

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

661 Green Street Central City Historic District Alterations & Additions PLNHLC2010-00489 September 1, 2010

Applicant: James Olsen,
Contractor

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

Tax ID: 16-07-228-022

Current Zone: RMF-30 Low
Density Multifamily Residential

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

Council District:
District 4 – Luke Garrott

**Central City Neighborhood
Community Council Chair:**
Thomas Mutter

Lot Size: 0.62 acres

Current Use:
MultiFamily Residential

**Applicable Land Use
Regulations:**

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

Notification:

- Notice mailed on 8/19/10
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 8/19//10

Attachments:

- A. Application
- B. Photographs

Request

This is a request by James Olsen, contractor, representing Jo Jeppson, Diamond Property Management, for alterations and new rear additions to the group of single story multifamily properties located at approximately 661 S. Green Street (including Nos. 662 to 680 Green Street) in the Central City Historic District. The request is for new additions to the rear of the properties replacing the existing rear additions, and the repair and alterations to the front porches. The property is located in the RMF-30 (Low Density Multifamily Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that, with the exception of the proposed cladding material for the rear additions as addressed in Guidelines 8.4, 8.8, 2.1 & 2.8, the project otherwise meets the applicable ordinance standards and residential design guidelines for the historic district.

If the Commission concurs with the staff analysis and the findings in this report, staff recommends that the Commission approves the request, subject to the revision of the proposed cladding material to an appropriate form of wood siding, and to the following conditions requiring details of the design to be agreed with staff, to include:

1. Front porch deck and stairs
2. Rear addition design and cladding
3. Rear addition deck and stairs
4. Window framing to new additions
5. Rear doors to new additions

VICINITY MAP



Background

Project Description

The property is situated north of 700 South and comprises two parallel individual single story apartment buildings facing onto Green Street, which takes the form of a pedestrian walkway at this point. The building on the east side includes six units and the building on the west, four units. The latter is believed to have lost two apartment units to fire in the 1960s. The rear yards of the property provide current vehicle access, although the east access point alongside the existing garage is presently blocked.

The properties are identified in the 1982 survey as “Matson Bungalow Court”, evaluated as significant, and dated to 1919. The historical note is as follows: “August Matson, a contractor, built these apartments in 1919 for investment purposes. This type of bungalow court is very unusual in Salt Lake City.”

Each apartment unit is accessed from a raised gabled porch. Rear accommodation for each unit takes the form of a lower shed roofed addition with steps to a raised doorway. The roof form at the original ends of the buildings is hipped, but gabled where the western building has been truncated by the loss of two units. Eaves to front and rear have exposed rafter tail details. Porch railings appear original or early, with the more recent

addition of stock hand-railing for the stairs. The units facing 700 S each have an oriel bay window. Materials include brickwork for the main building facades and wood for the front porches and rear additions.

The buildings are latterly painted in a variety of primary colors. The current condition is poor, with deteriorating porch decks and steps in most units and extensive makeshift repairs and alterations to the wood cladding and fenestration of the rear additions. Several apartments are presently unoccupied due to physical condition.

Current proposals are designed to rehabilitate the properties in a phased program, improving the accommodation to the rear and undertaking all essential repairs to bring all units back into residential use with an enhanced quality of accommodation. The application includes repair and rebuild of parts of the front porches using a composite product for the decking and steps. Railings and all other elements of the porch would be retained. The rear additions would be removed and replaced with new rear additions in gabled form, which project a further 4 ft. from the line of the existing. The applicant currently proposes that the rear additions would be clad in fiber cement shingle, with new wood windows, composite decking and new wood steps. Although the additions are to the rear of the apartment units due to the orientation of the buildings on the site they are visible from the public way on 700 S.

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 alterations and additions are 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 alterations and additions are appropriate.
3. Deny the request based on a finding that the alterations and additions are 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 Central City Historic District, as defined in the Residential Design Guidelines, is confirmed in the Master Plan: “The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed. This goal for preservation also must be considered in the context of the related neighborhood goals to attract investment and promote affordability.”

Zoning Considerations

The purpose of the RMF-30 (Low Density Multi-family Residential) zoning district is to provide an environment suitable for a variety of housing types of a low density nature, including multi-family dwellings.

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 RMF-30 district. Zoning considerations, subject to other considerations, are summarized as follows, and the proposals will be the subject of detailed zoning review. Currently, due to the orientation of the buildings on the site, the standard set back requirements do not equate well with the original building arrangement, which may require additional zoning approvals or exceptions.

Requirement	Standard	Proposed	Meet
Height	30’ or 2.5 stories	No change	Yes
Side Yard Setback	10’ each side	27’ and 28’	Yes
Rear Yard Setback	25% of the lot depth, but not less than 20’ and need not exceed 25’	No change	No
Building Coverage for all structures *	40% of lot area	38.75%	Yes

* Existing footprint = 9,837 ft²
 New addition footprint = 664 ft²
 Lot size (165’ x 165’) = 27,225 ft²

Analysis and Findings

Standards of Review

21A.34.020 G 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 multi-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 and Finding: The proposals include the removal of existing and possibly original rear additions and their replacement with new slightly larger gabled additions. In this respect features and spaces that characterize the properties would be altered. Some materials would also be changed. The existing rear additions are in general much altered and provide restricted residential accommodation internally. The proposals for rear gabled additions enhance this accommodation while providing an architectural form which recognizes and complements the historic character of the property. See also discussion under Design Guidelines below.

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: The proposals are unlikely to be confused with the original form of the buildings.

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

Analysis and Finding: The buildings generally reflect their original architectural form, subject the loss of two units and extensive, piecemeal, and unsympathetic minor alterations and repairs. There are no proposals affecting alterations or additions that have acquired historic significance in their own right.

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

Analysis and Finding: The proposals would remove and rebuild the rear additions, replacing these features and finishes, such as they still exist. The replacement of these is proposed in a form which works with the character of the original buildings while improving the residential accommodation for each unit. See also discussion under Design Guidelines below.

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: Proposals do not involve the replacement of architectural features, except as discussed in relation to the new additions and the repairs to the front porches. In the latter case the applicant proposes a non-traditional material for porch decking and steps for reasons of long term maintenance.

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 treatment of the historic materials or surfaces is currently proposed.

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 proposal are generally compatible with the character of the properties, although some changes from traditional materials are proposed and are the subject of further discussion with the applicant. See also discussion under Design Guidelines below.

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 and Finding: As currently proposed the alterations and additions could be considered ‘reversible’. New work is likely to be distinguishable from the old. The proposals can be regarded as compatible in massing, size, scale and features and in most respects protecting the historic integrity of the properties.

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: No prohibited building materials as here defined are proposed.

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: No signage is proposed.

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

Analysis and Finding: The Residential Design Guidelines are the additional design standards adopted for historic districts. The proposals are evaluated in relation to pertinent design guidelines as outlined below.

Design Guidelines for Residential Historic Districts in Salt Lake City

Chapter 8 Additions

The Residential Design Guidelines section for Additions includes the following policy statement:

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.

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.

Analysis: The additions are proposed for the rear of the properties. They will be gabled in roof form and extend four feet further than the existing from the rear masonry façade of the buildings. The width of the additions would not be changed. Architectural features below roof and eave level would be retained, and would not be destroyed or obscured with these alterations to the properties.

Finding: The proposals would meet the objectives of this guideline.

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.

Analysis: The proposed additions would maintain the width of the existing rear additions. Height would increase with the new gabled form proposed, but remain well below the roof ridgeline. The size and scale of the proposed additions would not detract from the prominence of the original proportions and character, and would remain visually subordinate to the original buildings.

Finding: The proposals would meet the objectives of this guideline.

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.

Analysis & Finding: These are rear additions and will not appreciably impact the front facades of the buildings. The proposals would meet the objective of this guideline to the extent it is relevant.

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.

Analysis & Finding: The proposed additions would be compatible with the original buildings and are unlikely to be confused with earlier architecture. The proposed cladding material is a distinct change from the existing palette of materials. A greater subtlety in the choice of this new cladding may be more appropriate. Subject to the latter point the proposal would otherwise meet the objectives of this guideline.

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.

Analysis: The additions as proposed preserve the established massing and orientation of the buildings. Existing additions project from the rear façade of the primary buildings. This projection would be increased by the proposed additions and the orientation of the buildings, although adding a more pronounced perpendicular emphasis, would remain the same.

Finding: The proposals would meet the objectives of this guideline.

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 & Finding: The proposals would be compatible with the historic character of the buildings but will not hinder one’s ability to interpret the historic character. The proposals would meet the objectives of this guideline.

8.7 When planning an addition to a building, preserve historic alignments that may exist on the street. Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height.

An addition shall not be placed in a location where these relationships would be altered or obscured.

Analysis & Finding: The proposals will not affect the historic alignments on the street.

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: The cladding material is currently proposed as a ‘concrete shingle’, revised from an initial proposal of a proprietary sheet material. This departs from the palette of traditional materials in kind and in appearance, and the visibility of the rear of these apartments will ensure this will be relatively apparent. The use of a wood siding material, either to match the original or as a wood siding would be perceived to be more in character with the buildings.

Finding: The proposals as currently presented would not fully meet the objectives of this guideline.

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.

Analysis & Finding: Proposals would not destroy original features beyond the removal and replacement of the rear additions. Construction methods should not adversely affect the buildings on current information. The proposals would meet the objectives of this guideline.

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.

Analysis & Finding: Initial proposals to use a vinyl window in the new rear additions have been revised to use a wood window frame. Subject to review of the detail of the window proposed, the proposal as revised, would meet the objective of this guideline.

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 & Finding: The proposals would be visually subordinate to the historic buildings and would not impact the primary facades. The proposals would meet the objective of this guideline.

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 & Finding: Proposals for the rear additions adopt a gabled roof form to replace the existing shed roof continuation of the rear roof slope. The proposals would meet the objective of this guideline.

Chapter 7 Roofs

The Residential Design Guidelines section for Roofs includes the following policy statement:

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

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 proposed rear additions will alter the existing and probably original roof profile. The rear of these properties are visible from the public way to the south. The perceived line and orientation of the

roof in this case will alter. It will do so though in a manner which will not detract from the historic character of the properties and which will enhance the quality and usability of the accommodation within these apartments.

Finding: The proposals essentially meet the objectives of this guideline.

Chapter 5 Porches

The Residential Design Guidelines section for Porches includes the following policy statement:

Where a porch has been a primary character-defining feature of a front facade, this should continue. In addition, a new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

5.1 Preserve an original porch when feasible. Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is not allowed.

Analysis: The proposals here are to retain the existing porches and to rebuild the decking and the stairs. Original balustrading and later stair handrails would also be retained. As currently proposed the deck and stair material would be a synthetic composite rather than wood, for reasons of long term maintenance.

Finding: The proposal to use a synthetic composite material departs from a traditional repair in wood. With this minor exception the proposals would meet the objectives of this guideline.

Chapter 2 Materials

The Residential Design Guidelines section for Materials includes the following policy statement:

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

2.1 Preserve the historic appearance of original materials. Preservation includes proper maintenance of the material to prevent deterioration.

Analysis: The principal change of materials proposed here involves the cladding proposed for the new rear additions. The existing cladding is primarily in the form of a vertical, profiled board siding. The proposals would clad the new additions in a 'concrete shake shingle'. Although the appearance of a traditional cladding material would be maintained as perceived beyond a certain distance, the new cladding is not a traditional material, nor a detail currently used on these buildings. As appreciated from the public way to the south the use of a more traditional material and detail would be more appropriate. The proposal to use synthetic composite materials for front and rear decking and the front stairs will mainly become apparent at close quarters. In overall appearance terms the historic appearance will be retained.

Finding: In relation to the proposals for the rear additions staff would conclude that currently proposed material does not meet the objective of this guideline.

2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces. If the original material was wood clapboard, for example, then the re-placement material should be wood. It should match the original in size, the amount of materials exposed, and in finish, traditionally a smooth finish, which was then painted. The amount of exposed lap should match. Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

Analysis: Although this guideline is essentially designed to address alterations and repairs to match, the principles pertain in part in this case. The proposed cladding material for the new rear additions will not

reflect the detailed appearance and character of a traditional cladding and may detract from the appearance of these buildings.

Finding: To the extent that the principles of this guideline relate to this proposal, staff would conclude that the choice of material for the rear additions would be insufficiently compatible with the character of these properties.

Attachment A

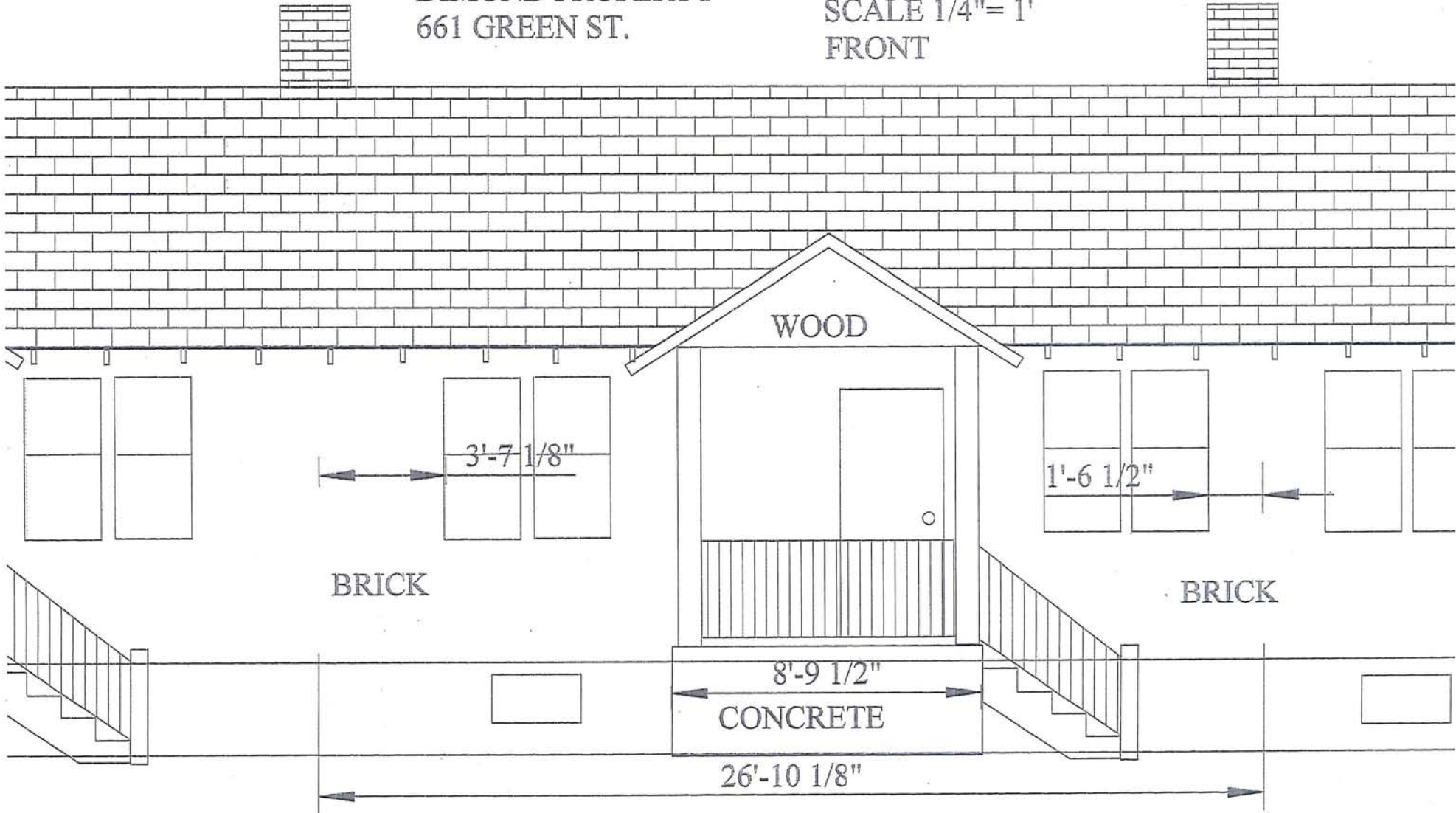
Application

As you can see these buildings are in poor shape. The new owner would like to repair the front porch by replacing the wood floor and steps with A TREX TPY MATIALAL . keeping the wood roof and hand rail the same. No work is to be done on the side. The existing bedroom and mud room on the back are in very bad shape. They are 8' by 16' we would like to take them off and replace them with a 12' by 16' new bedroom and mud room following the same lines just adding 4' on the back. As the plans shows.

At this time the back has a shed type roof. We would like to replace it with a gable roof. Soffit and fascia to match existing with new SHAKE SHINGLE SIDING MADE OF CONCRETE BOARD AND PAINTED. A WOOD single hung window and a steel door WITH WINDOW. Color of paint to match existing buildings. Back steps to be of wood with trex type decking.

DIMOND PROPERTY
661 GREEN ST.

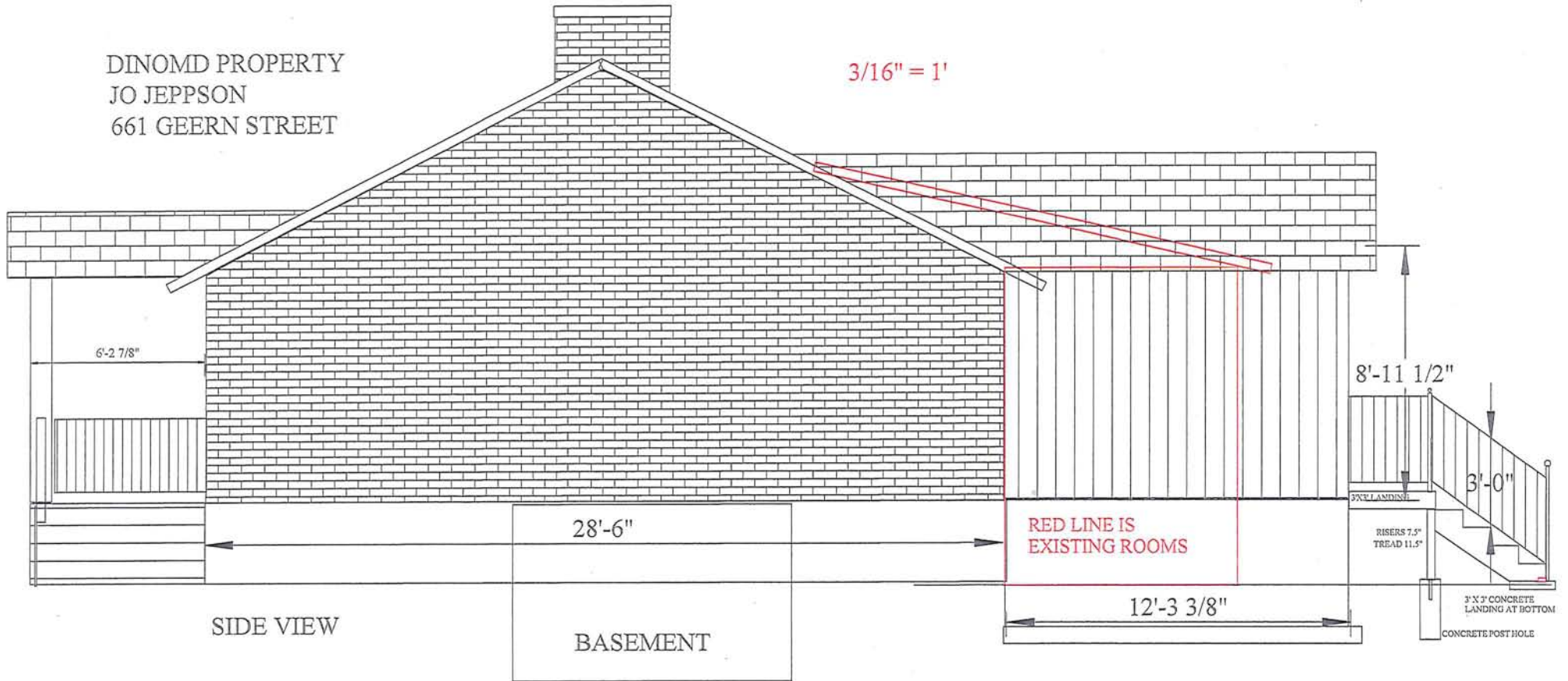
SCALE 1/4" = 1'
FRONT

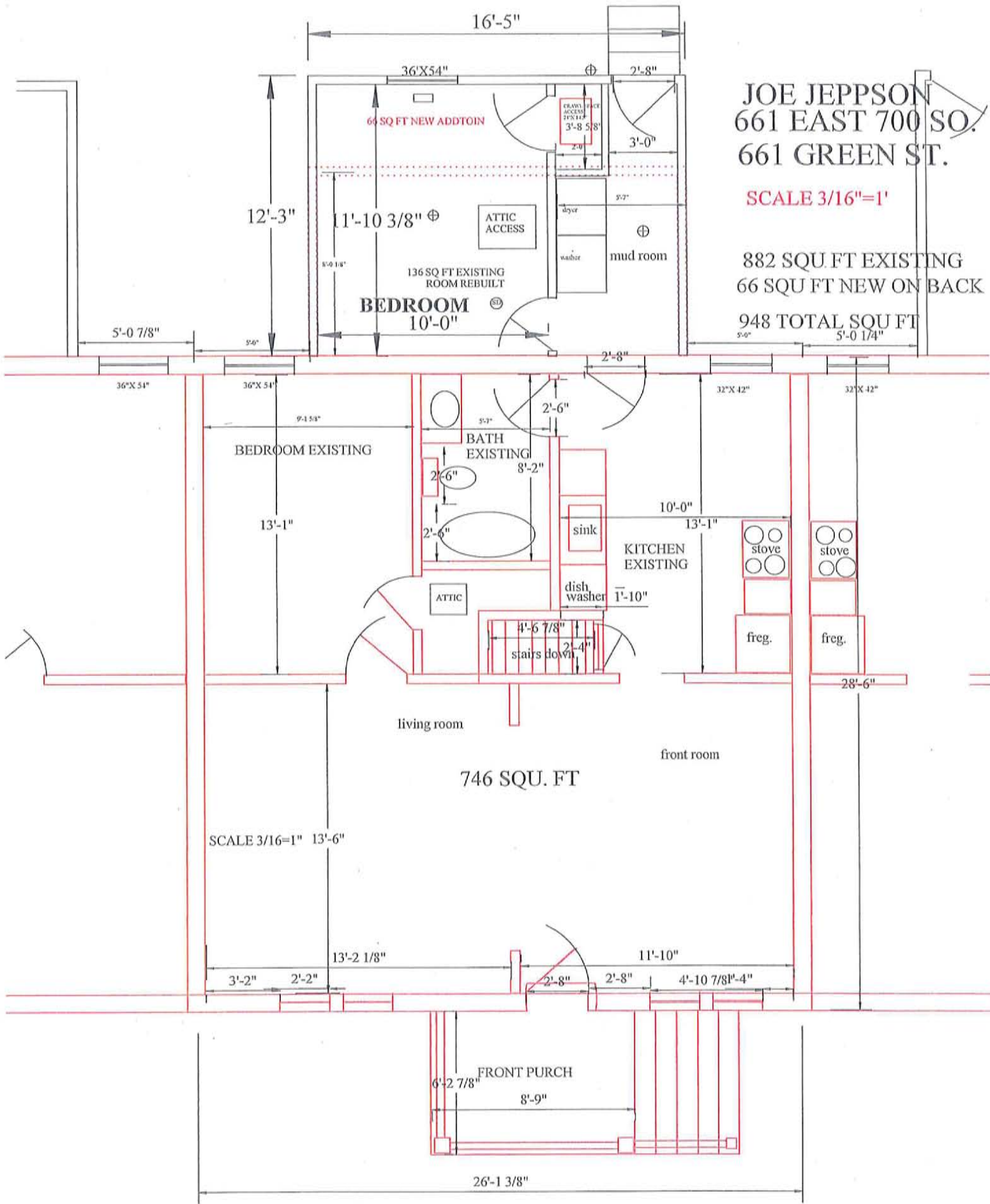


NO NEW WORK ON FRONT
REPAIR PORCH DECKS WITH NEW
TREX TYP MATIREAL

DINOMD PROPERTY
JO JEPPSON
661 GEERN STREET

3/16" = 1'





JOE JEPSON
 661 EAST 700 SO.
 661 GREEN ST.

SCALE 3/16"=1'

882 SQU. FT EXISTING
 66 SQU. FT NEW ON BACK

948 TOTAL SQU. FT

746 SQU. FT

SCALE 3/16"=1" 13'-6"

TOTAL SQU FT. OF LOT 27225

TOTAL SQU FT OF EXISTING BUILDINGS 9837
36% OF TOTAL AREA.

TOTAL NEW ADDITION ON BUILDINGS 664 SQU FT.
66.4 SQU. FT. PER UNIT 6.75 % OF EXISTING

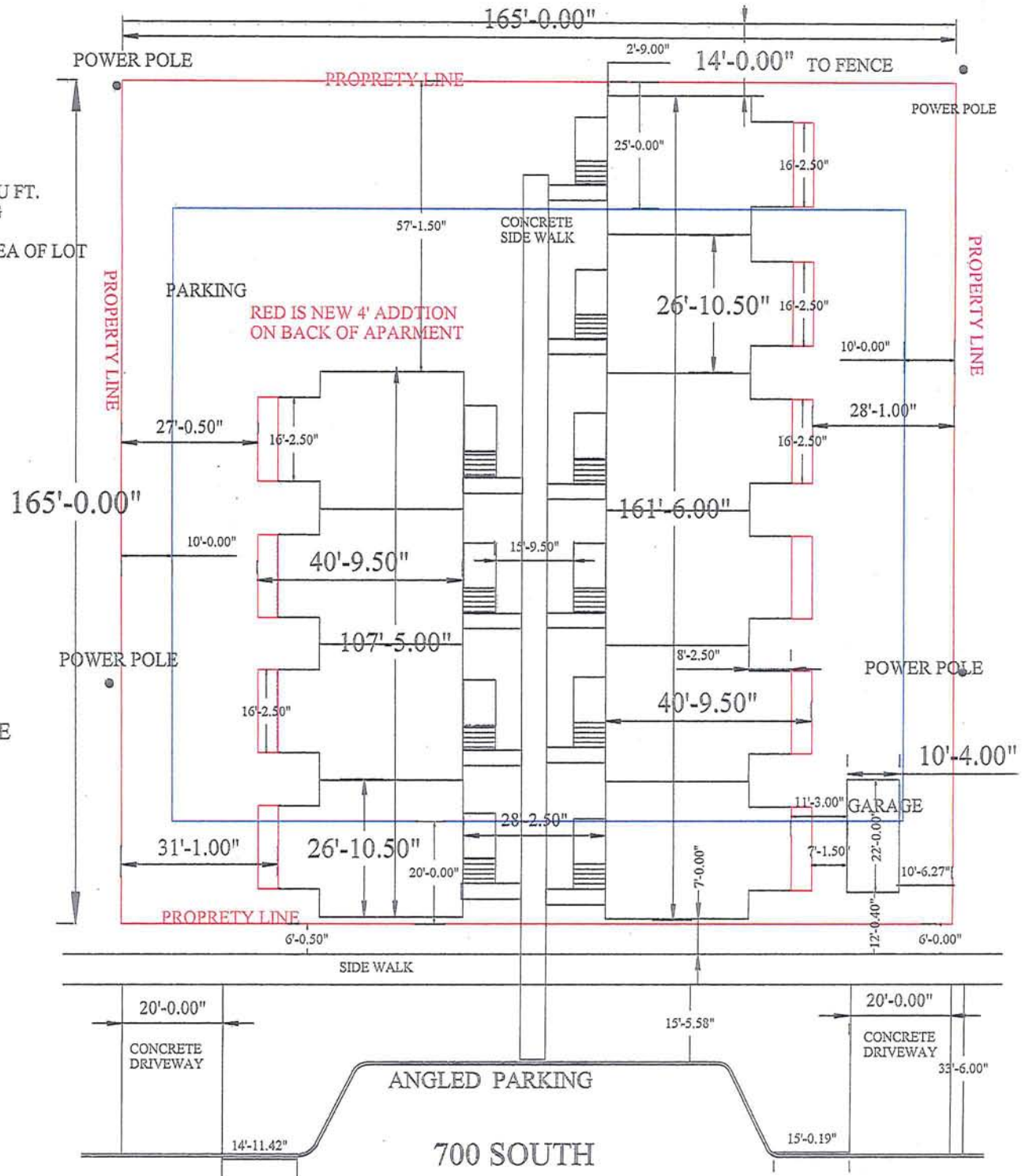
ALL BUILDINGS COVER 38.75 % OF TOTAL AREA OF LOT

PROPERTY LINE IN RED

SET BACKS IN BLUE

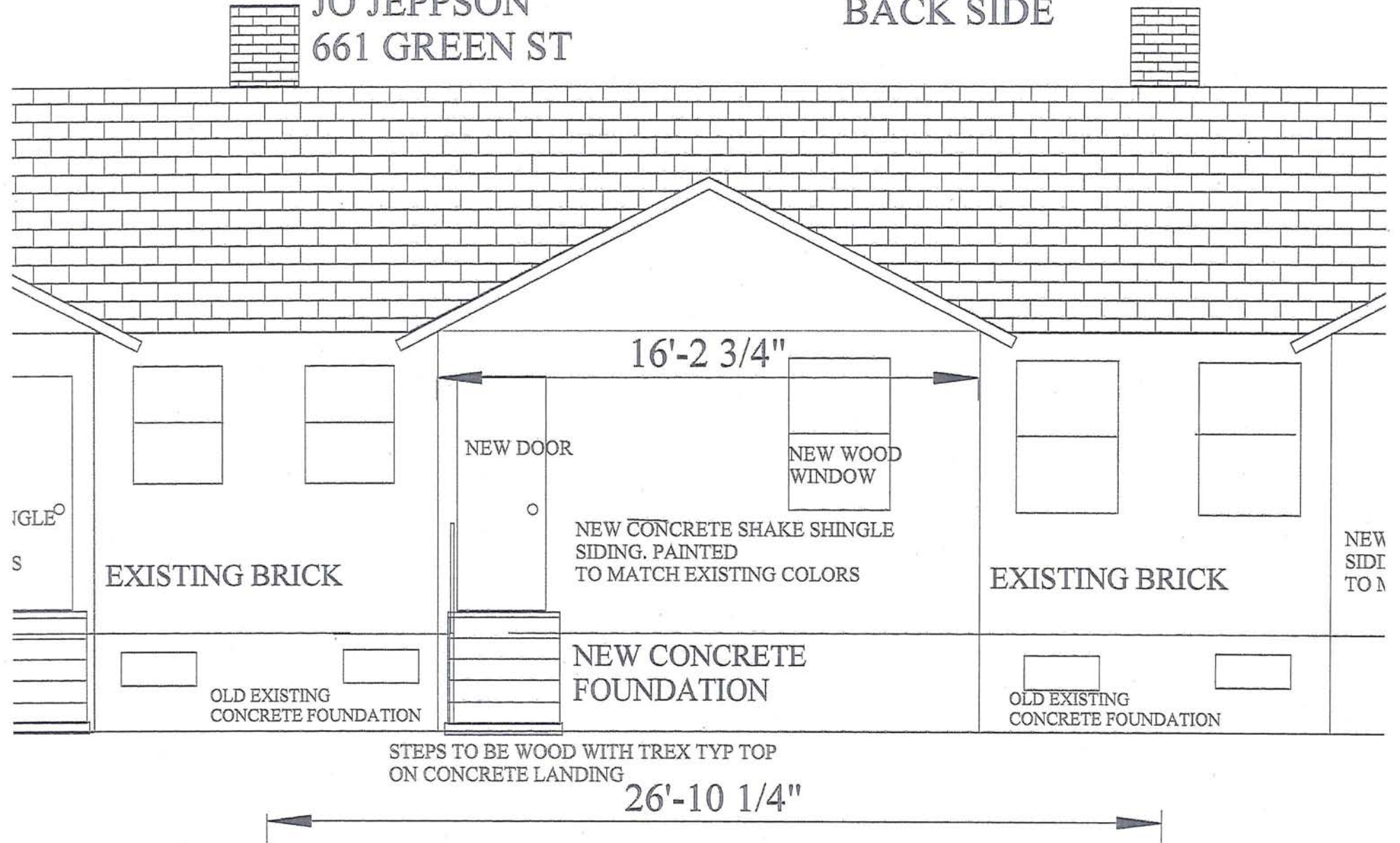
DIAMOND PROPERTY MANAGEMENT
JO JEPSON
661 E GREEN ST(700 SO)
SCALE 1"=30'

NO PARKING FIRE LINE
EVERY 50' ON WEST PROPERTY LINE



DIMOND PROPERTY
JO JEPPSON
661 GREEN ST

SCALE 1/4"=1'
BACK SIDE



Attachment B

Photographs











