

HISTORICAL LANDMARK COMMISSION STAFF REPORT

**Rhode Addition
1205 East South Temple
South Temple Historic District
PLNHLC2010-00031
March 3, 2010**



Planning Division
Department of Community and
Economic Development

Applicant: Dave Richards

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

Tax ID: 09-32-485-016

Current Zone: S-R1A Special
Development Pattern Residential

Master Plan Designation:
Avenues Master Plan, Medium
Density Residential

Council District:
District 3, Stan Penfold

Community Council:
Greater Avenues, Jim Jenkin

Lot & Building Size:
0.29 acres (12,632square feet)

Current Use:
▪ Single-Family Residence

**Applicable Land Use
Regulations:**
▪ 21A.34.020
▪ 21A.24.080
▪ Historical Design Guidelines

Notification:
▪ Notice mailed 2/19/10
▪ Sign posted 2/19/10
▪ Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 2/19/10

Attachments:
A. Site Plan
B. Transportation Division
Review
C. Photos

Request

This is a request by Dave Richards, architect, to build an addition to the rear of a landmark site home located at 1205 E. South Temple Street and in the South Temple Historic District. The addition includes an attached garage, and a covered porch. The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project substantially meets the applicable ordinances, design guidelines and adopted policies with the exception of the proposed attached garage.

If the Commission finds that the attached garage is appropriate in this application, the staff recommends that the Commission grant approval subject to the following conditions:

1. The Historical Landmark Commission delegates the final authority for the design to the Planning Director.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, or Board of Adjustment.

If the Commission finds that the attached garage is not appropriate in this application, then staff recommends that the Commission deny the request.

VICINITY MAP



Background

Project Description

This home is featured in the Utah State Historical Society reconnaissance survey and is designated as a landmark site on that list. This home was designed by Frederick A. Hale. The house's shingled exterior walls and prominent corner turret are typical of the Shingle style. The entryway is sheltered by a semi-circular porch with Ionic columns. Above the porch is a recessed balcony. On the east side of the house is an unusual round bay topped by a dormer with three round, oculus windows. The house was built in 1895 for Charles B. Markland. In 1905 it was purchased by Joseph Walker, Jr. and his wife Margaret. The carriage house, situated to the north on "S" Street, was bought by the Walkers' daughter, Margaret Wicks, in 1935 and converted into a residence.

This project consists of a single story rear yard addition with an attached garage to an existing single family residence along with reshaping of a "non-original" circular driveway and other site improvements. Two small rear yard "non-original" shed type additions (that do not have foundations) will be removed in order to construct the addition.

The addition consists of a single story "connector" link (14 feet x 21 feet) to the rear of the house which is inset approximately 16 inches on each side where it meets the house. The "connector" itself consist of a side entry/mud room, tool storage area and a pantry that replaces the existing pantry under one of the shed additions. Attached to the "connector" link is a two car garage with a roof element that extends out to form a covered patio at a right angle with the garage. The garage is 24 feet x 24 feet with the roof extension over the patio of approximately 18 feet x 18 feet.

The existing circular driveway will be removed and replaced with a single drive off “S” Street. The driveway will extend inward to meet the new addition. The abandoned existing curb cut and drive will be removed. An infill section of sandstone faced retaining wall will be constructed to “fill the gap” and the adjacent original grade will be restored.

Proposed Materials

Feature	Proposed Material	Historic Features
Siding	Cedar shingles	Match existing
Roof	Fiberglass asphalt shingles	Match existing
Windows	Prefinished (white) aluminum clad/wood frame insulated glass, double hung and an oval window	Match existing
Facia and Soffit	Wood facia and soffit	Match existing
Rafters	Wood rafter tails	Match existing
Columns	Fiberglass column set over structural column (inside)	Match existing
Entry Door (west elevation)	Aluminum clad wood entry door with divided “lites” and “sidelites”	New element
Garage Doors	“Carriage door” style wood overhead garage door	New element
Patio floor	Pavers - 4” thick concrete slab	New element
Backyard and Side yard Fence and Gates	Cedar wood painted white (side yard fence with wood lattice work on top) Gates will match wood fence	New element

Comments

Public Comments

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

Division of Transportation Comments

After reviewing this project, the Division of Transportation recommends the following changes:

1. The proposed vehicular gate should maintain a 17.5 foot setback from the back of the sidewalk.
2. The driveway grade should change from 8% (as shown on the site plan) to 6% grade.
3. The landscape vegetation within the 10 feet x 10 feet CSZ (clear sight zone) should maintain a maximum height of 30 inches.

Project Review

Options

The Historical Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the attached garage is appropriate.
2. Approve the request with modifications in size, design, and/or materials. This option requires the Commission make a finding that the attached garage is appropriate.

3. Deny the request based on a finding that the attached garage is not appropriate.

Zoning Considerations

The subject property is located in the South Temple Historic District. The base zoning of the property is SR-1A, Special Development Pattern Residential District, the purpose of which is "to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Meet
Height	23'	23' - garage 21' 3" - link	Yes
Exterior Wall	16'	9'	Yes
Side Yard Setback	10' and 4'	19' and 12'	Yes
Rear Yard Setback	25% of the lot depth, but not less than 15' and need not exceed 30'	44'	Yes
Building Coverage for principal and accessory structures *	40% of lot area	24%	Yes

* Existing footprint = 1,739 ft²
 New addition footprint = 875 ft²
 Covered patio area = 380 ft²
 Lot size (75' x 166.62) = 12,497 ft²

Analysis and Findings

Standards of Review

21A.34.020(H)(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 in 1895 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.

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.

8.10 Use windows in the addition that are similar in character to those of the historic building or structure. If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.

8.13 The roof form and slope of the addition must be in character with the historic building. If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with historic ones on similar historic structures.

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.

9.3 Do not attach garages and carports to the primary structure. Traditionally, garages were sited as a separate structure at the rear of the lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

Analysis:

- The addition consists of a single story “connector” link (14 feet x 21 feet) from the rear of the house which is inset approximately 16 inches on each side where it meets the house. Attached to the “connector” link is a two car garage with a roof element that extends out to form a covered patio at a right angle with the garage. The garage is 24 feet x 24 feet with the roof extension over the patio of approximately 18 feet x 18 feet.
- The proposed addition attaches to the rear of the building. The primary important architectural elements are located on the front elevation facing South Temple and secondarily facing “S” Street. The existing front façade will remain unaltered. The addition will not be visible from South Temple Street where the home faces the street. However, since the property is located on a corner lot, the addition will be visible from “S” Street.
- The addition is subordinate to the original structure due to its lesser height and width. The proposed changes will maintain the prominence of the existing residence on South Temple. Matching roof slopes and the use of similar materials further enhances compatibility with the original building.

- The roof form and slope of the addition matches the steep slope of the existing roofs. New dormers are set at a lesser slope as found on the existing dormers. The roof slope over the covered patio is of a flatter pitch so as to not create unwanted visual dominance.
- Traditionally carriage houses were adapted to store automobiles; however, in 1935 the carriage house for this property was converted into a residence (30 N. “S” Street). Currently, this property does not have a garage. The addition includes an attached two car garage.

Finding: Staff finds that the architectural elements of the proposed addition are consistent with this standard as it will not destroy or obscure historically important features of the landmark site home.

Staff further finds that the proposed attached garage conflicts with Section 9.3 of the *Design Guidelines for Residential Historic Districts in Salt Lake City*. However, this guideline allows the Commission to review attached garages on a case by case basis.

Standard 3: All sites, structure 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

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 proposed addition is inset from the corners delineating the line between new and existing construction. Furthermore, the roof element that covers a portion of the new patio, while compatible in style differentiates the new work from the old.

Finding: The inset on the addition and the change in the roof form on the patio are features that distinguish the addition from the contributing structure.

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

Analysis: Two small rear yard “non-original” shed type additions (that do not have foundations) will be removed in order to construct the addition. Also, the existing “non-original” circular driveway is proposed to be removed.

Finding: The two sheds and the circular driveway present no outstanding architectural, physical or historic features that would warrant preservation in their current form.

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

Applicable Design Standards

12.7 Maintain established native or acclimated plantings on site. Established trees should be preserved on site when feasible. Protect established vegetation during construction to avoid damage. Replace damaged, aged or diseased trees. If street trees must be removed as part of a development, replace them with species of a large enough scale to have a visual impact in the early years of the project.

Analysis: The proposed change in the landscape includes removing three mature evergreen trees that are located on the side yard facing “S” Street.

Finding: The addition will not compromise any distinctive features on the building. The size, scale, massing, height and location of the addition are compatible with the existing house. Preservation of the mature trees is encouraged.

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: Prior to this project, Certificates of Appropriateness for the front entry stairs and deteriorated windows were issued in order to perform appropriate repairs. Consequently, those items are not part of this submittal.

Finding: The proposed addition will not affect historic features of the structure.

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: 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 Standards

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.

1.7 Preserve the materials of a historic masonry retaining wall.

If portions of the wall are deteriorated, replace only those portions that are beyond repair. Any replacement material shall match the original in color, texture and finish. Masonry units of a size similar to that used historically shall be employed.

Analysis:

- The addition is compatible with the “shingle style” design of the original structure and does not cover or obscure any historically significant features.
- New elements associated with the covered patio are a water fountain, gas fireplace, and a gas grill. A hot tub is proposed adjacent to the covered patio. A new six foot wood fence along “S” Street will screen these features from the street view.
- A circular driveway on the rear of the property was a recent feature created in 2004. This circular driveway together with the “non-original” retaining wall created for the circular driveway will be removed and replaced with a single driveway. The driveway that will be kept will extend inward to the east and access the garage from the north. The abandoned existing curb cut and drive will be removed.
- Where one of the driveways from the circular driveway is removed, the historic retaining wall along “S” Street will be restored with as much of the original sandstone as it is available.

Finding: The addition to the home is subordinate to the original historic design of the building. The new architectural elements introduced with this proposed addition do not interfere with the existing historic design. The introduction of an attached garage however, might interfere with the historical character of the neighborhood.

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.

Applicable Design Standards

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.

8.9 Minimize negative technical effects to original features when designing an 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.

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.

Analysis:

- The addition is subordinate to the original structure due to its lesser height and width and location on the rear of the structure. The proposed changes will not deflect the prominence of the existing residence. Matching roof slopes and the use of similar materials further enhances compatibility with the original building.
- The addition will be separated from the historic building through a “connector” link which will be inset approximately 16 inches on each side where it meets the rear of the existing structure.
- In order to accommodate the rear addition a window will be removed and replaced with a shingled wall that will match adjacent surfaces.

Finding: The proposed design will retain the integrity of the historic landmark site 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 Standards

13.42 Use building materials that are similar to those used historically. Appropriate building materials include brick, wood horizontal clapboard and shingles, stucco, smooth-faced stone and river rock.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition. Painted wood clapboard and brick are typical of many traditional additions. See also the discussion of specific building types and styles.

Analysis: See “Proposed Materials” chart at the top of this staff report.

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, Chapter 21A.46 of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

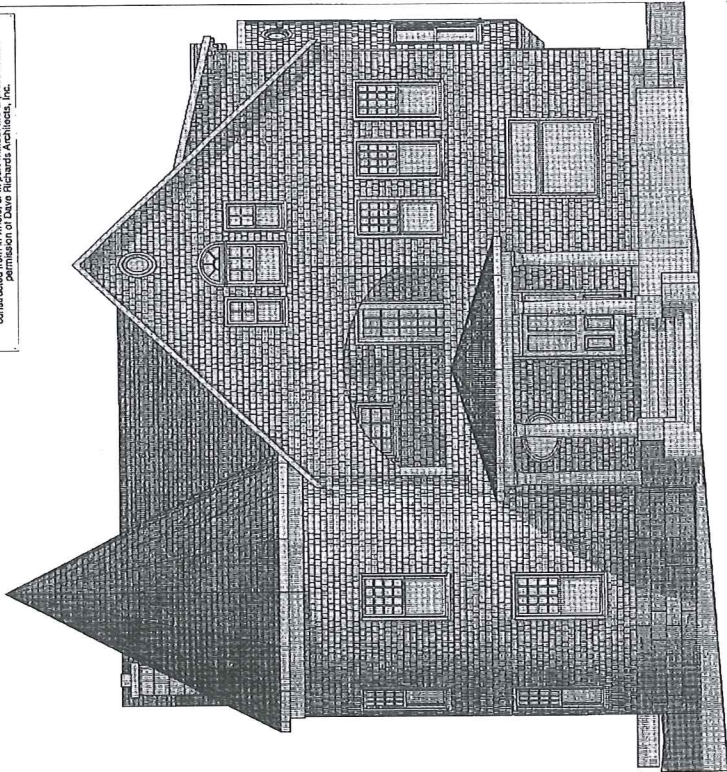
Standard 12: Additional design standards adopted by the historic landmark commission and city council.

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

Finding: The request for an attached garage is inconsistent with Standard 2 as noted above and not supported by the design guidelines mentioned in this staff report.

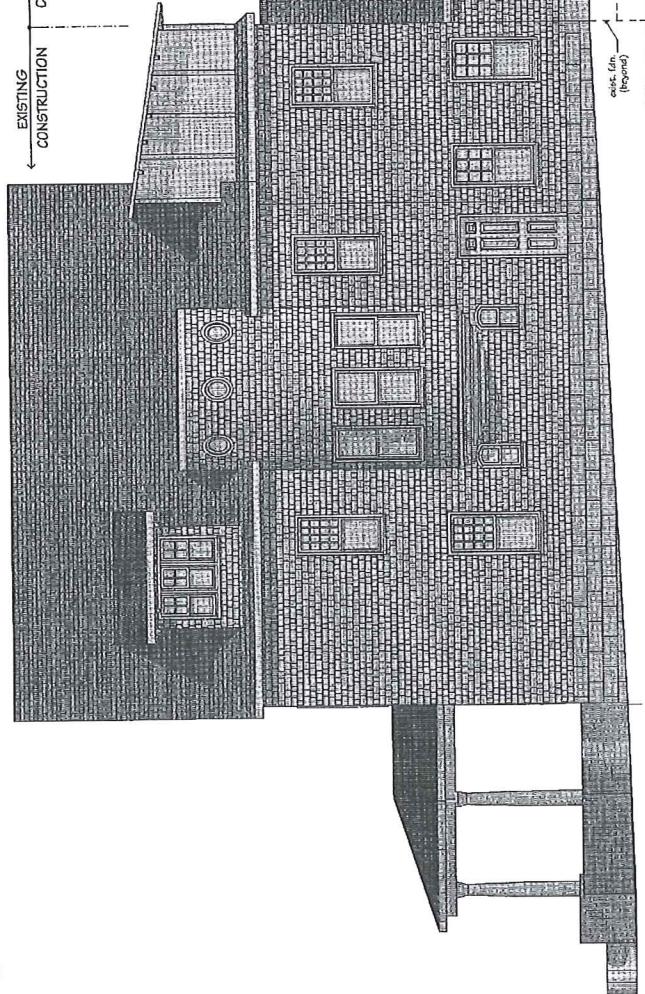
**Attachment A
Site Plan**

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EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING CONSTRUCTION
NEW CONSTRUCTION



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

existing (4) brick chimneys facing north

TYP. SILL

new floor (prop.)

exc. fin. (prop.)

A Landscape Design Plan for the Rhode Residence

Version 3.0

SCALE: 1 INCH = 12 FEET

11 REVISED SCALE

SHRUB LIST



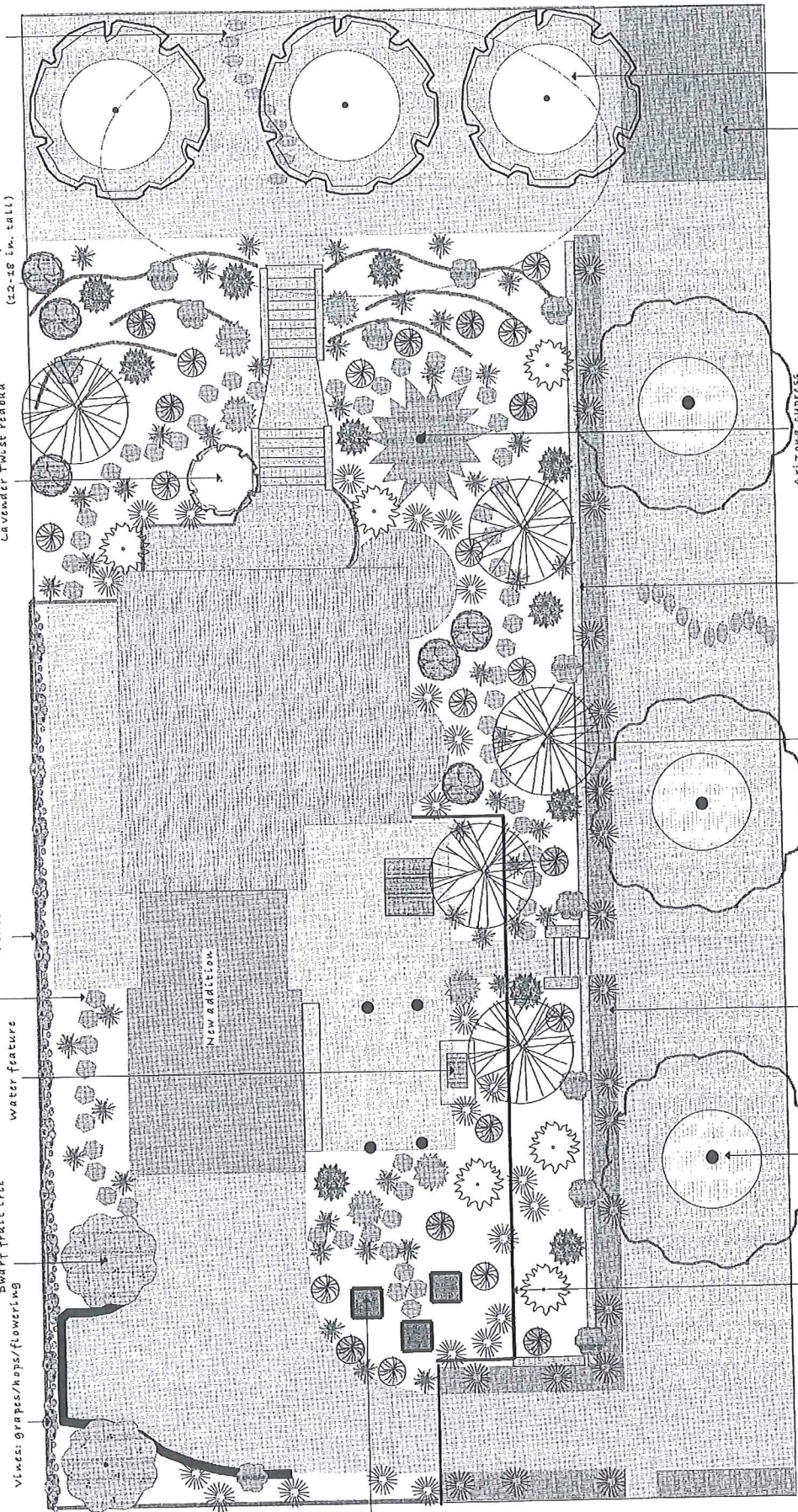
NORTH

SNOW FOUNTAIN CHERRY
SARGENT FLIRDBIRD CRAPPLIE
LAVENDER TWIST REDBUD

quartzite flagstone path
Fence
water feature

dwarf fruit tree
vines: grapes/hops/flowering

SHRUB LIST



SHRUB LIST

- Mohave yucca
- Coppertina weinbark
- Syrachheim spirea
- Globe blue spruce
- Privacy fence
- Kentucky coffee tree (white)
- Sunburst honeylocust
- White flex
- Blue columbine
- Firecracker penstemon
- Globe willow
- Wild geranium
- Gold flame spirea
- Blue mist spirea
- Lydia broom

PERENNIAL LIST

- Evening primrose
- Blackfoot flower
- Lavender
- Coneflower
- Creeping germander
- Sunset hyssop
- Silver cobbles/gravel/orchard grasses and select flowering pear
- Sun Valley maple
- Sunset foxglove
- Dwarf gaura
- Zauschneria
- Blue forget me not hyssop
- Sunset hyssop

GRASSES

- Karl Foerster feather grass
- Hanslin fountain grass
- Arizona cypress
- Weeping blue atlas cedar

SHADE

Cobble /contasting gravel

DESIGNED BY FRANCO DELONG
XERISCAPE DESIGN & CONSULTING, LC

TOPOGRAPHIC SURVEY
 FOR
 MICHAEL & JENNIFER RHODE
 1205 E. SOUTH TEMPLE ST.
 SALT LAKE CITY, UTAH, 84102

BULLOCH BROTHERS ENGINEERING INC.
 CIVIL ENGINEERING & LAND SURVEYING
 310 W. PIONEER BLVD.
 SUITE 200, SALT LAKE CITY, UT 84119
 (801) 466-8888
 www.bullochbrothers.com

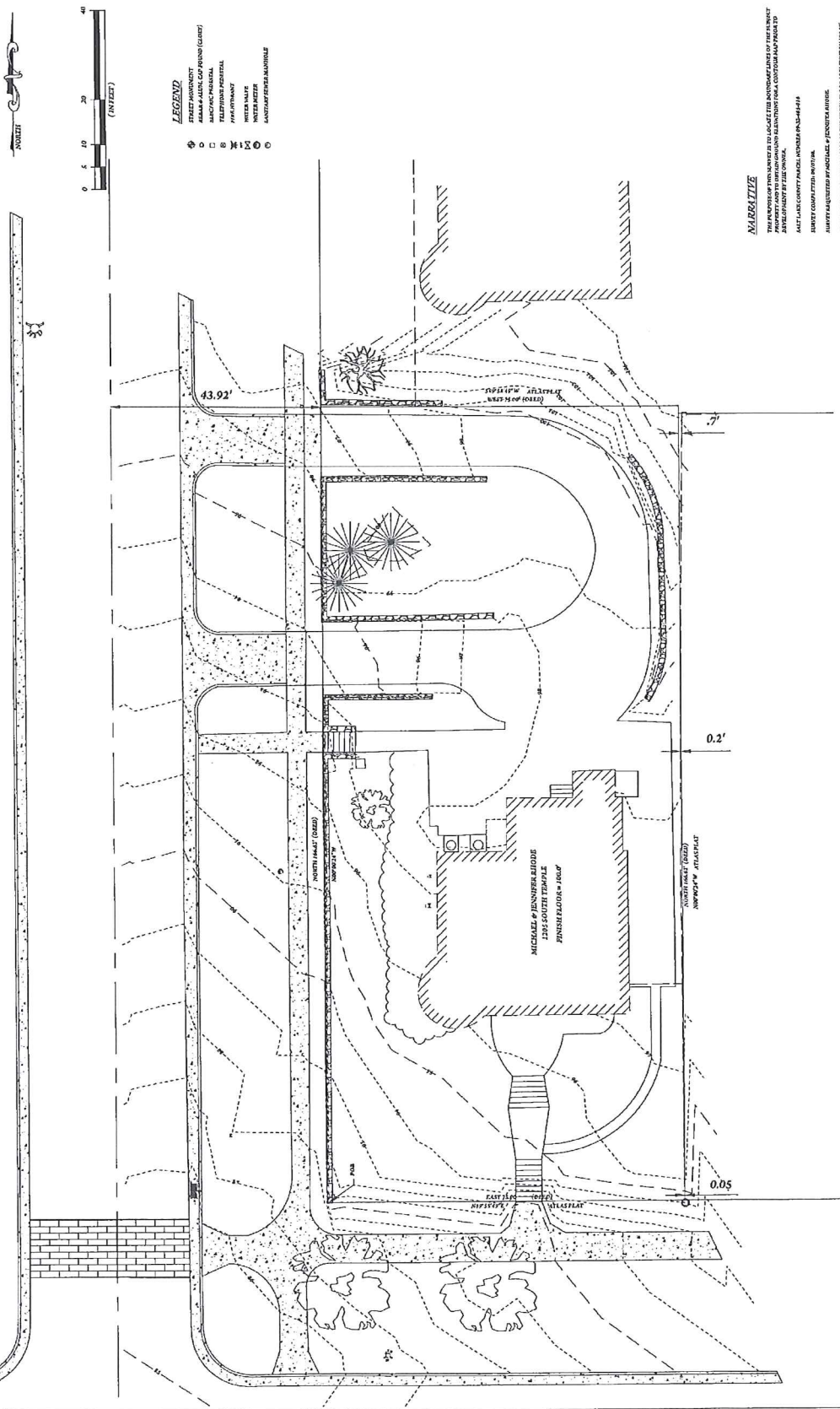
SALT LAKE CITY SURVEY
 LOT 2, BLOCK 3, PLAT "G"
 SALT LAKE COUNTY, UTAH



WORK NO.	2410-03
DATE	10/20/08
CHECKED BY	TM
DATE	10/20/08
BY	TM
SHEET NO.	1

REDUCED SCALE

TOPOGRAPHIC SURVEY
 LYING WITHIN LOT 2 & LOT 3, BLOCK 3
 PLAT G, SALT LAKE CITY SURVEY
 SALT LAKE COUNTY, UTAH



- LEGEND**
- CENTER POINT
 - BENCH MARK
 - △ ADJACENT PROPERTY (CLIENT)
 - ▭ EXISTING/PROPOSED
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NOTES

1. THIS SURVEY IS FOR THE PURPOSES OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR.

4. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR.

5. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR.

Attachment B
Transportation Division Review

Transportation Division Review

From: Walsh, Barry
Sent: Tuesday, February 16, 2010 5:17 PM
To: Pace, Katia
Cc: Young, Kevin
Subject: RE: PLNHLC2010-00031 Rhode Addition
Attachments: Rhode HLC 00031 Plans (2).pdf

Categories: Other

February 16, 2010

Katia Pace, Planning

Re: PLNHLC2010-00031 Rhode Addition.

The division of transportation review comments and recommendations are as follows:

The gate show on sheet 2, needs to maintain a 17.5 foot setback form the back of walk.
We recommend a grade revision on sheet 2 from the 8% plus driveway shown to a grade of 6%.
The vegetation (sheet 5) within the 10x10 CSZ needs to maintain a maximum height of 30 inches.

See attached redline PDF.

Sincerely,

Barry Walsh

**Attachment C
Photos**







First Avenue



South Temple Street



Approx. size/location of proposed addition

Existing Structure 1205 East South Temple

