

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Portmann Rear Addition
PLNHLC2014-00147
1371 Filmore Street
May 1, 2014

Applicant:

David Clayton, architect.

Staff:

Katia Pace (801) 535-6354 or
katia.pace@slcgov.com

Tax ID: 16-16-127-004

Current Zone: R-1/7,000

Master Plan Designation:

Low Density

Council District:

5, Erin Mendenhall

Lot Size:

6,500 square feet

Current Use:

Single Family Residential

**Applicable Land Use
Regulations:**

- 21A.24.060
- 21A.34.020

Notification

- Notice mailed on 04/18/14
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 04/17/14

Attachments

- A. Site Plan & Elevations
- B. Photos

Request

A request by David Clayton, architect, to build a rear addition to the existing residence at the above referenced address.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, and approve the proposed rear addition subject to the findings, analysis and conditions of approval in this staff report.

Potential Motions

Approval: Based on the analysis and findings of fact in the staff report, testimony and plans presented, I move that the Commission approve the proposed rear addition.

Denial: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the proposed Certificate of Appropriateness for the proposed rear addition (commissioner would then state findings for denial.)

Vicinity Map



Background

The subject home is a two-story English Tudor design and half-timbering with brick as the primary wall cladding and stucco located on the gable ends. The house was built in 1928, and is "architecturally significant" according to the 2010 reconnaissance level survey of the Westmoreland Historic District. The roofline is asymmetrical with cross-gables and with steep pitched roof. The house directly south was built at the same time as the subject property and is similar in design. However, due to an addition to the south elevation (front façade) the property is not identified as a contributing structure to the historic district.

Project Description

The proposed addition on the rear of the residence will be for new living space. The rear elevation of the house will be removed to provide for the addition. The roofline of the addition will match the roofline of the front of the house. Primary construction materials will consist of brick and stucco similar to the original structure. Metal clad wood windows (double hung and casement) with internal muntins designed to match the existing windows are proposed throughout, except for the two basement windows that are proposed to be sliding vinyl windows. A new entrance to the basement is being proposed on the north elevation. New railings for the basement entrance and on the rear balcony will match the existing railings found on the south side of the residence. A paneled door for the basement, two full glass single doors on the balcony and a sliding door for the rear entrance are also proposed. Please see Attachment A for the site plan and elevations.

The proposed plans represent an evolution of development ideas. The applicant had originally proposed a second story that would start from the gable roof on top of the door and continue the roofline to the addition. Staff and the designer had discussions and found that a design where the original roofline could be preserved would result in a proposal that was more in line with the guidelines and the standards of the ordinance and could ultimately lead to Staff’s positive recommendation. This is the proposal that is before the commission this evening.

Public Comments

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

Zoning Ordinance and Design Guidelines

21A.24.060 R-1/7,000 Single Family Residential District: The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. 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.

Analysis: Staff has reviewed the zoning requirements as seen on the table below.

| Ordinance Requirement | Standard | Proposed | Meet |
|--|-----------------|-------------------|------|
| Height | 28’ | 26’ | Yes |
| Exterior Wall | 20’ | 20’ | Yes |
| Rear Yard Setback | 25’ | 45’ 2” | Yes |
| Side Yard Setback | 6’ and 10’ | 6’ 11” and 16’ 6” | Yes |
| Building Coverage for principal and accessory structures | 40% of lot area | 22% | Yes |

Finding: The project meets all the zoning requirements for the R-1/7,000 zoning district.

21A.34.020 H Historic Preservation Overlay District

G. Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure:

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

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

Analysis: The building was constructed in approximately 1928 as a single family home. No change of use is proposed.

Finding: This standard is met.

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

Applicable Design Guidelines

- 8.1** An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.
- 8.2** An addition should be designed to be compatible in size and scale with the main building.
- 8.3** An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.
- 8.4** A new addition should be designed to be recognized as a product of its own time.
- 8.5** A new addition should be designed to preserve the established massing and orientation of the historic building.
- 8.8** Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.
- 8.10** The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.
- 8.11** A new addition should be kept physically and visually subordinate to the historic building.
- 8.12** Roof forms should be similar to those of the historic building.

Analysis: The home is located midblock and the rear elevation is not readily visible from the public way. The proposed addition will eliminate the existing rear building façade. None of the current features of the rear façade appear to be historically important architectural features. The proposed addition is designed to be compatible with the size and scale of the main building. The materials proposed for the new addition are compatible with the historic materials of the primary building. The style of the windows and doors are appropriate. The roofline of the addition will replicate the roofline of the front of the house. The walls of the addition will be stepped-in and the color of the brick of the addition will be slightly differentiated from the existing brick distinguishing the old from the new.

Finding: The proposal substantially complies with the above design guidelines and therefore the historic character of the property will largely be retained and preserved.

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

Applicable Design Guidelines

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

Analysis: The proposed step-in of the wall and brick color differentiation will contribute to the recognition of this proposed addition as one of its own time.

Finding: The addition is proposed in such a manner as to be recognized as a product of its own time and does not create a false sense of history.

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

Analysis: The rear façade will be eliminated with the proposed addition; however no significant historic features will be lost.

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

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

Analysis: The existing home is for the most part original and historic. The English Tudor style with half-timbering is a distinctive feature that should be preserved.

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

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Analysis: The subject proposal does not include repair or replacement of deteriorated architectural features.

Finding: This standard is not applicable.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable.

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

Applicable Design Standards for Additions

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

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

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

8 11 A new addition should be kept physically and visually subordinate to the historic building.

Analysis: With the exception of the rear elevation, no other element of the original structure will be removed or altered. The proposed addition is subordinate to the original structure and located at the rear of the property so as not to compete with the historic views of the home from the public way thus maintaining the character of the property, neighborhood and environment in a sensitive manner.

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

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

Analysis: The addition as proposed, for the most part, preserves the original structure in both form and physical integrity, and if said addition were built and subsequently removed, the original structure would be unimpaired. The walls of the addition will be stepped-in and the color of the brick of the addition will be different from the existing brick to distinguish the old from the new.

Finding: The new addition is differentiated from the old, and is compatible in massing, size, scale, and architectural features. This standard is met.

Standard 10: Certain building materials are prohibited including the following: Vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.

Applicable Design Standards for Additions

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

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

Analysis: The applicant is proposing materials for the addition that includes brick and stucco, and asphalt roof shingles, metal clad wood windows throughout and vinyl windows in the basement. For the doors, he is proposing paneled doors for the basement, sliding doors for the rear entrance, and casement doors for the rear balcony.

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

Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

Attachment A
Site Plan and Elevations



Portmann Residence Addition & Remodel

1371 S. Filmore St.
Salt Lake City, Utah 84105
DEIV Project # 14007

CONSTRUCTION DOCUMENTS

03.31.24

2012 INTERNATIONAL RESIDENTIAL
CODE

ARCHITECT:

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DEIV ARCHITECTURE AND DESIGN
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801.413.4268

PROJECT MANAGER:

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INHABIT DESIGN BUILD
1945 S 1100 E, SUITE 203, SALT LAKE CITY, UT 84105
brad@inhabitdesignbuild.com
801.574.0007

STRUCTURAL ENGINEER:

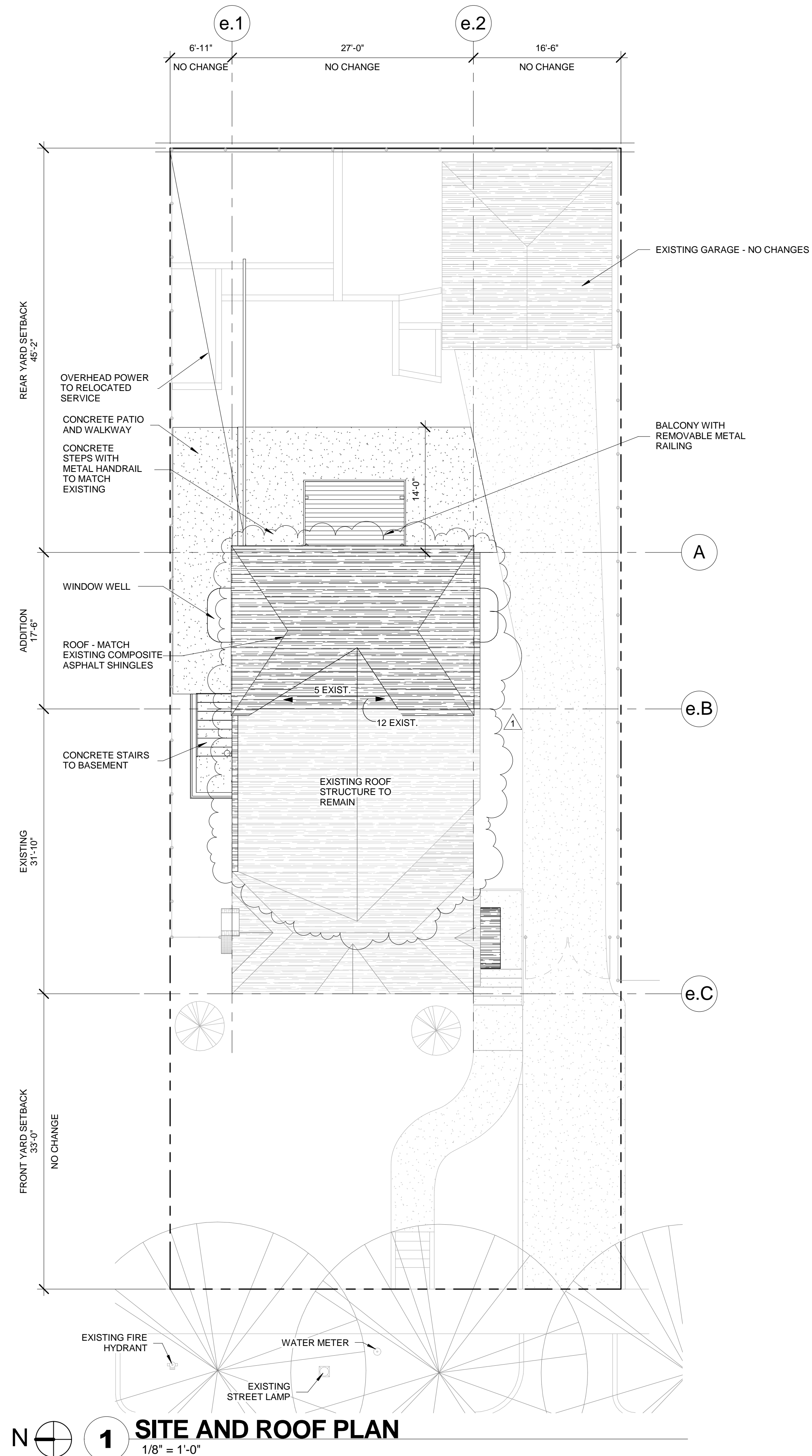
WAYNE STAKER, P.E.
COMPASS ENGINEERING
67 W. GARDEN VIEW DR., MIDVALE, UT 84047
compass.eng@hotmail.com
801.664.2197

SHEET INDEX

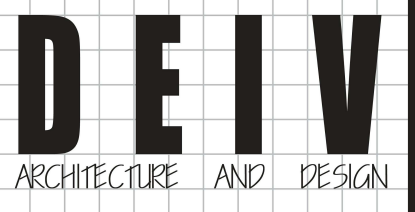
GENERAL:
G001 COVER, PROJECT INFORMATION, SITE & ROOF PLAN

ARCHITECTURAL:
D101 DEMOLITION PLANS
A101 FLOOR PLANS
A151 REFLECTED CEILING PLANS
A201 ELEVATIONS
A301 SECTIONS & DETAILS
A302 STAIR SECTIONS
A401 WINDOW & DOOR SCHEDULES & DETAILS

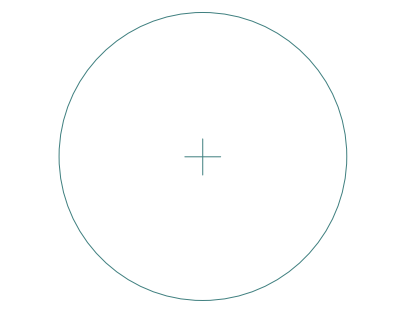
STRUCTURAL:
S0.1 GENERAL NOTES
S0.2 GENERAL NOTES
S1.1 FOUNDATION AND FRAMING PLANS
S1.2 FOUNDATION DETAILS AND SCHEDULES
S2.1 FRAMING PLANS
S4.1 FRAMING DETAILS



1 SITE AND ROOF PLAN
1/8" = 1'-0"



DEIV Architecture and Design
PO Box 642
Bountiful, Utah 84011
P 801.413.4268
http://www.deiv.net



Portmann Residence
Addition & Remodel
1371 S. Filmore St.
Salt Lake City, Utah 84105

CONSTRUCTION DOCUMENTS

| REVISIONS: | # | DESCRIPTION | DATE |
|------------|---|--------------------|---------|
| | 1 | S/LC P/LC COMMENTS | 4.22.14 |

| | |
|-------------|----------|
| PROJECT #: | 14007 |
| CHKD BY: | DC |
| DRAWN BY: | JB |
| ISSUE DATE: | 03.31.24 |

COVER, PROJECT
INFORMATION, SITE
& ROOF PLAN

G001

| REVISIONS: | # | DESCRIPTION | DATE |
|------------|---|------------------|---------|
| | 1 | S&C ILC COMMENTS | 4.22.14 |

| | |
|-------------|----------|
| PROJECT #: | 14007 |
| CHKD BY: | DC |
| DRAWN BY: | JB |
| ISSUE DATE: | 03.31.24 |

FLOOR PLANS

A101



A1 BASEMENT
1/4" = 1'-0"

A2 MAIN LEVEL
1/4" = 1'-0"

A4 SECOND FLOOR
1/4" = 1'-0"

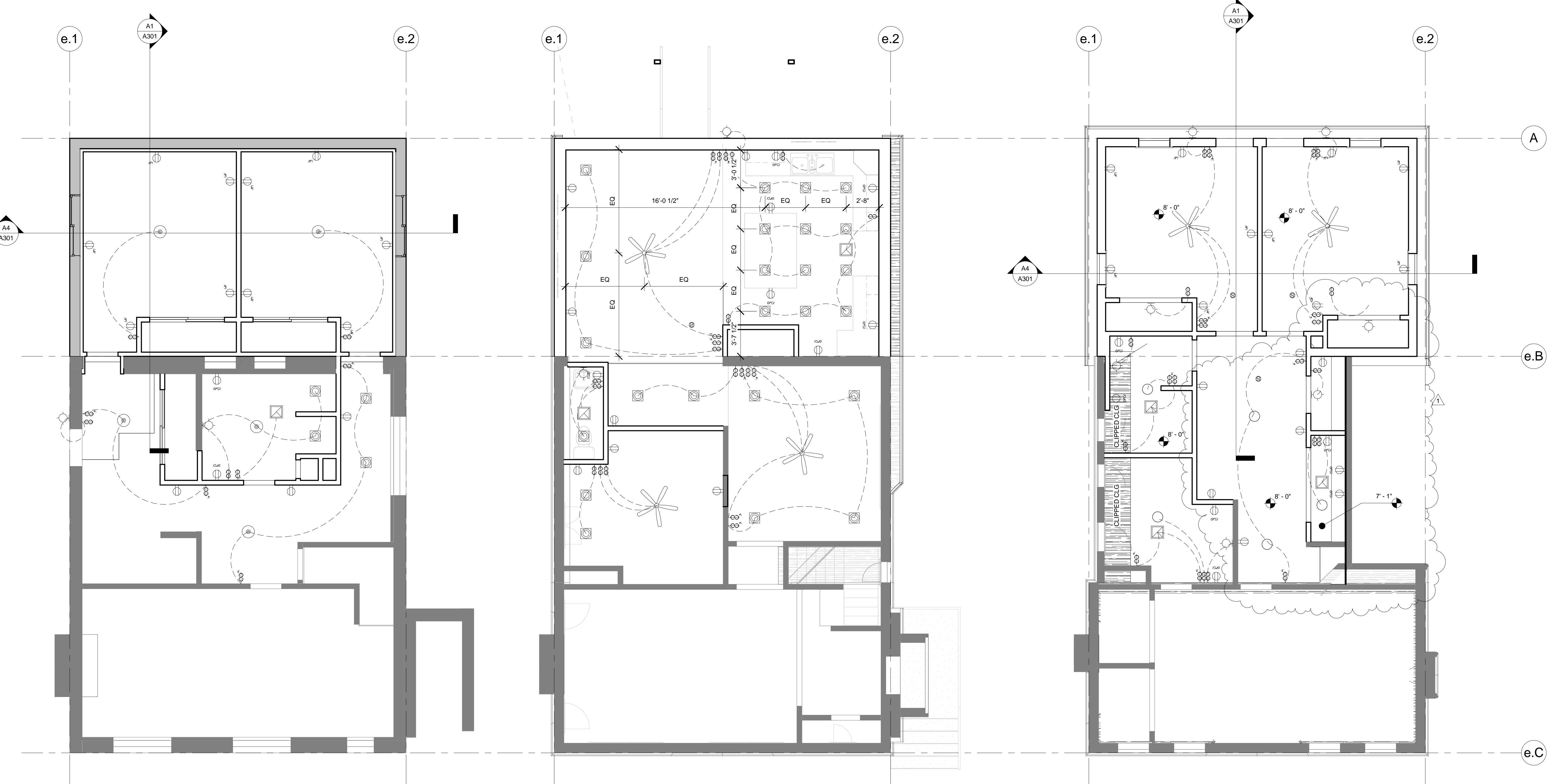
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| # | | |
| 1 | S.L.C. COMMENTS | 4.22.14 |

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| PROJECT #: | 14007 |
| CHKD BY: | DC |
| DRAWN BY: | JB |
| ISSUE DATE: | 03.31.24 |

REFLECTED CEILING PLANS

CEILING FIXTURE LEGEND

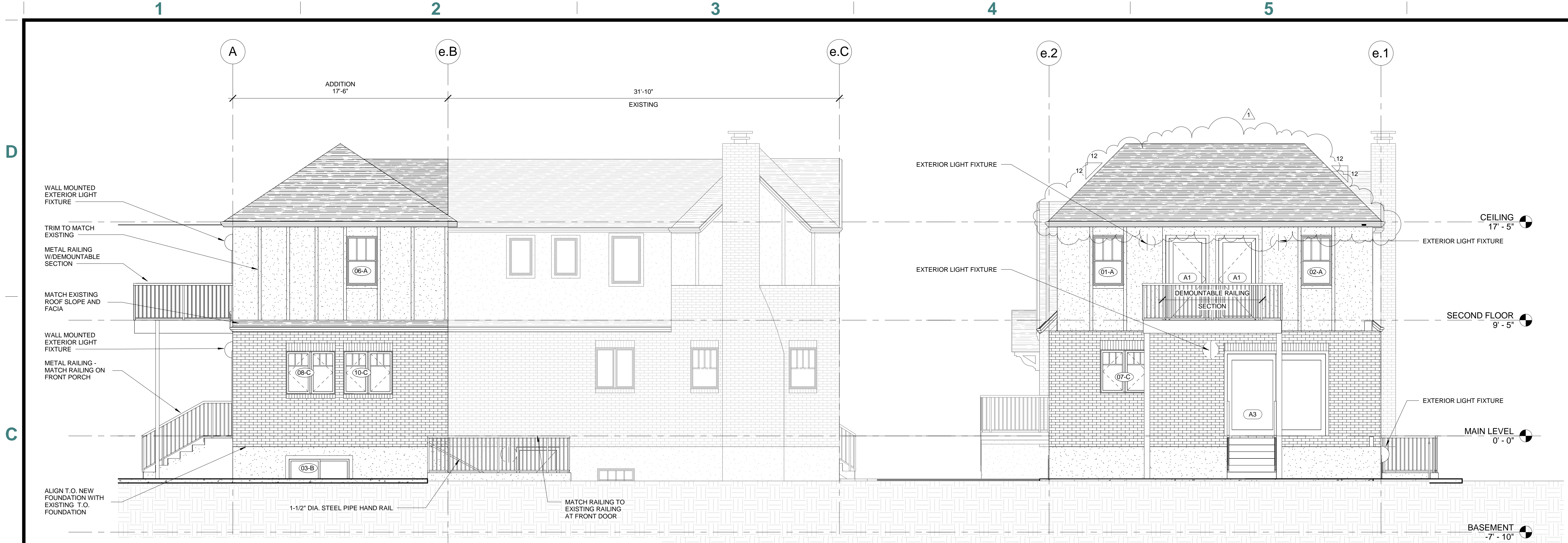
| | | | |
|--|--|--|---|
| | EXHAUST FAN | | RECESSED CAN LIGHT |
| | SMOKE/CARBON MONOXIDE DETECTOR | | LIGHT/FAN - PROVIDE FAN RATED BOX AND (2) SWITCH LEGS |
| | WALL SCONCE/VANITY LIGHT | | SURFACE MOUNTED LIGHT FIXTURE |
| | DUPLEX RECEPTACLE | | SINGLE-POLE SWITCH |
| | ARC-FAULT PROTECTED DUPLEX RECEPTACLE | | THREE-WAY SWITCH |
| | GROUND-FAULT PROTECTED DUPLEX RECEPTACLE | | DIMMER SWITCH |
| | | | THREE-WAY DIMMER SWITCH |



A1 BASEMENT
1/4" = 1'-0"

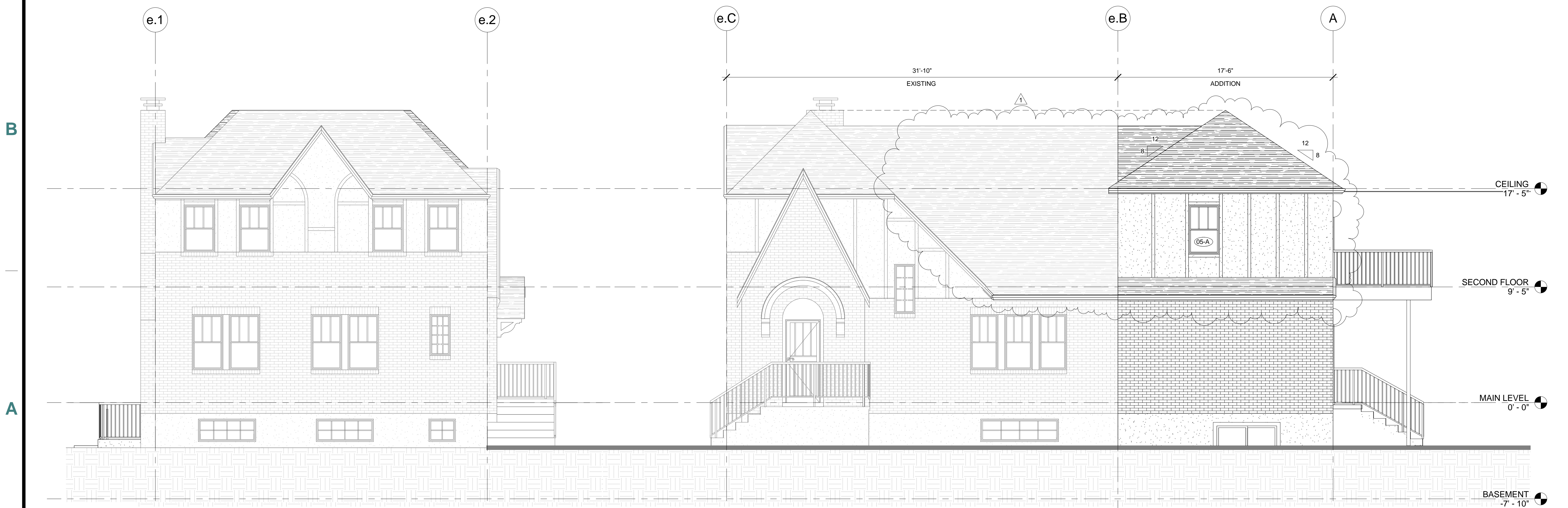
A2 MAIN LEVEL
1/4" = 1'-0"

A4 SECOND FLOOR
1/4" = 1'-0"



C1 NORTH ELEVATION
1/4" = 1'-0"

C5 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION (STREET VIEW)
1/4" = 1'-0"

A3 SOUTH ELEVATION
1/4" = 1'-0"

| REVISIONS: | DESCRIPTION | DATE |
|------------|----------------------|---------|
| # | | |
| 1 | S.C. P.L.C. COMMENTS | 4.22.14 |

| | |
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| PROJECT #: | 14007 |
| CHKD BY: | DC |
| DRAWN BY: | JB |
| ISSUE DATE: | 03.31.24 |

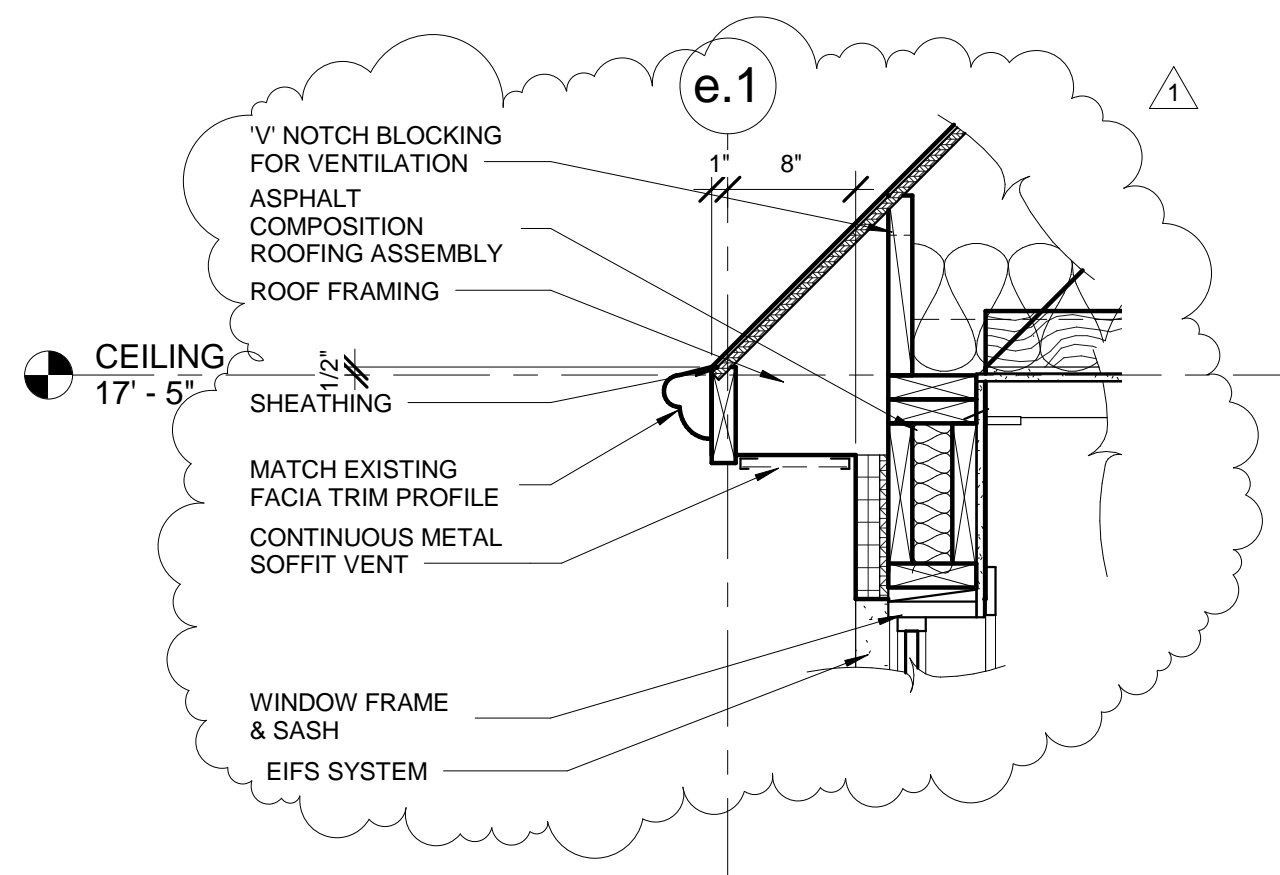
ELEVATIONS

| REVISIONS: | # | DESCRIPTION | DATE |
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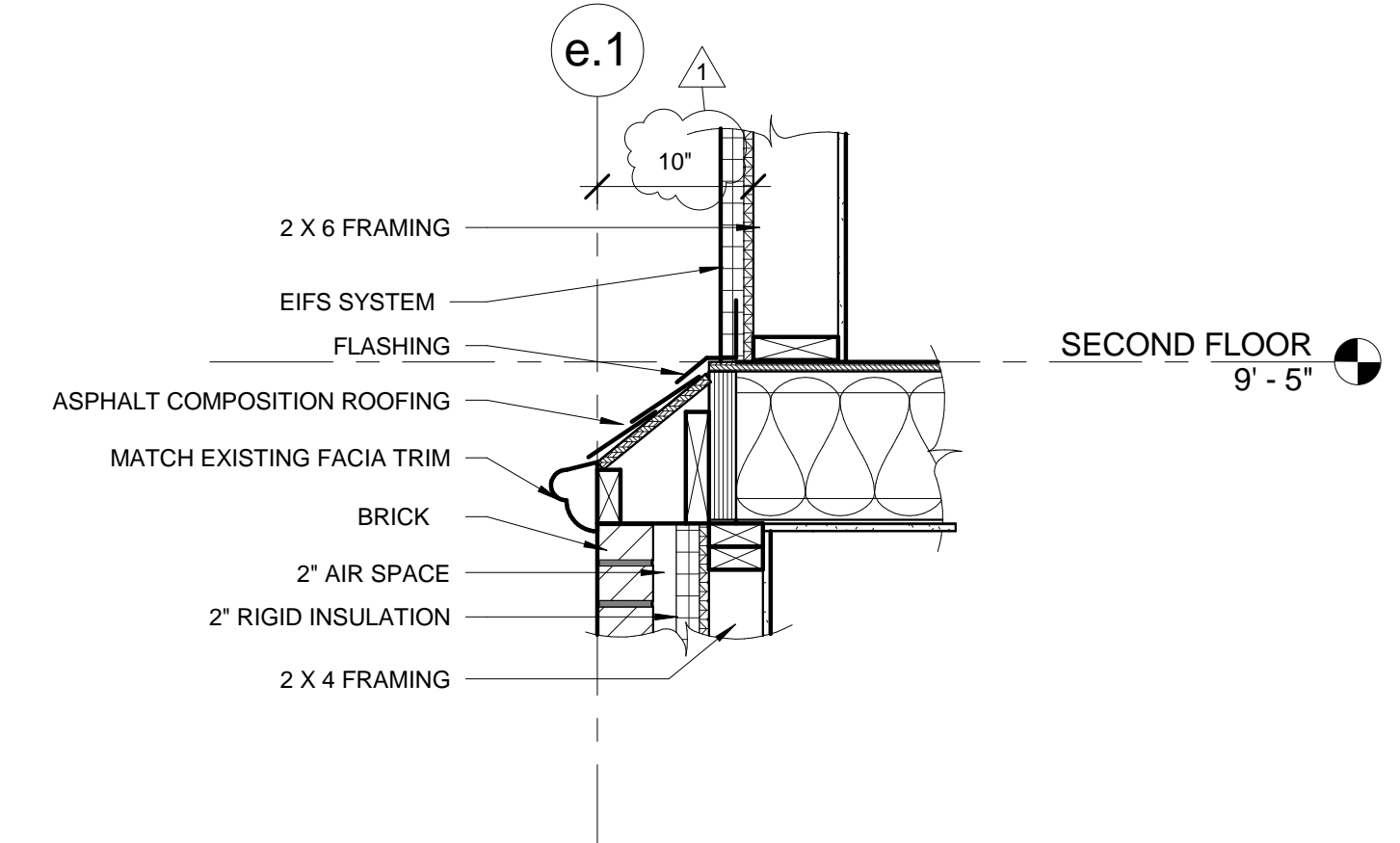
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| PROJECT #: | 14007 |
| CHKD BY: | DC |
| DRAWN BY: | JB |
| ISSUE DATE: | 03.31.24 |

SECTIONS & DETAILS

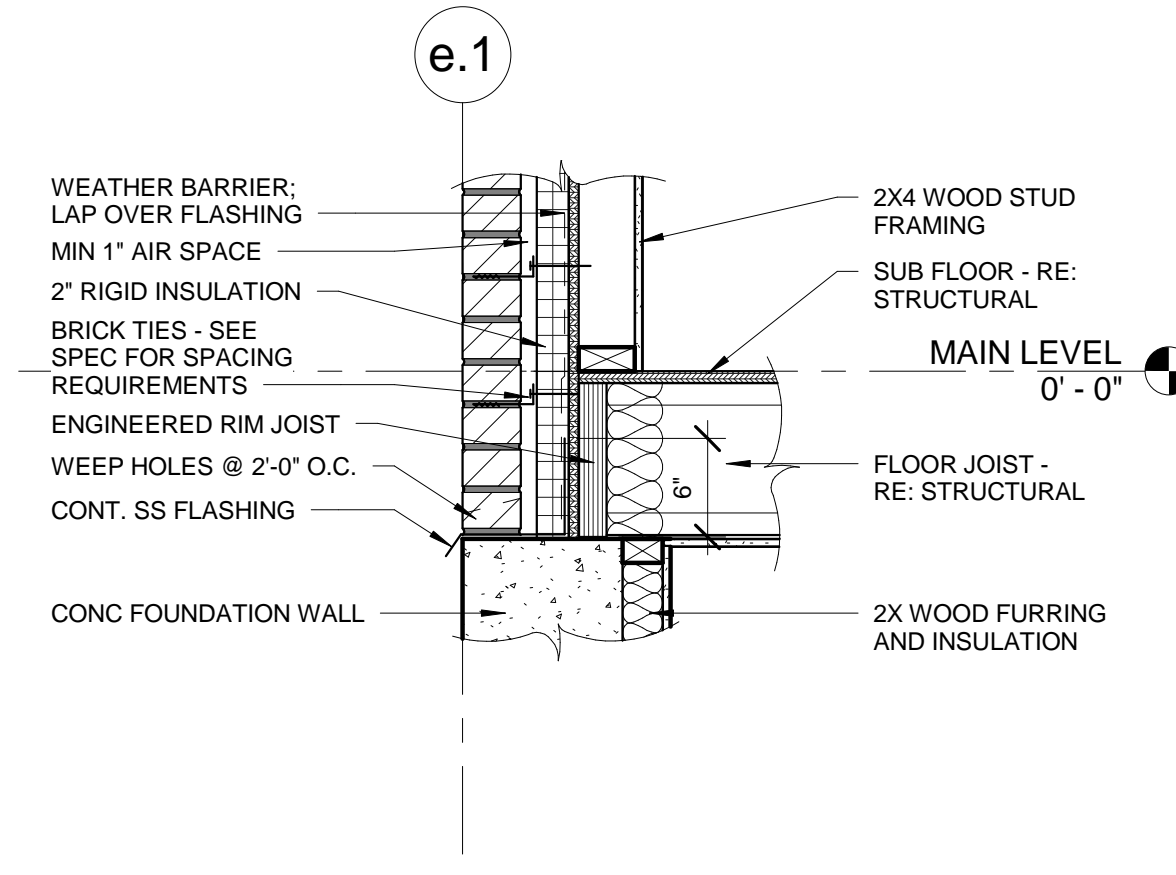
A301



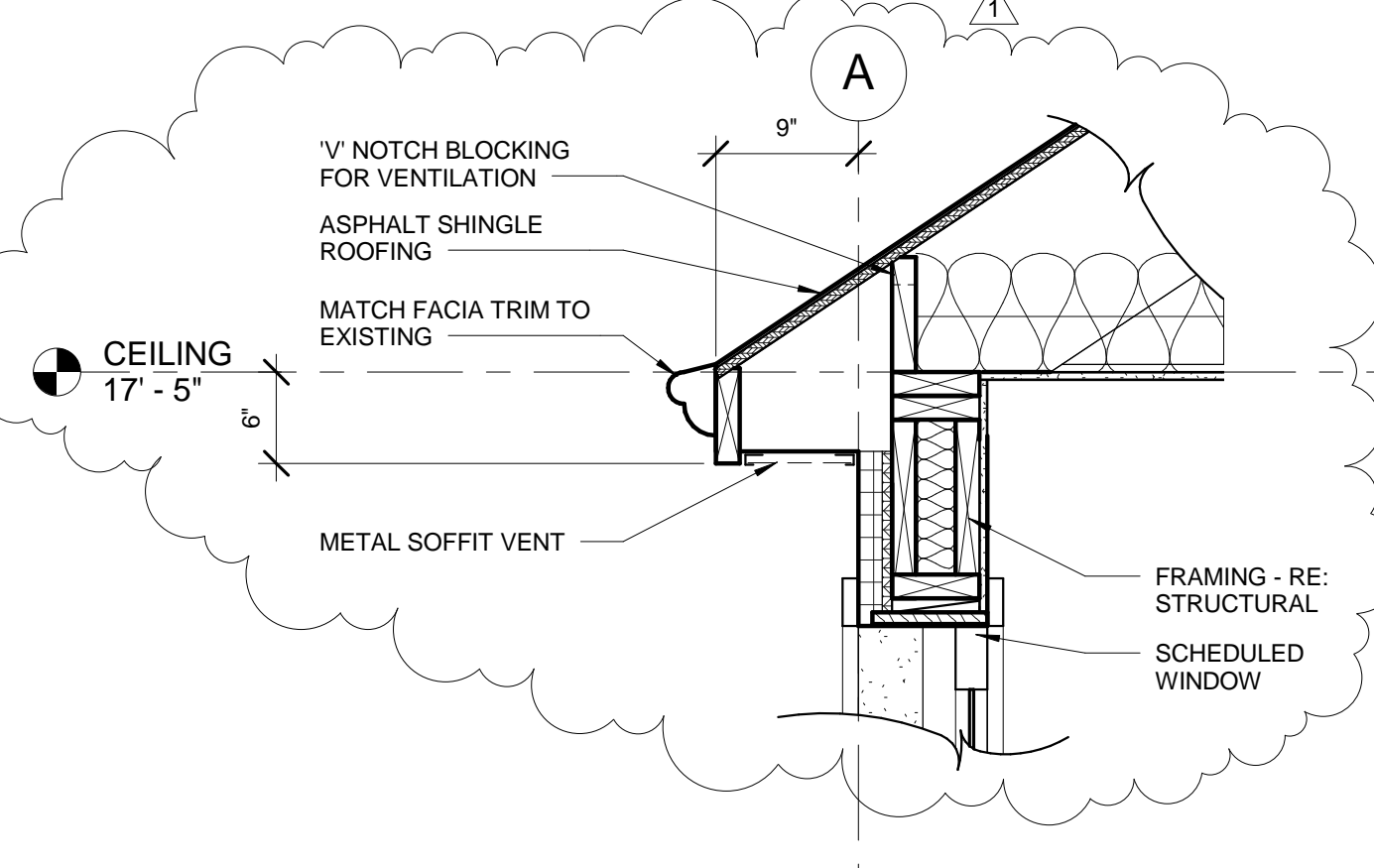
D1 RAFTER EAVE - TYPICAL
1" = 1'-0"



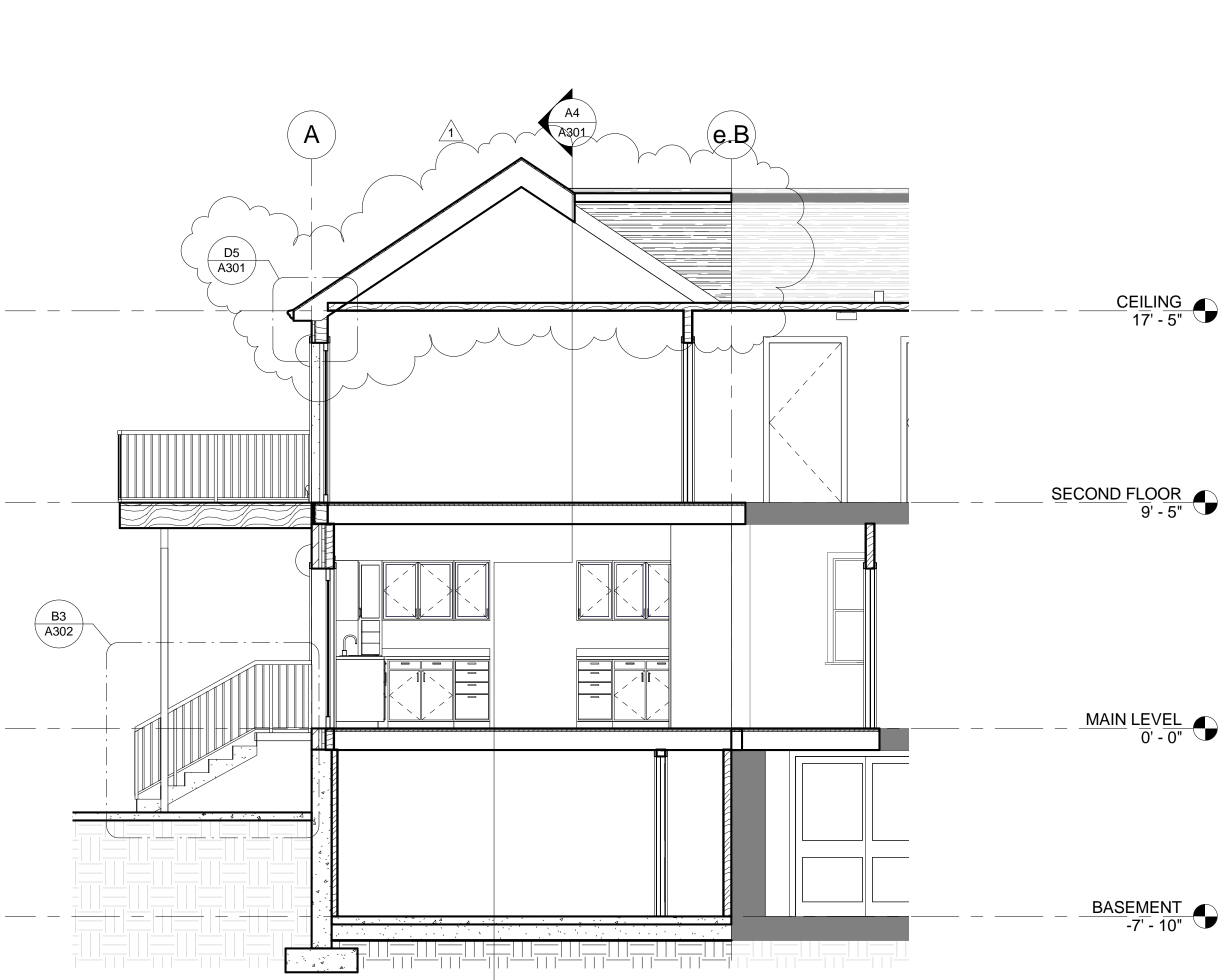
D2 ROOF @ FLOOR - TYPICAL
1" = 1'-0"



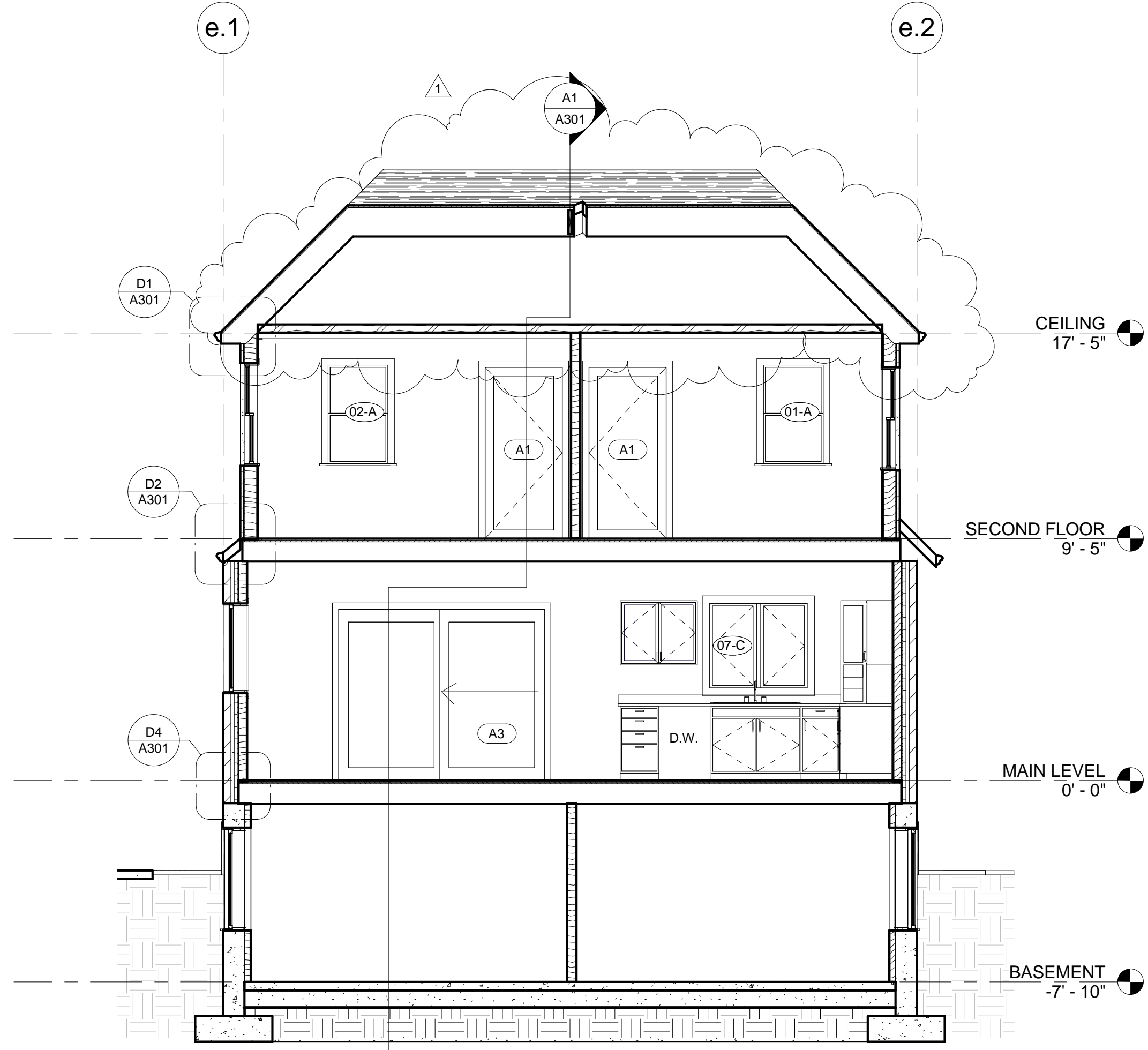
D4 BRICK @ FLOOR FRAMING - TYPICAL
1" = 1'-0"



D5 RAFTER EAVE - EAST WALL
1" = 1'-0"



A1 E/W SECTION
1/4" = 1'-0"



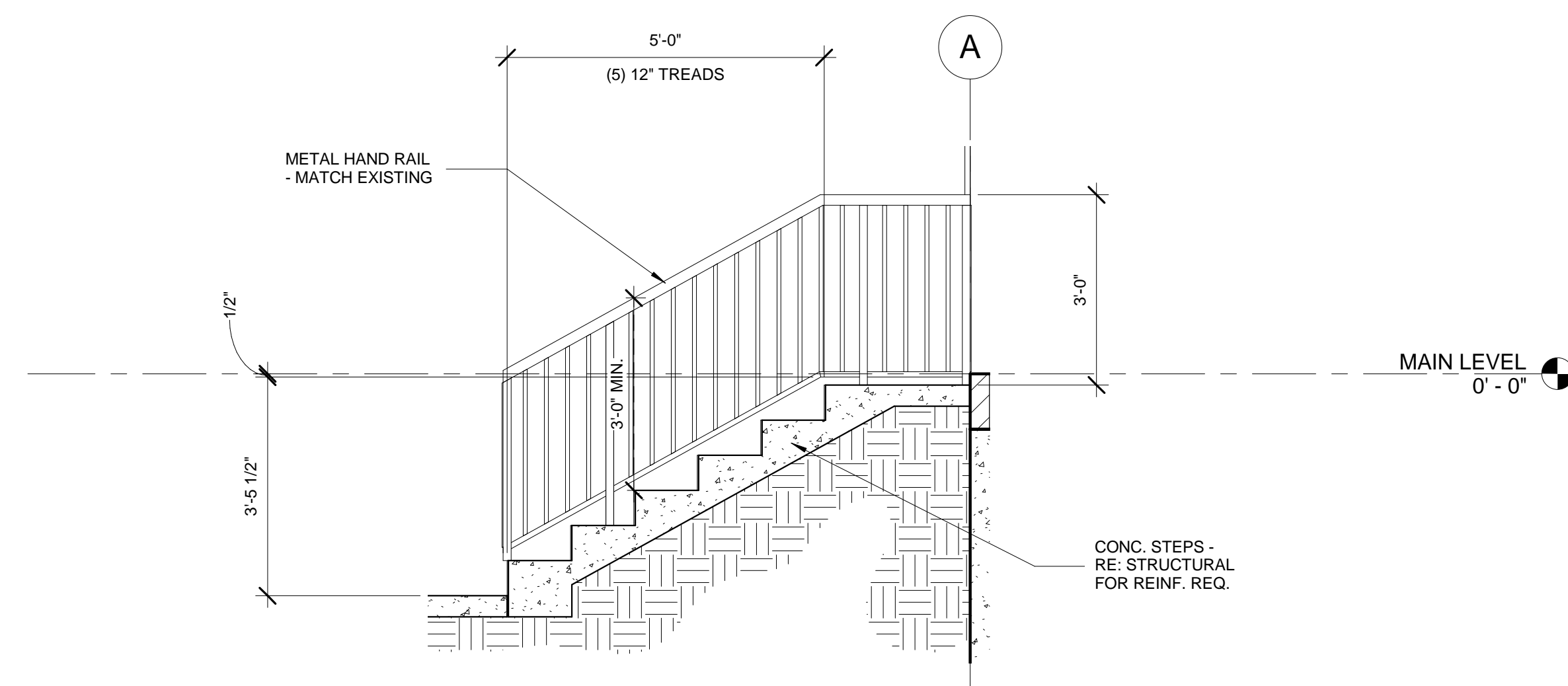
A4 N/S SECTION
1/4" = 1'-0"

| REVISIONS: | DESCRIPTION | DATE |
|------------|-------------|------|
| # | | |

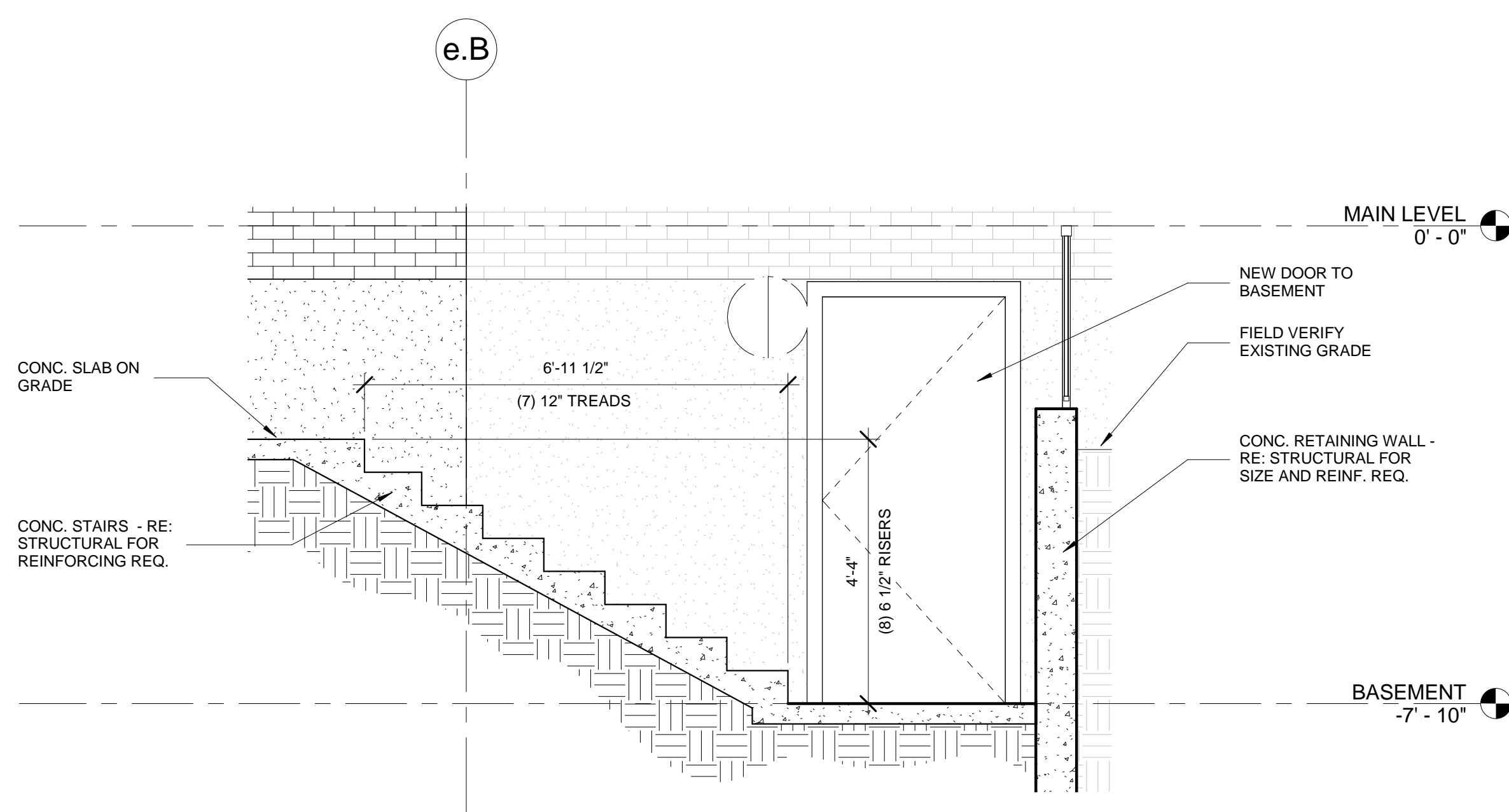
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| PROJECT #: | 14007 |
| CHKD BY: | DC |
| DRAWN BY: | JB |
| ISSUE DATE: | 03.31.24 |

STAIR SECTIONS

A302



B3 STAIR SECTION - PATIO
1/2" = 1'-0"



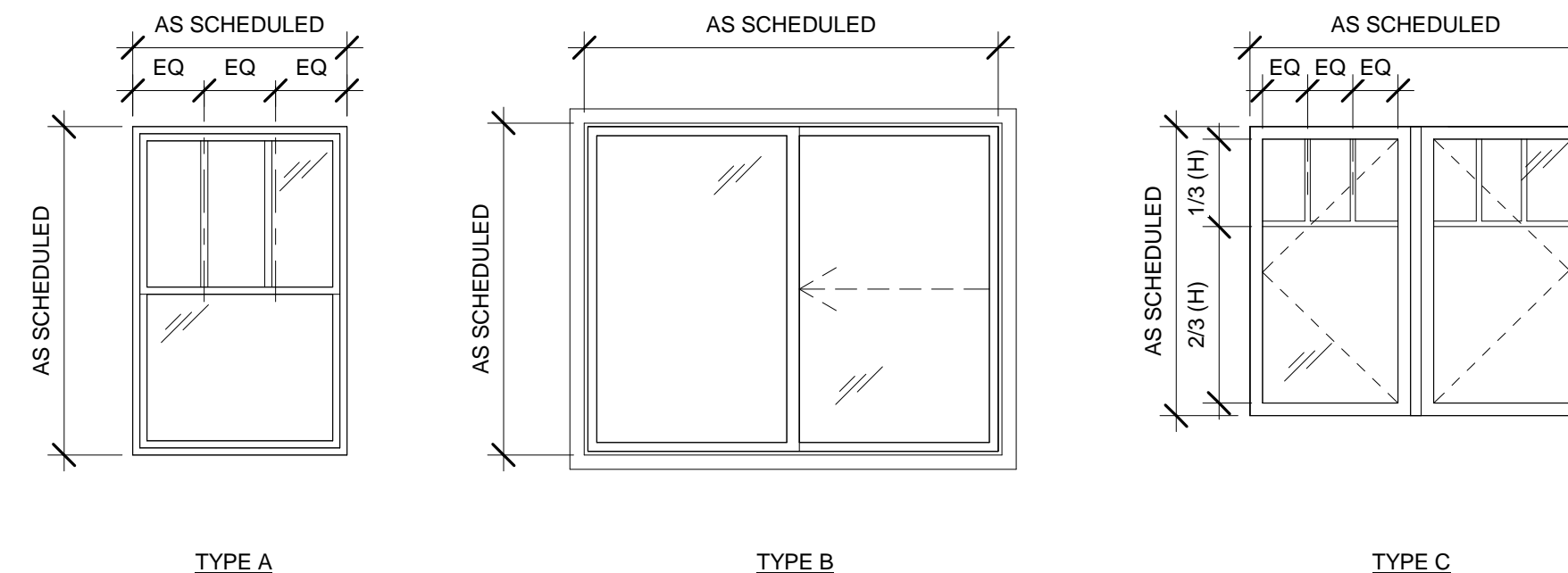
A3 STAIR SECTION - BASEMENT
1/2" = 1'-0"

DOOR SCHEDULE

| DOOR TYPE | QTY. | Height | Width | Function | COMMENTS |
|-----------|------|---------|---------|----------|-------------|
| A1 | 2 | 6' - 8" | 3' - 0" | Exterior | |
| A2 | 4 | 6' - 8" | 3' - 0" | Exterior | |
| A3 | 1 | 6' - 8" | 8' - 0" | Exterior | |
| A4 | 1 | 6' - 8" | 2' - 8" | Exterior | |
| B1 | 1 | 6' - 8" | 1' - 6" | Interior | |
| B2 | 2 | 6' - 8" | 2' - 0" | Interior | |
| B3 | 9 | 6' - 8" | 2' - 6" | Interior | |
| C1 | 1 | 6' - 8" | 5' - 0" | Interior | |
| D1 | 4 | 6' - 8" | 5' - 0" | Interior | |
| D2 | 3 | 6' - 8" | 6' - 0" | Interior | |
| E1 | 1 | 6' - 8" | 6' - 0" | Interior | BIFOLD DOOR |

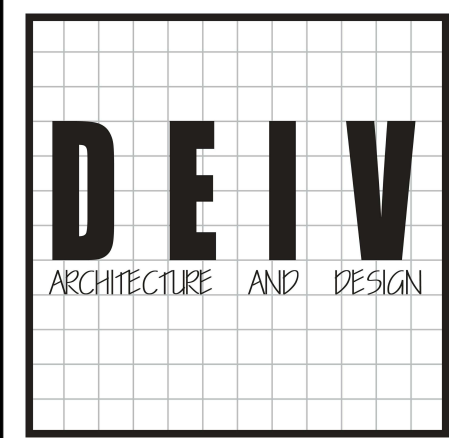
WINDOW SCHEDULE

| # | TYPE | MANUFACTURER | FUNCTION | WIDTH | HEIGHT | HEAD | MATERIALS | | | COMMENTS |
|----|------|--------------|----------------|---------|---------|--------------|-----------------|-----------------|----------------------------|--|
| | | | | | | | FRAME | SASH | GLAZING | |
| 01 | A | WINDSOR | DOUBLE HUNG | 2' - 6" | 4' - 0" | 6' - 10" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |
| 02 | A | WINDSOR | DOUBLE HUNG | 2' - 6" | 4' - 0" | 6' - 10" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |
| 03 | B | AMSCO | SLIDER | 5' - 0" | 4' - 0" | 6' - 0" | METAL | VINYL | 1/2" INSULATED CLEAR FLOAT | METAL FRAME CAST INTO FOUNDATION |
| 04 | B | AMSCO | SLIDER | 5' - 0" | 4' - 0" | 6' - 0" | METAL | VINYL | 1/2" INSULATED CLEAR FLOAT | METAL FRAME CAST INTO FOUNDATION |
| 05 | A | WINDSOR | DOUBLE HUNG | 2' - 6" | 4' - 0" | 6' - 8" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |
| 06 | A | WINDSOR | DOUBLE HUNG | 2' - 6" | 4' - 0" | 6' - 10" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |
| 07 | C | WINDSOR | CASEMENT - DBL | 4' - 0" | 3' - 6" | 7' - 0" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |
| 08 | C | WINDSOR | CASEMENT - DBL | 4' - 0" | 3' - 6" | 6' - 10 3/4" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |
| 10 | C | WINDSOR | CASEMENT - DBL | 4' - 0" | 3' - 6" | 6' - 10 3/4" | METAL CLAD WOOD | METAL CLAD WOOD | 1/2" INSULATED CLEAR FLOAT | INTEGRAL MUNTINS TO MATCH EXISTING WINDOWS |



WINDOW TYPES

1/2" = 1'-0"



DEIV Architecture and Design
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Portmann Residence
 Addition & Remodel
 1371 S. Filmore St.
 Salt Lake City, Utah 84105

CONSTRUCTION DOCUMENTS

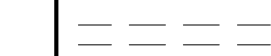

| REVISIONS: | # | DESCRIPTION | DATE |
|------------|---|-------------------|---------|
| | 1 | S/C P/LC COMMENTS | 4.22.14 |

PROJECT #: 14007
 CHKD BY: DC
 DRAWN BY: JB
 ISSUE DATE: 03.31.24

WINDOW & DOOR SCHEDULES & DETAILS

A401

DEMOLITION LEGEND

-  ITEM TO BE DEMOLISHED
-  EXISTING ITEM TO REMAIN

DEMOLITION NOTES:

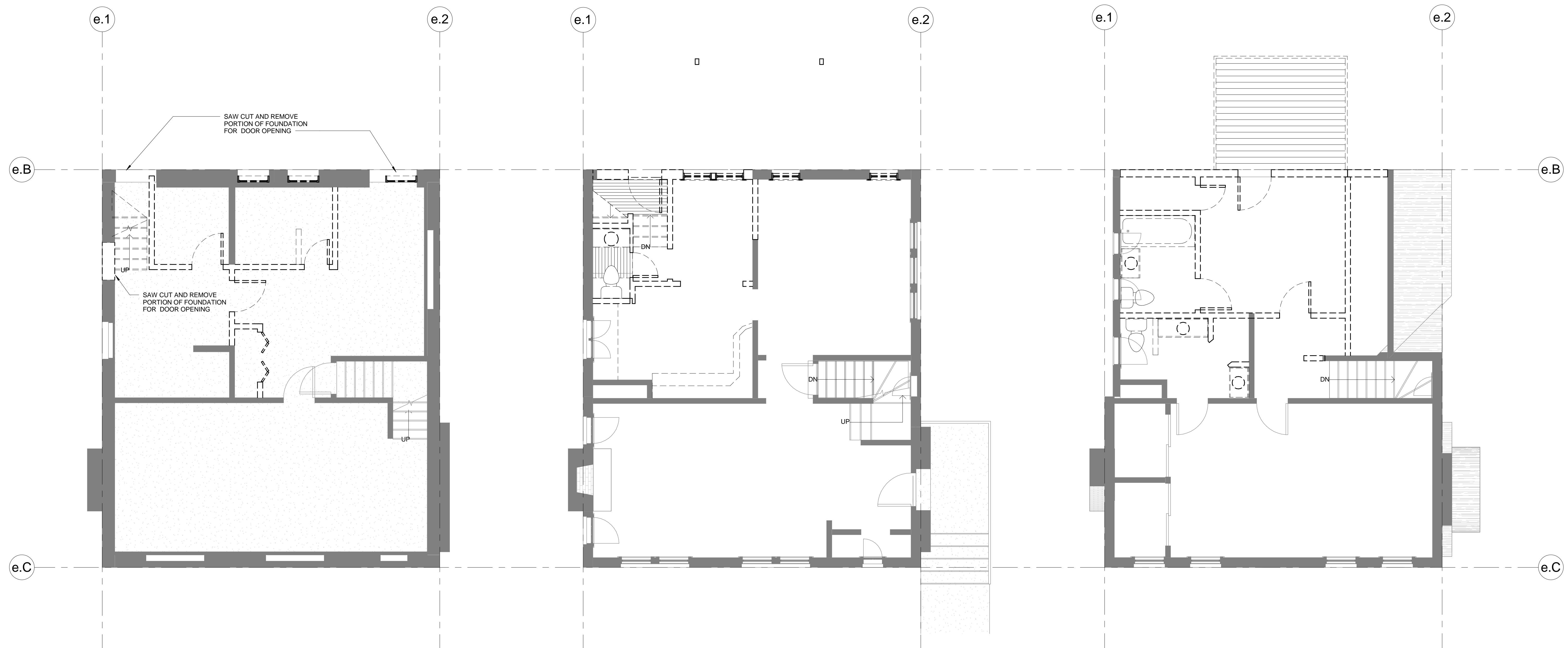
1. DEMOLISH PLASTER/GYPSUM CEILINGS IN AFFECTED AREAS AS REQUIRED TO ACCESS PLUMBING AND INSTALL NEW ELECTRICAL WIRING
2. LIMIT EXTENT OF DEMOLITION TO EXTENT OF NEW CONSTRUCTION
3. PROTECT IN PLACE ALL ELEMENTS TO REMAIN
4. PROVIDE DUST-PROOF BARRIERS BETWEEN AREAS OF WORK AND UNAFFECTED AREAS OF HOUSE
5. DEMOLISH AND REMOVE FLOOR FINISHES TO SUBSTRATE IN AFFECTED AREAS

D

C

B

A



A1 DEMOLITION PLAN - BASEMENT
1/4" = 1'-0"

A2 DEMOLITION PLAN - MAIN LEVEL
1/4" = 1'-0"

A4 DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"

| REVISIONS # | DESCRIPTION | DATE |
|-------------|-------------|------|
| | | |

| | |
|-------------|----------|
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DEMOLITION PLANS

D101

Attachment B
Photos



Existing West Façade (Block View)



Existing North Façade



Existing South East Façade



Existing East Façade