

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community
and Economic Development

1120 E 400 S Major Alterations PLNHLC2014-00884 University Historic District 1120 E 400 South January 15, 2014

Applicant: Andrew Nielson

Staff: Tracy Tran, 535-7645,
tracy.tran@slcgov.com

Tax ID: 16-05-408-003

Current Zone: R-2, Single-
and Two-Family Residential

Master Plan Designation:
Central Community Master
Plan – Low Density Residential

Council District:
District 4, Luke Garrott

Lot Size: 4,800 Sq. Ft.

Current Use:
▪ Single-Family Residence

**Applicable Land Use
Regulations:**

- 21A.34.020 (G)

Notification:

- Notice mailed December 31, 2014
- Property posting January 5, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites December 31, 2015

Attachments:

- A. Photos and Drawings
- B. Application and Project Description
- C. Public Comments

Request

This is a request by Andrew Nielson for major alterations to the property located at approximately 1120 E. 400 South, in the University Historic District, and within the R-2 (Single and Two Family Residential) zoning district.

This project was started without approvals and permits and is currently under enforcement.

Staff Recommendation

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the following alterations generally **meet** the applicable standards and staff recommends **approval**:

- Uncover two original windows on east and west elevations
- Concrete work and repairs to the front porch steps, front walkway, and along the west edge of the property as marked on the site plan
- Replace rear addition siding with hardie board to match
- Remove and reinstall a new 6' cedar fence
- Landscaping boulders

The following alterations do not meet Standards 2 and 5 and staff recommends **denial** for the following alteration as proposed:

- Painting of the original sandstone foundation (the applicant should work with staff to find means the gentlest means to remove the paint from the sandstone)

Staff recommends **denial** for the remaining alterations performed on site because they fail to meet the applicable Standards 2, 3, 5, 6, 8, and 9. However, staff notes that these alterations could meet these standards and recommends that the applicant resubmit these proposals to reflect the following changes:

- The basement windows:
 - Replace with casement windows,
 - Resulting gaps from the crumbling sandstone between the windows and the original sandstone be repaired and filled in with high quality matching sandstone that is compatible

with the historic sandstone found on the house

- Recess the windows to match the profiles of the existing historic windows
- Window Wells
 - Size of window wells correspond to egress standards and the type of windows approved
- Kitchen Replacement Window
 - New double hung windows should match all the other windows on the home in material, dimension and design
 - New window should fit the entire original window opening and be designed similarly to original windows on the building
- Rear Addition Alterations and New Deck:
 - A comprehensive redesign which results in one back door, logical reconfiguration of the awning, windows, and placement of deck stairs, and that the railing and balustrade design be more compatible with the size, scale, and character of the property.
- Front Porch and Front Yard Handrails:
 - Porch handrails should match the size, scale, material, and character of the existing historic porch
 - Front yard hand rail should be simple in design and extend from the top of the stairs to the sidewalk
- Concrete Work – front stairs:
 - Reinstate the fanned stairway design

Potential Motions

Consistent with Staff Recommendation:

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission **approve** the following items at 1120 East 400 South:

- Uncover two original windows
- Concrete work and repairs to the porch steps, front walkway, and along the west edge of the property as marked on the site plan
- Rear addition siding with hardie board to match
- Remove and reinstall a new 6' cedar fence
- Landscaping boulders

And **deny** the request to approve the following items at 1120 East 400 South:

- Painting of the original sandstone foundation
- Basement windows and window wells
- Kitchen window replacement
- Rear addition alterations and deck
- Front porch and front yard hand rails
- Concrete work – front stair design change

-or-

Not Consistent with Staff Recommendation:

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission **approve** the request for the following items at 1120 East 400 South:

- Painting of the original sandstone foundation
- Basement windows and window wells
- Kitchen window replacement
- Rear addition alterations and new deck
- Front porch and front yard hand rails

The Commission would then state finding based on the standards 2, 3, 5, 6, 8, and 9.

And deny the request for the following items at 1120 East 400 South:

- Uncover two original windows on east and west elevations
- Concrete work and repairs to the front porch steps, front walkway, and along the west edge of the property as marked on the site plan
- Replace rear addition with hardie board to match
- Remove and reinstall a new 6' cedar fence
- Landscaping boulders

Commissioners would then state findings based on the Standards 2, 5, 6, and 8.

The following standards should be used to make findings:

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;
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;
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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

	<p>rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <ol style="list-style-type: none"> 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; 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment; 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment; 10. Certain building materials are prohibited including the following: <ol style="list-style-type: none"> a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material. 11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.

VICINITY MAP



Background

Context

The house is located along 400 South between 1100 East and 1200 East. This house was built in 1910 and is considered to be contributing to the University Historic District. The home is a 1.5 story painted brick bungalow with a hipped roof with a centered dormer and a rough sandstone foundation. The back addition was a later addition. According to City records, the addition was built in 1992.

Current Status

The applicant submitted an application for minor alterations on the home in March 2014 in which a Certificate of Appropriateness was issued in April 2014 for the addition of basement windows and changes to the back addition portion of the home. In November 2014, a complaint was brought to the Planning Division's attention that the work being done at 1120 East 400 South did not follow the certificate of appropriateness granted in April. After conducting a site visit, planning staff determined



the exterior changes occurring at the home went beyond the original approved Certificate of Appropriateness and many additional changes were made without proper approval. The Planning Division worked with enforcement and a stop work order has been placed on the home. This stop work order was put in place to allow the applicant to resubmit a comprehensive and updated set of plans for review by the Historic Landmark Commission until historic approvals are given and permits are issued.

Extent of Work Proposed Versus Work Completed

The original Certificate of Appropriateness contained the following:

Windows

- Replacing two existing basement windows on the west side of home with two new white vinyl casement windows (not readily visible from the street). Both of these windows were approved to enlarge the opening vertically rather than enlarge the opening horizontally; one of the windows was to remain the same width at 2'6", the other was to be reduced from 3'6" to a 2'6" opening. The project that related to the window width reduction also included reinstating and repairing the stonework around the window to match the existing foundation.
- Add two new white 2'6" x 4'0" vinyl casement egress windows on the west side of the home.
- All new windows should have been recessed like existing windows and not flush with the outer wall foundation.
- Prefabricated window wells to be added to all four basement windows.
- Remove existing unoriginal windows on the rear addition and replace with two new vinyl double hung windows along the south side of the addition and one new vinyl double hung window along the west side of the rear addition
- Wall cladding repaired with the same wood material and paint to match existing cladding
- All other existing windows to remain - repair as necessary - sand, patch, repaint, and caulk to match original color

Doors

- Add new steel door on the south rear addition to the home
- Front door to remain and be repaired as necessary - sand, patch, and repaint to match original

Other

- Remove unoriginal stairs on back porch
- Enclose existing back porch with redwood railing to match the existing side railing; footprint of back porch to remain the same.
- Repair and repaint existing brick, siding, and trim as necessary to match original
- Repair existing wood steps with same materials if necessary

The extent of work completed is different than the above approved work issued in the original Certificate of Appropriateness. The basement windows that were approved in the initial COA were not installed as approved. The applicant used sliding windows instead of casement windows, the windows were not recessed, and the stonework was damaged around the windows and it was not repaired to match the existing. The proposed changes to the rear addition also changed. The double doors under the back awning were removed and replaced with one steel door. Windows were removed along the west portion of the south façade and they were replaced with a second steel door. Additionally, a new back deck was built. These alterations were not consistent with the design that was presented when the COA was issued. Additional, unapproved alterations to the property also included the following: covering of two historic windows, replacement of the garden box window, painting of the original sandstone, concrete repairs to the front porch stairs, walkway, and western edge of property, the removal of the fence along the west of the property, new landscaping boulders in the front yard, and the removal and replacement of new front porch and front yard metal handrails.

Request

Planning Staff determined that the scope of the requested work was beyond what could be approved administratively because the changes made have altered original features of the home including painting the original sandstone of the home, and many changes that have been made to the home appear to have been done in an insensitive and uncoordinated manner. This is currently an enforcement case since complaints were received regarding the work and it has been determined that the work completed was not in line with the original Certificate of Appropriateness approval and done without proper building permits.

The applicant has allowed work to continue on the property even though there is a stop work order placed on the property. The proposed metal handrails have since been installed without proper historic approval or proper building permits.

The applicant is seeking approval for the work that has been completed on the property in the manner it was completed with the exception of two items. The applicant has proposed to make the siding on the east and west sides of the addition to match the new 10" hardie board siding that was installed on the south side. Additionally, the applicant has proposed to recess the sliding basement windows so that the profile of the windows is not flush with the outer exterior walls of the home.

The following items have been requested:

1. Windows

a. Alterations to basement windows and window wells.

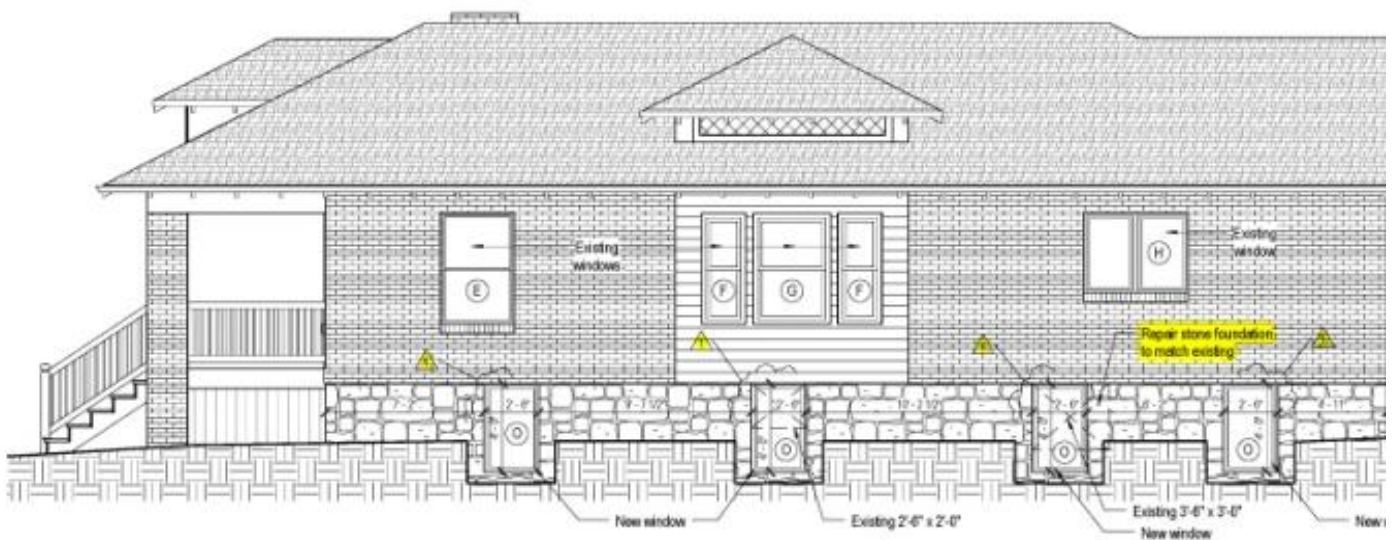
The applicant proposes to make changes to the basement windows that were not installed in accordance with the original COA. The original COA approval was for four new vinyl casement basement windows all measuring 2'6" x 4'0". There were two existing basement windows at the time: one window measured 2'6" by 2'0" and the other measured 3'6" x 3'0". Instead of installing the 4 vinyl casement windows, 3 vinyl sliding basement windows were installed. All the new windows installed measure 4'0" x 4'0". The applicant proposes to keep the same sliding windows instead of the casement windows and proposes to recess these new basement windows by 3.5". The applicant is also proposing to fill in the gaps between the new windows and the sandstone foundation with smooth hardie board trim. The original COA required the applicant to repair the stonework around the windows to match the other existing window. The window wells measure 61" x 39" x 38" (north), 56.75" x 39" x 38" (middle), 61.5" x 39" x 38" (south) and all are made with 2x12s Redwood lined with tar paper.



Basement windows before alterations



Sliding vinyl basement windows and redwood window wells that were installed.



Original plans for casement basement windows that were initially approved.

b. Other windows

The applicant is asking for approval for a replacement of a metal garden box window along the west side of the home that was replaced with double hung beige wood windows. The new windows do not fit the original window opening. The area between the windows and the original window opening is trimmed with a smooth hardie board.

Another window directly to the south of the kitchen window was covered and the applicant is proposing to uncover this window and restore the window as necessary. An original window located along the east side of the home was also covered. The applicant has stated that the cover has been removed.



Former garden box kitchen window



New kitchen window and covered window on west elevation



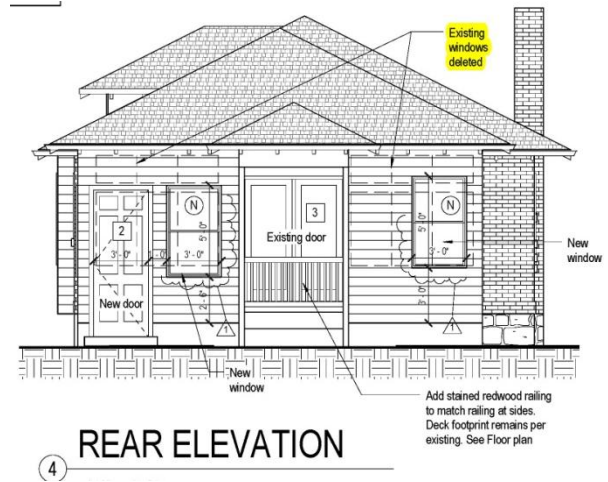
Covered window on east elevation

2. Rear Addition Alterations and New Deck

The applicant is asking for approval for changes to the rear addition design that was constructed differently than what was approved in the original Certificate of Appropriateness. The new addition design maintains 8 of the 12 existing windows. Four of the windows were removed and replaced with a new steel door. Also, the French doors originally in the back were removed and replaced with another steel door. The rear of the property contains two steel doors placed directly next to each other. The applicant states that the architect made a mistake in the original drawings and the walls were shifted to the east 6", which moved the wall of the master bedroom (the door to the awning is the door to the master bedroom) to the east and the double doors had to be changed to a single door. The applicant provided a redlined drawing of the shift, but this information should be confirmed with the inspector that this change was necessary. Also, according to the measurements provided by the applicant/contractor, the original proposed door that was to be located at the west corner of the rear addition would have been above grade by 32" which would have changed the original design. However, it is unclear as to why a design was chosen to place two doors next to each other. The existing awning above the former double doors remains.



Former rear addition



REAR ELEVATION

Original approved design for rear addition

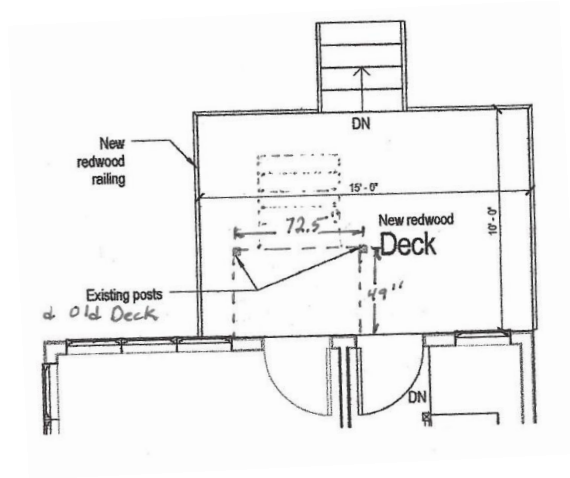


New rear addition design and new deck

The applicant is requesting approval to legalize the removal of the former deck that measured approximately 6' by 4' and the building of a larger deck with stairs located at the center of the deck leading towards the rear of the property. The requested deck measures 10' by 15' and is made of redwood. The balusters are 37" tall and are spaced 3.75". The top railing on the deck is constructed of 2x4s and the design of the new deck railing is a simple stick design in which the stick balusters are nailed to the exterior of the top railing and then nailed to the base of the deck. The handrails for the stairs contain a top hand rail and no balusters.



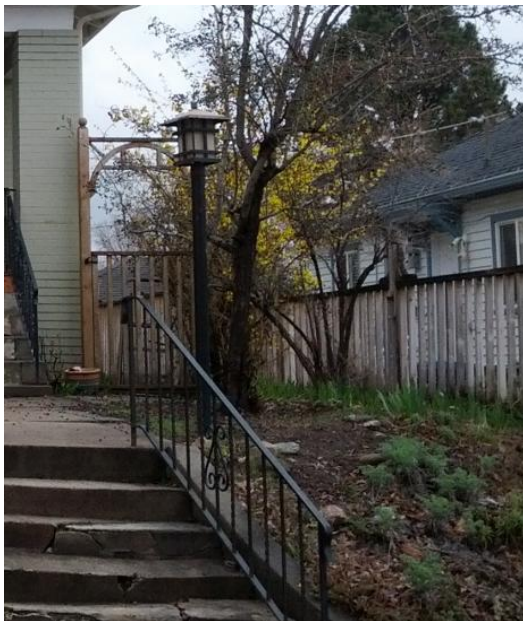
New deck railing and balusters



Deck Plan

3. Remove and replace fence along West edge of property

The applicant is seeking approval of the removal of the wood fence that was removed along the west side of the property. The applicant would like to replace it with a 6' cedar wood fence with 8' posts. The proposed fence will be located along the property line and extend between the front elevation of the house and the rear existing fence shared with the neighbor to the west. The applicant proposes a design that is similar to the picture below.



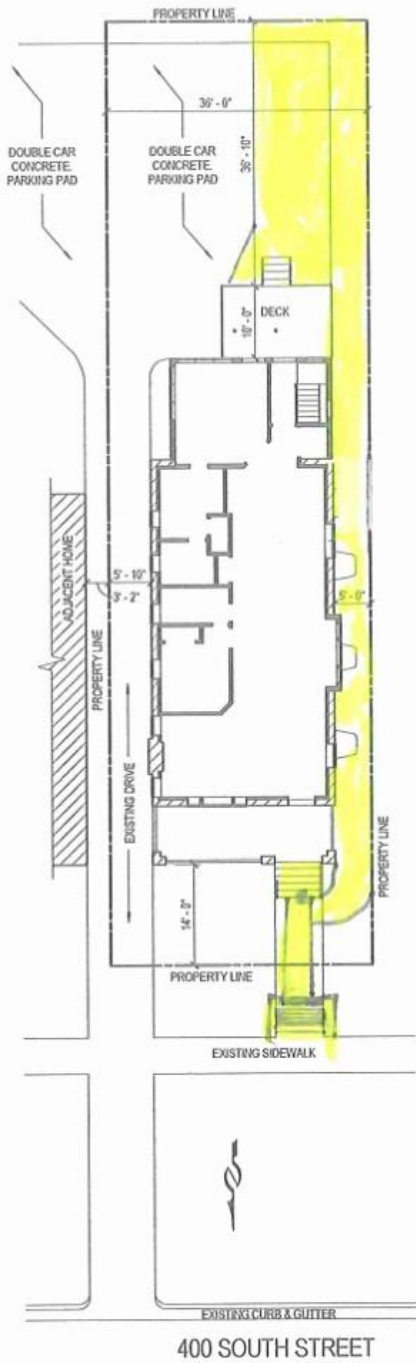
Former fence along west edge of property



Proposed look of replacement fence

4. Concrete work, changes to shape of stairway

The applicant is seeking approval for concrete work that was completed on the stairs in the front yard, the porch stairs, the walkway connecting the two sets of stairs, and the walkway along the western edge of the home leading towards the back of the home. The shape of the stairway in the front yard was changed from a curved design to a straight design. The set of porch stairs was repaired with a new layer of cement and the concrete work was continued from the front walkway to the west side of the property to the back of the property.



Highlighted areas show where concrete work was completed



Stairs and walkway prior to concrete work



New design of front stairs

5. Front Porch and Front Yard Handrails

The applicant is seeking approval for the removal of the front metal railings along the west side of the stairs and proposes to replace them with similar metal railings. The proposed new metal railings mimic the design of the previously unoriginal and inappropriate metal railings. Although a stop work order is currently in place on the property, new metal railings have been installed without approval.



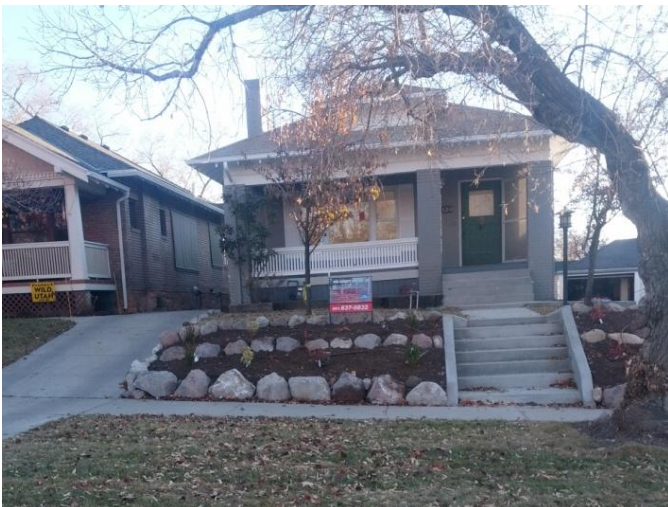
Former front porch and front yard handrails



Newly installed handrails

6. Landscaping Boulders

The applicant is seeking approval for changes to the landscaping near the front of the property to include boulders which includes a terraced front yard. The work has already been completed.



Proposed front landscaping with boulders



Proposed boulders

7. Painted Sandstone Foundation

The applicant is seeking approval for the dark gray paint applied to the original sandstone.



Unpainted original sandstone foundation



Original sandstone foundation was painted dark gray

Comments

Public Comments

Initial complaints from neighbors brought this project to light. Neighbors phoned in many times to the Enforcement Department and the Planning Division. Key concerns have included:

- Project was not built to the historic approval and without proper building permits
- Low quality of work completed on site
- Insensitive and haphazard alterations
- Concerns that a duplex is being built
- Work was still being completed while during stop work order

A letter from a neighbor is included in Attachment C.

Project Review

Zoning Ordinance

21A.24.110:R-2 Single- and Two-Family Residential District: The Initial complaints from neighbors brought this project to light. Neighbors phoned in many times to the purpose of the R-2 single- and two-family residential district is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. 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 and to promote sustainable and compatible development patterns.

Analysis: Although the property is located within the Single and Two-Family Residential District, the property is only allowed to be used as a single-family home due to the current lot size. The lot size is approximately 4,800 sq ft.

Finding: Applicant has stated that the home will not be remodeled to be used as a two-family dwelling (duplex) and will remain as a single family home.

ANALYSIS AND FINDINGS

Standards of Review

21A.34.020 (G) 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 1910 as a single family home. The applicant has stated that the property will continue to be used as a single family home. The lot does not have the requisite square footage required to use the building as a two-family dwelling (duplex).

Findings: 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;

Analysis: (See Attachment A for corresponding photos/drawings)

1. Windows

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Residential 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 façade would be inappropriate, as would adding a new window opening
- This is especially important on primary facades, whether the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be appropriate on rear walls or areas not visible from the public way.

3.5 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

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.
- Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- 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.
- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

The placement of 3 new basement vinyl sliding windows measuring 4'0" x 4'0" changes the character of the property and adversely affects the integrity of the foundation by altering and enlarging openings in the basement foundation which is not necessary to meet egress requirements. Although the new proposal contains 3 basement windows instead of 4, the proposal of 4'0" x 4'0" sliding windows changes the character of the home since the windows on the home are more vertical in nature. The initial COA included the approval for vinyl casement windows measuring 2'6" x 4'0" (which meets egress) to minimize the impact on the original sandstone foundation and maintain the vertical nature of the openings along the west façade of the building as all the historic windows are double hung. The former existing windows measured 2'6" x 2'0" and 3'6" x 3'0". The impact of cutting the original sandstone foundation should have been minimized, which suggested that the width of the openings of the new windows not exceed 2'6". The larger windows do not carry on the vertical character of the home and the larger cuts made in the sandstone adversely affect the original foundation of the home. We would allow new egress windows but they should be installed to preserve the original openings as best as possible and to minimize the damage to the sandstone foundation, in the most sensitive fashion.

The cuts made in the sandstone caused some of the sandstone to crumble around the new openings. A miratex material and scrap wood was used to fill in this space between the foundation and the window openings. This gap filling work completed around the basement windows was not completed in a consistent manner with all three windows and it appears to have been completed in a haphazard manner. Although the applicant proposes to improve what was installed by using hardie board to fill in the gaps between the sandstone and the window openings, it does not resolve the loss of the original sandstone foundation. Any sandstone lost as a result of the new windows should be reinstated to retain the physical integrity of the home.

The proposed vinyl material for the windows is generally appropriate since that portion of the home is not readily visible from the street with the west fence in place. Though the west fence has since been removed, the applicant has proposed a new 6' cedar fence as a replacement. With a fence in place the proposed basement windows will not be readily visible from the street. The manner in which the basement windows were installed is not appropriate since they are flush with the exterior and should be recessed. The applicant proposes to recess the basement windows 3.5" to provide a similar profile and look as the historic windows on the property.

The redwood material for the window wells is an appropriate material. The opening of the window well should be the minimal size to accommodate the windows.

Changing the former garden box kitchen window along the west side of the home to double hung wood window adds to the historic character of the building by reinstating the original window type. However, the new windows are inappropriately sized to fit the original opening. The color of the new window is a yellow/beige color and it is not compatible in color to the rest of the white windows on the property.

The two windows that were covered on the east and west elevations are proposed to be uncovered since they are both original windows. By uncovering and restoring these windows, the historic character of the property will be maintained.

2. Rear Addition Alterations and Deck

Although the rear addition is not readily visible from the street and it is not a historic part of the property, the rear addition should be compatible in scale, proportion, design, and should not detract from the character of the home. The rear addition alterations detract from the home being built in what appears to be a disorderly manner. The French doors that existed previously under the awning were removed and replaced with a single steel door leading to the master bedroom. The additional steel door placed directly west of the other steel door creates a visual discord since the two doors are not lined up with the existing remnant roof projection. The proposed redwood material for the deck is appropriate since wood is a typical deck material and consistent with materials allowed in historic settings. However, the overall rear addition contains many asymmetrical elements, which is not characteristic of historic bungalows. The two steel doors placed directly next to each other are not characteristic of single family bungalows in the area. Also, the windows on the south side of the rear addition are not symmetrical. There are two windows along the west portion of the south elevation and six windows on the east portion of the south elevation and this adds to the visual confusion and asymmetry of the rear addition. Furthermore, the deck stairway does not symmetrically lead up to the doors or the awning along the back.

The proportion of the railing and balustrades on the new deck is also not in character with the home. The railings and balusters have a very simple stick design. The top railing is constructed by a couple 2x4s and there is no bottom railing. The balusters are nailed to the exterior of the top railing and then to the base of the deck. This stick design is not in proportion and scale to the character of the building. A more robustly designed rail and balusters would have been more appropriate. Additionally, the posts from the awning that once covered the previous porch still remain and this adds to the confusing design of the rear addition. The remaining posts are not appropriate to the overall design of the rear addition.

Again, though the rear addition is not readily visible from the right of way, the overall back addition is an insensitive execution designed in a manner that does not complement the overall historic property.

3. Concrete Work – changes to front stairs

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Design Guidelines

1.1 Historically significant site features should be preserved.

- These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways.

1.11 Respect a common historic walkway pattern in form, design and materials wherever possible

- Review the prevailing patterns in the immediate neighborhood.
- Design alterations or a new walkway to complement a traditional pattern.

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.

The design of the stairs in the front yard was changed as new concrete work was completed on the property. The original set of stairs that fanned out at the base changed to a design with straighter lines. This straight design is not compatible with the majority of front stairs in the neighborhood and along the block face that have stairs that fan out at the base of the stairs. The change to a straight stair design does not retain and preserve the historic character of the property. The design of the front set of stairs was a unique feature of the property and converting this design to a design with straight lines is not appropriate.

The additional concrete work on the property – repairs to porch steps and repairs and additional cement work connecting the front to the back of the property does not change the historic character of the property and is appropriate.

4. Sandstone Foundation

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Residential Design Guidelines

2.1 Primary historic building materials should be retained in place whenever feasible.

- Covering historic building materials with new materials should be avoided.
- Avoid any harsh cleaning treatments, since these may cause permanent damage to the material.

2.2 Traditional masonry surfaces, features, details and textures should be retained.

The original unpainted sandstone foundation of the home was painted a dark gray color. This does not retain and preserve the historic character of the property and the original sandstone foundation is a defining feature of the property. Additionally, painting sandstone is inappropriate as it prevents the stone to naturally breathe and can trap moisture in the stone which may cause future moisture problems with regard to the foundation. However, the removal of paint from sandstone may cause more damage. If the paint were to be removed reinstating the original sandstone finish, this work would need to be done in a sensitive manner to minimize any additional damage to the stonework.

Staff recommends that the paint on the sandstone be removed to best preserve the character and physical integrity of the home. If the paint is to be removed, it should be done in the gentlest means possible and to begin with trial patches to determine the most effective treatment.

5. Front Porch and Front Yard Handrails

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Residential Design Guidelines

5.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.
- Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.

- The height of the railing and the spacing of balusters should appear similar to those used historically.

The front metal railing that was in place, but which has since been removed was not a historic element of the porch. Between application and the publication of this staff report, new metal handrails have been installed along the east side of the stairs on the property. Since the handrails are a new detail, they should be replaced to be compatible with the design of the original porch. The wood railing around the porch appears to be historic, and wood material would be suggested for at least the stair hand rail adjacent to the porch to best maintain the character of the home. More flexibility can be granted to the front yard handrail. The replacement railing installed is a more contemporary thin white painted metal. This material and design is not compatible with the historic character of the home. Using wood and taking inspiration from the existing wood porch balustrades and railing would make the proposed porch handrails more compatible.

6. Fence

The existing fence that was removed was not considered an historic feature. The proposed 6' cedar wood fence along the western edge of the property will not change the historic character of the property.

Findings:

Windows

This standard is not met. The larger windows impact the integrity of the property and the use of hardie board to fill in the large gaps between the windows and the original sandstone foundation alters the character of the property. The gaps in the sandstone foundation should be repaired with similar sandstone material to retain the historic character of the property. New basement windows could be approved with the condition that narrower casement windows are used, the resulting gaps are repaired and filled in with an appropriate sandstone that matches the original, and the windows are recessed to match the profile of the historic windows.

The redwood material of the window well meets this standard. The size of the window well should be dependent on the size of the final window design.

The wood double hung window replacements do not meet this standard. The replacement window does not fill the original window opening. The kitchen window replacement could be approved with the condition that the new double hung windows fill the historic window opening.

The uncovering of two original historic windows meets this standard. Both of these windows should be uncovered, restored, and maintained to ensure that the historic character and features of the property are not altered.

Rear Addition Alterations and Deck

The alterations to the rear addition and deck do not meet this standard. The asymmetry of the rear addition and deck are not compatible with the historic character of the property. The placement of two doors directly next to each other on the rear addition is not characteristic of single family bungalows in the neighborhood. The remnant awning and posts from the old porch along with the two doors create a confusing and asymmetrical design that does not retain the character of the home. The deck stairs further add to this discord as the stairs do not line up with any elements of the rear addition design. The simple stick design of the deck railings and balustrades does not retain the historic character of the home.

A rear addition alteration and new rear deck could be approved with the condition that a comprehensive approach is used to implement a redesign of the rear addition. This should include either reinstalling French Doors or putting more space between the two door entries, and addressing the asymmetry in regards to the placement of the doors, existing awning, and windows. A rear deck could be approved with the condition that the design of the railings and balustrades meet the guidelines relating to proportion, scale, and style of the railing design, and the stair placement complements the rear addition design.

Concrete Work

The concrete work partially meets this standard. The concrete work completed on the porch stairs, the walkway from the front stairs to the porch stairs, and the walkway along the west portion of the home meet the standard as they do not impact the historic character of the property. The front yard stairway does not meet this standard. The alteration of the fanned front stairway to a design with straight lines is not appropriate as the fanned stairway is a historic feature of the majority of properties along the block. The front stairs could be approved with the condition that the historic fanned stairs are reinstated.

Painted Sandstone Foundation

The painting of the sandstone foundation does not meet this standard. The original sandstone foundation is a distinct feature of the historic property and the painting of the sandstone prevents the stone from breathing properly, which may cause foundation moisture problems and result in damage to this important character defining feature. This standard could be met with the condition that the sandstone paint is removed in the gentlest manner to preserve and retain the important historic material

Front Porch and Front Yard Handrails

The front handrails, particularly the front porch handrail, do not retain the historic character of the property. The front porch handrail material should be compatible with the historic porch. More flexibility can be given to the front yard handrail in terms of material. The front porch handrail could be approved with the condition that the replacement be compatible in material, proportion and design to the original porch, and the front yard handrail could be approved as a metal design since it is typical to see metal railings for front yard stairs that are immediately adjacent to the historic porch.

Fence

The removal and replacement of the fence meets this standard. The fence that was in place was not historic and the design, materials, and dimensions of the new fence are compatible with the character of the home and the neighborhood.

This standard is not applicable to the following proposed alterations: Landscaping boulders.

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.

Analysis: *(See Attachment A for corresponding photos/drawings)*

1. Front Porch and Front Yard Handrails

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Residential Design Guidelines

5.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.

- Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

The metal licorice style railing is not compatible with the original porch in terms of material and design. This metal or wrought iron was commonly used to replace porch railings in the 1950s and 1960s. Although the metal railing that was installed seeks to replace a later inappropriate choice of railing, there is no historical basis for the replacement. There can be more flexibility with the front yard handrail since there is not a lot of historical basis to determine a wood handrail was used at the front of the property.

2. Rear Addition Alterations

The design of the rear addition gives the impression that the property is a duplex since two doors are placed alongside each other. The applicant has stated that the property will be a single family home, but the design presented suggests the look of a duplex. It is not characteristic of single family homes to appear as two-family buildings. This design may present a false sense of history and architecture in which people could perceive the home as a duplex.

Finding:

Front Porch and Front Yard Handrails

This standard is not met. There is no historical basis for the new metal replacement railing. The front porch handrail could be approved with the condition that the new porch handrail is compatible with the material, proportion, and scale of the historic porch. The front yard handrail could be approved as a simple metal design that extends appropriately to the sidewalk rather than extending two-thirds down the front yard steps.

Rear Addition Alterations

This standard is not met in regards to the rear addition and deck. The double doors give the impression that the home is a duplex, which creates a false sense of history and architecture for the property. This standard could be met with the condition that one of the doors be removed so the design does not suggest the look of a duplex.

This standard is not applicable to the following proposed alterations: windows, removal and replacement of new fence, concrete work, landscaping boulders, painted sandstone foundation.

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

Analysis: Based on historical survey data, the addition on the home did not exist prior to 1980. The addition is less than 50 years old and has not acquired any historic significance. There are no alterations or additions that have acquired historic significance which are part of this proposal.

Finding: This standard is not applicable.

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

Analysis: (See Attachment A for corresponding photos/drawings)

1. Windows

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Applicable Design Guidelines

3.5 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

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.
- Matching the original design is particularly important on key character-defining facades.

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- 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.
- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

The basement window cuts made in the sandstone foundation did not best preserve the distinctive feature of the original sandstone foundation. The cuts were made larger than necessary when sliding windows were used instead of casement windows and the proposal to use hardie board to fill in the gaps does not preserve the historic sandstone foundation.

Uncovering the two windows, one located on the east elevation and one located on the west elevation will preserve the distinctive feature of the historic windows of the home. Both of these windows are historic windows and should be preserved.

Although a double hung window would be appropriate, the proposed double-hung wood windows to replace the previously existing garden box window are not appropriate since the historic window opening was not retained. The wood material is appropriate as all the historic windows on the home are wood. However, the historic window opening can still be seen today and the proposed window is smaller than the original window opening.

2. Painted Sandstone Foundation

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Applicable Design Guidelines

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.

- Covering historic building materials with new materials should be avoided.
 - Avoid any harsh cleaning treatments, since these may cause permanent damage to the material.
- 2.2 Traditional masonry surfaces, features, details and textures should be retained.**
- Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance
- 2.6 Masonry that was not painted traditionally should not be painted.**
- Brick has a hard outer layer, also known as the ‘fire skin,’ that protects it from moisture penetration and deterioration in harsh weather.
 - Natural stone often has a similar hard protective surface created as the stone ages after being quarried and cut.
 - Painting traditional masonry will obscure and may destroy its original character.
 - Painting masonry can trap moisture that would otherwise naturally evaporate through the wall, not allowing it to “breathe” and causing extensive damage over time.

Painting over original stonework is not appropriate and has a negative effect to the integrity of the structure. The painting of the sandstone may not only trap moisture and cause damage over time, but the character of the home also changes when original sandstone is inappropriately painted. However, the sandstone has already been painted and the removal of this paint on the sandstone may cause greater damage to the foundation unless it is done in the most gentle manner. The painting of the sandstone is not appropriate as it does not preserve the historic features of the property.

3. Concrete work – front steps

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City **Applicable Design Guidelines**

1.2 Historically significant site features should be preserved.

- These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways.

1.11 Respect a common historic walkway pattern in form, design and materials wherever possible

- Review the prevailing patterns in the immediate neighborhood.
- Design alterations or a new walkway to complement a traditional pattern.

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.

The majority of properties on the block face and neighborhood that have front yard stairs that fan out at the base. Stairs that fan out at the base are characteristic of the neighborhood and are likely historic. The original front yard stairs at the subject property are particularly unique. These stairs ascend higher than others in the neighborhood so the fanned stairway is especially pronounced. The change from a more pronounced curved stairway to this simple and straight design changes this distinct feature of the property and is not appropriate.

Finding:

Windows

This standard is met in part with the uncovering of the two windows. These windows are historic and should be preserved.

This standard is not met in regards to the basement windows. The large basement cuts made in the original sandstone foundation and the proposal to fill in the resulting large gaps with hardie board is not appropriate as it does not best preserve the historic feature of the sandstone foundation. This standard can be met if good quality sandstone that matches the original is used to reinstate parts of the foundation that were lost.

Although the material of the window is appropriate, the replacement window does not occupy the original window opening and the windows are distinctive features that characterize the historic property. The kitchen replacement window could meet the standard if the new double hung window matches the materials, dimensions, and design of the other windows on the home and the new windows fit within the original window opening.

Painted Sandstone Foundation

This standard is not met. Painting the original sandstone foundation is inappropriate. The original sandstone foundation is a distinct feature of the property characterizes the historic property and the paint on the sandstone should be removed in the gentlest manner to prevent potential damage. This standard can only be met if the applicant works with staff to find the gentlest means to remove the paint off the historic sandstone.

Concrete Work

This standard is not met. The fanning of the front stairs is a distinct feature within the neighborhood and displays the craftsmanship of the property. Changing this unique design to a straighter design does not preserve this unique feature and display of craftsmanship for this property. This standard could be met if the original fanned stairway was reinstated.

This standard is not applicable to the following proposed alterations: rear addition alterations and new deck, removal and replacement of new fence, front porch and front yard handrails, and landscaping boulders.

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: *(See Attachment A for corresponding photos/drawings)*

1. Front Porch and Front Yard Handrails:

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Applicable Residential Design Guidelines

5.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.
- Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

The two sets of front metal stair handrails along the west of the stairs were removed and replaced with another set of metal railings that matched the set that were removed. These are not deteriorated architectural features, but these replacements that are required by code should match the visual qualities of the original rails on the porch. The metal railings are painted white and are the “licorice stick” style that is not appropriate. The applicant installed these new “licorice stick” style railing as this staff report was written.

The existing wood porch railing and balustrades appear to be historic and any replacement railing should contain similar materials, proportions, and dimensions as the existing historic porch railings and balustrades. The metal railing that was installed is not appropriate in material, proportions, and dimensions. Since the front yard railings are not a historic feature, we can allow for flexibility in material. The front porch railing should maintain similar material, proportions, and dimensions as the original porch.

2. Concrete work – front steps

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Design Guidelines

1.3 Historically significant site features should be preserved.

- These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways.

1.11 Respect a common historic walkway pattern in form, design and materials wherever possible

- Review the prevailing patterns in the immediate neighborhood.
- Design alterations or a new walkway to complement a traditional pattern.

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.

The front steps did contain some cracks that needed to be repaired. The extent of repairs needed did not require replacement and redesign of the stairs. The original stairs were unique because they fanned out at the base and were a distinct feature of the property. The majority of the properties along the same block on 400 South have front stairs that fan out and this design appears to be common in the larger neighborhood. The change to the front stair design is not appropriate and it does not preserve the historic feature of the property.

Finding:

Front Porch and Front Yard Handrails

This standard is met in part. This standard could be met if the porch handrail was compatible in material, proportion, scale, and design with the original porch. The front handrail does meet this

standard as many front handrails do appear to be made with metal and limited historic evidence suggests the railings should be made of wood material.

Concrete Work

This standard is met in part. The porch stairs, front walkway, and west walkway are appropriate as architectural features were not affected. The front stairs did not need to be redesigned and replaced. The front stairs could meet this standard if the original fanned stairway design were reinstated.

This standard is not applicable to the following proposed alterations: Windows, Rear addition alterations and new deck, removal and replacement of new fence, landscaping boulders, and painted sandstone foundation.

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 applicant is not proposing any chemical or physical treatments that cause damage to historic materials. Although the original sandstone foundation was painted, the potential damage to the sandstone foundation may increase if any chemical or physical treatments used are not done so in the gentlest manner as possible.

Finding: This standard is not applicable. This standard can be met if the applicant works with staff to find means to best remove the paint on the sandstone in the gentlest manner 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.

Analysis: (See Attachment A for corresponding photos/drawings)

1. Windows

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Applicable Design Guidelines

3.5 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

3.7 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.
- Matching the original design is particularly important on key character-defining facades.

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- 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.

- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

The cuts made in the sandstone foundation to accommodate the sliding basement windows that were not approved destroyed significant architectural material. The initial Certificate of Appropriateness approved casement windows to minimize the impact on the original sandstone. The width of the approved casement windows was 2'6". There were two existing windows, in the basement, one with a width of 2'6" and one with a width of 3'6". Given this information for these two windows, the sandstone only needed to be cut deeper as it was not necessary to cut these two windows any wider. However, all three sliding windows that were installed were cut wider to a width of 4'. This unnecessary widening of the windows significantly destroyed historical and architectural material. Additionally, the applicant's use of sliding windows is not compatible with the size, scale, and character of the property. The use of vinyl material for the windows is appropriate since the windows are not readily visible from the right of way granted that the 6' fence along the west edge of the property is proposed to be constructed.

The redwood material of the window well is appropriate and is compatible with the property. However, the size of the window well should be dependent on the size of the windows and egress needs. The current size of the windows wells appear to be quite large for the size of the window.

The garden box kitchen window located on the ground level was replaced with double hung wood windows. The wood material is appropriate since the original windows on the home are wood and it matches the character of the home. However, new window does not fill the original window opening. This is not compatible with the character of the property. The original window opening is readily visible and the new window should fit within the original window opening to ensure compatibility with the historic openings on the property.

2. Rear Addition Alterations and New Deck

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Applicable Design Standards for Additions

- 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.
- Painted wood clapboard, wood shingle and brick are typical of many historical residential additions

The addition of the home was built in 1992 and is not considered a historic addition to the property. However, the proposed design of the redesign of windows, doors, and deck is not compatible with the character of the property or neighborhood.

The overall proposed look of the back addition and deck displays a piecemealed look that is not compatible in scale and character with the property or environment. The double doors that were located squarely under the back addition awning were removed and two separate doors were placed next to each other along this back addition. Four windows on the southwest corner of the addition were removed to make room for one of these doors. Both doors are metal doors and contain windows, and the east door is slightly wider than the west door. The design of the

historic parts of the home was particularly mindful of proportions and symmetry. The placement of both doors in this area is not compatible with the existing awning and is not a characteristic opening design for a single family building. The doors and awning together do not line up symmetrically and together they appear out of place. Only one of the doors line up symmetrically with the awning and the other door does not. The east door is symmetrical and compatible with the existing awning on its own, but not together with the west door.

Additionally, the two doors placed next to each other make the rear of the property read like a duplex, which is not characteristic of single family homes in the neighborhood. The alterations to the property should reflect the single family character of the property.

The posts of the previous porch and awning have been left in place and the new 10'0" x 15'0" deck was built over the existing deck. The existing posts from the awning create an asymmetrical look in the context of the new proposed deck and the stairs of the new deck. Additionally, the thin remnant posts are not to scale with the property and appear out of place as the next deck has been built around it. Because, the addition is relatively new, the addition of a 10'0" x 15'0" redwood deck will not destroy significant, cultural, historical, architectural or archaeological material, but the current design is not compatible with the character of the property and neighborhood. The simple stick design of the railings and balustrades are not compatible with the size, scale, and character of the property. The top railing is constructed with 2x4s and the thin simple stick balusters are nailed to the exterior of the top railing and to the base of the deck. There is no bottom railing. The proportions, scale, and character of this deck design is not compatible with the character of the property.

The placement of the stairs of the deck is not symmetrical with the back addition. The stairs to the deck are centered in context of the area of the deck, but the deck is not centered and in line with the back addition. This creates visual unease and confusion that is not compatible with the character of the property or the environment. The back porch is not readily visible from the front right of way but is within the view of neighboring properties and the right of way from Elizabeth Street to the East. While we allow more flexibility in design at the rear, the overall alterations must be architecturally compatible with both the property and the environment. Staff finds the overall configuration to have a negative effect as constructed and the overall configuration is not compatible with the character of the property and neighborhood.

Currently, the siding along the west and east sides of the back addition contains 6" siding. The applicant seeks approval for the 10" smooth hardie board siding that was installed along the south side of the back addition and proposes to make the siding along the east and west sides of the back addition match the proposed 10" siding. Since the addition is not historic, the proposal for 10" siding throughout the back addition area does not destroy any cultural, historical, architectural or archaeological material. However, having two different types of siding on an addition is generally not appropriate. Making the rear addition siding on the west and east sides consistent with the south side is appropriate. The use of hardie board is also appropriate.

3. Front Porch and Front Yard Handrails

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Applicable Residential Design Guidelines

6.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.
- Match the original proportions and spacing of balusters when replacing missing ones.

- Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

The proposed front porch metal railing is not compatible with the material of the original porch constructed with wood. Metal and wrought iron railing was typically used in the 1950s and 1960s and is not original to the home and is not appropriate. The use of metal or wrought iron railing is not compatible with the character of the property. Although the design of the newly installed railings attempt to mimic the railing that was in place that has since been removed, the thin metal, “licorice stick” style railing is not compatible with the size, scale, and material of the property. The railing and balustrades that surround the porch appear to be historic and changes to the railing should be compatible with this design. Since the front yard railing is not immediately adjacent to the historic porch, it should be a simple design. The front yard railing design and the fact that the railing does not extend the whole length of the stairs is not compatible with the property.

4. Landscaping Boulders

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City
Applicable Design Standards for Additions

1.6 The historic grading pattern and design of the site should be preserved.

- In general altering the overall appearance of the historic grading is inappropriate. Where change is considered, it should be subordinate to the overall historic grading character.
- Avoid leveling front gardens and introducing retaining walls where this disrupts the established pattern.

1.10 Consider a new retaining wall in the context of its immediate setting and the established relationship of landscaping within the streetscape.

- A new retaining wall should be avoided where it would disrupt a shared gentle grading between buildings and the street.
- Design a wall to reflect those found traditionally.
- Use materials that define the character within the immediate and broader setting.

The proposed boulders placed in the front yard are an appropriate material for the historic district. These smaller boulders create some terracing on the front property but they do not act as a retaining wall and generally maintain the slope of the front yard and are generally appropriate. These boulders are small and could easily be removed. The landscaping treatment varies along the block of 400 South between 1100 and 1200 East. The block contains concrete and stone retaining walls and sloped yards without retaining walls.

Finding:

Basement Windows

The standard is not met since the windows have destroyed significant historical and architectural material and the design is not compatible with the size, scale, color, and the character of the property. This standard could be met if narrower casement windows are used, the resulting gaps between the windows and sandstone are repaired and filled in with an appropriate sandstone that matches the original, and the windows are recessed to match the profile of the historic windows.

This standard is met in regards to the window wells, the size of the window wells should be dependent on the size of the windows and egress needs. If the window size were to change, the window wells should be adjusted to fit the size of the windows.

Kitchen Window Replacement

This standard could be met in regards to the kitchen window replacement if the color of the replacement double hung window generally matches all the other windows on the house and the replacement window fits within the original opening.

Rear Addition Alterations and New Deck

This standard is met in part by making the siding material one consistent material along the west, east, and south sides of the rear addition. This standard is not met with regard to the back addition reconfiguration and deck design which are not compatible with the size, scale, and character of the property and neighborhood. The back addition and deck could be approved if a comprehensive redesign is considered. There should be one door, characteristic of a single-family home as opposed to a duplex; the configuration of the doors, awning, windows, and placement of the deck stairs should be designed to be visually compatible and the railing and balustrade design to be more compatible with the size, scale, and character of the neighborhood.

Front Porch and Front Yard Handrails

This standard is met in part. The front porch railing is not compatible with the size, scale, material, and character of the property. This standard could be met if the porch railings were compatible with the existing porch design. The front yard handrail is compatible with the material of other front handrails within the neighborhood, but the design is not compatible.

Landscaping Boulders

This standard is met. The small boulders act more like a landscaping accessory as opposed to a retaining wall. These boulders are relatively small and can easily be removed if needed. The boulders are compatible with the varied landscaping in the neighborhood.

This standard is not applicable to the following proposed alterations: removal and replacement of new fence, concrete work, and painted sandstone foundation.

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: (See Attachment A for corresponding photos/drawings)

1. Windows – basement

The work that has been done on the basement windows has damaged the overall integrity of the home. The cuts made in the foundation for the windows were wider and longer than previously

allowed and are inappropriate. The proposed smaller basement casement windows are compatible with the window design found on the original home and these types of windows were meant to minimize the impact on the original foundation of the property. If all alterations were to be removed in the future, the essential form of the structure would be unimpaired, but the integrity of the structure has already been compromised as constructed.

2. Rear Addition Alterations and New Deck

If the rear addition and deck were to be removed, the essential form and integrity of the structure would be unimpaired. The proposed alterations are differentiated from the old, but they are not compatible in terms of placement, size, and arrangement with the historic property. This inappropriately designed work is not compatible with the historic property and detracts from the overall environment.

Finding:

Windows

This standard is not met. The integrity of the structure is damaged and the sliding windows are not compatible in size and scale to protect the historic integrity of the property. This standard could be met if narrower casement windows instead of sliding windows were installed, and the resulting gaps between the windows and the original sandstone are repaired with similar sandstone to the original stone.

Rear Addition Alterations and Deck

This standard is not met. Although the rear addition and deck could be removed in the future and the essential form and integrity of the structure would be unimpaired, the proposed alterations are not compatible in size, scale and architectural features of the historic property and the changes do not protect the historic integrity of the property.

This standard is not applicable to the following proposed alterations: removal and replacement of new fence, concrete work, front porch and front yard handrails, landscaping boulders, painted sandstone foundation.

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

Analysis: No prohibited building materials are proposed to be applied to original or historic materials as part of this project.

Finding: This standard is not applicable to any component of this proposal.

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 – Photos & Drawings

Windows – Basement



*Former Basement Windows –
West Elevation*



3 New sliding basement windows installed



Windows – Covered windows on east and west elevations



East Elevation



West Elevation

Windows – Kitchen Replacement



Former garden box window

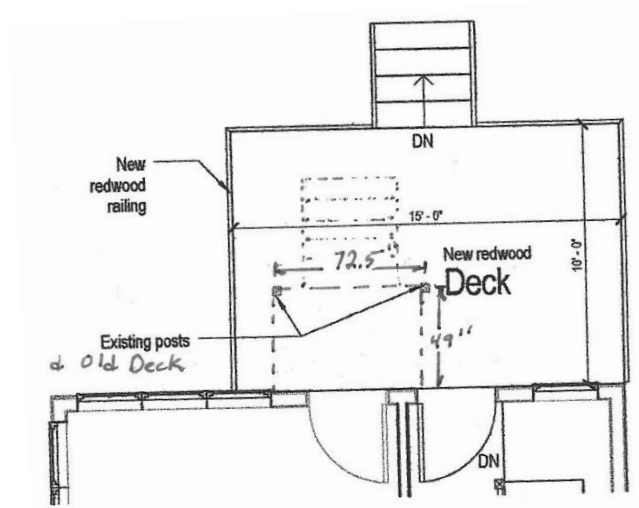


New wood double hung kitchen replacement windows

Rear Addition Alterations & New Deck



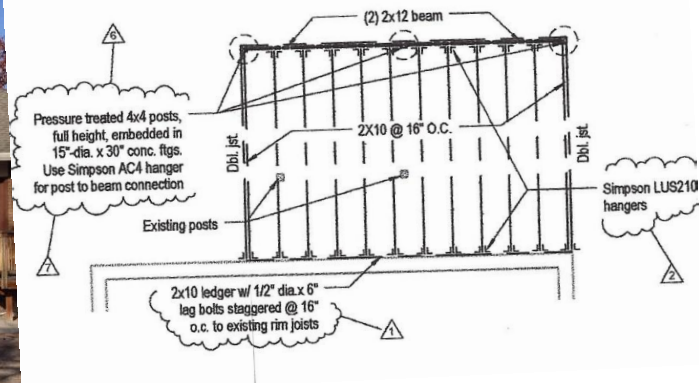
Former rear addition/porch



Deck Plans



New Rear Addition Alterations and Deck





Rear Addition Design and Deck Details



Removal and Replacement of West Fence



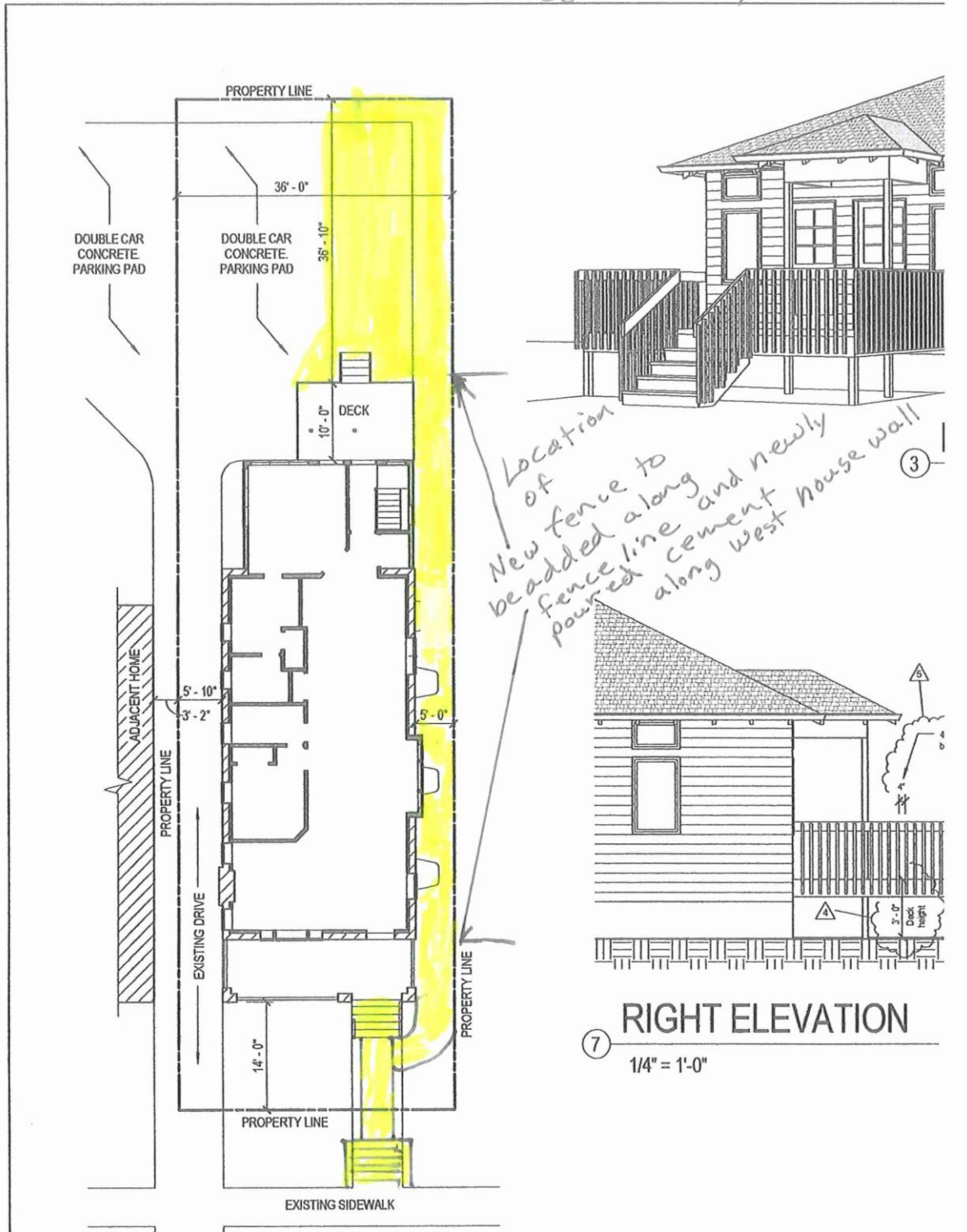
Old Fence



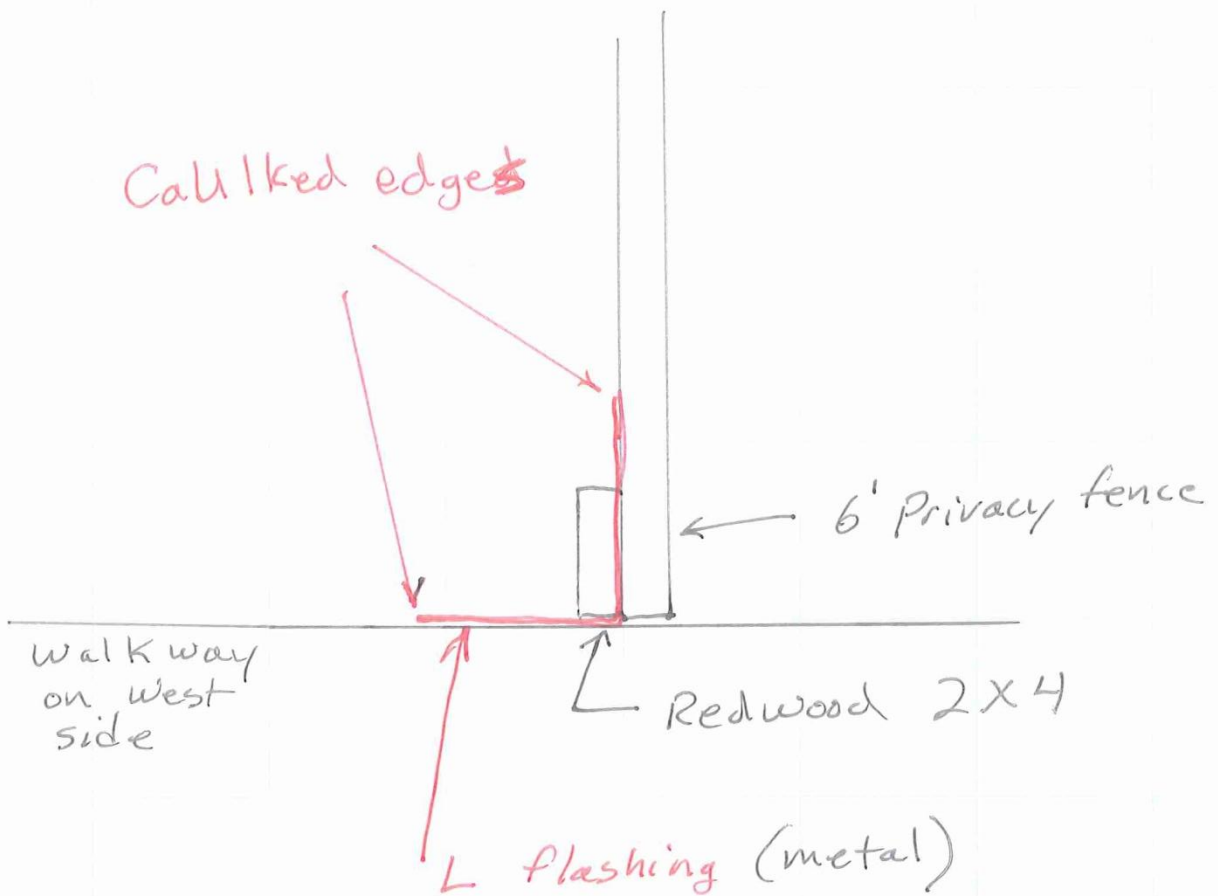
Proposed style - 6' fence along west edge of property

Site Plan Magnified

Stair cement repaired or
Cement replaced



Fence Flashing Diagram



Concrete Work



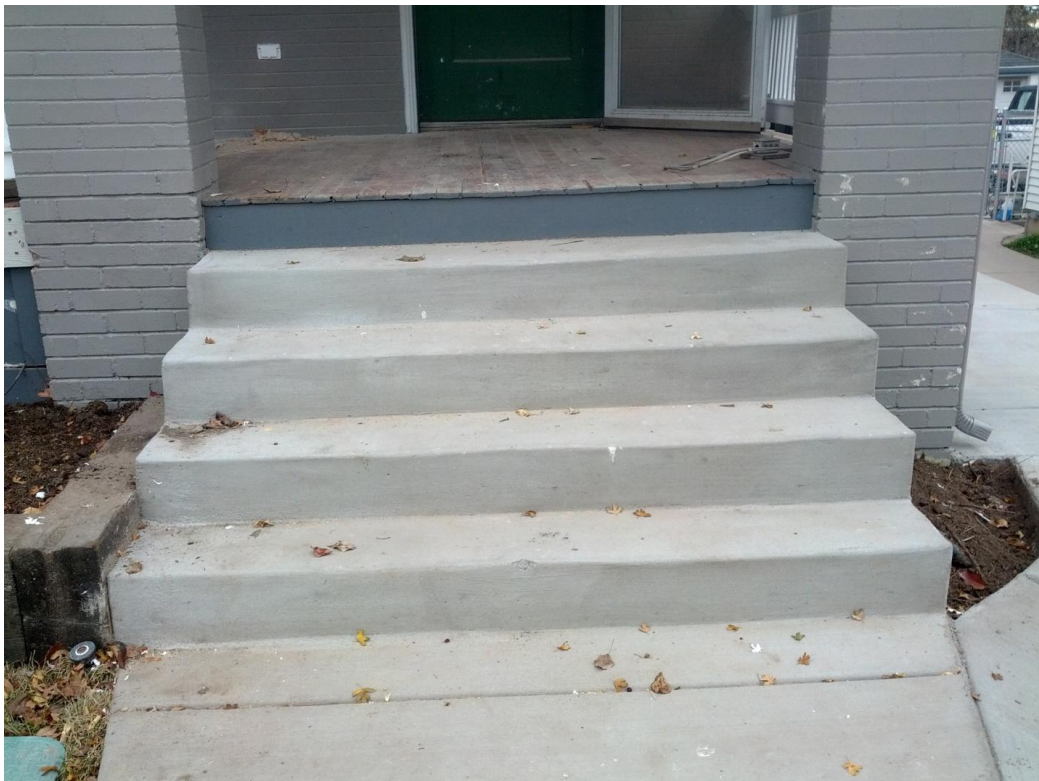
Front of home before concrete work



Front of home after concrete work



New front step design



Front porch steps after concrete work



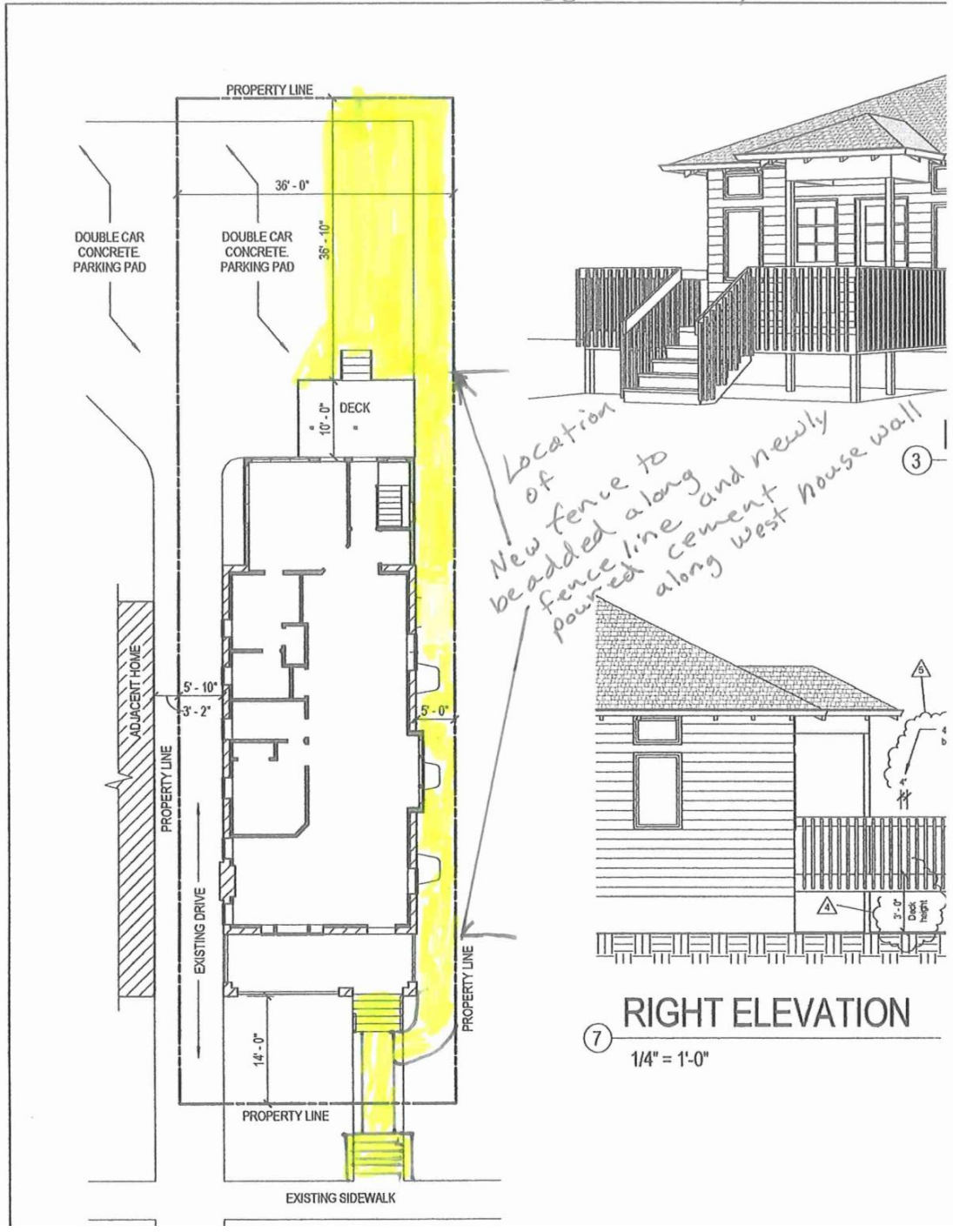
Concrete work and repairs on walkway



Concrete work along western edge of property

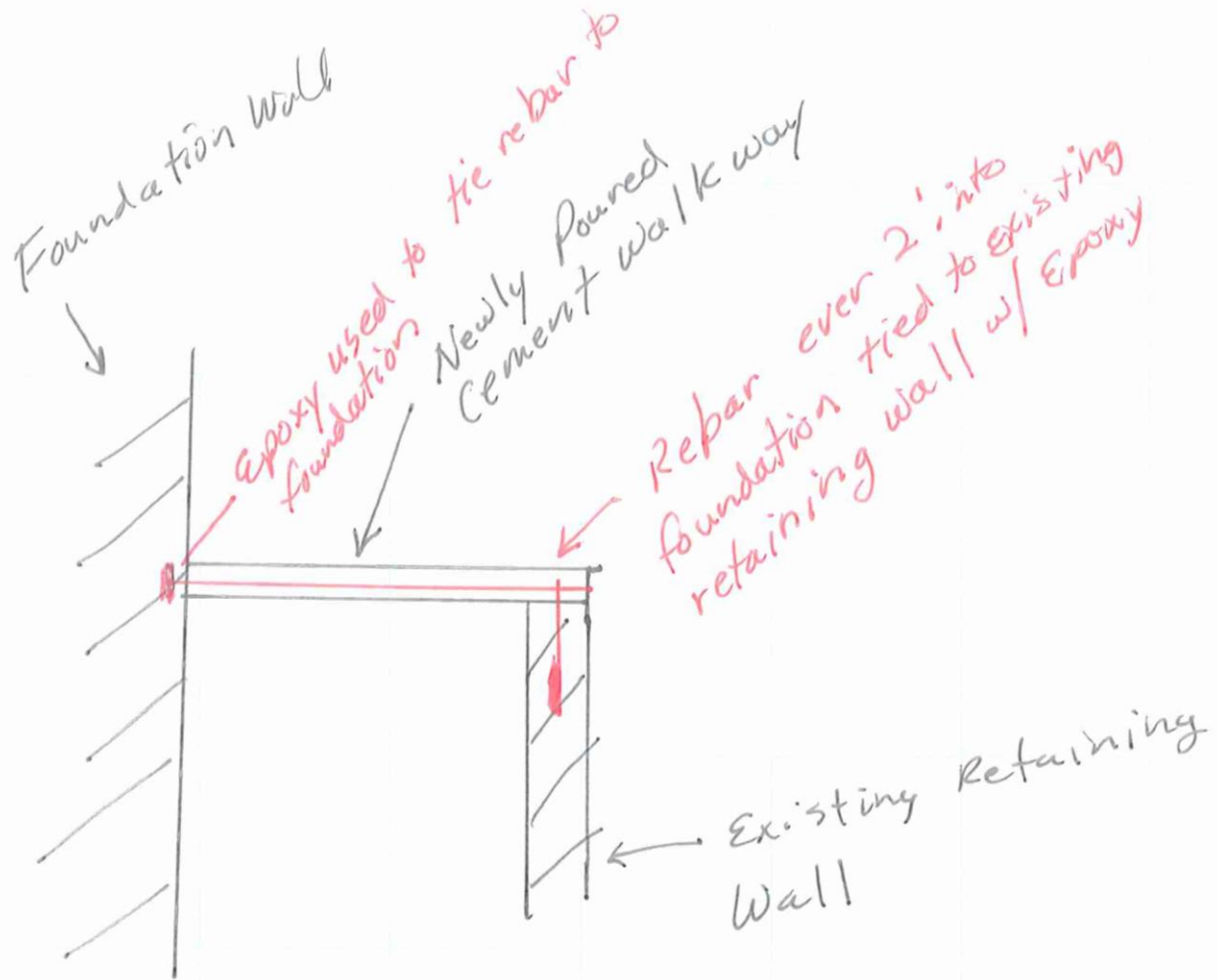
Site Plan Magnified

Stair cement repaired or
Cement replaced



Highlighted areas show areas where concrete work was completed

Diagram of Reinforcing the retaining wall



Front Handrails



Former front metal handrails along front porch and front yard (above)

New front painted metal handrails (below)





New painted front metal handrails – front yard handrail does not extend the whole length of stairs





Intermountain Ornamental

10047 Prosperity Rd - West Jordan, UT 84088 Phone: 801-571-1301

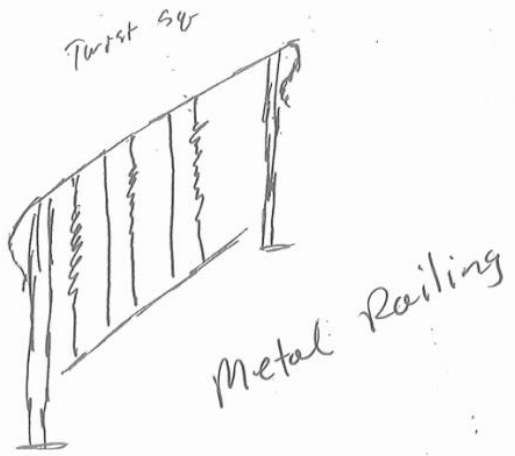
COMPANY Rogder chace
 TELEPHONE 801-514-6055
 JOB ADDRESS/LOT# 400 So 1120 E

INSTALL DATE 12.3.14
 CALL & SCHEDULE INSTALL
 PAINT-BLACK WHITE BROWN NO PAINT
 TAN CLAY PRIMER ONLY
 SPECIAL PAINT _____ OTHER _____
 MISSISSIPPI BRONZE POWDER COAT _____
 HAMMERITE PAINT COLOR _____
 GALVANIZED _____ SAND BLAST _____
 DATE CALLED BACK BID 11.20.14 CHECKED BY [Signature]

PRICES 599.00 P.O.# _____
 DEPOSIT \$ 300.00 CK# VISA 11.20.14
 BALANCE DUE \$ 299.00

RAIL _____	DROP RAIL _____	FABRICATOR _____	DATE _____	FAB HOURS <u>12</u>
HANDRAIL _____	S.N. POST _____	INSTALLER _____	DATE _____	INSTALL HOURS _____
DEEP GRATE _____	GATE _____	FOLLOW-UP _____	DATE _____	MAT. COST _____
GRATES 69 _____	70-85" _____	MEASURED BY _____	DATE _____	CLEAN & PAINT _____
ESTIMATOR #1 _____	ESTIMATOR #2 _____	ADD FIT <input type="checkbox"/>	DATE _____	ADD % _____

BALL CAP <input type="checkbox"/> PYRAMID CAP <input type="checkbox"/> STD <input type="checkbox"/> TWIST SQ. <input type="checkbox"/>	<input type="checkbox"/> HOLES FOR WOOD <u>Front porch</u>	SPECIAL INSTRUCTIONS <u>801 597-3222</u>	STYLE NO: _____ POST SIZE: _____
---	---	---	-------------------------------------



307

SIGNATURE _____ DATE _____
 I HAVE CHECKED THIS WORK ORDER AND UNDERSTAND THAT IT IS NOT SUBJECT TO CANCELLATION

- Lenny

Landscape Boulders in Front Yard





Painting of Original Unpainted Sandstone Foundation

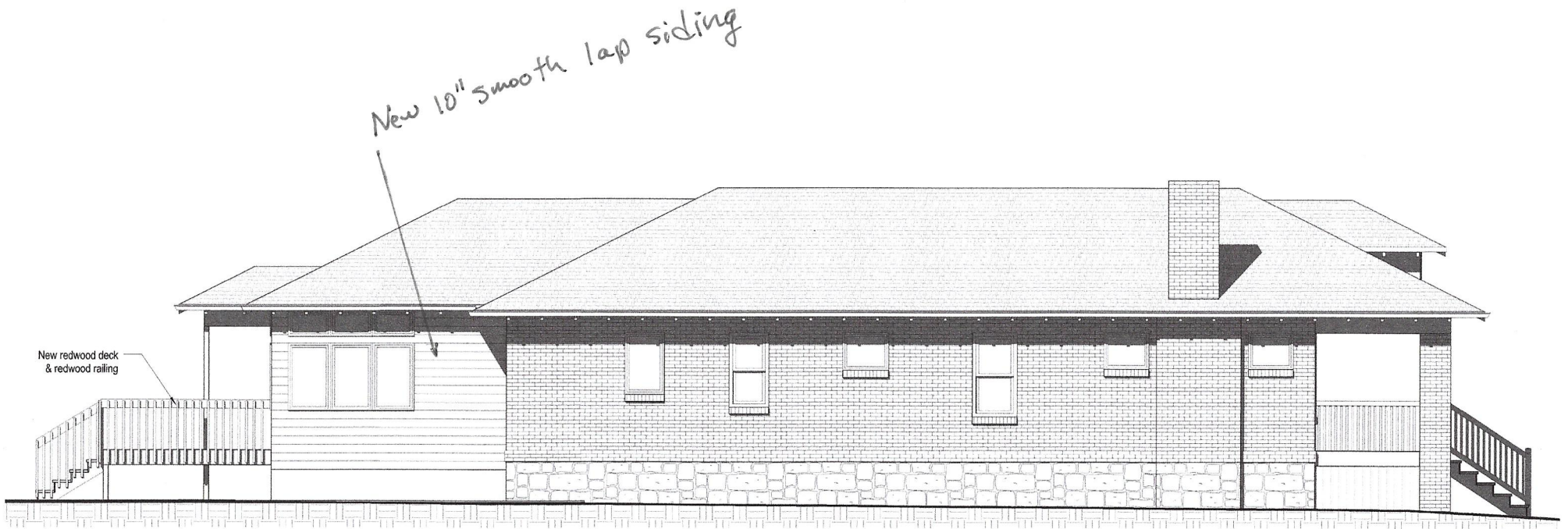


Original sandstone foundation





Original sandstone foundation painted dark gray



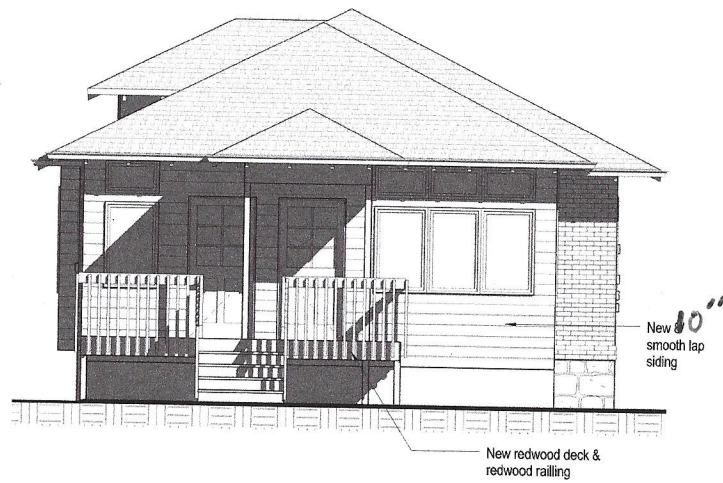
LEFT ELEVATION - 1120 E 400 S

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



RIGHT ELEVATION - 1120 E 400 S

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



REAR ELEVATION - 1120 E 400 S

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

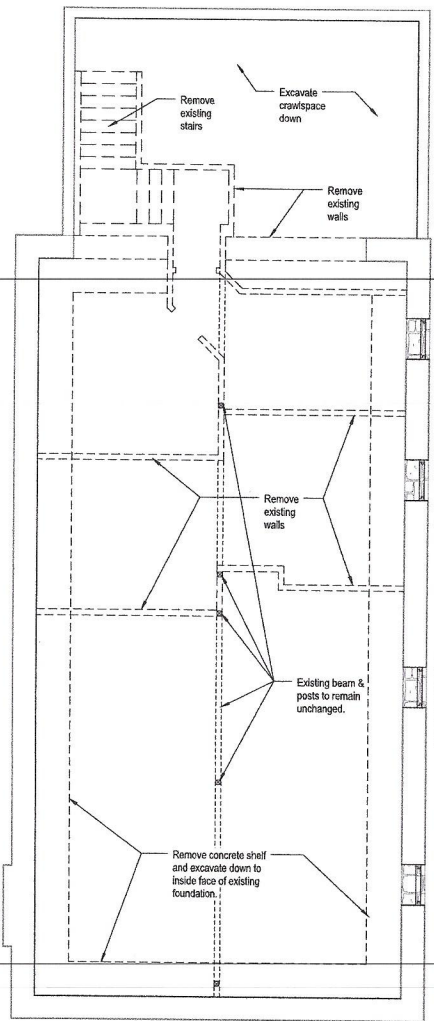


Roger Chase Construction
 Draper, Utah
 801-514-6055

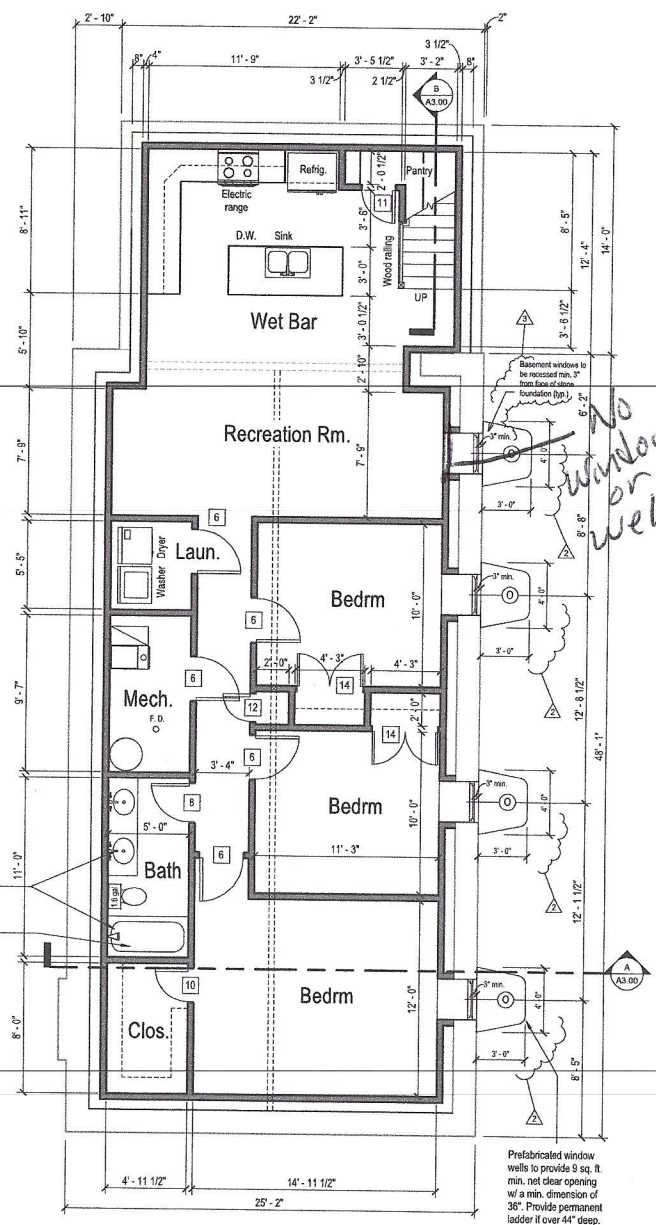
REVISIONS		
No.	Description	Date
1	Dimensions of new window wells on sheet number A1.02	4-11-14
3	Show that the basement windows will be recessed and not flush with the wall on sheet number A1.02	4-11-14
4	Change the new windows on the main floor to vinyl	4-18-14

DESCRIPTION	COMMENTS
ORIGINAL DOOR TO BE RESTORED	
NEW EXTERIOR DOOR	
EXISTING DOOR TO REMAIN	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	
NEW INTERIOR DOOR	

DESCRIPTION	COMMENTS
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
ORIGINAL WINDOW TO BE RESTORED	
NEW VINYL WINDOW	
NEW VINYL WINDOW	



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



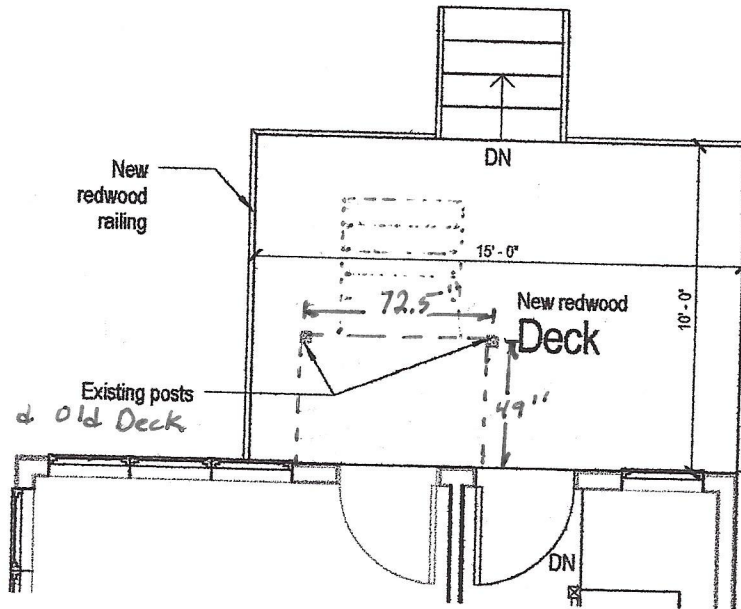
2 BASEMENT PLAN
 1/4" = 1'-0"



HOME RENOVATION
 1120 EAST 400 SOUTH, SALT LAKE CITY, UTAH

Sheet Title	BASEMENT FLOOR PLANS
Project Issue Date	April 2014
Sheet Issue Date	4/18/2014
Sheet Prepared By	SDG

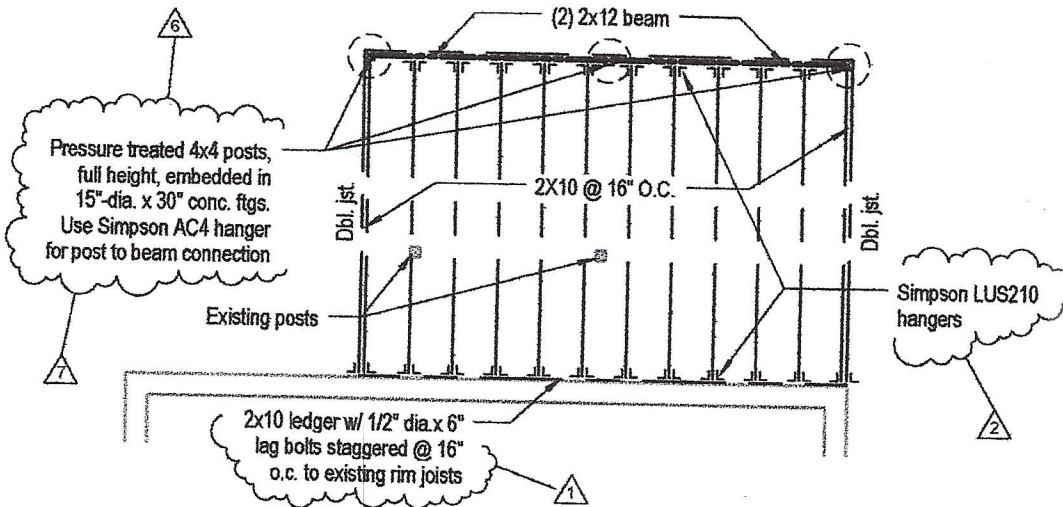
Sheet Number
A1.02



DECK PLAN

1

1/4" = 1'-0"



DECK FRAMING PLAN

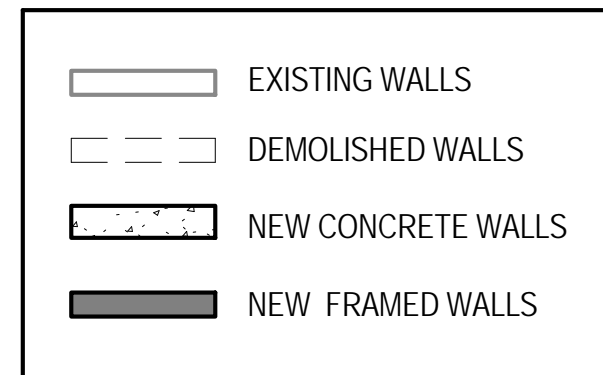
2

1/4" = 1'-0"

Attachment A – Originally Approved Plans from April 2014

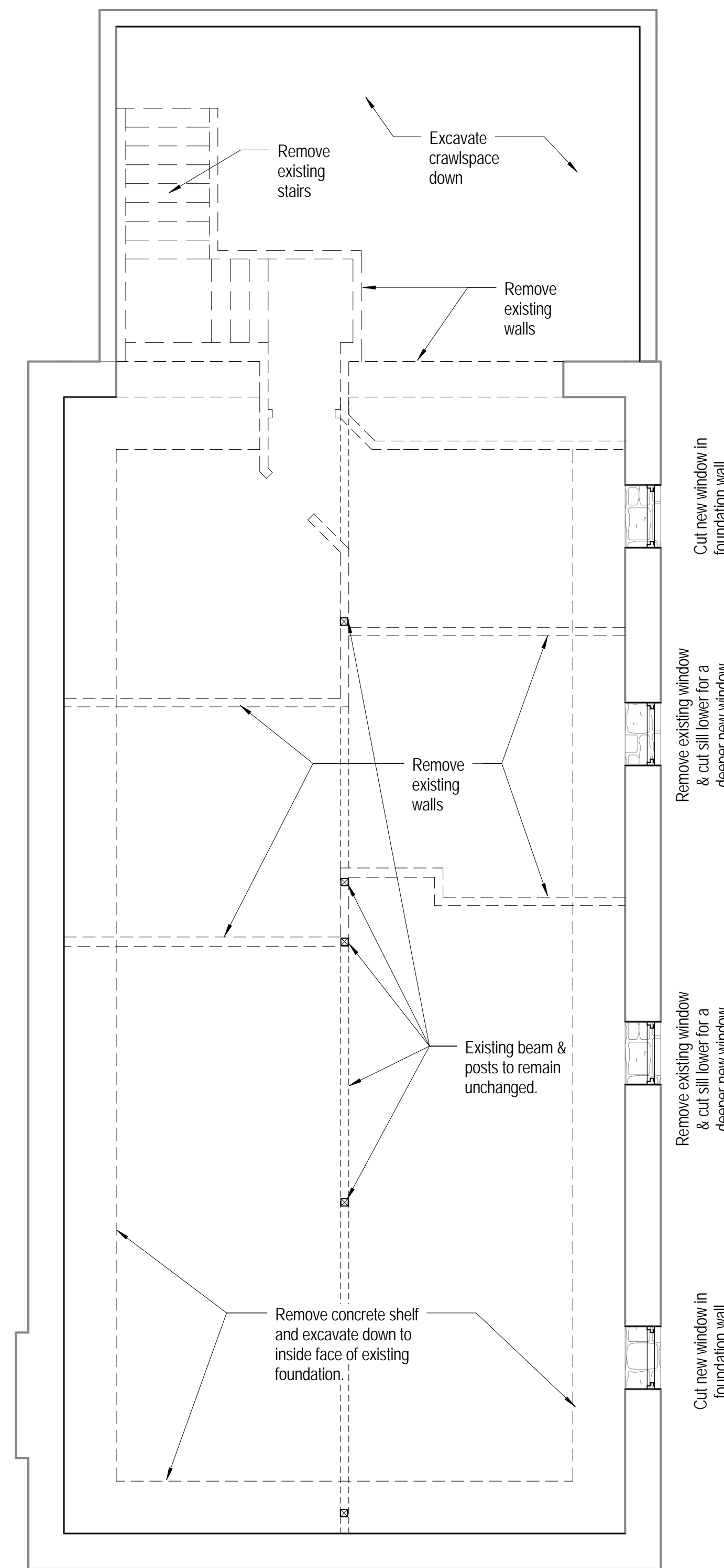
REVISIONS		
No.	Description	Date
2	Dimensions of new window wells on sheet number A1.02	4-11-14
3	Show that the basement windows will be recessed and not flush with the wall on sheet number A1.02	4-11-14
4	Change the new windows on the main floor to vinyl	4-18-14

WALL LEGEND

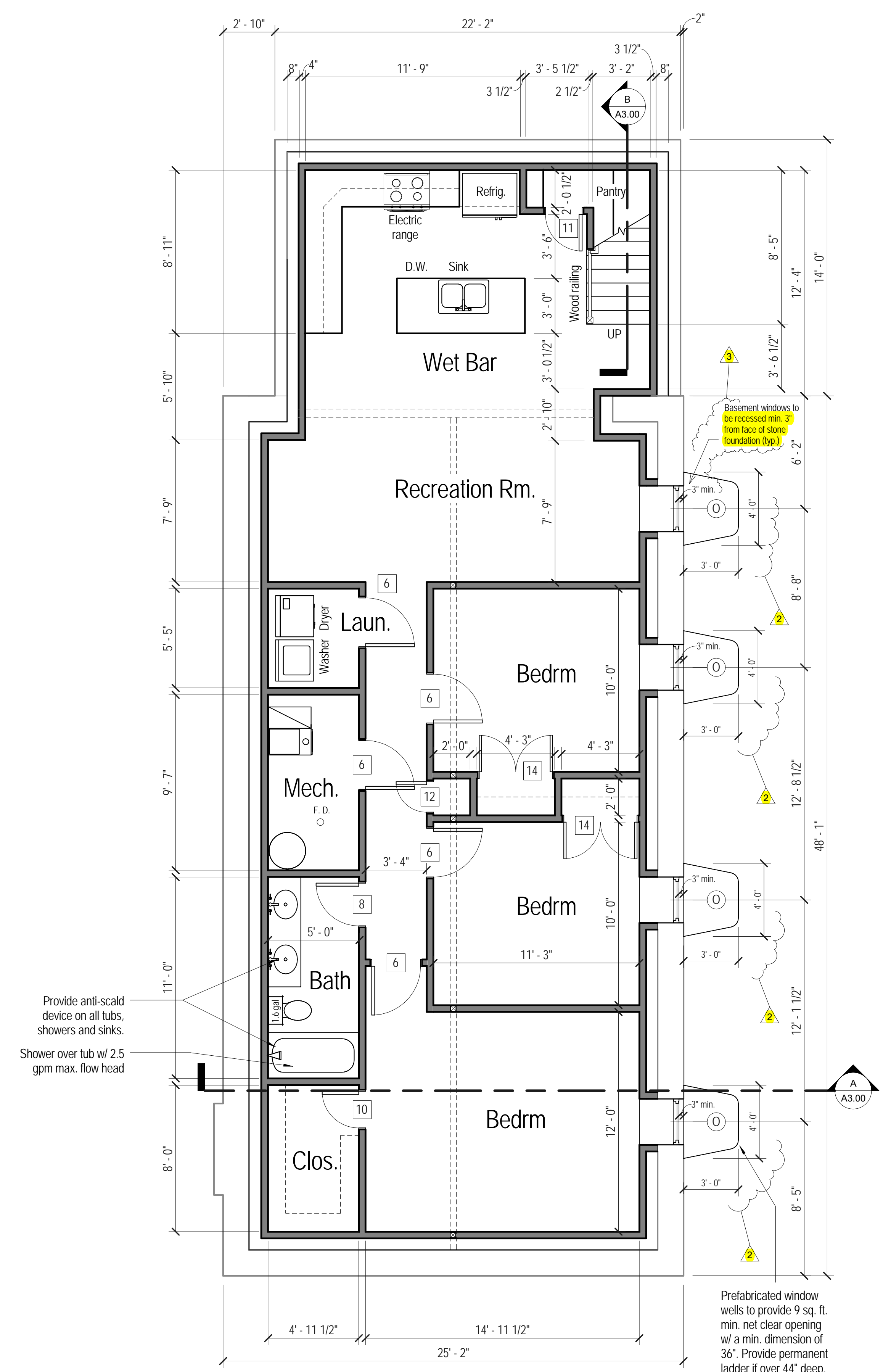


DOOR SCHEDULE				
M	Q	SIZE	DESCRIPTION	COMMENTS
1	1	3670 EXT.	EXTERIOR, WOOD, ENTRY	ORIGINAL DOOR TO BE RESTORED
2	1	3080 EXT	EXTERIOR, STEEL, INSULATED	NEW EXTERIOR DOOR
3	1	5468 FR	EXTERIOR, WOOD, FRENCH, TEMPERED	EXISTING DOOR TO REMAIN
4	1	3080	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
5	1	2880	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
6	5	2868	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
7	2	2480	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
8	1	2468	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
9	2	2280	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
10	1	2068	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
11	1	2050	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
12	1	1868	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
13	3	(2)2080 Dbl	INTERIOR, H.C. DBL. SWINGING	NEW INTERIOR DOOR
14	2	(2)2068 Dbl	INTERIOR, H.C. DBL. SWINGING	NEW INTERIOR DOOR
15	1	(2)1880 Dbl	INTERIOR, H.C. DBL. SWINGING	NEW INTERIOR DOOR
16	1	2080 Pkt	INTERIOR, H.C. POCKET	NEW INTERIOR DOOR

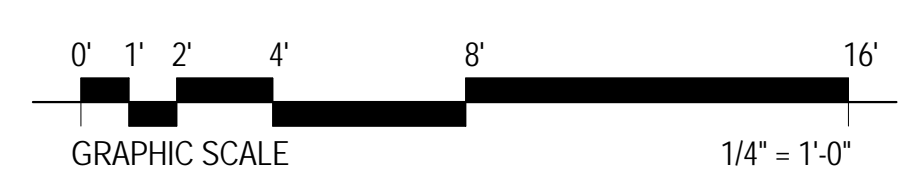
WINDOW SCHEDULE				
M	Q	SIZE	DESCRIPTION	COMMENTS
A	1	4038 PW	PICTURE WINDOW	ORIGINAL WINDOW TO BE RESTORED
B	1	4014 PW	PICTURE WINDOW - STAINED GLASS	ORIGINAL WINDOW TO BE RESTORED
C	2	1850 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
D	2	2822 PW	PICTURE WINDOW	ORIGINAL WINDOW TO BE RESTORED
E	1	3450 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
F	2	2050 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
G	1	3650 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
H	1	4937 CS	DOUBLE CASEMENT	ORIGINAL WINDOW TO BE RESTORED
J	1	2850 SH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
K	1	2923 PW	PICTURE WINDOW	ORIGINAL WINDOW TO BE RESTORED
L	1	2445 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
M	1	2438 PW	PICTURE WINDOW - TEMPERED	ORIGINAL WINDOW TO BE RESTORED
N	3	3050 DH	DOUBLE HUNG - TEMPERED	NEW VINYL WINDOW
O	4	2640 CS	CASEMENT	NEW VINYL WINDOW



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



2 BASEMENT PLAN
 1/4" = 1'-0"



HOME RENOVATION
 1120 EAST 400 SOUTH, SALT LAKE CITY, UTAH

Sheet Title
BASEMENT FLOOR PLANS

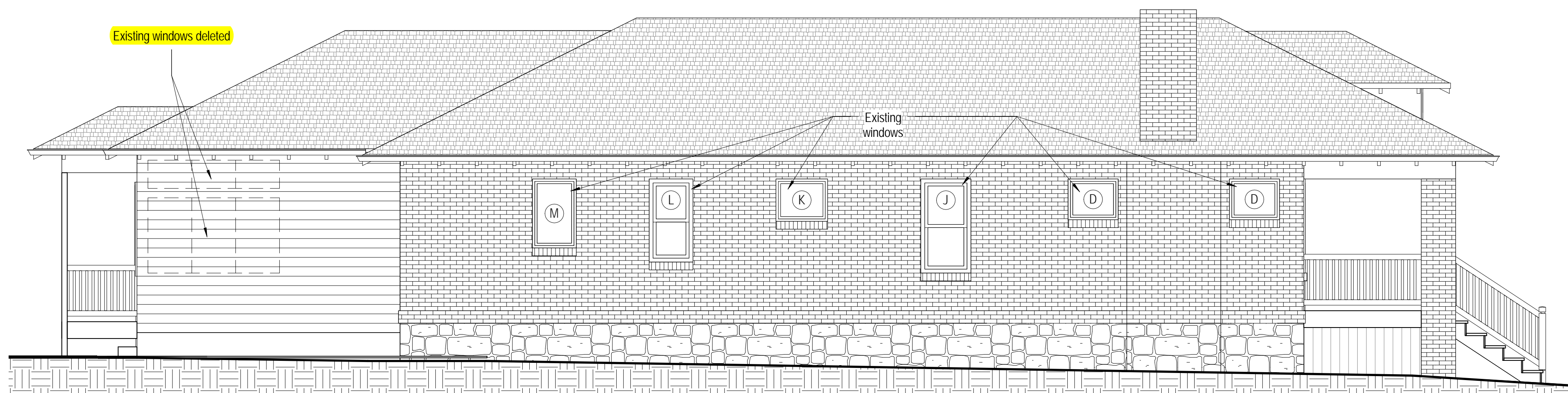
Project Issue Date
 April 2014
 Sheet Issue Date
 4/18/2014
 Sheet Prepared By:
 SDG

Sheet Number
A1.02

REVISIONS		
No.	Description	Date
1	Dimensions of new windows on sheet number A2.00	4-11-14
4	Change the new windows on the main floor to vinyl!	4-18-14

DOOR SCHEDULE				
M	Q	SIZE	DESCRIPTION	COMMENTS
1	1	3670 EXT.	EXTERIOR, WOOD, ENTRY	ORIGINAL DOOR TO BE RESTORED
2	1	3080 EXT	EXTERIOR, STEEL, INSULATED	NEW EXTERIOR DOOR
3	1	5468 FR	EXTERIOR, WOOD, FRENCH, TEMPERED	EXISTING DOOR TO REMAIN
4	1	3080	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
5	1	2880	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
6	5	2868	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
7	2	2480	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
8	1	2468	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
9	2	2280	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
10	1	2068	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
11	1	2050	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
12	1	1868	INTERIOR, H.C. SWINGING	NEW INTERIOR DOOR
13	3	(2)2080 Dbl	INTERIOR, H.C. DBL. SWINGING	NEW INTERIOR DOOR
14	2	(2)2068 Dbl	INTERIOR, H.C. DBL. SWINGING	NEW INTERIOR DOOR
15	1	(2)1880 Dbl	INTERIOR, H.C. DBL. SWINGING	NEW INTERIOR DOOR
16	1	2080 Pkt	INTERIOR, H.C. POCKET	NEW INTERIOR DOOR

WINDOW SCHEDULE				
M	Q	SIZE	DESCRIPTION	COMMENTS
A	1	4038 PW	PICTURE WINDOW	ORIGINAL WINDOW TO BE RESTORED
B	1	4014 PW	PICTURE WINDOW - STAINED GLASS	ORIGINAL WINDOW TO BE RESTORED
C	2	1850 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
D	2	2822 PW	PICTURE WINDOW	ORIGINAL WINDOW TO BE RESTORED
E	1	3450 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
F	2	2050 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
G	1	3650 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
H	1	4937 CS	DOUBLE CASEMENT	ORIGINAL WINDOW TO BE RESTORED
J	1	2850 SH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
K	1	2923 PW	PICTURE WINDOW	ORIGINAL WINDOW TO BE RESTORED
L	1	2445 DH	DOUBLE HUNG	ORIGINAL WINDOW TO BE RESTORED
M	1	2438 PW	PICTURE WINDOW - TEMPERED	ORIGINAL WINDOW TO BE RESTORED
N	3	3050 DH	DOUBLE HUNG - TEMPERED	NEW VINYL WINDOW
O	4	2640 CS	CASEMENT	NEW VINYL WINDOW

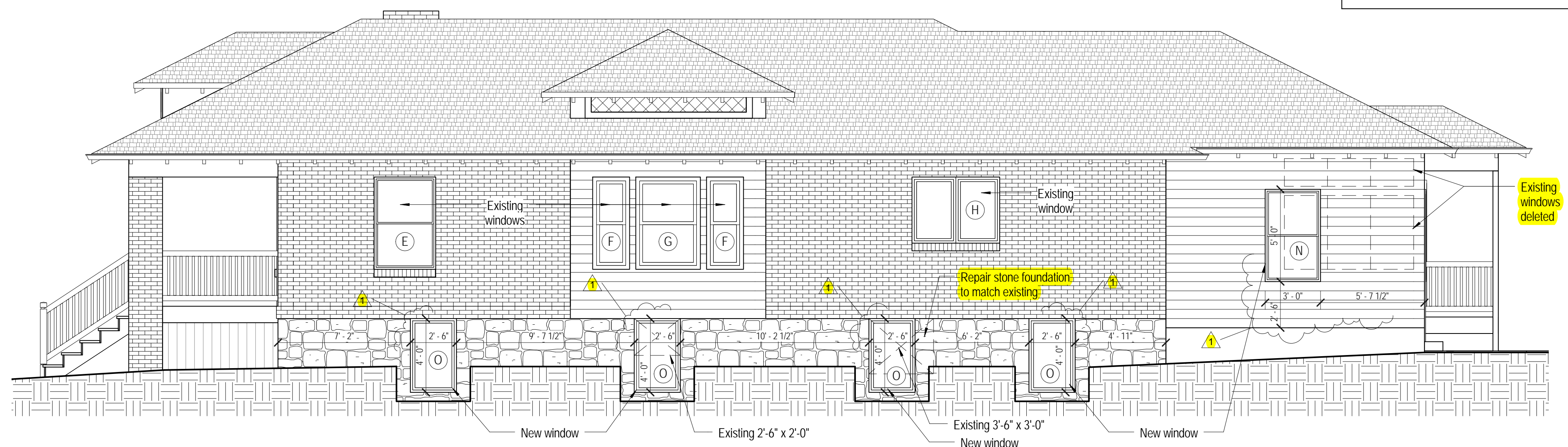


1 LEFT ELEVATION
 1/4" = 1'-0"

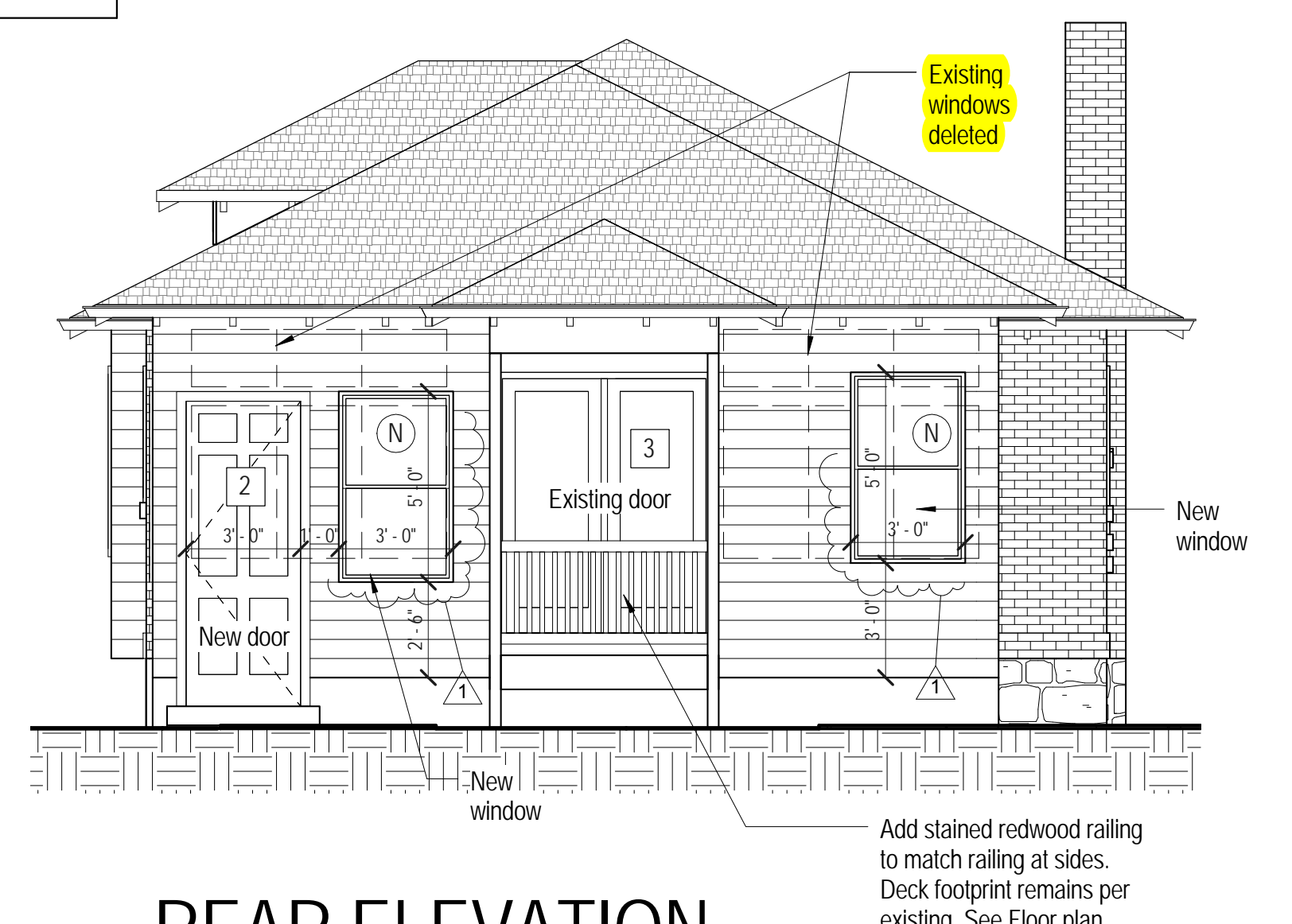


2 FRONT ELEVATION
 1/4" = 1'-0"

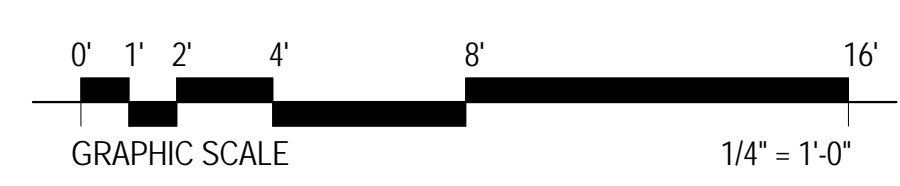
REPAIR AND REPAINT EXISTING BRICK, SIDING & TRIM AS NECESSARY TO MATCH ORIGINAL.



3 RIGHT ELEVATION
 1/4" = 1'-0"



4 REAR ELEVATION
 1/4" = 1'-0"



HOME RENOVATION
 1120 EAST 400 SOUTH, SALT LAKE CITY, UTAH

Sheet Title

ELEVATIONS

Project Issue Date
 April 2014

Sheet Issue Date
 4/18/2014

Sheet Prepared By:
 SDG

Sheet Number

A2.00



CERTIFICATE OF APPROPRIATENESS

University

OFFICE USE ONLY
Petition No. PLNHLC2014-00180
Reviewed By: Tracy Tran

SALT LAKE CITY PLANNING

Address of Subject Property: 1120 E 400 S

Name of Applicant: Andrew Nielson

Address of Applicant: 340 S 800 W
Orem, UT 84058

E-mail Address of Applicant: ajnielson@aol.com

Ordinance Standards: 21A.34.020

Design Guidelines this project meets: Residential Design Standards Ch 2, 3, 4

Are there attached plans or photographs? On file

Date of HLC Approval

Date of Administrative Approval: 04/23/2014

Description of Approved Work:

Windows

- Replacing 2 existing basement windows on the West side of home with 2 new white vinyl casement windows, both of these windows will be cut deeper; one of the windows will remain the same width, the other will be reduced from 3'6" to 2'6". For the window that will be reduced in width, the stonework around the window will be repaired to match the existing
- Add 2 new white vinyl casement basement windows to the West side of the home
- All new windows should be recessed like existing windows and not flush with the outer wall
- Window wells to be added to all 4 basement windows
- Remove existing windows in the existing rear addition of the home and replace with 2 new vinyl double hung windows in the rear of the home (south side) and 1 new vinyl double hung window on the southwestern corner of the home
- Wall will be filled where the windows will be taken out with the same materials/paint to match existing
- All other existing windows to remain - repair as necessary - sand, patch, repaint, and caulk to match original color

Doors

- Add new door on the south side of the home
- Front door to remain and be repaired as necessary - sand, patch, and repaint to match original

Other

- Remove stairs on back porch
- Enclose existing back porch with redwood railing to match the existing side railing
- Repair and repaint existing brick, siding, and trim as necessary to match original
- Repair existing wood steps with same materials if necessary

(See site plans, site plan revisions, and manufacture samples for additional details)

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner

Attachment B – Application and Project Description

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

Written description of your proposal

previous approval.
 items done.
 items changed.
 unaddressed items.

2. Minimum Plan Requirements

One paper copy (24" x 36") of each plan and elevation drawing

A digital (PDF) copy of the each plan and elevation drawing

One 11 x 17 inch reduced copy of each plan and elevation drawing

3. Site Plan

Site plan (see *Site Plan Requirements* flyer for further details)

where work done
fence locations
materials, dimension, design

4. Elevation Drawing (if applicable)

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Show section drawings of windows and doors if new windows and doors are proposed

5. Photographs

Historic photographs of existing building/s (if available)

address windows.

Current photographs of each façade

6. Materials

List of proposed materials

Provide samples and/or manufactures brochures were applicable

Address comprehensively.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Minor Alterations on the 1120 E 400 S SLC Remodel

Overall Project Goal: As an investment we wanted to take a dated home with all the accompanying dated components, layout restrictions, and undesirable issues and make it into something nice and that would be worth more money and make a reasonable profit in the process. We also wanted to add square footage, light, and height to the basement so the bedrooms were to code and the space was more usable. Our intent was to make the home exterior beautiful, clean, with nice curb appeal.

What we began with was a house that was run down on the exterior, the landscaping was a mess, the west windows were partially covered with worn vinyl awnings, the kitchen had this strange metal shelf window that extended out beyond the exterior brick of the home, and the exterior wood fence and back porch/stairway as rotted.

To bring the basement bedrooms to code we intended to add windows and alter other windows that already existed. As is common with these older homes unforeseen problems are encountered. We only ended up having 3 bedrooms which made it so we only needed to add 1 new window as opposed to 2. The dig out was a much more difficult job than we projected so we had to limit our scope of window replacement in the back addition of the home (the addition did not have any historical value nor did it contribute to the historical nature of the house). In addition, the architect made an error in the layout and this required the position of the back door that we planned to be modified as well as the requiring the existing double door on the back to change to a single door to accommodate the wall position.

Window changes that were proposed and approved, but due to budget constraints, the changes were drastically limited.

1. Instead of removing the windows on the east side of the back addition (see left elevation) the windows were kept and unchanged.
2. Instead of removing all 12 windows in the rear of the back addition, 8 windows were kept (the 2 furthest south windows, and the 6 furthest east windows).
3. Instead of removing the windows on the west side of the back addition(see right elevation), the windows were kept and unchanged.

The following changes were minor modifications to what was proposed, due again to some budget constraints and others to correct an architect mistake.

4. Instead of the double door being replaced in the back it was changed to a single door. There wasn't enough room for the foundation reinforcement width, the stairway, and the hall way.
5. Instead of adding a door on the back of the house at ground level where the furthest west window was to be removed, it was relocated slightly to the east and placed at deck level. The door could not be placed where it was because of stairway constraints. The door had to be

placed at the end of the hallway instead at the top of the stairs which required the door to be at the same level as the other door in the back.

6. Instead of adding a railing on the back of the existing redwood deck, the deck was extended back to the south and expanded to the east and west so it was bigger (see drawings included with most recent minor alteration application that was included in the most recent certificate of appropriateness granted). There needed to be access to the new back door of the house so it made sense to expand the deck and put a stairway in.
7. The back siding was replaced with smooth 8" plank siding (regardless of changes additional siding was needed and 6" siding matching the sides could not be located so materials that were approved on other historical projects was used).

The following changes were made partially by mistake and partially due to the instability of material being removed.

8. Instead of casement windows being used to replace the 2 slider windows and 2 new proposed windows. We only needed to add 1 new window. Also a mistake was made and slider windows were put in the resulting 3 window locations without being recessed. Additionally, when window cuts were being made, the sandstone block fell apart and gaps resulted. Hardy board trim was used to trim around the windows so the gaps didn't show and the windows looked good. Given the additional expense from the mistake and instable material, the owners do not have the money to now buy additional casement windows. It is proposed that these windows remain since two of the windows that existed prior to the project were in fact slider windows. These windows will be changed so they are recessed and trimmed out with smooth hardy board trim. This area was and will be covered by a privacy fence so it makes it impossible for this to be seen from the street.
9. An exterior window was covered up. This covering will be removed and the window will be fixed as soon as the red tag is removed.
10. The Kitchen window as a metal and glass shelf window. This window was replaced with wood picture windows and the trim at the bottom of the window that was there previously will be replaced with smooth hardi board.
11. Even though the back wall of the house addition changed less than anticipated, the original 6" tongue and groove siding could not be located to patch into the wall where changes were made. It is proposed that we replace all of the siding that covers the addition with the smooth 10" lap siding

The following items were done for aesthetic, repair, and maintenance purposes. It was not understood that these items were a matter of permits or certificates of appropriateness.

12. Both sets of existing front steps were repaired and the weathered black wrought iron railings will be replaced. The lower steps were changed to have straight edges as opposed to being curved and flared out.

13. The cement walkway from one set of steps to the other was replaced
14. The cracked and uneven cement walkway on the west side of the house was replaced with a new wider walkway
15. The neighbor on the west side allowed access to his driveway provided the weathered fence that was therefore was removed. We are proposing to replace it and put it back where it was on the property line as was requested with our last permit application that was granted with a certificate of appropriateness showing the fence style.
16. The landscaping was refreshed with a new sprinkling system. Rocks, plants, grass, and flowers have been put in. The elevations are the same.
17. Cement around the deck in the back has been put in where storage sheds other debris was located.
18. The brick was repainted (it was a green color before) and the sandstone base was painted (it was partially painted before and had lots of green overspray).

Hi Andrew,

Below you can find list of additional items needed to complete your application for a Certificate of Appropriateness. When we have received the information we will be able to analyze your application and set a date for the Historic Landmark Commission.

You have 30 days to submit a complete application. I have identified additional items that are needed at this time in addition to a list you provided of some of the work completed:

Narrative: Written description of the scope of work, reason for the work and future work that is planned at the site. [See description at the beginning](#). Identify a complete list of work done, how it was done including detail on materials, dimension and design.

Windows: Materials, Dimension and Design [See Window Schedule](#)

· What type of materials will be used around the basement windows? There was mention of T-111 and Hardi board. (T-111 is not an appropriate material, if hardi board is used, it must be smooth and not have the fake wood grains). Include what was approved versus the work performed. Include proposals to improve the work performed. Please provide window schedules and identify windows altered on a site plan that is to scale and on elevations.

What was approved:

- Replacing 2 existing basement windows on the West side of home with 2 new white vinyl casement windows, both of these windows will be cut deeper; one of the windows will remain the same width, the other will be reduced from 3'6" to 2'6". For the window that will be reduced in width, the stonework around the window will be repaired to match the existing
- Add 2 new white vinyl casement basement windows to the West side of the home
- All new windows should be recessed like existing windows and not flush with the outer wall
- Window wells to be added to all 4 basement windows
- Remove existing windows in the existing rear addition of the home and replace with 2 new vinyl double hung windows in the rear of the home (south side) and 1 new vinyl double hung window on the southwestern corner of the home
- Wall will be filled where the windows will be taken out with the same materials/paint to match existing
- All other existing windows to remain - repair as necessary - sand, patch, repaint, and caulk to match original color

Work Performed: Instead of adding 2 new windows on the west side of the home, we only added one window with one additional cut out. Additionally, Vinyl Sliders (4' x 4') were mistakenly installed and the 3.5" recess was missed. When the windows were cut, the sandstone block fell apart and gaps resulted. To fill the gaps created, a Hardi board with wood grain texture was used to trim around the basement windows (see Pictures 1,2, 3).

Proposal to Improve work that was performed: We would like to keep the sliders that we installed and will reinstall them so they have the 3.5" recess. We will also trim the windows with a smooth hardi board trim in the same manner as we done earlier.

· Please show a drawing or example of how the area around the windows will be designed with the proposed materials when they are re-done. Show how the windows will be recessed (not flush with the building wall as the egress windows are constructed.) Provide a drawing of the profiles of the basement windows showing how much they will be recessed from the exterior wall. See [Basement Window Crossection Sketch and Picture 4](#)

· Window along the west (window directly north of the window that was covered up) appears to be different than what was there before. Please provide what is there now – type, dimensions, material of window. The window that is there now is a new double hung wood window that is 5' width x 4' (45.5" to be exact) height (see picture) trimmed with the textured hardi board. We will remove the textured hardi board and replace it with smooth hardi board. Previously a strange shelf window was there and was installed to extend beyond edge of the brick (the opposite of recessed) trimmed with some kind of smooth white board. See Picture 5 for what is there now (picture 7 shows interior kitchen view) and Picture 6 for what was there before.

· Identify windows that were covered up, are original windows still there? The window that was covered up is still there (see picture 5). Plans for the windows? The plan is to remove the cover and to refurbish the window remaining inside if necessary and replace the glass if it is broken.

Doors: See [Door Schedule](#)

· Provide materials and dimensions of new doors including a narrative for why two doors were installed next to each other as opposed to what was originally approved. The architect either

forgot to account for the new footings and foundation width that would be installed in the basement interior perimeter (see picture 8) or made a mistake. In either event, there was not enough room to fit the stairs with an appropriate landing to leave the back door on the west where it was originally contemplated. That door is now installed at the end of the hall (see Picture 9 and 10. See item 5 above and pictures 9 (inside view of tight space). Additionally, to make room for an appropriate hall way width and stairway width the result was that there was not enough room for the original double door (See Picture 11 and 13) . That door had to be replaced with a single exterior metal insulated 3080 door to match the other new door installed at the back of the house (see picture 12 and 15)

Siding:

· What type of original material existed? Originally was a 6" smooth tongue and groove siding (see picture 13) What type of material was installed? There was need of 6" new tongue and groove siding but none could be located so a 10" smooth lap siding was used to replace what was there before (see picture 14 and 15) Does the siding on the back addition match? It is smooth and the look of the seams match but the width and profile is different. Is it compatible? It looks good and does match as well as anything that could be obtained also since it is used for that back side entirely the transitions are corners and it works (Also reference item 11 above).

Describe the materials, dimensions and design.

Deck:

· Provide material of new deck, measurements of balustrades and spacing between balustrades. Describe how the deck is compatible with the contributing structure? The new deck is made of redwood. The balustrades are 37" tall and have 3 ¾" spaces (see drawings attached and submitted with minor change application previously or Drawing "Deck Addition" for elevations, and site plan). The old deck was rotten (see pictures 16 and 17), was made of untreated fir, and its balustrade spaces and steps did not meet the uniform code (see picture 18).

· Site plan showing original footprint of deck and new footprint of the deck. Please provide accurate dimensions.(see drawing labeled Deck Addition)

Front Railing:

· Example of railing that will be used to replace the old railings – materials, dimensions, and details of new railing needed. Intermountain Ornamental is providing the best match that we could find (see attached order description and sketch from Intermountain Ornamental).

Concrete work:

- Site plan showing all areas on property where concrete work was installed and how it was done. Identify before and after construction. Describe how retaining wall was "shored up" and how that was completed including the plans of how water will be managed. It is our understanding that there is further concrete curbing and flashing to be constructed. Please see pictures for information on concrete that was added and installed. The retaining wall was shored up by putting rebar connecting the retaining wall with the foundation of the house. The rebar was placed every 2' along the cement pathway on the west side of the house (see Diagram of Reinforcing the retaining wall). The rebar was attached to the foundation of the house with epoxy. There is flashing to be used but it will be metal L flashing (see fence flashing diagram). See the Fence section for additional concrete that will be poured to secure the fence posts. See pictures 19 and right West side view picture for before. After pictures are pictures 20 through 25.

Foundation Painting

- The original sandstone foundation was painted. Do you plan to keep or remove the paint? If removing, describe the type of treatment you will be using to remove the paint. We plan to keep the paint. Some parts of the sandstone were painted with green overspray paint previous to our ownership and since it looked so bad in areas, that sandstone was painted to look much better. (see Picture 22)

Front steps:

- Site plan showing dimensions of original steps and steps that were constructed. The steps at the porch were finished exactly as they were originally with the same step height and step width. The steps leading to the sidewalk out front were originally the width of the cement pathway from one set of steps to the other and they were widened as the steps approached the sidewalk with curved sides. The steps that we installed are all the same length of 6' and the sides are straight and each 7" in width (see picture 19 before and picture 23 for after). See Site Plan drawing with highlighted areas where cement was replaced or repaired)

Landscaping:

- Show materials, dimensions of grading and landscaping work on site. Grading was left the same as before. We added rock, mulch, and small bushes where the steep grade is instead of loose dirt, leaves, and weeds that were there before. We added small bushes and mulch with the same railroad ties that were there before we bought the property in the flowerbeds along the front of the porch. See picture 26 and 27 for new landscaping. See picture 28 and 29 for East and west side walk views.

Fence:

- Dimensions and material of new fence. The new fence is a 6' privacy fence (see pictures 30 and 31). The posts are placed 8' apart. The material of the fence is cedar wood.
- How will the fence be installed on the concrete? The posts will each be installed in the middle of a 1' x 1' hole that will be cut in the new cement pathway. The dirt beneath will be removed and the post will be placed in the middle of the hole and cement will then be pour in the remainder of the hole to secure each post to the ground and cement.
- Details on flashings or what will be done to prevent runoff into the neighboring property. Once the privacy fence is installed, metal L shaped flashing will be caulked to the cement and fence with a redwood 2x4 to secure it. See the attached cross-section sketch to show how it will be done along the whole fence line of the cement pathway. See fence flashing diagram.

P1

Basement window as is currently





2



3

4

(old) window in basement previously

4



Picture 4

Picture 5

5

Covering to
be removed





6

Previous Kitchen shelf window

6

← old step window

← old kitchen trim

Picture 6



Picture 8

8
New stairway down stairs

8

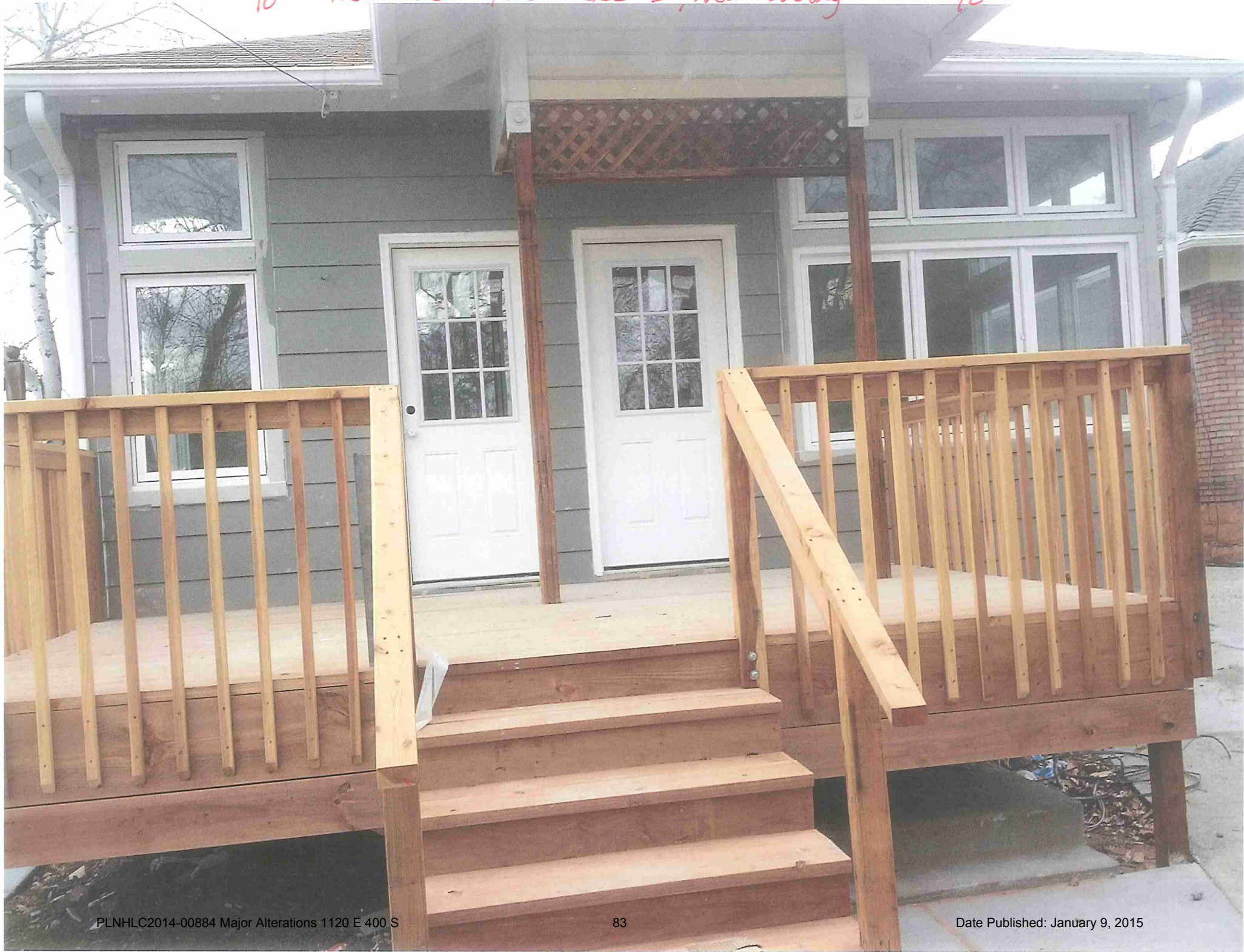
7

9

Back door
aligned with
hall way

b

10 New Deck, new doors, new siding 10



11

Back side of Door

11



Master back
door replacing
DBL door

11

12 Replaced DBL door, New insulated metal door matches other door, 2



12

13

old DBL Door and Deck / Stairway and siding 13

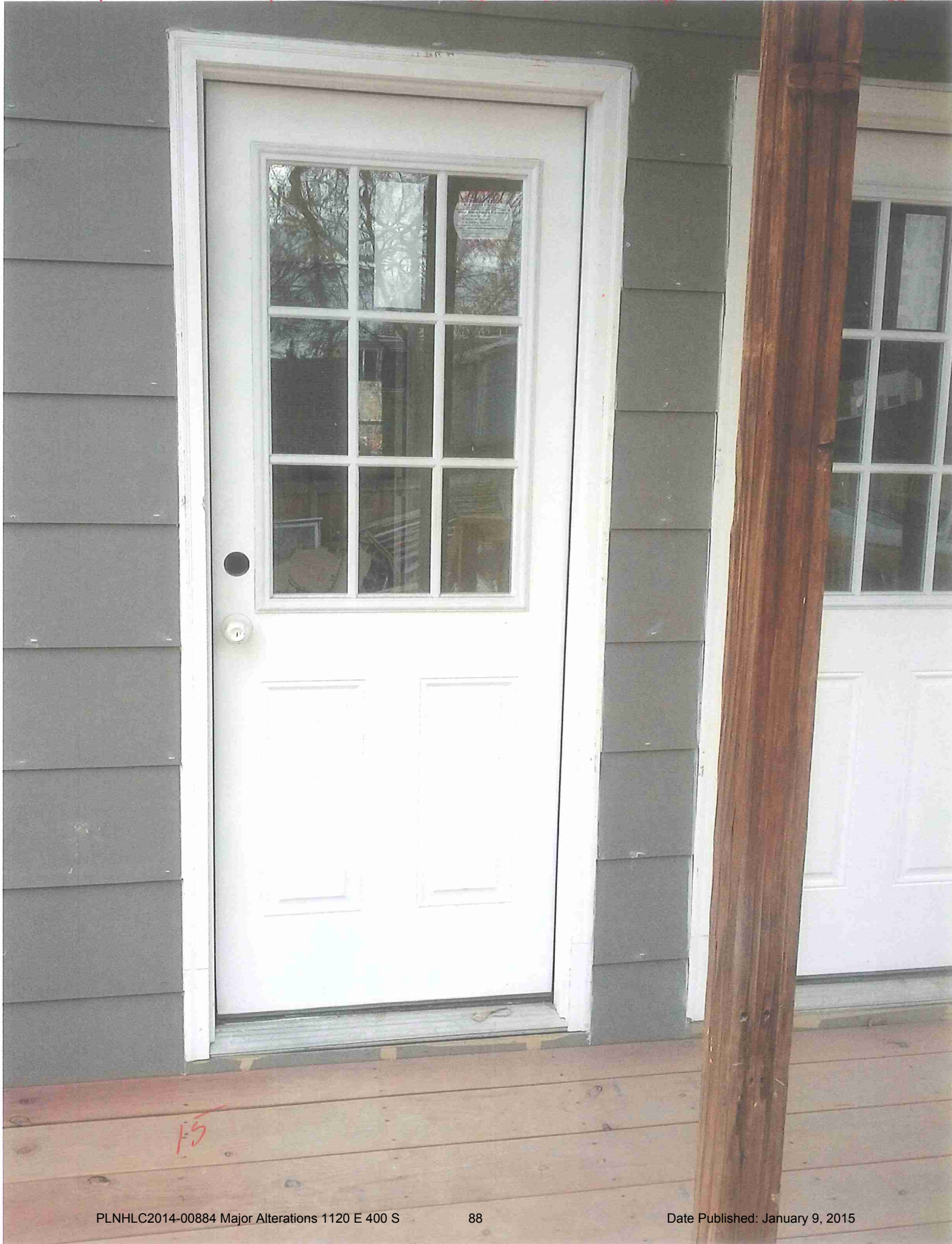


10" lap siding

14

15

Proposed new back door std to align with hall way 15



15

16

Old rotten deck materials (Fir)

16



16

17

Rotten Deck materials

17



18

Old Deck Railing (Not too code)

18



18



Before Front yard view

19

19

20

New lower steps

20



20

21

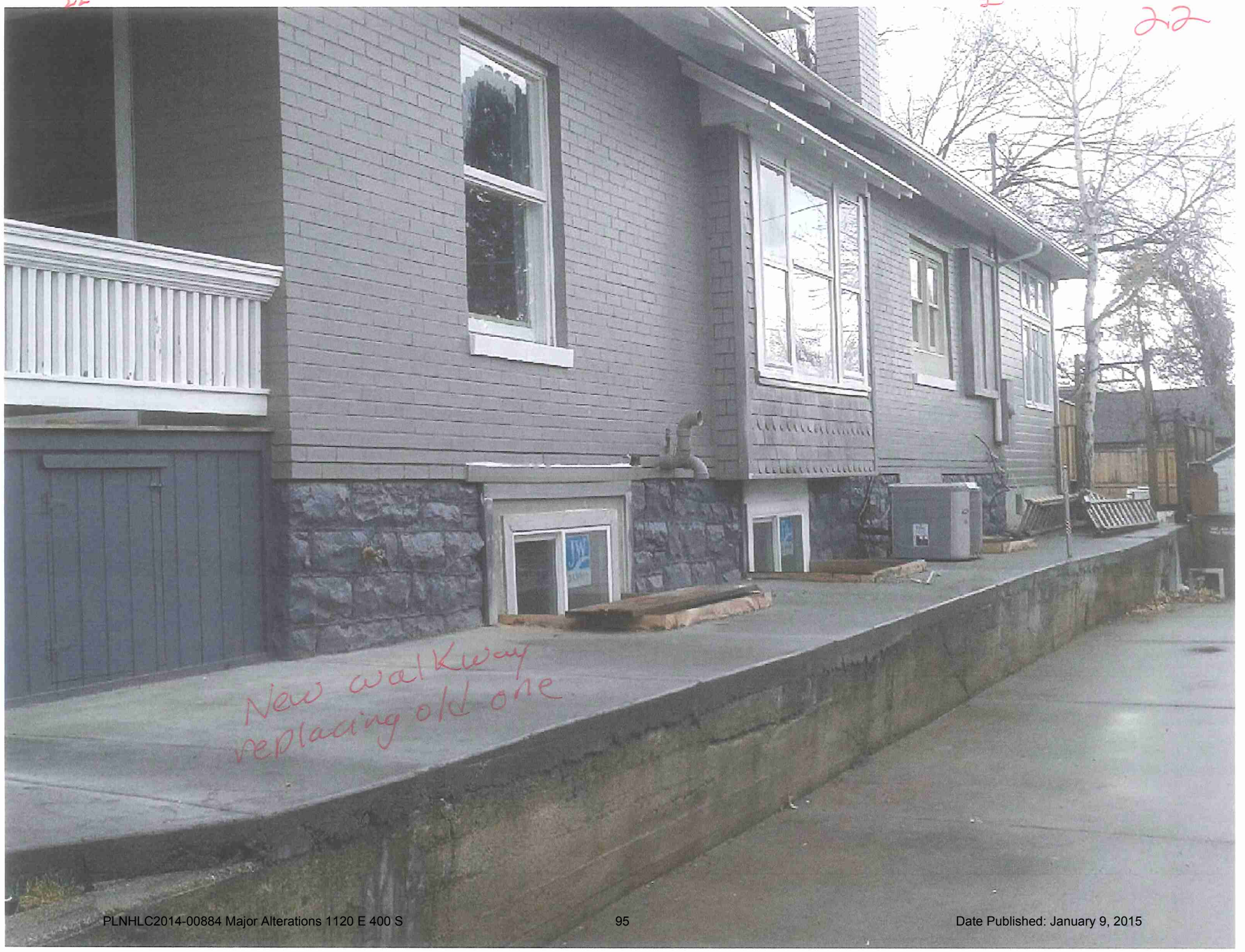
Repaired porch steps

21



Repaired Porch steps

21



22

22

22

New walkway replacing old one

23

After Front yard view

23



23

24

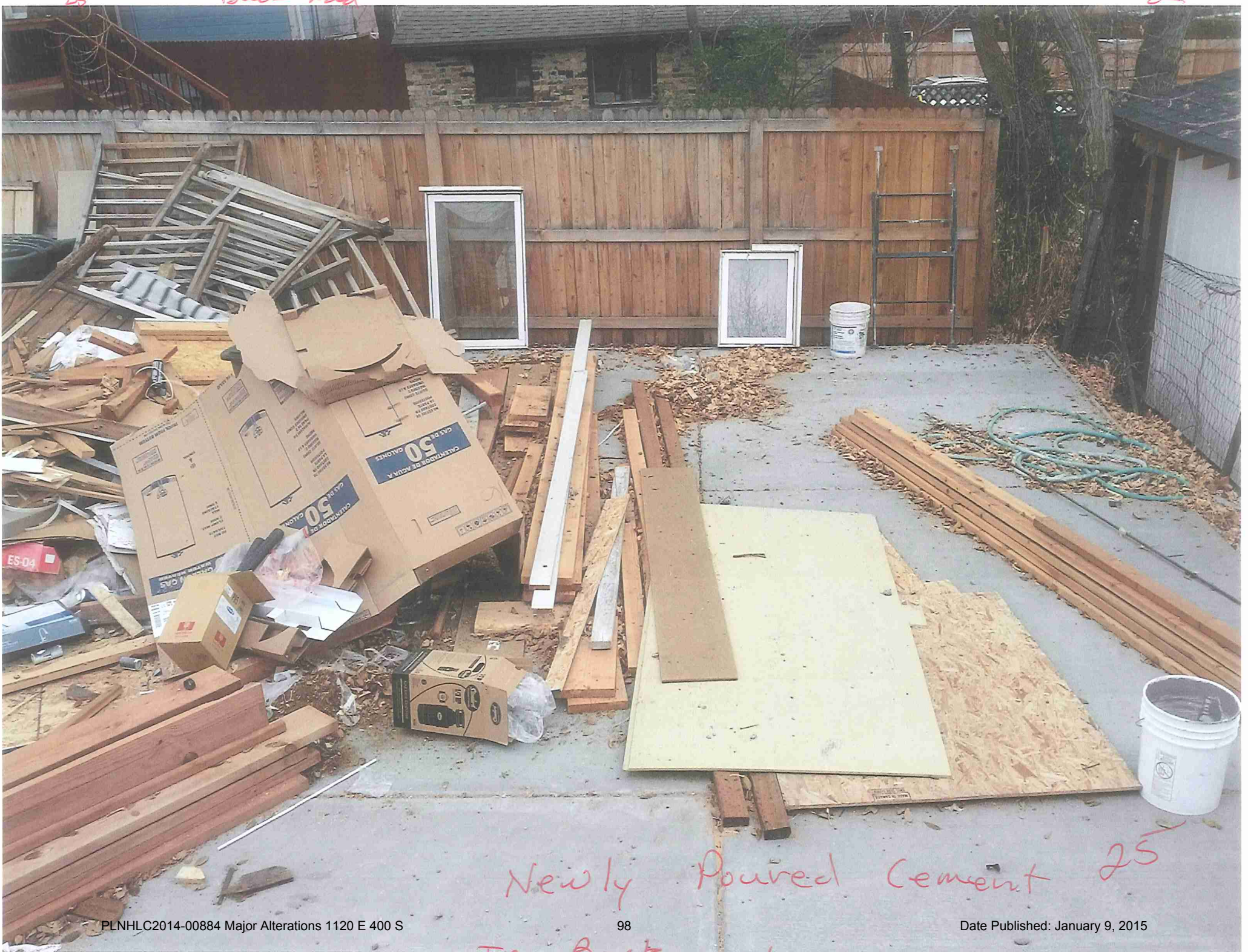
24



Newly replaced walk way

Repaired steps

24



25

Back Yard

25

Newly Poured Cement
In Back yard

26 New plants & shrubs

Back flow preventer 26



27 New landscaping → mulch, plants, shrubs, rocks 27



28

28





20

21



31 6' privacy fence posts on 8' centers Redwood fence 31



Attachment C – Public Comments

418 Elizabeth Street
Salt Lake City, UT 84102

January 6, 2015

RE: 1120 E 400 S, 84102 Case number PLNHLC2014-00884

Dear Tracy Tran and the Historic Landmark Commission:

We are writing to request that alterations made to 1120 E 400 S without prior approval via the Certificate of Appropriateness mechanism NOT receive retroactive approval.

We have grave concerns that unapproved modifications to the house appear to have been completed arbitrarily, without thought to design, and thus are asymmetrical and visually jarring.

As it is our viewshed, our primary concerns are features on the rear (south side) of the home. The originally approved plans called for retention of the existing double doors onto an existing small porch and addition of another door on the southwest corner of the home at ground level. The roofline, which remains unchanged, has an overhang above the original double doors. As built, the wooden double doors were removed and replaced with 2 white metal doors. Placement of the doors is not symmetrical, and the overhang now extends awkwardly over the eastern door but not completely over the western door. The new porch appears to have been forced onto the house without any concern for either form or function. Wooden posts support the overhang, and these are now in the middle of the porch. The western post is in front of the western door when the home is viewed from the south. The stairs of the porch mostly align with the western door, but if one were to ascend the stairs, sidestepping around the post could be required to approach the door.



The lap siding on the southern and eastern faces of the home is of different widths. From our home, both faces are concurrently visible and clearly different. The approved plans stated that the siding would match.

The foundation of the home was originally of unpainted red stone. This construction is common in the neighborhood, including the home next door to the east that shares a driveway with 1120 East. The stone foundation was noted in the 1980 survey of the historic district as a contributing element of the home. The foundation has now been painted a dark grey. There was no mention of alteration of the foundation in the approved plans. We believe this to be inappropriate and visually jarring within the historic district.

More deviations from the site plan are evident including: removal of structures and mature shade tree from the backyard replaced with a concrete pad; windows on east and west sides - planned to be retained - were covered from the outside (covering now removed); and the existing small porch which was to be retained with new railings was removed and replaced with a wooden deck which was erected without inspections.

It appears that the workmanship was carried out with as little thought as the design. There is white paint overspray on the shingles. From our perspective, it seems that the paint is already chipping on the lap siding installed and painted in fall 2014.

The originally approved plans for the rear of the home were visually acceptable. We are upset and motivated to action on this matter not only by the modifications as they were completed, but also by the cavalier disregard for the neighbors, the historic district, and the planning process itself displayed by whomever decided not to follow the plans. If unapproved modifications are given retroactive approval, it will suggest that the historic district is meaningless and people should feel free to make alterations and ask forgiveness if the covert change is discovered. If this house is deemed no longer contributing to the district because of unapproved modifications that are allowed to remain, this owner will not care, but the neighbors and other members of the district will have been harmed.

We invite the members of the Commission to walk south on the 400 block of Elizabeth Street and see that the modifications to the rear of the home are visible from the public right of way. Please visit our back deck during your site visit on January 15. You will be able to observe the visual impact these unapproved modifications have had upon our neighborhood.

Regards,
Christy Porucznik
Jeff Porucznik