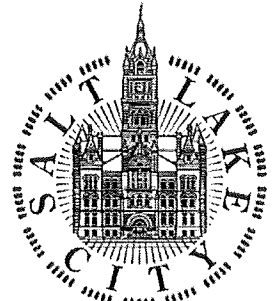


HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Becker Residence Walkway Major Alterations 282 N. Canyon Road PLNHLC2012-00350 July 19, 2012

Applicant: Nancy Becker,
property owners

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-327-024

Current Zone: SR-1A, Special
Development Pattern Residential
District

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Stan Penfold

Community Council Chair:
Dave Van Langeveld,

Lot Size: 0. acres

Current Use: residential

**Applicable Land Use
Regulations:**

- 21A.34.020(G)

Notification:

- Notice mailed on July 5, 2012
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites July 5, 2012

Attachments:

- A. Application
- B. Photographs

Request

This is a request by Nancy Becker, represented by David Garcia for alterations to a property at approximately 282 N. Canyon Road. The request is for approval to replace an existing historic walkway, which is a historic site feature to the property and the streetscape, with landscaping.

Staff Recommendation

Based on the analysis and findings of this staff report, it is Planning Staff's opinion that the proposal to remove and replace the historic walkway and install landscaping would conflict with the objectives of design standards 2, 3, 4, 5, 8 and 9. If the Commission concurs with the staff analysis and findings relating to the proposal in this staff report then Staff recommends the proposal be denied.

VICINITY MAP



Background

Project Description

Built in 1905, this house follows the house pattern book style used during the 1900s. The current proposal would remove and replace an existing historic walkway that extends from the front of the property toward the rear. The proposed replacement would be to landscape the area. The immediate setting includes a series of historic homes with a similar site feature (Attachment B).

Public Comments

No public comment regarding this application has been received.

Project Review

Analysis and Findings

Standards of Review

21A.34.020 H Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure. In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

Standard 1:

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 for Standard 1: No changes are proposed in the use of the building for residential purposes.

Finding for Standard 1: The project is consistent with this standard.

Standards 2 and 5

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;

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

Applicable Preservation Principles, Policy and Design Guidelines for Standards 2 and 5

General Preservation Principles

Protect and maintain significant features and stylistic elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

Preserve any existing original site features or original building materials and features.

Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original material and features. Preserve original doors, window, porches, and other architectural features.

Repair deteriorated historic features and replace only those elements that cannot be repaired.

Upgrade existing materials, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the original configuration.

Policy

Historic landscape features that survive should be preserved when feasible. In addition, new landscape features should be compatible with the historic context.

Background

A variety of site features appeared in early Salt Lake City neighborhoods. Fences were popular and often defined property boundaries; masonry walls were used to retain steep hillsides and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also was seen. In a few cases, distinctive lawn ornaments or sculptures were introduced, or an irrigation ditch ran across a site. Each of these elements contributed to the historic character of a neighborhood. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.

Walkways

Walkways often contribute a sense of visual continuity on a block and convey a “progression” of walking experiences along the street. This progression, comprised of spaces between the street and the house, begins with a walkway that leads to the sidewalk; this is often in turn punctuated by a series of steps. Because many of the neighborhoods in Salt Lake City were plotted on a grid, this progression of spaces, coupled with landscape features such as fences and walls, greatly enhances the street scene.

1.1 Preserve historically significant site features. These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.

Analysis for Standards 2 and 5: The site design of a historic building is an essential part of its historic character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walkways, retaining walls, fences, the way a building sits on its lot in relation to other buildings and the street, and other landscaping elements. While many of the historic buildings in the districts may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the buildings within them. Importantly, these features provide a context for and enhance the historic built environment.

The applicant is proposing a reconfiguration of the historic progression of site features. The submitted site plan shows a landscaped area on the south side of the building that would replace the existing walkway that leads from the front of the building toward the rear of the property. Based on the composition of the concrete and its similarity to the concrete sidewalk installed along the street in 1912, major portions of the subject walkway appear to be original or part of a very early site feature. However, the walkway does appear to be in need of repair in places. Since a majority of properties in the block have similar walkways, there is a strong pattern of materials and location that is repeated. As such, the walkway is a character-defining feature of this site and streetscape that should be retained. New site work that alters the historic character of the block can negatively affect visual continuity and cohesiveness.

Finding for Standards 2 and 5: Based upon the analysis provided above, staff concludes that the proposal would conflict with the preservation principles, design policy and design guideline 1.1 and consequently the objectives of Standards 2 and 5. The proposal would remove features and spaces that characterize this property and the streetscape, and features that define their historic character would not be retained and preserved.

Standards 3

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

Analysis and Finding for Standard 3: The proposed alteration would replace a historically significant feature and hinder one's ability to interpret the historic character of the site and streetscape. The proposal would consequently conflict with the objectives of design standard 3.

Standard 4

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

Analysis and Finding: If the walkway is an early addition to the site, it would conflict with the objectives of design standard 4.

Standard 6

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

Analysis and Finding for Standard 6: This proposal does not include the repair of deteriorated architectural features. This standard is not applicable.

Standard 7

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

Analysis and Finding for Standard 7: No chemical or physical treatments are proposed as part of this request. This standard is not applicable.

Standard 8

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

Analysis and Finding for Standard 8: This proposal conflicts with the objectives of design standard 8 because the historic character of the site and streetscape would be diminished by the removal of the walkway. Preservation practices dictate that deteriorated historic features be repaired, and replaced only when those elements cannot be repaired.

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

Analysis and Finding for Standard 9: Although the new site work is compatible within its context, it fails to protect the historic integrity of the property and its environment. As such, the proposal is inconsistent with the objectives of design standard 9.

Standards 10

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and**
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;**

Analysis and Finding: No prohibited building materials are proposed in this case.

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

Analysis and Finding for Standard 11: Signage is not a component of this project. This standard does not apply to the proposed project.

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

Analysis and Finding for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case, with pertinent preservation principles, policy and character and design objects identified above.

Attachment A
Application

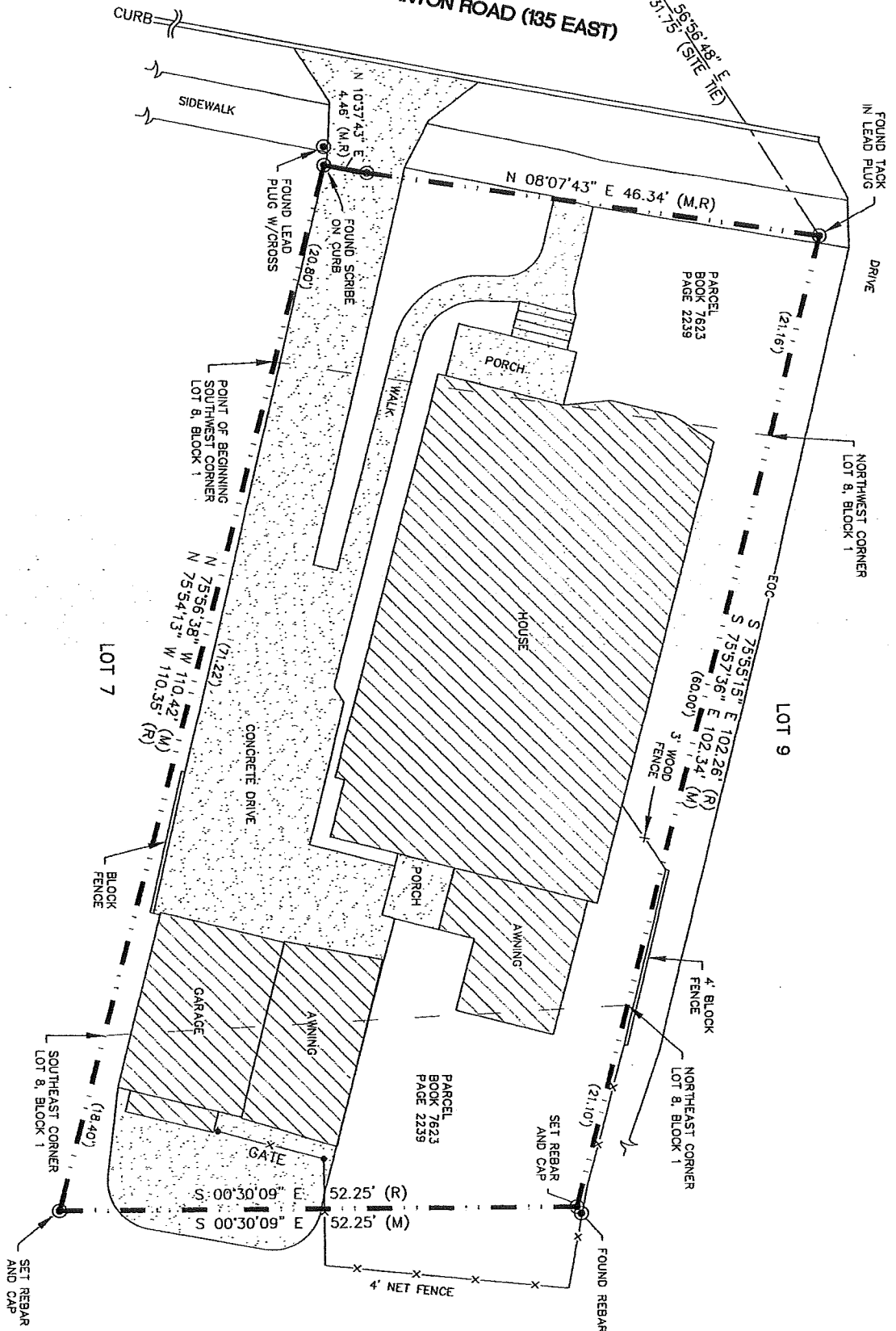
FOUND MONUMENT
282 NORTH CANYON RD.

BASIS OF BEARING
N 10°37'18" E
315.20 FEET (M)
315.17 FEET (R)

CANYON ROAD (135 EAST)

FOUND MONUMENT
200 NORTH CANYON RD.

REBAR & CAP
SOUTHWEST CORNER
LOT 7, BLOCK 1

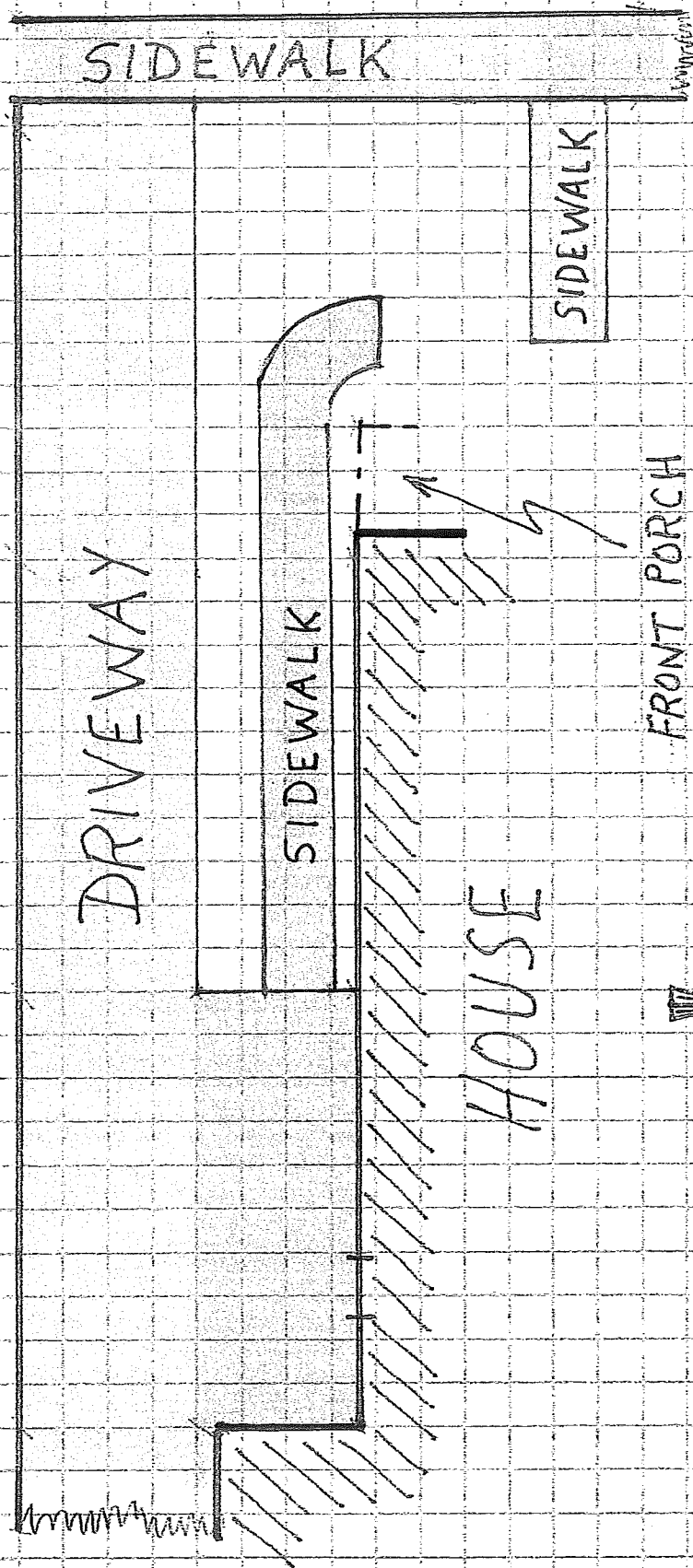


282 CANYON ROAD

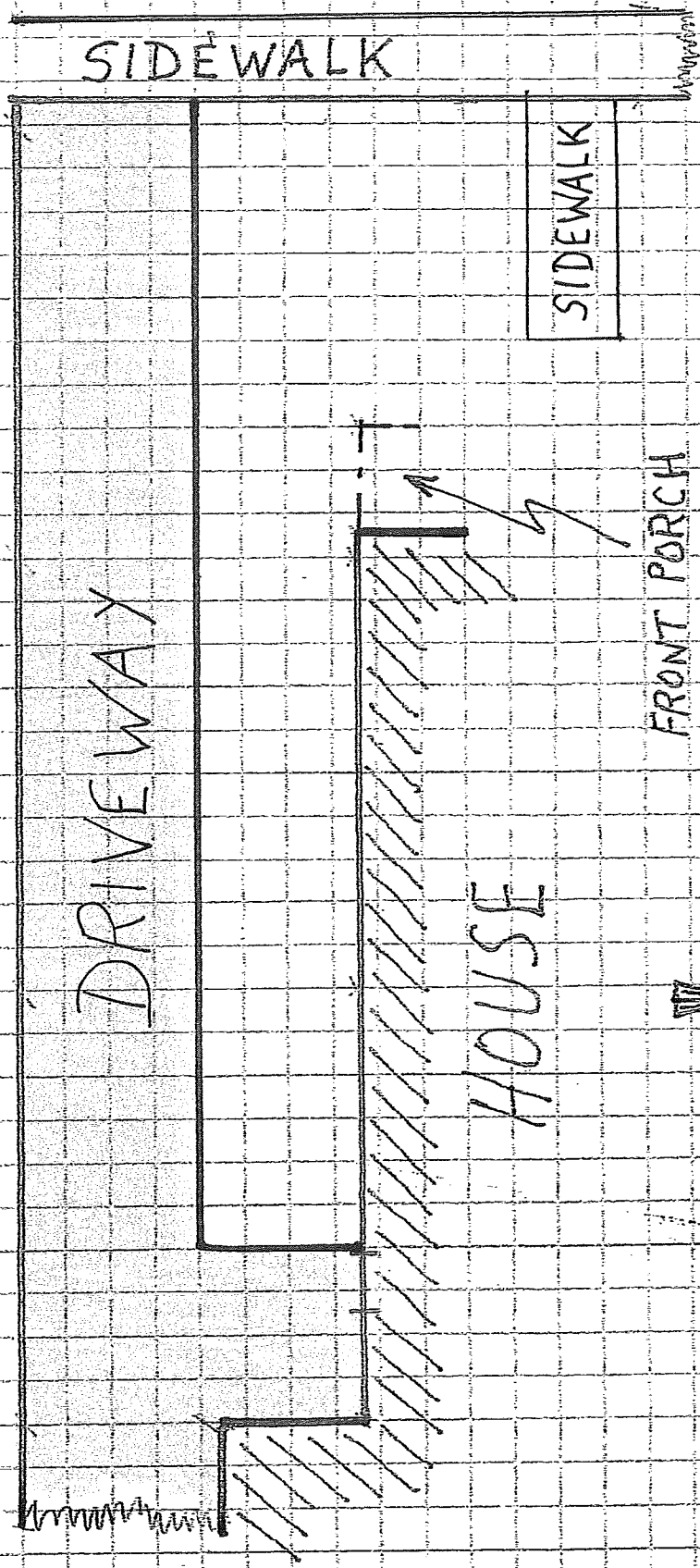
SCHEMATIC

SCALE: 1 UNIT = 2 FEET

EXISTING



282 CANYON ROAD
SCHEMATIC
SCALE: 1 UNIT = 2 FEET
PROPOSED



Attachment B
Photographs

282 N. Canyon Rd



278 N. Canyon Rd



272a N. Canyon R.d



2666 N. Canyon Rd



260 N. Canyon Rd



252 N. Canyon Rd



252 N. Canyon Rd.



BEN
COUNTY MAYOR

248 N. Canyon Rd.



244 N. Canyon Rd



238 N. Canyon Rd.

