

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

**418 Elizabeth Street  
University Historic District  
Addition  
PLNHLC2010-00136  
May 5, 2010**

**Applicant:** Angela Dean,  
Architect

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

**Tax ID:** 16-05-408-026

**Current Zone:** SR-3 Special  
Development Pattern Residential

**Master Plan Designation:**  
Central Community Master Plan  
Low Med. Density Residential

**Council District:**  
District 4 – Luke Garrott

**East Central Neighborhood  
Community Council Chair:**  
Gary Felt

**Lot Size:** 0.13 acres

**Current Use:**  
Single Family Residential

**Applicable Land Use**

**Regulations:**

- Section 21A.34.020
- Section 21A.24.100
- Historic Design Guidelines

**Notification:**

- Notice mailed on 4/23/10
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites 4/23/10

**Attachments:**

- A. Application
- B. Photographs

## **Request**

This is a request by Angela Dean, architect AMD Architecture, representing Jeff and Christy Porucznik, for major alterations to a single family residence located at 418 South Elizabeth Street in the University Historic District. The request is for an addition to the rear of the property, extending the maximum roof height to the rear to create accommodation on two levels, including a new dormer window. The property is located in the SR-3 (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, while the project substantially meets the majority of the applicable ordinance standards and residential design guidelines, it can be found to conflict with those guidelines addressing the retention of building scale, roof form and character, and the scale of dormer windows, in relation to the current contributory building and its relationship with those in this immediate center block group.

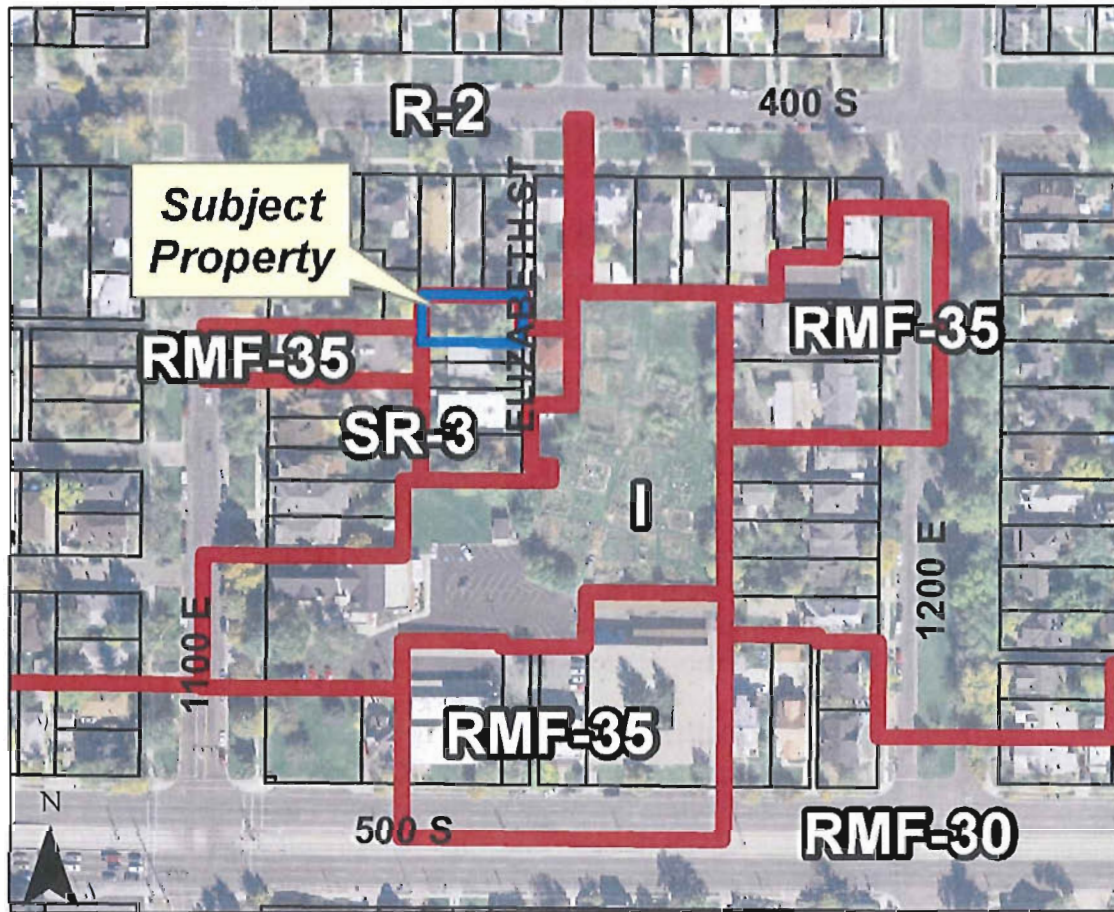
1. If the Commission concurs with the staff analyses and the findings in this report, and finds that the additions and alterations as proposed would be in conflict with the objectives of Standards 2, 9 & 10, and Design Guidelines 8.1, 8.3, 8.5, 8.6 & 8.13, staff recommends that the Commission approves the request, with modifications in size and design, to address the conflicts with the historic design guidelines, and subject to the following condition:

That the future addition of solar panels to this building will require a separate application for a Certificate of Appropriateness.

Or

2. If the Commission finds that the proposals are inappropriate for this building within this setting in the University Historic District, the Commission should deny this request.

## VICINITY MAP



## Background

### Project Description

The property is situated on the west side of Elizabeth Street, which extends south from 400 South to the center of the street block. This street, which is in the form of a narrow lane, terminates several parcels to the south of the subject property.

The house is described in the surveys as a one and a half story bungalow, dating from 1909. It is identified as a contributing building in the University Historic District. The building is constructed in buff brick and has a hipped roof form, with gabled dormers facing the street and the south. Both north and south sides also have small, relatively flush, rooflights. There are two slender chimney stacks, on the north and on the south sides of the house. A full width front porch is supported on four symmetrically placed brick columns. The central entrance is flanked by windows with segmental arches. There is a detached garage to the rear of the property.

The immediate setting includes a series of single story and one and a half story residential buildings. The two to the south on this side of the street are flat roofed, while others have a similar hipped roof profile and character, with a higher profile facing 400 S. Immediately adjacent to the subject property is a large car-port. To the east and south is an extensive area of vacant land.

The application is for an addition with two levels of accommodation to the rear of the house, with a new north facing gabled dormer window. Existing accommodation within the house is 1403 SF, and the addition would create a further 776 SF of living room, bathroom and bedroom space, to create a total of 2179 SF. The proposal would extend the maximum height of the apex of the existing roof a distance of approximately 36.5 ft to a two story central gable at the rear. The hipped roof profiles would also be extended approximately 15 ft to the rear on the north side, and approximately 6 ft on the south side. The proposed new gabled dormer on the north side would have a maximum height equivalent to that of the roof ridge, and would be approximately 11 ft wide and 10 ft high to the roof ridge. The rear deck area would be extended to serve the rear accommodation. The maximum height of the proposed building would be approximately 24.5 ft above established ground level at the rear. Proposed building coverage would be 38% (2125 SF) of the lot, increased from the current 33% (1814 SF).

Application drawings confirm brick veneer to match the existing, with fiber cement shingles on the new two story section and dormers. The shingles on the roof would be replaced. The drawings also include a note of intent confirming the future placement of solar panels along the new south facing roof section.

## **Comments**

### **Public Comment**

No public comment regarding this application has been received.

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

### **Central Community Master Plan**

A central historic preservation goal in the Central Community Master Plan is to:

“Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts.” The goal for the University Historic District, as defined in the Residential Design Guidelines, is confirmed in the Master Plan: “The design goal for the University District is to preserve the character of its streetscapes and the integrity of its individual historic structures. In particular, preservation of the streetscape, including parkways, tree lawns, front yards and walkways is a high priority.”

### **Zoning Considerations**

The purpose of the SR-3 (Special Development Pattern Residential) zoning district is to provide lot, bulk and use regulations in scale with the character of development located within the interior portions of city blocks.

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 SR-3 district. Zoning considerations, subject to other provisions, are summarized as follows.

- 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. 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:** Four feet (4').

**Rear Yard:** The rear yard shall be twenty percent (20%) of the lot depth, but not less than 15 feet (15') and need not exceed thirty feet (30').

**Maximum Building Coverage:** surface coverage of all principal and accessory buildings shall not exceed 60%.

The proposed addition and alterations appear to comply with these SR-3 standards, with one exception. Currently the external dimension of proposed dormer on the north side the building measures in excess of 11 ft wide, at approximately 22.5 ft in height. At this width the dormer would not be exempt from the maximum exterior 20 ft wall height requirement at the building setback line for the side yard, and would not comply with this standard. Reducing the external width of the dormer to 10 ft would meet the requirements of this height exemption.

## ***Analysis and Findings***

### **Standards of Review**

21A.34.020 H Historic Preservation Overlay District: **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 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 structure 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;

**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.

**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 for Residential Districts in Salt Lake City – Design Standards for Roofs and New Additions:**

The Residential Design Guidelines for Roofs and Additions include the following policy statements:

**Roofs:** The character of a historical roof should be preserved, including its form and materials whenever feasible.

**Additions:** If a new addition to a historic building is to be constructed, it should be designed such that the early character is maintained. Older additions that have taken on significance also should be considered for preservation.

**Chapter 7 of the Design Guidelines - Roofs,** includes the following character discussion on Dormers: Historically a dormer was sometimes added to create more head room in attic spaces: it typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

**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 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.

**8.5 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.

**8.8 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.

**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 de-signed in such a way that they can be removed without destroying original materials or features.

**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.

**8.14 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 addition is proposed for the rear of the property and includes a new dormer window. Architectural features below roof and eave level are proposed to be retained, and will not be destroyed or obscured with these alterations.
- At two stories in the center of the building, the alterations would extend the maximum height of the roof, currently a ridge of 4 ft in length, to form a new roof ridge which would run to approximately 40 ft in length. As such, the proposals will alter the principal roof form and profile of this structure, changing its architectural character and its relationship with nearby structures on both sides of the street.
- The proposed addition is not taller than the existing. The principal part of the addition is situated at the rear of the structure, with an extension to the north and south facades. The proposed dormer addition on the north side of the building is larger in height, width and scale, and departs from the existing size and scale of roof and dormer forms established by the existing building.
- The proposed addition would retain the orientation of the existing structure. It would, however, alter the established massing with the new roof form and extended height as proposed.
- Proposed materials include brick to match the existing building, with the addition of a fiber cement shingle cladding for the central part of the addition. Proposed alterations also include the use of a fiber cement shingle for the sides of the new and existing dormers. They would therefore change some of the original or characteristic materials of the structure, using this alternative material to clad the existing and the new dormer, in conflict with the design standards.

- Windows proposed are generally in character with those of the principal structure, with the exception of ‘french’ doors facing the rear of the property.
- The proposed addition and alterations retain the existing roof form to the front and roof slope to the sides of the house. Extending the maximum roof height, from the current short ridgeline, to the full extent of the new addition to the rear would alter the roof form of this building, as it is viewed from either side. The setting and the surrounding buildings are generally similar or lower in scale than the current subject property, and would afford a series of views of the proposed roofline and the increased mass and scale of the property.
- The proposed dormer window, which encloses new bedroom accommodations, is larger than the dormers on this or similar historic structures in this vicinity.

**Finding:** Staff finds that the proposed addition and alterations meet the objectives of several of the design standards, in terms of concentrating new construction primarily to the rear of the property, and retaining existing architectural features below eaves level and existing dormers, and in using matching and compatible materials.

Staff further finds that the proposed addition and alterations conflict with several design standards in whole or in part, specifically 8.2, 8.5 and 8.13, relating to roof form, established scale and massing, and the scale and proportions of dormer windows. Given the established setting of relatively low profile, single and one and a half story high buildings, the proposed addition and alterations would depart from this relationship and character in this part of the historic district, within a traditionally smaller scale, interior block, grouping.

**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.

**Applicable Design Guidelines for Residential Districts in Salt Lake City – Design Standards for New Additions:**

**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:** The proposed addition and alterations would extend the existing maximum roof height and the facades to both sides of the building. The proposed dormer, as currently designed, would be larger in scale than the existing dormer windows.

**Finding:** By extending the ridge height and the side facades, the proposals would create an appearance which is inconsistent with the historic character of the building. As proposed, the new dormer would also create an appearance which is inconsistent with the historic character of the building.

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

**Analysis and Finding:** There do not appear to be previous alterations or additions that have acquired historic significance in this case.

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

**Analysis and Finding:** The proposals do not appear to affect any of these criteria.

**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:** The proposals do not impact any of these features, with the possible exception of the rear of the building.

**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:** The proposed design is not considered to be compatible in terms of size and scale, and in the replacement material proposed for the dormers. See also discussion above on pages 6 & 7.

**Standard 9:** See above – pages 4-7.

**Standard 10:** See above – pages 4-7.

**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.

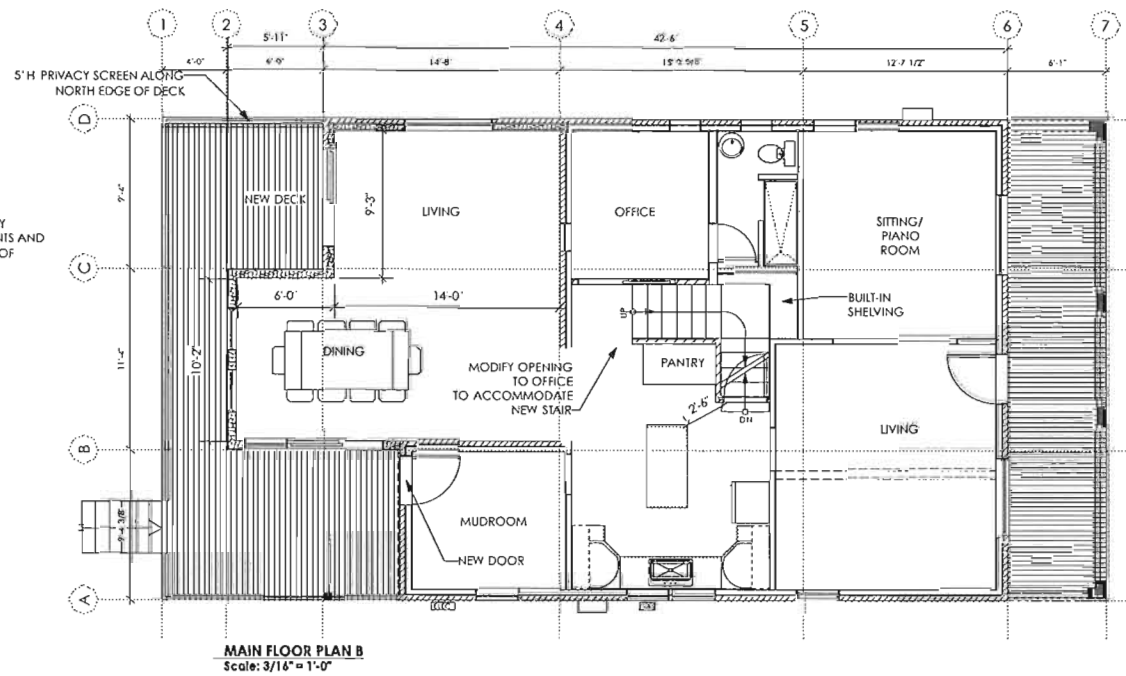
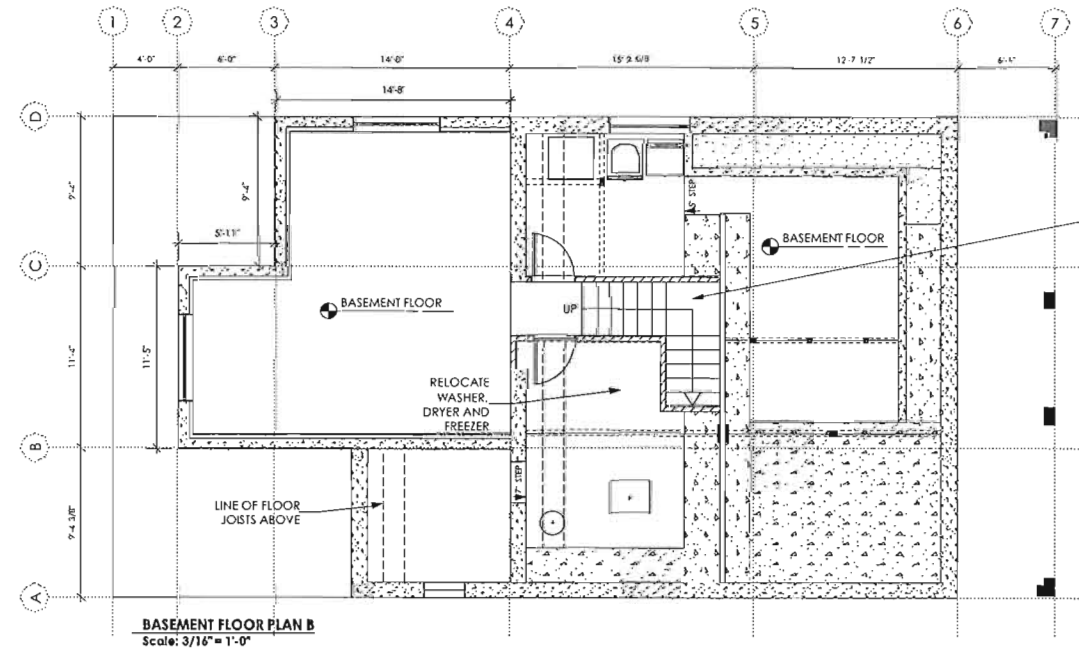
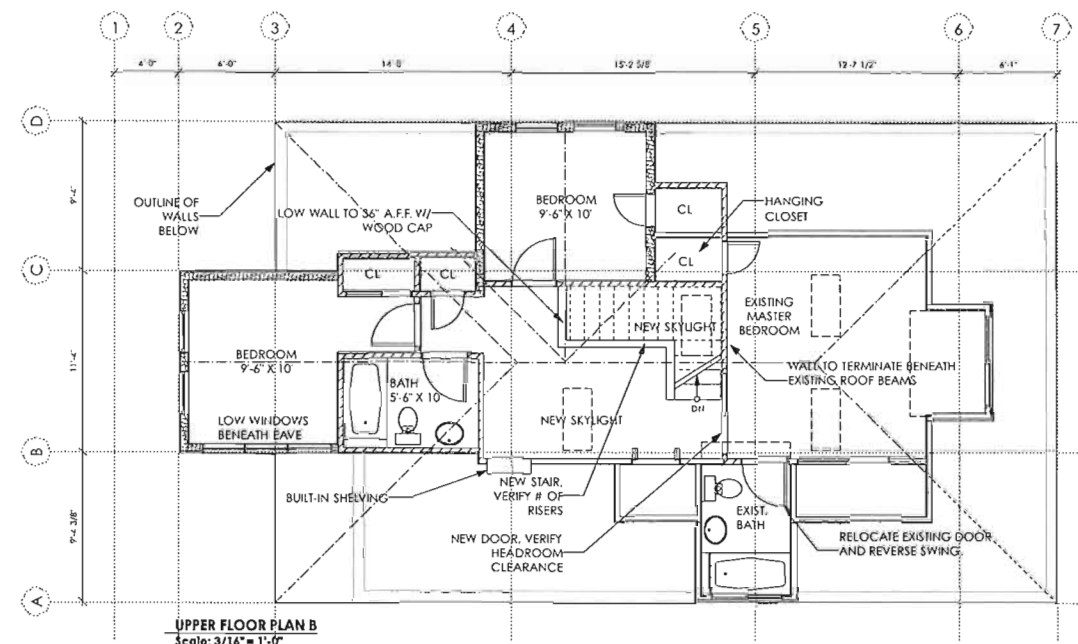
# Attachment A

## Application



REVIEW SET ONLY.  
NOT FOR CONSTRUCTION

**PORUCZNIK RESIDENCE REMODEL**  
418 ELIZABETH STREET  
SALT LAKE CITY, UTAH 84102



IF ALL PERMITS RECEIVED  
THIS PLAN IS TO BE USED AS A GUIDE  
FOR THE CONSTRUCTION OF THE PROJECT.  
THE ARCHITECT ASSUMES NO LIABILITY  
FOR ANY ERRORS OR OMISSIONS IN THIS  
PLAN OR FOR ANY CONSEQUENCES  
RESULTING FROM THE USE OF THIS  
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IS LIMITED TO THE DESIGN AND  
CONSTRUCTION OF THE PROJECT AS  
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DOES NOT WARRANT THE ACCURACY  
OF ANY INFORMATION PROVIDED BY  
OTHERS. THE ARCHITECT'S WORK IS  
NOT TO BE USED FOR ANY OTHER  
PROJECT WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT.

DATE  
31 MARCH 2010

REVISIONS

FLOOR PLANS

**A2.1**

REVIEW SET ONLY.  
NOT FOR CONSTRUCTION

**PORUCZNIK RESIDENCE REMODEL**  
418 ELIZABETH STREET  
SALT LAKE CITY, UTAH 84102

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DATE

31 MARCH 2010

REVISIONS

ELEVATIONS

**A3.0**



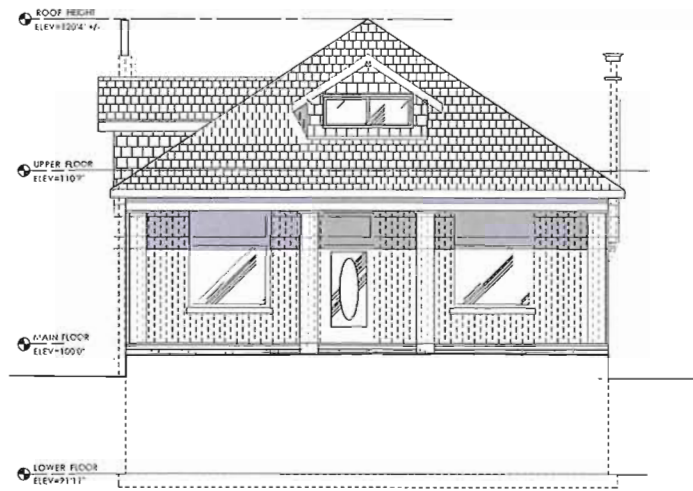
SOUTH-EAST VIEW



EAST VIEW



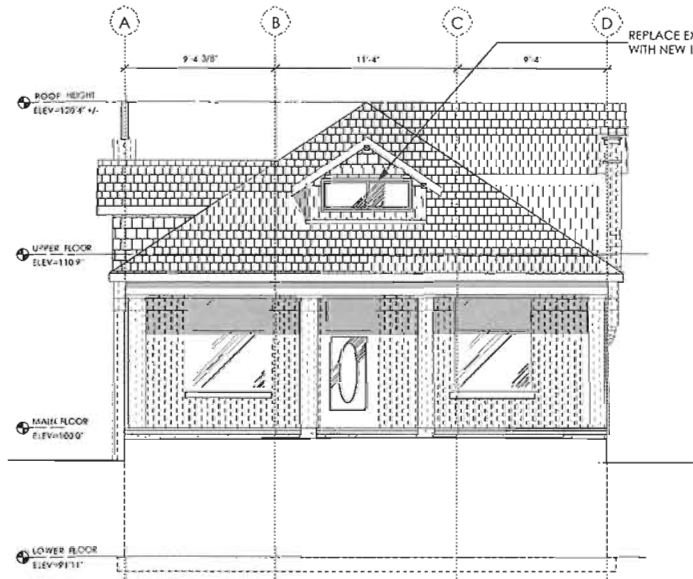
NORTH-EAST VIEW



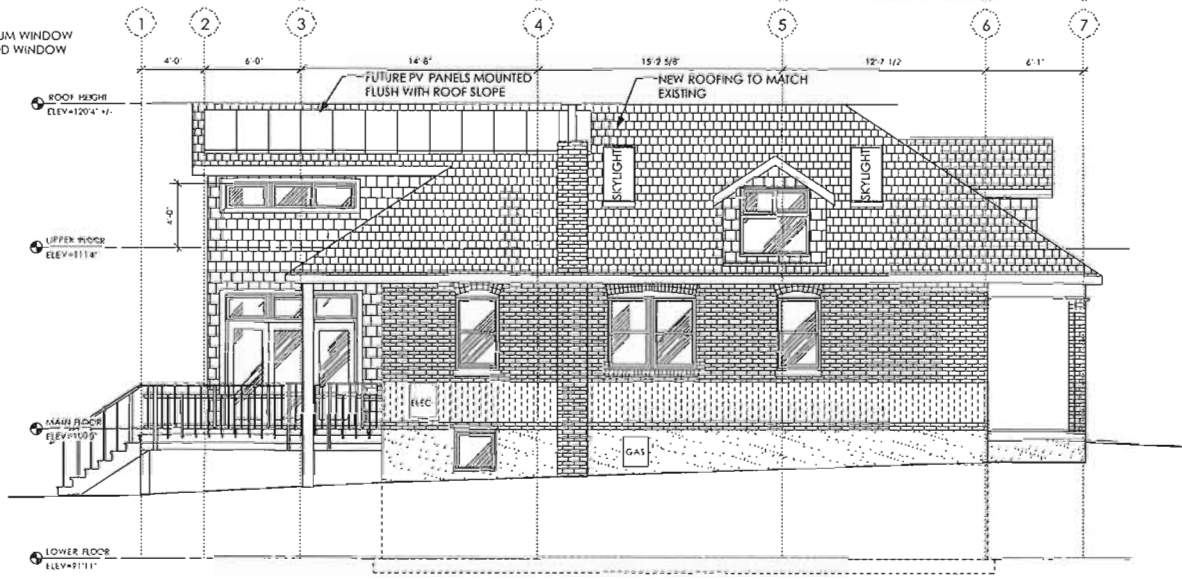
1 EXISTING EAST ELEVATION  
3/16" = 1'-0"



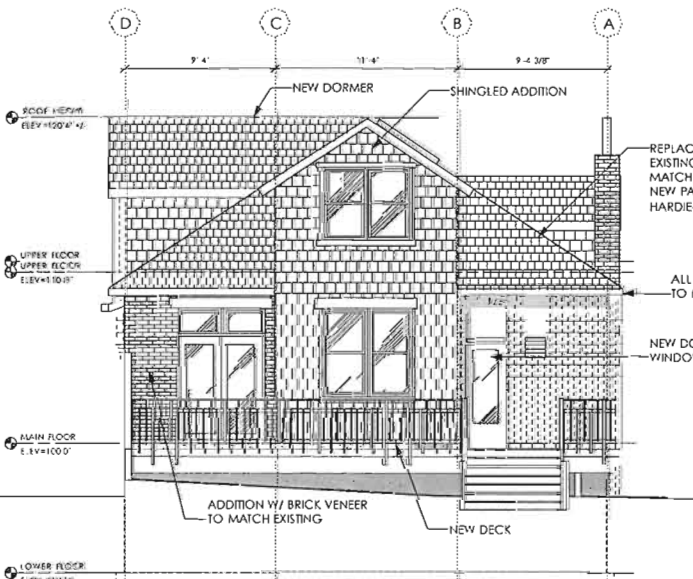
2 EXISTING SOUTH ELEVATION  
3/16" = 1'-0"



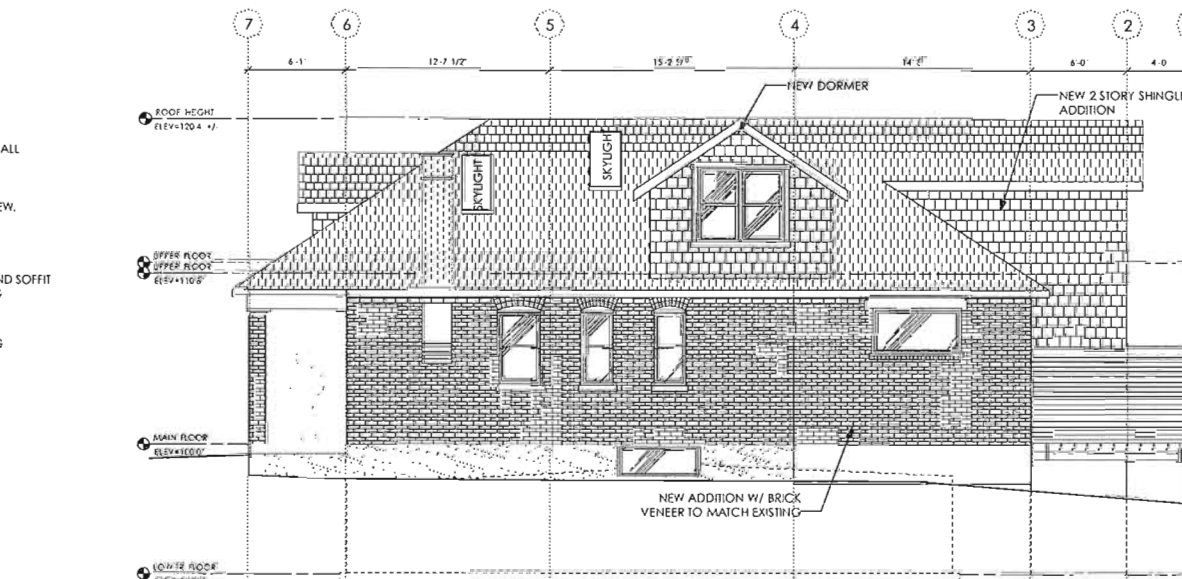
3 NEW EAST ELEVATION  
3/16" = 1'-0"



4 NEW SOUTH ELEVATION  
3/16" = 1'-0"



5 NEW WEST ELEVATION  
3/16" = 1'-0"



6 NEW NORTH ELEVATION  
3/16" = 1'-0"

# Attachment B

## Photographs



