Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com

Date: May 3, 2018

Re: **PLNHLC2018-00167 Roof Alterations at approximately 501 4th Avenue**

PROPERTY ADDRESS: 501 4th Avenue
PARCEL ID: 0931437012
HISTORIC DISTRICT: The Avenues Historic District
ZONING DISTRICT: H Historic Preservation Overlay District. SR-1A (Special Development Pattern Residential District)
MASTER PLAN: Greater Avenues Community Master Plan
DESIGN GUIDELINES: Residential Handbook and Design Guidelines

REQUEST: **Roof Alterations at approximately 501 Fourth Avenue** – A request by David Richardson, Capitol Hill Construction, on behalf of owners Robert and Annette Becker, to relocate a HVAC unit onto the roof of this building and to replace the principal roof material with standing seam steel roofing. The house is a contributing building in The Avenues Historic District, is on a corner lot and the proposed alterations would face and be visible from Fourth Avenue and G Street. This proposal is being referred to the Historic Landmark Commission for decision because the proposed roofing system is not a material characteristic of residential structures in a historic district. The subject property is zoned SR-1A (Special Development Pattern Residential District).

RECOMMENDATIONS
On the basis of the proposal and supporting material presented, commentary received, and evaluation in relation to the City's adopted historic rehabilitation standards and design guidelines, Staff would recommend that the proposed replacement of the existing asphalt shingle roof by a standing seam metal on this contributing structure in The Avenues Historic District is denied.

Staff would also recommend that the proposed relocation of the air conditioning units on the roof be approved.

Current House & Context
The building is situated on the corner of 4th Avenue and G Street, within The Avenues Historic District. The house, built in 1889, is identified as a contributing building in the 2007 Avenues Survey and therein is described as "Victorian Eclectic" in style. The 1977 Avenues Survey includes the following statement: "The Victorian Style, vertical massing, and brick construction and wood trim of this home contribute to the architectural character of the Avenues. Its stucco finish is typical of renovation work done in the first half of the twentieth century in the

district." The residence holds a key position on this street corner and anchors the character of this immediate setting in The Avenues Historic District. While rising above its immediate neighbors on this street corner, the house can be readily viewed in profile from further north on G Street, and retains a presence of significance when viewed from east and west on 5th Avenue. More distant and more elevated views provide an appreciation of the form and profiles of the roofscape.

Location Map


Proposed Alterations
The application proposes two specific alterations which would be visible.

- An HVAC unit, which is currently located within the side yard, would be moved to roof level, as would an existing unit which is visible just above the rear addition. The proposed location of this units would be the NE quadrant of the flat roof area, a position where they would be less obvious from adjoining street views. The equipment would not exceed 30 inches in height. The flat roof area would have a new surface membrane.
- A change in the material for the visible roof scape is also proposed, where the current asphalt/composite shingle roofing would be replaced by a standing seam metal roof sheeting, colored dark bronze or weathered copper.

Application materials are recorded in Attachment C to this report.

The applicant has provided a detailed reasoning to support the proposal to re-roof in standing seam metal. A summary of the supporting application statement from the owners makes the following points:

- The proposal reflects the owners' desire to invest in the long term preservation of the property, approaching the house with a long term vision.
- With reference to the guidance in Ch.7 Roofs of the Residential Design Guidelines, the owners identify the restoration, repair, bracing the chimneys and replicating the pebble dash exterior surface. The roof pitch, orientation and eaves depth would be preserved.
- The current roof shingles are not in good condition and replacing them with the assumed original cedar shingles is not favored on grounds of fire hazard, insurance considerations and long term maintenance.
- Recognizing that a metal roof is not favored, the system proposed would be similar to that of the Governor's Mansion at the corner of G Street and South Temple, and many roofs in this vicinity have many modifications, including satellite dishes, vents, coolers, solar panels and sky lights.
- Colors and finishes would look similar to the Governor's Mansion and would not be reflective. They consider that the roofing is not a major contributor to street level views of the house. Research has included alternative materials which they feel are neither cost effective nor durable, and they do not hold the opinion that asphalt shingles provide an improved or better representation of a cedar shake roof from street level.
- Metal roofing has advantages in durability with a heavier gauge material proposed – 40-70 years life span, better wind resistance and less maintenance, lower life time costs, better protection and preservation of the home.
- These advantages also include reduced summer cooling costs, qualification for LEED credits, constructed in part from recycled materials, 100% recyclable when replaced, and avoidance of sending asphalt shingle material to the landfill.

Salt Lake City Historic Design Standards for Rehabilitation & Historic Residential Design Guidelines for Roofs
Ordinance standards for the Rehabilitation of a Contributing Structure in a designated Historic District are provided in section 21A.34.020.G. Supporting these historic design objectives and criteria, Chapter 7 of the

Residential Design Guidelines addressing Roofs provides best practice guidance on the characteristics of residential roofs and the sensitive management of change. The proposal to re-roof this building is reviewed in greater detail in relation to these design standards and guidelines in Attachment E to this report.

Salt Lake City design standards and guidelines have not been defined in isolation and closely reflect the provisions and advice provided in the Secretary of the Interior's Standards and Guidelines and those adopted by other communities across the country. Refer to Attachment D and the discussion below.

Public Commentary
At the time of the completion of this report one telephoned objection to the proposals has been received. It is understood that this objection will be available in writing for the Commission's attention prior to the meeting.

Key Questions and Considerations
The proposal to relocate air conditioning units on the NE Corner of the flat roof, while likely to be visible in certain views will not be visible in others, and the visual impact is likely to be minimal. This proposal is not considered to be a matter of material concern in relation to the character of the building and its context, and relocation of AC units can be recommended favorably.

A review of the re-roofing proposals, evaluated in relation to the design standards as informed by the residential design guidelines, raises four considerations here defined in the form of questions, in reaching a conclusion and a recommendation on this application proposal. These are summarized below, are reviewed in greater detail in Attachment E and draw upon material covered in Attachment D to this report.

1. *Is there an established practice of approving standing seam metal roofing in a designated historic district in Salt Lake City?*

   This application includes supporting material which lists and provides photographic record on 25 examples of metal roofing in the general vicinity of The Avenues and South Temple Historic Districts. From a brief analysis of this information Staff would make the following points. Of the 26 examples identified, 8 lie outside a local historic district, and 18 of these buildings have roofing material in the form of a metal shingle. While having no specific information on when these might have been approved (6 of these lie outside a designated district) Staff is unaware of any approvals of this type of roofing material in recent years. Additionally, a metal shingle approximates more of the character of an original cedar roofing shingle in terms of unit scale and size, roof texture and detail, in contrast to the standing seam sheeting currently proposed. Other examples cited include the Governor's Mansion, which is a State owned building and thus outside City purview in terms of approvals, and not typical of the residential historic district character review in hand. The Cathedral, also cited, is another case in point in relation to the latter. Four other examples are recent in date where the same considerations of compatibility with the historic character of the building would not arise. Design standards and guidelines for new construction do not recommend or address roofing materials. A further instance is cited for a current development on the corner of G Street and 6th Ave where standing seam metal roofing is used for a shallow pitched link between the original house and new rear addition.

   In Staff's conclusion, and acknowledging the possibility of a random example, in line with established design guidelines there this no identifiable pattern or practice of the approval of standing seam metal roofing in a designated historic district.

2. *Would the proposed form of roofing be in conflict with Salt Lake City's adopted historic design standards and residential design guidelines?*

   The evaluation of this proposal in relation to the City's design standards and guidelines in Attachment E to this report finds that the proposal would be in conflict with the objectives of four of the historic rehabilitation design standards, specifically Standards 2, 8, 5 & 6. The Residential Design Guidelines provide specific reference and guidance on the characteristics of historic roofs and the evaluation of replacement roofing materials to equate with historic character, specifically Guideline 7.3 and the associated Design Objective and preceding Context and Character discussions. The design guideline and preceding discussion identify asphalt shingles as a compatible substitute for cedar shingles, and identify standing seam metal roofing as incompatible in that regard. The existing roofing using asphalt shingles would not be described as "historic" in

itself. It does however reflect existing guidance and practice. It more closely reflects what is assumed to be the original material, a cedar shingle, across several design review criteria defined to refine the options for replacement material to equate with a number of the characteristics of the original roof material.

The conclusions arising from evaluation against each specific standard is that the proposal would be a notable change. It would depart from approximating the characteristics of a cedar shingle and would adversely affecting the character and appearance of this roof, this building and this context in The Avenues Historic District. The proposal would consequently be in conflict with the adopted standards and guidelines.

3. *Do Salt Lake City's Rehabilitation Design Standards and Residential Design Guidelines generally reflect best practice advice provided by the Secretary of the Interior's Standards for the Treatment of Historic Properties?*

   The City's rehabilitation design standards draw directly from the Secretary of the Interior's Standards which establish the national benchmark for best practice in the stewardship of historic resources. The City's residential design guidelines adopted by City Council in 2012, and closely based upon the previous guidelines adopted in 1999, also clearly reflect the Secretary of the Interior's Design Guidelines for historic resources, again a national benchmark for best practice. Reviewed in these contexts as well, the proposal would conflict with national standards and guidance on historic preservation best practice. See Attachment D for an extract from the National Park Service Technical Preservation Services Preservation Brief #4 on Roofing and the Secretary of the Interior's Standards and Guidelines.

   In an informal response to an inquiry by Staff relating to the questions posed by this application, the Utah State Historic Preservation Office confirmed that, since roofing materials were periodically renewed, the change proposed may not in itself adversely affect the contributing status of the building. The proposed change in roofing material however would not pass the criteria for eligibility for state tax credits. Determination of that eligibility would be based on an assessment directly informed by the Secretary of the Interior's Standards and Guidelines.

4. *Are the Salt Lake City and National Park Service standards and guidance reflective of and reflected by general historic preservation design practice and guidance in other communities?*

   In research carried out in the evaluation of this proposal for this staff report the historic design standards and guidelines adopted by a number of communities were reviewed. In many cases a community has adopted the Secretary of the Interior's Standards without change as their historic design review ordinance standards. In several communities there are also historic design guidelines, again closely based upon national criteria and usually informed by local historic character.

   In the context of the evaluation of this proposal no substantive variation was identified, with standards and guidelines adopted by Salt Lake City, the National Park Service and other communities being closely aligned. Charleston, SC, as an initial pioneer in preserving historic character well before national standards and practice, have historic design standards which closely echo the national standards but with a range of refinements reflecting local and regional character and their longstanding preservation experience and practice. Extracts from guidance from Denver, Phoenix, San Antonio, and Charleston, as well as Salt Lake City's design guidelines on Roofs, are included in Attachment D.

   In each case, where reference to replacement roofing materials was identified, the requirements and/or guidance closely reflect national practice and Salt Lake City's adopted standards and guidelines. Additionally therefore, in these contexts a similar proposal would be unlikely to receive a favorable recommendation.

ATTACHMENTS

A. Survey Material 1977 & 2007
B. Photographs
C. Application Materials
D. Standards, Guidance & Advice on Historic Roofing Materials & Replacement
E. Design Standards & Guidelines

ATTACHMENT A: SURVEY MATERIAL 1977 & 2007

Researcher: Kathryn MacKay
Date:

Site No. _____

Utah State Historical Society
Historic Preservation Research Office

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 501 4th Avenue — Plat D Bl. 63 Lot 2
Name of Structure: — T. R. S.
Present Owner: Wells, Horace H. & Iona — UTM:
Owner Address: — Tax #:

2 AGE/CONDITION/USE

Original Owner: Mary J.R.R. Hampton — Construction Date: 1889 ca. — Demolition Date:
Original Use: single family

Present Use: — Occupants:

- ☐ Single-Family
- ☑ Multi-Family
- ☐ Public
- ☐ Commercial
- ☐ Park
- ☐ Industrial
- ☐ Agricultural
- ☐ Vacant
- ☐ Religious
- ☐ Other

Building Condition:

- ☑ Excellent
- ☑ Good
- ☐ Deteriorated
- ☐ Site
- ☐ Ruins

Integrity:

- ☐ Unaltered
- ☑ Minor Alterations
- ☐ Major Alterations

3 STATUS

Preliminary Evaluation:

- ☐ Significant
- ☑ Contributory
- ☐ Not Contributory
- ☐ Intrusion

Final Register Status:

- ☐ National Landmark
- ☐ National Register
- ☐ State Register
- ☐ District
- ☐ Multi-Resource
- ☐ Thematic

4 DOCUMENTATION

Photography:

Date of Slides: 5/77
Views: Front ☑ Side ☐ Rear ☐ Other ☐

Date of Photographs:
Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

- ☑ Abstract of Title
- ☐ Plat Records
- ☐ Plat Map
- ☐ Tax Card & Photo
- ☐ Building Permit
- ☐ Sewer Permit
- ☐ Sanborn Maps
- ☑ City Directories
- ☐ Biographical Encyclopedias
- ☐ Obituary Index
- ☐ County & City Histories
- ☐ Personal Interviews
- ☐ Newspapers
- ☑ Utah State Historical Society Library
- ☐ LDS Church Archives
- ☐ LDS Genealogical Society
- ☐ U of U Library
- ☐ BYU Library
- ☐ USU Library
- ☐ SLC Library
- ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Polk, Salt Lake City Directory, 1890-.
Salt Lake County Recorder Office, Abstract Book.
Alter, J. Cecil. Utah, The Storied Domain, vol. 1. New York: The American Historical Society, Inc., 1932. p. 447.
Tullidge, History of Salt Lake City, p. 573.
Improvement Era, Vol. 5, p. 911.

5 ARCHITECTURE

Architect/Builder:

Building Materials: stuccoed brick Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a two story Victorian home with hip roofs and a gabled front bay. A wooden cornice runs under the eaves, with returns and bargeboards in the front gable. Windows are double hung one-over-one pane with in arched openings with projecting drip molding. There is a one story segmental front bay window.

--Thomas W. Hanchett

6 HISTORY

Statement of Historical Significance:

- ☐ Aboriginal Americans
- ☐ Agriculture
- ☐ Architecture
- ☐ The Arts
- ☐ Commerce
- ☐ Communication
- ☐ Conservation
- ☐ Education
- ☐ Exploration/Settlement
- ☐ Industry
- ☐ Military
- ☐ Mining
- ☐ Minority Groups
- ☐ Political
- ☐ Recreation
- ☐ Religion
- ☐ Science
- ☐ Socio-Humanitarian
- ☐ Transportation

The Victorian Style, vertical massing, and brick construction and wood trim of this home contribute to the architectural character of the Avenues. Its stucco finish is typical of renovation work done in the first half of the twentieth century in the district.

Mary J.R.R. Hampton acquired this property in 1882 for $600. However, she and her husband Brigham Young Hampton (1836-1902) did not build this home until about 1889. They moved here from 180 G Street. Hampton had come to Utah from Ohio. He gained some noteriety as a defendant in the 1866 J. King Robinson murder case. Later, in 1886, he was one of the Mormon Church "detectives" who worked to discover sexual corruptions of Federal officials in an effort to counter their anti-polygamy activites.

Hampton held several local government positions; he was the water tax collector, at the time he lived in this house. In 1892 Hampton sold the property for $1,000 to Arthur Pratt. Hampton, who had also been involved with the Hampton-Jones Real Estate Company moved to 186 I Street, then later established and lived at the Hampton House at 140 West South Temple.

Arthur Pratt was then the Chief of Police, later warden of the State Prison. He and his family lived here only a few years, then moved to 326 D Street.

Mary Judge (widow of John) held the mortgage on the property and Pratt lost it to her. She maintained the house as rental until her death in 1909. The Judge Company then sold the property for $6,000 to Rose A. Wilson, who sold it for $6,800 to Margaret E. Owens.

In 1919 Owens sold the property back to the Judge Company for $5,000 who sold it to C.C. and Agnes Frazie who sold it to Inga H. Wells. In 1939 Horace A. and Iona

501 4th Avenue--1886-89

Wells acquired the property through a Q.C.D. for $3,000. Until the Wells moved in to one of the apartments into which th home had been converted, no owner had lived here since 1919 (Owens). All had maintained it as rental property.

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
485 E 4TH AVENUE	B	2/1	1955	STRIATED BRICK	POST-WWII: OTHER	WALK-UP APT.	08 79	OLDER FRAME DOUBLE GARAGE (207 G ST)
		2.5				SINGLE DWELLING		N04
492 E 4TH AVENUE	B	0/0	1930	MULTI-COLOR BRICK	ENGLISH TUDOR	DOUBLE HOUSE /	07 78	ALSO 181 G ST
		1				MULTIPLE DWELLING		N04
501 E 4TH AVENUE	B	0/1	1889	REGULAR BRICK STUCCO/PLASTER	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08 79	
		2				SINGLE DWELLING		N04
511 E 4TH AVENUE	B	0/1	1899	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08 79	
		1				SINGLE DWELLING		N04
512 E 4TH AVENUE	B	0/1	c. 1948	STRIATED BRICK	MINIMAL TRADITIONAL	DOUBLE HOUSE /	07 78	512-516 E; REPLACED A 1990 CROSS WING
		1				MULTIPLE DWELLING		N04
519 E 4TH AVENUE	B	0/0	1957	STRIATED BRICK	POST-WWII: OTHER	OTHER LATE 2OTH C.	08 79	BELOW GRADE GARAGE
		1.5				SINGLE DWELLING		N04
522 E 4TH AVENUE	B	0/1	1901	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY	07 78	c. 2000 REHAB?
		2				SINGLE DWELLING		N04
524 E 4TH AVENUE	B	1/0	1901	STUCCO/PLASTER REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC ARTS & CRAFTS	SIDE PASSAGE/ENTRY	07 78	COBBLESTONE COLUMNS
		2				SINGLE DWELLING		N04
525 E 4TH AVENUE	B	0/0	1880	REGULAR BRICK	BUNGALOW	BUNGALOW	08	
		1				SINGLE DWELLING		N04
526 E 4TH AVENUE	B	0/0	1890	DROP/NOVELTY SIDING SHINGLE SIDING	VICTORIAN ECLECTIC	RECTANGULAR BLOCK	07 78	
		1.5				SINGLE DWELLING		N04
531 E 4TH AVENUE	A	1/0	1890	REGULAR BRICK SHINGLE SIDING	QUEEN ANNE VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08 79	
		2.5				SINGLE DWELLING		N04
535 E 4TH AVENUE	B	1/1	1891	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08 79	
		2				SINGLE DWELLING		N04

485 E 4th Avenue
B

485 E 4th Avenue
B (garage, 207 G Street)

501 E 4th Avenue
B

511 E 4th Avenue
B

512-516 E 4th Avenue
B

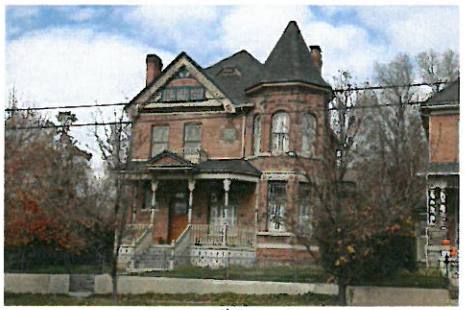
519 E 4th Avenue
B

522 E 4th Avenue
B

524 E 4th Avenue
B

525 E 4th Avenue
B

526 E 4th Avenue
B



531 E 4th Avenue
A

535 E 4th Avenue
B

2007 SURVEY PHOTOS

ATTACHMENT B: PHOTOGRAPHS

ATTACHMENT C: APPLICATION MATERIALS

HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:

Project Name:
Becker Roof

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Roof replacement, HVAC, and related work

Address of Subject Property:
501 Fourt Avenue

Name of Applicant:	Phone:
David S. Richardson	801-533-0204 office

Address of Applicant:
814 East 100 South, Salt Lake City 84102

E-mail of Applicant:	Cell/Fax:
dsr@caphillcon.com	801-539-0641 fax

Applicant's Interest in Subject Property:

☐ Owner ☒ Contractor ☒ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Robert and Annette Becker

E-mail of Property Owner:	Phone:
robfbecker@gmail.com	801-502-3245

➔ **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:
David S Richardson	3-13-2018

David Richardson AIA

Subject: 501 Fourth Avenue Roof
Attachments: Cathedral.jpg; Govenor Mansion.jpg

501 Fourth Avenue
Roof restoration, project description:

1. Remove and replace "flat" roofing material at top of roof with new walkable membrane. PVC membrane system 'DecTec' color 'Brick,' or equal (not visible from street)
2. Install a new attic access hatch (not visible from street)
3. Relocate existing HVAC from side yard to roof (not visible from street)
4. Remove and replace roofing materials from sloping roofs visible from street. Replace with new standing seam steel roof. Color to be similar to the Governor's Mansion standing seam roof: dark bronze, weathered copper, or equivalent.
5. Low slope porch roofs: no work.

Discussion:

There is evidence that the roof at 501 Fourth Avenue was originally covered with cedar shingles. Largely for fire safety, but also because of expense, wood roofs are rarely installed today. The most common roofing material used in Salt Lake City Historic Districts today is asphalt shingles. Asphalt shingles are not historic.

In addition to wood shingles, other historic roofing materials in North America include ceramic tile, slate, and metal. While metal roofs are not common in Salt Lake City historic districts, there is precedence.

Two notable buildings on South Temple Street have undergone renovations in the last score of years using standing seam metal roofing. Neither of these originally utilized metal roofing: The Cathedral of the Madeline was originally slate, and the Governor's Mansion was originally tile. Three other South Temple buildings utilize standing seam metal roofs.

In the Avenues Historic District we have identified almost two dozen homes with metal roofs. The majority of these are metal shingle roofs. One property, 1124 Fourth Avenue has a standing seam roof, and one building, 233 First Avenue, on the campus of the Madeline Choir School, has a corrugated steel roof.

501 Fourth Avenue is a prominent two story building that anchors the Northeast corner of "G" Street. While we do not advocate for carte blanche metal roofs in the Avenues, this is a prominent building in a commanding location. We believe that a standing seam metal roof will enhance the historic nature of this structure.

Thanks you for your consideration,
David R.

501 FOURTH AVENUE

S. FACADE

WEST FACADE

VIEW FROM S.E.

From: Rob Becker <robfbecker@gmail.com>
Sent: Monday, April 2, 2018 5:33 PM
To: David Richardson <dsr@caphillcon.com>; Jack Mattes <jackchc73@gmail.com>
Cc: Annette Becker <annetteroesler@gmail.com>
Subject: Becker Roofing Project

David, Jack:

Thanks for meeting with Annette and I this morning to review our planned roofing project for 2018. We are very excited for this next improvement to our home. As we've discussed in the past, and this project is no different, we are making investments in our home with a long term vision. When we purchased our home in 2007 we did so with the intent that this be our lifelong residence. Our subsequent investments reflect or desire to maximize our enjoyment of the space but to contribute to the long term preservation of the property.

The primary highlights of this project serves functional, aesthetic, and preservation considerations in consultation with the Historic Landmarks Commission guidelines in Chapter 7. Roofs. One of the primary focus areas of this project is to restore the 3 chimneys which have seen significant weathering over the last 130 years. This includes repointing the mortar, bracing the chimneys for earthquake and replicating the pebble dash exterior surface. We are also preserving the historic character of the roof by maintaining the existing roof pitch, perceived line of the roof from the street, the historic depth of the overhang of the eaves and the orientation of the roof to the street.

We currently find that the roofing materials on the house are not historic nor in good condition. Historically we believe our home likely had cedar shake shingles. Due to fire hazard, insurance considerations and long term maintenance issues we do not consider this an ideal option for replacement. Our preference is to use a standing seam metal roof similar to the replacement roof on the Governor's Mansion which is just down the street from our home. While we realize this should be avoided we find that a metal roof in itself and using material currently available materials can integrate seamlessly into the surrounding environment. Looking at our neighborhood today roofs within walking distance have multiple modifications that compete with the preservation of historic textures and profiles including antennas, satellite dishes, roof vents, evaporative coolers, solar panels, and sky lights.

Colors and finishes are available that are not reflective and would look similar to the Governor's Mansion. In addition the roofing material and roof surfaces themselves are not a prominent contributor to the view of our home from the street level. We have investigated alternatives available to simulate cedar shake or slate using modern materials but do not feel these alternatives are cost effective or have the durability required to last multiple Utah winters. We also do not feel that asphalt shingles provide an improved or better representation of a cedar shake roof from the street level.

In addition, from our perspective as a home owner, metal roofing materials offer significant advantages over other options. Cost of ownership and durability are first and foremost in all the projects we undertake. A metal roof should have a life of 40-70 years and we plan on using heavier 26 gage material to ensure a long life. Metal roofs also have better wind and snow resistance and require less maintenance over their lifetime. Both aspects result in lower cost of ownership and better protection and preservation for our home. Metals roofs are also an environmentally conscious choice as they are more heat reflective resulting in ~25% savings on summer cooling costs and qualify for LEED credits. Metal roofing materials are generally manufacturing using 25% recycled materials and are 100% recyclable at end of life. Compared to putting 2 more asphalt shingle roofs into the landfill over the same time period we thinks this is an appropriate choice.

Please include this message with our project proposal for review with the Historic Landmark Commission.

Thank you,

Rob & Annette Becker
501 East 4th Ave
Salt Lake City, UT 84103

66 I Street

101 L
STREET

134 C STREET

166 D STREET

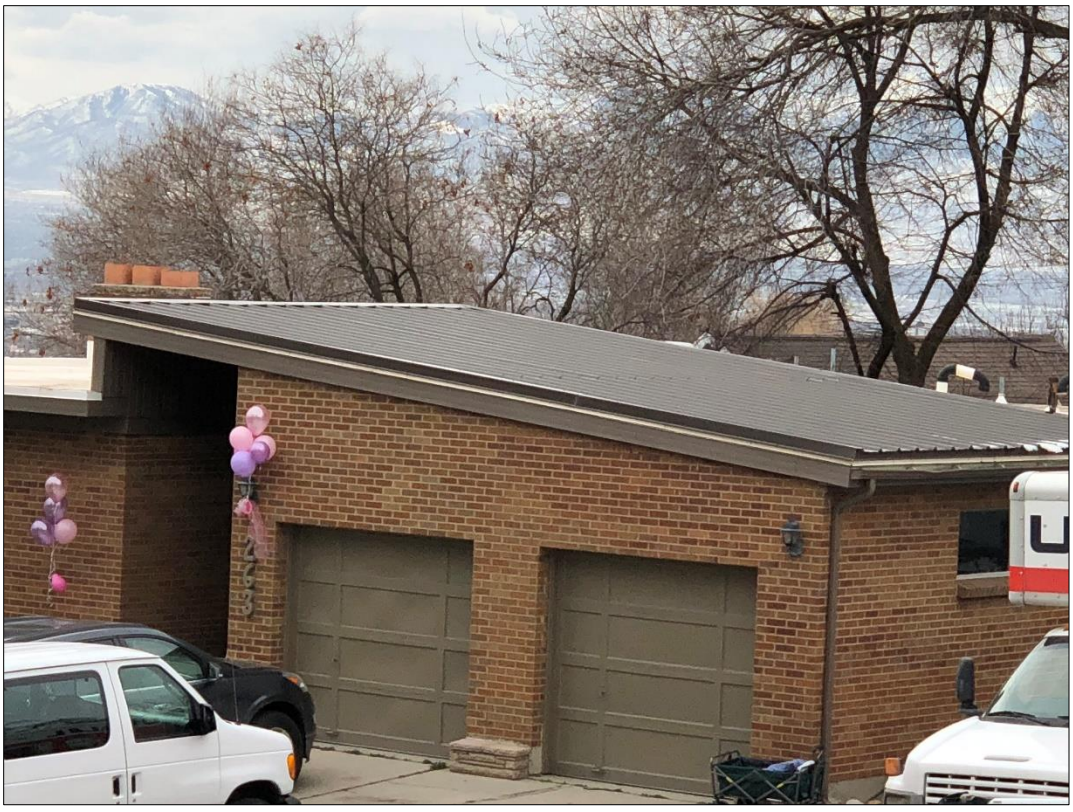
170 M STREET

181 U STREET

201 8TH AVE

207 8TH AVE

233 1ST AVE



263 VIRGINIA AVE

366 4TH AVE

382 7TH AVE

457 8TH AVE

463 4TH AVE

576 8TH AVE

731 SOUTH TEMPLE

762 8TH AVE

768 7TH AVE

769 1ST AVE

972 3RD AVE

1124 4TH AVE

1229 3RD AVE

1239 5TH AVE

CATHEDRAL

GOVERNOR'S MANSION

POTOMAC

RONALD MCDONALD HOUSE

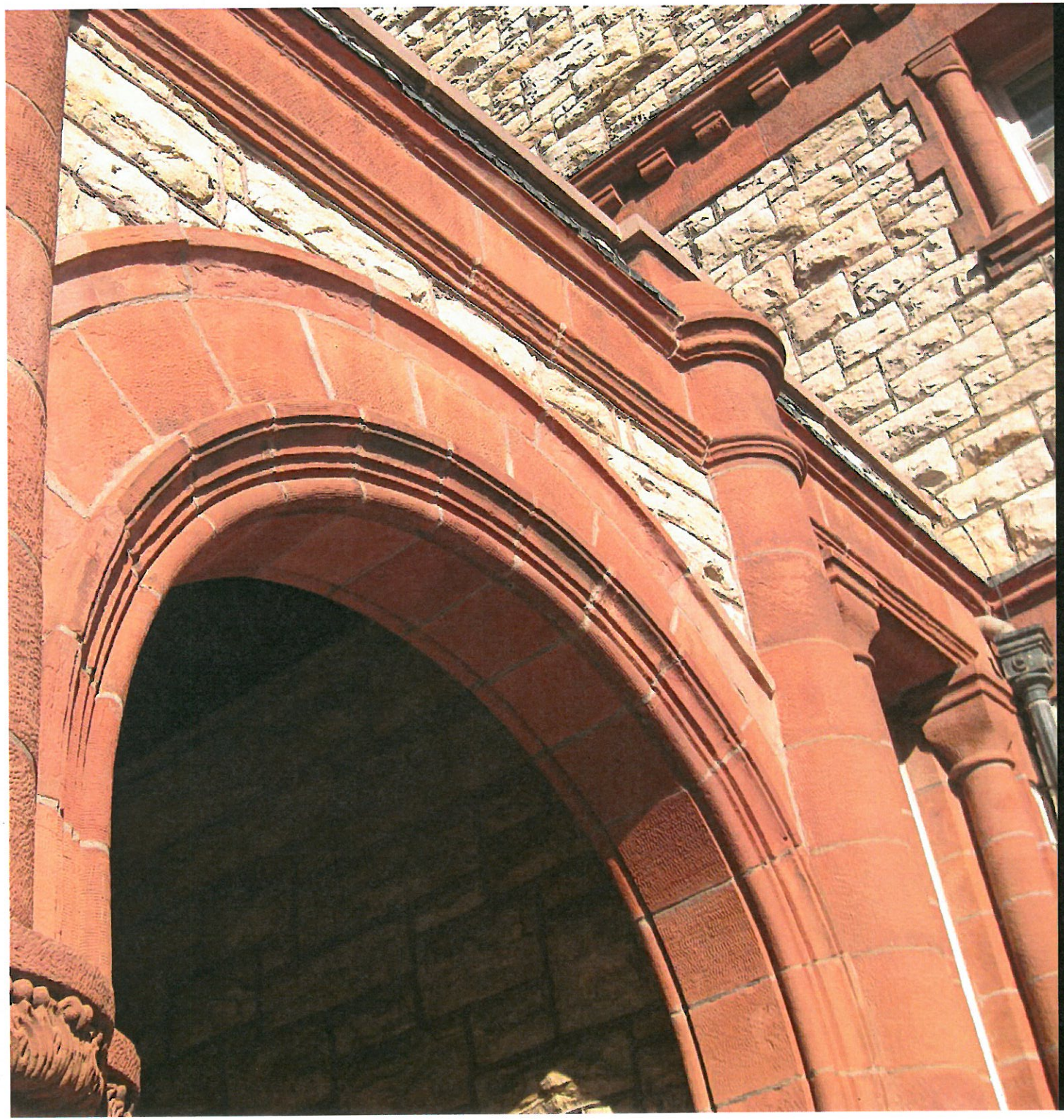
??? SOUTH TEMPLE

ZIONS BANK, SOUTH TEMPLE

LOCATE ROOF TOP HVAC EQUIPMENT IN THIS AREA ONLY.

ATTACHMENT D
STANDARDS, GUIDANCE & ADVICE ON HISTORIC ROOFING MATERIALS & REPLACEMENT

- National Park Service - Secretary of the Interior's Standards & Guidelines for the Treatment of Historic Properties - Extract
- National Park Service - Technical Preservation Services Preservation Brief #4 Roofing - Extract
- Denver Design Guidelines - Extract
- Phoenix Design Guidelines - Extract
- San Antonio Design Guidelines - Extract
- Charleston Policy Statement Design Standards
- A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City Chapter 7: Roofs



THE SECRETARY OF THE INTERIOR'S **STANDARDS** FOR THE TREATMENT OF HISTORIC PROPERTIES

WITH

GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS

U.S. Department of the Interior
National Park Service
Technical Preservation Services

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

INTRODUCTION

In **Rehabilitation,** historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only **Rehabilitation** allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained to preserve that character. Therefore, guidance on ***identifying, retaining, and preserving*** character-defining features is always given first.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

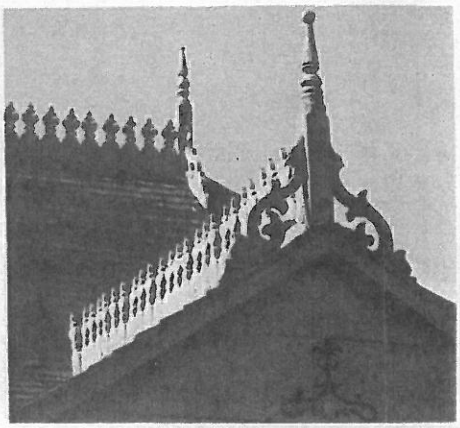
Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work, ***repairing*** is recommended. **Rehabilitation** guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for ***replacing*** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or his-

4 PRESERVATION BRIEFS



HABS

Roofing for Historic Buildings

Sarah M. Sweetser

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitable fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fire as those that engulfed London in 1666 and scorched Boston in 1679.

Tiles roofs found in the mid-18th century Moravian settlements in Pennsylvania closely resembled those found in Germany. Typically, the tiles were 14–15″ long, 6–7″ wide with a curved butt. A lug on the back allowed the tiles to hang on the lathing without nails or pegs. The tile surface was usually scored with finger marks to promote drainage. In the Southwest, the tile roofs of the Spanish missionaries (mission tiles) were first manufactured (ca. 1780) at the Mission San Antonio de Padua in California. These semicircular tiles were made by molding clay over sections of logs, and they were generally 22″ long and tapered in width.

Repairs on this pantile roof were made with new tiles held in place with metal hangers. (Main Building, Ellis Island, New York)

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10″ by 6″ by ½″, and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th-century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and

NATIONAL PARK SERVICE TECHNICAL PRESERVATION SERVICES - PRESERVATION BRIEF #4 ROOFING - Extract

"In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material."

"Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles."

Roofing Materials - Design Guideline Extracts from Other Communities

Denver Historic Landmark Design Guidelines

2.25 **Repair original roof materials and features, and replace only when necessary.**

a. Check roof flashing for open seams and look for breaks or holes in the roof surface.

b. Retain and repair roof detailing, including gutters and downspouts.

c. If replacement is necessary, use original materials whenever possible. The use of original materials is particularly critical for landmark structures, or structures where the original material is important to the landmark or district designation.

d. If matching materials are not available or feasible, choose alternative materials, with a matching or closely matching appearance. For wood shingle roofs, a low profile asphalt in a brown color is typically appropriate.

e. Do not allow a roof to fall into disrepair, threatening the historic building.

Phoenix Historic Design Guidelines

Roofing

Original roofing should be retained or replaced in-kind. Shingles should not be replaced with metal or tile. Dimensional composition shingles that simulate weathered wood may be used as a lower cost to wood shingles.

San Antonio Design Guidelines

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

iv. ***Materials: sloped roofs***—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

vi. ***Materials: metal roofs***—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

BOARD OF ARCHITECTURAL REVIEW

POLICY STATEMENT
CHARLESTON STANDARDS

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
2 George Street, Third Floor Charleston, South Carolina 29401 843-579-7566 Fax: 843-724-3772 www.charleston-sc.gov

(A clear vision and strong design principles will help guide the Board of Architectural Review in its decisions. Recognizing that Charleston is unique in its collection of historically and architecturally significant buildings, the standards below have been adapted from the Secretary of the Interior's *Standards for the Treatment of Historic Properties.* These basic principles were created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Charleston Standards apply to historic buildings of all periods, styles, and types. They are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility; they are not hard and fast rules, but rather are meant to serve as principles to assist in determining appropriate treatments for historic buildings.)

1. The historic character of a property should be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property may negatively impact the historic character and should be avoided.

2. The buildings of Charleston provide a physical record of their time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, obscure that record and are not encouraged.

3. Many of Charleston's buildings have evolved over time. Changes to a property that have acquired historic significance in their own right should be retained and preserved as a part of its history.

4. Charleston has a tradition of expert craftsmanship in even its simplest structures. Examples of craftsmanship such as distinctive materials, architectural features, finishes, and construction techniques should be protected.

5. It is important to maintain the historic fabric of Charleston as much as possible; therefore, deteriorated historic features should be repaired rather than replaced. When deterioration is so severe that replacement is necessary, the new feature should match the old in design, color, texture, and, where possible, materials. Wherever possible, replacement of missing features should be substantiated by documentary and physical evidence.

6. Chemical or physical treatments should be matched to the period of the building on which they are used. They should be undertaken using the gentlest means possible. Modern treatments that may cause damage to historic materials should not be used.

7. Additions or exterior alterations to historic properties should be sympathetic to historic materials, features, and spatial relationships that characterize the property. The new work should be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its setting. To respect the authenticity of the historic structure and its context and setting, the new alterations or addition should be clearly discernible from the old. The differentiation may or may not be stylistic, and may be as subtle as a change in building footprint, material, or other means.

8. New construction should be sympathetic to the historic features that characterize its setting and context. To respect the significance of the historic context, the new work should respect the historic materials, features, size, scale, proportions, and massing of its setting.

9. Additions, adjacent or related new construction, and modifications should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context and setting remain unimpaired.

Chapter 7. Roofs

Context & Character

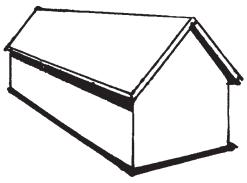
The character and profiles of the roof are major features of most historic buildings. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of that roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

While the function of a roof is to protect the house from the elements, the roof form is a major element establishing the character of the building. Historically, the roof shape was influenced by climatic considerations, which determined roof forms and pitch. Salt Lake City has seen the construction of various roof forms.

Chimneys and dormers can be major character-defining features of the roofscape, and are often designed to great effect to crown and embellish the architectural composition. In many instances they combine functionality with great decorative impact.

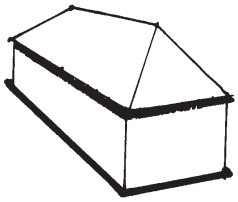
Roof Deterioration

The roof is the building's main defense against the elements. All components of the roofing system are, however, vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage elsewhere, such as attic rafters and wall surfaces.

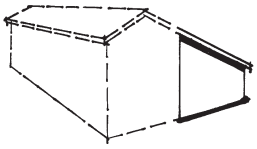


Gabled Roof

Gabled

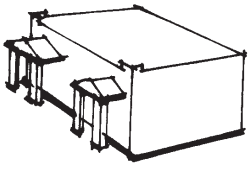


Hipped Roof

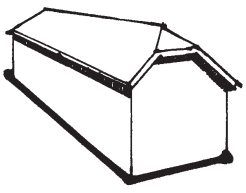


Shed Roof, behind gabled roof

Hipped



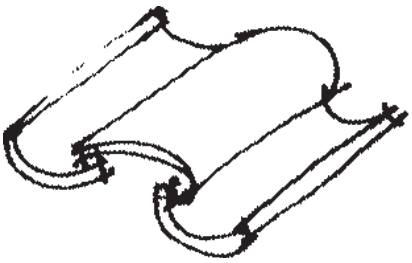
Flat Roof



Clipped Roof

Clipped

Appropriate Roofing Materials



Bar-Tiles. Appropriate for: Spanish Colonial Revival Buildings

Asphalt Shingles
Appropriate for: All except Spanish Colonial Style

Wood Shingles
Appropriate for: All except Ranch Style

Common sources of roof leaks include cracks in chimney masonry, failed valley flashings, loose flashing around chimneys and ridges, loose or missing roof shingles, cracks in roof membranes caused by settling rafters, or water backup from plugged valleys, gutters or moss accumulation.

Chimneys are by nature very exposed, cope with greater temperature extremes and are consequently susceptible to more rapid weathering than other masonry features. Additional maintenance here may be required to avoid premature deterioration.

In repairing or altering a historic roof, it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house, should also be preserved, as should the roof shape, eaves, cladding and the features of historic dormers.

Design Objective

The character of a historical roof should be preserved, including its form, features and materials whenever feasible.

7.1 The original roof form and features should be preserved.

- Altering the angle of a historic roof should be avoided.
- Maintain the perceived line and orientation of the roof as seen from the street wherever possible.
- Historic chimneys and their details should be retained.
- Historic dormers and their details should be retained.

- Retain and repair roof detailing wherever possible.

7.2 The original historic depth of the eaves should be preserved.

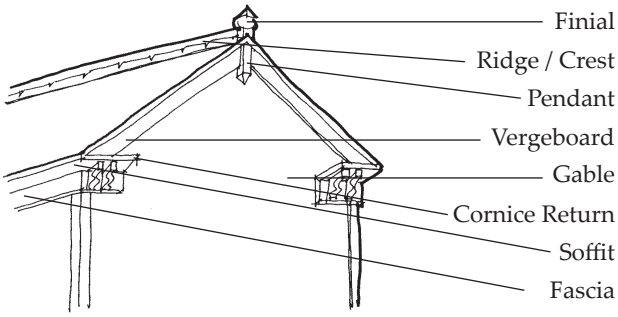
- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved.
- Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.

Roof Materials

When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs create a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. A specialty roofing material, such as tile or slate, should be replaced with a matching material whenever feasible.

Unless the existence of a historic metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle or standing seam roofs on contributing structures should be avoided because of their texture, profiles and reflectivity.



Elements of a Roof

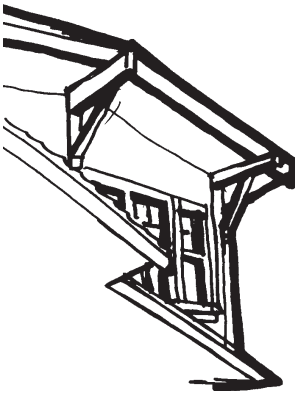
Natural slate is rare in the city and is the most durable of traditional roof materials, usually requiring only piecemeal replacement of damaged individual slates.

Gables, deep eave profiles & rafter tails are key elements of the design.

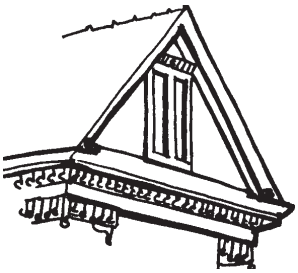
Appropriate Eaves Depths on Various Architectural Styles

Eave: The lowest part of the roof. It is the section of a roof that projects beyond the juncture of the roof and the wall.

Vernacular Building



Bungalow



Queen Anne Style

Maintenance & Repair Tips

Roof Repair

Working with a roof should be prioritized to reflect importance.

1. *Chimney - repair, clear and clean (rebuilding, repointing, chemical cleaning).*
2. *Roof - repair or replacement.*
3. *Eaves - Paint the eaves.*
4. *Gutters & Downspouts - Installation &/or replacement.*

Drip Edge

- *Coordinate the color of the drip-edge with the color of the roof. The roof will last much longer than the choice of paint colors.*

Gutters & Downspouts

- *Maintain gutters and downspouts in good condition.*
- *Keep gutters and downspouts free from debris to ensure proper drainage.*
- *Patch holes in gutters and downspouts to keep water from seeping onto walls and foundations.*
- *Install gutters in a manner that is not detrimental to historic building materials.*
- *Ensure that downspouts drain away from the foundations of the building.*

7.3 Preserve original roof materials wherever feasible.

- Removing historic roofing material that is in good condition should be avoided.
- Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.
- Use a color that is similar to that seen historically.
- Specialty materials such as tile or slate should be replaced with matching material whenever feasible: replacement of a few individual units may be all that is required with these durable materials.

Asphalt shingles are the typical and appropriate roofing material for this style and period of architecture.

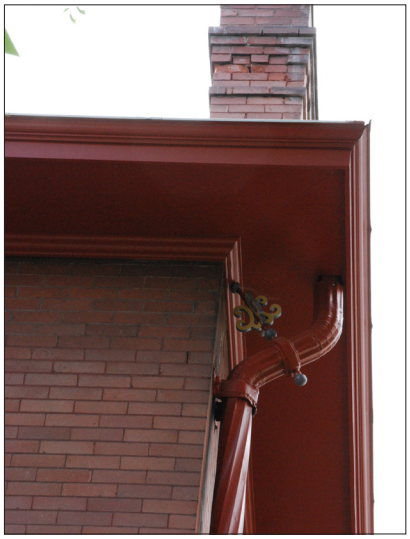
Gutters & Downspouts

Gutters and downspouts are mechanisms for diverting water away from a structure. Without this drainage system, water would splash off the roof onto exterior walls and run along the foundation of the building. If gutters and downspouts are to perform adequately, certain requirements should be met. They must be large enough to handle the discharge. They must have sufficient pitch to carry the water off quickly. They must not leak. They must not be clogged with debris.

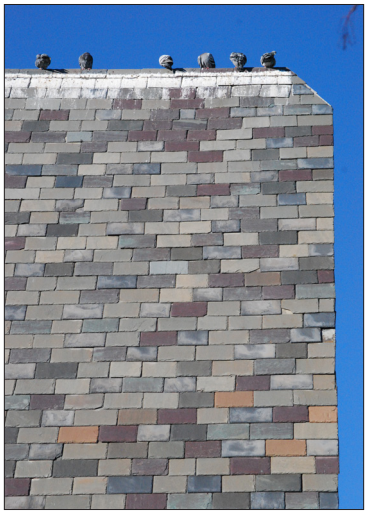
Because of low rainfall, many residential buildings in Salt Lake City were not designed with any drainage system, or only a partial system (e.g. over entryway). Installation of a new system, where none previously existed, is appropriate if drainage is an issue. These should be designed to have least impact on historic materials, and not obscure important design features (such as rafter tails, cornices, etc.).

7.4 Design new guttering and downspouts to retain historic architectural features and details.

- This may affect the choice of gutter profile and the method of attaching the gutters.



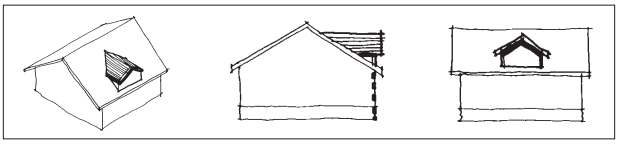
Gutters and downspouts may be a considered part of the building design.



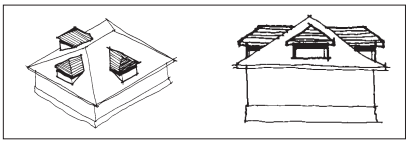
Cedar, clay and slate create special roof textures, colors and character.

Rear addition which reflects the eaves heights and profiles.

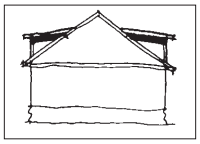
Rear addition designed to integrate with the historic roof form.



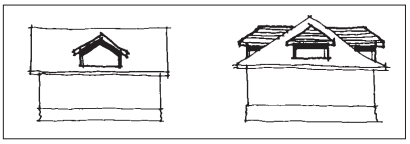
Gabled Dormer: appropriate for most architectural styles.



Hip Dormer: appropriate for most architectural styles.



Shed Dormer: appropriate for Bungalow styles.



Gable roof *Hip roof*

Place a new dormer such that the roof line is preserved, as in the sketches, above.

Additions

It is important that the roof form of an addition be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning an addition, one should review the architectural form and massing of the original building. The design should recognize the historic roof configuration and avoid altering the pitches of the roof and its sections. The perceived historic roof lines should be maintain and reflected in the form of the addition. See also the discussion on Additions in Chapter 8.

Dormers

Historically a dormer was sometimes added to create more head room in upper floors or attic spaces. It typically had a vertical emphasis and was usually placed singly or in a pair on a roof. One exception to this would be a more horizontal proportion often found in the bungalow style. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

7.5 When planning a roof-top addition, the overall appearance of the original roof should be preserved.

- An addition should avoid interrupting the original ridgeline whenever possible.
- See also the design guidelines for Additions in Chapter 8.

7.6 The visual impact of skylights and other rooftop devices should be minimized

- Skylights or solar panels should be installed to reflect the plane of the historic roof.
- They should be lower than the ridgeline, when possible.
- Flat skylights and solar panels that are parallel with the roof plane may be appropriate on the rear and sides of the roof.
- Avoid locating a skylight or solar panel on a front roof plane wherever possible.
- See also the policy and standards for Small Solar Energy Collection Systems in the Zoning Ordinance - 21A.40.190.

7.7 Conjectural materials or features on a roof should be avoided.

- Applying a modern material that is supposed to look like slate but is not slate, to a contributing structure, for example, will overpower and detract from the architectural integrity of the home.
- Adding elaborate eave details or a widow's walk (an ornate railing around the roof ridge) on a house, where there is no evidence that any existed, creates a false impression of the home's original appearance, and is inappropriate.

Dormer design is usually an integral part of the roof composition.








Additional Information

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ATTACHMENT E: DESIGN STANDARDS & GUIDELINES 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. This proposal is reviewed in relation to the design standards that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 7 Roofs, provides historic design guidelines pertinent to this design review. 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. Where provided, specific highlighted wording is an aid to this current review provided by this Staff evaluation.

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

Standard	Analysis	Finding
Design Std 1: Use & Change 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;	Use & Change No change in the use of the property is proposed.	Use & Change This design standard does not relate to the current proposals.

Design Std 2: Retain Historic Character 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; RESIDENTIAL GUIDELINES **Ch.11 General Design Guidelines** 11.2 The visual impacts of mechanical equipment as seen from the public way should be minimized. ▪ Mechanical equipment should be screened from view. ▪ Where roof top units are visible, provide screening with materials that are compatible with those of the building itself. ▪ Use low-profile mechanical units on rooftops to avoid visibility from the street or alley. **Ch.7 Roofs** Context & Character The character and profiles of the roof are major features of most historic buildings. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of that roof. In repairing or altering a historic roof, it is important to preserve its historic character. Design Objective The character of a historical roof should be preserved, including its form, features and materials whenever feasible. Roof Materials When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is	Retain Historic Character Standard 2 addresses the basic objective of retaining historic character in the sensitive management of change in a historic district. This is a contributing building in The Avenues Historic District dating to 1889. HVAC Relocation The proposed relocation of the HVAC equipment to roof level is likely to have minimal visual impact on the historic character of this building as appreciated from the public way. Roofing Proposal While the proposal to replace the existing shingle roof with a standing seam metal roof in this case would not remove 'historic materials', it would alter a feature of this building that characterizes the property. In doing so, it would alter the character of this roof, which in the case of this residence at the corner of 4th Avenue and G Street, would be readily apparent to the character of the building and in the immediate context. The Residential Design Guidelines elaborate upon and help to define this issue, confirming that the character and profile of the roof, including its materials, are a major feature. They confirm the importance of preserving its historic character when repairing or altering a historic roof. The Design Objective reaffirms the importance of preserving historic character which includes form, features and materials. This raises the question of whether the existing asphalt/composite shingle roof covering might be considered historic, since the original material is likely to have been cedar shingle. The Guidelines explore this question. Avoid removing historic roofing materials in good condition. When the original is failing or has failed the guidance is to use a material that is similar 'in style and texture', elaborating by confirming that the overall pattern of the roofing material will help to determine an appropriate material. The example provided draws attention to the similarity in uniform texture of asphalt and cedar shingles, contrasting this with the vertical pattern of a standing seam metal roof, in illustration of altering historic character. The conclusion drawn is that, unless the historic existence of a metal roof can be verified, the use of metal shingle or standing seam metal roofing on contributing structures should be avoided on grounds of their 'texture, profiles and reflectivity.' Guideline 7.3 summarizes this advice on retaining historic roofing materials, and further advising that replacement materials that are 'similar to the original in style and physical qualities', should be used wherever possible. The Residential Design Guidelines anticipate this type of roof change and conclude that the change would adversely affect the character of the building and concomitantly the historic context. While the change would be less apparent closer to the building due to the view angle, this is a corner site and house has a key role in establishing and anchoring the character of this context. It is readily visible, including its roof profiles, from a variety of points along 4th Avenue and along G Street, including as it climbs past the house northward. The proposed change in roof material would markedly change the character and appearance of this roof and the building. The change would take this building out of its context of shingle-clad roofscapes which crown a rich variety of architectural expression. It would in this evaluation detract	Retain Historic Character HVAC No adverse impact. Roof The proposed change in roofing material would not accord with the objectives of this standard and would detract from the character of the house and its context.

deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs create a vertical pattern. The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. Unless the existence of a historic metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle or standing seam roofs on contributing structures should be avoided because of their texture, profiles and reflectivity. 7.3 Preserve original roof materials wherever feasible. ▪ Removing historic roofing material that is in good condition should be avoided. ▪ Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible. ▪ Use a color that is similar to that seen historically. ▪ Specialty materials such as tile or slate should be replaced with matching material whenever feasible: replacement of a few individual units may be all that is required with these durable materials.	from the character of this setting in The Avenues and the character of this building.	

Design Std 3: Of Their Own Time 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; **Design Std 8: Contemporary Design** 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; RESIDENTIAL GUIDELINES *See Std #2 above for full RDG text* **Ch.7 Roofs** Design Objective The character of a historical roof should be preserved, including its form, features and materials whenever feasible. 7.3 Preserve original roof materials wherever feasible. ▪ Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.	Of Their Own Time / Contemporary Design Design Standard 3 does not directly relate to these proposals. Design Standard 8 does not address the consideration of the HVAC relocation. Roofing Proposal Design Standard 8 addresses contemporary design and the fact that it "shall not be discouraged" although it qualifies this requirement by specifying that such design be compatible with the 'size, scale, color, material and character' of the property, neighborhood or environment. To the extent that this proposal might be described as 'contemporary design' it would not appear compatible with the material and character of the house or the setting. This building and its Avenues context are characterized by the consistent texture and pattern of shingle roofs. The character and appearance of a standing seam metal roof would be notably different. The Design Guidelines bring additional specificity in their guidance on the matter, and recommend greater similarity of replacement material in terms of style and physical qualities. The proposal would depart from the requirements and advice of the standard and the guidelines, and in this case would have an adverse impact upon the character of the building and its context.	Of Their Own Time / Contemporary Design Roof The proposed change in roofing material would not accord with the objectives of this standard and would detract from the character of the house and its context.
Design Std 4: Historically Significant Alterations / Additions Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	Historically Significant Alterations / Additions No feature of acquired historic significance would be affected by these proposals.	Historically Significant Alterations / Additions This design standard does not relate to the current proposals.

Design Std 5: Preserve Historic Features Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; RESIDENTIAL GUIDELINES *See Std #2 above for full RDG text on HVAC & Roofs* **Ch.7 Roofs** <u>Design Objective</u> The character of a historical roof should be preserved, including its form, features and materials whenever feasible. <u>7.3 Preserve original roof materials wherever feasible.</u> ▪ Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.	<u>Preserve Historic Features</u> <u>HVAC Relocation</u> The proposed relocation of the HVAC equipment to roof level is likely to have minimal visual impact on the historic character of this building as appreciated from the public way. <u>Roofing Proposal</u> While a current asphalt shingle roof might not be precisely defined as a characteristic historic feature, it is a relatively universal replacement material for what originally is likely to have been cedar shingle. As such it approximates, if not replicating, the appearance and in large respect the character of the original. The unit scale and the use of the material is similar. The unit scale of construction, akin to that of masonry construction in brick and stone, has an immediate affinity with and an understanding in terms of human scale. This appearance, character and unit scale would be lost if replaced by a standing seam metal sheeting roofing, losing that affinity with an original material and that definition of human scale; losing also its compatibility with its historic context. The design guidelines add focus to the objective of the standard, and call out this objective applying it to roofing guidance, seeking similarity in style and physical qualities. In the broader definition of this standard the proposal would adversely affect the character of this house and its setting.	<u>Preserve Historic Features</u> <u>HVAC</u> No adverse impact <u>Roof</u> The proposed change in roofing material would not accord with the objectives of this standard and would detract from the character of the house and its context.

Design Std 6: Deteriorated architectural features 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; RESIDENTIAL GUIDELINES *See Std #2 above for full RDG text* Design Objective The character of a historical roof should be preserved, including its form, features and materials whenever feasible. 7.3 Preserve original roof materials wherever feasible. ▪ Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.	Deteriorated architectural features Roofing Proposal In addressing replacement of architectural features, in this case interpreted to include a roof, several parameters are called out for consideration in any decision to "match" the material being replaced. Composition: An asphalt shingle roof tends to be composed in a similar manner to a cedar shingle roof, and while there are definite differences there is a shared composition. There are very distinct differences between a shingle roof of any type and a standing seam metal roof, composed of a sequence of continuous vertically ribbed metal sheets. Design: A shingle roof is composed from with many overlapping small units which when combined create a complex visual character and a distinct reference to human scale. The design of a standing seam metal roof replaces this small scale visual complexity with a much simplified, somewhat more industrial, geometric pattern. The immediate shingle affinity with human scale would be lost. Texture: In this instance, the visual texture would be a characteristic of the unit of construction, the definition of each shingle, any color variation across the shingles and the degree of reflectivity. An asphalt shingle roof would achieve a degree of complexity through these characteristics, and is unlikely to be reflective. In contrast, a standing seam metal roof system would be defined by elongated continuous sheets framed a raised joint, forming a regular geometric pattern, while possessing a greater degree of reflectivity. The difference in visual and physical qualities is likely to be dramatic. The scale of the unit of construction and the associated visual characteristics would not be similar, and in this evaluation would not accord with standard or guideline intent.	Deteriorated architectural features The proposed change in roofing material would not accord with the objectives of this standard and would detract from the character of the house and its context.
Design Std 7: Treatments 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;	Treatments Cleaning treatment does not form a part of these proposals.	Treatments This design standard does not relate to the current proposals.

Design Std 9: Reversibility, Differentiation & Compatibility 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;	Reversibility, Differentiation & Compatibility This is not a case where reversibility, differentiation or compatibility in the context of differentiating new from old directly arise.	Reversibility, Differentiation & Compatibility This design standard does not directly relate to the current proposals.
Design Std 10: Cladding Certain building materials are prohibited including the following: • Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.	Cladding No cladding of original or historic materials is proposed.	Cladding This design standard does not relate to the current proposals.
Design Std 11: Signs 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.	Signs Signs do not form part of this proposal.	Signs This design standard does not relate to the current proposals.