

# HISTORIC LANDMARK COMMISSION STAFF REPORT

## Gaddis Residence Accessory Building and Solar Panels Minor Alterations PLNHLC2010-00530 777 East Fifth Avenue October 6, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Benjamin and Erica Gaddis

**Staff:**

Maryann Pickering  
(801) 535-7660 or  
[maryann.pickering@slc.gov](mailto:maryann.pickering@slc.gov)

**Tax ID:**

09-32-328-017

**Current Zone:**

SR-1A

**Master Plan Designation:**

*Greater Avenues*  
Low Density: 4-8 units per gross  
acre

**Council District:**

3 – Stan Penfold

**Lot Size:**

.13 acres (approximately 5,700  
square feet)

**Current Use:**

Single Family Residence

**Applicable Land Use  
Regulations:**

21A.24.070(E)

**Notification**

- Notice mailed on September 23, 2010
- Agenda posted on websites September 23, 2010

**Attachments:**

- A. Application
- B. Photographs
- C. Details of Solar Panels

***Request***

A request by Benjamin and Erica Gaddis, for minor alterations to a single-family residence located at 777 East Fifth Avenue in the Avenues Historic District. The request is to: 1) obtain approval to legalize a partially finished wooden shed, and 2) add solar panels to the roof of the wooden shed. The portion of the request for the solar panels could not be approved administratively since the action does not meet the adopted policies of the Historic Landmark Commission regarding installation of solar panels. Therefore, Planning Staff refers the entire request to the Historic Landmark Commission for consideration.

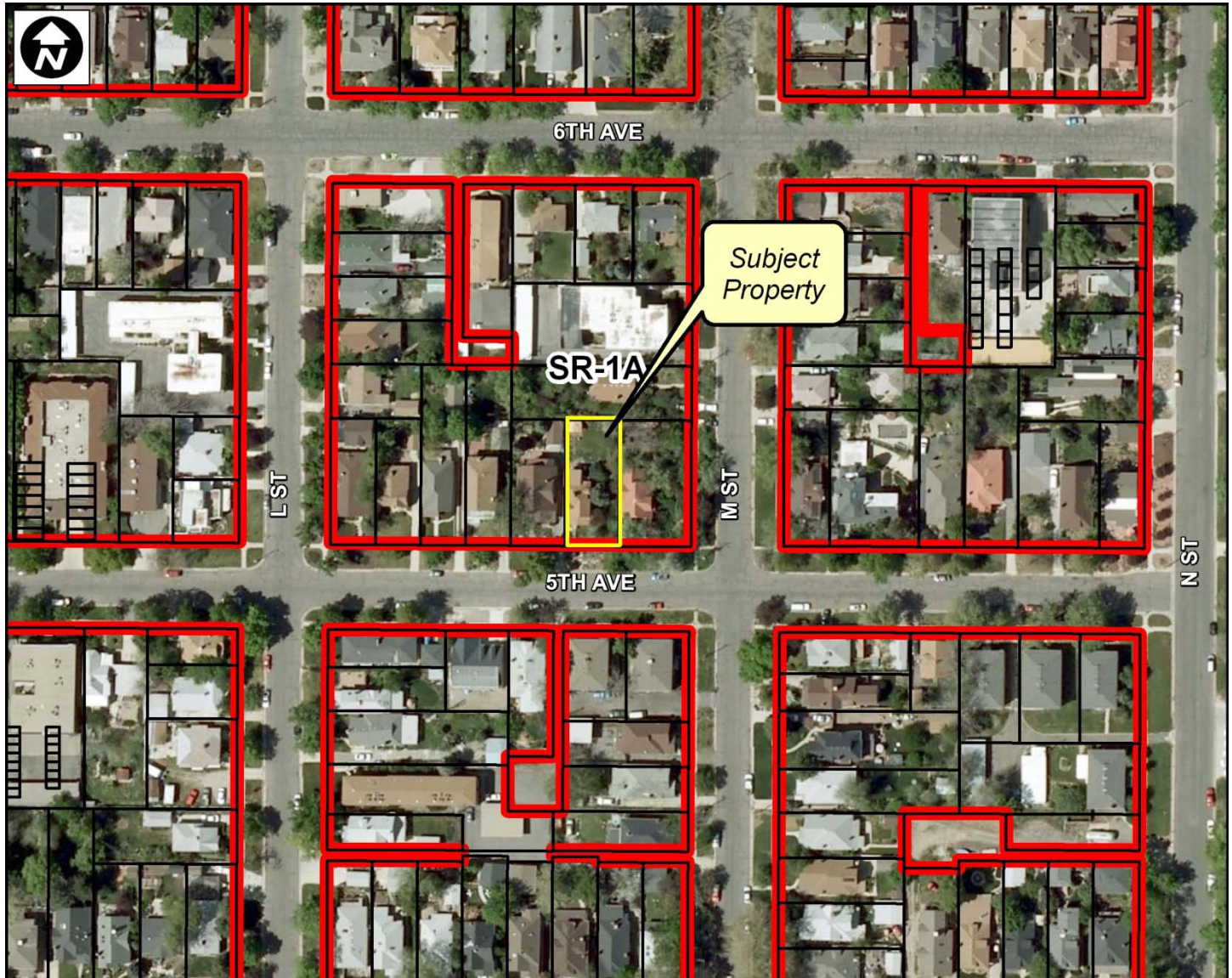
***Staff Recommendation***

Based on the analysis and findings of this staff report, it is the Planning staff's opinion that the project meets that standards and intent of the policies that pertain to the application and therefore, recommends approval subject to the following conditions:

***Conditions of Approval***

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.
3. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.

## Vicinity Map



## Background

### Project Description

This property is located near the northwest corner of Fifth Avenue and 'M' Street. The two-story Victorian has a main hip roof, a gabled front dormer and a gable roofed projecting front bay. Both front gables have carved sunburst panels, and the larger gable has additional decorative woodwork. The house has ship lap wooden siding. The Bungalow style front porch was probably added in the 1910's – 1930's, when that style was most popular.

The applicant submitted a plan for a new accessory structure at the rear of the property with solar panels attached to the roof of the structure. Planning staff reviewed the application and determined that the location, design and height of the accessory structure is acceptable, and met all ordinance requirements. In addition, staff determined that the location and placement of the solar panels on the roof of the accessory structure could not be approved administratively as their location was not in line with the adopted policies for placement of solar panels on the roof of a structure.

## Public Comment

No public comments regarding this application were received prior to the finalization of this report.

## Analysis and Findings

### Options

- Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be approved.
- Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance that application should be denied.
- Continue: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

### Staff Analysis and Findings

The Historic Landmark Commission should make findings in this case based upon Section 21A.34.020(G): *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure*, of the City Zoning Ordinance.

- 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;**

**Discussion:** No changes are proposed to the use of the property.

**Finding:** The project is consistent with this 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;**

**Discussion:** Historic accessory structures should be preserved when possible. According to the *Design Guidelines for Residential Historic Districts in Salt Lake City*, accessory structures were important elements of a residential site. As part of this application, the property owners are requesting approval to legalize a partially built accessory structure. The structure which is partially built is more compatible with the primary residence in terms of style and materials than the previously described metal shed.

### Applicable Design Guidelines

- 9.2 Construct accessory buildings that are compatible with the primary structure.** In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are allowed for walls, but not for the soffits. In the case of a two-car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

**Finding:** Legalization of the partially built accessory structure will not detract from the historical significance of the site.

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;**

**Discussion:** The partially built accessory structure is recognized as a product of its own time.

**Finding:** The design and materials of the accessory structure are compatible with the residence, but do not exactly mimic all features of the primary residence.

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

**Discussion:** The partially built accessory structure has not been in place long enough to acquire its own historic significance. It has been partially constructed within the last few years.

**Finding:** The accessory structure has not achieved historic significance.

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

**Discussion:** No changes to the original architecture are proposed.

**Finding:** The project is consistent with this 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;**

**Discussion:** The description provided by the property owner indicates that the previous shed was deteriorating and not consistent with the architecture design of the residence. Therefore, by tearing it down, no structure of importance was lost. In addition, the legalization of the partially built accessory structure is compatible with the design and materials of the residence. It will be complementary, but will not exactly mimic the historic structure.

### **Applicable Design Guidelines**

- 9.2 **Construct accessory buildings that are compatible with the primary structure.** In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are allowed for walls, but not for the soffits. In the case of a two-car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

**Finding:** Photographic evidence of the previous shed is non-existent. However, the current request meets the findings for construction of a new accessory structure.

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;**

**Discussion:** No chemical or physical treatments are proposed as part of this request.

**Finding:** This standard does not apply to this project.

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;**

**Discussion:** The design of the proposed accessory structure is not contemporary.

**Finding:** This standard does not apply to the project.

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;**

**Discussion:** The proposed accessory structure is detached from the main building. Should it be removed in the future, the main building will not be affected.

**Finding:** The removal of the structure in the future will have no impact on the main building.

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;**

**Discussion:** Siding for the new accessory structure is proposed to be genuine wood, not imitation siding materials.

**Finding:** This standard does not apply to this project

11. **Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;**

**Discussion:** Signage is not a component of this project.

**Finding:** This standard does not apply to the project.

12. **Additional design standards adopted by the Historic Landmark Commission and City Council.**



**Discussion:** The design standards that are specific to this petition focus on fences and have been addressed above. The accessory building is consistent with standard 9.

**Finding:** The request is consistent with standard 9 as noted above and supports the design guidelines mentioned in this staff report or found in the *Design Guidelines for Residential Historic Districts in Salt Lake City*.

In addition to the standards listed above, the Historic Landmark Commission has adopted criteria relating to the installation of solar panels. An analysis of the proposed project to the adopted criteria is listed below.

**1. Solar panels should be installed below the ridgeline of a pitched roof, when possible or setback from the edge of a flat roof.**

**Analysis:** The proposed solar panels are located above the ridge of the pitched roof on the partially built accessory structure.

**Finding:** The location of the proposed solar panels above the ridge of the pitched roof does not comply with this standard. However, if the solar panels were located in the desired area, according to the policy, the solar panels would be ineffective.

**2. Solar panels should be located so as not to change an historic roofline or obscure the relationship of an historic roof to character-defining features such as dormers and chimneys.**

**Analysis:** The subject property is a contributing property in the Avenues Historic District. However, locating the solar panels in the proposed location on the detached accessory structure would not cover or obscure any character defining features.

**Finding:** The proposed location of the solar panels will not alter a historic roofline or obscure character defining features of the main structure.

**3. Solar panels should be installed in a manner which does not damage or obscure character defining features.**

**Analysis:** The proposed location of the solar panels will not damage or obscure character defining features. The installation would require anchoring of the solar panels to the roof and underlying structure of the accessory structure.

**Finding:** The proposed solar panels will not damage or obscure character defining features.

**4. Solar panels should be located on the rear or sides of a pitched roof. Locating solar panels on a front pitched roof of the primary façade is inappropriate.**

**Analysis:** The solar panels will be located in a manner where they project up from the pitched roof. However, since this is an accessory structure in the rear yard area on a building that is non-contributing, the projection of the solar panels does not impact the historic character.

**Finding:** The location of the solar panels on an accessory building at the rear of property will have little impact because they will not be located on the primary façade of the main building.

**5. Solar panels should be mounted parallel to the plane of a pitched roof and have a low profile.**

**Analysis:** Locating the solar panels parallel to the plane of the pitched roof is not feasible in this situation. If the property owner were to comply with this standard, the effectiveness of the solar panels would be greatly reduced as their exposure to direct sunlight would be compromised. The location and tilting of the panels is the minimum needed for the panels to operate.

**Finding:** The proposed solar panels will not be mounted parallel to the pitched roof of the accessory structure, but will be perpendicular to the roof line and raised to face south. The property owner has placed the solar panels in the least obtrusive manner.

**6. Solar panels should be installed in a location on the roof so as not to be readily visible from public streets.**

**Analysis:** The solar panels may be slightly visible from Fifth Avenue. Their location at the rear of the property does make them less visible. However if someone is walking on the street or driving slowly and happens to look at their location, they will be seen for a brief moment.

**Finding:** The solar panels will not be readily visible from the public street.

**Attachment A**  
Application





# HLC: Minor Alterations

Use for: Minor alteration of or addition to a contributing site, substantial alteration of or addition to a non-contributing site, partial demolition of either a landmark site or a contributing structure; demolition of an accessory structure; and signage.

PLNHLC 2010-66530  
OFFICE USE ONLY  
Petition No.  
Date Received: 8/18/2010  
Reviewed By: Thomas Irvin

SALT LAKE CITY PLANNING

Address of Subject Property: 777 5th Avenue

Project Name: Gaddis Residence Shed (Solar panels)

Name of Applicant: Benjamin Erica Gaddis Phone: 801-532-3088

Address of Applicant: 777 5th Avenue SLC, UT 84103

E-mail Address of Applicant: benandericagaddis@gmail.com Cell/Fax: 801-205-3769

Applicant's Interest in Subject Property: Owner - resident

Name of Property Owner: Benjamin Erica Gaddis Phone: 801-532-3088

E-mail Address of Property Owner: benandericagaddis@gmail.com Cell/Fax: 801-205-3769

County Tax ("Sidwell #"): 09-32-328-017-0000 Zoning: SR-1A Historic

Legal Description (if different than tax parcel number):

RECEIVED

Please include with the application:

Attach additional sheets, if necessary

- Recent and historic photographs of the subject property. Current photographs should include one of each elevation of the structure and close up images of details that are proposed to be altered.
- Written explanation of the reason for the request
- Description of the project that includes information such as:
  - Site plan with square footage of existing and proposed buildings and lot, percentage of lot coverage, all setback, landscaping, all elevations with dimensions called out on the drawings, all floor plans with major dimensions called out on the drawings, proposed materials for the exterior of the building, windows and door section drawings with information about materials and dimensions, as applicable.
- Other information as requested by Zoning Administrator.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:  
SLC Planning Division  
451 S State, Room 215  
PO Box 145471  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-7700

Replace falling down aluminum shed with new wooden shed. On same concrete pad 10'x10'

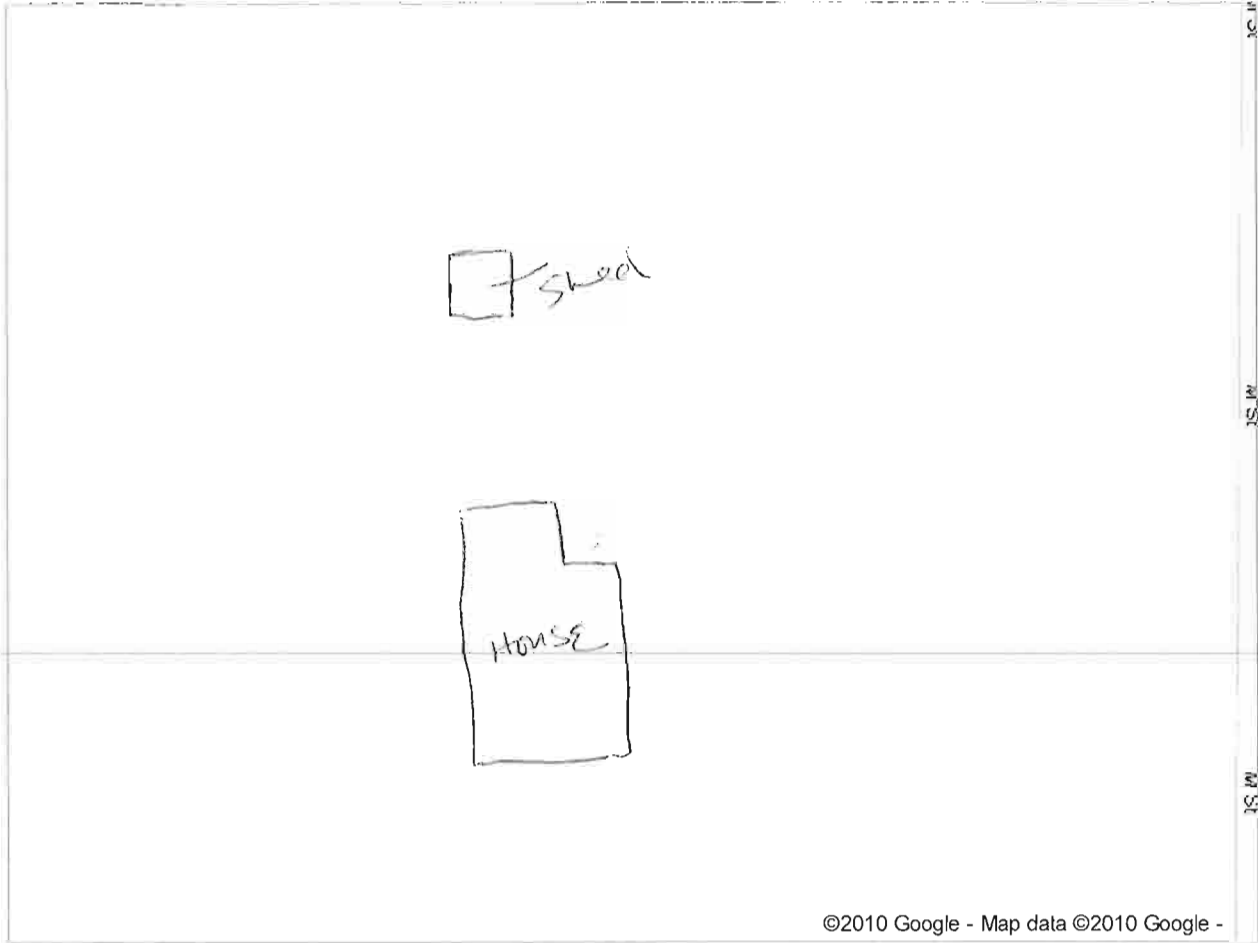
Signature of Property Owner: *Erica Gaddis*  
Or authorized agent



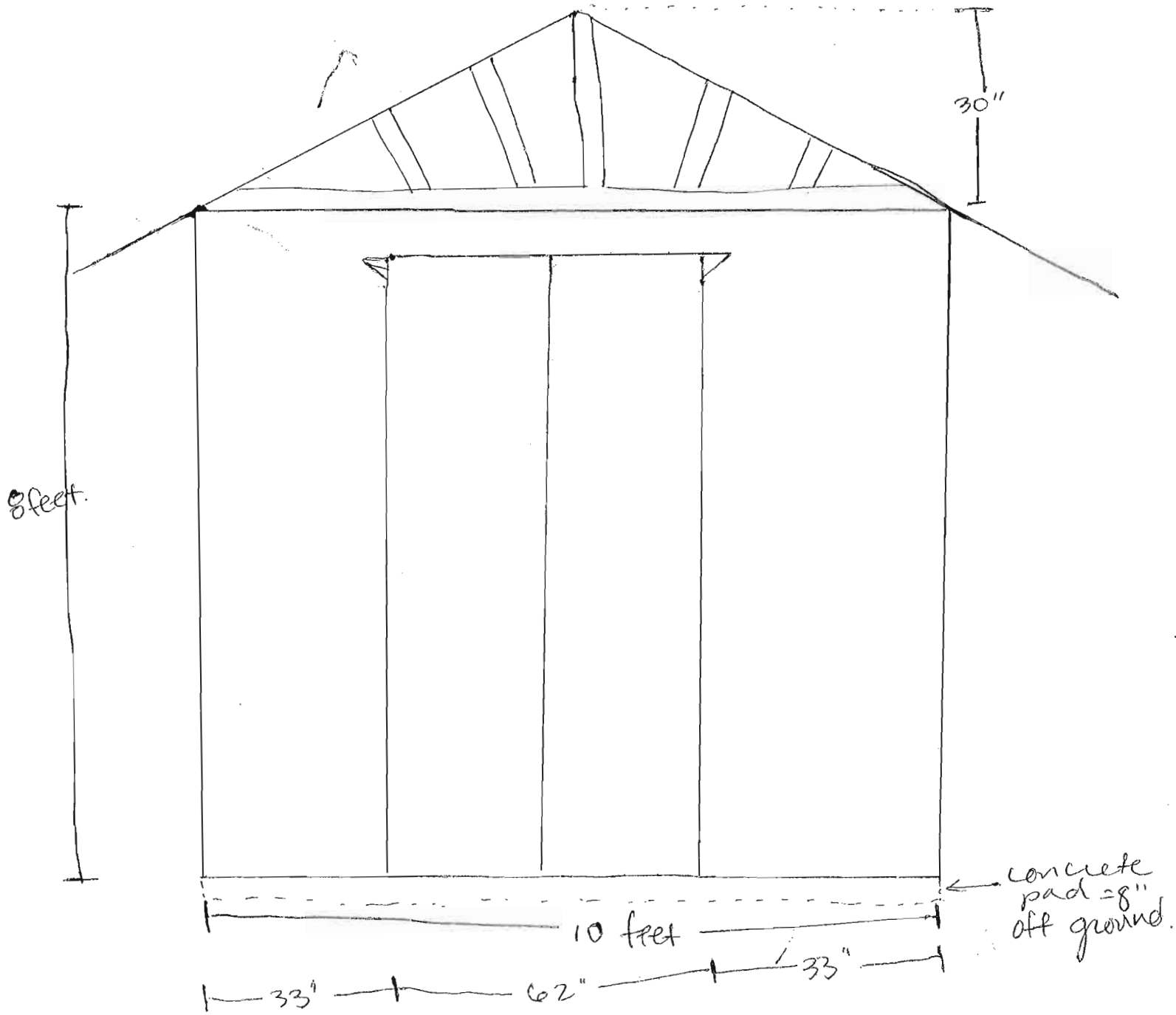
To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



**Attachment B**  
Photographs



Building materials:  
 Alder siding,  
 douglas fir; plywood frame

On a 10' x 10' concrete pad that was already on property (with a run down tin shed) when we moved in.





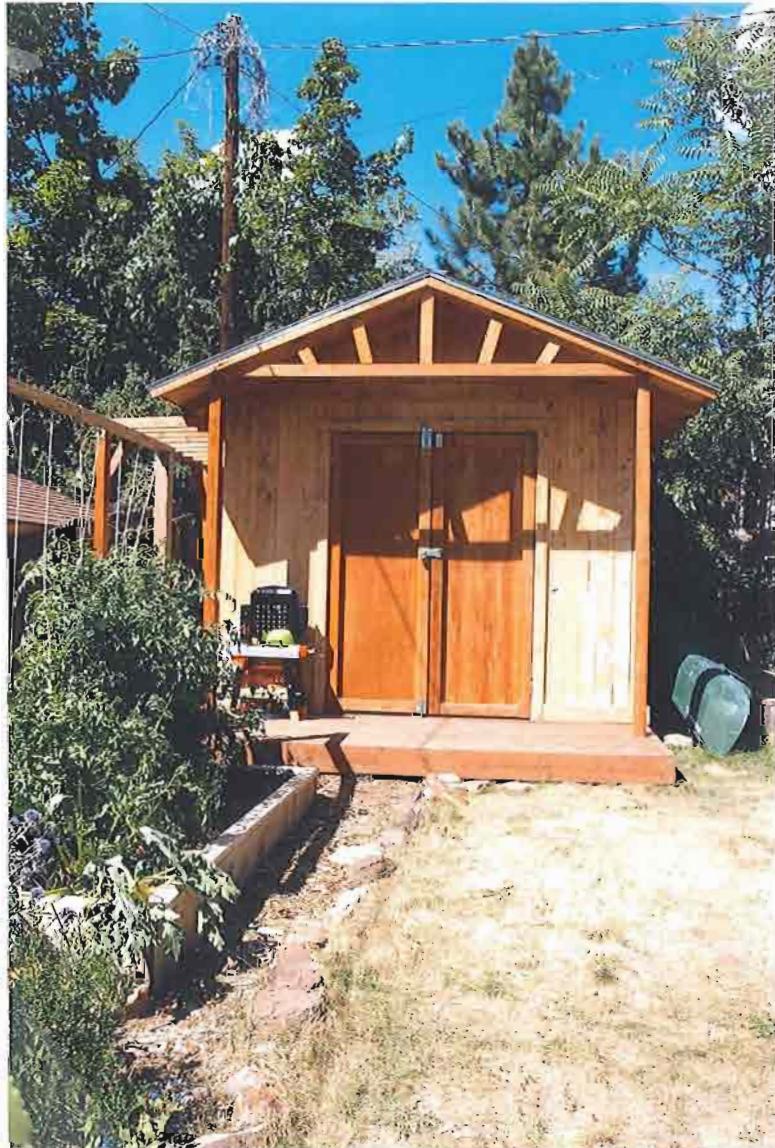
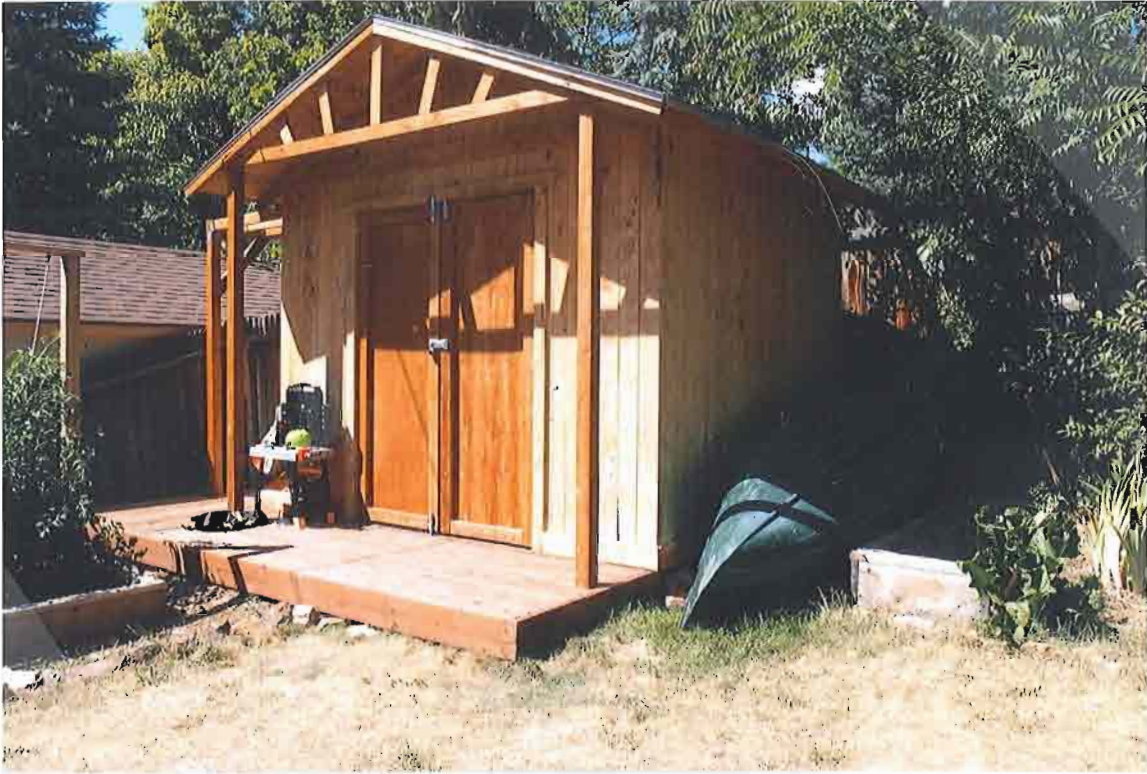


View from the street



9  
From  
side  
walk  
↓





Exterior  
view  
of shed



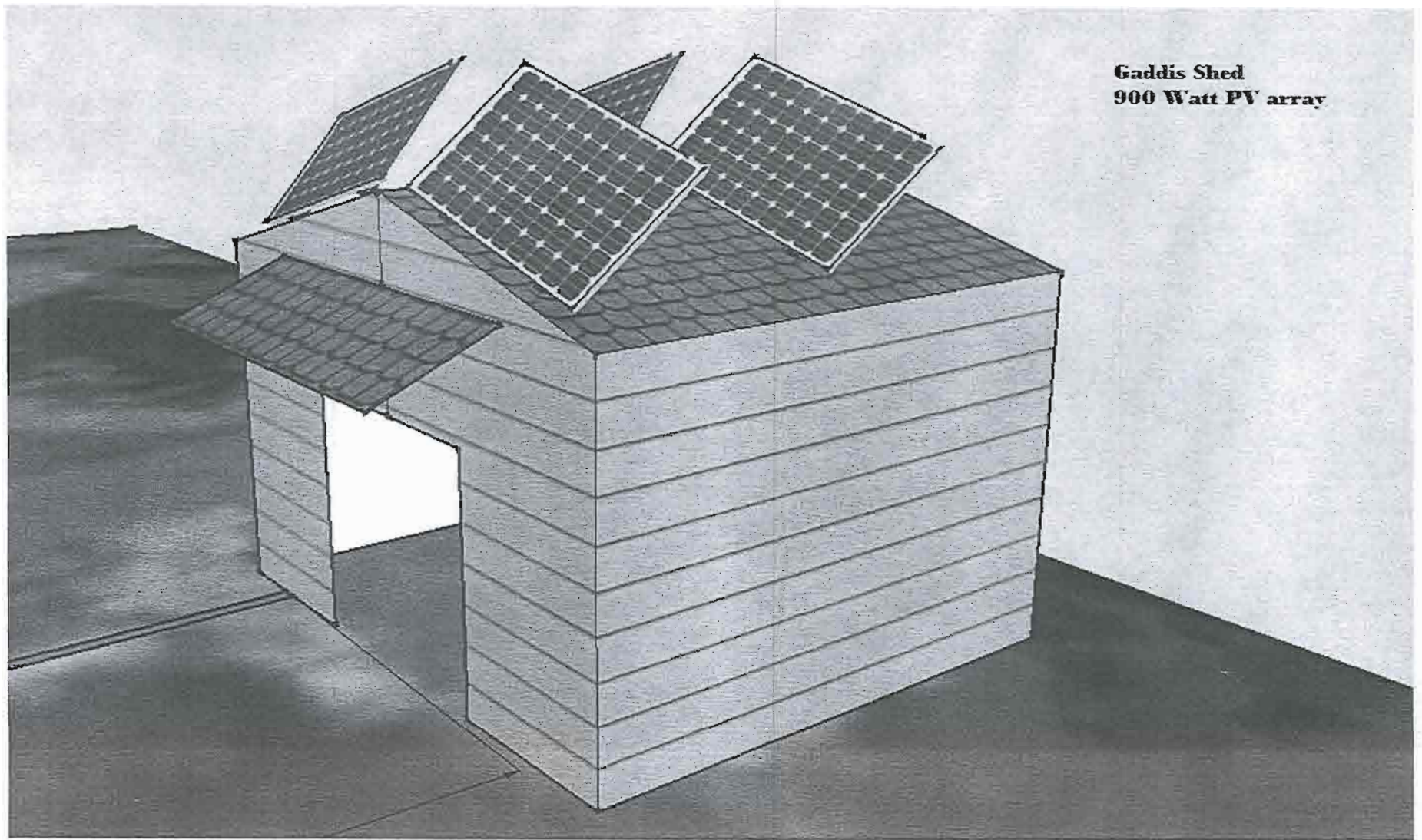


pre-existing concrete pad



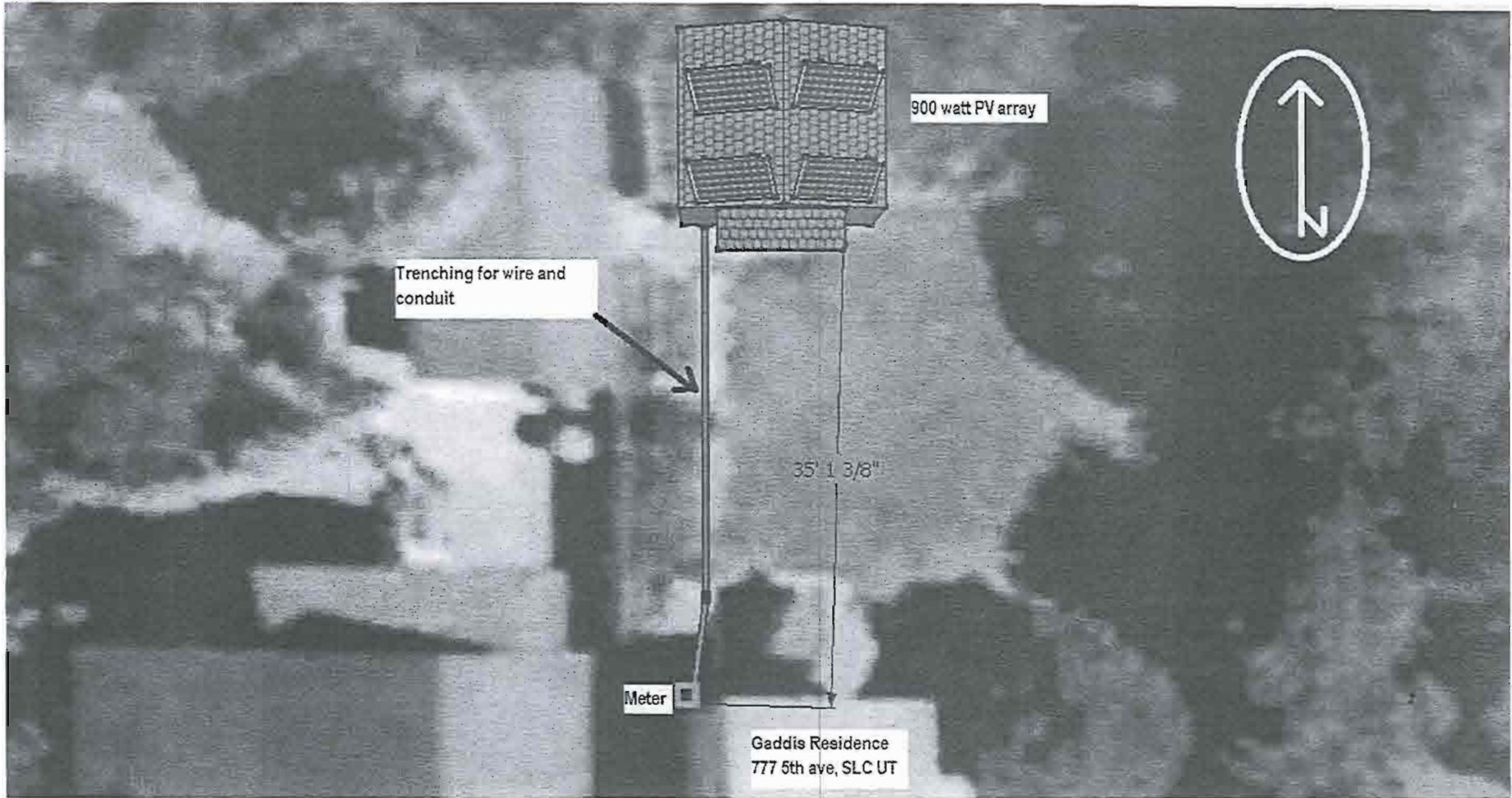
interior of shed

**Attachment C**  
Details of Solar Panels



**Gaddis Shed**  
**900 Watt PV array**

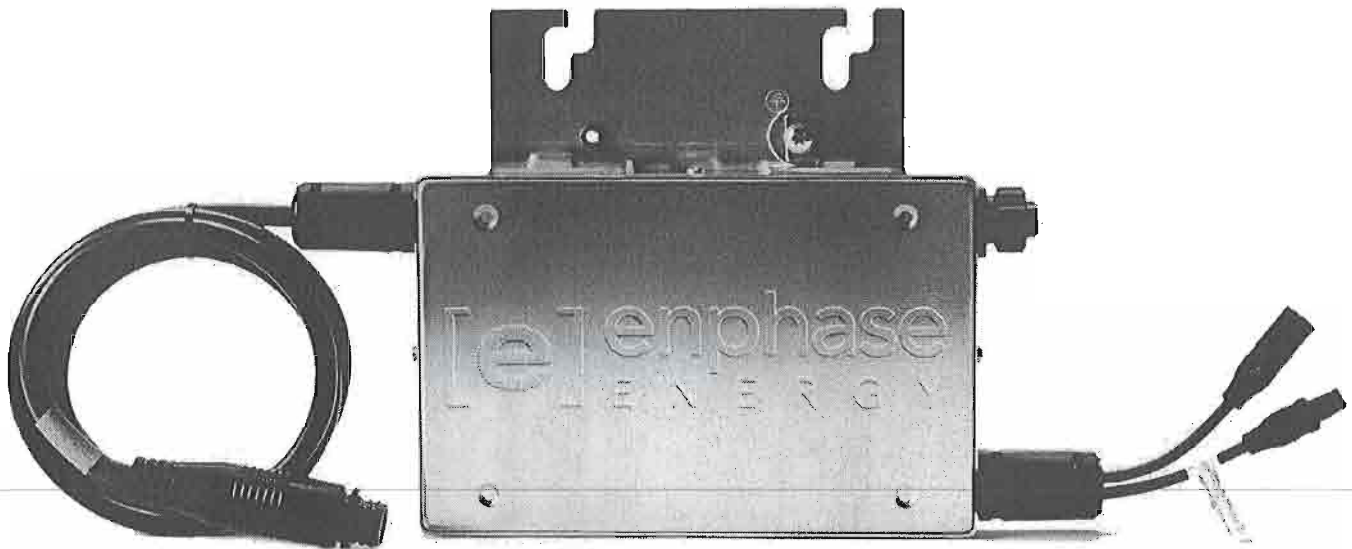






## ENPHASE MICROINVERTER

M190



The Enphase Energy Microinverter System improves energy harvest, increases reliability, and dramatically simplifies design, installation and management of solar power systems. The Enphase System includes the microinverter, the Envoy Communications Gateway, and the web-based Enlighten monitoring and analysis website.

### PRODUCTIVE

- Maximum energy production
- Resilient to dust, debris and shading
- Performance monitoring per module

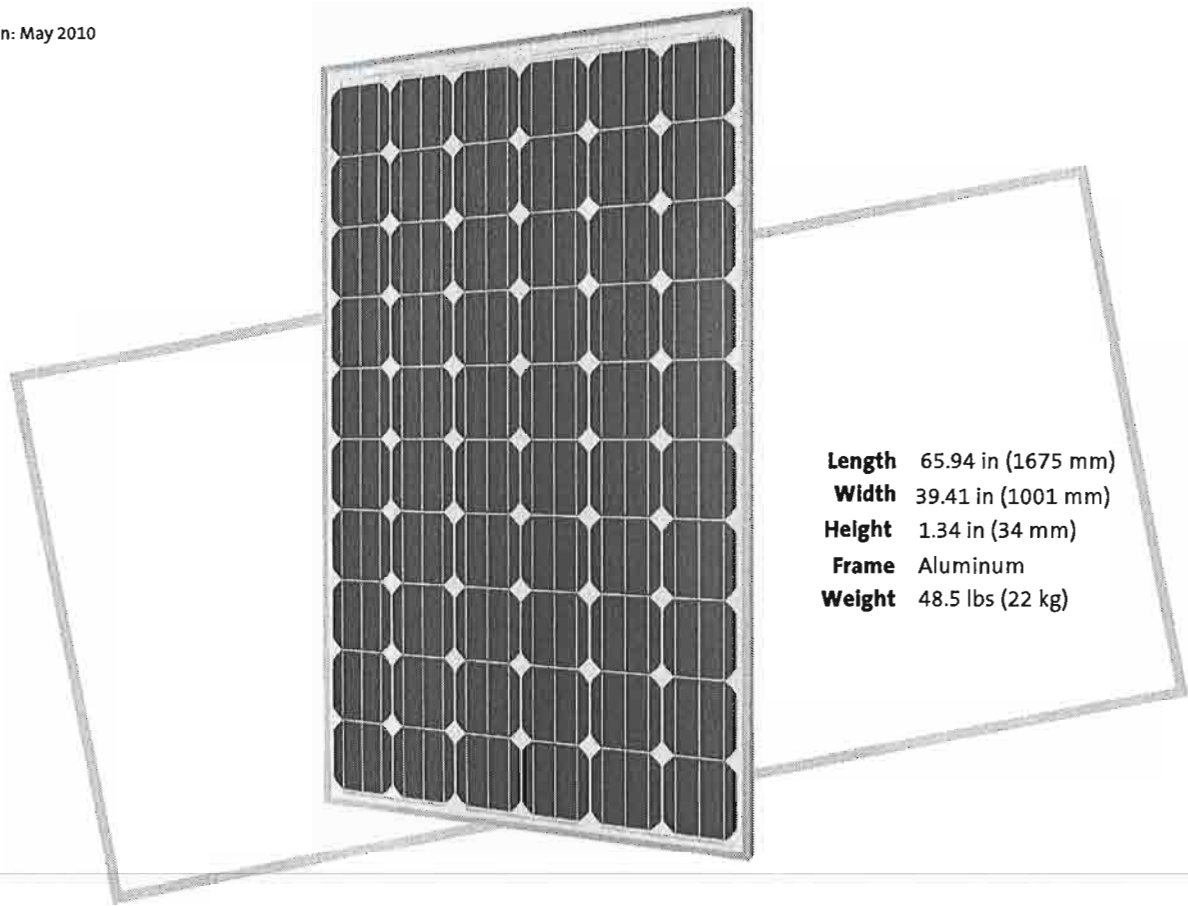
### RELIABLE

- MTBF of 331 years
- System availability greater than 99.8%
- No single point of system failure

### SMART

- Quick & simple design, installation and management
- 24/7 monitoring and analysis





**Length** 65.94 in (1675 mm)  
**Width** 39.41 in (1001 mm)  
**Height** 1.34 in (34 mm)  
**Frame** Aluminum  
**Weight** 48.5 lbs (22 kg)

## Sunmodule<sup>+</sup> SW 220/225/230/235 mono

High-quality, high performance, and high reliability – the Sunmodule Plus<sup>®</sup> is designed and built for long-term yield stability and ease of use.

Every module is factory flashed at standard test conditions (STC) to determine the power output and then sorted in 5 watt increments. Only modules with a flashed power that is greater than or equal to the nameplate rated power are delivered. Flash report data is provided with every order.

The proven design of the patented low profile Sunbox junction box, has been installed on over 4,000,000 modules. Integrated by-pass diodes and sealed welded connections ensure reliability and eliminate failures resulting from exposure to the elements. The molded fins on the exterior housing dissipate heat quickly to maximize power output.

The patented box channel frame design provides extraordinary stiffness in bending and torsion. The laminate with 4mm glass is set deep in the frame channel and secured with precision applied adhesive. The frame is assembled by press fit to maximize strength and longevity. The result is an extremely robust package that can be mounted in any orientation and can withstand static loads of up to 113 psf.

SolarWorld provides a 5-year workmanship warranty\* and 25-year linear performance guarantee\*

\*See warranty statement for details.



4 panel roof mount array for Erica Gaddis

Typical per Enphase

- A 4 Solarworld 225 watt modules
- B Enphase inverters one per panel
- C 2 pole 30a Fused Disconnect
- D Meter

