

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning Division
Department of Community and Economic
Development

Good Rear Porch Enclosure and Remodel
PLNHLC2015-00010
567 East 900 South
March 5, 2015

Applicant: Pamela Wells,
Architect

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

Tax ID: 16-07-277-030

Current Zone: RMF-30
Low Density Multifamily

Master Plan Designation:
Low Density

Council District:
4, Luke Garrott

Lot Size:
4,356 square feet

Current Use:
Single Family Residence

**Applicable Land Use
Regulations:**

- 21A.24.120
- 21A.34.020

Attachments

- A. Site Plan & Elevations
- B. Photos

Notification

- Notice mailed on 2/29/15
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites 2/29/15
- Sign posted 2/23/2015

Request

A request by Pamela Wells, representing the property owner, Brian Good, to enclose a rear porch, brick-in an original side window and replace two existing windows in the side and rear of the house. The home is located at 567 East 900 South in the Central City Historic District.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, and approve the request for a Certificate of Appropriateness to enclose a rear porch and the replace two windows in the rear and side of the house subject to the findings and analysis in this staff report.

Staff recommends denial of the request for a Certificate of Appropriateness to brick-in the existing side window subject to the findings and analysis in this staff report.

Potential Motions

Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness rear porch enclosure and the replacing of the two windows in the rear and side of the house and deny the request to brick-in the existing side window.

-or-

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission approve the rear porch enclosure, the replacing of the two windows in the rear and side of the house and the brick-in of the existing side window. (Commissioner then states findings based on the Standards below to support the motion to deny):

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;

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;

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not a historical basis and which seek to create a false sense of history or architecture are not allowed;

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

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

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;

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;

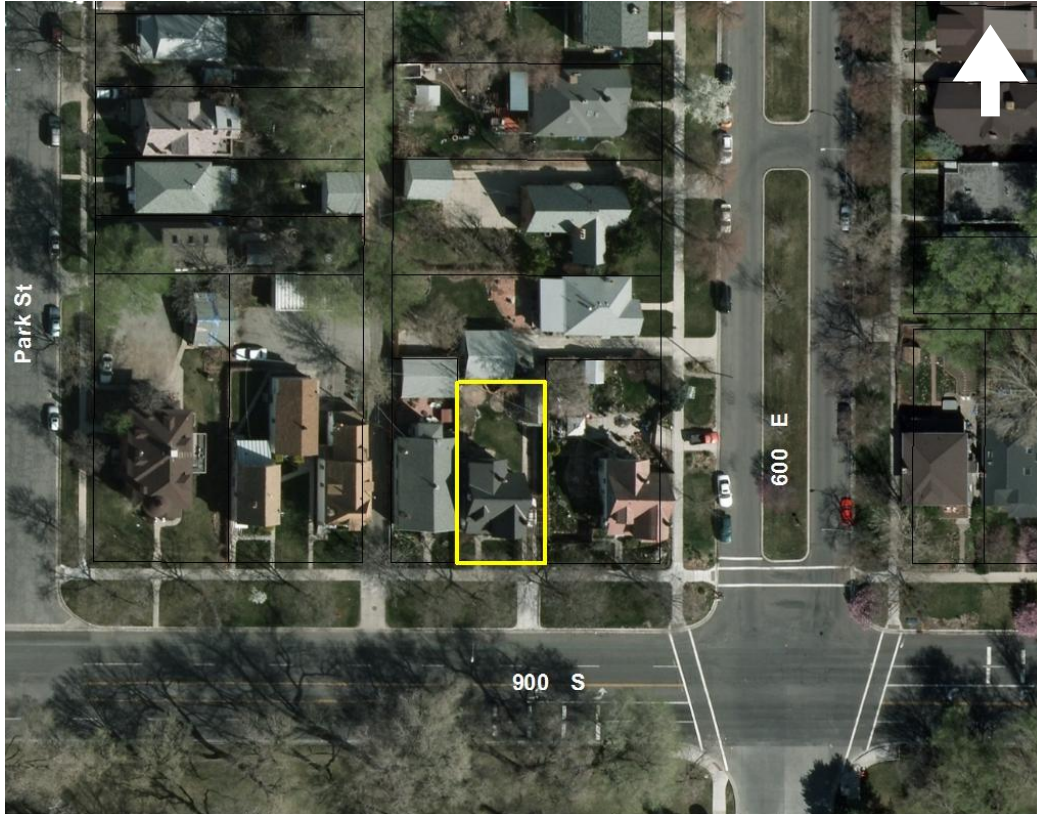
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material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

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;

Standard 10: Certain building materials are prohibited including the following: vinyl or aluminum cladding when applied directly to an original or historic material;

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;

Vicinity Map



Background

The building is located in the Central City Historic District and was built in 1905; it is considered a contributing structure to the historic district. This building has a Victorian Eclectic architectural style.

The request to enclose the rear porch and to replace windows would normally be reviewed administratively. However, the request to brick-in a window does not comply with the standards for a Certificate of Appropriateness for altering a contributing structure. For that reason staff was not able to approve the project administratively and has forwarded the entire project to the Historic Landmark Commission.

Project Description

The request consists of enclosing an existing 66 square foot open porch located at the northwest corner of the house. The new room will not change the structure's footprint, on top of the open porch there is an existing upper floor. The addition will become an informal dining room adjacent to the remodeled kitchen.

The project calls for two windows to be replaced, one in the kitchen (west elevation) and another in the half bath (east elevation). A new window and door will be installed in the enclosed porch (north elevation). All new windows will be double hung to match the existing. An additional kitchen window, (west elevation) is being proposed to be bricked-in.

The new exterior walls will be sided with cement fiber planks. The proposed new window and door and the windows to be replaced are proposed to be aluminum clad. A new cement pad will be installed outside the enclosed porch.



South Elevation

Public Comments

No comments were received which would preclude the proposed development.

Zoning Considerations

Analysis: The enclosure of the porch isn't adding additional area for lot coverage.

Finding: The project will present no zoning issues.

Analysis and Findings

Standards of Review

21A.34.020.G Historic Preservation Overlay District: 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 use of the structure will remain single family residential. No change is proposed.

Finding: The 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;

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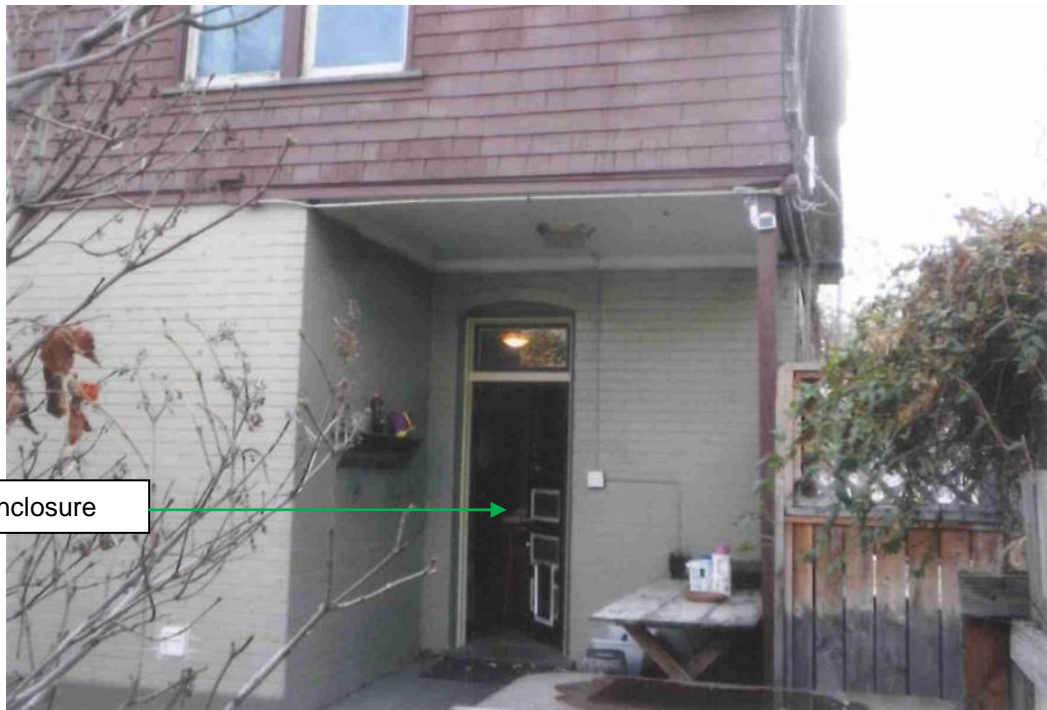
Chapter 8 – Additions Design Guidelines:

- 8.1** An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.
 - Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.
- 8.2** An addition should be designed to be compatible in size and scale with the main building.
 - The addition should be kept visually subordinate to the historic portion of the 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.
- 8.6** A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.
- 8.11** A new addition should be kept physically and visually subordinate to the historic building.
 - The addition should be set back significantly from primary facades.
 - The addition should be consistent with the scale and character of the historic building or structure.

Chapter 3 – Windows Design Guidelines:

- 3.2** The position, number, and arrangement of historic windows in a building wall should be preserved.
 - Enclosing a historic window opening in a key character-defining facade would be inappropriate, as would adding a new window opening.

Analysis: The proposed enclosure is an addition and will be reviewed by the design guidelines for an addition.



Proposed porch enclosure

North Elevation

The enclosure will modify the existing rear building façade. However, the proposed enclosure does not change the size and scale of the main building. If said enclosure were built and subsequently removed, the original structure would be unimpaired. 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 proposal is also to brick-in a window on the west elevation. The location of the window is towards the rear of the building. This window is a defining element of this home.

Finding: The enclosure will be visually subordinate to the principal structure. The proposed enclosure complies with the above design guidelines and therefore the historic character of the property will largely be retained and preserved. However, the proposal to brick-in the window on the west elevation does not comply with the design guidelines 8.1 and 3.2. This standard is only partially met.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not a historical basis and which seek to create a false sense of history or architecture are not allowed;

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Chapter 8 – Additions Design Guidelines:

- 8.4** A new addition should be designed to be recognized as a product of its own time.
- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.

Analysis: The proposed siding for the enclosure of the porch is cement fiber planks. The differentiation between old and new will be noticeable since the siding of the main floor is brick and the proposed siding will be different. The differentiation of siding materials will contribute to the recognition of this proposed enclosure as one of its own time.

Finding: The project 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 home does not present alterations or additions that have acquired historic significance.

Finding: The project will not eliminate alteration or additions that have acquired historic features. This standard is met.

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

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Chapter 3 – Windows Design Guidelines:

- 3.2** The position, number, and arrangement of historic windows in a building wall should be preserved.
- Enclosing a historic window opening in a key character-defining facade would be inappropriate, as would adding a new window opening.

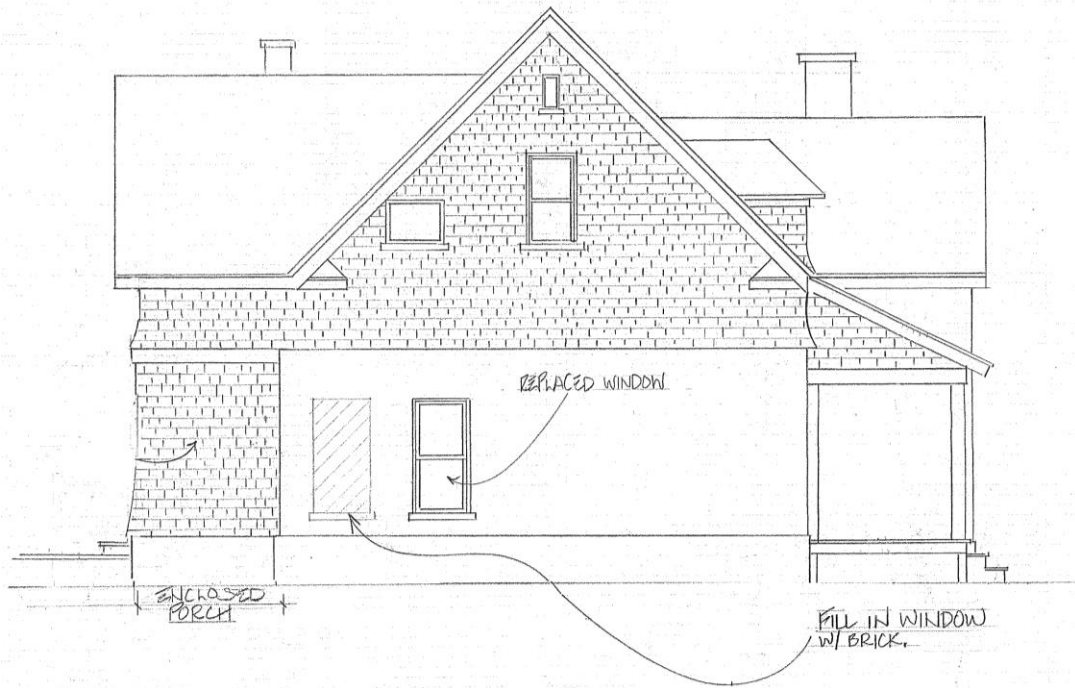
Chapter 8 – Additions Design Guidelines:

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

- Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.

Analysis: According to the applicant the amount of windows and doors in the kitchen limits the space where cabinets can be placed. The applicant is proposing to brick-in a window on the west elevation of the home. The applicant is proposing to keep the expression of the window by resetting the bricks inward. The applicant would like to install a stove with cabinets on top at the location where the window exists. The windows on the west elevation of the home are considered distinctive features.

Finding: Removing one of the windows does not comply with the design guidelines 8.1 and 3.2 which makes it so that this standard is not met. This standard does not apply to the changes proposed for the windows.



West Elevation

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;

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Chapter 3 - Windows Design Guidelines:

- 3.3** To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.
- 3.6** A replacement window should match the original in its design.
- If the original is double-hung, then the replacement window should also be double hung, or at a minimum appear to be so.
- 3.7** Match the profile of the sash and its components, as closely as possible to that of the original window.
- 3.8** In a replacement window, use materials that appear similar to the original.
- A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.

Analysis: The applicant is requesting to replace two windows because they are not in good condition, a window on the west side and another on the rear of the home. The windows will be double hung to match the existing windows the material will be aluminum clad. The windows will retain their original frames and will replicate the original profile.

Finding: The windows are located in a secondary façade and are not readily visible from the street. This standard is met. This standard does not apply to the enclosure of the porch.

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 proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.

Finding: The standard does not apply.

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;

Analysis: The proposed project 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.

Finding: This standard is met.

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;

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Chapter 8 – Additions Design Guidelines:

- 8.9** Original features should be maintained wherever possible when designing an addition.
- New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.

Analysis: If said enclosure were built and subsequently removed, the original structure would be unimpaired. Replacing windows will alter the structure; however, it will not change the form of the structure. However, bricking-in a window will change the integrity of the structure.

Finding: The proposed enclosure and replacing of windows preserves the integrity of the house, but bricking-in the window does not. This standard is partially met.

Standard 10: Certain building materials are prohibited including the following: vinyl or aluminum cladding when applied directly to an original or historic material;

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Chapter 8 – Additions Design Guidelines:

- 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.
- If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.

Analysis: The applicant is proposing materials for the addition that includes wood cement fiber planks; aluminum clad wood windows (double hung) and paneled doors. No inappropriate materials are being proposed as part of this project.

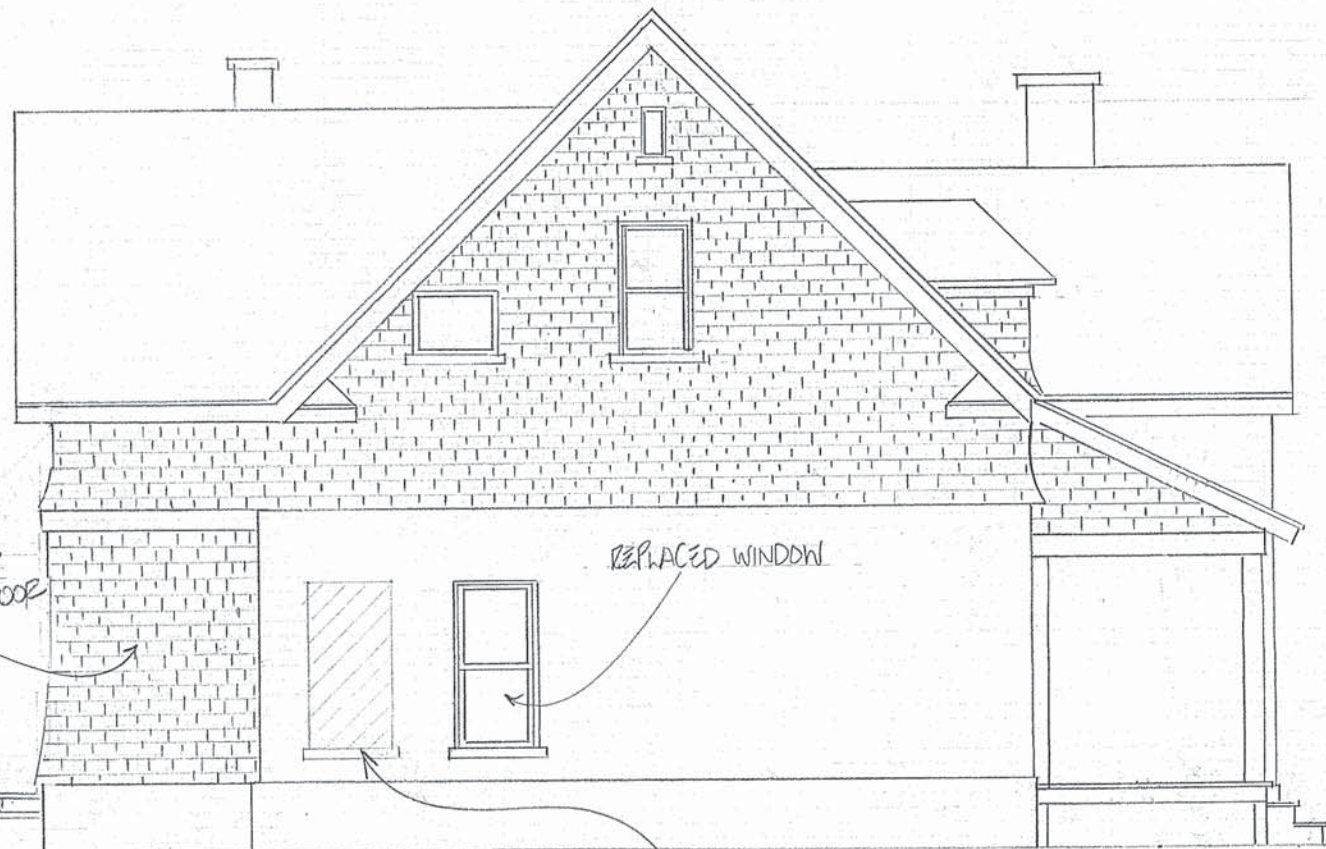
Finding: The project complies with this standard.

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: Signage is not part of this proposal.

Finding: The standard does not apply.

Attachment A
Site Plan and Elevations



WEST ELEVATION
SCALE: 1/4" = 1'-0"

CEDAR SHINGLES
TO MATCH UPPER FLOOR

REPLACED WINDOW

ADDITION & KITCHEN REMODEL
FOR
BRIAN GOOD
AT
567 EAST 900 SOUTH STREET

CONTENTS:

1. EXTERIOR ELEVATIONS
2. SITE PLAN, EXISTING KITCHEN FLOOR PLAN
3. REMODELED KITCHEN FLOOR PLAN, KITCHEN ELEVATIONS
4. ENCLOSED PORCH SECTION, ELECTRICAL PLAN, FOOTING & FOUNDATION PLAN, BEAM SCHEDULE
5. INTERIOR ELEVATIONS, BEARING WALL SECTION.
6. SOUTH AND EAST EXTERIOR ELEVATIONS, UNINFLUENCED BY PROPOSED ADDITION / REMODEL.



FILL IN WINDOW
W/ BRICK.

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NEW DOOR WITH
TRANSOM LIGHT

NEW WINDOW

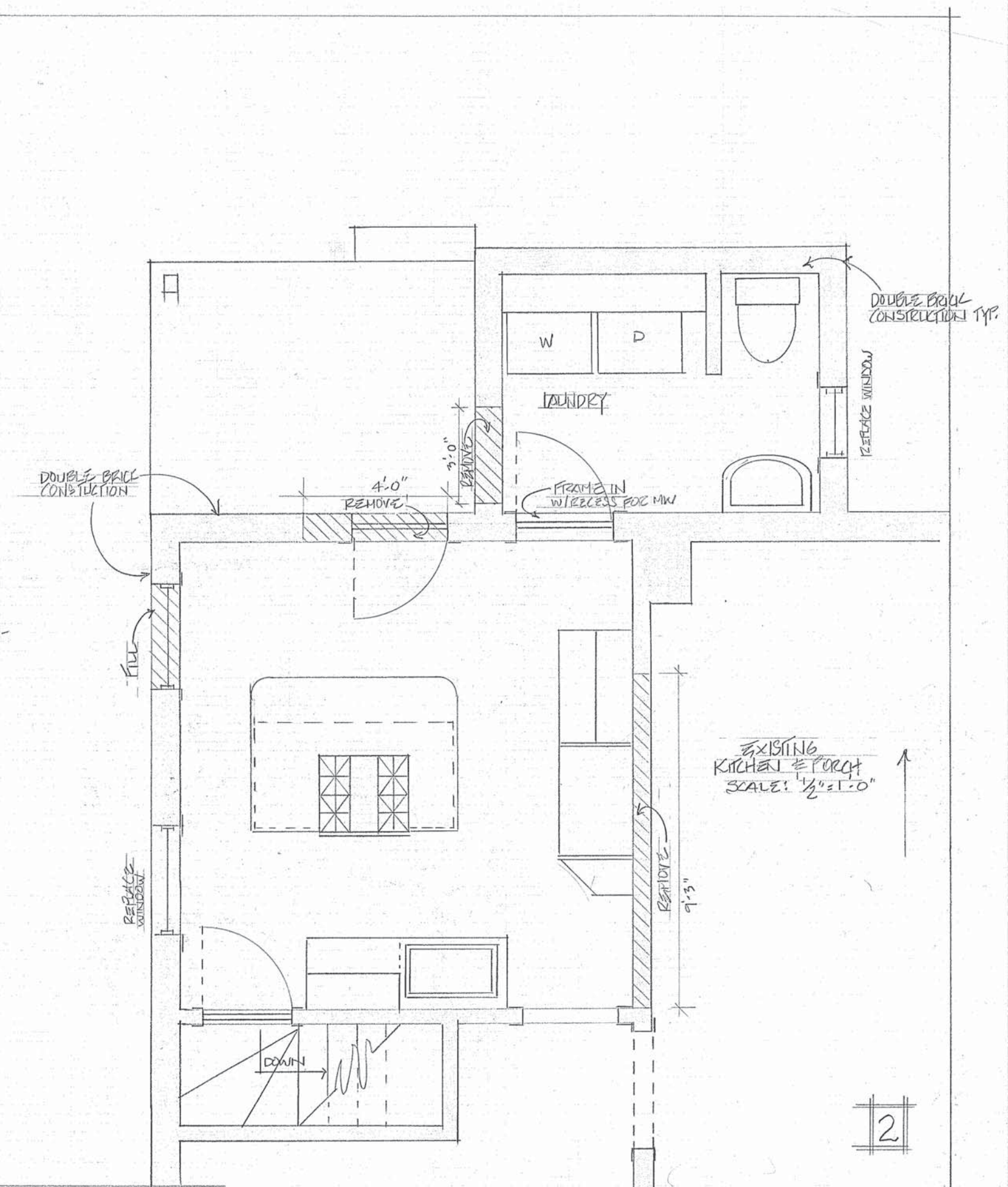
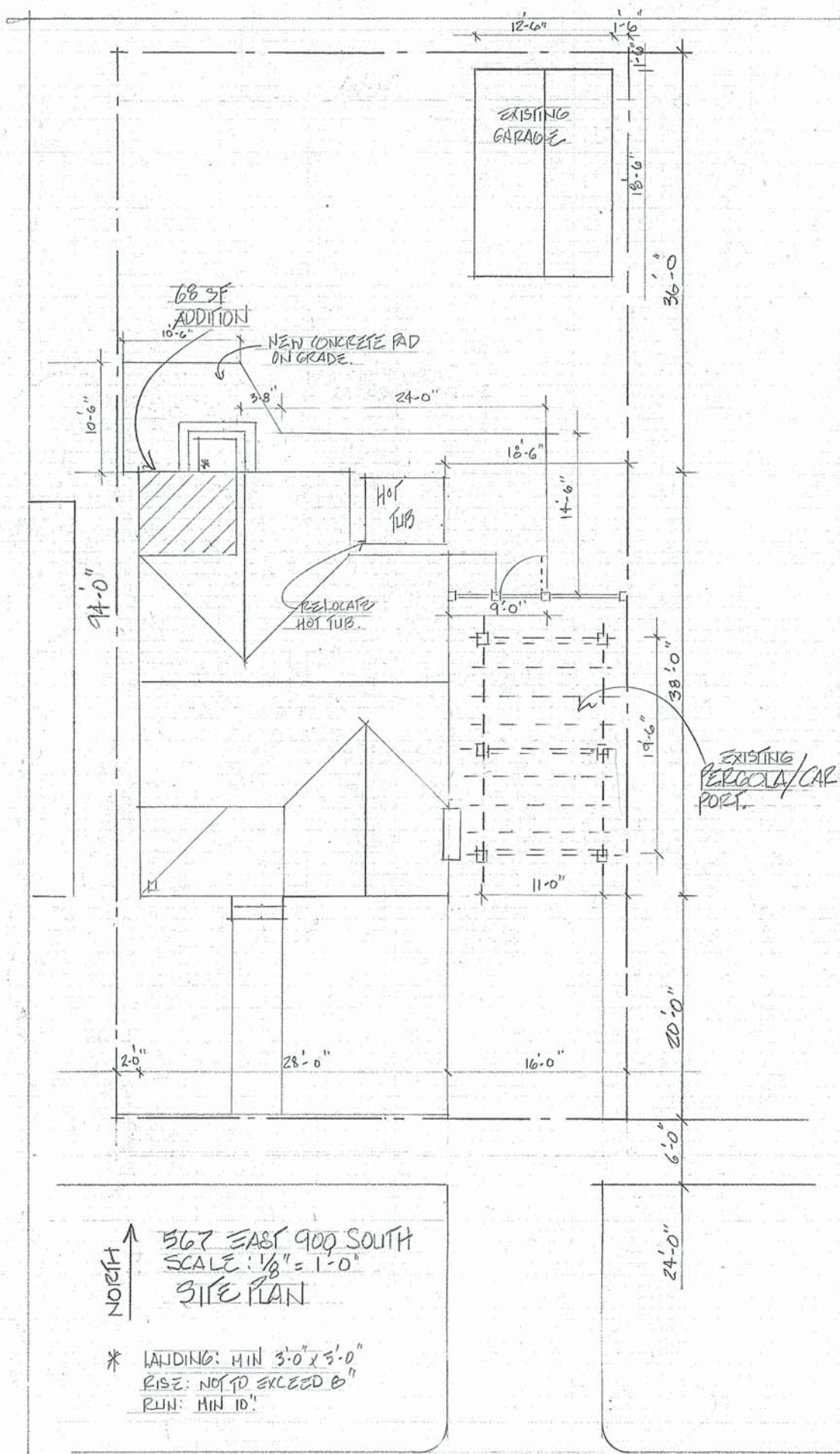
FINISHED SURFACE
TO BE CEDAR SHINGLES,
TO MATCH CEDAR SPACING
OF EXISTING UPPER FLOOR

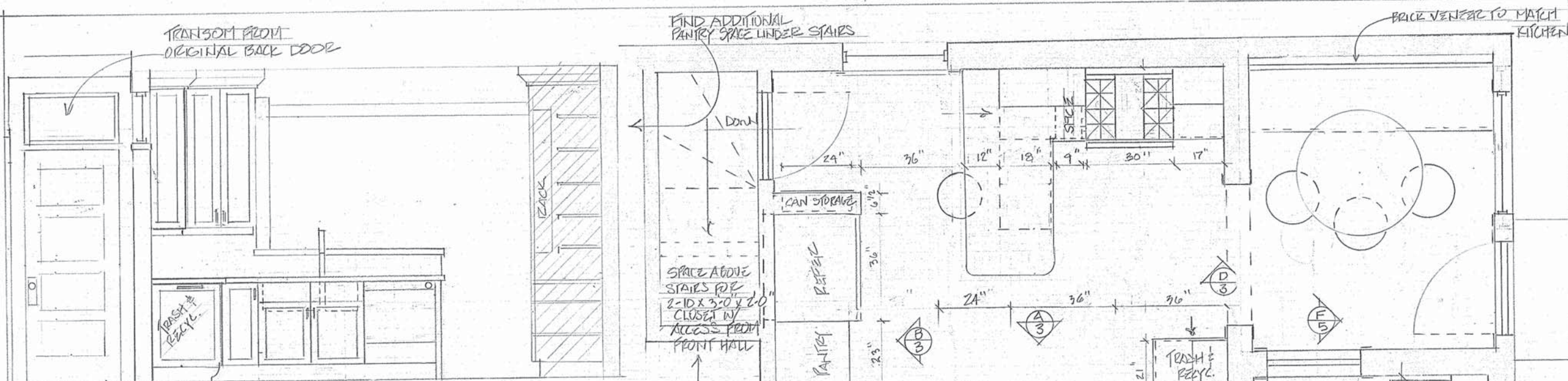
FINISH NOTES:

1. REMOVE EXISTING TIN CEILING IN KITCHEN WITH CARE SO AS TO BE REINSTALLED.
2. OWNER WOULD LIKE EXPOSED BRICK TREATMENT IN EXISTING KITCHEN TO BE REPEATED IN NEW BREAKFAST ROOM.

ENCLOSED
PORCH

ENCLOSED
PORCH





EAST ELEVATION | A | 3



SOUTH ELEVATION | B | 3



NORTH ELEVATION | C | 3

BRIAN COOD'S
KITCHEN REMODEL
SCALE: 1/2" = 1'-0"



WEST ELEVATION | D | 3

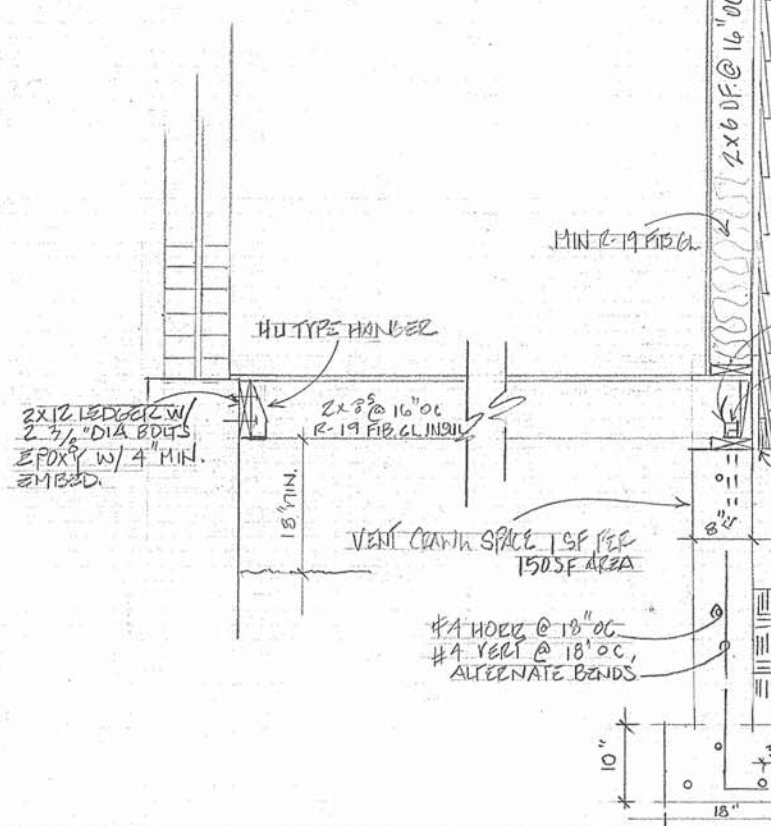
WINDOW SCHEDULE

- A) 3'-8" x 5'-2" DH WOOD WINDOW TEMP.
- B) 3'-0" x 5'-2" DH WOOD WINDOW (POSSIBLE REPLACE)
- C) 3'-0" x 3'-6" DH WOOD WINDOW

DOOR SCHEDULE

- A) 2'-8" x 7'-0" EXT DOOR W/ LIGHT
- B) 2'-8" x 7'-0" INT. DOOR
- C) 2'-6" x MODIFIED INT.
- D) 2'-0" x INT. DOOR
- E) 2'-4" x 6'-8" INT. POCKET DOOR

ENCLOSED PORCH SECTION
(EAST/WEST)
SCALE: 3/4" = 1'-0"



ATTACH DOUBLE PLATE WALL TO EXIST BEAM W/ 1/4" @ 8" OC.

SHROTH EXT. W/ 3/16" OSB NAIL W/ SS @ 6" OC EDGES, 12" OC FIELD.

BUILDING PAPER INSTALL BACK PRIMED SHINGLES W/ EXPOSURE TYP. DF. SHINGLES ABOVE.

2X NAILER PLATE W/ 1/2" DIA @ 32" OC

SIMP A-55

CONTINUOUS STARTER STRIP

EXTERIOR LANDING & STAIRS

LANDING: 3'-6" x 4'-6"

RISE: 7 3/4" MAX.

RUN: 10 1/4" MIN.

RAILING: HEIGHT MIN 36" W/ NO OPENING GREATER THAN 4"

MAIN FLOOR BEAMS

MFB-01	2 - 1 3/4 x 9 1/2 LVL
MFB-02	2 - L 3 x 4 x 1/4"
MFB-03	2 - L 4 x 3 x 1/4"
MFB-04	2 - 2x6
MFB-05	VERIFY EXISTING BEAM
	MIN. 2 - 2x6

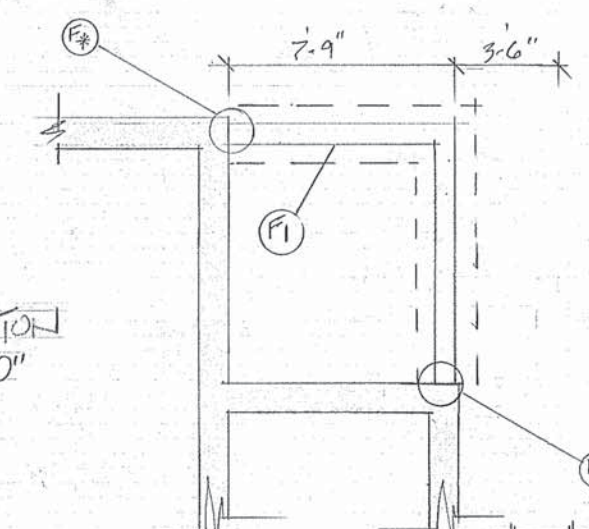
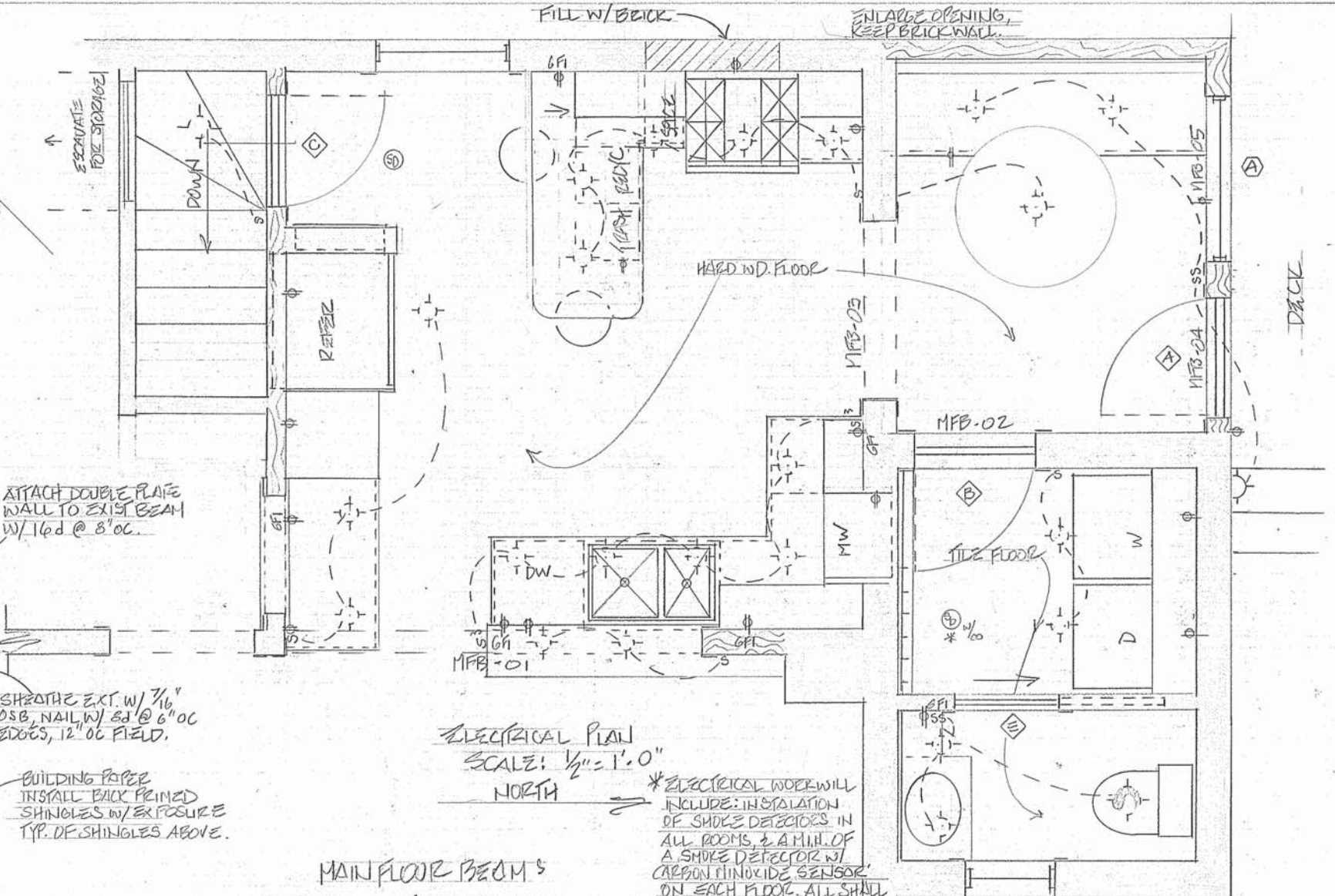
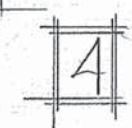
ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"
NORTH

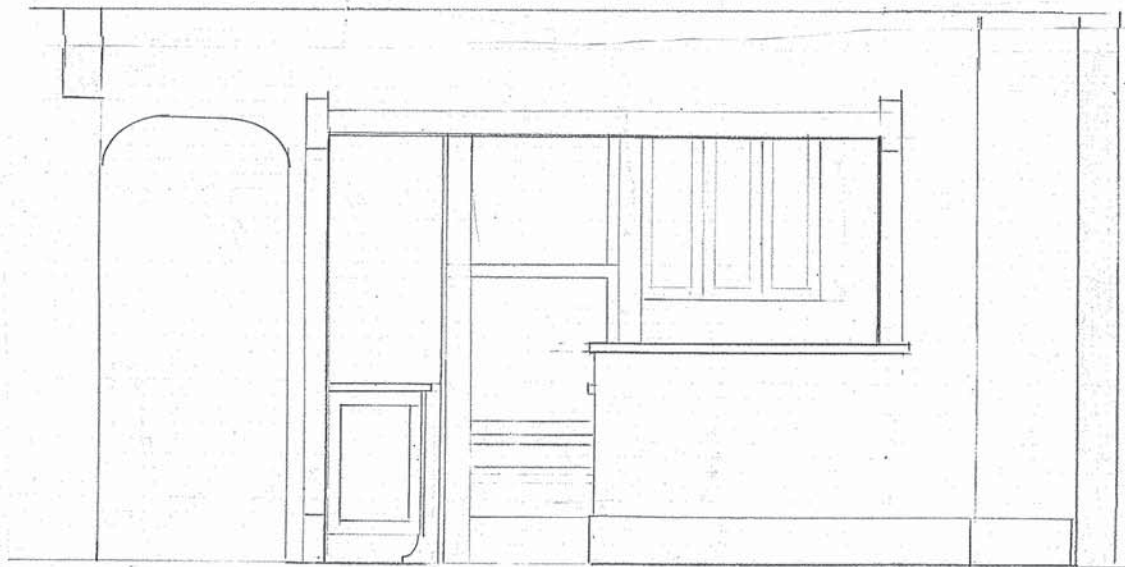
*ELECTRICAL WORK WILL INCLUDE: INSTALLATION OF SMOKE DETECTORS IN ALL ROOMS & A MIN. OF A SMOKE DETECTOR W/ CARBON MONOXIDE SENSOR ON EACH FLOOR. ALL SHALL HARD WIRED INTERCONNECTED W/ BATTERY BACK-UP.

ADDITION FOOTING & FOUNDATION
SCALE: 1/4" = 1'-0"
NORTH

FOOTING SCHEDULE

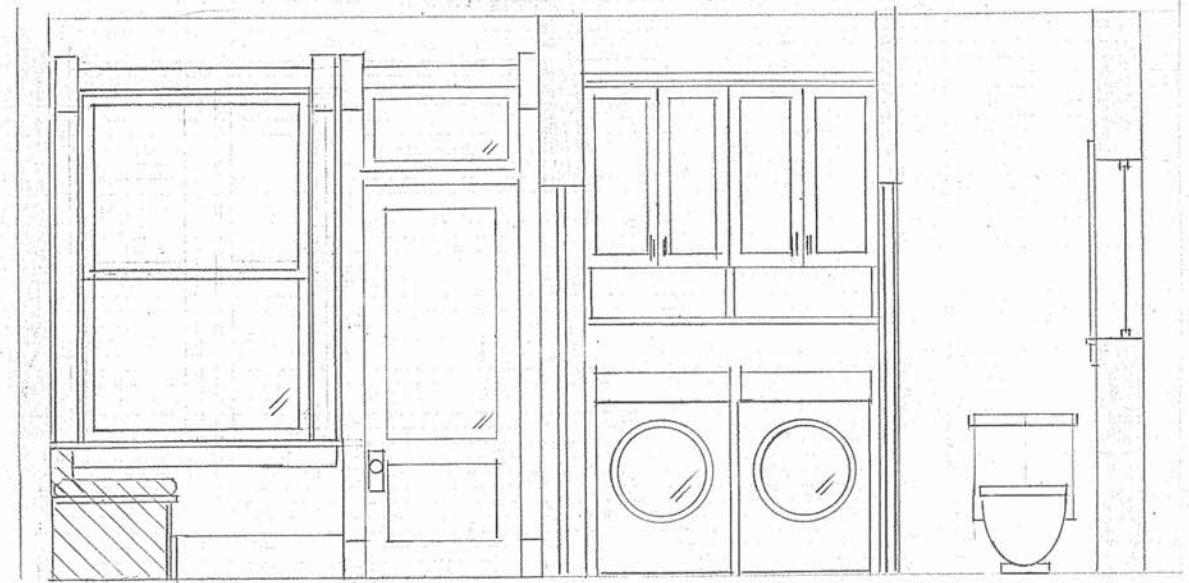
- F1) 18" x 10" CONTINUOUS W/ 2#4 REBAR. MIN 30" BELOW GRADE
- F2) EPOXY HORIZ. REBAR INTO EXIST CONCRETE WALL, MIN 6" EMBEDMT.





DINING ROOM, WEST FACING (E/5)

BEARING WALL SECTION (G/5)

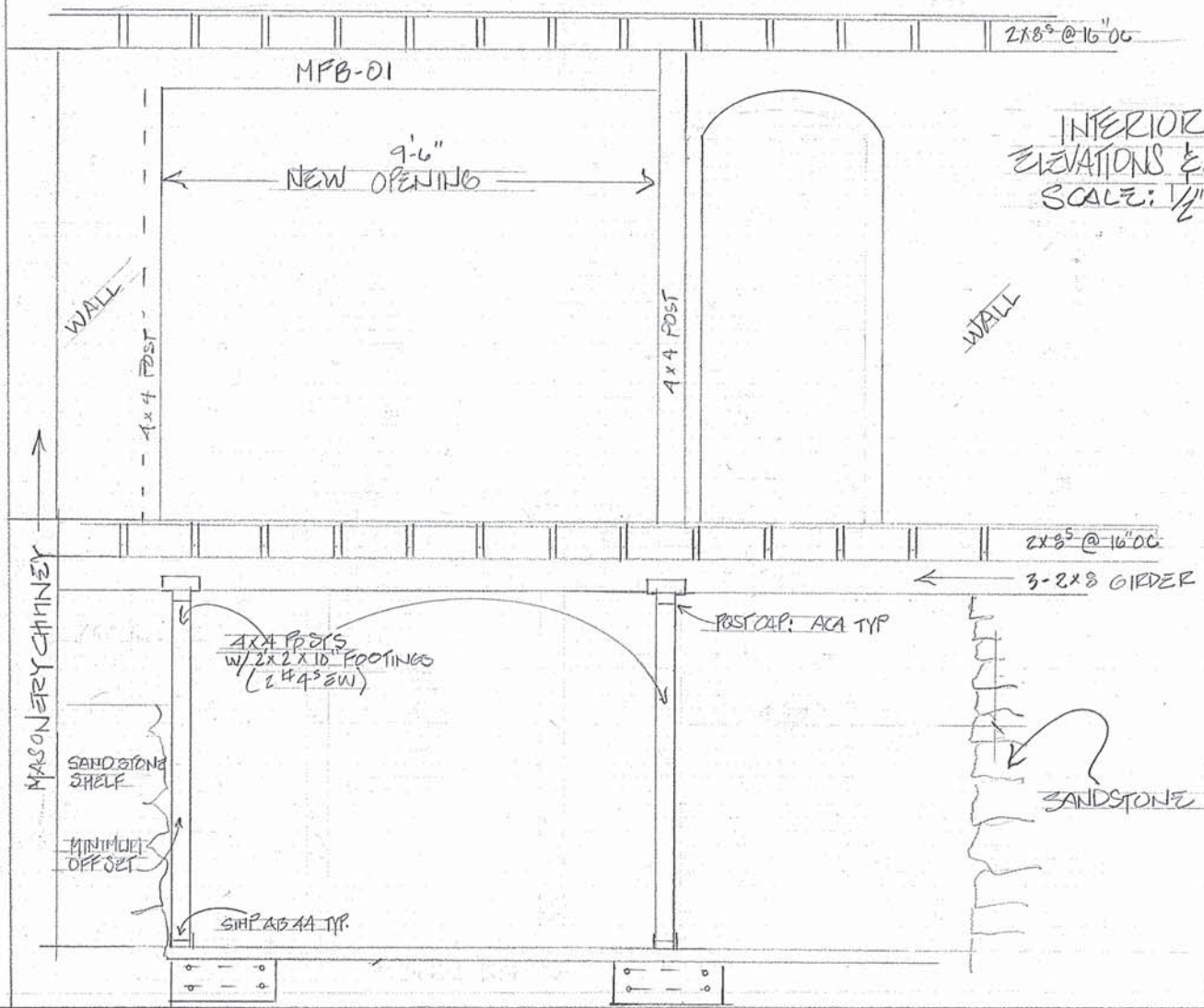


BREAKFAST ROOM

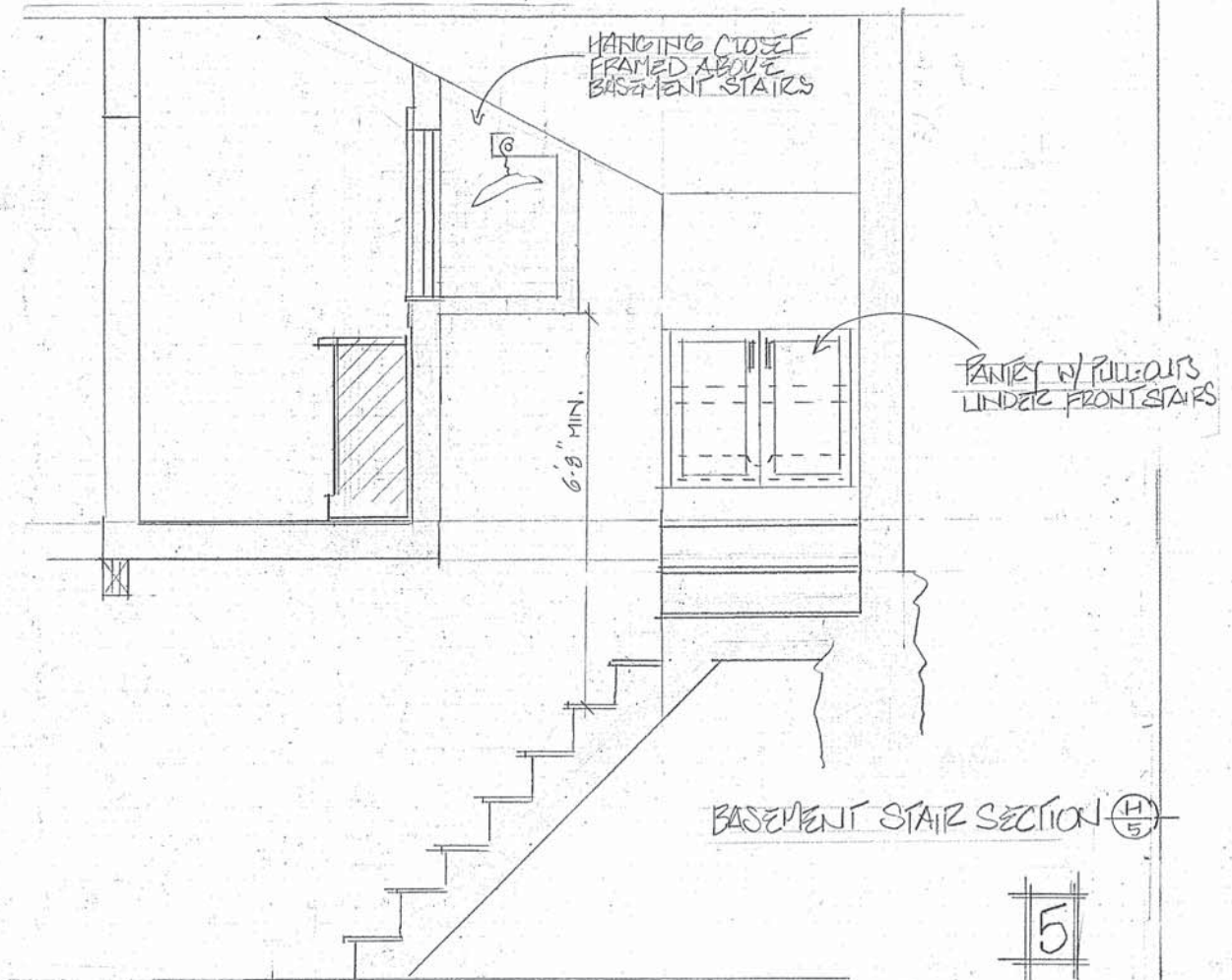
LAUNDRY

POWDER ROOM

NORTH ELEVATION (E/5)
PORCH ADDITION/LAUNDRY & POWDER ROOM



INTERIOR
ELEVATIONS & SECTION
SCALE: 1/2" = 1'-0"



BASEMENT STAIR SECTION (H/5)

5



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

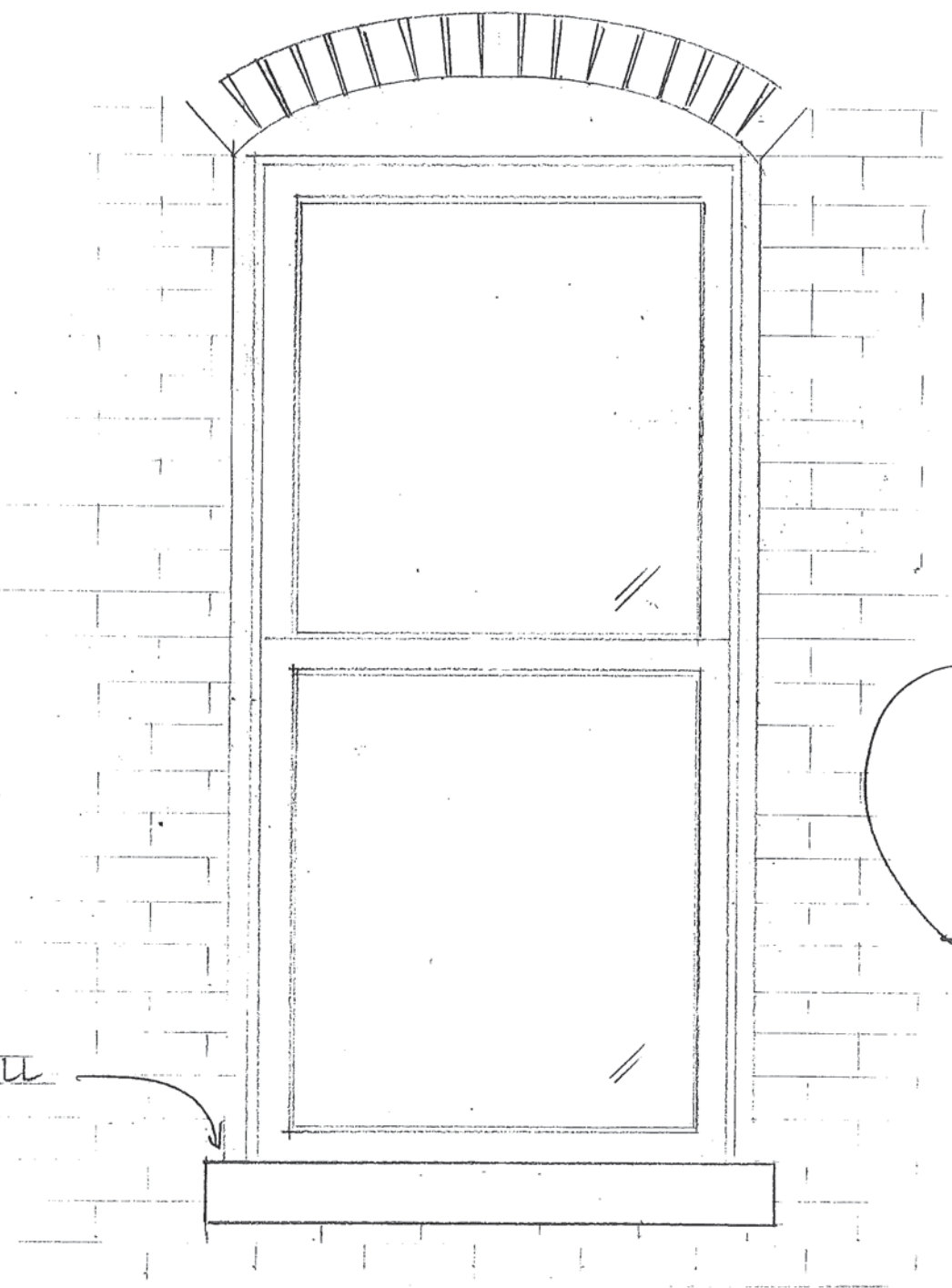


WINDOW TO BE REPLACED

EAST ELEVATION
SCALE: 1/4" = 1'-0"

* ADDITION (FILLED IN PORCH) ON THE NORTH/WEST CORNER OF THE HOUSE DOES NOT INFLUENCE EITHER FRONT NOR EAST ELEVATION.

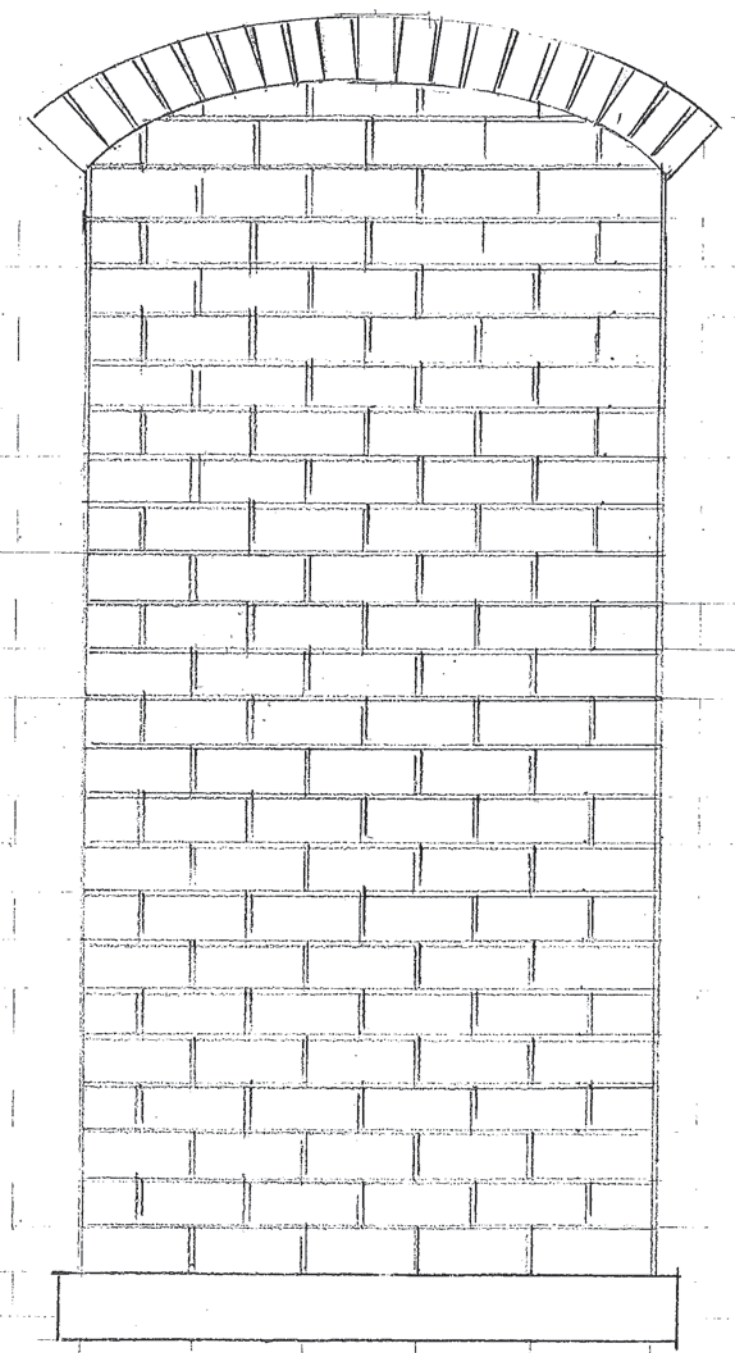
6



WOOD SILL

EXISTING
PAINTED BRICK

EXISTING
WEST KITCHEN WINDOW
SCALE: 1" = 1'-0"



BRICKED-IN
WEST KITCHEN WINDOW
SCALE: 1" = 1'-0"

Attachment B
Photos



South Elevation



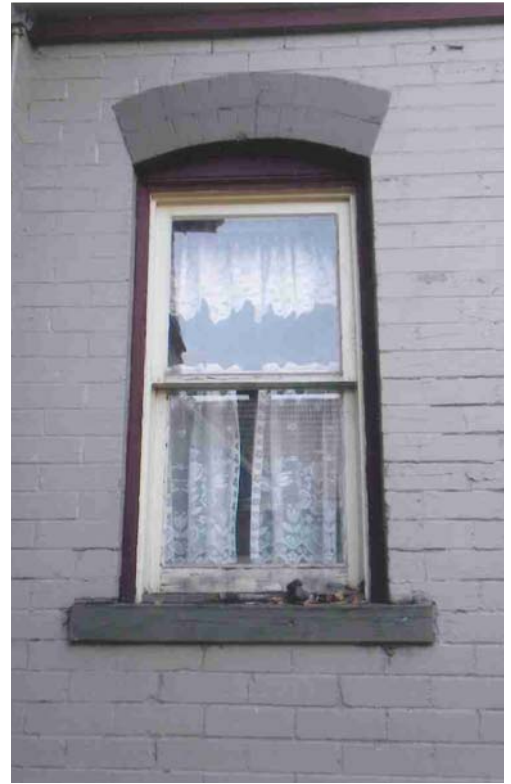
**North Elevation
Proposed Porch Enclosure**



**West Elevation
Window to be replaced**



**West Elevation
Window to be bricked-in**



**North Elevation
Window to be replaced**



South Elevation