



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Nannette Larsen, Principal Planner, 801-535-7645 or nannette.larsen@slcgov.com

Date: June 3, 2021

Re: PLNHLC2019-00335 - Minor Alteration  
PLNHLC2021-00501 - Special Exception

---

## Minor Alteration & Special Exception

**PROPERTY ADDRESS:** 1017 E 1<sup>st</sup> Avenue

**PARCEL ID:** 09-32-456-022

**HISTORIC DISTRICT:** Avenues

**ZONING DISTRICT:** SR-1A Special Development Pattern Residential District &  
Historic Preservation Overlay District

**DESIGN GUIDELINES:** Residential Design Guidelines (Additions)

**REQUEST:** Salt Lake City received a request from the owner of the property, Dennis Webb, for a design approval for a new attic addition to an existing single-family home at 1017 E 1<sup>st</sup> Avenue that had already been constructed. A similar request was made to the Historic Landmark Committee (HLC) for the existing attic additions to remain as constructed— this request was denied on November 1<sup>st</sup>, 2019, an appeal of the decision was also denied on February 12<sup>th</sup>, 2019. The applicant has submitted updated drawings in response to discussions at prior HLC meetings. The home is considered contributing to the historic character of the Avenues Local Historic District.

The project, as it is proposed, requires review and approval of the following petitions:

**PLNHLC2019-00335** – A Certificate of Appropriateness (COA) for a Minor Alteration is required prior to obtaining a building permit to allow for the construction of the attic additions.

**PLNHLC2021-00501** – The applicant has requested a Special Exception as the attic additions do not comply with wall and building height in the underlying zoning district.

**RECOMMENDATION:** It is Planning Staff's opinion that overall, the newly designed project meets the intent of the Local Historic District, the guidelines found in the Preservation Handbook for Historic Residential Properties, and Salt Lake City's Zoning Code. Staff recommends that the Commission approve the Minor Alteration and Special Exception requests.

### ATTACHMENTS:

---

- A. [Site & Context Map](#)
- B. [Historic Photographs](#)
- C. [Current Photographs](#)

- D. [Avenues Historic Survey Information](#)
- E. [Applicant Submittal](#)
- F. [Analysis of Standards for Minor Alterations in a Historic District](#)
- G. [Analysis of Standards for Special Exception Requests](#)
- H. [Applicable Design Guidelines](#)
- I. [Public Process and Comments](#)

## **PROJECT DESCRIPTION:**

---

The property under review is located within the Local Historic District and fronts along one of the more prominent streets in the Avenues neighborhood, 1<sup>st</sup> Avenue. The property is presently under enforcement after work was conducted on the site without a Certificate of Appropriateness and without a building permit. The work conducted was an addition to the attic on the east (side) and north (rear) roof slope of the historically contributing structure. The purpose of the additions was to expand the roofline of the structure to create additional living space.

The current configuration of the structure does not meet the standards of the underlying zoning district (SR-1A) nor the design standards in the Local Historic District. The proposed project is to reconstruct the dormer additions to the roof of the structure so that the standards in the zoning district and the Local Historic District are met and the context of the proposed addition is compatible with the historic character of the neighborhood.



*Figure 1 – Proposed Front façade of the historic home showing the dormer addition.*

The proposed attic addition would allow for the attic space to be usable for living space. The property owner worked with a local architect on a new design that attempts to create additional space in the attic while addressing the historic nature of the structure and the community.



Figure 2 – Proposed East façade.



Figure 3 – Proposed North façade.

The proposal would create three new roof additions on the east slope of the roof to the side of the house and the north slope of the roof, to the rear of the house. The dormer additions on the side of the house will include a gabled dormer that will be visible from the street and measures approximately 8' wide and the peak of the dormer roof rises approximately 26' from the established grade. The other proposed side dormer addition is a shed roof dormer that is also windowed. This dormer addition includes a width of approximately 12' and will have a similar height of the proposed gabled addition at approximately 26' from grade. These additions will be constructed around the existing chimney. The chimney will not be altered and will remain partially visible from the street. The gabled addition will include fish scale wood siding, while the shed dormer will have horizontal white pine siding. Both dormer additions will include architectural shingles on the roof to match the exiting material. The pitch of both roof additions will match the existing roof slope.

The proposed north roof addition, situated towards the rear of the house, will also be a gabled dormer type of addition that will be inline to the peak of the roof of the house. While the other two dormers are more similar to a true dormer in that it is within the structure of the roof, the rear dormer is more of a rear addition to the house as this addition is as tall as the peak of the roof of the house. This rear roof addition measures approximately 8' wide and rises to an overall height of approximately 28' from the established grade. The material proposed on this rear roof addition is a natural wood shingle that will remain unpainted.

All three roof additions will be windowed. Two rectangular single-hung composite windows will be installed on both of the gabled additions, and three square picture composite windows are proposed on the shed roof addition. All of the proposed windows relate to the historic window configuration of the house.

A Special Exception for additional overall building height and exterior wall height is required as the proposed additions to the house will exceed the underlying zoning district's building and wall height standard. The applicant submitted a Special Exception request beyond what is permitted in the SR-1A zone because the attic additions do not comply with wall and building height. The height exceptions is outlined further below. The applicant is requesting a Special Exception for the additional overall building height and wall height.

## BACKGROUND:

## House Background

The proposed project is located on a single parcel at 1017 East 1<sup>st</sup> Avenue. The site contains one historically contributing single-family home in the Local Historic District. The RLS survey for the Avenues Local Historic District indicates that the home was constructed in 1892.

The single-family home on the site is a two-story Victorian Eclectic Queen Anne of pattern book design. Its massing can be characterized as a central block and projecting wing on the front with a hipped, lower cross gables roof form. The front façade of this historic home is composed by a gabled cutaway two-story bay window on one side and a partial porch with a balcony above on the other.



Figure 4 – Vicinity Map.

On the rear of the home, there is a one-story addition clad with natural wood shingles, which was approved and constructed in 1994. Two shed dormers located on the east and west plane of the hipped roof were likely a later addition to the original home; however, the year of construction could not be determined.

The original portion of the home is primarily constructed of brick, with sandstone foundation, and fish scale patterned wood shingle accents on the front gables. A brick chimney sits on the side of the gable on hip. The front porch/balcony, rebuilt in 1997, is made of wood and the front gable is supported at the corners by scroll-sawn wooden brackets. All windows have arched brick openings and stone sills, and the large, single paned front window has an art-glass transom. There are also small square windows placed on each of the two front gables.

The submitted plans show that the central block of the home measures approximately 29 feet from the existing grade to the peak of the hipped roof. The secondary roof gabled form is the front gable, which measures approximately 25 feet above existing grade.



Figure 5 – Front façade of the historic home in 2007.

The historic home sits on a 36-foot wide and 128-foot long lot. The east wall of the historic home is approximately 4 feet away from the east property line and the west wall is approximately 2 feet away from the west property line. Because of the small side yards, the adjacent homes are in close distance to the historic home. There are no structures directly behind (north) of the historic home.



## Neighborhood Background

As can be seen in Attachment D, all structures along 1<sup>st</sup> Avenue between Q and R Streets are considered to be contributing to the Local Historic District. All the principal structures on the block face are 1890s Victorian Eclectic two-story to two and a half-story single-family homes. Four out of the six homes are Queen Anne style structures with all or some shingle siding on the front facade.



Figure 6 – Single-family homes located on the same block face. Subject home is marked in red.

The properties immediately across the block face include four 1890s Victorian Eclectic homes, two 1900s Victorian Eclectic Foursquare homes and one 1920 Victorian Eclectic Bungalow. With the exception of the Bungalow, all the principal structures on that block face are two-story homes.



Figure 7 – Single-family homes located on the block face directly across from the subject property.

The majority of the homes on the north and south block faces of 1<sup>st</sup> Avenue between Q and R Streets have similar roof structures, which consists of hip roof forms and front gables. Two homes on each side of 1<sup>st</sup> Avenue have front dormers and two of the homes on the same block face have small side dormers. No rooftop additions were found on the homes.

## Dormer Project Background

This property is currently in noncompliance with Salt Lake City regulations. A Stop Work Order from Salt Lake City Code Enforcement was issued for this property in August 2017 as construction for a re-roof and attic additions was started without the appropriate building permits or Certificate of Appropriateness being issued. The re-roof was resolved with a permit that indicated owner's own risk in continuing work without the appropriate Certificate of Appropriateness for the attic additions. The owner contacted the Planning Division at the time but did not work to pursue historic approval. Because no permit was issued for the attic additions, a Certificate of Noncompliance was recorded against the property on May 2018, which prevents the sale or refinance of the home until the issue is resolved.

As a response to the Stop Work Order and Certificate of Noncompliance the property owner applied for a certificate of appropriateness on July 3, 2018 and Special Exception on August 28, 2018. Those applications were



Figure 8 – Current Dormer Configuration

heard by the Historic Landmark Committee on November 1, 2018. The Historic Landmark Committee agreed with Planning Staff's analysis that the proposed design of the attic additions proposed did not meet the intent of the Local Historic District and the Residential Design Guidelines and denied the proposal for the attic additions. The property owner submitted an appeal of the HLC decision on December 3, 2018, this appeal was heard by the Appeals Hearing Officer on February 8, 2019, who then determined that Historic Landmark Committee's decision on November 1, 2019 was legal and supported by substantial evidence and upheld the Historic Landmark Committee's decision of denial.

The applicant submitted a new application for a Minor Alteration on April 16, 2019, and a Special Exception on January 11, 2021 with the alterations to the attic additions as proposed.

## KEY CONSIDERATIONS:

The key consideration listed below have been identified through the analysis of the project, surrounding context, and the Salt Lake City Historic Design Guidelines.

1. Massing Compliance with Applicable Guidelines of the Local Historic District
2. Window and Building Materials Compatibility
3. Special Exception Increase in Exterior Wall Height and Overall Building Height

### Consideration 1 –Massing Compliance with Applicable Guidelines of the Local Historic District

Within the Preservation Handbook for Historic Residential Property chapter 8 addresses additions for residential contributing structures in a Local Historic District. While the Residential Guidelines for the Local Historic District additions onto historic buildings is encouraged to continue it is emphasized that the building's early character is maintained,

*"Two distinct types of additions should be considered: ground level additions...and attic additions, which are usually accomplished by installing new dormers to provide more living space and headroom in an attic or second floor space. ...the addition should be sited and designed so that it minimizes any negative effects on the building and its setting. At the same time, the roof pitch, materials, window design and general form should be compatible with, though subtly distinct from, the original building."*

Staff has worked with the home owner on multiple revisions of the dormers that would meet the intent of the Local Historic District and preserve the character of the historic house and the neighborhood while still permitting an addition to the house and extending the living space to meet the home owner's needs.

The overall purpose of the guidelines includes statements to ensure that the character of the home is maintained. These include,

*"an addition to a historic building or structure, one should minimize negative effects that may occur to the fabric and the character of the building",*

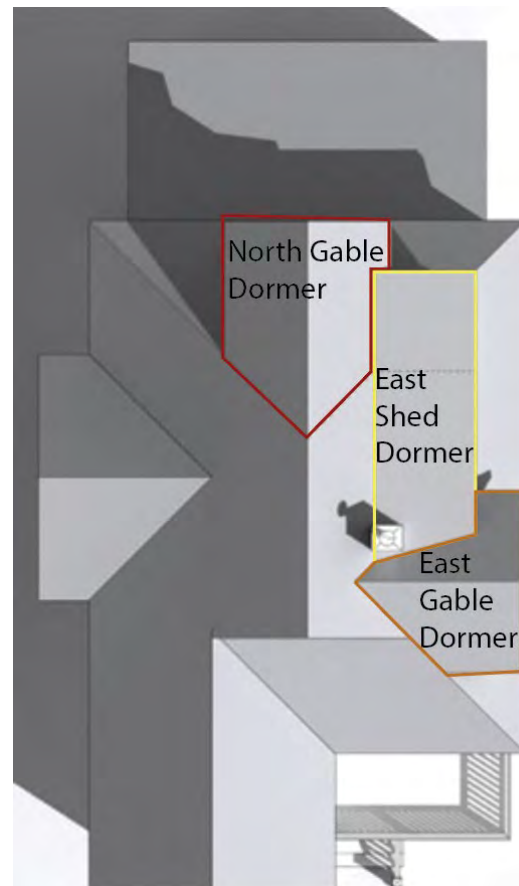


Figure 9 – Proposed Dormer Configuration.



*“Keeping the size of the addition smaller and subservient, in relation to the main structure”,*

*and, “It is important that the addition should not obscure significant features of the historic building.”*

The proposed project meets this intent as the proposed dormers, while still visible from the street, are setback from the front roof slope and front façade of the structure. The dormer that is visible from the street is a gabled dormer that is smaller than the gables facing the street and is lower than the peak of the pitch roof of the house. The roof additions will not change the existing slope of the roof and will not alter any significant feature of the historic structure.



Figure 10 – Existing Dormer is Not Compatible to Roof Form.



Figure 11 – Proposed Dormer Addition, Compatible to Roof Form.

Attic additions in the design guidelines are specifically addressed. It's stated that the mass and scale of, *“the alterations to the rooflines should be subordinate to and compatible with the scale of the historic building”* (design guideline 8.14). It appears that the proposed attic addition meets this guideline as the proposed roof structure of the visible dormer addition is proposed to be lower than the peak of the existing and more dominate roof structure. The only dormer addition that will be visible from the street will be a gabled dormer. This gabled dormer is similar in design as the other gabled roofs that are visible from the street, while being smaller scale and subordinate to the existing roof form. The proposed design and placement of the dormer additions also appear to meet the guideline, *“The roof form and slope of the additions should be in character with the historic building”* (design guideline 8.16).

*“An addition should not overhang the lower floors of the historic building in the front or on the sides”* (design guideline 8.14). The proposed additions also meet this guideline as the gabled dormer nearest to the front façade of the house and the gabled dormer to the rear of the house are in line with the existing exterior wall of the lower two floors. This dormer will not overhang the side of the house. The shed dormer that is not visible from the street is proposed to be setback from the side and rear exterior walls of the house.

*“A rooftop addition should be situated well back from the front of the building”* (design guidelines 8.15). The gabled dormer that is visible from the street is stepped back from the front facing roof slope of the structure. Because it is visible from the street it does alter the appearance of the historic home

but the alteration is in keeping with the character of the structure as the proposed dormer is gabled and setback from the front of the house and does not alter the existing roof location or slope.

### **Consideration 2 – Windows and Materials**

---

Each of the proposed dormers will contain windows of different sizes and window types. The gabled dormer on the east sloping roof will include single hung windows that are similar in shape and type as other windows that are original to the house on the front façade of the house. The gabled dormer on the rear facing slope of the house will also have similar windows as the proposed gabled dormer nearest the street. These windows will also be single hung and be similar in shape and type as the other windows on the building face. The windows proposed on the shed dormer, that is not visible from the street, will be square picture windows, similar to the picture windows on the gabled portion of the original house. The residential guidelines state, *“the style of windows in the addition should be similar in character to those of the historic building or structure where readily visible”* (design guidelines 8.10). The proposed window style and configuration meets this standard as the character of the windows on the original house is similar to that which is proposed.

The exterior materials of the proposed dormer additions are wood shingle material and are dependent on the style of dormer. The gabled dormer addition on the east will include fish scale patterned wood shingle. The east gabled dormer addition materials will match the gabled dormers on the front façade of the house. The shed dormer will be constructed of white pine horizontal shiplap material. This proposed material is different from the other material used on the historic house, however, this shed dormer will not be visible from the street and is appropriate to the shed style dormer. The rear dormer materials will match the first-floor addition also on the rear of the house, and will have natural wood shingle siding that will remain unpainted. The proposed dormer materials meet the design guidelines for attic additions which state, *“Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition. Painted wood clapboard, wood shingle and brick are typical of many historic residential additions”* (design guidelines 8.8). The dormer wood shingles will be painted to match the current color scheme of the house. All of the proposed windows on the dormer additions will be composite material and will not be readily visible from the street.

### **Consideration 3 – Special Exception Increase in Exterior Wall Height and Overall Building Height**

---

In addition to the Minor Alteration the applicant also needed to submit an application for a Special Exception. While the proposed additions to the attic appear to be dormers, and are generally referenced to as dormers, the additions do not meet the language for a dormer that would exempt the dormer additions from the maximum exterior wall height in Salt Lake City's Zoning Code.

*“Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:*  
(i) *The width of a dormer is ten feet (10') or less; and*  
(ii) *The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and*  
(iii) *Dormers are spaced at least eighteen inches (18") apart.”* (City Code 21A.24.080)

The proposed dormers widths are well over 10' wide and are greater than 50% of the building façade length and do not qualify for this provision.

As the proposed attic additions do not meet the exemption for dormer walls, the proposed additions do not meet the underlying zoning district's maximum wall height allowance and the overall building height permitted. While the attic additions do not exceed the current roof ridgeline of the house, the attic additions do exceed the allowed building height of the zoning district. A Special Exception to the



wall height and overall building height standards is needed for approval of the proposed attic additions. The Special Exception, in addition to the Minor Alteration, needs to be considered by the Historic Landmark Committee.

The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district. In this district the maximum permitted building height is 23' measured to the highest ridge of the roof or the average height of the other principal buildings on the block face. The proposed additions will exceed this permitted height at approximately 29' for the dormer on the rear facing roof slope that is inline with the existing roof ridge of the house. The other proposed dormer additions are approximately 26.5' on the gabled dormer nearest to the street and 25' for the shed roof dormer. While none of the proposed attic additions have a greater height than the existing ridgeline of the house all the proposed additions exceed the maximum building height permitted.

The allowed exterior wall height in the SR-1A zoning district is 16' when the exterior wall at the building setback established by the minimum required yard. The proposed exterior wall height is approximately 23' and 25' for the gabled dormers and approximately 24.5' for the shed dormer.

An overview of whether the proposed special exceptions meet the standards in 21A.52 is reviewed in greater detail as Attachment H of this Staff Report.

#### **NEXT STEPS:**

---

If the requests for Minor Alteration and associated Special Exceptions are approved, the applicant would receive a COA to proceed with the project as represented in this Staff Report and would be required to obtain all necessary permits for the attic additions.

If the Commission disagrees with Staff's recommendation and the project is denied by the HLC, the applicant will not be issued a COA and the property will continue to be in noncompliance with Salt Lake City. To bring the property into compliance, the applicant will have to remove the additions or submit a new application with a different design for the attic additions.

## ATTACHMENT A: SITE & CONTEXT MAPS

---





## **ATTACHMENT B: HISTORIC PHOTOGRAPHS**

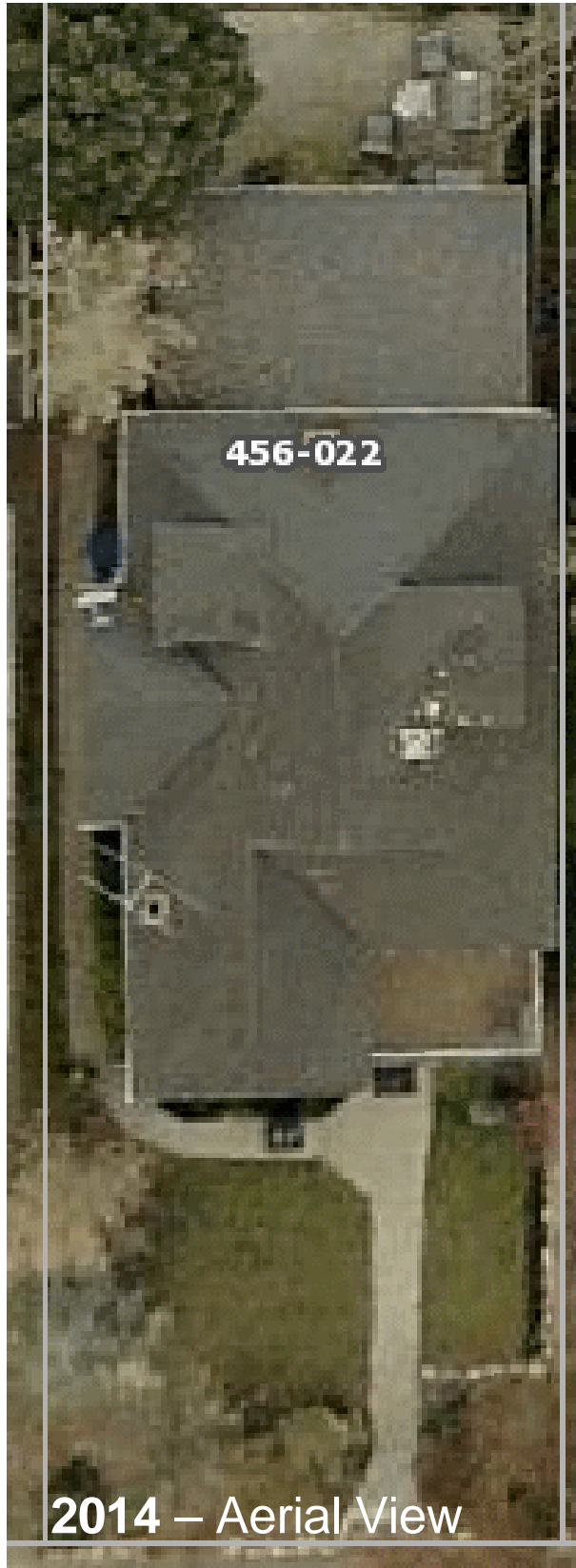














## **ATTACHMENT C: CURRENT PHOTOGRAPHS**

---













## **ATTACHMENT D: AVENUES HISTORIC SURVEY INFO.**

**Architectural Survey Data for SALT LAKE CITY**  
**Utah State Historic Preservation Office**

**1<sup>st</sup> Avenue — Avenues Historic District (SLC Landmark District)**

**RLS 2007, PAGE 15**

| Address/<br>Property Name | Eval/<br>Ht | OutB<br>N/C    | Yr.(s)<br>Built | Materials                                | Styles                                  | Plan (Type)/<br>Orig. Use                  | Survey Year<br>RLS/ILS/Gen | Comments/<br>NR Status                               |
|---------------------------|-------------|----------------|-----------------|--|---|--|----------------------------|--|
| 986 E 1ST AVENUE          | D           | 1/0<br>2       | c. 2000         | REGULAR BRICK                            | NEO-VICTORIAN                           | OTHER LATE 20TH C.<br>SINGLE DWELLING      | 07                         |  |
| 1002 E 1ST AVENUE         | B           | 0/0<br><br>1   | 1920            | REGULAR BRICK                            | BUNGALOW<br><br>PRAIRIE SCHOOL          | BUNGALOW<br><br>SINGLE DWELLING            | 07                         | SMALL ADDITION ABOVE<br>ATTACHED GARAGE<br><br>N04   |
| 1007 E 1ST AVENUE         | A           | 0/2<br><br>2.5 | 1893            | SHINGLE SIDING<br><br>STONE:OTHER/UNDEF. | SHINGLE STYLE<br><br>QUEEN ANNE         | CENTRAL BLK W/ PROJ<br><br>SINGLE DWELLING | 07                         | ARCH-FREDRICK ALBERT HALE<br>SLC REGISTER<br><br>N04 |
| NEWELL BEEMAN/HOYT        |             |                |                 |  |   |  |                            |  |
| 1012 E 1ST AVENUE         | B           | 0/0<br>2       | 1901            | REGULAR BRICK<br>SHINGLE SIDING          | VICTORIAN ECLECTIC                      | FOURSQUARE (BOX)<br><br>SINGLE DWELLING    | 07                         | <br><br>N04  |
| 1015 E 1ST AVENUE         | B           | 0/0<br>2.5     | 1893            | REGULAR BRICK                            | VICTORIAN ECLECTIC<br>QUEEN ANNE        | CENTRAL BLK W/ PROJ<br><br>SINGLE DWELLING | 07                         | <br><br>N04  |
| JOHN T. DONNELLAN HOUSE   |             |                |                 |  |   |  |                            |  |
| 1017 E 1ST AVENUE         | B           | 0/0<br>2       | 1892            | REGULAR BRICK<br>SHINGLE SIDING          | VICTORIAN ECLECTIC<br>QUEEN ANNE        | CENTRAL BLK W/ PROJ<br><br>SINGLE DWELLING | 07                         | A.G. SNAKE/H.E. REDFIELD BLDRS<br><br>N04            |
| DAVID S. SYKES HOUSE      |             |                |                 |  |   |  |                            |  |
| 1022 E 1ST AVENUE         | B           | 0/1<br>2       | 1905            | REGULAR BRICK<br><br>ROCK-FACED CONC BLK | VICTORIAN ECLECTIC<br><br>BUNGALOW      | FOURSQUARE (BOX)<br><br>SINGLE DWELLING    | 07                         | TJ STRNGER ARCH/OSCAR<br>ENGDAHL-<br><br>N04         |
| JAMES J. BURKE HOME       |             |                |                 |  |   |  |                            |  |
| 1024 E 1ST AVENUE         | A           | 0/1<br>2.5     | 1892            | SHINGLE SIDING<br><br>CLAPBOARD SIDING   | VICTORIAN ECLECTIC<br><br>SHINGLE STYLE | CROSSWING<br><br>SINGLE DWELLING           | 07                         | CARROLL/E. DARLING; RECENT<br>REHAB<br><br>N04       |
| RUSSEL L. TRACY/EUGENE W. |             |                |                 |  |   |  |                            |  |
| 1026 E 1ST AVENUE         | B           | 0/1<br>2       | 1897            | REGULAR BRICK<br>SHINGLE SIDING          | VICTORIAN ECLECTIC                      | SIDE PASSAGE/ENTRY<br><br>SINGLE DWELLING  | 07                         | JG ANDERSON CONTRACTOR<br><br>N04                    |
| JOSEPH A. GRAHAM HOUSE    |             |                |                 |  |   |  |                            |  |

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished



AVENUES HISTORIC DISTRICT (SLC Landmark District)  
Salt Lake City, Salt Lake County, Utah

RECONNAISSANCE LEVEL SURVEY – 2007  
1st Avenue, Page 15



986 E 1<sup>st</sup> Avenue  
D



1002 E 1<sup>st</sup> Avenue  
B



1007 E 1<sup>st</sup> Avenue  
A



1007 E 1<sup>st</sup> Avenue  
(garage)



1007 E 1<sup>st</sup> Avenue  
(fence)



1012 E 1<sup>st</sup> Avenue  
B



1015 E 1<sup>st</sup> Avenue  
B



1017 E 1<sup>st</sup> Avenue  
B



1022 E 1<sup>st</sup> Avenue  
B



1024 E 1<sup>st</sup> Avenue  
A



1026 E 1<sup>st</sup> Avenue  
B

# Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

## 1<sup>st</sup> Avenue — Avenues Historic District (SLC Landmark District)

RLS 2007, PAGE 16

| Address/<br>Property Name                       | Eval/<br>Ht | OutB<br>N/C | Yr.(s)<br>Built | Materials                             | Styles   | Plan (Type)/<br>Orig. Use              | Survey Year<br>RLS/ILS/Gen | Comments/<br>NR Status          |
|---|-------------|-------------|-----------------|---------------------------------------|--|--|----------------------------|---------------------------------|
| 1029 E 1ST AVENUE                               | B           | 0/1<br>2    | 1891            | SHINGLE SIDING<br>CLAPBOARD SIDING    | VICTORIAN ECLECTIC<br>SHINGLE STYLE              | CENTRAL BLK W/ PROJ<br>SINGLE DWELLING | 07                         | RECENT REHAB<br>N04             |
| 1031 E 1ST AVENUE<br>ELMER E. DARLING           | B           | 0/1<br>2    | 1892<br>c. 1930 | SHINGLE SIDING<br>ASBESTOS SIDING     | VICTORIAN ECLECTIC<br>PERIOD REVIVAL: OTHER      | FOURSQUARE (BOX)<br>SINGLE DWELLING    | 07                         | PORCH ENCLOSURE<br>N04          |
| 1032 E 1ST AVENUE<br>ROBERT GORLINSKI HOUSE     | B           | 0/0<br>2    | 1897            | REGULAR BRICK                         | VICTORIAN ECLECTIC                               | SIDE PASSAGE/ENTRY<br>SINGLE DWELLING  | 07                         | J.M. ANDERSON CONTRACTOR<br>N04 |
| 1037 E 1ST AVENUE                               | A           | 0/0<br>2.5  | 1896            | SHINGLE SIDING<br>REGULAR BRICK       | QUEEN ANNE<br>VICTORIAN ECLECTIC<br>NEOCLASSICAL | CENTRAL BLK W/ PROJ<br>SINGLE DWELLING | 07                         | N04                             |
| 1040 E 1ST AVENUE                               | B           | 0/1<br>2    | 1897            | REGULAR BRICK                         | VICTORIAN ECLECTIC                               | SIDE PASSAGE/ENTRY<br>SINGLE DWELLING  | 07                         | N04                             |
| 1055 E 1ST AVENUE<br>ELMER DARLING/JOHN J. HALL | B           | 0/1<br>2    | 1890<br>c. 1940 | ASBESTOS SIDING                       | VICTORIAN ECLECTIC<br>QUEEN ANNE                 | CENTRAL BLK W/ PROJ<br>SINGLE DWELLING | 07                         | N04                             |
| 1059 E 1ST AVENUE<br>FRANK D. HOBBS HOUSE       | B           | 1/0<br>2    | 1891            | SHINGLE SIDING<br>CLAPBOARD SIDING    | VICTORIAN ECLECTIC<br>SHINGLE STYLE              | CENTRAL BLK W/ PROJ<br>SINGLE DWELLING | 07                         | N04                             |
| 1063 E 1ST AVENUE                               | B           | 0/0<br>2    | 1891            | SHINGLE SIDING<br>DROP/NOVELTY SIDING | VICTORIAN ECLECTIC<br>QUEEN ANNE                 | CENTRAL BLK W/ PROJ<br>SINGLE DWELLING | 07                         | N04                             |
| 1067 E 1ST AVENUE<br>JOHN J. STEWART HOUSE      | B           | 0/1<br>2    | 1891            | SHINGLE SIDING<br>CLAPBOARD SIDING    | QUEEN ANNE<br>VICTORIAN ECLECTIC<br>STICK STYLE  | CENTRAL BLK W/ PROJ<br>SINGLE DWELLING | 07                         | ALTERED GRANARY IN REAR?<br>N04 |

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished





1029 E 1<sup>st</sup> Avenue  
B



1031 E 1<sup>st</sup> Avenue  
B



1032 E 1<sup>st</sup> Avenue  
B



1037 E 1<sup>st</sup> Avenue  
A



1037 E 1<sup>st</sup> Avenue  
(side view)



1040 E 1<sup>st</sup> Avenue  
B



1055 E 1<sup>st</sup> Avenue  
B



1055 E 1<sup>st</sup> Avenue  
(side view)



1059 E 1<sup>st</sup> Avenue  
B



1063 E 1<sup>st</sup> Avenue  
B



1067 E 1<sup>st</sup> Avenue  
B



1067 E 1<sup>st</sup> Avenue  
(outbuilding)

## **ATTACHMENT E: APPLICATION MATERIALS**

---





# HP: Minor Alterations

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

|            |              |                |         |
|------------|--------------|----------------|---------|
| Project #: | Received By: | Date Received: | Zoning: |
|------------|--------------|----------------|---------|

Project Name:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

*Two Downer Modifications*

Address of Subject Property:

*1017 1st Ave Salt Lake City UT 84103*

Name of Applicant:

*Dennis Webb*

Phone:

*801 641 2137*

Address of Applicant:

*1017 1st Ave Salt Lake City UT 84103*

E-mail of Applicant:

*webbdenise@yahoo.com*

Cell/Fax:

*801 641 2137*

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

➔ 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<br>PO Box 145471<br>Salt Lake City, UT 84114 | In Person: | Planning Counter<br>451 South State Street, Room 215<br>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:

*Dennis Webb*

Date:

*10-11-2020*

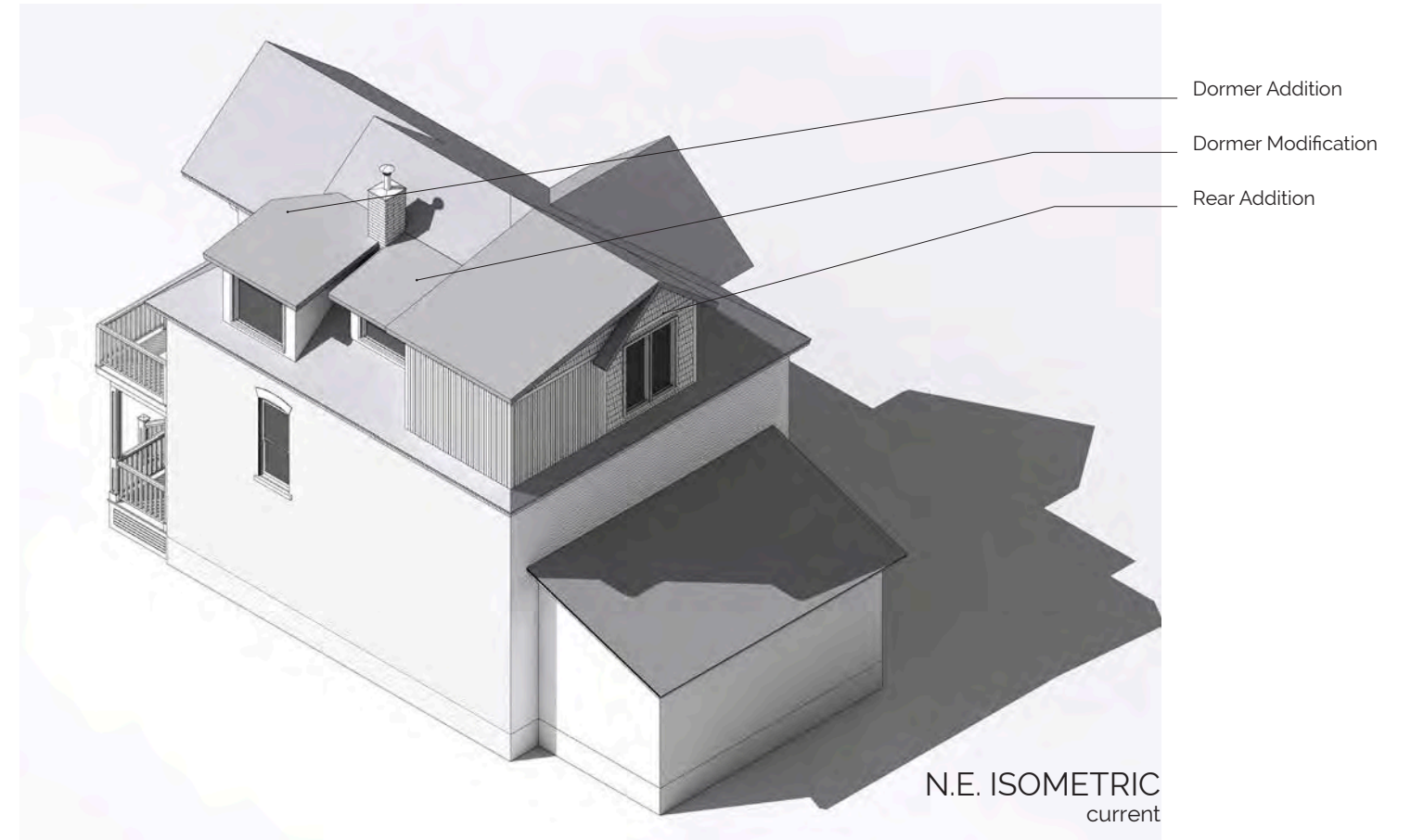
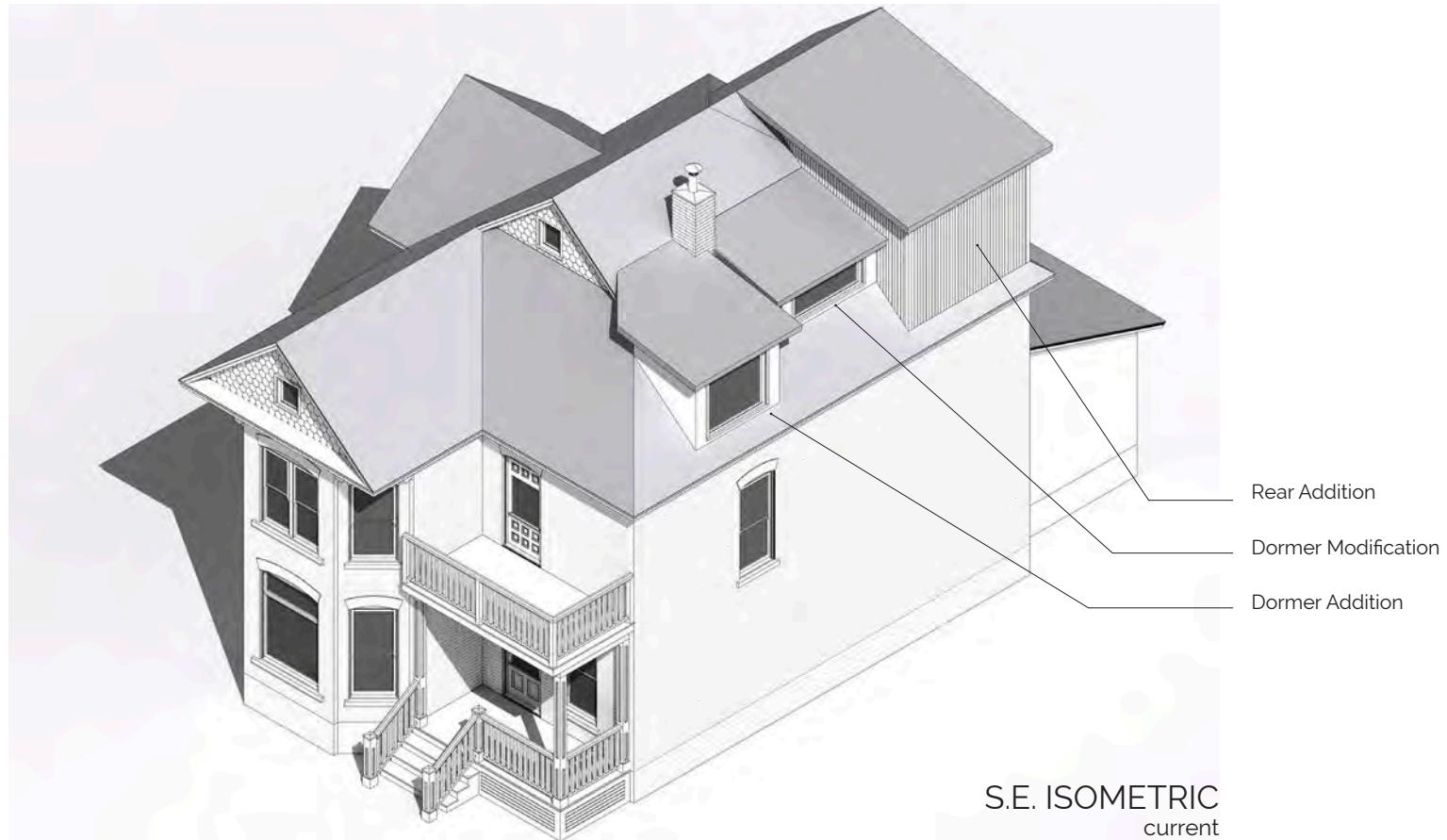
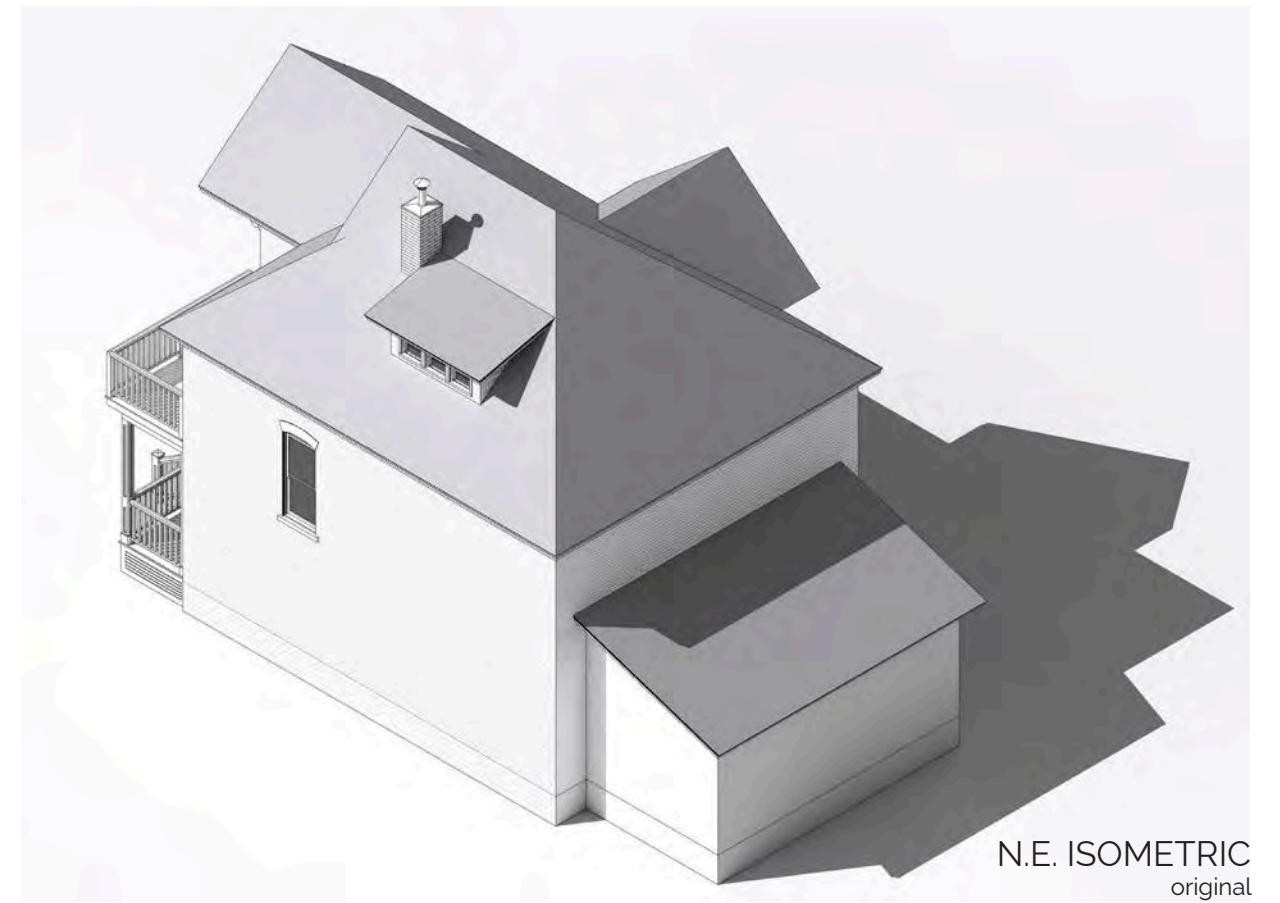


pre-modification state

## WEBB RESIDENCE

1017 First Avenue

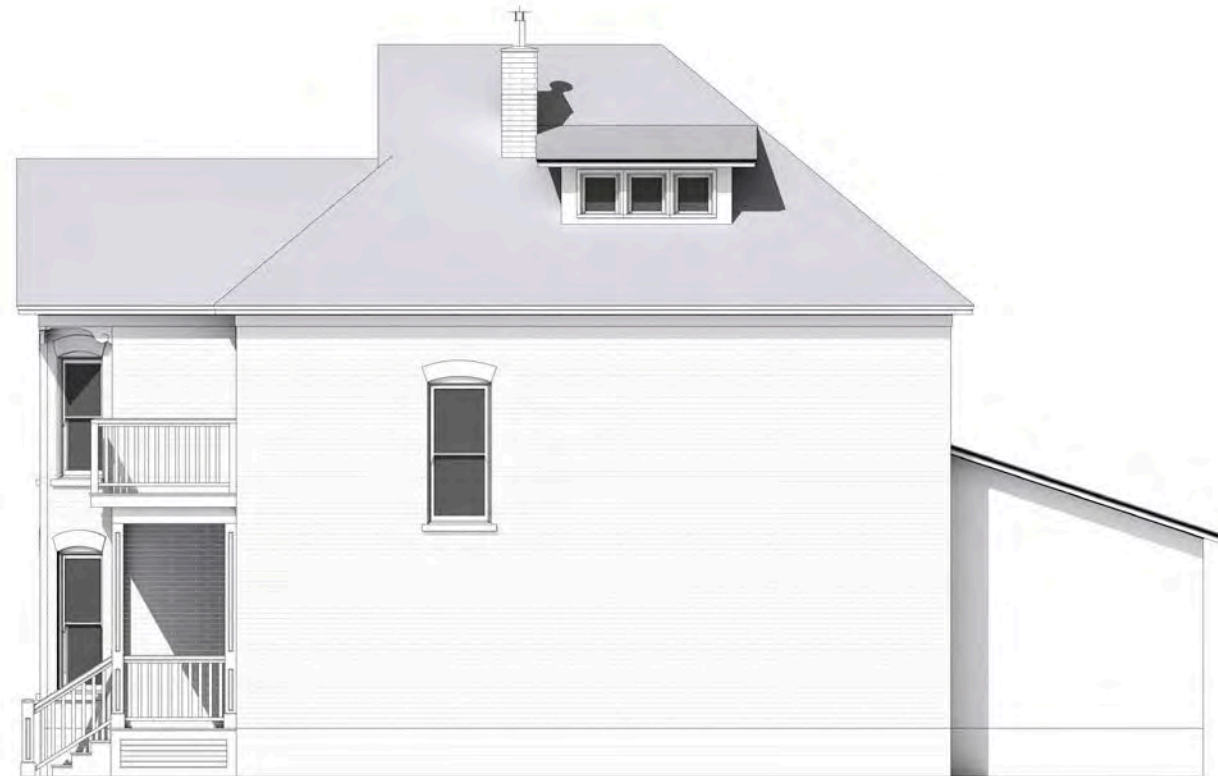








SOUTH ELEVATION  
original



EAST ELEVATION  
original



NORTH ELEVATION  
original



SOUTH ELEVATION  
current



EAST ELEVATION  
current



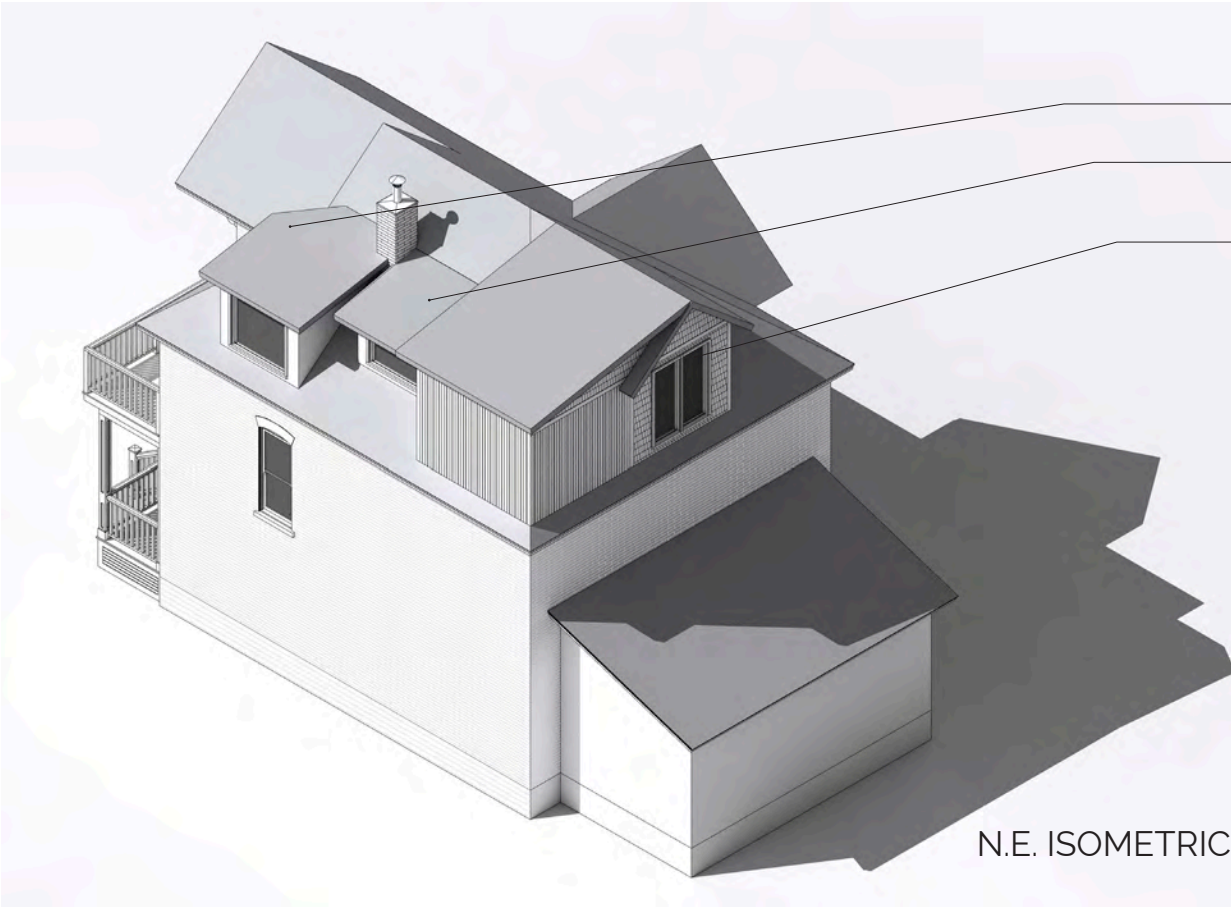
NORTH ELEVATION  
current





S.E. ISOMETRIC

Rear Addition  
Window Modification To Existing Dormer  
Dormer Addition



N.E. ISOMETRIC

Dormer Addition  
Window Modification To Existing Dormer  
Rear Addition



SOUTH ELEVATION



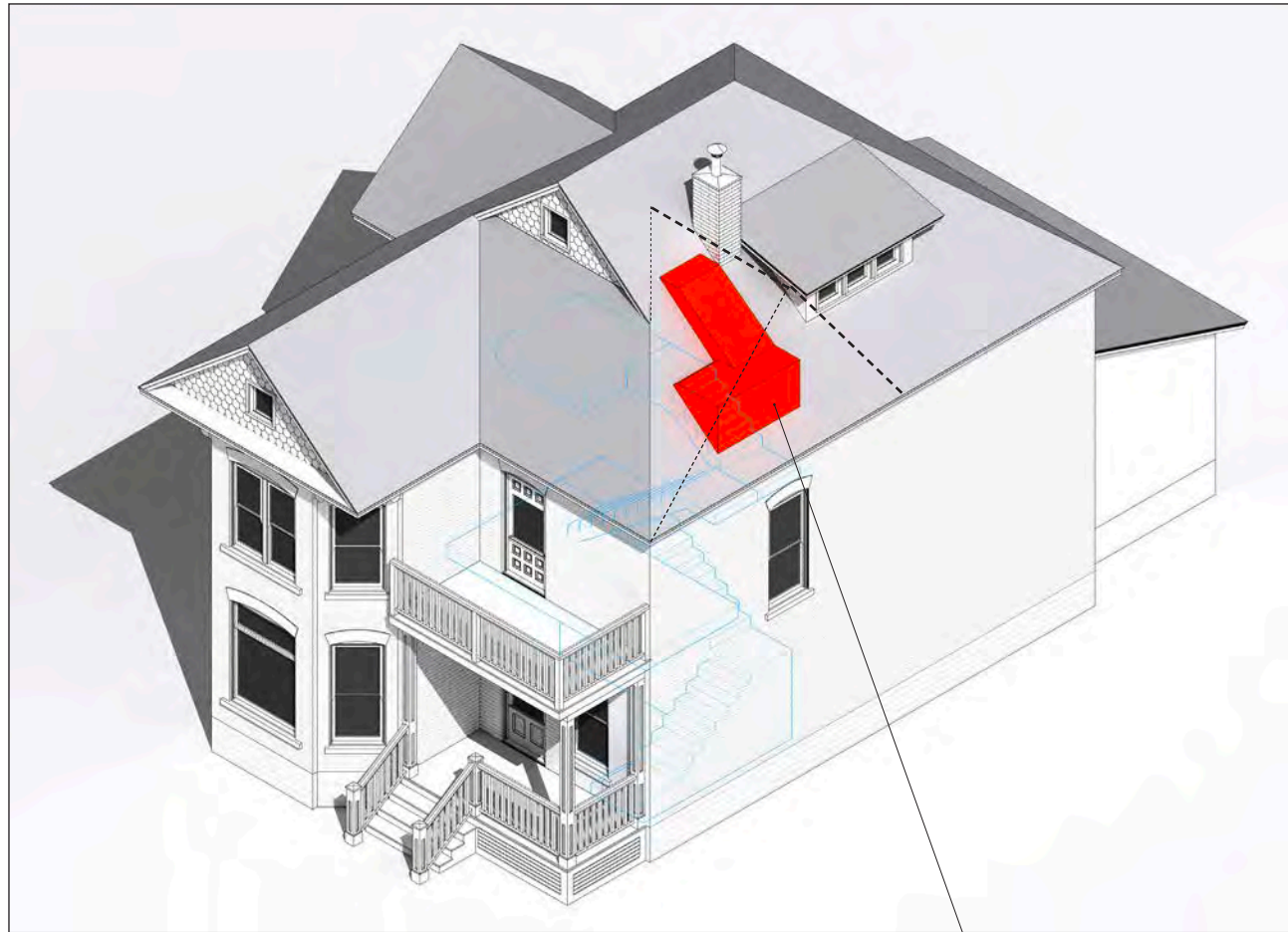
EAST ELEVATION



NORTH ELEVATION

CURRENT CONSTRUCTION





## ROOF FORM ANALYSIS

### proposed FIX

1. Declutter the roof by unifying the forms into a pattern consistent with traditional roof design strategies.
2. Drop top plate at NE corner and push wall back to existing dormer wall.
3. Extend dormer width north to intersect with hip ridge beam. Ensure mass recedes behind front gable and occludes less neighbor view of the sky.
4. Use gable form over stair instead of shed to eliminate clipped dormer wall and beveled eaves on the front of the house.

### stair constraints

- Lowering proposed gable places landing in the window and
- Alternative stair locations yeild same roof form due to landing and head height clearance requirements.



Stair head clearance intersection with original roof form

Clipped corner not necessary

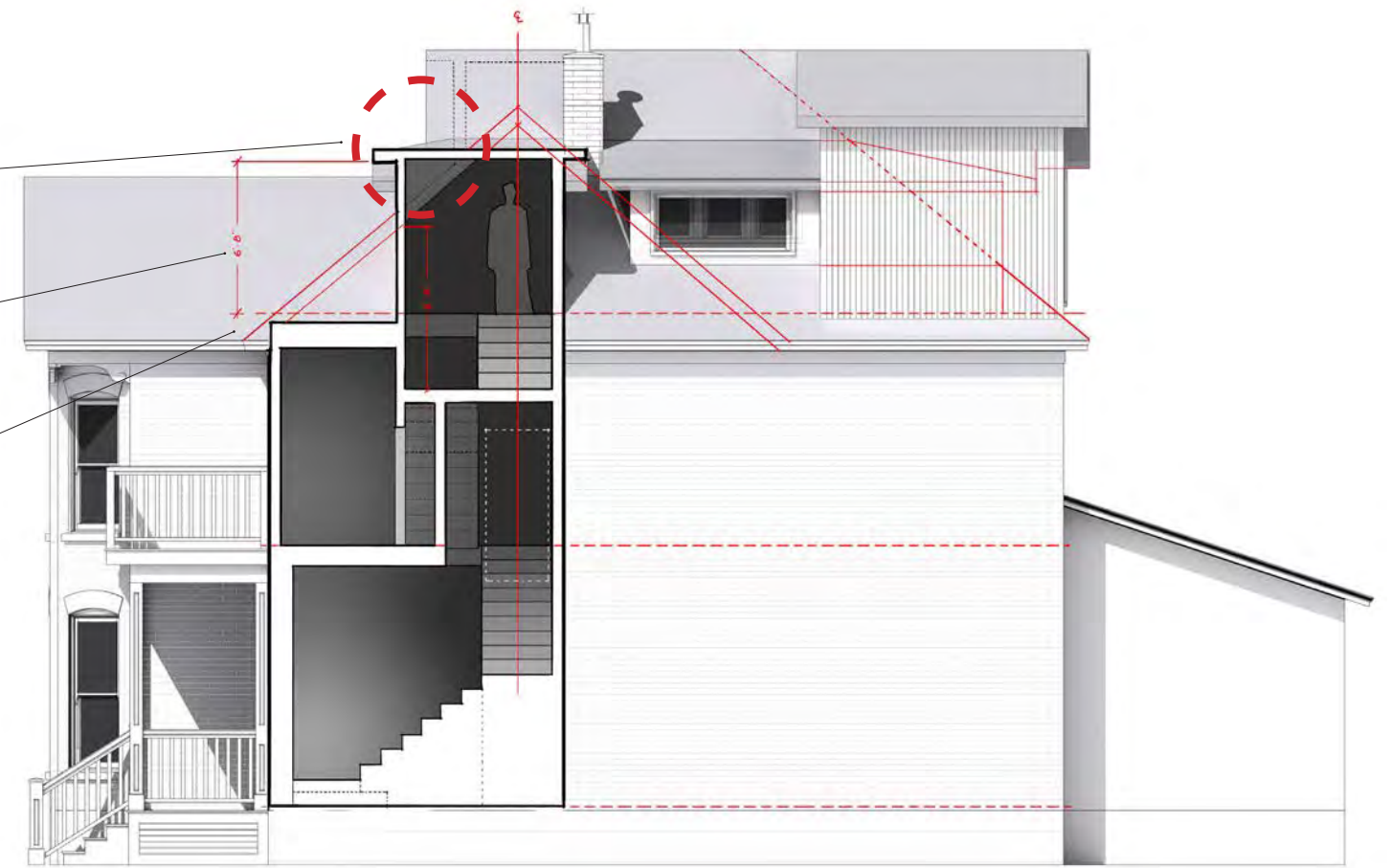
Proposed ridgeline

Req'd head clearance

Window at landing

Finish flr locations

Roof drape over stair







**SOUTH ELEVATION**  
1/8" = 1' - 0"



**EAST ELEVATION**  
1/8" = 1' - 0"

**WEBB RESIDENCE**  
1015 FIRST AVENUE, SLC UT 84103

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |

ELEVATIONS

SHEET  
**A-1**



NORTH ELEVATION

1/8" = 1' - 0"



WEST ELEVATION

1/8" = 1' - 0"

WEBB RESIDENCE  
1015 FIRST AVENUE, SLC UT 84103

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |

COVER SHEET

SHEET  
A-2





ROOF PLAN  
1/8" = 1'-0"



**WEBB RESIDENCE**  
1015 FIRST AVENUE, SLC UT 84103

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |

ROOF PLAN

SHEET  
**A-0**



# Special Exception

## NOTICE OF APPLICATION

☐ Planning Commission

☐ Historic Landmark Commission

### OFFICE USE ONLY

Project #:

Received By:

Date Received:

Zoning:

Project Name:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:

Building and wall height, Sideyard Setbacks

Address of Subject Property:

1017 1st Avenue, Salt Lake City, UT

Name of Applicant:

Dennis J. Webb

Phone:

801-641-2137

Address of Applicant:

E-mail of Applicant:

webbnurse@yahoo.com

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner

☐ Contractor

☐ Architect

☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

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.

### 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

### REQUIRED FEE

Filing fee of \$253, plus additional cost of postage for mailing notice to abutting property owners and tenants

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

*Dennis J. Webb*

Date:

12-29-20

SALT LAKE CITY PLANNING



## **Webb Resid. Dormer Addition**

The project is the addition of two dormers to the side and back of a home in the Avenues. The small dormer on the side will allow usable headroom to an existing attic space. The small dormer on the back of the house is to increase the size of the attic, and is not visible from the outside of street.

The construction of the dormer was already started. With the drawings, included are some pictures of the existing construction as it stands right now.

The material choice of natural wood shingles for the dormers facing the street was to relate to the wood in the existing gables. The dormers are meant to add to the natural wood detailing that goes around the roof building. There is also a painted white pine siding that covers a majority of the rear dormer, mimicking the horizontal lines of the brick below.

The first new dormer is pushed slightly back from the main roof's gable to help preserve the building's character and the general form/shape of the dormers were to match an existing dormer on the side of the building.

Thanks, and please let me know if you have any questions.

Dennis Webb

# ATTACHMENT G: ANALYSIS OF STANDARDS FOR MINOR ALTERATIONS

---

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

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City.

| Standard  | Analysis  | Finding  |
|---|---|----------|
| <b>1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</b>                             | The existing structure on site was constructed in 1892 as a single family home. The applicant is proposing to continue using it as a single family home.  | Complies |
| <b>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</b>                       | The alteration of the roofline has been avoided with the proposed new configuration of the dormer additions. The proposed attic additions are inline to the character and style of the historic house and appear to meet the guidelines of the Local Historic District where the illegally constructed attic additions did not. | Complies |
| <b>3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</b> | The additions can be recognized as products of their own time but are similar to the existing window type and style and exterior cladding style. The proposed additions will be appropriate to the character of the historic house but do not create a false sense of history in of themselves.                                 | Complies |
| <b>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</b>   | The historic home has a rear addition and shed dormers on the east and west plane of the hipped roof. The applicant is not proposing any changes to the rear addition. The changes to the existing east dormer do not impact the historical significance of the building.   | Complies |



|  |  |                             |
|--|--|-----------------------------|
| <p><b>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</b></p>   | <p>Overall the character of the historic structure will be maintained. The attic additions will be placed in the slope of the roof and will not alter the existing slope of the roof nor the width and locations of the eaves of the house. The proposed dormer will partially hide the original chimney on the house. Staff would consider this chimney as a significant feature of the house. However, as shown on Attachment E, staff worked with the applicant on different revisions on the attic additions and making the attic as part of the living space. The placement of this gabled dormer is necessary to open the attic to living space. The architectural section shown in Attachment H highlights the location of the existing staircase, and the height and location of the dormer addition which will partially shield the original chimney. The details on the front façade of the house will remain and will not be altered in anyway.</p> | <p>Overall<br/>Complies</p> |
| <p><b>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</b></p> | <p>The scope of work does not include the repair of any deteriorated architectural features. The re-cladding and window replacement of the existing east dormer do not directly affect how the historic home is perceived.</p>   | <p>Complies</p>             |
| <p><b>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</b></p>  | <p>The applicant is not proposing any chemical or physical cleaning treatments to the historic home as part of this project.</p>   | <p>Not<br/>applicable</p>   |

|   |  |                 |
|---|--|-----------------|
| <p><b>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</b></p>   | <p>Roof form and height are primary character-defining elements of the historic home. The attic additions do not alter the roof slope or form nor is there an increase in the building height. Rather the additional height requested is inline with the existing roof ridge.</p>  | <p>Complies</p> |
| <p><b>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</b></p> | <p>All of the proposed attic additions are set into the roof structure and do not alter the existing eaves. If the dormer additions were to be removed the roof form of the house may be restored.</p> <p>The dormer additions will be similar in form and style as the historic house. The placement and overall style of the dormer additions are clearly products of their own time as the dormers are set into the roof structure and while similar are not the same as the original gabled roof structures on the historic house.</p> | <p>Complies</p> |
| <p><b>10. Certain building materials are prohibited including the following:</b></p> <p><b>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</b></p>  | <p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding.</p>   | <p>Complies</p> |



|  |   |                |
|--|---|----------------|
| <b>11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.</b> | The project does not involve any signage. | Not applicable |
|--|---|----------------|

## ATTACHMENT H: ANALYSIS OF STANDARDS FOR SPECIAL EXCEPTION REQUESTS

---

**21A.06.050(C)** of the Zoning Ordinance authorizes the Historic Landmark Commission to review and approve or deny certain Special Exceptions for properties located within an H Historic Preservation Overlay District, including modifications to building wall height and bulk and lot regulations of the underlying zoning district, where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site. **For this proposal, Special Exception approval is being sought to permit additional building and wall height for the attic additions.**

**21A.52.020: Definition:** A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

### **21A.52.060: General Standards and Considerations for Special Exceptions:**

| Standard  | Analysis   | Finding           |
|---|--|-------------------|
| <b>A. Compliance With Zoning Ordinance And District Purposes:</b> 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. | The Zoning Ordinance indicates that the Historic Landmark Commission may grant additional building height for properties within the Historic Preservation Overlay. Staff has found that the project meets the standards of approval for a Minor Alteration and is compatible with other historically significant structures on the block face. Other structures on the block face have both shed and dormer style structures in the roof structure that is similar in size and form as the proposed dormer structures. | Complies          |
| <b>B. No Substantial Impairment Of Property Value:</b> The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.   | Staff has found that the attic additions are appropriate to the historic character of the residence and neighborhood. The proposed additions should not impair the value of the historic property.   | Appears to comply |
| <b>C. No Undue Adverse Impact:</b> 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.  | The dormer additions have been found to be appropriate to the historic character of the house. The dormers will be built into the structure of the house and are clearly additions to the house. There is no effect from the dormer additions to the public health, safety, and general welfare.   | Complies          |



|   |  |                 |
|---|--|-----------------|
| <p><b>D. Compatible With Surrounding Development:</b> 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.</p> | <p>The proposed building height of the additions do not exceed the established height of the existing home. The block face also contains multiple tall two-story structures that have the same or greater height as the historic home.</p>   | <p>Complies</p> |
| <p><b>E. No Destruction Of Significant Features:</b> The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.</p>   | <p>The dormer additions will be placed in the existing roof structure. If the addition were to be removed sometime in the future the roof structure could be restored with minimal long-term impacts to the structure and appear the same before changes to the structure occurred. While a portion of the chimney will be covered from the street, the structure and material elements of the chimney will remain in its historic form.</p> | <p>Complies</p> |
| <p><b>F. No Material Pollution Of Environment:</b> The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>  | <p>There is no evidence that the proposal would cause material pollution of the environment.</p>   | <p>Complies</p> |
| <p><b>G. Compliance With Standards:</b> The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>   | <p>Staff has found the project complies with the standards of the H Historic Preservation Overlay District.</p>  | <p>Complies</p> |

# **ATTACHMENT I: APPLICABLE DESIGN GUIDELINES**

---

Design Guidelines for Historic Residential Properties & Districts in Salt Lake City, Chapter 8: Additions are the relevant historic guidelines for this design review, and are identified below for the Commission's reference.

## **Historic Residential Properties & Districts in Salt Lake City, Chapter 8: Additions**

### **Design Objective:**

The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance should also be preserved.

#### **8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.**

Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.

#### **8.2 An addition should be designed to be compatible in size and scale with the main building.**

An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent.

The addition should be kept visually subordinate to the historic portion of the building.

If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building.

#### **8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.**

Locating an addition at the front of a structure is usually inappropriate.

#### **8.4 A new addition should be designed to be recognized as a product of its own time.**

An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.

A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.

Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

#### **8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.**



For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.

**8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.**

A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.

An alteration that seeks to imply an earlier period than that of the building should be avoided.

An alteration that covers historically significant features should be avoided.

**8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.**

Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.

Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

**8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.**

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

Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

**8.9 Original features should be maintained wherever possible when designing an addition.**

Construction methods that would cause vibration which might damage historic foundations should be avoided.

New drainage patterns should be designed to avoid adverse impacts to historic walls and foundations.

New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.

**8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.**

If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.

**Attic Additions**

**8.14 When designing an attic addition, the mass and scale of alterations to the rooflines should be subordinate to and compatible with the scale of the historic building.**

An addition should not overhang the lower floors of the historic building in the front or on the sides.

Dormers should be subordinate to the overall roof mass and should be in scale with those used originally on the building (or on similar styles of building if none are present originally).

Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

## **Rooftop Additions**

### **8.15 A rooftop addition should be situated well back from the front of the building.**

This will help preserve the original profile of the historically significant building as initially perceived from the street.

### **8.16 The roof form and slope of the addition should be in character with the historic building.**

If the roof of the historic building is symmetrically proportioned, the roof of the addition should be similar.

Eave lines on the addition should be similar to those of the historic building or structure.

# **ATTACHMENT J: PUBLIC PROCESS AND COMMENTS**

---

## **Public Notice, Meetings, Comments**

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

### **PUBLIC PROCESS AND INPUT**

#### **Timeline**

- The application for Minor Alteration was submitted on April 16<sup>th</sup>, 2019.
- The application for Special Exception was submitted on January 11<sup>th</sup>, 2021.
- Notice of application was mailed to surrounding property owners and occupants February 22<sup>nd</sup>, 2021.
- Public hearing noticed mail and posted on the City Website on May 20, 2021.

#### **Public Comments:**

At the time of the publication of this staff report, no public comments have been received. Any comments received will be forwarded to the Historic Landmark Committee.