

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

**Loewen Addition
Major & Minor Alterations
(Second Public Hearing)
PLNHLC2011-00214
545 E 900 S
September 1, 2011**



Planning Division
Department of Community and
Economic Development

Applicant: Mark Loewen

Staff: Michaela Oktay,
(801) 535-6003,
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Tax ID: 16-07-277-027-0000

Current Zone: RMF-30
(Moderate Density Multi-Family
Residential District)

Master Plan Designation:
Central Community Master Plan

Council District:
District 4 – Luke Garrott

Community Council:
Central City – Thomas Mutter,
Chair

Lot Size:
Approximately 0.24 acres or
10,454 Sq. Ft. in area

Current Use:
Single-Family Residential with
mother-in-law apartment

**Applicable Land Use
Regulations:**

- 21A.34.020 (G)

Notification:

- Notice mailed 8/22/11
- Sign posted 8/22/11
- Posted to Planning Dept and
Utah State Public Meeting
websites 8/22/11

Attachments:

- A. ARC Minutes
- B. Public Comment

Request

This is a request by Mark Loewen, property owner, for major alterations to the three-story single-family residence (with basement mother-in-law apartment) located at 545 East 900 South.

The proposal includes **demolition** of:

1. an existing detached garage,
2. a rear yard enclosed porch; and
3. a side-yard unenclosed porch.

The proposal includes **removal** of:

1. Two park strip trees; and
2. Two trees in the rear yard

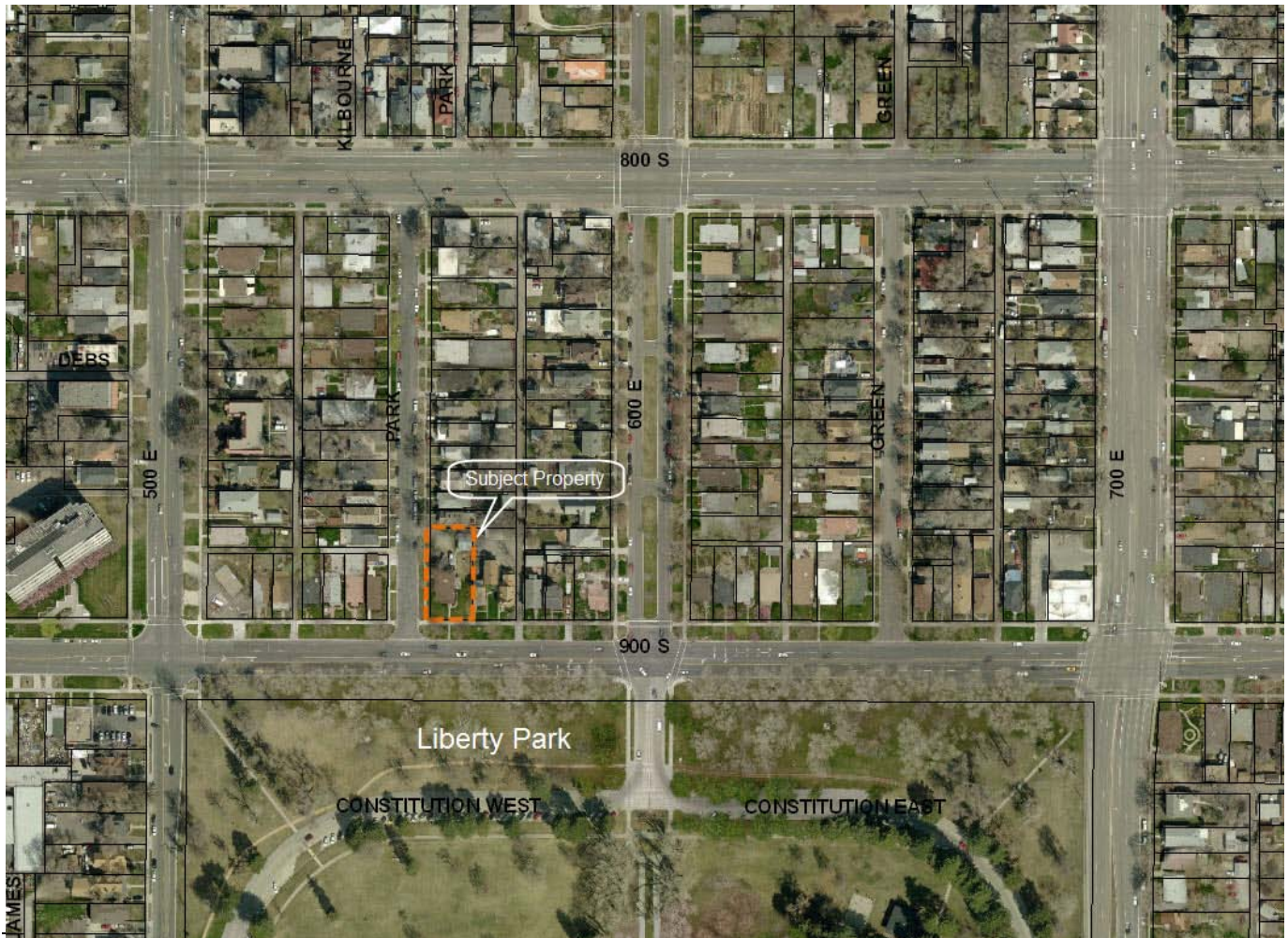
In addition, the proposal includes the following **new construction**:

1. a concrete parking pad area behind proposed addition,
2. a new drive strips and approach leading off Park Street,
3. a three-stall garage addition attached at the rear of the building,
4. a new covered porch and elevated deck area on the east side of the residence,
5. new grade changes,
6. new concrete retaining wall and/or fencing,
7. new park strip trees to replace those removed, and
8. a new pool.

The request is before the Historic Landmark Commission because the proposed garage addition to a significant, contributing structure, within the Central City Historic District is substantially visible from the street and the footprint of the new construction equals 50% or larger of the existing footprint of the house.

<p>C. Site Plans (new) D. Elevations (new)</p>	<p>Staff Recommendation</p> <p>Based on the analysis and findings of this staff report, it is Planning Staff's opinion that the proposed major and minor alterations proposed on the site, meet the intent of the Standards 1 through 12 of the Zoning Ordinance.</p> <p>If the Commission, in its consideration of the proposal, concurs with these conclusions, then Staff recommends that the major and minor alterations be approved with the condition that:</p> <ol style="list-style-type: none"> 1. Final building materials and other minor details be administratively reviewed with Staff prior to issuing a Certificate of Appropriateness. <p>If the Commission, in its consideration of the proposal, does not concur with the conclusions, recommend that the project be denied.</p>

VICINITY MAP



Background

Project Description

The applicant is requesting an addition to a (significant) contributory residence constructed in 1902. The subject property is located at 545 E. 900 S. in the Central City Historic District. The original residence was a single family two-story dwelling, approximately 4,300 square feet in the interior with an approximate total building footprint of approximately 1,393 square feet. Later alterations to the structure included enclosure of a screened porch, as well as construction of an open elevated deck with a stairway added in 1954. There is an existing dilapidated two-car garage on the lot that was originally built in 1939 as a three-stall garage. There haven't been any major alterations to the structure to date.

Public Hearings

On August 4, 2011 the Historic Landmark Commission held a public hearing to consider major and minor alterations to the site. The members of the commission elected to form an architectural subcommittee to review the project with the applicant.

Architectural Subcommittee (ARC) Meeting

On August 10, 2011, Planning Staff, and an Architectural Subcommittee met with the applicant to discuss a variety of different proposals to bring the proposal more in line with the Standards and Design Guidelines. The applicant was provided the option of scheduling another subcommittee meeting or to bring a modified proposal to the Historic Landmark Commission for review. During the meeting, Mr. Loewen presented four different addition configurations to the members. The main concerns expressed at the meeting were that the new addition proposals did not address the conflicts related to massing and the bulk issues of the original proposal. Another important issue raised in relation to attached addition was that the neighborhood context and historic development and garage siting patterns within the Historic District were not reflected in any new design. The applicant's main issues were cost and safety concerns as reasons to build an attached addition serving both parking and additional living space needs. (The minutes from the ARC meeting are attached)

Summary of 2nd Proposal

The applicant, Mark Loewen, submitted a new site plan and conceptual elevations responding to issues raised at the public hearing and the Architectural Subcommittee meeting. The applicant's first choice is to keep the addition and garage attached to the main structure. The height of the addition is proposed to be approximately thirty (30') feet in height, so that the original request for approval of additional height need not be reviewed by the Commission.

The most relevant changes to his proposal are a reduction of the addition size (approx. 100 sq. ft.) through increasing the setback from the street and the lengthening of the connector. The garage stalls have been reconfigured locating two stalls on the north façade utilizing the original curb cut and driveway. The connector has been extended approximately three (3') feet along Park Street and a new porch area has been added to help break up the primary façade to create a greater distinction between the house and the addition section. The connector would be covered with cement-board siding to aid in creating a visual distinction. Only one remaining parking stall is proposed along Park Street, with drive strips proposed rather than solid concrete. Above the parking entrance is a small upper level porch area is proposed. The east side covered porch has been slightly extended and new French doors have been added to access the roof porch area. The pool/deck area and other landscaping has remained relatively unchanged from the first proposal.

Project Details

The applicant has been working with the Building Services Division to ensure that the proposal meets required zoning standards. The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: (Single-Family) 5,000 square feet, 50 feet	No change in lot area or dimensions. Subject lot is approximately 10,545 square feet in size and meets the lot width requirements for the existing single-family dwelling with a mother-in-law apartment unit.	Yes
Maximum Building Height: 30 feet	Maximum height of the proposed addition is approximately 30'. The average height along Park Street on the east side is approximately 26'10" and on the west side 23'7". The average height along 900 S is approximately 29'4".	Yes
Minimum Corner Side Yard (Park Street) Requirements: 10 feet	The proposed garage addition will not exceed the corner side yard as per zoning.	Yes

Interior Side Yards: 10 feet	Site plan shows that the addition meets minimum dimensions.	Yes
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	Site plan shows approximately twenty-five feet (25')	Yes
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty-five percent (45%) of the lot area. For lots with buildings legally existing on April 12, 1995.	Proposed overall building coverage is approximately 29%.	Yes
Accessory Buildings (garages): A detached garage has only a size limit determined by the maximum building coverage of 45%	If a detached garage were constructed it would have to be located 20 feet from the corner side yard sidewalk, and would have to be set back at least as far as the principal structure. It could be placed within the buildable area.	Not proposed
Maximum Height (pitched roof) 17 feet		Not proposed

Analysis: The ordinance makes a distinction between required setbacks for principal and accessory structures. Because the garage addition is proposed to be attached to the principal structure, it is subject to the height regulations of a home in the RMF-30 Zoning District.

The addition is proposed to be approximately 30 feet. The applicant has provided the building height of each home along Park Street and 900 South (rounded to the nearest foot). The average height of homes along the eastern block face of Park Street is approximately twenty-six feet ten inches (26'10"). Because these measurements were taken from the sidewalk, they may represent the average as being up to two feet higher than what exists. The average height of homes on the western block face of Park Street is approximately twenty-three feet seven inches (23'7"). The location and scale of the garage addition would most impact views and the historical context of a pedestrian environment along Park Street. With this taken into account the addition is approximately 4-5 feet higher than the average building height on the block face. The applicant prepared a block face analysis which is attached to the staff report (see Plan Page 8).

In addition, the setback from the sidewalk to building wall is an approximate average of twenty (20') feet along the east side of Park Street. The proposed addition would be located approximately fourteen feet (14 feet) from the sidewalk measured at the entrance to the individual stall bump-out, actually setback from the property line ten feet eleven inches (10'11"). The main wall of the addition has been setback to line up with the existing home.

The garage addition remains highly visible from Park Street and Liberty Park across 900 S. and has great visual and physical impacts to the street and pedestrian nature of the neighborhood. The increased setback of the addition and the reconfiguration of the parking stalls greatly reduces the negative impacts to the site and pedestrian nature of Park Street. The new configuration utilizes the existing curb cut and parking driveway which is in context with the development pattern on the site and within the neighborhood. The new proposal has only one parking stall along Park Street which has greatly reduced negative visual impacts that were part of the first submission.

Findings: Staff finds that the addition may be competing with in size and scale with the main building but the new configuration has greatly reduced the negative effects to the site as it reduces concrete and helps to maintain the pedestrian feel along Park Street.

The new addition would be approximately six feet less than that of the historical structure. The addition still has a great visual impact on the site and to the structure, but the new configuration coupled with new articulations should allow the character of the original structure to remain prominent.

The proposed addition is not in scale with surrounding structures on the block or with the existing streetscape but in evaluating the block, the site is unique in that it is the large “manor” structure located at the end of the block. In summary, the garage addition still has issues in terms of massing and siting, but the new modifications, particularly the reconfiguration of the parking stalls has greatly reduced negative effects to the street, the site and to the prominence and character of the historic structure.

Comments

Public Comments

Staff has received a letter of support from an abutting land owner. (See attached Public Comments)

Analysis and Findings

21A.34.020 H Historic Preservation Overlay District

G. Standards for Certificate of Appropriateness for Altering 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 was constructed as a single-family dwelling and will continue to be a single-family dwelling with a legal mother-in-law apartment.

Findings for Standard 1: No change of use is proposed. The regulations in the Zoning Ordinance would not allow additional residential units to be added to the property.

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 for Standard 2

Basic Principles for porch alterations

Many porches have been added over time which is incompatible with the architecture of a historic building.

When replacing an incompatible porch, one should research the appearance and materials of the original porch including examples of other porches on the house or of other houses of the same period and style that may provide clues about design.

The most important aspects of the project involve location, scale and materials of the replacement porch. It is not necessary to strictly replicate the details of the porch but details should be compatible with the design of the porch and the style of the house.

Applicable Design Guidelines

5.3 If a porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original when feasible. If no evidence of a historic porch exists, a new porch may be considered that is similar in character to those found on compatible buildings. The height, spacing of balusters should appear similar to those used historically.

2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials. In some cases substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model.

Basic Principles for New Additions

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window

design and general form should be compatible with its context.

Applicable Design Guidelines

- 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.
- 8.4 Design an addition to be recognized as a product of its own time.** A subtle change in materials or a differentiation to define a change from old to new construction is encouraged.
- 8.5 Design a new addition to preserve the established massing and orientation of the historic building.** Forms and building orientation should be continued.
- 8.7 When planning an addition to a building, preserve historic alignments that may exist on the street.** Some rooflines and porch eaves on a street may align at approximately the same height, an addition should be placed in a location where these relationships would be altered or obscured.
- 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.
- 8.9 Minimize negative technical effect to the original features when designing an addition.** New alterations should be designed 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.
- 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.
- 8.16 On primary facades of an addition use a solid-to-void ratio that is similar to that of the historic building.** The ratio is the relative percentage of wall to window and doors seen on a façade.

- 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.
- 9.3 Do not attach garages and carports to the primary structure.** Traditionally, garages were sites as separate structures at the rear of the lot, this pattern should be maintained.
- 13.23 Maintain the established alignment of building fronts in the block.** Taller masses should be set back farther from the front façade than smaller structures. In some cases, a setback that is greater than the median setback may be appropriate.
- 13.24 Maintain the rhythm established by uniform setbacks in the block.** It is particularly important that the traditional spacing pattern be maintained as seen from the street. Following a traditional building pattern in order to maintain the historic character of the street. Consider the visual impact of new construction and additions on the neighbors along the side yards. Consider varying the height and setback of the structures along the side yard.
- 13.26 Plan an addition to be in character with the main building, in terms of its size, scale and appearance.** This is especially important in portions of the district where buildings are modest in size and scale and have limited architectural detailing.

Analysis: Staff notes that the project as designed is in conflict with the above referenced Design Guidelines, specifically Design Guidelines, 9.3 and 8.14.

Porch

In terms of Guidelines 5.3 and 2.9, Planning Staff notes that the porch generally meets these guidelines with the exception of the proposed Trex material for the porch railing and balusters, and this is not an artificial material that has demonstrated its durability over time. Because the porch is south facing, UV rays will cause an expedited deterioration of the material including discoloration. Wood railings and balusters would be a more appropriate material. Because there was not an original porch in that location, a new porch should be architecturally compatible with the historic building.

Additions

In terms of Guideline 8.2, 8.3, 13.23, 13.24, 13.26, the historic residence has two primary facades that are highly visible to the street and contribute to the character of the district. The size of the addition is still essentially the same footprint and size as the historical structure and now is setback the same as the same structure along Park Street than the original structure. There connector has been extended along Park Street which has greatly improved the visual distinction of the addition from the house. The applicant has also proposed cement board siding to provide further visual distinction between “structures.” The issues of bulk and the concerns to keep the historic house prominent over the addition have been significantly improved with the new design. The applicant has also proposed a porch area at the connector and is using elements and design from the original porch to keep it in character with the architectural design of the house. Staff asserts that this new configuration does much to keep the addition as physically and visually subordinate as possible while allowing the petitioner to meet his needs in improving his home.

In terms of Guidelines 8.5 the shape and decorative forms use on the walls of the historic house were some of the features used to avoid a smooth walled flat appearance on facades. The historic house has a long

rectangular footprint with a primary façade that is asymmetrical. Although the garage addition roof is similar to the historical home, the size and scale of the garage, the massing and the flat paneled surface emphasize garage addition from the public right of way. The applicant has proposed only one garage stall on Park Street and has proposed a porch addition on top of the stall bump-out to avoid a flat walled appearance and to avoid a box-like addition.

In terms of Guidelines 8.4 and 8.6, the project as proposed has utilized a “link” making the addition distinguishable from the historic building. The link has been extended to further differentiate the addition from the house and break up the bulk visually.

In terms of Guideline 8.7, the proposed garage addition is as close to the street as the primary historic home along the eastern side of Park Street. The rooflines of the addition will now align with those of the original house with the exception of the one garage stall bump-out which will project slightly closer to Park Street.

In terms of Guideline 8.10, the proposed windows on the garage addition are replacement windows. The proposed windows on the addition are a combination of vinyl windows. The profile of the windows will match the original profile of the wood windows on the historic house as best as possible. Matching the sash and its components with the original windows on the house, and the design and profile would be most appropriate for the garage addition. The applicant is proposing stone lintels accenting the windows visible from the street, they would be similar to those used on the historic house. The applicant is proposing steel French doors on the second story of the addition. Staff would recommend that all windows, on every elevation, match the original windows on the house in terms of profile, being setback from the wall.

Ground Level Additions

In terms of Guideline 8.14, the addition should be both visually and physically subordinate to the historic building. The new location and design of the addition allow the historic home to remain visually more prominent than the addition.

Accessory Structures

It is important to note that the Zoning Ordinance treats home additions differently than detached garages. Additions to the home are subject to setbacks for residential structures, and detached garages are subject to separate regulations for size, location, and setbacks. In the RMF-30 zoning district, accessory garages are to be located within the buildable area, as long as they are located in the rear yard, 4' from the home and 10' from any principal structure on adjacent lots. The ordinance would require a detached garage in corner side yards to be no closer than twenty feet (20') from the sidewalk and setback at least as far as the principal structure along Park Street. The intent of the detached garage regulations in Zoning Ordinance is to ensure that detached garages are not visually or physically more prominent than the existing houses.

In terms of Guidelines 9.2 & 9.3 although the garage addition is not technically detached or treated by the ordinance as such, it is the intent and spirit of the ordinance and the design guidelines to address the compatibility of such a residential use and design. Garages should be unobtrusive and not compete visually with the house. The new configuration of the garage addition is congruent with this design guideline.

The Guidelines say that one should not attach garages to the primary structure, if possible. Traditionally on this particular site and within the local historic district, garages were detached and sited to the rear of the property, not attached to the principal structure. Although this is discouraged, the guidelines have been addressed so that that there is as little as possible conflict when an addition is attached.

Findings for Standard 2: The combination of design, size, scale and garage addition location as proposed, is in conflict with Design Guidelines 9.3, 8.14 and 13.23. Based on the analysis above, and the much smaller number of Design Guidelines in conflict with the proposed addition, staff concludes that proposed addition although attached would be compatible with the historic home, allow the historic structure to remain prominent and would protect the pedestrian nature along Park Street.

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

Applicable Design Guidelines

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

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.

Analysis: The garage addition on the rear of the historic home is proposed in a manner such that the building materials and “link” structure make it easily distinguishable. The proposed height, mass, and change in roofline direction also contribute to the recognition of this proposed addition as one of its own time. The garage addition is not integrated into the original structure and the use of similar, but different building materials, would define a change from old to new construction.

Finding for Standard 3: The garage addition is designed in such a manner as to be clearly recognized as a product of its own time and will not create a false sense of history.

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

Applicable Design Guidelines

11.1 Respect historic settlement patterns. Site new buildings so that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space.

13.21 Maintain the character and scale of the side streets in the district. Many side streets, particularly the lanes, have a distinct character and scale that should be preserved.

13.23 Maintain the established alignment of building fronts in the block. Taller masses should be set back farther from the front façade than smaller structures. In some cases, a setback that is greater than the median setback may be appropriate.

Analysis: Staff notes that the garage addition is in conflict with 11.1 and 13.21 guidelines. The location of the existing detached garage, set at the rear of the lot, is historically significant as it is characteristic of the Central City Historic District development pattern. The location and arrangement of garages, as detached and set near the rear of the property, is a key feature of the neighborhood and new garages should be arranged on sites taking this into account. Although the project doesn't retain historical open spaces on the site, modern improvements such as pools are not addressed in the Design Guidelines and is part of this application.

The applicant would prefer to incorporate the garage features into an attached addition. This reduces construction costs and would allow him to make modern improvements to his property and to add a deck and pool area for his family. The current proposal doesn't strictly comply with the above guidelines but allows the applicant to add garage parking, living space and to provide open space on his site to meet his needs.

Finding for Standard 4: The existing garage does not lend itself to the preservation as a historic structure, and given the condition of the building, its demolition would not impair the character of the property. The retention of the existing curb cut leading to the garage doors at the rear of the addition are noted to partially retain the historical parking configuration in lieu of a detached garage.

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

Analysis: The historic home is an example of fine craftsmanship and architecture and should be preserved.

Finding for Standard 5: The design of the proposed porch reflects distinctive features and finishes that are compatible with the historic property. The overall proposal preserves the distinctive features of the home.

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.

Applicable Design Guidelines

1.3 For a replacement fence, use materials that appear similar to that of the original. A painted wood picket fence is an appropriate replacement in most locations. In all cases, fence components should be similar in scale to those seen historically in the neighborhood.

1.4 A replacement fence should have a "transparent" quality, allowing views into the yard from the street. Using a solid fence with no spacing between the boards is inappropriate in a front yard.

1.8 Preserve the historic grading design of the site. Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

Analysis: The applicant is in possession of pictorial evidence showing existing fencing on the site.

Finding for Standard 6: The fencing was approved at the first public hearing and generally meets the Guidelines 1.3, 1.4, and 1.8.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: The proposed work does not include any treatments of historic materials.

Finding for Standard 7: This standard is not applicable for the project.

Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Applicable Design Guidelines

Replacement Doors

It is the policy that doors should be in character with the historic building. This is especially important on primary facades. They should be compatible with the style and type of house.

4.1 Preserve the functional, proportional and decorative features of a primary entrance. If necessary, use a replacement door with designs and finishes similar to historic doors.

Additions

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss of alteration of architectural details, cornices and eave lines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.5 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 facades. A minimum setback of 10 feet is recommended.

Site Grading

1.8 Preserve the historic grading design of the site. Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

Planting Designs

1.9 Preserve historically significant planting designs. For example, a row of street trees is an established historic feature, this should be preserved. Existing trees in such a setting that are in good condition should be maintained.

Analysis: This Standard and the associated Design Guidelines were discussed previously above. It is the opinion of Planning Staff that the addition as designed generally meets this Standard. The proposed building materials for the addition are not necessarily in conflict with the historic residence as proposed. The replacement door for the connector is not in character with the building as the design is modern style in conflict with doors located on the historic building. Staff would work with the applicant to finalize doors or other minor details if the conceptual site plan is approved by the Historic Landmark Commission.

In terms of 1.8, the applicant is considering grading within the interior side yard that is not significantly detrimental and should preserve the overall grading on the site.

In terms of 1.9, the proposal to add new drive strips and an approach will require removal of mature street trees on Park Street. Park strip trees in a historic district often provide a rhythm along the block, as well as shade for pedestrians and should be preserved. The applicant is proposing to replace any street trees and will work with the City.

Finding for Standard 8: The proposed design for the alterations and additions to the residence does not destroy significant cultural, historical, architectural or archaeological material, and generally meets this standard.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: If the proposed garage addition and other minor alterations were approved, the possibility of maintaining the original structure would be possible with the exception of the removal of the enclosed original screened porch at the rear of the property. Other proposed changes could theoretically be removed and the architectural features of the property and the historic integrity of the property could be reestablished.

Finding for Standard 9: The addition and alterations as proposed, for the most part, preserve the original structure in both form and integrity, and if said additions were built and subsequently removed, the original structure would be unimpaired.

Standard 10: Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and

b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Applicable Design Standards for Building Materials for Central City

13.30 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.

Analysis: The applicant is proposing materials for the porch and the garage addition that include brick, asphalt shingles, cement board siding, vinyl windows, Trex and wood.

Finding for Standard 10: As in previous discussion, the proposed materials are generally consistent with the design guidelines for building materials with the exception of the proposed Trex use on the proposed porch. The proposed Trex decking on the porch and the pool deck do not seem to be in conflict with the design guidelines. The proposed wood fences are also consistent with this guidelines.

Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, [21A.46](#) of this title;

Analysis: The applicant is proposing solid brass or cast iron classic parking signs to be affixed to the garage addition between the parking stalls. The signs would not be illuminated and their design appears to be compatible with the structure. The signs are being required by the City's Transportation Division staff due to the setback location of the garage addition in close proximity to the sidewalk. Essentially, vehicles are not allowed to park in the corner side yard concrete driveway, they would have to be parked in the garage addition. If the proposed garage addition were approved by the HLC, the Transportation Division staff is requiring that "No Parking" signs be installed along Park Street indicating that parking is not allowed in the driveway.

Finding for Standard 11: The new "no parking" signs appear to meet the standard and would not change the appearance from the public way significantly.

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 and has been discussed above. Further, the Historic Landmark Commission has adopted a policy document which is discussed below:

9.0 "Driveways," in the "Policy Document – Salt Lake Landmark Commission states, "*Where a new driveway which will replace lawn and/or landscaping is being proposed, the Historic Landmark Commission shall approve drive strips with lawn in between rather than a solid hard surfaced drive to mitigate the change from greenery to hard surfacing. Additional landscaping may be required. The Historic Landmark Commission may require this treatment in cases where solid hard surfaced driveways are being replaced, upgraded, or resurfaced.*

15.0 “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.”*

16.0 “Garages” in the “Policy Document – Salt Lake City Historic Landmark Commission” states, *The Historic Landmark Commission recognizes that garages are a necessary part of maintaining the viability of historic properties and districts, and accessory structures have always been features in the historic landscape of Salt Lake City. However, garages, when not designed to be compatible with the primary structure or when not visually subordinate to the primary structure, can have an adverse effect on the historic character of a district. For this reason, the Historic Landmark Commission should review garages with the following characteristics:*

- a. The garage is larger than 600 square feet;*
- b. The garage creates a substantial presence on the streetscape because it would be located on a corner lot or visible from a public way;*
- c. It is more than one-story in height; or*
- d. It will be used for an auxiliary use that could lead to disruptive activity in a neighborhood.*

Finding for Standard 12: The new modifications to the project have responded to the many Design Guideline conflicts of the original proposal. Staff finds that the project generally meets the standards found in the Historic Landmark Commission’s Policy Document.

**Attachment A:
ARC Minutes**



Salt Lake City Historic Landmark Commission

Architectural Subcommittee Meeting

Petition or Issue: Petition PLNHLC2011-00214, Loewen Major Alterations

August 10, 2011

8:30 am

Room 542 of the City and County Building

NOTES

PLNHLC2011-00214, 545 East 900 South, Certificate of Appropriateness for Major Alterations – A request by Mark Loewen for major alterations to a significant contributing structure located at 545 E 900 S. The proposal is to construct an approximately 1,308 square foot attached garage addition to the primary residence as well as other minor alterations to the subject property. The subject property is located in the RMF-30 (Low-density multi-family residential) zoning district in Council District 4, represented by Luke Garrott. (Staff contact: Michaela Oktay at 801-535-6003, michaela.oktay@slcgov.com.)

Commissioners Davis, Funk and James were present to discuss the issues HLC discussed on August 4, 2011 surrounding the request.

The applicant, Mark Loewen, was present.

Staff members Carl Leith, Janice Lew, Michaela Oktay and Cecily Zuck were also present.

Mr. Loewen reviewed four revised options for the current proposal: A, B, C and D.
(See the attached plans immediately following notes.)

Mr. Loewen expressed that he preferred option B and would rather construct an attached than detached garage.

Commissioner James

- Application needs to net improvement towards the character of the neighborhood.
- Applicant should rethink the mass and position of the garage as current proposal dominates the original structure and block face, is inappropriate for the home and district.

Architectural Subcommittee Notes for August 10, 2011

Discussion of PLNHLC2011-00214

- Mr. Loewen might consider the option of creating an east wing one-story addition to the home and a detached garage, thus creating a rear courtyard feel and allowing for capture of open space to the west and rear of the home. He presented a sketch to Mr. Loewen of what that might look like.
- Concerned that details of the home would be difficult to replicate on the addition as was proposed.
- A one story or one and a half story addition and detached garage would be most appropriate for the home and neighborhood.
- ‘A’ not substantially different from original proposal.
- ‘B’ begins to address the mass and garage orientation, but does not address its incompatibility within context of the site and surrounding neighborhood.
- Dropping the roofline on the addition might reduce the appearance of the mass, but not substantially.
- ‘C’ is most appropriate of presented options, not as evident as a garage.
- ‘D’, while incorporating a detached garage and therefore more appropriate for the district, is a lot more building than would be necessary and does not meet applicant’s desires, is still out of character in terms of mass.

Commissioner Davis

- The addition requires greater differentiation from the home, not necessarily as much in terms of materials as in terms of mass.
- The home is a significant structure on the block and the addition requires thoughtful consideration. The fact that Mr. Loewen is willing to do so was noted and is greatly appreciated.
- The Commission must consider the home and district, but should also encourage reinvestment.
- Something should be done about current additions which are dilapidated and also inappropriate.
- The Commission should also consider that culture evolves and property owners needs do as well.

Architectural Subcommittee Notes for August 10, 2011

Discussion of PLNHLC2011-00214

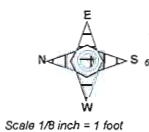
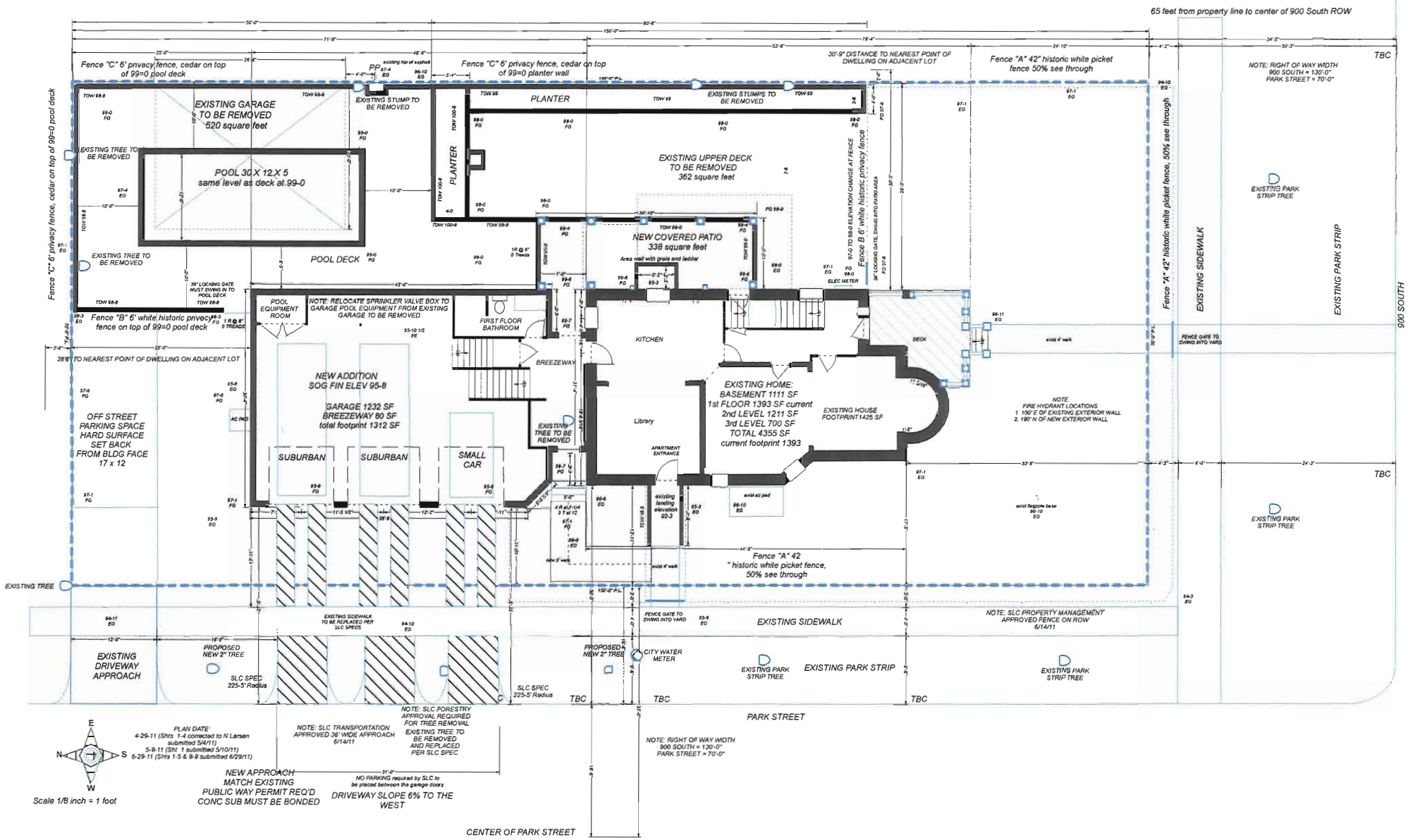
- ‘A’ not much different from original, slightly more detailed.
- ‘B’ most preferable to Commissioner Davis, more visual interest than option C.
- Dropping the roofline on option B might reduce the appearance of the mass.
- ‘C’ is too plain and may look more massive with such plain detailing.
- ‘D’ looks to be too much building coverage on the lot.

Commissioner Funk:

- The Subcommittee is not advocating the redesign of an application in a certain way. Mr. Loewen may choose to submit what he wishes, but can certainly consider any suggestions the Commissioners make and alter the proposal accordingly if he wishes to do so.
- ‘A’ is essentially the same as the original proposal.
- ‘B’ is too massive still; does not fit the character of the neighborhood or location.
- ‘C’ is more subservient to the character of the main structure and Commissioner Funk considered this option most preferred of the four presented.
- ‘D’ is too much building coverage.

Commissioner Davis noted the applicant could return with any of these options to the Commission or redesign and return to the Commission with another altered proposal at a later date. He noted that it was up to Mr. Loewen as to which option he wished to pursue.

Mr. Loewen noted he would think on the matter and get back to staff on what he decides. He briefly discussed the matter with staff member Michaela Oktay.



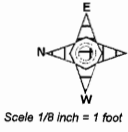
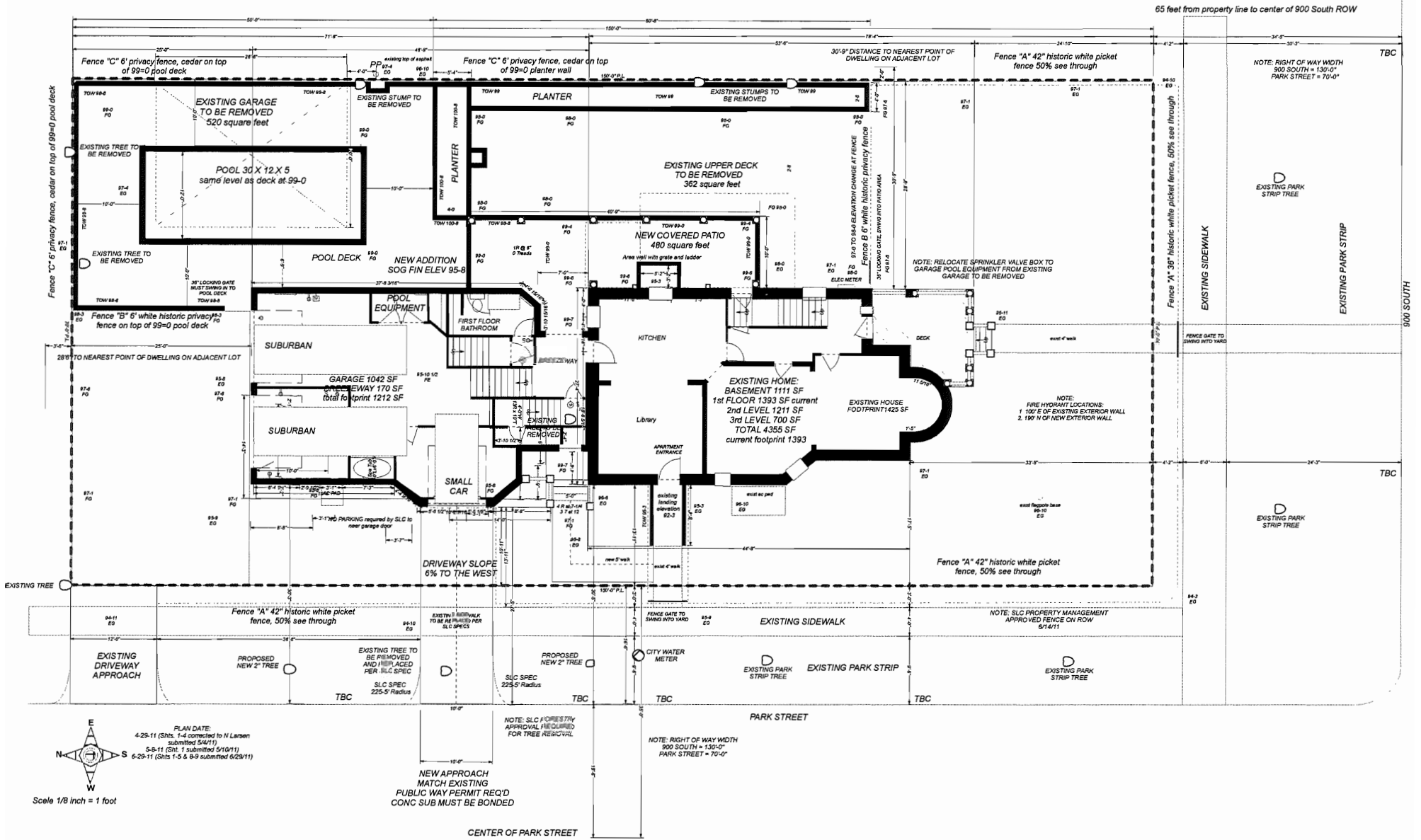
PLAN DATE
 4-29-11 (Sheets 1-4 connected to N Larsen submitted 5/4/11)
 5-8-11 (SN 1 submitted 5/10/11)
 6-29-11 (Sheets 1-5 & 8-9 submitted 6/29/11)

NOTE: SLC FORESTRY APPROVAL REQUIRED FOR TREE REMOVAL EXISTING TREE TO BE REMOVED AND REPLACED PER SLC SPEC

NOTE: SLC TRANSPORTATION APPROVED 36" WIDE APPROACH 5/14/11
 NEW APPROACH MATCH EXISTING PUBLIC WAY PERMIT REQ'D CONC SUB MUST BE BONDED
 DRIVEWAY SLOPE 6% TO THE WEST

NOTE: RIGHT OF WAY WIDTH 900 SOUTH = 130'-0" PARK STREET = 70'-0"

PLAN A

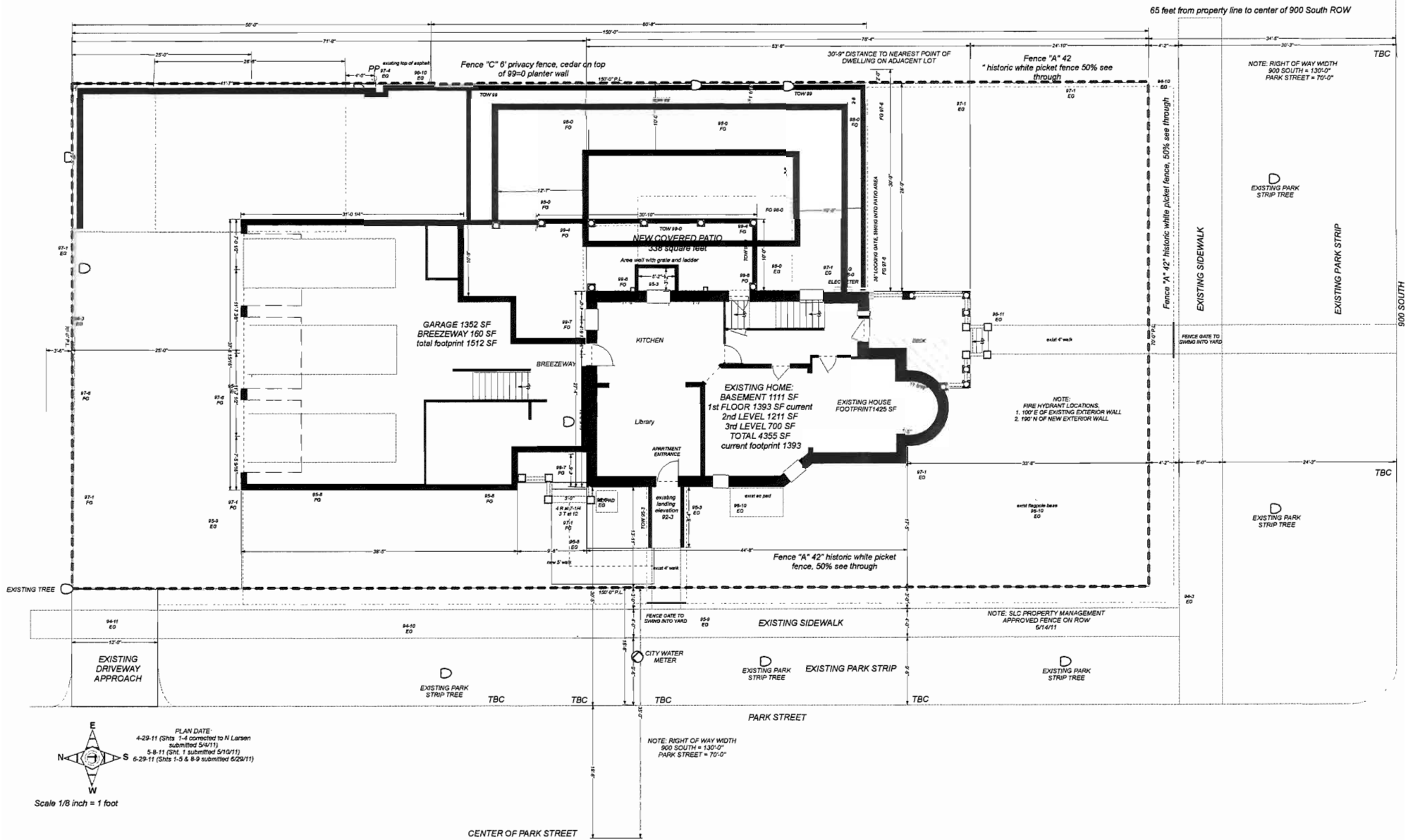


PLAN DATE:
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submitted 5/4/11)
5-8-11 (Sht. 1 submitted 5/10/11)
6-29-11 (Shts. 1-5 & 6-9 submitted 6/29/11)

NEW APPROACH
MATCH EXISTING
PUBLIC WAY PERMIT REQ'D
CONG SUB MUST BE BONDED

CENTER OF PARK STREET

PLAN B



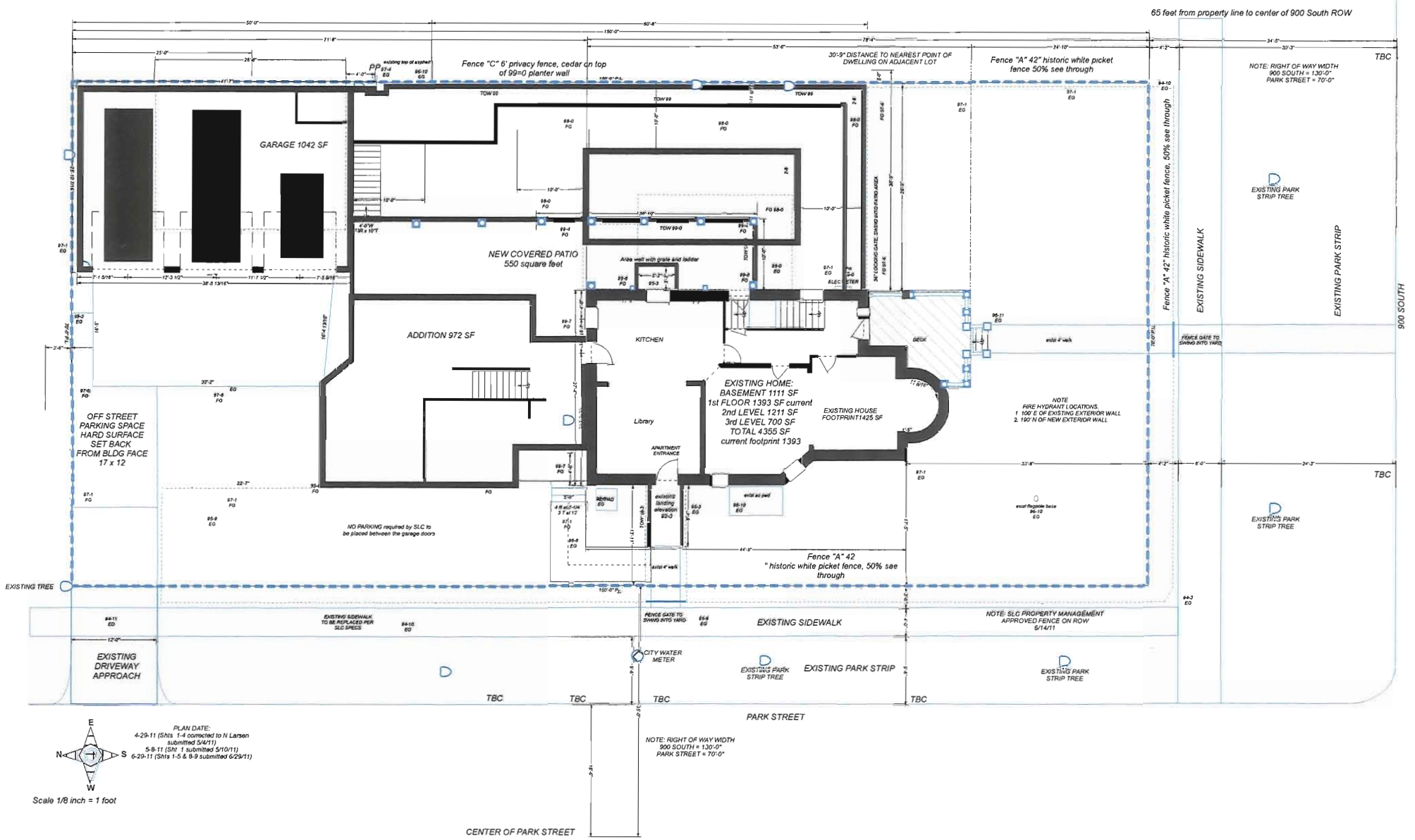
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 5-8-11 (SH. 1 submitted 5/10/11)
 6-29-11 (Shs 1-3 & 8-9 submitted 6/26/11)



Scale 1/8 inch = 1 foot

NOTE: RIGHT OF WAY WIDTH
 500 SOUTH = 130'-0"
 PARK STREET = 70'-0"

PLAN C



65 feet from property line to center of 900 South ROW

NOTE: RIGHT OF WAY WIDTH
900 SOUTH = 130'-0"
PARK STREET = 70'-0"

EXISTING SIDEWALK

EXISTING PARK STRIP

900 SOUTH

FENCE GATE TO DRIVE INTO YARD

NOTE
FIRE HYDRANT LOCATIONS
1. 100' E OF EXISTING EXTERIOR WALL
2. 150' N OF NEW EXTERIOR WALL

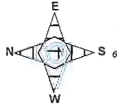
EXISTING PARK STRIP TREE

NOTE: SLG PROPERTY MANAGEMENT
APPROVED FENCE ON ROW
6/14/11

PARK STREET

NOTE: RIGHT OF WAY WIDTH
900 SOUTH = 130'-0"
PARK STREET = 70'-0"

CENTER OF PARK STREET



PLAN DATE:
4-29-11 (SHs 1-4 corrected to N Larsen
submitted 5/4/11)
5-8-11 (SH 1 submitted 5/10/11)
6-29-11 (SHs 1-5 & 8-9 submitted 6/29/11)

Scale 1/8 inch = 1 foot

PLAN D

**Attachment B:
Public Comment**

22 August, 2011

MEMORANDUM FOR RECORD

FROM: MICHAEL J. FLOCCO
SALT LAKE CTY RESIDENT

TO: SLC HISTORIC LANDMARK COMMISSION MEETING
ATTN: MICHAELA OKTAY

SUBJECT: PLNHLC2011-00214 MAJOR ALTERATIONS

1. I am a resident of Salt Lake City. My residence falls within the historical area of Salt Lake City near Liberty Park (859 South Park Street). I am writing in response to the proposed alterations by Mark Loewen for his property at 545 E 900 S. Mr. Loewen and I share a property line, with my property just North of his property.

2. I understand that Mr. Loewen desires to alter and/or renovate his current property. I have discussed his plans in detail with him in person on several occasions. Mark has expressed to me his desire to accomplish these proposed renovations and additions to his property for quite some time now. I have always supported his ideas and welcome the changes that Mark is proposing. Further, as Marks' neighbor, I consider myself very lucky to have Mark and his family here in the neighborhood. He and his family are of great character and it would be very sad to see a good neighbor soured by bureaucratic rules and regulations. I understand the importance of preserving the look of an historic area, but I think Mark's proposal would not tarnish any image that the City would be interested in preserving. To the contrary, I think Mark's additions would greatly enhance the look and feel of this vibrant neighborhood.

3. I hope that my opinion is well received by the Salt Lake City Historic Landmark Commission and I also hope that the Commission approves Mark Loewen's proposal. If necessary, I can be reached via the following methods for further comment:

Email: Mikefalco2001@yahoo.com
Cell Phone: (801) 550-7949

//SIGNED//

Michael J. Flocco
Salt Lake City area resident

**Attachment C:
New Elevations**

HardieShingle Staggered Edge Notched Panel

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.
Size: 48" x 16" planks

WIDTHS 48.00"
EXPOSURE 6"
COLORPLUS® ✓



This product is also available with an unprimed finish.

HardieShingle Straight Edge Notched Panel

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.
Size: 48" x 16" planks

WIDTHS 48.00"
EXPOSURE 7"
COLORPLUS® ✓

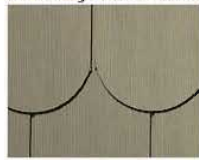


This product is also available with an unprimed finish.

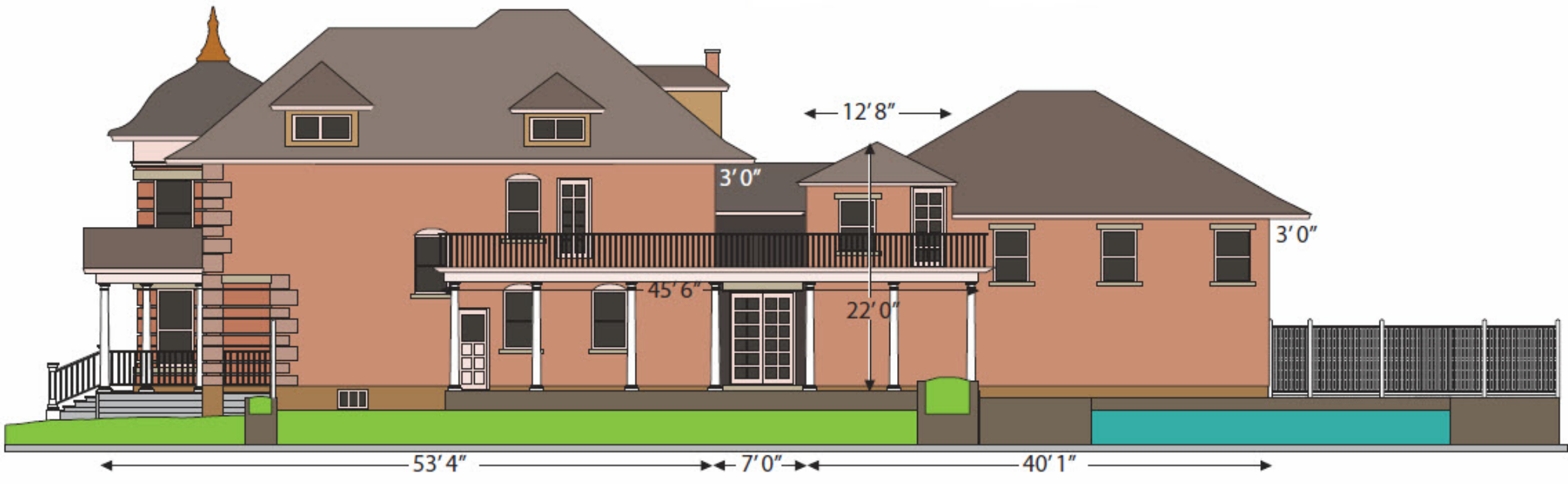
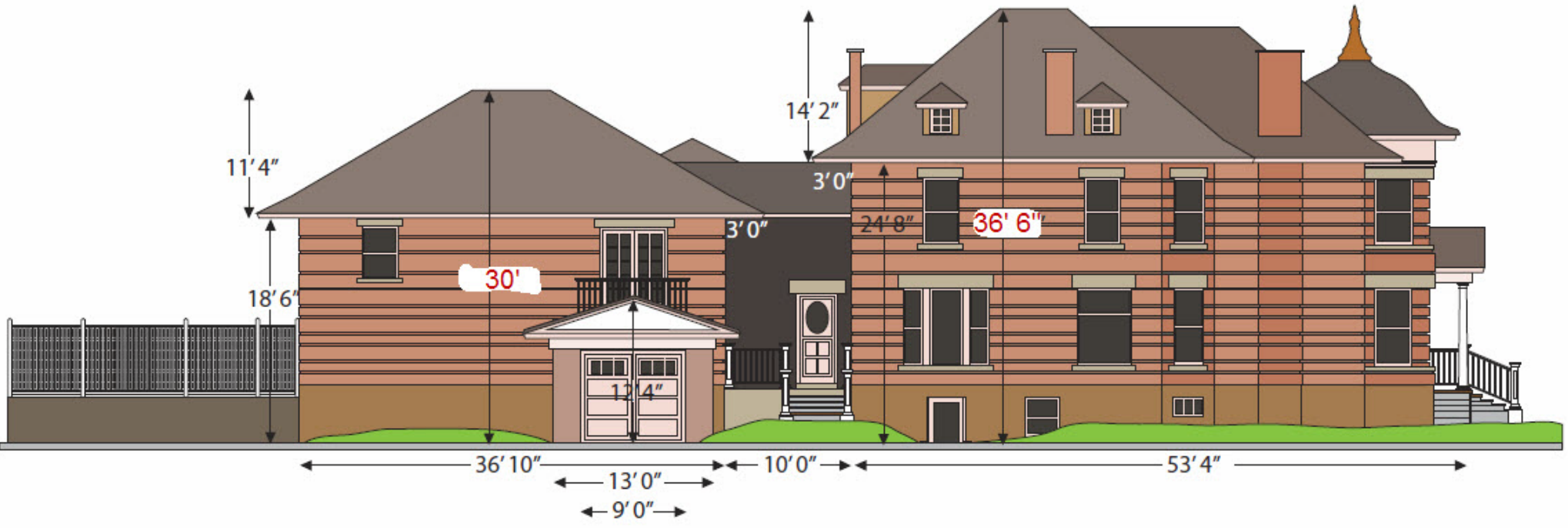
Hardie Shingle Half-Round Notched Panel

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.
Size: 48" x 19" planks

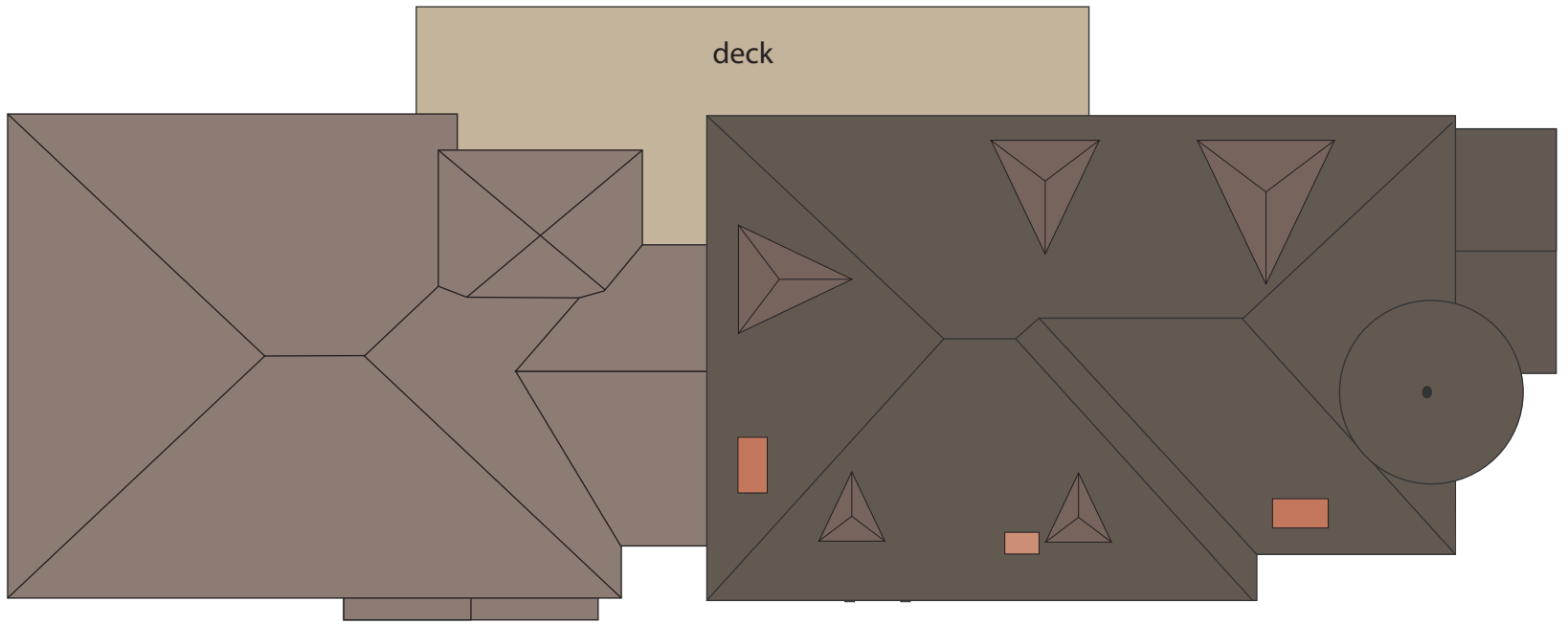
WIDTHS 48.00"
EXPOSURE 7"



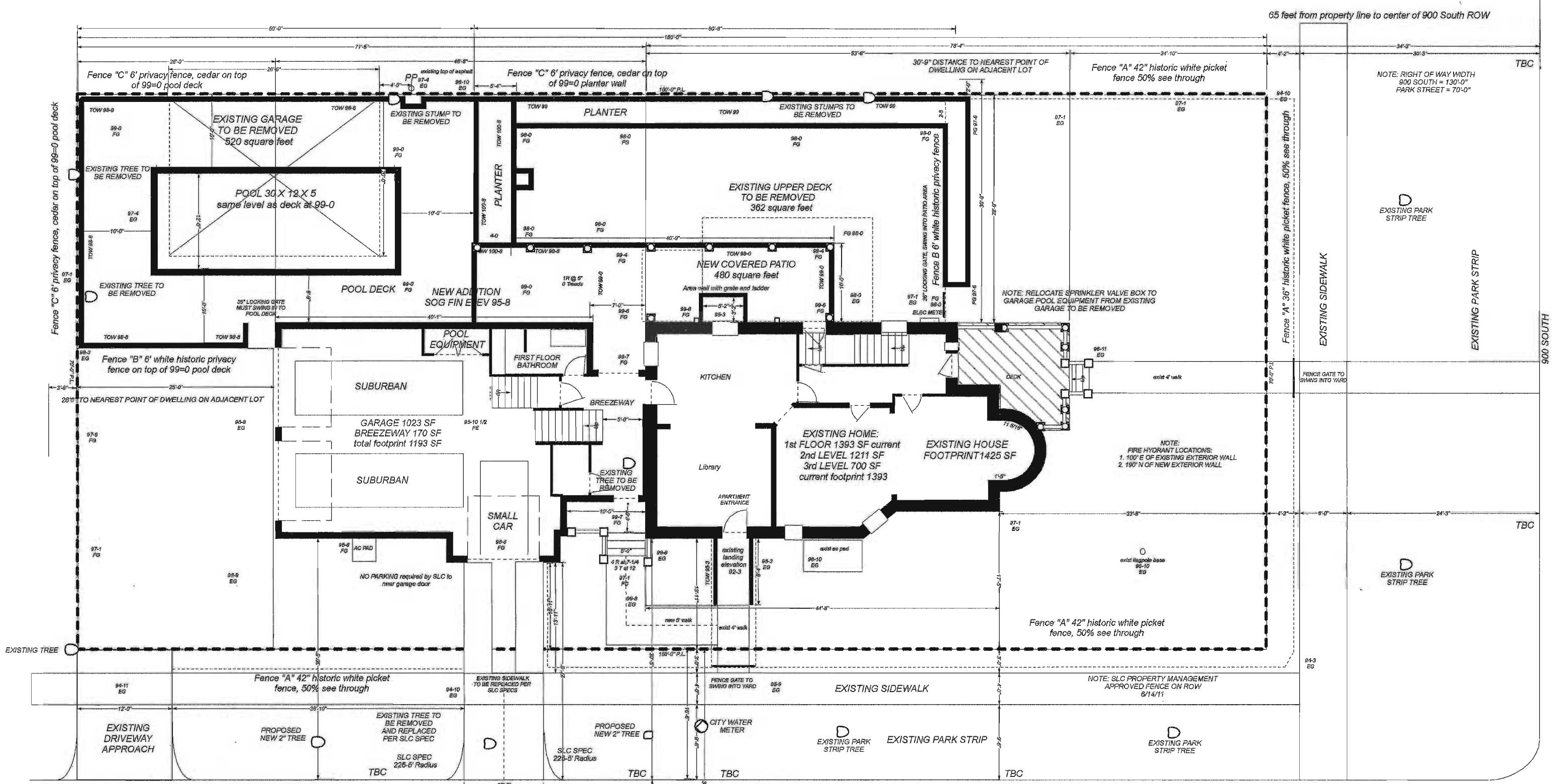
This product is available with an unprimed finish.







**Attachment D:
New Site Plan**



65 feet from property line to center of 900 South ROW

NOTE: RIGHT OF WAY WIDTH
900 SOUTH = 130'-0"
PARK STREET = 70'-0"

Fence "C" 6' privacy fence, cedar on top of 99=0 pool deck

Fence "C" 6' privacy fence, cedar on top of 99=0 planter wall

30'-9" DISTANCE TO NEAREST POINT OF DWELLING ON ADJACENT LOT

Fence "A" 42" historic white picket fence 50% see through

EXISTING GARAGE TO BE REMOVED
520 square feet

POOL 30 X 12 X 5
same level as deck at 99-0

PLANTER

EXISTING UPPER DECK TO BE REMOVED
362 square feet

NEW COVERED PATIO
480 square feet

POOL DECK

NEW ADDITION
SOG FIN ELEV 95-8

SUBURBAN

GARAGE 1023 SF
BREEZEWAY 170 SF
total footprint 1193 SF

SUBURBAN

SMALL CAR

KITCHEN

Library

EXISTING HOME:
1st FLOOR 1393 SF current
2nd LEVEL 1211 SF
3rd LEVEL 700 SF
current footprint 1393

EXISTING HOUSE
FOOTPRINT 1425 SF

NOTE: FIRE HYDRANT LOCATIONS:
1. 100' E OF EXISTING EXTERIOR WALL
2. 100' N OF NEW EXTERIOR WALL

Fence "A" 42" historic white picket fence, 50% see through

EXISTING SIDEWALK

NOTE: SLC PROPERTY MANAGEMENT
APPROVED FENCE ON ROW
6/14/11

EXISTING DRIVEWAY APPROACH

PROPOSED NEW 2" TREE

EXISTING TREE TO BE REMOVED AND REPLACED PER SLC SPEC
SLC SPEC 225-6' Radius

PROPOSED NEW 2" TREE

CITY WATER METER

EXISTING PARK STRIP TREE

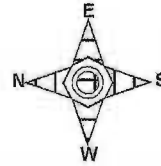
EXISTING PARK STRIP

EXISTING PARK STRIP TREE

NOTE: SLC FORESTRY APPROVAL REQUIRED FOR TREE REMOVAL

NOTE: RIGHT OF WAY WIDTH
900 SOUTH = 130'-0"
PARK STREET = 70'-0"

NEW APPROACH MATCH EXISTING PUBLIC WAY PERMIT REQ'D CONC SUB MUST BE BONDED DRIVEWAY SLOPE 6% TO THE WEST CENTER OF PARK STREET



PLAN DATE:
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Scale 1/8 inch = 1 foot

900 SOUTH

TBC

TBC