

HISTORIC LANDMARK COMMISSION  
STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

**Reuben Garage & Addition**  
PLNHLC2014-00364  
114 E. Hillside Avenue  
August 7, 2014

**Applicant:**

Thomas White, architect.

**Staff:**

Katia Pace (801) 535-6354 or  
[katia.pace@slc.gov](mailto:katia.pace@slc.gov)

**Tax ID:** 09-31-312-011

**Current Zone:** RMF-35 Moderate  
Density Multifamily

**Master Plan Designation:** Low  
Density

**Council District:**  
3, Stan Penfold

**Lot Size:**  
14,324 square feet

**Current Use:**  
Single Family Residential

**Applicable Land Use  
Regulations:**

- 21A.24.130
- 21A.40.050
- 21A.34.020

**Notification**

- Notice mailed on 07/25/14
- Agenda posted on the Planning  
Division and Utah Public Meeting  
Notice websites 07/25/14

**Attachments**

- A. Site Plan & Elevations
- B. Photos
- C. Historic Photos and Documents
- D. Public Comments
- E. Transportation Division  
Comments

**Request**

A request by Thomas White, architect, to build a detached garage and an upper level addition to a noncontributing structure located at 114 E. Hillside Avenue and in the Capitol Hill Historic District. The subject property is located in the RMF-35 (Moderate Density Multifamily Residential) zoning district

**Staff Recommendation**

Staff recommends that the Historic Landmark Commission review the application, and approve the new detached garage and upper level 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 request for a new detached garage and upper level addition for the residence at 114 E. Hillside Avenue with the following condition:

1. That a "No Parking" sign be placed on the front of the garage door to restrict parking and staging on the public sidewalk.

**Denial:** Based on the analysis and findings of fact in the staff report, testimony and plans presented, I move that the Commission deny the request for a new detached garage and upper level addition for the residence at 114 E. Hillside Avenue based on the following findings (Commissioner then states findings based on the Standards to support the motion):

**Standard 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.

**Standard 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.

**Standard 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.

**Standard 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).

## Vicinity Map & Photos of the Property



## ***Background***

The house is located in the Capitol Hill Historic District but is considered to be noncontributing because of the many changes it has gone through. The architectural style of the subject house is Spanish Revival. In 1988 the City gave approval for two houses, 239 East Capitol Street and 114 Hillside Avenue, to be combined to create the subject property. The house at 239 East Capitol Street was built in 1935 with a Spanish Revival style, and the house at 112-114 Hillside Avenue was built in 1940 as a simple Cottage style.

Once the buildings were connected, the front entrance became 114 Hillside Avenue. The house takes most of the block between East Capitol and State Street. The house has a horizontal orientation. The roof lines are one and two levels and asymmetrical with a combination of low pitched gable, hipped and flat roof. The front façade is asymmetrical, the walls are stucco and the roof is terra cotta tiles.

## ***Project Description***

The proposed alterations include:

- A 478 square foot addition to the second floor consisting of a master bedroom and master bathroom. The roofline of the addition will be asymmetrical like the existing house.
- Enclosing part of the existing covered porch on the east façade (60 square feet).
- The multi arches on the covered porch will be replaced by one wider arch.
- Construct a detached garage 4 feet east of the house. It will be aligned to the front façade of the house. The proposed garage will be 508 square feet, or 22'-10" by 22'-3". The garage will be located next to the house instead of in the rear yard because the rear yard already has existing accessory structures that would preclude locating the garage in the rear and because of the steep slope on the south side of the property.

The proposed materials for the addition and the new garage will match the existing house. They are as follow:

- Clay roof
- Painted fascia board
- Rafter tail - size, shape, & length to match existing
- Textured lime plaster finish
- Vinyl windows – three casement windows on the addition on south elevation (or rear of the house), and a double hung on the east and west elevations. The proposed windows will be the same material, depth and reveal as the existing windows. The garage includes a proposed double hung window on the east elevation of the garage.
- Steel garage door with custom paneling.

## ***Public Comments***

Staff has received public comments regarding this application: two letters of support and an email from two property owners on the block east of the subject property opposed to the project. See Attachment D for public comments.



## Zoning Considerations

**21A.24.130 RMF-35 Moderate Density Multi-Family Residential District:** The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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	35'	Approximately 24'	Yes
Front Yard Setback	20'	5'	Yes
Corner Side Yard Setback	10'	29'	Yes
Building Coverage for principal and accessory structures	45% of lot area	Approximately 32%	Yes
Garage Height	17' (for pitched roofs)	15'	Yes

**Finding:** The proposed garage will be located within the buildable portion of the lot, and therefore, the required setbacks will match that of the principal building. The RMF-35 district includes a provision states that "for buildings legally existing on April 12, 1995, the required yard shall be no greater than the established setback line of the existing building."(Section 21A.24.130.E.6 of the Zoning Ordinance) Therefore, the legal front yard setback of 5 feet was established in 1988 when the City gave permission for the two buildings to be attached.

Also, the distance from the public sidewalk to the front façade of the proposed garage is 15'-2". The Transportation Division's requires a setback of a minimum 17'-6". However, the Transportation Division will approve the garage at the proposed setback if a "No Parking" sign be placed on the front of the garage door to restrict parking and staging on the public sidewalk.

## Analysis and Findings

### Standards of Review

For determinations regarding certificates of appropriateness for new construction, the Historic Landmark Commission must base its decision on the Zoning Ordinance criteria found in Section 21A.34.020H.

**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 alterations of noncontributing structures, 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 and is in the best interest of the city:

## Standard 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.

### Applicable Design Guidelines for Standard 1

#### **12.5 A new building should be designed to reinforce a sense of human scale.**

- A new building may convey a sense of human scale by employing techniques such as these:
- Using building materials that are of traditional dimensions.
- Providing a porch, in form and in depth, that is similar to that seen traditionally
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.
- Using window openings that are similar in size to those seen traditionally.

#### **12.6 A new building should appear similar in scale to the established scale of the current street block.**

- Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible.
- The scale of principal elements such as porches and window bays is important in establishing and continuing compatibility in building scale.

#### **12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.**

- This can help to maintain the sense of human scale characteristic of the area.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.

#### **12.11 A new building should appear similar in width to that established by nearby historic buildings.**

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.
- Stepping back sections of wall plane helps to create an impression of similar width in such a case.

#### **12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.**

- Visually, the roof is the single most important element in the overall form of the building.
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

**Analysis:** The height of the second story where the addition is being proposed will remain the same after the addition (approximately 24 feet). The roof shape of the second floor will remain the same as the existing hip shape roof. The house has a horizontal orientation, the width of the front façade of the house is approximately 127 feet and the addition will increase approximately 12% of the front façade only on the second floor. The houses and lots on this block are varied in size, shape, scale and architectural styles (see further explanation on this topic on the analysis of Standard 3). The scale of the subject house and architectural design is unique because it is mostly a one story high and with a front façade that is 127 feet wide. Most of the houses in the neighborhood with narrower and are two stories high. There are not many Spanish Revival houses in Salt Lake City.

Although the house is mostly one story high, there are sections that are two stories. Only 33% of the front façade is two stories high. The roofline is asymmetrical because it changes from one story to two stories and from roof shapes starting with a gable roof on the east end switching to a hip roof on the second story, a flat roof on the middle and a hip roof on the west end.

**Finding:** The Spanish Revival style of this house is organic and lends itself to appropriate additions and changes over time. The proposed addition and garage will not have a big impact on the scale and form of the existing structure. The project meets this standard.

## **Standard 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.

## **Applicable Design Guidelines for Standard 2**

### **9.2 New accessory buildings should be constructed to be compatible with the primary structure.**

- In general, garages should be unobtrusive and not compete visually with the house.
- While the roofline does not have to match the house, it should not vary significantly.
- Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases stucco.
- In the case of a two-car garage consider using two single doors since they help to retain a sense of human scale and present a less blank look to the street.

### **9.3 Attaching garages and carports to the primary structure should be avoided.**

- Typically before c. 1940 a garage was a separate structure, at the rear of the lot, and this pattern should be maintained where possible.
- The City considers attached accessory structures on a case-by-case basis.
- An attached garage may be treated as an addition. Regulations and guidelines (Chapter 8) for additions may apply.

**12.8 A front facade should be similar in scale to those seen traditionally in the block.**

- The front facade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.
- The primary plane of the front facade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum facade width in the district.

**12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.**

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

**12.13 Building forms should be similar to those seen traditionally on the block.**

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

**12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.**

- The “overall proportion” is the ratio of the width to height of the building, especially the front facade.
- The design of principal elements of a facade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.
- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about facade proportions.

**12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.**

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

**12.17 Use building materials that contribute to the traditional sense of human scale of the setting.**

- This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.

**12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.**

- Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.
- The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles

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

- Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.



**Analysis:** The proportion and openings of the proposed addition and garage relate to the existing structure and so much with the other structures in the block because this property stands alone in architectural style and size.

The proposed garage will be detached and located 4 feet from the principal structure. It will be aligned with the front façade of the house. The proposed garage will cover portion of the east façade of the house which is visible from the street, but on the south elevation, or front façade, the proposed garage matches the existing home with an arched garage door that matches other arched elements of the house. The existing principal structure has decorative reliefs with precast concrete column details. The proposed garage will copy the decorative details and columns. The roof of the proposed garage will also be as a continuation of the existing roof, with the same materials and same roof pitch.

The proposed windows will be vinyl, and will be the same material depth and reveal as the existing windows. The proposed materials for the addition and for the garage will match those of the existing house. The house has had so many alterations over the years that it is difficult to tell what is original to the house.

**Finding:** The streetscape on this block is eclectic and this house has an unique architectural style in the context of the houses surrounding it. The proportions of the building details on the addition and on the proposed garage matches the design of the front façade of the existing building as it was explained above. The materials proposed for the addition and garage are compatible with the historic materials of the primary building. The project meets this standard.

### **Standard 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.

### **Applicable Design Guidelines for Standard 3**

#### **12.23 Building components should reflect the size, depth and shape of those found historically along the street.**

- These include eaves, windows, doors, and porches, and their associated decorative composition and details.

#### **14.4 The traditional setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.**

- In Arsenal Hill, street patterns and lot lines call for more uniform setback and sitting of primary structures.
- Historically, the Marmalade district developed irregular setbacks and lot shapes.

- Many homes were built toward compass points, with the street running at diagonals.
- This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape.
- Staggered setbacks are appropriate in this part of the district because of the historical development.
- Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.

**Analysis:** In 1988 the addition that connected the two original homes moved the front entrance of the building to Hillside Avenue. This section of Hillside Avenue is located on a block and lot that is irregular partly due to topography. This is a smaller block and there are only two houses on the block face where the subject property is located. The houses surrounding this property have different architectural styles such as Minimal Traditional, a Federal mansion, Colonial Revival, Neo Eclectic, and an Art Deco. The lot sizes, shapes, topography and setbacks are not uniform and therefore there is no continuity of yards and yard elements such as fences and landscapes.

**Finding:** The subject house is unique and does not relate to the other houses in the streetscape. The proposed addition and garage are compatible with the existing structure. Because the house is unique on a block with an eclectic mixture of architectural styles, Staff finds that this standard is met.

#### **Standard 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:** The project does not require or propose a subdivision approval.

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

**Attachment A**  
Site Plan and Elevations

# Reuben Residence

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Salt Lake City, Utah

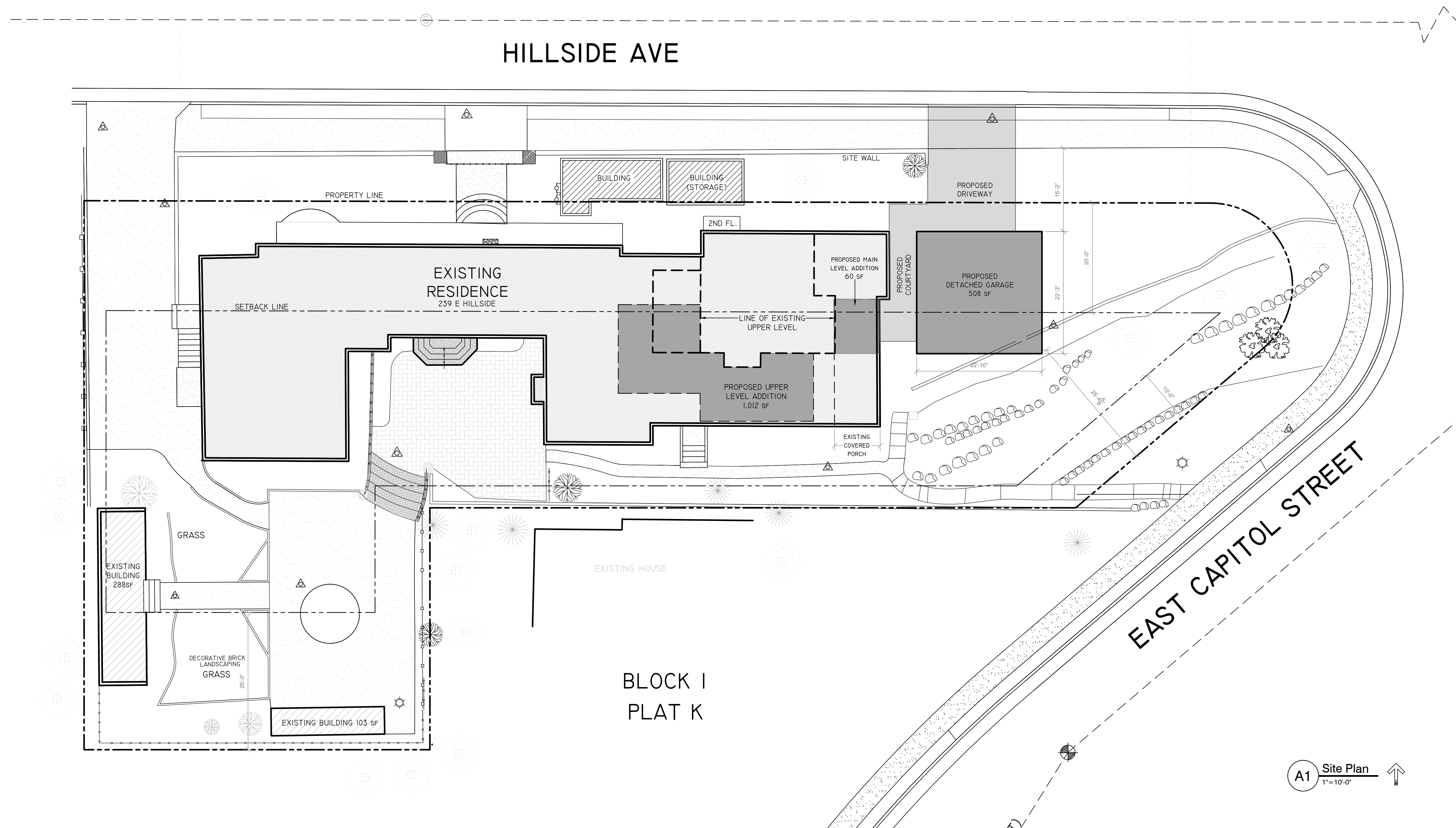
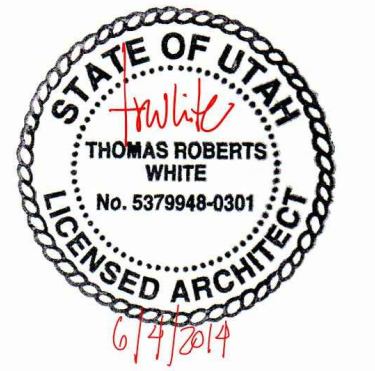
Design Development  
July 16, 2014



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A1 Site Plan  
1"=10'-0"

Reuben Residence

114 Hillside Avenue  
Salt Lake City, UT

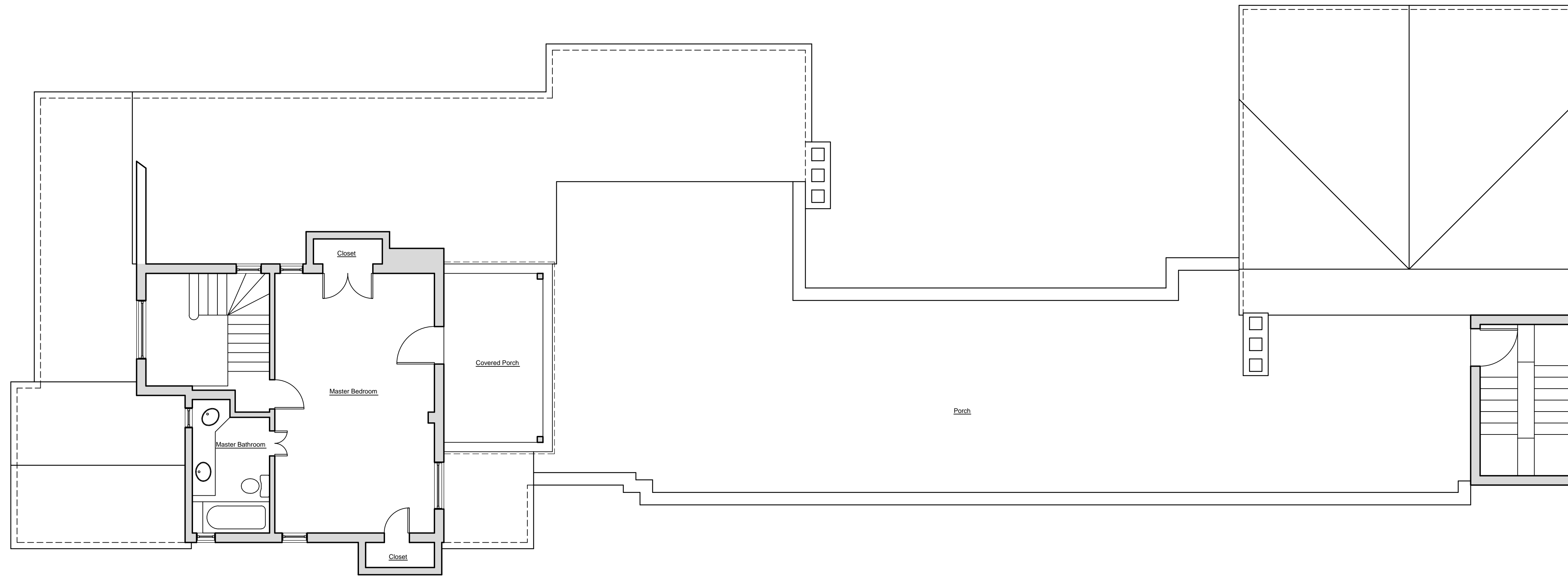
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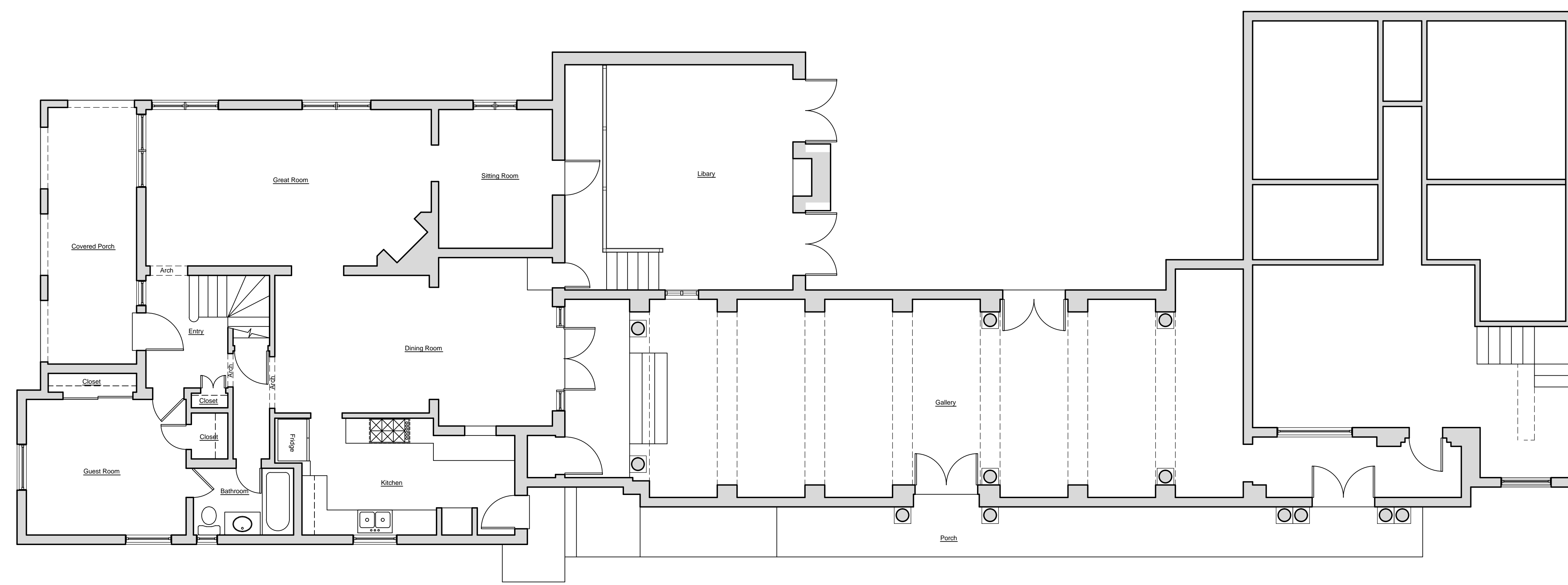
G001

Design Development





C5 Existing Upper Level Plan  
3/16"=1'-0"



A5 Existing Main Level Plan  
3/16"=1'-0"



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Reuben Residence

114 Hillside Avenue  
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Revision	Date

Project No  
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A100

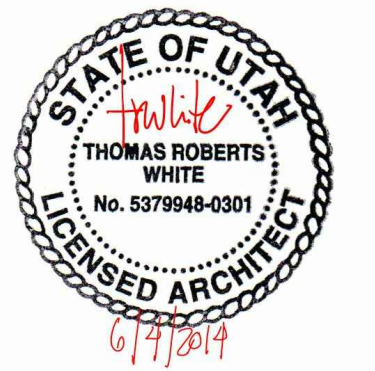
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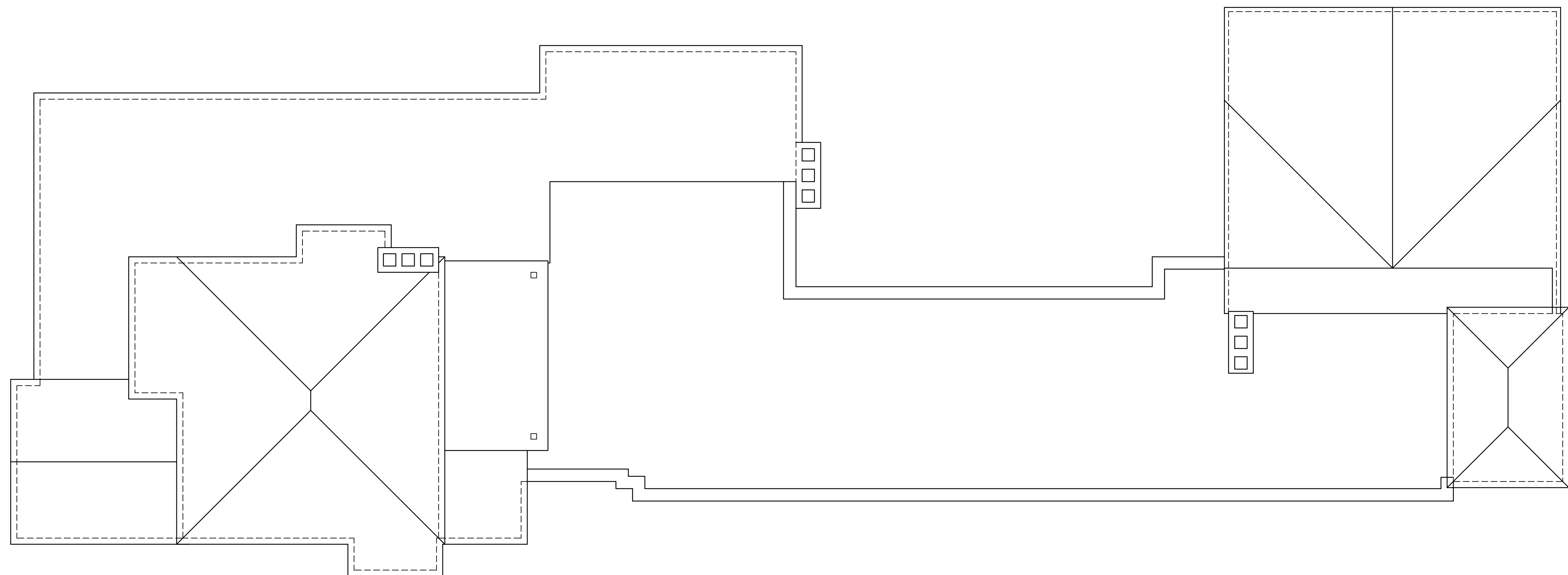
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### Reuben Residence

114 Hillside Avenue  
Salt Lake City, UT



**A5** Existing Roof Plan  
3/16"=1'-0"



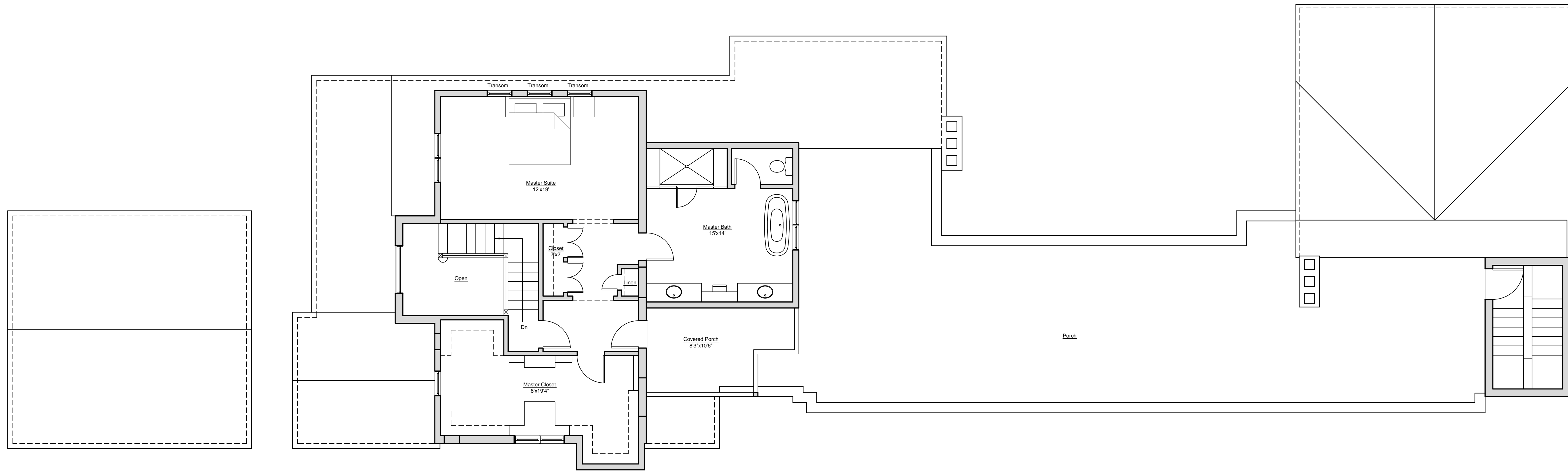
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# A101

Design Development





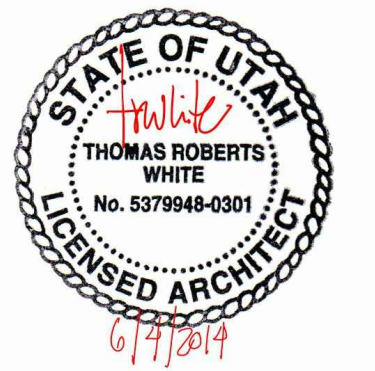
C5 Proposed Upper Level Plan  
3/16" = 1'-0"



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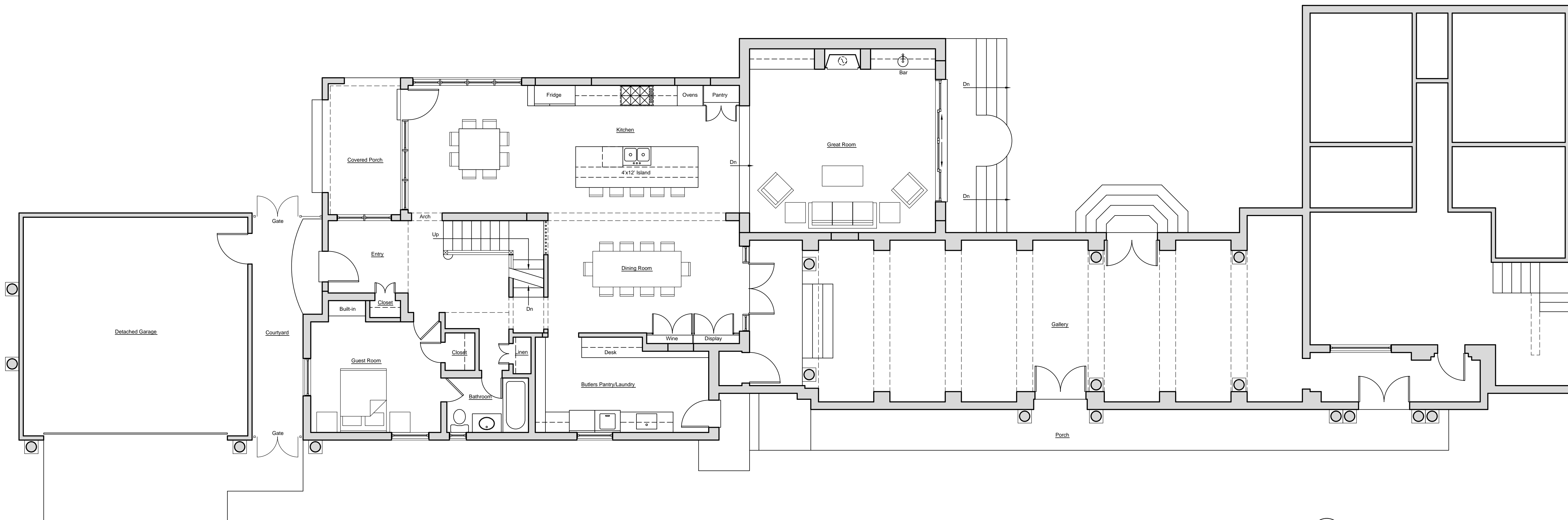
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Reuben Residence

114 Hillside Avenue  
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A5 Proposed Main Level Plan  
3/16" = 1'-0"

Revision	Date

Project No  
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Sheet

A110

Design Development



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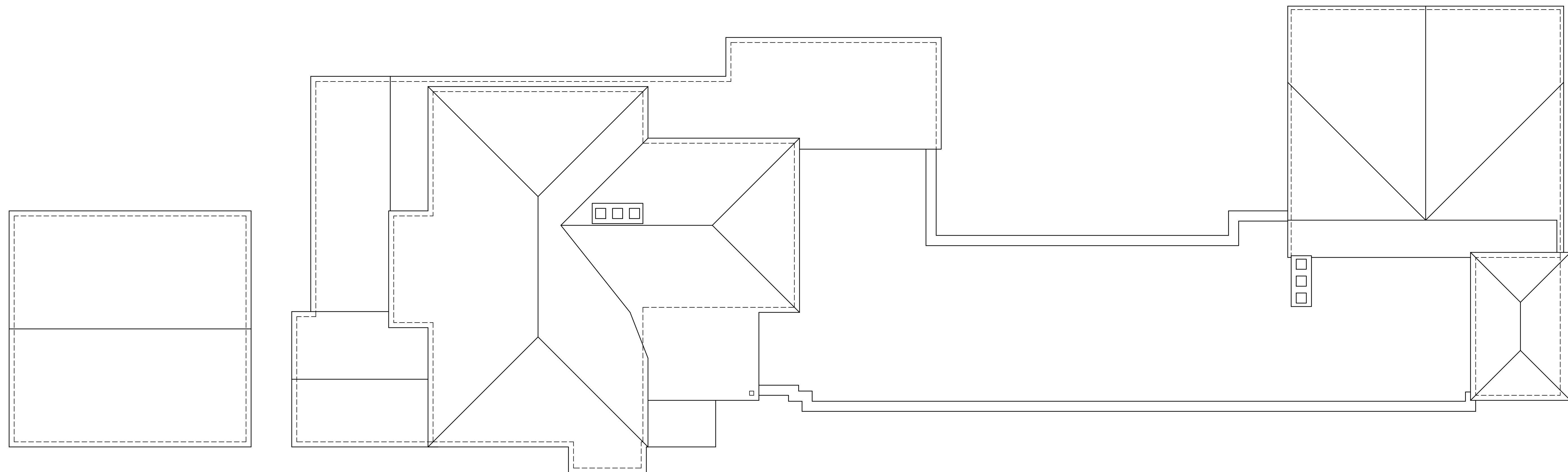
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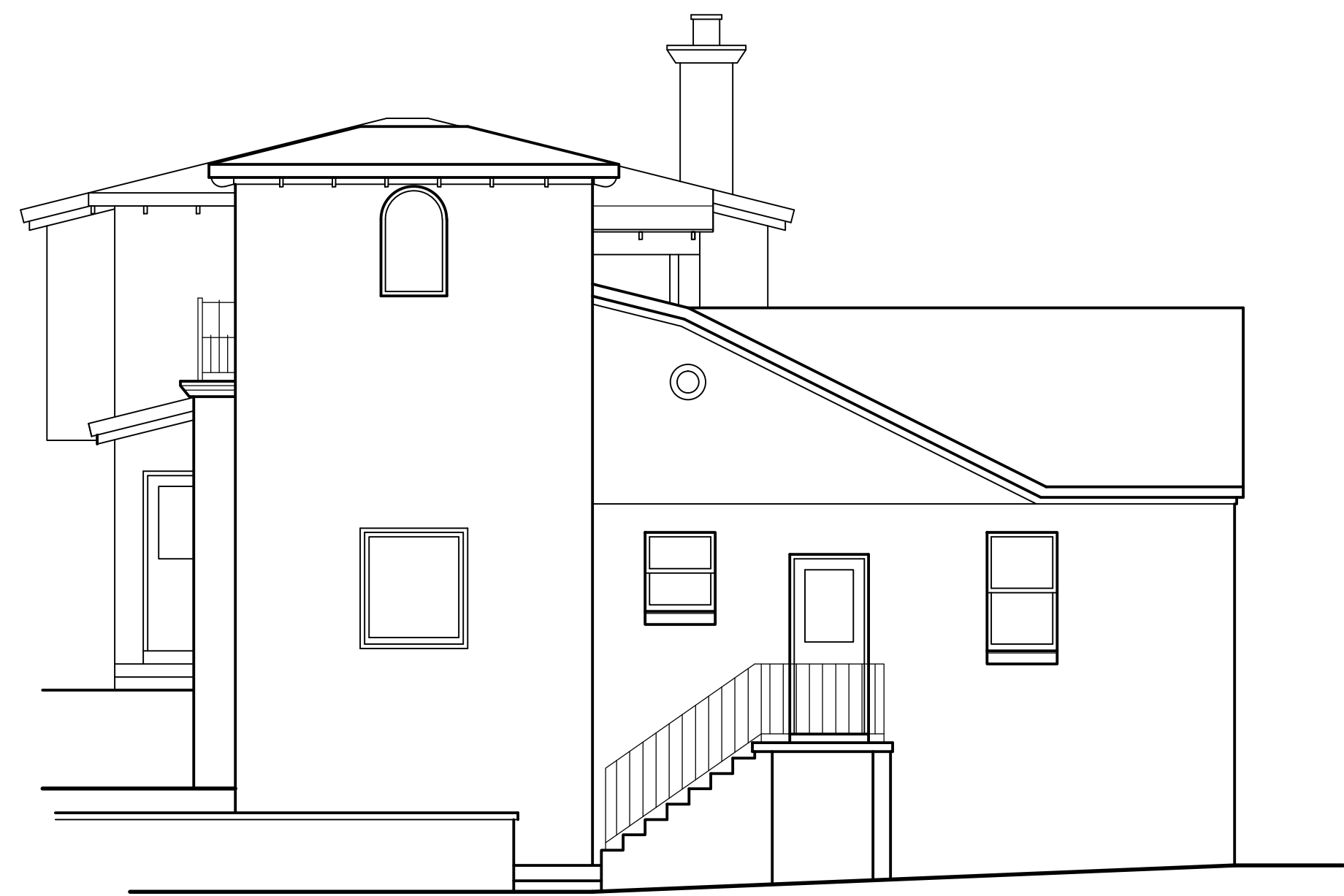
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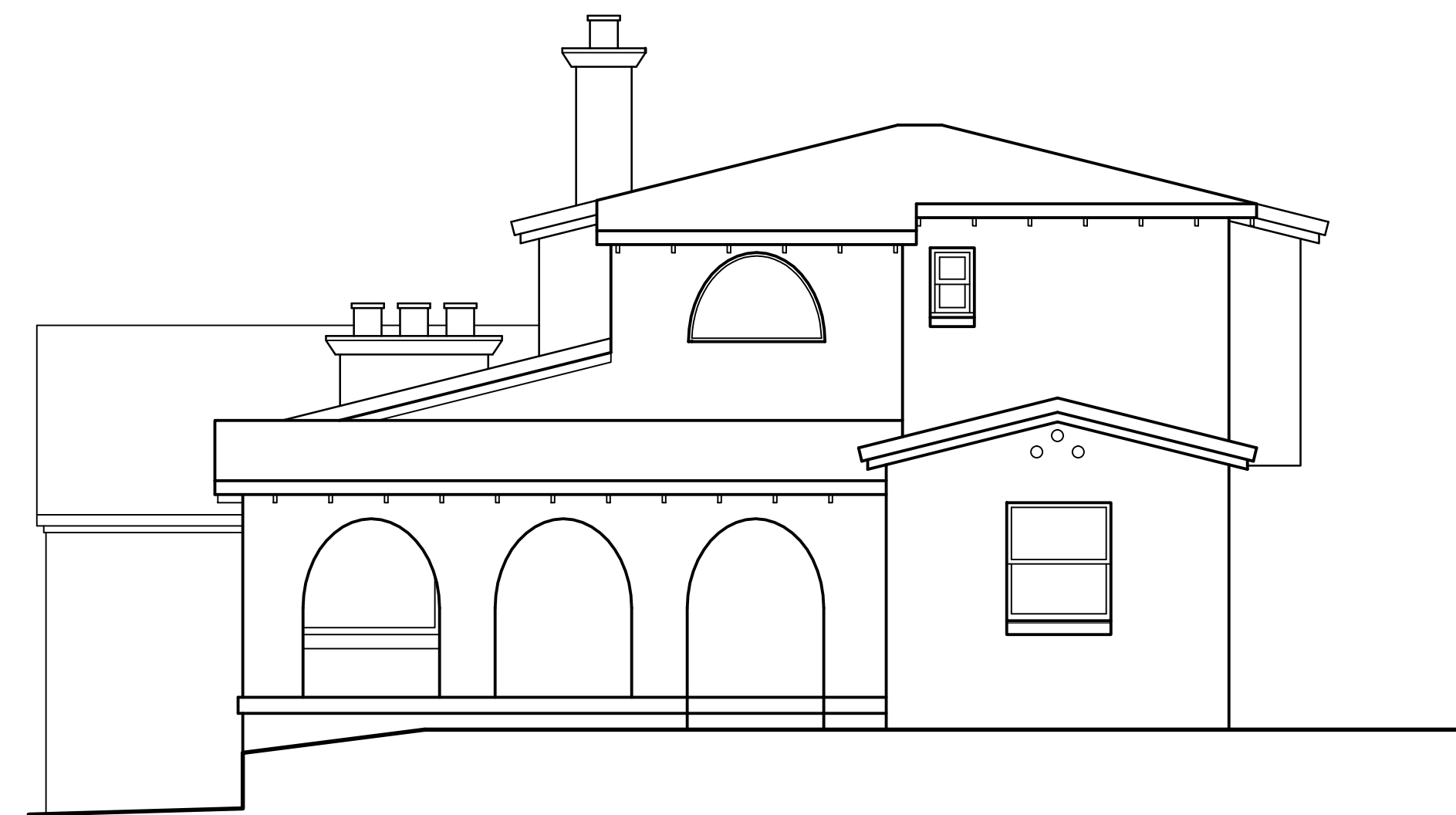
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A5 Proposed Roof Plan  
3/16" = 1'-0"

Design Development



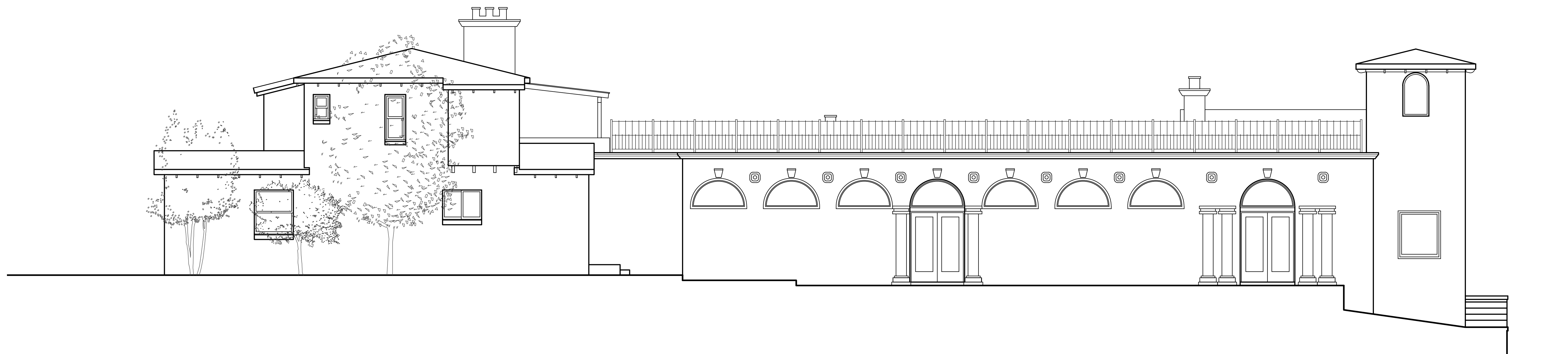
D3 Existing West Elevation  
3/16"=1'-0"



D5 Existing East Elevation  
3/16"=1'-0"



B5 Existing South Elevation  
3/16"=1'-0"



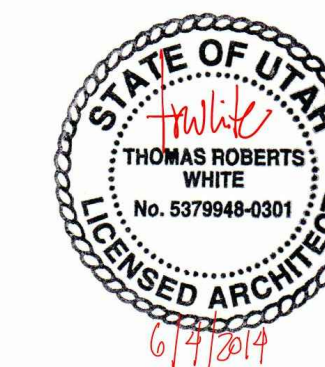
A5 Existing North Elevation  
3/16"=1'-0"



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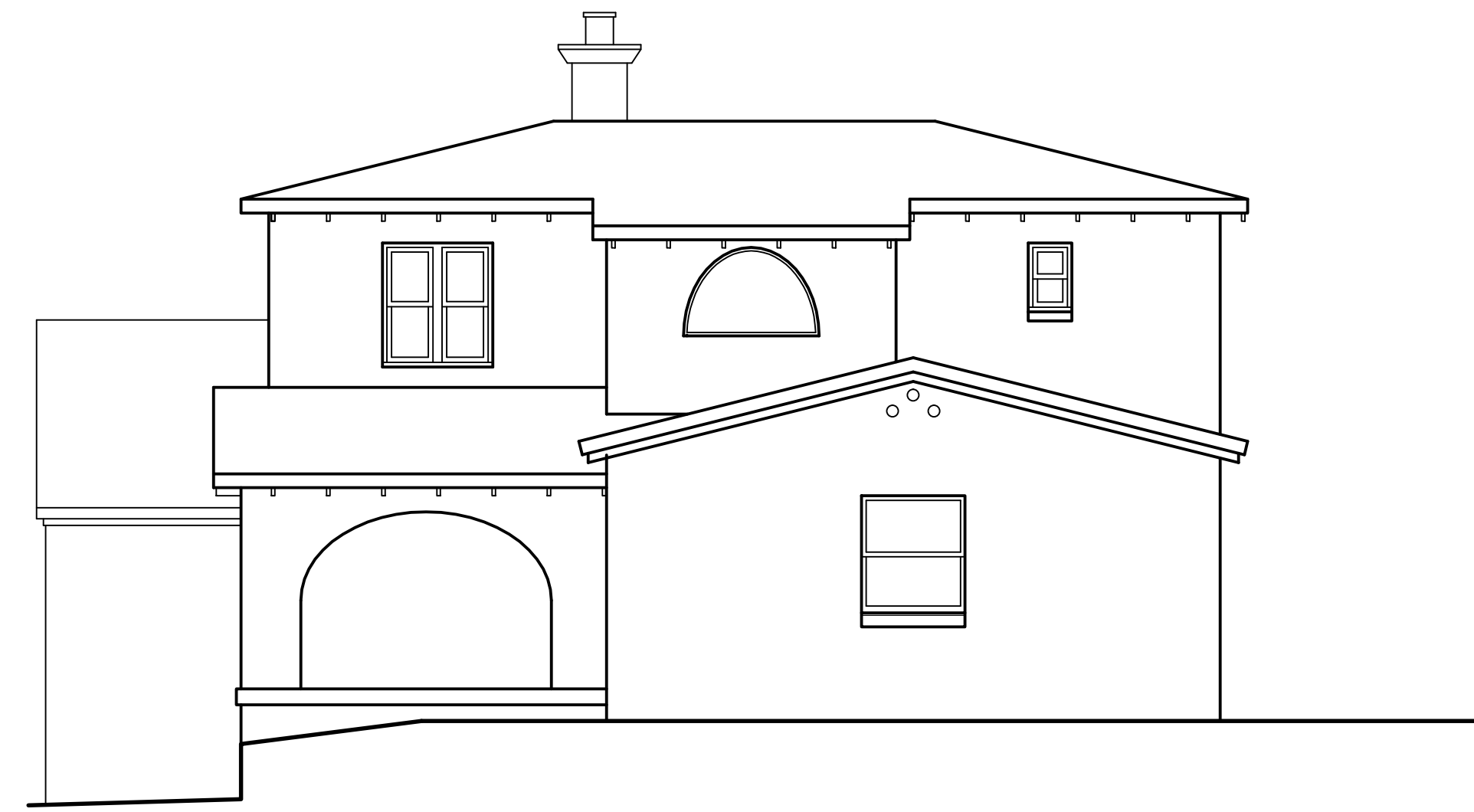
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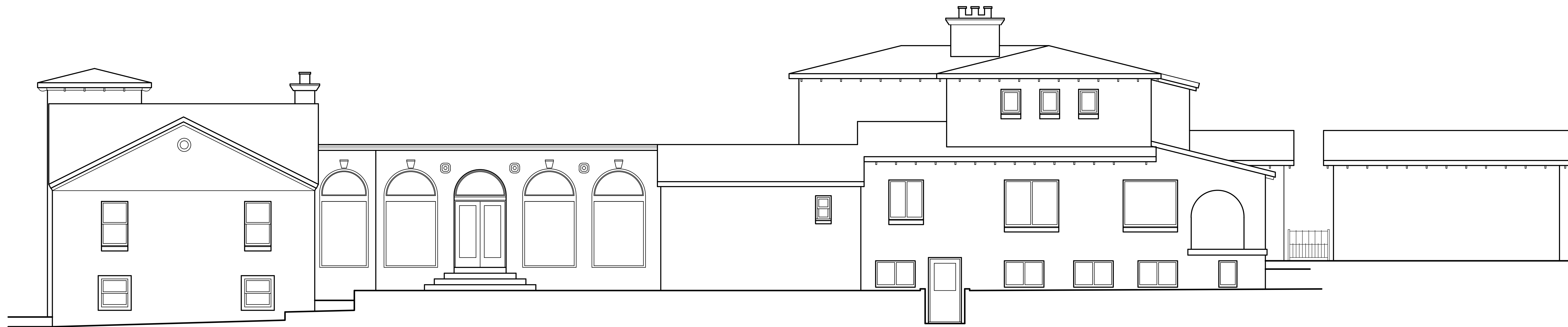
Design Development



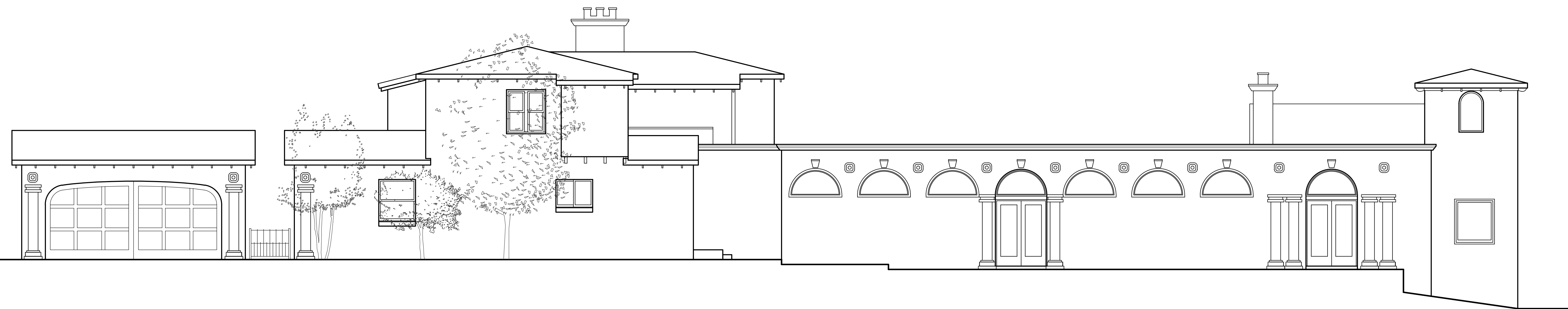
D3 Proposed West Elevation  
3/16"=1'-0"



D5 Proposed East Elevation  
3/16"=1'-0"



B5 Proposed South Elevation  
3/16"=1'-0"

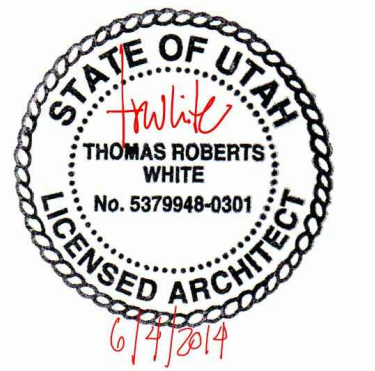


A5 Proposed North Elevation  
3/16"=1'-0"

SugarHouse Architects, LLC  
2483 South Alden St.  
Salt Lake City, UT 84106

p 801.466.3100  
f 866.574.1253

www.sugarhousearchitects.com  
rob.white@sugarhousearchitects.com



Reuben Residence

114 Hillside Avenue  
Salt Lake City, UT

Revision	Date

Project No  
Date: June 16, 2014  
Sheet

A210

Design Development

**Attachment B**  
Photos





Location of the Proposed Garage

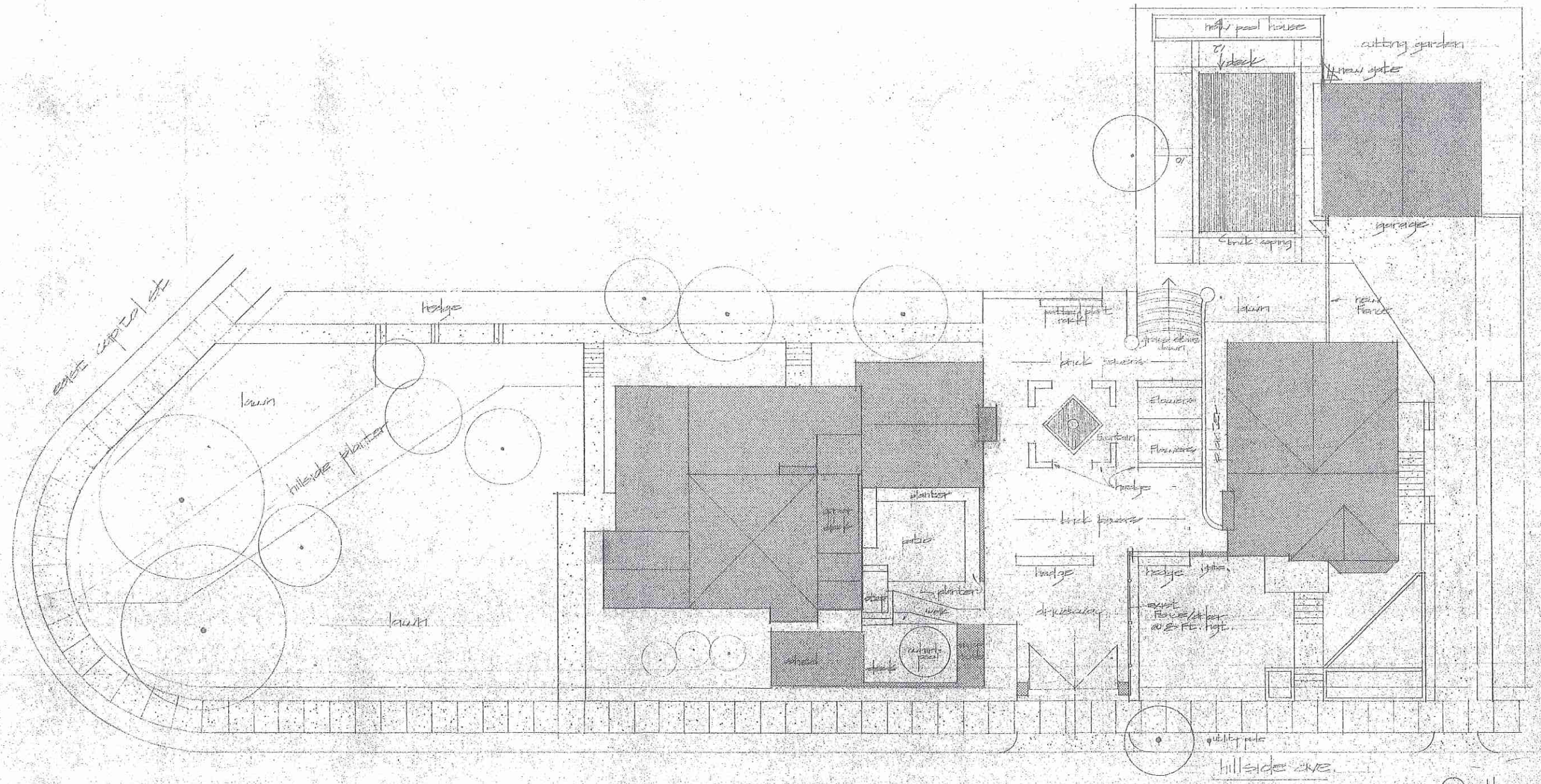




**Attachment C**  
Historic Photos and Documents



14 Hillside  
542



Thomas K. Seg Residence - pool & garden plan  
1/8" = 1'-0"

CNSR 542  
Tom Seg





2-2702-1

1/10/1912



04-31-312-011



04-31-312-011



BEFORE THE PLANNING & ZONING AND THE HISTORICAL LANDMARK COMMITTEE

FINDINGS AND ORDER, CASE NO. 767

REPORT OF THE COMMISSION:

This is an appeal by Thomas Sieg from the refusal of the Building Inspector of Salt Lake City, Utah, to issue a permit to link two houses with conservatory, remodel and stucco to match at 239 East Capitol Boulevard and 114 Hillside Avenue, within a Historical District. On June 1, 1988 the case was heard before the Historical Landmark Committee.

Site plans and photos of the property were presented to the Committee. Tom Sieg pointed out on the front view of the house the variety of window treatments with the arches, the leaded windows, the stone and the configuration. He said he originally bought the property on Hillside Avenue primarily for the back yard since he had none at the house on East Capitol Boulevard. The pool and pavilion are located down below as a courtyard. Because of Mr. Sieg's profession, he does a lot of entertaining and he needs more formal dining space and a larger kitchen. He also does gardening and has a greenhouse on the property.

Mr. Sieg explained that the proposed connecting link will be a completely glassed roof from the service yard. At the bottom the theme of the arches will be kept through the conservatory. There will be the same window structure on the house next door and the tower as exist on Mr. Sieg's house on East Capitol Boulevard. The material to be used on the top railing has not yet been decided upon; however, it will be an open balustrade.

Mr. Sieg said it has been difficult to decide on a material and a style that tie the two houses together. The tower part on the end will be an open tower and the music room will be in the new addition. He will not be tearing down the Hillside house as he will be using the whole interior except for the front wall which be moved farther forward. Setback requirements will be met. The pitch of both roofs are similar and the part which will be visible will be almost identical with the pitch on the garage and the library roofs which will be facing each other across the courtyard.

It was pointed out that the maid's quarters will remain in the basement with an entrance underneath the kitchen stairwell on the west side of the house. Also all of the mechanical equipment will be located in the basement including the underfloor hot water heating for the greenhouse.

Mr. Stransky expressed a concern about the length of the conservatory. Mr. Sieg pointed out that many of the windows don't show because of the trees planted along there. Mr. England noted that problem was addressed during the Architectural Subcommittee meeting and it was suggested there be plantings of some kind along the wall and along the new wall located out near the sidewalk, attempting by a series plantings to break down the scale to the street.

Mr. Sieg said the pillars across the old driveway and the iron gates will remain. There is parking and a garage located to the west.



Mr. England questioned the treatment of the west elevation. Mr. Sieg is considering covering the stairs and the landing to the new kitchen area with a trellis or possibly use a large canvas awning which matches the awnings on the rest of the house to not only give cover to that walkway and porch but also break-up the line.

Mr. Kimball was concerned about the "connecting section", particularly on the west where the hill falls off, and he wondered if it should be brought down to the scale of the neighborhood. He noted it is more "visual" than "reality", also commenting that Mr. Sieg's house is already a "distinct style" in the neighborhood. Mr. Sieg responded that building the terrace up some, together with the use of shrubs and trees, will lower the appearance somewhat and will make that side of the house less visible.

Mr. Stransky voiced his concern about the Historical Landmark Committee being subject to criticism by the neighbors because of the massive appearance and the scale of this house.

Mr. England felt there had been a successful attempt to diminish the scale of the structure. The Committee members generally agreed this project could probably be given conceptual approval and small details could be worked out with the Architectural Subcommittee.

Mr. Emerson brought up the subject of members of the Historical Landmark Committee presenting their own projects, or presenting other people's projects, reminding the Committee that according to the Historical Landmark Committee Bylaws, the Committee members are not allowed to do that. He recalled that Hermoine Jex had previously mentioned this to the Committee, and he stated he is not opposed to it but he is concerned about criticism from others toward the HLC. He felt the Committee should not give the appearance that they are not addressing Mr. Sieg's proposal the same as they address other proposals.

Mr. Stransky asked, for clarification, if there isn't a difference between his presenting a client's project as opposed to presenting a project on his own home. It was noted that in a case like that the Committee member should probably "step down" from the Committee and present the project as a property owner.

The Committee members were in agreement on that issue.

Concerning Mr. Sieg's case, Mr. England moved for conceptual approval of the project, and the plans are to be submitted to the Architectural Subcommittee for final approval. Further, that the applicant consider the issues of scale treatment of the front facade and treatment of the west facade of the existing house. Mr. Emerson seconded the motion.

Mr. Kimball noted for the record, relevant to Mr. Emerson's comments, the Committee is aware that although Tom Sieg is a member of the Historical Landmark Committee and he presented this case, he has not taken part in any



**Attachment D**  
Public Comments



273 N. East Capitol Street  
Salt Lake City, UT 84103  
p: 801-456-2430  
f: 801-456-2431

July 16, 2014

Carl O Leith

Senior Historic Preservation Planner

I have reviewed your plans for the Ruben Residence at 114 Hillside Avenue as requested I live across the street from the Ruben Residence. I feel the plans are congruent with the style and tradition of the neighborhood and approve of your proposed plans as shown.

Thank you



Bryson Garbett

**From:** [Bill's Place](#)  
**To:** [Pace, Katia](#)  
**Subject:** Cse #'s PLNHLC2014-00364 AND PLNHLC2014-00482  
**Date:** Thursday, July 24, 2014 11:39:09 AM

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On BEHALF OF RESIDENTS COOK AND CARPENTER of 233 North Street and 72 Hillside Ave. this communication is to object to the exception requested at 114 Hillside Ave. This is a major intrusion into the setback and a really substantial change to the general presentation of the neighborhood. Really small projects have been denied in this area. It is inappropriate that those of wealth should be afforded different privileges than those of average means. We'll be watching with interest.



July 29, 2014

Katia Pace  
Salt Lake City Planning Division  
451 S. State St., Room 406  
Salt Lake City, UT 84111

Dear Katia,

I'm writing in support of the proposed project at 114 Hillside Ave. in the Capitol Hill Historic District that will be discussed by the Historic Landmarks Commission at the August 7<sup>th</sup> meeting. Please forward these comments onto them for their consideration as I will not be able to attend the public hearing.

In this case, I believe it is important to recognize three key facts: 1) this is rated as a noncontributing structure and should be treated in review as such; 2) the address of this property as recognized by the city and the postal service is currently 114 Hillside Ave. and it should be acknowledged that the historic front doors of both older buildings that are incorporated within the current structure do not serve as the current front door and thus there is no "historic main façade" remaining on the structure; and 3) the proposed alterations to the current structure and property conform to the eclectic architectural style of the current structure and do not adversely affect the immediate properties or surrounding neighborhood in their mass, scale, or placement on the site.

Given due consideration of these facts, I would encourage the Historic Landmarks Commission's swift and favorable approval of the application for a Certificate of Appropriateness.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk Huffaker', is written over a light blue horizontal line.

Kirk Huffaker  
Executive Director



**Attachment E**  
Transportation Division Comments

**From:** [Walsh, Barry](#)  
**To:** [Pace, Katia](#)  
**Cc:** [Vaterlaus, Scott](#); [Barry, Michael](#)  
**Subject:** RE: PLNHLC2014-00482 Reuben Garage  
**Date:** Wednesday, July 30, 2014 2:37:43 PM

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July 30, 2014

Katia Pace, Planning

Re: PLNHLC2014-00482, Garage setback.

Transportation review comments and recommendations are as follows;

The 15'-2" setback from the public sidewalk to the face of the new garage requires posting "No Parking" signs on the front of the garage door to restrict parking and staging on the public sidewalk, minimum setback is 17'-6" from back of walk. Maintain the required 10'x10' clear sight zone on each side of the driveways.

Sincerely,

Barry Walsh

Cc Scott Vaterlaus, P.E.  
Michael Barry, P.E.  
File

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**From:** Pace, Katia  
**Sent:** Monday, July 28, 2014 7:08 PM  
**To:** Vaterlaus, Scott  
**Cc:** Walsh, Barry  
**Subject:** PLNHLC2014-00482 Reuben Garage

This is a proposed garage located at 114 Hillside Avenue that does not meet the zoning standard requiring a 20 foot setback from the garage to the walkway. For this reason this project will require a Special Exception to reduce the 20 foot setback to a 15 foot setback. I've attached the site plan. Please let me know if you have any comments.

**KATIA PACE**  
Principal Planner

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

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