

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Engeman Residence-Major Alterations PLNHLC2011-00604 1363 S. Filmore Street

Meeting Date: January 5, 2012

Applicants: Warren Lloyd,
Lloyd Architects representing
Ken Engeman, Owner

Staff: Michaela Oktay,
(801) 535-6003,
michaela.oktay@slcgov.com

Tax ID: 16-16-127-003-0000

Current Zone: R-1/7,000
(Single-Family Residential
District)

Master Plan Designation:
East Bench Master Plan

Council District:
District 5 – Jill Remington-Love

Community Council:
Wasatch Hollow –John Bennion,
Chair

Lot Size:
Approximately 0.17 acres or
7,405 Sq. Ft. in area

Current Use:
Single-Family Residential

**Applicable Land Use
Regulations:**
▪ 21A.34.020 (G)

Attachments:
A. 12/1/11 HLC Minutes
B. 12/12/11ARC Minutes
C. Tax photo & cards
D. 1986 Survey Form
E. Non-contributing
structure Photos
F. Alternative "B" Plans

Request

This is a request by Warren Lloyd, architect, Lloyd Architects, representing Ken Engeman, for major alterations located at 1363 S. Filmore Street in the Westmoreland Place Historic District. The historic home is considered a "significant contributing" structure in the district.

The request is to construct a rooftop addition on the primary residence that would extend towards the rear of the property. The request also includes demolition of an existing accessory structure to construct a new two-story garage. The applicant requests approximately one foot six inches (1'6") of additional garage building height and the Historic Landmark Commission has the authority to grant this additional height. The property is located in the R-1/7,000 (Single-family Residential) zoning district.

Staff Recommendation

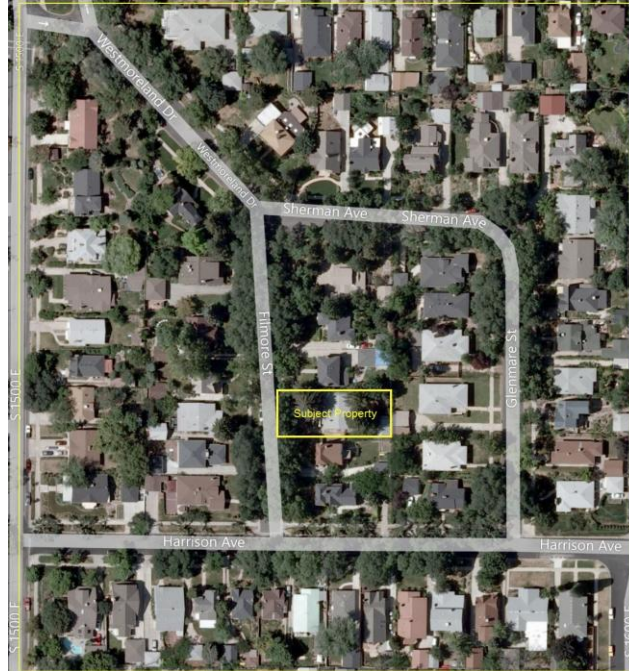
Based on the analysis and findings of this staff report, it is Planning Staff's opinion that the portion of the proposed addition located behind the ridgeline and the proposed garage substantially meets the relevant ordinance standards.

However, the proposed addition that is visible from the street, specifically in front of the ridgeline, does not substantially meet the relevant design standards. If the Commission concurs with the staff analysis and the findings in this report, staff recommends the following options:

1. Deny the request as proposed but approve the garage design without additional height, or
2. Convene a second Architectural Subcommittee meeting and postpone a decision regarding additional garage height after matters concerning a possible rooftop addition have been decided.

If the Commission, in its consideration of the proposal, does not concur with Staff analysis and conclusions, the commission can recommend that the project be approved or approved with certain conditions with the addition of restated findings.

VICINITY MAP



Background

Westmoreland Place Historic District is a subdivision laid out in 1913 by the Dunshee brothers, Earl and C.O. Dunshee, using the then popular Craftsman style for the many bungalows that occupy its lots. The subject property is a fine example of a prominent design that was based on architect brothers, Green & Green's Westmoreland Place in Pasadena, California. Salt Lake City's Westmoreland Place was built to be a restricted residential neighborhood geared towards more affluent individuals. The district is known specifically for its collection of architecturally intact craftsman style bungalows and period revival cottages. The area remains a desirable residential neighborhood on the East Bench of Salt Lake City.

The historic district contains fifty-two (52) primary residences all built within the historic period. The district retains a high degree of historic and architectural integrity as eighty-five (85%) percent of the resources (forty-four (44) properties) contribute to the historic character of the district. However, there have been several examples of two story additions and renovations between 1966 and 2010 that have adversely affected the historic integrity of buildings that lie within the district (Westmoreland Place Reconnaissance survey, 2010).

According to the 2010 reconnaissance survey, the method used to evaluate the properties was based on age and architectural integrity as follows:

A-Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register architectural significance; also, buildings of know historical significance.

B-Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as "A" buildings, through overall integrity is retained eligible for

National Register as part of a potential historic district of primarily for historical , rather than architectural, reasons. The additions do not detract and may be reversible.

C-Ineligible: built during the historic period but have had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D-Out-of-period: constructed outside the historic period.

The subject property was built in 1917 and is rated “A” due to its historic period, style and architectural integrity as it has been unaltered over time.

The subject property is a one-story California Bungalow with a gable roof with distinct cross gable and exposed rafters including purlins and ridge beams with brackets. A character defining feature of the property is that the gabled porch roof is suspended with chains from the front cross gable as well as by the porch posts and piers. It is a “significant contributing” structure in the Westmoreland Place Historic District and according to the 2010 survey, this California subtype is rarely found in Utah.

Public Hearings

On December 5, 2011 the Historic Landmark Commission held a public hearing to consider proposed major alterations to the site. The Commission’s main concerns centered on the effect of a rooftop addition to the significant contributing status of the home, the mass of the proposed rooftop addition, and the effect of a large rooftop addition to the architectural / historic integrity of the structure (for more detail of the public hearing, please review the attached December 1, 2011 Historic Landmark Commission minutes). The members of the Commission elected to table the project and convene an architectural subcommittee to review the project and alternative designs with the applicant.

Architectural Subcommittee (ARC) Meeting

On December 12, 2011, Planning Staff, and the Architectural Subcommittee met with the applicant to discuss two alternate proposals. The applicant was provided the option either of scheduling another subcommittee meeting or to submit a modified proposal to the Historic Landmark Commission for review.

During the meeting, the applicant presented two additional rooftop addition alternatives, labeled B and C. Both alternative designs removed the gabled double dormers as were proposed in the original submittal. The main concerns expressed to the applicant during the meeting were that any addition should be subordinate to the main structure as well as respect the architectural integrity of the historic home. The applicant’s main issue was how to add a complementary addition as well as adequate living space for a family (for more detail, refer to the attached December 12, 2011 ARC minutes).

Summary of 2nd Proposal

The applicant has submitted a new design responding to some of the issues raised by Staff, the Commission at the public hearing and at the Architectural Subcommittee meeting.

The applicant’s proposal would keep the rooftop addition in essentially the same position as originally proposed. However, the originally proposed front dormers have been removed and this would push the addition further back approximately one foot, six inches (1’ 6”) from the west exterior wall line. The addition would be approximately ten feet (10’) from the exterior wall line. The north and south walls would be pulled in approximately six inches (6”) on both sides. As a result of these minor changes, the proposed living area on a second floor addition would be slightly reduced (approx. 50 sq.ft.) in area from the original proposal. The roof

pitch of the proposed addition hasn't changed from that of the first submission. A window schedule has now been provided, the original existing windows would be restored, and new windows would be aluminum clad with wood matching the original windows in design and profile as best as possible.

The architect has submitted: elevations that include trees, a true street view rendering, a rendering with the proposed garage and darker colors and materials used on the proposed rooftop addition. The new elevations have been provided as requested by the ARC members. Although the Historic Landmark Commission does not have the authority to regulate color or color schemes, in response to concerns raised about the mass of the rooftop addition, the applicant has presented elevations using darker tones, to show how this may change perception of an addition as seen from the street.

In summary, the applicant continues to request a rooftop addition including a new garage with additional height.

Proposed Scope of Work

Major Alterations

The subject property has not been occupied for close to a decade, and is in need of general maintenance and repair. The owners are requesting to make major alterations to the property to accommodate for the modern needs of their family of five: a rooftop addition and a new two-story garage.

The current residence is a single family one-story dwelling, approximately 1,600 sq.ft. on the main floor and 700 square feet at basement level, a total area of approximately 2,294 total square feet. It is approximately sixteen feet (16') in height.

Proposed Addition

The proposal would be to construct a 1,114 sq.ft. second level addition to add bedrooms, bathrooms and a laundry area. The addition would also extend the main floor by 496 sq.ft. and expand the family room area, kitchen and eating area. The proposal would add approximately 1,600 square feet of area, nearly double the area as the original house. The proposed total area of the house would be approximately 3,904 total sq.ft. The proposed new height would be approximately twenty-three (23') feet.

The applicant would clad the addition using beveled lap wood siding material with a 5-inch exposure on all elevations. The applicant proposes painted wood for proposed brackets, rafter tails, fascia board and other architectural detailing proposed on the addition. Staggered-wood shingles would be used for all roof covering.

New Garage-Request for Additional Height

There is an existing 386 sq.ft. garage on the lot. The applicant requests approval of additional building height to build a new two-stall, two-story garage (approximately 485 sq.ft.) as part of this petition. The maximum building height for accessory structures in the R-1/7,000 zoning district is 17 feet. The applicant is requesting approximately 1' 6" of extra building height to accommodate for clearance in the storage area above the garage.

The applicant would cover the garage in the same manner as the addition, using beveled lap wood siding material with a 5-inch exposure on all elevations. The applicant proposes painted wood for proposed brackets, rafter tails, fascia board and other architectural detailing proposed on the garage. Staggered-wood shingles would be used for all roof covering.

Project Details

The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
R-1/7,000		
Maximum Building Height: 28 feet	Maximum height of the proposed addition is approximately 22' 7 1/2".	Yes
Interior Side Yards: 6/10 feet	Site plan shows that the addition meets minimum dimensions.	Yes
Rear Yard: Twenty-five feet (25')	Site plan show approximately (30').	Yes
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	Proposed overall building coverage is approximately 34%.	Yes
Accessory Buildings (garages): 50% of footprint of principal structure	50% of 1600 is 800, proposed is approximately 485 Sq.ft.	Yes
Maximum Height (pitched roof) 17 feet	The proposed height is 18' 6", the applicant is requesting 1' 6" in additional garage height.	No

Analysis: The proposed residential addition and the garage would have to meet all zoning ordinance standards as proposed.

The HLC has the authority to determine if the requested garage height would be appropriate and to approve or deny the request for additional building height. Planning Staff asserts that although the proposed garage addition would generally meet the requirements of the zoning ordinance, with exception of the proposed height, there should be no negative cumulative effect on the site or from views from the public right of way if the additional height is granted in conjunction with a rooftop addition. However, the original historic structure is approximately sixteen feet (16') in height and Staff asserts that the garage should remain subordinate to the original structure. Staff is recommending denial of the current addition as proposed, therefore if the Commission concurs with Staff and does not approve the current rooftop addition, Staff doesn't support additional height for the garage. More discussion on this matter is detailed in the Analysis and Findings portion of this Staff Report.

The applicant has submitted a block face building height average of 23'2" for Filmore Street. The proposed addition would increase the height of the subject property from sixteen feet (16') to approximately twenty-two feet 7 inches (22' 7-1/2"). The proposed addition would be less than the current average on the block face, however the block face does not consist of equitable or uniform architectural styles, nor are all structures contributing to the district. Staff asserts that neither the proposed height nor the effect on the block face height average are significant or primary issues at hand. The primary issues are discussed in conjunction with the ordinance standards later in the analysis of this report.

Findings: The proposed garage addition exceeds the height allowed in the R-1/7,000 Zone by one foot six inches (1'6"), if approved it would remain subordinate to the principal structure only if the rooftop addition is approved. The additional height request for the accessory structure would result in negative visual impacts if the proposed rooftop is not approved. Additional findings are found in the analysis and findings section following in this report.

Comments

Public Comments

No public comments have been received.

Analysis and Findings

The horizontal massing and shallow ridgeline of the subject property are character defining features of this bungalow which present major challenges with vertical expansion. The guidelines will be discussed in more detail but generally, the most important issue is to minimize negative effects to the character of the historic house and its architecture, namely the historic horizontal massing and roofline which is an important character defining feature of this unique California Bungalow and consequently retaining the integrity to the greatest extent possible. An ideal scenario would be to construct an addition at the rear of the property completely or to begin a rooftop addition as sensitively as possible at or behind the historic ridgeline.

Standards applicable to Contributing Structure

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;

Applicable Design Guidelines for Standard 1

7.1 Preserve the original roof form. Avoid altering the angle of a historic roof.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.
An addition should not interrupt the original ridgeline when possible.

Analysis: The use of the structure will not change.

The character of the roof is a major feature for historic structures. When repeated along the street the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In this case the historic home is set between two historic two-story structures of separate architectural style which would potentially minimize any negative effect a rooftop addition may have to the visual continuity on the block face. However, Staff asserts that the “pop-top” addition as proposed would have a negative and detrimental effect on the specific character defining features of this significant contributing structure. Additionally it would have a negative impact on the character of the district and would over time change the character of the neighborhood and architectural integrity of the small number of significant contributing single-story bungalows in the district.

The shallow pitched horizontal roof type and building form is character defining for the California Bungalow. Additional character defining features are the broad deep eaves, exposed rafters, brackets and building materials that evoke the structural composition of the building.

The proposed rooftop addition would invariably affect the roofline and building form, but should have no detrimental effect on the other character defining features of the bungalow. The goal of this project is to design the addition to be as compatible and subordinate, maintaining the perceived historic ridgeline to the greatest extent possible. Any rooftop addition of this proportion causes a visual disruption by raising the roofline and would negatively alter the form of this structure. The currently proposed Alternative “B” design, in actuality and as viewed from the street with proposed darkened colors, would dramatically change the characteristic ridgeline and form of the house.

Garage

The garage as designed maintains the character of the site and environment. The materials proposed would complement the historic home and will also be compatible with those used on surrounding structures. The garage is designed in such a manner that it meets the standard but should be subordinate to the historic house.

Findings for Standard 1: No change of use is proposed. The rooftop addition and the scale of the changes to the house do not constitute “minimal” changes to the character of this significant contributing structure. Therefore, the rooftop addition portion of this project appears to conflict with this standard. The garage design does appear to meet this standard with the exception of the proposed additional height.

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;

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

- 1.3 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.
- 1.4 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.
- 1.5 Design a new addition to preserve the established massing and orientation of the historic building.** Forms and building orientation should be continued.
- 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.
- 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.
- 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.

Analysis: Staff notes that the project as designed is in general conflict with several of the above referenced Design Guidelines, specifically Design Guidelines 1.3, 8.2, 8.9, 8.14, and 8.15.

Additions

In terms of the Guidelines, the historic residence has one primary façade and two secondary facades that are visible from the street. The question to ask is if the addition will be subordinate to the structure? Is there an alteration of the character defining features of the property being proposed?

The size of the addition is essentially the same footprint and size as the historical structure and although a large portion of it is located behind the ridgeline of the house and appears it would overwhelm the historic property. The horizontal form of the house is character defining, and significant, the rooftop addition doesn't respect the mass and scale of the house, therefore doesn't preserve the character. The addition is not adequately set back from the historical façade and would not be visually subordinate to the historic building as proposed.

The architect has attempted to create a more harmonious design by removal of the previously proposed gabled dormers with shed style, and has continued architectural elements (deep eaves, exposed rafters, window detailing) on the addition. This is a positive design change. It does not change the fact that the addition would not emphasize the low horizontal emphasis and would dramatically change the character of the house as seen from the street. Staff acknowledges the challenges of proposing an addition, however it is the key horizontal emphasis of form which is a key preservation feature of this property.

Findings for Standard 2: The combination of location, scale, and the vertical effect of the addition is in conflict with this standard. Based on the analysis above, and the number of Design Guidelines in conflict with the proposed addition, staff concludes that the proposed rooftop addition would result in construction that would be incompatible with the historic home, its architectural form and integrity.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not a 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 proposed addition with building materials make it easily distinguishable from the historic structure.

Finding for Standard 3: The addition and garage are designed in such a manner as to be clearly recognized as a products of their 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.

Analysis: The historic home has not been altered. The location of the existing detached garage, set at the rear of the lot, is historically significant as it is characteristic of the Westmoreland 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.

Finding for Standard 4: The proposal meets this standard.

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. Various distinct character defining features of the property would be preserved as seen from the street. Those features include the gabled porch, deep eaves, exposed rafters and other details. However, the horizontal form and massing which emphasize and characterize this historic property would not be preserved.

Finding for Standard 5: The proposal generally meets this standard except regarding the massing and the roofline, which are distinctive features of the California bungalow style and significant character defining features of this home. This standard is not applicable to the garage.

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 applicant is not proposing replacement of any features, only restoration work which can be coordinated with staff.

Finding for Standard 6: 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, any future work can be coordinated with staff.

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

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.

Analysis: This Standard and the associated Design Guidelines were discussed previously above. It is the opinion of Planning Staff that the rooftop addition as designed does not meet this Standard. Staff with accompanying reconnaissance survey information, has identified neighboring rooftop addition/remodel projects within the district that did not allow the properties to be considered “contributing” according to the 2010 survey (See attached E photos of noncontributing structures). The effect of “pop-top” additions, creating a second story on structures within the neighborhood, and consequent effects on their architectural integrity, it is Staff’s opinion that the proposed rooftop addition would have a negative effect on status of this significant contributing structure. In addition, the historic character of the original house, the architectural integrity would be greatly affected, as would the house as perceived from the street.

However, proposed building materials for the addition are not necessarily in conflict with the historic residence as proposed. The proposed architectural detailing carried throughout property would complement the original home.

Finding for Standard 8: Staff notes that the project as designed is in conflict with some of the above referenced Design Guidelines, specifically Design Guidelines 8.2, 8.5, and 8.14. The proposed design for the alterations and additions to the overall residence does not destroy significant cultural, historical, architectural or archaeological material, but is not compatible with the size, scale, and character of the property.

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: The essential form and roofline are important character defining features of the structure and although the proposal would likely compromise the contributing status of the home, the original form of the structure could theoretically be restored. If the proposed addition were approved, the possibility of maintaining the integrity of the original structure may be a possibility. The addition work would be differentiated from the old, however Staff asserts that the addition is not compatible in massing, size and scale to protect the historic integrity of the historic property. The essential form and integrity are not preserved with the rooftop addition as proposed.

Finding for Standard 9: The addition as proposed, would not preserve the original structure in both form and integrity therefore the project does not meet this standard.

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;

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 appropriate materials for the addition and garage which include aluminum-clad or wood windows, beveled lap wood siding, and other wood details that will be incorporated into the eaves.

Finding for Standard 10: The proposed materials are generally consistent with the design guidelines for building materials and the project meets this standard.

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, [Chapter 21A.46](#) of this title;

Finding for Standard 11: This standard is not applicable for the project.

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

Finding for Standard 12: There are no additional design standards.

Attachment A:

**ARC Architectural
Subcommittee
notes**

December 12, 2011

Architectural Subcommittee Notes for December 12, 2011

Discussion of PLNHLC2011-00604



Salt Lake City Historic Landmark Commission

Architectural Subcommittee Meeting

Petition: Petition PLNHLC2011-00604, Engeman Residence

Date: 12/12/2011

Time: 12:10 pm

Staff

Oktay Paterson

Commissioners

Harding Hart Richards

Petitioners

Ken Engeman, Warren Lloyd, Justin Lyons

NOTES

PLNHLC2011-00604 1364 S. Filmore Street, Certificate of Appropriateness for Major Alterations—A request by Warren Lloyd, Architect, for major alterations and a new garage at approximately 1363 S. Filmore Street. The request is for the approval of a rooftop addition on the home, and increasing the allowable height for a new garage. The property is located in the Westmoreland Historic District and the R-1-7,000 (Single-Family Residential) zoning district, in City Council District 5, represented by Jill Remington-Love. (Staff Contact: Michaela Oktay, michaela.oktay@slcgov.com)

Commissioners Harding, Hart, and Richards were present to discuss the issues surrounding the request HLC discussed and tabled on December 1, 2011.

Architectural Subcommittee Notes for December 12, 2011

Discussion of PLNHLC2011-00604

Warren Lloyd presented a survey of Westmoreland Place Historic District, showing one and two story building levels and block face averages along Filmore Street. He clarified the number of two-story structures in the Westmoreland District (40% total) and 58% on Filmore Street.

He also reiterated that the height average on Filmore was 24' 6" (excluding applicant's property) as an estimate, and the adjacent homes were approximately 27' and brick Tudor style. He explained that the new addition would actually bring the block face average down on the street. Polly Hart's concerns were not the block face average on the street but staying true to the form of the subject property. Sheleigh Harding's concern was how the drawings could be changed / shaded to make the addition look less massive.

Warren Lloyd and Ken Engeman reviewed 2 revision options for the current proposal: B and C. Options A and B have the same floor area, Option C has slightly less. (See the attached map and plans immediately following notes.) The type of exterior finish, cement pebble plaster, was discussed as unique for this style of Bungalow.

Commissioner Harding

- Mr. Engeman might consider the importance of material use, that this will be essential to make sure that the rooftop addition is as subtle as possible.
- Discussed repeating plaster on rooftop addition but also the difficulty of finding right contractor with skill to match plaster.
- Would like to see the rooftop addition appear less dominant, thinks that darker colors and material treatment can achieve this.
- Pictures presented by Architect show white or light addition, perhaps show rendering with darker color, to aid in perception of addition.

Commissioner Hart

- Project concerns are that addition be appropriate and true to the structure, not necessarily the context of the structures in the neighborhood as a main concern.

Architectural Subcommittee Notes for December 12, 2011

Discussion of PLNHLC2011-00604

- Agreed with Dave Richards that the pop-top addition seemed too massive.
- The addition should be setback behind the ridgeline if at all possible, but understands the structural challenges if this cannot happen.
- Perhaps carry the original exterior cement stucco on the 2nd level.
- There are concerns about the addition and its effect on the contributing status of the home.
- The home is a significant structure on the block and the addition requires thoughtful consideration.
- Remove triangular windows on rendering, they detract from proposal and create confusion.
- Useful to show rendering with and without front trees.

Commissioner Richards

- Original design renderings make rooftop addition appear quite massive, coupled with the addition of a new two-story garage, the proposal show a lot going on on the site.
- Option B doesn't seem to detract as much from the original house.
- Could possibly lower plate height to bring the addition down a bit as an alternative.
- Would rather see the pitch height of the rooftop addition match the house.
- Doesn't believe the narrowing of the addition from the street view will change how it is viewed necessarily, believes that darker color or treatment on the rooftop addition would help reduce the perceived mass.
- The open rafters on the addition (as viewed from the front) are beneficial as the bottom two gables grab your attention.

The Commissioners noted the applicant could return with any of these options to the Commission or redesign and return to the Commission at a later date as the original request was tabled. The Commissioners were in consensus that the presented option "B" was preferable to the other options. It was requested that the future plan submission by the Architect include:

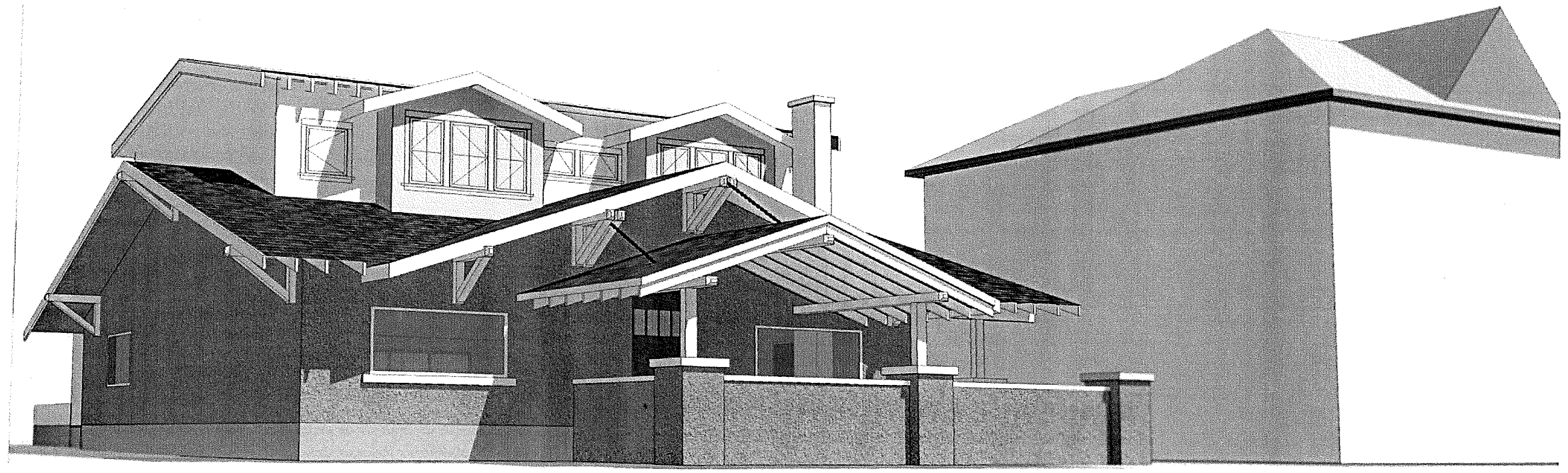
- true window design on renderings including window schedules
- color/shade on the addition drawings to show subtle changes in perception
- a rendering with and without front yard trees
- show street view and sidewalk view of house with addition and garage

Architectural Subcommittee Notes for December 12, 2011

Discussion of PLNHLC2011-00604

- perhaps compress the rafters and make them darker than the rafter tails on first floor (perhaps instead of 8” maybe 5”)
- include more building material detail

Mr. Engeman and Mr. Lloyd noted that they had building materials and other details to discuss further and that they would submit new plans and renderings to Staff as soon as possible. The Commissioners noted that it was up to the applicant as to what option they wished to pursue, but they look forward to the next public hearing.



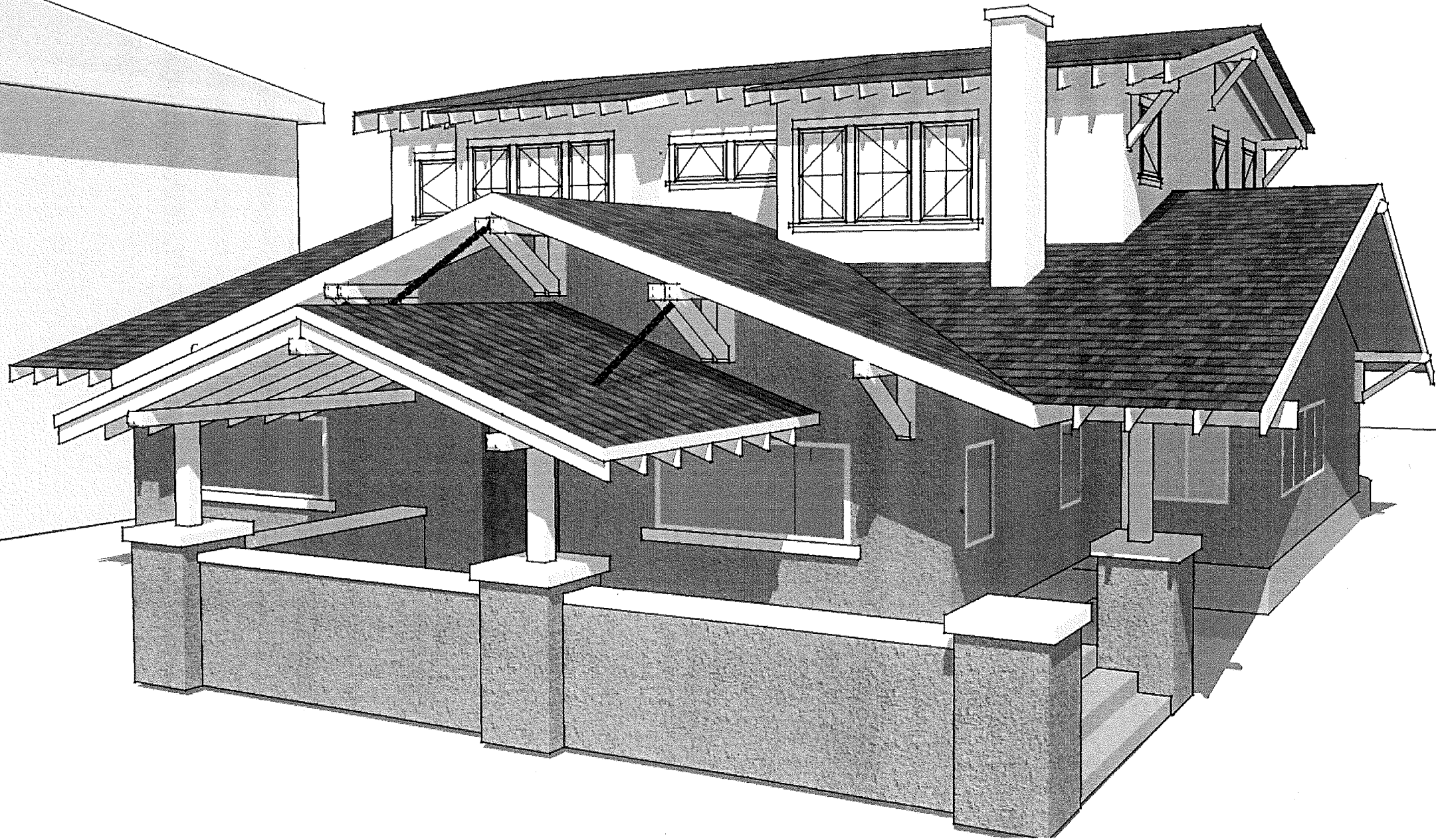
MR. KEN ENGEMAN HOUSE
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
DEC. 12, 2011

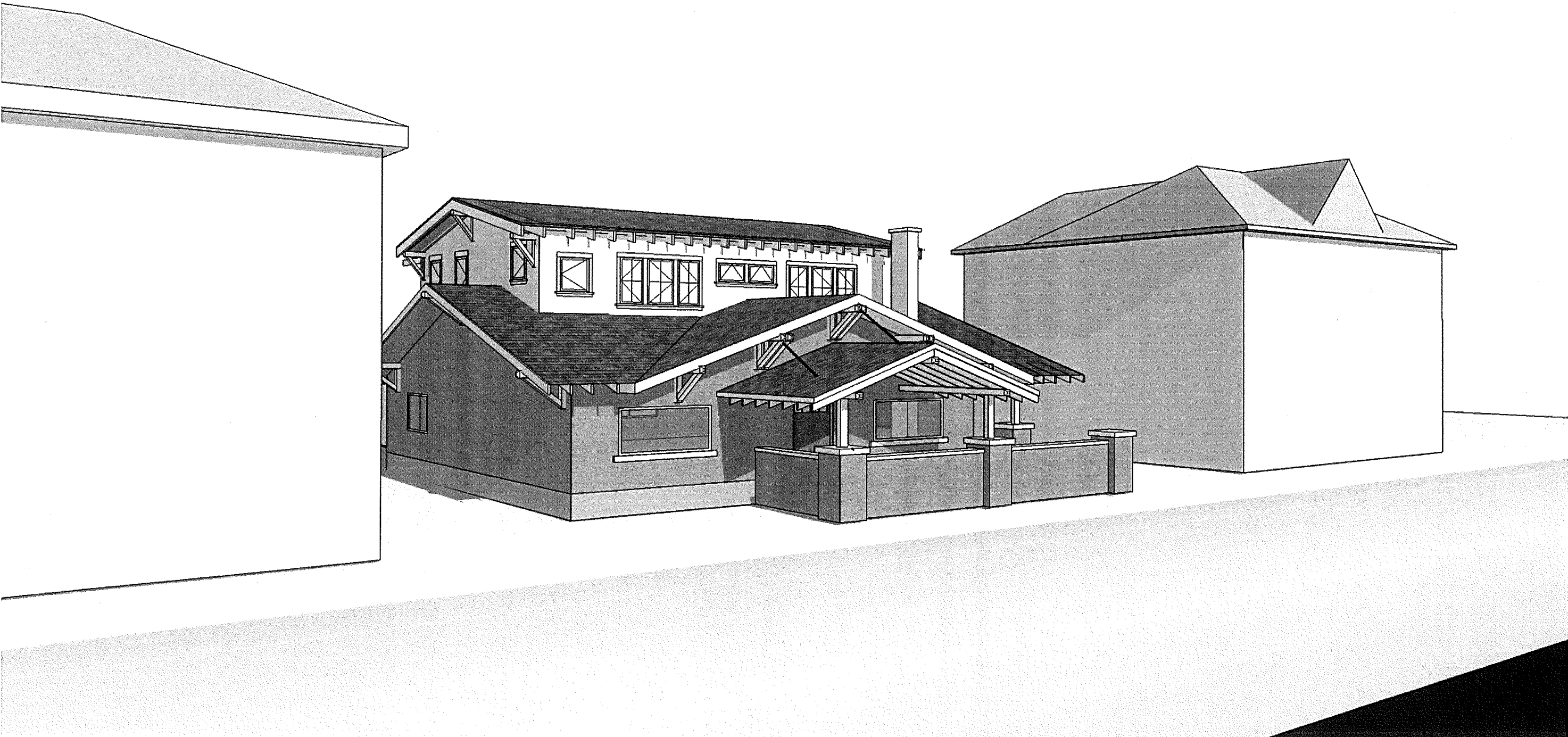
PROPOSED
OPTION A

Lloyd Architects
573 East 600 South
5308 Ballard Ave. NW
(801) 328-3245
Salt Lake City, UT 84102
Seattle, WA 98107
(206) 931-5524

A - ORIGINAL



OPTION B



OPTION C

Lloyd Architects
573 East 600 South Salt Lake City, UT 84102
5308 Ballard Ave. NW Seattle, WA 98107
(801) 328-3245 (206) 931-5524

MR. KEN ENGEMAN HOUSE
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
DEC. 12, 2011

OPTION C

Attachment B:

**Historic Landmark
Commission
Minutes**

December 1, 2011

Landmark Commission approve the exception for the grade change and approve the proposal. Commissioner Davis seconded the motion

Commissioner Richards stated the proposal was for additional height as well.

Commissioner James stated he amended his motion to include the additional height. Commissioner Davis agreed to the amendment.

Commissioners Hart, Richards, Bevins, Funk, Harding, James and Davis voted *Aye*. The motion passed with a 7-0 vote, Chairperson Oliver did not vote.

[7:12:24 PM](#)

PLNHLC2011-00604 1363 S Filmore Street Certificate of Appropriateness for Major Alterations – A request by Warren Lloyd, Architect, for major alterations and a new garage at approximately 1363 S. Filmore Street. The request is for the approval of a rooftop addition on the home, and increasing the allowable height for a new garage.

Ms. Oktay reviewed the application as presented in the Staff Report. She stated based on the analysis and findings of the staff report, it was Planning Staff's opinion that the rooftop addition proposal did not substantially meet the relevant design standards for alterations to the significant contributing property in the Westmoreland Historic District. She said Staff found that the new garage generally met the standards of the ordinance with the exception of the additional height request. Ms. Oktay stated it was Staff's recommendation for the Commission to convene an Architectural Subcommittee to review the design options with the Applicant and make a decision as to the additional garage height after matters concerning a rooftop addition were decided.

Commissioner James asked if the proposal included new addition only or any restoration work of the existing structure.

Ms. Oktay stated it was mostly for the addition.

Commissioner Richards asked when the survey to determine the contributing status of the structure was conducted.

Ms. Oktay stated it was fairly recent but she did not have an exact date.

Chairperson Oliver stated the survey was conducted about a year and a half ago.

Commissioner Richards asked if Staff was saying the other structures listed in the application that were non-contributing were made non-contributing by their additions or they were non-contributing prior to the additions.

Ms. Oktay stated as part of the survey they were considered contributing because of the additions.

Commissioner Hart stated looking at the homes it looks like they were non-contributing because of the second story additions.

Commissioner James asked why the second story addition made it non-contributing.

Ms. Oktay stated the survey did not specify but it was possibly not only the pop top addition but also a large addition in the back.

Commissioner James stated in his opinion the style of the subject house was one that he would deem appropriate for the addition of a pop top style addition as it clearly fit into the language. He asked why the addition, itself, would take away the contributing status of the home.

Ms. Coffey, Assistant Planning Director, stated it was because the original structure would lose its physical integrity and was not how the home was originally constructed.

Commissioner James asked if it had been toward the back did it still lose the contributing status.

Ms. Coffey stated because a rear addition was not readily visible and would not probably change the main architecture of the building it would not change the contributing status.

Chairperson Oliver explained how the surveys are conducted and that it was up to the judgment of the surveyor as to whether a large roof top or rear addition detracted from the home's original appearance enough to change its rating to non-contributing from contributing.

Mr. Joel Patterson, Planning Manager, stated the fact that the proposed addition stepped back from the front of the house needed to be a consideration as there were roof top additions in the area that did not have the stepped back feature.

Mr. Warren Lloyd, Architect, stated there were no local design guidelines for Westmoreland and since the craftsman bungalow was one of the significant houses in Westmoreland he thought it was important for a building typology study to be included in the report. He stated there were four non-contributing bungalows in the existing survey presumably because of additions. Mr. Lloyd reviewed the homes in the area that were non-contributing and what features caused them to be non-contributing. He stated a home at the end of the block with a second story addition was closer to the proposed project than other homes on the street. Mr. Lloyd reviewed the plans and layout of the proposed addition as presented in the Staff Report. He reviewed each of the ordinance standards Staff indicated as cause for denial and explained how the project actually

met each required standard. Mr. Lloyd reviewed the plans as presented and the alternate plans available that might be more appealing to the Commission. He said in the proposal was a good example of additions currently allowed in Westmoreland. He asked the Commission to approve the proposal, either what was drawn or option B, or in the alternate to request a review committee allowing further review of the application.

Commissioner James asked if there were limits that prevented the Applicant from extending the back of the home.

Mr. Lloyd stated he had reviewed the setbacks for the property and explained an addition to the rear of the home was planned for a family room. He stated not all of the desired programming would fit into the rear addition.

Commissioner Richards asked if the Applicant had considered the option of designing the second story as a central gable, in a sense stacking up a third gable from the porch.

Mr. Lloyd stated they had and it was not compatible with the existing home. He stated they felt the addition needed to be horizontal in nature.

Commissioner James asked about the relationship with the front right dormer and the building mass to the chimney.

Mr. Lloyd stated it was close and it might be too close. He stated it worked but placed the eave line close to the chimney stack. Mr. Lloyd said alternate B replaced the two gable dormers with a shed dormer and might be an easier way to resolve the issue. He said the owner would like to retain the fireplace. Mr. Lloyd stated a window schedule was submitted that indicated the amount of restoration that was planned for the home. He stated a majority of the main floor windows would be restored with original windows in the same openings. Mr. Lloyd stated new windows were proposed for the addition.

Commissioner Richards asked if the large fixed, glazed panes were original.

Mr. Lloyd stated they were as far as they knew there was not any proof that the windows were not original and would be restored as such. Mr. Lloyd stated the windows were an interesting detail that made the front of the home unique. He spoke of the unique details of the front porch gable and the aspects of the home that needed to be protected.

Mr. Ken Engeman, Property Owner, thanked the Staff for their help with the process. He stated his desire to keep within the history of the home and make the addition look as if the original contractor had designed it that way. He stated the neighbors were in favor of the project and he was willing to do what was necessary to make the project fit with the area.

PUBLIC HEARING 7:45:36 PM

Chairperson Oliver opened the Public Hearing. No one in the audience wished to speak on the issue.

Chairperson Oliver closed the Public Hearing.

EXECUTIVE SESSION 7:45:47 PM

Commissioner Bevins stated the question was did the Commission allow a house to expand upward with a pop top addition.

Commissioner Richards stated the lot was narrow and normally an addition to a bungalow would be at the rear of the main floor as to not disrupt the form of the home. He stated historically there were quite a few two story bungalows of the same design in the area therefore, roof top addition did not change the style but definitely changed the impact to this particular house.

Commissioner James asked the Commission for their opinion if the standards actually applied to this condition or was it meant for a different building typology such as additions off the back. He stated as he read through the standards he did not know if all the standards could be applied in every case every time.

Commissioner Richards stated most of the standards, referenced in the Staff Report, were aimed at additions on the ground level or ground level with a tall roof but none of them seemed to address a roof top addition. He stated given the restrains of the lot and the flat roof slope of the home there were not many options for an addition.

Commissioner James stated the style and lot size of the subject home restricted the placement of an addition any place but on the roof. He said if the Commission restricted additions on that style of home they would be essentially restricting any future development on small lots with low sloped roofs.

Commissioner Bevins ask where the issue of historical integrity applied.

Commissioner James stated the standards did not prohibit changes from being made but the changes needed to be sensitive and not disrupt what was valued in the original structure.

Chairperson Oliver stated the scale of the proposed addition was one of the bigger issues because it nearly doubled the size of the house.

Commissioner James asked if as a Commission they were concerned solely with the historical integrity of individual houses or were they looking at the broader context of the neighborhood. He stated the first thing he noticed on the field trip was that the subject house was swamped by its neighbors.

Chairperson Oliver stated she could not remember if the houses to either side were original or if they had additions but that was historical context. She said there were a number of little tiny bungalows, such as this one, maybe not on the same block face but in the area that had not been altered. She asked how much addition could a house handle and still retain its integrity.

Commissioner Hart stated the two houses to the south were two story houses that had not been altered but were almost the only two story houses in the district as most of the houses were bungalows. She said she agreed with Chairperson Oliver that the addition was overwhelming.

Commissioner James asked if it was the scale of the addition that was the concern.

Commissioner Harding stated the addition would not meet standard 8.14 which was to keep the addition physically and visually subordinate to the historic building. She said that was what the Commission was struggling with because it was a huge addition to the home and could not be subordinate although it met the setback standard.

Commissioner Hart stated it was not that she disliked the addition but if she were conducting a survey she would list the subject home as non-contributing because it no longer was the same form.

Commissioner Richards clarified that Commissioner Hart was saying non-contributing with the addition.

Commissioner Hart stated that was correct because with the addition the structure would no longer be a horizontal bungalow.

The Commission debated whether or not the addition would be allowed if it were considered a rebuild and not an addition and what the contributing status would be of the home.

Commissioner Richards asked if the Commission would be opposed to the proposal as a rebuild instead of an addition.

Commissioner Hart stated they might but it still would be a non-contributing building as there are a lot of pop tops in the neighborhood and none of them are contributing in the survey.

Commissioner James stated he disagreed and would say that every pop top on the street today was contributing to the character of the neighborhood.

Chairperson Oliver stated it may contribute to the character of the neighborhood and it may be a nice looking addition to the home but under the way the guidelines and the standards of the City were written the addition did not comply.

Commissioner James stated the standards were written to preserve character. He stated he thought it was a philosophical approach to preservation because he had seen many pop tops in the area that were much worse and they had a detrimental effect to the character of the district. He said what he saw on the field trip did not erode the historic character of the neighborhood but the homes contributed to it in their own way outside of the language of preservation.

Chairperson Oliver stated it was the job of the Historic Landmark Commission to work within the language of historic preservation.

Commissioner James stated it was the Commissions job to interpret it.

Commissioner James stated based on the guidelines this could happen behind the ridge line and be less characteristic of the house when it was approved.

Chairperson Oliver stated it did not have to happen behind the ridge line but had to be subordinate and meet the standards not the guidelines. She read the standards that applied to the project and how the project did not met them.

Commissioner James asked how often in the last few meetings the Commission had allowed roof top additions.

Commissioner Hart stated they had allowed roof lines to be raised but no second story roof top additions.

Commissioner Harding stated she like the idea that the Applicant was receptive to an Architectural Subcommittee. She said there were alternate plans that would possibly be less massive therefore, the Commission should go with the Staff's recommendation.

Commissioner Bevins stated the drawings, submitted at the meeting, without the top gable seemed more acceptable.

MOTION 7:57:45 PM

Commissioner Harding made a motion regarding PLNHLC2011-00604 to concur with Staff's analysis, findings in the Staff Report and recommendation for the Historic Landmark Commission to convene an Architectural Subcommittee to review the design options with the Applicant and make a decision regarding the additional garage height after matters concerning the roof top addition are decided. Commissioner Hart seconded the motion.

Commissioner James asked what was hoped to be achieved in the Architecture Review Committee or was it to reprogram the house.

Commissioner Harding stated it was to look at the alternate designs and see if there was something that would be a little more subordinate.

Chairperson Oliver said with the understanding that subordinate may require reprogramming to a greater or lesser extent.

Commissioner Funk asked if the garage was to be approved or if it would be decided later.

Chairperson Oliver stated the motion indicated the garage would be addressed after a decision is made on the addition.

Commissioners Hart, Richards, Bevins, Funk, Harding, James and Davis voted Aye. The motion passed with a 7-0 vote Chairperson Oliver did not vote.

Commissioners Richards, Hart, James and Harding will be on the Subcommittee.

8:02:39 PM Five minute break.

8:12:23 PM

Ms. Coffey stated the City Council had adopted the Preservation Philosophy and the Legislature would start meeting at the end of January. She said Staff was now working on the amendments to the ordinance regarding designation of local historic districts to incorporate the City's preservation philosophy and address the Legislatures expectations. Ms. Coffey explained the tight schedule, which would need to be followed, to move the document along in the process.

8:14:31 PM

PLNPCM2009-00628, Commercial Design Guidelines The Salt Lake City Planning Division has drafted a new section for the design guidelines use by the Historic Landmark Commission to make design review decisions for properties with local historic designation. This supplemental information will provide guidance for commercial properties. The petition requires the Historic Landmark Commission to forward a recommendation to the City Council.

Ms. Janice Lew, Senior Planner reviewed the updates to the draft document as outlined in the Staff Report noting the following:

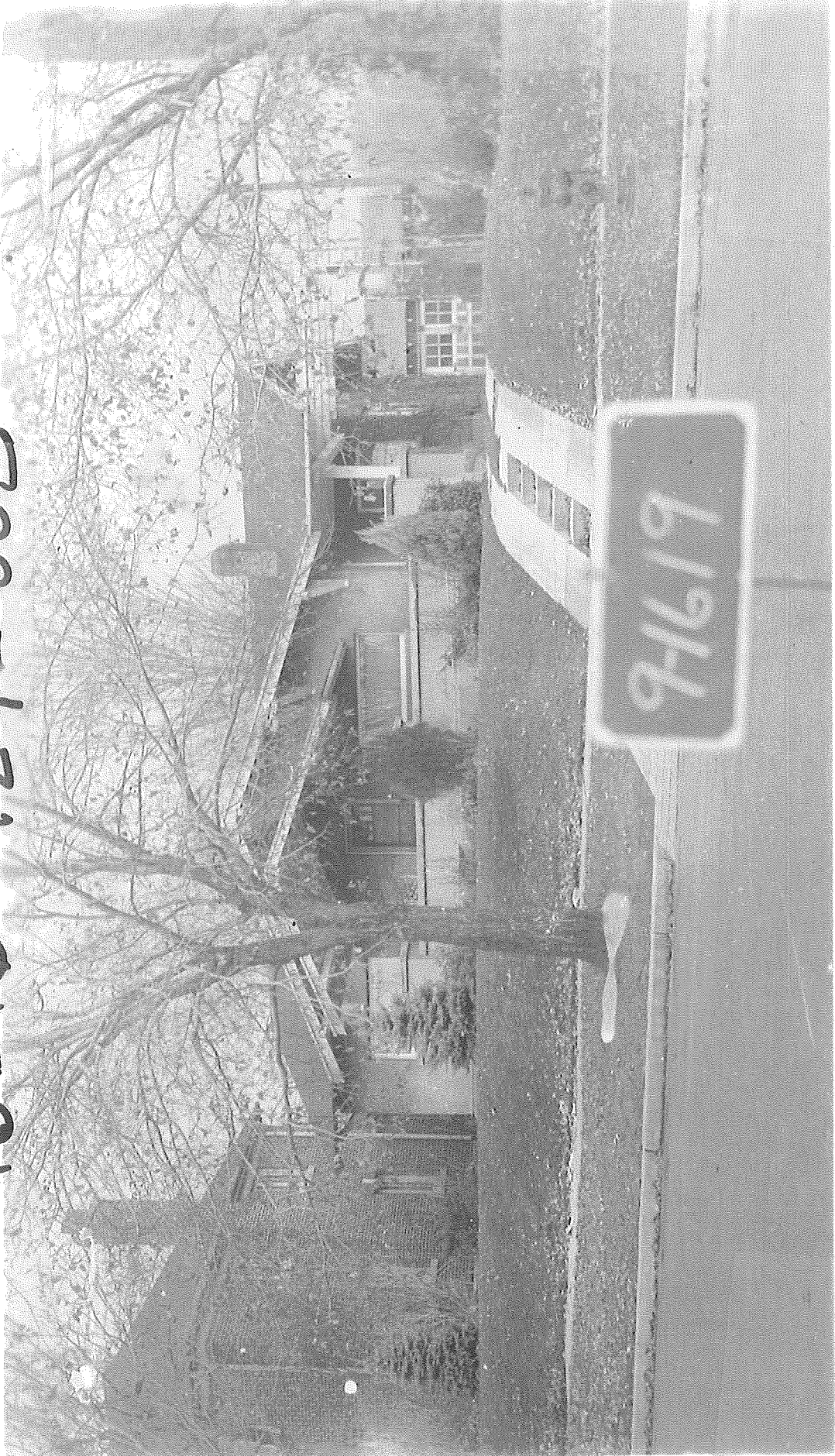
- The draft includes the "Historic District" section which was inadvertently omitted in the November 3, 2011 draft. Discussion in this section has been simplified to focus on commercial properties
- Several chapters include and Additional Information section
- A communal introductory section will be crafted for the Residential, Commercial and Sign Design Guidelines.

She stated Staff was asking the Historic Landmark Commission to continue the Public Hearing regarding the Design Guidelines for Commercial Historic Properties and provide Staff with any additional commentary on the document.

The Commissioners discussed the difficulty in knowing what additions and corrections had been made from the prior discussions as there were no indications of such changes. They stated due to the length of the document it would be an advantage to know what changes were being made.

Attachment C:
Tax Photos &
Appraisal Cards

16-18-171-003



approximately 1938
Tax Appraisal photo

Owners Name _____
 Location 4-5 1st St. No. 1363 Williams
 Kind of Bldg. Res St. No. 1363 Williams
 Class 7 Type 1 2/3 4. Cost \$ 10019 X 107 %

Stories	Dimensions	Sq. Ft.	Factor	Totals
1	x x	1396		\$ 10019
	x x			
	x x			

Att. Gar.—C.P. _____ Fir. _____ Walls _____ Cl. _____

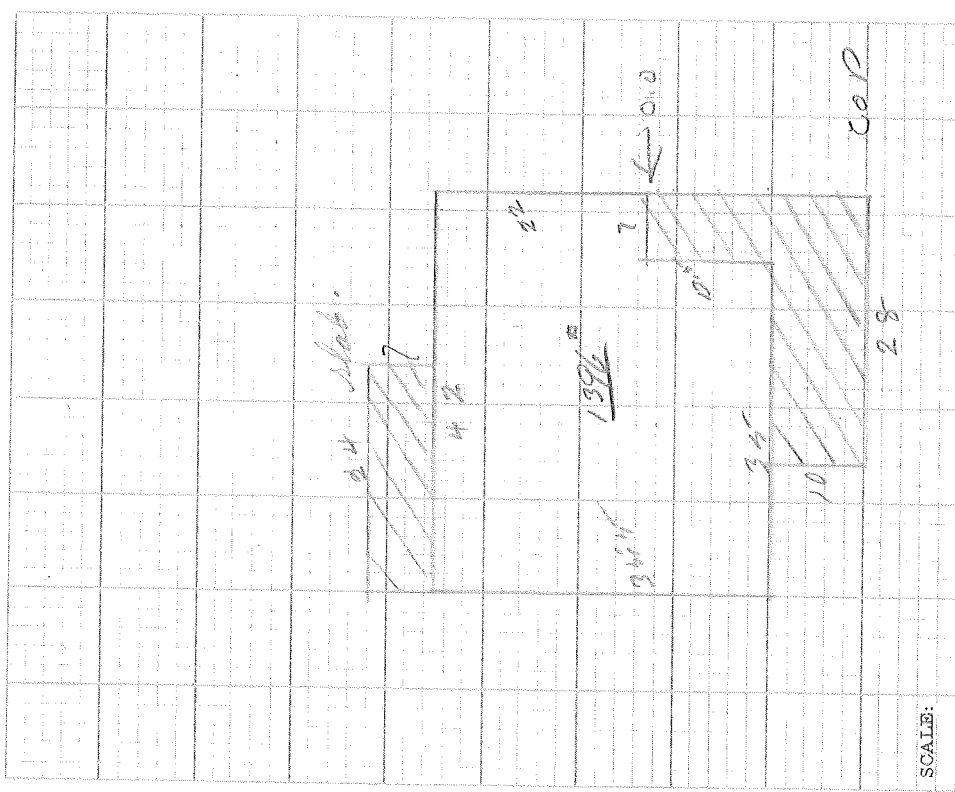
Description of Buildings

Foundation—Stone _____ Conc. V Sills _____
 Ext. Walls _____
 Roof Type Slab Mtl. P.S.
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front _____ @ 2.50 785
 Rear _____ @ 1.20 84
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base, Entry _____ @ _____
 Cellar-Bsmt. — 1/4 1/2 3/4 % Full _____ Floor _____
 Bmnt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. _____ Unfin. _____
 Class 2 Tub _____ Trays _____
 Basin _____ Sink _____ Toilet _____
 Plumbing { Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____
 Heat—Stove _____ E.A. _____ FA _____ HW _____ Strk _____ Elec. _____
 Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____
 Air Cond. — Full _____ Zone _____
 Finish—Fir. _____ Hd. Wd. _____ Panel _____
 Floor—Fir. _____ Hd. Wd. _____ Other _____
 Cabinets _____ Mantels _____
 Tile—Walls _____ Wainscot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____ Metal D. _____ S. _____
 Awnings — Metal _____ Fiberglass _____

Total Additions

Year Built _____ Avg. 1.50 Replacement Cost 15153
 Age 2 Obsolescence _____
 Inf. by { Owner - Tenant - _____
 Neighbor - Record - Est. _____
 Conv. Factor _____
 Replacement Cost—1940 Base _____
 Depreciation Column 1 2 3 4 5 6



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
	x					.47		
	x					.47		
	x					.47		
	x					.47		
	x					.47		
	x					.47		

Garage — Class 2 Depr. 2% 3%
 Cars _____ Floor _____ Walls _____ Roof _____
 Size 15 x 20 Age 2 Cost 1076 x 47%
 1940 Base Cost 3 x 50 % Depr. 383
 Total _____

REMARKS

circa 1960 (?)
 Card

Attachment D:
1986 Survey data

Historic Preservation Research Office

1986

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1363 Filmore UTM: _____
 Name of Structure: _____ T. _____ R. _____ S. _____
 Present Owner: Wayne & Myrtha Keyes
 Owner Address: _____
 Year Built (Tax Record): 1917 Effective Age: _____ Tax #: 16-16-127-003
 Legal Description: _____ Kind of Building: _____
 Westmoreland Place: block 3, lot 4, S 13' lot 5

STATUS/USE 2

Original Owner: Charles W. Reeder Construction Date: 5/9/17 Demolition Date: _____
 Original Use: _____ Present Use: _____
 Building Condition: _____ Integrity: _____ Preliminary Evaluation: _____ Final Register Status: _____
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: _____ Date of Slides: _____ Slide No.: _____ Date of Photographs: 1985 Photo No.: _____
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

<input checked="" type="checkbox"/> Abstract of Title	<input type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input type="checkbox"/> Plat Records / Map	<input checked="" type="checkbox"/> City Directories	<input checked="" type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input checked="" type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input type="checkbox"/> Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):



Researcher: P. L. Goss

Date: _____

Address: 1363 Filmore

Site No:

Architect/Builder: -/Commonwealth Investment Company

Building Materials: Masonry

Building Type/Style: Bungalow - California

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

A one-story stucco California bungalow having a gable roof with a front cross gable and exposed rafters, perlins and ridge beams with brackets. A gabled porch roof is suspended with chains from the front cross gable, and is also supported by square wood posts on concrete porch piers.

Additional features include: concrete porch railing wall with coping; rectangular plate glass facade windows.

Statement of Historical Significance:

Construction Date: 1917

Built in 1917 for Charles & Lila Reeder, residents through 1924. Reeder, secretary-treasurer of the Mullett-Kelly Company department store, and his wife sold the house in January 1924, to Francis & Lucille Brown.

Brown manager of the Welfare Medical Association, and his wife were resident through the end of the historic period.

An especially fine example of a California bungalow built amidst the bungalow district of Westmoreland Place.

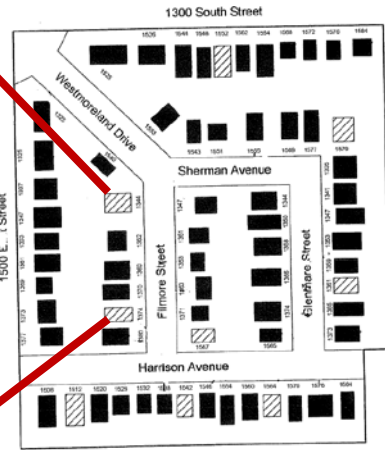
ARCHITECT

HISTORY

Attachment E:
Non-Contributing
Structures
Photos



1344 Filmore Street-Noncontributing



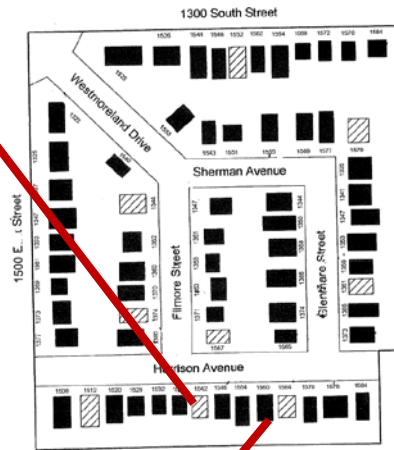
1374 Filmore Street-Noncontributing



SURROUNDING "NON-CONTRIBUTING" PROPERTIES



1542 Harrison Avenue-Noncontributing



1564 Harrison Avenue-Noncontributing



SURROUNDING "NON-CONTRIBUTING" PROPERTIES

**Attachment F:
Alternate “B”
Plans
Applicant’s 2nd
Submittal**

RESIDENTIAL REMODEL:
FILMORE HOUSE



SHEET INDEX

A0.0	COVER SHEET
AS1.0	EXISTING STREET PLAN
AS1.1	EXISTING SITE PLAN
AS1.2	PROPOSED SITE PLAN
HD1.0	HISTORIC DISTRICT PLAN
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	HOUSE ROOF PLAN
A1.4	NEW GARAGE PLANS
A2.0	NEW GARAGE ELEVATIONS
A2.1	ELEVATIONS-EXTERIOR
A2.2	ELEVATIONS-EXTERIOR
A2.3	ELEVATIONS-EXTERIOR
A2.4	ELEVATIONS-EXTERIOR
A5.0	WINDOW SCHEDULE
D1.1	EXISTING PLAN
D2.0	EXISTING ELEVATIONS
R1.0	PROPOSED RENDERING

Lloyd Architects
 573 East 600 South Salt Lake City, UT 84102
 5308 Ballard Ave. NW Seattle, WA 98107
 (801) 326-3245 (206) 931-3524

PARCEL NUMBER

16161270030000

BUILDING CODES

2006 RESIDENTIAL BUILDING CODE

ZONED

R-1/ 7,000

SYMBOLS

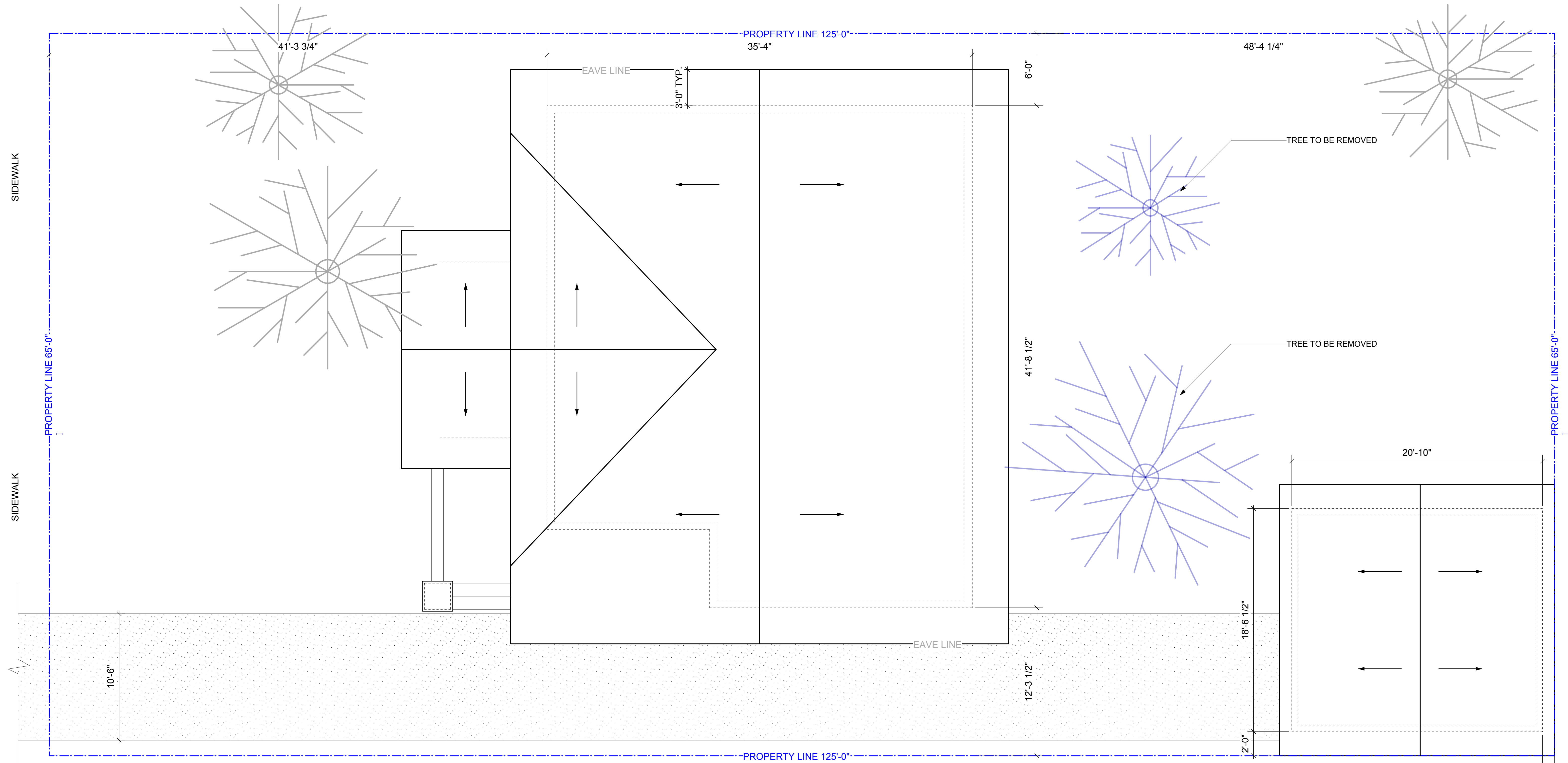
	NORTH ARROW		REVISION
	WINDOW NUMBER		DETAIL MARKER
	DOOR TYPE		WALL SECTION MARKER
	DIRECTION OF SLOPE		BUILDING SECTION MARKER
	ELEVATION MARKER		EXIT DISCHARGE (SHADED AREA)
	BREAKLINE		ROOF PITCH

MR. KEN ENGEMAN HOUSE
 1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
DEC. 22, 2011

COVER

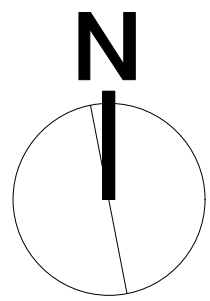
A0.0

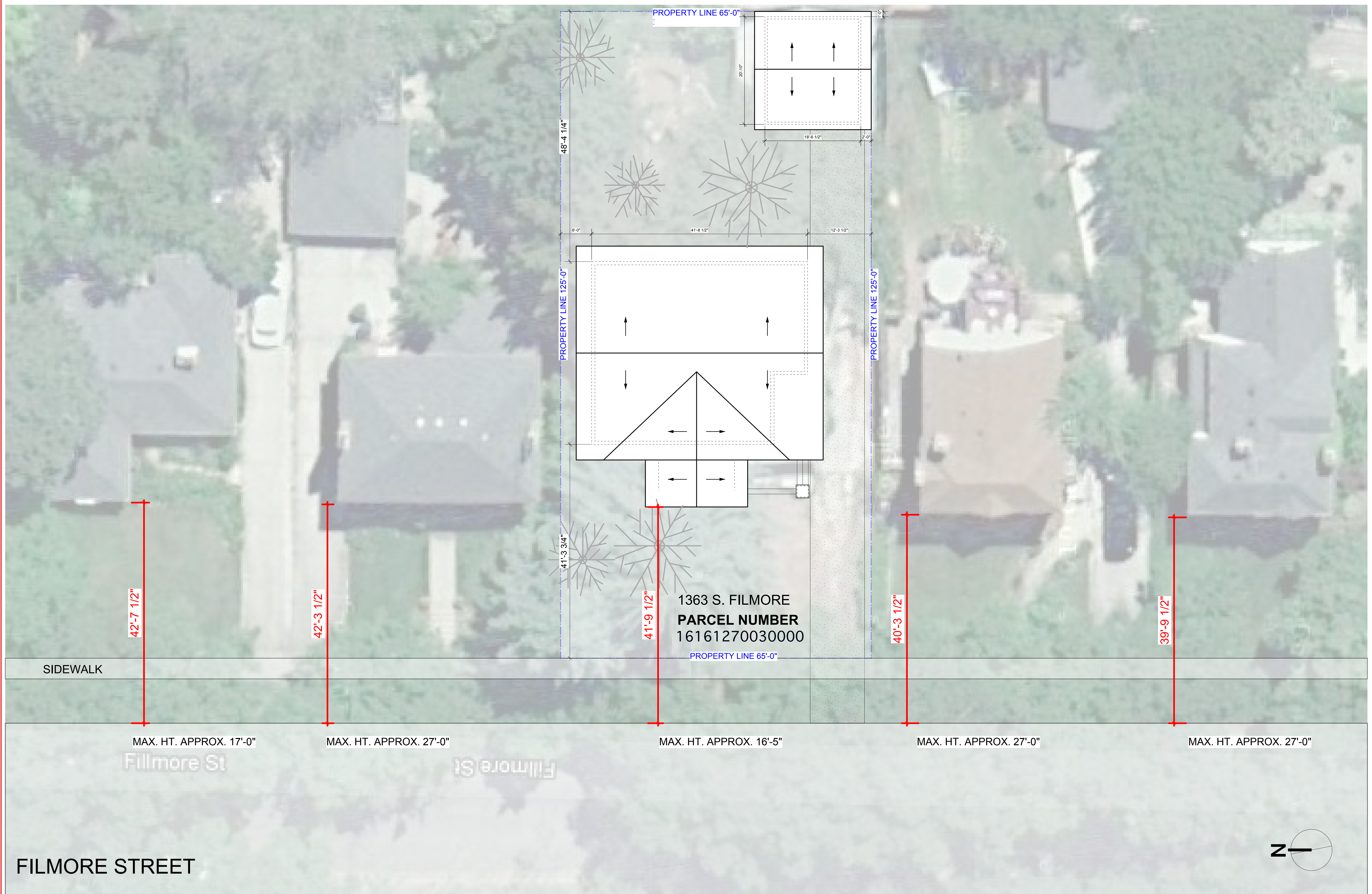


1 EXISTING SITE PLAN (LOT AREA: 7500 SQ FT)
SCALE: 1/8" = 1'-0"

AREAS:	
EXISTING GARAGE	392 SQFT
EXISTING HOUSE	1594 SQFT
EXISTING LOT	7500 SQFT

PARCEL NUMBER
16161270030000





1 EXISTING STREET PLAN (BLOCKFACE AVERAGES)
 SCALE: 1/16" = 1'-0"

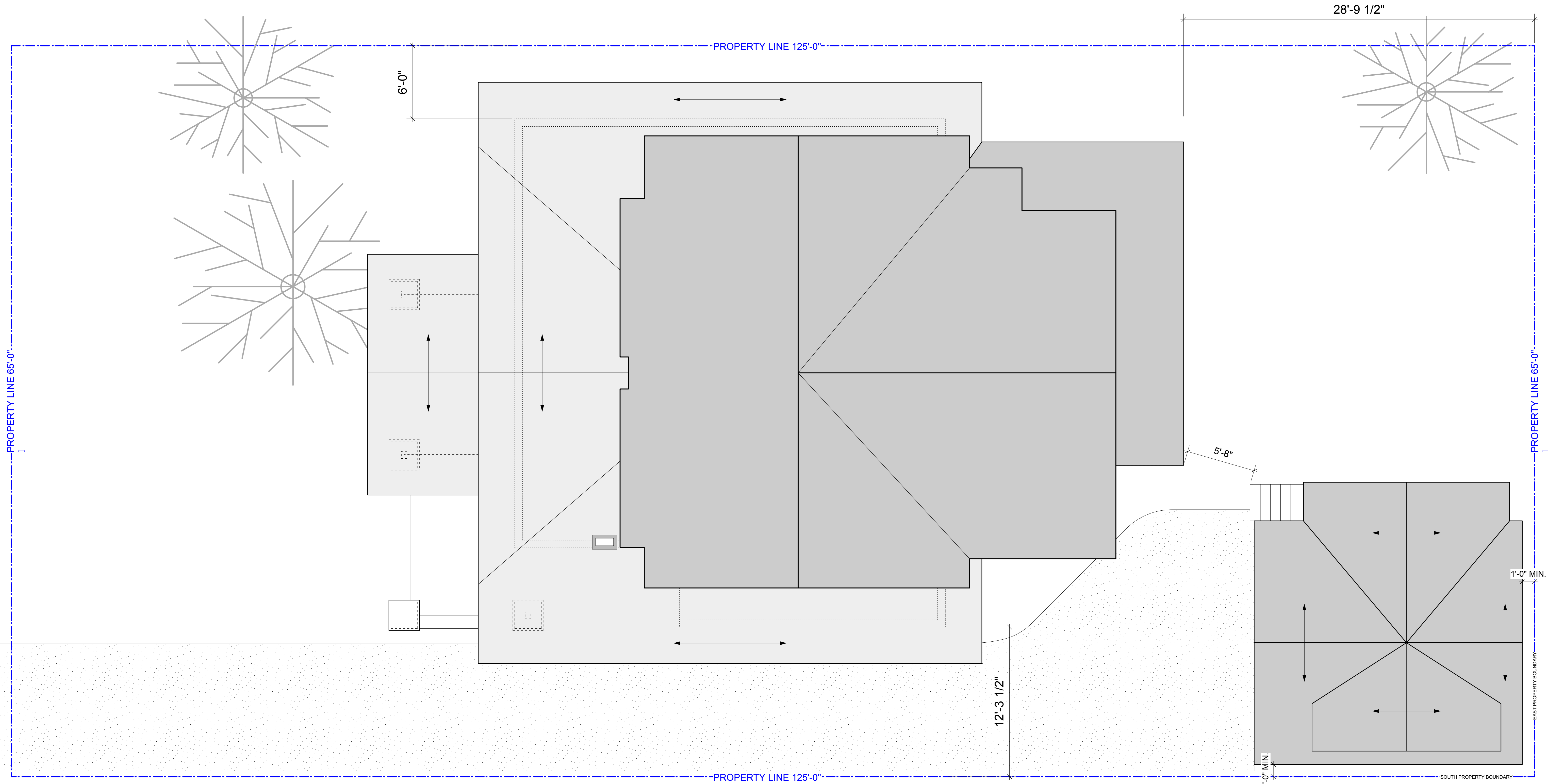
Lloyd Architects
 575 East 600 South Salt Lake City, UT 84102
 5308 Ballard Ave. NW Seattle, WA 98107
 (801) 326-3246 (206) 931-5524

MR. KEN ENGEMAN HOUSE
 1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
 DEC. 22, 2011

SITE PLAN
 BLOCK

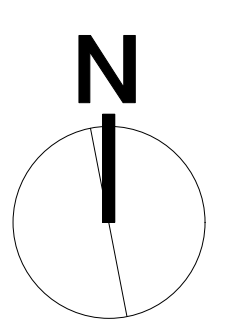
AS1.0

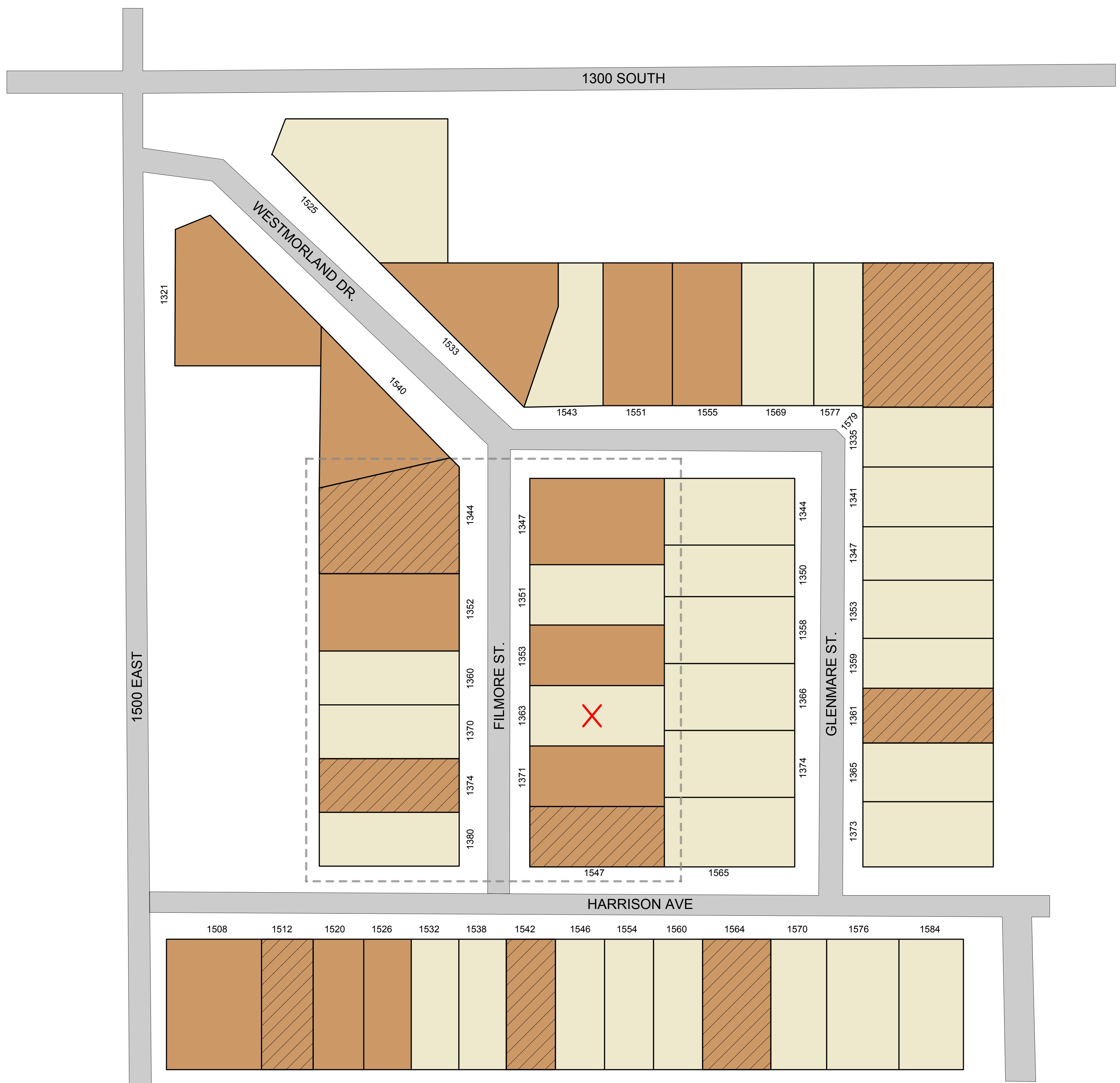


1 PROPOSED SITE PLAN (LOT AREA: 7500 SQ FT)
SCALE: 1/8" = 1'-0"

ZONING	
EXISTING BASEMENT	700 SF
EXISTING MAIN LEVEL	1594 SF
NEW MAIN LEVEL	496 SF
NEW SECOND LEVEL	1114 SF
TOTAL HOUSE	3904 SF
HOUSE FOOTPRINT	2090 SF
GARAGE FOOTPRINT	482 SF
% COVERAGE TO HOUSE	23 %
TOTAL COVERAGE	2572 SF
% COVERAGE TO LOT	34 %
REAR YARD AREA	1726 SF

PARCEL NUMBER
16161270030000





WESTMORLAND PLACE HISTORIC DISTRICT

FILMORE STREET

BUILDING LEVELS SURVEY

 1 LEVEL ABOVE GRADE LIVING SPACE

5 TOTAL EXISTING
 42% TOTAL EXISTING

 2 LEVELS ABOVE GRADE LIVING SPACE

7 TOTAL EXISTING
 58% TOTAL EXISTING

Filmore Blockface Averages

1347 Filmore	2 story "airplane bungalow"	+24'-6"
1351 Filmore	1 story cottage	+17'-0"
1353 Filmore	2 story brick colonial revival	+27'-0"
1363 Filmore	1 story bungalow	+16'-5"
1371 Filmore	2 story brick Tudor	+27'-0"
1547 Harrison	2 story brick Tudor	+23'-2"
Blockface average		+23'-2"
Blockface excluding applicants house		+24'-6"

PROPOSED ENGEMAN HOME +22'-7 1/2"

WESTMORLAND PLACE HISTORIC DISTRICT

BUILDING LEVELS SURVEY

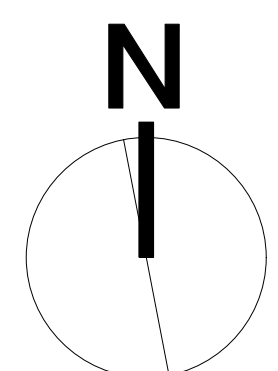
 1 LEVEL ABOVE GRADE LIVING SPACE

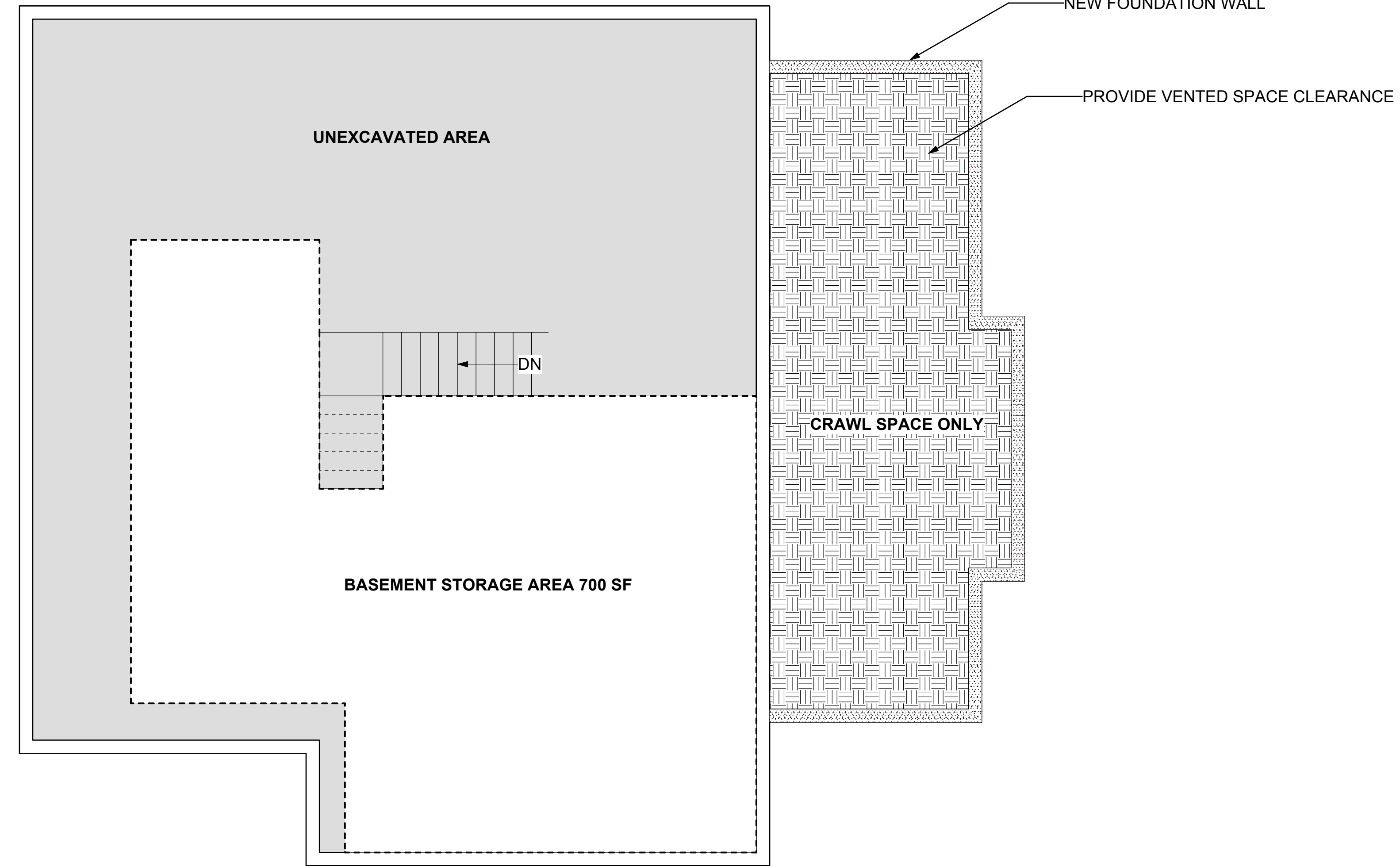
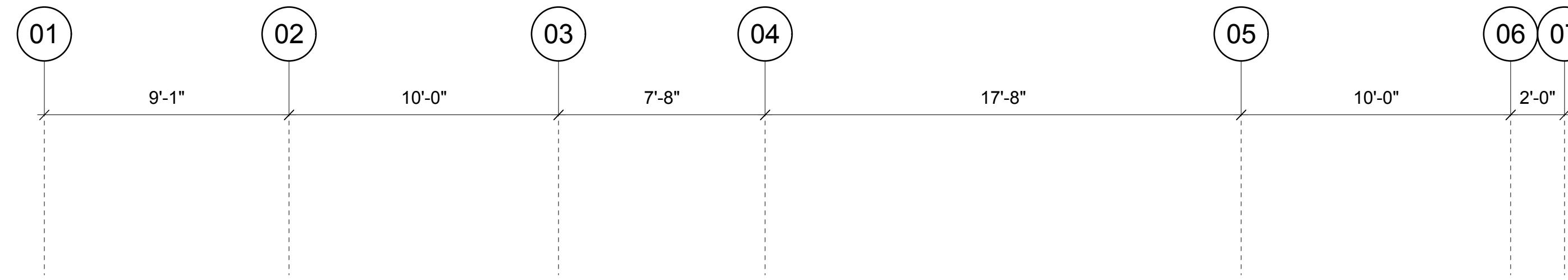
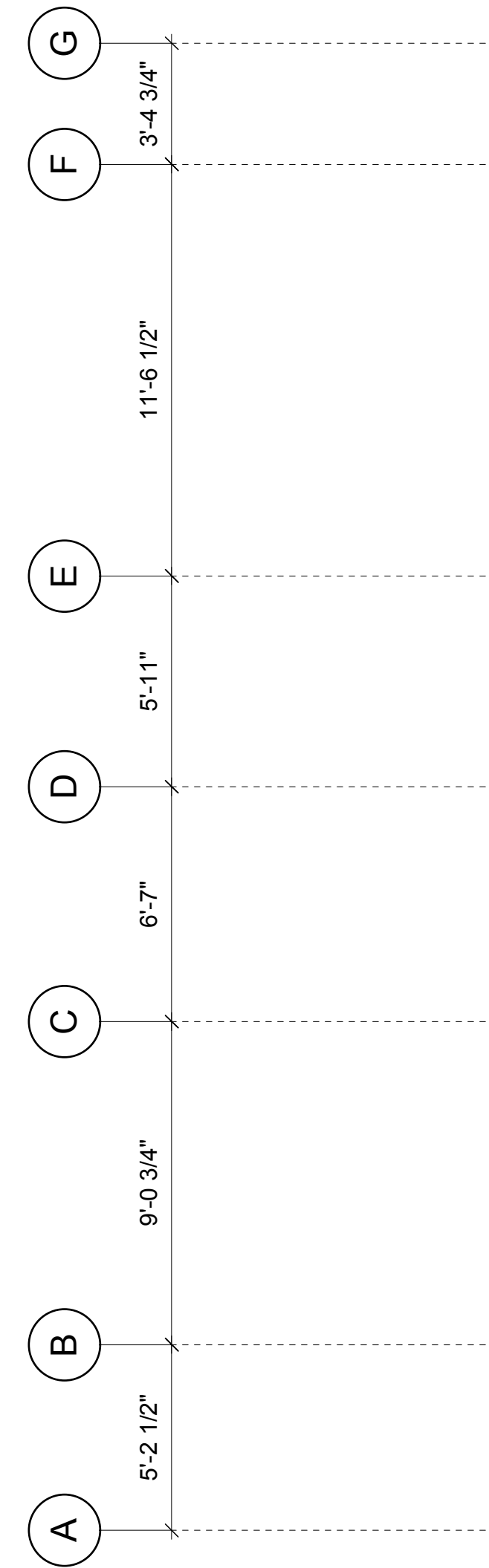
30 TOTAL EXISTING
 60% TOTAL EXISTING

 2 LEVELS ABOVE GRADE LIVING SPACE

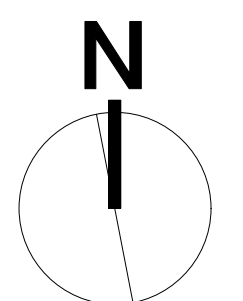
20 TOTAL EXISTING
 40% TOTAL EXISTING

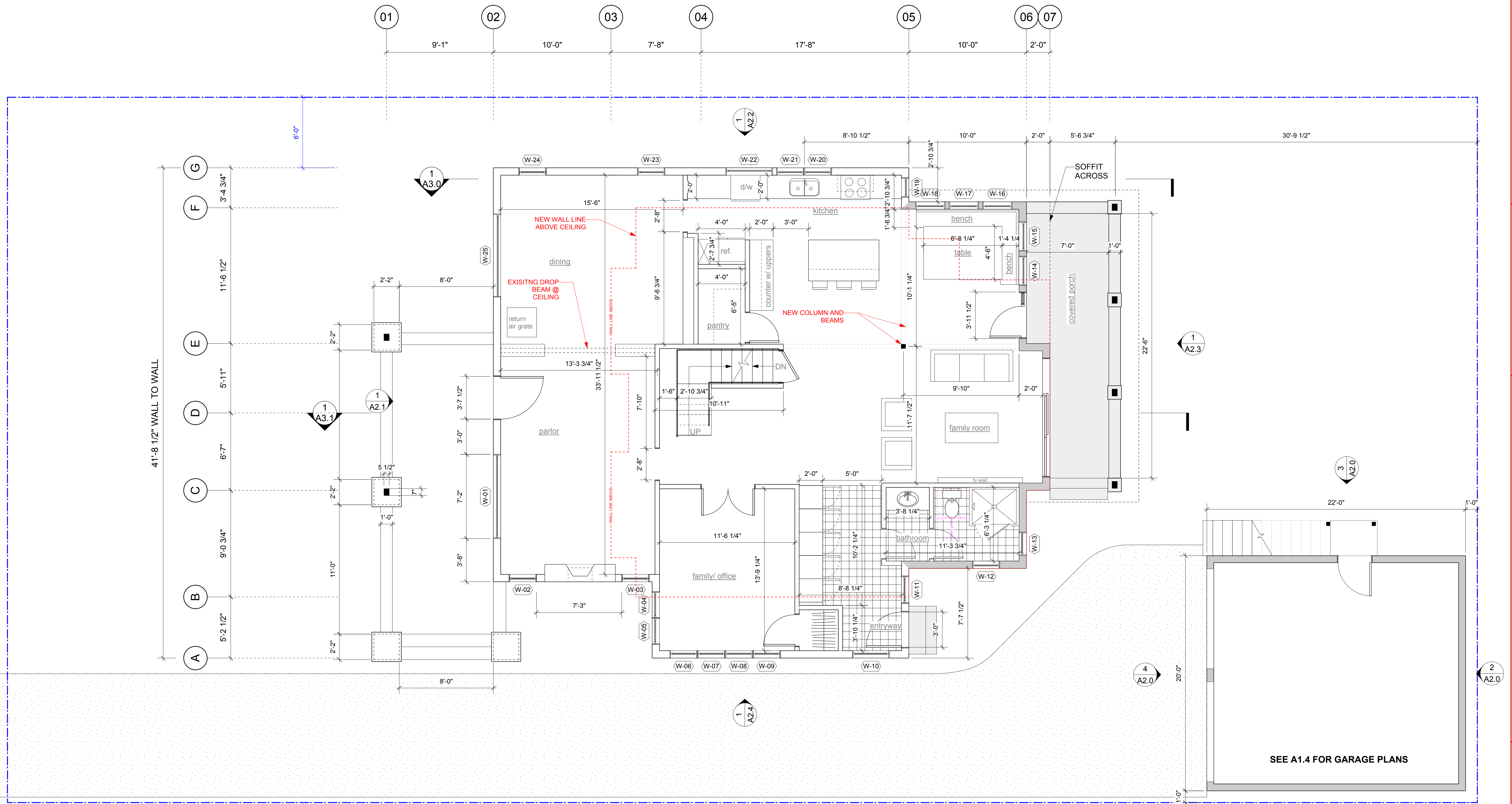
 NONCONTRIBUTING STRUCTURE





1 PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

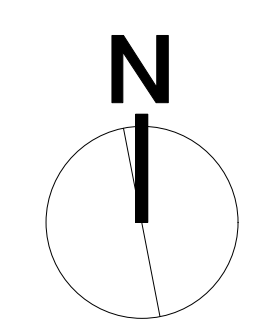




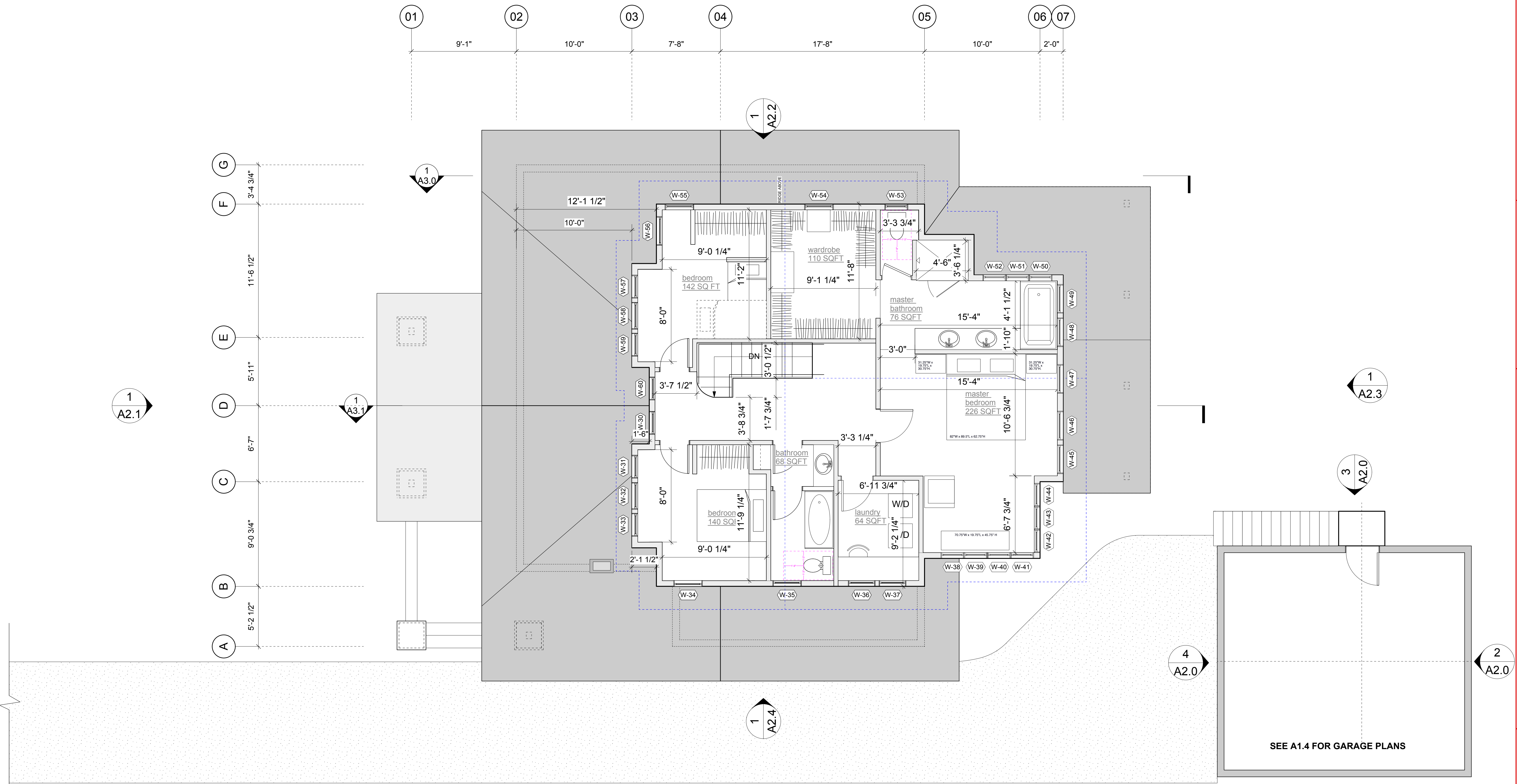
1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREAS	
EXISTING MAIN LEVEL:	1594 SF
NEW:	496 SF
TOTAL MAIN LEVEL AREA:	2090 SF

WALL TYPES (MAIN LEVEL)	
	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL, SEE STRUCTURAL SHEETS



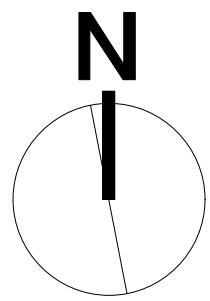
SEE A1.4 FOR GARAGE PLANS

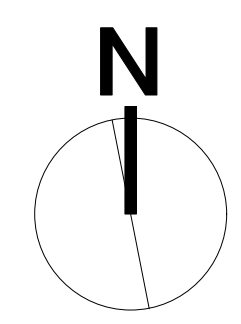
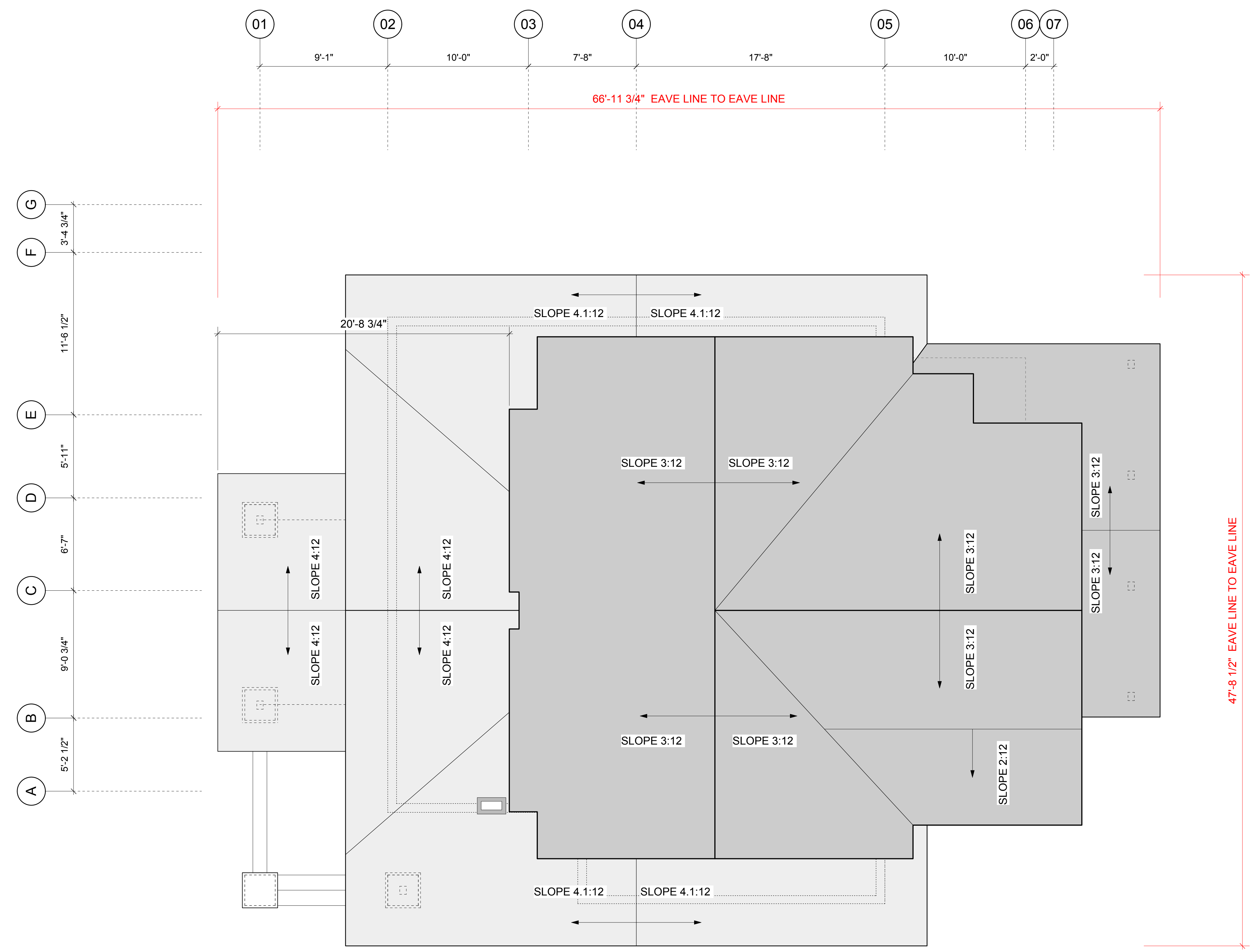


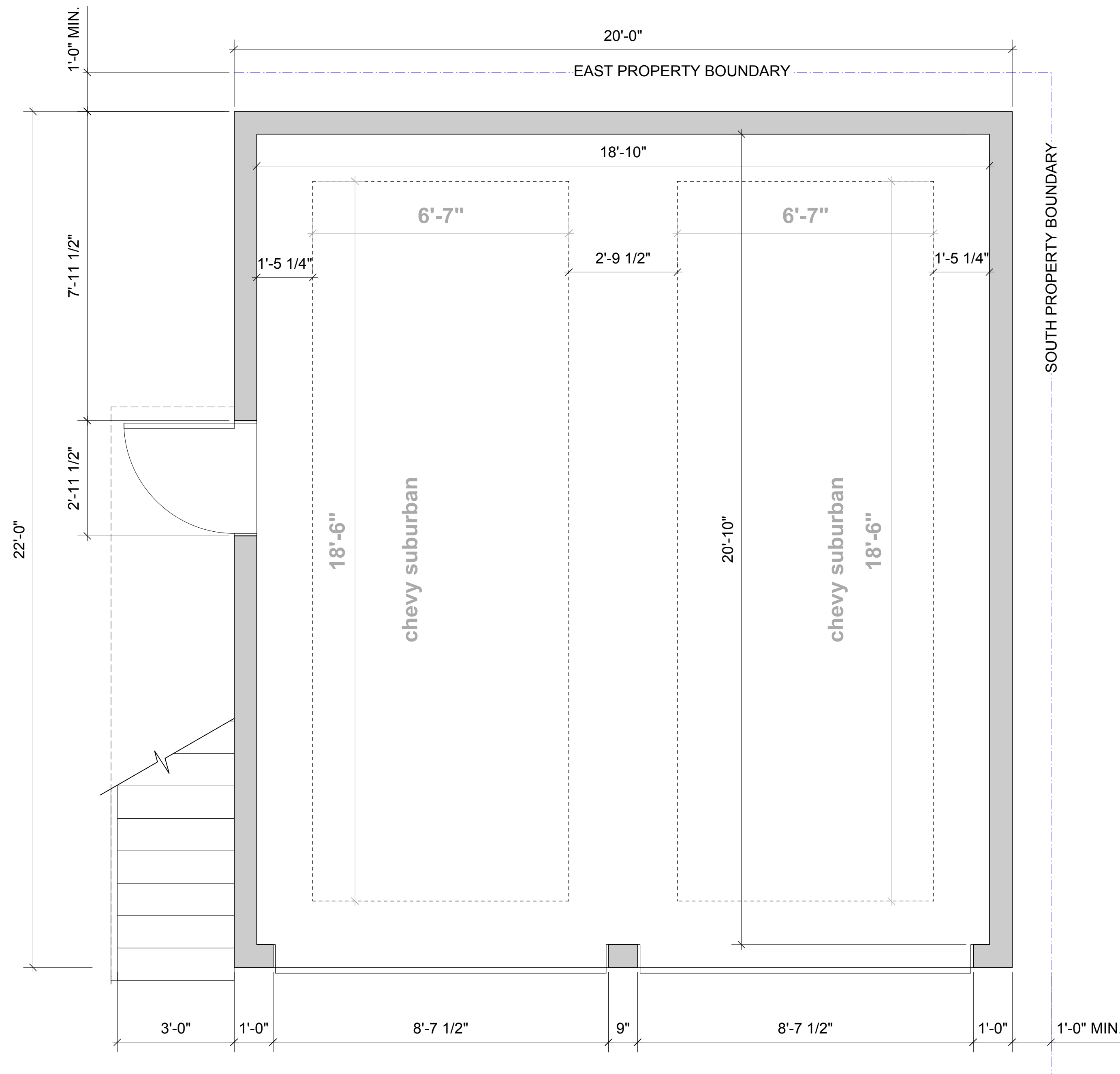
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREAS
NEW TOTAL: 1114 SF

WALL TYPES (SECOND LEVEL)
 ——— NEW WALL, SEE STRUCTURAL SHEETS



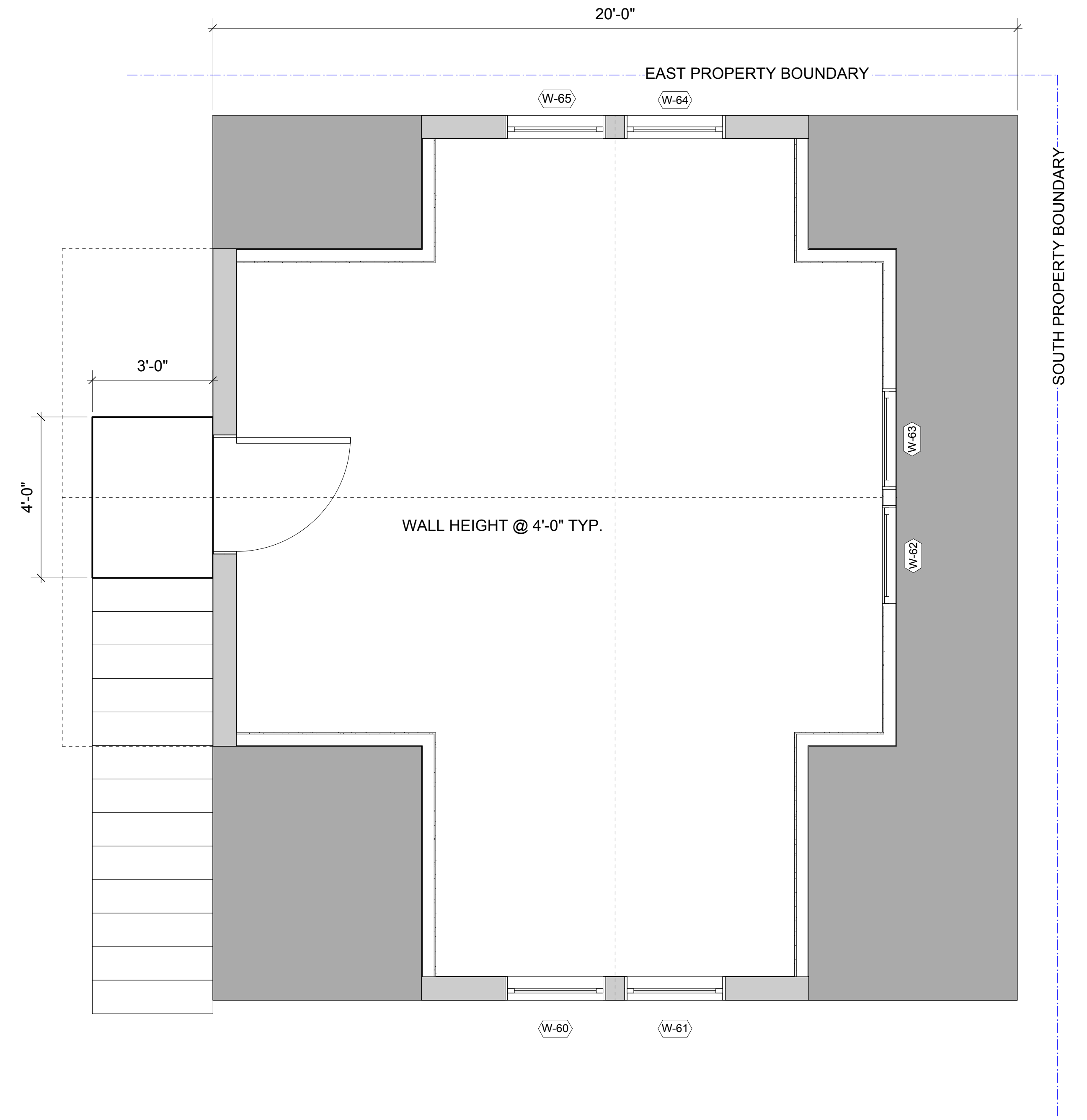




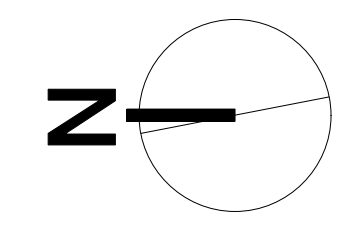
1 GARAGE 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

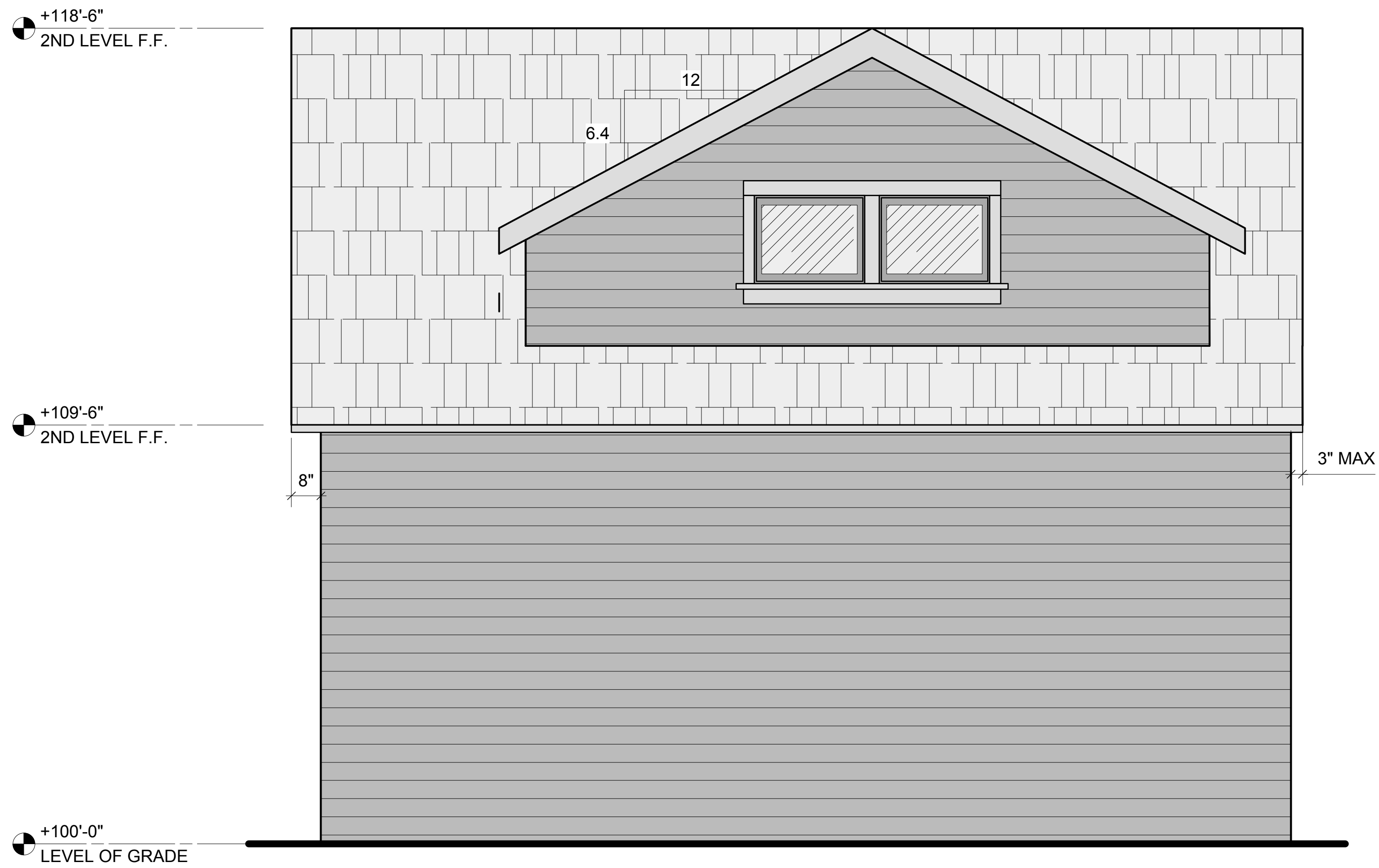
FOOTPRINT AREA (INCLUDING STAIRS): 482 SQFT

AREAS	
GARAGE FOOTPRINT:	482 SF
STORAGE LEVEL:	268 SF
TOTAL AREA:	750 SF

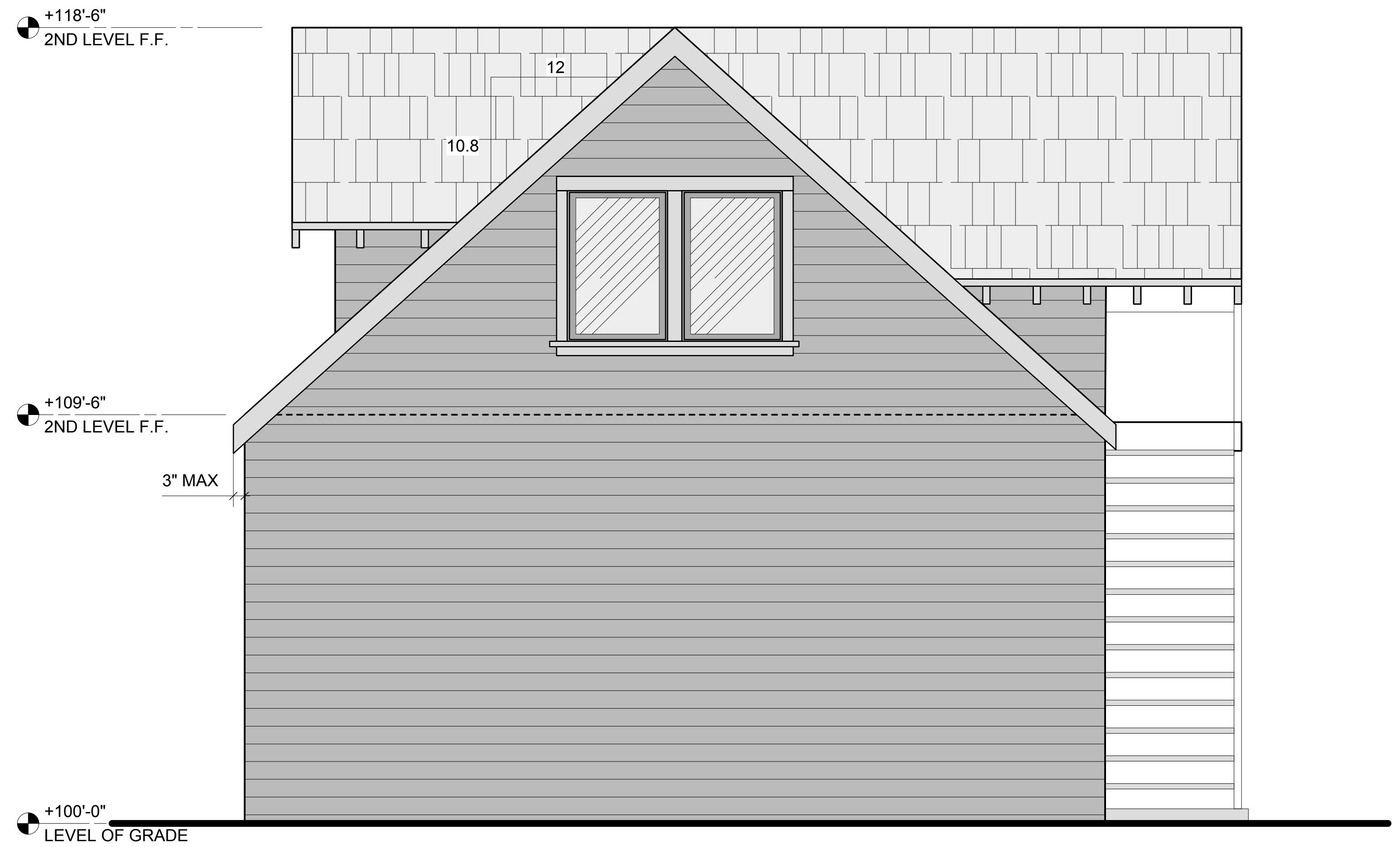


2 GARAGE 2ND FLOOR PLAN AREA: 268 SQFT
SCALE: 1/8" = 1'-0"





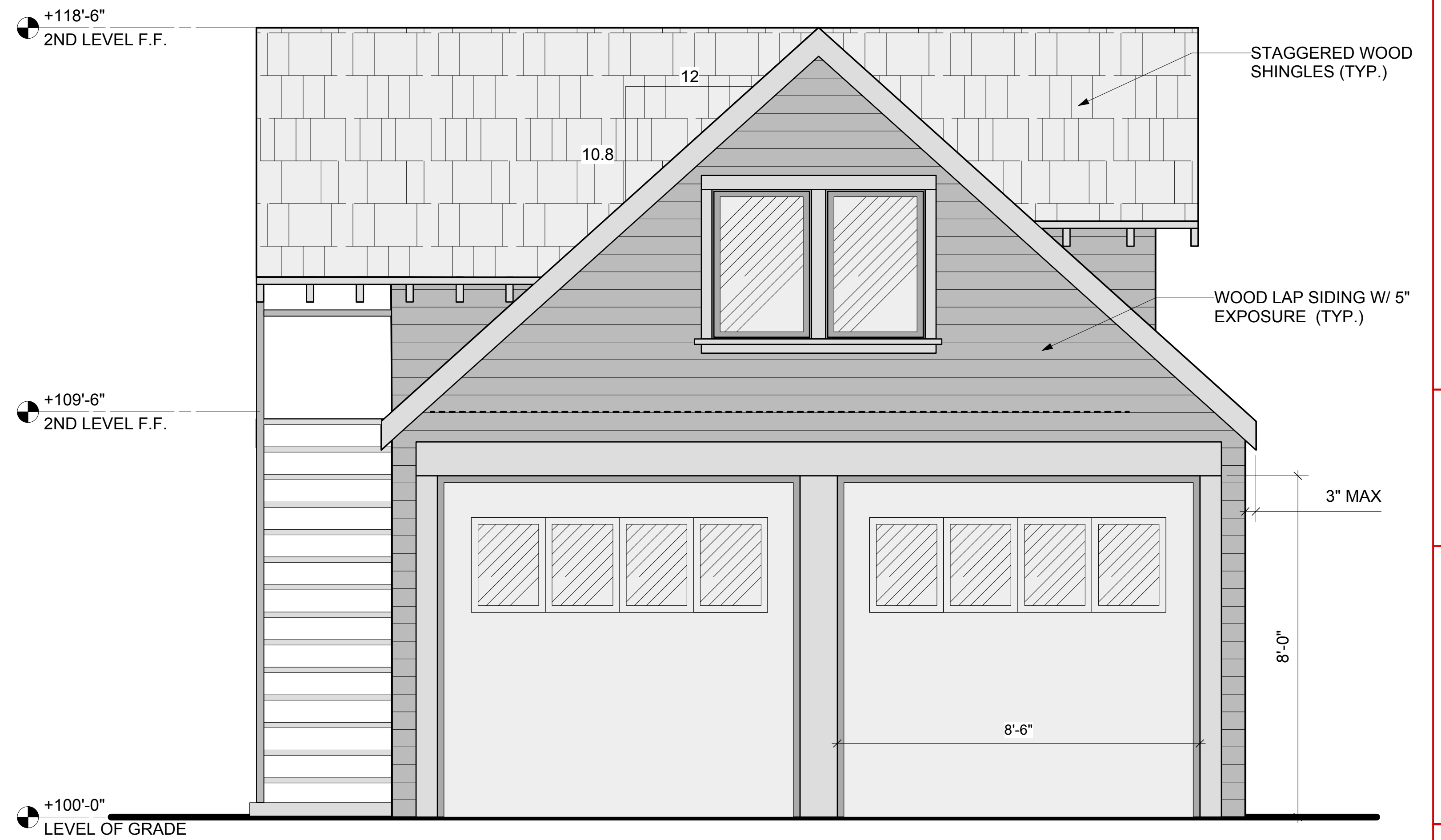
1 PROPOSED NEW GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NEW GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NEW GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



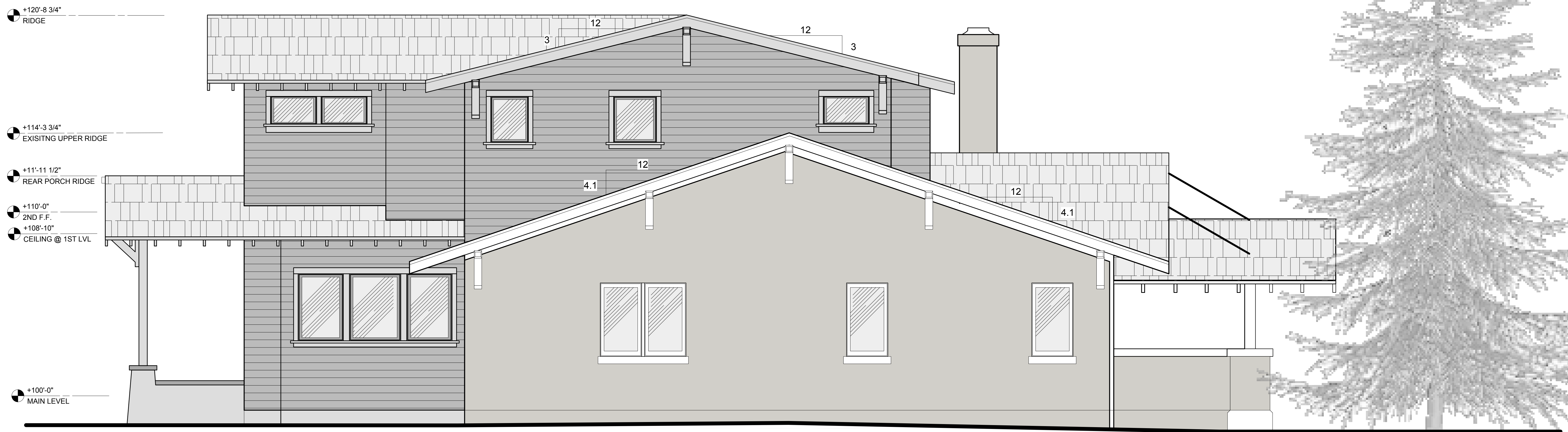
4 PROPOSED NEW GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



- +120'-8 3/4"
RIDGE
- +118'-9 3/4"
DORMER RIDGE
- +114'-3 3/4"
EXISTING UPPER RIDGE
- +113'-3 1/4"
FORWARD GABLE RIDGE
- +110'-0"
2ND F.F.
- +108'-10"
CEILING @ 1ST LVL
- +100'-0"
MAIN LEVEL

1 PROPOSED WEST ELEVATION (STREET)
SCALE: 1/4" = 1'-0"

MATERIAL
 STAGGERED WOOD SHINGLES (TYP.)
 WOOD LAP SIDING W/ 5" EXPOSURE(TYP.)



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

● +120'-8 3/4"
 RIDGE

● EXISTING UPPER RIDGE
 +114'-3 3/4"

● REAR PORCH RIDGE
 +11'-11 1/2"

● 2ND F.F.
 +110'-0"

● CEILING @ 1ST LVL
 +108'-10"

● +100'-0"
 MAIN LEVEL



1 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

MATERIAL
 STAGGERED WOOD
 SHINGLES (TYP.)
 WOOD LAP SIDING W/ 5"
 EXPOSURE(TYP.)

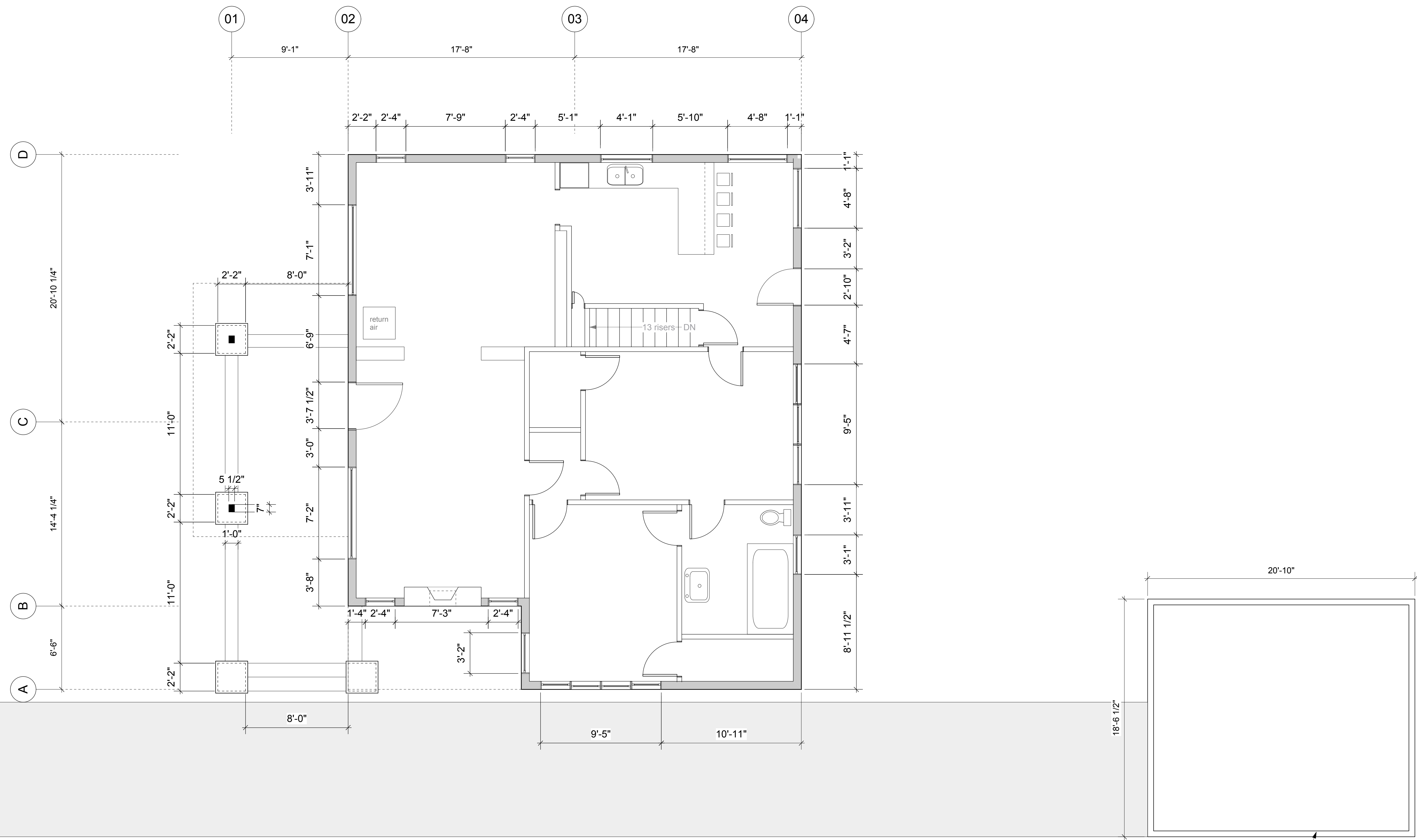


1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

Window Schedule

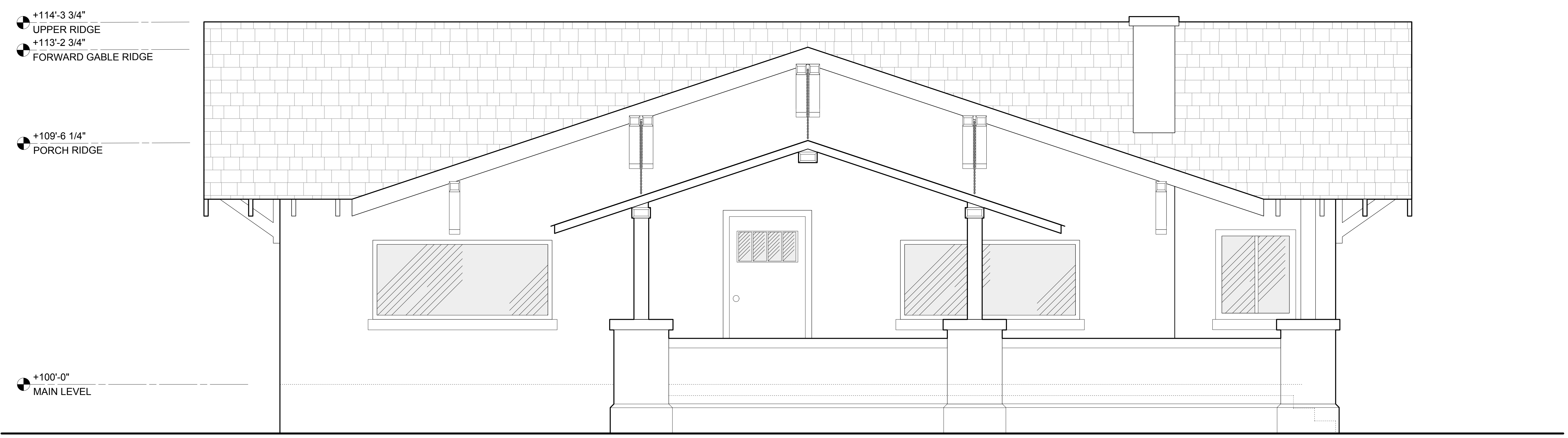
MARK		TYPE	NOMINAL SIZE		WINDOW OPERATION	ROUGH OPENING		SILL HEIGHT	HEAD HEIGHT	Glass	HARDWARE	ROOM	SPECIFIC NOTES
			WIDTH	HEIGHT		R.O.-W	R.O.-H						
W-1	EXISTING	A	7'0"	3'0"	FIXED							PARLOR	RESTORE TO EXCELLENT CONDITION
W-2	EXISTING	B	2'3"	4'0"	CASEMENT							PARLOR	RESTORE TO EXCELLENT CONDITION
W-3	EXISTING	B	2'3"	4'0"	CASEMENT							PARLOR	RESTORE TO EXCELLENT CONDITION
W-4	EXISTING	B	2'3"	4'0"	CASEMENT							OFFICE	RESTORE TO EXCELLENT CONDITION
W-5	EXISTING	B	2'3"	4'0"	CASEMENT							OFFICE	RESTORE TO EXCELLENT CONDITION
W-6	EXISTING	B	2'3"	4'0"	CASEMENT							OFFICE	RESTORE TO EXCELLENT CONDITION
W-7	EXISTING	B	2'3"	4'0"	CASEMENT							OFFICE	RESTORE TO EXCELLENT CONDITION
W-8	EXISTING	B	2'3"	4'0"	CASEMENT							OFFICE	RESTORE TO EXCELLENT CONDITION
W-9	EXISTING	B	2'3"	4'0"	CASEMENT							OFFICE	RESTORE TO EXCELLENT CONDITION
W-10	NEW	C	2'4"	4'0"	CASEMENT							MUD ROOM	
W-11	NEW	D	2'4"	4'0"	DOUBLE HUNG							MUD ROOM	
W-12	NEW	D	2'4"	4'0"	DOUBLE HUNG							BATHROOM	
W-13	NEW	E	2'0"	2'0"	AWNING							BATHROOM	
W-14	NEW	F	2'4"	3'6"	CASEMENT							EATING	
W-15	NEW	F	2'4"	3'6"	CASEMENT							EATING	
W-16	NEW	F	2'4"	3'6"	CASEMENT							EATING	
W-17	NEW	F	2'4"	3'6"	CASEMENT							EATING	
W-18	NEW	F	2'4"	3'6"	CASEMENT							EATING	
W-19	NEW	G	1'8"	3'6"	CASEMENT							KITCHEN	
W-20	NEW	H	2'4"	3'6"	CASEMENT							KITCHEN	
W-21	NEW	H	2'4"	3'6"	CASEMENT							KITCHEN	
W-22	EXISTING	I	4'0"	3'0"	SINGLE HUNG							KITCHEN	RESTORE TO EXCELLENT CONDITION
W-23	EXISTING	B	2'3"	4'0"	CASEMENT							DINING	RESTORE TO EXCELLENT CONDITION
W-24	EXISTING	B	2'3"	4'0"	CASEMENT							DINING	RESTORE TO EXCELLENT CONDITION
W-25	EXISTING	A	7'0"	3'0"	FIXED							DINING	RESTORE TO EXCELLENT CONDITION
N/A													
N/A													
N/A													
N/A													
W-30	NEW		2'6"	1'6"	AWNING							HALL	
W-31	NEW		2'0"	3'6"	CASEMENT							BEDROOM 2	
W-32	NEW		2'4"	3'6"	EGRESS/CASEMENT							BEDROOM 2	
W-33	NEW		2'0"	3'6"	CASEMENT							BEDROOM 2	
W-34	NEW		2'6"	2'6"	AWNING							BEDROOM 2	
W-35	NEW		2'6"	2'6"	AWNING							BATHROOM	
W-36	NEW		2'4"	4'0"	CASEMENT							LAUNDRY	
W-37	NEW		2'4"	4'0"	CASEMENT							LAUNDRY	
W-38	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-39	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-40	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-41	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-42	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-43	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-44	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-45	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-46	NEW		2'0"	3'6"	CASEMENT							MASTER BED	
W-47	NEW		2'4"	3'6"	EGRESS/CASEMENT								
W-48	NEW		2'0"	3'6"	CASEMENT								
W-49	NEW		2'0"	3'6"	CASEMENT							MASTER BATH	
W-50	NEW		2'0"	1'6"	AWNING							MASTER BATH	
W-51	NEW		2'0"	1'6"	AWNING							MASTER BATH	
W-52	NEW		2'0"	1'6"	AWNING							MASTER BATH	
W-53	NEW		2'0"	1'6"	AWNING							MASTER BATH	
W-54	NEW		2'6"	2'6"	AWNING							MASTER BATH	
W-55	NEW		2'6"	2'6"	AWNING							MASTER BATH	
W-56	NEW		2'6"	2'6"	AWNING							MASTER BATH	
W-57	NEW		2'6"	1'6"	AWNING							HALL	
W-58	NEW		2'0"	3'6"	CASEMENT								
W-59	NEW		2'4"	3'6"	EGRESS/CASEMENT								
W-60	NEW		2'0"	3'6"	CASEMENT							GARAGE	
N/A													
N/A													
N/A													
W-70	NEW	F	2'4"	3'6"	CASEMENT							GARAGE	
W-71	NEW	F	2'4"	3'6"	CASEMENT							GARAGE	
W-72	NEW		2'6"	2'0"	AWNING							GARAGE	
W-73	NEW		2'6"	2'0"	AWNING							GARAGE	
W-74	NEW	F	2'4"	3'6"	CASEMENT							GARAGE	
W-75	NEW	F	2'4"	3'6"	CASEMENT							GARAGE	
N/A													
N/A													
N/A													

*RESTORE ALL EXISTING WINDOWS TO REMAIN
 *ALL NEW WINDOWS TO BE WOOD OR CLAD WOOD



1 EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREAS:	
EXISTING GARAGE	392 SQFT
EXISTING HOUSE	1594 SQFT
EXISTING LOT	7500 SQFT



1 EXISTING STREET ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"



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MR. KEN ENGEMAN HOUSE
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
DEC. 22, 2011

PROPOSED
RENDERING

R1.0