

**HISTORIC LANDMARK COMMISSION  
STAFF REPORT**

**Taylor Addition  
Major Alteration  
PLNHLC2013-00157  
546 N. Wall Street  
July 18, 2013**



Planning Division  
Department of Community and  
Economic Development

**Applicant:** David Richardson, for  
David Taylor, Property Owner.

**Staff:** Lex Traughber,  
(801) 535-6814,  
lex.traughber@slcgov.com

**Tax ID:** 08-36-236-002

**Current Zone:** SR-1A (Special  
Development Pattern Residential  
District)

**Master Plan Designation:**  
Capitol Hill Master Plan – Low  
Density Residential

**Council District:**  
District 3 – Stan Penfold

**Community Council:**  
Capitol Hill – Richard Starley, Chair

**Lot Size:**  
Approximately 0.21 acres

**Current Use:**  
Residential

**Applicable Land Use  
Regulations:**

- 21A.34.020 (G)

**Notification:**

- Notice mailed 7/3/13
- Sign posted 7/3/13
- Posted to Planning Dept and  
Utah State Public Meeting  
websites 7/3/13

**Attachments:**

- A. Photographs
- B. Site Plan & Elevations

**Request**

The applicant is requesting to build a rear addition to the existing residence at the above referenced address.

**Staff Recommendation**

Based on the discussion and findings listed in this staff report, it is Planning Staff's opinion that the proposed addition meets applicable Zoning Ordinance Standards and related Design Guidelines, and recommends that the Historic Landmark Commission approve the request with the following condition:

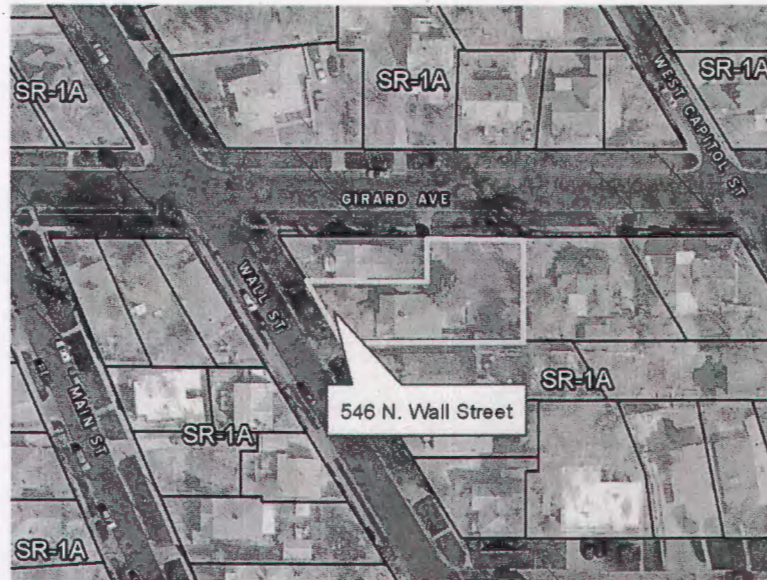
1. The Historic Landmark Commission delegates final design approval authority to the Planning Director.

**Potential Motions**

**Consistent with Staff Recommendation:** Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for the addition located at 546 N. Wall Street, subject to the above referenced condition of approval.

**Not Consistent with Staff Recommendation:** Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for the addition at 546 N. Wall Street. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards to support the motion).

## VICINITY MAP



### **Background**

#### **Project Description**

The subject home is a one-story period cottage of English Tudor design built in approximately 1929, and is “architecturally significant” according to the 2006 reconnaissance level survey of the Capitol Hill Historic District. The house is gabled and is dominated by the large gabled front porch. The home is known as the Talmadge DeWitt Cooper house. Cooper was a fireman for the Los Angeles and Salt Lake Railroad. He and his wife, Lydia, occupied the home through 1940. Please see the attached photos – Exhibit A.

The proposed addition on the east side (rear) of the residence will be both new living space and garage. A second floor porch is proposed over the new garage. Primary construction materials consist of Hardie smooth lap siding and cedar shingle. Aluminum clad wood windows (single/double hung) are proposed throughout. Two half glass, paneled doors as well as one French door are also proposed. The garage door will be a paneled carriage house door with windows. Please see the attached site plan and elevations – Exhibit B.

There is an existing one-car garage in the southeast corner of the property that is slated for demolition. Likewise, the existing driveway and drive approach will be removed and landscaped. There is also an existing chain link fence along the property line fronting Girard Avenue. This fence will be altered to accommodate the new driveway to the proposed garage. If said fence is removed in its entirety, any new fencing will be required to meet City fence standards as well as preservation guidelines for fences in historic districts.

The proposed plans represent an evolution of development ideas. The applicant had originally proposed a couple variations of detached garages that proved to be unfeasible due to the configuration (double street frontage) and topography on the parcel. The parcel is not only subject to the development standards of the SR-1A Zone, but also the restrictions of the CHPA – Capitol Hill Protective Area Overlay District. This overlay severely restricts the building height of accessory structures, and subsequently eliminated the feasibility of a detached garage from the applicant’s perspective.

## Project Details

The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
<b>Minimum Lot Area And Lot Width:</b> 5,000 square feet, 50 feet	No change in lot area or dimensions. Subject lot is approximately 9,148 square feet in size and meets the lot width requirement.	Yes
<b>Maximum Building and Wall Height:</b> Twenty-three foot (23') max building height, sixteen foot (16') foot max wall height.	The height to the roof peak measured from any façade does not exceed 23', the maximum wall height does not exceed 16'.	Yes
<b>Minimum Front Yard Requirements:</b> Average of the front yards of existing buildings with the block face.	The proposed addition has no bearing on the front yard.	Yes
<b>Side Yards:</b> Ten (10') and four (4')	The proposed setbacks meet or exceed the minimum requirements.	Yes
<b>Rear Yard:</b> Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	The rear yard is approximately 38.5'.	Yes
<b>Maximum Building Coverage:</b> The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995.	The existing lot coverage is 15%, the proposed is 25%.	Yes

**Finding:** As indicated through the above table, the proposed addition meets the zoning requirements of the SR-1A Zone.

## Comments

### Public Comments

Prior to the preparation and distribution of the staff report, Planning Staff had several telephone conversations with the applicant's neighbor to the south regarding the proposal. The neighbor had general questions regarding the development plans. It is the understanding of Planning Staff that said neighbor and the applicant also discussed the details of the proposal.

## Analysis and Findings

### ZONING ORDINANCE AND DESIGN GUIDELINES

#### 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;

**Finding:** The building was constructed in approximately 1929 as a single family home. No change of use is 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;

### **Applicable Design Guidelines**

**8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.**

- Loss of alteration of architectural details, cornices and eave lines should be avoided.

**8.2 An addition should be designed to be compatible in size and scale with the main building.**

- An addition should be set back from the primary facades in order to allow the original proportions and character to remain prominent.
- The addition should be kept the visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building.

**8.3 An addition should be sited to the rear of a building or set 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 usually inappropriate.

**8.4 A new addition should be designed to be recognized as a product of its own time.**

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.
- Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

**8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.**

- For example, if the building historically had a horizontal emphasis, this should be reflected in the addition.

**8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.**

- Painted wood clapboard, wood shingle and brick are typical of many traditional additions.
- See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

**8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.**

- If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.

**8.11 A new addition should be kept physically and visually subordinate to the historic building.**

- The addition should be set back significantly from primary facades.
- 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 where possible.

**8.12 Roof forms should be similar to those of the historic building.**

- Typically, gable, hip, and shed roofs are appropriate.
- Flat roofs are generally inappropriate, except where the original building has a flat roof.

**Analysis:** Planning Staff notes the above referenced Design Guidelines appear to be met, specifically Design Guidelines 8.1, 8.2, 8.3, 8.4, 8.5, 8.8, 8.10, 8.11 and 8.12.

The proposed addition will eliminate the existing rear building façade. None of the current features of the rear façade appear to be historically important architectural features. The proposed addition is designed to be compatible with the size and scale of the main building. The materials proposed for the new addition are compatible with the historic materials of the primary building. The style of the windows and doors are appropriate. The addition will be constructed with a break in the roofline to distinguish the old from the new.

**Finding:** The proposal substantially complies with Design Guidelines 8.1, 8.2, 8.3, 8.4, 8.5, 8.8, 8.10, 8.11 and 8.12, and therefore the historic character of the property will largely be retained and preserved.

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

### **Applicable Design Guidelines**

#### **8.4 A new addition should be designed to be recognized as a product of its own time.**

- An addition should 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 the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.
- Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

**Analysis:** As previously stated, the addition is proposed in a manner such that the building materials and break in roofline will make it distinguishable from the historic structure. The proposed height, mass, and change in roofline also contribute to the recognition of this proposed addition as one of its own time.

**Finding:** The addition is proposed in such a manner as to be recognized as a product of its own time and does 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:** As noted previously, the rear façade will be eliminated with the proposed addition, however no significant historic features will be lost.

**Finding:** The addition will not eliminate any historic features of the existing home.

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

**Analysis:** While not necessarily distinct, unusual, or an example of fine craftsmanship, the existing home is for the most part original and historic, and as such should be preserved.

**Finding:** The proposed addition reflects distinctive features, finishes, and construction techniques that characterize the original structure and lend to the preservation of said structure.

**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.

**Finding:** The subject proposal is not a matter of repair or replacement of deteriorated architectural features, and therefore this Standard is not applicable.

**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.

**Finding:** The proposed work does not include any treatments of historic materials. This standard is not applicable.

**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 Standards for Additions**

**8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.**

- Loss of alteration of architectural details, cornices and eave lines should be avoided.

**8.2 An addition should be designed to be compatible in size and scale with the main building.**

- An addition should be set back from the primary facades in order to allow the original proportions and character to remain prominent.
- The addition should be kept the visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building.

**8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.**

- For example, if the building historically had a horizontal emphasis, this should be reflected in the addition.

**8.11 A new addition should be kept physically and visually subordinate to the historic building.**

- The addition should be set back significantly from primary facades.
- 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 where possible.

**Finding:** The proposed design for the addition does not destroy significant cultural, historical, architectural or archaeological material, and is compatible with the size, scale, color, material, and character of the property and neighborhood.

**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.

**Finding:** The addition as proposed, for the most part, preserves the original structure in both form and integrity, and if said addition were built and subsequently removed, the original structure would be unimpaired. The new addition is differentiated from the old, and is compatible in massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

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

### **Applicable Design Standards for Additions**

**8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.**

- Painted wood clapboard, wood shingle and brick are typical of many traditional additions.
- See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

**14.10 Building materials that are similar to those used historically should be used.**

- Appropriate primary building materials include stone, brick, stucco and painted wood.

**Analysis:** The applicant is proposing materials for the addition that includes smooth lap siding, asphalt roof shingles, shake accent shingles, aluminum clad wood windows (single/double hung) and paneled doors.

**Finding:** No inappropriate materials are proposed at this time. The project complies with 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;

**Analysis:** No signs are proposed.

**Finding:** This standard is not applicable.



**Exhibit A –  
Photographs**



FRONT OF HOME



FRONT

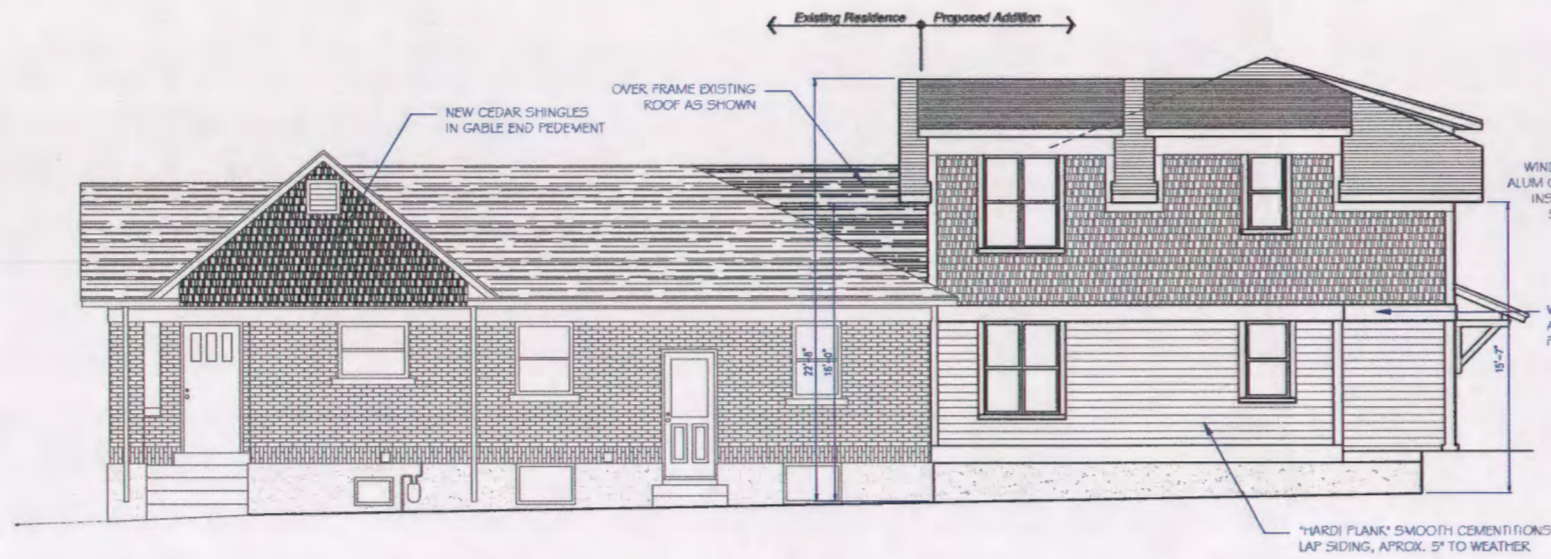
REAR OF HOME



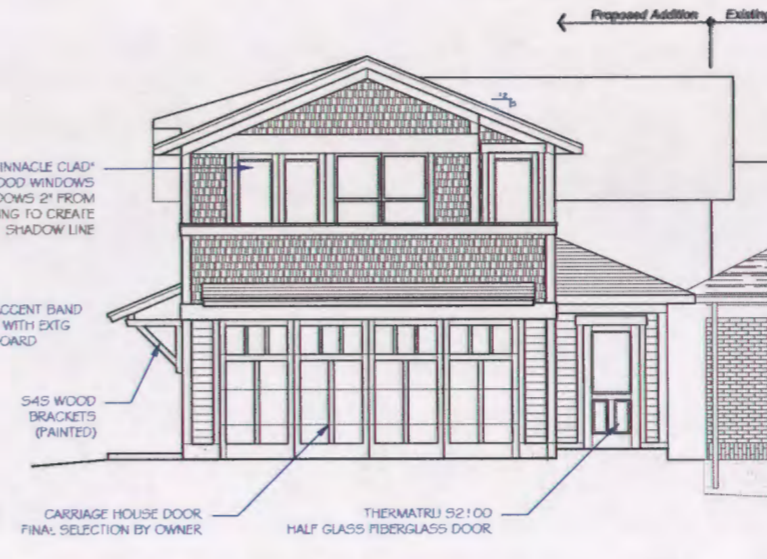


SOUTH AND REAL ESTATE

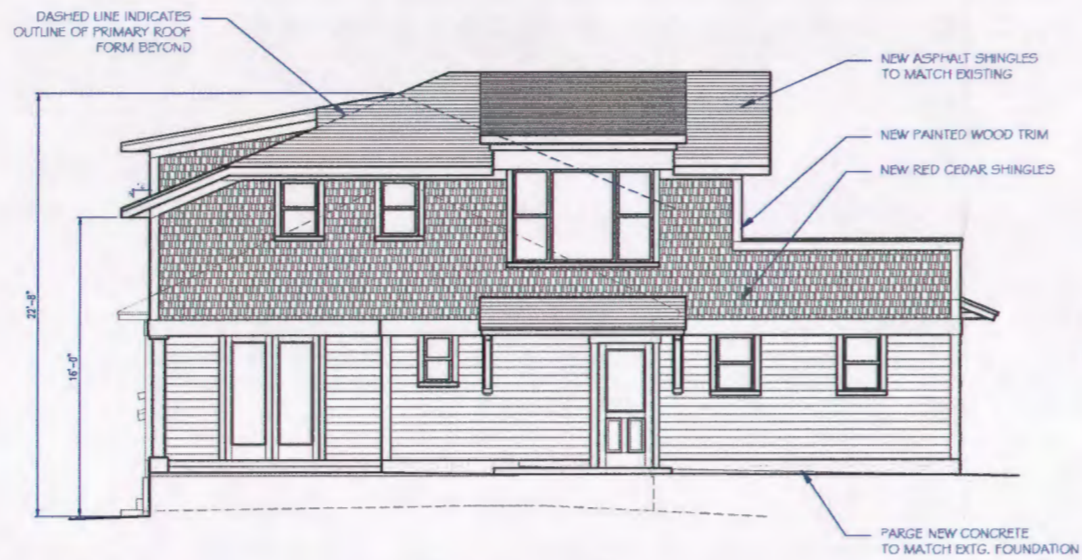
**Exhibit B –  
Site Plan & Elevations**



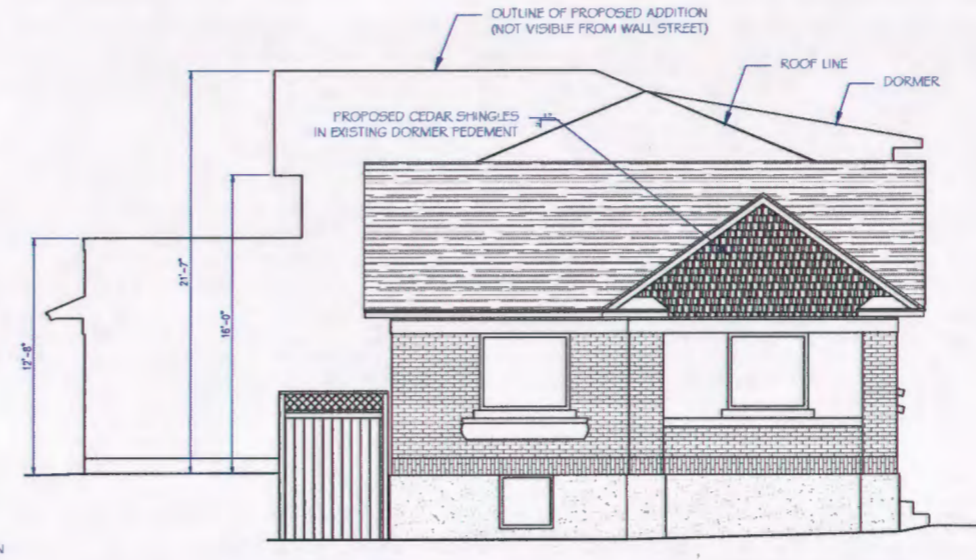
**SOUTH ELEVATION** (Side Yard along old driveway)  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION** (Girard Street)  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION** (Rear Yard)  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION** (Wall Street)  
SCALE: 1/4" = 1'-0"

**David S. Richardson, AIA, PE**  
architect, engineer, planner, builder

814 East 100 South, Salt Lake City, Utah 84102  
Telephone: 801-533-0204  
Facsimile: 801-539-0641

**GARAGE ADDITION**  
for David Taylor

546 North Wall Street  
Salt Lake City, Utah 84103

REVISIONS

ELEVATIONS

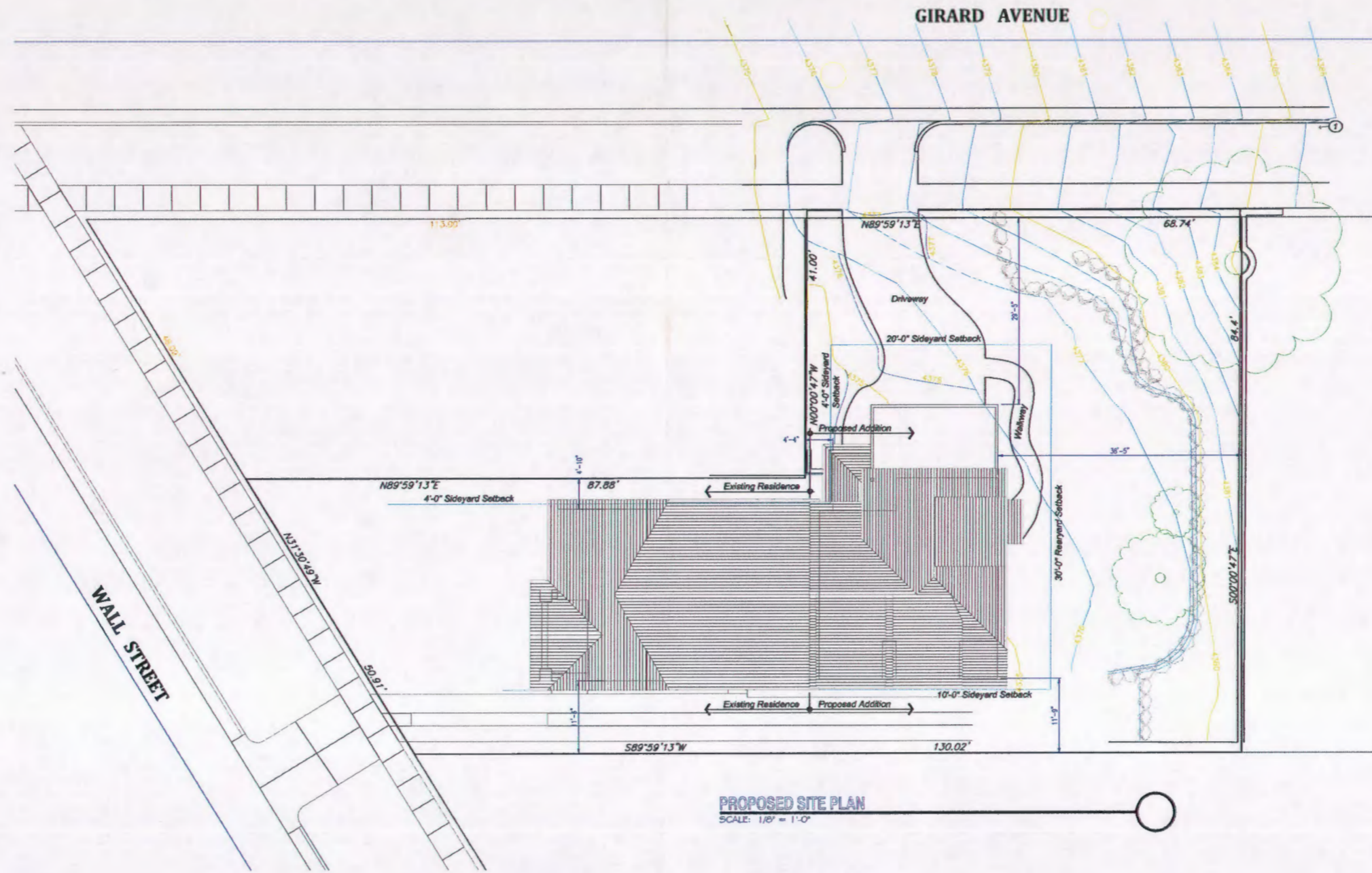
SCALE: 1/4" = 1'-0"

DRAWN: SCR

CHECKED:

5 June 2013

A-5



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



**David S. Richardson, AIA, PE**  
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814 East 100 South, Salt Lake City, Utah 84102  
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**GARAGE ADDITION  
for David Taylor**  
546 North Wall Street  
Salt Lake City, Utah 84103

REVISIONS


SITE

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

DRAWN: SCR

CHECKED:

5 June 2013

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