



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Aaron Barlow, Principal Planner, 801-535-6182 or aaron.barlow@slcgov.com
Date: February 3, 2022
Re: PLNHLC2021-00900 - Minor Alteration

Minor Alteration

PROPERTY ADDRESS: 563 East 800 South
PARCEL ID: 16-07-231-036-0000
HISTORIC DISTRICT: Central City Local District
ZONING DISTRICT: RMF-30 Low-Density Multi-family Residential District
H Historic Preservation Overlay District
DESIGN GUIDELINES: Residential Design Guidelines (Additions)
COUNCIL DISTRICT: District 4, Analia Valdemoros

REQUEST

Ted Konold, representing the property owner, is requesting a certificate of appropriateness from the Historic Landmark Commission to construct a rear addition to the house. As part of this request, the applicant is asking for a waiver of the interior side-yard setback.

RECOMMENDATION

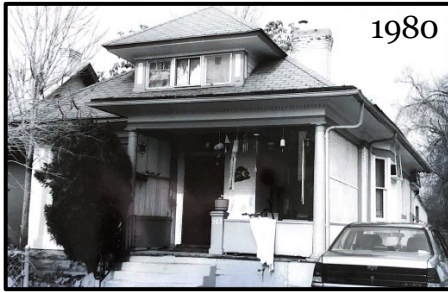
As outlined in the analysis and findings within this report, it is Planning Staff's opinion that the proposed project does not meet the intent of the Local Historic District and the guidelines found in the Preservation Handbook for Historic Residential Properties. *Staff recommends that the Commission deny the requests.*

ATTACHMENTS

- A. [Site Context and Maps](#)
- B. [Historic Photographs](#)
- C. [Current Photographs](#)
- D. [Historic Survey Information](#)
- E. [Application Materials](#)
- F. [Analysis of Standards](#)
- G. [Applicable Design Guidelines](#)
- H. [Public Process and Comments](#)

BACKGROUND

Property Information

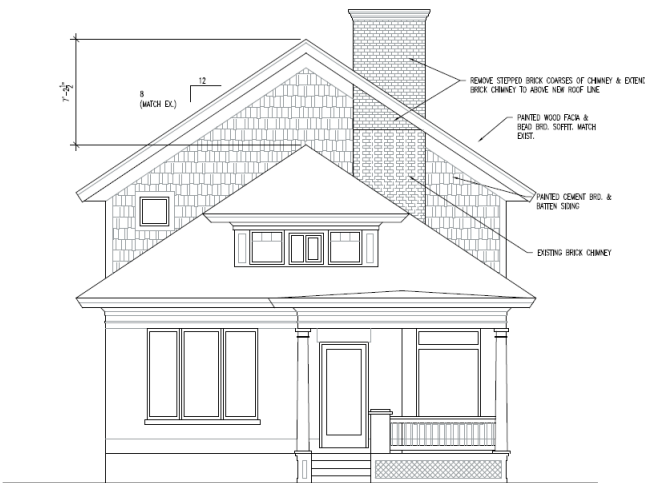


1980

The house at 563 East 800 South is a one-and-a-half-story contributing structure within the Central City Local Historic District (established in 1991). Surveys of the district have described it as a “Bungalow” (1980) or “Victorian Eclectic” (2013). Constructed ca. 1908, the masonry house has had limited exterior modifications over the years. It has hipped dormers on the front and rear façades, a stone foundation, and a corbeled chimney. The large porch that wraps the house’s corner is a distinguishing feature. It appears that corrugated fiberglass once walled the sides, but it has since been removed. The 1980 survey suggests that the house was likely a speculative house built by August Rudine—a prominent contractor and builder in the city at the turn of the century.



2013



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

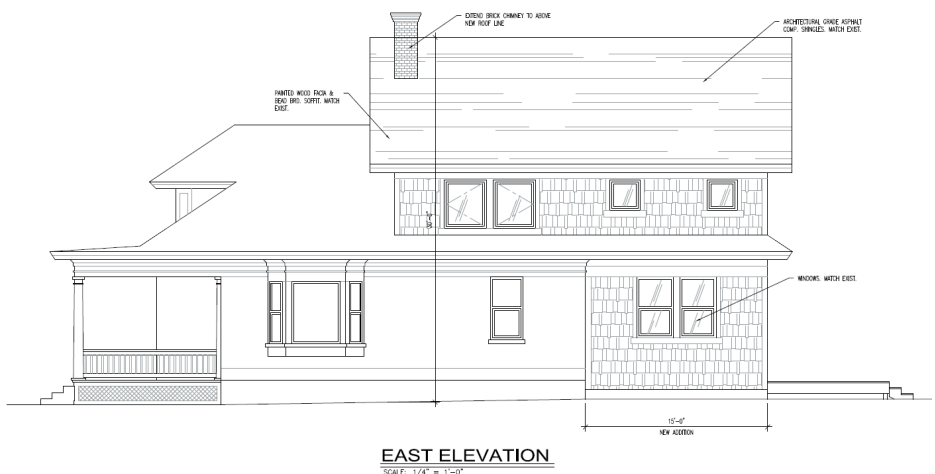
Project Description

The applicant is proposing to construct a new two-story addition at the rear of the house. The applicant plans to raise the height of the second floor to make it a full story. This new second story would project further into the house than the proposed first story would. The total area of the second-floor addition/remodel would be approximately 900 square feet, while the floor area of the addition on the ground floor would be 408.75 square feet (the full plan set can be found in [Attachment E](#)).

The applicant has proposed cement board and batten siding for the addition to differentiate it from the original structure. The window material has not been finalized by the applicant or property owner, but Planning Staff has been told that “it will not be vinyl.” The roof pitch of the proposed addition will match the existing slope, as will the design of its soffit. The roof of the proposed addition’s rear elevation would be gabled—different from the existing hipped roof and hipped dormer. To

accommodate the additional height of the addition and comply with building code regulations, the applicant has proposed raising the chimney an additional eight feet. The applicant has indicated that all other work would not modify the structure and would only clean up and repair existing details. All existing windows not affected by the proposed addition would remain.

As part of their minor alteration application, the applicant has requested relief from the required side yard setback for both sides of the property. Currently, the house sits 1’ 3” from the west property line (which is closer than the allowed 4 feet in the RMF-30 zoning district) and 9’ 10” from the east (closer than the allowed 10 feet). The applicant has proposed for the walls of the addition to continue in line with the house. Continuing the walls, as presented, requires Landmarks Commission approval.



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Neighborhood Context

Houses along 800 South within the immediate vicinity of the subject property are in varying states of repair, and many contain more than a single dwelling unit. However, most have maintained their defining historic features, adding to the historic character of the block face. Rear additions are not uncommon in the neighborhood, and the applicant has provided a handful of examples from the district. Except when alleys and small streets separate them, the houses on the blocks are relatively close to one another. For the most part, the houses on the block sit on relatively small lots. However, the subject property's lot is deeper than other lots on the block.

KEY CONSIDERATIONS:

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

1. Design Guidelines
2. Impact on District Character
 - a. Visibility of proposed addition from 800 South
 - b. Additions in the neighborhood

Consideration 1 – Design Guidelines for Additions

Within the Preservation Handbook for Historic Residential Property, chapter 8 addresses additions to contributing residential structures within Local Historic Districts. These standards are informed by the required standards for a certificate of appropriateness found in [21A.34.020.G](#) and current historic preservation best practices. These standards are in place to minimize potential adverse effects on the district. An in-depth discussion of relevant standards can be found in [Attachment F](#).

Staff's analysis found that the proposed addition does not fully meet guidelines 8.2 and 8.11, which are quoted below:

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.

8.11 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.

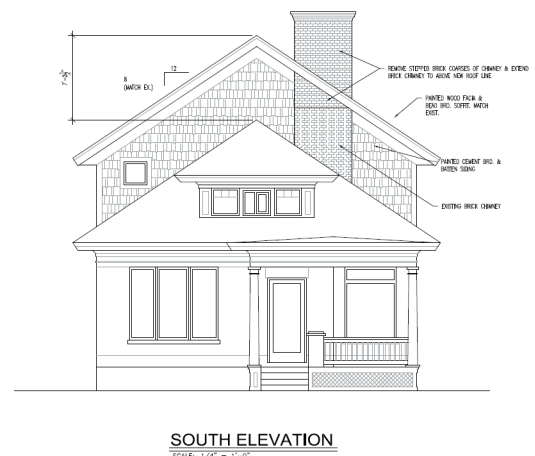
Both of these standards emphasize that large additions should remain compatible and visually subordinate to the original structure. The proposed addition would sit about seven feet taller than the existing structure, essentially replacing the rear half of the building. Both standards 8.2 and 8.11 recommend attaching large additions with a smaller connecting element to wholly separate them from the original building. The proposed addition does not do this and therefore fails to meet the intent of these standards.

Consideration 2 – Impact on District Character

As a contributing structure in the Central City Historic District, any modification to the house on the subject property has the potential to affect the district's character. Changes to the front façade (or sides visible from the street) can change the street's existing rhythm, pattern, and texture. Additions above an existing structure that are visible from the street can have a similar impact.

Visibility of proposed addition from 800 South

The roof form and height of the house are primary character-defining elements of the structure. While the proposed addition maintains the existing roof's slope, it sits seven feet above the house. On paper, the proposed additional height of the addition makes it appear much larger than the existing house. However, elevation drawings tend to flatten how



the final product would look from the ground. While the proposed addition does sit on top of the existing building, it is also set back from the front of the house. The proposed addition would have a much smaller impact on the house's character when viewed from the street than on the plans. The applicant provided a drawing of what they expect the roofline to look like from the street. While the impact of the new roofline is softened by the fact that it sits behind the front of the building, it's clear that there would still be an impact. The taller chimney (as required by building code) is also very visible from the street.



The commission should note that 800 South is quite wide, and the addition's impact on the view from the opposite side of the street will likely be greater than from in front of the house. Overall, the addition's height would impact the district's character.

Additions in the Neighborhood

The applicant has told staff that the scope and design of the proposed addition are based on existing rear additions in the neighborhood. They tried to follow what had been done before in hopes that a precedent had already been set. In an attempt to make this case, the applicant has provided some examples (which can be found in [Attachment E](#)). While staff acknowledges that rear additions similar to the one proposed are present throughout the neighborhood, it will ultimately be up to the commission to determine if the trend in the district should continue with this proposal. Many of the additions were constructed prior to the adoption of the current design guidelines, and some predate the historic district itself. The most obvious example is the house to the immediate east of the subject property. That addition was constructed in 1997 (the local historic district was established in 1991 and the current design guidelines were adopted in 1999). In the analysis of the relevant standards in [Attachment F](#), Staff has noted the examples provided by the applicant.

DISCUSSION

Staff's assessment of the proposed addition is mixed. On the one hand, it does an excellent job at preserving the primary façade of the building and the character-defining features of the secondary (side) façades. The new roofline would have the same slope as the existing roof, and the addition is differentiated from the original building. However, the

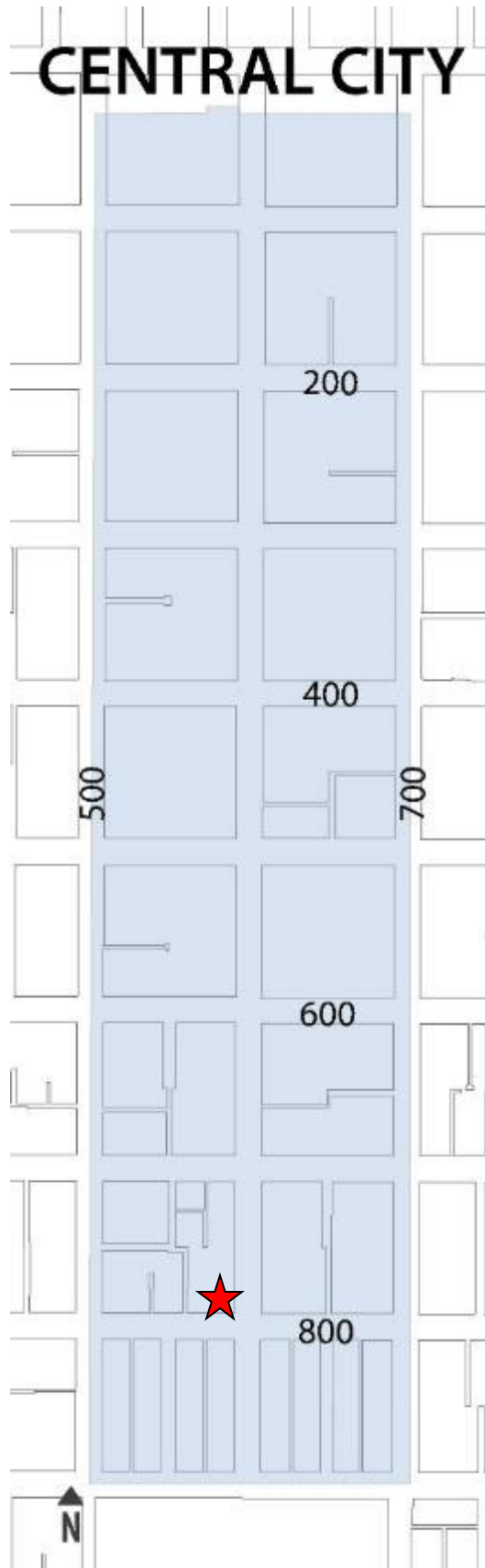
additional height of the proposed addition is very visible from the right of way and would likely impact the house's design relationship with the rest of the block. The rhythm of the street would change from the proposed addition, and the district's character would be affected. Staff does not recommend approval of the request as proposed.

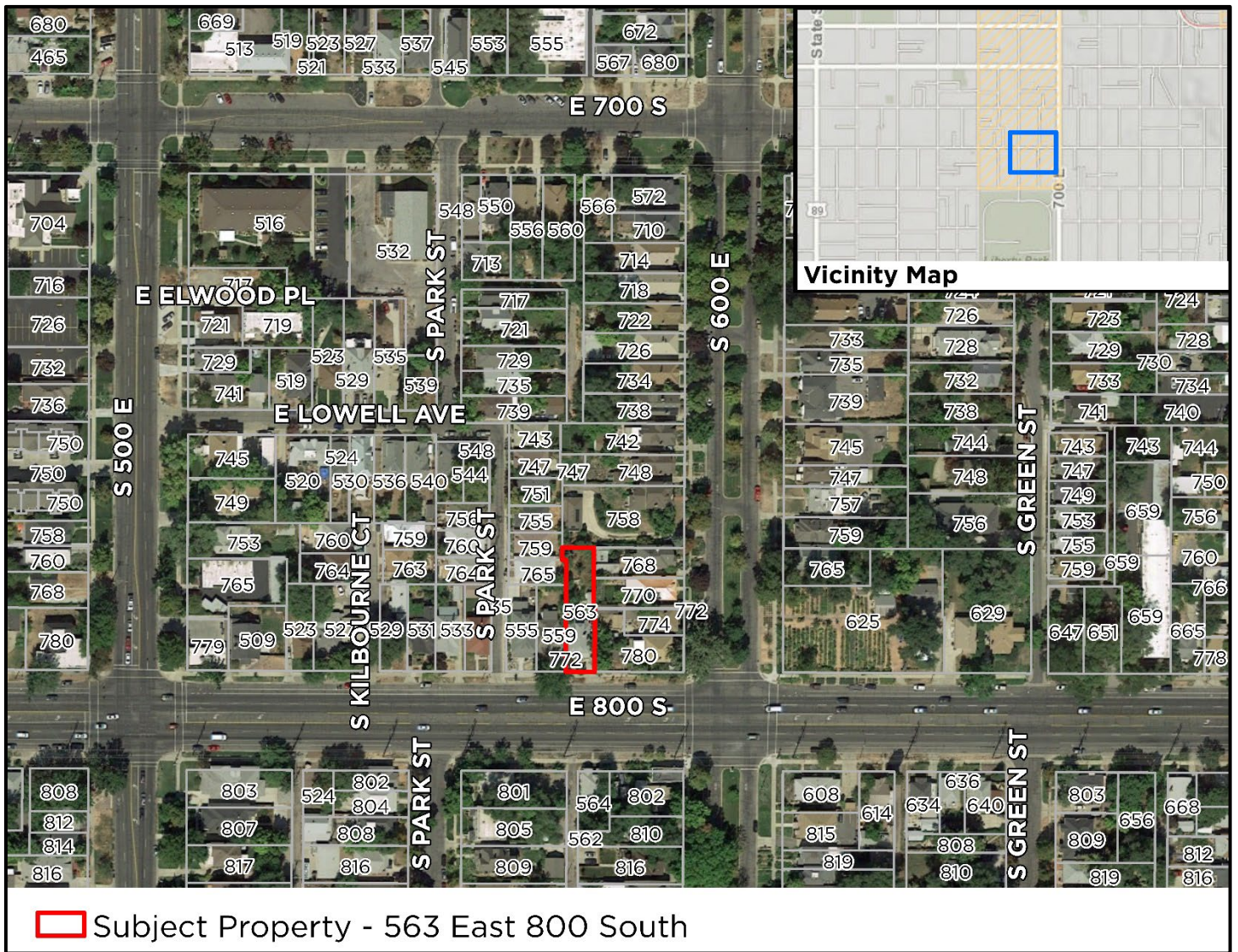
NEXT STEPS

If the HLC denies the applicant's request for Minor Alteration approval, the applicant will not be issued a COA, and the applicant would not be able to request a building permit. The applicant could modify the proposed addition to meet staff's and the commission's recommendations. If the applicant still wishes for a waiver from the side-yard setback requirement, then the Historic Landmark Commission will need to review the new proposal.

If the Commission disagrees with Staff's recommendation and the project is 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 addition.

ATTACHMENT A – SITE & CONTEXT MAPS





ATTACHMENT B – HISTORIC PHOTOGRAPHS





563 EAST 800 SOUTH

ATTACHMENT C – CURRENT PHOTOGRAPHS





PLNHLC2021-00900 – 563 E 800 S – Rear Addition
1/25/2022



PLNHL2021-00900 – 563 E 800 S – Rear Addition
1/25/2022





PLNHLC2021-00900 – 563 E 800 S – Rear Addition
1/25/2022



PLNHLC2021-00900 – 563 E 800 S – Rear Addition
1/25/2022

ATTACHMENT D – HISTORIC SURVEY INFORMATION

[Click here to view the 2013 Reconnaissance Level Survey of the Central City Historic District](#)

Surveyor APA

Plat No. 13

Date 7/16/80

Block No. 10

Lot No. 1

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1 _____

Street Address: 563 East 800 South Census Tract 20

Name of Structure: _____

Ownership: Public _____
Private ☒

2 _____

Construction Date or Period: ca. 1908

Age/Condition/Use

Original Use: Single Family

Present Use:

☒ Single Family
☐ Multi Family
☐ Public
☐ Commercial

☐ Park
☐ Industrial
☐ Agricultural

☐ Vacant
☐ Religious
☐ Other

Building Condition:

☒ Excellent
☐ Good
☐ Deteriorated

☐ Site
☐ Ruins

Integrity:

☐ Unaltered
☒ Minor Alterations
☐ Major Alterations

3 _____

Preliminary Evaluation:

☐ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Eligibility Status:

☐ National Landmark
☐ National Register
☐ State Register
☐ City Register
☐ Historic District
☐ Multi-Resource
☐ Thematic
☐ Conservation
District

Status

4 _____

Research Sources/References (if used):

Title Abstracts
Saunders Maps

Documentation

Photography:

Date of Photographs: 1980

Views: Front ☒ Side _____ Rear _____ Other _____



5

Architect/Builder (if known):

Building Type/Style:

Bungalow

Building Materials:

masonry

Number of Stories:

1 1/2

Description of Physical Appearance & Significant Architectural Features:

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

FRONT AND REAR hipped dormer; hipped roof with projecting
 flat porch roof; dentiled cornice; columns on porch;
 leaded glass transom; bay window on right side;
 corbeled chimney; stone foundation;

alterations: porch sides enclosed with corrugated
 fiberglass;

6

Statement of Historical Significance:

History

- Aboriginal Americans

- Communication

- Military

- Religion

- Agriculture

- Conservation

- Mining

- Science

- Architecture

- Education

- Minority Groups

- Socio-

- The Arts

- Exploration/Settlement

- Political

- Humanitarian

- Commerce

- Industry

- Recreation

- Transportation

ca 1908 - Probably a speculative house built
 by August Ruane.

ATTACHMENT E – APPLICATION MATERIALS

Examples of rear additions near subject property (provided by applicant)



849 S Park St – 1985



780 S 600 E – 1997



723 S Green St



834 S 600 E – 1980



859 S Park St – 1996

860 S Park St – 1979



PLNHLC2021-00900 – 563 E 800 S – Rear Addition
1/25/2022

TED KONOLD CONSTRUCTION LLC

**10164 SOUTH PHLOX
SANDY, UTAH 84094
LICENSE # 95-293108-5501**

10164 S Phlox
Sandy, UT 84094

Phone 801 597- 3906
Fax 801 572 -3273
E-mail tkconstruction@comcast.net

Quality Building and Remodeling

Concerning Property Address:
563 E 800 S
Salt Lake City, UT 84016

Gentlemen:

Thank you for your consideration on this Project.

The owner Kailen Fernandez is asking for a rear addition the width of the house and back 15' from the existing home. It would mean taking off the old back porch, which has been enclosed, and be in line with the existing structure.

Mr. Fernandez is also asking for an additional 7' 3" in height to the back portion of the home to give more space in the second story of the home.

Materials will be in keeping with the existing structure and To match. Wood windows, siding, asphalt shingles, brick where applicable.

The look and detail will also be the same on the new addition as it is on the existing structure.

Thank you for your attention.

Ted Konold

TED KONOLD CONSTRUCTION LLC
10164 SOUTH PHLOX
SANDY, UTAH 84094
LICENSE # 95-293108-5501

Planning Special Exception

PLNPCM2021-00901

Landmarks Application Minor Alteration

PLNHLC2021-00900

Address and Owner of property:

FERNANDEZ, KAILEN G
563 E 800 S
SALT LAKE CITY UT 84102

TED KONOLD FOR KAILEN FERNANDEZ

GENTLEMEN:

We are asking for this alteration and exception with what we feel are in keeping
With the guidelines set forth in the code provisions and the landmarks provisions.
We beg to consider all of put forth materials and see to let this project be approved.

Thank You for your time.

Ted Konold

Kailen Fernandez

TED KONOLD CONSTRUCTION LLC
10164 SOUTH PHLOX
SANDY, UTAH 84094
LICENSE # 95-293108-5501

Planning Special Exception

PLNPCM2021-00901

Landmarks Application Minor Alteration

PLNHLC2021-00900

Nearby Properties

1. 563 E 800 S Street View With next home East
2. 780 S 600 E side View With View of 563
3. 651-653 S 600 E
4. 723 S Green St
5. 770 S Green BLD2020-05693
6. 780 S 600 BLD1997-122368
7. 825 S Park St BLD1998-133210
8. 834S 600E BLD1980-1325
9. 834 S 600 E 2
10. 849 S Park BLD1985-41501
11. 859 S Park BLD1996-108851
12. 860 S Park BLD1979-18541
13. In Area

Corresponding Pictures will be sent.

Ted Konold

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

Response

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, 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:

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;

The proposed property change will have minimal front appearance impact.
It will maintain the characteristics of like buildings in the district that also have been modified.

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;

The Changes will not affect any historical materials on the building.
Only a portion of the back part of the roofing structure will be removed.
A permit was given recently to re-roof the home.
Same materials will be used.

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;

It will maintain the characteristics of like buildings in the district that also have been modified.

No sense of false history or architecture. Maintains existing Style

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved

No modifications to such Items in front or sides of home.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

All distinctive features to be retained, restored, preserved or replicated on new addition.

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;

Agreed to.

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;

Agreed to.

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;

Please see example of such change in Pictures.

We re also doing a minor change that we believe conforms and is in keeping with the above.

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;

This is considered in the design.

10. Certain building materials are prohibited including the following:

- a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.

No such Materials are Used.

10. 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.

Not Applicable.

TED KONOLD CONSTRUCTION LLC
10164 SOUTH PHLOX
SANDY, UTAH 84094
LICENSE # 95-293108-5501

Planning Special Exception

PLNPCM2021-00901

Landmarks Application Minor Alteration

PLNHLC2021-00900

563 E 800 S Close View Before










SHEET TITLE	
ARCHITECTURAL -	

FERNANDEZ RESIDENCE

ADDITION AND REMODEL TO:

563 EAST 800 SOUTH
SALT LAKE CITY, UTAH

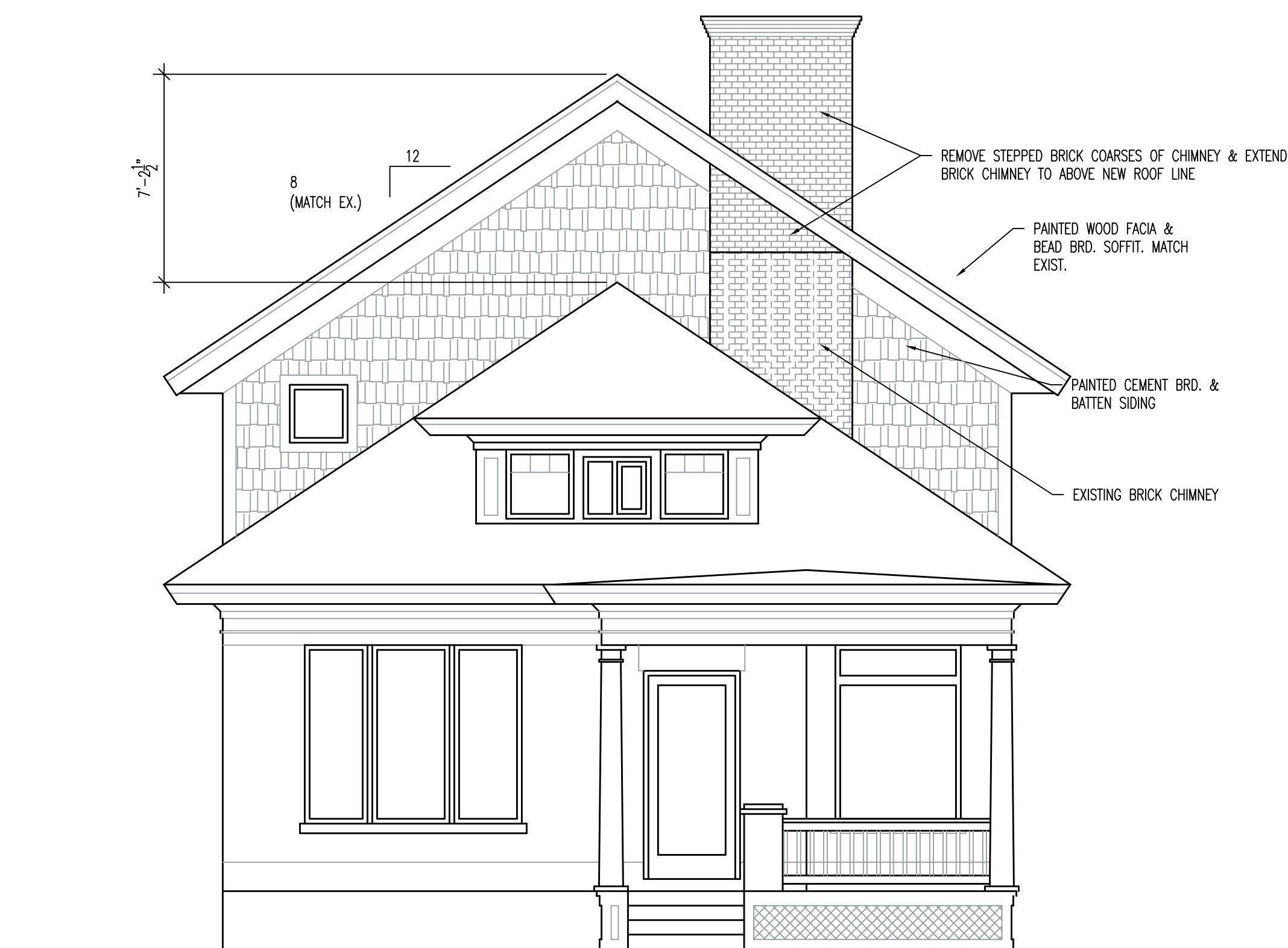
ELEVATIONS



VINCENT DESIGN GROUP, INC.

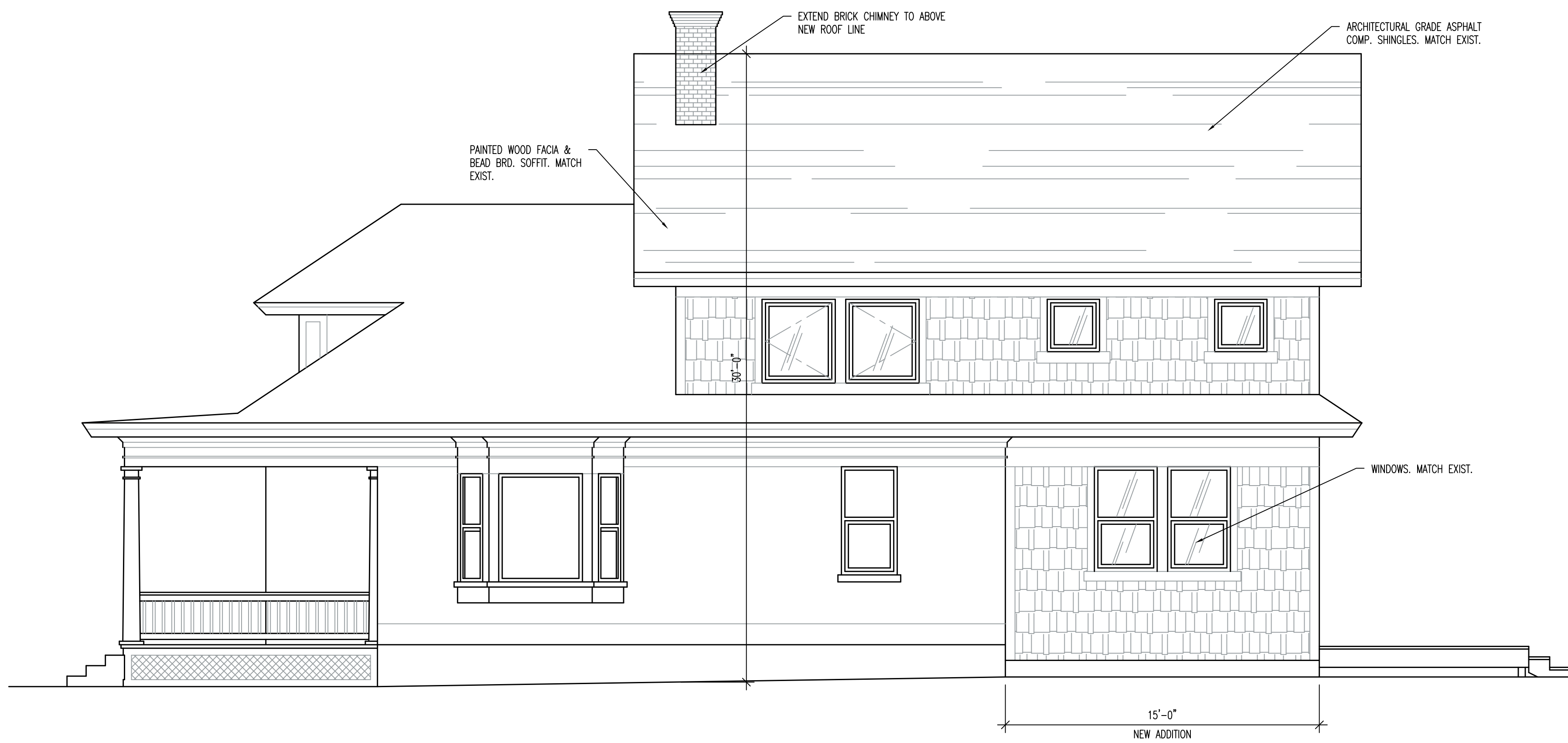
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046



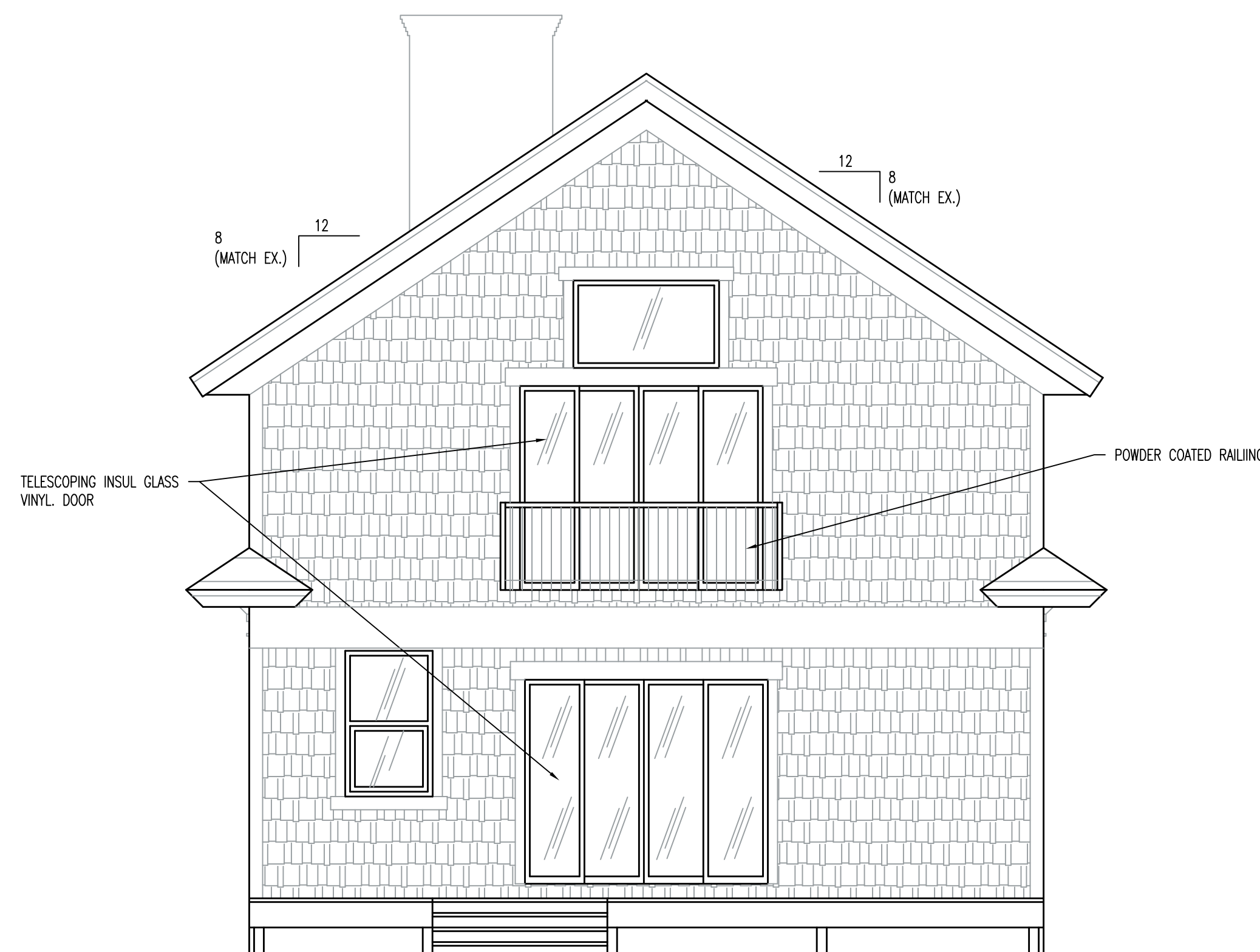
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: $1/4" = 1'-0"$



WEST ELEVATION

SCALE: $1/4" = 1'-0"$

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. VIOLATION OF THIS POLICY SHALL CONSTITUTE TRADE SECRETS, MISAPPROPRIATION, A VIOLATION OF 1.C. 24-2-31, ETC., AND OTHER LAWS.

V&G VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

ADDITION AND REMODEL TO:
FERNANDEZ RESIDENCE

563 EAST 800 SOUTH
SALT LAKE CITY, UTAH

ELEVATIONS

ARCH. PROJECT NO:
DATE:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
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DATE	REVISION

SHEET TITLE

ARCHITECTURAL —

ATTACHMENT F – ANALYSIS OF STANDARDS

PRESERVATION STANDARDS

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

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	Finding	Rationale
Standard 1: <i>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;</i>	Complies	The use of the structure will remain single-family residential. No change of use is proposed.
Standard 2: <i>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;</i>	Does Not Comply	The proposal would not modify the primary façade or any character-defining features on the secondary façades. However, the proposed additional roof and chimney height will change how the top of the house is viewed from the street. Staff acknowledges that the impact is less than what might be inferred from the elevation drawing, but the effect remains. The roofline is a character-defining feature of the historic structure. Modifying it would change how the property is read from the street and affect the block's visual character.
Standard 3: <i>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.</i>	Complies	The proposed addition would be differentiated by the board and batten siding; the proposal does not attempt to create a false sense of history.
Standard 4: <i>Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</i>	Not Applicable	There have not been any significant changes to the property since its construction that would be considered historic in their own right. This standard does not apply.
Standard 5: <i>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</i>	Complies	The proposal will not change the character-defining features of the front and secondary façades. The proposal would raise the existing chimney's height in order to meet building code. However, the end of the chimney will remain corbeled, like the original.
Standard 6: <i>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.</i>	Complies	The applicant plans to keep the character-defining features on the primary and secondary façades. No architectural features will be replaced as part of this proposal.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Not Applicable	The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.	Mixed	<p>The location and scale of the proposed addition are incompatible with the existing structure. The proposed addition would sit about seven feet taller than the existing structure, essentially replacing the rear two-thirds of the building. The scale and impact of the proposed addition would be visible, even when viewed from across the street.</p> <p>The applicant has provided examples of houses with large-scale rear additions. The applicant used these additions as a reference for the design of their proposal. The fact that there are rear additions in the neighborhood that are similar to the proposal has led to Staff's mixed conclusion for this standard. While the proposed addition is not necessarily compatible with the scale of the existing structure, it does appear to be at least somewhat compatible with houses in the neighborhood.</p>
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	Does Not Comply	The proposed addition does not impact the character-defining features on the primary or secondary façades. If the addition were removed in the future, the essential form of the house would remain. However, the proposal would remove the original rear façade, including the dormer. If the addition were removed in the future, the back of the house would be gone. Therefore, this proposal does not meet this standard because the rear façades essential form would be impaired.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Not Applicable	This proposal does not include the use of vinyl or aluminum cladding.
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.	Not Applicable	Signage is not part of this proposal. This standard does not apply.

ANALYSIS OF RELEVANT ZONING STANDARDS
RMF-30 Low Density Multi-Family Residential District (21A.24.120)

Requirement	Standard	Proposed	Compliance
Front Yard	20 feet	No change	Complies
Corner Side Yard	10 feet	N/A	N/A – The subject property does not sit on a corner
Interior Side Yard	4 feet on one side and 10 feet on the other	1' 3" & 9' 10"	Does not comply – The applicant is requesting relief from this standard with this Minor Alteration request.
Rear Yard	25% of the lot depth, but not less than 20 feet, and need not exceed 25 feet.	~88 feet	Complies
Building Coverage	45% max for single-family detached dwellings	22%	Complies – Lot is ~6270 sq ft and house would be ~1384 sq ft with addition
Building Height	30 feet	30 feet	Complies
Parking	2 spaces per unit	No change	Complies

ATTACHMENT G – APPLICABLE DESIGN GUIDELINES

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.

Design Guideline	Finding	Rationale
8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features. <ul style="list-style-type: none"> Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. 	Complies	The proposed addition will not impact any character-defining features found on the primary or secondary façades.
8.2 An addition should be designed to be compatible in size and scale with the main building. <ul style="list-style-type: none"> 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. 	Does not comply	The proposed addition sits above the original building, overwhelming the essential form of the existing structure. The proposal does not meet the recommendation to attach taller additions with a “connector” link.
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 <ul style="list-style-type: none"> Locating an addition at the front of a structure is usually inappropriate. 	Complies	The addition is not located at the front of the structure and is set back from its front.
8.4 A new addition should be designed to be recognized as a product of its own time. <ul style="list-style-type: none"> 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. 	Complies	The proposed addition will be sided with cement board and batten siding, differentiating it from the existing building.
8.5 A new addition should be designed to preserve the established massing and orientation of the historic building. <ul style="list-style-type: none"> For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. 	Complies	While the proposed addition would sit above the existing building, it would maintain the current form and profile from the front.

<p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure</p> <ul style="list-style-type: none"> • Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows. 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. 	Complies	None of the character-defining features (the porch, the windows, soffits, eaves, doors) visible from the street on the primary and secondary façades would be modified or removed with this proposal. While the addition's roofline sits above the existing structure, the other defining features would remain.
<p>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.</p> <ul style="list-style-type: none"> • 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. Frames and sashes should be repaired rather than replaced whenever conditions permit. 	Does not comply	The proposed addition would sit above the existing roofline and be visible from the street. This change in height would affect the relationship between the houses along the block face.
<p>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.</p> <ul style="list-style-type: none"> • 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 Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriated for some modern buildings. 	Complies	Board and batten siding has been used historically throughout the City. While the siding would be made of fiber cement, the siding style would reflect historic houses in the vicinity. The applicant is not proposing vinyl, aluminum, or other typically inappropriate materials for historic structures.
<p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • 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. 	Complies	This proposal would not modify or remove any character-defining features found on the primary or secondary façades.
<p>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.</p> <ul style="list-style-type: none"> • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. 	Complies	The applicant has proposed windows that would reflect the double-hung style of the windows on the main floor. On the second story, the proposed square window reflects the dimensions of the existing square dormer windows.

<p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • 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. 	Does not comply	The addition is not set back enough from the original house to be visually subordinate to the existing building. It sits above the existing roofline and is visible from the street. Additionally, this standard recommends separating significant additions with a smaller connecting link, which is not present in this proposal.
<p>8.12 Roof forms should be similar to those of the historic building.</p> <ul style="list-style-type: none"> • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof 	Complies	The form and slope of the proposed addition match that of the existing building.
<p>8.15 A rooftop addition should be situated well back from the front of the building.</p> <ul style="list-style-type: none"> • This will help preserve the original profile of the historically significant building as initially perceived from the street. 	Does not comply	The rooftop addition would be visible from the street. While the addition mimics the profile of the existing structure, it would still sit visibly above the existing structure's roof and would change the building's character—even if viewed from the street.
<p>8.16 The roof form and slope of the addition should be in character with the historic building.</p> <ul style="list-style-type: none"> • 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. 	Complies	The form and slope of the proposed addition match that of the existing building.
<p>8.17 The composition and detailing of the addition should reflect those of the house.</p> <ul style="list-style-type: none"> • Designs for a rooftop addition should derive from a thorough evaluation of the composition of the historic building. • An inventory of the detailed elements of the building can facilitate the integration of the addition and the historic structure 	Complies	The proposed addition reflects the form of the existing roofline. The proposed soffit and fascia would be similar in character to the original structure.

ATTACHMENT H – PUBLIC PROCESS AND COMMENTS

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 January 14, 2022
- Public hearing notice posted on City and State websites on January 14, 2022.
- The subject property was posted on January 25, 2022

Staff has not received any public comments for this project as of the day this report was published.