



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist
(801) 535-7930 or kelsey.lindquist@slcgov.com
Date: February 4, 2016
Re: **PLNHLC2015-00910 Window and Siding Replacement**

MAJOR ALTERATIONS

PROPERTY ADDRESS: 1337 E. 500 S.
PARCEL ID: 16-04-303-014
HISTORIC DISTRICT: University Local Historic District
ZONING DISTRICT: RMF-30 (Low Density Multi-Family Residential District)
MASTER PLAN: Low Density Residential

REQUEST: Kurt and Noreen Nelson are requesting a certificate of appropriateness for the replacement of five windows and the installation of hardy board siding on the subject home. The request is currently under zoning enforcement, as the windows and the siding have already been installed.

The home is located at approximately 1337 E. 500 S. in the University Historic District and is considered a contributing structure. The subject property is zoned RMF-30 (Low Density Multi-Family Residential District) and is currently utilized as a student rental.

STAFF RECOMMENDATION: Staff recommends based on the analysis and findings in this report, that the request for a certificate of appropriateness to replace the front five panel window, three secondary façade windows and the installation of Hardy Board siding to cover the extent of the original siding be **denied**.

Staff recommends that the request to replace the northern window on the west façade be **approved**, as it is not readily visible from the public way.

RECOMMENDED MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission **deny** the request for a certificate of appropriateness for the replacement of four windows and installation of new hardy board and **approve** the replacement of the northern window on the west façade at 1337 E. 500 S.

BACKGROUND AND PROJECT DESCRIPTION: The subject property is located on a .092 acre parcel, which is approximately 4,007 square feet, on the northeast corner of 500 south and 1337 east. The parcel is zoned RMF-30. The parcel is located within the University Local Historic District and is considered a contributing structure. The subject property has been within the applicant's family since the 1960s and owned by Kurt and Noreen Nelson since the 1990s. The University Historic District was created November 11, 1991.

Windows

The applicants are requesting a certificate of appropriateness for the replacement of the front five paneled window, two windows on the east façade and two windows on the west façade with Jeldwen Vinyl Sliding Windows. Prior to replacing the original windows, the structure contained three windows that were not original. The two vinyl sliding windows that are located on the southeast corner were installed to enclose the original open-air porch, as well as the window located on the north façade. The structure has two locations that would be conducive for vinyl window replacement. The window located on the west façade towards the northern corner and the north façade window would be appropriated locations for replacement, strictly due to lack of visibility from the public way.

The applicant's project description suggests that their insurance company required the replacement for safety purposes. However, according to imagery obtained utilizing Google Earth, the windows appeared to be in adequate condition and far from a state of beyond repair. Currently, the windows have already been replaced and the property and the applicants are under enforcement.



Photo of the south east corner prior modifications



Photo of the south façade post modifications

Siding

In addition to the window request, the applicants are also seeking a certificate of appropriateness for Hardy Board siding, which was most likely installed over the historic clapboard siding. The applicants wished to not remove any portion of the new siding to see if the historic siding remained. However, it is possible that the previous siding was removed prior to the installation of the Hardy Board. Staff inquired if the historic cladding was covered with the cement board, the applicant did not provide that information.

Currently, the Hardy Board siding covers two distinctive character defining features of the subject property, a half-timber detail which was located under the primary eave and a Corinthian column. Both details are evidenced in the photograph section, please see Attachment D.

The project description also suggests that the historic clapboard siding was beyond repair, due to overall deterioration and damage. However, additional photos show that the historic clapboard siding appeared to be in good condition with a few minor repairs needed. The property has been under enforcement, since October 6, 2015 (HAZ2015-02924). Photos illustrating the original and new windows and siding are included in this staff report, see photos below and Attachments D and E.

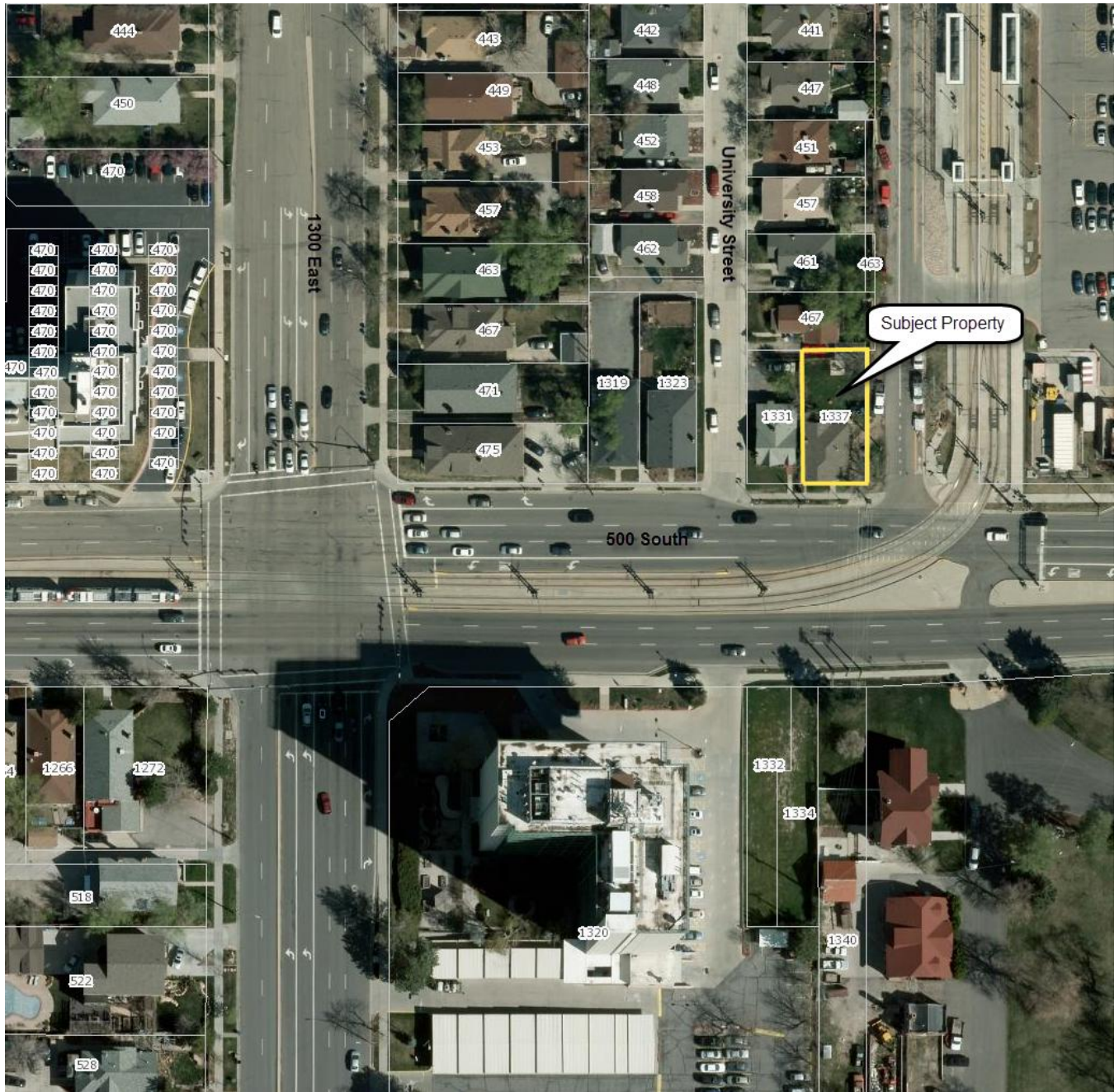


Photo of the historic cladding, the detailed eave and the Corinthian column prior to modifications



Photo of the recently installed hardy board siding

Project Location



KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor input and department review comments.

Issue 1: Loss of Character Defining Features

Windows:

As stated within this report, the windows are a character defining feature of the subject property (see Background on page 1). If a window is not a character defining feature, or readily visible, staff may administratively approve a request for repair or replacement. However, based on information contained within this report, the request to completely remove and replace a character defining feature is not in keeping with applicable standards.

Siding:

The historic wood clapboard siding is also a character defining feature of the subject property (see Background on page 1). If the siding was not a character defining feature or original to the property, staff may administratively approve a request for repair or replacement. However, based on information contained within this report, the request to completely replace a character defining feature is not in keeping with the applicable standards.

Half-Timber Detail:

The historic half-timber detail, located under the primary façade eave, is a character defining feature and is distinctive to the style of architecture of the subject property (see Background on page 1). If the historic half-timber detail was not a character defining feature, staff may administratively approve a request for repair or modification. However, based on information contained within this report, the request to completely cover a character defining feature is not in keeping with the applicable standards.

Corinthian Column:

The historic Corinthian column, located at the south eastern corner of the primary façade, is a character defining feature and is distinctive to the style of architecture and is original to the subject property. If the column was not a character defining feature, staff may administratively approve a request for repair or modification. However, based on information contained within this report, the request to completely cover a character defining feature is not in keeping with the applicable standards.

Issue 2: Use of Prohibited Materials

Windows:

Vinyl sliding windows are not an appropriate replacement material for historic wood casement windows that were unique in design and shape and considered key character defining features. Vinyl windows can be utilized for replacement windows only on areas that are not visible from the public way or readily visible. However, the applicant used inappropriate vinyl sliding windows to replace historic character defining windows on three facades that are visible from the public way. The north façade (rear) and the northern portion of the west façade are the only areas where a vinyl replacement would be considered appropriate. Additionally, vinyl casement windows would have been a more appropriate window replacement window.

Siding:

The Hardy Board replaced or covered the historic wood clapboard siding, which had a distinctive rounded edge. In addition the use of Hardy Board, a cementitious material, to cover the historic cladding is inappropriate. The historic wood cladding should have been repaired with like for like materials versus being covered or replaced with a contemporary material.

DISCUSSION:

Staff advised the applicants that approval of a certificate of appropriateness is unlikely, and recommended that the applicants pursue replacement of the recently installed windows with more appropriate windows and the removal of the Hardy Board siding. The applicants requested to forward this petition to the Historic Landmark Commission.

NEXT STEPS:

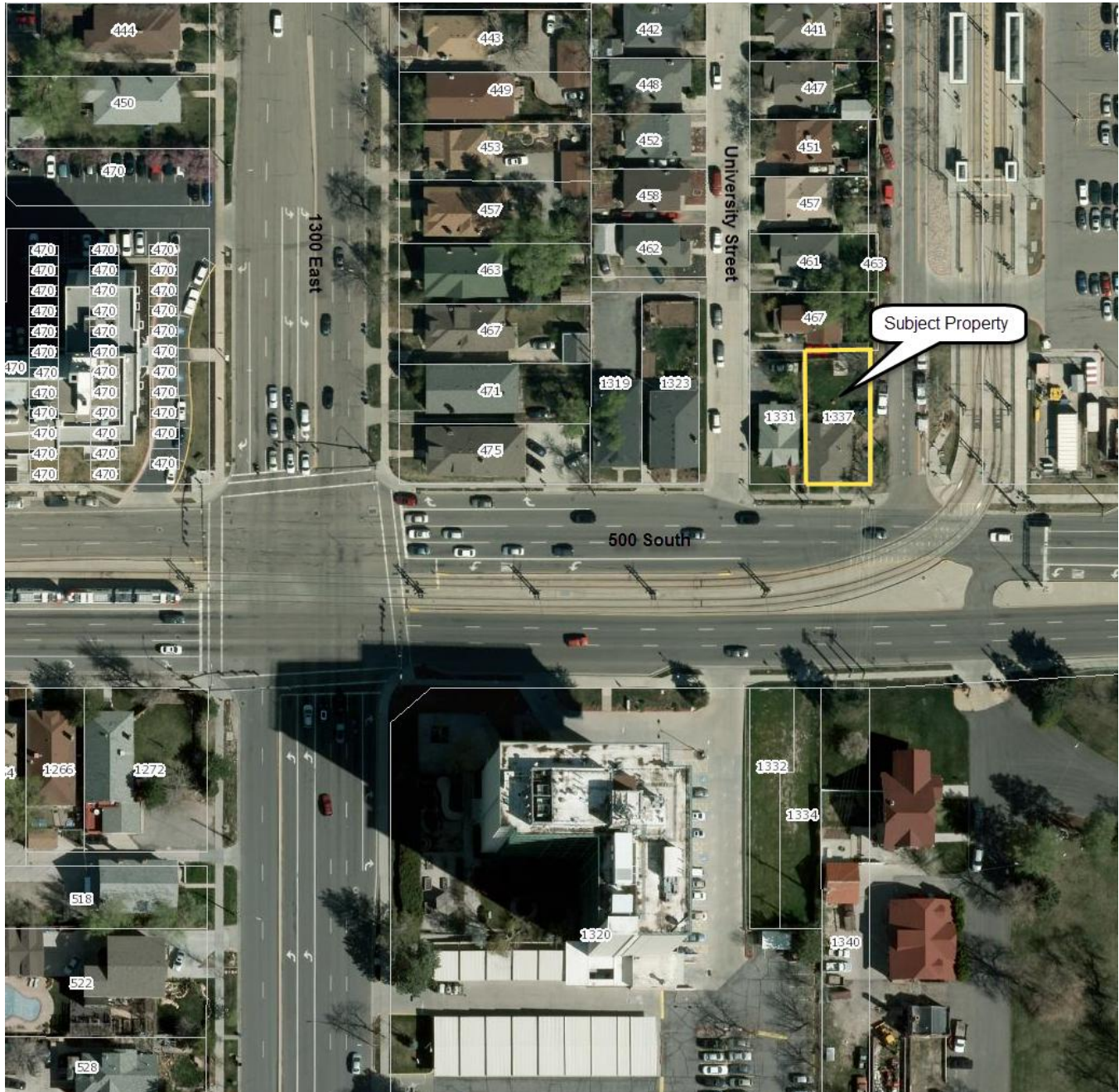
If the Certificate of Appropriateness is approved, the applicants may proceed with the project and will be required to obtain all necessary permits.

If denied the applicants would not be allowed to replace the four character defining windows and siding. Any decision of the Historic Landmark Commission may be appealed to the Appeals Hearing Officer within 10 days of the notice of decision.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Historic District Map
- C.** Applicant Information
- D.** Historic Photographs
- E.** Photographs Documenting New Windows and Siding
- F.** Existing Conditions
- G.** Analysis of Standards
- H.** Applicable Design Guidelines
- I.** Public Process and Comments
- J.** Motions

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



ATTACHMENT C: APPLICANT INFORMATION



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:
PLNHLC2015-00910	<i>[Signature]</i>	11/4/15	RMF-30
Project Name: <i>New Windows and Siding</i>			
PLEASE PROVIDE THE FOLLOWING INFORMATION			
Request:			
Address of Subject Property:			
<i>1337 East 500 South</i>			
Name of Applicant:	Address of Applicant:		Phone:
<i>KURT R NELSON - NORREN NELSON</i>	[REDACTED]		[REDACTED]
E-mail of Applicant:	Cell/Fax:		
[REDACTED]	[REDACTED]		
Applicant's Interest in Subject Property:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other:			
Name of Property Owner (if different from applicant):			
<i>KURT R & NORREN NELSON</i>			
E-mail of Property Owner:	Phone:		
[REDACTED]	[REDACTED]		
→ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.			
AVAILABLE CONSULTATION			
→ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.			
WHERE TO FILE THE COMPLETE APPLICATION			
Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
SIGNATURE			
→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.			
Signature of Owner or Agent:		Date:	
<i>Norren Nelson</i>		11-3-15	

Updated 7/8/15

Salt Lake City Corp.
Building Services Division
Concerning the Yeager Property at
1337 East 500 South

I was informed by Horace Mann Ins.
they were canceling our ins due to
conditions with the house; so I met
with a tree contractor to trim the
trees away from the wires and roof.
Then a contractor for the house the
house already had some hardy board
on it so we put hardy board on the
whole house and replaced seven windows
to match the good ones that was already
there.

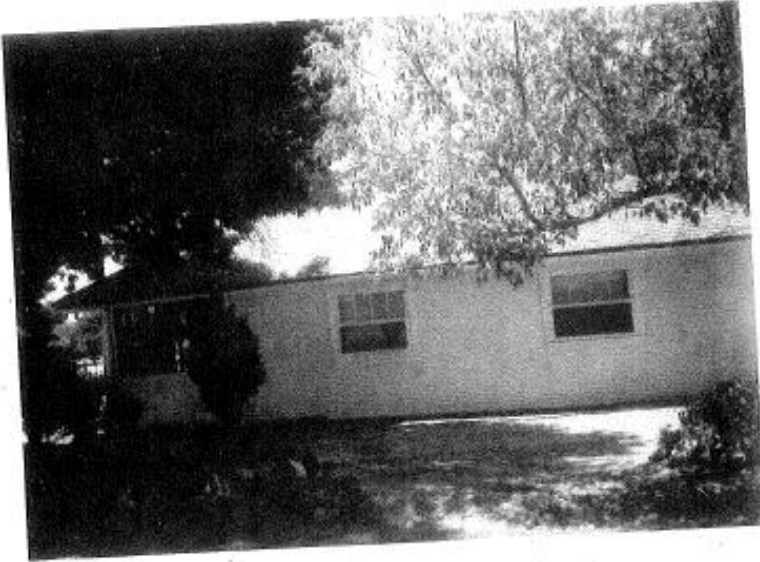
Noreen Nelson

They have lived in home for about 30 years.
Been in the family ~~for a while~~ since the
early 1960's - Has been used as rental
property for around 30 years

ATTACHMENT D: HISTORIC PHOTOGRAPHS



Front of 1337 E. 500 S. Dating from 1936



1337 East 500 South
Top # 16-04-303-014-0000

C-LINE #52564
4"x6" PRINTS



South and East Elevations of 1337 E. 500 S. Photo taken in 1980



South and portion of the East façade, prior to modifications



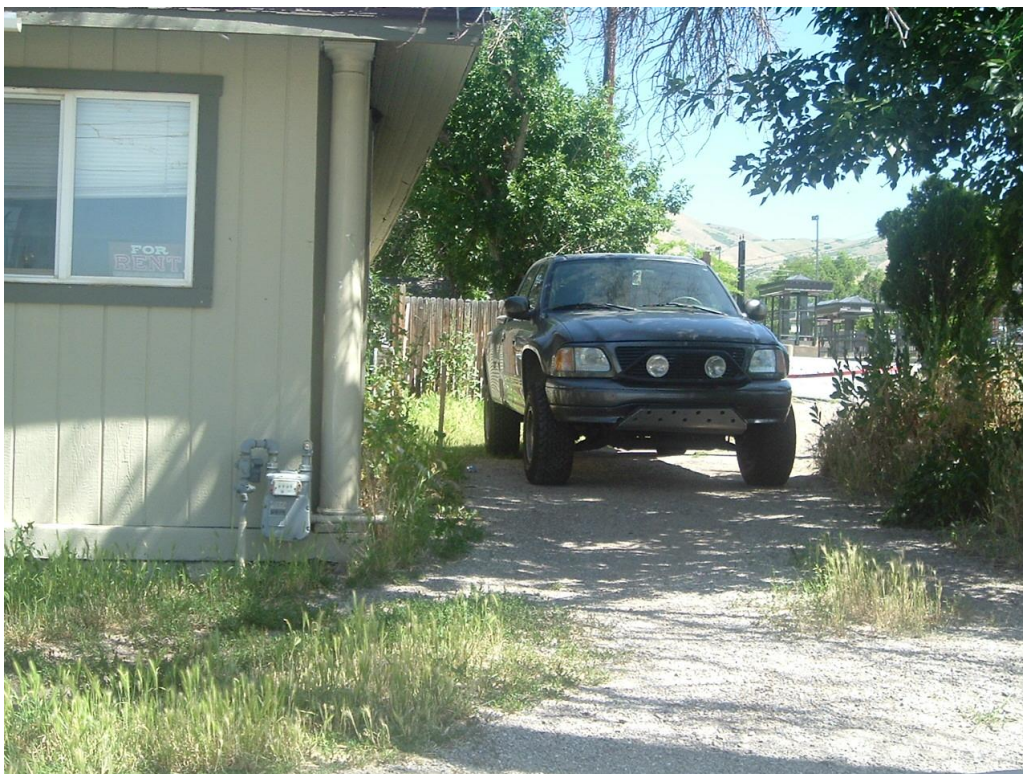
South and portion of West façade, prior to modifications



Close up of eastern portion of the five panel window and siding, 2013



East façade prior to any modifications



Detail of the Corinthian column prior to any modifications

ATTACHMENT E: PHOTOGRAPHS DOCUMENTING NEW WINDOWS AND SIDING



South façade after modifications



South façade after modifications



West façade after modifications (The only vinyl replacement window staff recommends approval of is hidden behind the tree in the photo)



East façade after modifications

ATTACHMENT F: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently developed with a single-family residence and is surrounded primarily by multi-family residential zoning, with Institutional Zoning to the East.

RMF-30 (Low Density Multi-Family Residential District)

The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. 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.

Zoning Ordinance Standards for RMF-30 ZONING ORDINANCE STANDARDS (21A.40.190.A)

Zoning Standard	Finding	Rationale
Minimum Lot Area: 5,000 Square Feet	Does not comply	The subject property is 4,007 square feet, considered a legal-nonconforming lot.
Minimum Lot Width: 50 Feet	Does not comply	The subject property is 44 feet wide, considered a legal nonconforming lot.
Maximum lot size is no maximum	Complies	There is no maximum lot size in the RMF-30 Zoning District
Minimum front yard requirement is 20'-0"	Does not comply	According to the geographic information system (GIS) data published by Salt Lake City, the front yard setback is approximately 2'-0", considered legal nonconforming.
Minimum interior side yard requirement is 4'-0"	Does not comply	According to the geographic information system (GIS) data published by Salt Lake City, the interior side yard setback is approximately 0', , considered legal nonconforming.
Interior side yard requirement is 10'-0"	Complies	According to the geographic information system (GIS) data published by Salt Lake City, the interior side yard setback is approximately 10'-0"
Minimum rear yard requirement is 25% of the lot depth, but not less than 20'-0" and need not exceed 25'-0"	Complies	According to the geographic information system (GIS) data published by Salt Lake City, the rear yard setback is approximately 48'-0"
Maximum building height is 30'-0"	Complies	The one and one-half story structure has a hipped roof with a gabled front.
Maximum Building Coverage for a single-family detached: the surface coverage of all principal and accessory buildings shall not exceed forty five percent of the lot area.	Complies	According to the geographic information system (GIS) data published by Salt Lake City, the current property is well under the 45%

ATTACHMENT G: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

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	Finding	Rationale
<p>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;</p>	Compliant	The use of the structure will remain single family residential. No change of use is proposed.
<p>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;</p>	Not Compliant	<p>Windows The historic wood windows are a character defining feature. Removal of this important architectural feature alters the entire character of the building.</p> <p>The primary façade contained a five-panel casement window. The historic window had a distinct combination of a detailed sash and recessed rails complimented by thin muntins, which created a unique composition on the primary façade. Currently, the window has been replaced by a vinyl sliding window that is flush with the replacement siding. The window is inappropriate in design, placement and materiality.</p> <p>The additional secondary façade windows (west) were also historic and original to the primary structure. The two three-panel casement windows contained the same unique characteristics of the primary façade window.</p> <p>The east façade contained two original four-over-one double-hung windows which were also a character defining feature. They were all similarly replaced with flush vinyl sliding windows. All of the original windows and their condition are evidenced in the photo section of this report; please see attachment D and E.</p> <p>As stated earlier, the only windows that would be appropriate for a vinyl sliding window replacement are located on the northern corner of the west façade and the rear window on the north facade.</p>

<p>Standard 2, Continued: 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>Not Compliant</p>	<p>Siding The historic clapboard siding was also a character defining feature. Wood clapboard siding was historically appropriated for the period that the subject property was constructed. The clapboard siding was covered or replaced with Hardy Board. The wood clapboard siding should have been retained and repaired.</p> <p>Had the applicant approached staff prior to conducting the replacement of the original windows and siding, Planning Staff would have required that the historic windows and siding be repaired rather than replaced. If the windows and siding were deemed in a state of beyond repair, staff would have required the applicant to replace the windows with appropriate replacements both in design and material.</p> <p>The removal of the original windows and the installation of Hardy Board significantly altered the primary defining features of the home and therefore they do not meet this standard.</p>
<p>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.</p>	<p>Not Compliant</p>	<p>Planning Staff asserts that it was not the intention of the applicants to create a false sense of history with the window replacement or siding installation. That said, the alterations that have occurred do not have a solid historical basis and both should not be allowed.</p>
<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Not Applicable</p>	<p>No additions have occurred to the property. This standard does not apply.</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Not Compliant</p>	<p>In terms of the exposed half-timber framing under the primary façade eave, this detail was original. The Hardy Board also covered a historic Corinthian column on the south east corner of the primary structure.</p> <p>The wholesale removal of these unique architectural features has compromised the historic integrity of the property by the loss of distinctive features and craftsmanship.</p>

<p>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.</p>	<p>Not Compliant</p>	<p>As previously discussed, the windows and siding should have been repaired rather than replaced. The new windows and siding lack quality of materials that were replaced in composition, design, texture, and other visual features. Had the applicant approached the City with a proposal for the siding and windows, a design could have been realized to meet this standard and applicable historic preservation design guidelines. The applicant stated that the clapboard siding had several areas that needed repair, and was thus removed or covered over with Hardy Board. The covering or removing of the original wood siding does not meet this standard of review and conflicts with applicable design guidelines; repair should have occurred with similar material, or if in a state of beyond repair an appropriate cladding could have been identified such as wood lap siding. Further, the chapter concerning the University District in the Residential Design Guidelines specifically states that historic materials, such as brick, stucco and wood are appropriate building materials for primary structures.</p>
<p>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.</p>	<p>Not Applicable</p>	<p>The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.</p>
<p>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.</p>	<p>Not Compliant</p>	<p>A more contemporary window and siding have been installed on the subject home. As previously noted, significant architectural features have thus been lost.</p>
<p>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 differentiate 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>Not Compliant</p>	<p>The alteration of the character defining windows could be reversed. The windows could be replaced with appropriate windows and the historic integrity of the structure reinstated. Additionally, the Hardy Board siding could be removed and the historic wood clapboard siding be repaired like for like and replaced where necessary. These alterations do not protect the historic integrity of the property, and are thus inappropriate.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Not Compliant</p>	<p>This proposal does not include the use of vinyl or aluminum cladding applied to original or historic material. However, Hardy board applied over the historic clapboard siding is a similarly inappropriate cladding treatment. Hardy board is an appropriate material for additions but not to cover historic materials. The historic wood cladding should have been repaired for like for like.</p>

<p>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.</p>	<p>Not Applicable</p>	<p>Signage is not part of this proposal. The standard does not apply.</p>
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ATTACHMENT H: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 3.1 Windows The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 10. Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 3.1 The functional and decorative features of a historic window should be preserved.</p> <ul style="list-style-type: none"> • Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows. • Frames and sashes should be repaired rather than replaced whenever conditions permit. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 3.2 The position, number and arrangement of historic windows in a building wall should be preserved.</p> <ul style="list-style-type: none"> • 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, where the historic ration 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.</p> <ul style="list-style-type: none"> Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 3.5 The size and proportion of a historic window opening should be retained.</p> <ul style="list-style-type: none"> 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 3.6 A replacement window should match the original in its design.</p> <ul style="list-style-type: none"> • 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.</p> <ul style="list-style-type: none"> • A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments (see illustrations of frame sections on page 3:9) • These increments, which individually are measured in fractions of an inch, are important details. • They distinguish the actual window from the surrounding plane of the wall. • The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure. • These profiles provide accentuated shadow details and depth to the facades of the building. • In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades. • Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered: <ul style="list-style-type: none"> ○ Will the original casing be preserved? ○ Will the glazing be substantially diminished? ○ What finish is proposed? ○ Most importantly, what is the profile of the proposed replacement window? 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 3.8 In a replacement window, use materials that appear similar to the original.</p> <ul style="list-style-type: none"> • 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 5.2 The historic materials and the details of a porch should not be removed or covered.</p> <ul style="list-style-type: none"> • Removing an original balustrade, for example, is inappropriate. • Original materials and surfaces, like ceilings, eaves, and columns should not be covered or obscured. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 6.1 Protect and maintain significant stylistic elements wherever possible.</p> <ul style="list-style-type: none"> • Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. • The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required. • Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint, as well as maintenance of roof drainage and water removal systems. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 6.2 If replacement is necessary; design the new element using accurate information about the original features.</p> <ul style="list-style-type: none"> • The design should be substantiated by physical or pictorial evidence. • In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. • Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. • Replacement details should match the original in scale, proportion, finish and appearance. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 2.1 Primary historic building materials should be retained in place whenever feasible.</p> <ul style="list-style-type: none"> • 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 2.8 Original wood siding should be preserved.</p> <ul style="list-style-type: none"> • Avoid removing siding that is in good condition or that can be repaired in situ. • Only remove the siding which has deteriorated beyond repair. • Match the dimensions, form, style, profile, detail and finish of the original or existing siding, if new siding is required. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 2.9 Protect wood features from deterioration.</p> <ul style="list-style-type: none"> • Provide proper drainage and ventilation to minimize decay. • Maintain protective paint coatings to decrease damage from moisture. • If the building was painted historically, it should remain painted, including siding and trim. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 2.10 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary.</p> <ul style="list-style-type: none"> • Match the form, dimensions, profile, and detail of the original wood feature when patching, piecing in or repairing wood features. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

<p>Design Objective 2.11 Original wood cladding and siding should not be covered.</p> <ul style="list-style-type: none"> • Avoid obscuring these character-defining features of the building. • Aluminum or vinyl siding applied over original wood siding traps water vapor and moisture, and leads to physical deterioration and failure of new original building materials. • Remove non-original or non-traditional siding at the earliest opportunity, for this reason. • Repair the underlying original siding as required. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>
<p>Design Objective 6.1 Protect and maintain significant stylistic elements wherever possible.</p> <ul style="list-style-type: none"> • Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. • The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required. • Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint, as well as maintenance of roof drainage and water removal systems. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>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>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>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Notice of the public hearing for the proposal includes:

- Notice mailed on January 21, 2016
- Property was posted on Monday January 25, 2016
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 28, 2016.

Two emails have been received, please see the attachments below.

Any other correspondence received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

PUBLIC COMMENTS

Sent: Sunday, October 04, 2015 9:25 PM
To: Oktay, Michaela; Leith, Carl; Lake, Talley; bee lufkin
Subject: violations in University Historic District

I can't convey to you how upsetting this is. The house is at the corner of the alley just west of the U's parking lot at the Stadium and 500 S. It was a unique structure in the Historic District because, from what I understand, it was built as a transit station, not as a house. When I went past the property in a car on Saturday, workers were installing new siding over the original siding, which was very distinctive. The original siding was a narrow board with a convex surface, like a comma. Tonight when I went back to get the exact address (there is no street number, probably because everything has been covered with new siding), I could see that the original windows, which I recall as casements, have been replaced with new sliders, one of which still has the sticker on it.

There was nothing like this building in the District. It was a unique part of the history of the area. The property has been in an historic district for almost 25 years. The status is on the title. I expect the City to respond with every resource possible....PLEASE. Sincerely, [REDACTED]

Dear Ms. Lindquist,

I am writing to you to voice my concern and opinion over the case of Kurt and Noreen Nelson at 1337 E 500 S, Salt Lake City, UT 84102 (case number provided in the subject line).

I would like to voice my complete support for relieving the Nelsons of any applicable penalty entailed in the "enforcement" discussed in the recent post card sent to our neighborhood. I also support the approval of their requests.

Having been through the process myself of trying to obtain permission to change the windows on my home and being denied after 3 months of trying, I am in full support of allowing anyone on the block between 400 and 500 South on 1300 E-1400 E to make changes to their homes, especially those that will make the homes more energy efficient.

The Nelsons home faces a huge concrete high rise (Friendship Manor) on an 8 lane highway. There is absolutely no reason to prevent these people from updating their home and making it more energy efficient. My home also faces a huge concrete high rise (The Landing), whose mid-century construction blocks my home's view of the city. It is very difficult for me to accept that I cannot install energy efficient double-paned vinyl windows on my home when I am forced all day everyday to see this concrete monstrosity directly across the 6 lane highway on which I live.

The few people who both own and live on our block are not wealthy people. Most us can barely make ends meet, and high energy bills are just one thing that eats away at our salaries every month. Our homes are literally falling down and rotting. We have knob and tube wiring, frankensteined plumbing including iron, galvanized, and copper piping, foundations that are crumbling, decks that are sinking into the ground, garages that are mouldering, and a host of other old-home ailments. If we were allowed to replace what we can with new materials we can afford, our neighborhood would be much better off.

Clearly I feel very strongly about this situation but have no idea how to approach any kind of public forum or political meeting. I hope my words might be helpful at least in the Nelson's case.

Sincerely,

[REDACTED]

ATTACHMENT J: MOTIONS

STAFF RECOMMENDATION:

Staff recommends based on the analysis and findings in this report, that the request for a certificate of appropriateness to replace the front five panel window, three secondary façade windows and the installation of Hardy Board siding to cover the extent of the original siding be **denied**.

Staff recommends that the request to replace the northern window on the west façade be **approved**, as it is not readily visible from the public way.

RECOMMENDED MOTION (Consistent with Staff Recommendation):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission **deny** the request for a certificate of appropriateness for the replacement of four windows and installation of new hardy board and **approve** the replacement of the northern window on the west façade at 1337 E. 500 S.

Motion to Approve (Not Consistent with Staff Recommendation):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the window replacement and Hardy Board installation at 1337 E. 500 S. Specifically, the Commission finds that the proposed project complies with the review standards based on the following findings (Commissioner then states findings based on the Standards to support the motion):

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.