



# Historic Landmark Commission

## Memorandum

### Planning Division Community & Economic Development

To: Historic Landmark Commission

From: Maryann Pickering

Date: February 27, 2013

Re: Stevig Residence Follow Up (PLNHLC2012-00624 – New Construction and  
PLNHLC2012-00696 – Special Exception for Height)

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### ***Background***

This project is a request by for construction of a new single-family residence located at approximately 268 West 600 North. The subject property is located in a SR-1A (Special Development Pattern Residential District) and the Capitol Hill Historic District. At the Historic Landmark Commission meeting on February 5, 2013, the HLC voted to continue the item for a second time due to continued concern with the design of the proposed residence. Specific items discussed included the metal siding, the enclosure of the porch and the stark design of the residence. Some members continued to feel that the design was not compatible with the adjacent historic district. The consensus at the meeting was that additional work needed to be done on the design of the proposed residence and that an additional Architectural Subcommittee meeting was necessary.

### ***Staff Recommendation***

Based on the analysis and findings of this memo and the December 6, 2012 staff report, it is the Planning Staff's opinion that the project does meet the applicable ordinance standards and recommends that the Commission approve one of the three options submitted by the applicant subject to the following conditions:

1. The building shall be limited to a height of approximately 28 feet.
2. The project must meet all other applicable city requirements.
3. The approval will expire if a permit has not been taken out or an extension granted within 12 months of the date of approval.

### ***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 approve the request to construct a new single-family dwelling with an increased building height of approximately 28 feet at 268 West 600 North 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 deny the request to construct a new single family residence with increased height at 268 West 600 North based on the following findings (Commissioner then states findings to support the motion based on the following standards):

1. Scale and Form:
  - a. Height and Width
  - b. Proportion of Principal Façades
  - c. Roof Shape
  - d. Scale of a Structure
  
2. Composition of Principal Façades
  - a. Proportion of Openings
  - b. Rhythm of Solids to Voids in Façades
  - c. Rhythm of Entrance Porch and Other Projections
  - d. Relationship of Materials
  
3. Relationship to Street
  - a. Wall of Continuity
  - b. Rhythm of Spacing and Structures on Streets
  - c. Directional Expression of Principal Elevation
  - d. Streetscape and Pedestrian Improvements
  
4. Subdivision of Lots

***Design Changes Made***

After the architectural subcommittee met with the applicant, changes were made to the design of the residence. All of the changes made were based on the discussion at the architectural subcommittee. A majority of the changes made are along the front or street elevation. Some changes were made to the east and west elevations also. Below is a summary of the changes that were made:

1. The metal siding has been removed from the residence. The proposed siding is now a vertical orientation Hardie plank that is in the pattern of board and batten. The roof remains a standing seam metal roof.
  
2. Along the front elevation, the second story porch has been modified. The upper level portion of the porch has been enclosed with a small picture window added at the top. This area

previously was opened up and there was a large vaulted ceiling on the second story porch element. One item of note is that since the upper balcony area has been enclosed, the height of the structure has been increased to accommodate the modified design. The maximum height has been increased from 28 feet to 30 feet.

3. Also along the front elevation, the porch has been redesigned to be open on both ends on both the upper and lower stories. Initially these elements were proposed with solid walls on the east and west. In the prior submittal, three of the four portions were open.
4. At the suggestion of the Architectural Subcommittee, some of the elevations show a railing added along the lower story of the front porch. During the Architectural Subcommittee, it was recommended that this railing be added to give a sense of private space not only for the owner, but for those passing by on the sidewalk also.
5. The columns and beams supporting the porch have been modified and the material type has been called out.
6. The final change along the front elevation includes modification of the windows on the second floor. Previously, there were sliding glass doors that were designed like pocket doors so a large open area could be obtained. The windows have now been modified to line up with the location of the windows on the first floor.
7. The doors along the east and west elevations have had awnings added onto them.
8. The windows along the west elevation have been modified and it appears that additional windows have been added.

### ***Historic Landmark Commission Architectural Subcommittee***

The subcommittee met for a second time on February 21, 2013 with the applicant and staff to discuss potential changes to the design. Several suggestions were made to the applicant and the conservation focused on the exterior materials, front porch and its associated elements and the height of the structure. Summary notes from the architectural subcommittee are included as Attachment B.

Some examples of the suggestions given include:

- The metal siding is not supported by the Commission as an exterior material. A material like Hardie plank would be appropriate. Stucco or plaster could work too.
- The porch needs additional modifications. Changing the windows, adding a railing on the lower level and identifying the materials used could help give the Commission a better understanding of the proposal.
- The increased height does not appear to be a concern to the members of the Commission. The HLC can approve the additional height and if the proposed architecture warrants a taller building, then the Commission could support the height. However, staff did note that the heights of the other buildings along the same side of street are necessary so a proper analysis

can be made.

## ***Standards of Review***

***For a full summary, please refer to the December 6, 2012 Staff Report***

The standards of review for a certificate of appropriateness are set forth in Section 21A.34.020 of the Salt Lake City Zoning Ordinance. The standards are as follows:

**H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure.** In considering an application for a certificate of appropriateness involving new construction, or alteration of noncontributing structure, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the Historic Landmark Commission and City Council and is in the best interest of the City:

**1. Scale and Form:**

- a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

*Design Guidelines for Residential Historic Districts in Salt Lake City*

*Building Scale Standards*

**11.4 Construct a new building to reinforce a sense of human scale.**

**11.5 Construct a new building to appear similar in scale to the scale that is established in the block.**

**11.7 Build to heights that appear similar to those found historically in the district.**

**11.9 Design a new building to appear similar in width to that of nearby historic buildings.**

*Building Form Standards*

**11.11 Use building forms that are similar to those seen traditionally on the block.**

**11.12 Use roof forms that are similar to those seen traditionally in the block.**

**11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.**

**11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area.**

**Analysis:** The proposed residence will be located along a block face where a majority of the historic structures remain. Most development in and around the area that is not historic are more recent multi-family buildings in different zoning designations and might not be the best comparison for materials and building height as part of construction of a new single-family residence. To the immediate east of the proposed residence, there are three historic structures and one almost directly across the street.

The applicant has modified the residence to include typical elements found on historic structures in the area, and some of the modern stark style has been removed from the design. Notably, the metal siding has been removed and replaced with a vertical Hardie plank. The pitched roof has remained and the porch has been modified to incorporate modern interpretations of historical elements.

The proposed front elevation remains taller than the existing residences along the same side of the street. However, the previous imposing large second story balcony has been enclosed to resemble a more traditional porch and is still tall, but not as imposing.

The height continues to be taller than most of the other single-family residences in the area. As part of this petition, the applicant has submitted an additional request for an increase in height for the structure. The proposed increase is now approximately seven feet taller than what is allowed in the zoning district. A detailed discussion of the increased height will occur later in this follow up memo (see pages 8 – 11).

The large windows proposed on the front elevation of the first and second story of the residences are larger than what was typically seen in the area but have been modified and the ratio of solid to voids and the rhythm of the window placement are more delineated than before.

**Finding:** The scale and form of the revised single-family residence is more compatible with other historic single-family residential structures in the area. While a majority of the elements of the proposed residence are compatible, some of the elements are not. Staff finds that the proposed single-family residence is compatible with the scale and form for the historic district.

## **2. Composition of Principal Facades:**

- a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

### *Design Guidelines for Residential Historic Districts in Salt Lake City Building Details*

**11.15 Use building materials that contribute to the traditional sense of scale of the block.**

**11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.**

**11.17 Use building components that are similar in size and shape to those found historically along the street.**

**11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features.**

**11.19 Contemporary interpretations of traditional details are encouraged.**

**11.20 The imitation of older historic styles is discouraged.**

**11.21 Windows with vertical emphasis are encouraged.**

**11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.**

**11.23 Windows shall be simple in shape.**

**Analysis:** The redesigned single-family residence is more compatible with other materials and some forms of existing historic structures in the area. The modified design continues to be a

design of its own time but does not go as far as it previously did with the large expanse of metal siding and shadow box design. The metal siding has been replaced with Hardie plank, a material that has been approved on other new construction projects in the historic districts. As discussed in the last section, the modification of the front porch element is more complimentary to the porch elements on other historic structures.

The proposed design changes to the front porch and windows on the second floor porch have changed the design of the structure in a manner that is more compatible with the surrounding properties in the historic district.

**Finding:** The relationship of the modified materials and forms are more visually compatible with the historic materials and forms found in the neighborhood. The proposed residence now attempts to be compatible with the other historic properties in the area while continuing to be a design in its own time.

### **3. Relationship to Street:**

- a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

*Design Guidelines for Residential Historic Districts in Salt Lake City  
Site Design Standards*

**11.1 Respect historic settlement patterns.**

**11.2 Preserve the historic district's street plan.**

**11.3 Orient the front of a primary structure to the street.**

**13.16 Keep the side yard setbacks of a new structure or an addition similar to those seen traditionally in the subdistrict or block.**

**13.17 Orient the front of a primary structure to the street.**

**13.18 Design a new building to be similar in scale to those seen historically in the neighborhood.**

**13.19 Design a new building with a primary form that is similar to those seen historically.**

**13.20 Use building materials that are similar to those used historically.**

**Analysis:** The proposed single-family residence is located on the site similar to other single-family residences on the same block and it would contribute to the established wall of continuity along the block. The side yards are characteristically narrow and compatible with other setbacks on similar sized lots. With the existing residence on the east side built on the property line, the applicant has located the proposed residence in compliance with all but one of the development standards for the SR-1A zoning designation. The only standard the applicant does not comply with is the height. A discussion relating to the increased height is found below in this memo.

The proposed residence has been modified to include modern interpretations of porch elements along the front elevation. The redesigned porch does provide more articulation and variation than the previous designs.

**Finding:** The proposed residence appears to meet this standard as the redesigned structure incorporates materials that are more compatible to those seen historically. In addition, the new porch is more compatible with other historic structures in the area.

#### **4. Subdivision of Lots:**

The Planning Director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Analysis:** This standard is not applicable as no subdivision amendments are proposed.

**Finding:** This application has no subdivision issues.

### **Special Exception for Height**

The Historic Landmark Commission can review and approve or deny certain special exceptions for properties located within an H Historic Preservation Overlay District. The review and decision of the Historic Landmark Commission must conform to all the procedures and standards found in Chapter 21A.52. The general standards and considerations for special exceptions are found in 21A.52.060.



## 21A.52.060

- A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

**Analysis:** The purpose of the SR-1A Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

**Finding:** The proposed use of a single-family residence complies with the intended use of the zoning district. Along the block face where this property is located, there is a mix of uses and zoning classifications. The properties that are zoned SR-1A (the same as the subject property) for the most part contain historic single-family residences. The properties in the area with zoning classifications other than SR-1A contain non-historic structures and more recently constructed multi-family residences that have little or no historic context to them.

The requested building height of approximately 30 feet for the proposed single-family residence is more compatible in terms of height with the newer multi-family residences rather than the older historic residences.

Along this same block face there are 11 properties. The residences range in height from approximately 23 feet to approximately 34 feet. The three single-story residential properties located directly to the east are all approximately 23 feet in height. The next residence to the east is approximately 32 to approximately 34 feet tall. There is one additional residential property with a height of 24 feet. The applicant has noted that this one is a flat roof structure. Based on this information submitted by the applicant, the average height is approximately 25 feet. Because the applicant is requesting a higher building, the HLC has the authority to approve additional height.

Based on the height of residences along the same block face, believes that the requested height of 30 feet is excessive and may not be appropriate for this lot. However, staff is of the opinion that a building height of 28 feet would be more in keeping with the average on the street.

- B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

**Analysis:** The proposed use and development will not diminish or impair the value of property in the neighborhood.

**Finding:** The lot is currently vacant. The addition of a single-family residence will not impair the value of property in the neighborhood. Staff finds that the project meets this standard.

- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

**Analysis:** There will be no undue adverse impact on the surrounding area.

**Finding:** Staff finds that the project meets this standard.

- D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

**Analysis:** The proposed special exception for height will be compatible with only some of the surrounding development in the neighborhood. As noted above, the proposed 30 foot building height is not compatible to the average height of the single family residences in the vicinity. Reducing the building height to approximately 28 feet would be compatible with the average height of the single family residences.

**Finding:** Staff finds that the proposed height is not compatible with similarly zoned parcels.

- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

**Analysis:** The subject site is a vacant lot that used to have a single-story brick bungalow style residence located on it. This residence was removed from the property some time ago. There is no other evidence of other natural, scenic or historic features on the site.

**Finding:** Staff finds that the proposed development will not result in the loss of additional significant features.

- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

**Analysis:** The proposed development will not cause material air, water, soil, noise or other types of pollution.

**Finding:** Staff finds that the project meets this standard.

- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

**Analysis:** Chapter 21A.52 does not include any specific standards to consider when reviewing a request for additional height.

**Finding:** Staff finds that this standard is not applicable.

*Attachments*

- A. Narrative and Revised Plans
- B. February 21, 2013 Architectural Subcommittee Meeting Notes
- C. Excerpt of Minutes of the February 5, 2013 Historic Landmark Commission meeting

**Attachment A**  
Revised Plans

# city BLOCK

February 28, 2013

Salt Lake City  
Salt Lake Historical Landmark Commission  
City & County Building, Rm 406  
PO Box 145480  
Salt Lake City, UT 84114

Re: Stevig residence 268 West 600 North

To whom it may concern at Salt Lake City Historical Landmarks;  
Attached you will find three (3) different elevations for you to choose from for the proposed single family residence located at 268 West 600 North.

**Option 1:**

The proposed structure is 28' tall and includes a standing seam metal roof, an open second story balcony with horizontal railing, an open ground floor porch with no railing and the homes siding consists of horizontal metal and plaster. The balcony windows and doors are massed together and the west end of the balcony is enclosed in an attempt to buffer the neighboring noise and artificial lighting.

**Option 2 (also listed on the exhibit as Option A):**

The proposed structure is 30' tall and includes a standing seam metal roof, a second story covered balcony, vertical railing, a ground level porch (shown with and without railing) and the homes siding is traditional vertical Board and Batten. The front door is framed with two (2) columns. There are evenly spaced doors and windows on the first and second levels. The west end of the second story balcony has been open up and a flowering tree has been strategically placed to screen noise, artificial light and the harsh west sun. A shrub hedge is placed along the front porch; providing a natural and pleasant porch enclosure.

**Option 3 (also listed on the exhibit as Option B):**

The proposed structure is 30' tall and includes a standing seam metal roof, a second story covered balcony, clear glass railing, a ground level porch with no railing and Board and Batten siding. There are a total of four (4) columns placed evenly across the front of the home, reflecting the rhythm found throughout Historic Marmalade. There are evenly placed windows and door on the first and second level. The west end of the second story balcony has been open up and a flowering tree has been strategically placed to screen noise, artificial light and the harsh west sun. A shrub hedge is placed along the front porch; providing a natural and pleasant porch enclosure.

325 West 700 North, Suite 11 • Salt Lake City, UT 84103 TEL 801.372.2950

# city BLOCK

Although there are several design challenges associated with the “non-complying” subject property, the applicant meets the front, side and rear yard setbacks requirements along with the over-all lot coverage and garage height. The applicant is requesting a Special Exception for the height of the primary structure. The requested roof height is not to exceed 30'. The attached map shows the roof height of the neighboring structures. As one quickly discovers, there is really no rhythm or pattern for roof height along this street.

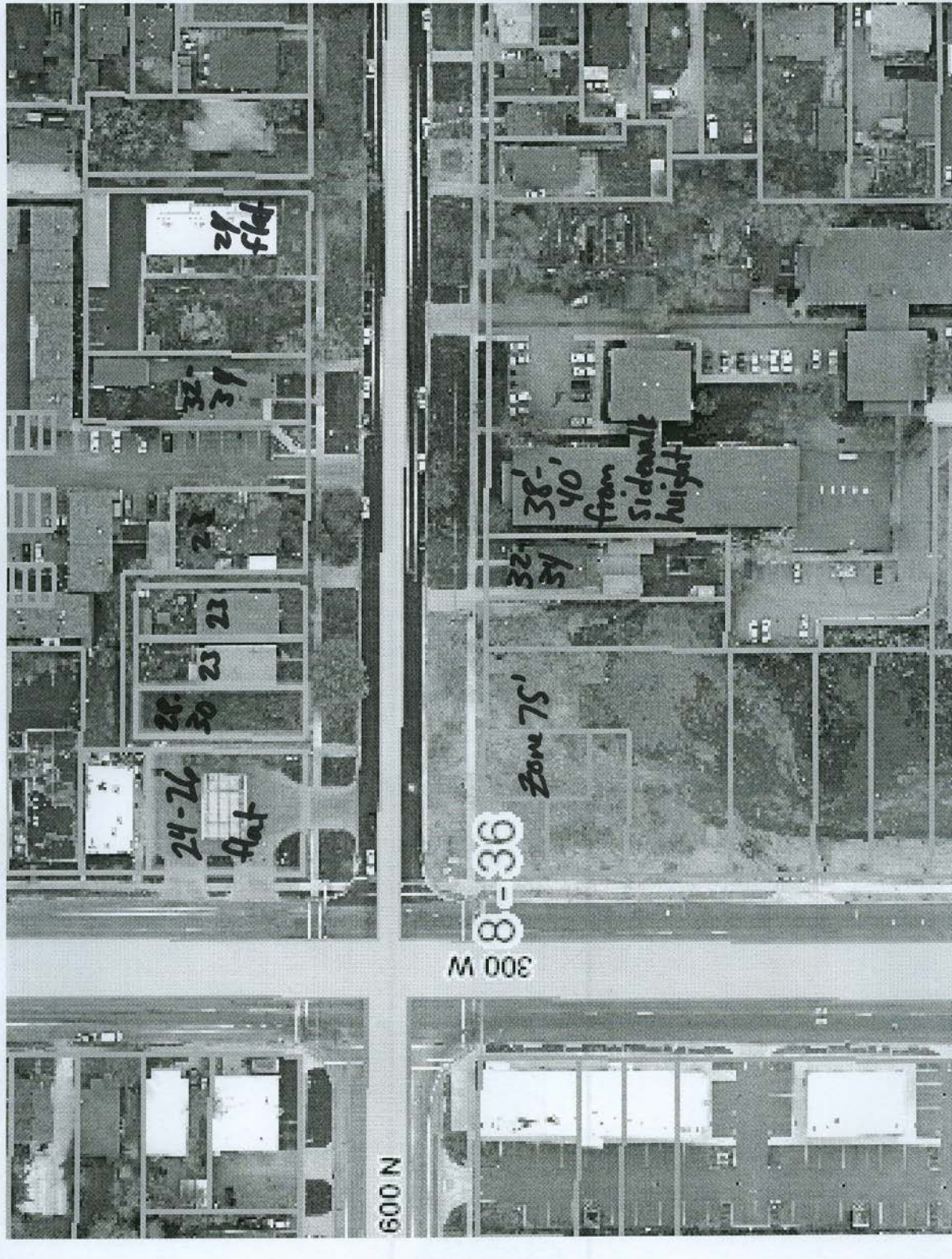
Thank you for your consideration and interest in this proposed home. We look forward to thoughtful dialog and timely approval.

Sincerely,



Dave Robinson

325 West 700 North, Suite 11 • Salt Lake City, UT 84103 TEL 801.372.2950



option 1



View Looking East



View Looking West



View of East Side





VIEW LOOKING NORTH-EAST



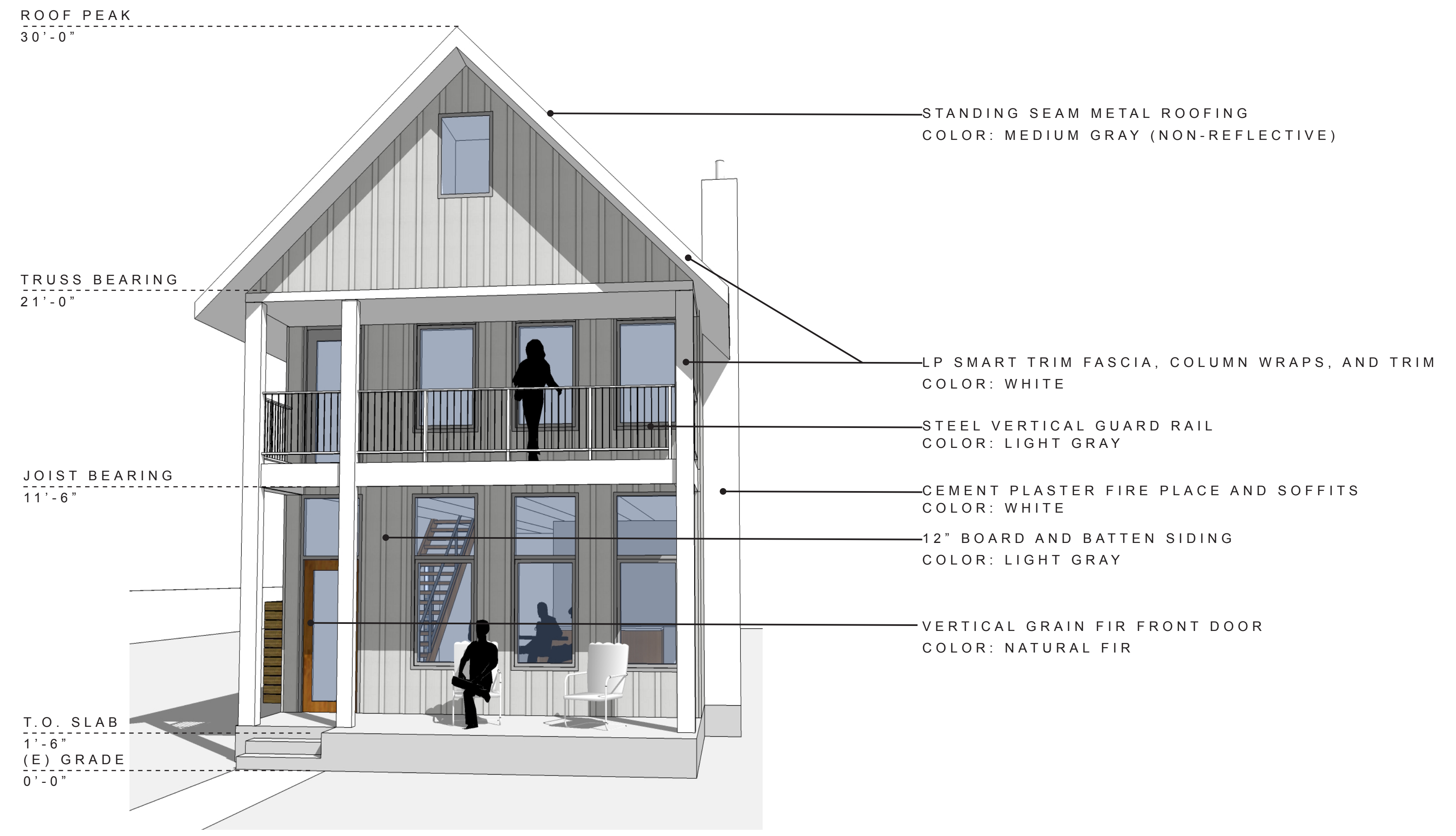
VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST  
(WITH ADJACENT RESIDENCE REMOVED)



ALT. VIEW LOOKING NORTH-EAST  
(LOWER LEVEL RAILING REMOVED)-





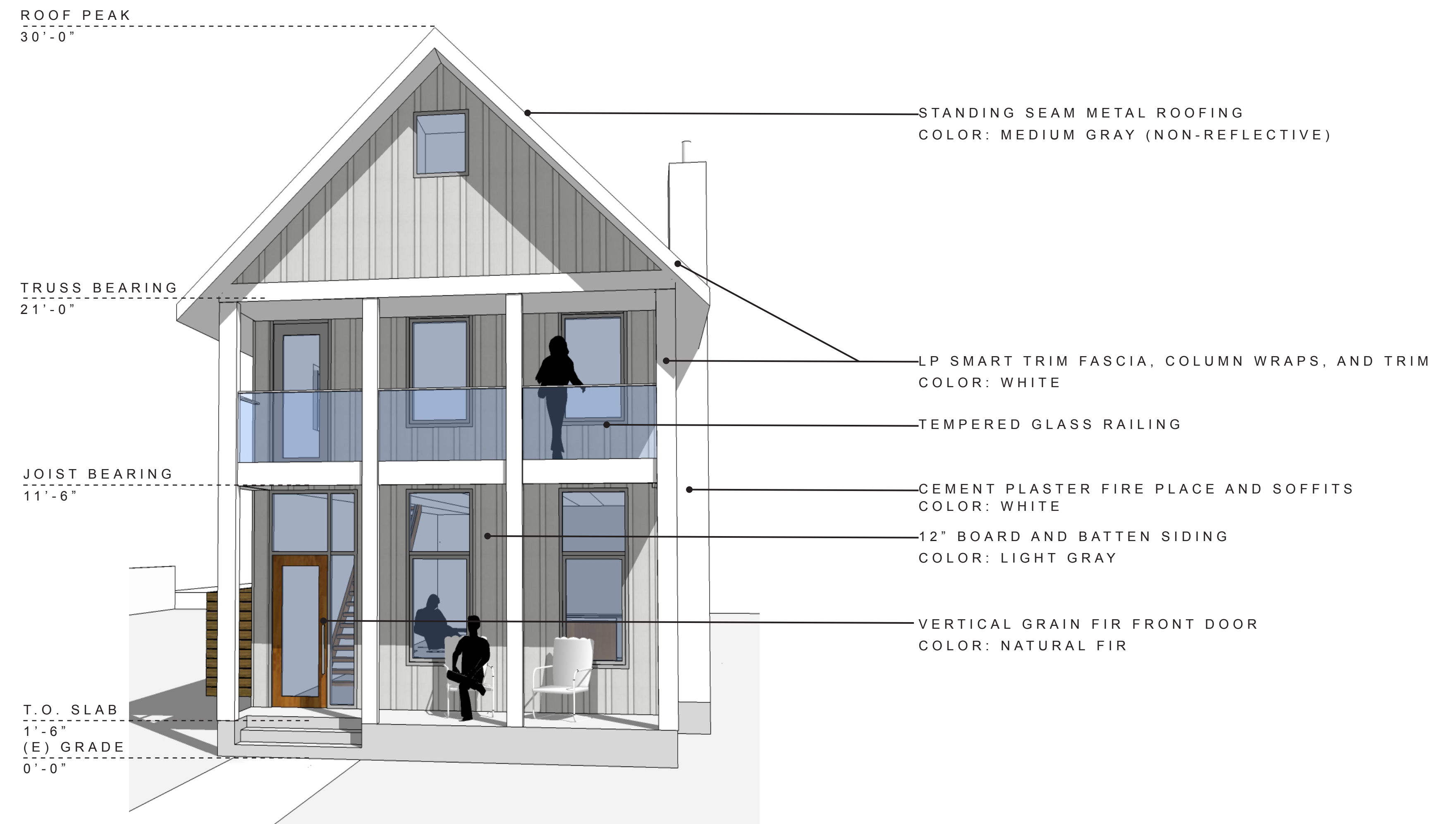
VIEW LOOKING NORTH-EAST

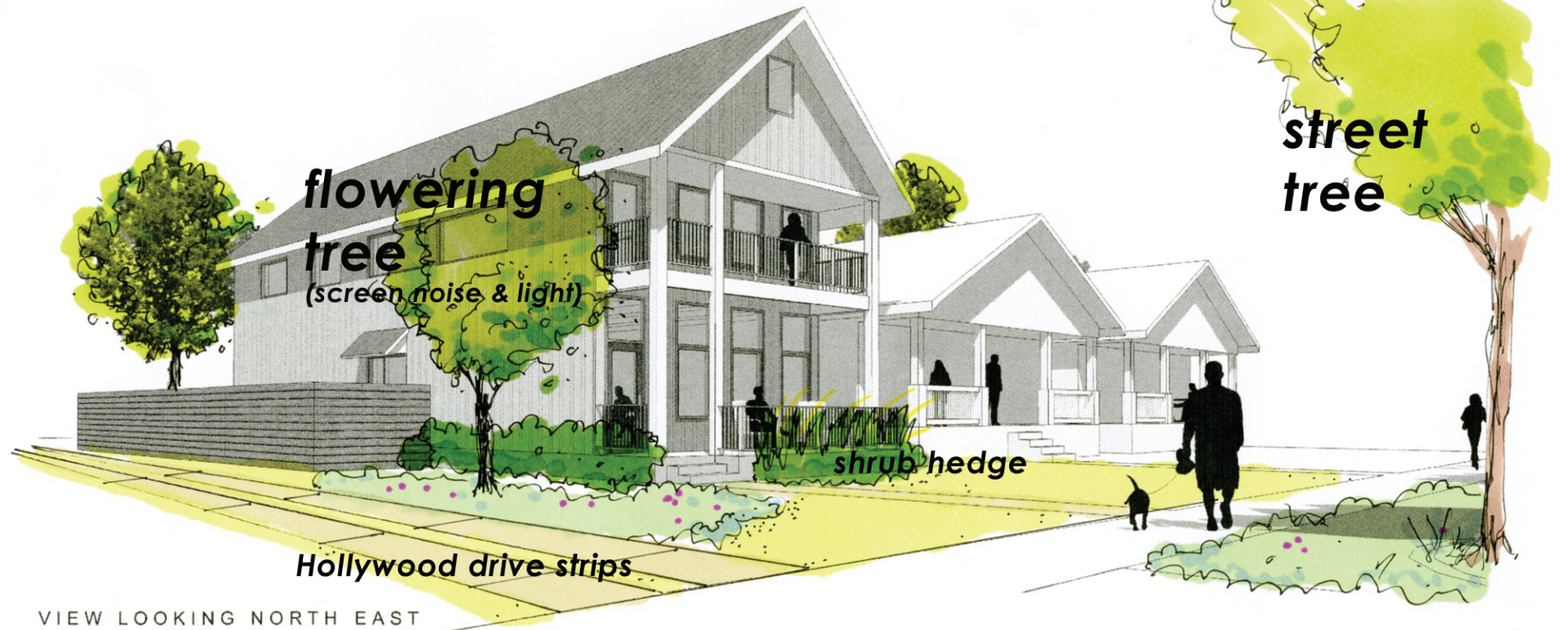
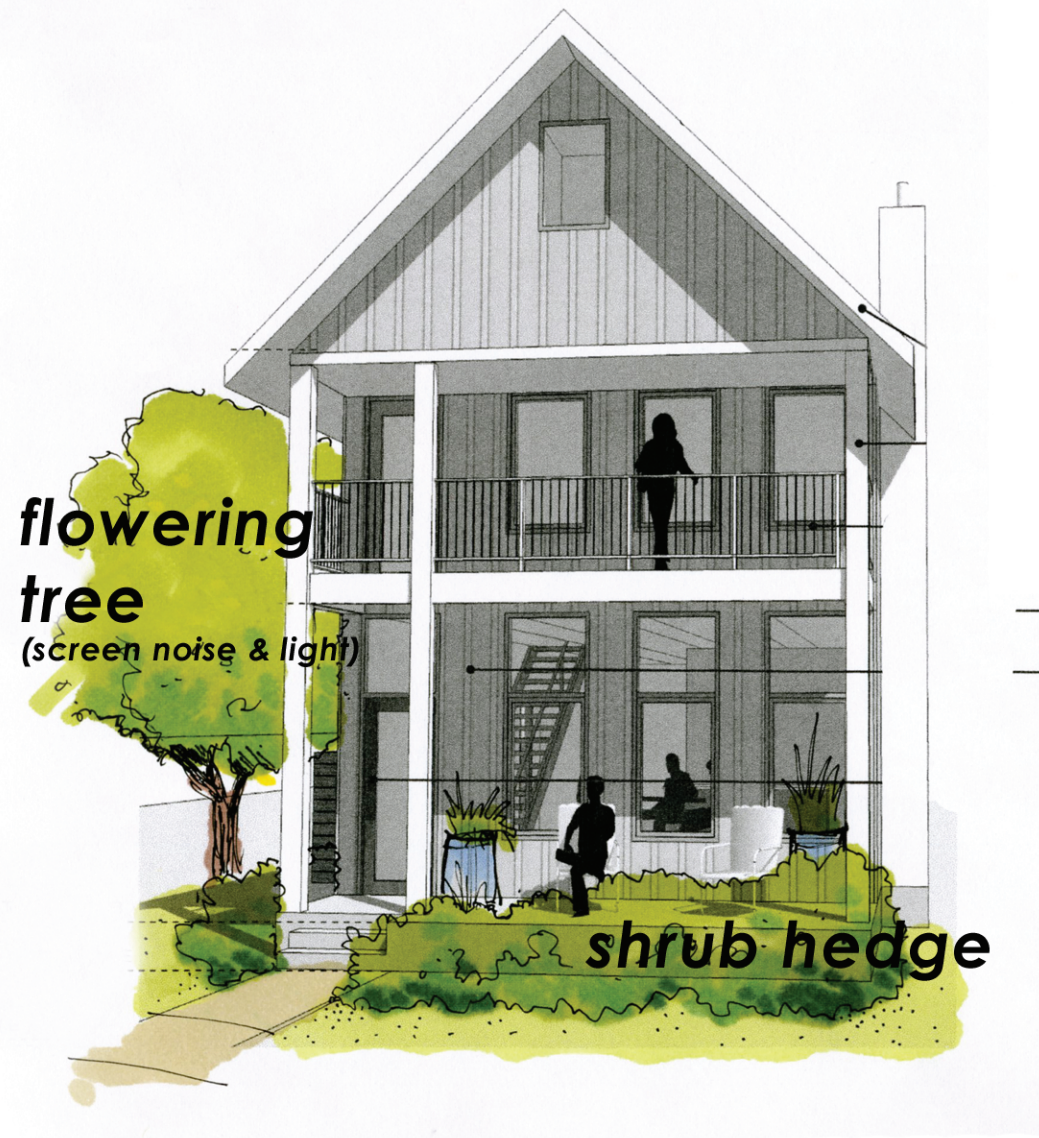


VIEW LOOKING NORTH-WEST



VIEW LOOKING NORTH-WEST  
(WITH ADJACENT RESIDENCE REMOVED)





*Malus 'Spring Snow'*  
SPRING SNOW CRABAPPLE

(Z4) Full sun.  
Profuse white flowers in spring are followed by medium green foliage. Yellow fall color. Fruitless.

H 25' W 22'



*Calamagrostis x acutiflora 'KARL FOERSTER'*  
KARL FOERSTER FEATHER GRASS

(Z4) One of the first grasses to show signs of growth in the spring. Showy feathery plumes. Wheat colored seed heads good for arrangements.

Height: 5'  
Width: 3'



*Cornus alba 'Bailhala'*  
IVORY HALO DOGWOOD

Compact, fine textured fuller form with green and white variegated leaves on bright red stems.

H 4-5'  
W 4-5'



*Lavandula Angustifolia 'Hidcote Blue'*  
Hidcote Blue English Lavender

Drought tolerant, deer resistant blooms, good for cutting or large pasture plantings.

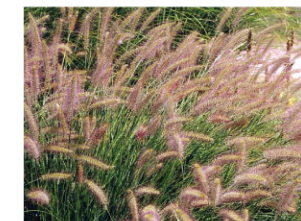
Height: 12"



*Hakanoechloa macro albo-striata*  
JAPANESE FOREST GRASS

(Z5) Green and white striped ornamental grass. Performs best in shade.

H 30" W 30"



*Pennisetum alopecuroides*  
HAMELN FOUNTAIN GRASS

(Z4) Creamy white foxtail like flowers begin in late July, excellent for massing.

H 2-3' W 2-3'



VODA Landscape + Planning  
307 West 200 South #4004  
Salt Lake City, UT 84101  
801-484-2164

**STEVIG RESIDENCE**

268 WEST 600 NORTH  
SALT LAKE CITY, UT 84103

## **Attachment B**

February 21, 2013 Architectural Subcommittee Meeting Notes

**SALT LAKE CITY**  
**HISTORIC LANDMARK COMMISSION**  
**Architectural Subcommittee Transcript**

The following is a transcript of the Architectural Subcommittee Meeting which was held for case PLNHLC2012-00624/PLNHLC2012-00696 (Stevig Residence). The meeting was held on February 21, 2013 in room 442 of the City and County Building, 451 South State Street, Salt Lake City, Utah at 8:30 am. Commissioners present for this meeting were Earle Bevins III, Thomas Brennan, Stephen James and Charles Shepherd. Planning Staff members present for this meeting were Cheri Coffey, Assistant Planning Director; Joel Paterson, Planning Manager; Maryann Pickering, Principal Planner and Courtney Benson, Senior Secretary. Dave Robinson, applicant, and Scott Stevig, property owner, were also present.

**Miss Pickering:** Dave has been to HLC twice, in December and in February. We had an architectural subcommittee about a month ago where some suggestions were made. At the last meeting it was felt that more revisions were needed, so we agreed to have another architectural subcommittee. Joel has some photos on the screen from Stephen.

**Commissioner James:** I sent a handful of photos that show different strategies for incorporating modern forms in a traditional context. Some of them show different material use and some have second story porches. I thought it might be useful to talk about what precedents might be applicable to this project because I know the initial concept that was brought to the Commission had a modern, edgy feel. We would like to bounce ideas off the owner and see what he is comfortable with.

**Mr. Stevig:** I don't care what it looks like at this point, I just want it to get approved.

**Commissioner James:** Well, I think you probably would care. If I were going to buy a house I would certainly care.

**Ms. Pickering:** I think at the last meeting there was definitely a consensus that it was going in the right direction but it wasn't there yet. I think you had said that there were changes made but they didn't integrate with the rest of the building. I know Earle had expressed concern with the metal and he didn't think that was appropriate. Everyone seemed to like opening up the porch.

**Mr. Stevig:** One thing that is interesting to me is I actually wanted it to look old. When we started this process I specifically said I don't want a shed roof or a flat roof, I want a traditional

roof so when you look at it from a distance it looks old. Then again, my understanding was that we were supposed to have it be a product of its time but compliment the neighborhood. I guess that's what is confusing to me because I thought that's what we had come up with. I'm just begging for help at this point.

**Mr. Paterson:** Dave, did you come up with any options or ideas to look at?

**Mr. Robinson:** We went through some of the basic components and some of the items the Commission is somewhat OK with. We looked at having one exterior material such as hardie plank, and we have five or six different examples of that. The question on the porch puzzles me because we took multiple pictures of porches in the area, and we thought we were consistent with the scope and the scale.

**Mr. Stevig:** I guess that's a question. Are we OK with the metal? Should we get rid of it? Should we use hardie plank or stucco? I've seen a couple of houses up there that are absolutely hideous that are all stucco that were approved by the Commission. I'm not saying this to be rude, but I think, wow, it took a committee to approve this? I'm not sure what the goal is.

**Mr. Paterson:** The goal is to come up with a design that is consistent with the standards and the ordinance.

**Mr. Stevig:** But is that what we should do since that's what you guys approved?

**Earle:** You should think more in terms of the immediate neighborhood.

**Mr. Stevig:** In the immediate neighborhood you have two ugly apartment buildings.

**Mr. Shepherd:** Let's not design to the lowest common denominator. Joel, has metal siding ever been approved? Does it meet the standards? I don't think so.

**Ms. Coffey:** I don't think it meets the standards of the guidelines. The guidelines are very specific.

**Mr. Robinson:** That is concerning to me because you talk about sustainability and the neighborhood and the building directly to the north has over 50% metal siding. You say that it's a multi-family unit, but if you are driving down the road you don't think "that's a composition for multi-family", you take it all in. Then you have the Chevron station that also has a strong component of metal. Someone made the comment that the Chevron will not be

there forever. The surrounding buildings are 35, 45, 45, 75 zoning. This little enclave of three homes that are 21-22 feet high are the exceptions, and the two homes that have the most historical significance are well over 30 feet. I think the Chevron will be there much longer than the remaining homes, which will eventually be knocked down and replaced by multi-family homes. We aren't asking for something inappropriate height wise. We're just under 28 feet, which is a standard height in the City. We think the height is appropriate. We took pictures of different examples of porches in the area that have a similar application but someone said they don't like one of them. Could you give us a list of specific porches we can and cannot use? I have four really good examples of the porch component we are looking at.

**Mr. Paterson:** I think at the last Commission meeting we heard some specific comments about the design of the porch, and maybe what we should do is list the issues that the subcommittee would like to discuss. It seems like building height was one of the issues, as well as exterior materials and the design of the porch.

**Mr. Stevig:** Was one of the issues the lack of windows on the west side?

**Commissioner James:** The standards speak to the proportion and organization of the windows. Moving to a horizontal pattern is in conflict with the guideline.

**Mr. Stevig:** So should I change back to three? Is that what we had originally?

**Commissioner James:** We shouldn't treat this like Mr. Potato Head where you have a block and slap elements like a porch and windows on it. It should come together in a way that makes sense. In a diagram like this, you are probably not showing enough information, it feels a little abstract. Much of the interest in the way a porch comes together is how do you define your column, your beam, how are they connected and what is the proportion and scale of each of those members. Then we're going to have the same conversation about everything on the house: the fascia, the windows, the doors and the form of the building itself. All of those things need to come together in harmony. I think what we're responding to here, and in the last meeting, is you have all the elements but they are not coming together in harmony. Whether it's an edgy, modern harmony, or a traditional harmony, that's what's lacking. It's a little abstract.

**Mr. Robinson:** We've been through Landmarks and subcommittee twice, and have had very limited time with Maryann, which has been frustrating. Now you are telling us we have not provided enough detail.

**Mr. Paterson:** I think what we need to do is try and get through your issue and not work around what's been done elsewhere because that's not being very productive. I think what you've heard at the Landmark Commission meeting, very clearly, especially at the last meeting, was that the Commission is not going to design your project. Their job is to review it based on the standards. They are trying to get some responses from you to respond to. At the last meeting it was mentioned that it was very important for you to come in with some options that they could give feedback on.

**Mr. Robinson:** As far as horizontal versus vertical windows, there are a lot of examples of homes that are very close to each other with horizontal windows. These windows let the light in, but you can't see your neighbors and we are trying to replicate that here. What we have is multiple examples of exterior materials. This is an example of hardie plank. We are not crazy about hardie plank, but we can look at it if we need to. If the massing is something that is bothering people, if the walls are too solid or too vertical, then we have this example.

**Commissioner Shepherd:** So the adjustment between these two is a change of material surface to break up the massing?

**Mr. Robinson:** Correct.

**Commissioner Shepherd:** The actual dimensions of the house did not change between these two, correct?

**Mr. Robinson:** Correct. So we have hardie plank with a horizontal application, which is quite traditional for the area, and we have a vertical application. Here is a horizontal application and here's a vertical application with a different wall. There were some very specific reasons why we were minimizing the window on the west side, and it has been discussed for some time. I asked Scott if he is willing to put a window treatment on if that is something the Commission likes better. We continue to stick with the premise that we like the pitched roof, we like the height of the roof, we like the porch treatment, and we are fans of the metal roof. We talked about breaking up the massing of the siding. If we break up the massing of the siding, this is what it will start to look like. If the Commission says 'no' on the metal, then let's just decide that. There was the comment that a stucco house with asphalt shingles would be more appropriate. I don't know if I agree. If we would prefer hardie plank, then let's go to hardie plank. I don't agree with that, but if I am willing if that's what it will take to get it approved.

**Commissioner Shepherd:** My understanding of the guidelines is that metal siding, particularly installed as if it were a continuation of the roofing, a vertical installation, is not a typical or



compatible wall treatment. For me personally, if that was the one decision I was voting on, I would vote against that. That's my personal interpretation of that guideline.

**Mr. Robinson:** OK, even though we have buildings right next to it with a vertical metal treatment?

**Commissioner James:** I think that building is why those on the Commission are cautious and are against doing it again.

**Mr. Stevig:** I agree, I think it's an absolutely hideous building.

**Commissioner James:** It was a retrofit that was kind of strange.

**Mr. Robinson:** Did it come before the Historic Landmark Commission and get approved? Are you saying that since someone did a bad application that was approved, then someone else can't do an appropriate application?

**Mr. Paterson:** That is a different form of construction. That building is a multi-family, non-contributing structure. This is new construction of a single family home.

**Commissioner James:** But to the Applicant's point, the building still affects the context regardless of the zone. I think we see more similarities in this than not, and we can all safely say, let's ditch the metal siding.

**Mr. Robinson:** The concern I have with some of the hardie plank is being left with a very straight line on this wall with the size of this lot and some of the options. Even if we do look at hardie plank, I would still lean towards breaking it up.

**Commissioner James:** Each material has different issues. What's nice about a metal is that it's a foil and reads as a thin wrapper and how you terminate it at edges can be really thin. If you move to stucco, it's really indicative of a heavy weighted construction with punched openings. If you look at traditional stucco or adobe it's really about shadow lines. As soon as you introduce something like hardie plank, it's a material that doesn't want to terminate on an outside corner. When you start to show the hardie scheme with it ending at the corner, then it doesn't look good. It's not as simple as addressing one material at a time.

**Mr. Robinson:** I don't want to say this process has been frustrating, but it has been interesting. We need to get down to specifics. Are we saying no metal or vertical siding? Are you OK with

horizontal metal siding?

**Commissioner Shepherd:** No. It's not a historically compatible material in the neighborhood. The application of any given feature on a past project does not change the standards and guidelines. The guidelines still need to be applied to this site and this proposal as best they can be. I have a problem with looking at 17 other porches, because the reality is that there are guidelines that are written for this and that should be the main application. They may be unclear or imperfect, but the application should be against the guidelines and not the average of the neighborhood or the worst example or the best example.

**Mr. Robinson:** Then I think there is a disconnect because Staff instructs people to go around the neighborhood and take pictures of different porches.

**Mr. Paterson:** The idea of looking around the neighborhood is to get a sense of what the character and defining features are in that neighborhood, not for you to copy them. It's to see what's out there and to see what the range is and see how you can incorporate specific design elements into your new design. It's new construction, it might be a new modern interpretation of those elements, but they need to tie together somehow.

**Mr. Robinson:** We believe that we had done that, but apparently there has been a disconnect. At least we have an individual saying "I will vote against metal". Thank you, that was very helpful.

**Commissioner Brennan:** I agree with Charles, metal siding is not appropriate. You need to look at the guidelines overall and respond to those when interpreting the composition of the details. We lack information on the columns on the porch. There is no detail at all, and that is a very prominent detail on the building and it looks like a big stick. What material is it? Is it wood? Is it stucco? Is it sheet metal? Is it something else? I have the same problem with the chimney. While you seem to be focused in on siding materials, it's how it all comes together. I have a problem with the interpretation of the window on the west. You said that you really don't want large windows and you want to minimize the western exposure. I think that is appropriate and there is a lot of logic to that. But then saying I am going to leave that 50 foot long, 20 foot tall wall with minimal expression or detail is a problem. We're not saying the only option is a big picture window. There are different ways of doing that, maybe it's treating the first level of the building with one type of siding and the upper level with a different siding so you get some sort of rhythm vertically by use of horizontal bands. Maybe it's a continuous treatment, but with a horizontal band that gives a sense of scale.

**Mr. Robinson:** I think from a design standpoint it is difficult to provide all these minute details when we have Staff Reports saying you can't build a 28 foot tall house. Are we in the wrong ball game?

**Commissioner Bevins:** I think the height issue was laid to rest a long time ago.

**Mr. Robinson:** The Staff Report recommended denial and that was one of the conditions. So from our standpoint, I can't read your mind.

**Commissioner Bevins:** You didn't have to read my mind, because we said it.

**Mr. Robinson:** This is the first time I have heard that we are good with the height.

**Commissioner James:** A caveat is that if you come up with an exceptional piece of architecture the height does not matter as much. Frankly, I would even vote for a full metal building if it were an exceptional piece of architecture. Do I know what that is? No, but I'm an optimist, and I think you could actually do it, but this is not it.

**Ms. Pickering:** We do have the new residential guidelines, but those were adopted after you submitted. We haven't reviewed your project against those guidelines because they were adopted in December and you came to us in August. If you want to look at those, I can give you a copy.

**Mr. Robinson:** We spent a lot of time with Staff downstairs going through the items before this was submitted, and from the very beginning they said that the Commission can override the height requirement.

**Mr. Paterson:** What I'm hearing from the subcommittee is that you are OK with the additional height if it works with an appropriate design where all the elements are in harmony with each other. Is that correct?

**Commissioner Brennan:** I wouldn't disagree with that.

**Commissioner Shepherd:** I do have some concern with the height. I recognize that it's on the edge and a future building is likely to be bigger than the gas station, so extra height is not a killer in my mind, but I do see representations of the site being flat when it's not. There is a lot of slope on the site.

**Mr. Robinson:** What representation are you receiving that the site is flat?

**Commissioner Shepherd:** This. This looks like a flat site to me.

**Mr. Robinson:** It looks to me like the sidewalk comes down here and you have three or four feet of drop.

**Commissioner Shepherd:** I look across the front of your porch and it looks level. It does not look like there is a slope. Be that as it may, I have a problem with height. Your goal is to create tall interior spaces on both levels. I appreciate that, it's a narrow footprint you're dealing with.

**Mr. Stevig:** I'm confused because my house would be at the bottom of the hill, so if anything it would look more appropriate to have a two story house.

**Commissioner Shepherd:** I don't disagree if the representation gave us the height slope. The downside is that part of the reason you want an extra tall building is because you want extra tall interior spaces.

**Mr. Robinson:** I think what we were looking at is the standard for homes in the community is 28 feet. The historical homes are over 30 feet. We are under 28 feet. When you relay that we are trying to exceed this height, we're not.

**Ms. Coffey:** What are the interior heights?

**Mr. Robinson:** 9-10 feet on the main floor, and it's vaulted on the upper.

**Mr. Stevig:** I believe the upper floor has seven foot ceilings towards the walls.

**Commissioner Shepherd:** It's a unique location and it's not a killer issue but I'm making the observation that there is a height guideline for this site.

**Mr. Paterson:** The SR-1A has a base height of 23 feet or the average height of other structures on the block face. If you measured the front elevation and they all came out to 30 feet then you could build to 30 feet.

**Commissioner Shepherd:** What is the average height of the block face?

**Mr. Robinson:** If you look at the area, you have a vacant lot and a couple of homes that are 23

feet. Then you go up to the historic home which is over 30 feet. The one across the street is also over 30 feet. The multi-family is 35, 45 and 75 feet.

**Commissioner Shepherd:** So what would the average be?

**Mr. Robinson:** Well over 30, I believe.

**Mr. Paterson:** The average is calculated along the same side of the street, on that block face.

**Commissioner Brennan:** You should do yourself a favor and go out and check that because then it will be off the table.

**Mr. Paterson:** The ordinance allows the Commission to grant additional height based on the standards you review for new construction. If the additional height fits in well with the character of the historic district, the Commission can approve additional height.

**Commissioner Shepherd:** So if we were doing the math, we would take a 23 and a 23 and a 32 foot home on the block face.

**Mr. Robinson:** And then you are at a 35-40 on the next building.

**Commissioner Shepherd:** Does that building apply?

**Ms. Coffey:** We don't even have an average of what the height is yet?

**Mr. Robinson:** No. Because of the different uses in that area, we were instructed by Staff downstairs to request it. The easiest thing would have been a zone change. What we have is a little row of three homes that are in a different zone than everything around it. What we did was follow Staff's recommendation downstairs. We can provide the measurements of the other homes, but all we are asking is to go to 28 feet.

**Commissioner James:** In a sense we have already said if you get there on the design then we can allow the height.

**Mr. Stevig:** Is it a measurement of all the buildings on the same side of the street?

**Mr. Paterson:** That is what the zoning ordinance requires.

**Mr. Stevig:** I know it's going to be above 28 feet.

**Ms. Coffey:** Then you won't have to ask the Landmarks Commission to give you an exception.

**Commissioner James:** You are not recognizing how porches are done in the neighborhood. You have a column that goes from the porch all the way up to the roof truss or the beam. Normally, in a traditional setting, the column doesn't span two floors like that unless it's a grand building. You could break that column from top to bottom and set a beam on it, and then change the proportion. If a column is on the bottom and is holding something, it needs to visually read like it can hold it. You are spanning two or three times the distance with this skinny little beam. Simply responding to that pattern helps it become contextual. When this was a shadowbox I understood what you were trying to do with the soffit. As soon as you break the eave from the wall, maintaining that linear continuity from roof to wall doesn't make sense anymore. When I look at this patterning that you are describing on the siding going to the horizontal with the metal roof makes a lot of sense. Now the question is how do you deal with the soffit. How are you dealing with the fascia? Is it just a box? Is it really just this extruded plane or is there something in a traditional context about a revealed rafter tail or how a bargeboard works. All of those fill that space in. Here you've opened it up. When I say diagrammatic, that is what I mean. This looks like it is framed with a rim beam of some sort, with a joist there all flush. Normally when you cut a section through a traditional porch section, you'd have a beam and it would pop up and you would have a floor. It's been developed with this flatness in mind and I think traditional architecture would suggest more depth. And that's what the details would do, it would show this depth or how the materials come together in an interesting way that I think will make it rich. Now it looks like a hospital room a bit because everything is so finished. We're left wondering is this what you mean or is this a simple computer model that is working out the massing. If you can layer on the richness that is contextual here, even hardie board itself lacks the richness of a real siding because it's wafer thin and lacks the profile of wood siding. But that's what I'm searching for, all the detail elements that are noted in the guidelines. You could make this work through the material pallet if it's a rich pallet, and I think some of the examples we've been looking at recently, whether they were brick and metal or brick and stucco or brick and siding, make that a little more interesting. It might be the presentation method or the lack of detail and simplicity of the model.

**Commissioner Shepherd:** We're not asking for photorealistic rendering with every single detail developed from front to back. There is a challenge of how much information is needed, where to develop it and how to represent it in certain areas to help communicate that. You need to communicate what the intentions are. Does the column continue as a 10x10 from grade to

eave, or does it do something else? Since we're left with the sketch up that's all we can respond to.

**Mr. Stevig:** Can you send these pictures to us?

**Ms. Pickering:** I'll email them to you.

**Commissioner James:** This is an example of that very thing. It's a pipe, but what's holding it up is a wide flange beam.

**Commissioner Shepherd:** Recognize these aren't in the district.

**Mr. Robinson:** Yes, I don't think we would be able to bring these before the Commission.

**Commissioner Shepherd:** They are interesting ideas.

**Commissioner James:** I think these are homes that do reflect the guideline. These are in Boulder, Colorado. Look at the door and the window, it's that vertical orientation. Look at the porch, it's been reinterpreted. There's a beam and a rafter tail and a deck roof.

**Mr. Robinson:** Could you show us one that has a usable second story porch?

**Commissioner James:** This is a more traditional language, but it's reinterpreting a traditional pattern.

**Mr. Stevig:** In New Orleans, maybe.

**Commissioner James:** But the point is that the column looks like it holds the scaled beam up. Yours looks like it wants to bow. If you move to a steel member, then visually it looks like it can hold up.

**Mr. Robinson:** For me, if I brought this to you, I would expect to be hammered.

**Commissioner Brennan:** You would expect to see that style in New Orleans. It's a very traditional form, but it's not right in the context of this neighborhood and I think that's the reaction we're having with what we're seeing here. This is not in the context of the West Capitol Hill neighborhood.

**Commissioner James:** If you were to zero in to that area as a detail, regardless of what the broader composition is, that's really what we're after. We would like to know how you are putting this together in a way that's consistent with other buildings in the area.

**Mr. Robinson:** What do you think the building height is on this?

**Commissioner James:** About 30 feet.

**Mr. Paterson:** Stephen is not saying these styles should be copied, but use some of the elements that you see in the area and reinterpret them in a modern way.

**Commissioner Shepherd:** At the last meeting Robert McClintic used the word "deck", and I think that's the important thing when you look at the porch. When you look at these examples there is a lot of layering of elements. You have the beam that goes across. You also have a sense of enclosure and a differentiation between first and second levels which is what you would find historically in the neighborhood. There is a sense of enclosure with porches immediately to the east because there are more columns, the railings are heavier and there are scale differences. I think porches are an enclosed space, and I think Robert referred to the second level as a deck because it's a wide opening and it does not have an enclosure.

**Commissioner Brennan:** With that large glass window wall on the second level, it lacks that sense of privacy that you would expect on the front of the house in an urban neighborhood.

**Mr. Stevig:** See, we were actually trying to open it up to the neighborhood.

**Mr. Robinson:** This intersection has the potential to be very urban and lively. He will be working from home and would like to say "hello" to his neighbors. We liked the more open feel.

**Mr. Stevig:** But we can enclose it more if we need to.

**Commissioner Brennan:** I think the treatment you have on the lower level is more appropriate. There is more of a punched opening and nice transom windows that reflect the height of the interior. The upper portion feels like a deck. I'm not saying get rid of it, but those are the things that I'm reacting to. How do you use that porch as a transition space? In this case you could have a wall of windows on the upper level, but because of strategies that have been used it acts as a buffer between the two areas.



**Commissioner James:** What makes traditional architecture work in a walking environment is that there is a clear public zone and a clear private zone. The porch becomes a space in between and it's as necessary for the people on the street as it is for the people in the house. When you're sitting on the porch you should have something here, because if someone walks by an edge that's too exposed, it's uncomfortable to walk by because you feel like you're invading someone's space.

**Mr. Stevig:** So even the downstairs needs to have something?

**Commissioner Brennan:** Maybe a railing would be nice.

**Commissioner James:** It can be implied, I've seen it with a cable in a wood frame or really thin metal. It's a bit of a screen. It makes it comfortable for the person walking by to not feel like they're invading your space. It can be awkward, especially in an urban context. I think if we've learned anything from hundreds of years of traditional architecture, that's what works. Style grew out of this social interaction.

**Mr. Robinson:** I'll agree to disagree. With the setback that we have, and with the proposed landscaping, it provides a rather deep buffer. This is pretty much a slab on grade. I don't know if it really warrants the barrier, because I think it would be more implied with landscaping.

**Commissioner James:** Slab on grade is another issue. Homes generally are lifted up for that reason.

**Mr. Robinson:** Yes, but it's not 3-4 feet.

**Commissioner Brennan:** If you're using other strategies to reinforce that transition we're not seeing it.

**Commissioner Brennan:** I would take you back to your own illustration of people on the various porches. On these other porches you have private conversations going on, those spaces are respected. With yours being wide open, there is no buffer, and that's maybe not what wants to be happening.

**Mr. Robinson:** Or it maybe that is what we want to happen. I think with the deep setback, the small front yard and the deck, the house offers multiple areas of privacy.

**Commissioner James:** I think the evidence shows that porches like this stay empty and when

they're empty, they look empty.

**Commissioner Brennan:** The old The Other Place café was nice because the enclosed dining area pushed right out to the sidewalk, but you as a diner were set up about five or six feet. It was a great opportunity to sit and eat and converse and watch street traffic. Seeing street activity is one of the great pastimes of sitting on a porch and to engage your neighbors. I think the transition and the elevation plays together in this composition and makes a successful porch. I'm not going to say it's an unsuccessful porch on the lower level, it does have some elevation, and it's not just a simple slab on grade. Landscaping is a great tool that many homes use to help define the edge between the boundary and the yard and the sidewalk. I think that landscape is a technique and railings are a technique. If you would look at that elevation and how it sits with the grade, that would help us understand your sense of what the porch is. Going back to the west window, I fully respect that windows to the west can be a problem with the fact that you are on the hill and there is nothing to give you any sort of shade. Maybe some high, small, shallow windows, but I think you can come up with a better solution that mitigates a blank wall and allows you to monitor the alley. Alleys that are unwatched can be very problematic and windows help minimize or mitigate those negative activities.

Stephen James left the meeting at this point.

**Mr. Robinson:** I certainly appreciate where you are coming from. I've been on the property in the evening and the lights that are close to the property line are brutal. That's a decision Scott will have to make.

**Commissioner Brennan:** One strategy you might consider is to put windows here. I think it's a form that can speak to the traditional bay concept, but it reinterprets it in a way that is much different and provides relief on a large wall.

**Mr. Robinson:** That long run has been difficult and we have tried to soften it, but there are some harsh elements.

**Commissioner Brennan:** One other concern that I have is on the east face where you have a five foot separation between you and your neighbor. You have a fairly large picture window looking at the neighbor's house.

**Mr. Robinson:** There was a lot of talk that went into that window. I personally like that window. With the elevation of the neighbor's house, there are no privacy issues. I love the element of the light that would come into the kitchen area.

**Commissioner Shepherd:** I think the privacy on the east side is your call. It feels uncomfortable to me.

**Mr. Stevig:** If you look at where it's at with the other building, it's fine.

**Commissioner Shepherd:** I'll second Tom's comments on the west elevation. I think these three show a progress of breaking up the massing visually. There is some level of detail you can't expect in a sketch up. When it comes to the west edge of the top porch level, it can still be enclosed with an awning or screen element.

**Mr. Robinson:** This one shows it open, this one shows the metal wrap on it. When you look at the placement of the security light, I'm hesitant to not do some sort of solid treatment.

**Commissioner Shepherd:** I think it can still be solid, but still read as an opening. I think this shows a progression. I feel your pain about west facing windows, but respond to it. Maybe plant a tree.

**Commissioner Brennan:** I was going to say, one element you might want to consider is a row of trees.

**Mr. Robinson:** We have had these conversations with the landscape architect and if it's OK we will put some landscaping and some tree elements there to soften it and to minimize the sun beating down on the side.

**Commissioner Brennan:** Many years ago I was hired by the city to do design review for a hotel project. They came in with wonderful renderings and then the final product was hollow. It's very easy to take renderings and make them look very rich. Sketch up is a great tool in that it allows you to express elements three dimensionally, and it's a great communication tool for your clients. The danger is that treating these as simple forms does not do a great job of communicating what the true treatment will be. There is a need for that information and it will help us understand some of the vision you have.

**Mr. Robinson:** This meeting has allowed me to leave here with a comfort level on some of the basics, and now I can move on to calling out some of these details. In the past I have left some of these meetings not knowing what to do.

**Commissioner Shepherd:** I know that Robert was concerned with the south window and door

orientation. He made a comment about having individual punched openings. You see windows on the right bay of that house where they are grouped. They come together and look like partners. Here, you have three spread apart. I think these should be fleshed out and you should put more effort into defining how these elements will work together. I do have problems with the extent of glass on the top level.

**Mr. Stevig:** Would it be better if they were doors?

**Commissioner Shepherd:** Yes, I think so. That is what you would expect to see on a building in a historic district is a door, not a sliding glass door.

**Mr. Robinson:** I think with feedback today on some of the height items and other things, it allows us to revisit that. I would expect that to change.

**Commissioner Brennan:** I agree with the comments on the window on the south porch.

**Ms. Coffey:** Am I hearing you say that you would like whatever the revised plans are for your decision to not be drawn in sketch up, but actual sketches with details?

**Commissioner Shepherd:** Sketch up is great for the bones. There needs to be labels and explanations. With this prominent south elevation, we need some level of character development.

**Ms. Coffey:** The communication needs to be in writing because we need to know that everybody saw this and agreed with this. People interpret verbal instructions differently. We need to be able to take whatever Landmarks decides and translate it into approval for your permit.

**Commissioner Shepherd:** It's in your best interest to communicate as much as you can since there will be another Staff Report.

**Mr. Robinson:** This committee meeting has been really helpful and I feel much more comfortable leaving this meeting than I have previously been.

**Ms. Pickering:** I'd like to clarify something from the last meeting. I think Bill Davis, who is no longer on the Commission, told you that you're building a non-conforming house, and you're not. You have met every development standard except for the extra five feet of height.

**Mr. Robinson:** Just for the record, we are not going to present anything that looks like some of the examples of homes we saw today.

**Mr. Paterson:** I don't think that was the purpose of the examples.

## **Attachment C**

Excerpt of Minutes of the February 5, 2013 Historic Landmark Commission Meeting

**Excerpt of  
SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION  
Minutes of the Meeting  
Room 326, 451 South State Street  
February 7, 2013**

*This document along with the digital recording constitute the official minutes of the Historic Landmark Commission regular session meeting held on February 7, 2013.*

*Historic Landmark Commission Meetings are televised on SLCTV 17. Archived video of this meeting can be found at the following link under, "Historic Landmark Commission and RDA":*  
<http://www.slcgov.com/slctv/slctv-videos-demand>.

A regular meeting of the Historic Landmark Commission was called to order on Thursday, February 7, 2013 in Room 326 of the City and County Building, located at 451 South State Street, Salt Lake City, Utah, at [6:03:06 PM](#). Commissioners present for the meeting were Chairperson Sheleigh Harding, Earle Bevins III, Charles Shepherd, Arla Funk, Robert McClintic, Stephen James, Bill Davis and Thomas Brennan. Vice Chair Polly Hart and Commissioner Heather Thuet were excused.

Planning Staff members present for the meeting were Cheri Coffey, Assistant Planning Director; Joel Paterson, Planning Manager; Janice Lew, Senior Planner; Maryann Pickering, Principal Planner and Courtney Benson, Senior Secretary. Senior City Attorney Paul Nielson was also present.

**PLNHLC2012-00624 and PLNHLC2012-00696 - Stevig Residence -- A request by Dave Robinson of City Block for construction of a new single-family residence located at approximately 268 West 600 North. PLNHLC2012-00624 is for the new residence and PLNHLC2012-00696 is a request for a special exception to increase the height of the residence by an additional three feet than what is allowed in the zoning district. The subject property is located in the Special Development Pattern Residential District (SR-1A) and the Capital Hill Historic District and is located in Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com))**

Ms. Maryann Pickering, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff recommends the Commission deny this petition.

Mr. Dave Robinson, Applicant, discussed changes that have been made since the first proposal including framing of the windows, decrease in lot coverage, the addition of eaves and the opening of the porch.

Commissioner Shepherd asked for the height of the first level.

Mr. Robinson stated the first level is 10 feet. He stated that two historic homes in the neighborhood are over 30 feet tall and 28 feet is a standard height throughout the City. Mr. Robinson stated the recommended 23 feet would not allow for a two story home and would result in a one bedroom, one story home. He stated he has previously asked Staff if a zone change would be appropriate.

Commissioner Shepherd asked how much cross slope the site has.

Mr. Robinson stated it is four feet. He stated there is a three foot retaining wall and a 6-7 foot fence followed by a large elevation change.

**PUBLIC HEARING** [6:20:11 PM](#)

Chairperson Harding opened the Public Hearing. Seeing no one wished to speak, Chairperson Harding closed the Public Hearing.

**COMMISSION DISCUSSION** [6:20:20 PM](#)

Commissioner Harding stated it must be difficult to work with this plot of land. She stated there are challenges coming up with a design that works.

Commissioner Shepherd stated he would like to hear observations from Commissioners who attended the architectural subcommittee.

Commissioner James stated the subcommittee discussed strategies that would help the home fit into the historic neighborhood. He stated the proposed design appears to be a compromise and it does not appear that alternatives were explored. Commissioner James discussed issues he has with the metal siding, eave and roof.

Commissioner Davis made the following comments:



- The size, shape and roof of the proposed structure are similar to other homes in the area.
- One of the main problems with the original design was the closed off porch, which is now more open.
- The structure will not have a negative impact on the neighborhood.
- This design is a reasonable attempt to comply with suggestions made by the subcommittee.
- He is not sure what else the Applicant could have done short of redesigning the house.
- This structure is non-conforming, is on the edge of the historic district and is next to a gas station. The proposed design is a reasonable effort.

Commissioner Bevins stated he is sympathetic to the proximity to the gas station, but has an issue with metal siding. He stated it does not matter that the property is located on the edge of the Historic District, the guidelines still apply. He stated he agrees with observations made in the Staff Report.

Commissioner McClintic stated scale and materials are important to create context in the Historic District and he does not understand why metal siding is used. He stated more can be done to use historically appropriate materials.

Commissioner Davis asked what Commissioner McClintic thought of the shape and form of the building.

Commissioner McClintic stated he still has issues with the side of the porch that was not opened up. He stated the new eave line made a huge difference but thinks more can be done.

Commissioner James asked how the new eave line has impacted the siding and window composition.

Commissioner McClintic stated the eave line needs corner boards and trim and he has seen this done in a modern context.

Commissioner Davis discussed a newly constructed home that was visited on the field trip. He stated that although this home was approved by the Commission and used historic materials, it did not fit in with other homes in the neighborhood. He stated he feels the proposed structure would fit in with the neighborhood. Commissioner Davis stated there is a more liberal standard for materials used when it comes to new construction in historic districts.

Commissioner Shepherd stated he agrees metal siding is inappropriate. He stated the siding and the slope of the lot negatively emphasize the height of the building. Commissioner Shepherd discussed issues he has with the remaining side panel on the porch.

Commissioner James asked if changing the materials used would solve the problems the Commission has with the structure.

Commissioner Shepherd stated changing the materials would help. He stated the large windowless area on the west elevation is a challenge.

Commissioner James stated the addition of eaves make the more modern compositional elements appear out of place.

Commissioner Brennan stated the elevated porch is out of place in this neighborhood. He stated there is only a five foot separation from the neighbor to the east which makes the window placement inappropriate.

Commissioner McClintic stated changes need to be made to the composition, but not to the entire building. He stated the Commission does not need to redesign the entire project.

Chairperson Harding asked the Applicant if he would like to work with an architectural subcommittee.

Mr. Robinson asked if it would take 60 days to appear before the Commission again.

Staff explained noticing requirements and stated it is possible this item would not be able to come before the Commission again until the April meeting.

Mr. Robinson requested that the next architectural subcommittee meeting be recorded.

Ms. Coffey stated the next subcommittee meeting can be recorded. She stated the Commissioners need to give the Applicant more direction on specific problems they have with the structure.

Commissioner James stated it would be useful for the Applicant to come to the subcommittee meeting prepared with options the subcommittee can discuss.

Commissioner Harding asked the Applicant if he would like another subcommittee meeting.

Mr. Robinson stated he would like a subcommittee meeting.

Commissioner Funk asked if it would be helpful if the Applicant came up with three new designs to present to the subcommittee.

Commissioner Bevins stated that would be helpful if the Applicant would bring different options to the subcommittee rather than the same design that has already been discussed.

Mr. Robinson stated he feels he might have misunderstood the process and it is not reasonable to have his architects come up with new designs.

Commissioner Davis stated it seems that most subcommittee meetings start with the design that was brought before the Commission. He stated the purpose of the subcommittee meeting is to brainstorm ideas.

Chairperson Harding stated it is up to the Applicant if he would like to bring new designs to the subcommittee meeting.

Commissioner James stated it would be helpful to bring the architect to the subcommittee meeting.

**MOTION [7:05:10 PM](#)**

Commissioner Shepherd moved that based on the discussion of the Historic Landmark Commission case PLNHLC2012-00624 and case PLNHLC2012-00696 be tabled for further review in the architectural subcommittee.

Commissioner Brennan seconded the motion.

Commissioner Shepherd amended the motion to state that the case will come back before the Commission for final review.

Commissioner Brennan seconded the amendment.

**The motion passed unanimously.**

Commissioners Bevins, James, McClintic and Brennan volunteered for the architectural subcommittee.