



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: February 4, 2016
Re: PLNHLC2015-00586 Major Alterations
PLNHLC2015-00587 Special Exception

MAJOR ALTERATIONS – SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 638 6th Avenue

PARCEL ID: 09323060120000

HISTORIC DISTRICT: The Avenues Local Historic District

ZONING DISTRICT: H Historic Preservation Overlay District. SR-IA Special Development Pattern Residential District

MASTER PLAN: Avenues Community Master Plan

DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: **New Rear Addition to Single Family Residence at approximately 638 6th Avenue** – Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for proposed setbacks and wall height.

- A. **Proposed Addition** – The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586
- B. **Special Exception Approval** – Special exception approval is sought for an inline addition which continues the current side yard facade lines exceeding the interior side yard by 2’6”, the corner side yard by 2’6” (projecting bay window) and the rear yard setback line by 2’2”, and the maximum wall height at the SE corner by 13’. Case Number PLNHLC2015-00587

STAFF RECOMMENDATION: Based upon the extensive and recent revisions to the proposed design for this rear addition, and the limited time for public outreach and review occasioned by these revisions and past noticing errors for these applications, Staff recommends that the commission continues this public hearing and the review of the proposals to a forthcoming meeting to provide adequate time for staff, commission and public review of the proposals as revised.

MOTION: Based upon the extensive and recent revisions to the proposed design for this rear addition, and the limited time for public outreach and review occasioned by these revisions and past noticing errors for these applications, I recommend that the commission continues this public hearing and the review of the proposals to a forthcoming meeting to provide adequate time for staff, commission and public review of the proposals as revised.

BACKGROUND – HISTORIC LANDMARK COMMISSION MEETING 1/7/16

This application was reviewed by the Historic Landmark Commission on January 7, 2016. A public hearing was held and Mr. Kirk Huffaker, Executive Director of Utah Heritage Foundation commented that, while he supported the proposal, he was concerned about retaining the character and details of the existing building, and the effect of a proposed awning indicated on the drawings. In discussion, commissioners expressed concerns regarding height, massing and design, and the number of special exceptions being sought.

Specific areas of discussion and/or concern at the previous meeting included:

- the height, scale and massing of the addition,
- the size and prominence of the addition relative to the primary building,
- the reduced size of the back yard,
- the design being a statement of its time,
- the compatibility or otherwise of large areas of glazing,
- the number of special exceptions sought, and
- the feasibility of off-street parking in the space available.

The commission decided to table the application to allow for revisions, with the following draft motion:

“Commissioner Harding stated in the case of PLNHLC2015-00586 and PLNHLC2015-00587 New Rear Addition to Single Family Residence at approximately 683 6th Avenue, she moved that the Historic Landmark Commission table the discussion to allow the Applicant time to make changes to the proposal and the proper public notice could be sent. Commissioner Peters seconded the motion. The motion passed unanimously.”

See the extract from the draft Minutes of the Historic Landmark Commission meeting on 1/7/16, which forms part of Attachment I to this report.

REVISIONS

In response to previous discussion points and concerns the applicants have revised the design for the new addition. The revisions include:

- Revising the roof form to create an inverted pitch which now slopes from the NE to the SW, creating more of a “shed” roof form with reduction in height towards the SW corner.
- The scale, massing and volume have been revised and somewhat reduced by redesigning the previous full height cantilevered bays on the east and the south facades, as a two story and a single story oriel bay window, respectively.
- The redesign for the new projecting bay windows replaces the previous full height windows with smaller areas of glass subdivided by the pattern of the window framing.
- The removal of the two story cantilevered bay on the south façade and its replacement with a second story oriel bay window, reducing the volume of encroachment into the rear setback area.
- Defined as bay windows, rather than cantilevered floor space, the lot coverage is reduced to 39.94%, and as such would fall within the 40% SR-1A standard.
- The proposed off street parking space is no longer part of this application.

In response to several concerns raised by adjacent residents and specifically regarding impact of the proposals upon solar access to their recently installed solar array on their east facing roof slope, the proposals are being revised to:

- Step back the west facade of the addition to create a sloping roof over the internal stair, falling from the south-west corner to the north-west corner
- Reduce the height of the west façade of the proposed addition for the width of the stairway internally
- Alter the profile of the proposed addition as it approaches the western lot line, and
- Subdivide the west facing window along the line of revised roof slope, setting back the upper second floor section of the window by the width of the stairway.

PUBLIC NOTICES

Errors were made in the public noticing provisions for these applications prior to the previous Historic Landmark Commission meeting and public hearing. The street number on the application drawings had transposed two of

the numbers, identifying the house as 683 rather than 638 6th Avenue. This went on to inform agenda wording and consequently notice of the applications was incorrect on the HLC Agenda and on the noticing sent out prior to the meeting, which meant that the postal notices were sent to a different radius of properties, and not those within the radius for 638. Additionally, a site notice was not posted at the site. Neighbors affected by this proposal have only recently therefore been informed of the proposed addition, and able to begin to assess how it might relate to their property.

In recognition consequently of the need to assess the proposal for the addition in full, and in its initial form, this report also includes the initial application drawings, and a link (below) to the last staff report for ease of reference. The extract of the draft minutes of the last meeting is part of Attachment I to this report. <http://www.slcdocs.com/Planning/HLC/2016/586.pdf>

PUBLIC COMMENTARY

The owners of the immediately adjacent property to the west, 634 6th Avenue, have expressed their concerns regarding the proposals. Their initial concerns are set out in an email which forms part of Attachment I to this report. Summarized, these address inadequate community outreach and consequent lack of neighborhood awareness, concerns regarding the compatibility of the proposal with the character of the neighborhood, the fact that the neighboring apartment building has been increased in height and in that respect is not a historic building, an ‘unsustainable’ increase in lot coverage and, in relation to special exception provisions, the impairment of property values through loss of natural light, solar production (the owners recently installed a solar array on the east facing roof slope), loss of privacy and loss of open space.

SITE & CONTEXT – SOUTH TEMPLE HISTORIC DISTRICT

LOCATION PLAN



The site is located at the south-west corner of 6th Avenue and J Street in the Avenues Historic District. The existing building is a 1.5 story dwelling, described in the 2007 Avenues Survey as dating to c.1900, Victorian Eclectic in style, and identified as a contributing building in the district. The rear of the house has a two story hipped roof addition, with the lower level occupied by garage space of restricted dimensions. This appears to be a

later addition or perhaps a significantly altered and re-clad early addition. The garage is approached by a narrow, steeply declining drive from the street level and the existing driveway on J Street, and is not used by the owners due to the constraints of unworkable access and garage dimensions. The applicant summarizes the factors in this issue as the short drive length and related steep drive slope, which would not be achievable under current code, the garage height clearance of 8' 6", and the periodic flooding of the basement area of the house. Current parking is consequently on the street. The side façade of the original house to J Street has a more recent porch and upper deck structure. Refer to Photographs in Attachment C.

The rear yard of the property abuts a previous commercial structure, 285 J Street, understood to be an early grocery store, although converted to multifamily use in more recent years. The latter is a building of significant scale in this context and streetscape of generally 1.5 story buildings and, at approximately 31 ft high, rises sheer adjacent to the southern boundary and the rear yard of 638 6th Avenue. Evidence suggests that this building has been increased in height at some point.

The base zoning district for this site is Special Development Pattern Residential (SR-1A), and the site and context lie within the H Historic Preservation Overlay defining The Avenues Historic District.

PROJECT DESCRIPTION

The application is for a two story rear addition with semi-basement level. The new addition would replace the existing lower 'lean-to' addition. The east and the south facades of the proposed addition would have a two story and a single story projecting 'oriel-type' bay window respectively. The south façade would have an access to the rear yard via an angled stairway. The east façade would have a balcony at second story level.

With initial revisions, following HLC review on 1/7/16, the external walls would rise sheer to an inward sloping roof profile draining the roof area to the SW to catch and recycle precipitation for the garden area. Previously, the design of the proposed addition rose sheer on all sides to a common parapet height, with an inverted roof profile. Revisions just received as this report is completed would step back the west façade on a sloping line paralleling the internal stairway and thus sloping upward from house eaves level to the proposed roof height at the south-west corner. The two existing trees in the back yard would be retained, with new paving and landscaping extending from the rear to the side of the house. Exterior materials as proposed include horizontal timber siding with a matt black finish, a metal framed glazing system, with brickwork to the basement walls to reflect the primary building material of the house. Internally, the addition would be linked to the existing building by full height glazing on the main level, and would then step back from the existing building at second floor level connecting with a wood clad link corridor. The addition would provide kitchen/dining on the main level and bedroom/bathroom space on the second level, with storage at basement level.

The west façade of the addition would continue the plane of the west façade of the original house. The east façade footprint steps in from the line of the east façade of the house for the basement plan and then projects above for a two story bay window. The south façade of the addition would maintain a required 15 ft rear yard setback at basement level, linked by an external stair to doorway at first floor level. Above this doorway the second story would have a projecting bay window. The footprint of the new addition, combined with the plan of the original house, create lot coverage of 39.94%, just within the required 40% coverage requirement for the SR-1A district. Relative to the underlying zoning provisions for this district, this is a legal nonconforming under-sized lot at approximately 3485 SF, with a zoning standard of 5000 SF).

ORDINANCE DESIGN STANDARDS & RESIDENTIAL DESIGN GUIDELINES

Design standards are defined by chapter 21A.34.020.G of the ordinance, and the Residential Design Guidelines for Additions form Chapter 8 of the Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City. The guidelines provide more detailed advice and guidance on design considerations to accord with the design standards. Both standards and guidelines are identified in Attachment G, and are reviewed in detail in the context of the design guidelines and standards in Attachment H of this report.

SPECIAL EXCEPTION APPROVALS

To construct the proposed building, the applicant is seeking Special Exception approval for the following:

- Encroachment into the interior side yard setback (west side) by approximately 2 ft 6 ins, following the line of the existing west building façade.

- On the east side the proposed footprint stays within the required setback for the corner side yard (10 ft), although the two story projecting bay window encroaches into this side yard by approximately 2 ft 6in, and balcony by a similar amount.
- The footprint of the proposed addition complies with rear yard setback of 15 ft. The second level oriel bay window would encroach into the 15 ft setback by 2 ft 2 ins.
- The height of the addition would exceed the wall height requirements for SR-1A (16 ft) from established grade by 13 ft at its maximum at its SE corner. The roof is an inverted pitch, running from NE to SW and complies with maximum pitched roof height at 23 ft.
- Total building coverage would be 39.94% excluding projecting bay windows on this undersized lot. If the bay windows are interpreted as 'living space' the lot coverage is 41.3%.
- Grade changes over 4 ft in the required side yard.

KEY ISSUES

From the analysis of the proposals in this report, public comments and department review comments, the following key issues are identified. See in particular Attachments G & H of this report.

Issue 1: THE REPLACEMENT OF THE EXISTING REAR ADDITION

The proposals would replace the existing rear addition, which if an early addition, is now sufficiently altered as to adversely affect the historic character and appearance of the building. The proposal would extend the plan form of the existing addition, creating internal space on three rather than two levels. The new addition is designed to integrate with the house in ways that try to minimize alteration to the existing building. The proposal would appear to accord with the objectives of the ordinance as informed by the relevant design guidelines. Staff recommends approval of the replacement of this addition with a new rear addition in this regard.

Issue 2: THE COMPATIBILITY OF THE PROPOSED REAR ADDITION

The application site is an under-sized lot and considered legal nonconforming, as defined by the underlying zoning dimensional standards for the SR-1A district. The addition is proposed and designed as a distinct contrast to the primary building in a contemporary idiom. In consideration of points of discussion and/or concerns identified by the commission in initial review, the form and the massing, and consequently the scale of the proposed addition, have been reconfigured and in several respects reduced. The roof form is still proposed as an inverted pitch although it now slopes from the NE to the SW, changing the roof to something of a 'V' configuration and reducing the sheer height towards the SW corner. In revisions just received as this report was being completed, and in response to adjacent neighbor concerns, the height of the west façade of the proposed addition has been reduced to parallel the slope of the internal stairway. For the width of the stairway, therefore, the west façade would slope downward from the south-west corner of the addition to the north-west corner to a height equivalent to the eaves line of the house.

The projecting full height cantilevered bay, previously proposed for the east façade, has been redesigned in the form of a two story oriel bay window capped with a sloping roof below the roof height on this facade. The projecting full height cantilevered two story bay, previously proposed for the south façade, is no longer proposed. The south façade, as revised, would feature a projecting oriel bay window at second story level, again capped with a sloping roof below main roof height. Previously proposed full height fenestration on the east façade has been redesigned to reflect two distinct stories on the east façade, and replaced by a single story window on the south façade. Fenestration on the west façade, in the most recent revisions, is redesigned as two areas of glazing, the lower window lighting the stairway, while the upper window steps back and northward to light bedroom/bathroom space.

Associated with this application, is the proposal to remove the recent upper deck and porch structure on the J Street façade of the original building, an element which presently adversely affects the historic character of the building. This change would occasion the reinstatement of a window to replace the current door at second floor level. These proposals, coupled with another to add a new canopy to the existing house, will require a separate application and review.

Staff has had insufficient time to review of the most recent revisions at the time of completion of this report.

Issue 3: PARKING SPACE IN SIDE CORNER YARD

The application previously proposed a parking space in the side corner yard. The parking space is no longer proposed in the revised application. What appears to be a subsequent garage conversion in the existing rear addition would be removed with this proposal. The applicants contend that the garage is not practicable, given its dimensions and steep approach as referenced above, and is not used. This proposal and the grounds for this request are subject to verification in relation to zoning provisions for off-street parking and City Transportation Division requirements.

ATTACHMENTS:

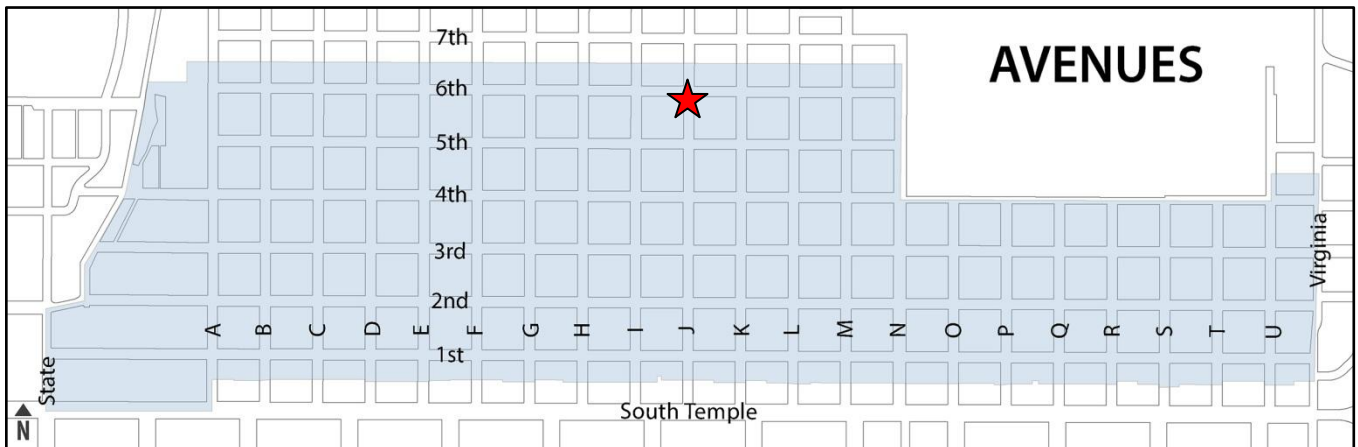
- A.** Vicinity Map
- B.** Historic District Map
- C.** Photographs
- D.** Application Statements
- E.** Application Photographs & Plans
- F.** SR-1A Ordinance Zoning Standards
- G.** Residential Design Guidelines for Additions
- H.** Design standards for Alteration of a Contributing Structure in a Historic District
- I.** Public Process and Comments
- J.** Motions

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP

★ *Approximate project location*



ATTACHMENT C: PHOTOGRAPHS – SITE & CONTEXT



J STREET



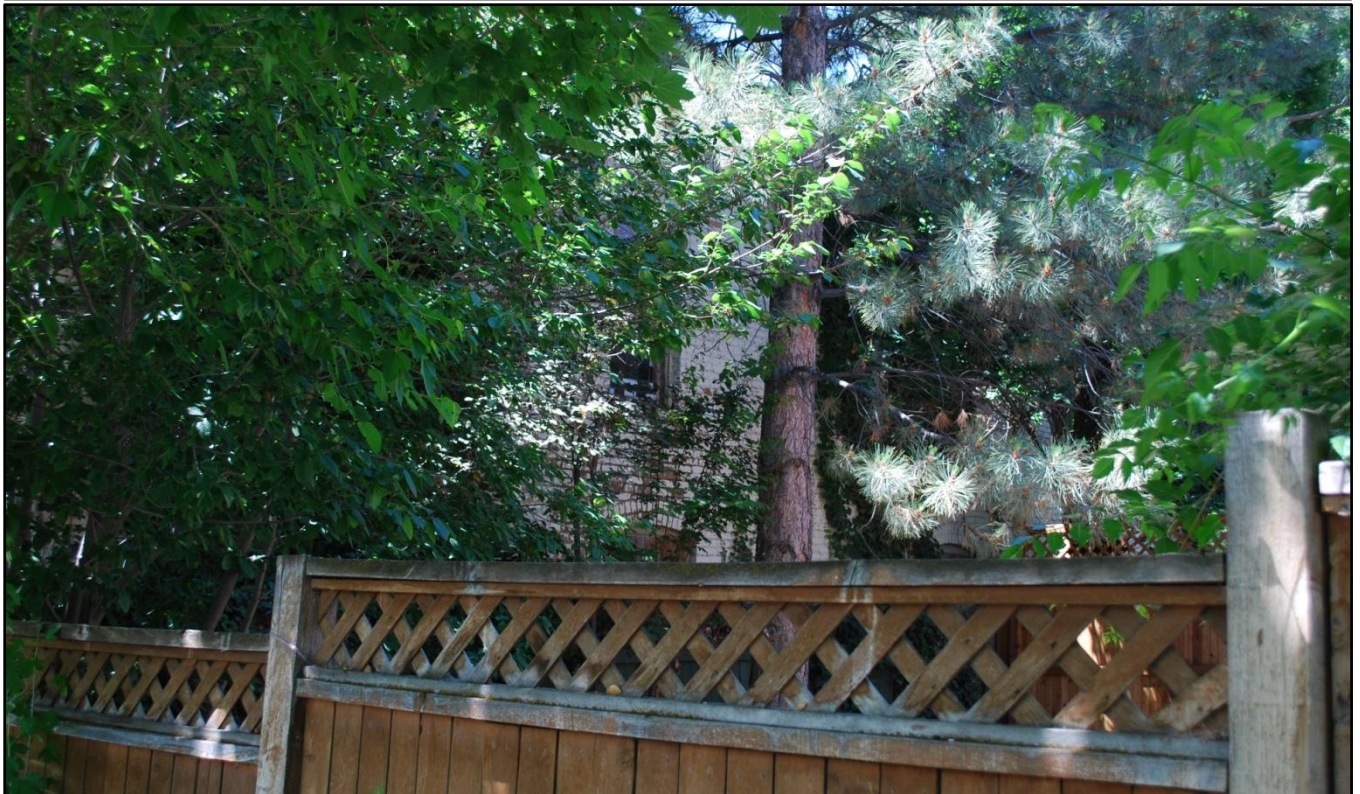


J STREET





638 6TH AVENUE – J STREET FACADE





638 6TH AVENUE





J STREET FACADE





6TH AVENUE SETTING



LOCATION OF PROPOSED ADDITION ON J STREET

ATTACHMENT D: APPLICATION STATEMENTS

S tatement Summary

WILLIAMSON RESIDENCE

Address Williamson Residence Lot # 09-32-306-012-0000
 638 East 6th Avenue
 Salt Lake City, Ut. 84103

The program :

Addition to a Brick two story house with basement in the Avenues on the southwest corner of 6th Ave and J Street. There is an addition/Lean to which needs to be removed.

The present garage is in the basement with a steep driveway and does not meet code.

The owner Judy and Jim Williamson wanted to add a kitchen and bedroom to the south.

The southern border of the site is a commercial structure, turned into a residence and borders the site on the property line. It is three story structure made of brick and wood.

Solution:

The addition will be an in-line addition following the line of the existing residence to the west.

It will be two levels with a basement. The basement will be for storage, no garage. The floorplan meets the coverage of the site. The kitchen and upper master bedroom with bathroom, cantilever over the basement

Because of the fall of the site. The addition is being considered a garden pavilion attached to the red brick pioneer house. The structure is a composite structure of wood and steel.

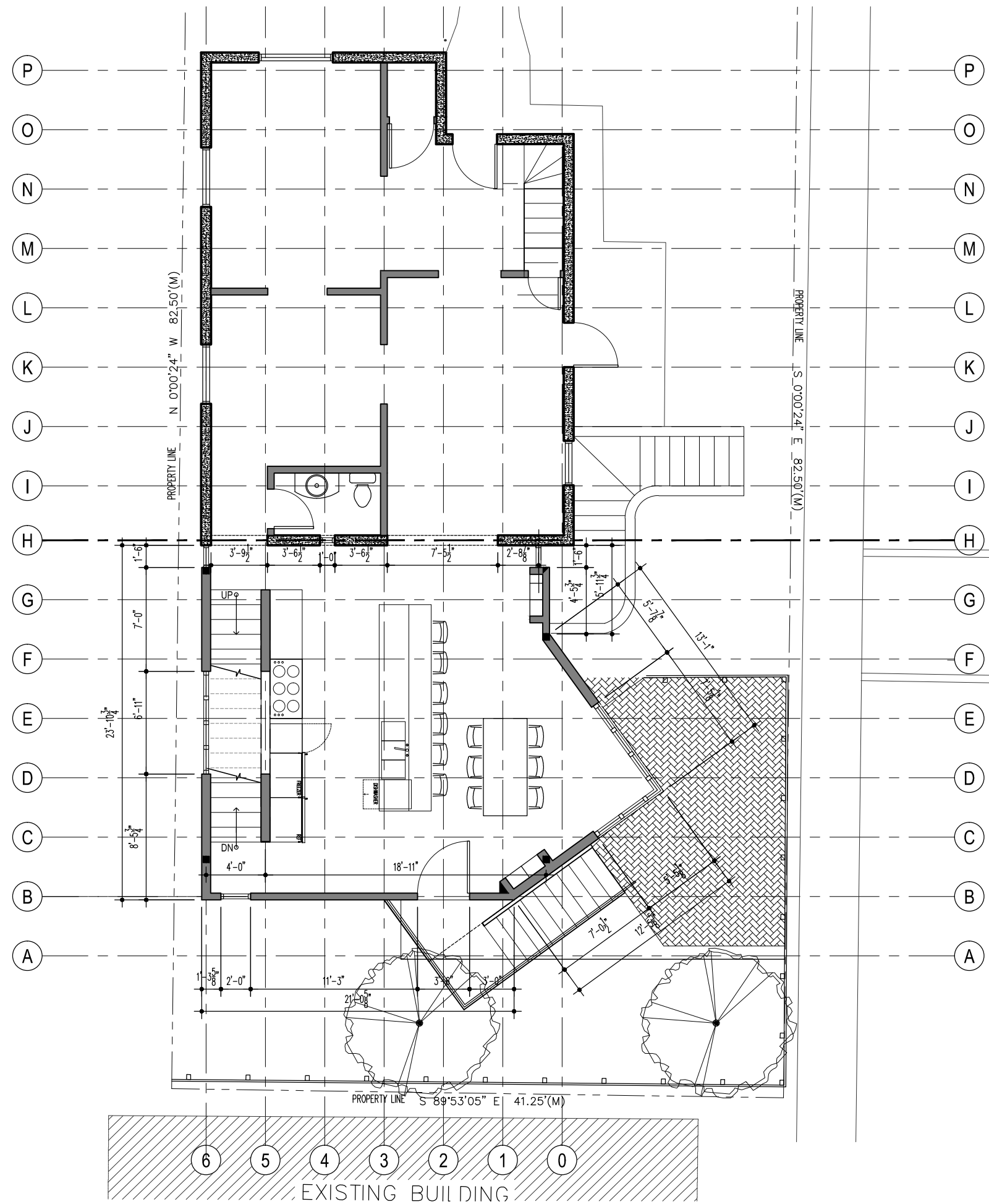
The exterior and all windows are black, to heighten the greenery and the existing red brick house.

The roof, though appears to be flat is conical and catches water/snow for use of water in the garden.

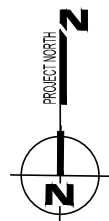
The drawings, elevations and rendering and model show the concept.

We are also asking to create a garden paved area, in which the owners can park a car behind their fence.
They have one curb cut with a small driveway. (Site Plan)

ATTACHMENT E: APPLICATION PHOTOGRAPHS & PLANS



Main Level Plan





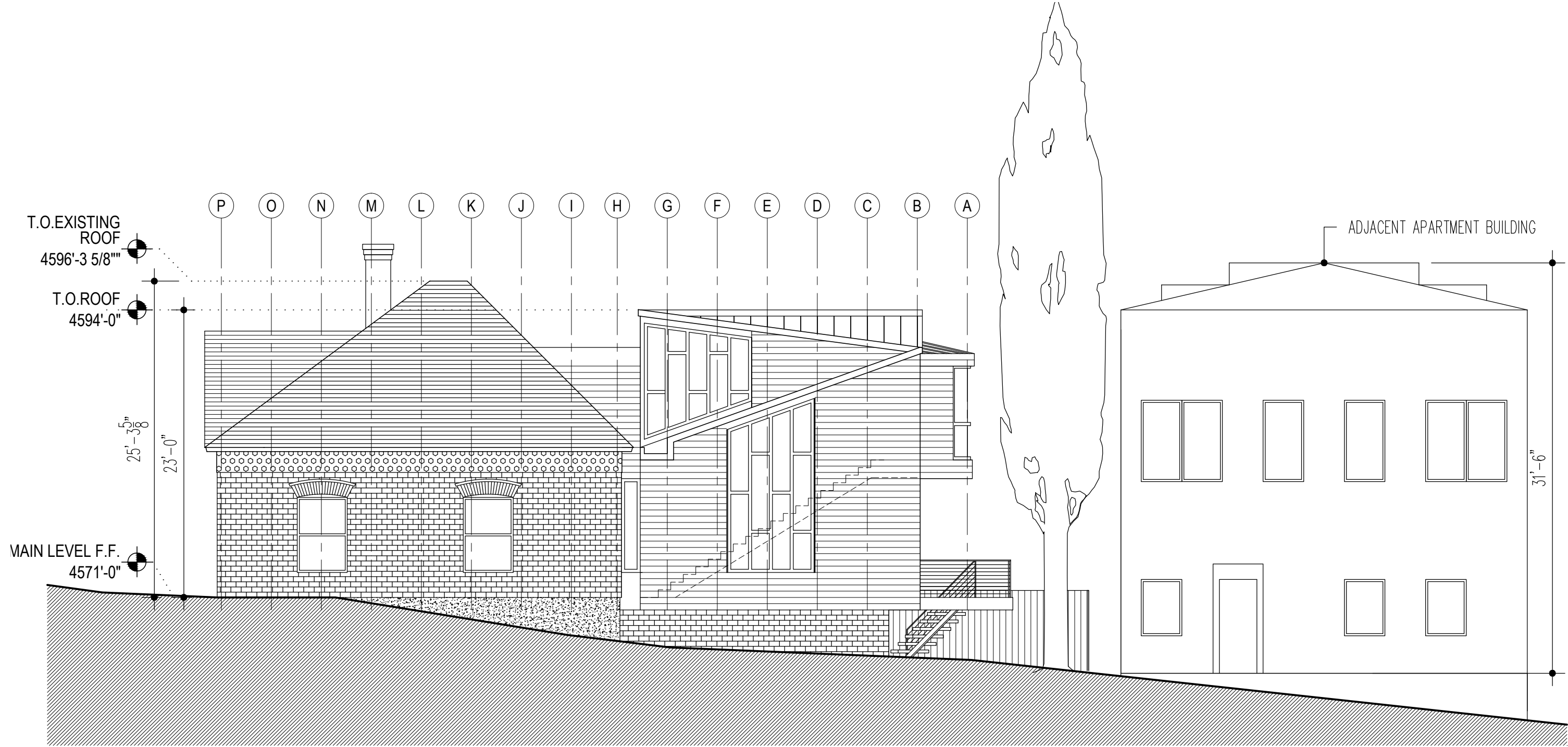
North Elevation



East Elevation



South Elevation



West Elevation



North Elevation



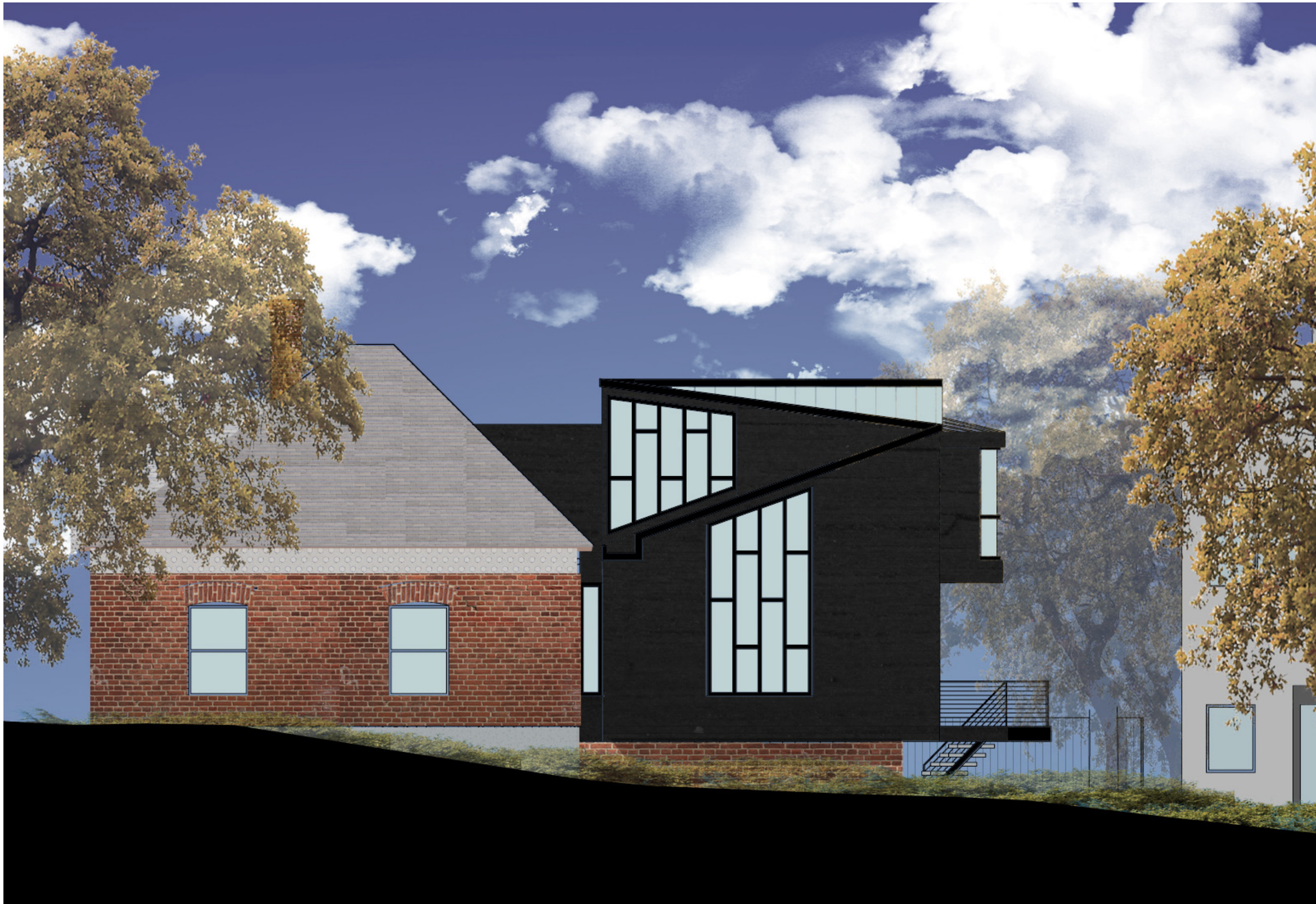


East Elevation



South Elevation





West Elevation

ATTACHMENT F: SR-1A ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently occupied by a single family dwelling with small rear addition.

Zoning Ordinance Standards for SR-1A (Special Development Pattern Residential District) (21A.24.180)

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

Standard	Proposed	Finding
Minimum Lot Area: 5000 sq ft	Current: 3485 sq ft	Undersized lot – No Change
Minimum Lot Width: 50 ft	Current: 41 ft	Undersized lot – No Change
Setbacks: Front Yard - Average or 20 ft Corner Side Yard - 10 ft Rear Yard - 25% of lot depth (15 ft – 30 ft)	In-Line Addition: c.13 ft 6 in No Change Projecting Bay – 7’ 6” Balcony – 7’6” Rear Wall – 15’ ¾” Bay Window – 12’ 10”	No Change Special Exception Required Complies Complies Complies
Maximum Building Height: Pitched Roof – 23 ft Flat Roof – 16 ft Wall Height – 16 ft	23’ Inverted Pitch Roof N/A 29’ max - SE corner	Complies Special Exception Required
Maximum Building Coverage: 40% of lot area	39.94% exc. Bay Windows	Complies

Discussion:

To construct the proposed building the applicant is seeking Special Exception approval for the following:

- Encroachment into the interior side yard setback (west side) by approximately 2 ft 6 ins, following the line of the existing west building façade.
- On the east side the proposed footprint stays within the required setback for the corner side yard (10 ft), although the two story projecting bay window encroaches into this side yard by approximately 2 ft 6in, and balcony to a similar degree.
- The footprint of the proposed addition complies with rear yard setback of 15 ft. The second level oriel bay window would encroach into the 15 ft setback by 2 ft 2 ins.
- The height of the addition would exceed the wall height requirements for SR-1A (16 ft) from established grade by 13 ft at its maximum at its SE corner. The roof is an inverted pitch, running from NE to SW and complies with maximum pitched roof height at 23 ft.
- Total building coverage would be 39.94% excluding projecting bay windows on this undersized lot.
- Grade changes over 4 ft in the required side yard.

* See attached preliminary zoning review of initial proposals – 12/22/15

Historic Landmark Commission - Jurisdiction & Authority – 21A.06.050.C.6

The Historic Landmark Commission has the jurisdiction and authority to review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district. The certain special exceptions are listed as follows:

- a. Building wall height;
- b. Accessory structure wall height;
- c. Accessory structure square footage;
- d. Fence height;
- e. Overall building and accessory structure height;

- f. Signs pursuant to section [21A.46.070](#) of this title; and
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site;

Zoning Ordinance Standards for Special Exceptions – 21A.52.060

- A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.
- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Finding:

The Historic Landmark Commission has the authority to grant special exception requests. Review of the proposed addition in this report concludes that overall the proposals would be compatible with the special historic character and interest of the house, the site and the context, and in these respects that the special exceptions requested could be approved. Additionally, staff concludes that the proposals would not conflict with the standards for special exceptions as defined in the ordinance.

SALT LAKE CITY CORPORATION
Department of Community and Economic Development
Building Services Division

ZONING REVIEW CORRECTION SHEET

Log Number:	PLNHLC2015-00586	Date:	12/22/2015
Project Name:	Williamson Residence	Zoning District:	SR-1A
Project Address:	638 E 6th Ave	Overlay District:	Historic
		Reviewer:	Darby K Whipple
		Telephone:	801-535-7751
		E-mail:	Darby.Whipple@slcgov.com
Fax:		Fax:	801-535-7750

COMMENTS

Review of the highlighted items is for pre-review purposes of the HLC application and do not substitute for a zoning review of permit application.

Exception required for inline addition, yard encroachment, over height, lot coverage, and front yard parking.

21A.44.060 Parking not permitted in Corner Side Yard. Need to show where legal (garage) parking will be relocated.

Approach design to legal parking is reviewed by Transportation Dept

21A.24.080 D Maximum Height of Pitched, Flat Roofs and Wall Heights. Roofs and Wall heights measured from grade, drawings show from "Finished Floor". Overall and wall heights exceed dimensions for SR-1A. Reverse slope of addition partially meets requirement for flat and partially for pitched roof. Heights calculated separately for all portions.

1. Measurements required from grade vs finished floor.
2. Flat roof height is not average of block face, whereas pitched may be.

21A.24.080 E/F Addition exceeds buildable area based on required yards. Proposed built area exceeds maximum building coverage for zone.

21A.36.020 B Obstructions in required yards

1. Balconies projecting not more than 5' are allowed only in rear yard. Plans indicate same in corner side yard.
2. Window projection on East and South side exceed requirements for Bay Window.
3. Steps and landing encroachments in required yards limited to 4' above or below grade. South and East Elevation show larger projection.
4. Regarding driveway change. Changes in grade in required yards more than 4' require special exception. Grade changes to be shown on plans.

Note: Windows along West elevation will need to meet building code requirement for openings in fire rated wall.

451 SOUTH STATE STREET, ROOM 215, P.O. Box 145471 SALT LAKE CITY, UTAH 84111
TELEPHONE: 801-535-7751 FAX 801-535-7750

ATTACHMENT G: DESIGN STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE & GUIDELINES FOR ADDITIONS

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure in the Avenues Historic District (21A.34.020.G).

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Design Standards for Alteration of a Contributing Structure	Design Guidelines for Additions
<p>1. A <u>property shall be used</u> 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;</p>	<p>No specific design guidelines for Additions relate to the use of the building.</p>
<p>2. <u>The historic character of a property shall be retained and preserved.</u> The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <ul style="list-style-type: none"> • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

	<p>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.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. <p>8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p> <ul style="list-style-type: none"> • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible. <p>8.12 Roof forms should be similar to those of the historic building.</p> <ul style="list-style-type: none"> • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof. <p>8.13 On primary facades of an addition, a ‘solid-to-void’ ratio that is similar to that of the historic building should be used.</p> <ul style="list-style-type: none"> • The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.
<p>3. All sites, structures and objects shall be recognized as <u>products of their own time</u>. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>8. <u>Contemporary design</u> 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;</p>	<p>Design Objective for Additions</p> <p>The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.

<p>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>5. <u>Distinctive features, finishes and construction techniques or examples of craftsmanship</u> that characterize a historic property shall be preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>6. <u>Deteriorated architectural features</u> 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;</p>	<p>This standard does not apply in this case.</p>

<p>7. <u>Chemical or physical treatments</u>, 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;</p>	<p>This standard does not apply in this case.</p>
<p>9. <u>Additions or alterations</u> 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;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is usually inappropriate.</p> <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. <p>New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.</p> <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.
<p>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>

<p>11. Any new <u>sign</u> 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.</p>	<p>This standard does not apply in this case.</p>
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ATTACHMENT H: STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure in a historic district, 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. The proposal is reviewed in relation to those that pertain in the following table. A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G), and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment G to this report.

<http://www.slcdocs.com/historicpreservation/historic-preservation-residential-design-guidelines>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Standard	Analysis	Finding
<p>Retain Historic Character 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;</p>	<p><u>Retain Historic Character</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13</i></p> <p>The proposed addition replaces the current low lean-to rear addition and is situated and designed to extend into the rear yard towards the adjacent multifamily building to the south. The height and massing of the addition contrasts with the character of the existing house and is separated from the existing by a narrow glazed and higher corridor link. The proposal would not destroy, obscure or adversely affect the architectural features of the building. The proposed addition is lower than the existing building but adopts a different form, primary materials and a dark or black finish, designed to contrast with the red brick of the existing. In the context of this building and its immediate neighbor to the south the addition can be considered to be compatible in size and scale. The proposed addition is situated to the rear of the existing building in the available rear yard space and in form, design and finish should allow the existing building to retain its dominance. Equally the addition would not affect the established massing of the primary building and follows the existing orientation, with vertically proportioned fenestration reflecting that of the current building. The proposal retains a characteristic space to the south and reflects the rhythm of the street frontage on J Street. Wood cladding reflects the secondary material of the original building, with a contrasting color and finish. The fenestration design has been revised to reduce the window size and height. Relative to the original building, this is a large addition which will be readily visible on J Street. The materials and finish are chosen to reduce the apparent scale and visual impact of the proposal. The roof form is dissimilar to the existing and original house, with the roof profile as an inverted pitch. Overall the solid to void ratio is similar to the original house, although fenestration does not reflect the 'hole in the wall' form of the primary building. Further revisions to the profile and height of the western façade of the proposal have been received too late for detailed review, but are designed to reduce the height and the bulk of the addition adjacent to the west property line.</p>	<p><u>Historic Character</u></p> <p>In review of the design guidelines which support this standard Staff would conclude that the proposal accords with some of the objectives of this standard, although a full review of the most recent revisions has not been completed.</p>

<p>Of Their Own Time 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;</p> <p>Contemporary Design 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;</p>	<p><u>Time & Contemporary Design</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.4, 8.6</i></p> <p>The proposed addition adopts a relatively simple contemporary form and massing, with several elements which reflect the palette of materials and visual emphasis of the original building. The horizontal cladding and the dark finish are proposed with the intention of reducing the apparent scale of the addition while enhancing the distinction between original building and rear addition. The proposed addition is designed with variation in wall plane and materials where it meets the original building. Further revisions have not been fully reviewed at this point.</p>	<p><u>Time & Contemporary Design</u></p> <p>The proposal is the subject of further recent revisions and findings will depend in part upon this review.</p>
<p>Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p><u>Historically Significant Alterations / Additions</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.6</i></p> <p>The existing addition, if it was an early part of the building, has been significantly modified, and in its current form does not contribute in a positive manner to the character of the primary building. Its replacement would not adversely affect the historic character of the building. Some external materials and detailing would be lost to the rear façade of the building but it would otherwise retain its historic character. The proposals would not hinder the ability to interpret the age of the building or the new addition.</p>	<p><u>Historically Significant Alterations / Additions</u></p> <p>The proposal would accord with the objectives of this design standard.</p>
<p>Preserve Historic Features 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><u>Preserve Historic Features</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.6, 8.9</i></p> <p>The proposed addition would not adversely affect the distinctive features, finishes or craftsmanship of the existing building, with the exception of where the new addition would adjoin the existing rear façade of the building. The visible characteristic features of the rear façade which would be lost in part with this proposal would remain a feature of the other facades of the building. Associated with this proposal is the intention to remove the existing and recent porch and deck structure facing J Street. The removal of this would restore some of the historic character of the building.</p> <p>Proposed alterations to the existing house, in association with these proposals, have not been itemized or consequently fully reviewed in this application, and will be the subject of a further application and review.</p>	<p><u>Preserve Historic Features</u></p> <p>The proposal is the subject of further recent revisions and findings will depend in part upon this review.</p>

<p>Reversibility, Differentiation & Compatibility</p> <p>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;</p>	<p><u>Reversibility, Differentiation & Compatibility</u></p> <p><i>Design Objective for Additions</i></p> <p><i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i></p> <p><i>RDGs for Additions 8.1, 8.3, 8.7, 8.9, 8.11</i></p> <p>The proposal defines most of the existing rear walls of the primary building as being retained. Should removing the addition be contemplated in the future, much of the original building would remain intact. Differentiation between the new and the old is an objective. While the design approach could not readily be described as compatible in some of the respects identified, the proposed addition would step aside from the existing, and in simplicity, design, detailing, materials and finish would not adversely affect the historic integrity and its setting.</p>	<p><u>Reversibility, Differentiation & Compatibility</u></p> <p>The proposal is the subject of further recent revisions and findings will depend in part upon this review.</p>
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ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on January 21, 2016
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 21, 2016
- Site notice posted on January 25, 2016

Public Inquiries

Mr Kirk Huffaker addressed the proposals at the HLC meeting on 1/7/16. See extract of Minutes in Attachment I.

Due to errors in noticing these applications prior to the last HLC meeting and public hearing, residents in the immediate vicinity may not have been aware of the proposals in advance of the last meeting, and until receipt of recent public notices.

The residents immediately to the west of this site, and directly affected by the proposed addition, Adrienne Cachelin and Russell Norvell, have submitted a written statement setting out their concerns. See attached.

No other public comments or correspondence have been received prior to the completion of this report. Subsequent comments will be forwarded to and/or made available to the Commission.

Preliminary Zoning Review Comments on Initial Proposals - 12/22/15 - Attached

Leith, Carl

From: Adrienne Cachelin [Adrienne.Cachelin@health.utah.edu]
Sent: Wednesday, January 27, 2016 3:04 PM
To: Leith, Carl
Cc: Russ Norvell; Happy Jim
Subject: Re: 638 6th Avenue addition

Carl,

Thanks so much coming out on such short notice and helping us better understand the planning process. As it seems you are needing to put your report together today, I want to ensure you have some of our concerns expressed in the report. I don't have adequate time for a full explorations of ordinances and appropriate responses but essentially my partner and I are concerned that:

1. The community outreach process has been inadequate. The property was marked on 1/25 after an initial meeting had already taken place, and the initial card that went out for public notice had the wrong address. The neighbors we did speak to about the project were confused saying that they'd thought the project was happening somewhere else so paid little attention. Many of our neighbors are also renting out their property so getting their input requires a bit of time.
2. We note that one of the purposes of the commission is to "Encourage new development, redevelopment and the subdivision of lots in historic districts that is **compatible** with the character of existing development of historic districts or individual landmarks." All of the neighboring homeowners we spoke with felt that the current design is incompatible.
3. It seems that one of the criteria that yielded the staff recommendation to grant approval on the application for exceptions was the height of a neighboring apartment building, citing that this is an original or historic building. In fact, as you photographed, this building was expanded in height (we believe illegally) by several feet and thus should not be considered a valid comparison.
4. Another purpose of the commission seems to be to "encourage social, economic and environmental sustainability" we are truly at a loss to see how allowing such an extreme increase in lot coverage will do this.
5. Another element of the exceptions code states that there should be no substantial impairment of neighboring property values. Yet this addition would significantly impair our property value in several ways.
 1. **NATURAL LIGHT**- In looking at a study cited in New York magazine, natural light is a main factor in property value. This study suggested that compromising natural light and or blocking it can cost up to \$10,000 per window blocked and this would compromise light from 5 of our windows directly. (This study was based on NY market values.)
 2. **SOLAR PRODUCTION** - We have just recently installed solar panels. Their placement was based on existing rooflines that we believed to be protected by the historic district. The percentage of our total use of power use they can generate, and consequently pay off time is determined by existing roof lines. The addition would undoubtedly change the solar insolation with direct financial cost to us.
 3. **PRIVACY** - Privacy is recognized as a primary value in home buying. The proposed addition puts a complete end to our privacy.
 4. **OPEN SPACE** - Open space is also a recognized value in home buying, this proposed addition, asking for exceptions for increased height, decreased setbacks, and the bringing a parking space into what is now a yard all compromise this value.

Thanks for including these concerns in your report. We are thankful to be living in a place that values historic preservation.

Adrienne Cachelin and Russell Norvell

From: "Leith, Carl" <Carl.Leith@slcgov.com>
Date: Monday, January 25, 2016 at 7:01 PM
To: Adrienne Cachelin <Adrienne.Cachelin@health.utah.edu>
Subject: RE: 638 6th Avenue addition

Adrienne,

I will see you there at 11 on Wednesday.

Thanks,

Carl

CARL O LEITH
Senior Historic Preservation Planner
801 535 7758
carl.leith@slcgov.com

From: Adrienne Cachelin [<mailto:Adrienne.Cachelin@health.utah.edu>]
Sent: Monday, January 25, 2016 6:08 PM
To: Leith, Carl
Subject: Re: 638 6th Avenue addition

Thanks Carl,

Let's plan on Wednesday at 11. My husband has cleared his schedule and I'll check with the neighbors tomorrow.

Best,
Adrienne

From: "Leith, Carl" <Carl.Leith@slcgov.com>
Date: Monday, January 25, 2016 at 4:55 PM
To: Adrienne Cachelin <Adrienne.Cachelin@health.utah.edu>
Subject: RE: 638 6th Avenue addition

Hi Adrienne,

Good to talk to you earlier. I promised you a couple of weblinks which I hereby attach – the ordinance based historic design standards (see 21A.34.020.G) which would cover additions, and the Residential Design Guidelines which inform decisions based on the standards, and also function as a self-help resource of information and advice, either in terms of the content included in the document or in the form of live weblinks to additional resources. As I was saying, the latter will inform evaluation and decisions on the former. I trust this helps get more in touch with the 'system'.

http://sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#s928576

<http://www.slcgov.com/historic-preservation/historic-preservation-rules-guidelines-resources>

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

I look forward to seeing you on Wednesday if that should still work for you.

Thanks,

Carl

CARL O LEITH
Senior Historic Preservation Planner
801 535 7758
carl.leith@slcgov.com

From: Adrienne Cachelin [<mailto:Adrienne.Cachelin@health.utah.edu>]
Sent: Sunday, January 24, 2016 12:31 PM
To: Leith, Carl
Subject: 638 6th Avenue addition

Hi Carl,

My name is Adrienne Cachelin and my husband and I are the property owners at 634 6th avenue. In speaking with several neighbors, I can tell you that we are all alarmed that the proposed property plan would fundamentally change the character of our neighborhood. After receiving a card in the mail yesterday, we did a bit of research and noted that the initial recommendation reaches this same conclusion. Still, we feel we need to better understand the process. If I am understanding the process correctly, public notice was supposed to be posted on the property itself. As a neighbor who walks by everyday I can assure no visible public notice has been posted.

One of the reasons my husband and I bought a home in an historic area was because we thought there was a commitment to maintain the character of the neighborhood. From my reading of the plan, the proposed addition significantly changes the historic character both by adding a driveway in an area that was a yard and by extending the footprint of the structure on the property. As I understand it, the regulations around historic preservation were compromised once before on the property to the south of our lot when Bold Space added height to the apartments beyond what was permitted and no action was taken.

I also noted that one of the special exceptions criteria states that there should be no substantial impairment of neighboring property values. Yet this addition would significantly impair our property value in several ways. In looking at a study cited in New York magazine, natural light is a main factor in property value. This study suggested that compromising natural light and or blocking it can cost up to 10,000 per window blocked and this would compromise light from 5 of our windows specifically. Beyond that, we have just recently installed solar panels with their placement, percentage of our total use the power use they can generate, and consequently pay off time determined by existing roof lines. The addition would undoubtedly change the solar insolation with direct financial cost to us.

Thanks for you response. I can be reached at (801)859-9060 if speaking on the phone is an easier form of communication.

Sincerely,
Adrienne Cachelin

Adrienne Cachelin

Director, Integrated Sustainability Education
Associate Director, Global Change and Sustainability Center
Associate Professor, Environmental & Sustainability Studies Program
260 Central Campus Drive
Salt Lake City, UT 84112

BUC 23
(801)859-9060

PUBLIC HEARING [7:32:00 PM](#)

Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer stated removing the subject chimneys was inexcusable. She stated the argument that any character defining feature on a structure would need to be called out in the historic nominations was absurd besides the authority in this case was the city registered status not the national register nomination therefore, those comments were irrelevant. Ms. Cromer stated using the presence of children, in an adaptive reuse, as an excuse to justify removing elements, which are obviously important to the historic character of the structure, was manipulative. She stated the chimneys did not need to be functional as chimneys and could be stabilized and the children could remain safe.

Chairperson Brennan read the comment from Mr. Kirk Huffaker stating he was in favor of Staff's recommendation to deny the application.

Chairperson Brennan closed the Public Hearing.

Ms. Jill Baillie stated they apologize for removing the chimneys however; it was for the safety of the children that use the buildings. She reviewed the report of the seismic expert who stated the chimneys were unsafe.

The Commission discussed the following:

- The status of the chimneys on the neighboring building and if there were plans to remove those.
- What would happen if the petition were denied.
 - The property owner would be required to reconstruct the chimneys as close as possible and to current code.

The Commission made the following comments:

- The recommendation of the Staff was correct.

MOTION [7:39:13 PM](#)

Commissioner Shepherd stated in the case of PLNHLC2015-00815 Erbin Hall Chimney Removal, based on the analysis and findings listed in the Staff Report, testimony received and the proposal presented, he moved that the Commission deny the request for Certificate of Appropriateness for removal of two chimneys at Erbin Hall, located at approximately 205 E 1st Avenue and that the chimneys be reconstructed to match visual characteristic of the original chimneys. Specifically, the Commission found that the proposed project did not comply with the review standards. Commissioner Peters seconded the motion. The motion passed unanimously.

[7:40:57 PM](#)

New Rear Addition to Single Family Residence at approximately 683 6th Avenue – Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building

in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for proposed setbacks and height. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)

- a. Proposed Addition – The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586**
- b. Special Exceptions – Special exception approval is sought for an inline addition which continues the existing side yard setback lines exceeding the interior side yard by 2’6”, and exceeding the maximum roof height by 4’6”, and to provide parking space for one car in the side yard. Case Number PLNHLC2015-00587**

[7:40:58 PM](#)

Commissioner David Richardson recused himself from the meeting.

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The Special Exceptions for the proposal.
 - Special Exceptions were for height, setbacks and the overall lot coverage.
- The parking for the proposal.

Mr. Ken Pollard, Pollard Architects, stated the intent was to enhance the block and the historic nature of the house. He reviewed the proposal and the reasoning for the color and materials of the proposed addition.

The Commission and Applicant discussed the following:

- The outside staircase on the lower level of the structure.
- The side yard encroachments and why it was necessary.
- The floor heights of the addition versus the original home.
- The window forms and shapes for the addition.
- The exterior materials and fenestration materials for the addition.
- The glazing of the new canopy.
- If windows or doors in the original home would be replaced.
- The height of the addition and options for reducing it.

PUBLIC HEARING [8:07:10 PM](#)

Chairperson Brennan opened the Public Hearing.

Comment from Mr. Kirk Huffaker submitted a comment card stating he supported the

project and addition however, he was concerned about retaining character of the historic structures windows, doors, transoms and the importance to reveal of details and lintels that could be hidden from view by proposed new awnings.

Chairperson Brennan closed the Public Hearing.

The Commission made the following comments:

- The height was a concern as the trees would not block the mass forever.
- The glass awning would need to be resolved with Staff and made to better fit the historic nature of the home.
- Historically additions have been smaller and more compatible with the design of the main structure leaving the original structure as the main focus.
- The proposal was not compatible in design, size and scale.
- The house was small and any addition will look large on the home.
- The rear yard setback would make the backyard small.
- The addition was a clear statement of its time and fit the house nicely.
- The number of exceptions being requested for the proposal.
- The lot coverage was not noticed therefore, it would need to be brought back to the Commission at a future date.
 - The Commission could review the lot coverage and a letter could be sent to the neighbors notifying them of the option to appeal.
- Concerns over the large façade of glass.
- Creative proposal but the number of exceptions needed was a concern.
- Would like to allow other Departments to submit comments on proposed parking.

The Commission discussed the following:

- How the addition and the original home fit and did not fit together.
- Are there other options that would make the home better fit with the area.
- The parking impacts for the proposal.
- Whether to table or deny the petition.

The Commission and Applicant discussed the following:

- If tabling the petition would be acceptable to the Applicant.
- Standard 8.2 listed in the Staff Report.

MOTION [8:27:06 PM](#)

Commissioner Harding stated in the case of PLNHLC2015-00586 and PLNHLC2015-00587 New Rear Addition to Single Family Residence at approximately 683 6th Avenue, she moved that the Historic Landmark Commission table the discussion to allow the Applicant time to make changes to the proposal and the proper public notice could be sent. Commissioner Peters seconded the motion. The motion passed unanimously.

[8:27:47 PM](#)

Commissioner Richardson returned to the meeting.

New Construction at approximately 279 North J Street - A request by Jeseca Cleary

ATTACHMENT J: MOTIONS

STAFF RECOMMENDATION: Based upon the extensive and recent revisions to the proposed design for this rear addition, and the limited time for public outreach and review occasioned by these revisions and past noticing errors for these applications, Staff recommends that the commission continues this public hearing and the review of the proposals to a forthcoming meeting to provide adequate time for staff, commission and public review of the proposals as revised.

MOTION (consistent with recommendation): Based upon the extensive and recent revisions to the proposed design for this rear addition, and the limited time for public outreach and review occasioned by these revisions and past noticing errors for these applications, I recommend that the commission continues this public hearing and the review of the proposals to a forthcoming meeting to provide adequate time for staff, commission and public review of the proposals as revised.

Motion (To Approve or Deny):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve/deny the request for a certificate of appropriateness for new construction and requested special exceptions at 638 6th Avenue.

(Commissioner then states findings based on the Standards 1-11, as listed below, to approve/deny the CoA).

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 rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
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:
 - 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.

Special Exception

Specifically, the Commission finds that the proposed project does/doesn't comply with the review standards based on the following findings (Commissioner then states findings based on the Special Exception Standards to support the motion):

- A. **Compliance With Zoning Ordinance And District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. **No Substantial Impairment Of Property Value:** The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. **No Undue Adverse Impact:** The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. **Compatible With Surrounding Development:** The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.
- E. **No Destruction Of Significant Features:** The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. **No Material Pollution Of Environment:** The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. **Compliance With Standards:** The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.