regulations approved for the neighborhood in March 2010.

It is important to note that these plans were drawn prior to the implementation of the temporary regulations affecting the district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the alterations to this building required by the creation of a new roof profile would not adversely affect the architectural character of this building, nor, consequently, the character of this part of the neighborhood. If the Commission concurs with this evaluation and conclusion then Staff recommends that this application be approved.

VICINITY MAP



Background

Project Description

The property is situated on the north side of Cornell Circle and lies within the Yalecrest National Register Historic District designated in 2007. This property, 1745 Cornell Circle, is part of the Hillside Park subdivision, platted in 1937. The National Register Historic District application contains the following Narrative Statement of Significance for the district (2007).

“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.”

The immediate setting of this property in Cornell Circle includes a series of mostly single story houses ranging in date from 1939 to 1945 and identified generally as “minimal traditional” in style, and collectively as World War II cottages. They include several house patterns using simple forms and projecting bays, and are low in profile. Most houses exhibit a range of low gabled roof forms, while a few have a hipped roof form. Materials include brickwork and aluminum or vinyl siding. The setting is given its cohesion through the modest scale, low profile and minimal detailing of the houses, combined with the landscaped private open space and mature planting, arranged around the curving street alignment.

This property is described in the survey as “minimal traditional”, dated to 1945 and identified as a contributing property within this edge of the district. It is constructed in brick and is basically rectangular in plan form, with projecting bays to three sides. The front and the west facades have additional small bay windows. The property has a hipped roof profile.

The application is for a remodel of the roof of the property to create storage space above, to repair and upgrade the current roof, and to remedy seasonal leaks caused by ice building up around the bay windows (see owners’ written description in Appendix A). The maximum roof height of the roof would increase by two feet and the present east and west facades would have a gabled roof form, with a new continuous roof ridge. Both sections of the front facade would be remodeled to create a gabled roof form, with a small gabled porch. Fiber cement siding is proposed to face the new gabled walls.

Comments

Public Comment

Five public comments regarding this application have been received, directly or indirectly, in support of the proposals. See Appendix B.

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the proposed roof remodel is appropriate.

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>

2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission make a finding that the proposed roof remodel is appropriate.
3. Deny the request based on a finding that the roof remodel is not appropriate.

East Bench Community Master Plan

The central urban design goal in the East Bench Master Plan is to:

“Enhance the visual and aesthetic qualities and create a sense of visual unity within the community.”

Zoning Considerations

The Historic Landmark Commission’s jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the R-1-5000 district and the Yalecrest Compatible Infill Overlay district.

21A.24.070 R-1-5000 Single-Family Residential District: Summary of purpose & standards.

Purpose: the purpose of the R-1-5000 (Single-Family Residential) zoning district is to provide for conventional single-family residential neighborhoods on lots not less than 5000 square feet in size.

Maximum Building Height: The maximum height of buildings with pitched roofs shall be:

- a. twenty eight feet (28') measured to the ridge of the roof; or
- b. The average height of other principal buildings on the block face.

Maximum Exterior Wall Height: twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one ft in height for each foot of setback beyond the minimum required interior side yard. An exception is made for dormer walls which are exempt from maximum exterior wall height if:

- a. The width of the dormer is 10 ft or less; and
- b. The total combined width of dormers is less than or equal to 50% of the length of the building façade facing the interior side yard; and
- c. Dormers are spaced at least 18 inches apart.

Front yard: minimum depth equal to the average of existing buildings within the block face.

Interior Side Yard: For interior lots - four feet (4') on one side and ten feet (10') on the other.

Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, or twenty feet (20') whichever is less.

Maximum Building Coverage: surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.

Subject to zoning review and verification the proposals appear to comply with base zoning requirements.

21A.34.120 TCI Yalecrest Compatible Infill Overlay District: Summary of purpose & standards.

Purpose: To establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

Building Height

Pitched roofs: 27.5 ft to the midpoint of the roof.

Mansard or flat roofs: 20 ft

Cross slopes: may increase maximum height by 0.5 ft for each 1 ft difference between the average grades of the uphill and downhill faces of the building, measured from the downhill side, to maximum of 30 ft.

Maximum exterior wall height adjacent to interior side yards: 18.5 ft for exterior walls at the building setback for minimum required yard. May increase by 1 ft for each 1 ft of increased setback. Lots with **cross slopes:** may be increased by same ratio on same requirements.

Exceptions:

Gable walls: widest portion to conform to maximum wall height limitation.

Dormer walls: exempt from maximum exterior wall height if:

- The width of the dormer is 10 ft or less; and
- The total combined width of dormers is less than or equal to 50% of the length of the building façade facing the interior side yard; and
- Dormers are spaced at least 18 inches apart.

Subject to zoning review and verification the proposals appear to comply with the requirements of the Yalecrest Compatible Infill Overlay.

Analysis and Findings

Standards of Review

Temporary Regulations:

21A.34.020 G Historic Preservation Overlay District: **Standards For Certificate Of Appropriateness Involving 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 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 and Finding: The use of the property will remain as single family residential. No change 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;

Analysis: The architectural character in this case is described in the survey of the neighborhood as 'minimal traditional'. Principal elements of the character of this property include:

- single story scale
- modulation of the plan in the form of major and minor bays
- brick construction
- hipped roof profile

The alterations would retain the single story scale, the arrangement of the plan and the original brick construction. The roof form would change, adding 25 inches to the maximum roof height, and creating a full width ridge with new gables to each side of the house. The new roof lines would be extended to new secondary gables to the front and west side. The pitch of the principal roofline and profile of the main

gables would be similar to those found on the majority of surrounding houses in the Circle. The proposals would consequently alter this feature of the property, although, in the opinion of Staff, would not adversely affect the architectural character of the house, and would relate to the character of surrounding properties.

Finding: Staff would conclude that, although the roof profile would be altered, these alterations would not be in conflict the objectives of this standard.

Standard 3: All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.

Analysis and Finding: This standard is not pertinent in this instance.

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

Analysis and Finding: No previous alterations or additions are apparent in this case.

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

Analysis: The rooflines of the house would be altered by these proposals. Although a present feature of this property, a variation on this house design might have a gabled roof form. In this context the removal of this feature could not readily be described as adversely affecting the architectural character of the building.

Finding: Staff would conclude, consequently, that the alterations proposed would not be in conflict with the objectives of this standard.

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.

Analysis and Finding: This standard is not directly relevant in this instance.

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.

Analysis and Finding: No cleaning or treatment of existing materials is currently specified.

Standard 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.

Analysis and Finding: This standard is not directly relevant in this instance.

Standard 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: The proposed alterations to this property might provide the opportunity to restore its original form and profile, although this eventuality is unlikely. Much of the architectural integrity of the property would be retained. The properties which create and characterize the immediate environment of the property include a variety of small scale single story houses, the majority of which have gabled roof forms. The proposal would be in keeping with and retain the architectural character of this setting and environment.

Finding: Staff would conclude that the proposals are not in conflict with the objectives of this standard.

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

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

Analysis and Finding: This standard is not applicable in this case, although, interestingly, several of the neighboring properties appear to include original aluminum siding.

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 chapter 21A.46 of this title;

Analysis and Finding: This standard is not applicable in this case.

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

Analysis and Finding: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* are applicable in this case, with pertinent design guidelines identified above.

Design Guidelines for Residential Historic Districts in Salt Lake City

Chapter 7: Design Standards for Roofs - Policy: The character of a historical roof should be preserved, including its form and materials whenever feasible.

This chapter includes the following character discussion:

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

7.1 Preserve the original roof form.

Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

Analysis: The proposals would alter the roof form of this property and raise the maximum height by approximately two feet. The roof profile would change from a hipped roof form to a gabled roof form, with consequent increase in the wall height of the proposed gabled sections of the building. The existing orientation would remain, while the line and the pitch would be altered. The roof of this house design is a reticent feature of its 'minimal traditional' architectural character; it is difficult to conclude that the character of the roof is a major feature of this structure, and its contribution to the character of the neighborhood. The setting is principally one of gabled roof forms, with two other hipped roofs in the vicinity. The proposed alteration to this roof and its profiles would not detract from the character of this immediate grouping, nor the residential character within the neighborhood and district.

Finding: On the basis of the above analysis of the remodeling of the roofline of this building and its limited increase in height Staff would conclude that the proposals would not be in conflict with the objectives of this design guideline.

Appendix A

Application

27 April 2010

TO: Gardner Neighbors -near 1745 Cornell Circle

RE: Remodel of our Home – Required City Feedback

Dear Neighbors:

We have had serious water leakage problems with the bay window in our kitchen for the past 5 years or so. With a flat roof over that area, the snow melts, forms ice and then creates an "ice dam" which then causes water to leak into the kitchen. We have attempted to repair the problem, with little success. In addition, our current roof needs replacement since it is old and unsightly. Because the current roof has 3 layers of shingles the roofing material will need to be removed and OSB (oriented strand board) placed over the pine boards holding the current roof.

As a consequence of these problems, we explored just replacing the current shingles and making attempts to make changes to the roof over the kitchen. All the alternatives we looked at were suboptimal. So, we explored removing the current roof with its underlying truss system and installing a "gabled" roof on the home. That plan gave us several major advantages. We would completely solve the water leakage problem in our kitchen. Would add an attractive copper "coving" over our kitchen bay window, the change would allow adding considerable storage space in our attic, would provide a cover over our front and side porches to prevent ice buildup in the winter, and would make our home more attractive. After careful study we have decided to take the latter approach. The major differences you as neighbors will see is that we will have "gables" on each of the end spaces for the roof as shown in the attached diagrams. In addition the peak of the roof will be 25 inches higher than our current roof.

Since the Salt Lake City Council has recently decided to study making the "Yalecrest Area" of the City a Historic District, we must now have your approval and also get approval from the Salt Lake City "Historic Landmark Commission". We plan on presenting our plan to the Historic Landmark Commission on 2 June 2010 in Room 315 of the City and County Building at 5:45 PM. If you have any concerns or are opposed to our "alteration" please contact Thomas Irvin, Principal Planner at the City and County Building or attend the Historic Landmark Commission Meeting noted above.

If we can provide you further information or answer questions you might have, please contact us at 801-581-1164 or Email us at Reed.Gardner@hsc.utah.edu

Sincerely yours,

Reed Gardner

Jackie Gardner

1745 Cornell Cir. SAC 2/4/08

City of Lake City Corporation

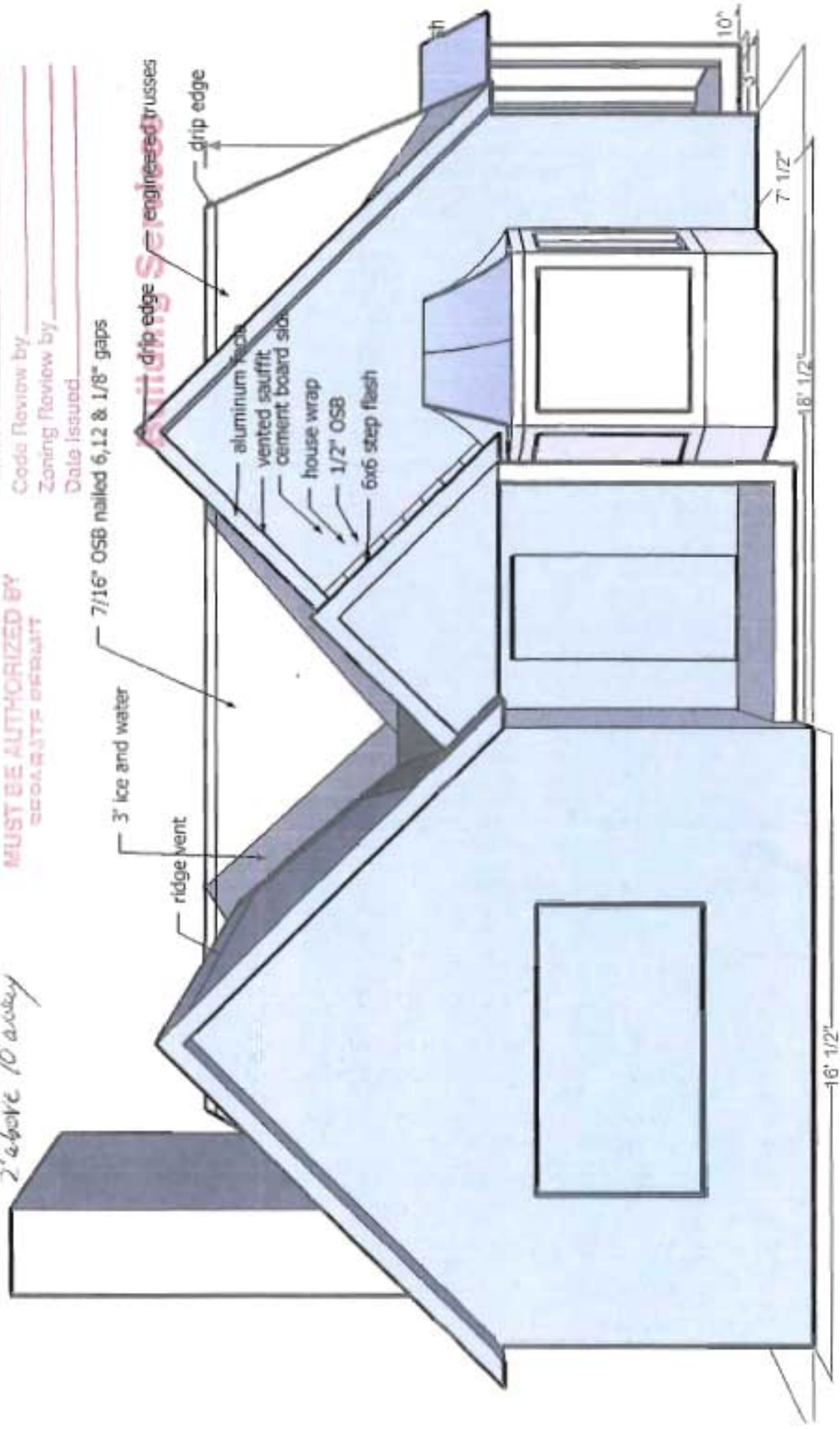
BUILDING PERMIT ONLY
ANY PLUMBING, ELECTRICAL
AND MECHANICAL WORK
MUST BE AUTHORIZED BY
SEPARATE PERMIT

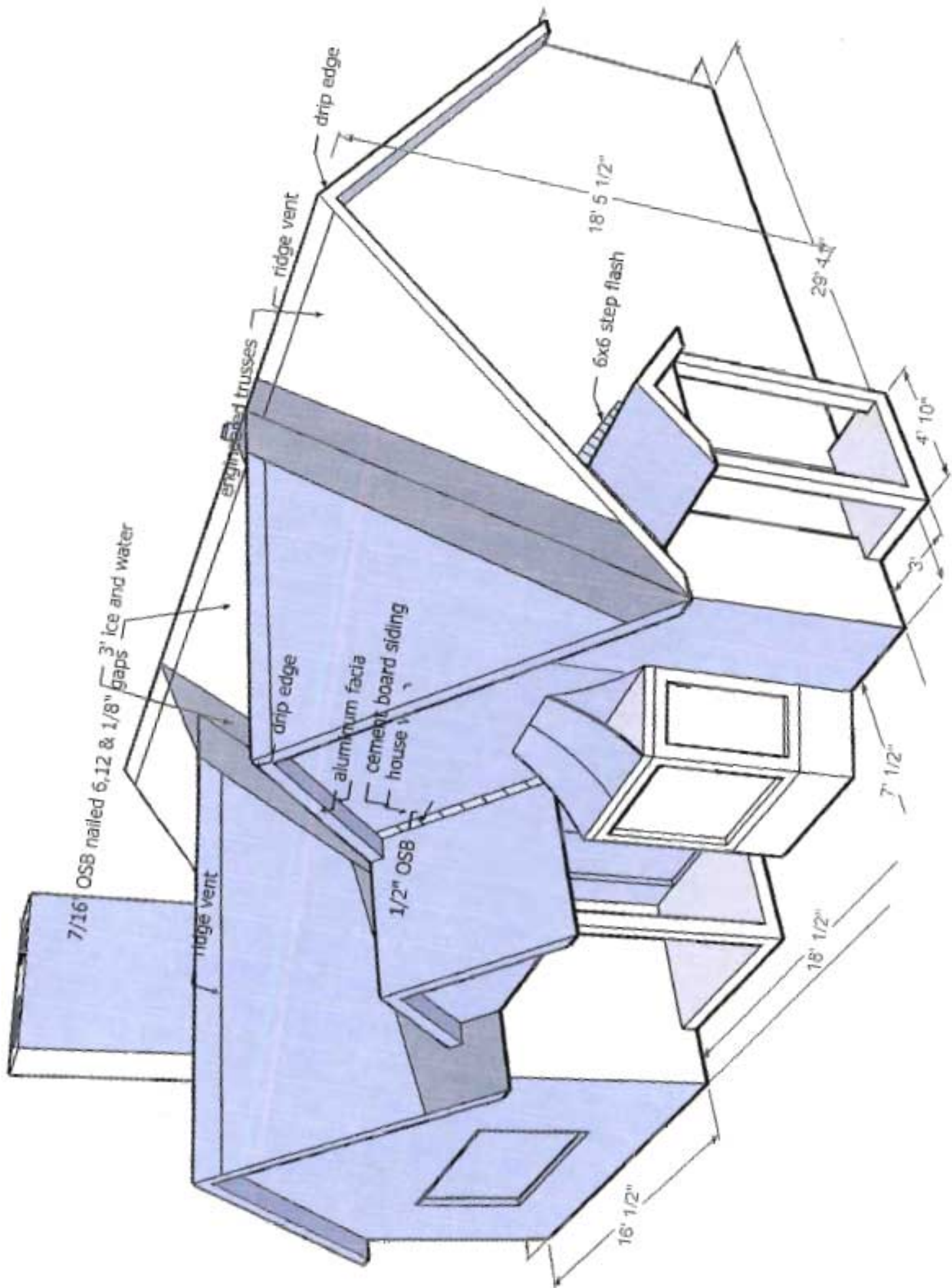
APPROVED PLANS PER IRC SEC 106.3.1

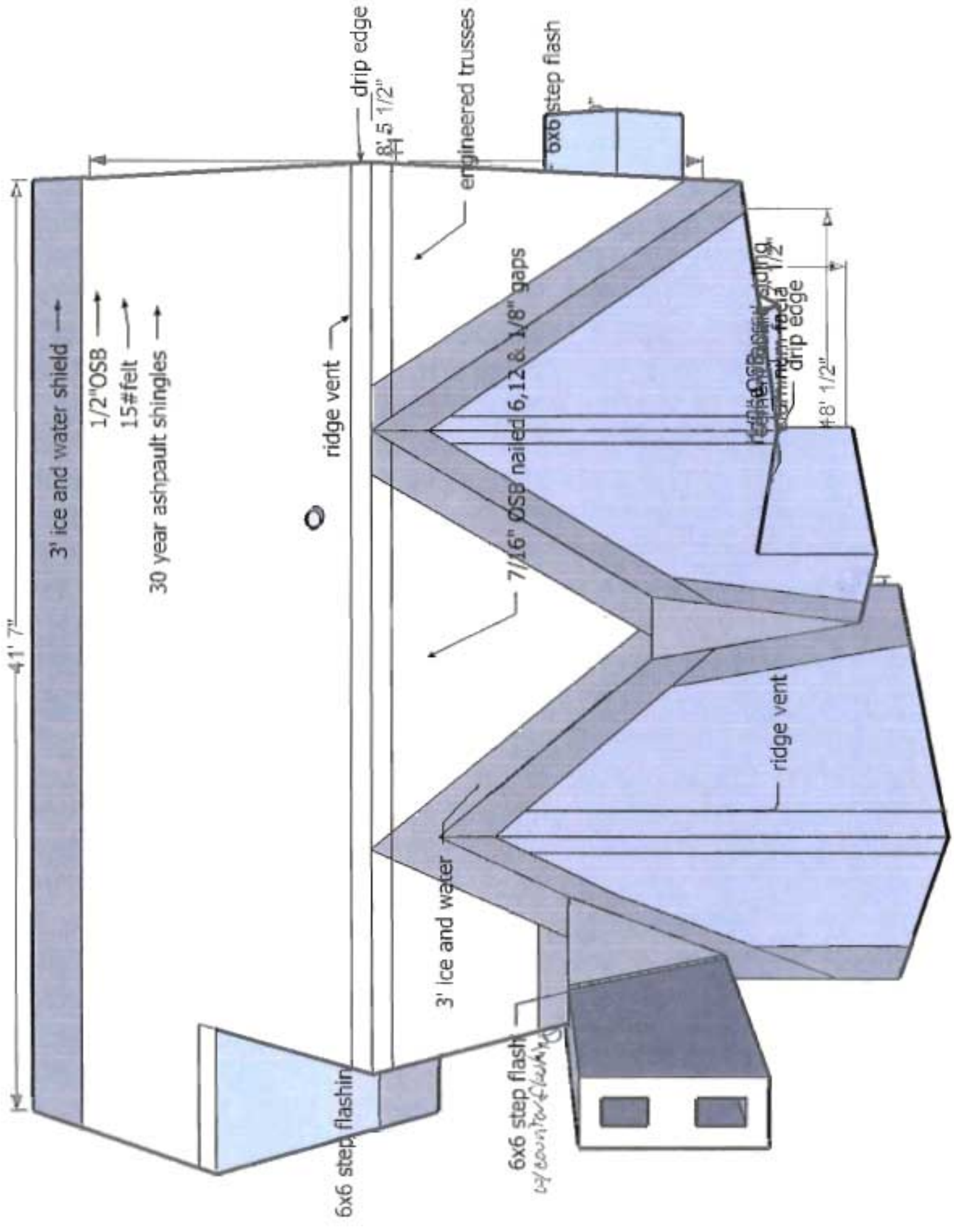
City Copy

Permit # _____
Code Review by _____
Zoning Review by _____
Date Issued _____

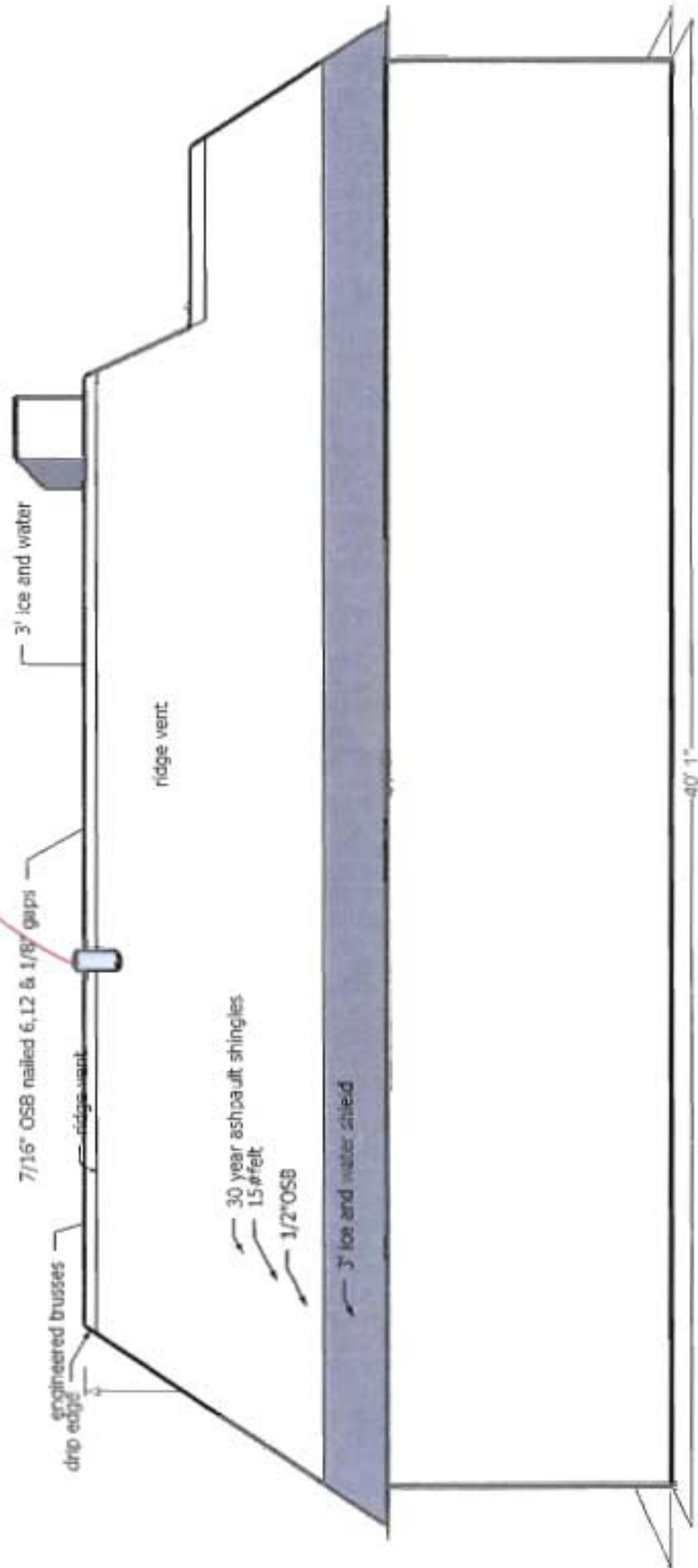
2' above 10' away







SEE SHEET 8



3' ice and water

ridge vent

7/16" OSB nailed 6, 12 & 1/8" gaps

ridge vent

engineered trusses

drip edge

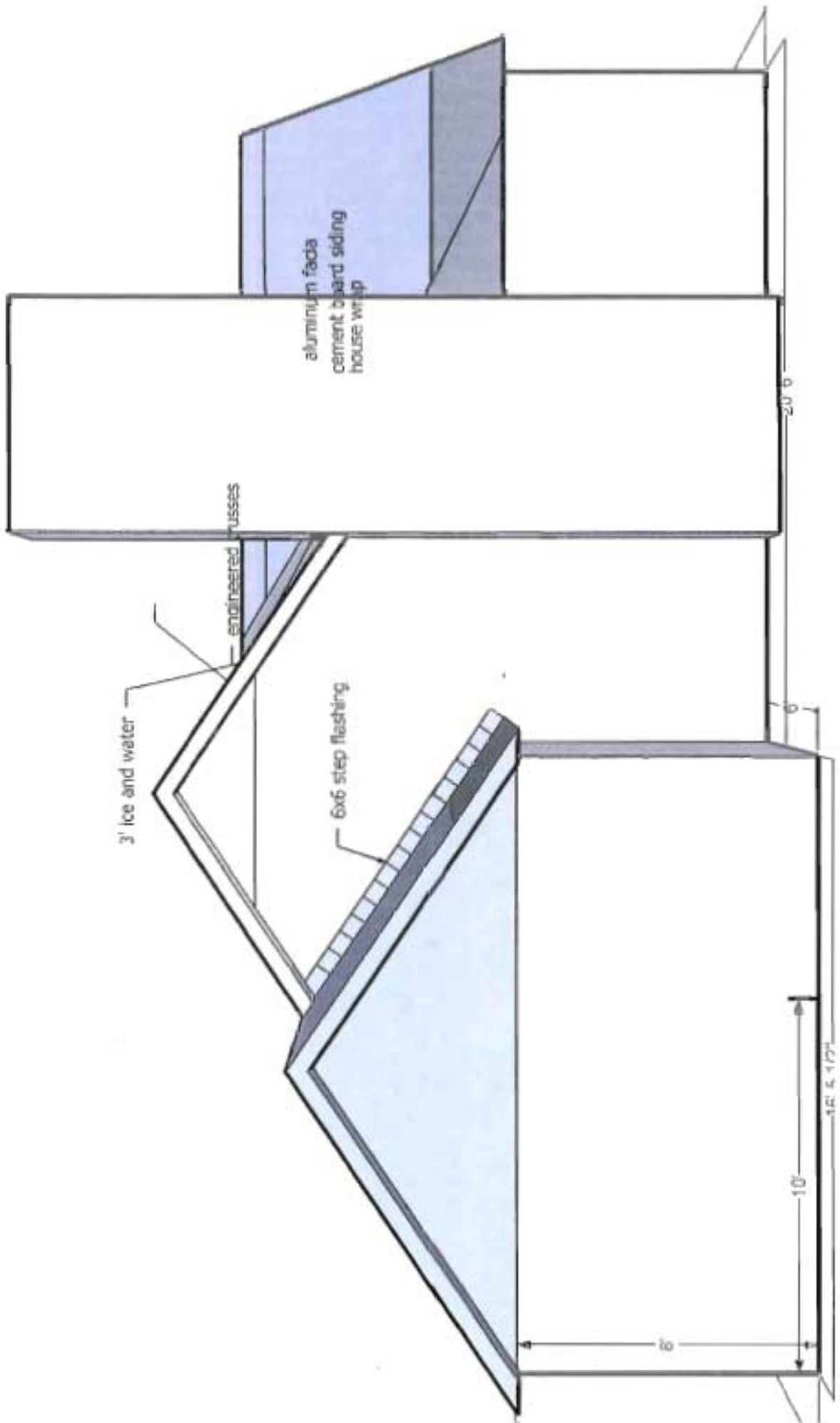
30 year asphalt shingles

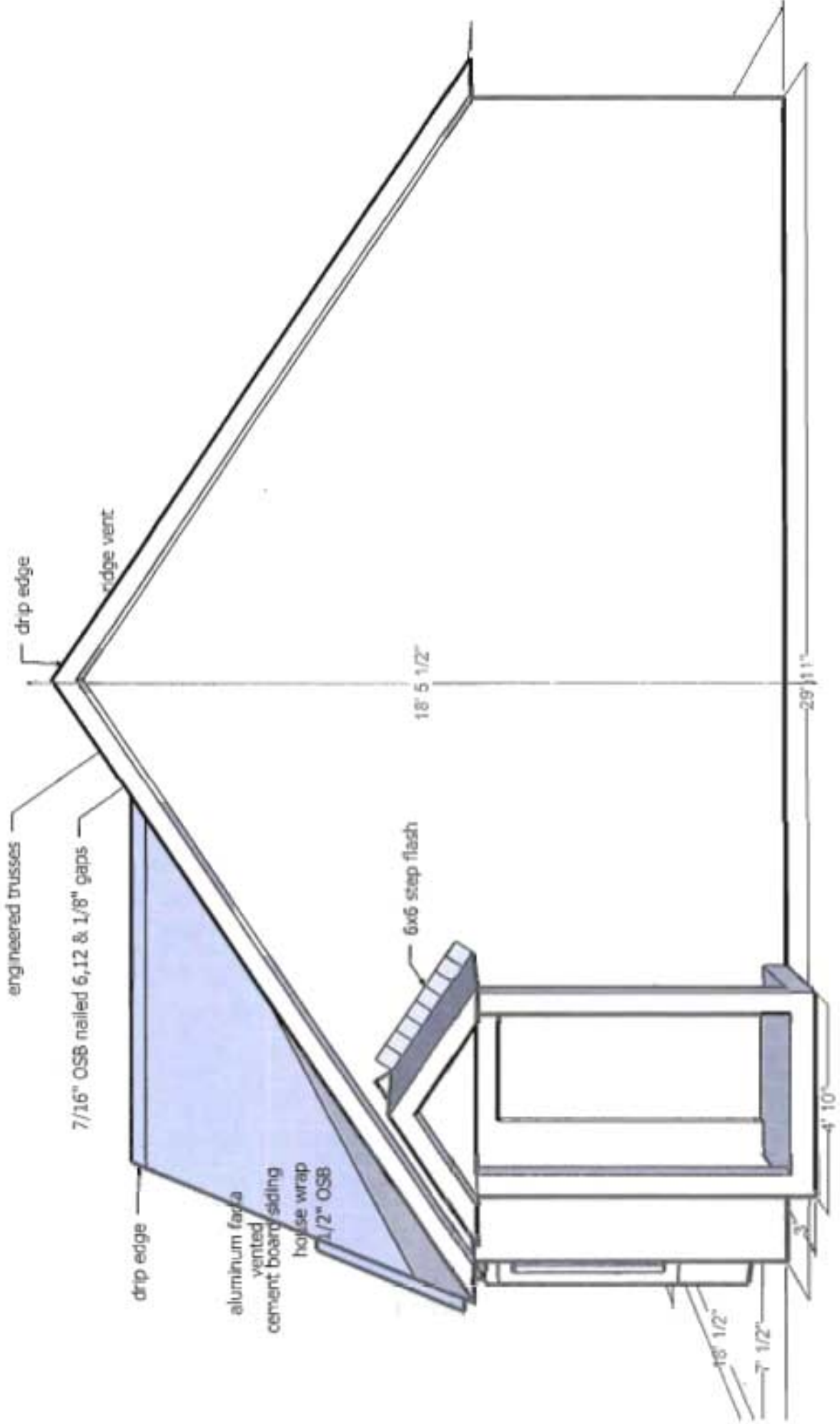
15 #felt

1/2" OSB

3' ice and water shield

40' 1"















Appendix B

Documentation

PLNHLC2010-00270

1745 Cornell Circle

Major Alterations

Public Comments Received or Forwarded

I'm please to add my support for this remodel - I live at 1764 Laird Ave.

Thanks

Roger Little

1764 Laird Avenue

5/21/10

Gentlemen:

I am writing IN SUPPORT, enthusiastically, of Reed Gardner's application for approval of modifications to his home. I live two doors away from Mr. Gardner, and his proposal would in no way detract from the character of Cornell Circle; it would be wholly compatible. In fact, I believe the proposed modification would be an improvement in the appearance of the home's facade, and, accordingly, would enhance the street's appearance.

I urge you to grant speedy approval to the proposal.

Sincerely,

A. Robert Thurman

robert.thurman@comcast.net

5/23/10

I live at 1718 E. Laird Ave. directly across the street from Lynn Pershing. 1st. I have no opinion and certainly no issue with your remodeling. I APPROVE.

By-the-way, I recently voted via e-mail to JT Martin, NO HISTORIC DISTRICT. After the 17th & 13th mess with the restaurant & its parking no-site, I do not have much faith in SLC government.

Good luck with your project. What I do not approve off is TOO much Govenment.

Peace,

Brent Marchant @ 801 582-7342.

Phone calls in support have been received by the owners from:

Gordon Scheffner - Cornell Circle

Bill Lapsley - Laird Avenue

Appendix C

Photographs







