

**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: May 17, 2012

Applicants:

Justin Lyons, Designer
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. Previous Public Comments
- B. Tax photo 1986 Survey
Form
- C. 3/1/12 Work Session Memo
- D. 3/1/12 Work Session
Minutes
- E. Current Submittal

Request

This is a request by Justin Lyons, Designer representing Ken Engeman, for major alterations to the house 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 rear addition on the primary residence and to demolish an existing garage to construct a new 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.

Staff Recommendation

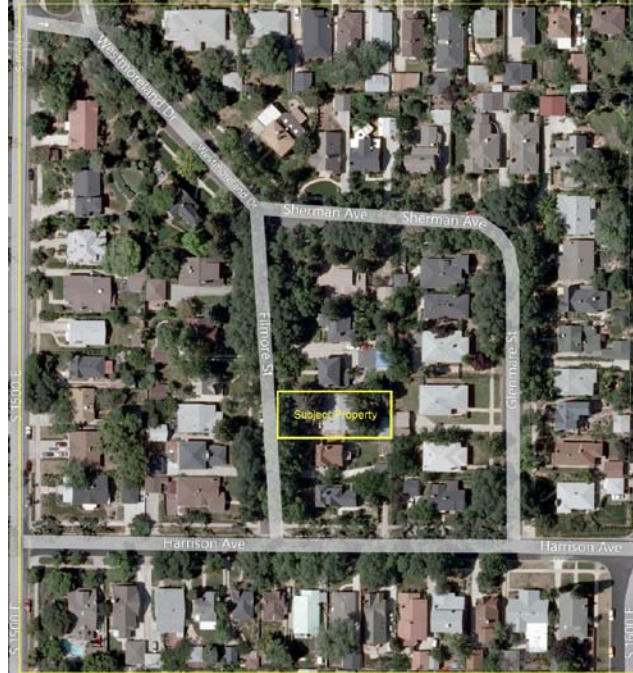
Based on the analysis and findings of this staff report, it is Planning Staff’s opinion that the project generally meets the relevant ordinance standards, and that the Historic Landmark Commission should approve the request with the condition that final building materials and other minor details are administratively reviewed with Staff prior to issuing a Certificate of Appropriateness.

Consistent with Staff Recommendation: Based on the analysis and findings of the staff report, testimony and plans presented, I move to grant a Certificate of Appropriateness for the addition and approximately one foot six inches (1’6”) of additional height for the new garage as requested with the condition that:

1. Final building materials and other minor details are administratively reviewed with Staff prior to issuing a Certificate of Appropriateness.

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission not grant a Certificate of Appropriateness for the proposal based on the following findings: (HLC lists the 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 members of the Commission elected to table the project and convene an architectural subcommittee to review the project and alternative designs with the applicant.

On December 12, 2011, Planning Staff, and the Architectural Subcommittee met with the applicant to discuss two alternate rooftop addition proposals. On January 5, 2012 the Historic Landmark Commission held a public hearing to consider another rendition of a rooftop addition. On March 1, 2012 the Historic Landmark Commission held a work session by request of the applicant to further discuss the project. In summary the consensus was that a rooftop addition would significantly alter the character defining aspects of the house and would have a serious impact on the contributing status of the structure. (See attachment D- 3/1/12 Work Session Minutes).

Summary of 3rd Proposal

The applicant has submitted a new design responding to the issues raised at various public hearings and with clear guidance offered by the Commission at the March 1, 2012 work session.

The applicant proposes an addition at the back, with minimal views of the addition’s roof line from the public right of way. The applicant continues to request extra height for a new garage but has modified the garage design to be more compatible with the architecture of the house.

The applicant’s new proposal pushes the two story rear addition completely to the back of the home through a cross gabled back roof extension to connect to the proposed two story addition. The bulk of the addition connects at the original back wall. Although the proposed addition is not centered with the axis of the historic house, the house itself is not historically symmetrical as designed. Because the addition is absent from view or minimally seen from the street this was proposed to make use of a greater backyard area and provide for the new garage.

The roof pitch of the proposed addition should complement the house with a shallow roofline with continuous deep roof eaves characteristic of the original structure. The proposed addition cladding would be wood lap or possibly shingle siding.

Deteriorated windows on the new house are targeted for repair and restoration. New windows proposed on the addition would match as best as possible that of original windows in terms of profile, design and would be aluminum clad or wood. The design would be as indicated on the plans.

The designer has submitted: elevations that include trees, a true street view rendering, a rendering with the proposed garage and materials used on the proposed addition to the rear of the house. The applicant has presented elevations showing line of sight to show how the addition accommodates his housing needs but responds to concerns about street views and any negative effect to the integrity of the house.

Proposed Rear Addition

The proposal is to construct a two-story rear addition with an approximate 580 sq.ft. footprint and expand the family room area, kitchen and eating area. The west wall of the addition would be approximately 15 feet from the roofline of the historic house, which is encouraged. 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 2,290 total square feet. The proposal would add approximately 1,242 square feet of area to the original house. The proposed total area of the house would be approximately 3,532 total sq.ft. The original house’s roof height of approximately 16 feet would not change and the back addition would be approximately 20 feet in height.

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 440 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, accessible through an internal stairway, above the garage.

The applicant would cover the garage in the same manner as the addition, using beveled lap wood siding (or a shingle siding) material with a 5-6 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 20’ 4”.	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 (25’).	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 32%.	Yes
Accessory Buildings (garages): 50% of footprint of principal structure	50% of 1600 is 800, proposed is approximately 440 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
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Analysis: The proposed residential addition and the garage would have to meet all zoning ordinance standards as proposed, unless modified by the Historic Landmark Commission..

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 generally meets 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. Because the garage is setback behind the proposed addition, to the rear of the site it should not have a negative effect on the historic structure. Staff is recommending approval of the garage.

Findings: The proposed garage addition exceeds the height allowed in the R-1/7,000 Zone by one foot six inches (1'6"). The additional height request for the accessory structure in previous designs resulted in a roof effect that accentuated the height of the structure. The redesign of the roof, with additional height may not reduce the height in actuality, but the redesign of the roof to complement that of the house would lessen any negative impacts from a visual perspective. Staff finds that the garage height request could be granted. Additional findings are found in the analysis and findings section following in this report.

Comments

Public Comments

Previous public comment has been included as Attachment A.

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.

The applicant has thoughtfully responded to these issues in the most current submittal. Staff notes that the issue of the addition being subordinate to the principal structure is important. However, the treatment of the addition roof, the orientation as such, has effectually limited the perceived bulk of the addition, which is key in terms of its effect on this integrity of the historic structure.

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. 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.

Staff asserts that the addition as proposed would preserve the original roof form, and not have a negative and detrimental effect on the specific character defining features of this significant contributing structure. Additionally it would not impact the character of the district nor change the character of the neighborhood or architectural integrity of the small number of significant contributing single-story bungalows in the district.

The goal of this project is to design the addition to be compatible and subordinate, maintaining the perceived historic roofline to the greatest extent possible. The rear addition does not cause a visual disruption of the roofline and or the form of this structure. The currently proposed design, in actuality would result in minimal views of the addition.

Garage

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

Findings for Standard 1: No change of use is proposed. The rear addition and the scale of the changes to the house constitute “minimal” changes to the character of this significant contributing structure and generally do not conflict with this standard. The garage design does appear to meet this standard with the improved design as proposed.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

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: 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 perceived as subordinate to the structure? Are there alterations of the character defining features of the property being proposed?

The addition as proposed does not overwhelm the historic house. The horizontal form of the house is character defining, and significant, an addition at the back respects the mass and scale of the house, therefore preserving the character. The addition set back from the historical façade would be visually subordinate to the historic building as proposed.

The designer has attempted to create a proposal to accommodate the applicants housing needs in a manner sensitive and harmonious to the historic design.

Findings for Standard 2: The low horizontal emphasis which characterizes the house as seen from the street is generally accomplished. Based on the analysis above, the Design Guidelines are generally met and staff concludes that the proposed addition would be compatible with the historic home, its architectural form and integrity preserved as best as possible.

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. The horizontal form and massing which emphasize and characterize this historic property would be preserved as best as possible.

Finding for Standard 5: The proposal generally meets this standard. 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 addition as designed generally meets 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. It is the opinion of Staff that the Designer has thoughtfully responded to the Design Guidelines in an attempt to accommodate the owners needs by designing the addition setback and to allow the original character of the historic house to remain prominent. The historic house is visually prominent with this design. The proposed architectural detailing carried throughout the property would complement the original home.

Finding for Standard 8: Staff notes that the project as designed generally meets the standard.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be 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: The essential form and roofline are important character defining features of the structure and although the proposal would likely have an effect, because it is an alteration, the original structure could theoretically be restored. The addition would be differentiated from the old by a change in materials. The essential form and integrity of the historic home would be preserved with the addition as proposed.

Finding for Standard 9: The addition as proposed, would generally preserve the original structure in both form and integrity therefore the project generally meets 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 (or shingle) 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:

**Previous Public
Comment**



January 5, 2012

VIA E-MAIL

Salt Lake City Historic Landmarks Commission
451 S. State St.
Salt Lake City, UT 84111

Dear Commissioners,

On behalf of Utah Heritage Foundation, I submit the following comments to the Historic Landmarks Commission (HLC) in regards to the proposed project at 1363 S. Fillmore Street in the Westmoreland Place Historic District for consideration at your meeting.

First off, I commend the property owner for moving forward on rehabilitation plans for this key and significant property in Westmoreland Place. I know it is something that the neighbors have desired to see for many years. I also commend the architect the commission through its meetings thus far for creative thinking regarding the design of the addition.

However, we believe that what this project comes down to is that the scale of the addition is simply too large to meet standards and thus be compatible with the existing historic house. When compared with the other noncontributing structures in the district, we believe that a decision to approve this proposal is a decision to render 1363, currently a contributing structure in the Westmoreland Place Historic District, as a noncontributing structure. The examples provided in the staff report for 1374 Fillmore, 1542 Harrison, and 1564 Harrison all clearly demonstrate that additions on top the roof, even behind the ridgeline, are noncontributing to the historic district as their additions do not comply with the standards. While these additions may be considered by many as well-designed and tastefully executed, they still do not meet the standards.


This is a project that normally would qualify for state residential rehabilitation tax credits. Due to the significant investment that is likely in this project, those tax credits could have a very positive effect to this project's budget. However, we believe that constructing the addition as planned would eliminate the project for consideration for the state residential rehabilitation tax credits. To that end, we strongly encourage the owner to consider scaling the project back in order to bring the project into compliance with the standards.

In the bigger picture, approving this addition could set a dangerous precedent. If the HLC interprets that the addition meets the standards and authorizes approval, it would open the possibility for rooftop additions in all historic districts. In addition, the commission would be creating a large gray area for the public and designers of what types of additions do meet standards. Lastly, approval would raise serious questions about the consistency of the

application of the standards by all of Utah's preservation agencies and organizations. At a time when the very basis of preservation is being questioned by some state leaders, it would seem that we should all have a clear and consistent message about how we define historic preservation.

If the property owner is unwilling to revise the plans that are being considered, we strongly encourage the HLC to deny the application, refer it back to the architectural subcommittee, or table it until further revision by the applicant can bring it into compliance with the standards.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Huffaker".

Kirk Huffaker
Executive Director

cc: Warren Lloyd
Michaela Oktay

Okta, Michaela

From: Rick Frerichs [rfrerichs@ffkr.com]
Sent: Thursday, January 05, 2012 11:52 AM
To: Okta, Michaela
Subject: RE: Cert of Appropriateness 1363 Filmore St

Categories: Red Category

Michaela

Thanks for getting back to me. It appears it is possible that, despite Staff recommendation, the Commission could approve the project tonight, including the additional height on the garage.

My comments are as follows.

I do not fundamentally oppose the second story addition to the house. From a planning standpoint, it seems that having 2 story houses on either side makes it reasonable. From a Historic perspective, I would defer the Landmarks Committee. I am not sure why the height of the house can't stay within the zoning laws in place.

With respect to the garage, I don't know if the Landmarks Committee visited the subject property as viewed by the neighbors on the back side. There is a village of garages close together along that property line, all one story within the zoning laws. Two of the garages are new, including mine, and built since the neighborhood became an historic district. The new garages complied with ordinances that are in place. I oppose approving additional height on the garage. Also, the current design shows windows on the garage second level in the east wall 1 foot from property line. This would not be allowed by building code. I assume that Landmarks approval of the design would not be an approval of violation of the building code. The design also shows a window on the south side of the second story of the garage 4 feet from property line. This would have to have fire protection per the building code.

Thanks

Rick Frerichs

From: Okta, Michaela [<mailto:Michaela.Okta@slcgov.com>]
Sent: Thursday, January 05, 2012 9:33 AM
To: Rick Frerichs
Subject: RE: Cert of Appropriateness 1363 Filmore St

Dear Mr. Frerichs,

After slight modifications, Staff recommendation is to deny the project or send it back to a subcommittee. Staff has recommended denying additional garage height unless a rooftop addition is approved. Attached you will find the full staff report. Please let me know if you have additional public comment, I will provide other public comments this evening as part of my Staff Report.

Best,

Michaela Okta

Principal Planner

Salt Lake City Corporation
451 South State Street #406

PO Box 145480
Salt Lake City, UT 84111-5480
801.535.6003
michaela.oktay@slcgov.com

From: Rick Frerichs [<mailto:rfrerichs@ffkr.com>]
Sent: Thursday, January 05, 2012 8:23 AM
To: Oktay, Michaela
Subject: FW: Cert of Appropriateness 1363 Filmore St

Michaela

My home abuts the back of the property at 1363 Filmore, which is on the Landmarks agenda tonight. My primary concern is the two story garage that is being proposed. It would be adjacent to my back yard, and close to my house. There are no other 2 story garages in the neighborhood. I went to the hearing on the project last month and the project was sent to a subcommittee. In the meeting discussion on the garage was put off until the subcommittee met to make recommendations on the project.

Can you tell me what the recommendations are on the project, and specifically the 2 story garage. I have schedule conflicts and am trying to judge the need to be present at the hearing to speak in opposition to the garage. If the 2 story garage is approved by the Landmarks Committee, does it still have to go through the process of a zoning variance, with approval signatures from adjacent property owners, in the same way zoning variances, to my knowledge and experience, are typically required to.

Thank you.

Rick Frerichs
1374 Glenmare Street

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Attachment B:
Tax Photo
1986 Survey data

10-10-121-003



approximately 1938
Tax Appraisal photo

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 C:
Work Session Memo
March 1, 2012



Work Session Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Michaela Oktay, Principal Planner

Date: March 1, 2012

Re: Major Alterations: 1363 Filmore Street
New addition and over height garage

Request

This is a request by Warren Lloyd, architect, 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 historic district.



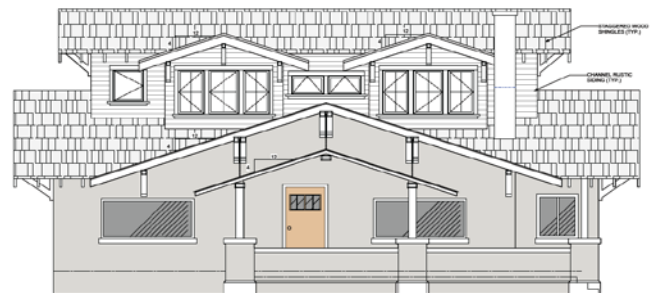
The request is to:

- Construct a rooftop addition on the primary residence that would extend towards the rear of the property.
- Demolish an existing accessory structure and to construct a new two-story garage with approximately one foot six inches (1’6”) of additional garage building height. The Historic Landmark Commission has the authority to grant this additional height.

First Public Hearing

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:

- 1) Effect of a rooftop addition to the significant contributory status of the home;
- 2) The mass and scale of the proposed



rooftop addition; and

- 3) The effect of a large rooftop addition to the architectural / historic integrity of the structure.

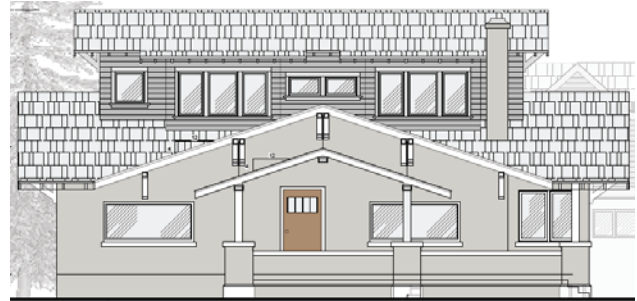
The members of the Commission elected to table the project and convene an architectural subcommittee to review the project and alternative designs with the applicant.

Architectural Subcommittee (ARC) Meeting

On December 12, 2011, Planning Staff, and the Architectural Subcommittee met with the applicant to discuss two alternate rooftop design proposals. Both alternative designs removed the gabled double dormers proposed in the original submittal.

Second Public Hearing

On January 5, 2012 the Historic Landmark Commission considered an alternative design. Although the presented design had improved, ultimately Staff was not able to change the recommendation based on conflicts with the standards. The Commission agreed that the project was a difficult one and initial concerns remained. They agreed that a rooftop addition would be difficult given the significant contributory status of the structure and the intent to preserve its integrity.



At the meeting the applicant asked the Commission to convene an ARC meeting to discuss options that would meet both the Design Guidelines and the standards of the ordinance. The Commission agreed.

Alternative Design Options

Staff has had phone conversations with the owner and a meeting with the architect to review the main concerns/issues with the rooftop addition. Staff has offered guidance that an addition at the rear of the property, with possible further basement excavation could be a viable alternative to gain extra living space. The lot is not deep and this would allow the owner to maximize the existing building envelope. Staff would most likely be able to provide a positive recommendation as it would likely resolve the subordination issue, preserve the horizontal emphasis/form of the structure, and preserve the significant contributory status and the integrity of the historic house.

Following discussions with Staff, the applicant has requested in lieu of an ARC meeting, a field visit be conducted at the site, followed by a work session to discuss design options.

Field Trip & Work Session

A field Trip has been scheduled for Thursday, February 23rd, 4:30-5:30 p.m. at the site. The applicant will provide further design options at a work session on March 1, 2012, based on discussions during the field trip.

Attachment: January 5, 2012 HLC Minutes (excerpt)

building height and design and how the proposed building came about through discussion.

[6:39:13 PM](#)

Mr. Ray Milliner, Senior Planner summarized the discussion and asked if scheme C was the design that the Commission preferred with the suggested variations.

Chairperson Oliver stated it was the version that best fit with the context of South Temple.

Mr. Milliner said he would like to encourage the Applicant to meet with the Community Councils in the time between now and the next meeting and based on that, Staff would schedule it for a Public Hearing and possible action. He asked the Commission if that was correct.

The Commissioners stated that was correct.

PUBLIC HEARINGS [6:40:42 PM](#)

PLNHLHC2011-00604 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. The property is located in the Westmoreland Historic District and the R-1/7,000 (Single-Family Residential) zoning district.

Ms. Michaela Oktay, Principal Planner, reviewed the petition as presented in the Staff Report, gave the history and reviewed the updates to the design from the Architectural Subcommittee. She stated it was Staff's recommendation based on the analysis and findings of the Staff Report, that the portion of the proposed addition located behind the ridgeline and the proposed garage substantially met the relevant ordinance standards however, the proposed addition that was visible from the street, specifically in front of the ridgeline, did not substantially meet the relevant design standards. Ms. Oktay said if the Commission concurred with the Staff analysis and the findings in the report, Staff recommended 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 were decided.

Commissioner Harding stated she was at the Architectural Subcommittee and Staff said nothing of their concerns. She said it was frustrating to read those now when there was a time set aside to review them with the Applicant. Commissioner Harding asked if there was a second Subcommittee meeting was there a guarantee that would not happen again.

Mr. Joel Paterson, Planning Manager, stated Staff had expressed their concerns about the design from the beginning. He stated Staff's concern regarding the vertical element were raised at the work session, the concerns about the position of the second story addition forward of the ridgeline were raised and other alternates and design possibilities were discussed with the Applicant.

The Commission stated in the future they would like Subcommittee meetings to be conducted in a way that enabled all concerns and issues to be addressed during the meeting.

Ms. Cheri Coffey, Assistant Planning Manager, stated usually Subcommittee meetings were for the design issues to be addressed and Staff would work to change how the meetings were conducted in the future.

Mr. Ken Engeman, property owner, clarified there was 1,395 square feet of living space in the home. He stated there was not finished or living space in the basement. Mr. Engeman stated the property constraints did not allow for a rear addition to the home. He stated the addition of 1,114 square feet to the top of the structure would give the home 2,509 square feet of living space.

Commissioner Bevins asked if that included the addition on the main level.

Mr. Engeman stated it did include the small addition on the main level. He reviewed the discussion from the Subcommittee meeting and said with the feedback given at the meeting, the plans were updated. Mr. Engeman stated he was not worried about receiving tax credits just he only wanted the project done correctly. He asked the Commission to approve the project and stated all the neighbors were supportive of the changes.

Commissioner Richards asked if Mr. Engeman had received a copy of the email, sent to the Commission regarding the garage height.

Mr. Engeman stated he had not received an email and was not aware of the concern.

Mr. Warren Lloyd, Architect, thanked Ms. Oktay for her work on the project. He outlined what was discussed at the Subcommittee meeting that lead to the proposed structure. He said the two major points of discussion were if the home could be designed as a two story structure and if it could be done in a way that was sensitive to the streetscape. Mr. Lloyd stated the corrections and changes to the proposal were in response to what was said during the Subcommittee meeting. He reviewed the standards for the project as stated in the Staff Report. He asked the Commission to determine if the project met at least most of the standards and if so to approve the project. He stated if the approval was not considered then another Subcommittee meeting

needed to be conducted in order to decide what was necessary for approval. Mr. Lloyd stated they would do what was needed to make it work with the area as the addition improved the home and enhanced the neighborhood rather than being a detriment. He asked the Commission for specific ideas and conditions needed for the project to be approved.

PUBLIC HEARING [7:03:58 PM](#)

Chairperson Oliver opened the Public Hearing.

Ms. Cindy Cromer, Salt Lake City Resident, stated it would be wrong for the Commission to approve the project. She explained it was not appropriate to move a contributing structure out of contributory status in an adopted district, which was what was being proposed. Ms. Cromer explained the structure was rare and had minor changes made to it over the years. She explained the importance of keeping these types of structures and protecting them from change. Ms. Cromer stated the character defining feature of the house was its modest nature which would be lost with the remodel. She asked the Commission to not approve the proposal, as it would take away something wonderful from the neighborhood.

Mr. Dave McPherson, Neighbor, stated he lived across the street from the subject property and had wondered when someone was going to do something with the house. He explained the home had been unoccupied and unmaintained for a number of years. Mr. McPherson stated his home was one of the most period correct models in the area and that was why he chose to live in the area. He spoke of the different homes in the area, those updated and unchanged. He explained the neighbors in the area had not had problems with rooftop additions and if the proposal was done tastefully there would not be a problem with the proposed addition. Mr. McPherson stated the subject proposal would not deter from the area and if the property was not improved it would continue to be an eyesore for the neighborhood.

Chairperson Oliver closed the Public Hearing.

Mr. Engeman, Applicant, stated he would be happy to make changes to the garage height and address the concerns of the neighbors.

EXECUTIVE SESSION [7:10:54 PM](#)

Commissioner Harding reviewed the depiction of the proposal that was reviewed at the Subcommittee. She explained the Subcommittee did not feel the addition would be a monstrous massing on top of the existing house and it receded in the other depicted elevations. Commissioner Harding stated the added details brought it together and it seemed the addition became subordinate to the original house. She stated that was why, at the conclusion of the Subcommittee meeting, she felt progress had been made and she had a better understanding of the addition's scale. Commissioner Harding stated there were contentions at the Subcommittee

meeting regarding the appropriateness of the addition. She reiterated the importance for Staff to express their opinions on the project during the Subcommittee meeting.

Commissioner Richards stated he agreed with Commissioner Harding's comments regarding the Subcommittee meeting. He stated the twelve standards did not address the roof line but the guidelines did. He asked how the guideline originated, if not from the standards.

Mr. Paterson stated the standards in the ordinance are based on the Secretary of the Interior Standards. He said the guidelines were developed locally for Salt Lake City's Historic Districts to give the Historic Landmark Commission guidance on how to interpret the Secretary of the Interior standards and to help Applicants in their design review process. Mr. Paterson stated the standards indicated the importance of maintaining the integrity of the design and keeping the ability to determine the original portion of the structure if additions were made.

Commissioner Richards read standard two of the ordinance. He asked how much leeway the Commission had, because the guidelines expanded on the subject. He said it felt like a leap of faith between the guidelines and the standards.

Ms. Coffey stated the standards are general and based on the Secretary of the Interior standards which are the national standard. She explained there were no standards specific to porches, garages or rooflines as they were very general. She stated the Commission's job was to determine whether they thought the project met the standards and that those interpretations needed to be consistent over time so all Applicants were treated the same. She stated the guidelines hopefully helped the Commission clarify the fairly vague standards. Ms. Coffey stated from a practical standpoint the standards were the best practices around the country.

Commissioner Bevins reviewed his research on the Reconnaissance Survey and the National Register Nomination for the district which indicated it, had one of the best collections of California Bungalows in Salt Lake City. He stated the subject structure was a significant contributing structure and the other houses with rooftop additions were now non-contributing structures. Commissioner Bevins said it came down to protecting the integrity of the neighborhood and the precedent given if the addition were allowed. He said it was the Commission's responsibility to protect the unique buildings in Salt Lake City. Commissioner Bevins review the updates to the design guidelines that the Commission had worked on in the last few months. He stated the Property Owner addressed every concern, except that the structure was located in a Historical District.

Commissioner Richards stated the proposal was the most extreme example because of the low slope of the California Bungalow. He reviewed the ease of adding an addition to that type of structure.

Commissioner Hart explained her feelings about rooftop additions prior to the Subcommittee meeting, being that they were appropriate but not for the subject structure. She stated after working with the Subcommittee she felt the addition was much improved but the end result was still a non-contributing structure. Commissioner Hart said it was all a matter of opinion but overall it took away a contributing building, a very unique building that will forever be changed. She stated a rear addition would be more appropriate for the subject structure even if it had to be a little wider than the existing structure.

Commissioner Harding stated she agreed that if a second story addition was appropriate the proposal would be ideal. She stated given the point that the Westmoreland Place Historic District, preserved those types of buildings, and determine if a rooftop addition was appropriate.

The Commissioners discuss how the addition would create a false sense of history and agreed the rooftop addition was not appropriate. They suggested creating something to the rear of the existing structure.

Chairperson Oliver summarized the options for denial, holding a second Architectural Subcommittee, and approval with conditions.

Commissioner Richards stated he did not think a second Architectural Subcommittee would be productive. He asked Mr. Lloyd for his opinion on the matter. Commissioner Richards stated if the Commission agreed not to approve a second story addition, it was clear the Applicant would need to change the design.

Mr. Lloyd stated he agreed a second meeting was not necessary but would like to look at alternatives to address the issues. He stated direction as to what could be done would be better than no direction at all.

Commissioner Hart asked rather than denying the application would it be an option to table the petition and allow the Applicant to start over.

Mr. Paterson stated the Commission had the ability to table the petition, but it would be beneficial to give specific reasons to the Applicant for tabling the petition.

Commissioner Hart stated she felt the direction was given.

Commissioner Richards stated given the size of the lot and height restrictions a two story addition, even in the back, would still stick up above the existing roof line. He stated that violated several of the guidelines.

Commissioner Hart asked if the Commission had stated it would allow a two story rear addition.

Commissioner Richards stated that was his question and the Commission needed to clearly indicate what would be allowed or not allowed.

Commissioner Hart asked if the Applicant should be asked if he was willing to make the design changes and move the addition to the rear.

Chairperson Oliver stated the Commission should discuss the issue before calling the Applicant forward. She asked if the Commissioners felt there was a way to have a second story addition on the subject home. She stated she was not prepared to make that decision without it being carefully planned out as the lot size restricted what could be done on the property.

Commissioner Bevin asked if there was a way the Applicant could get the desired space without building upward.

Commissioner Hart stated that needed to be addressed by the Applicant but there was 700 square feet below ground that had a potential of being finished.

Chairperson Oliver stated the options were to deny, table or have a Subcommittee meeting.

Commissioner Hart stated the Commission could either table the issue and hold a Subcommittee meeting or table the issue and let them follow the given suggestions.

Ms. Coffey stated if the Commission did not want to make a decision it had to be tabled and direction given to the Applicant on what the next step was.

Commissioner Richards stated he felt it would be difficult to design a two story addition that met the standards although he was not ruling out the possibility.

Commissioner Hart asked if Commissioner Richards was referring to a second story on the original house or a two story addition in the rear.

Commissioner Richards stated he was referring to it in general. He stated the lot size would restrict the ability to make the addition subordinate to the original structure and maintain the flow of the existing roofline. He stated he was not saying options were not possible but it would be very difficult. Commissioner Richards stated it would be unusual to use the basement space and was not the answer to adding space.

Chairperson Oliver invited Mr. Lloyd and Mr. Engeman to address the Commission regarding changing the design. She asked Mr. Engeman if he would prefer holding a Subcommittee meeting, work by themselves or start from scratch.

Commissioner Richards asked Mr. Lloyd if the Commission was clear on what the options were or if they needed more direction.

Mr. Lloyd stated the discussion was clear; it was a question of whether or not a second story could be done within the guidelines. He stated they would not want to be sent away to come up with a suggestion themselves and would like the Commission's input. He asked if a Subcommittee could be held to discuss options that would meet the guidelines and standard. Mr. Lloyd reviewed the rear yard setbacks and explained the setbacks would need to be reduced to possibly help accommodate the desired square footage.

Commissioner Richards asked Staff if the Commission had any leeway on rear yard setbacks.

Mr. Paterson stated the Commission could not reduce the required rear yard setback.

Commissioner Hart asked if a variance was required for the setback to be reduced and how difficult it was to get a variance granted.

Mr. Paterson stated that was correct and it was very difficult to get a variance granted.

Ms. Coffey stated it would be deemed a self imposed hardship which the Board of Adjustment could not grant.

The Commissioners and Applicant discussed the available square footage that could be used for the addition. They discussed the site plan and setbacks for the property.

Mr. Engeman asked for the Commission to consider tabling the petition and sending it to Subcommittee where a detailed discussion could be held.

The Commission discussed whether it was going to be beneficial to hold a Subcommittee meeting and if the end result would be denial. They agreed it would be difficult to design a two story addition that would meet the standard and preserve the "A" level status.

Mr. Engeman asked if the intent was to maintain the "A" level status.

Chairperson Oliver stated the intent was to manage the growth and development in a Historic District but in a building such as the subject structure the integrity was important because of the status.

MOTION [7:42:12 PM](#)

Commissioner Richards moved in the case of PLNHLC2011-00604, based on the discussion, the Historic Landmark Commission table the petition and convene an Architectural Subcommittee to further review design ideas. Commissioner Hart seconded the motion. Commissioners Hart, Richards, Bevins, Harding, and Davis voted Aye. The motion passed with a 5-0 vote Chairperson Oliver did not vote

Ms. Coffey stated the City Council currently had the Fine Tuning document in front of them, which contained a regulation that, if adopted, stated the Historic Landmark Commission would be able to modify setbacks if it were found to be needed to make a more compatible change to a historic district.

The Commissioners asked if there was an expected time period for approval.

Ms. Coffey stated she was not aware of a time period.

The following Commissioners volunteered to be on the Subcommittee:

Commissioner Hart

Commissioner Richards

Commissioner Oliver

[7:45:29 PM](#)

PLNPCM 2011-00723 Local Historic District Designation Process and Criteria -A request to analyze the appropriateness of amending the zoning ordinance relating to the process and criteria required to designate a local historic district or a Landmark Site to the Salt Lake City Register of Cultural Resources.

Mr. Joel Paterson, Planning Manager, reviewed the petition as presented in the Staff Report. He stated based on the findings listed in the Staff Report, it was Staff's opinion that the proposed text amendment generally met the applicable standards and therefore, he recommended the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission and the City Council relating to this request. He reviewed the Public Comments contained in the Staff Report. Mr. Paterson reviewed the following changes to the Ordinance:

Types of Designation: The proposed ordinance amendments clarify the types of designations that can be approved:

Attachment D:
Work Session Minutes
March 1, 2012

Commissioner Funk moved to include the amendment. Commissioner Hart Seconded the amendment.

Commissioners Hart, Bevins, Harding, Funk and Davis voted Aye. The motion passed with a 5-0 vote Chairperson Oliver did not vote.

[5:57:28 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.

Mr. Joel Paterson, Planning Manager, stated this was a work session item and a motion was not being requested. He reviewed the history the field trip taken to the property. Mr. Paterson turned the time over to the Applicant for a presentation.

Chairperson Oliver asked if a Certificate of Appropriateness was being requested or if the petition should have been listed as a work session item.

Mr. Paterson explained the petition was meant to be a work session item however, if the Commission wanted to take public comment they were welcome to make that decision.

Mr. Warren Lloyd, Architect, stated it was his understanding– that the meeting was a work session to discuss an alternative proposal without requesting action or approval. He thanked the Commission for taking the field trip to the site. Mr. Lloyd stated the purpose of the work session was to present revised drawings and explain what the Applicant felt was the critical issues for the Certificate of Appropriateness. Mr. Lloyd asked the Applicant if he wanted to speak.

Mr. Ken Engeman, Property Owner, stated Kurt Huffaker, State History, was present at a previous meeting with Staff. He reviewed the discussion after the field trip indicating it was his goal to create not only something that the Commission could be happy with but something that everyone would agree on. Mr. Engeman stated the significant changes to the plan should hopefully address anyone’s concerns and be more in line with what was requested.

Mr. Lloyd reviewed the petition as presented in the drawings (located in the case file). He gave the history of the proposal and the changes that had been made. He stated the proposal was for a smaller second story addition and an addition to the rear of the home. Mr. Lloyd reviewed the layout of the home with what was being proposed and explained the Applicant had always be proposing an addition that was visible from the street which may be one of the key issues to discuss. He reviewed each of the standards and how they felt the proposal met the standards.

Mr. Lloyd indicated what made the structure a contributing structure and what would change that status.

The following are a list of standards and his comments.

21A.34.020G

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

Mr. Lloyd stated there was no change in the use therefore the standard as met.

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.

Mr. Lloyd stated the scale of the addition might be relevant to the character of the property so this standard was applicable.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not historical basis and which seek to create a false sense of history or architecture are not allowed.

Mr. Lloyd stated this was also an area that needed to be discussed. He asked did an addition to a bungalow, that was visible, give a false sense of history or was there a way of creating an addition to be consistent with the character of the house.

Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved. The removal of historic materials or alterations of features shall be avoided

Mr. Lloyd stated the proposal did not intend for historical features to be removed or altered. He stated the addition would be done within the roof area and any material that was visible from the exterior was limited to the rear of the house.

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

Mr. Lloyd stated he understood this to primarily refer to the techniques, finishes and elements. He stated the current proposal differed from the previous proposals in regards to the roof line. He stated the argument of whether the perimeter of the roof structure could be realistically kept within the framing and the addition could go within the roof line. Mr. Lloyd stated enough of the roof would be retained that it would not constitute a degradation of the original finishes and techniques.

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.

Mr. Lloyd stated they had tried to be clear throughout the process that everything on the house visible from the street would be repaired and restored; including the windows, eaves, trim, concrete finishes and etc.

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.

Mr. Lloyd stated this standard did not apply as chemicals were not being used.

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.

Mr. Lloyd stated this was relevant in terms to determine the appropriate character for the detailing of the eaves on an addition to the subject house. He asked what level of historical accurateness was appropriate and was the goal to replicate something that was indistinguishable or significant. Mr. Lloyd reported the main floor of the bungalow was a concrete stucco finish and the proposed material for the addition would be wood. He stated how modern or traditional the addition should be needed to be answered.

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.

Mr. Lloyd stated from a construction stand point, they felt like the standard could be met because the addition would be done in the roof plane. He stated the question was if that was what the standard meant, did it address construction technique and whether it could be repaired. He stated it would not be economically rational to remove an addition in some cases but it would be possible.

Mr. Lloyd stated standards ten to twelve did not apply to this project. He stated the above review of these standards was the best way he saw fit to help the Commission understand how the Applicant understood the standards to be applied to his project.

Chairperson Oliver asked the Commissioners if they wanted to take public comments.

The Commissioners discussed if it was better to take comments now or if it would be better to allow the public to hear the Commissioners discussion and then voice their concerns. It was decided to have the Commissioners discuss what they felt needed to be addressed in hopes to answer any possible questions and then allow the Public to come forward.

Commissioner Funk asked on page 2, of the Staff Report under alternative design options the statement was made regarding an addition at the rear of the home. She asked the Applicant to comment on why that option had not been considered or addressed.

Mr. Lloyd stated there were constraints with the setbacks at the rear of the property. He stated it was feasible to do an addition in the rear but in working with the Applicant the understanding was he would like a view of the front of his property from inside the house. Mr. Lloyd stated it would be hard to say that it was technically unfeasible to do a rear addition although it may be difficult to acquire the requested living space with a rear addition.

Mr. Lloyd stated it was unachievable with a single level addition but a two story rear addition could be done. He stated a two level structure in the rear would be visible from the public way although possibly less visible than the proposal because it is further back. Mr. Lloyd stated they had looked at other two story bungalows with rear two story additions and felt the additions were less harmonious with the single level craftsman bungalow that they sprung from. He stated it came down to the relationship of the single story roof with the roof line behind it. Mr. Lloyd said it was important for some architectural element of interest to be on the roof of the bungalow if an addition was being done. Mr. Lloyd reviewed the elements of bungalows in the area.

Commissioner Funk stated her concern was breaking the roof line at the front, with any kind of popup addition. She said she felt it destroyed the initial design of the house and she would not recommend the proposed addition. Commissioner Funk stated there were other bungalows in the area with additions to the rooflines that caused her concern and she suggested the integrity of the house should be kept.

Mr. Lloyd stated they took the neighboring houses into consideration and compared the subject house to those houses. He stated they felt the proposed addition fit with the others in the area.

Mr. Engeman stated a rear addition was explored in the beginning but the backyard restricted the size of the addition.

Commissioner Funk stated it would have to be a two story rear addition to accommodate the desired living space. She stated it may not be the ideal option or in keeping with the pattern of the neighborhood but it would be the best for this house.

Commissioner Hart stated Commissioner Funk's original question did not get answered in regards to why the basement excavation had not been explored.

Mr. Lloyd stated it had been explored and generally basement square footage was less desirable for living space. He explained the Applicant did not want to add to the basement.

Mr. Engeman stated it was a shelf basement that made it difficult to add on too.

Mr. Lloyd referred to the current design and layout of the basement and explained a crawl space could be captured but in order to get habitable bedrooms the code requirements would have to be met.

Commissioner Hart stated those could be in the rear first story addition and did not necessarily need to be in the basement.

Mr. Lloyd stated the bedrooms could be in the rear. He explained the code requirements for windows and ceilings in a basement that would be challenging and were not ideal.

Commissioner Bevins asked if the examples of the bungalows were part of the neighborhood or were they isolated buildings from all over the country.

Mr. Lloyd stated they were generally all neighborhood houses but not in the area of the subject property. He stated they gave examples of bungalows but an in-depth survey of the particular district regarding the predominant pattern had not been done. Mr. Lloyd stated that could be done if needed.

Commissioner Bevins asked if any of the examples were located in a local historic district.

Mr. Engeman stated yes the Gamble House and this style of home was not isolated to any one area of the county.

Commissioner Bevins asked if the examples were the original homes or if they depicted additions.

Mr. Lloyd stated his guess was the majority were built as one and a half story bungalows.

Chairperson Oliver stated her assumption was that those were almost all original without additions. She stated the main point was to preserve the character of the house. Chairperson Oliver reviewed the character defining aspects of the house and explained it was very difficult to add on to the house, in a significant way, without altering those characteristics. She stated her concern was that any sort of alteration to the roof line was something that would alter it instantly and irrevocably. Chairperson Oliver read the following standards and gave her comments:

21A.34.020G

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.

Chairperson Oliver stated she agreed this standard was not particularly relevant as the property would continue to be used for its purpose. She stated essentially the Applicant was looking to take a cottage and make it into a modern home which in this particular case it is very difficult.

Mr. Lloyd asked if the Commission could distinguish between the subject house and the house on the corner which shared similar characteristics.

Chairperson Oliver explained the difference between the home on the corner and the subject home was the layout of the original home and the placement of the addition. She stated the two were very different in style.

Mr. Lloyd stated he was under the impression that the home on the corner had an addition.

The Commission and Applicant discussed the existence of an addition to the home on the corner and its relativity to the subject house. They discussed the elements of the gable roof and airplane bungalow characteristics versus the subject house and the proposed addition.

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.

Chairperson Oliver stated this standard was the crux of the matter. She stated the first sentence said it all and asked would the character of the subject home be preserved with a roof top addition. Chairperson Oliver stated her feeling was that a roof top addition could not be done on the subject house without changing the contributing status of the house.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not historical basis and which seek to create a false sense of history or architecture are not allowed.

Chairperson Oliver stated she thought this standard applied at a lesser extent. She explained that the route the Applicant was taking to make the addition harmonious was appropriate however, the distinction between the addition and the original house needed to stay and not create an unusual building type. Chairperson Oliver stated Standards 4-7 would also be covered with those concerns.

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.

Chairperson Oliver read the design guidelines listed in the ordinance under Standard 8 and explained how each guideline emphasized the importance of keeping the character of the house intact. She stated Standards 2 and 8, in regards to this design, would make any approach to a roof top design difficult to achieve and still maintain those standards. She stated the greater

difficulty with the proposal was the square footage of the addition which the subject house could not support.

Commissioner Davis stated as the Commission looked at the progression of the proposals, clearly the addition was not subordinate to the house. He reviewed the different proposals presented to the Commission regarding the subject addition and explained, as Chairperson Oliver was stating, it was not possible to have a second story addition small enough that it would not impact the historic character of the property.

Commissioner Funk stated she felt the roof line could not be impacted at all.

Chairperson Oliver stated with careful design a rear addition could be added, possibly a one story or one and a half story addition could be appropriate depending on the design.

Commissioner Funk agreed.

Commissioner Bevins stated Standard 5 regarding distinctive features, would apply because the roof line on that particular style of house was a distinctive feature.

Chairperson Oliver asked if the Commission wanted to take public comment at this time.

The Commissioners agreed to open the public hearing.

PUBLIC HEARING [6:44:48 PM](#)

Chairperson Oliver opened the Public Hearing.

Mr. George Kelner, 1000 Military Dr, stated he opposed the proposal as it did not meet the standards and the roof line would be significantly altered.

Ms. Cindy Cromer, Resident, stated she opposed the proposal and explained its similarity to a case in Yalecrest. She stated it came down to could a house be altered to look like another house in the neighborhood and no longer look like itself or like the house it used to be. She stated she felt this was a false sense of history. Ms. Cromer stated she was extremely fond of the subject house and would hate to see it altered to reflect anything but what it was currently. She said she felt there were other options to pursue.

Chairperson Oliver read the following statement from Ms. Kelly White,

“This is absolutely no way this bungalow can have a second story addition and remain contributory. It is one of the few remaining Westmoreland bungalows that have not been destroyed. The only appropriate addition would be off the back.”

Ms. Kathy Kelner, 1000 Military Dr, stated she was surprised this was being discussed and stated any second story addition would permanently disfigure the subject house no matter how small it was. She said the house should be left alone and remain contributing.

Chairperson Oliver closed the Public Hearing.

Mr. Lloyd stated they had requested the Work Session with the Commission for the purpose of reviewing the project and at he felt the discussion held at the meeting addressed their questions. He reviewed the meeting that was held with the Utah Heritage Foundation and Staff led him to believe they were pleased with the direction of the project and that the size of the addition needed to meet the guidelines. Mr. Lloyd stated after hearing the Commissioner's discussion he did not believe there was a way to make a roof top addition comply with the standards.

Mr. Engeman stated at the meeting with Staff- he believed the new revisions met their approval. He asked Mr. Paterson if that was correct.

Mr. Paterson stated support was not expressed at the meeting. He stated the interpretation of the standards was discussed and it was stated at the meeting that Staff was not in a position to take a position on the proposal.

Chairperson Oliver stated the interpretation of the standards were the crux of the decision. She asked if the Applicant felt like his questions were answered.

Mr. Lloyd stated he felt his questions were answered and he felt he had explained their interpretation of the standards.

Chairperson Oliver stated certainly the standards were open to different interpretations. She explained that the perception of what the character defining aspects of the house were determined the decision.

Mr. Lloyd stated they would take the comments into consideration and see what would be a viable mix for the homeowner.

Chairperson Oliver stated they would address the setback ordinance with the City Council and discuss how setbacks could prohibit flexibility for enhancement in preservation.

The Commission and Applicant discussed the setbacks and how they affected the possibilities for the subject property.

EXECUTIVE SESSION [6:55:22 PM](#)

Chairperson Oliver asked for discussion or a motion.

MOTION[6:55:23 PM](#)

Commissioner Hart moved, in the case of PLNHLC2011-00604 that the Historic Landmark Commission continues the Public Hearing to a future meeting. Commissioner Davis seconded the motion. Commissioners Hart, Bevins, Harding, Funk and Davis voted Aye. The motion passed with a 5-0 vote Chairperson Oliver did not vote.

[6:56:33 PM](#)

PLNPCM2011-00471 Revisions to the Residential Design Guidelines for Historic Districts and Landmark Sites

- A petition initiated by Mayor Ralph Becker to revise the Design Guidelines for Residential Historic Districts in Salt Lake City regulated by the H Historic Overlay Zone. The design guidelines have been used since 1999 providing advice to owners and applicants, and serving as review and decision-making criteria for the public, the Commission and Staff. They will be revised to reflect historic preservation design guidelines best practice in organization, clarity, and current issues.

Mr. Carl Leith, Senior Planner reviewed the background and updates to the guidelines as presented in the Staff Report.

Commissioner Bevins stated he felt the title of the document could be changed to be more general as it was a good reference guide for regular home owners. He asked what Staff's plans were for disseminating it.

Mr. Leith stated it was really more of a how-to-guide and as stated helped individuals address the standards. He explained it would be available in hard copy and on the web.

Commissioner Harding stated there were areas that still needed editing to address grammatical errors and language. She stated overall the document was great but it needed to be cleaned and clarified.

Chairperson Oliver stated she agreed with Commissioner Bevins and suggested that it be called the Salt Lake City Preservation Handbook as it reached a broader audience. She suggested making sections of the document available that would pertain to individual projects and using bits and pieces as they were needed. Chairperson Oliver referenced some of the pictures and suggested changing them to reflect what would be allowed in most areas. She stated there were areas that needed to be clarified and having someone that had not read the document would help clean up the errors.

Commissioner Davis asked if a motion passing on a favorable recommendation was in order.

Attachment E:

Submittal #3

“Current Submittal”



INDEX	COVER
AS1.1	SITE PLAN
A1.1	MAIN PLAN
A1.2	UPPER PLAN
A1.3	GARAGE PLANS
A2.0	GARAGE ELEV.
A2.1	ELEVATION (W)
A2.2	ELEVATION (N)
A2.2	ELEVATION (E)
A2.3	ELEVATION (S)
R1.0	RENDERING
R1.1	RENDERING

*DRAWINGS FOR SALT LAKE CITY PLANNING DEPARTMENT REVIEW ONLY



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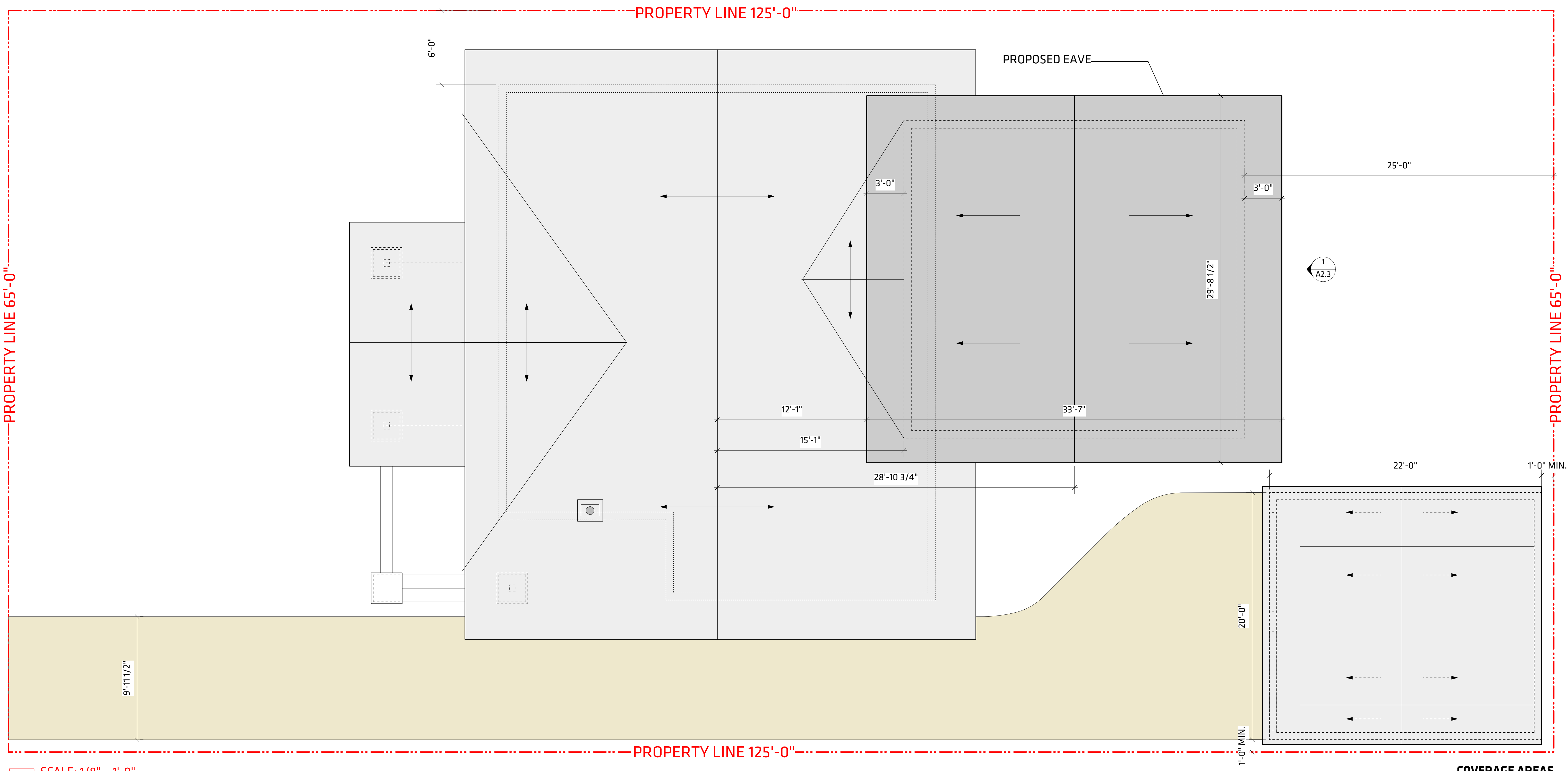
ENGEMAN

FILMORE BUNGALOW
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
04-27-2012

NEW ADDITION: FILMORE BUNGALOW

COVER



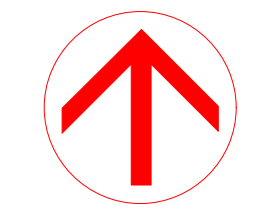
1 SCALE: 1/8" = 1'-0"
PROPOSED SITE PLAN

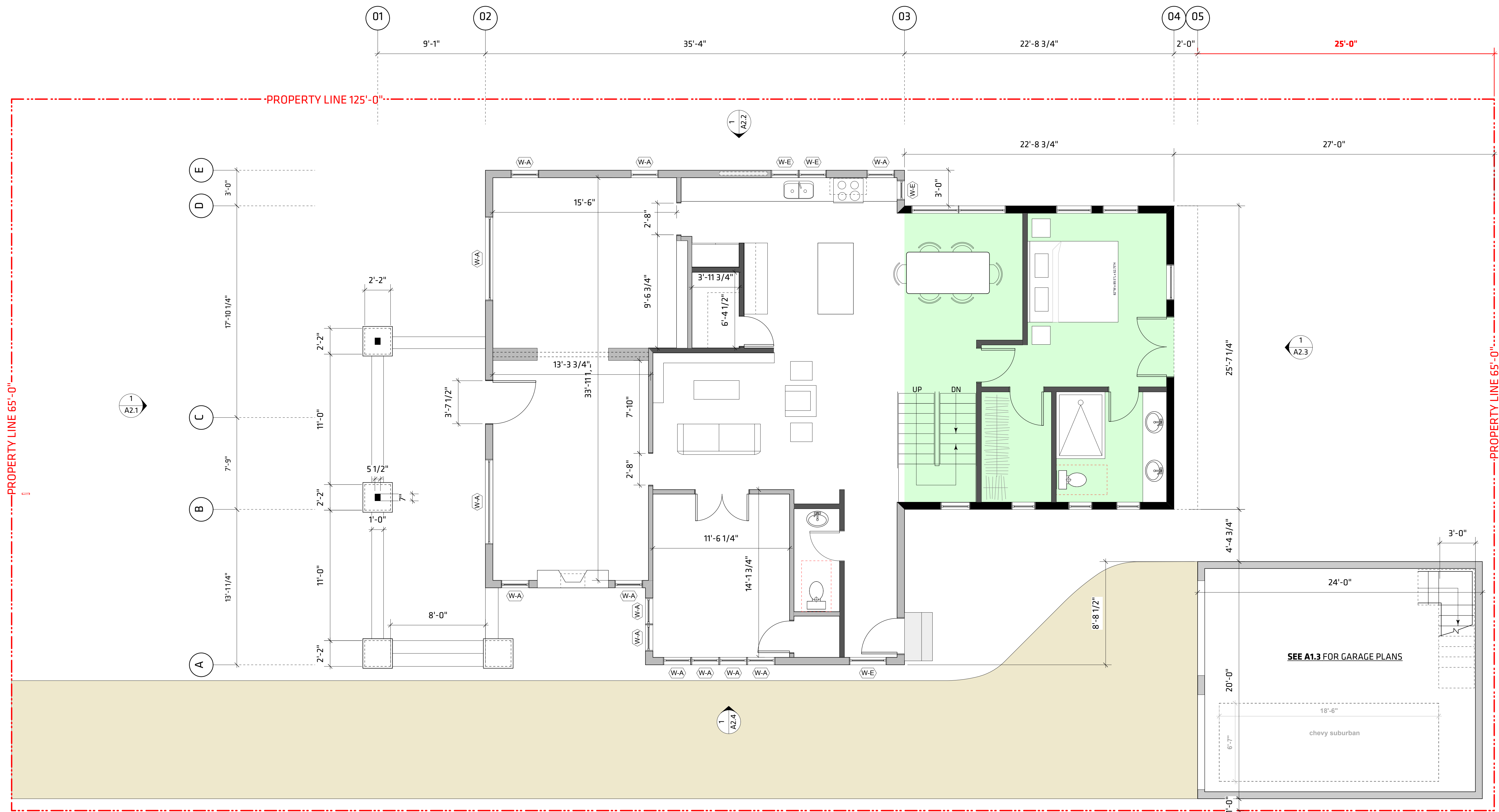
COVERAGE AREAS
 LOT: 8125 SF
 EXISTING HOUSE: 1590 SF
 ADDITION: 580 SF
 NEW GARAGE: 440 SF
 COVERAGE: 2610 SF 32%

GROSS AREAS
 EXISTING HOUSE: 2290 SF
 NEW ADDITION: 1242 SF
 TOTAL: 3532 SF

R-1/7,000

PARCEL NUMBER
16161270030000

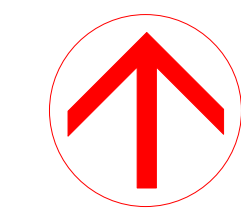


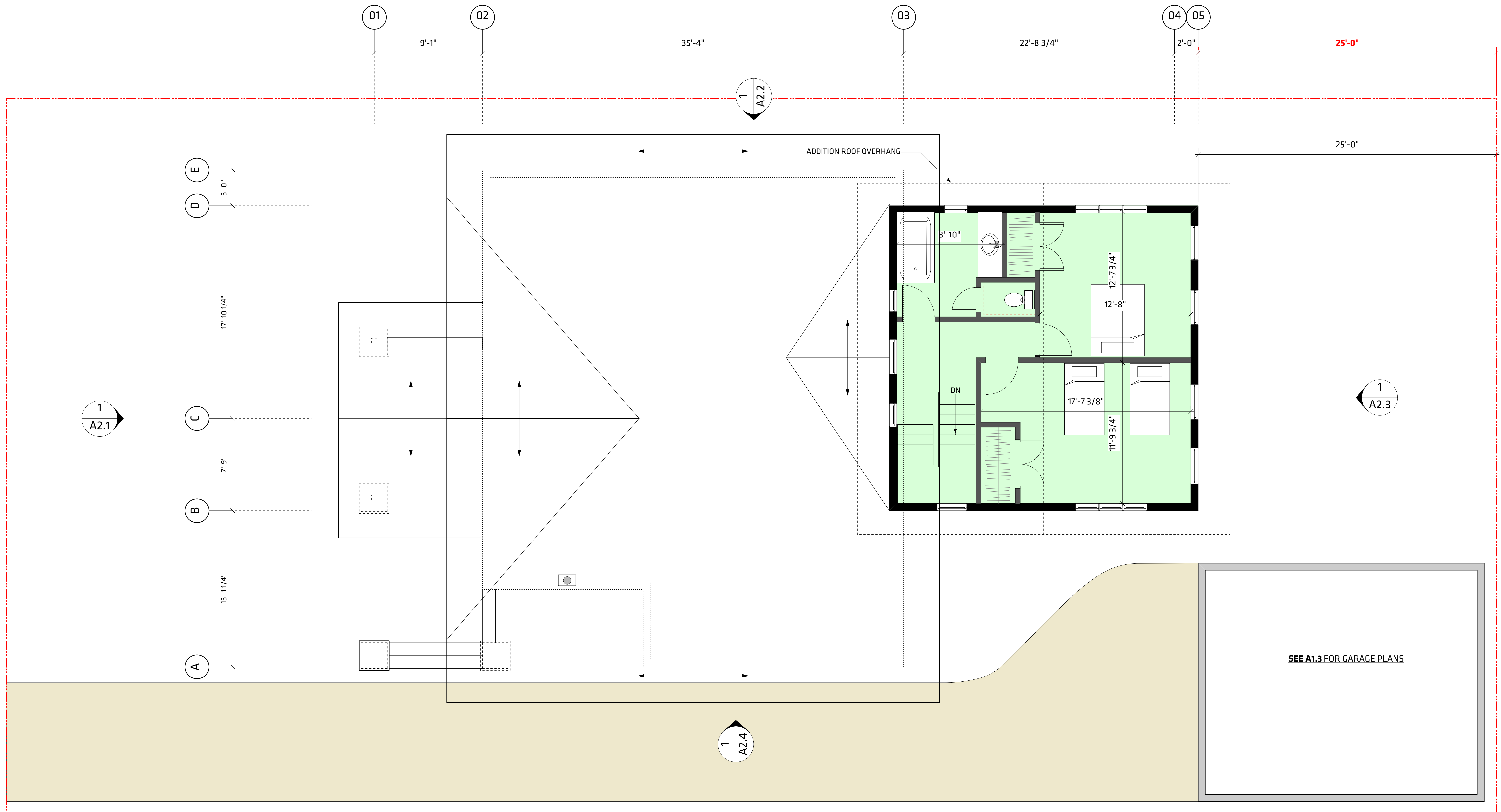


1 PROPOSED MAIN FLOOR PLAN AREA: EXISTING (MAIN): 1590 SF, NEW: 580 SF
 SCALE: 1/8" = 1'-0"

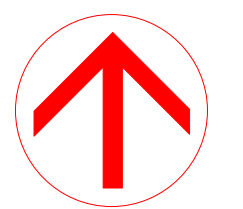
DESIGN NOTES:

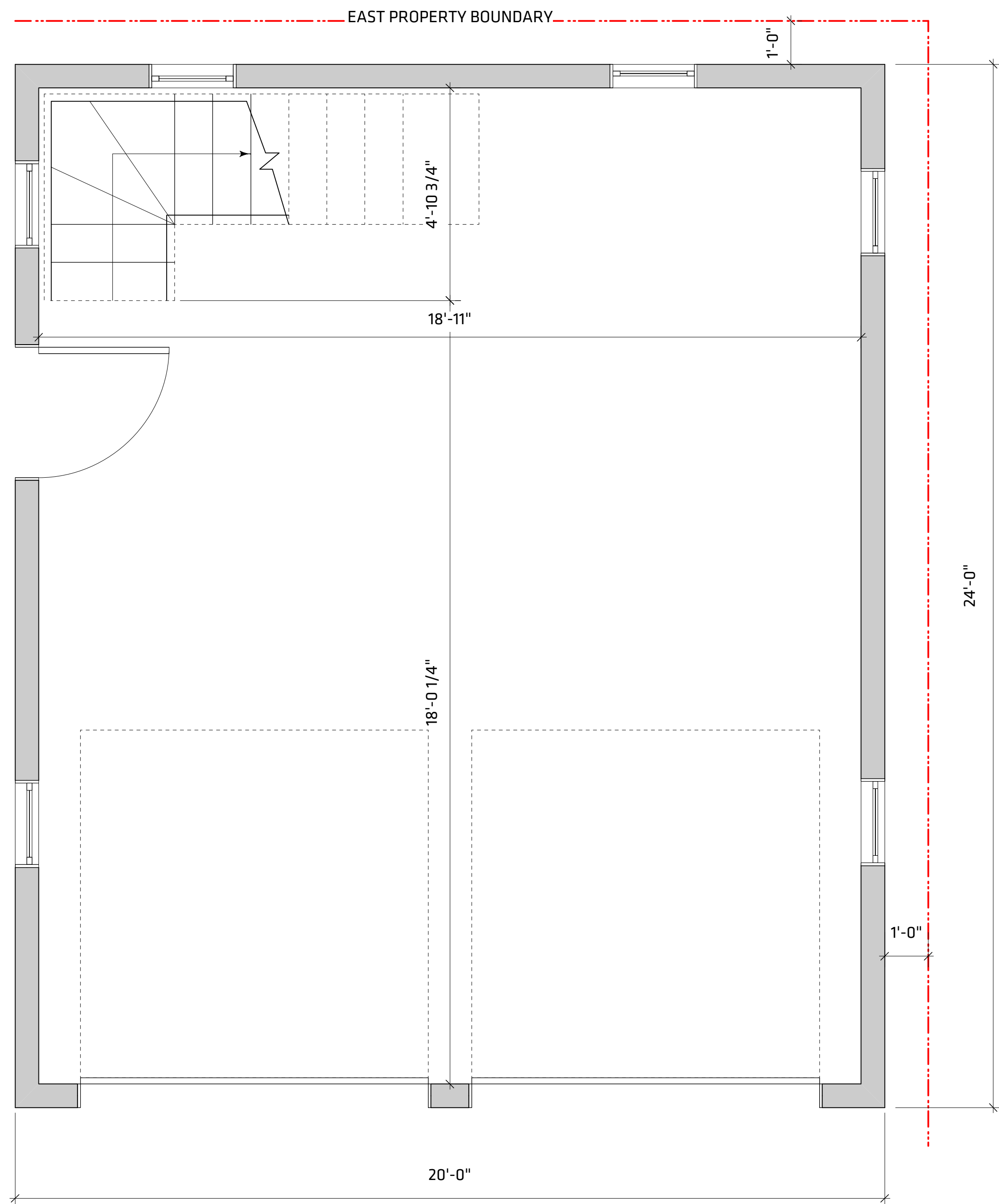
WINDOWS W-A = ORIGINAL TO BE REPAIRED AND RESTORED
 WINDOWS W-E = NEW WINDOW CASEMENT OR DBL HUNG W/ SDL



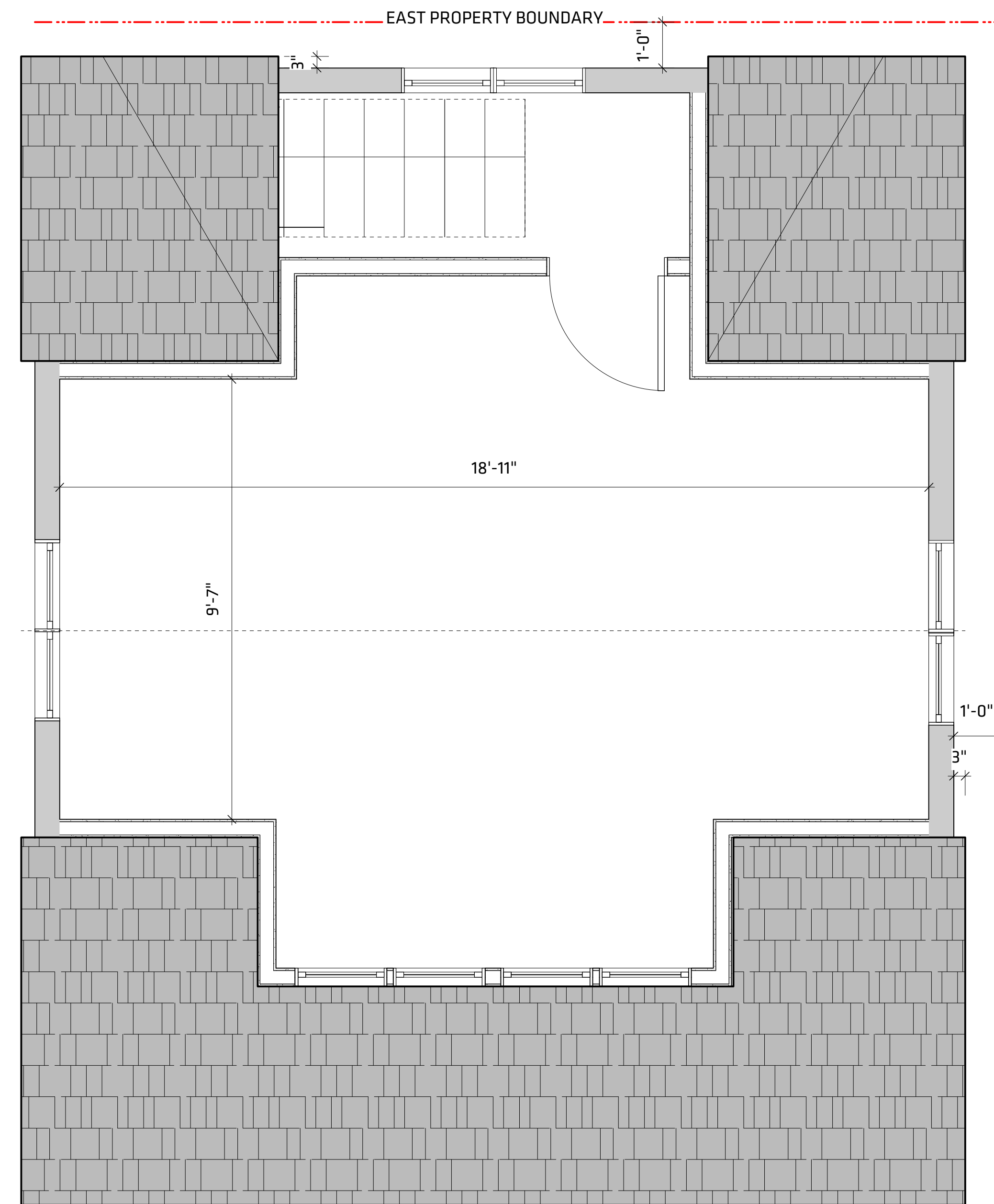


1 SCALE: 1/8" = 1'-0"
 PROPOSED SECOND FLOOR PLAN (AREA: 662 SF)

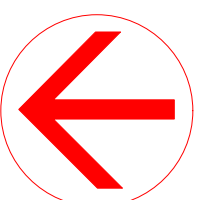




1 SCALE: 1/4" = 1'-0"
PROPOSED GARAGE PLAN (AREA: 480 SF)



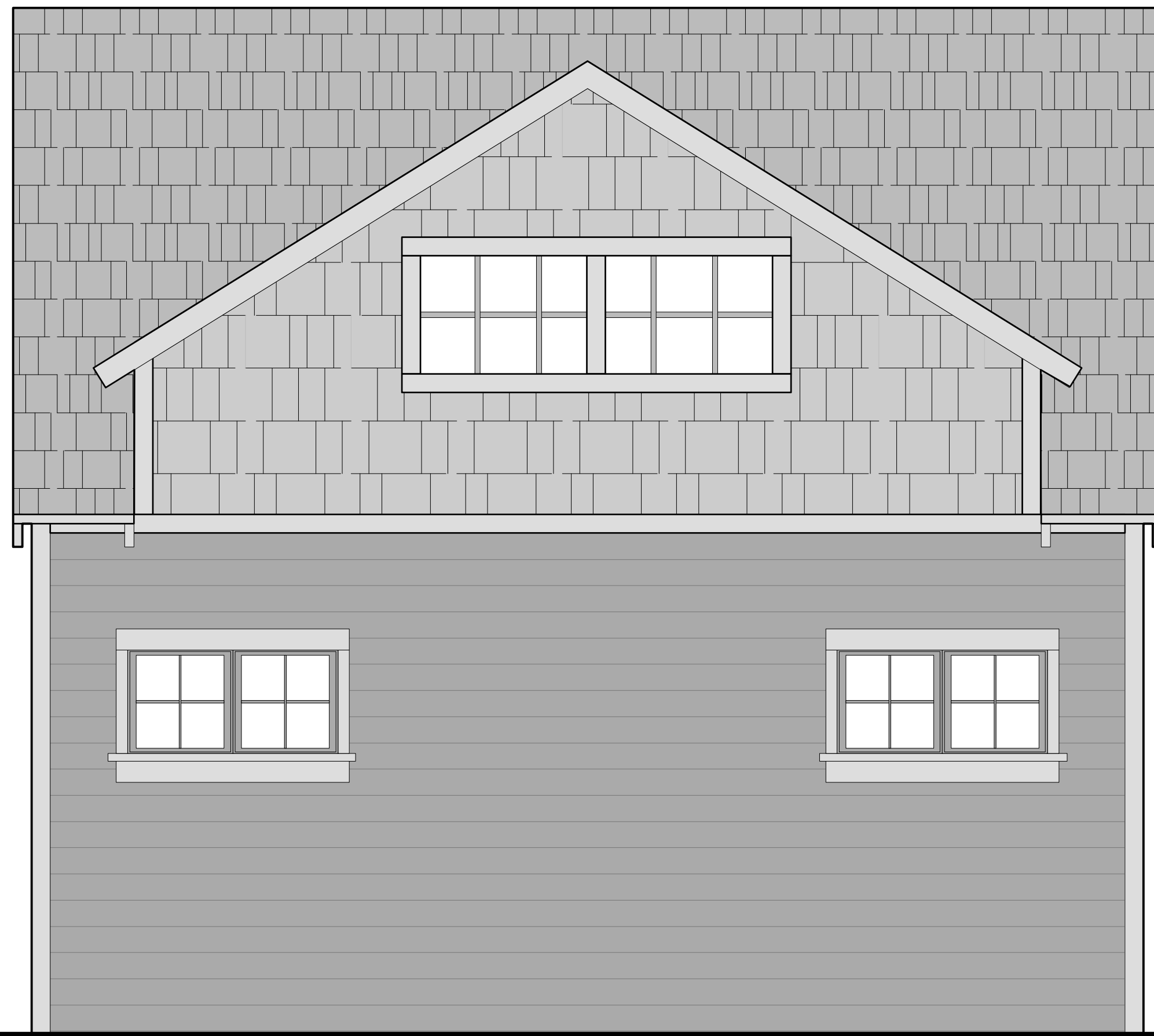
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SECOND FLOOR GARAGE PLAN (AREA: 240 SF)



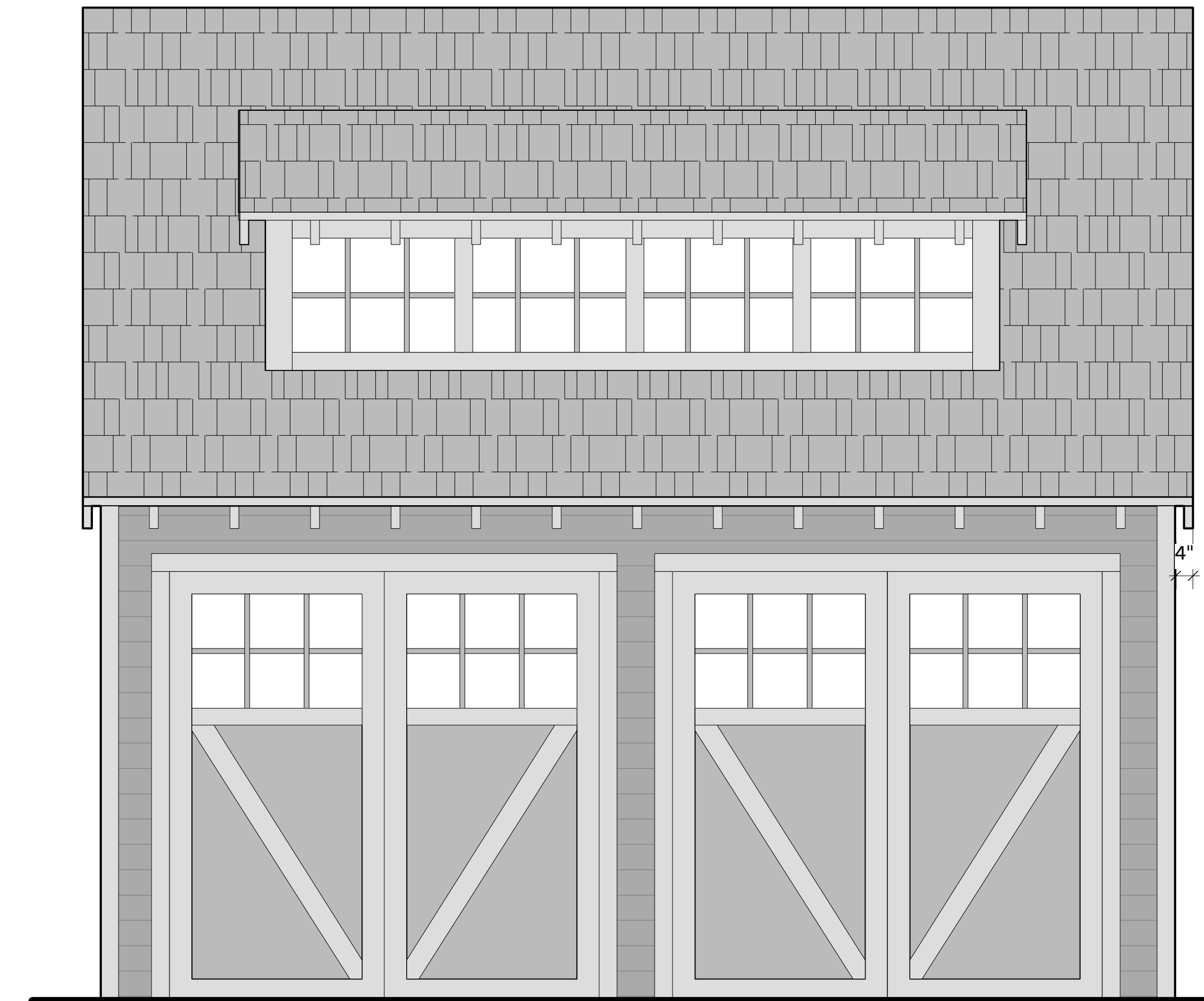
T.O. RIDGE
+118'-6"

SECOND FLOOR
+109'-0"

GRADE
+100'-0"



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



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

T.O. RIDGE
+118'-6"

SECOND FLOOR
+109'-0"

GRADE
+100'-0"



1 SCALE: 1/4" = 1'-0"
NORTH ELEVATION



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



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FILMORE BUNGALOW
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
04-27-2012

ELEVATION
GARAGE

A2.0

APPROX. RIDGE - NEIGHBORING STRUCTURE
+125'-0"

+120'-4"
RIDGE - ADDITION

+114'-4"
EXISTING RIDGE

+109'-10"
SECOND FINISH FLOOR
+108'-10"
CEILING @ 1ST LVL

+100'-0"
MAIN LEVEL



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

DESIGN NOTES

- ROOF: STAGGERED WOOD SHINGLES
- COURSE STUCCO @ ORIGINAL (PAINTED)
- ORIGINAL WINDOWS TO BE REPAIRED AND RESTORED

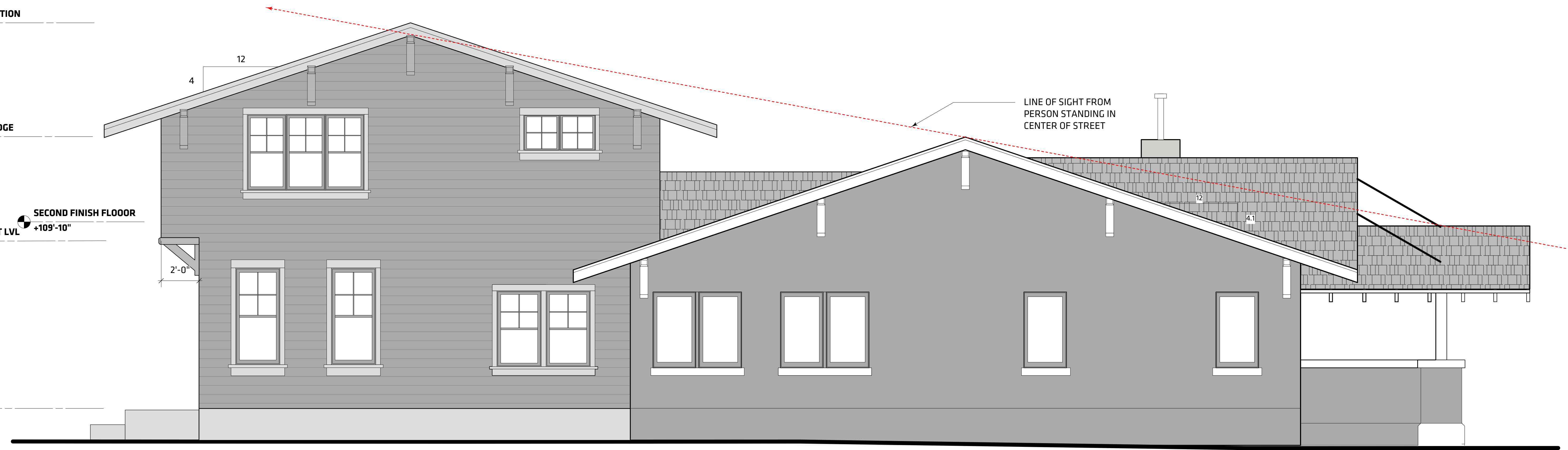
APPROX. RIDGE - NEIGHBORING STRUCTURE
+125'-0"

RIDGE - ADDITION
+120'-4"

EXISTING RIDGE
+114'-4"

SECOND FINISH FLOOR
CEILING @ 1ST LVL
+109'-10"
+108'-10"

MAIN LEVEL
+100'-0"



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

APPROX. RIDGE - NEIGHBORING STRUCTURE
+125'-0"

+120'-4"
RIDGE - ADDITION

+114'-4"
EXISTING RIDGE

+109'-10"
SECOND FINISH FLOOR

+108'-10"
CEILING @ 1ST LVL

+100'-0"
MAIN LEVEL



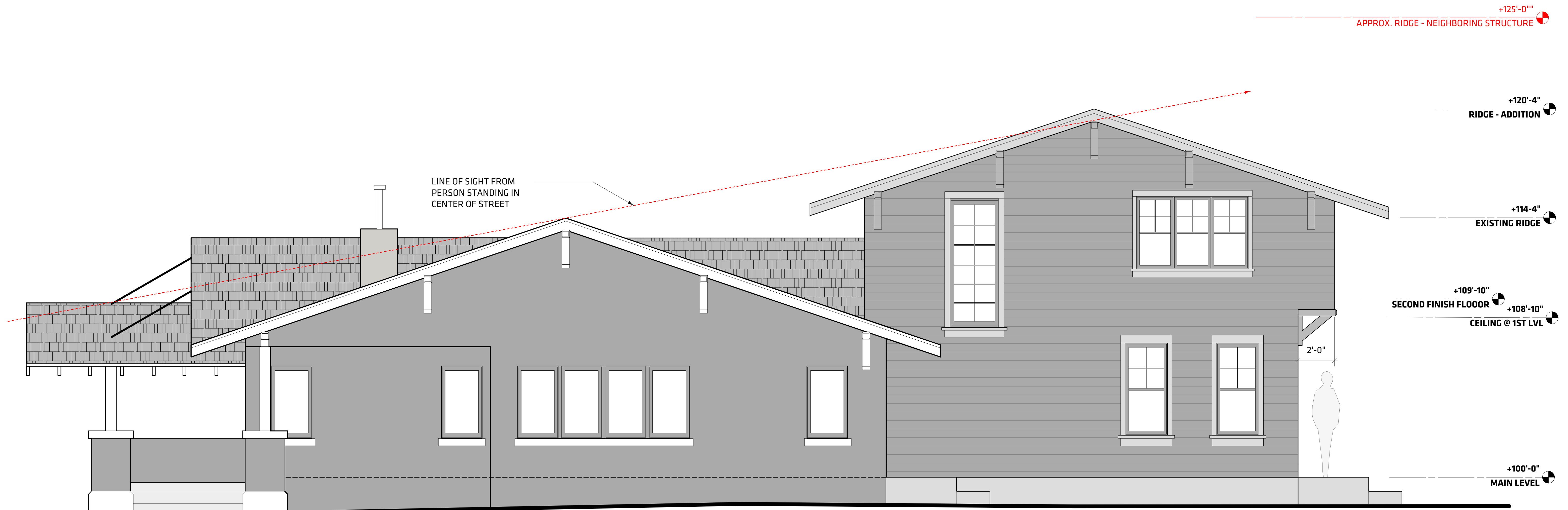
1 SCALE: 1/4" = 1'-0"
PROPOSED EAST ELEVATION

MATERIALS

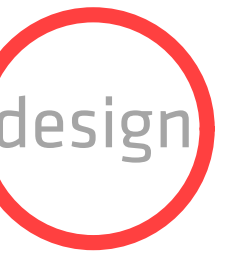
ROOF: STAGGERED
WOOD SHINGLES

SIDING: WOOD LAP
SIDING W/ 6" EXPOSURE

COURSE STUCCO @
ORIGINAL (PAINTED)



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



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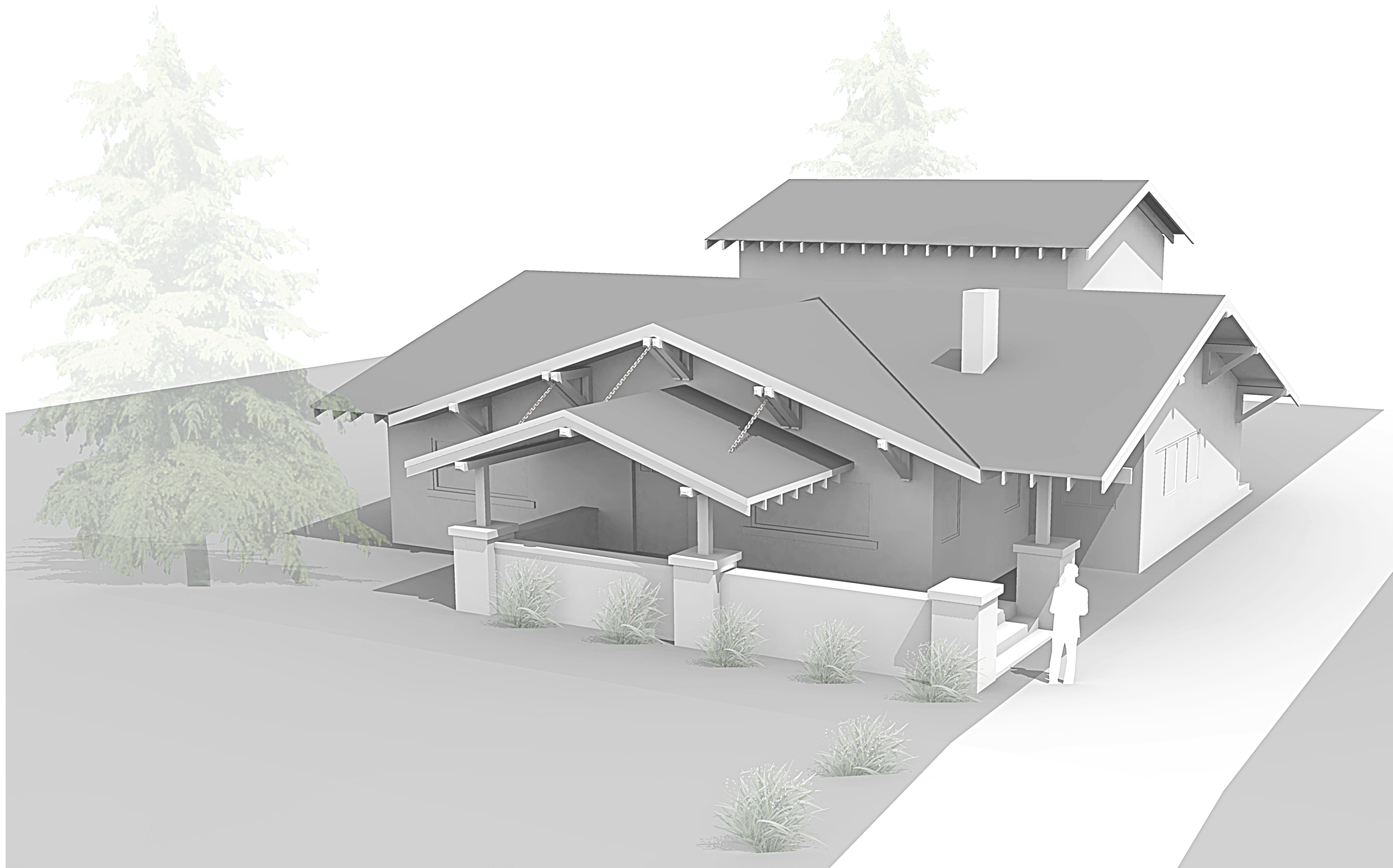
ENGEMAN

FILMORE BUNGALOW
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
04-27-2012

**PROPOSED
RENDERING**

R1.0



design

justin lyons

772 341 8231

ENGEMAN

FILMORE BUNGALOW
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
04-27-2012

PROPOSED
RENDERING

R1.1