

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community
Development

Haymond Roofline Addition Major Alterations Case PLNHLC2011-00167 336 South 1200 East July 7, 2011

Applicant:

J. Creed Haymond

Staff:

Thomas Irvin (801) 535-7932
thomas.irvin@slc.gov.com

Tax ID:

16-05-426-018-0000

Current Zone:

R-2 Single- and Two-Family
Residential District

Master Plan Designation:

Central Community
Low Density Residential

Council District:

District 4 – Luke Garrott

Community Council:

East Central
Gary Felt and Esther Hunter

Lot size: 0.16 acres or

6,806 sq ft

Current Use:

Single Family Residence

Applicable Land Use

Regulations:

- Chapter 21A.24.110 R-2 Zoning District
- Chapter 21A.34.020 Historic Preservation Overlay District
- Design Guidelines for Residential Historic Districts

Attachments:

- A. Proposed Site Plan and Elevations
- B. Details and Materials
- C. Site Photos

Request

The applicant is requesting a major alteration to a single family residence located at 336 South 1200 East in the R-2 zoning district. The proposal is for a second story addition created by modifying the rear roof line and adding a dormer. A walk out deck will also be constructed to the rear of the home. This request is before the Historic Landmark Commission since the roof line will be modified and the new dormer will be visible from a public street. The home is a contributing structure in the University Historic District.

Staff Recommendation

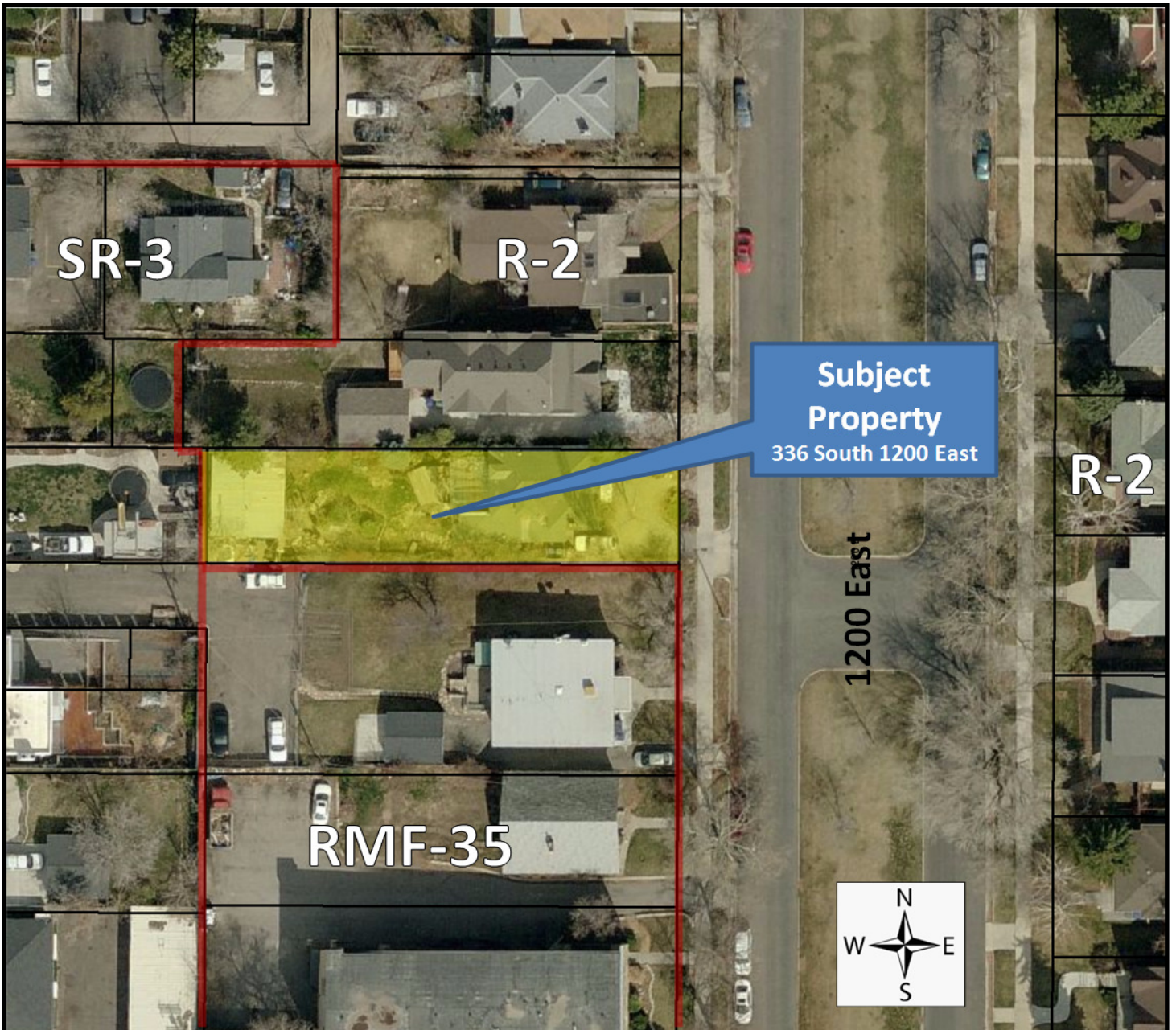
Based on the findings listed in the staff report, it is Planning Staff's opinion that the proposed second story roof changes, elevated deck and new dormer substantially comply with the standards in 21A.34.020.G but do not meet standards 3, 9 and 12 based on the fact that the roofline extension does not include any type of demarcation for where the historic roof ends and the extension begins.

Two types of dormers have been proposed for the north side of the home. While both would be acceptable, the gable end design is in better keeping with the historic architecture.

Staff recommends that the Historic Landmark Commission approve the proposed alterations subject to the following condition and that the Commission delegates final design approval to Staff:

1. Some type of subtle architectural detail be provided to differentiate between the existing historic roofline and the new addition. This change is to be approved by staff prior to the issuance of a building permit.

VICINITY MAP



Background

Project Description

The property is situated on 1200 East between 300 and 400 South in the University Local Historic District. The structure is a one and a half story Builders Vernacular home consisting of stucco over brick. It was constructed around 1903. It is situated between a five unit apartment building on the south and a single family home on the north that has been significantly altered by a large rear addition.

The owner, Creed Haymond, would like to construct a second story addition by changing the west side of the roof from a hipped roof to a gable end. This will provide additional square footage for the bedroom. There currently is not a plan to provide any detailing that would distinguish the addition from the historical building. The addition will also include aluminum clad sliding doors leading to an elevated balcony built over the existing arbor.

On the north side of the roof, a new dormer will be added to provide head-space for a restroom. The dormer will have a shed roof and be set back from the roof edge and located below the existing roof line. An aluminum clad opaque window will be installed. The current roof has three hipped dormers, one of which will be removed when the rear addition is complete. The owner would prefer to construct a shed roof, but has submitted an alternate plan for a modified hipped roof dormer for the Commission's evaluation.

The only changes that will be visible from the public way will be the north dormer.

Project Details

The owner has been working with the Building Services Division to ensure that the proposal meets all building code and zoning requirements. The property is located within the University Historic District and subject to the current base zoning which is R-2, Single- and Two-Family Residential District. The following table is a summary of the relevant Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
Maximum Building and Wall Height: 28 feet measured to the pitch. 20 foot wall heights when placed at minimum required side yard.	The existing home does not exceed 24 feet in height at any point. The proposed roof-line changes do not cause an increase in height.	YES
Interior Side Yards: Ten (10') and four (4')	The existing home encroaches into the north side yard. The proposed dormer is set back from the exterior and does not encroach into this required side yard.	YES
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed twenty five feet (25')	The lot is extremely deep. The current rear setback is nearly 90 feet which is well beyond the requirement.	YES
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%)	The elevated deck at the rear will increase lot coverage by 28 square feet which is negligible.	YES

Analysis: The changes as proposed meet all base zoning requirements. While the existing home encroaches into the north side yard setback, the proposed dormer will be set back far enough away that it does not increase the level of non-compliance.

Findings: The changes to the home meet the applicable base zoning requirements

Comments

Public Comments

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

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

Continuation: If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the additional information required for the Commission to take future action.

Findings

21A.34.020 H Historic Preservation Overlay District:

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 shall find that the project substantially complies with all of the 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 has been historically used as a single family dwelling and there is no plan to change this designation.

Finding: The proposed project is consistent with this standard.

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 or alteration of architectural details, cornices and eavelines should be avoided.

Analysis: The proposal will not obscure any existing architectural features; however, it does call for the removal of an existing dormer at the rear and a change from a hipped roof to a gable end. These changes will only be visible from the back of the property where the grade of the property drops off and there is significant overgrowth in vegetation.

Finding: While a historic dormer will be lost, the proposed changes will not result in a visible change from the public way. The project is consistent with this standard.

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

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 roofline changes will result in a seamless extension of the existing roof. No effort has been made to differentiate between the existing roof and the proposed extension. Staff has recommended alternatives that could define where the change begins; however, the applicant feels that these changes would either limit the usable space or not work structurally.

Finding: The proposed change does not specifically meet this standard since no effort has been made to define the change in roofline. Staff believes that this could be mitigated by requiring the applicant to submit a revision that subtly distinguishes the historic roof from the extension.

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

Analysis: An addition to the south side of the home was constructed in the early 1990's. The current project does not propose any changes at this location.

Finding: The project is consistent with this standard.

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

Applicable Design Guidelines

6.1 Protect and maintain significant stylistic elements. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

Analysis: While not necessarily distinctive, the existing home is for the most part original and historic, and as such should be preserved. One historic dormer at the rear will be lost and a new one added on the north side. Removing the rear dormer is necessary in order to facilitate the addition.

Finding: While dormers are a distinctive element, the one proposed to be removed is not visible from the public way. There are two other dormers of the same style that are visible from the street. No changes are anticipated to these. The project is consistent with this standard.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Analysis: The proposed work does not include any treatment of historic materials. The existing roofing material is asphalt shingles. The proposed extension will continue the use of this non historic material.

Finding: This standard is not applicable for the project.

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 treatment of historic materials.

Finding: This standard is not applicable for the project.

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.

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 or alteration of architectural details, cornices and eavelines 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.

8.5 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.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary façades. 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 proposed changes result in a minor extension of the existing roof line and will maintain the original proportions and character of the home.

Finding: The project is consistent with this standard.

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: If the proposal were approved, the form and integrity of the home would not be impaired in a manner that would prevent its re-establishment in the future. As mentioned earlier, the roof line extension does not include any differentiation between existing and proposed roof lines.

Finding: The proposed change does not specifically meet this standard since no effort has been made to define the change in roofline. Staff believes that this could be mitigated by requiring the applicant to submit a revision that subtly distinguishes the historic roof from the extension.

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

13.9 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Analysis: The existing home is brick covered in stucco. The roof is asphalt shingle. The new dormer and roof extension will use these same materials. The new dormer will have an aluminum clad window with opaque glass and simulated divided lites. The sliding doors proposed for the walk-out deck will also be aluminum clad with wider trim to simulate a French door system. Both the window and slider will be painted green to match the existing trimming.

Finding: No inappropriate materials are being used to replace historic materials. While more modern materials are being used in certain locations, they are appropriate for the addition.

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: No signs are proposed.

Finding: This standard is not applicable.

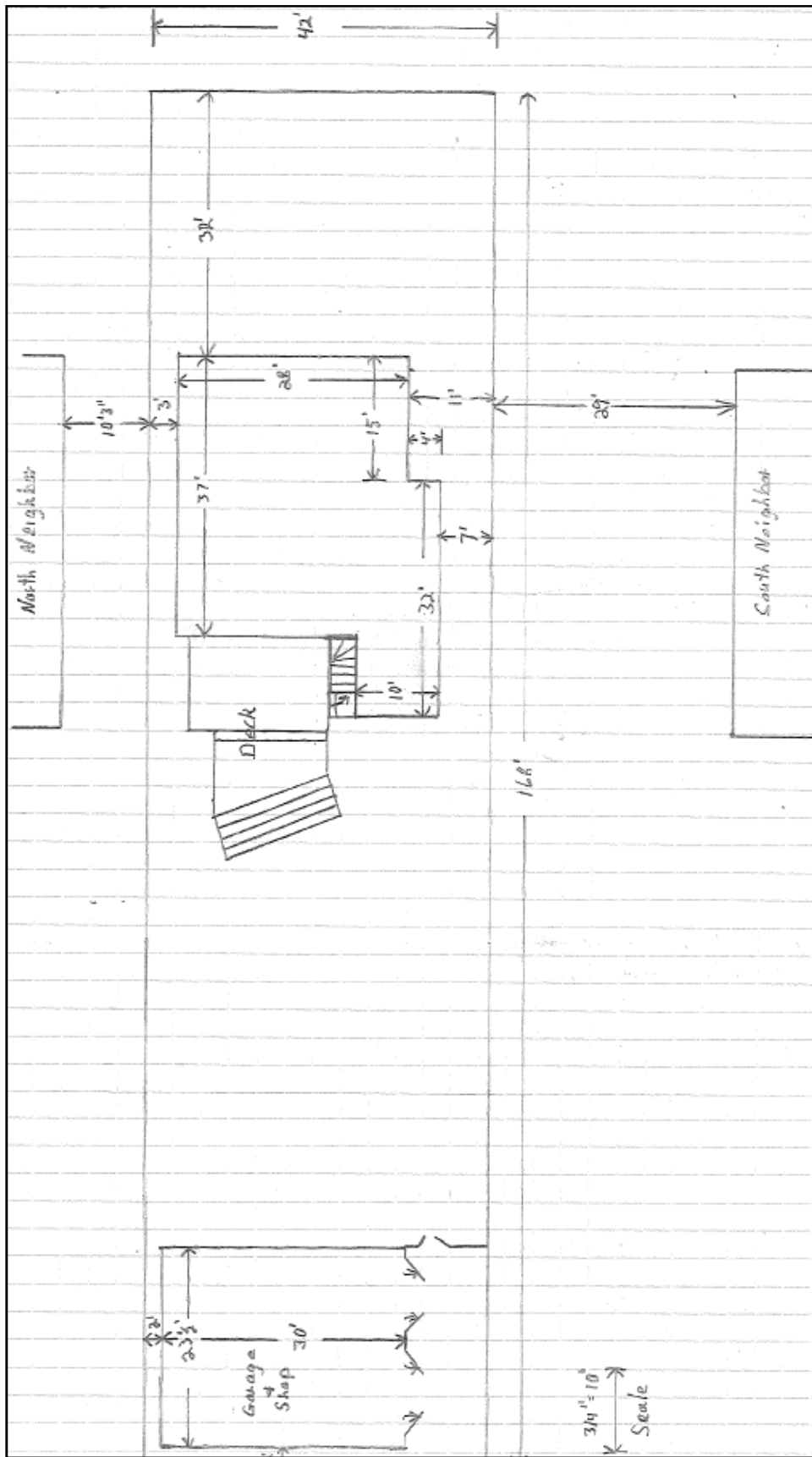
Standard 12: Additional design standards adopted by the historic landmark commission and city council.

Analysis: The Historic Landmark commission’s document, “*Design Guidelines for Residential Historic Districts in Salt Lake City*” is applicable in this case. Further, Policy 15.0 addressing “Additions” in the “Policy Document – Salt Lake City Historic Landmark Commission” states, “*Additions on historic residential structures are sometimes a necessary part of maintaining the viability of historic properties and districts. However, new additions should be designed in such a manner that they preserve the historic character of the primary structure. In general, large additions and those which affect the primary elevation of the residence have a greater potential to adversely affect the historic integrity of a historic house. Furthermore, because the roofline of a historic home is a character defining feature, additions that require the alteration of the roofline of the original, early, or historic portion of the house should be avoided.*”

Analysis: The roofline is being changed at the rear from a hipped roof to a gable end in order to provide additional interior square footage. This change will not be visible from a public street.

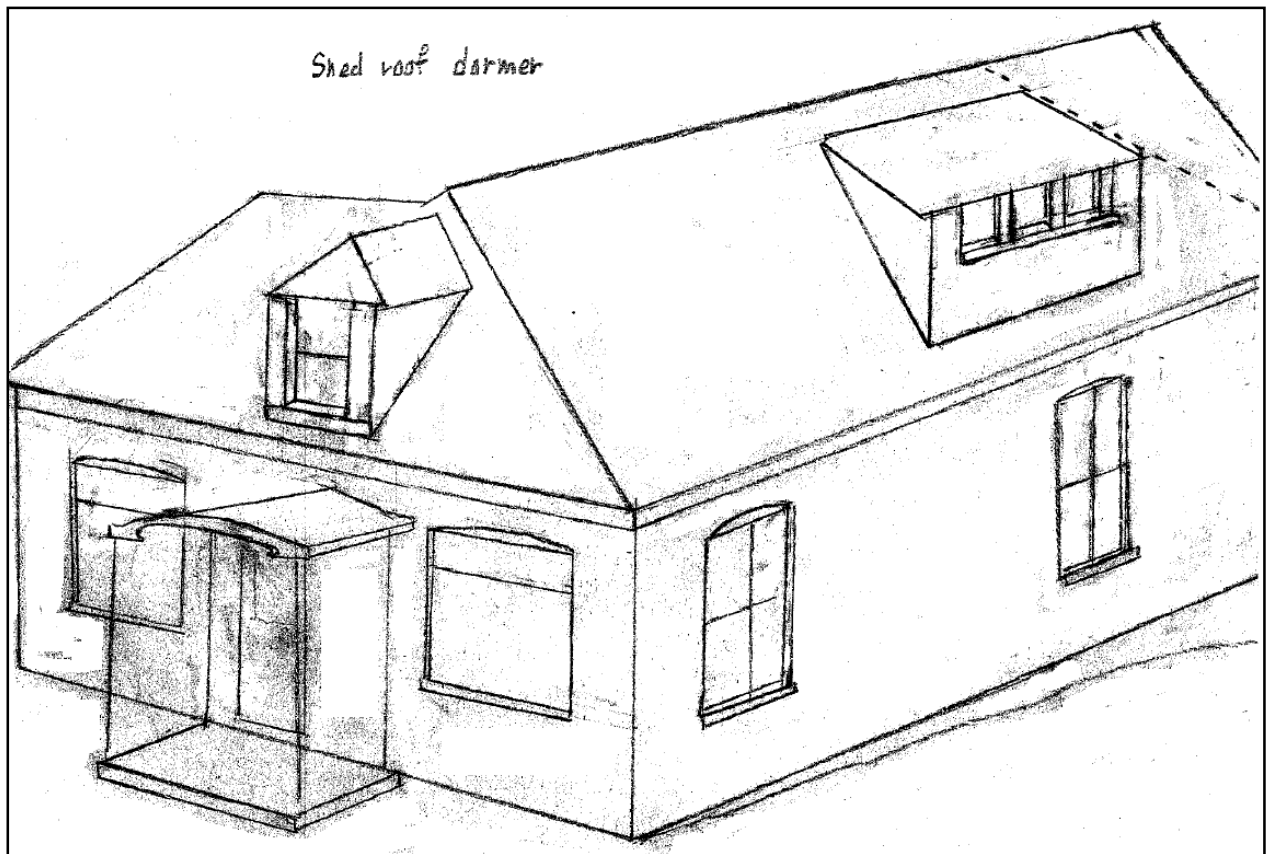
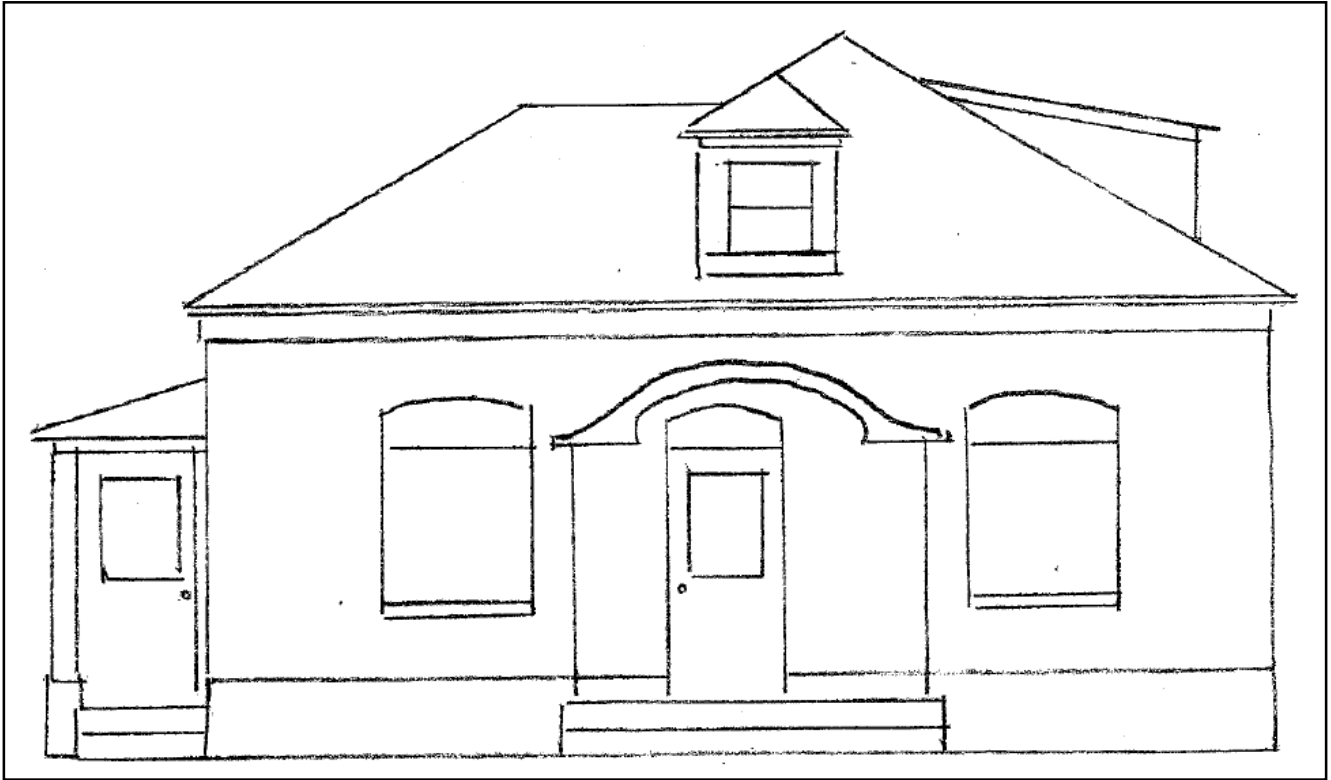
Finding: Staff believes that the change of the roofline at the rear of the home is of minor importance, but recommends that a condition of approval be the creation of some type of subtle change that designates where the historic roof ends and the new addition begins.

Exhibit A:
Proposed Site Plan and Elevations

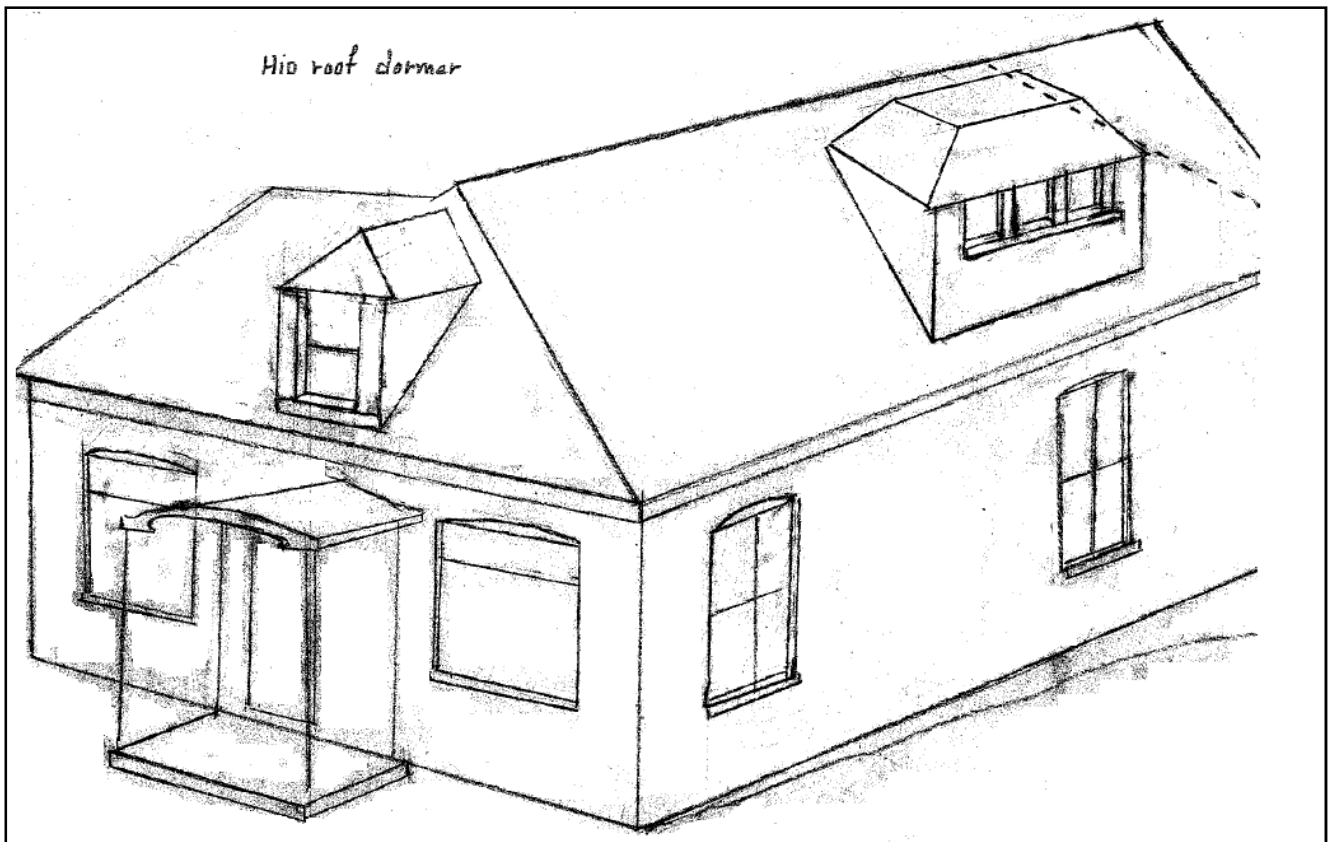
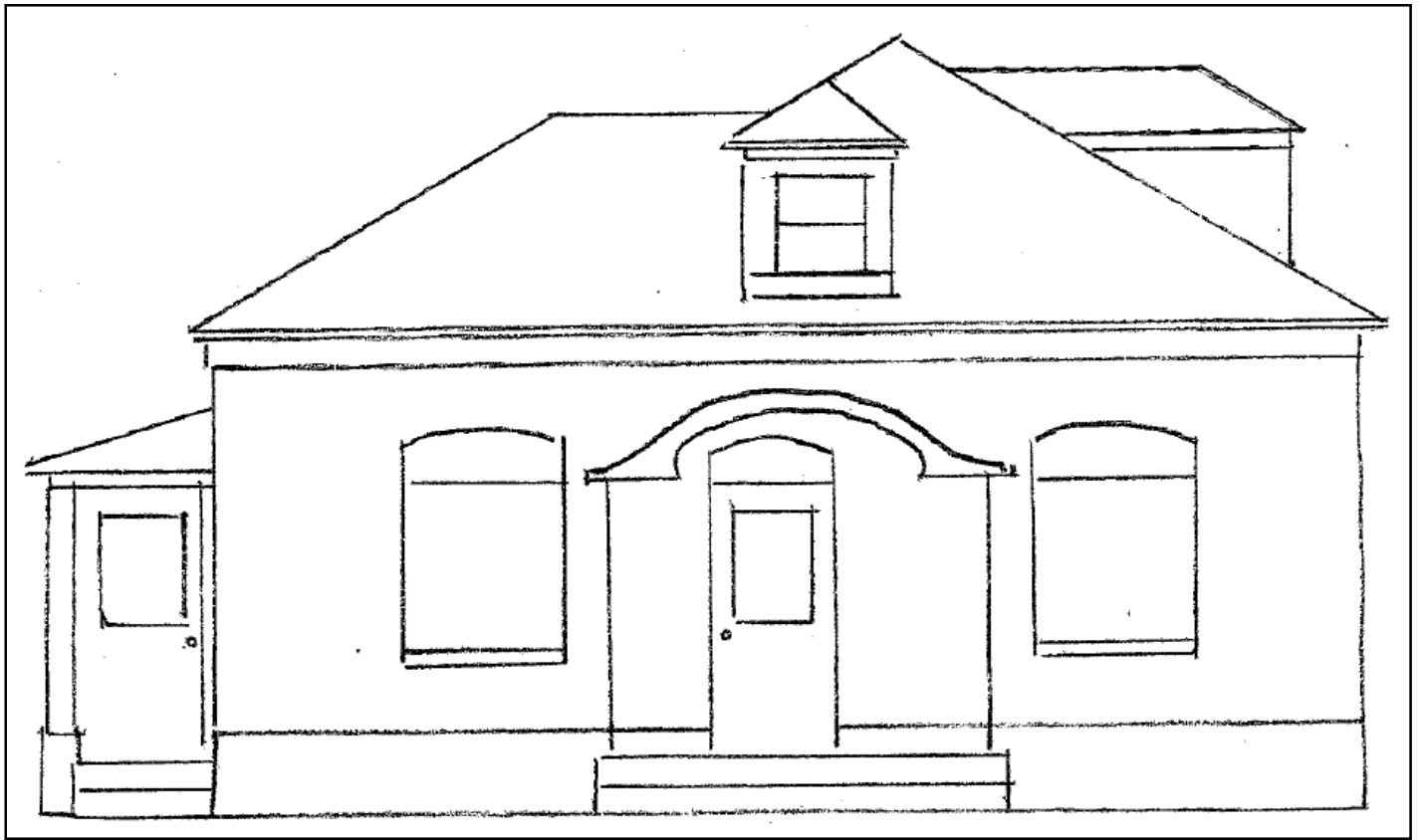


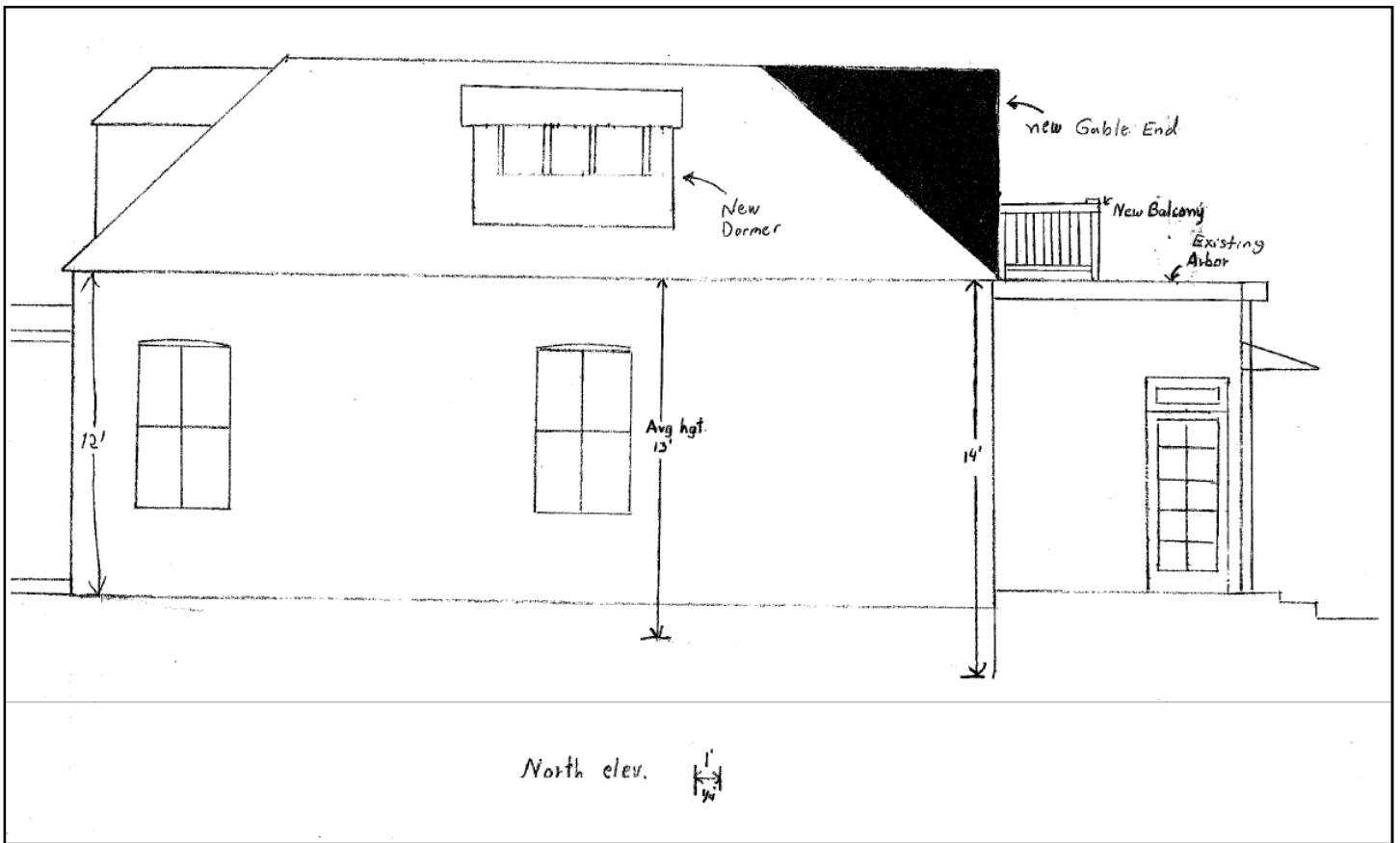
Site Plan

Front Elevations if Shed Roof Dormer is Constructed

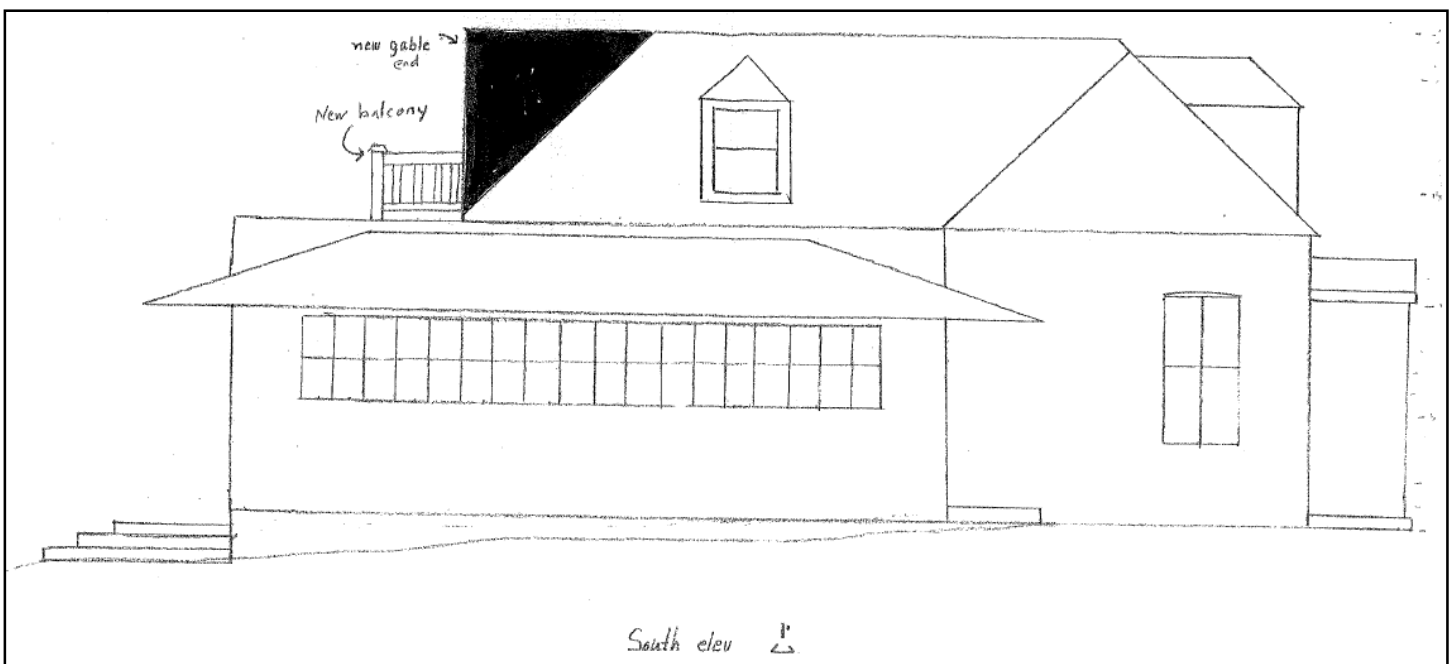


Front Elevations if Gable Dormer is Constructed



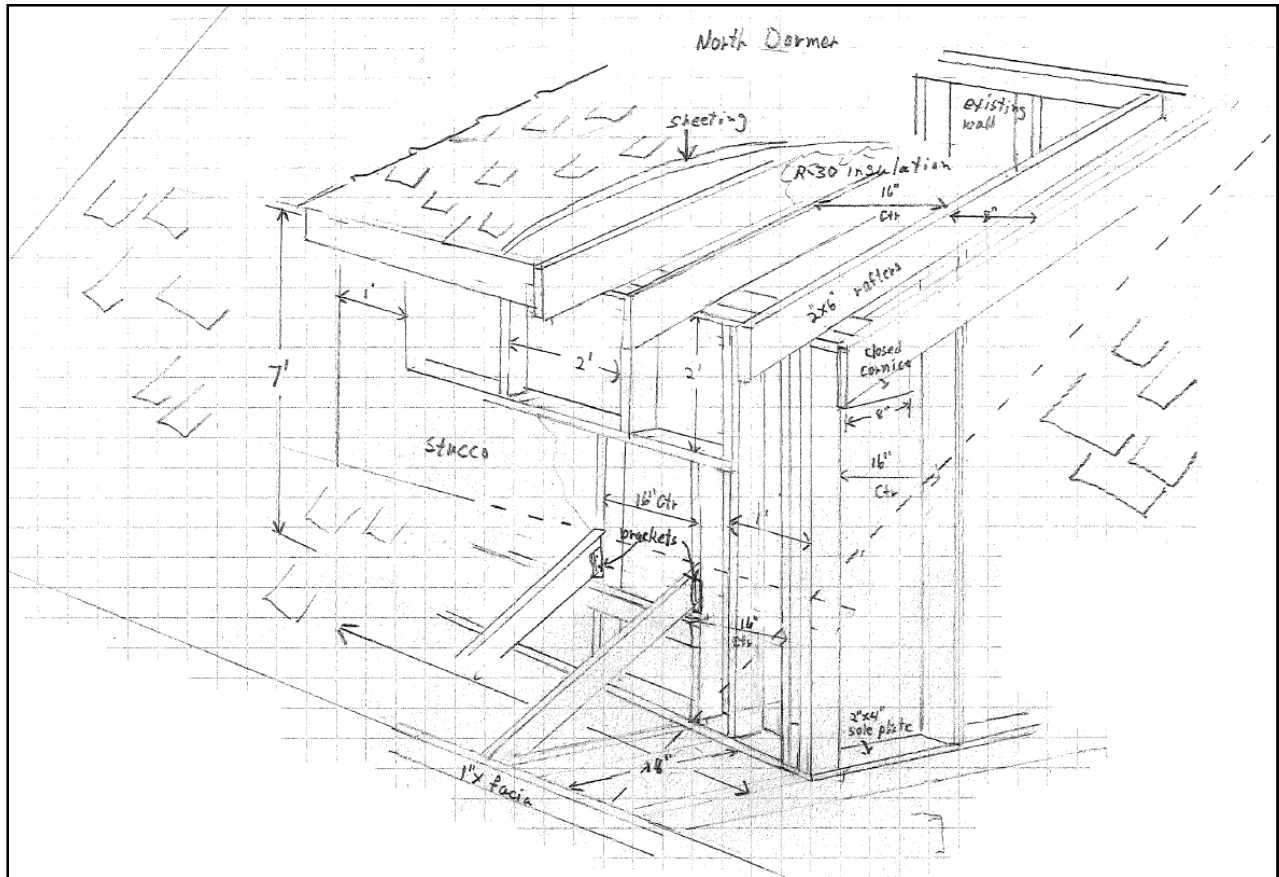


North Elevation

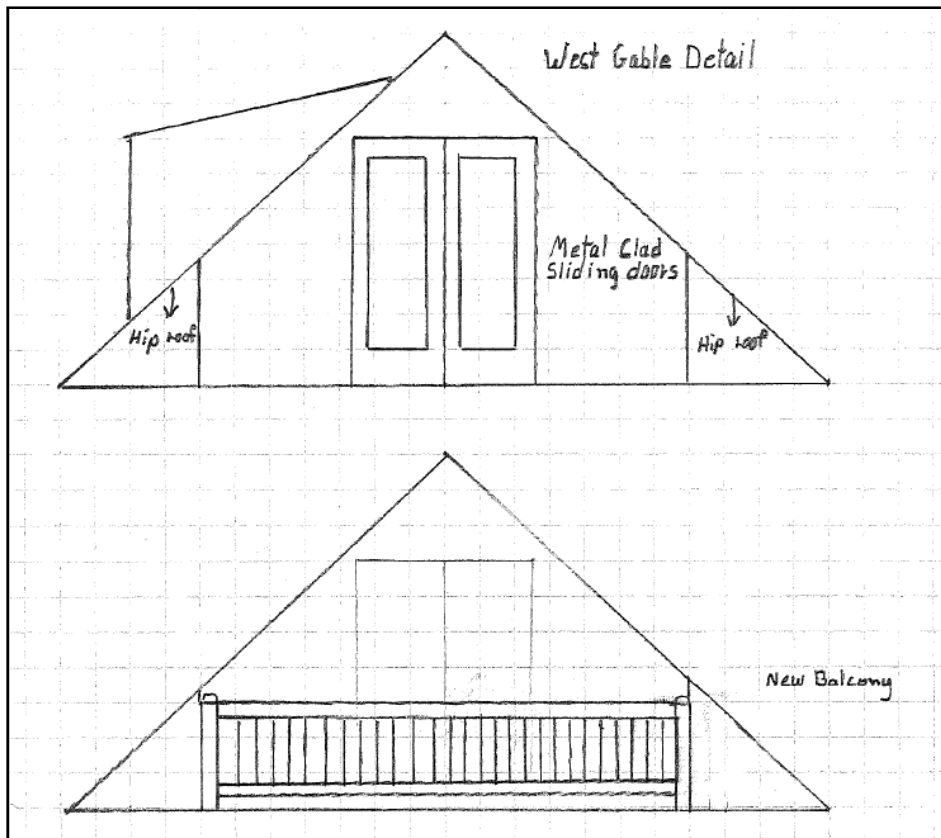


South Elevation

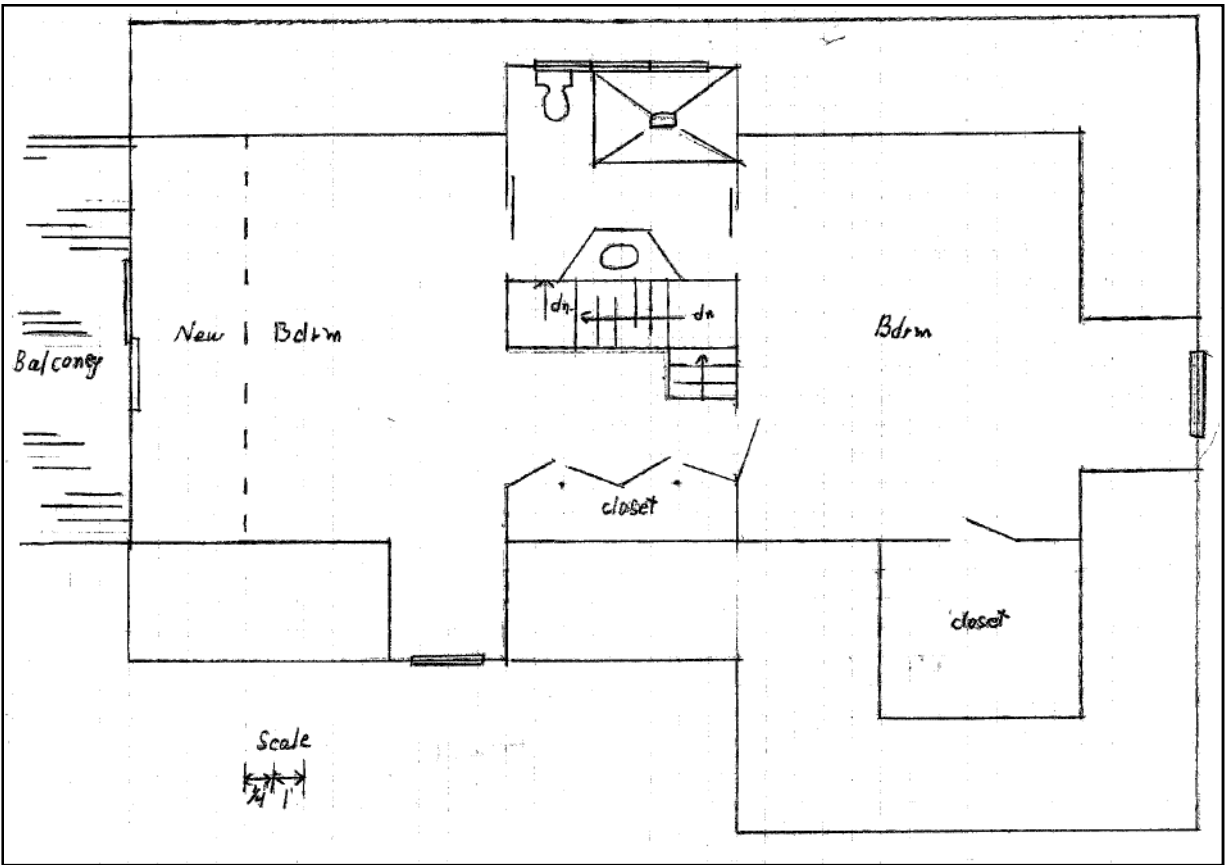
Exhibit B:
Details and Materials



Shed Dormer Detail



West Elevation Addition and Deck



Proposed Second Story Floor Plan

Frame: 4' 11 1/4" x 6' 7 1/2"

Product Specifications:

- Book Code: BCSLD5068
- Exterior Finish: Aluminum Clad Exterior with Auralast Wood
- Product: Sliding Patio Doors
- Product Line: Tradition
- Quick Ship Option: Standard
- Product Configuration: 2-Panel Sliding Patio Doors
- Handing: XO (As Viewed From The Outside)
- O = Stationary Panel
- Exterior Color: Hartford Green
- Exterior Trim: Integral Nailing Fin
- Interior Finish: Primed
- Jamb Depth: 4 9/16"
- Grille: Colonial
- Grille Pattern: 2W5H

Exterior Clad Colors

Nine clad colors easily add to the style of your home. They feature durable aluminum-cladding, so they're appropriate for every climate and require minimal maintenance.

White*	French Vanilla*	Desert Sand*	Mesa Red	Chestnut Bronze*	Hartford Green*	Black*	Dark Chocolate	Arctic Silver
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* Tradition and Traditional patio doors are available in these six colors only.

DECORATIVE GRILLES

Add architectural interest to your patio doors with one of our decorative grille options.

- For an authentic, paneled look, choose simulated divided lites.
- Full surround wood grilles fit securely on the interior glass and can be removed for easy cleaning.
- Grilles between the glass add visual interest and are available in either flat or contoured styles.

Simulated Divided Lites (SDL)

Balcony Door and Bathroom Window Details

Exhibit C:
Site Photos

Front Elevation





Rear Elevation – Dormer to be Removed



Proposed New Dormer Location



Street View