



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Caitlyn Tubbs – Principal Planner
(385)-315-8115 or caitlyn.tubbs@slcgov.com
Date: June 3, 2021
Re: Modification to approved Major Alteration and Special Exception requests at 761 North Wall Street.

REPLACEMENT OF ADDITION IN LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 761 N Wall Street

PARCEL ID: 08-25-454-005-0000

HISTORIC DISTRICT: Capitol Hill Historic District

ZONING DISTRICTS: SR-1A (Special Development Pattern Residential District) &
H – Historic Preservation Overlay District

MASTER PLAN: Capitol Hill Community Master Plan – Low Density Residential (5-15 du/acre)

DESIGN GUIDELINES: Residential Handbook and Design Guidelines

REQUEST: Osamu Uchiyana, architect representing Sarah Ivy, property owner, is requesting permission from the city to remove an existing street-facing addition on the eastern side of the primary residence and construct a new addition in its place. Special Exception approvals will be required in association with this proposal. The building is a contributing structure in the Capitol Hill Historic District. The property is a triangular-shaped parcel located between Reed Avenue and 800 N and is zoned SR-1A (Special Development Pattern Residential District).

- a. Major Alteration to 761 N Wall St to replace a street-facing addition. Case number: **PLNHLC2020-00125**
- b. Special Exception requested for SR-1A Standards. Case number: **PLNHLC2020-00127**
 - i. Building Coverage – Increase in building coverage from 44% to 45%.
 - ii. Encroachment into side yard – Reduction of proposed eastern setback to 0'. The building is already non-conforming and on a very small lot. The proposed addition would encroach farther into the eastern setback and the southernmost point of the addition would be approximately 1' from the eastern side property line.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, staff recommends that the Historic Landmark Commission approve the requested modification to its prior approval of the Certificate of Appropriateness for the addition replacement at 761 North Wall Street with the following conditions:

1. That the Applicant obtain all required demolition and building permits as well as comply with all applicable standards set forth in Salt Lake City's ordinances.
2. That Staff will be responsible for reviewing the building permit request to ensure compliance with the issued Certificate of Appropriateness.

BACKGROUND AND PROJECT DESCRIPTION: The Applicant, the property owner Sarah Ivy, is requesting approval to replace an existing street-facing addition along the eastern side of her primary residence. The existing addition is deteriorating and leads directly into the basement and the homeowner desires a more functional layout. The lot in question is triangular in shape and is approximately 0.06 acres (2,613.6 sq. ft.) in size. The Applicant approached the Historic Landmarks Commission in June 2020 requesting Major Alteration approval and issuance of a Certificate of Appropriateness to replace an existing 165 sq. ft. addition on the eastern side of the home with a 365 sq. ft. addition, which was a 200 sq. ft. increase in size. The Applicant has since modified her addition designs to create more living space and is requesting a 25.5 sq. ft. increase in size for the ‘writer’s nook’ portion of her addition. This expanded addition would encroach farther into the eastern side yard setback by approximately 4.25 feet and will be approximately 1 foot off the property line. The Historic Landmark Commission may approve lot and bulk modifications for properties in historic districts through the Special Exception process. The approved addition increased the allowed lot coverage on Ms. Ivy’s property from 36% to 44%, while the SR-1A Zone sets a maximum lot coverage of 40%. The modified addition would further increase this lot coverage percentage to around 45% (an increase of approximately 0.97%).

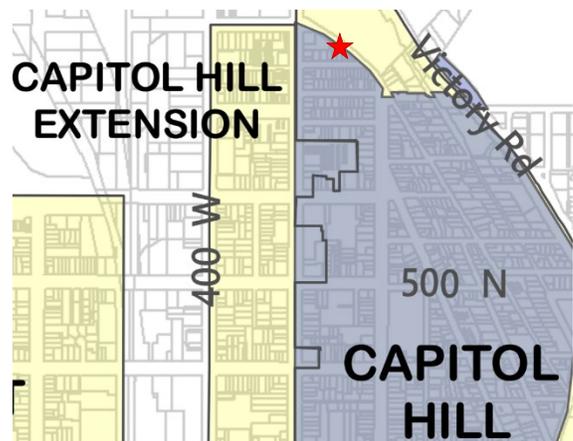


CONTEXT – CAPITOL HILL HISTORIC DISTRICT LOCATION MAP

The subject property is located on Wall Street and abuts other single family residential structures to the west and south.

The “Salt Lake City Community Preservation Plan” adopted on October 23, 2012, specifically addresses the Capitol Hill Historic District and provides a succinct description of this local historic district, of which the subject property is a part.

The Capitol Hill Historic District was established as a National Register district in 1982 and was designated as a local district in 1984. This district is known for its steep narrow streets, irregular lots, and for holding some of the oldest surviving residences in the City. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is listed in the National Register as an individual Historic Site. In this district are portions of the West Capitol Hill, Kimball, and Marmalade



neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

The blocks directly south of the Capitol Building are steeply sloped and contain a number of large residences exhibiting some of the finest high style architecture in Salt Lake City. The White Chapel and Council Hall, both important historic community buildings from the City's earlier decades, face onto 300 North across from the Capitol (though are not in their original locations). Southwest of the Capitol and north of the LDS Convention Center, the blocks within the district are occupied by some historic residences but also contain a number of modern high rise apartment and condominium buildings dating from the 1970s and 1980s. These dominate Main Street, Vine Street, Almond Street, and West Temple Street, resulting in a diminished degree of integrity in this area. West and northwest of the Capitol, between Main Street/Columbus Street/Darwin Street and 200 West, the blocks are filled with the Pioneer Museum, three LDS ward churches, numerous historic homes, and the modern Washington School. This area has particularly narrow, steep streets and exhibits a good degree of integrity, with just a few modern intrusions aside from the school.

Much of 200 West is a parkway. The area west of this, bordered by 200 West and 300 West, and by 300 North and Wall Street/800 North, contains modest historic cottages, vacant land, and a number of non-historic intrusions of circa 1960s apartments and small industrial shop buildings. The houses in this area are of diminished quality in style, construction, and integrity compared to those located to the east of 200 West. The City should consider redrawing the western boundary of the district due to integrity problems west of 200 West, but the west side of 200 West should remain within the boundary. The 1996 survey also recommended survey and expansion of the district boundaries to include the Kimball and DeSoto-Cortez neighborhoods; an intensive-level survey of Capitol Hill; and the implementation of action items from the Capitol Hill Community Master Plan.

While this brief description of the Capitol Hill Historic District does recognize significant issues and difficulties, it also indicates that the area in which the subject property is located, east of 200 West, does contain properties with intact historic integrity. And while there are numerous non-historic structures in the surrounding area, this property remains one of the contributing historic resources within the Capitol Hill Historic District.

Key Considerations

1. The Integrity of the Historic Building

The original home is structurally intact. In 2017 a building permit was filed with the City to relocate non-load bearing walls and to upgrade minor features. The original roof pattern, porch, and façade are all still intact and in good condition. The existing addition features a shed-type roof which is deteriorating and causing water damage to other areas of the structure. Although Sanborn Fire Insurance maps indicate the property has had an addition in this same location for a while, the current addition does not appear to be historic. It ties into the eastern side of the house but does not have any direct access into the rest of the home; instead it contains a stairwell into the basement. In Staff's conclusion, the removal and replacement of the existing addition will not diminish the character of the existing home and will allow for better roof drainage and longevity of the historic home.

Portions of walls of the original structure will be removed or altered to unite the new addition, which will include a front porch, living area and author's nook. The portion of the wall which would be removed is already obscured by the existing addition. The proposal will otherwise retain, stabilize, and rehabilitate the exterior of the home and ensure the future vitality of buildings on the site, and generally preserve the character of this context within the Capitol Hill Historic District.

2. The Design of the Proposed Addition

The design will be fully visible from the publicway. The addition will primarily occupy the footprint of the existing addition, however, it will also extend to the north and to the east to accommodate the new front entry porch and the author's nook. The entry vestibule will sit proud of the original home's façade though not the front porch, which is a predominate characteristic of the home when viewed from the north on Wall Street. The Applicant has proposed a gable roofline to match the unique roof of the main home; hipped on the east and gabled on the west. The Residential Design Guidelines heavily discourage changing the shape of the historic roof and the replacement of historic materials with non-historic materials. In an effort to satisfy this guideline the Applicant will preserve the unique roof of the home and will lay asphalt shingles over the roof of the addition to match.

The addition will be sided with Batu wood and sealed with a clear sealant to protect it from the elements. While the home has been sided in stucco the Applicant has proposed the inclusion of Batu wood on the addition to distinguish the addition from the original building, as follows: *"the overall design of the addition should be in keeping with the design character of the historic structure. At the same time it should be distinguishable from the historic portion so the evolution of the building can be understood."*

Staff would conclude, on balance, that the proposals would not adversely affect the character and appearance of the existing building, or of this site and context.

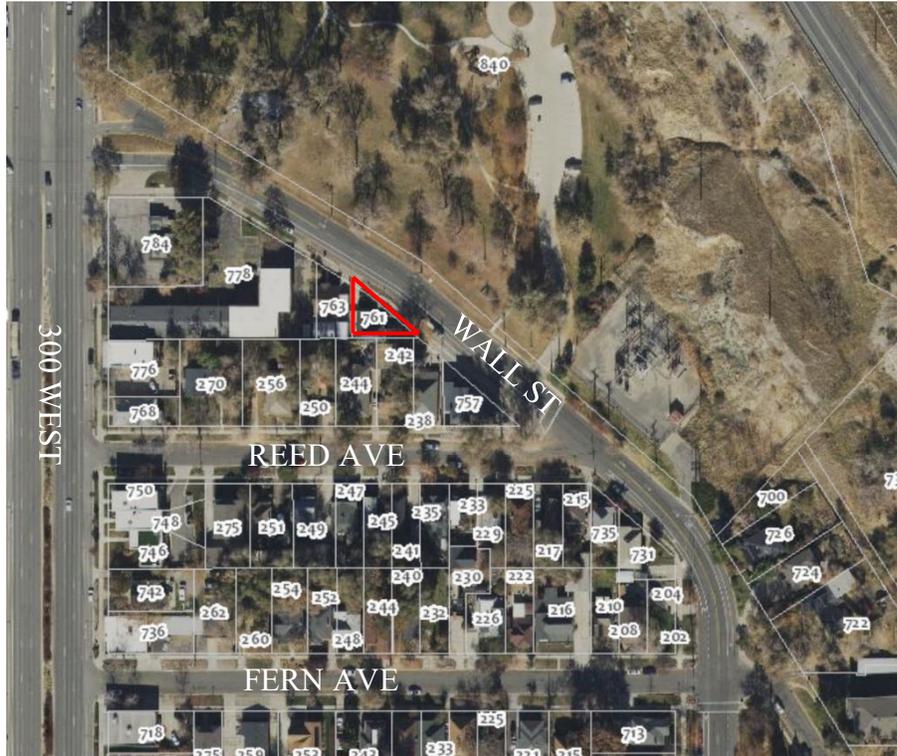
NEXT STEPS:

If the Historic Landmark Commission finds that the standards of approval are substantially met, the HLC should approve the Applicant's request for a modified Certificate of Appropriateness for the Major Alteration and Special Exception. If the project is denied by the HLC, the Applicant may choose to file an appeal in accordance with adopted ordinances or may continue building with the approved set of plans.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Photographs
- C. Historic District Map
- D. Photos from City Records
- E. Approved Plans Set (June 4, 2020)
- F. Proposed Plans Set
- G. Analysis of Historic Preservation Standards
- H. Analysis of Special Exception Standards

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PHOTOGRAPHS

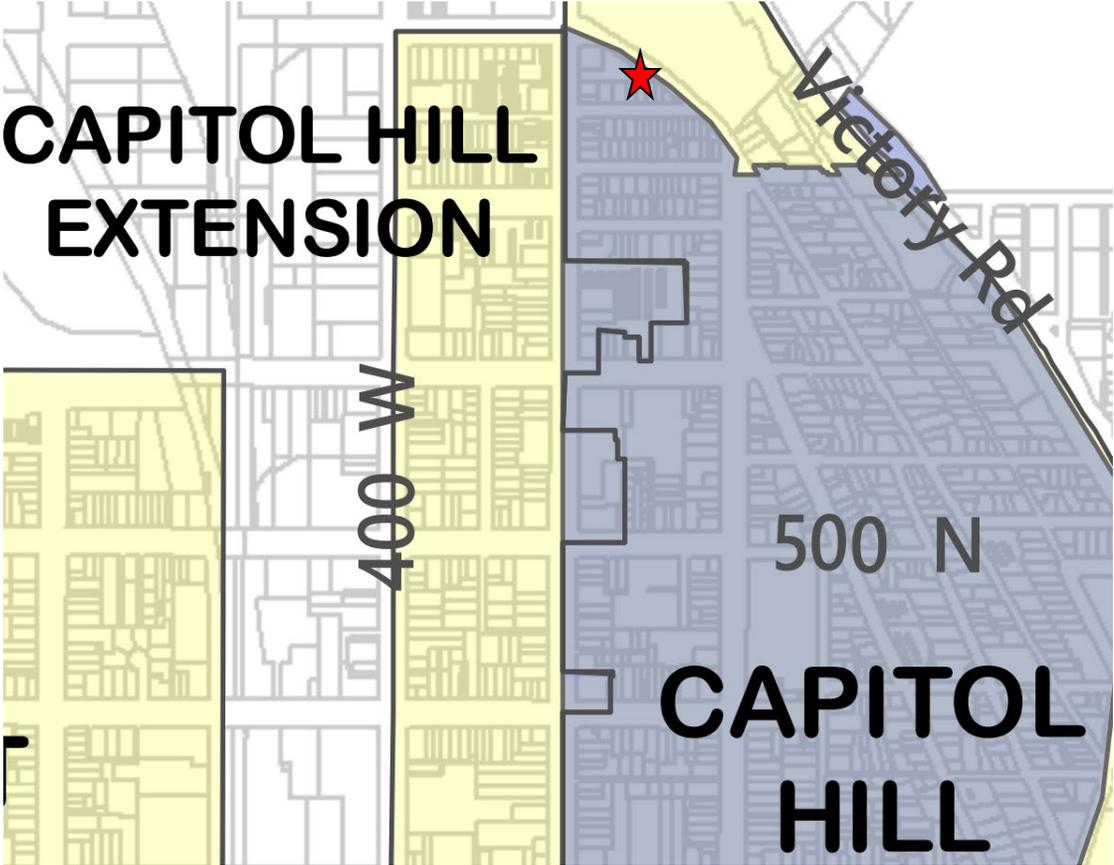


Figure 1: View of addition from Wall Street; looking west-southwest



Figure 2: View of front of home from Wall Street; looking south

ATTACHMENT C: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT D: PHOTOS FROM CITY RECORDS

PLNHLC2020-00125 and PLNHLC2020-00127:
Major Alteration of a Street-Facing Addition and
Special Exception for Increased Lot Coverage at
761 North Wall Street.

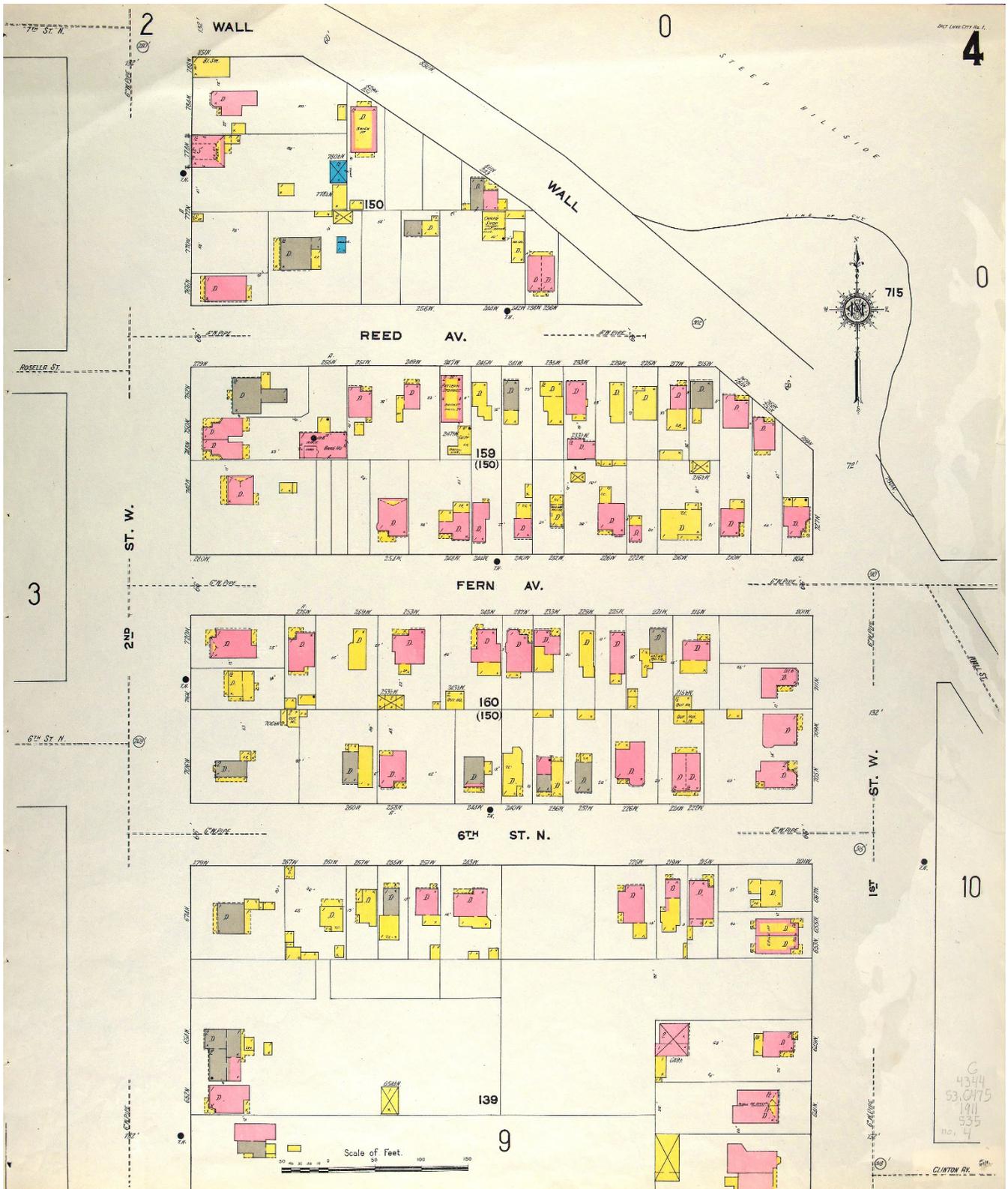


Figure 3: 1911 Sanborn Fire Insurance Map

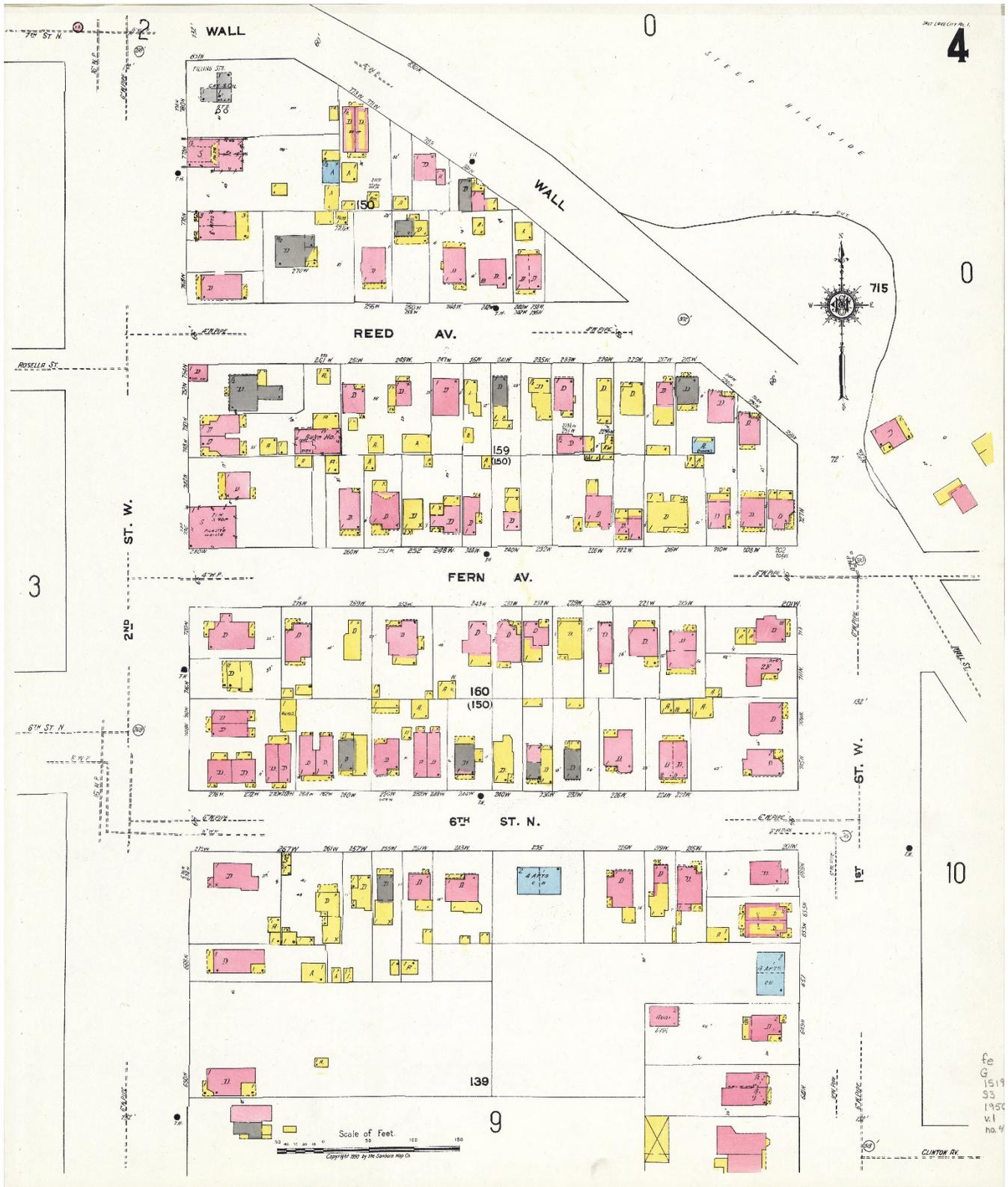


Figure 4: 1950 Sanborn Fire Insurance Map



Figure 5: Front facing photo, approx 2017



Figure 6: Archived Tax Photo (1978)

ATTACHMENT E: APPROVED PLANS SET (JUNE 4, 2020)

Ivy Residence Addition

761 N. Wall st.

Project Description

The existing home address is 761 N. Wall St. and it is a part of Capitol Hill Historic Preservation District. The zoning is SR-1A.

The proposed development is for removal of a later-constructed and currently damaged addition to the existing house (i.e., east wing), construction of a one-story addition in its place, and a minor alteration to a small portion of the roof adjacent to the proposed addition. The new proposed addition will be larger in footprint than the existing east wing. The property is triangular in shape and is 0.06 acre in size. Because of its size and shape, we would like to apply for a special exception for additional lot coverage.

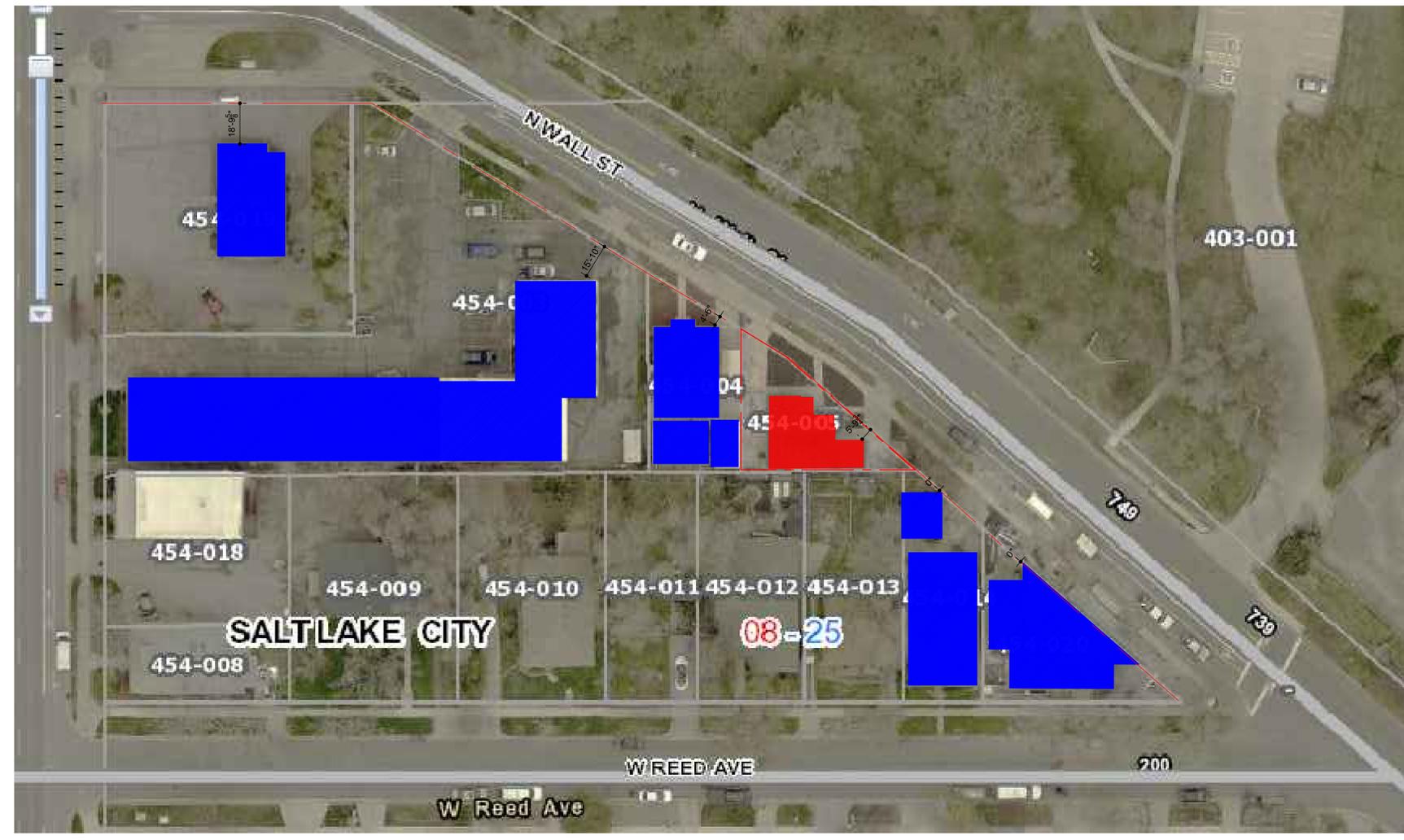
A Modest Homestead, Life in Small Adobe Homes in Salt Lake City, 1850-1897 by Laurie J. Bryant, states, regarding this house: “Now a mix of styles and building materials, this house was initially as an elongated adobe pair house or double-cell type. This earliest portion is best seen from the northeast, where one gable end is exposed and the central chimney is visible. The rest is obscured by subsequent additions.” Therefore, the book documents that the present house was constructed during at least three different phases. The first phase is the double-cell adobe structure (referred to herein as “the original”), which today comprises the existing living room and bedroom. The second phase is the taller portion of the house with a hipped roof (referred to herein as “subsequent addition”), which today comprises the existing kitchen, bathroom, and laundry room. The subsequent addition is much larger than the original and obscures details of the original historic portion of the home. The third phase is the eastern-most wing, which we are proposing to remove and replace (referred to herein as “recent addition” for the existing building and the “proposed addition” for the new construction) . The recent addition (i.e., existing east wing) is 165 sq.ft. in footprint and constructed in wood frame (whereas the rest of the structure is built in brick or adobe). It has a low shed roof and the entire structure is badly damaged by ice and water. It has a staircase down to the existing basement, which takes up half of the usable space.

The proposed project serves three main purposes:

1. Removal of the recent addition (just described)
2. Building of proposed addition, which will improve layout, functionality, and structural integrity of the home
3. Small roof over-built of the subsequent addition roof for a proper drainage (still preserving the existing historic hipped roofline.)

The proposed addition was designed to be proportional yet subordinate to the existing house, while improving the functionality and structural integrity of the home. It will not destroy or obscure any historically important architectural features, and was designed to respect the original and subsequent addition of the home, while being a product of its own time. We have worked with Salt Lake City Planning Department which recognized the hardship presented by the irregular shape and size of the lot and have allowed us to proceed designing with the proposed addition as shown in drawings. The proposed addition will be one story with a 365 sq.ft. footprint, and require demolition of the existing recent addition including the staircase. The proposed addition will include a new entrance, a living room and a small writing room. The building openings also resemble the historic original in size, shape, and orientation. Because the proposed addition will comprise the living room and main entrance to the home, it does require a design that will allow visitors to distinguish the main entry from the entrance that will be maintained on the original portion of the home. The roof of the proposed addition will resemble the original historic gabled adobe house in shape and height. Building wall finish will be wood siding. The windows will be low-e fiberglass or aluminum clad windows. The proposed roof material is an asphalt shingle roof(as same as the historic structure).

To improve the interior layout of the home, the existing living room in the original will be converted to a bedroom with a new staircase down to the existing basement. This project also includes structural maintenance to the existing basement (used for storage and mechanical room). No changes will be made to the exterior of the original.



LEGEND

- PROPERTY LINE ALONG WALL ST.
- EXISTING STRUCTURE OF THE PROJECT
- AREA TO REBUILD/MODIFIED

D3 AS1.0 AREA PLAN SETBACK STUDY
SCALE: 1/32"=1'-0"



- STANDING SEAM METAL SHED ROOF
- WOOD AND METAL SIDING
- SINGLE FAMILY RESIDENCE
- HIPPED ROOF WITH ASPHALT SHINGLE
- PAINTED WOOD SIDING
- SINGLE RESIDENCE
- SIDE GABLE, HIPPED ROOF, AND SHED ROOF WITH ASPHALT SHINGLE
- STUCCO FINISH
- SINGLE FAMILY RESIDENCE
- SIDE GABLE ROOF WITH ASPHALT SHINGLE
- BRICK FINISH
- SINGLE FAMILY RESIDENCE
- SIDE GABLE ROOF WITH ASPHALT SHINGLE
- BRICK FINISH
- MULTI FAMILY RESIDENCE
- FLAT MEMBRANE ROOF
- BRICK FINISH
- COMMERCIAL PROPERTY

E3 AS1.0 WALL STREET NORTH ELEVATION AND FINISH MATERIAL
SCALE: 1/16"=1'-0"

SEAL

761 N. Wall st. Salt Lake City, UT
Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
SHEET TITLE

AREA SETBACKS
STREETSCAPE
SHEET NO.

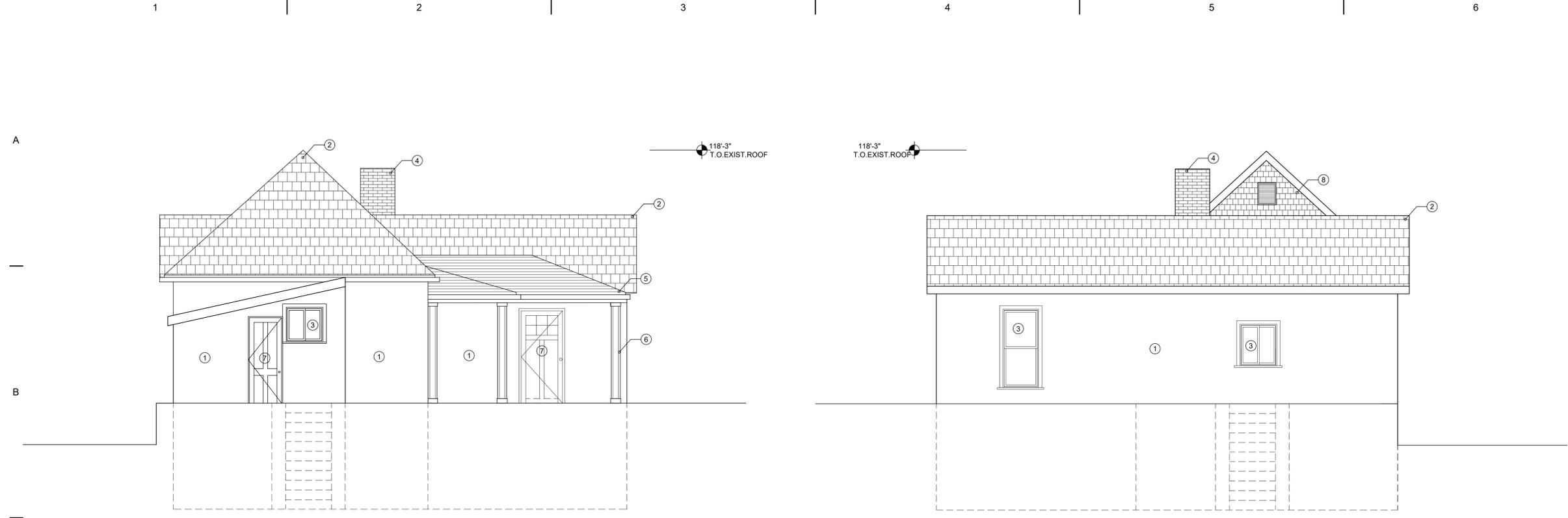
KEY NOTES/GENERAL NOTES

1. EXISTING STUCCO FINISH
2. EXISTING ASPHALT SHINGLE ROOF
3. EXISTING WOOD FRAME WINDOW
4. EXISTING BRICK CHIMNEY
5. EXISTING PATIO ROOF WITH ASPHALT SHINGLE
6. EXISTING WOOD POST
7. EXISTING DOOR
8. EXISTING WOOD SHINGLE GABLE END
9. EXISTING GLASS BLOCK WALL



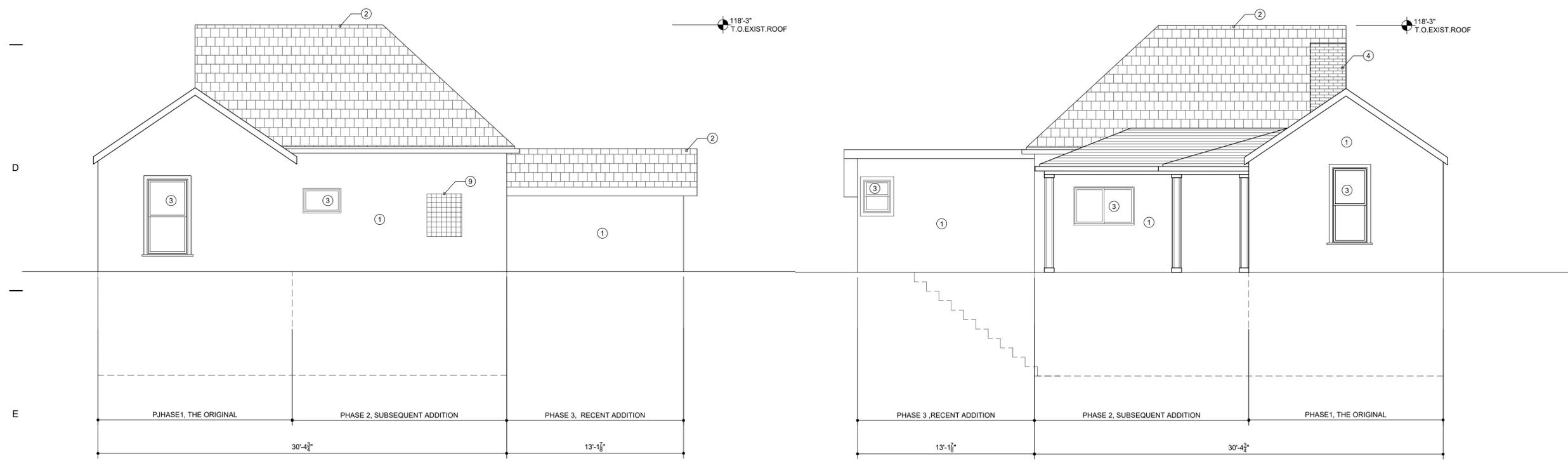
design studio.

360 S 200W #C311 SALT LAKE CITY UT 84101 TEL 801-445-1815



C2 EXISTING EAST ELEVATION
A2.1 SCALE: 1/4"=1'-0"

C5 EXISTING WEST ELEVATION
A2.1 SCALE: 1/4"=1'-0"



E2 EXISTING SOUTH ELEVATION
A2.1 SCALE: 1/4"=1'-0"

E5 EXISTING NORTH ELEVATION
A2.1 SCALE: 1/4"=1'-0"

SEAL

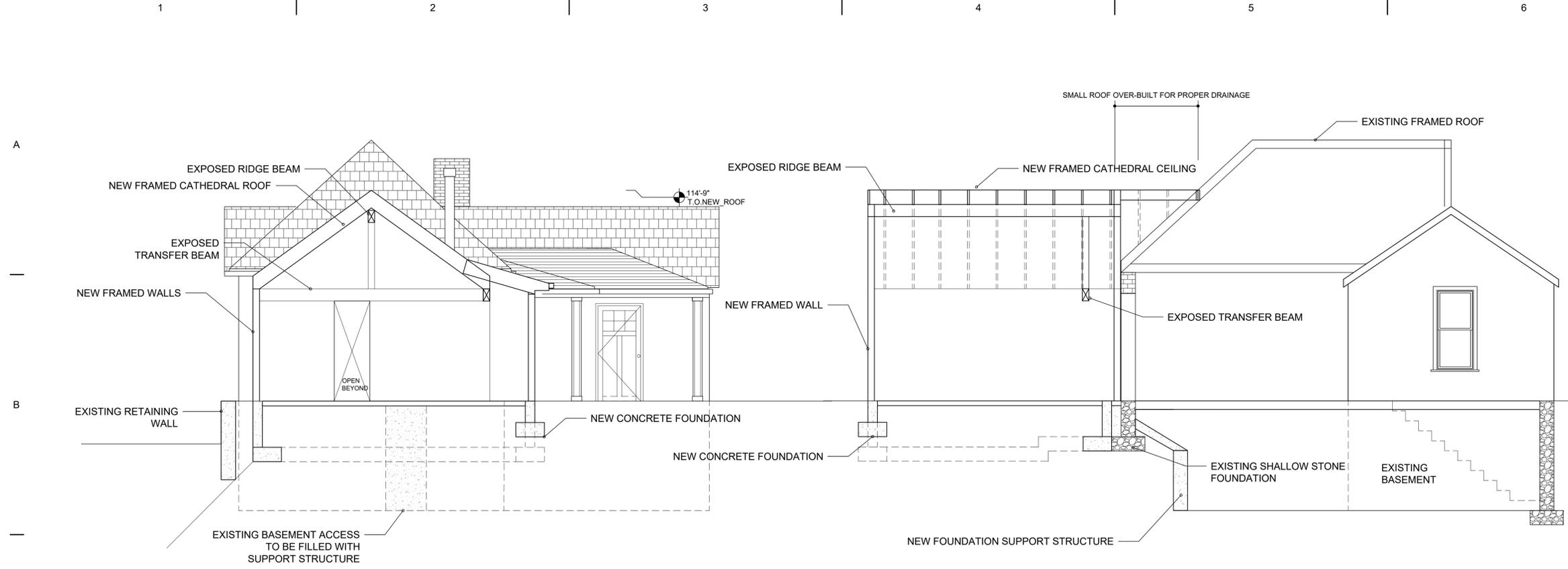
761 N. Wall st. Salt Lake City, UT
Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
SHEET TITLE

EXISTING ELEVATION
SHEET NO.

A2.1



C2 SECTION
A3.1 SCALE: 1/4"=1'-0"

C5 SECTION
A3.1 SCALE: 1/4"=1'-0"

SEAL

761 N. Wall st. Salt Lake City, UT

Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
SHEET TITLE

SECTION
SHEET NO.



SEAL

761 N. Wall st. Salt Lake City, UT

Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
SHEET TITLE
EXISTING PHOTOGRAPHS
NEW PERSPECTIVES
SHEET NO.



WEST FACING FACADE



SOUTH FACING FACADE



EAST FACING FACADE



NORTH FACING FACADE

B3 CURRENT PHOTOGRAPH
A7.0 SCALE: NTS

ROOF OPTION THAT PRESERVES THE EXISTING
HIPPED ROOF ON THE SUBSEQUENT ADDITION



E3 PAERSPECTIVES
A7.0 SCALE: NTS

1

2

3

4

5

6

1

2

3

4

5

6

Ivy Residence Addition

761 N. Wall st.

Proposed Finish Materials

Roof Shingle: GAF Timberline HDZ Shingles

<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz>

Building Siding: Batu Wood 1x4 Clear Finish

<https://www.novausawood.com/Batu-1x4-Decking-Red-Balau-Hardwood-1816>

Windows Doors: Windsor Windows Pinnacle Wood Clad Windows

<https://www.windsorpinnacle.com/clad/double-hung-glide-by>

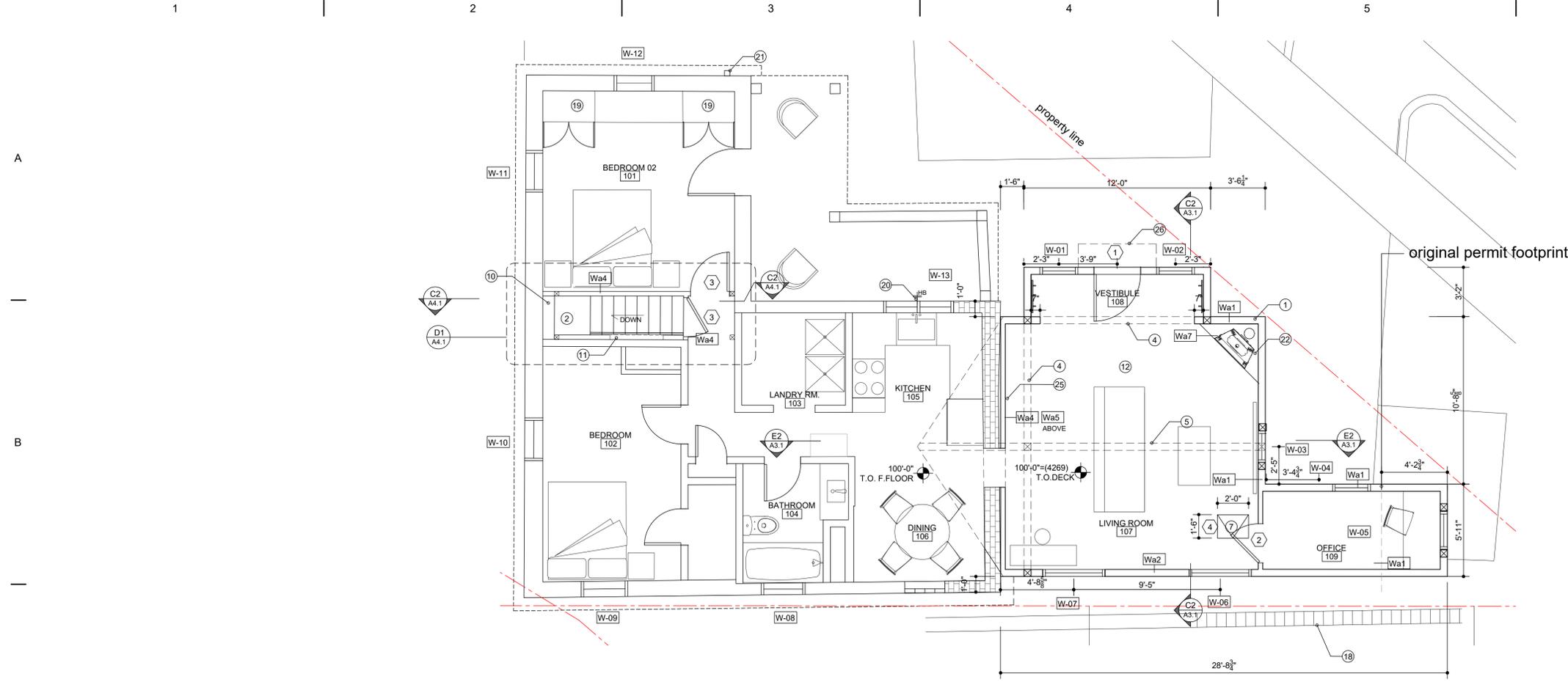
ATTACHMENT F: PROPOSED PLANS SET (MODIFIED)

KEY NOTES/GENERAL NOTES

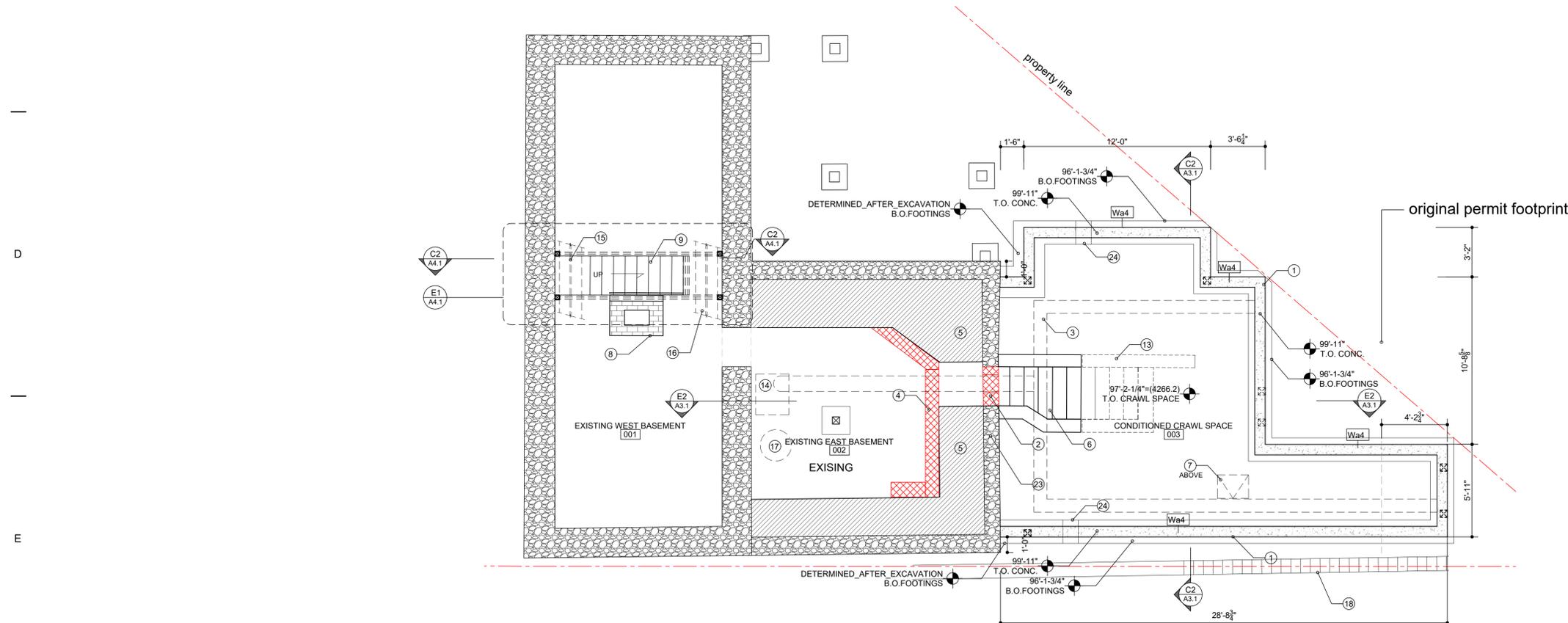
- NEW FOOTINGS AND FOUNDATION. SEE FOOTINGS AND FOUNDATION STRUCTURAL PLAN
- EXISTING STAIR OPENING TO BE BRACED IF REQUIRED. MAINTAIN AN OPENING FOR THE NEW MECHANICAL DUCT.
- SCHEMATIC MECHANICAL DUCT LAYOUT
- NEW BASEMENT EARTH RETAINING STRUCTURE IF REQUIRED.
- EXISTING EARTH RETAINING
- EXISTING STAIRS TO REMAIN IF POSSIBLE.
- 18" X 24" CRAWL SPACE FLOOR ACCESS HATCH(REQUIRED BY THE CODE) IF EXISTING STAIR ACCESS CAN NOT BE SAVED.
- EXISTING CHIMNEY (LOAD BEARING)
- NEW BASEMENT ACCESS STAIRS. SEE STAIR SECTION
- TOP OF BASEMENT FOUNDATION WALL BELOW
- TOP OF CHIMNEY LEDGE BELOW
- FRAMED FLOOR
- REMOVED CONCRETE STAIRS ABOVE ELEV. 96'-6"
- EXISTING FURNACE
- RELOCATE EXISTING AIR DUCT TO EAST SIDE OF THE NEW STAIRS FOR A HEAD ROOM.
- NEW AIR DUCT LOCATION
- EXISTING GAS WATER HEATER
- EXISTING RETAINING WALL
- WARDROBE (OWNER PURCHASED OR CUSTOM MADE BY A CABINET MAKER)
- EXISTING GAS METER
- EXISTING GAS METER
- NEW GAS FIREPLACE
- EXISTING SHALLOW FOUNDATION AND FOOTING
- NEW FOOTINGS AND FOUNDATION STEP DOWN. DEPTH TO BE DETERMINED BY STRUCTURAL ENGINEER AFTER EXCAVATION AND OBSERVING THE EXISTING FOOTING DEPTH.
- 2X4 SHEAR WALL. SEE STRUCTURAL
- STEEL ENTRY CANOPY ABOVE



360 S 200 W #C311 SALT LAKE CITY UT 84101 TEL 80144041815



E2 NEW MAIN LEVEL PLAN
A1.2 SCALE: 1/4"=1'-0"



E5 NEW BASEMENT PLAN
A1.2 SCALE: 1/4"=1'-0"

EXISTING BASEMENT NOTE

- THE CONTRACTOR MUST OBSERVE AND REVIEW EXISTING EAST BASEMENT CONDITIONS PRIOR TO THE SITE EXCAVATION.
- THE EXISTING EAST BASEMENT APPEARS IT WAS CREATED DIGGING DOWN UNDER A PORTION OF THE HOUSE WHICH DID NOT HAVE A BASEMENT ORIGINALLY.
- THE CONTRACTOR TO REVIEW THE STAIR ACCESS OPENING AND THE EAST BASEMENT WALL CONDITION TO DETERMINE IF EXTRA RETAINING / STRENGTHENING IS REQUIRED FOR THIS CONSTRUCTION.
- THE FOOTING FOUNDATION EXCAVATION ALONG THE EAST WALL OF THE EXISTING BASEMENT SHOULD BE DONE CAREFULLY SO NOT DAMAGE THE EXISTING EAST WALL.
- REVIEW STRUCTURAL ENGINEER'S NOTE FOR FIELD EVALUATION
- THE ARCHITECT AND THE STRUCTURAL ENGINEER ARE AVAILABLE TO REVIEW THE CONDITION ONCE THE AREA IS EXCAVATED/EXPOSED.

SEAL

761 N. Wall st. Salt Lake City, UT

REVISIONS	DATE
Entry Area Revision	1/17/2021
Office Extension	5/07/2021

SHEET TITLE

NEW PLAN
 SHEET NO.

Ivy Residence Addition

KEY NOTES/GENERAL NOTES

1. ASPHALT SHINGLE ROOFING
2. ROOF OVER-BUILT OVER EXISTING ROOF
3. HIPPED END OF THE EXISTING ROOF
4. HEAVY GAUGE ALUMINUM BOX GUTTER (K&M COMMERCIAL BOX GUTTER). COLOR TO MATCH NEW ROOF FASCIA
5. STEEL CHIMNEY (BLACK)
6. DOWN SPOUT
7. WALL BELOW
8. $\frac{3}{4}$ " or $\frac{1}{2}$ " THICK STEEL PLATE ENTRY CANOPY (RUST-OLEUM, MATCH COLOR OF RAIN-GUTTER)



design studio.

360 S 200W #C311 SALT LAKE CITY UT 84101 TEL 801-445-1815

SEAL

761 N. Wall st. Salt Lake City, UT

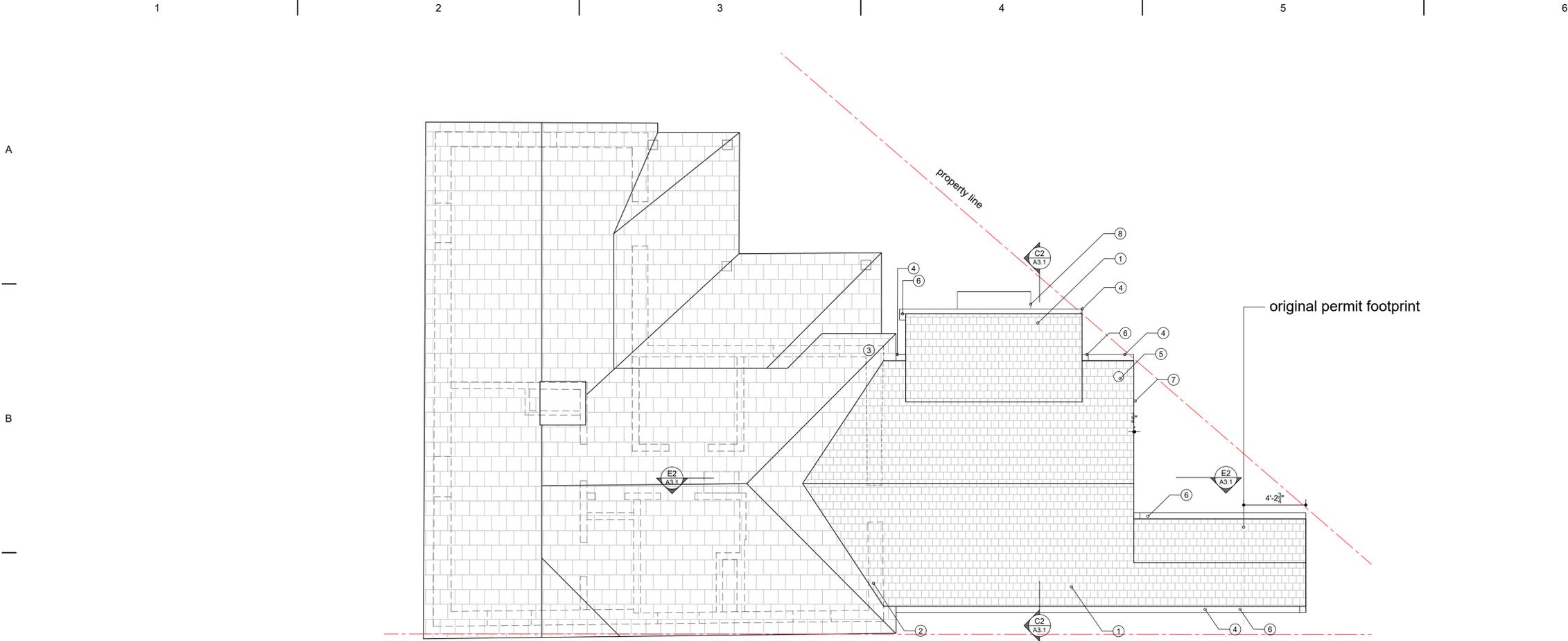
Ivy Residence Addition

REVISIONS	DATE
Entry Area Revision	1/17/2021
Office Extension	5/07/2021

SHEET TITLE

NEW PLAN
SHEET NO.

A1.3



C2
1.3 NEW ROOF PLAN
SCALE: 1/4"=1'-0"



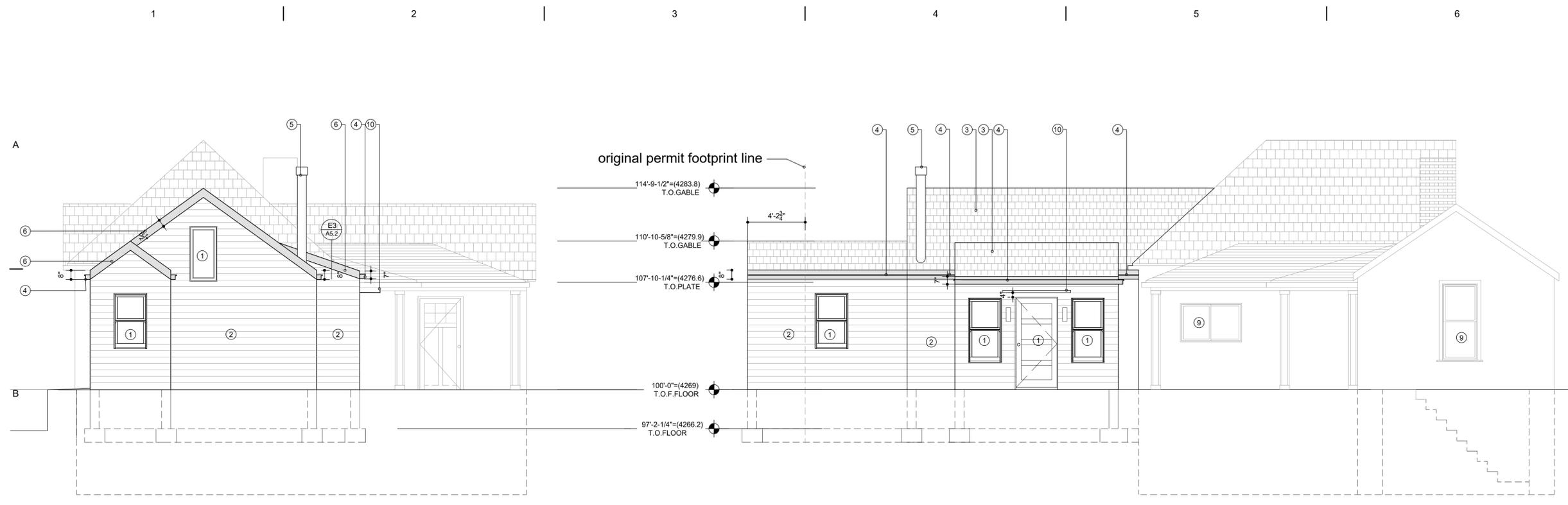
KEY NOTES/GENERAL NOTES

1. SCHEDULED DOOR AND WINDOW
2. BATU RAIN SCREEN SIDING
3. ASPHALT SHINGLE
4. HEAVY GAUGE ALUMINUM BOX GUTTER (K&M COMMERCIAL BOX GUTTER), COLOR TO MATCH NEW ROOF FASCIA
5. STEEL CHIMNEY (BLACK)
6. PAINTED ALUMINUM FASCIA. COLOR TO MATCH THE RAIN GUTTER
7. NOT USED.
8. NO EAVE OVERHANG TO EAST / WEST AT THE ROOF OVER THE VESTIBULE
9. EXISTING WINDOW TO BE REPLACED. VERIFY WITH THE CITY IF IT IS OK (HISTORIC BUILDING)
10. 1" or 3/8" THICK STEEL PLATE ENTRY CANOPY (RUST-OLEUM, MATCH COLOR OF RAIN-GUTTER)
11. 8"x8"x4" 1-HOUR FIRE RATED GLASS BLOCK. PROVIDE MANUFACTURE RECOMMENDED ASSEMBLY/ THICKSET MORTAR.



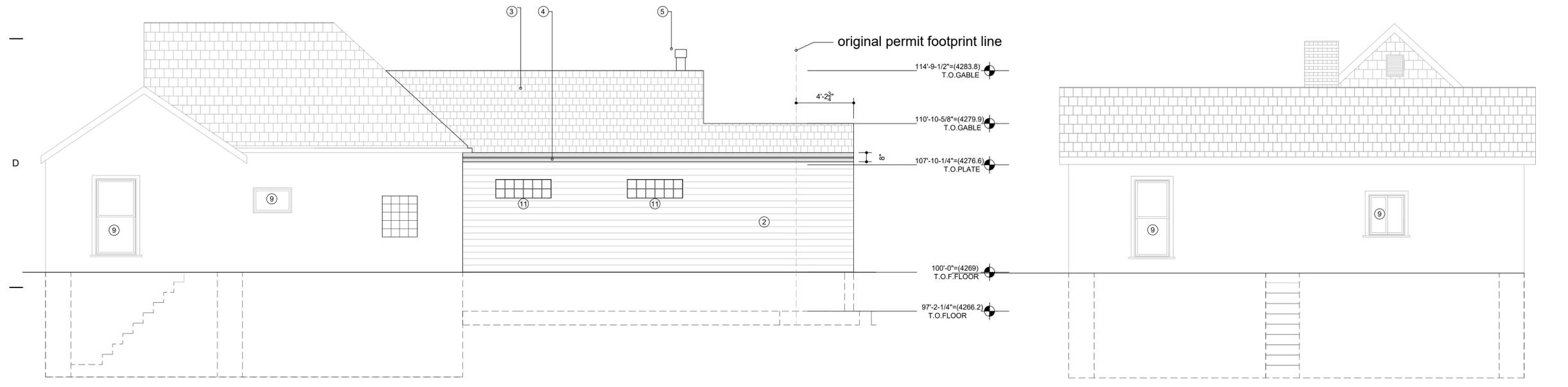
design studio.

365 S 200W #C311 SALT LAKE CITY UT 84101 TEL 8014401815



C2 NEW EAST ELEVATION
A2.2 SCALE: 1/4"=1'-0"

E5 NEW NORTH ELEVATION
A2.2 SCALE: 1/4"=1'-0"



E2 NEW SOUTH ELEVATION
A2.2 SCALE: 1/4"=1'-0"

C5 NEW WEST ELEVATION
A2.2 SCALE: 1/4"=1'-0"

SEAL

761 N. Wall st. Salt Lake City, UT

Ivy Residence Addition

REVISIONS	DATE
Entry Area Revision	1/17/2021
Glass Block Revision	4/08/2021
Office Extension	5/07/2021

SHEET TITLE

NEW ELEVATION
SHEET NO.

A2.2

ATTACHMENT G: HISTORIC PRESERVATION STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H - Historic Preservation Overlay District is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

L. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure Including New Construction of an Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with the following general standards and that the decision is in the best interest of the City:

1. Standards for Approval of a Certificate of Appropriateness For Major Alteration to a Contributing Structure:

Design Standards for Alteration of a Contributing Structure	Finding	Rationale
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.	Complies	This building was originally constructed to accommodate travelling Native Americans (see Applicant's exhibit, <i>A Modest Homestead</i>) and has consistently been used as a residence. The owner, Sarah Ivy, will continue using this property as her residence.
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.	Complies	The existing addition is not recognizable as a historic feature of the property. Although Sanborn Fire Insurance Maps from 1911 and 1950 indicate the existence of an addition it is unclear when the addition was first completed and how many times it has already been altered. Although the addition has been erected long enough to argue it has become historic in its own right the western half of the building is clearly recognizable as a historic structure.
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.	Complies	The Applicant has proposed contemporary materials for the new addition which will not be mistaken or interpreted as historic.

<p>Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Complies</p>	<p>Sanborn Fire Insurance Maps from 1911 and 1950 indicate the presence of an addition in the same location on this property. It is unclear when the addition was first constructed or how many times it has been altered before now, however all photos on file with the City show the addition in its current configuration. Although the addition may be older than 50 years it does not contribute to the form of the building and it is deteriorated. The City has building permit records of minor non-structural upgrades in 2017 but these did not affect the addition.</p>
<p>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Complies</p>	<p>The unique roofline of the original building (western end gabled, eastern end hipped) will be preserved; the proposed addition will have a gabled roof which will complement the roofline of the primary sections of the residence. No alterations will be made to the exterior of the first two wings of the home.</p>
<p>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>Complies</p>	<p>The addition is not an architectural feature and the shed roof on the existing addition leads to poor drainage and the addition itself has suffered water damage. The Applicant has proposed the replacement of these deteriorated materials with ones matching those on the main roof.</p>
<p>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>Complies</p>	<p>The Applicant is proposing the removal and replacement of the existing addition; not the treatment of materials, historic or otherwise.</p>
<p>Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>Complies</p>	<p>The proposed addition utilizes contemporary design and materials and will not destroy the historic features incorporated into the older wings of the home. The materials are not incompatible with those used in other structures in the surrounding neighborhood. The addition appears to be equal in size, not subordinate, to the main home when viewed from the east, however, the subject lot is very small and irregularly shaped and the site limitations and hipped roof of the original home made for a difficult roof tie in.</p>
<p>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>Complies</p>	<p>The Applicant has proposed Batu wood cladding on the walls and asphalt shingles on the roof of the proposed addition. There will be no aluminum, asbestos, or vinyl cladding directly applied to historic materials.</p>

<p>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.</p>	<p>Not Applicable, Complies.</p>	<p>There is no signage on the subject property and the Applicant is not proposing any new signage as part of these petitions. The Applicant is not proposing any signage as part of her request for modified addition size approval.</p>
---	----------------------------------	--

ATTACHMENT H: SPECIAL EXCEPTION STANDARDS

21A.52.060: GENERAL STANDARDS AND CONSIDERATIONS FOR SPECIAL EXCEPTIONS:

No application for a special exception shall be approved unless the planning commission, historic landmark commission, or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standard:	Finding	Rationale
A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.	Complies	The Applicant has made this application in compliance with adopted standards and ordinances and has on balance complied with the general and specific purposes for which the title was enacted.
B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	Complies	The proposed addition would replace a deteriorated addition and is not anticipated to cause any impairment or decline in property values.
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.	Complies	There is no anticipated adverse impact to public health, safety and general welfare or on the character of the surrounding area.
D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	Complies	The proposed addition is adding on to an existing single family dwelling within a predominately single family block. The proposed materials are compatible with those found on surrounding homes. The proposed modifications to the approved plans set do not include changes to

		materials, only additional square footage.
E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies	Although the existing addition is old it does not contribute to the overall architecture of the dwelling. The replacement of the addition will not diminish the appearance of the historic home and the further expansion eastward does not detract from any significant features on the subject property.
F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	Complies	The proposed addition will not cause any material pollution beyond that which may already be present at the site and which can be expected from a single family dwelling.
G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Complies	Staff has reviewed the Applicant's requests and believes it substantially complies with the requirements herein. The Special Exceptions chapter (21A.52) of Salt Lake City's ordinances do not set forth specific standards of approval for modifications to lot/bulk requirements for properties in local historic districts.