

# HISTORIC LANDMARK COMMISSION STAFF REPORT

**Boyington Dormers**  
PLNHLC2013-00617  
Capitol Hill Historic District  
633 North Victory Road  
September 5, 2013



Planning Division  
Department of Community  
and Economic Development

**Applicant:** Ted Konold on behalf of Steven Boyington

**Staff:** Katia Pace, 535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)

**Tax ID:** 08-36-230-035

**Current Zone:** SR-1A  
Special Development Pattern Residential  
H-Historic Preservation Overlay Zone

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

**Council District:**  
District 3, Stan Penfold

**Community Council:**  
Capitol Hill Neighborhood Council, Richard Starley

**Lot Size:** 8,712 square feet

**Current Use:**  
▪ Single-Family Residence

**Applicable Land Use Regulations:**  
▪ 21A.34.020

**Notification:**  
▪ Notice mailed 8/23/13  
▪ Property posting 8/26/13  
▪ Agenda posted on the Planning Division and Utah Public Meeting Notice websites 8/23/13

**Attachments:**  
A. Site Plan  
B. Applicant's Letter  
C. Photos

## ***Request***

This is a request by Ted Konold, contractor, to change the siding material of the original dormers of a historic contributing structure located at 633 Victory Road and in the Capitol Hill Historic District. The existing siding is wood and the proposed siding is fiber cement. The subject property is located in the SR-1A (Special Development Pattern District.)

## ***Staff Recommendation***

Staff recommends that the Historic Landmark Commission review the petition and deny the request pursuant to the findings and analysis in this report. The proposed project does not comply with the review standards.

## ***Potential Motions***

### **Consistent with Staff Recommendation:**

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission deny the request to replace the siding material on the dormers of the building located at approximately 633 Victory Road based on the findings listed in the staff report.

-or-

### **Not Consistent with Staff Recommendation:**

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission approve the request to replace the siding material on the dormers of the building located at approximately 633 Victory Road based on the findings listed in the staff report.

Commissioner would then state findings based on the following standard to replace a building material:

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.

## VICINITY MAP



### **Background**

#### **Project Description**

The original structure located at 633 N. Victory Road in the Capitol Hill Historic District, was built in 1884 and is a contributing historic structure with a Victorian Eclectic Foursquare (Box) architectural style and with drop (novelty) siding. The roof of the structure has a truncated hip shape with dormer windows in the sides and front façade of the house. The siding of the original structure and original dormers was redwood.

This is a request to change the siding material of the original dormers of the structure. The existing siding is wood and the proposed siding is fiber cement. There are three original dormers on the west, east, and north elevations. The current use of the building is a single family residence. The access of this property is from Darwin Street but the address is from Victory Road. The dormers on the front façade and north side yard are visible from Darwin Street and Victory Road.

When the house was originally built the dormers had redwood siding which was eventually replaced with vinyl siding. The structure was remodeled in 2001, and the vinyl siding was replaced with wood. The wood used in 2001 has started to deteriorate and the property owner would like to change the siding of the dormers to fiber cement for the following reasons:

1. Preserve the appearance of the dormers for a greater period of time.
2. Reduce maintenance of dormers in hard to reach areas.
3. The siding proposed has the same appearance as original.
4. Replacing siding with a material that is already failing after 12 years of previous remodel and restoration.
5. Materials such as asphalt roofing over wood shake have already been approved in previous remodels.
6. Back dormers on addition were approved to said material and have enhanced the appearance of home.
7. Material suggested never touches old material below roof line.
8. Original material is not available.

During the renovation in 2001, a new addition was built with new dormers on the north, south and west elevations. On June 21, 2013 the applicant received administrative approval to replace the existing wood siding with fiber cement on the dormers of the addition.

Also, on April 5, 2012 the property owner received approval from the Landmark Commission to build a garage using fiber cement boards for the siding of the building.

Staff has approved the use of fiber cement siding on new constructions and additions. However, fiber cement has not been approved administratively as a replacement material on existing structures.

## ***Comments***

### **Public Comments**

No public comment regarding this application was received as of the date of the preparation and distribution of this staff report.

## ***Analysis and Findings***

### **21A.34.020 H Historic Preservation Overlay District**

G. Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure: In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Of the standards outlined in this section of the Zoning Ordinance, standard number six (6) is the standard relevant to this request:

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.

## *A Preservation Handbook for Historical Properties & Districts in Salt Lake City*

The Preservation Handbook provides guidance and advice on ways to meet the design standards in the Salt Lake City Zoning Ordinance mentioned above.

### *Chapter 14 - Capitol Hill Historic District*

Chapter 14 of the Design Guidelines addresses the building characteristics of the Capitol Hill Historic District. The following guideline specifically states what kinds of materials are found historically in the district and what materials should be used.

“Historically, masonry and wood building materials characterized the district. Brick and rusticated stone were also evident, as was painted clapboard.”

- 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.

### *Chapter 2 - Building Materials and Finishes*

Chapter 2 of the Design Guidelines addresses building materials and in the introduction of the chapter it specifically addresses replacing a building siding when it is wood.

“In other situations, however, some portions of the material may be beyond repair. In such a case replacement will be required. With primary historic building materials, the new material should match the original if feasible. If wood siding had been used historically, for example, the replacement also should be wood. In the case of primary materials, replacement in kind is relatively easy because these materials are readily available and are of high quality.”

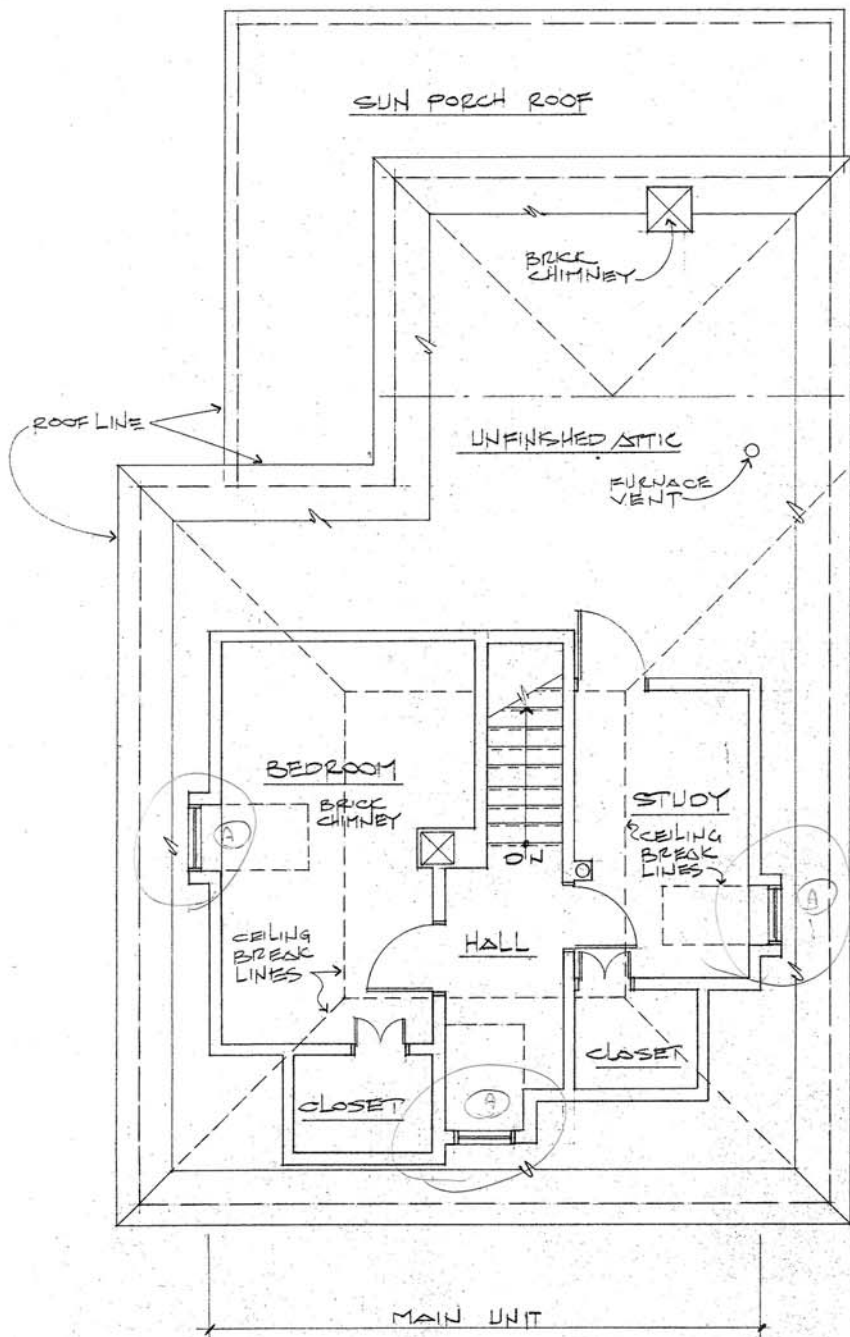
The following guideline is also relevant to this request:

- 2.8 Original wood siding should be preserved.
- Avoid removing siding that is in good condition or that can be repaired in situ.
  - Only remove the siding which has deteriorated beyond repair.
  - Match the dimensions, form, style, profile, detail and finish of the original or existing siding, if new siding is required.

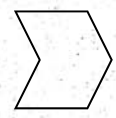
**Analysis:** The applicant is proposing to replace the wood siding which is not original to the dormers with fiber cement boards because the 12 year old wood is deteriorating. Fiber cement is not a material that was available at the time this structure was built. The use of wood siding is more appropriate than fiber cement because it better represents the original material. Use of higher quality wood and regular maintenance will prolong the life of the wood siding.

**Findings:** Fiber cement is a material that has been approved as a siding material for additions and new construction, but it is not an appropriate material to be used on original structures. Staff finds that if the siding of the dormers is replaced, it should be replaced with wood.

# **Attachment A Site Plan**



SECOND FLOOR PLAN



**Attachment B**  
**Applicant's Letter**

# TED KONOLD CONSTRUCTION LLC

10164 SOUTH PHLOX  
SANDY, UTAH 84094  
LICENSE # 95-293108-5501

Phone 801 597- 3906  
Fax 801 572 -3273  
E-mail tkconstruction@comcast.net

## *Quality Building and Remodeling*

KATIA PACE  
Principal Planner

PLANNING DIVISION  
COMMUNITY *and* ECONOMIC DEVELOPMENT  
SALT LAKE CITY CORPORATION

Concerning the Property at

633 North Victory Road  
Salt Lake City, UT

Katia,

The following are reasons for consideration to allow cement siding board as a substitute for wood.

1. Preserve the appearance of the dormers for a greater period of time.
2. Reduce maintenance of dormers in hard to reach areas.
3. The siding proposed has the same appearance as original
4. Replacing siding with a material that is already failing after 12 years of previous remodel and restoration
5. Materials such as asphalt roofing over wood shake have already been approved in previous remodels
6. Back dormers on addition were approved to said material and have enhanced the appearance of home
7. Material suggested never touches old material below roof line
8. Original material is not available

I believe in approving the use of cement fiber siding will keep the appearance of the said structure to the standards of the historic guidelines, not compromising its intent. The homeowner is finding it more difficult to keep up with the maintenance of the home, because of age and financial reasons. He feels this is a compromising solution to keep the home in good shape, and not lose its Looks.



I also hope the committee will consider that to preserve these homes,  
We must start to look at alternative methods for said preservation.  
This is also a help on the environment by not using old growth trees for  
materials ( The original siding was redwood ).

Thank you for your attention.

Ted Konold

When deteriorated or lost features of a historic building need repair or replacement, it is best to use historic materials. In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result. From “The use of of substitute materials on historic building exteriors” by Sharon C. Park

*(2) The use of modern synthetic or composition materials may on occasion be considered to be compatible with the architectural character of a Historic Site, Historic Resource, and buildings within a Historic District when its use is limited to additions and new construction. Modern synthetic or composition exterior materials, if compatible in appearance, form, dimension, and texture, may simulate historic building practices and may be considered appropriate, but only on a case-by-case basis. However, vinyl and aluminum siding will not be allowed.* **The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings**  
*by John H. Myers, revised by Gary L. Hume*

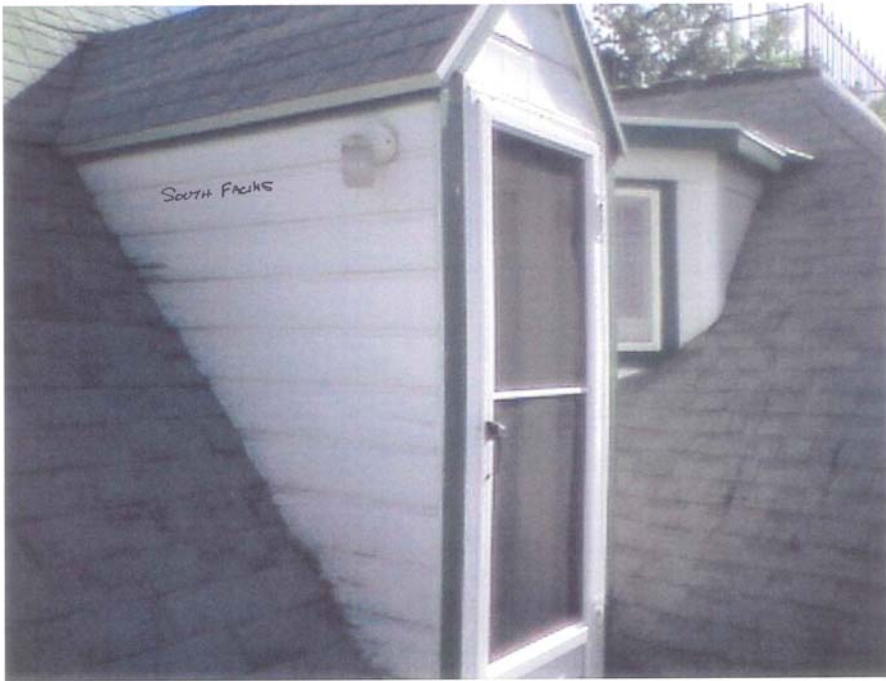
**Attachment C  
Photos**



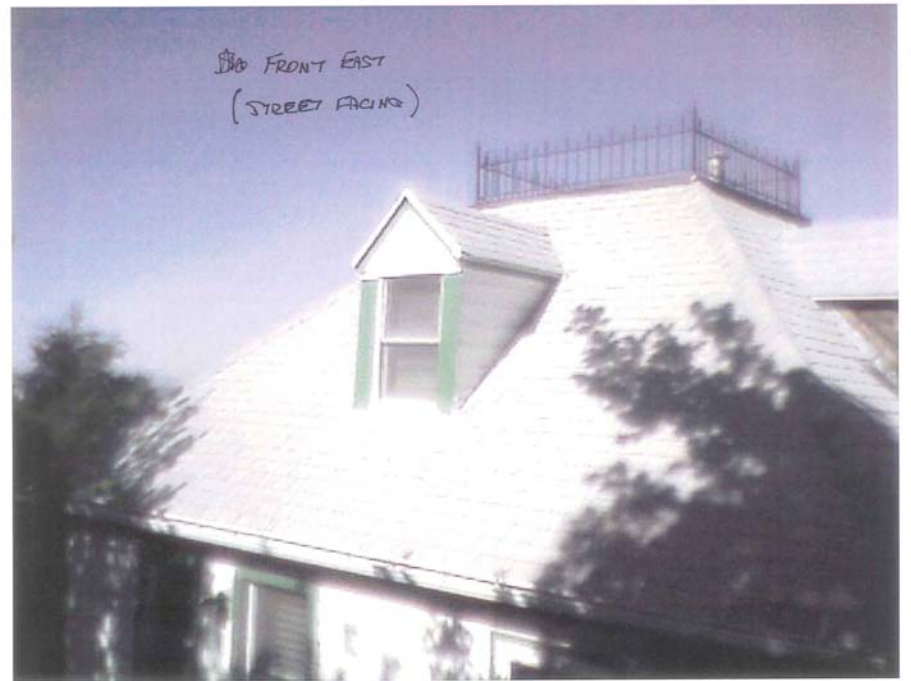
**NEW  
DORMERS**

**ORIGINAL  
DORMERS**





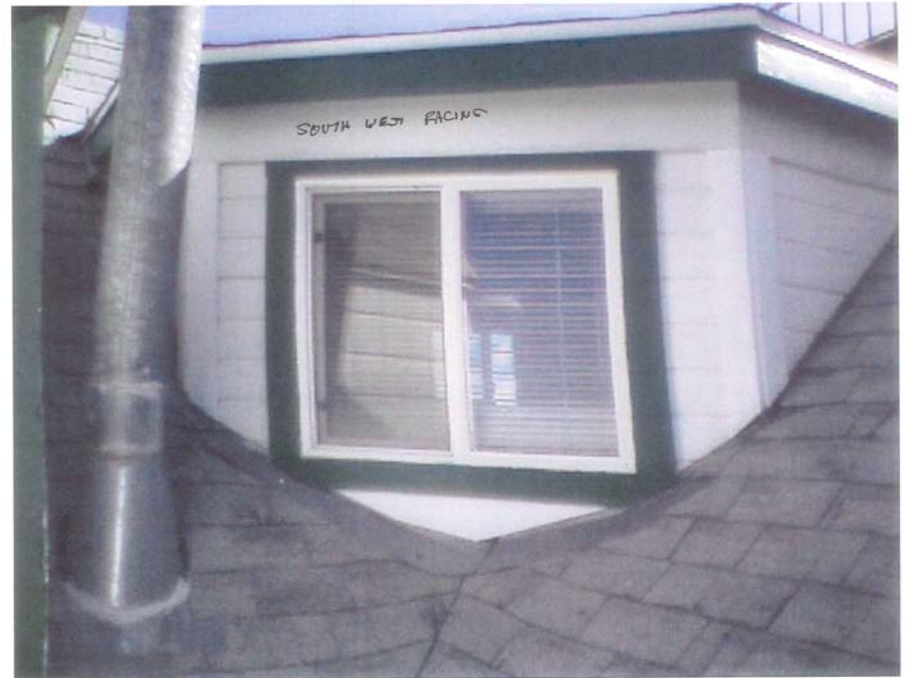
NEW DORMERS ON SOUTH ELEVATION



ORIGINAL DORMER ON EAST ELEVATION



NEW DORMER ON WEST ELEVATION



NEW DORMER ON SOUTH ELEVATION





**NORTHEAST ELEVATION**



**SOUTHEAST ELEVATION**



**EAST ELEVATION**