

# HISTORIC LANDMARK COMMISSION STAFF REPORT

206 E Street  
The Avenues Historic District  
Alterations to Single Story Addition and Porch,  
New Fencing and Brick Planter  
PLNHLC2013-00160  
April 4, 2013



Planning Division  
Department of Community and  
Economic Development

**Applicant:** Adam & Jessica  
Collings

**Staff:** Carl Leith, 535-7758  
Carl.Leith@slcgov.com

**Tax ID:** 09-31-435-025

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

**Master Plan Designation:**  
Avenues Master Plan  
Low Density Residential

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

**Greater Avenues Community  
Council Chair:**  
Dave Van Langeveld

**Lot Size:** 0.11 acres

**Current Use:**  
Single Family Residential

**Applicable Land Use  
Regulations:**

- Section 21A.34.020.G

**Notification:**

- Notice mailed on 3/22/13
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites 3/22/13

**Attachments:**

- A. Survey Information
- B. Application
- C. Photographs
- D. Minutes HLC 6/7/12

## ***Request***

This is a request by Adam & Jessica Collings, represented by Annie Schwemmer, architect, Renovation Design Group, for alterations to a single family residence located at 206 E Street, in the Avenues Historic District. The request is for alterations to the single story addition to the rear of the property, alterations to the existing porch, a new brick planter in front of the porch, and new wood fencing.

Proposals for the rear addition have been revised from the application reviewed by the Commission on June 7, 2012, proposals to install new fencing were tabled at that meeting, and proposals to alter the porch and install a brick planter are additional to items previously considered. The property is located in the SR-1A (Special Development Pattern Residential) zoning district.

## ***Staff Recommendation***

Based on the analysis and findings of this report, it is the Planning Staff's opinion that the proposals for the rear addition meet the design standards and can be approved, but that the proposals for the porch, including the brick planter, and for the new fencing behind the historic iron fencing, do not meet the intent of Design Standard 2, and that these proposals are denied.

## ***Potential Motions***

**Consistent with Staff Recommendation:** Based on the findings listed in the staff report, testimony and the plans presented, I move to grant the request for a Certificate of Appropriateness for alterations to the rear addition, and to deny the request for the proposals for alteration of the porch and for proposed new fencing behind the iron fencing.

**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented and the following findings I move that the Historic Landmark Commission grant / deny the request for a Certificate of Appropriateness for one or all of these proposals, based on the following findings:

## VICINITY MAP



### ***Background***

The property is situated on the north-east corner of E Street and 4<sup>th</sup> Avenue. The lot is rectangular, with the entrance facing E Street and the primary orientation North-South. The property comprises the house which is two stories over basement space, and a detached double garage building with floor space above. Both buildings appear to extend to the east property line, with the garage building also extending to the north property line. The current use is single family residential. The house appears to have been in rental and multi-family use for many years. The current garage, northern addition, bay window, slate roof and present appearance date to a thorough rehabilitation in the 1980s.

The house is identified in the 2008 Avenues Survey as a category B contributing building, and is described as “Second Empire Victorian: Other” in style and as “Crosswing, Single dwelling” in type, dating from

c.1881. The entry in Haglund and Notarianni's 'blue book' on *The Avenues* (1980) contains the following description.

"Mansard roofs are uncommon in the Avenues. The Second Empire design of this 2-story home was taken from a popular pattern book of the period, A.J. Bicknell's *Village Builder*. A garage was added in 1925 and some alterations were made to the home. Recent renovation work has included the addition of a new slate roof and the removal of the aluminum siding. Built by carpenter Brice W. Sainsbury during the early 1880s, this house was purchased in 1912 by Brigham Clegg who maintained it as a rental. William Nelson Morris, a professional musician and president of the Utah Federation of Musicians, moved into the house in 1918. Morris or members of his family lived in the house for thirty years".

The 1977/78 Avenues Survey was carried out while the house was still in multi-family use, and clad in asbestos shingle siding. The building is however noted as being in good condition and evaluated as contributory. The survey carried the following initial note.

"This is a two and a half story home with dormered Mansard roof, uncommon in the Avenues. There is a Crager Wire and Iron Company iron fence and gate along the street. A garage was added to the rear in 1925." See Attachment A for additional historical background and biographical survey information.

The house largely retains its historic form, with a small addition and bay window added to the northern façade. The roof of the addition forms a rooftop deck which is accessed externally and from the second floor of the building. There is an external access stair to the basement along the south façade of the building facing 4<sup>th</sup> Avenue. A slate roof has been added to the dwelling, apparently in the 1980s rehabilitation of the property. The detached garage building apparently replaces an earlier garage and is designed to echo the architectural character of the house. Dormer windows provide light to additional space above. The current driveway access to the garage is offset to the south by a concrete planting container. The principal part of the lot and the house is enclosed by an original or early decorative iron fence and low concrete retaining wall enclosing much of the property on 4<sup>th</sup> Avenue and E Street.

The immediate setting of this property is a single story, stucco cottage to the east on 4<sup>th</sup> Avenue and a two story brick house to the north on E Street.

## **Recent Application History**

The Commission reviewed previous proposals for this property on June 7, 2012, under Certificate of Appropriateness Application PLNHLC2012-00277, submitted by the current owners and applicants. Proposals were for an additional story to the single story addition to the rear of the property, a new porch added to the south façade of the building, the widening of the driveway and removal of the associated concrete planter, the removal of existing historic fencing and retaining wall, and its replacement with two sections of new iron fencing including an automatic gate.

The Commission reached the following decision, as described in the minutes for this meeting (See Attachment D of this report).

Commissioner Harding stated that in the case of PLNHLC2012-00277 the Commission finds that they concur with Staff's findings and approve the recommendation of the second story addition and the widening of the driveway. Commissioner Harding moved that the Applicant work with Staff to come up with a solution for the south porch that is consistent with the Commission's discussion. The proposal for the new six foot fence and for the removal of the wrought iron fence will be tabled in

order to explore options with Staff. Commissioner Davis seconded the motion. The motion passed unanimously.

Subsequent to this decision, and noting the concern from Commissioners at the possible loss of the iron fencing, Staff in liaison with SHPO provided the applicant with information on a local company, Iron Anvil, who carry out repairs to this type of historic iron fence. No further discussions have taken place on other fence options prior to this submittal.

No further proposals for an alternative ‘south porch’ element have been discussed at this time. The proposed second story addition is not now planned.

## Project Description

This application includes the following proposals:

- **Rear Addition.** Alterations to the rear single story addition are to solve leakage problems. The previously proposed and approved second story has been shelved on grounds of cost. This alteration would remove the existing deck, balustrade and access stair, infill this stair section of the addition, replace the existing door with a dormer window to match existing, and raise the parapet at the front, sloping this down to the rear to achieve a new single pitch sloping membrane roof.
- **Fencing.** New wood fencing takes two forms. In front of the house on E Street and 4<sup>th</sup> Avenue, a lower wood picket type fence would be placed immediately behind and slightly higher the current historic iron fencing and gates, with the current fencing and gates being retained. The rhythm of the fence is proposed to reflect that of the iron fencing in front. To the north end of the house wood fencing at a height of 6 ft would enclose the area of yard immediately north of the principal building, separating this from the driveway and garage entrance. This fence would include a 1 ft high lattice panel along the top and would be solid boarding below. At the corner of the drive lattice panel sections in this 6 ft fence extend down to a height of 2.5 ft to provide for driveway sight lines.
- **Porch.** The wood paneled enclosure below the porch would be replaced by a concrete supporting wall. Composite decking material is proposed to replace the present wood flooring to the porch. Other repairs would be carried out to match current details and materials.
- **Planting Box.** A new brick planting box would be constructed in front of the concrete wall supporting the porch. The planter would be approximately 9” lower than the deck of the porch and concrete wall behind.

## Public Comment

No public comment regarding this application has been received.

## Zoning Considerations

The purpose of the SR-1A (Special Development Pattern Residential) zoning district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

No changes to the plan form of the buildings are proposed and there is minimal change to the height of the single story addition. These proposals do not appear to raise any zoning dimensional issues.

## **Analysis and Findings**

### **Primary Considerations**

#### **Fencing**

The proposals would affect the existing historic iron fencing which provides street frontage to E Street and 4<sup>th</sup> Avenue.

#### **Front Porch**

The proposals would affect the existing front porch which is a key feature of the architectural character of the building, although not in itself a historic part of the building.

#### **Standards of Review**

21A.34.020.G H Historic Preservation Overlay District

#### **Standards For Certificate Of Appropriateness For Alteration of a Landmark Site Or Contributing Structure**

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

**Standard 1:** A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

##### **Analysis and Finding**

The use of the structure will remain as single family residential. No change 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 Preservation Principles, Objectives and Design Guidelines for Standard 2:**

##### **General Preservation Principles**

- *Protect and maintain significant features and stylistic elements.*  
Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.
- *Preserve any existing original site features or original building materials and features.*  
Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original materials and features. Preserve original doors, windows, porches, and other architectural features.
- *Repair deteriorated historic features and replace only those elements that cannot be repaired.*  
Upgrade existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the original configuration.

## **SITE FEATURES**

### **Context & Character**

Most residential properties have a progression of spaces leading from the public realm of the street, transitioning into a semi-public/semi-private area of the front yard, to perhaps a semi-private porch and ending with the building entry, and the private realm of the house. This progression may be extensive, and include a sidewalk area and then a yard with a walkway that leads to a porch. Or, it may be more compressed, with a small stoop near the street edge. Nonetheless, there is in each case a sense of progression from the public to the private realm, and a visual continuity is apparent, contributing to the character of the street scene and context.

There is often a demarcation of the front yard with a low fence, often in wood picket form or decorative wrought and/or cast iron, which helps to maintain the visual continuity between the house and the street. Where a fence is higher and/or less “transparent”, it will disrupt this relationship. Shrubs may also have been planted to define a fence line, sometimes in the form of a hedge. Again these tend to be more compatible where they retain some of the visual continuity between the street and the house.

### **Design Objective**

Historic site features that survive should be retained, preserved or repaired when feasible. New site features should be compatible with the historic context and the character of the neighborhood.

### **Historic Fences**

Originally, painted wood picket fences were used to enclose many front yards. The vertical slats were set apart, with spaces between, and the overall height of the fence was generally less than three feet. This combination of low height and semi-transparency helped to both identify individual sites and property, while retaining the visual relationship between gardens and the streetscape.

Wrought iron and wire fences were also used in early domestic landscapes. Early cast iron and wrought iron frequently add decorative detail and a sense of maturity to the design character of a neighborhood.

Where such fences survive, they should be retained. Often, however, original fences are missing. Replacement with a fence similar in character to that used historically is appropriate in such conditions.

Historic photographs portray fence heights at a much lower level than we are used to seeing today. Consider using a lower fence height to enclose a front yard, in keeping with historic patterns and to retain a sense of continuity along the street frontage.

**1.4 Design a replacement fence with a "transparent" quality, allowing views into the yard from the street.**

**1.5 Consider “transparency” in the design of higher privacy fencing for the side yard of a corner property.**

### **Analysis**

The fence proposals achieve a degree of transparency, with narrow openings between the pickets of the lower fence, and lattice panels at different heights for the limited area of the higher fence, although this would be significantly reduced. The lower fence however would be situated just behind the historic iron fence and gates which establish the historic context for this building and the character of this part of the Avenues neighborhood. While the new fence has been designed to reflect

the rhythm of the iron fencing, the proposed relationship between the old and the new fences could not readily be described as compatible with the role of the historic fence in its enclosure of yard area facing these two streets. While the original fence and retaining wall are retained, the new fence immediately behind would notably alter the appreciation of how the historic fence defines this site and property on this corner site. While the design guidelines do not speak directly to this issue, the proposals would conflict with the intent of the Design Objective for historic Site Features, which is one of compatibility with historic context and character. A more traditional planting and landscaping solution may provide an alternative and more appropriate solution.

## **PORCHES**

### **Context & Character**

Many architectural styles and building types, including Victorian and Craftsman styles, developed with the porch as a primary feature of the front facade. Porches often emphasize the design expression of the house, such as the Prairie style porch, which usually echoes the horizontal orientation of the house. Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.

### **Design Objective**

Where a porch has been a primary character defining feature of a front facade, this emphasis should continue. A new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

### **Analysis**

The present porch does not appear to be original to the building, and is assumed to date from the thorough rehabilitation of the house in the 1980s. Its design, detailing and materials, however, complement the building effectively in most respects. Some deterioration and need for repair is now evident. Current proposals would replace the wood decking of the porch with a composite alternative material. Since this is a horizontal surface the change would not be readily apparent and would not adversely affect the appearance of the porch. There is no loss of historic material or detail.

The proposal is also to replace the front timber paneling of the porch with a concrete supporting wall. This wall in turn would be partly obscured by a brick planting box. This would change the appearance of the porch in a way that is likely to adversely affect the visual character of the building. Since the current porch appears to be a recent addition, albeit a positive one, the proposal for the new wall will not adversely affect the historic architectural character of the building. Although no porch design guidelines speak directly to this issue, the proposal would not accord with the intent of the Design Objective which addresses a front porch as a primary character defining feature and the importance of the scale, materials and detailing of the porch.

## **ARCHITECTURAL DETAILS**

### **Design Objective**

The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.

### **Analysis**

The proposals would alter the 1980s second story addition by removing the balustrade and the exterior stair, infill the latter area with wood siding to match, increase the height of the parapet at the



front and slope this parapet to the rear. The existing access door at roof level would be replaced by a dormer window to match those adjacent. This single story addition is positioned at the rear of the house and the lot. Overall, the alterations reflect existing details and materials. The visual character of this section of the structure would be altered but not adversely affected. The detailing associated with character and style would be retained, while the historic integrity of the property would not be affected since this is a recent addition. No conflict with the Design Objective for Architectural Details is identified.

## **Analysis and Findings for Design Standard 2:**

### **Alterations to Rear Addition**

From the analysis defined above, Staff would conclude that the alterations to the rear single story addition would accord with design objectives and guidelines, and consequently would accord with the objectives of Design Standard 2.

### **Porch**

The current porch is not original to the building so the historic integrity and character of the house would not be adversely affected by the proposals. The visual character of the porch however would be adversely affected by fronting it in concrete since this would replace wood paneling which is designed to reflect and complement the composition and detailing of the porch, which itself is designed to complement the style of the building. However, Design Standard 2 essentially addresses the retention and preservation of historic character, and in the case of the porch the historic character of the building would not be affected since the porch is a recent addition. How the historic building is perceived would be affected and this would have a negative effect compared with the existing. Staff would identify a conflict with the intent of the Design Standard in terms of how this alteration would affect the apparent historic architectural character of the building. Repairing the front paneling to the porch, or replacing it with a design which complements the character of the porch and consequently the building, would be a more positive alternative. The brick planting box, while essentially being a part of the landscaping, would be constructed using the concrete wall behind as the support for the porch. A discrete planting box, unconnected with the porch, would be more appropriate.

### **Fence**

The proposal for the 6 ft fence would have a distinct visual impact upon the spaces associated with this building. This is not considered to be a permanent impact, and it is one which could be readily reversed without adverse affect on immediate and local character. No conflict with this standard is identified with this proposal. The lower fence would be placed immediately behind the historic iron fence which, as identified above, would adversely affect the role of the historic fence in defining this site and this building in this corner situation in the Avenues. This proposal would therefore conflict with the intent of the Design Standard which is to retain and preserve historic character, including associated spaces.

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

### **Analysis & Finding**

The proposals do not impact the matters addressed by this standard.

**Design Standard 4:** Alterations and additions that have acquired historic significance in their own right shall be retained and preserved.

### **Analysis and Finding**

The proposals do not affect alterations and additions that have acquired historic significance.



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

**Analysis and Finding**

Aside from matters identified under Standard 2 above, the proposals do not affect other matters which characterize this historic property.

**Design 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 and Finding**

As defined above the proposals do not impact any historic architectural features.

**Design 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 and Finding**

No damaging cleaning or treatment of existing materials are currently identified.

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

**Analysis and Finding**

The proposals do not impact matters addressed by the Standard.

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

**Analysis and Finding**

The alterations proposed to historic features of this site could be removed in the future without impairing essential form and integrity. Other criteria in this standard are not impacted by these proposals. No conflict with the intent of this Design Standard is identified.

**Design 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;

**Analysis & Finding**

No prohibited building materials are proposed in this case.

**Design 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 chapter 21A.46 of this title;

**Analysis and Finding**

No signs are proposed in this case.

# **Attachment A**

## Survey & Historical Information – 206 E Street



Researcher: Kathryn MacKay

Site No. \_\_\_\_\_

Date:

# Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

IDENTIFICATION 1

Street Address: 206 E Street (401-405 4th Avenue, 403 4th Avenue) Plat D Bl. 65 Lot 2  
 Name of Structure: \_\_\_\_\_ T. R. S.  
 Present Owner: Vandorn, Virginia A. G. UTM: \_\_\_\_\_  
 Owner Address: \_\_\_\_\_ Tax #: \_\_\_\_\_

AGE/CONDITION/USE 2

Original Owner: Brice W. Sainsbury Construction Date: c. 1881 Demolition Date: \_\_\_\_\_  
 Original Use: single family  
 Present Use: \_\_\_\_\_ Occupants: \_\_\_\_\_  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
 Building Condition: \_\_\_\_\_ Integrity: \_\_\_\_\_  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

STATUS 3

Preliminary Evaluation: \_\_\_\_\_ Final Register Status: \_\_\_\_\_  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION 4

Photography: \_\_\_\_\_  
 Date of Slides: 5/77 Date of Photographs: \_\_\_\_\_  
 Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
 Research Sources: \_\_\_\_\_  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

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

Polk, Salt Lake City Directory, 1879-.  
 Salt Lake City Building Permit, #2616, April 4, 1925.  
 "Morris" Salt Lake Tribune, July 28, 1938.  
 "Abstract of Title," in possession of David Merrill.

Architect/Builder:

Building Materials: Asbestos shingle siding Building Type/Style: Second Empire

Description of physical appearance &amp; significant architectural features:

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

This is a two and a half story home with a dormered Mansard roof, uncommon in the Avenues. There is a Crager Wire and Iron Company iron fence and gate along the street. A garage was added to the rear in 1925.

--Thomas W. Hanchett



## Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military        | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |

The 2nd Empire Style and massing of this home contribute to the architectural character of the Avenues. It is one of the few examples of this style in the district.

This home was built in the early 1880's by Brice W. Sainsbury (1851-1906), a carpenter. Sainsbury had come to Utah from England in 1870 as one of the many converts to Mormonism. He was a noted tenor, sang for many years with the Mormon Tabernacle Choir. His son Hyrum became a noted Utah Photographer (See also 423 7th Avenue).

After Brice's death, his wife Martha Z. continued to live here until she sold it in 1912 to Brigham Clegg who became a prominent lawyer and justice of the peace. Clegg maintained this property as rental. In 1918 William Nelson Morris (1873-1946) moved into this home. Clegg finally transferred full title to Morris in 1935. Morris was another Mormon convert from England. Like Sainsbury, he was a musician, but as a profession rather than a pasttime. At the time he moved into the home, he was a salesman with Beesley Music Company. He later taught horn and string lessons and played violin with the Utah Symphony. He became president of the Utah Federation of Musicians.

Morris and his wife Mary E. allsop (1874-1947) lived here until they were divorced about 1937. William married Martha Savage and moved to 789 7th Avenue. Mary E. continued to live in this home until her death. She also was a musician, sang for thirty years in the Tabernacle Choir.

At Mary's death, the home was inherited by her only child, Harold N. Morris. Harold was divorced from his wife Lila Hoffman. In 1948 Harold and his second wife Nola sold it to Nicholas J. and Florence W. Gilbert. Nicholas ran the Penguin Lounge (112 West 3rd South) and lived at 317 D Street. It was their son Nicholas Jr, a mechanic with the Utah Air National Guard who lived at this home.









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# THE AVENUES OF SALT LAKE CITY

KARL T. HAGLUND & PHILIP F. NOTARIANNI

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Prepared by the  
Utah State Historical Society  
for the City of Salt Lake



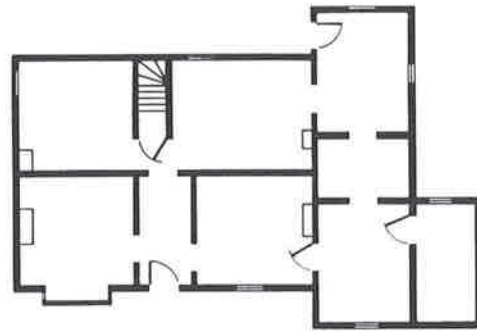
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*The Barton house at 157 B Street, a central-hall cottage, includes a steeply pitched Gothic Revival cross gable.*

Although few early residents of the city could afford the elaborate, double-depth house type, a similar plan half as large could be built. Depending on the width of city lots, either the broad side or the narrow side of the house faced the street. The 1-story house built for Henrietta Simmons at 379 *Fifth Avenue* and the 2-story house built next door for her sister Rachel Simmons (385 *Fifth Avenue*) are examples of these vernacular plans.

In the eastern United States a variation of the narrow, gable facade plan which utilized a side hall was introduced. Although rarely employed in vernacular or Federal/Greek Revival houses in Utah, this plan became at least as popular as the earlier hall-and-parlor and central-hall house plans during the Victorian era of house construction. The popularity of this new plan resulted largely from the enormous impact of house-pattern books on the builders' tradition.

The nineteenth-century house builder often used builders' guides that showed scale drawings of all the decorative detailing — moldings, doorways, balustrades, mantels — required in a proper residence. The Utah Territorial Library catalogue of 1852 listed several of the most popular builders' guides, including works by Minard Lafever, Asher Benjamin, and Peter Nicholson.<sup>2</sup> By midcentury these builders' guides had been supplanted by the so-called pattern books that consisted almost entirely of complete house plans and facades. Potential home owners or builders could browse through these books, in the same way they examined the new mail-order catalogues of the period, to choose the type of house they wanted. There was no longer the need for measured drawings of ornamental trim, since it, too, could now be ordered from catalogues. By 1890 even mail-order houses, ready to assemble, could be bought from large cities in the East or in California.<sup>3</sup>

Many houses on the Avenues are copies or simplified versions of plans from the most popular pattern books. The Sainsbury house at 206 *E Street* is a close copy of a



"Design for a French Cottage" from  
A. J. Bicknell's *Village Builder*.



Architect's drawing for the restoration of the  
Sainsbury house, 206 E Street.

plan found in A. J. Bicknell's *Village Builder*.<sup>4</sup> The two single windows on each facade have been changed to paired windows framed in a single opening, but the plan and most of the other details are copied directly from Bicknell's book.

Most of the homes built before 1900, perhaps a third of all Avenues residences, are much plainer than most pattern-book houses of the period. Although incorporating a few elements of various styles, for example the irregular plans and massing of the Queen Anne style, most homes lack elaborate detailing and decorative trim. These houses might more accurately be called Builders' Victorian Eclectic. Such a phrase lacks the definition of traditional stylistic categories of the period, but it does indicate the more casual approach to house design reflected in most Avenues homes. These eclectic designs are not landmarks themselves but they do form a consistent background for the more intricate examples of pattern-book and architect-designed homes.

By the 1880s real estate developers were active in the growth of the neighborhood. The early Sanborn maps of the Avenues from 1898 show a large number of the original quarter-block lots still intact, but later, as the city's population increased and as the original Avenues lots were sold, the dividing of lots became more frequent.<sup>5</sup> Lots were increasingly sold to developers, who served a new function as brokers between builders and home buyers.

The history of Darlington Place, described earlier, is one example of Avenues development. Because of existing patterns of ownership, Elmer Darling and Frank McGur-in were unable to buy whole blocks or formally plat their "subdivision." They nonetheless succeeded in buying a large number of lots in the area between P and T streets, and built at least fifty houses on the Avenues. Development concerns and streetcar companies affected the growth of each other's business; improved transit and expanding utility lines accelerated the pace of house construction east of N Street on Plat G and north above Seventh Avenue.<sup>6</sup>

Nine subdivisions were formally platted and recorded on the northern and eastern edges of the Avenues. All but two of these subdivisions occupied only one Avenues block, and all of them tried to solve two problems that had become apparent throughout the Avenues: confusing right-of-ways and unused land in the center of blocks that had been divided piecemeal by separate owners. For most of these subdivisions the



### 206 E Street

Style: Second Empire

Original Owner: Brice W. Sainsbury

Built: ca. 1881



Mansard roofs are uncommon on the Avenues. The Second Empire design of this 2-story home was taken from a popular pattern book of the period, A. J. Bicknell's *Village Builder*. A garage was added in 1925 and some alterations were made to the home. Recent renovation work has included the addition of a new slate roof and the removal of the aluminum siding.

Built by carpenter Brice W. Sainsbury during the early 1880s, this house was purchased in 1912 by Brigham Clegg who maintained it as a rental. William Nelson Morris, a professional musician and president of the Utah Federation of Musicians, moved into the house in 1918. Morris or members of his family lived in the house for thirty years.

### 68 G Street

Style: Victorian Eclectic

Original Owner: Lewis P. Kelsey

Built: ca. 1888



The upper walls of this 2-story Victorian home flare out over a brick first story. An elaborate carved wood shingle fascia on the front gable and tiny dentil molding along the cornice decorate the exterior. The original front porch with Doric columns and turned balusters and its excellent interior woodwork are still intact.

Lewis P. Kelsey, of the real estate company Gillespie and Pomeroy, had the house built during the late 1880s. Among the many owners of the home were Utah banker William W. Armstrong and mining man Charles Scheu.

## SECOND EMPIRE



33 C Street, ca. 1881



206 E Street, ca. 1881

The most prominent element of the Second Empire style is the Mansard roof, often originally covered with slate or metal. The style was widely used for public architecture in France during the reign of Napoleon III. One of the best-known local examples of the style is the Devereaux House on West South Temple, which received a Second Empire addition to the original Gothic cottage in the 1860s. The most elaborate example, now razed, was the Gardo House on South Temple and State streets. These elaborate mansions employed many of the other characteristics of the style, including projecting pavilions and heavily molded classical ornament.

Early photographs of Salt Lake City show a number of Second Empire houses, most of which were demolished to make way for later historical styles. Only a few examples of the style remain on the Avenues.

1. Square or rectangular massing
2. Mansard roof with straight, concave, or convex sides
3. Angled pavilion
4. Large porch
5. Roof cresting
6. Belt course
7. Elaborate window surrounds
8. Paired window openings
9. Hipped dormer
10. Round arched dormer
11. Double door entry with transoms
12. Molded cornice and entablature



# Attachment B

## Application



The homeowners, Adam & Jessica Collings, are seeking Historic Landmark Commission approval for the following Minor Alterations to their home at 206 E. St. in the Avenues Historic District.

1. New wood fencing.

- \* Behind the existing retaining wall, wrought iron fence, and gates, the homeowners would like to construct a wood picket fence. The existing iron gates swing out and the new wood gates would swing in. The picket fence has been designed as a “backdrop” to the iron fence, with the pickets matching the spacing of the vertical iron rails.
- \* In the rear and west side yards the homeowners are proposing a 6'-0" high wood privacy fence to enclose their “back” yard. The top 1'-0" of the fence would be a wood lattice and the lower 5'-0" would be solid vertical boards.

2. Replace deck over 1980's rear addition with a membrane roof.

- \* The current deck over the laundry room leaks, so the homeowners are proposing to remove the outside stair, railing, and upper level access door and install a sloping membrane roof & window in their place. The roof would slope down from west to east to a gutter and downspout. This would add approximately 16" to the height of the west wall, which would be clad in painted wood trim to match existing. They would also like to remove the south most window on the west wall of the addition. The opening would be infilled to match the existing painted wood siding.

3. Front porch.

- \* The homeowners would like to propose replacing the existing wood paneling along the front (west) of the existing porch with a concrete retaining wall (the front of the retaining wall would be in the same plane as the existing wood paneling) and then build a 1'-0" high brick planter box across the front of it. They would also like to replace the wood decking on the porch with a composite decking.
- \* They plan to replace any decayed balusters or rails with new painted wood pieces that match the existing ones.

**ADAM & JESSICA COLLINGS**  
 206 N EST. SALT LAKE CITY, UTAH 84103  
 LOT 2, BLK 65, PLAT D (0.11 ACRES)  
 PARCEL No. 09-31-435-025

**ZONING DATA**  
**SR-1A & HISTORIC PRESERVATION DISTRICT**

FRONT YARD (1)	AVG. OF FRONT YARDS
REAR YARD (25% OF LOT DEPTH)	27.8 ft.
INT. SIDE YARD	4.0 ft.
CORNER SIDE YARD	10.0 ft.
MAX. MAIN BUILDING HEIGHT	23.0 ft.

**SITE PLAN LEGEND**

---	PROPERTY LINE (SEE NOTE # 1 and 2)
- - - - -	MAIN BUILDING SETBACK (SEE NOTE # 1 and 2)
W	WATER LINE
Ⓜ	WATER METER
S	SEWER LINE
E	ELECTRIC SERVICE LINE
E	ELECTRIC METER
G	NATURAL GAS LINE
ⓐ	GAS METER
—□—	FENCE
→	DIRECTION OF SLOPE
ⓐ	A/C UNIT
▨	EXISTING CONSTRUCTION
▩	PROPOSED CONSTRUCTION

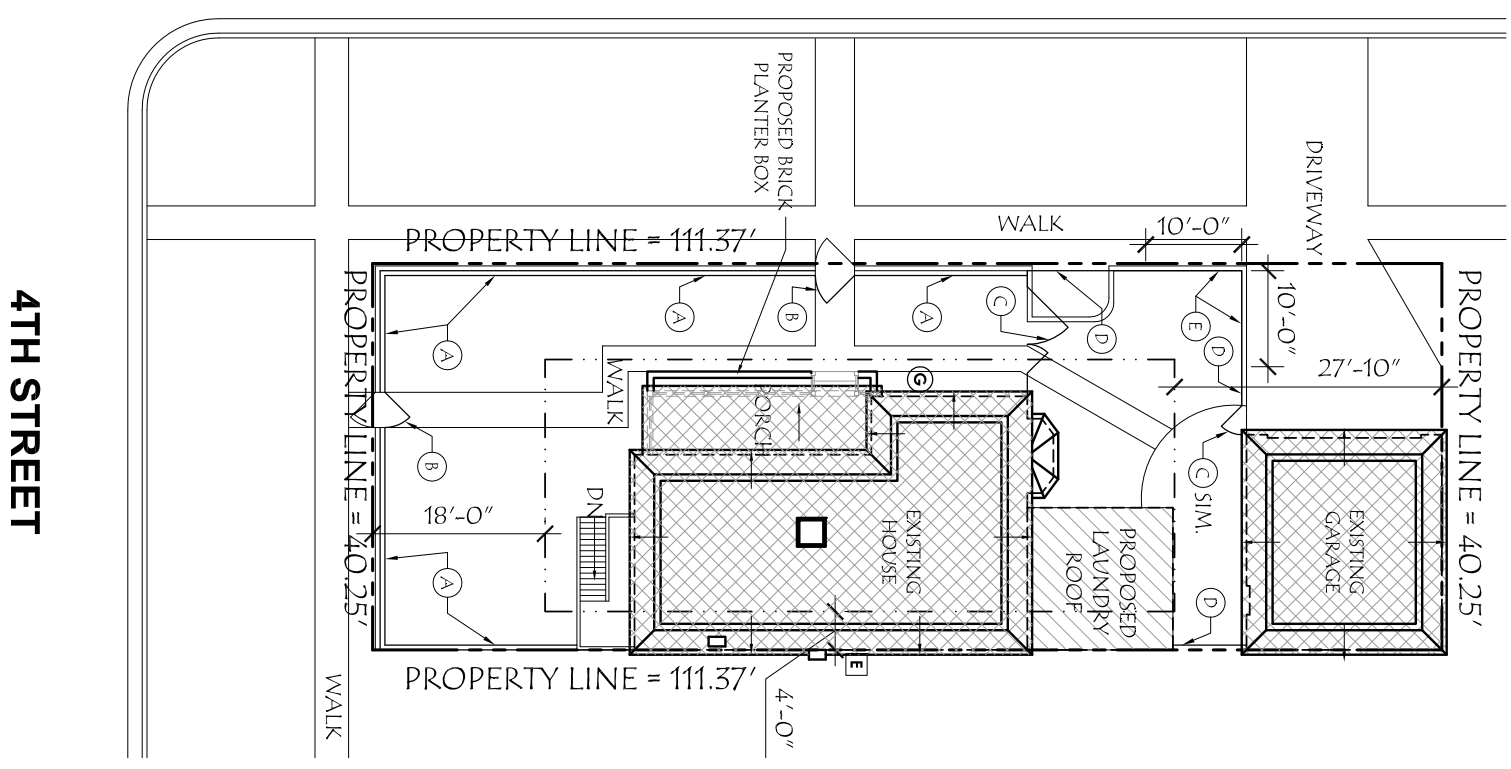
**GENERAL NOTES**

1. THIS IS NOT A SURVEY. FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS.
2. OWNER TO VERIFY PROPER LOCATION OF PROPERTY LINES AND MAIN BUILDING SET BACKS WITH TOPOGRAPHY SURVEY.
3. CALL BEFORE YOU DIG. IT'S FREE and IT'S THE LAW 1-800-662-4111, 801-208-2100 SALT LAKE METRO AREA.

**BLOCK FACE MEASURE DATA - 4TH ST**

PARCEL NUMBER:	ADDRESS	FRONT SETBACK IN INCHES
1	09-31-435-017	294
2	09-31-435-018	192
3	09-31-435-019	362
4	09-31-435-020	380
5	09-31-435-021	23
6	09-31-435-022	126
7	09-31-435-023	132
<b>AVERAGE =</b>		<b>215.6 in.</b>

SEE SHEET A3.1 & A3.2 FOR LAUNDRY ROOF DRAWINGS, SHEET A7.1 FOR FENCE DETAILS, & SHEET A7.2 FOR PLANTER BOX DETAILS.



**4TH STREET**

**"E" STREET**

**LOT COVERAGE**

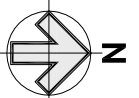
EXISTING HOME FOOTPRINT	1,331 FT²
EXISTING GARAGE FOOTPRINT	450 FT²
TOTAL BUILDING FOOTPRINT	1,781 FT²
SITE =	4,483 FT²
LOT COVERAGE = 40%	1,781 / 4,483 FT²

**"THIS IS NOT A SURVEY"**  
**SITE VERIFY ALL DIMENSIONS**

**SITE PLAN - NEW**

SCALE = 1" = 20'-0"  
 10' 0 20' 40'

**CALL BEFORE YOU DIG**  
**IT'S FREE & IT'S THE LAW**  
 1-800-662-4111  
 208-2100  
 (SALT LAKE METRO) 148 SOUTH 400 WEST SALT LAKE CITY, UTAH 84103  
 (SALT LAKE METRO) 148 SOUTH 400 WEST SALT LAKE CITY, UTAH 84103



824 South 400 West,  
 Suite B123  
 Salt Lake City, UT 84101  
 Office: 801.533.5331  
 Fax: 801.533.5111  
 www.rdg-arch.com

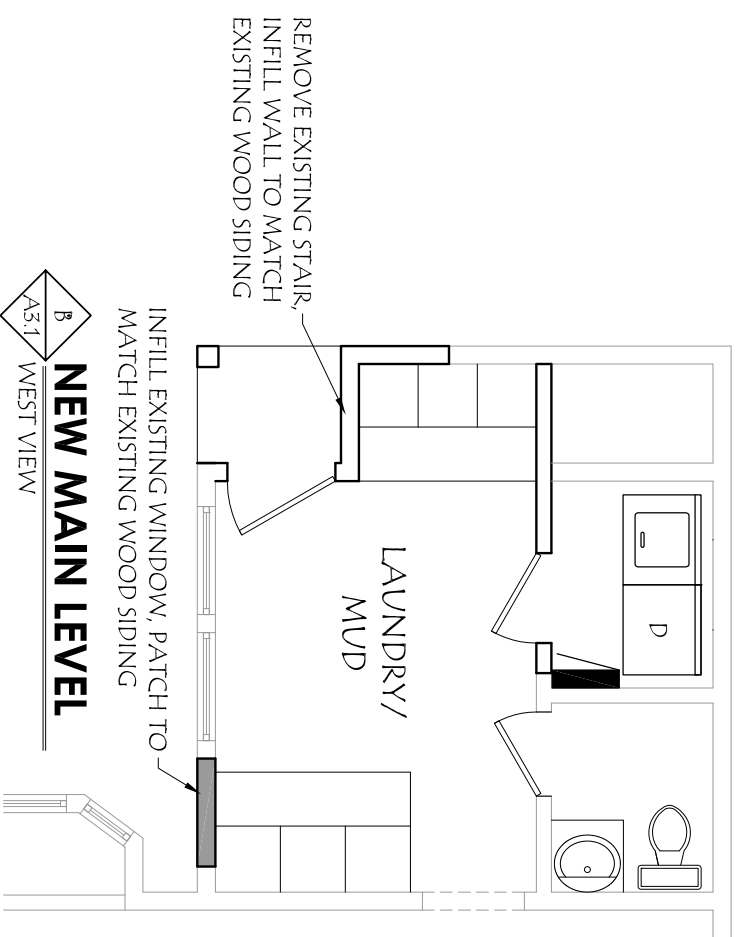
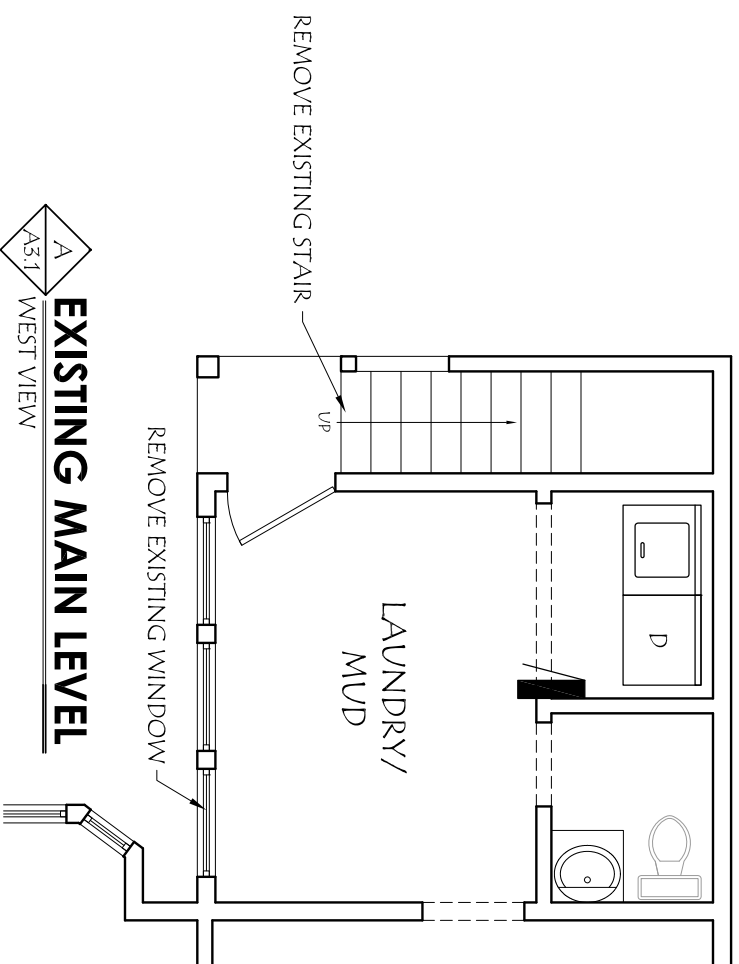


**COLLINGS RESIDENCE**  
**FENCE**  
 206 NORTH E STREET  
 SALT LAKE CITY, UT 84103

ARCHITECT: ASV  
 DRAWN BY: DJB  
 SITE PLAN

A1.1

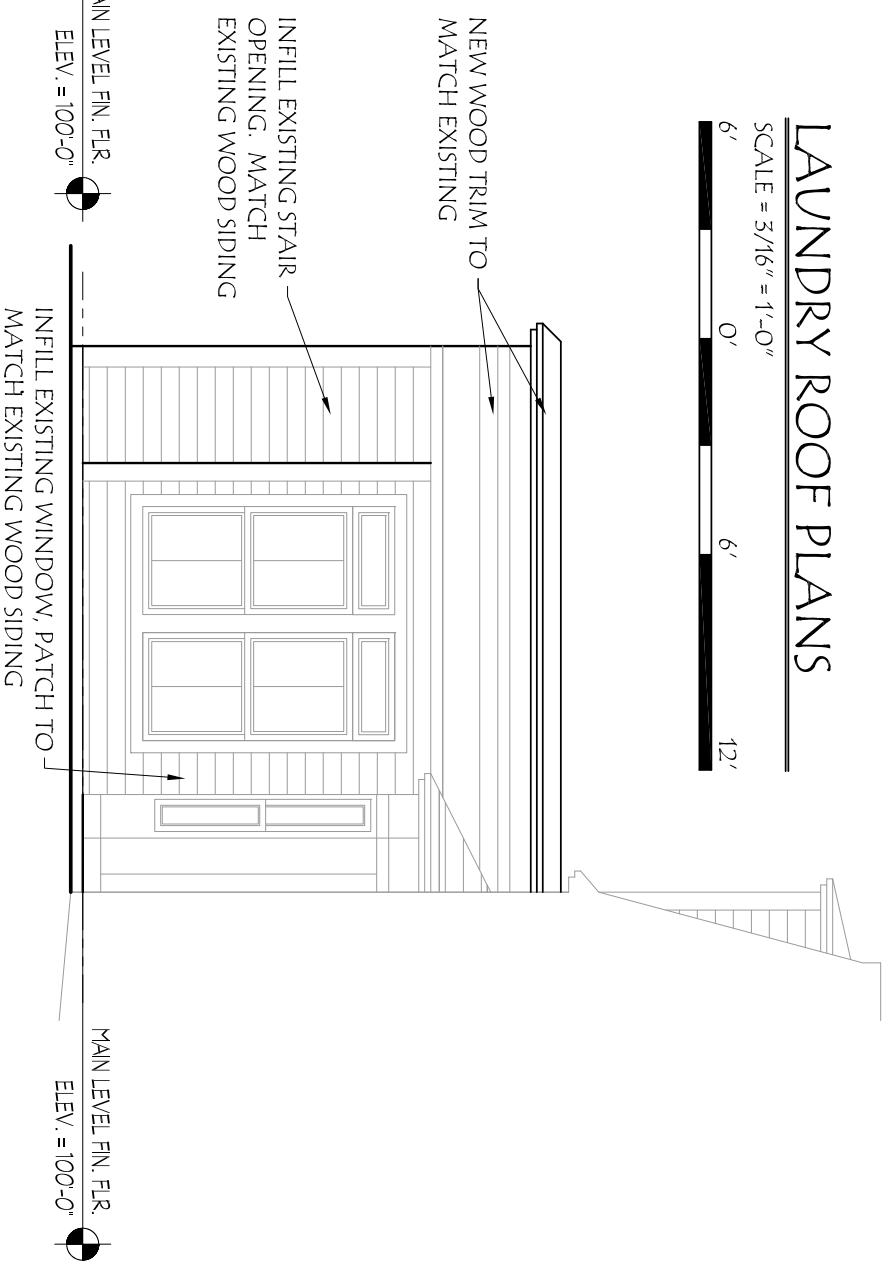
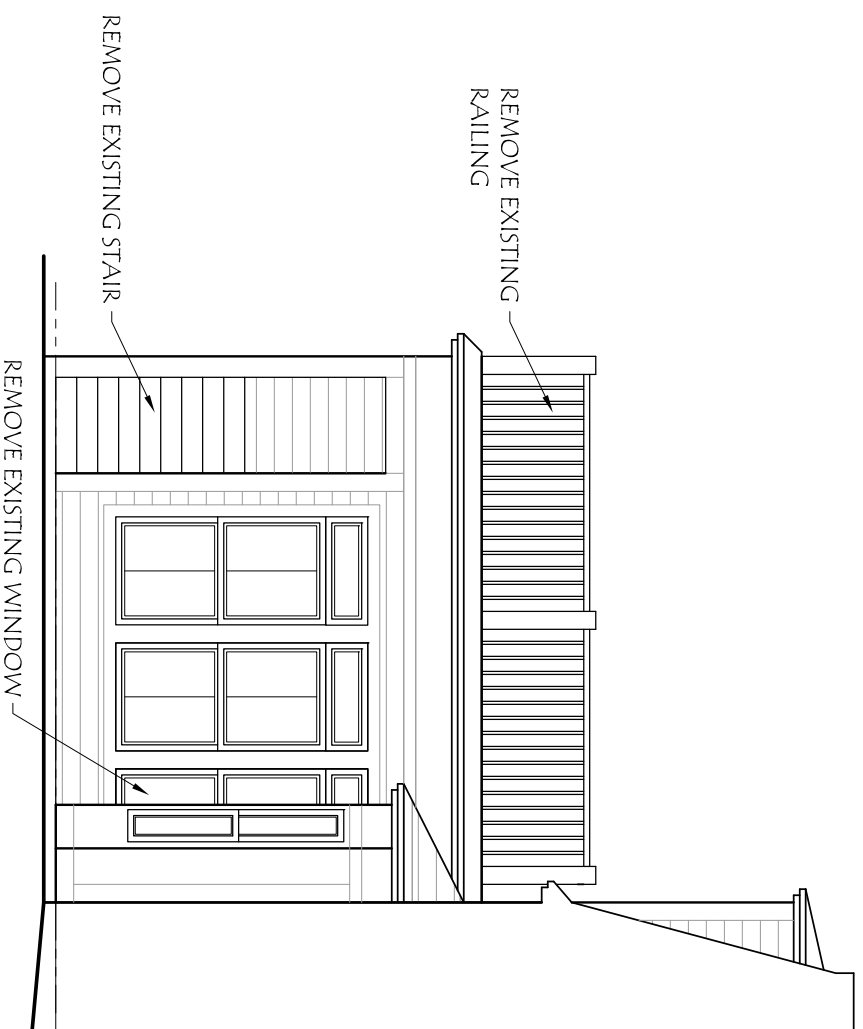
18 MAR 2013



**LAUNDRY ROOF PLANS**

SCALE = 3/16" = 1'-0"

6' 0' 6' 12'



**C**  
A3.1 WEST VIEW  
**EXISTING ELEVATION**

**D**  
A3.1 WEST VIEW  
**NEW ELEVATION**

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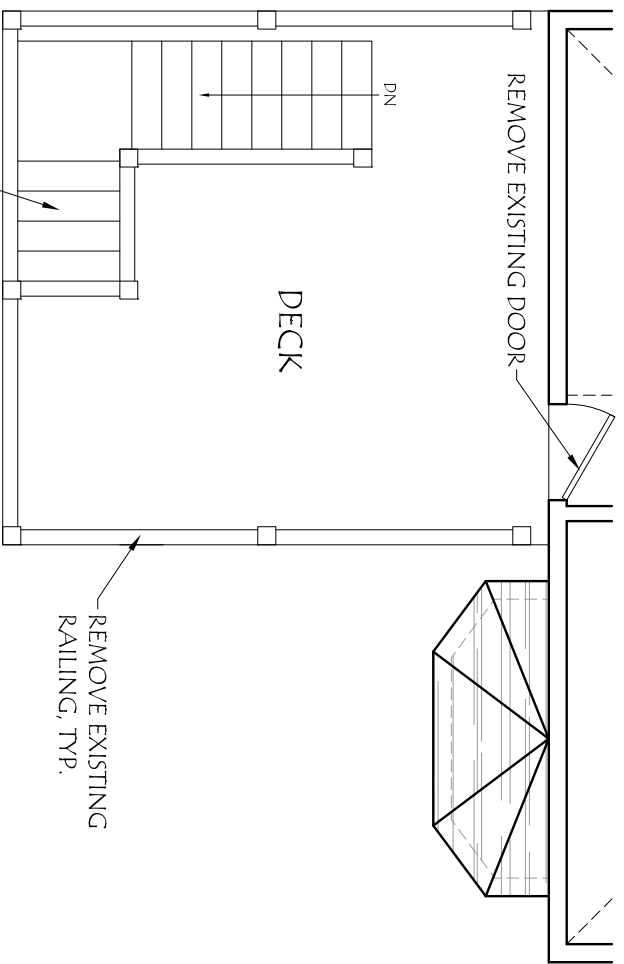
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**FENCE**  
206 NORTH E STREET  
SALT LAKE CITY, UT 84103

ARCHITECT: ASV  
DRAWN BY: DJB

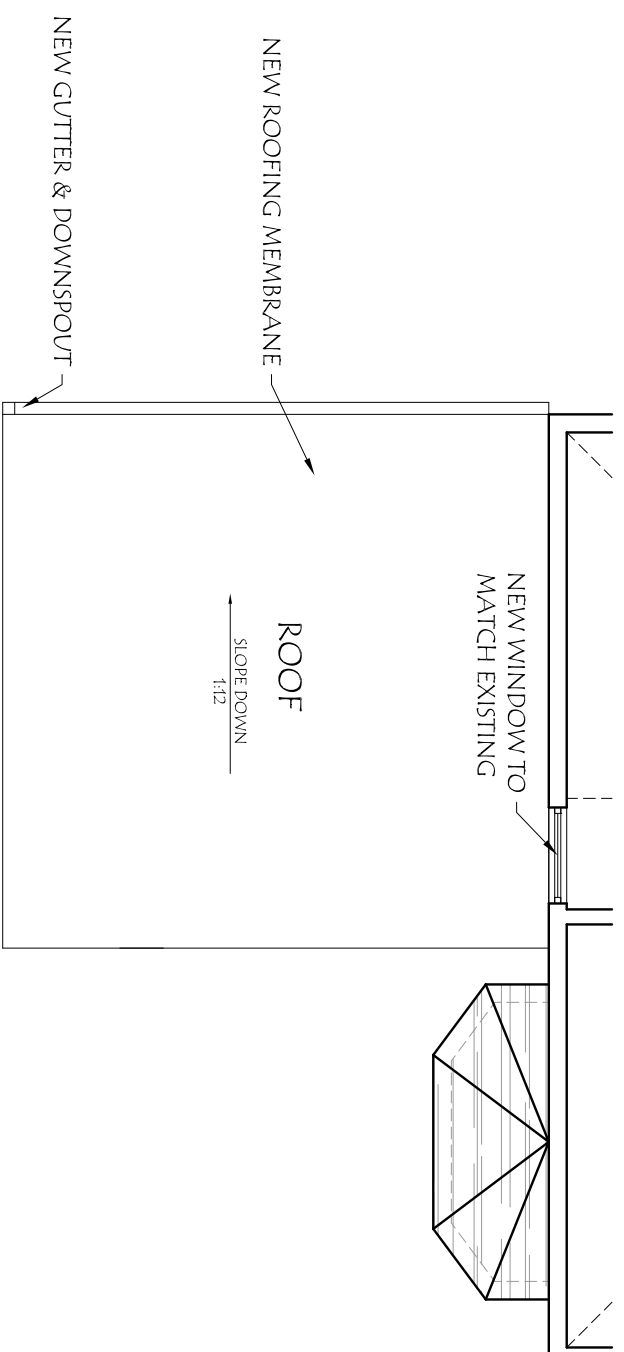
LAUNDRY  
ROOF  
PLANS

A3.1

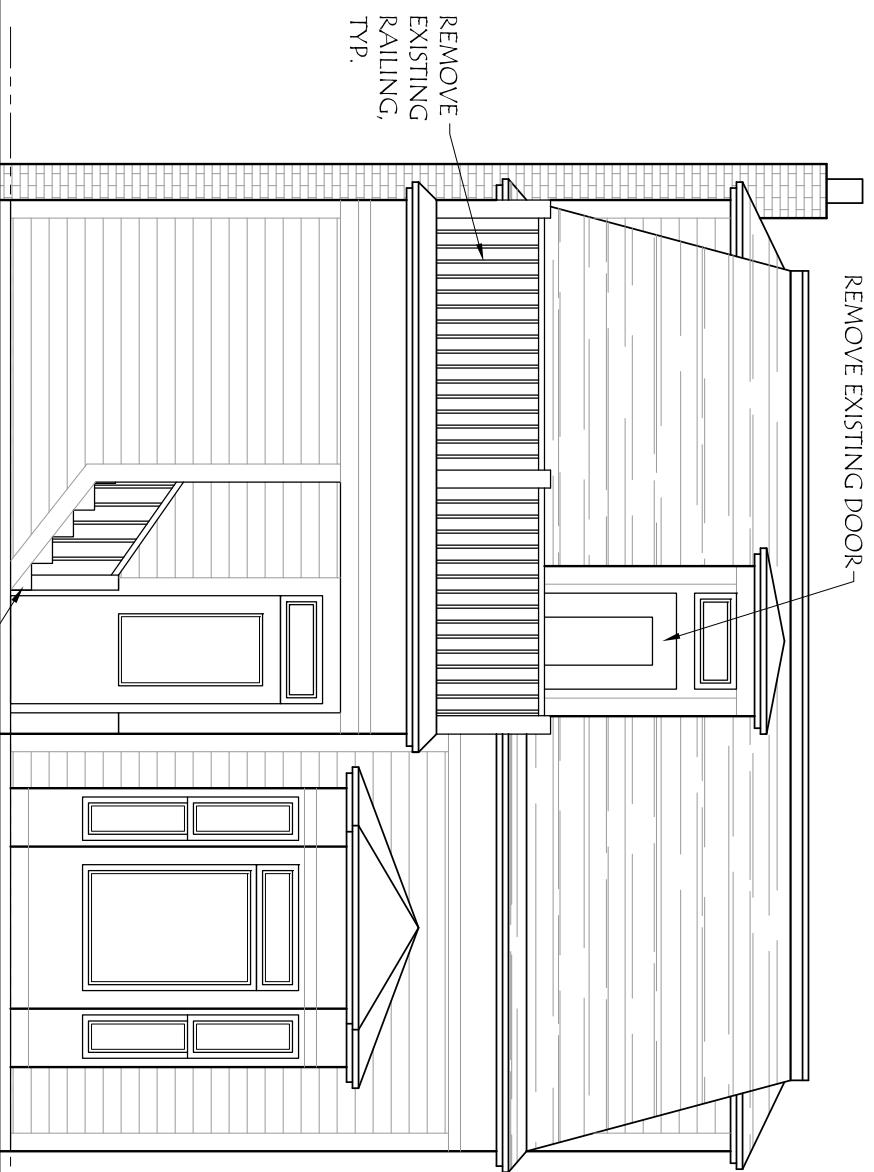
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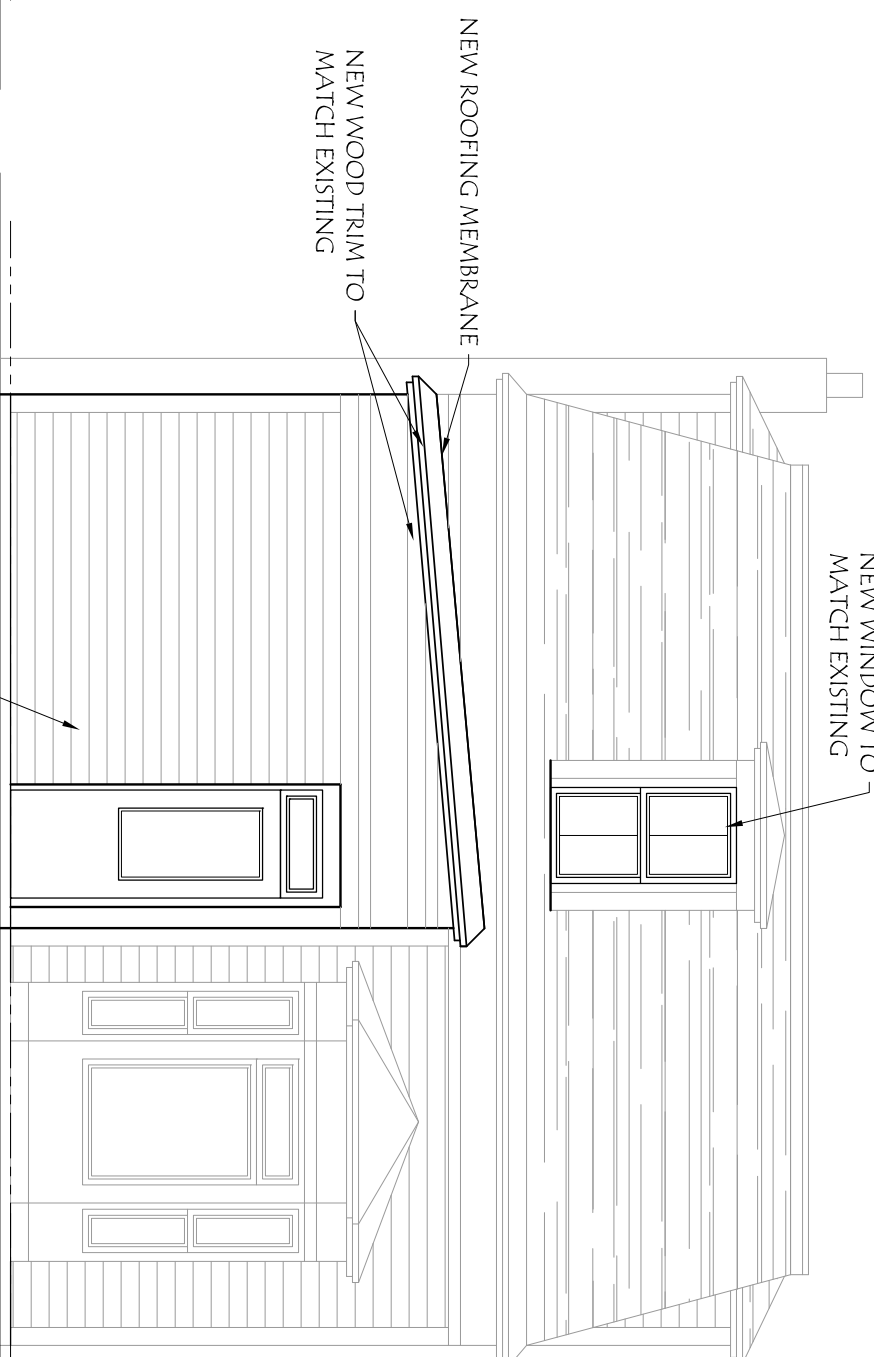
**A**  
A3.2 WEST VIEW  
**EXISTING UPPER LEVEL**



**B**  
A3.2 WEST VIEW  
**NEW UPPER LEVEL**



**C**  
A3.2 NORTH VIEW  
**EXISTING ELEVATION**



**D**  
A3.2 NORTH VIEW  
**NEW ELEVATION**

**LAUNDRY ROOF PLANS**

SCALE = 3/16" = 1'-0"



MAIN LEVEL FIN. FLR.  
ELEV. = 100'-0"

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www.rdg-arch.com



**COLLINGS RESIDENCE  
FENCE**  
206 NORTH E STREET  
SALT LAKE CITY, UT 84103

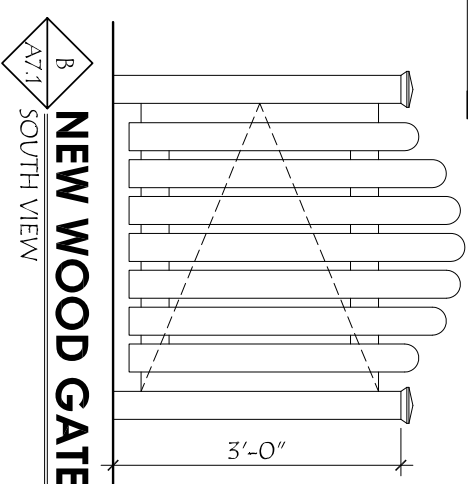
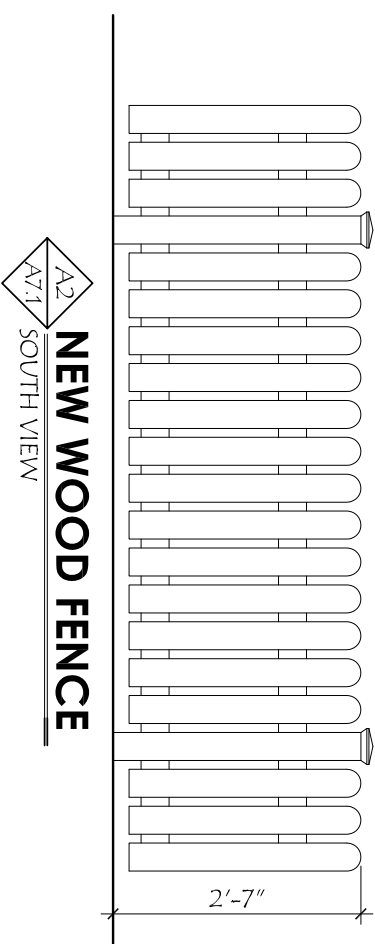
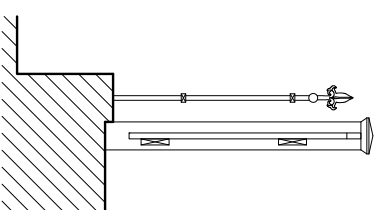
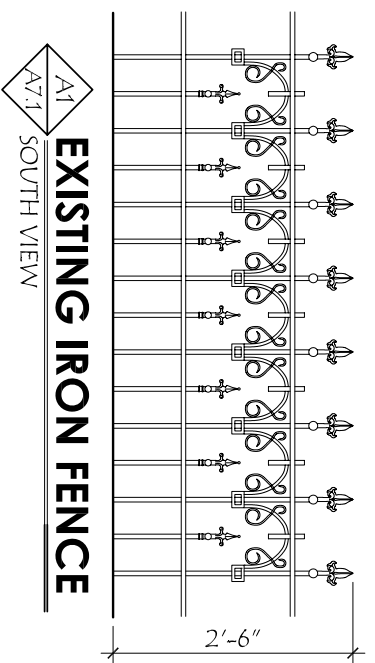
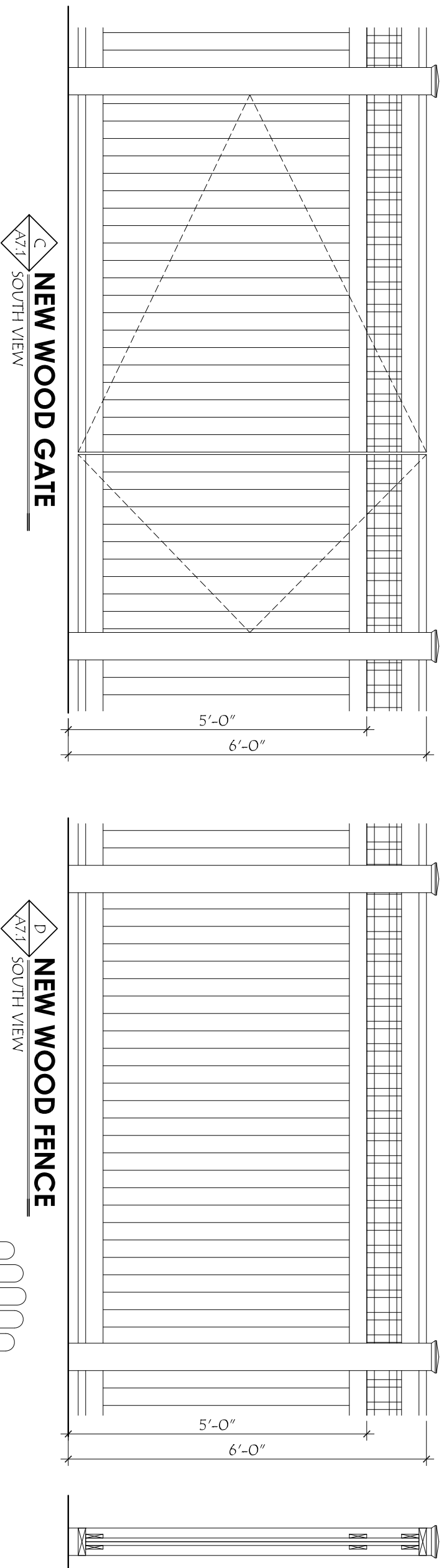
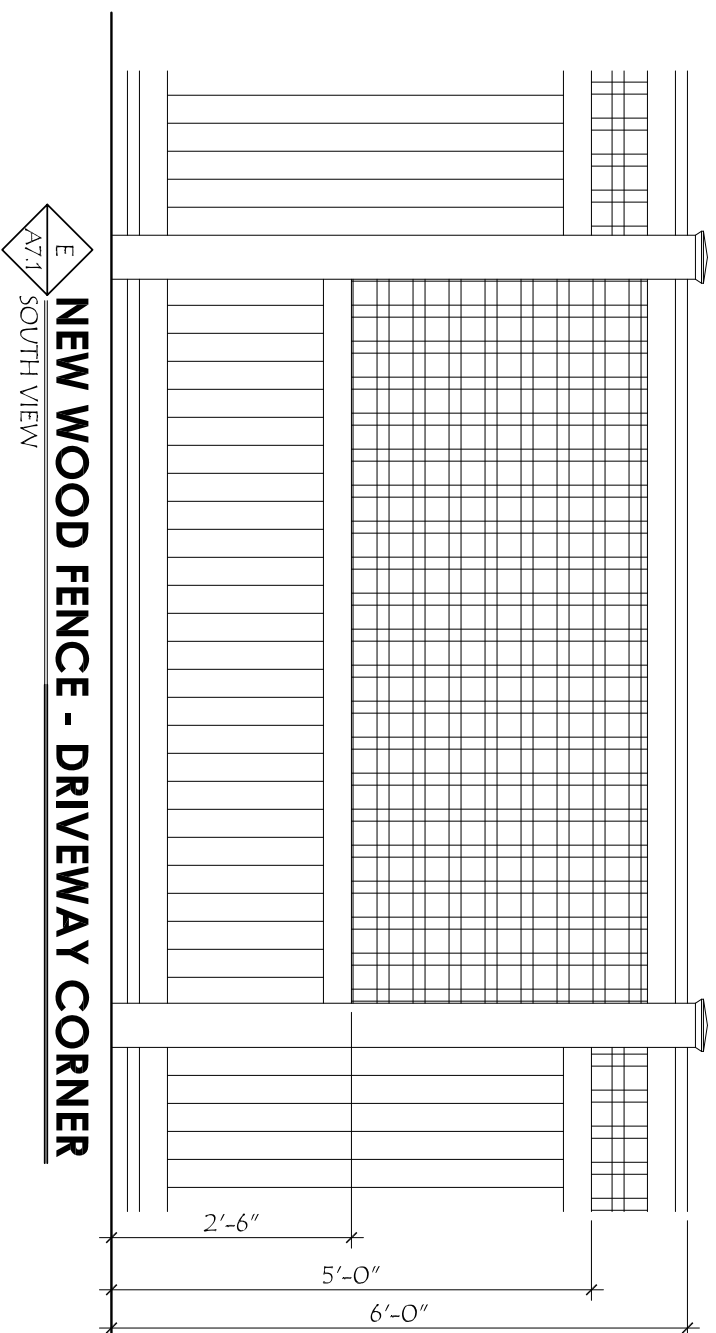
ARCHITECT: ASV  
DRAWN BY: DJB

LAUNDRY  
ROOF  
PLANS

A3.2

18 MAR 2013

**FENCE DETAILS**  
 SCALE = 1/2" = 1'-0"  
 1' 0 1' 2'



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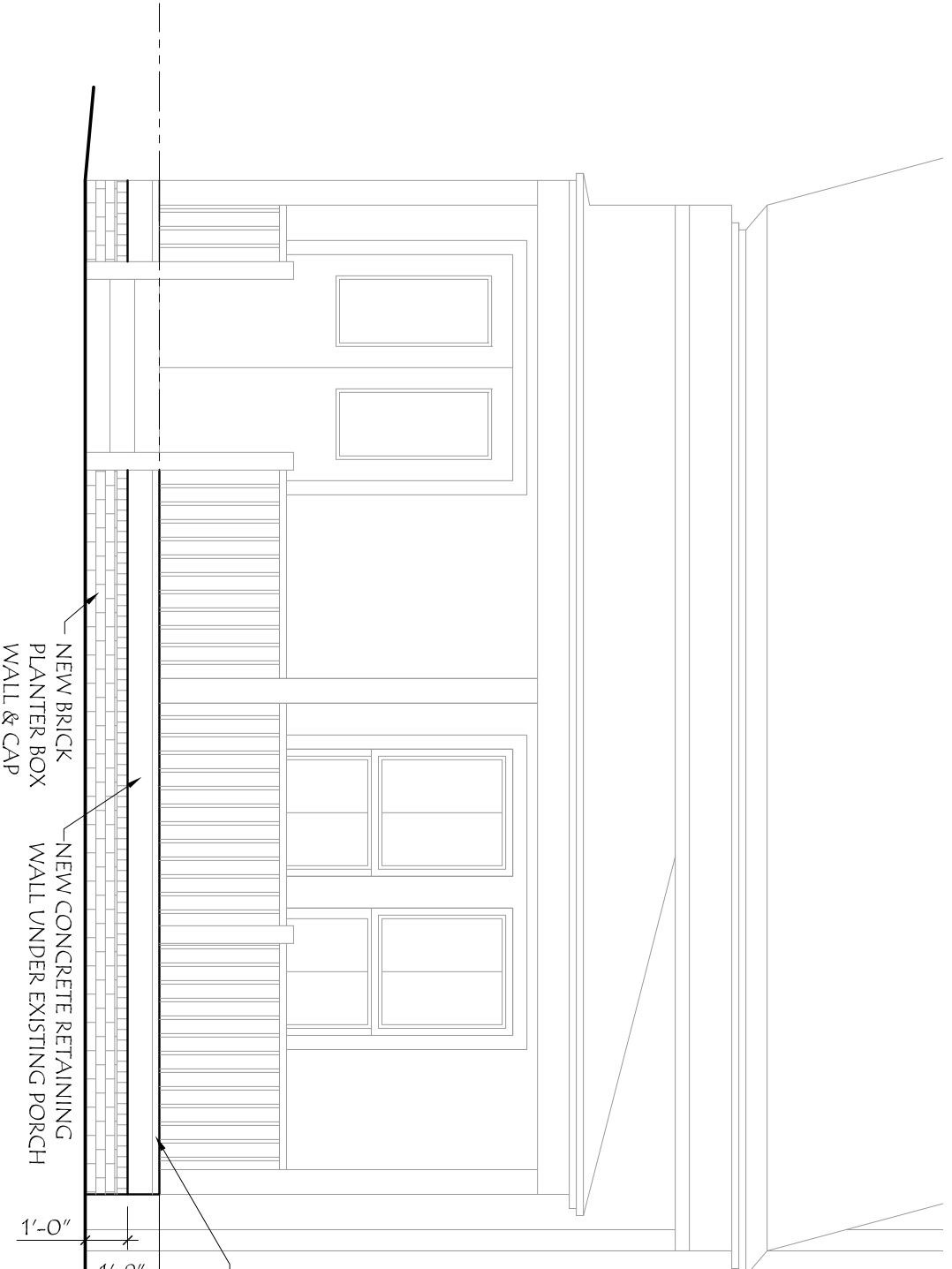
**COLLINGS RESIDENCE**  
**FENCE**  
 206 NORTH E STREET  
 SALT LAKE CITY, UT 84103

ARCHITECT: ASV  
 DRAWN BY: DJB  
**FENCE**  
**DETAILS**

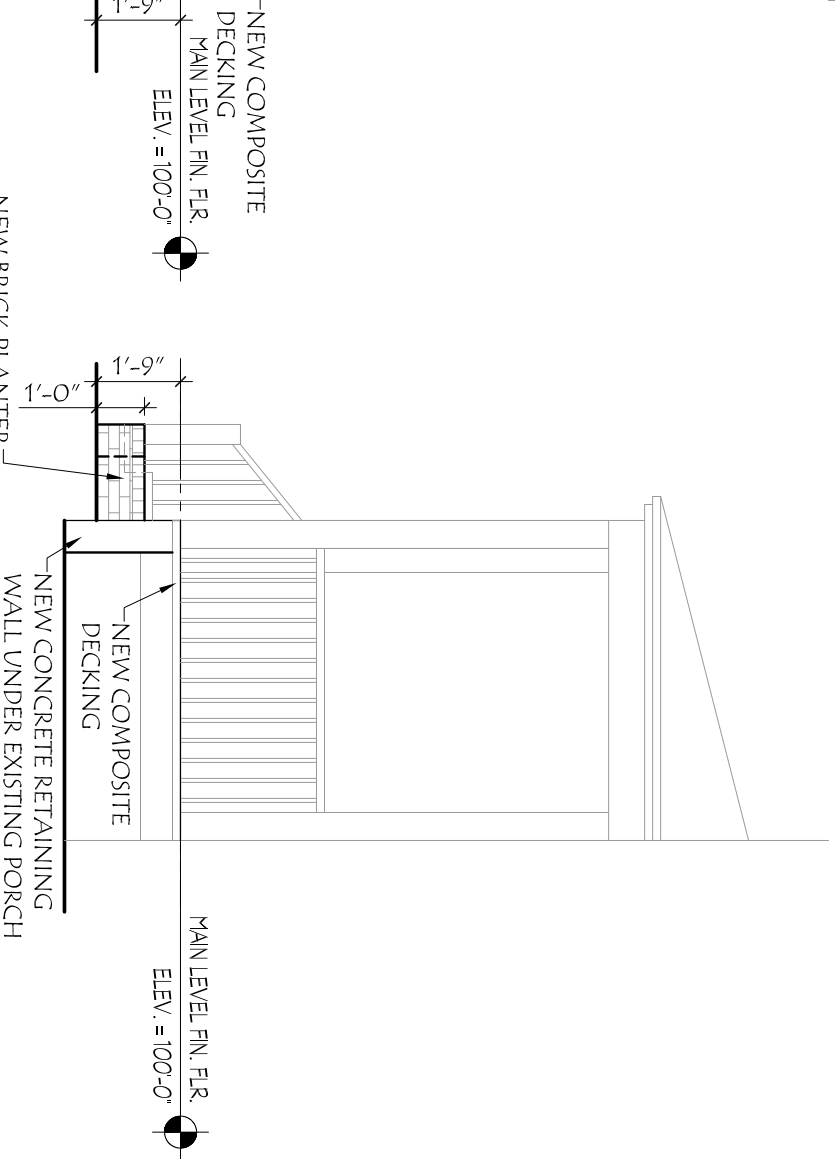
A7.1

18 MAR 2013

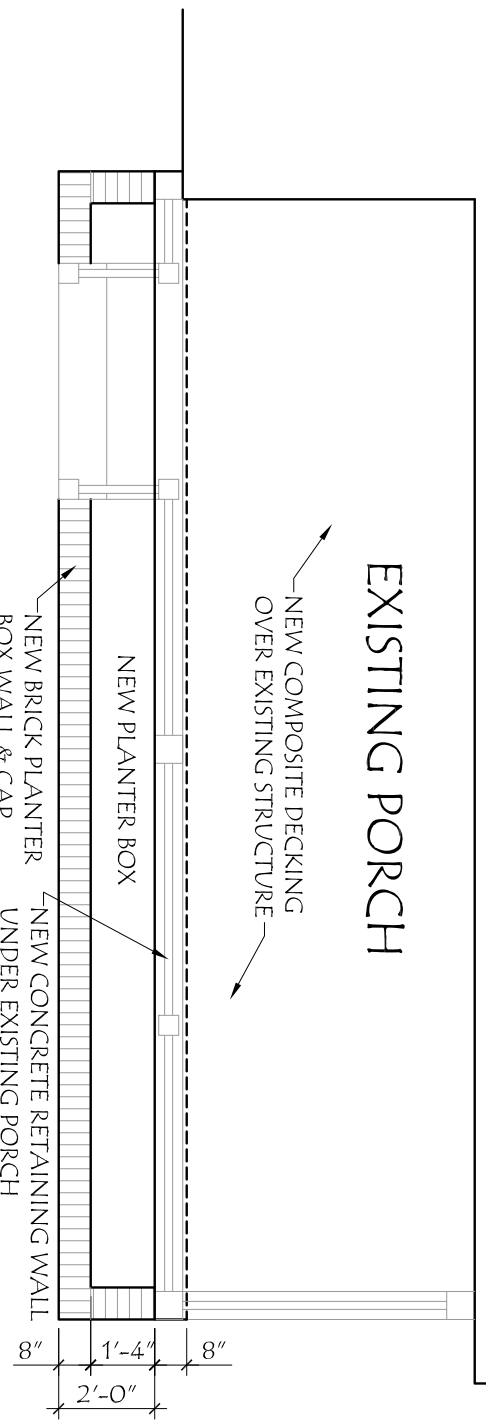




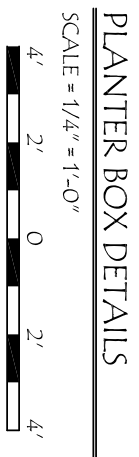
**B**  
A7.2 WEST VIEW  
**NEW PLANTER BOX ELEVATION**



**C**  
A7.2 SOUTH VIEW  
**NEW PLANTER BOX ELEVATION**



**A**  
A7.2  
**NEW PLANTER BOX PLAN**



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FENCE**  
206 NORTH E STREET  
SALT LAKE CITY, UT 84103

ARCHITECT: ASV  
DRAWN BY: DJB  
**PLANTER  
BOX  
DETAILS**

**A7.2**

**18 MAR 2013**

# Attachment C

## Photographs

























# Attachment D

## Minutes of Historic Landmark Commission Meeting – June 7, 2012

Commissioner James asked about the garage doors and the possibility of discussing the gate setback with Transportation.

Commissioner Bevins asked if the existing cedar fence will be extended.

Mr. Wright stated there would not be a meeting between the cedar fence and the proposed fence unless a gate was built.

The Commissioners and the Applicant discussed what will be done with the ten foot setback.

The Applicant stated he did not have a plan for that space.

Ms. Pace stated the Applicant wanted a sliding gate. She stated Transportation said a sliding gate would not require a setback.

The Commissioners discussed the gate setback and stated that negotiating with Transportation can be left to Staff.

Vice Chair Hart asked if the motion could be amended to add the requirement that the Applicant work with Staff to resolve the issue of the setback of the gate.

**Commissioner Davis amended the motion to state that the Commission recommends Staff contact the Transportation Department to resolve the issue of the setback of the gate. Commissioner Harding seconded the motion. The motion passed unanimously.**

The Commission discussed adding the second story addition roof to the things the Applicant should work through with Staff.

[8:14:37 PM](#)

**PLNHLC2012-00277 206 North E Street Certificate of Appropriateness for Major Alterations**  
– A request by Adam and Jessica Collings, represented by Renovation Design Group, for major alterations to a single family residence located at approximately 206 E Street, Salt Lake City. The request is for the approval of a second floor addition above a previous addition to the side towards the rear of the property, the addition of a new section of porch on the façade facing 4<sup>th</sup> Avenue, the removal of the existing fence and retaining wall and their replacement with new fencing and retaining wall, and alterations to the landscaping to widen the driveway to the existing garage. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district, in City Council District 3, represented by Stan Penfold. (Staff contact: Carl Leith, 801-535-7758, [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com))

Mr. Carl Leith, Senior Planner reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff recommended approval of the second floor addition, new section of porch and the widening of the driveway. Staff is recommending that the proposal to



remove and replace the historic iron fence and supporting retaining wall, and the proposal to build a six foot fence and gate both be denied.

Commissioner Harding asked if it was possible to replace the iron fence with something similar.

Mr. Leith stated the fence is a defining feature of the property and should be repaired and maintained. He stated that the Applicant was concerned with safety and that there are various ways of addressing this problem without replacing the fence.

The Commissioners and Staff discussed the history of the window on the west facade of the home.

Commissioner Richards asked if there were any details on replacing the retaining wall.

Mr. Leith stated he did not have any details on replacing the wall. He stated that the wall, along with the iron fence, had a major role to play in the context of the character of this site and the Avenues.

Commissioner Bevins asked about the setback of the gate.

Mr. Leith stated that he does not have details on what is being proposed.

[8:36:06 PM](#)

Mr. Adam Collings, Applicant, stated the fence is a combination of two different fences and that 40-50 percent of the decorative fleur-de-lis are missing. The Applicant stated his original plan was to cut the fence and use it as a decorative railing on the second floor addition. Mr. Collings stated he would like to keep the fence but it will require significant effort to repair. Mr. Collings stated the Transportation Division confirmed that the fence line is more than 17 ½ feet back from the street and that he is within city guidelines to have a motorized gate without blocking the sidewalk. The Applicant would like a fence for safety reasons and is willing to design a fence that meets guidelines.

Ms. Annie Schwemmer, architect, stated that the south porch was designed to mimic the design of the porch on the west façade, doesn't obscure any original architectural elements, and could easily be removed. Ms. Schwemmer discussed the existing water and sun damage in the south facing windows and would like to cover them and try to preserve them. She discussed the second floor addition and the plans to stay consistent with the original style of

the home. Ms. Schwemmer stated the planned six foot fence will not obscure any part of the home and that the wrought iron fence is in serious disrepair and needs fixing or replacing.

The Commission and Ms. Schwemmer discussed plans and building material for the proposed fence.

Commissioner James asked if the porch would be able to keep water out.

Ms. Schwemmer stated that it will not keep water out of the stairwell, but the concern is the main floor windows.

Commissioner James asked if that would be better served with flashing.

Ms. Schwemmer stated that flashing would not help with the windows' direct exposure to wind, rain and sun.

The Applicant stated that the window headers will need to be replaced if they cannot be protected with the porch. He stated that flashing would only be a temporary solution.

Commissioner Richards asked if it was possible to replace the missing fleur-de-lies.

The Applicant stated he has not had a professional look at the fence and did not know what the cost would be to repair it. He stated that the existing fence does not cover the majority of the property and stated he believes using a six foot wood privacy fence would be detrimental.

Commissioner Davis asked if the balusters of the existing fence were cast into the retaining wall.

The Applicant stated that it appears the fence was there originally and that cement was cast around it to level out the yard.

Commissioner Davis stated it would be difficult to replace the wall and get a similar look.

The Applicant stated the gates are not the same style as the rest of the fence and are not functional.

[8:56:41 PM](#)

**PUBLIC HEARING**

Vice Chairperson Hart opened the Public Hearing.

Cindy Cromer, resident, asked the Commission to not allow the removal or alteration of the fence and stated the roof shape, frame construction and fence were distinguishing characteristics of the home. Ms. Cromer stated she is against the blank wall and the proposed placing of the old fence on the roof. Ms. Cromer is also opposed to the widening of the driveway and stated if the driveway is widened, there should be a requirement for double doors on the garage.

Scott Anderson, resident, would like the roof line of the addition to be lower or to replicate the existing roof. Mr. Anderson suggested the addition have more windows and that the shiplap not extend to the second floor. Mr. Anderson stated he does not approve of the placement of the fence on the addition. He also stated he does not approve of the proposed south porch and suggested that a Victorian awning would serve the purpose and not be so structural. Mr. Anderson stated he does not like that the posts are longer than the porch posts. He suggested that the fence be repaired.

Ms. Schwemmer stated the idea of continuing the mansard roof line was explored but she believes there is architectural integrity to having the new section be distinguishable from the original house.

Mr. Collings stated the proposed roof would aid in water drainage.

Ms. Schwemmer discussed the building materials and appearance of the second floor addition roof.

Vice Chairperson Hart closed the Public Hearing.

**COMMISSION DISCUSSION [9:04:30 PM](#)**

Commissioner James stated he believed the plans for the porch do not feel compatible and that it is not temporary in character. He stated the proposed fence has a disruptive feel and asked if a shorter fence would be better. He stated the second story addition meets standards. He stated he has misgivings of removing the fence and placing it on top of the proposed addition.

Commissioner Richards stated he is hesitant to approve the fence and the retaining wall without any drawings to show what the intentions are. He stated this could be handled by Staff.

Vice Chair Hart stated the fence is an important part of the character of the property.

The Commissioners discussed the widening the driveway and if it would negatively impact the neighborhood. The Commissioners stated that it is important to consider the impact on the area and not just the individual property.

Vice Chair Hart stated the second story addition seemed large and is not subordinate to the original structure.

Commissioner Davis stated he did not have a problem with the second story addition and that it is subordinate to the original structure.

Commissioner Harding stated the proposed porch does not match the style of the house.

The Commissioners discussed alternatives to the proposed porch and if there are other options to prevent overexposure on the south side of the home. The Commissioners proposed that the Applicant work with Staff on this issue.

The Commissioners and the Applicant discussed the need to widen the driveway and the grade shift. The Applicant stated that he would like to widen the driveway because a car cannot get into the garage when another car is already in it. He also stated he is willing to use pavers or strips.

Vice Chair Hart stated the wrought iron fence and retaining wall are an integral part of the property.

Commissioner Harding stated the fence is falling apart and that she is bothered by the patchwork of different styles.

Vice Chair Hart stated things are expected to be old and imperfect and that is part of the charm of the Avenues.

Commissioner James stated the style, design and character of the fence are significant and it doesn't make sense to make a judgment without knowing what the solution is. He suggested the Commission table the decision regarding the fence.

Commissioner Bevins agreed and stated that much of the fence is salvageable.



Commissioner Davis stated the fence is a significant design feature of the house but understands how difficult it will be for the Applicant to renovate the fence.

Commissioner Richards stated the fence is an important part of the structure and agrees with the suggestion to table the decision.

Commissioner Davis stated he would like to table the fence decision so that research could be made into the cost of repairing the fence.

The Commissioners discussed other wrought iron fences in the area. The Commission stated that the fence is about security.

Vice Chair Hart asked if the new fence would run along E Street.

Mr. Leith stated the current proposal is for the six foot fence to run along the north side of the property, run down E Street, connect with the motorized gate, then come back to meet the corner of the property and enclose the rear of the property. He stated if the current fence were to stay, there would be a gap between the new fence and the old fence.

The Commissioners discussed if there would be any problems with the proposal for a wood fence along the east side of the property.

**MOTION [9:39:12 PM](#)**

**Commissioner Harding stated that in the case of PLNHLC2012-00277 the Commission finds that they concur with Staff's findings and approve the recommendation of the second story addition and the widening of the driveway. Commissioner Harding moved that the Applicant work with Staff to come up with a solution for the south porch that is consistent with the Commission's discussion. The proposal for the new six foot fence and for the removal of the wrought iron fence will be tabled in order to explore options with Staff. Commissioner Davis seconded the motion. The motion passed unanimously.**

**The meeting stood adjourned at [9:40:44 PM](#)**