



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission  
From: Sara Javoronok, AICP, Senior Planner, [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)  
Date: September 2, 2021  
Re: PLNHLHC2021-00366 Alteration to a Contributing Structure

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## Major Alteration

**PROPERTY ADDRESS:** 235 South 600 East  
**PARCEL ID:** 16-06-281-006-0000  
**MASTER PLAN:** Central Community Master Plan  
**ZONING DISTRICT:** H (Historic Preservation Overlay) 21A.34.020 & RMF-35 (Moderate Density Multi-Family Residential) 21A.24.030  
**DESIGN GUIDELINES:** Residential Design Guidelines

**REQUEST:** The applicant, David Kofford, on behalf of the property owner, Annette Langheinrich, is requesting approval for a Major Alteration to the dwelling located at 235 South 600 East. The applicant is proposing to remove an existing rear addition and construct a larger rear addition. The addition is approximately 1,420 square feet in area above grade and 30'8" in height. Rehabilitation work will be reviewed with a separate administrative Minor Alteration application. The subject property is located in the RMF-35 zoning district, the Central City Historic District, and within Council District 4, represented by Analia Valdemoros.

**RECOMMENDATION:** As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new addition to the existing contributing structure 235 South 600 East, meets the applicable standards of approval and Staff recommends that the Historic Landmark Commission approves the request with the following condition:

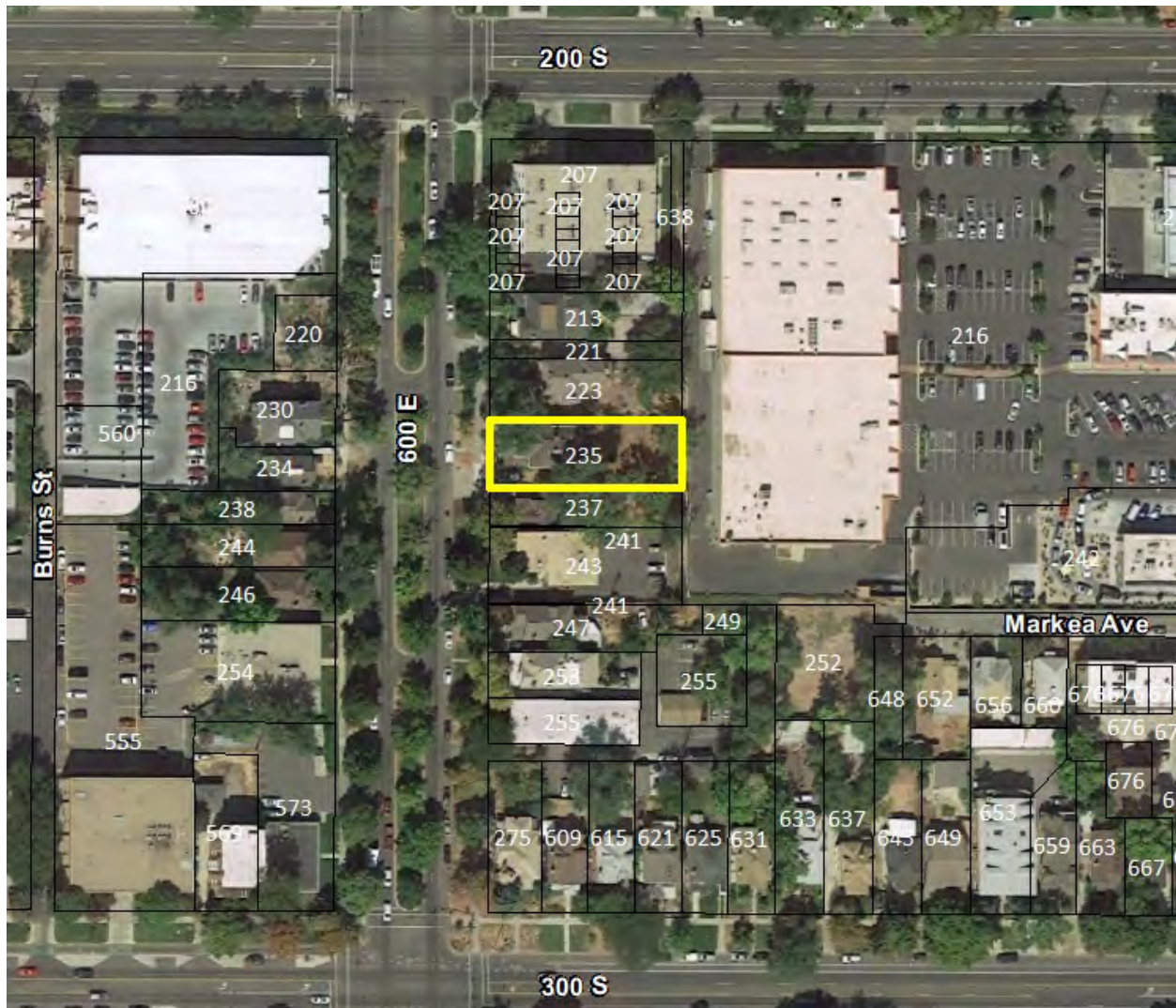
1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

### ATTACHMENTS:

- A. Context Map
- B. Current Site Photographs
- C. Central City Historic Survey Information
- D. Applicant Information
- E. Analysis of Standards for RMF-35
- F. Analysis of Standards for Major Alterations in a Historic District
- G. Applicable Design Guidelines
- H. Public Process and Comments

## EXISTING SITE CONDITIONS

The subject property is located on the east side of 600 East between 200 South and 300 South. The property is approximately 9,500 square feet. Residential properties are located to the north, south, and west. To the east (rear) is the shopping center with a Sprouts grocery store. The 2012-2013 Central City Reconnaissance Level Survey classified the dwelling as a contributing building. The 1980 Salt Lake City Architectural Survey designated it as significant and classified the use as multi-family. It noted it was in good condition with minor alterations. The house has deteriorated since then and a boarded buildings file has been open in the city's permit files since 2013.



*Subject property and vicinity*





*Subject property – 2021*



*Subject property – c. 1980*

The dwelling is two- and one-half stories and Classical Revival in style. Its initial construction was likely in the 1880s, possibly with Italianate style elements. The 1889 Sanborn map shows a two-story, nearly square form occupying the site. Likely, this is currently visible as the form with a truncated hip roof to the rear of the gable front. The gable front addition appears on the 1898 Sanborn map. By 1911, the front porch was added, and a rear addition that is proposed for removal. See the Sanborn maps on page 3 of the applicant's submittal, [Attachment D](#).

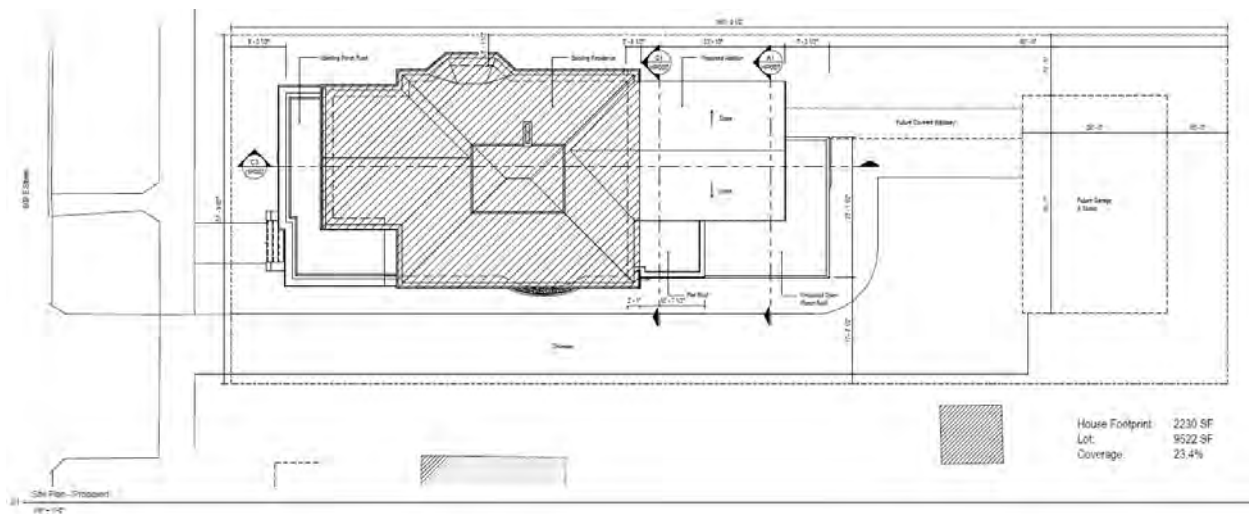
The property owner anticipates rehabilitation of the residence concurrently with the construction of the proposed addition. Staff and the applicant anticipate reviewing the rehabilitation proposal through a separate administrative minor alteration application.

## **SURROUNDING CONTEXT**

The surrounding context includes a residential structure occupied as a duplex to the north, a single-family home to the south, a commercial property to the east, and a four-unit residence to the west. The structures on the properties to the north, south, and west are contributing structures. The structure on the property to the east is non-contributing. The dwellings to the north and west are two stories and similar in height and massing to this structure.

## **PROJECT DESCRIPTION**

The proposal is for the removal of the existing historic rear addition and construction of a larger, contemporary rear addition. The existing rear addition has a footprint of 176 square feet and the proposed rear addition has a footprint of 710 square feet, with a total above grade area of 1,420 square feet. A basement is also proposed for the new addition. The subject property is a relatively larger and wider lot and the side elevations of the addition will be visible from the 600 East right-of-way.

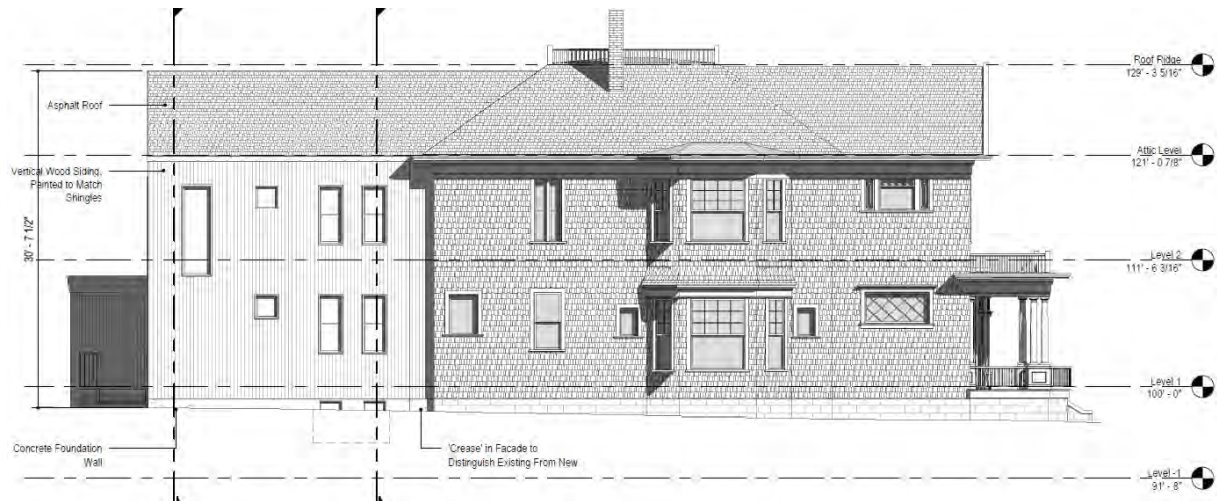


*Site plan*

The bulk of the proposed addition is a two-story form that extends 23'10" east from the rear of the original portion of the dwelling. It has a wall height of approximately 21' from finished floor and an overall height of 30' 7 1/2". It would extend approximately 23' feet across the rear elevation. A smaller, two-story addition is set back from this and would extend the remaining 9' 2 1/2" across the rear and 10' 7 1/2" feet east. A single-story porch extends from this addition and wraps around two-thirds of the rear of the new addition. The proposed addition would increase the above grade square footage of the dwelling by over 30%.

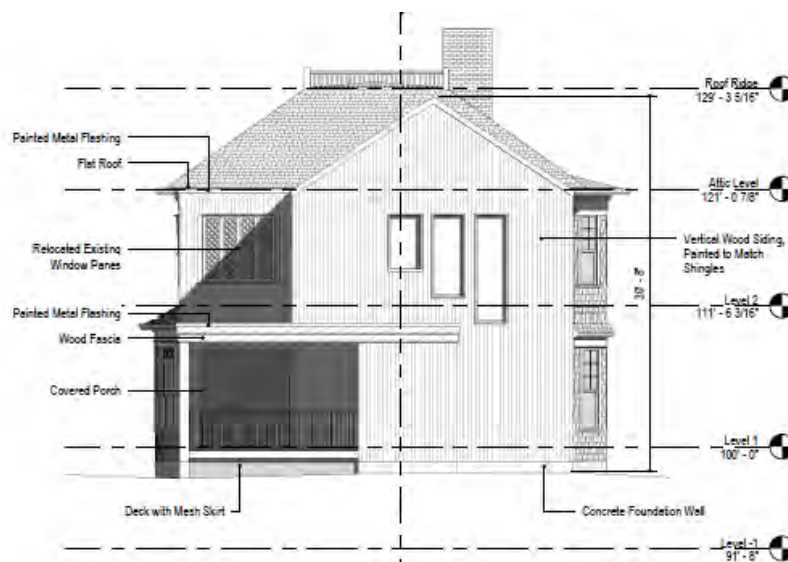


The two-story portion of the addition is designed to be subordinate to the existing dwelling. Its gabled roof is below the peak of the truncated hip roof of the existing dwelling. The gabled roof of the addition is also reflective of the gabled roof that faces 600 East, itself an addition to the original form of the dwelling. The addition is clad in vertical wood siding to differentiate the contemporary addition from the historic, wood shingle clad dwelling. The proposed windows are aluminum clad wood. The poured concrete basement foundation is to be at the same height as the sandstone foundation on the existing dwelling.



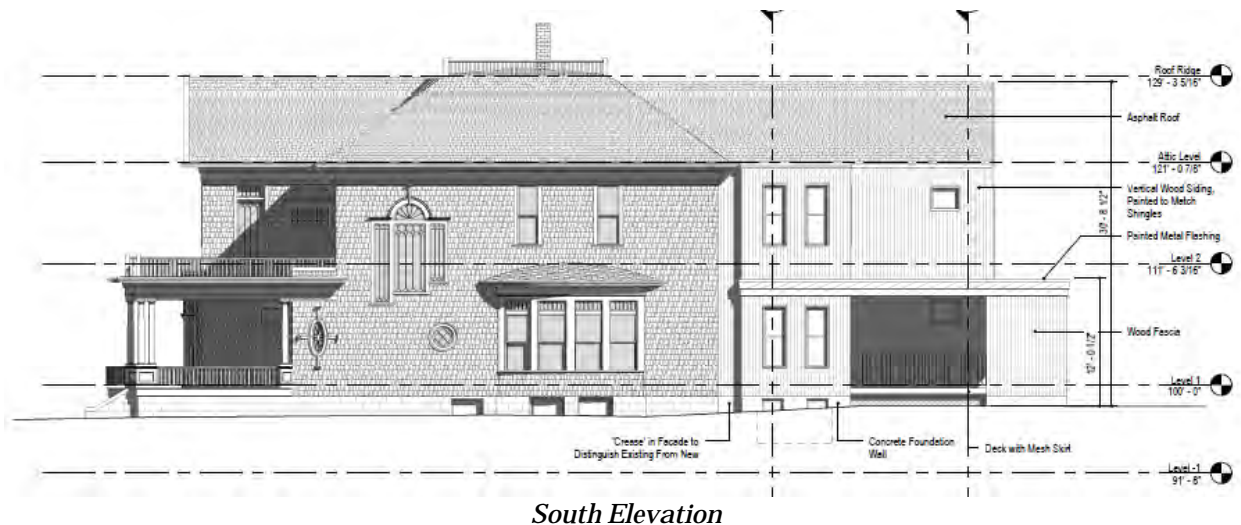
*North Elevation*

The north elevation has four windows on the upper story. The two closest to the existing dwelling are 1/1, parallel, and have the same dimensions. Their size is proportionate to similar windows on the existing dwelling. To the east of these windows is a small, square window, and then a single, tall, vertically oriented window in a stairwell. Similarly, the first floor has three windows located parallel to the windows on the second floor. There are two, small windows proposed for the basement.



*East Elevation*

The east (rear) elevation is clad with vertically oriented wood siding and has three windows on the second floor that project out further than those to the south. To the south, the addition has approximately half the depth of the area to the north, and the diamond pattern windows that are existing on the rear elevation have been relocated as the façade extends further to the rear. The configuration of the three windows to the north is a modern interpretation of the window configuration on south façade of the historic dwelling. The first floor has a deck that wraps from the south elevation approximately halfway across the east elevation.



*South Elevation*

The south (side) elevation has three windows on the second floor and in a similar pattern to those on the north elevation. The two windows closest to the historic structure are vertically oriented 1/1 windows. The third is a small, nearly square shaped window located high on the wall. The two-story portion of the addition extends 10' 7 1/2" to the east (rear). There are two vertically oriented 1/1 windows below the corresponding windows on the second floor. The covered porch extends from this smaller mass and wraps around the rear of the residence. Most of the porch is open with a metal railing. Two solid wood sided wall planes define the outdoor space.

The proposed addition meets the required yards, lot coverage, and height for the RMF-35 zoning district. The corresponding change in the massing is substantial, but this is minimized with the replacement of the current rear addition, the location of the addition to the rear, the variety in massing, and the single-story rear porch. Differentiation between the historic dwelling and the change in plane separating the addition from the original residence is such that the essential form and integrity of the residence is maintained.

### **KEY CONSIDERATIONS:**

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

#### **1. Addition**

The removal of the historic addition and the proposed construction of a new, larger addition is a significant alteration to the property given its size and visibility. Based on this, planning staff considers it a major alteration with review by the HLC. The proposed

addition is located to the rear of the existing dwelling. It is a substantial sized addition that will be visible from the right-of-way. Additionally, it requires the removal of an existing, smaller, historic addition. This addition was added prior to 1911; however, it is not well integrated into the home as shown on page 7 of the applicant's submittal in [Attachment D](#).

As detailed in the project description, the proposed addition has a gabled roof with the peak below the ridgeline of the existing hip roof. There is a 10" deep by 2' 2 1/2" wide indentation, noted by the architect as a "crease" at the rear of the existing dwelling delineating the original structure from the proposed new addition. Additionally, the new addition does not have the 2' eaves of the historic dwelling. The proposed materials for the addition – asphalt shingle roof, vertically oriented wood siding, aluminum clad wood windows, and concrete foundation are consistent with the historic materials. The vertically oriented wood siding when adjacent to the wood shingles on the existing dwelling will provide clear distinction between the historic dwelling and the contemporary addition. The massing, while large, is subordinate to the historic dwelling. Additionally, the single-story porch to the south and east, provides additional differentiation and changes in form that distinguish it from the historic dwelling.

Further evaluation of this addition based on the standards in 21A.34.020 is detailed in [Attachment F](#).

## **2. Rehabilitation of the existing dwelling**

The existing dwelling requires substantial rehabilitation. Initially, staff and the applicant anticipated reviewing the proposed addition and rehabilitation as a single application. However, the applicant plans rehabilitation of the existing dwelling by repairing as possible the existing architectural elements and replacing in kind only as necessary. The foundation also requires repair. Staff and the applicant anticipate that this work can be reviewed as a minor alteration and will not require HLC review. Following review of the major alteration application for the addition, the applicant and property owner plan to submit the minor alteration application.

## **DISCUSSION**

The Historic Landmark Commission is to review the proposed addition to the dwelling as a major alteration. The rehabilitation will be reviewed with a subsequent minor alteration application. The standards in Chapter 21A.34.020.G and Residential Design Guidelines are applicable to the proposal, most specifically, Chapter 8: Additions. For the full analysis of the standards for altering a contributing structure, please refer to [Attachment F](#).

## **NEXT STEPS:**

If the request for a COA for Major Alteration is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in this Staff Report, including the condition of approval, and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Historic Landmark Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a COA for the request and any new proposal would require submittal of a new application.



## ATTACHMENT A: CONTEXT MAP

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★ *Approximate Project Location*

## ATTACHMENT B: CURRENT SITE PHOTOGRAPHS

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*Subject property – front façade from right-of-way immediately adjacent to the property*



*Subject and adjacent properties – as seen from across median*





*Subject property – north elevation from right-of-way*



*Subject property – south elevation from right-of-way*





*Subject property – rear elevation*



*Dwelling to the north*





*Dwelling to the south*



*Dwellings across the street*

## **ATTACHMENT C: CENTRAL CITY HISTORIC SURVEY INFORMATION**

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182 S. 600 E.

OP



207 S. 600 E.

OP



213 S. 600 E.

EC



225 S. 600 E.

EC



230 S. 600 E.

ES



234 S. 600 E.

EC



235 S. 600 E.

EC



237 S. 600 E.

EC



238 S. 600 E.

EC



243 S. 600 E.

EC



244 S. 600 E.

EC



246 S. 600 E.

EC



Surveyor APA

Plat No. B

Date 7/15/80

Block No. 46

Lot No. 4

## Salt Lake City Architectural Survey

Salt Lake City Planning Commission  
Structure/Site Information Form

Identification

**1** \_\_\_\_\_  
**2** \_\_\_\_\_  
Street Address: 235 South 600 East Census Tract 19  
Name of Structure: /Charles Stetson Varian House Ownership: Public \_\_\_\_\_ Private ☒

Age/Condition/Use

Construction Date or Period: \_\_\_\_\_  
Original Use: single family  
Present Use:  
☒ Single Family ☐ Park ☐ Vacant  
☒ Multi Family ☐ Industrial ☐ Religious  
☐ Public ☐ Agricultural ☐ Other  
☐ Commercial  
Building Condition: ☐ Excellent ☐ Site ☐ Integrity:  
☒ Good ☐ Ruins ☒ Unaltered  
☐ Deteriorated ☐ Minor Alterations  
☐ Major Alterations

Status

**3** \_\_\_\_\_  
Preliminary Evaluation: ☒ Significant ☐ National Landmark ☐ Historic District  
☐ Contributory ☐ National Register ☐ Multi-Resource  
☐ Not Contributory ☐ State Register ☐ Thematic  
☐ Intrusion ☐ City Register ☐ Conservation District

Documentation

**4** \_\_\_\_\_  
Research Sources/References (if used):  
Sandborn Maps  
Title Abstracts  
City Directories  
History of the Bench and  
Bar of Utah  
Photography:  
Date of Photographs: 1980  
Views: Front ☒ Side \_\_\_\_\_ Rear \_\_\_\_\_ Other \_\_\_\_\_



5

Architect/Builder (if known):

Building Type/Style: Colonial Revival

Building Materials: frame

Number of Stories: 2

## Description of Physical Appearance &amp; Significant Architectural Features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

hip roof; gabled front bay; wood shingled gable end features blind cut-away elliptical arch and a tiny oriel window; wood shingle siding; rough stone foundation; full-width projecting porch with flat roof supported by paired columns on paneled pedestals; narrow oval window on second story; first-story bow window features sidelights, corner light, and decorative muntin pattern in transom; sidelight and transom frame doorway; paired block modillions; dentils; bowed bay on side;

alterations — metal porch railing; concrete steps

6

## Statement of Historical Significance:

History

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Aboriginal Americans    | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military             | <input type="checkbox"/> Religion       |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining               | <input type="checkbox"/> Science        |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups      | <input type="checkbox"/> Socio-         |
| <input type="checkbox"/> The Arts                | <input type="checkbox"/> Exploration/Settlement | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Humanitarian   |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation           | <input type="checkbox"/> Transportation |

This house was probably built ca. 1901 as a speculative or rental house. In 1908 Charles Stetson Varian, the first owner-occupant, bought the house and lived here for almost fifteen years. Mr. Varian, a lawyer, was active in politics in both Utah and Nevada, serving in the Nevada Senate and the Utah House of Representatives. He also served as U.S. Attorney for Utah, president of the Utah State Bar Association, and chairman of the Salt Lake City Fire and Police Commission. After his death the house was sold in 1922 to Samuel L. Schwartz who used it as rental property for many years. In 1938 the house was bought by Kenneth and Emily Olsen.



C-LINE #52564  
4"x6" PRINTS

235 South 600 East



## **ATTACHMENT D: APPLICANT INFORMATION**

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Historic Preservation  
Major Alterations Application  
Back-Up Documents

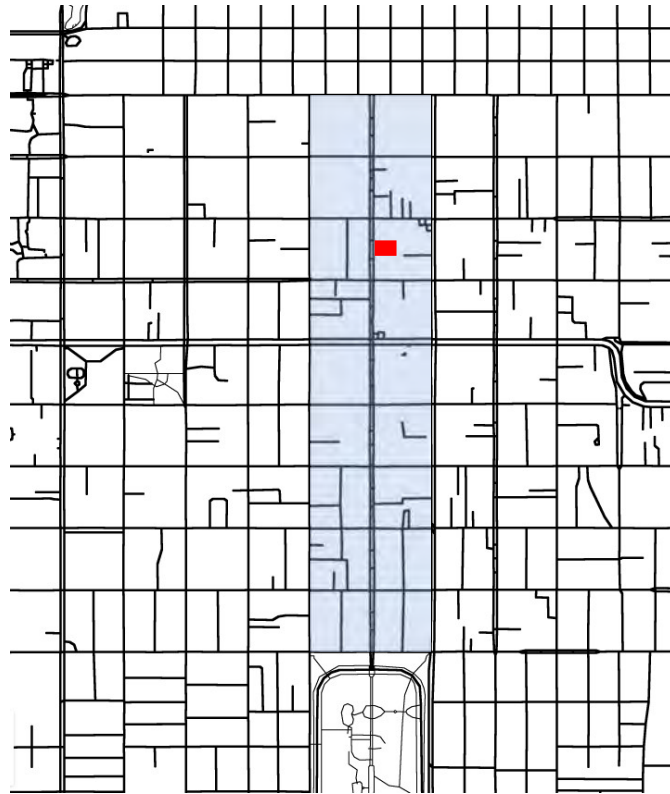
235 South 600 East Street (New Addition)

Salt Lake City 84102

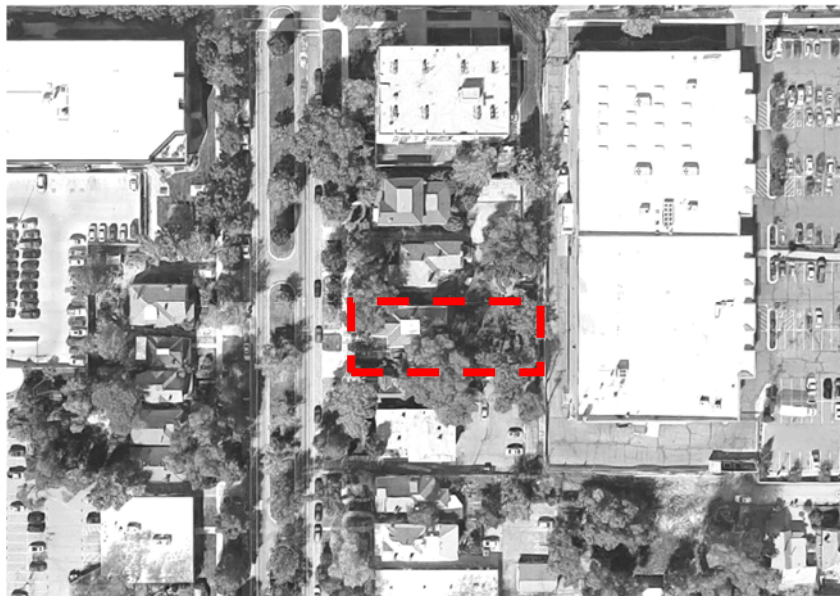
Langheinrich House



Street view circa 1935

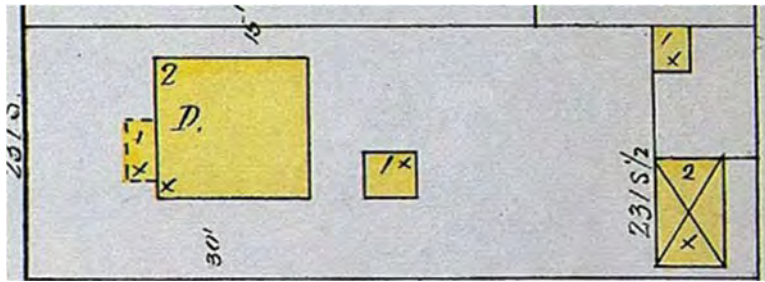


Central City Historic District

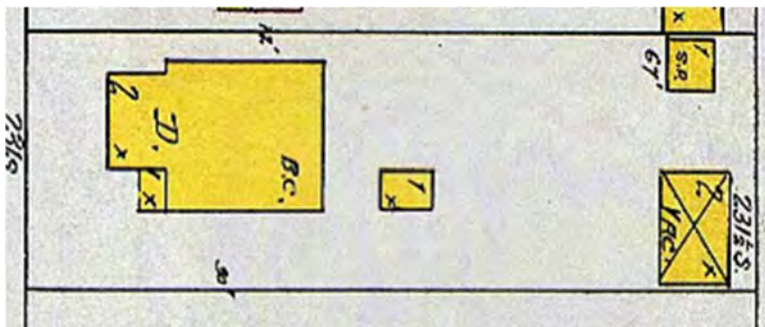


Location on 600E

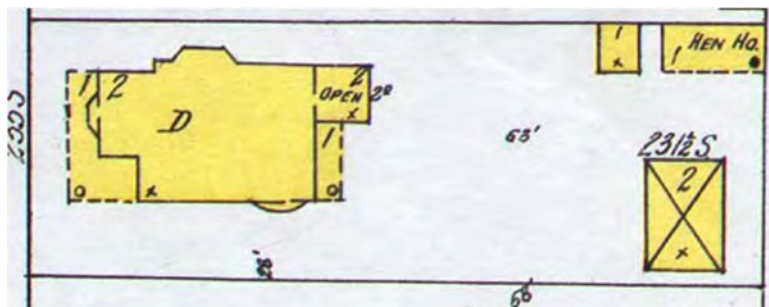




1889 – A simple almost-square, two-storey house is built.



1898 – The house is extended to the west with the gabled addition.



1911 – The front porch is present. Additionally, at the rear of the building, a small extension was added with a sleeping porch above.

The house is clad in painted wood shingles, with painted wood porch, strong entablature, and decorative window treatments in a mix of Victorian styles, much of which is in need of repair or replacement. The footings are of sandstone which has visible cracks and is in need of significant remediation. The windows are an eclectic mix of sizes, shapes and compositions.



West



South-West





North-West (trees removed since storm of Sep 2020)



East



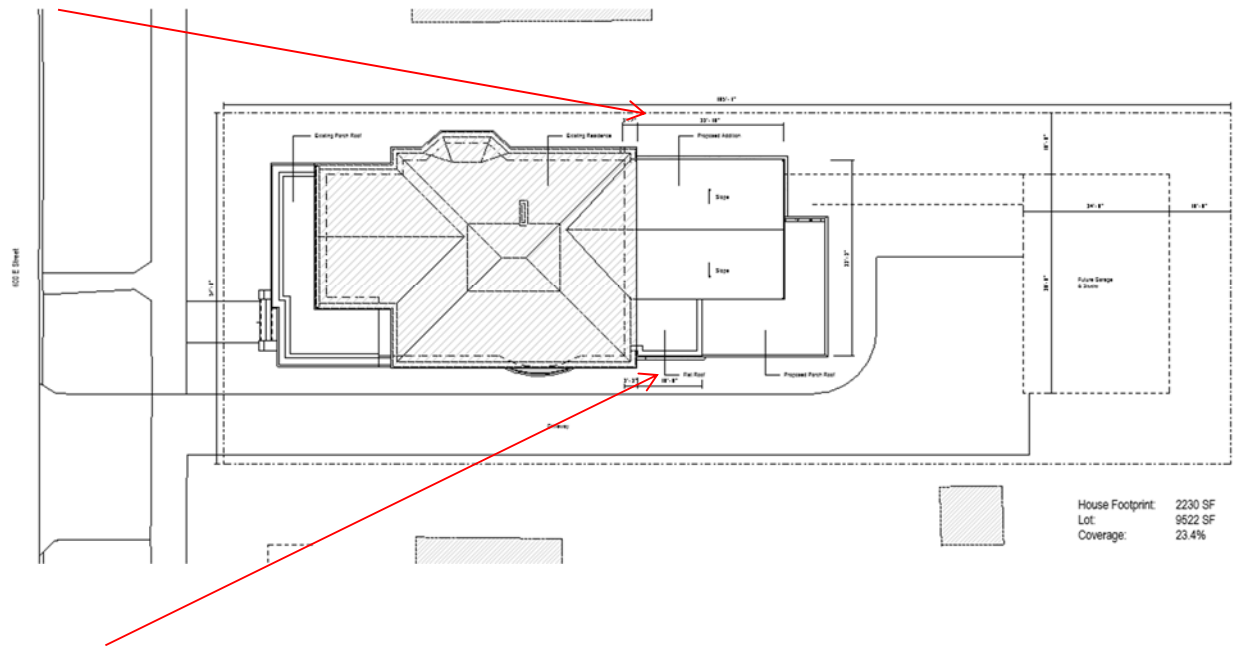
The proposal is to remove the existing rear sleeping porch extension in order to replace it with a new addition to provide functions for modern living while restoring the grand rooms inside the original house. While the front and two sides of the house are composed of visually complex window arrangements and architectural features, the existing rear is more utilitarian, and in a greater state of decline.







The new addition is entirely at the rear of the building so as to maintain the appearance and character of the original house. The prominent view to the back of the house is from the south driveway, where the volumes step back so as to lessen their visual impact.



South-West



North-West

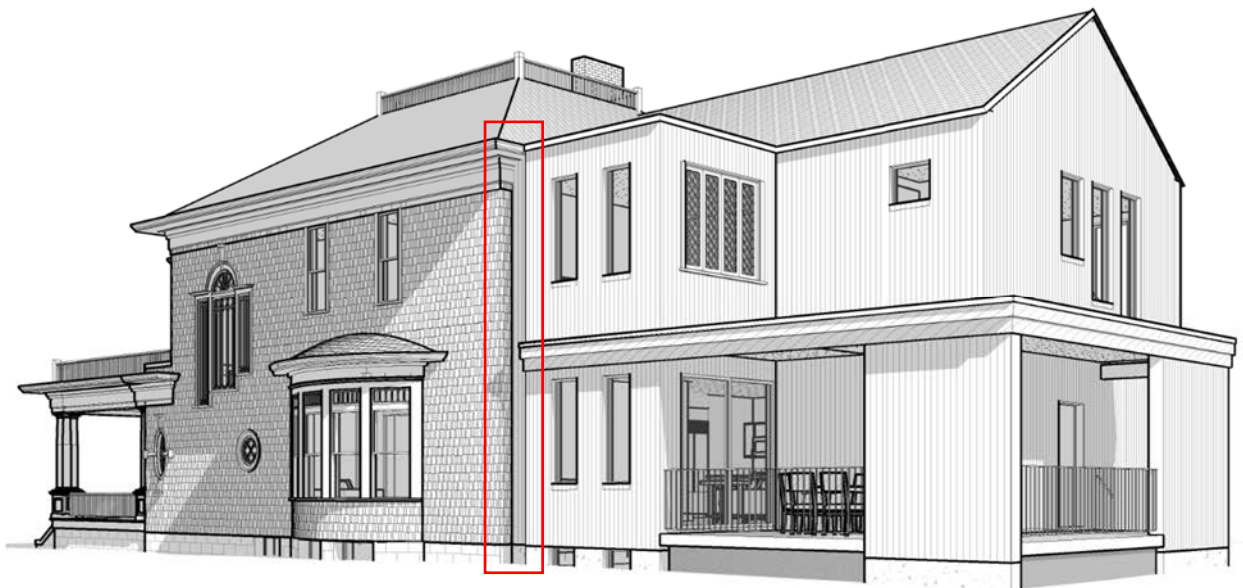
The main projecting volume has a gable to reference the historical form of the front of the house. The rear porch creates a more private and usable outdoor deck, with the roof continuing the horizontal line from the front porch, forming a connection between the two.

The extension will be clad in vertical wood siding in order to further differentiate, but will be painted to match so as to create continuity. While horizontal siding is more traditional, the vertical siding acknowledges this as a contemporary addition. The flashing/fascia board at the roof line of the addition will also be kept simple so as to maintain the contemporary design in line with the city's guideline that additions be products of their time.

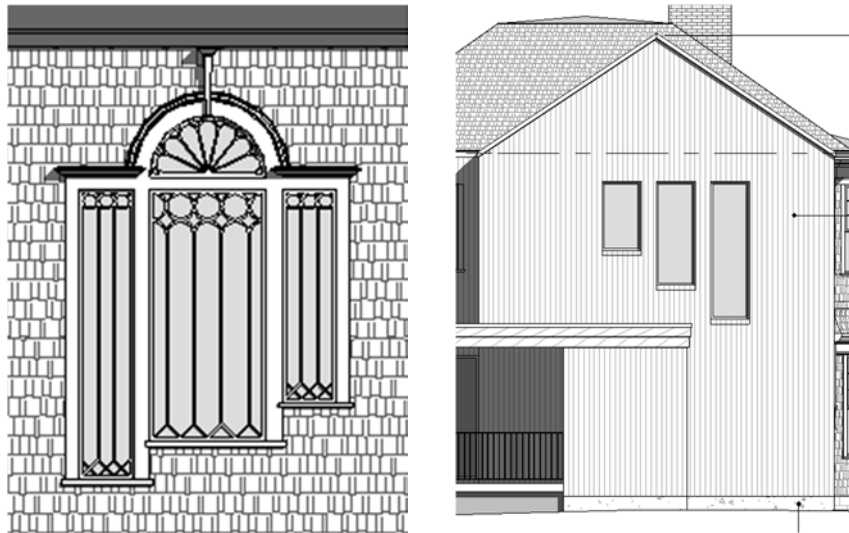




To provide greater differentiation between the existing and proposed volumes, a 'crease' in the façade has been added. This also allows for a cleaner return as the existing entablature wraps the back corners of the house.



A modern version of the single, tall windows above the south bow window is repeated across the new facades, providing rhythm and order, and attempting a similar solid-void relationship as the existing. Occasionally sill heights are changed to provide the function of the room inside, and at the new stair at the rear of the extension the sills of the three windows cascade down the façade, in a nod to the existing window at the main stair.



At the rear addition, a metal railing will be installed, to differentiate it from the original house.



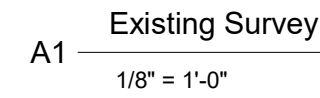
(Basis of design: exterior contemporary steel balustrades by Titan Architectural Products)



△ **Date**      **Revision**

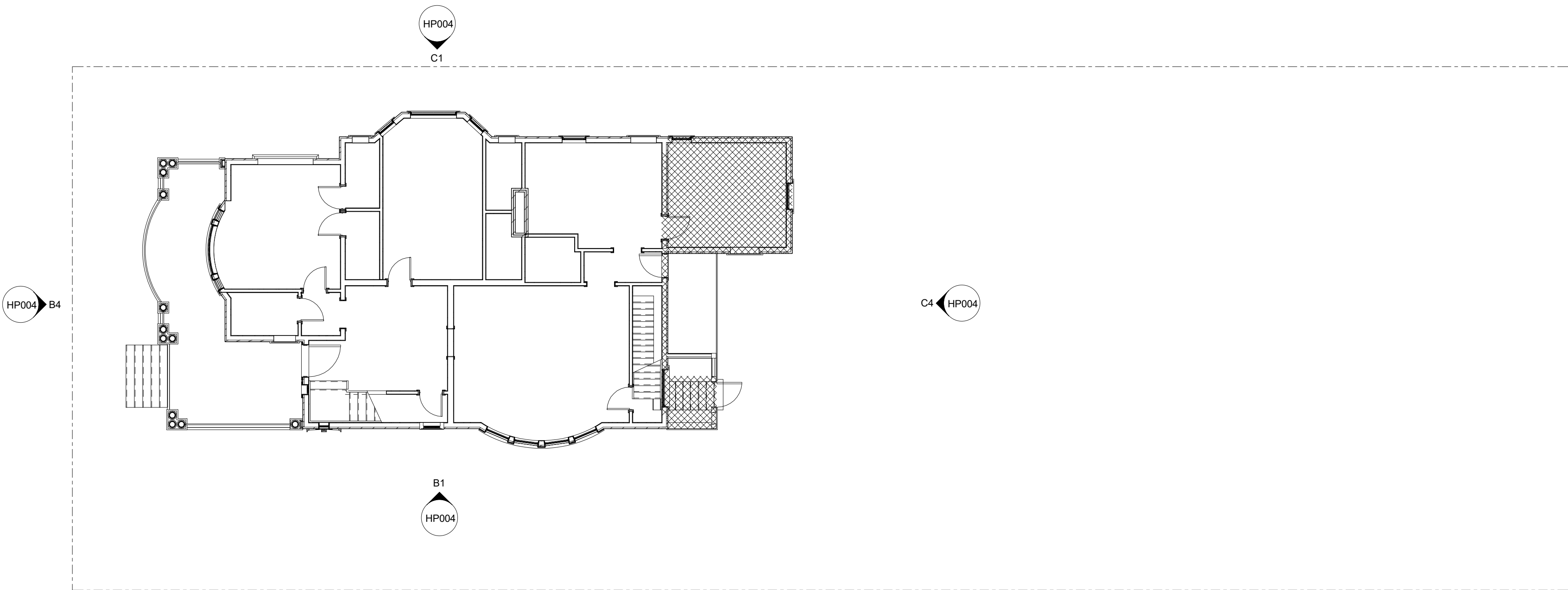
### Survey - Existing

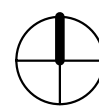
# HP001

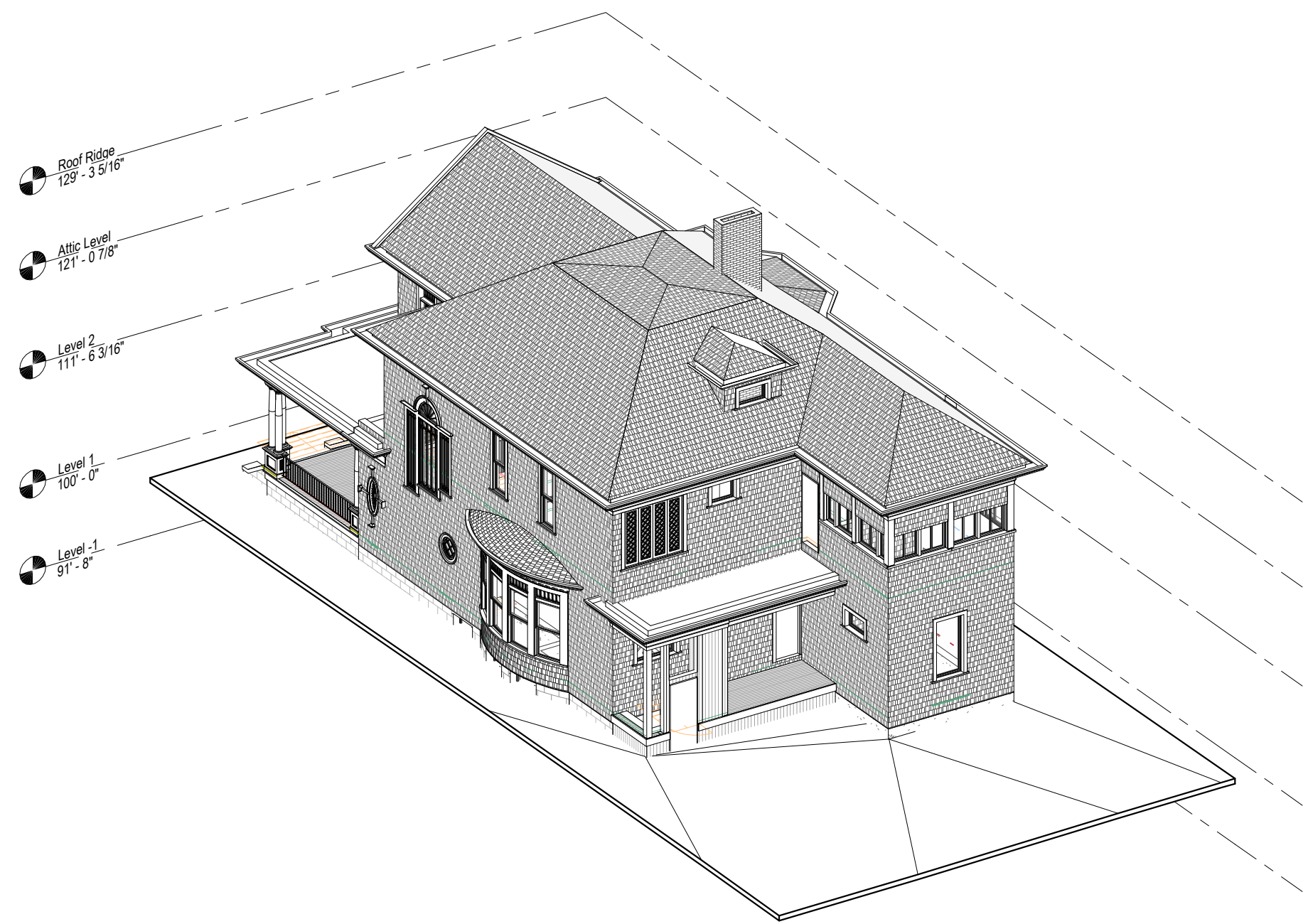




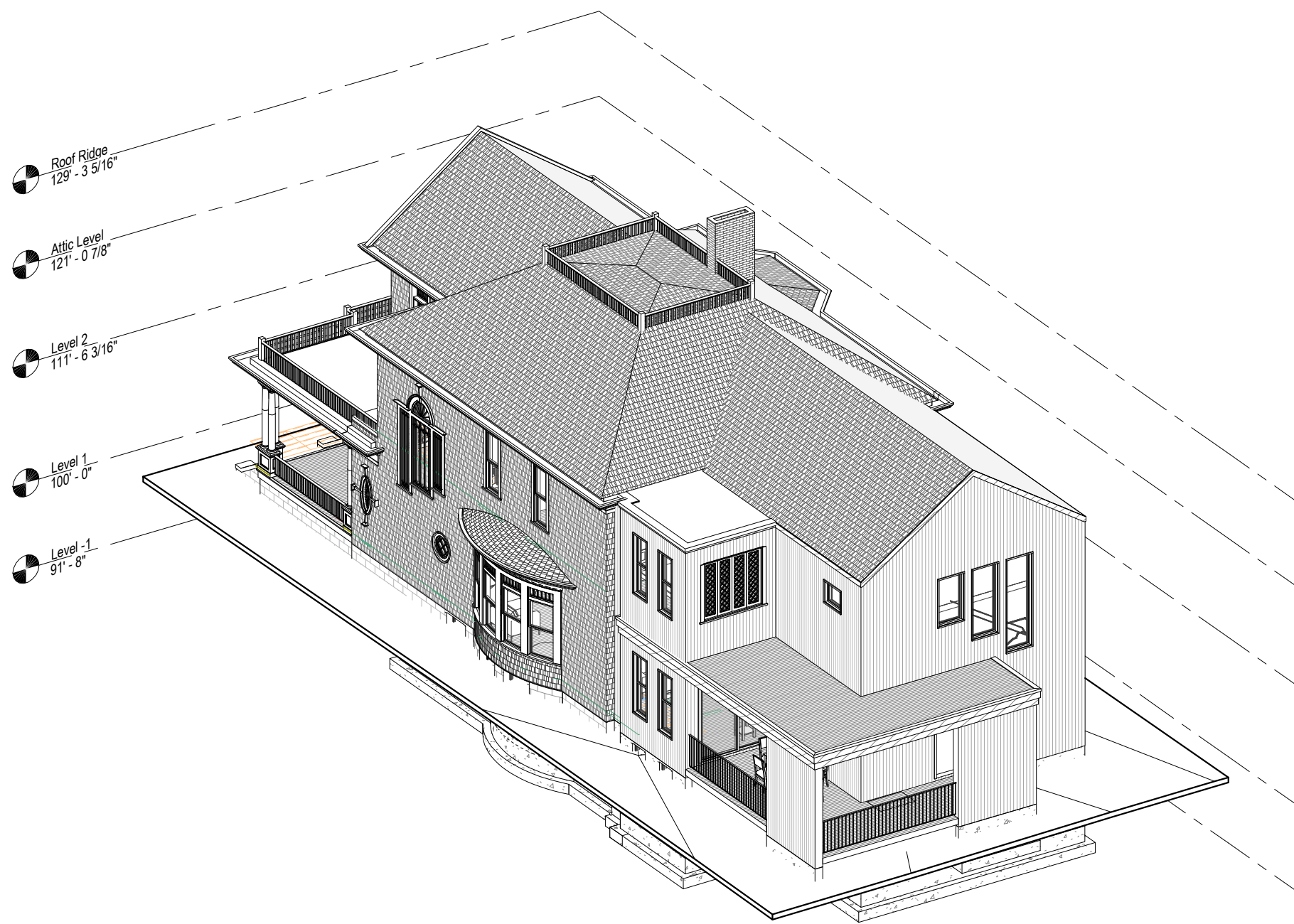




 C1 Level 1 Demolition Plan  
1/8" = 1'-0"



A1 Isometric - Existing



A3 Isometric - Proposed

**Langheinrich House**  
235 S 600 E  
Salt Lake City  
UT 84102

**Drawing Issue**  
Issue Date  
2 July 2021  
177.028

**Historic Preservation**  
2 July 2021  
177.028

**NWL Project**

 Date Revision

NOT FOR CONSTRUCTION

Demolition Plan

**HP003**

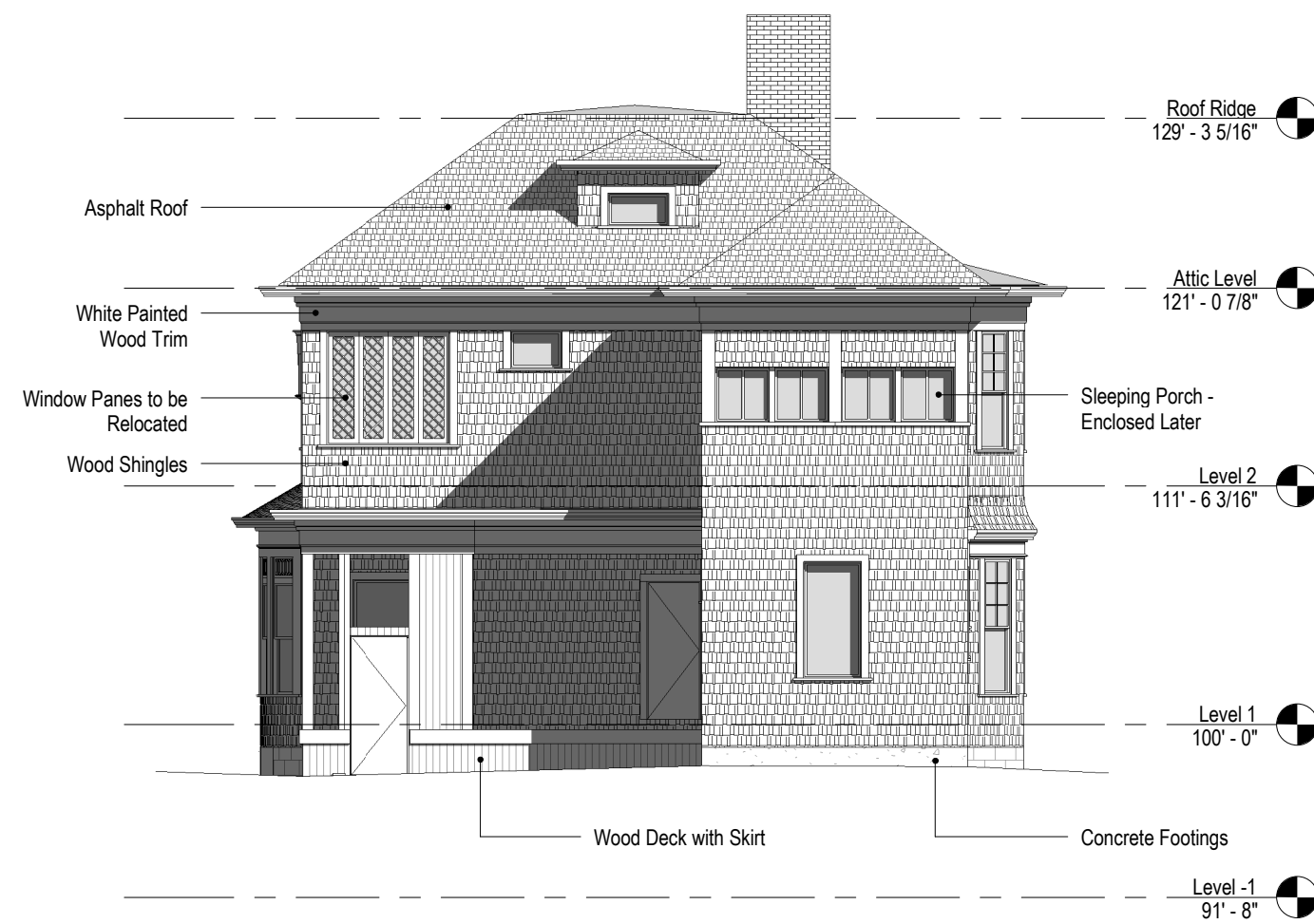




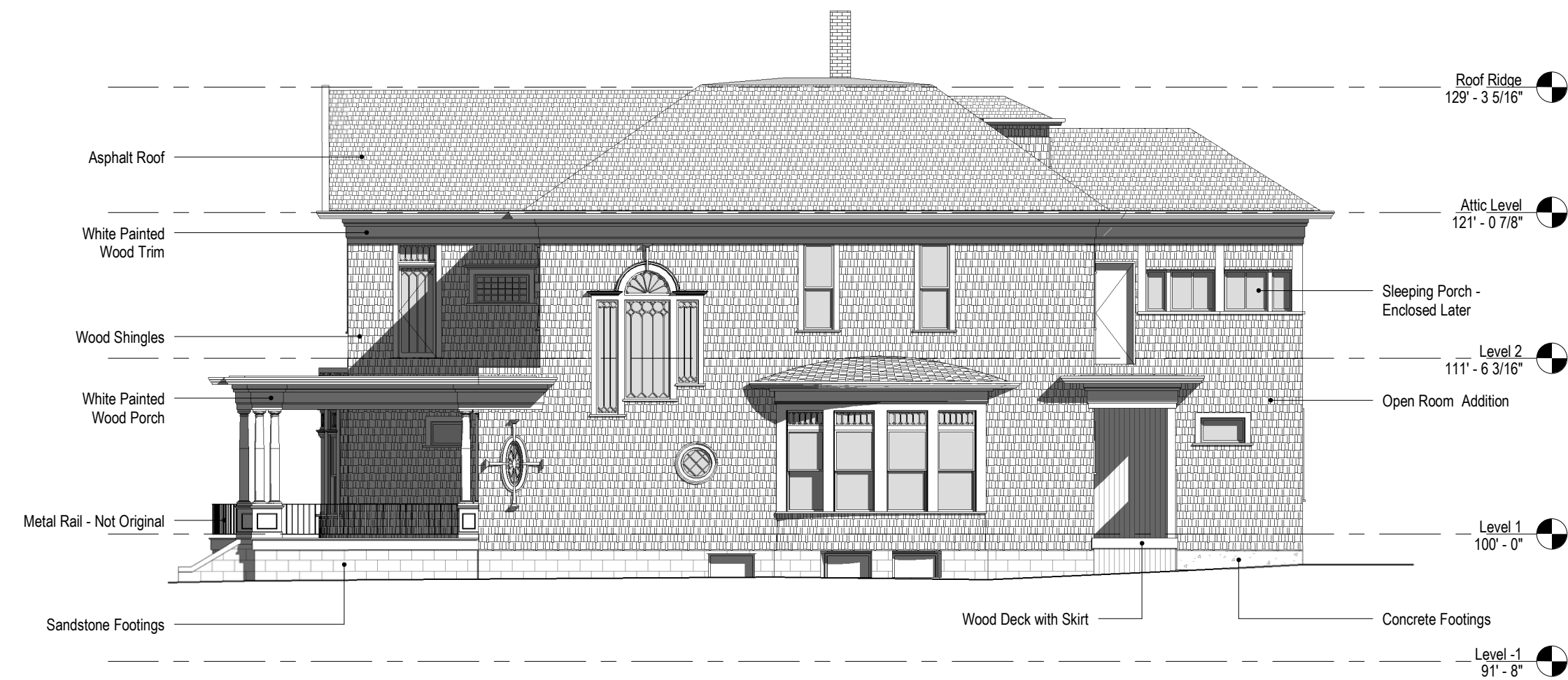
naylor wentworth lund  
architects



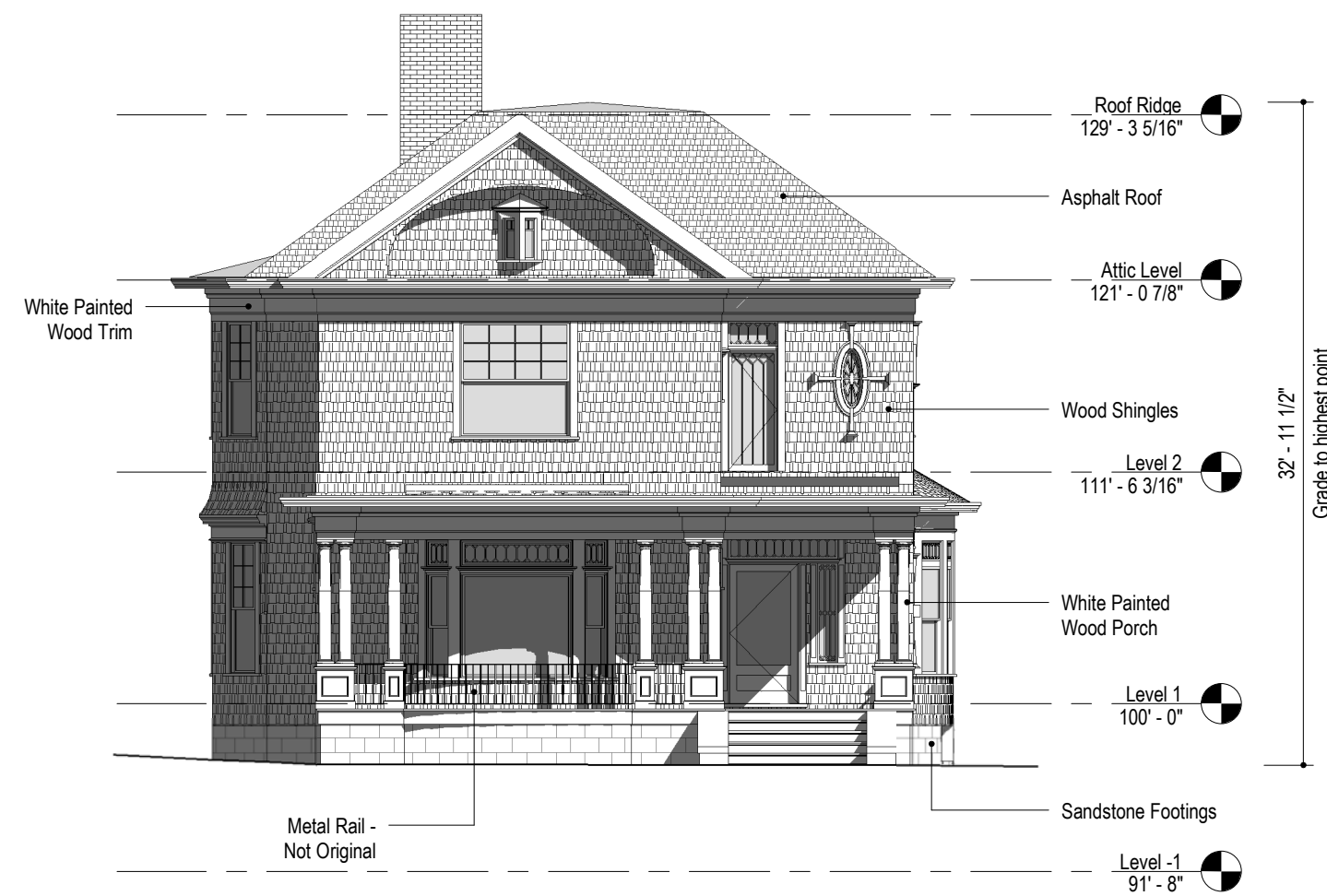
C1 North Elevation - Existing  
1/8" = 1'-0"



C4 East Elevation - Existing  
1/8" = 1'-0"



B1 South Elevation - Existing  
1/8" = 1'-0"



B4 West Elevation - Existing  
1/8" = 1'-0"

Langheinrich House

235 S 600 E  
Salt Lake City  
UT 84102

Drawing Issue  
Issue Date  
2 July 2021  
177.028

Historic Preservation  
2 July 2021  
177.028

NWL Project

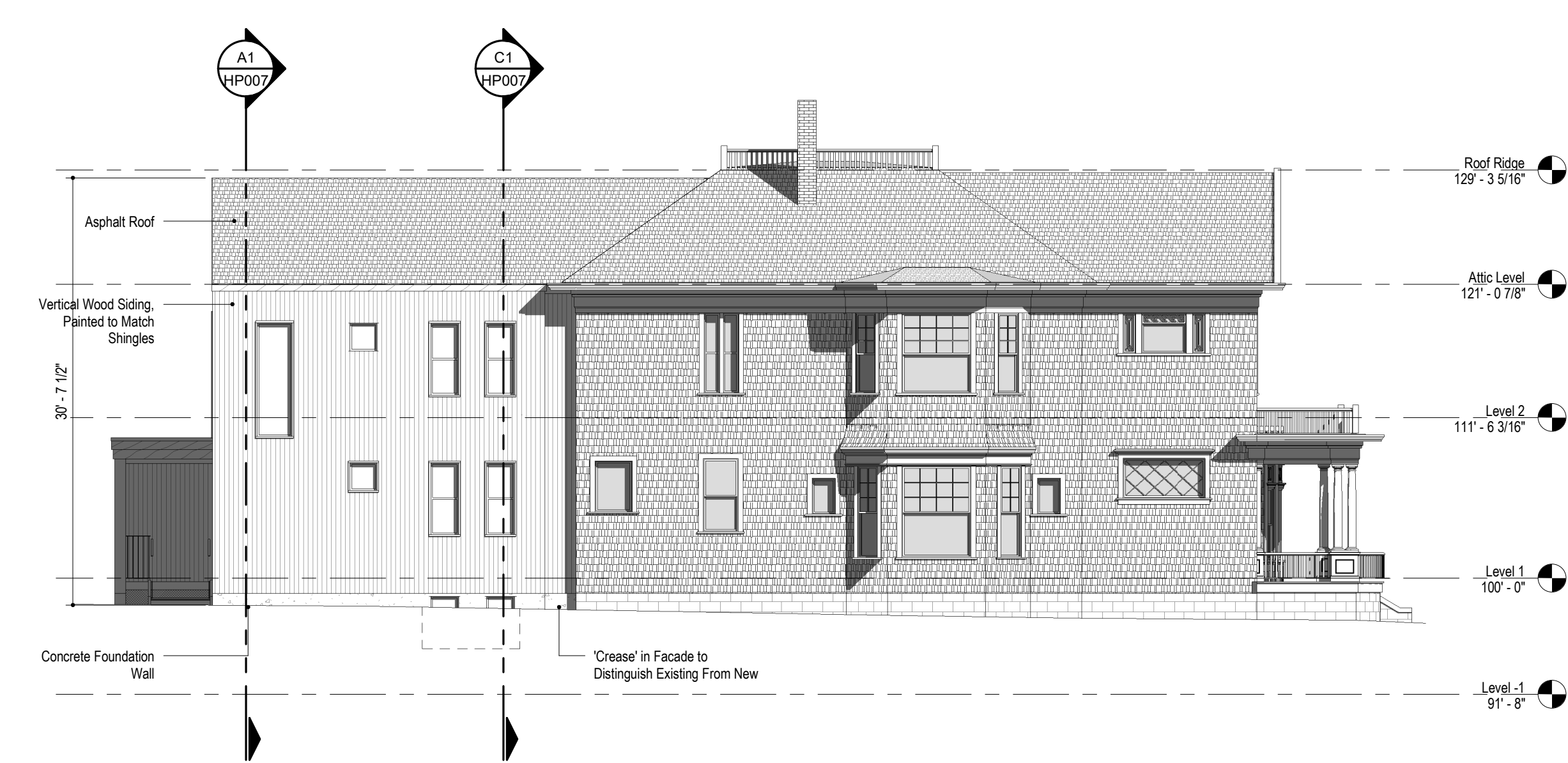
NOT FOR CONSTRUCTION

△ Date Revision

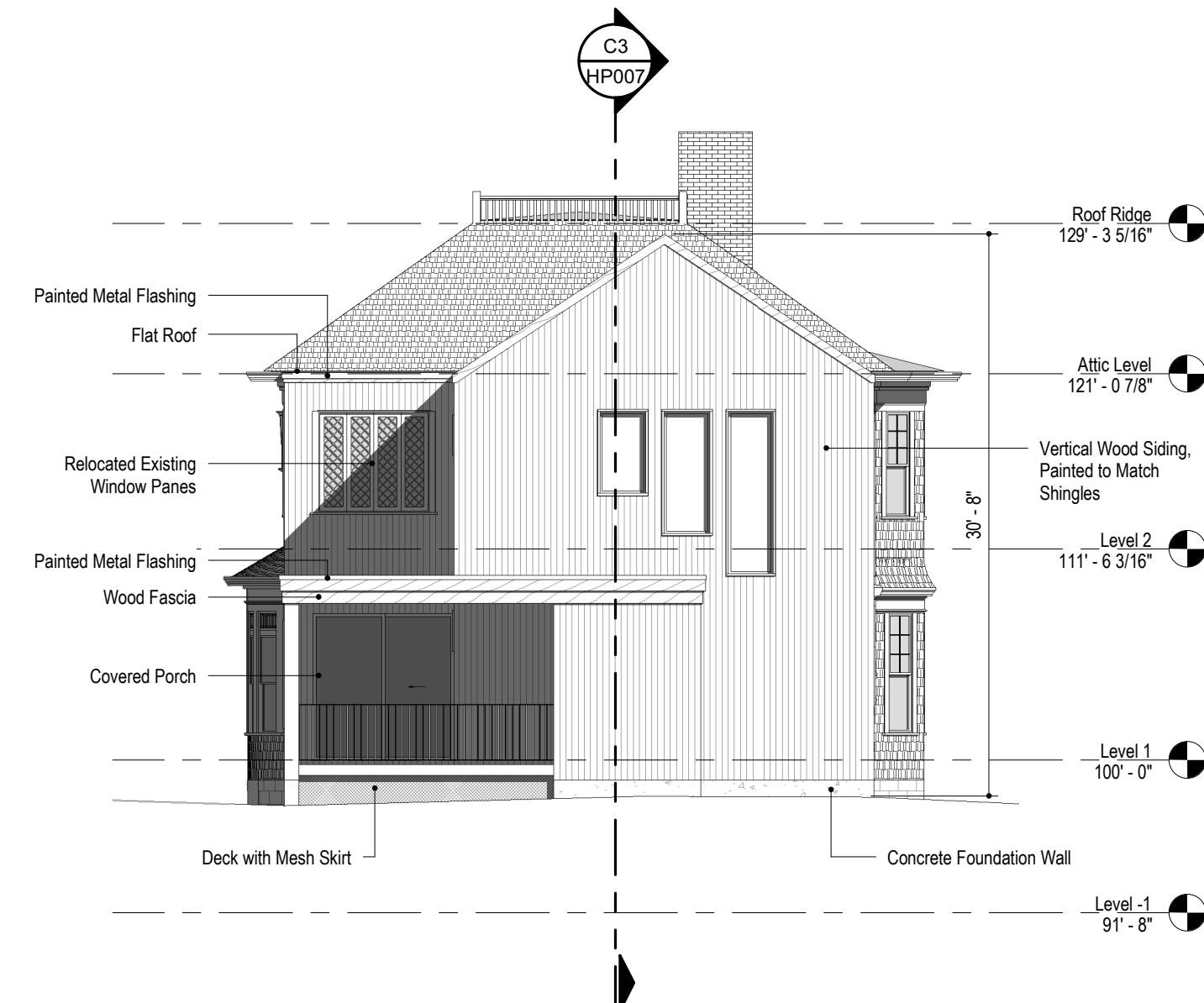
Elevations Existing

HP004

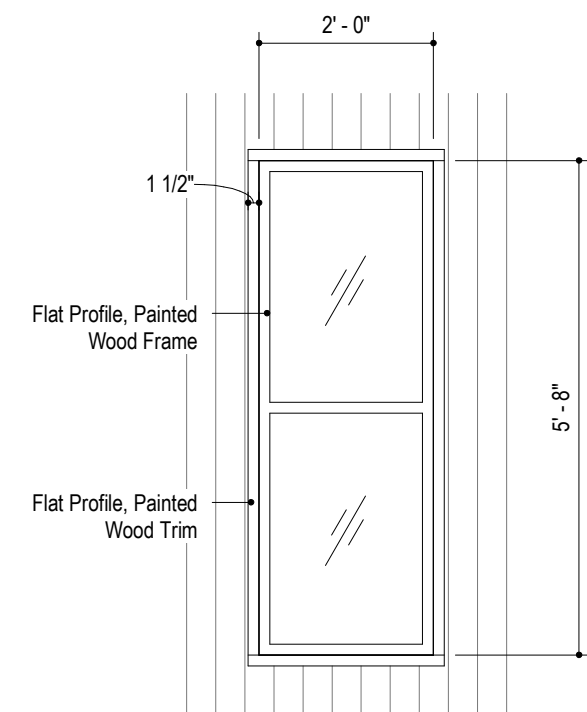




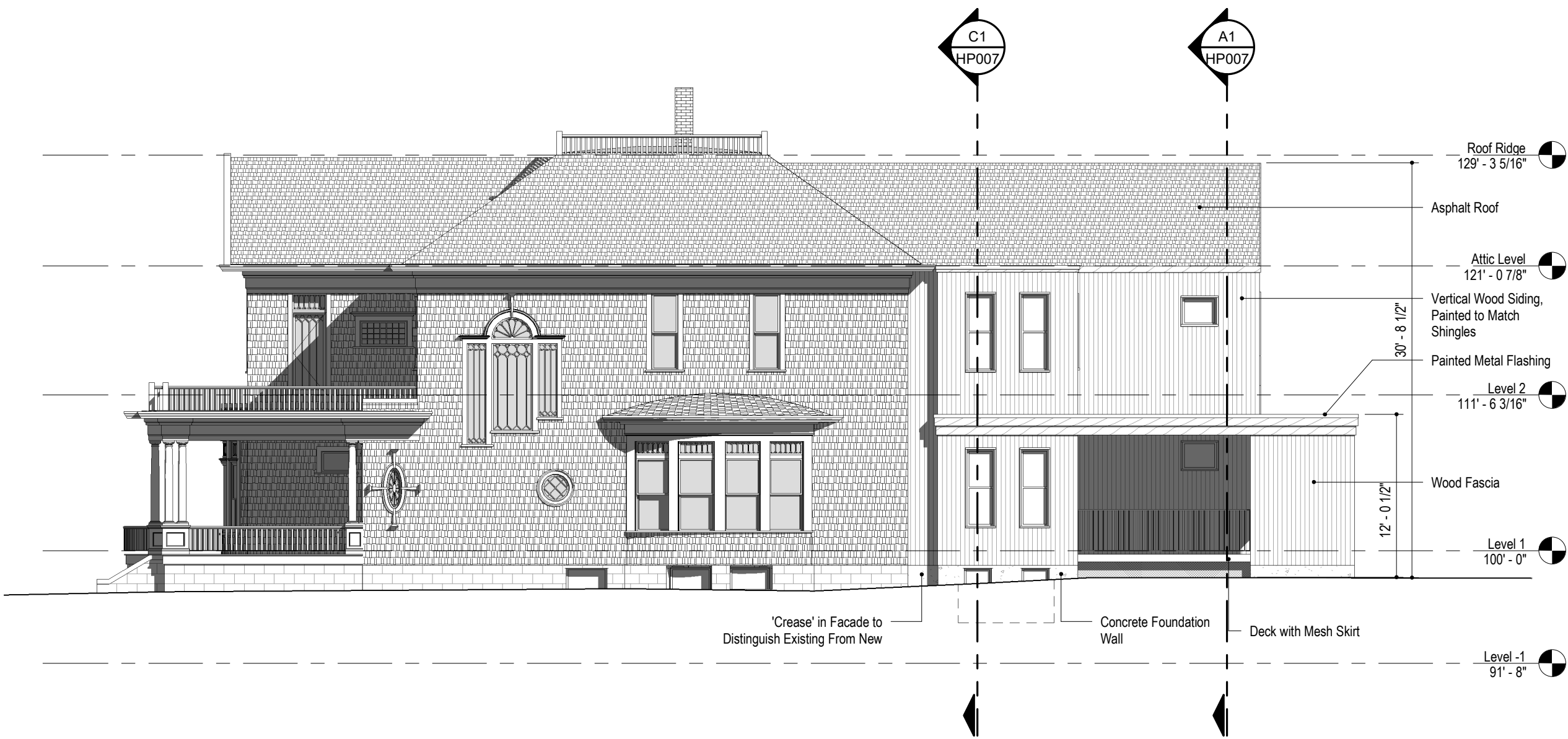
C1 North Elevation - Proposed  
1/8" = 1'-0"



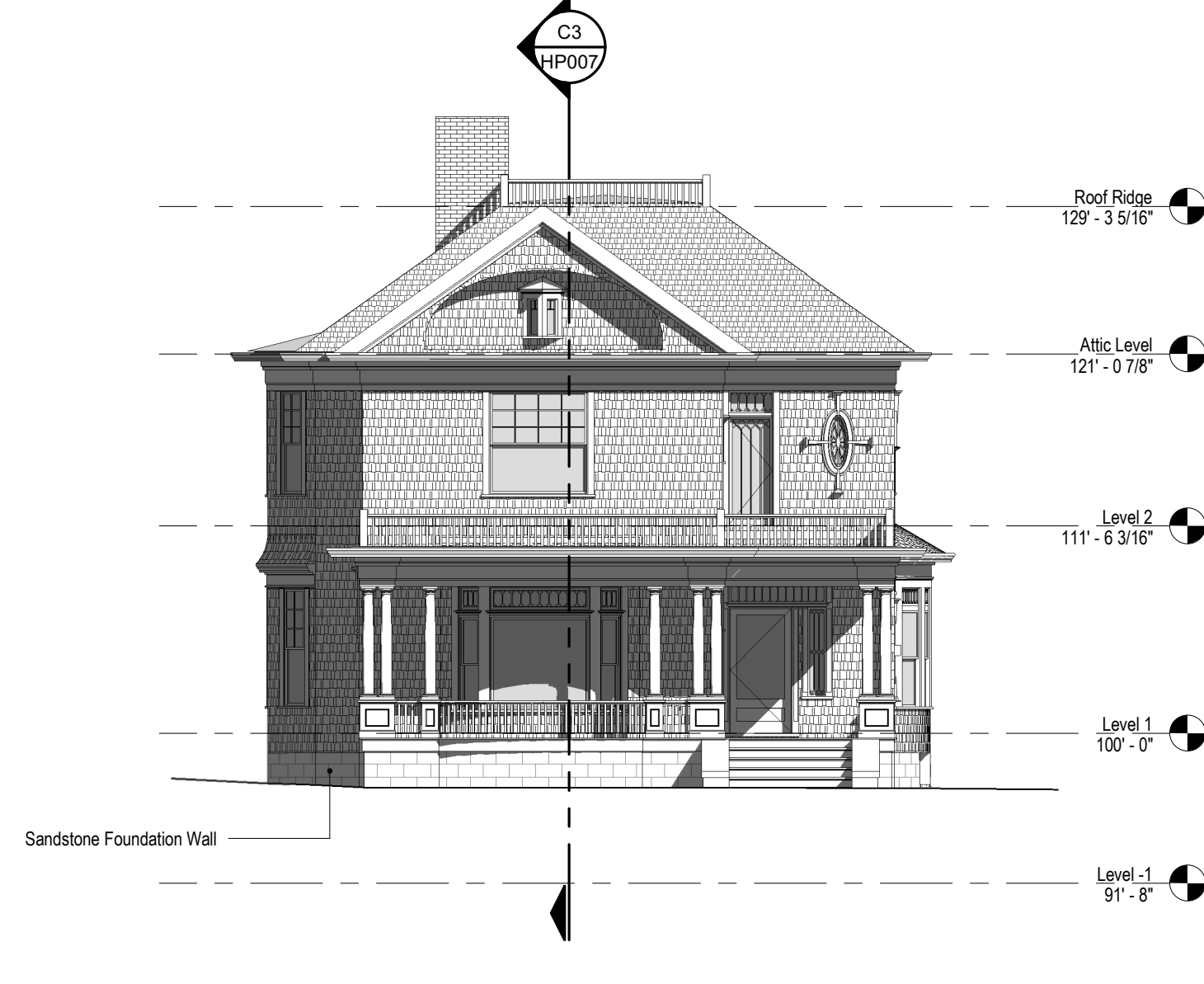
C4 East Elevation  
1/8" = 1'-0"



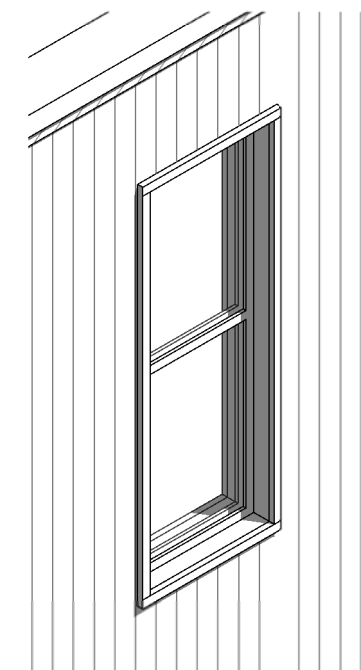
C5 Typical Window Elevation  
1/2" = 1'-0"



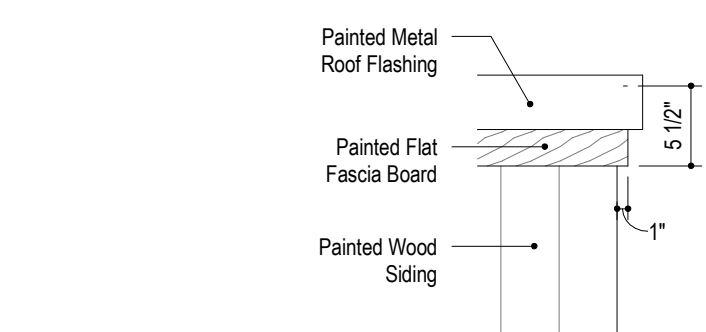
B1 South Elevation  
1/8" = 1'-0"



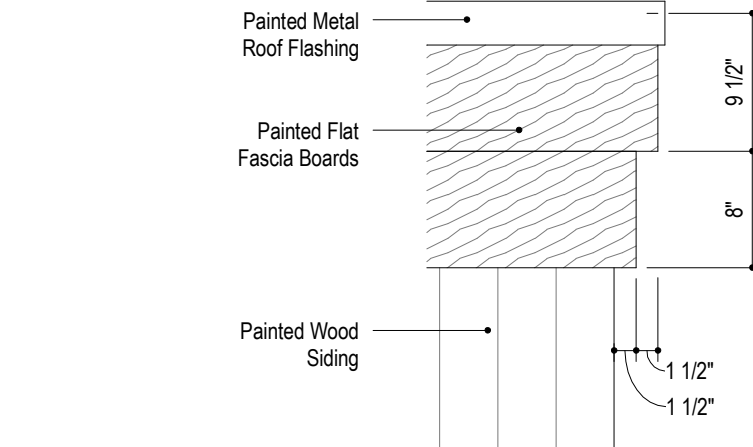
B4 West Elevation  
1/8" = 1'-0"



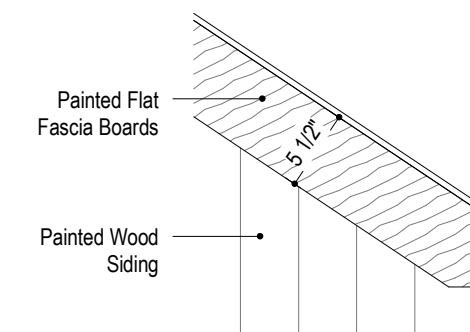
B5 Typical Window 3D



A2 Upper Flat Roof Profile  
1" = 1'-0"



A3 Rear Deck Roof Profile  
1" = 1'-0"



A4 Gable End Roof Profile  
1" = 1'-0"





naylor wentworth lund  
architects



C1 Exterior SW



C3 Exterior NW



A1 Exterior NE



A3 Exterior SE

**Langheinrich House**  
235 S 600 E  
Salt Lake City  
UT 84102

**Drawing Issue**  
Issue Date  
NWL Project

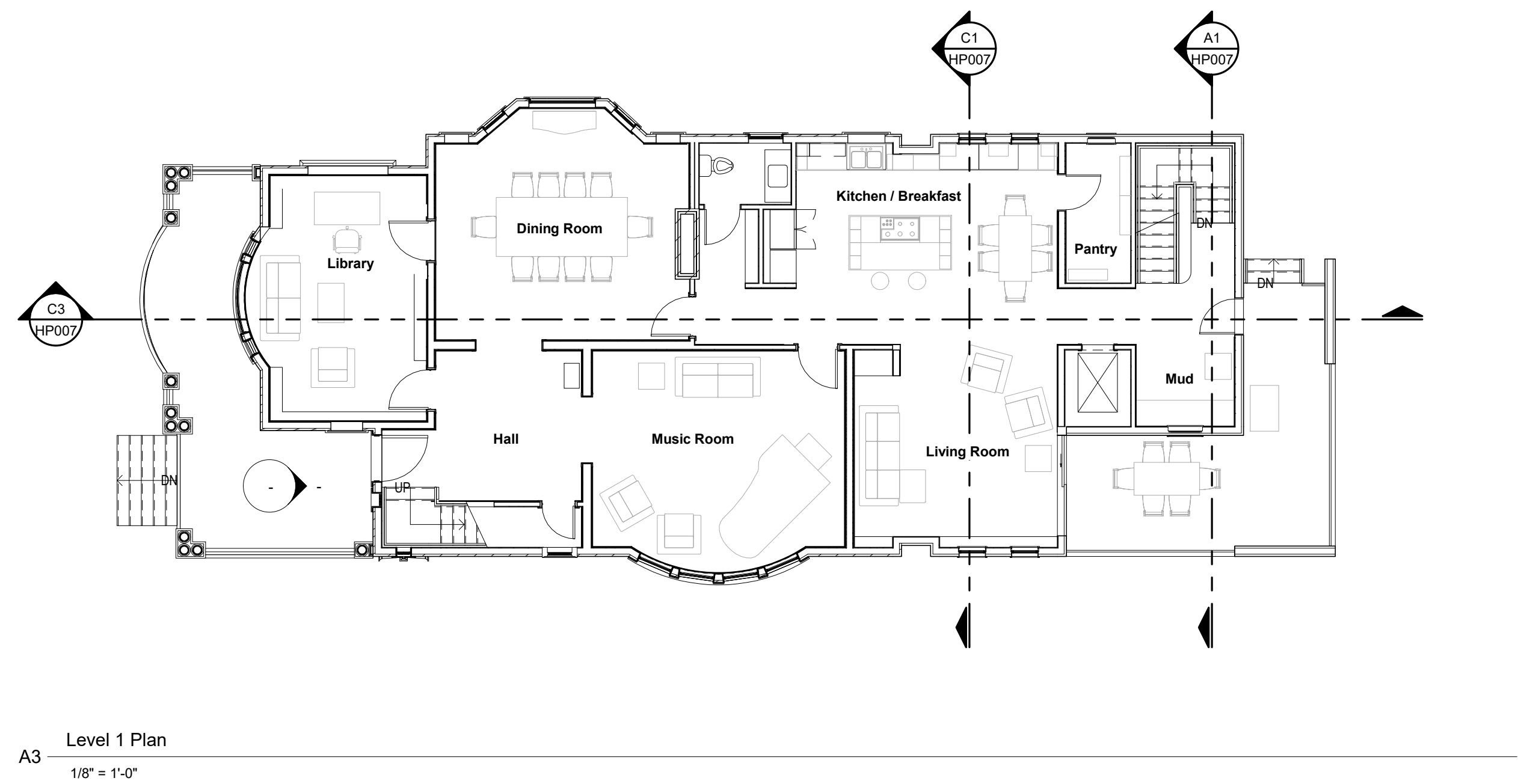
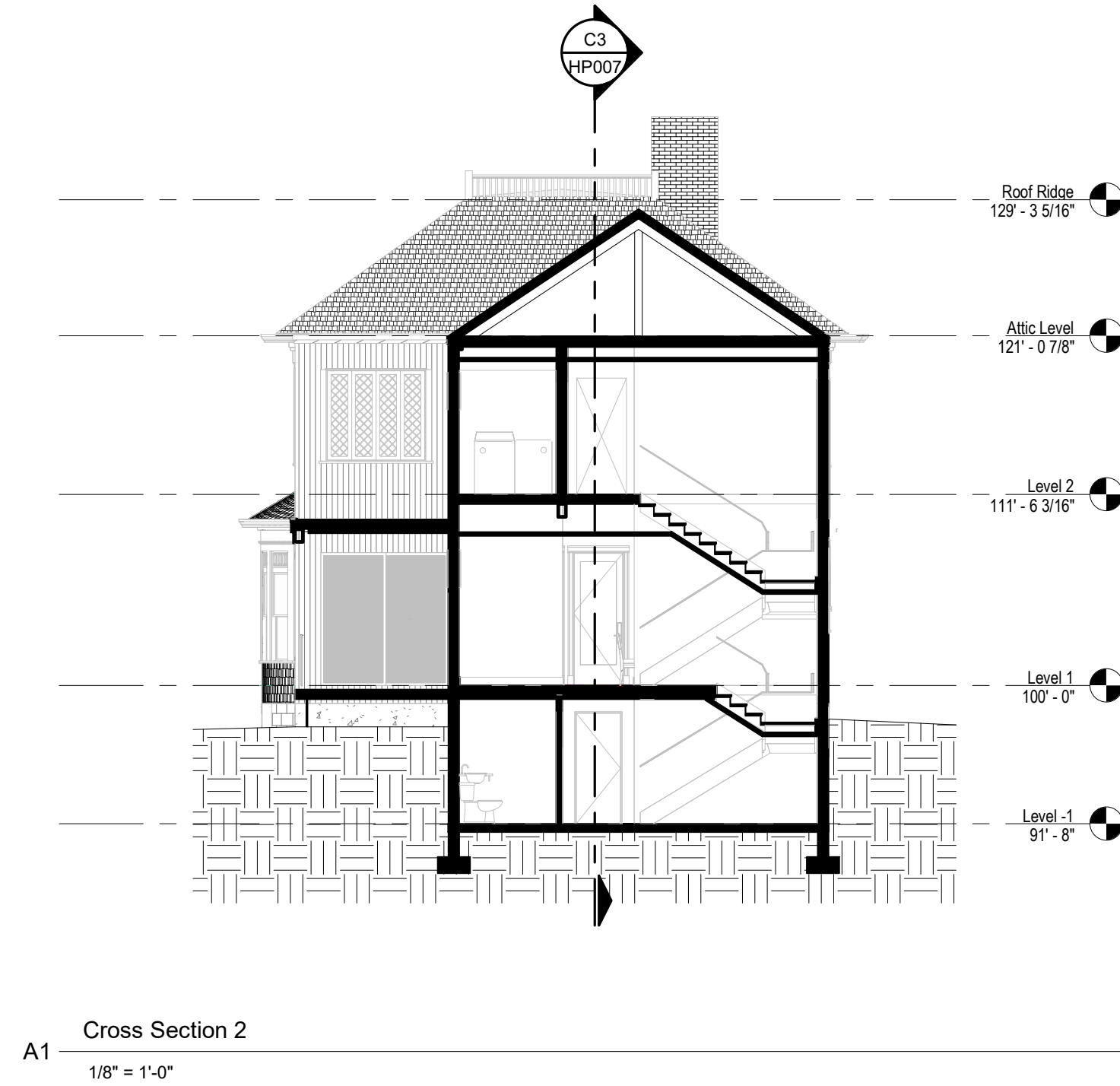
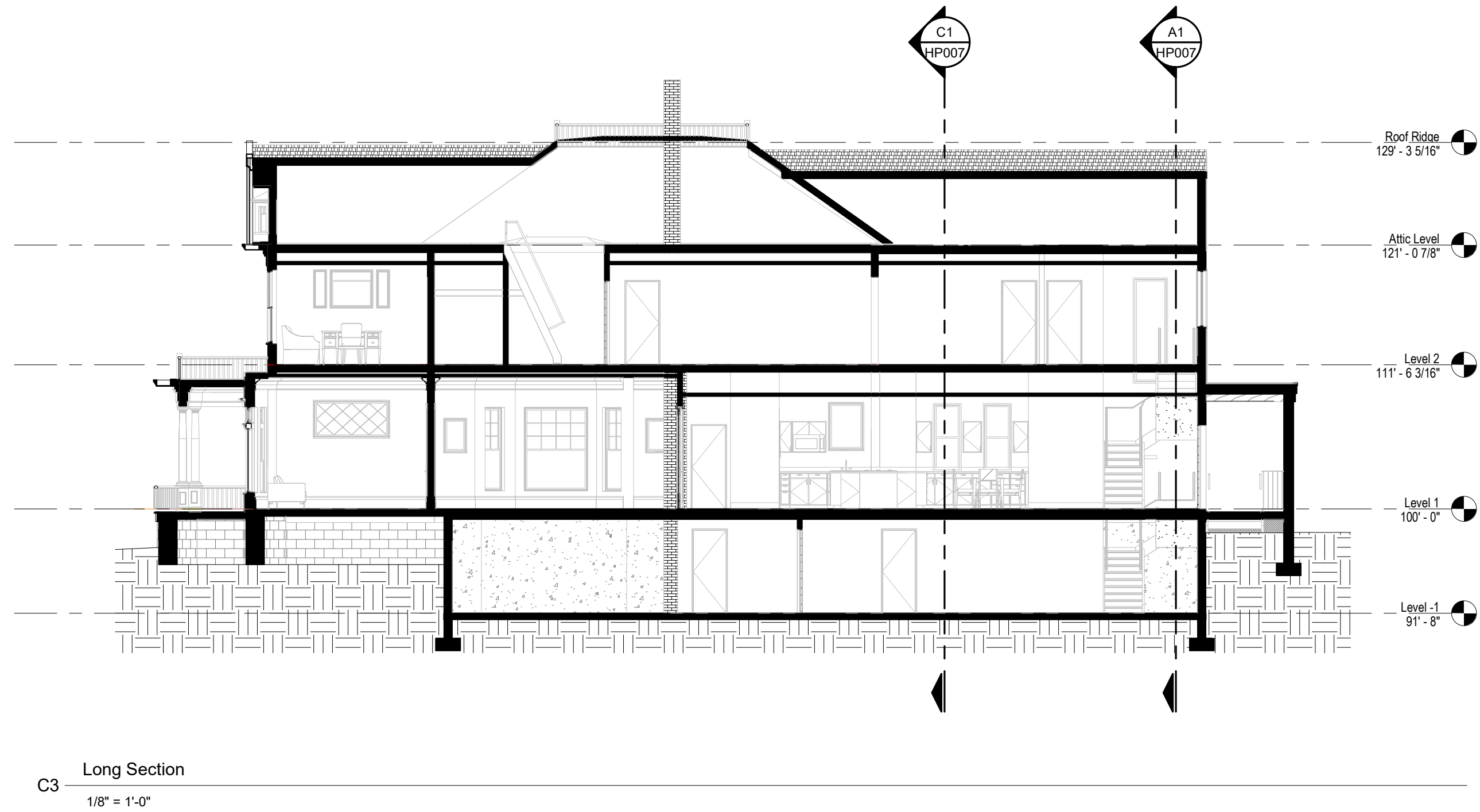
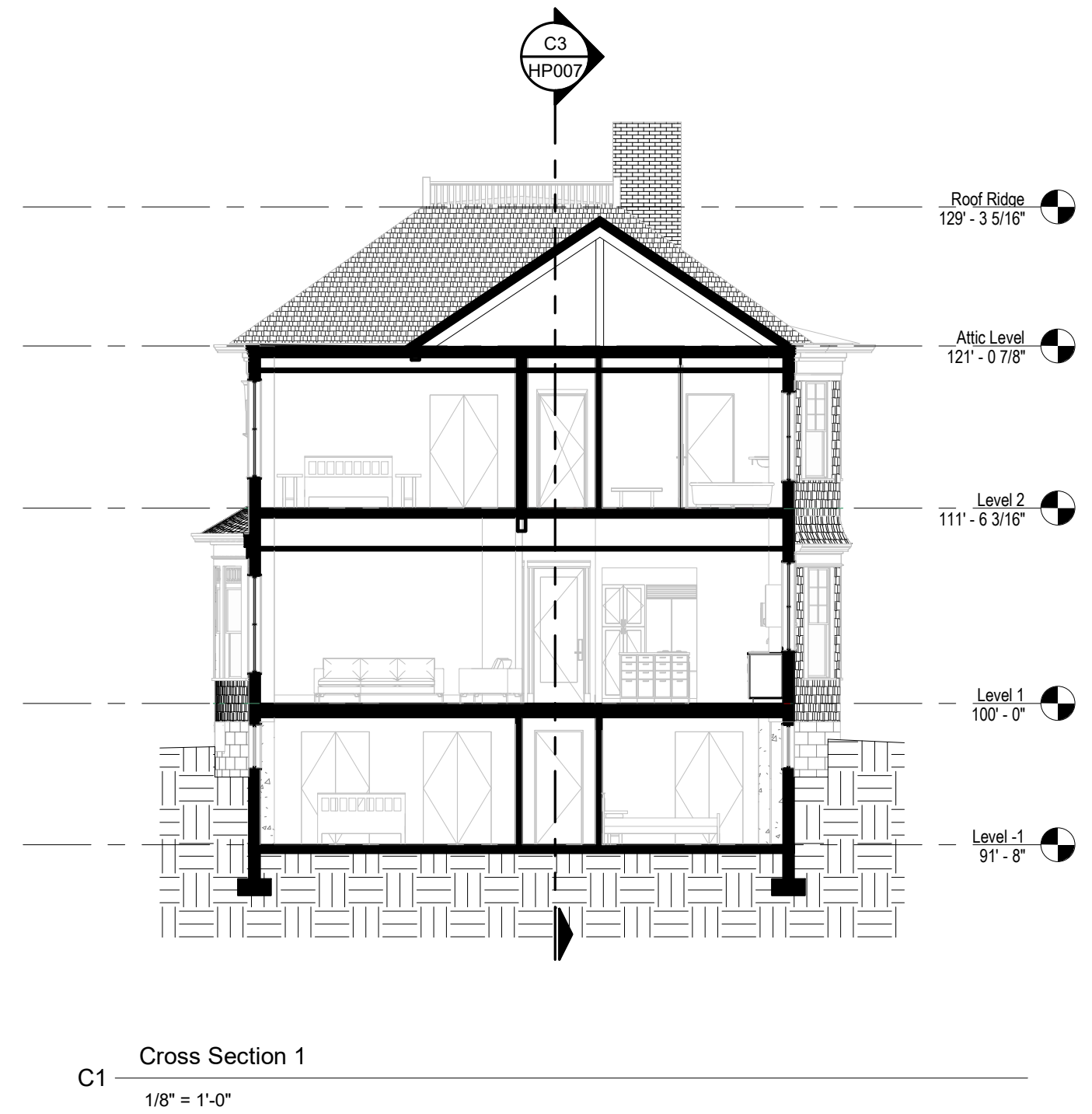
**Historic Preservation**  
2 July 2021  
177.028

△ Date Revision

NOT FOR CONSTRUCTION

3D Views

**HP006**



**Langheinrich House**  
235 S 600 E  
Salt Lake City  
UT 84102

**Drawing Issue**  
Issue Date  
2 July 2021  
177.028

**Historic Preservation**  
NWL Project

△ Date Revision

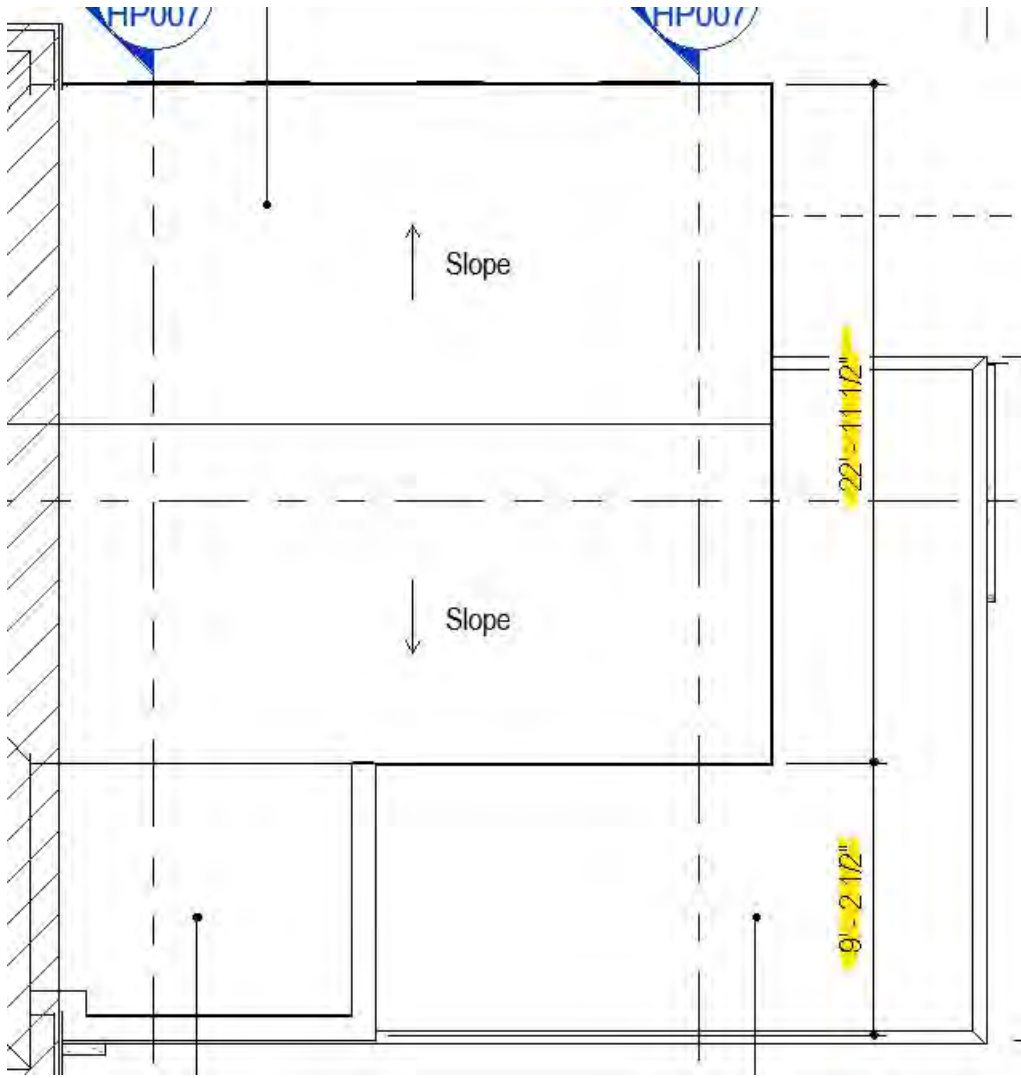
NOT FOR CONSTRUCTION

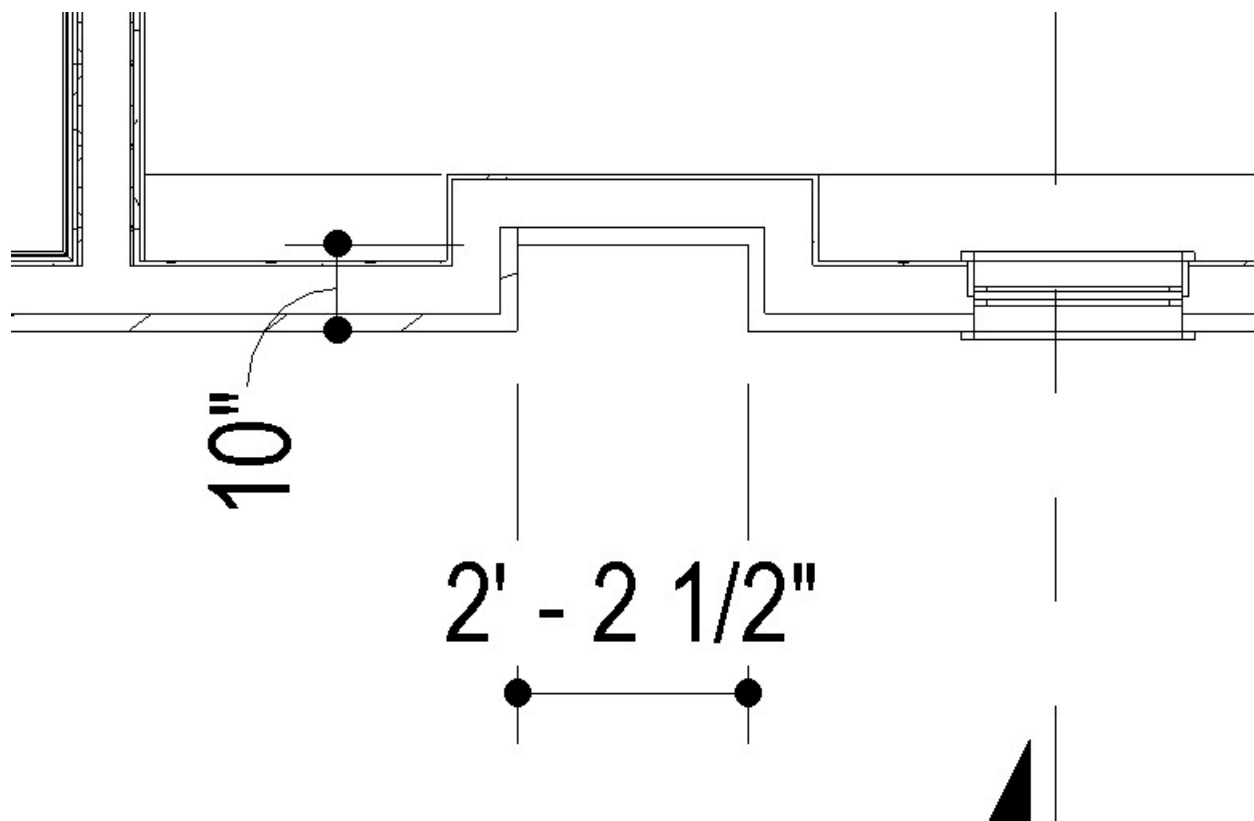
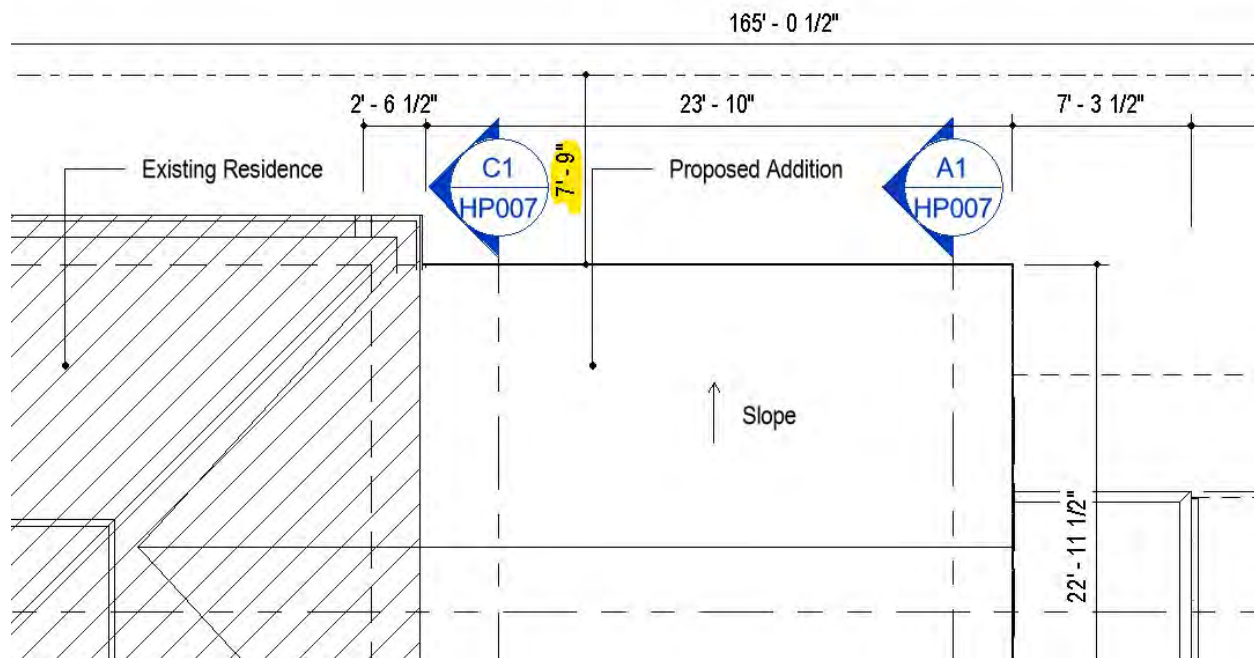
Building Sections -  
Proposed

**HP007**



## Additional Applicant Information





## ATTACHMENT E: ANALYSIS OF STANDARDS FOR RMF-35

### Zoning Ordinance Standards for RMF-35 (Moderate Density Multi-Family Residential District)

Purpose Statement: The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Proposed	Finding
<b>Front Yard:</b> Twenty feet (20').	No change proposed.	NA
<b>Rear Yard:</b> Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty-five feet (25').	66' to porch	Complies
<b>Side Yard:</b> Four feet (4') on one side and ten feet (10') on the other	7' 9" on the north and 17' 7 ½" on the south	Complies
<b>Maximum Building Height:</b> The maximum building height permitted in this district is thirty-five feet (35').	30' 8" to ridge	Complies
<b>Lot Coverage</b> - Maximum Building Coverage: Single-Family Detached: The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot area.	23.4%	Complies



# ATTACHMENT F: ANALYSIS OF STANDARDS FOR MAJOR ALTERATIONS IN A HISTORIC DISTRICT

## Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for the alteration of a contributing structure in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. The proposal is reviewed in relation to those that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City applies, specifically Chapter 8: Additions provides the relevant design guidelines for this major alteration. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G) and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in [Attachment G](#) to this report.

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

[https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-66379](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-66379)

Standard	Rationale	Findings
<b>Standard 1:</b> 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;	The property was likely constructed as a single-family residence before 1889. The 1980 survey reports it as multi-family. The property owners plan to occupy it as a single-family home.  The proposed addition is to the rear of the original structure, and while visible from the right-of-way, will be distinguishable from the historic structure and will require minimal change to the building and site's defining characteristics.	<b>Complies</b>
<b>Standard 2:</b> 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;	The proposal includes the removal of a historic addition, which was added prior to 1911. This addition was not well integrated with the original structure and, while visible, is located to the rear. The removal of the addition does not have a significant impact on the character defining features or integrity of the historic dwelling.	<b>Complies</b>
<b>Standard 3:</b> All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	The proposed addition is contemporary in style and is differentiated from the original dwelling. The following specifically differentiate it: the "crease" separating it from the original form, the use of vertically oriented wood siding as a contrast to the wood shingles, and the gable roof with a peak just below the ridgeline of the truncated hip roof of the historic dwelling.	<b>Complies</b>

<b>Standard 4:</b> Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	A rear addition will be removed as part of the proposal. Per Sanborn maps, the rear addition was added prior to 1911. The rear addition includes a room on the first floor with wood shingles on the interior and to the north is uninsulated. There is an enclosed sleeping porch on the second. Its location in the rear is visible from the right-of-way, but its removal will not significantly affect the character defining features of the property or its integrity.	<b>Complies</b>
<b>Standard 5:</b> Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	<p>This review is for the removal of the historic rear addition and the construction of a new addition. A separate review will be completed for the rehabilitation of the historic dwelling.</p> <p>While the rear addition has wood shingle siding, and historic windows; it does not have the detailing of the historic dwelling, it is not well integrated, and is located to the rear of the historic dwelling. As such, its removal does not significantly affect the character defining feature of the property or its integrity.</p> <p>The historic dwelling has numerous distinctive features, finishes, and examples of craftsmanship that are to be rehabilitated and preserved through a separate administrative process. The construction of the proposed addition will not significantly affect those features that are visible from the right-of-way.</p>	<b>Complies</b>
<b>Standard 6:</b> 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.	Not applicable. The rehabilitation of the historic dwelling will be reviewed as a separate administrative application.	<b>Complies</b>
<b>Standard 7:</b> 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.	This request does not include chemical or physical treatments that can cause damage to historic materials.	This standard is not applicable.

<p><b>Standard 8:</b> Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The proposed, contemporary addition will not destroy significant architectural or other material. It requires the removal of an existing historic addition; however, this addition is not architecturally significant.</p> <p>The proposed addition is compatible with the existing historic dwelling. It is separated from the historic dwelling with a “crease” and further distinguished with the gable peak lower than the historic ridgeline. Its roof material, slope, and form are consistent with the existing dwelling. The proposed vertical wood siding on the addition will differentiate it from the wood shingles on the historic structure.</p>	<p><b>Complies</b></p>
<p><b>Standard 9:</b> Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>The addition is designed in a manner that if the addition were to be removed in the future, the form and integrity of the structure would be unimpaired. While there is an existing historic rear addition that would be removed, the essential form and integrity of the original structure would be maintained. The new addition is located to the rear and, while a large addition, is compatible with the massing size, scale, and architectural features of the historic dwelling. Its design, massing, scale, and materials are compatible.</p>	<p><b>Complies</b></p>
<p><b>10.</b> Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic materials.</p>	<p>This standard is not applicable to the proposed addition.</p>	<p><b>Not Applicable</b></p>



## **ATTACHMENT G: APPLICABLE DESIGN GUIDELINES**

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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.

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

**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 also should 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 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.
- See also the discussion of specific building types and styles, in the History and Architectural Style section of the guidelines.
- 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.

**Ground Level Additions**

**8.11 A new addition should be kept physically and visually subordinate to the historic building.**

- The addition should be set back significantly from primary facades.
- The addition should be consistent with the scale and character of the historic building or structure.

- Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.

**8.12 Roof forms should be similar to those of the historic building.**

- Typically, gable, hip and shed roofs are appropriate.
- Flat roofs are generally inappropriate, except where the original building has a flat roof.

**8.13 On primary facades of an addition, a 'solid-to-void' ratio that is similar to that of the historic building should be used.**

- The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the façade.



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

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

### **Public Hearing Notice:**

Notice of the public hearing for this project includes:

- Public hearing notice mailed on August 19, 2021.
- Public hearing notice posted on City and State websites on August 19, 2021.
- Sign posted on the property on August 20, 2021.

### **Public Comments:**

As of August 25, 2021, one email comment has been received and is attached. Any comments received after the publication of this staff report will be forwarded to the Commission.

**From:** [cindy.cromer](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) brief note for the HLC's packet  
**Date:** Wednesday, August 25, 2021 7:07:11 AM

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To members of the Landmarks Commission

From cindy cromer

Re new construction at 235 S 600 E

8/25/21

As a nearby property owner, I have been watching the deterioration of the house at 235 S 600 E for almost 20 years. Over that time, I have come to the conclusion that the aspect of the house which makes it worth saving is its extraordinary fenestration, which is the most elaborate and varied collection of "voids" that I can think of on a residential building in Salt Lake. I acquiesce to the standard of "product of its own time," but the new construction must include extraordinary attention to the windows on the new addition and their detailing.

I anticipate that the staff report will be available a week ahead of your hearing. I will no doubt have more thoughts to share after reading the staff's analysis. There is no question, however, that this property is all about its windows and that an addition must respect the attention to detail in the fenestration of the historic portion.

Sincerely, cindy cromer