



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Katia Pace, Principal Planner (801)-535-6354, katia.pace@slcgov.com
Date: November 3, 2022
Re: PLNHLC2022-00242 – Minor Alterations for an addition and window openings

Minor Alteration

PROPERTY ADDRESS: 365 N Quince Street
PARCEL ID: 08-36-282-015-0000
MASTER PLAN: Capitol Hill Master Plan
ZONING DISTRICT: SR-1A, Historic Preservation Overlay (Capitol Hill)
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST:

James and Kelly Fowler, property owners, are requesting approval of a certificate of appropriateness for the following:

- Replace nonoriginal roof material, soffit, fascia, windows, and door.
- Restore siding on original adobe wall.
- Add new windows and openings on original structure.
- Restore rear addition with a new porch, loft roof and dormer. To accommodate the proposed addition, the applicant is seeking modification for additional building height.

The property is located at the address listed above and is a contributing structure within the Capitol Hill Local Historic District.

RECOMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Historic Landmark Commission approve the proposed changes and addition together with the modification to the building height with the condition that the windows in the addition match the proposed new windows on the South side of the historic building.

ATTACHMENTS

- [Vicinity Map & Photos](#)
- [Historic Survey Information](#)
- [Site Plan & Elevations](#)
- [Additional applicant Information](#)
- [Analysis of Standards](#)
- [Historic Design Guidelines](#)
- [SR-1A Zoning Standards](#)
- [Public Process and Comments](#)

BACKGROUND

This property is comprised of three separate dwelling units. The three houses contribute to the architectural character of the Capitol Hill Historic District.

1. House #1, a single-family home, was established before 1870 with an early vernacular architecture style.
2. House #2 was established sometime before 1915 as a retail store and the basement was converted to a dwelling unit between 1947 and 1950.
3. House #3 is a flat roofed, brick building, built at approximately 1921.



Aerial View – aerial view of the property with the three structures

This proposal is for House #2. This is an adobe structure with a vernacular style with a simple gable roof and an end chimney. This structure was used as a retail store, the basement was used as a kitchen for baking goods. Between 1947 and 1950 the store was converted into a dwelling unit.

An early addition, before 1950 (see Attachment B for Sanborn maps) was built on the rear with wood vertical planks.



South and East elevation – front façade, historic photo from approximately 1936

The only known historic photograph of the property is a tax survey photo taken in 1936, 60 years after the store was built. The exterior details include smooth stucco finish, soffit & fascia, inset door & transom, copper gutter, and oversized store window. The original porch on the north side was removed in 1919 when House #3 was built.

PROJECT DESCRIPTION

The applicant submitted a Minor Alteration application to:

1. Replace nonoriginal roof material, soffit, fascia, windows, and door.
2. Restore and expand rear addition with a new porch, loft roof and dormers.
3. Restore siding on original adobe wall.
4. Add new windows and openings on the original structure.

REQUESTED MODIFICATION:

Building Height – The SR-1A zoning district permits buildings with a pitched roof up to 23 feet in height. The proposed addition would come to an overall height of 27 feet 2.5 inches.



South and East elevation – front façade, current view

1. Replace nonoriginal roof material, soffit, fascia, windows, and door

All historic exterior finishes have been removed and replaced with elements that are incompatible with the historic character of this structure. The proposal is to restore House #2 using historic or historic-equivalent materials supported by historic photos and written evidence.

Roof

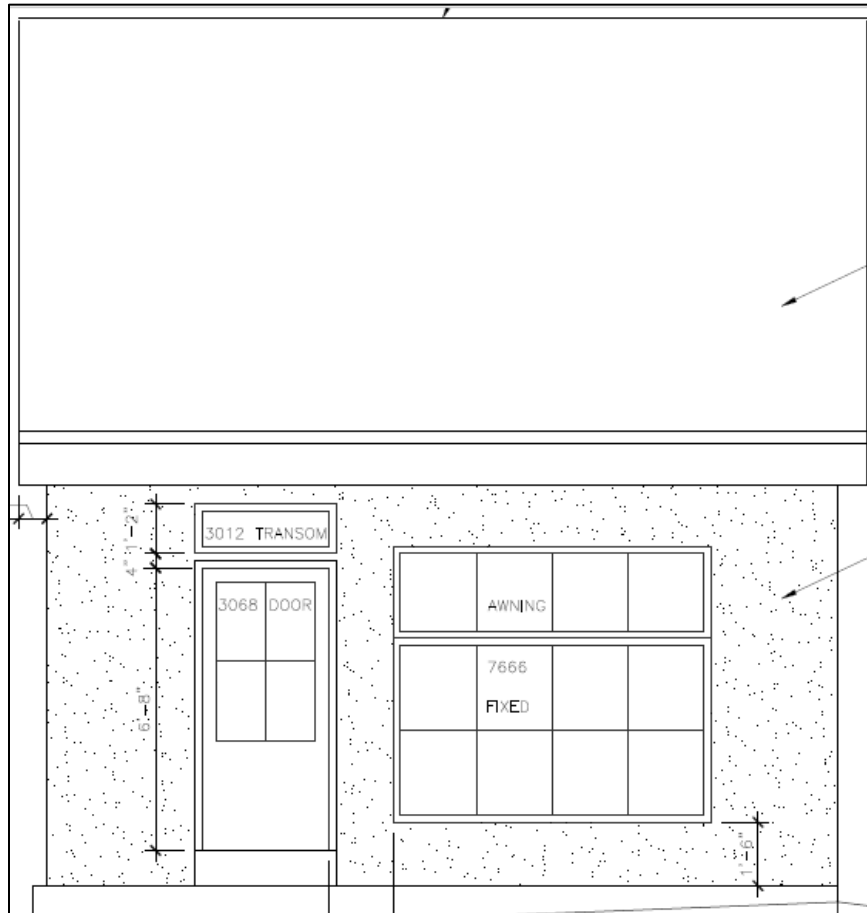
The existing roof is sagging. The proposal is to rebuild and reinforce the roof framing and refinish the roof with dark-brown asphalt shingles.

Soffit & Fascia

The original soffit and fascia trimming were covered by the stucco. The proposal is to reinstall these elements by using the historic photograph and remaining, untouched soffit & fascia trim on the north side of House #2 as a guide. The applicant proposes to reinstall the soffit & fascia trim using solid cedar wood trim.

Windows & Door

The interior framing and original foundation indicate that the current front façade window is smaller than previously existed.



The historic photo of House #2 shows a panel door with a transom window over it. The proposal is for the front door to be sourced through local restoration yards. The transom window above the door will be restore. The opening for the door will remain the same size.

To honor the history of House #2, which was built as a store, the proposal is to restore the front window to its original, oversized “storefront” configuration. However, due to safety reasons, because the front façade is so close to the street and for ventilation, the applicant is asking for the window to have more structural cross-grids than the original and an awning-style window above to allow for better

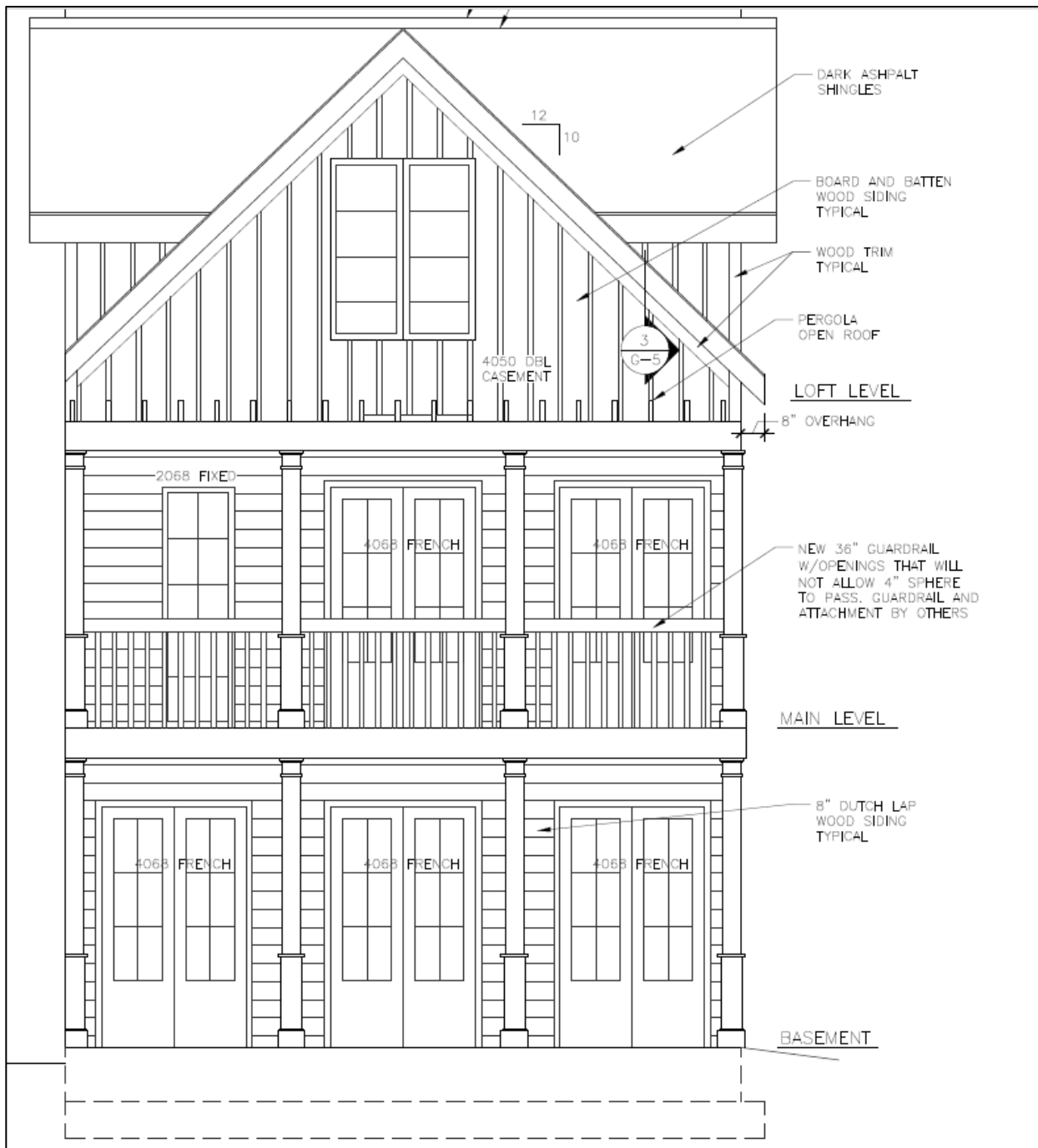
ventilation. The proposed replacement window is Windsor Pinnacle aluminum-clad wood.

2. Restore rear addition with a new porch, loft roof and dormers

The rear addition is sagging, rotted, and missing much of its foundation. Its original wood siding is covered in stucco and the aluminum windows and steel door are not original. The proposal is to replace the addition with the same footprint but expand the top of the addition with a loft roof and dormers. The addition would also have a new rear porch to be accessible by both House #2 and House #3.

The addition is proposed to be Dutch lap wood siding and the loft roof and dormers to be cedar wood in a vertical “board and batten” configuration to distinguish the addition from the original structure. To further distinguish the loft addition from the original structure, the soffit & fascia and trim around openings will be finished using smaller, 1”x 4” boards in a modern style without ornamentation.

The proposal would also include replacing and adding windows and doors on the addition that will be Windsor Pinnacle aluminum-clad wood.



West Elevation—rear, proposed addition

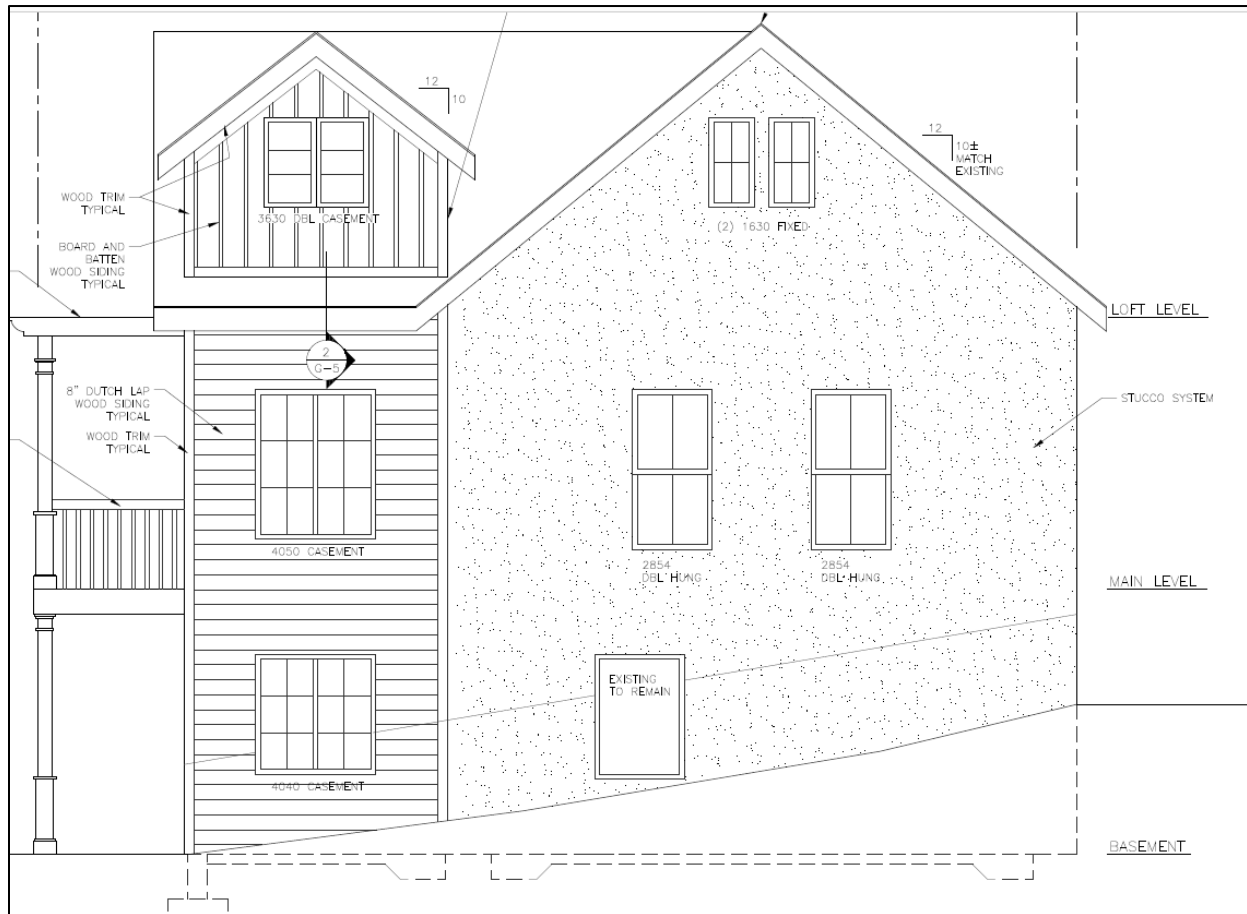
On the west elevation at the rear of the structure, the main floor will have two sets of French doors which open onto the porch, and on the basement level there will be three sets of French doors which would open onto the backyard.

3. Restore siding on original adobe wall

All existing foam “molding” will be removed from around the windows and doors and a smooth, cement stucco plaster installed. To bring the structure to current energy codes, the walls will be insulated with 3” of rigid foam sheet insulation prior to application of stucco. The deep inset windows and doors will be maintained. The stucco was originally limited to the adobe portion of the structure. It was improperly applied to the rear wood-framed section and will not be reinstated.

4. Add new windows and openings on the original structure

Since House #2 was built as a store, the adobe structure had no windows on the main floor of the south side. That wall had interior shelving for the store. The basement has one small window on the south side of the adobe structure. The proposal is for new windows two-over-two, cottage style, double hung Windsor Pinnacle windows on the main and upper floor of the south adobe façade. The existing basement window on the south side in the adobe section would be restored.



South Elevation – side view, proposed addition and proposed new openings on historic structure

KEY CONSIDERATIONS

Staff is of the opinion that the proposed addition meets the guidelines and standards as outlined in Attachments E & F but could not be approved at a Staff level as the proposed new window openings are outside of staff's authority to approve. Therefore, staff is bringing the project in its entirety to the commission for review and for a decision.

The key considerations listed below have been identified through the analysis of the project:

1. Compatible to original structure and neighborhood
2. New opening for windows
3. Window styles should be similar
4. Visual compatibility
5. Height modification

Issue 1 – Compatible to original structure and neighborhood

This is a small commercial space with no interior walls. To turn this structure into a functional home, the applicant proposes to build a 200 square foot, loft bedroom, by expanding the roof of the addition. A new rear porch is also proposed, it would be accessible by both House #2 and House #3.

Findings: The new west-facing, gable-end, loft roof will be located on the rear of the structure. Because of the slope of the property, the addition will start from a grade lower than the principal structure and from the street view the addition will look shorter than the principal structure. The addition will be seen from the south side of the street. The north façade is next to House #3, which blocks its view. The extension to the addition will not block any views to abutting properties.

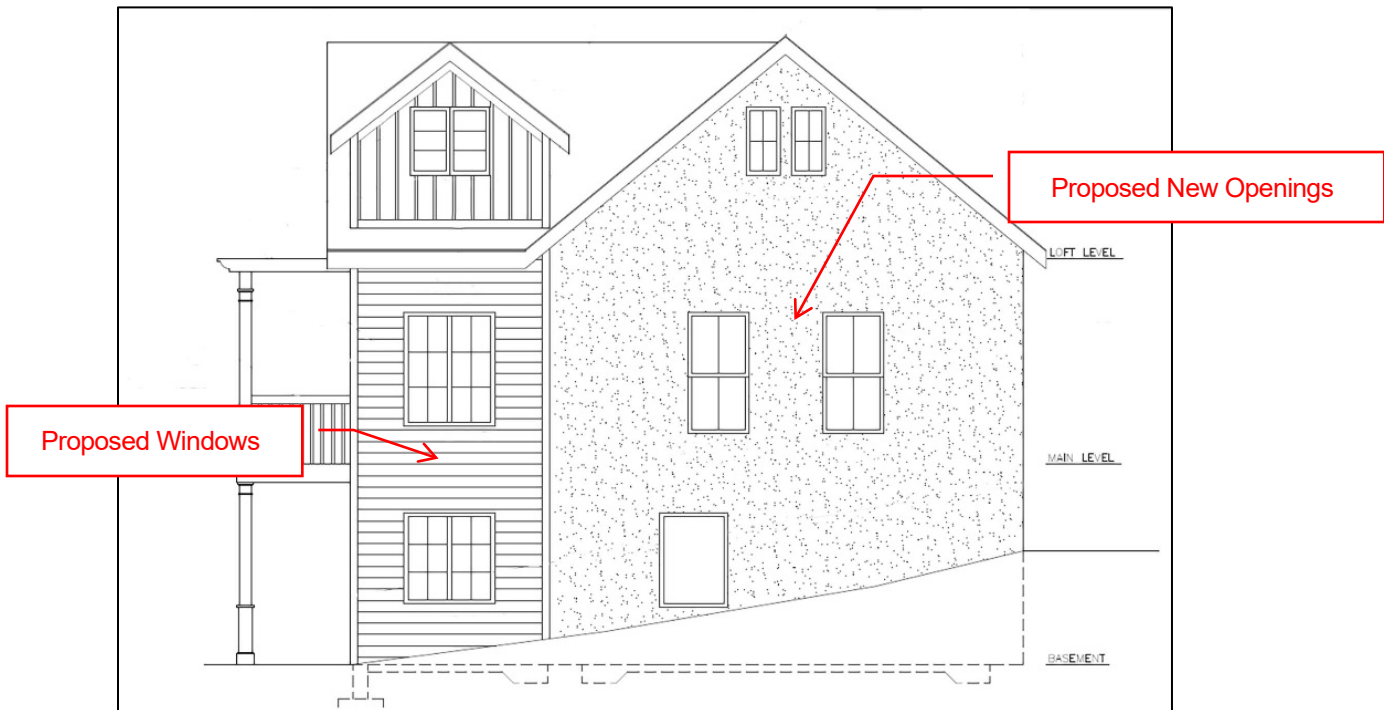


South and East elevation – showing proposed restored addition

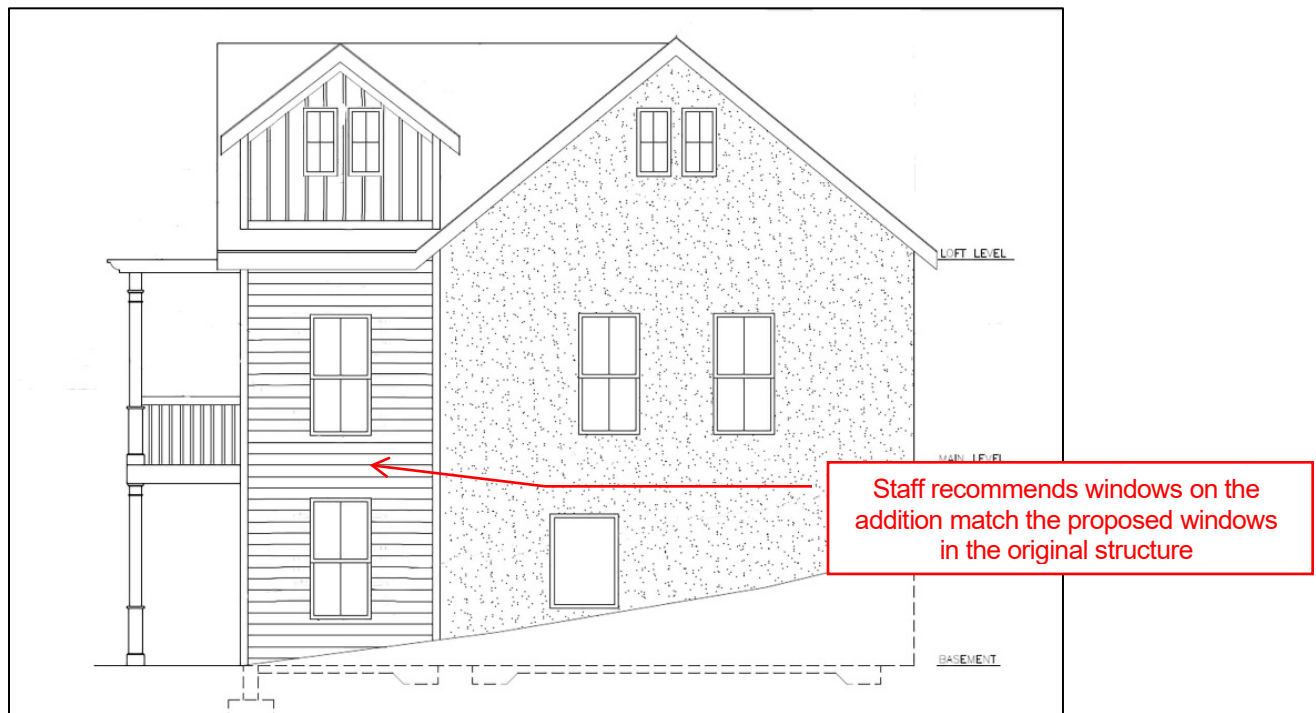
Issue 2 – New opening for windows

Since House #2 was built as a store, the adobe structure had no windows on the main floor of the south side. That wall had interior shelving for the store. The basement has one small window on the south side of the adobe structure. According to Chapter 3 - Windows, of the Residential Design Guidelines, adding window openings is generally inappropriate. However, this is an adaptive reuse from a store to a residential structure. New windows would not only provide a better living environment as a residential unit, but the ventilation offered by the windows will improve the efficiency and life span of the adobe bricks.

Findings: Staff finds that the proposed window openings are important to the preservation of this building by providing ventilation to an adobe structure and to transition from commercial to residential. House # 2 has a vernacular architectural style with a simple gable roof and end chimney. As such, the proposed two-over-two, cottage-style windows are appropriate to the structure's architectural style.



South elevation – showing proposed new openings on historic structure and proposed windows in the addition



South Elevation – staff proposes similar windows on the addition and on the new openings

Issue 3 – Window styles should be similar

The proposal is for double hung windows in the historic structure and casement windows in the addition (see drawing above). In this case the windows on the historic building wouldn't be original. The following standard from the Residential Design Guidelines applies to the proposed windows:

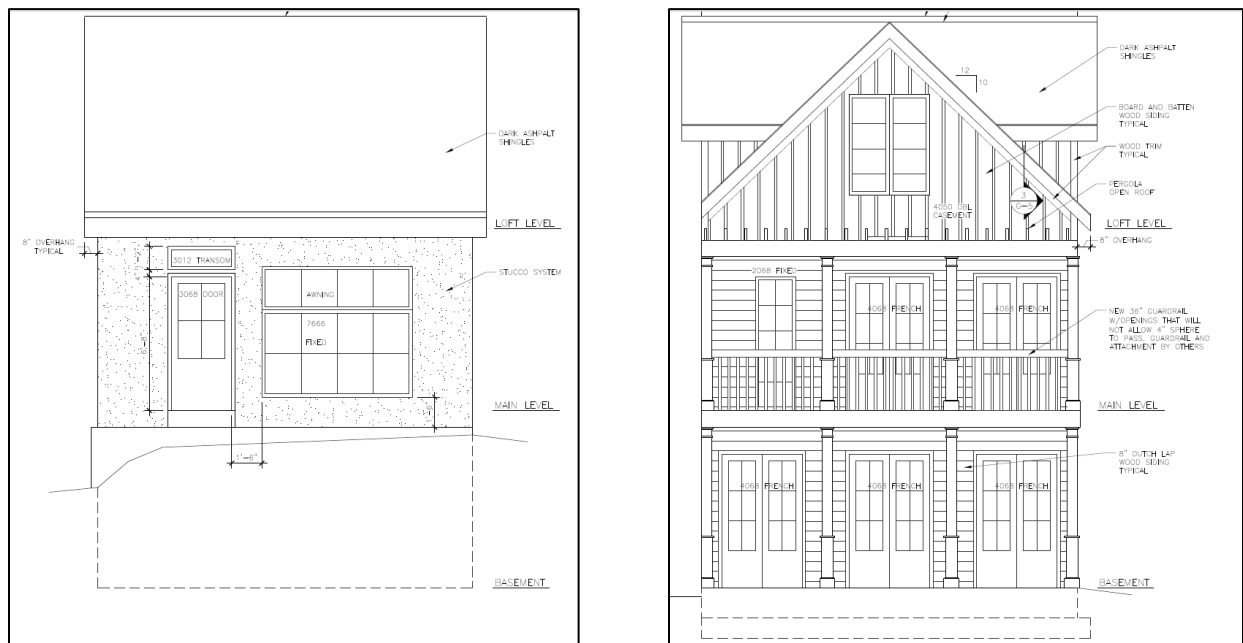
8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.

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

Findings: The proposed windows on the addition will be visible from the street. Staff recommends that the windows in the addition match the proposed new windows on the South side of the historic building as a condition of approval.

Issue 4 – Visual compatibility

The existing architectural style on the principal structure is simple vernacular and on the proposed addition the style is much more ornate. According to Chapter 8 – Additions, of the Residential Design Guidelines, the “appearance inconsistent with the historic character of the building is inappropriate”.



East (front) and East (rear) Elevations – appearance is inconsistent

Findings: Staff finds that what makes this addition more ornate are the details on the windows, doors and columns which will be on the rear of the property, and not visible from the street. Consequently, there is more flexibility to what can be approved on the rear of the property.

Issue 5 – Height Modification

The applicant is asking for a height modification. The proposed addition would be an **overall** height of 27 feet 2.5 inches, an increase of 4 feet 2.5 inches over the allowed height of 23 feet in the SR-1A zoning district. The site slopes down substantially towards the rear of the property. Because of the slope of the property, the addition will start from a grade lower than the principal structure, so that from the street view the addition will look shorter than the principal structure.

The Historic Landmark Commission is authorized to modify height requirements set forth by the underlying zoning to accommodate modifications to historic structures if the proposed modifications are found to be compatible and meet the historic district standards and design guidelines.

The maximum wall height in the SR-1A is 16 feet, the proposed **wall** height for the addition is 17 feet

11.5 inches. However, the SR-1A has an exception for lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one-foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building. Due to this exception and the slope of this property the wall height could go over approximately 2 feet over, or 18 feet and is in compliance with the required wall height.

Findings: Staff is of the opinion that the modification for the additional height is compatible with the existing structure/site in terms of massing and scale.

NEXT STEPS

If the Historic Landmark Commission approves the changes along with the addition as proposed, a CoA will be issued, and the applicant will be able to file for a building permit and proceed to the construction stage of his project.

If the Historic Landmark Commission denies the any of the changes or addition as proposed, the applicant will have to reapply for a minor alteration with a revised design that addresses the standards and guidelines the commission finds the project to be in conflict with.

ATTACHMENT A: VICINITY MAP & PHOTOS



Southeast Side Looking West



Southwest Side Looking East



Wood siding covered in non-period stucco

Adobe covered in non-period stucco - trim buried

No windows on south side





Rear porch built here to be accessible to Houses 2 & 3

House #1

House #3

House #2



Westside rear relation to Houses 1 & 3

House #3 (restored)

House #1 (restored)

Rear porch built here to be accessible to Houses 2 & 3

House #2 (westside)



Northside Looking South

Sagging roof

Original trim

Loft gable-end roof addition and north dormer

House #3 (restored)

ATTACHMENT B: HISTORIC SURVEY INFORMATION

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 365 Quince UTM: 801 801
 Name of Structure: T. 01.0 N R. 01.0 W S. 36
 Present Owner: Flower, Mary Kirby, Maude T.
 365 Quince St
 Owner Address: SLC, UT 84103
 Year Built (Tax Record): 1900 Effective Age: 1915 Tax #: 01 3388
 Legal Description 01 Kind of Building: residence
 com at SE cor of lot 5 blk 113 plat A SLC sur N 3 1/3 rd W 10 rd S 3 1/3 rd E 10 rd to beg

STATUS/USE 2

Original Owner: John Flower Construction Date: c. 1870 Demolition Date:
 John M. Thygesen 1921
 Original Use: residence Present Use: residence
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: 1978 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other
 Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other

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

Salt Lake County Plat Records, 1860-1940
 Sanborn Maps, SLC, 1898, 1911, 1930, 1969
 Culmer, SLC Directory, 1879/80
 Graham, " " , 1883/84
 U.S. Directory, " " , 1885
 Stenhouse, " " , 1888, 1892/93
 Kelly, " " , 1889
 Polk, " " , 1894/95, 1898, 1901, 1904, 1907, 1905, 1910, 1915, 1925, 1935
 "Mary Flower", Deseret News, December 9, 1909 p12
 John M. Thygesen, "Deseret News, Decmeber 23, 1935, p.16

Researcher: H. Whiteside

Date:

Architect/Builder: /E.N. Whitman, & N. Squires

Building Materials: adobe; brick; concrete

Building Type/Style: see below

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

The structure at 365 Quince Street is a combination of three separate buildings. That the flanking dwellings are quite early is documented by their materials, siting and form. The western portion was originally a single family home. Its scale and proportions, gable roof, end chimney, rectangular plan and two over two windows mark it as an early vernacular home. It faced east originally, suggesting a building date earlier than the street organization. Also early is a single story, gable-roofed adobe cabin, whose original configuration is obscured by late vertical wood siding (east elevation) and asphalt siding (south elevation). Connecting the two vernacular buildings is a flat-roofed, brick commercial style structure of one-story whose porch elements have been altered. This structure dates from 1910 and probably housed a local business at one time. The total group documents the changing character of the neighborhood.

Diana Johnson

Statement of Historical Significance:

Construction Date: c.1870

The structure now identified as 365 Quince, comprises two nineteenth century structures joined to a central structure built between 1911 and 1930. The rear wing appears to have been built first. John Flower, early owner of most of lot 5 had lived on the north side of the lot at 175 W 400 N until divorced from his wife Ann in 1875. City directories show her in residence at 365 Quince by the late 1870's, but the house may be considerably older. This house was set well back from the street and faces south rather than east into the street. The south wing of the present structure was of adobe construction and its location and size suggest a neighborhood store.

John Flower was a shoemaker and later a teamster on the Temple Block. He married Mary Hughes about 1874. She was born in Tarton, Somersetshire, England, September 1, 1833 and came to Utah in 1872. A member of the LDS Church, she was active in Relief Society Work. She died in 1909 and her son John F. Flower lived there until 1912.

Subsequent owners through 1940:

1912-1913 Harriet C. Jensen

1913-1914 Beneficial Life Insurance

1914-1938 Karen Marie Thygesen, Henry A. Thygesen

The third central element of the house was built in 1921 by John M. Thygesen. This one-story brick structure bears the remnants of a name tablet, "Mountain View" high on its east wall. Thygesen was born in Ikst, Denmark, in 1860 to Rasmus and Marie Thygesen. He came to Utah in 1900, settling first in Brigham City and then moving in 1907 to Salt Lake City. He worked as a laborer and operated a grocery at 336 Almond before buying this property in 1914. He and his wife Karen Marie operated a grocery at 363 Quince until his death in 1935. The property was sold to the Intermountain Bank in 1938.

Historic Site Form
Utah State Historic Preservation Office

1 IDENTIFICATION

Property Name: FLOWER-THYGESEN, HOUSE/GROCERY
Address: 365 N QUINCE STREET
City: SALT LAKE CITY County: SALT LAKE COUNTY

2 DOCUMENTATION / STATUS

Evaluation: ELIGIBLE/CONTRIBUTING
National Register Status:

Date Listed: 8/2/1982 Date Delisted:
12:00:00 AM
Thematic or MPS Affiliation:
Areas of Significance:

| |
|---|
| <u>Dates Surveyed / Added to SHPO Files</u> Recon. Level Survey: 04/2006 Intensive Level Survey: General/Misc. File: 03/2005 |
|---|

3 BUILDING INFORMATION

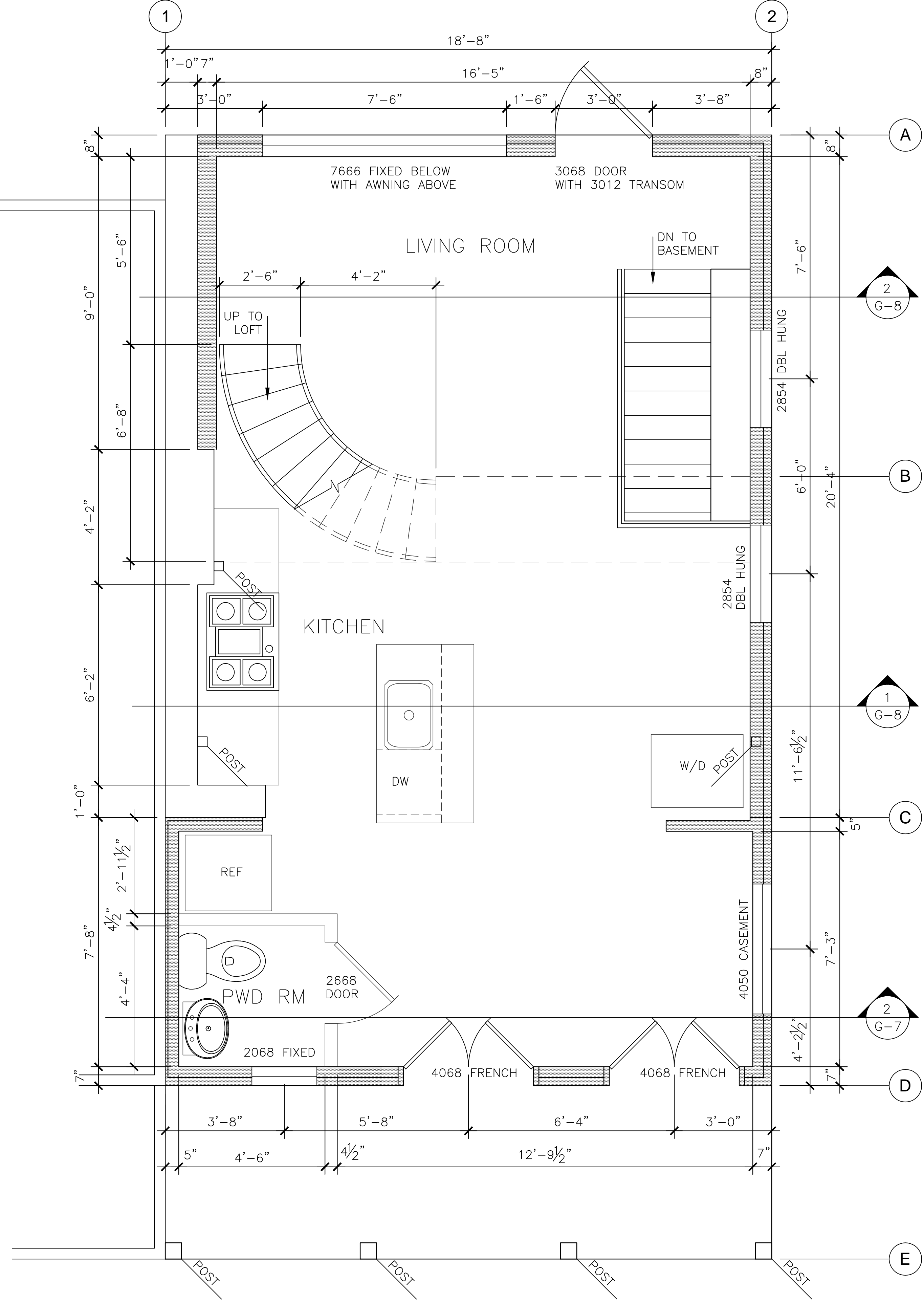
Date(s) of Construction: 1870 Plan/Type: OTHER RESIDENTIAL TYPE
1921
Height (# stories): 1 Style(s): EARLY 20TH CENTURY 20TH C.
COMMERCIAL
Original Use: SINGLE DWELLING VICTORIAN VICTORIAN: OTHER
Material(s): ADOBE ADOBE BRICK
BRICK BRICK:OTHER/UNDEF.
BRICK REGULAR BRICK
WOOD WOOD:OTHER/UNDEF.
Architects:

Comments:

4 OTHER SHPO FILE INFORMATION

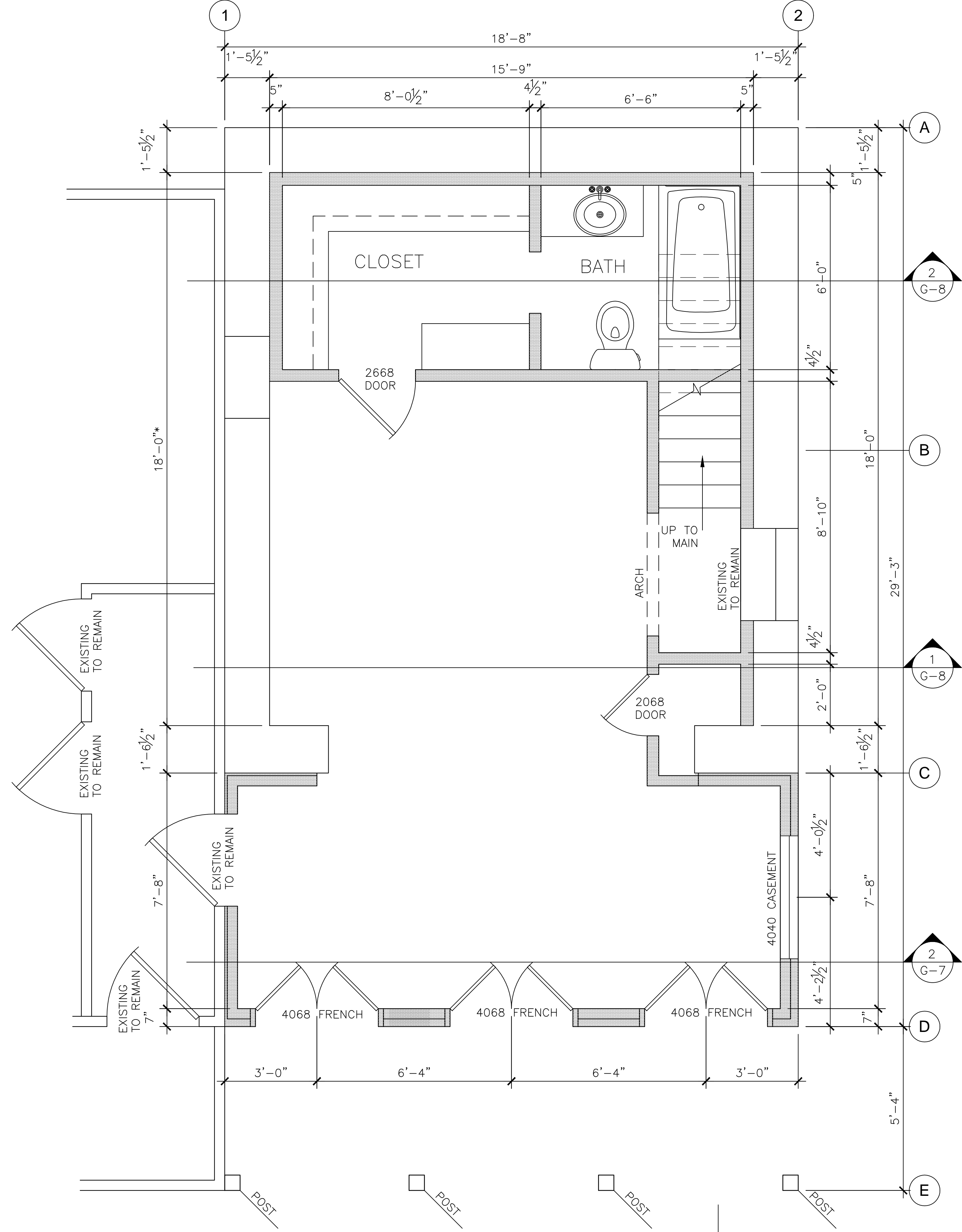
Federal Tax Project No.(s): 106 Case No.:
Devel. Grant:
Historic Photo Date:
HABS/HAER:
State Tax Project No.(s):

ATTACHMENT C: SITE PLAN & ELEVATIONS

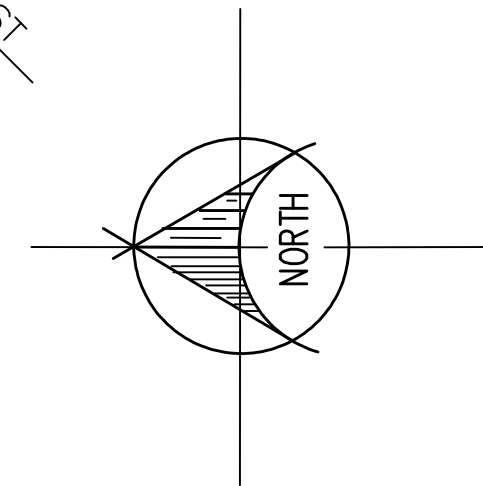


2 MAIN FLOOR PLAN
G-2 SCALE: 1/2" = 1'-0" ON 24"x36"
SCALE: 1/4" = 1'-0" ON 12"x18"

SECTION SYMBOLS ADDED FOR CLARITY



1 BASEMENT FLOOR PLAN
G-2 SCALE: 1/2" = 1'-0" ON 24"x36"
SCALE: 1/4" = 1'-0" ON 12"x18"



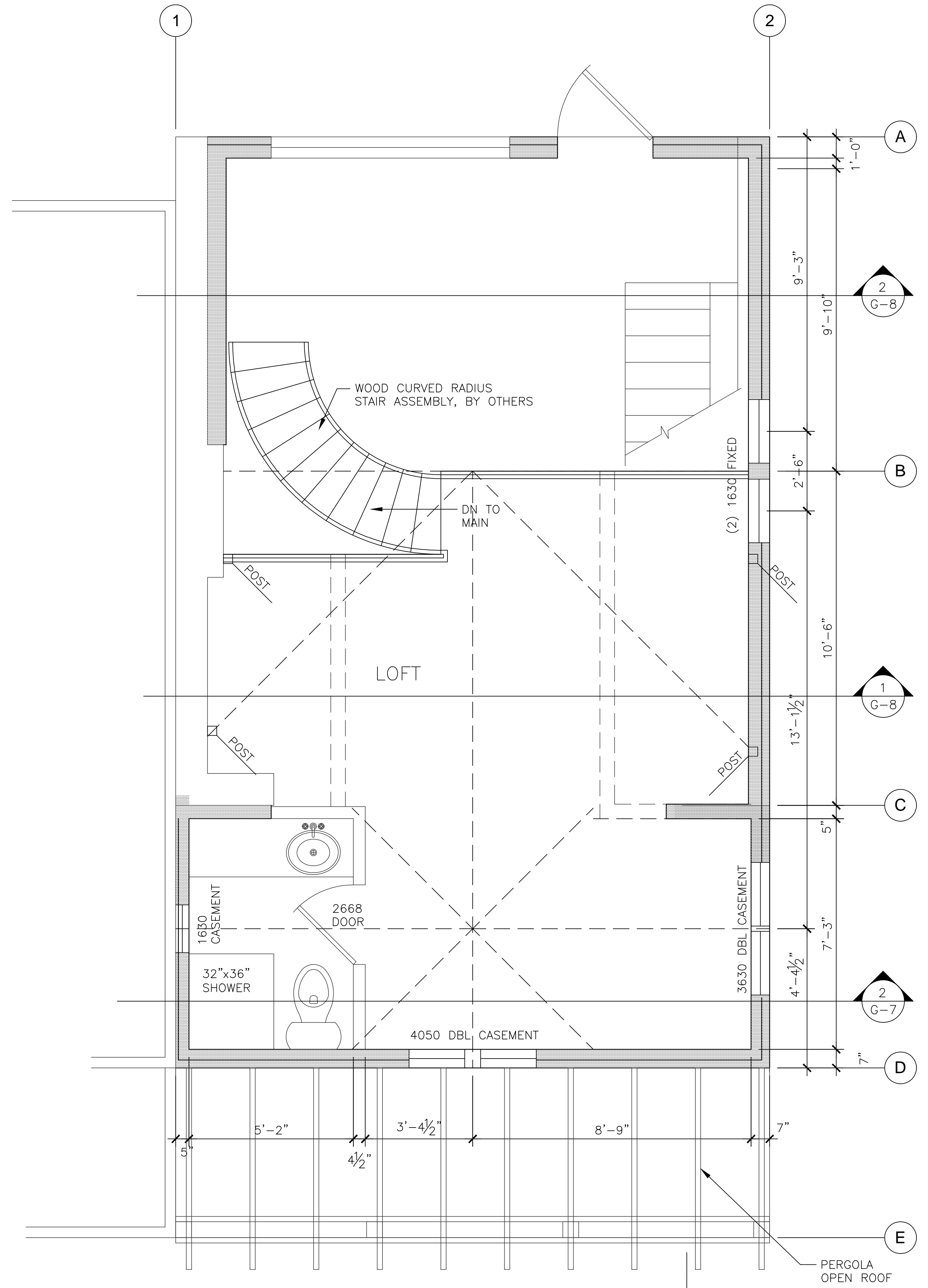
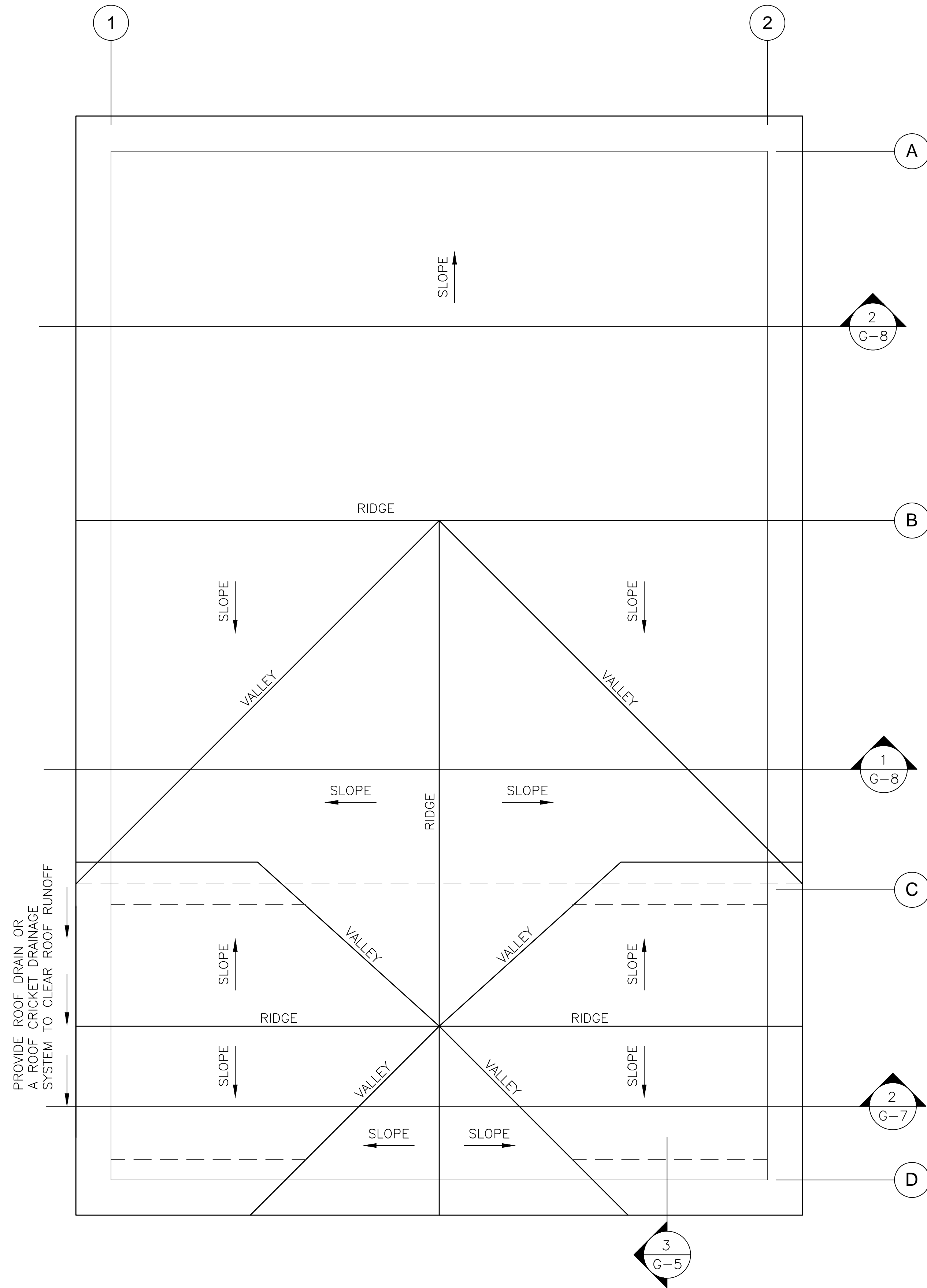
| NO. | DATE | REVISIONS | BY |
|-----|---------|------------------------|-----|
| 1 | 8/24/22 | UPDATES PER PLAN CHECK | GEP |
| 2 | | | |
| 3 | | | |

Palmer Engineering, L.L.C.
Structural Engineers
2408 North 1050 West
Pleasant Grove, Utah 84062
Office: (801) 796-0590

PROJECT: **FOWLER HOME**
365 N. QUINCE
SALT LAKE CITY, UTAH

SHEET TITLE: **FLOOR PLANS**

| | |
|---------|-----------|
| DRAWN | CBP |
| CHECKED | GEP |
| DATE | 6/16/2020 |
| SCALE | AS NOTED |
| JOB NO. | 20058 |



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| NO. | DATE | REVISIONS | BY |
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| 1 | 8/24/22 | UPDATES PER PLAN CHECK | GEP |
| 2 | | | |
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Palmer Engineering, L.L.C.
 Structural Engineers
 2408 North 1050 West
 Pleasant Grove, Utah 84062
 Office: (801) 796-0590



PROJECT: FOWLER HOME
 365 N. QUINCE
 SALT LAKE CITY, UTAH

SHEET TITLE: FLOOR PLANS

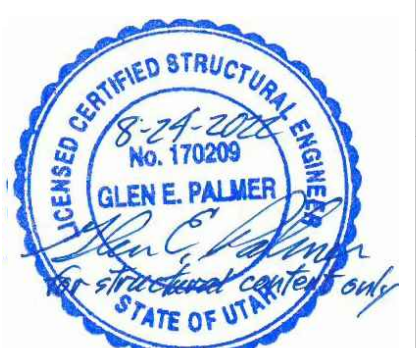
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DATE
 6/16/2020

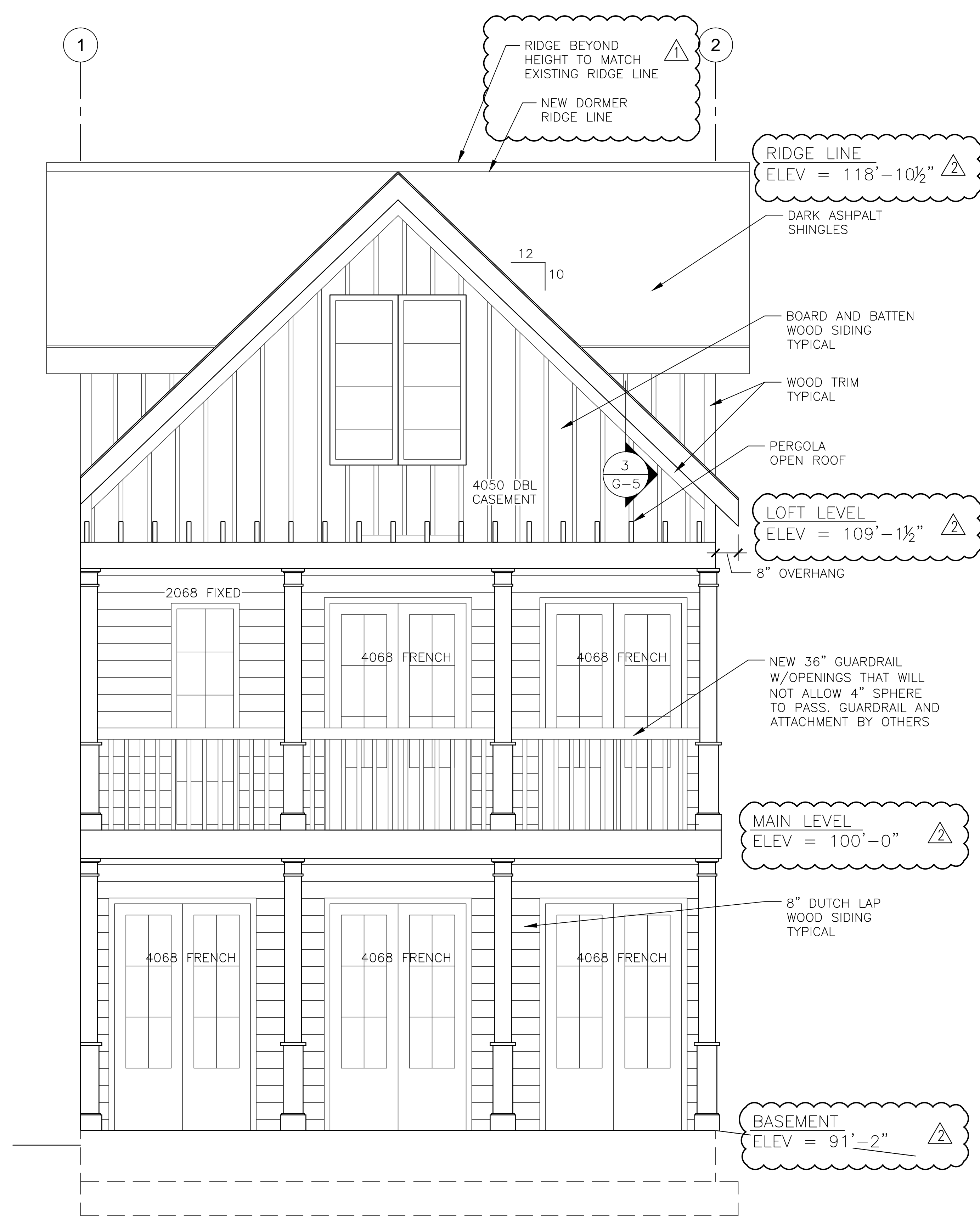
SCALE
 AS NOTED

JOB NO.
 20058

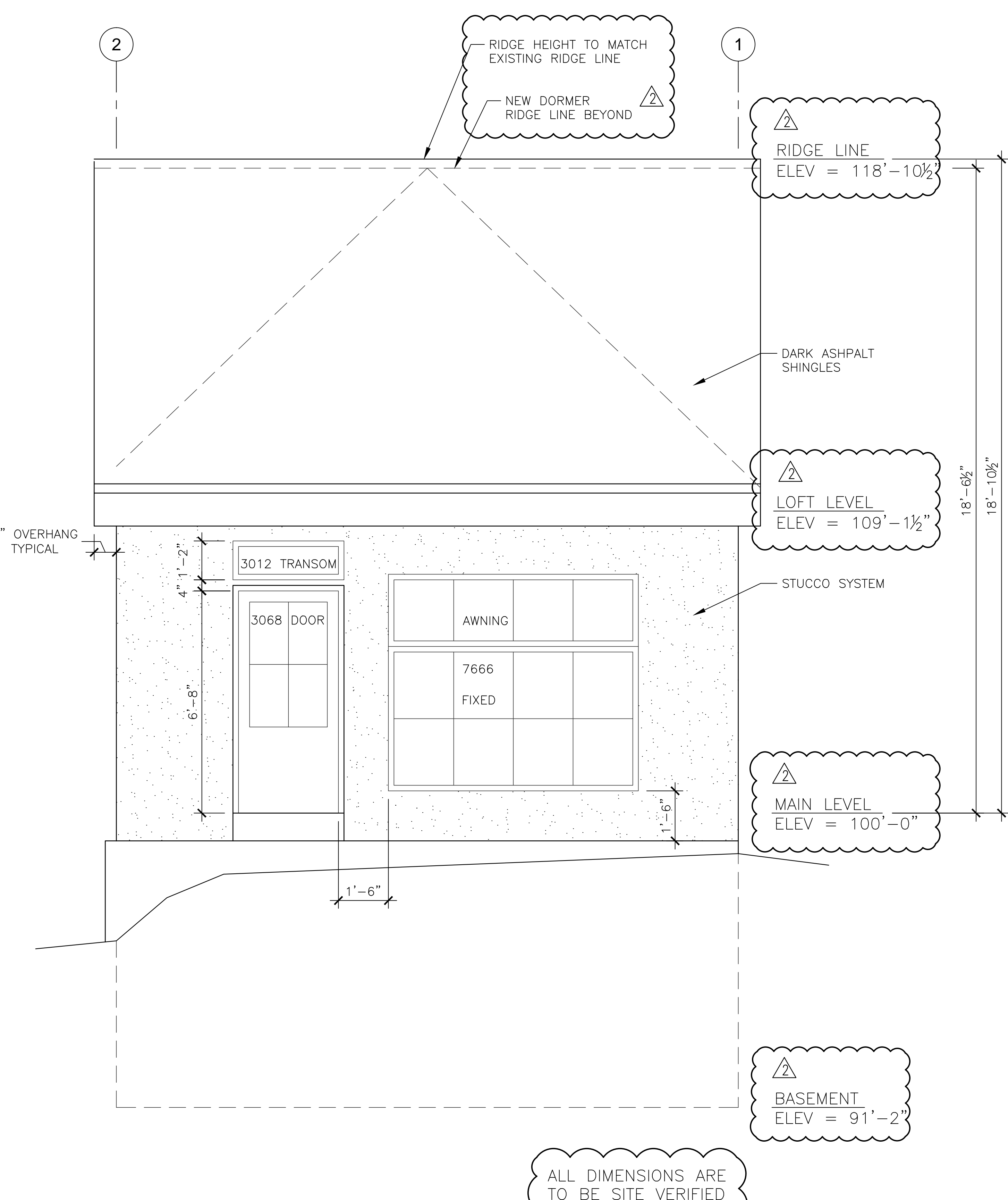


G-3
 3 OF 14 SHEETS

08/24/22



2 WEST ELEVATION
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 SCALE: 1/4" = 1'-0" ON 12"x18"

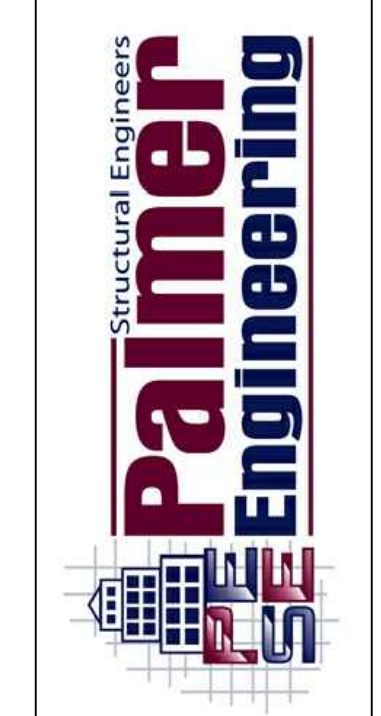


1 EAST ELEVATION
 G-4 SCALE: 1/2" = 1'-0" ON 24"x36"
 SCALE: 1/4" = 1'-0" ON 12"x18"

ALL DIMENSIONS ARE TO BE SITE VERIFIED PER EXISTING SITE CONDITIONS

| REVISIONS | |
|-----------|---------|
| NO. | DATE |
| 1 | 8/24/22 |
| 2 | 9/23/22 |
| 3 | |

Palmer Engineering L.L.C.
 Structural Engineers
 2408 North 1050 West
 Pleasant Grove, Utah 84062
 Office: (801) 796-0590



PROJECT: FOWLER HOME
 365 N. QUINCE
 SALT LAKE CITY, UTAH

SHEET TITLE: EXTERIOR ELEVATIONS

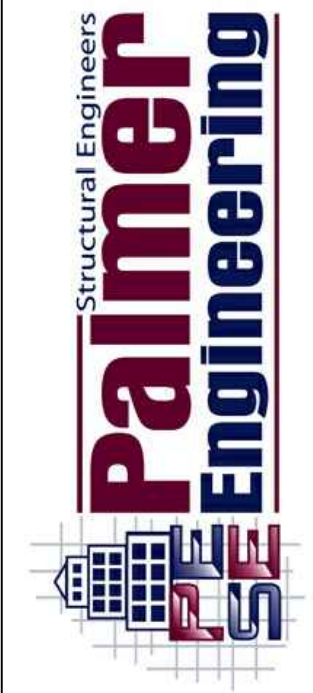
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 CHECKED: GEP
 DATE: 6/16/2020
 SCALE: AS NOTED
 JOB NO.: 20058



G-4
 4 OF 14 SHEETS

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| NO. | DATE | BY |
| 1 | 8/24/22 | GEP |
| 2 | | |
| 3 | | |

Palmer Engineering, L.L.C.
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2408 North 1050 West
Pleasant Grove, Utah 84062
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PROJECT: FOWLER HOME
365 N. QUINCE
SALT LAKE CITY, UTAH

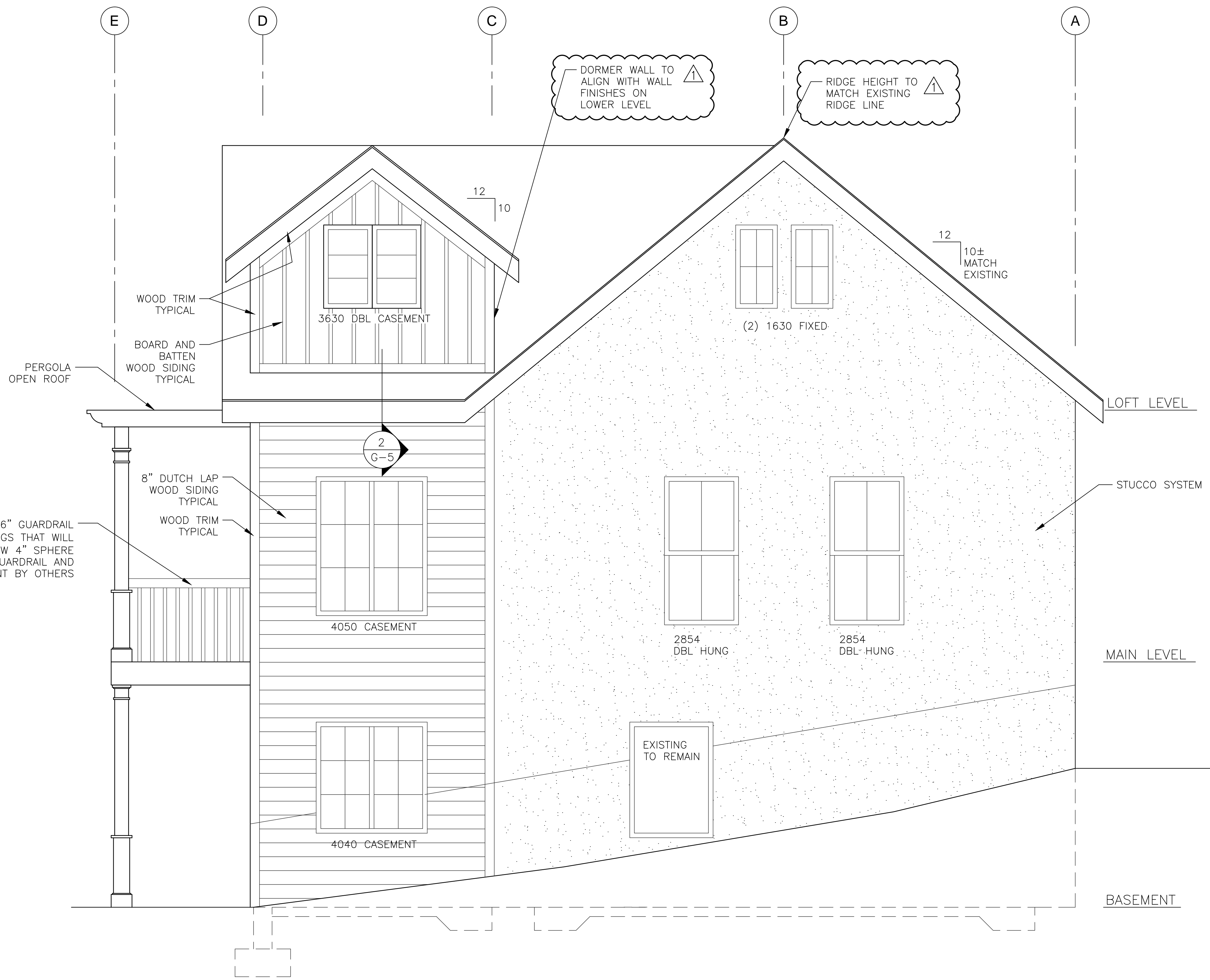
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN: CBP
CHECKED: GEP
DATE: 6/16/2020
SCALE: AS NOTED
JOB NO.: 20058

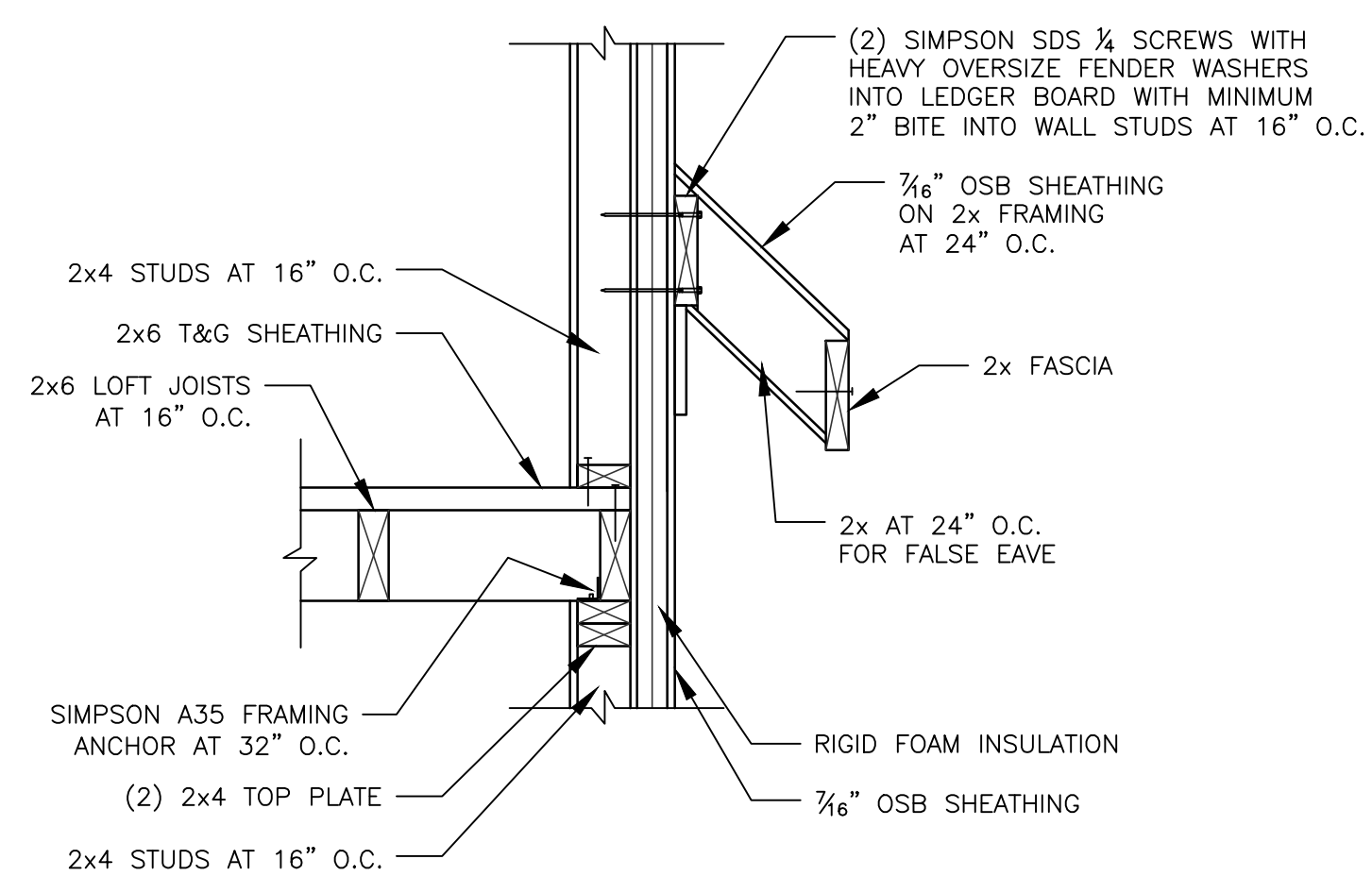
G-5
5 OF 14 SHEETS



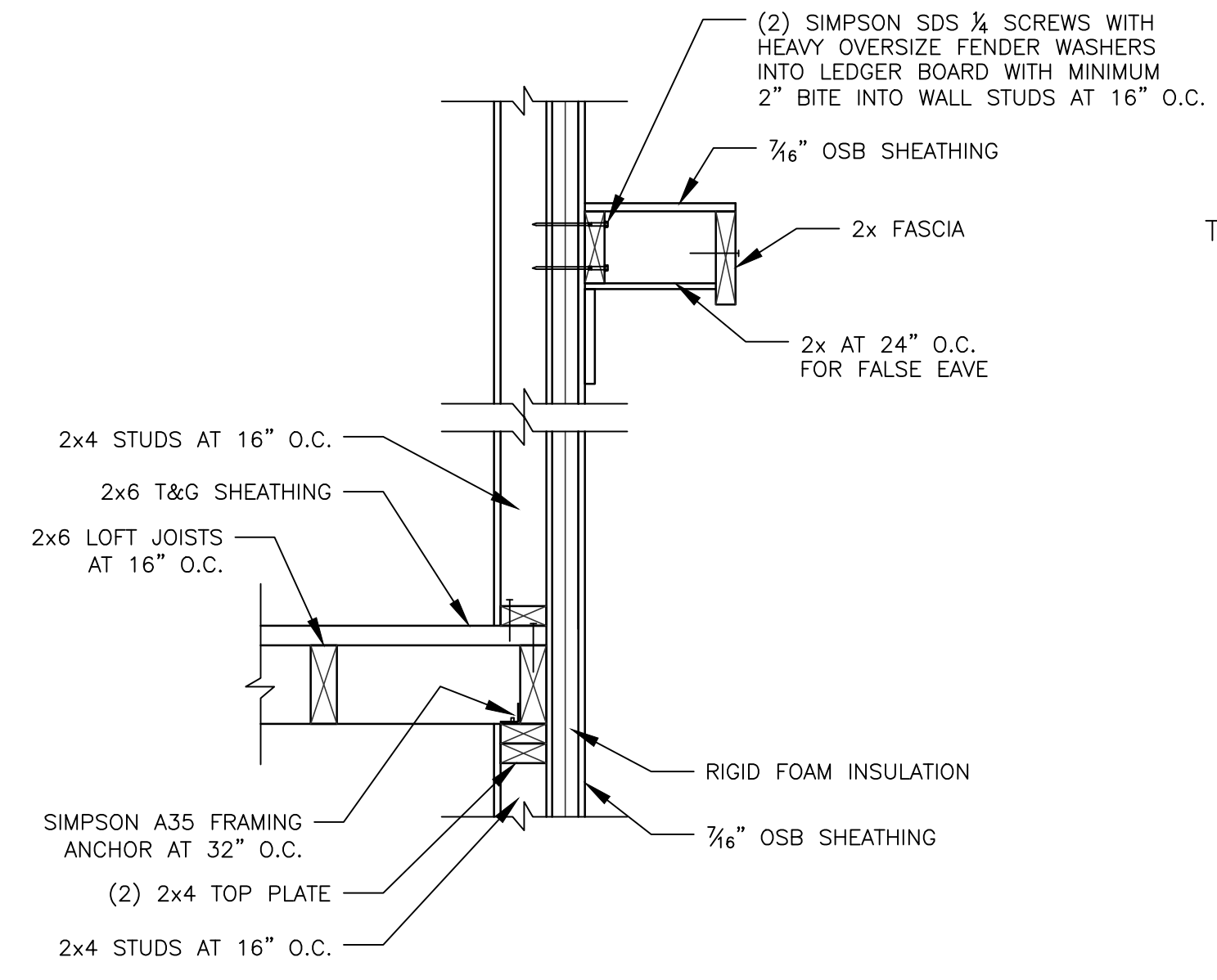
08/24/22



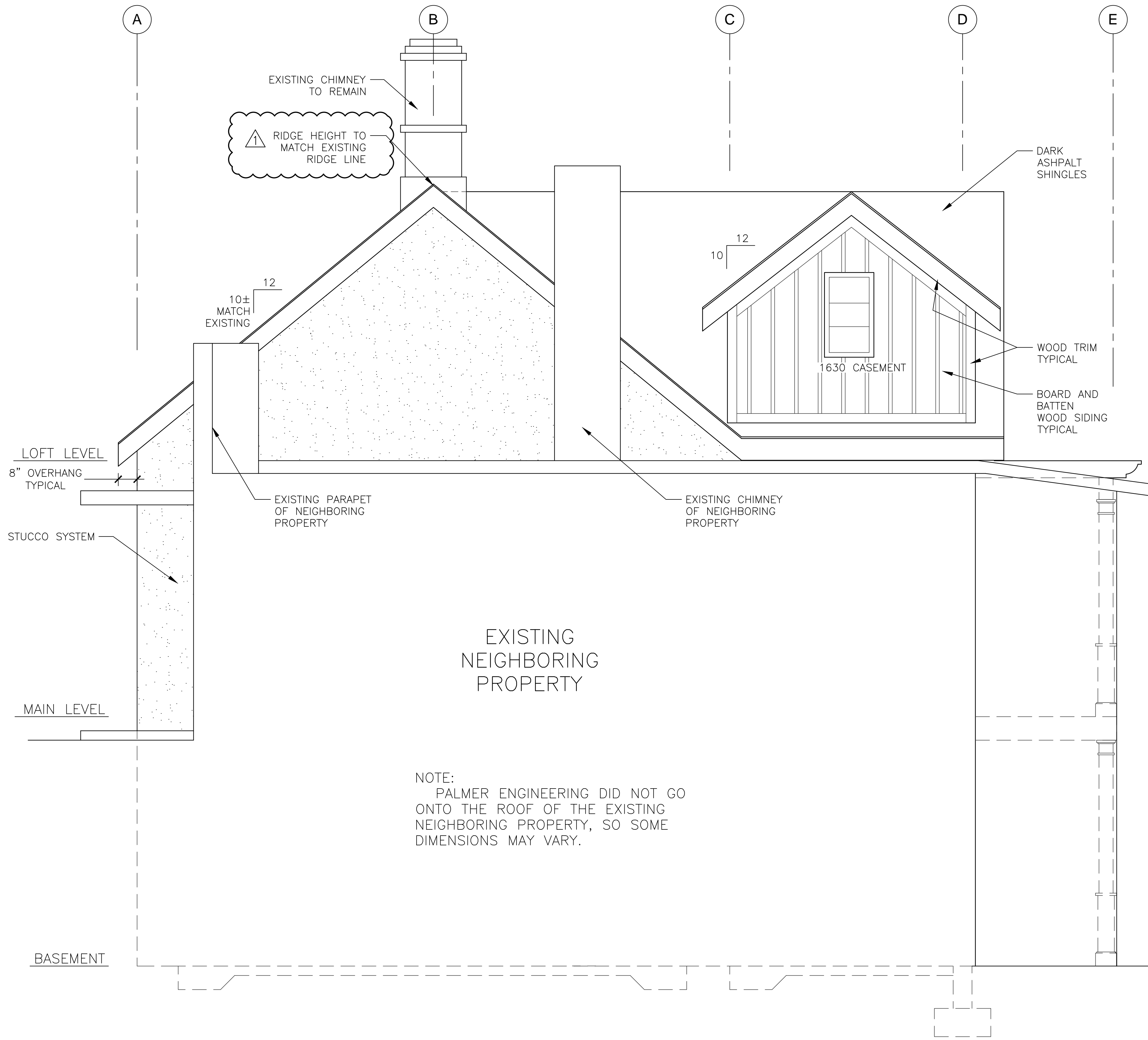
1 SOUTH ELEVATION
SCALE: 1/2" = 1'-0" ON 24"x36"
SCALE: 1/4" = 1'-0" ON 12"x18"



2 FALSE EAVE DETAIL
SCALE: 1" = 1'-0" ON 24"x36"
SCALE: 1/2" = 1'-0" ON 12"x18"



3 FALSE EAVE DETAIL
SCALE: 1" = 1'-0" ON 24"x36"
SCALE: 1/2" = 1'-0" ON 12"x18"



1 PARTIAL NORTH ELEVATION
 G-6 SCALE: 1/2" = 1'-0" ON 24"x36"
 SCALE: 1/4" = 1'-0" ON 12"x18"

| NO. | DATE | REVISIONS | BY |
|-----|---------|------------------------|-----|
| 1 | 8/24/22 | UPDATES PER PLAN CHECK | GEP |
| 2 | | | |
| 3 | | | |

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PROJECT: FOWLER HOME
 365 N. QUINCE
 SALT LAKE CITY, UTAH

SHEET TITLE: EXTERIOR ELEVATIONS

| | |
|---------|-----------|
| DRAWN | CBP |
| CHECKED | GEP |
| DATE | 6/16/2020 |
| SCALE | AS NOTED |
| JOB NO. | 20058 |



G-6
 6 OF 14 SHEETS

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| NO. | DATE | REVISIONS | BY |
| 1 | 8/24/22 | UPDATES PER PLAN CHECK | GEP |
| 2 | | | |
| 3 | | | |

Palmer Engineering, L.L.C.
 Structural Engineers
 2408 North 1050 West
 Pleasant Grove, Utah 84062
 Office: (801) 796-0590



PROJECT: FOWLER HOME
 365 N. QUINCE
 SALT LAKE CITY, UTAH

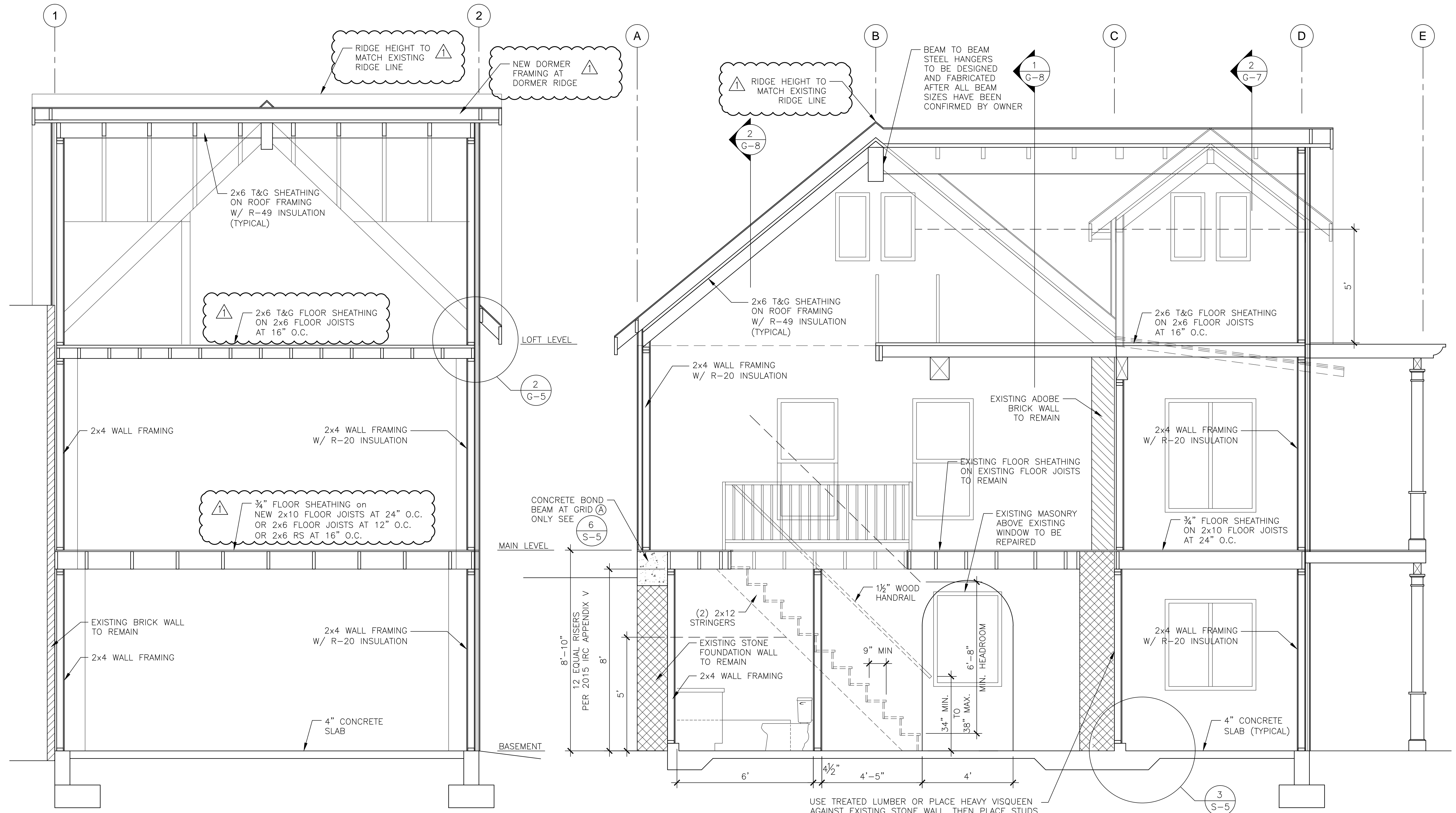
SHEET TITLE: BUILDING SECTIONS

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| DRAWN | CBP |
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| DATE | 6/16/2020 |
| SCALE | AS NOTED |
| JOB NO. | 20058 |

G-7
 7 OF 14 SHEETS



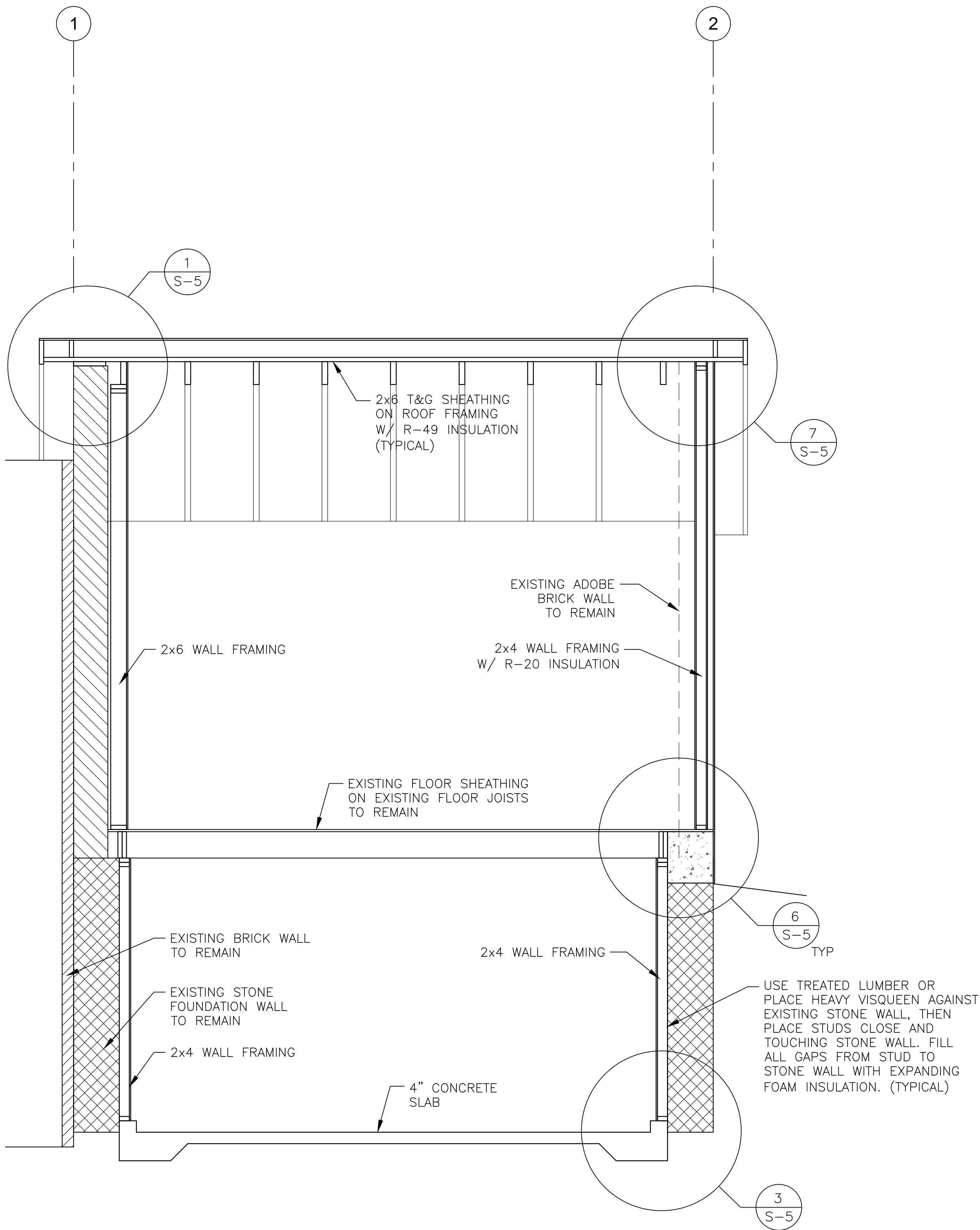
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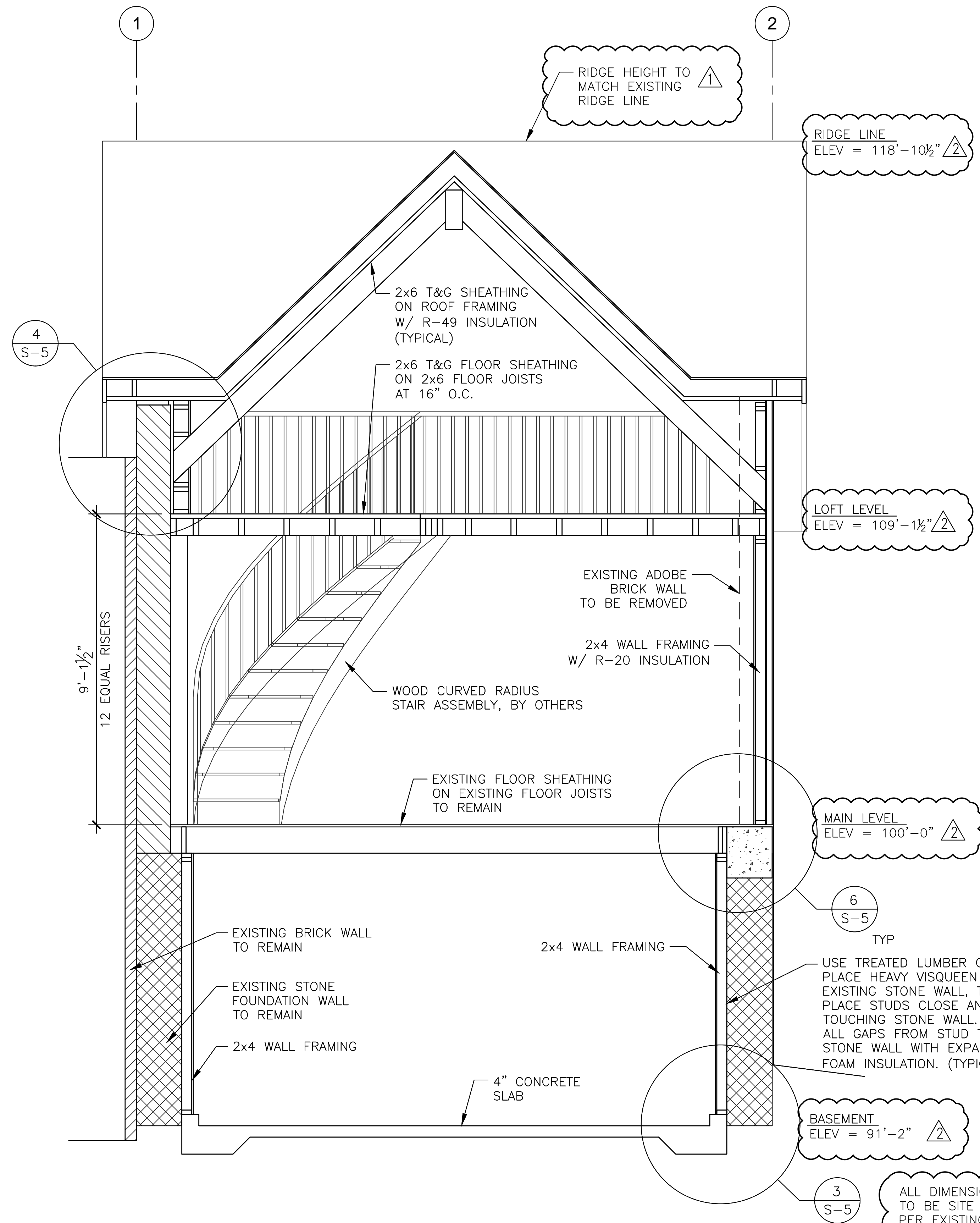
2 BUILDING SECTION AT DORMER RIDGE LOOKING EAST
 SCALE: 1/2" = 1'-0" ON 24"x36"
 SCALE: 1/4" = 1'-0" ON 12"x18"

1 LONGITUDINAL BUILDING SECTION
 SCALE: 1/2" = 1'-0" ON 24"x36"
 SCALE: 1/4" = 1'-0" ON 12"x18"

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2 BUILDING SECTION LOOKING EAST
 SCALE: 1/2" = 1'-0" ON 24"x36"
 SCALE: 1/4" = 1'-0" ON 12"x18"



1 BUILDING SECTION LOOKING EAST
 SCALE: 1/2" = 1'-0" ON 24"x36"
 SCALE: 1/4" = 1'-0" ON 12"x18"

ALL DIMENSIONS ARE TO BE SITE VERIFIED PER EXISTING SITE CONDITIONS

| NO. | DATE | REVISIONS | BY |
|-----|---------|------------------------|-----|
| 1 | 8/24/22 | UPDATES PER PLAN CHECK | GEP |
| 2 | 9/23/22 | UPDATES PER PLAN CHECK | GEP |
| 3 | | | |

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PROJECT: FOWLER HOME
 365 N. QUINCE
 SALT LAKE CITY, UTAH
 SHEET TITLE: BUILDING SECTIONS

DRAWN: CBP
 CHECKED: GEP
 DATE: 6/16/2020
 SCALE: AS NOTED
 JOB NO.: 20058



G-8
 8 OF 14 SHEETS

**ATTACHMENT D: ADDITIONAL INFORMATION
PROVIDED BY APPLICANT**

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

KELLY & JAMES FOWLER

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365 N. Quince Street – House #2 (The Store)

1. Project Description a. Written Overview

This proposal is for a two-part restoration, and earthquake retrofit with loft addition of the last of three historic structures at 365 N. Quince in the Marmalade neighborhood. House #2 was originally built in the 1870s as a small café and grocery store. In 2019 its use was changed from commercial to residential when all three structures were approved as legal nonconforming residential dwellings (PLNZAD2019-00171). After securing COAs and required permits, House #1 and House #3 were restored, brought to code, granted occupancy permits, and are now occupied. This proposal is for House #2.

Part 1: Restoration & Reconstruction of Existing Structure. (A) Restore exterior adobe façade. All historic exterior trim, soffit & fascia, doors, windows, and wall finishes have been removed and incompatible elements installed. Restore House #2 using historic or historic-equivalent materials supported by historic photos and written evidence. Bring to current energy codes. (B) Replace deteriorated roof. Due to undersized original framing and multiple layers of leaking shingles, the roof is significantly saddled in the center and must be rebuilt. Insulate to current code. (C) Add windows on south side for light & ventilation. Since it was built as a store with interior shelving, there are no windows on the south side adobe structure. Install new era-appropriate, cottage-style, 2-over-2 windows which comply with light & ventilation code. (D) Restore rear wood-frame addition. The rear addition is sagging, rotted, and missing much of its foundation. Its original wood siding is covered in stucco and the undersized aluminum windows and steel door are not original. Reinforce or rebuild the existing structure, insulate to code, install wood siding, and replace all windows and doors with era-appropriate alternatives (per engineering of earthquake retrofit and loft addition in Part 2).

Part 2: Loft Addition & Rear Porch. Due to the structure's proximity to House #3 to the north, the driveway to the south, and House #1 to the west, the footprint of House #2 cannot be enlarged. To convert the sub-500 s.f. structure from a small commercial space with no interior walls into a functional home, we propose to build a small, 200 s.f., loft bedroom with *en suite* bath by expanding into the attic by way of a rear roof addition. Following adaptive reuse guidelines, the new west-facing, gable-end, loft roof will be subordinate to the existing north/south gable roof. Due to limited attic headroom, needed height will be gained by two small dormers on the north and south sides of the new gable roof. Only the south dormer is visible from the street; the north abuts House #3, which blocks its view. The new rear porch will be accessible by both House #2 and House #3 preserving House #3's rear access. All new construction will be distinguished from original through exterior wall finishes, subordinate roof, and modern windows and trim.

All work to be completed using design and materials compatible with the homes' historic nature and place in time.



House #2 historic survey photo taken in approximately 1936.



House #2 as it is today.

b. Existing Conditions and History

The three structures at 365 N Quince were legalized as three nonconforming residential units in 2019 under case no. PLNZAD 2019-00171.

House #1 and House #3 were granted certificates of appropriateness under the following case nos.:

PLNHLC 2018-00819 (10/17/18 – H1 5 windows in brick/adobe section);

PLNHLC 2018-00819 *Amendment 1* (11/21/18 – H1 add 1 window, approve actual windows plus foundation, brick repair, flashing, gutters, chimneys, roof/wall trim); and

PLNHLC 2019-00373 (4/24/19 – H1 porch, door, closet addition, wood siding; H3 rear cedar shingle siding, rear door, rear upper & lower windows, front porch, front door)

The documents submitted with those applications, including the site plan and elevations of Houses #1 and #3 are incorporated by reference to this application.

Building permits allowed under those COAs were obtained for both houses under building, electrical, plumbing, and mechanical permits common to both houses. No permits have been sought to date for House #2.

House #3 and #1 were approved for occupancy with final inspections on 11/1/2019 and 6/11/2020 respectively.

On 9/13/21 in a consultation with city inspector Byron Copeland at House #2, Inspector Copeland granted a six-month extension to all permits to allow time for engineered plans and a COA for House #2 to be obtained. Prior to the expiration of the extension, “revised plans must be submitted and approved for changes.” (See Attachment A: Permit Extension)

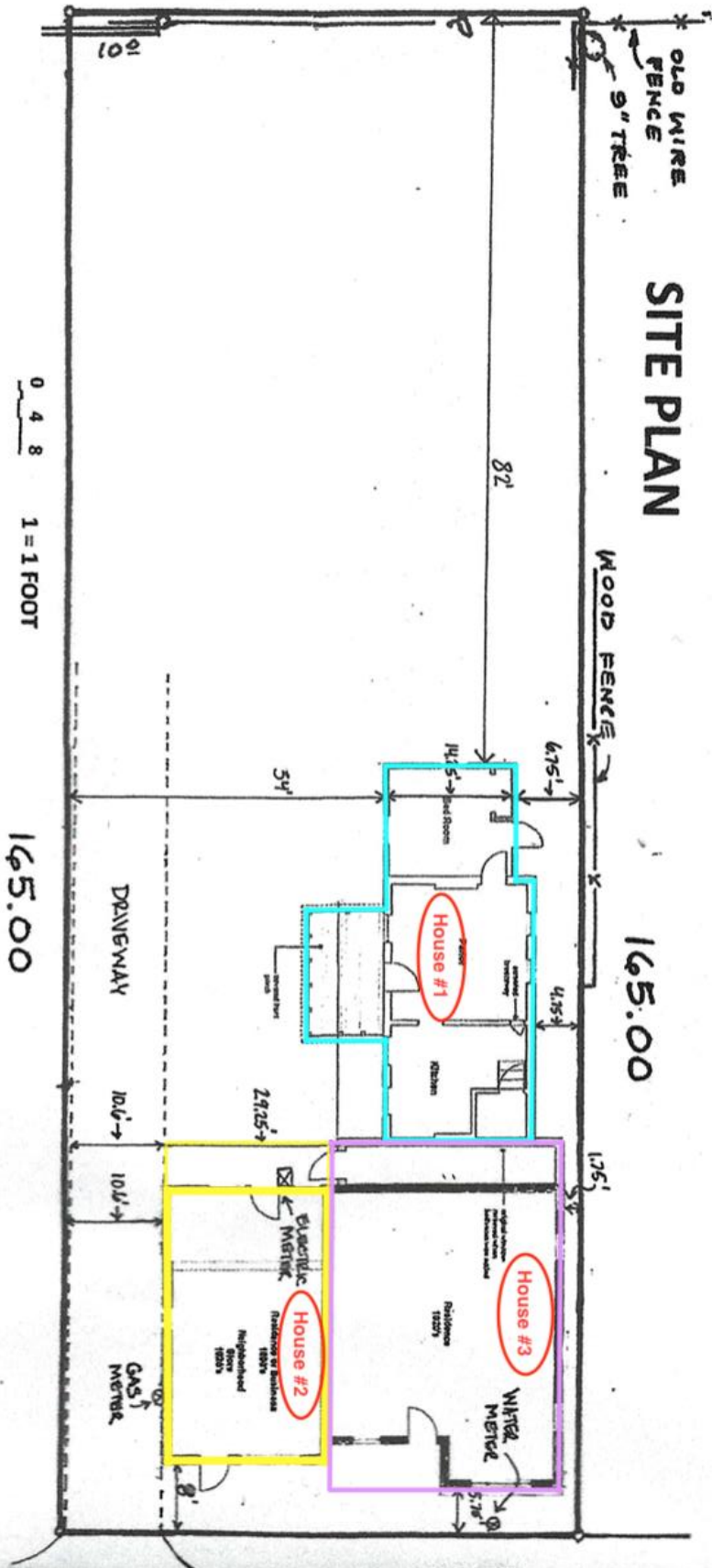
Since the COA is the first step of plan submittal in a historic district, the purpose of this COA application is to comply with that timeline.

These application materials follow the order of the “Submittal Requirements” (page 2) of the HP Minor Alterations application.

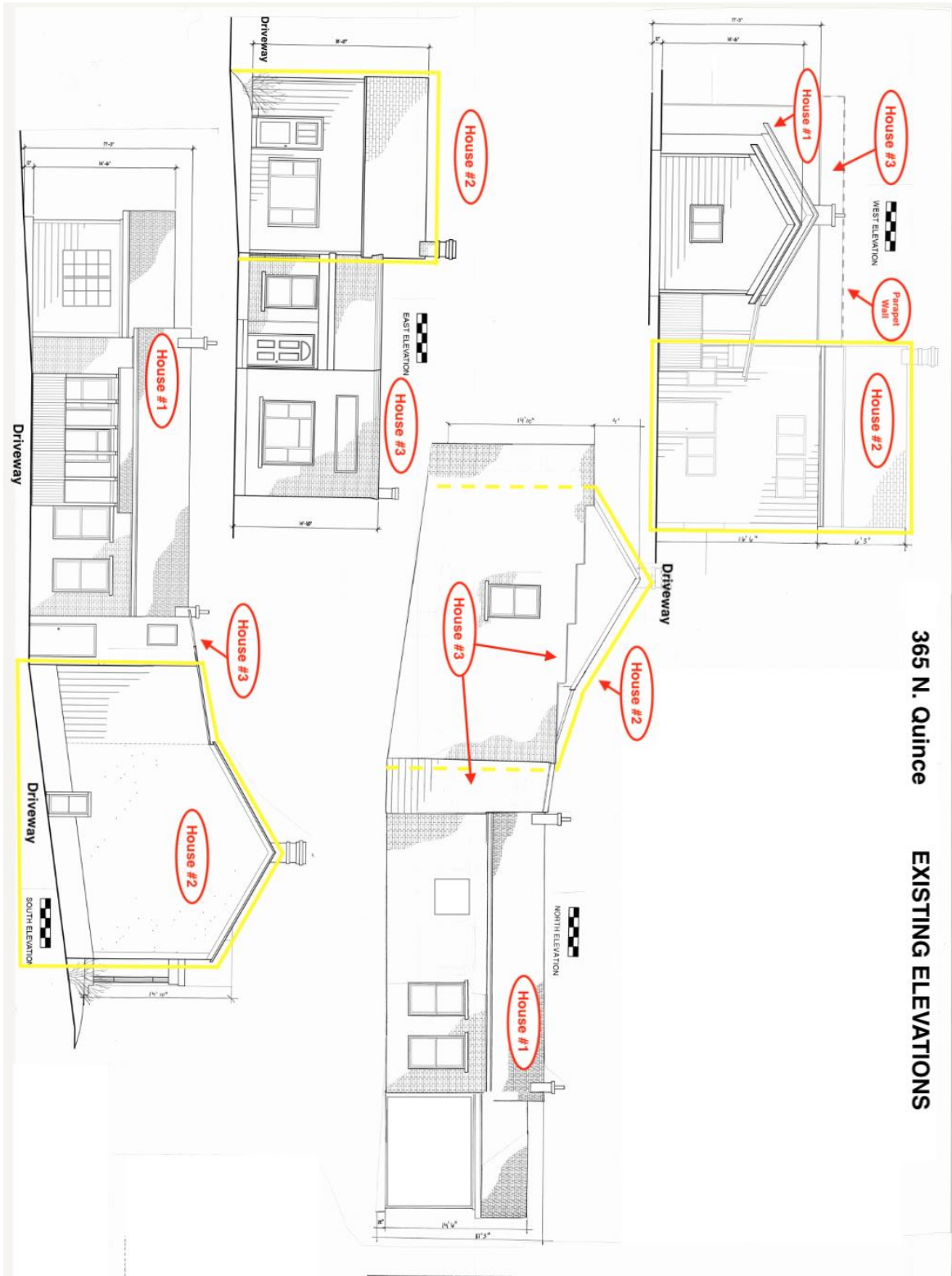
2. Drawings to Scale

See Attachment B: Engineered Plans, for pdf of stamped, engineered drawings.

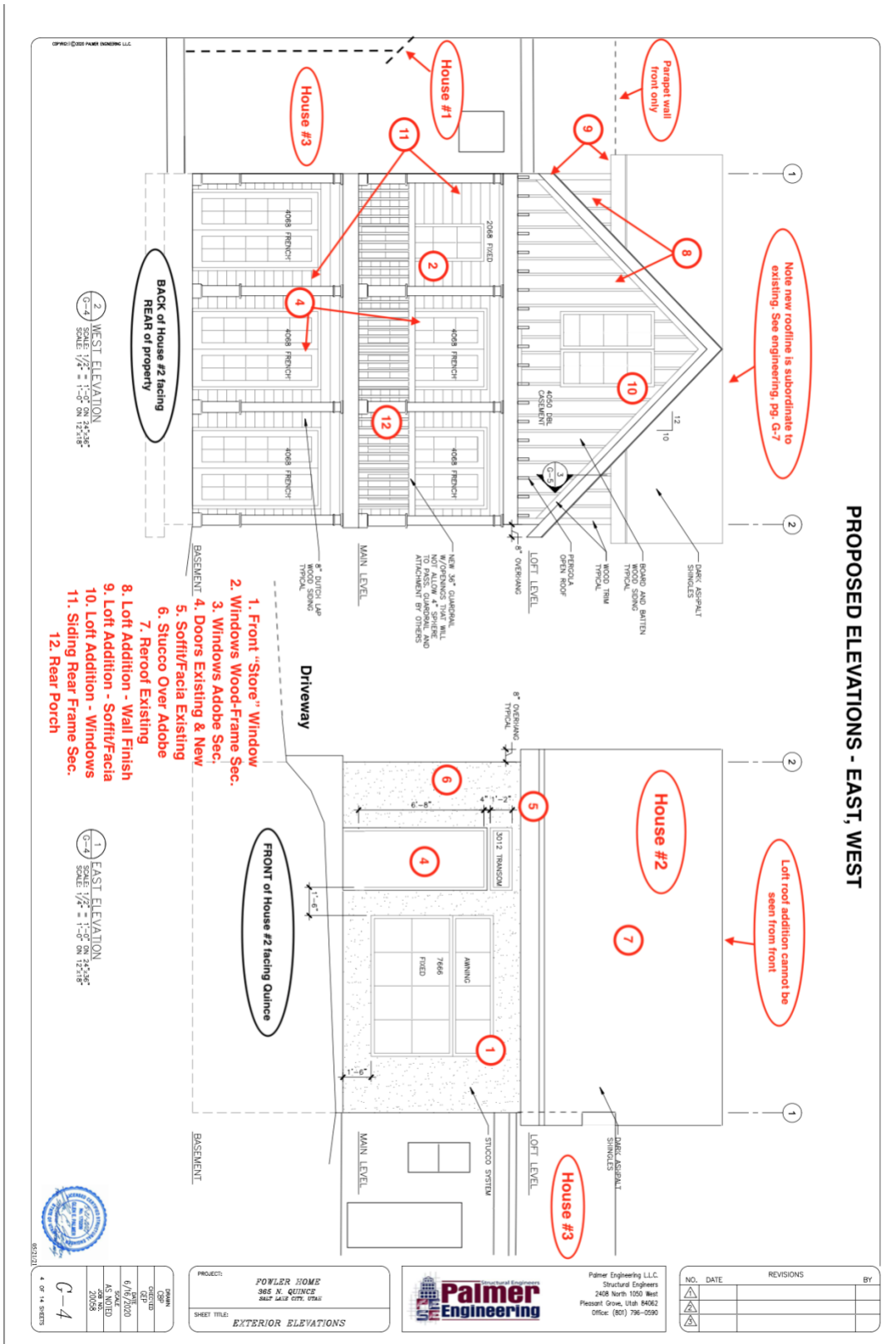
a. Site Plan 365 N. Quince



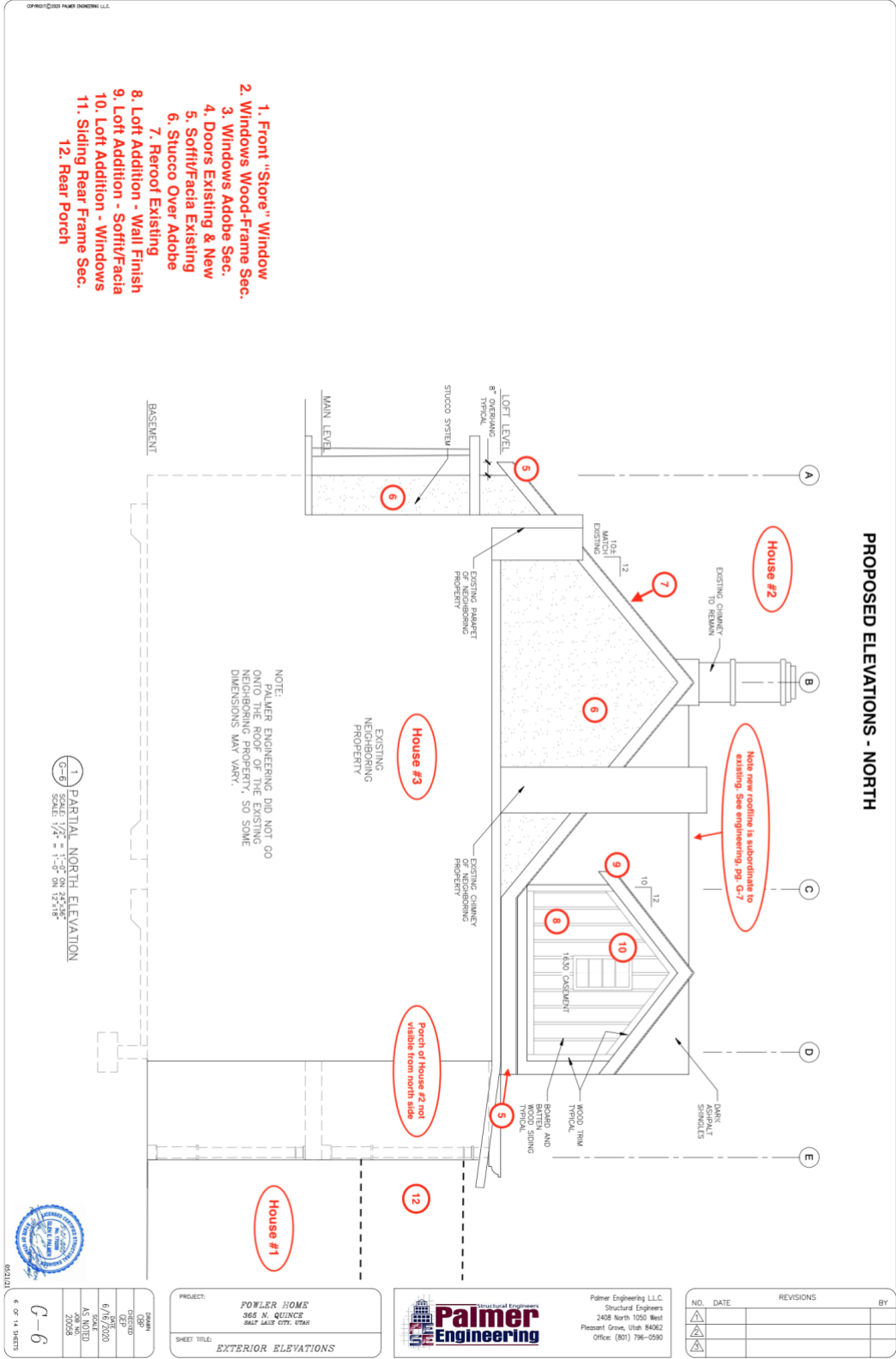
b. Elevation Drawings – Existing All Views



Elevation Drawings – Proposed East & West Views



Elevation Drawings – Proposed South View



3. Photographs
a. Historic Photos

The only known historic photograph of the property is a tax survey photo taken in 1936, 60 years after "The Store" was built. The exterior details which remained at that time include the smooth stucco finish, soffit & fascia, inset door & transom, copper gutter, and oversized store window. The original porch on the north side was removed in 1919 when House #3 was built.



b. Current Photos with Alterations Called Out

Southeast Side Looking West



Wood siding covered by non-period stucco

Original Soffit & Fascia covered by stucco

Non-period Stucco covering foundation

Door not original, but is older

Non-historic foam trim around vinyl window & door. Window undersized

Southwest Side Looking East



Wood siding covered in non-period stucco

Adobe covered in non-period stucco - trim buried

No windows on south side



Westside (Rear)

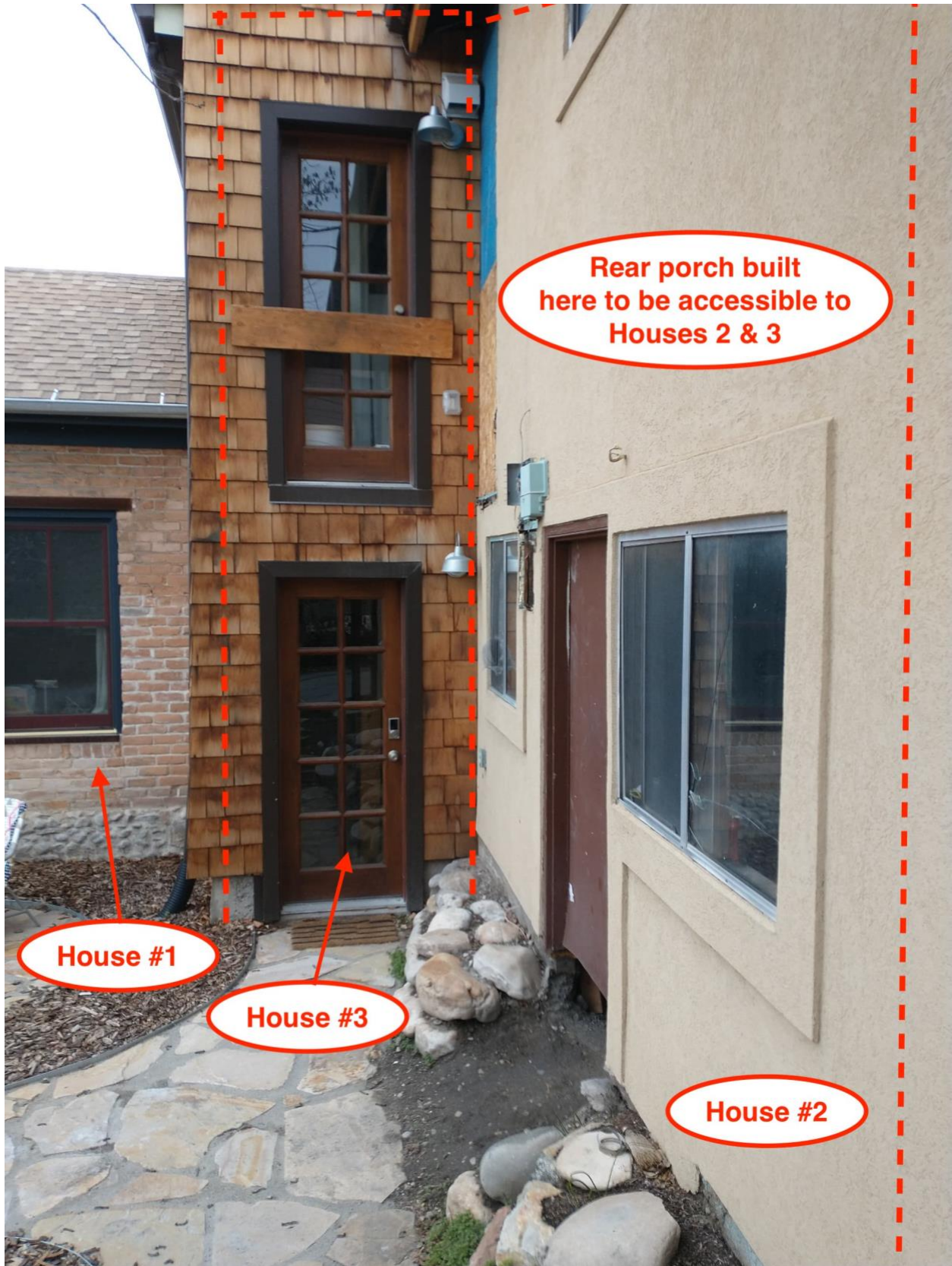
House #1

House #3

**Undersized
aluminum slider windows
with foam trim**

**Replace foundation, rebuild
original wood-framed section, and
add rear porch**

**Non-period
stucco covering wood
siding**



House #1

House #3

House #2

Rear porch built here to be accessible to Houses 2 & 3



Westside rear relation to Houses 1 & 3

House #3 (restored)

House #1 (restored)

Rear porch built here to be accessible to Houses 2 & 3

House #2 (westside)



Northside Looking South

Sagging roof

Original trim

House #3
(restored)

Loft gable-end
roof addition and north
dormer

4. Materials and Support for their Use

“The Store” (House #2) is missing nearly all its historic exterior elements. Following are the details of how we propose to restore the exterior façade, retrofit the structure for earthquake safety and current code, and construct the loft addition. Please see the accompanying Attachment C: Detail Photos & Samples, for photos of representative examples, support for our proposal from neighboring properties, material brochures, etc.

Historic Society Write Up & Sanborn Maps

The Utah State Historical Society completed a Structure/Site Information form on 365 N Quince where they described the history of all three structures. They seem to have confused the 1870s gable-roofed store (House #2) with the flat-roofed 1920s residential dwelling (House #3), perhaps because flat roofs were common in commercial structures. Regardless, the write-up is helpful to determine the style of windows appropriate to House #2 to allow proper light and ventilation. Referring to the slightly older House #1 built in the 1860s, it says, “Its scale and proportions, gable roof, end chimney, rectangular plan and **two over two windows** mark it as an early vernacular home.” (See Attachment D: Historical Notes).

a. List of Proposed Materials by Item (Numbering matches elevations).

1. Front “Store” Window

A NOTE ON WINDOWS AND DOORS: With the exception of the front door, the plans specify the window and door sizes along with their style, glass pane configuration, and whether they are fixed or operational. The numbers given are those used for construction drawings and **are not given in inches**. The first two-digits are the window width. The first number is feet, and the second is inches. For example, the larger two-over-two windows in the adobe section are listed as “2854.” These windows are 2’8” (32”) x 5’4” (64”).

All windows to be historic restoration appropriate Windsor Pinnacle aluminum-clad wood windows with approved profile and divided lights.

Front Window – 7666 (90” x 78”) 12-grid window with awning top.

To honor the history of House #2, which was built as a store and small café, we wish to restore the front window to its original, oversized “storefront” configuration. Due to the structure’s proximity to the street and higher crime rates of this downtown neighborhood, we wish to use a window which has more structural cross-grids than the original. An awning-style window will allow for better ventilation as well.

2. Windows Wood-Frame Section

Like the rest of House #2, there are no original windows in the wood-frame rear section of the house; all were replaced with small, aluminum sliders. While the main floor of the house had no windows due to interior shelving, the basement was used to prepare food and baked goods for the café. (See notes from 2019 legalization PLNZAD 2019-00171). The basement had only one small window on the south side in the adobe section and does not appear to have had any south-facing windows on either floor of the wood-framed section. The interior framing and original foundation do indicate the current windows are undersized and it likely had a set of double doors.

We have chosen 4050 (48" x 60") Windsor Pinnacle, 6-light, double casement windows for both floors of the south elevation.

Main Floor - On the west elevation **at the rear of the structure**, the main floor bathroom window (far left) is a 2068 (24" x 80") Windsor Pinnacle, 10-light, fixed window. All other "windows" in the wood-framed section are actually French doors.

Since House #2 abuts House #3 to the north, there are no windows on that side.

3. Windows Adobe Section

As noted in the historical record, House #2 is only 10 – 15 years newer than House #1 and is also vernacular in style with a simple gable roof and end chimney. As such, a two-over-two, cottage-style window is appropriate to the structure's era and place in time.

As discussed above, we wish to add two 2854 (32" x 64"), two-over-two, cottage style, double hung Windsor Pinnacle windows on the main floor south adobe façade. We wish to add two small 1630 (18" x 36"), two-over-two, cottage style, fixed Windsor Pinnacle windows on the upper south adobe façade to add light to the loft area as well.

The existing window in the south side basement rock foundation wall will be restored.

4. Doors Existing & New

Front Door - The front door will be sourced through local restoration yards, such as Demolition Salvage, or through local classifieds. The historic photo of House #2 shows a panel door with no window but with a transom window over it. We will restore the transom opening and source a historic window for it. The current door has a divided light window on the top third. We would like to install a door with some type of window to provide more light into the main floor. We will seek approval for the specific door once located. The openings will remain the same size.

Main Floor Rear - On the west elevation **at the rear of the structure**, the main floor will have two sets of French doors which open onto the porch. They will be 4068 (48" x 80") Windsor Pinnacle, 10-light French doors, with both doors operational.

Basement Rear - On the west elevation **at the rear of the structure** on the basement level are three sets of French doors which open onto the backyard and are also 4068 (48" x 80") Windsor Pinnacle, 10-light French doors, with all doors operational.

5. Soffit & Facia Existing

Using the historic photograph and remaining, untouched soffit & facia trim on the north side of House #2 as a guide, we will replace the soffit & facia trim using appropriately-sized solid cedar wood trim, exactly as it is now. If exact an exact match to the existing molding profile cannot be located, we will seek approval of the closest match before installing it.

6. Stucco Over Adobe

All existing foam “molding” will be removed from around the windows and doors and a smooth, cement stucco plaster installed. To bring the structure to current energy codes, the walls will be insulated with 3” of rigid foam sheet insulation prior to application of stucco. The deep inset windows and doors will be maintained. Note that the stucco was originally limited to the adobe portion of the structure only. It was improperly applied to the rear wood-framed section and will not be reinstalled.

7. Reroof Existing Roof

Due to undersized 2x4 framing members, lack of maintenance, and multiple layers of asphalt shingles, the existing roof is sagging into a “saddle” in the center. We will rebuild and reinforce the roof framing and refinish the roof with dark-brown asphalt shingles. To bring the roof insulation to current code, we will add 6” of rigid foam insulation to the roof deck in a “deep energy retrofit” before installing the shingles. This will be the same configuration as that used on the wood-framed section (the bedroom) of House #1. (See before & after photos).

8. Loft Addition – Exterior Wall Finish

To properly distinguish the loft addition from the original structure, all wall faces will be finished using solid cedar wood in a vertical “board and batten” configuration as shown on the plans.

9. Loft Addition – Soffit/Facia

To properly distinguish the loft addition from the original structure, the soffit & facia and trim around openings will be finished using smaller, 1”x 4” boards in a modern style bereft of ornamentation.

10. Loft Addition – Windows

To properly distinguish the loft addition from the original structure, the windows will have horizontally configured glass panes with no vertical divisions in a more contemporary style.

South Side – The window in the south dormer will be a 3630 (42” x 36”), Windsor Pinnacle, 4-light, double casement window as indicated on the plans.

North Side – The window in the north dormer (bathroom) will be a 1630 (18” x 36”), Windsor Pinnacle, 4-light, single fixed window as indicated on the plans.

West Side – The window in the loft’s west gable end will be a 4050 (48” x 60”), Windsor Pinnacle, 4-light, double casement window as indicated on the plans.

11. Rebuild, Siding Rear Frame Section

The rear wood-framed section of House #2 was built with actual dimensional lumber and is not shown on the early Sanborn maps. (See Attachment E: Sanborn Maps). The first time there is a

record of this frame addition existing is on the 1950 Sanborn map; the use of dimensional lumber instead of rough, hand milled lumber used in the rest of the structure supports a later date of construction. On the north where it abuts House #3, the wood floor framing between the basement and the main floor, and the roof framing are not supported by walls below them. Instead, the framing is nailed directly to the exterior brick of House #3. There is no foundation at all under the framing on the north side of the wood framed section in House #2. The foundation on the west and south sides are likewise insufficient to support the existing structure and must be rebuilt.

Since the entire structure and its foundation must be rebuilt, we propose to do so while bringing the rest of the structure up to code. The drawings submitted with this application are engineered and stamped by a licensed Utah engineer experienced in earthquake retrofits of historic structures. Due to the proximity of House #3, the driveway, and House #1, the footprint of the wood-frame section cannot be enlarged -- House #3 would have no access to its back door if it were. As such, the wood-framed section will remain exactly the size it is now.

Due to its similarity to House #1 discussed in the historical record above, we will re-side the exterior of the wood-framed section on House #3 in the same manner as House #1. Specifically, we will use 8" solid cedar Dutch-lap siding over 3" rigid foam insulation to refinish the structure while bringing it up to current energy codes.

12. Rear Porch

The proposed porch will provide an expansion of living space critical to convert what was once a small commercial space to a still small, but comfortable, residential dwelling. The porch is on the rear of the structure and cannot be seen from the street. Its inclusion in this plan is compatible with adaptable use standards, since its modest impact on the historic adobe structure is negligible, while the approximately 130 s.f. of outdoor living space will improve the life of the occupants immeasurably.

Thank you.

James & Kelly Fowler

ATTACHMENT C: MATERIAL PHOTOS, DETAILS, & EXAMPLES (365 N Quince - House #2)

Support for Proposed Restoration and Reconstruction

“Preservation is not turning every historically significant building into a museum, but adapting the structure to be functional in the present, while preserving its unique identities.”¹



The “Quince Street Grocery” is a one room, gable-end, adobe structure built in the late 1870s in the Utah vernacular style by John and Mary Flower. The Flowers built their small café and grocery store kitty-corner from their own home, which sits just behind and to the north of their store. Their original home has been restored as “House #1.” According to Polk records, the Quince Street Grocery was used continuously as a store until at least the mid 1950s. Its original stucco-over-adobe footprint was only 18’ x 16’ (interior dimensions). Around 1919, it lost its north-facing porch when its new owner built the red brick home which abuts to the north. In 1936 a small wood-framed rear addition first appears on tax records.

¹ “Local Preservation in Brief,” a publication of the Historic Landmark Commission; accessed 02/10/2022. https://preservationutah.org/images/stories/resources/Local_Preservation_In_Brief__5_.pdf

The Quince Street Grocery still consists of an empty adobe shell over a rubble stone foundation. The main floor has no kitchen, no bath, no bedroom – no interior walls at all. The basement has a single room – a bathroom – in the north-east corner. It had a small open kitchen against the south wall, which was used to bake goods for the café. Although the basement was converted to a studio rental unit, the stairs were removed and the main floor was never converted to residential space.

To turn the small, roughly-built, former store into a functional, safe, residential home requires an earthquake retrofit as well as careful planning to include all the living spaces a home requires. The plans submitted with this application were repeatedly revised to achieve both objectives, all within a very small footprint – the structural work required will reduce that footprint even more. Our plans include expanding upward into the attic to create a loft bedroom with *en suite* bath.

An upward expansion is the only option since the footprint of the House #2 cannot be enlarged. With House #3 to the north, House #1 to the west, Quince Street to the east, and the driveway to the south, the only option is up. With careful attention to adaptive reuse principles, the attic loft expansion can be built without altering the historic integrity of House #2.

A. Standards of Rehabilitation

The Secretary of Interior's Standards for Rehabilitation include progressively intensive interventions of preservation, rehabilitation, restoration, and reconstruction. The photos in Section "C" below show the extent to which this property has suffered from any attempt to meet any of these standards of care.

1. Preservation

Water intrusion, lack of maintenance, and multiple poorly executed repairs and modifications have damaged parts of the structure, some beyond repair. This failure to preserve the structure or its architectural elements leaves very little to rehabilitate.

2. Rehabilitation

Nearly all architectural evidence of the home's historic origins has been removed by prior owners. Other than a few feet of trim on the north side, no original windows, doors, trim, or exterior finishes remain which could be rehabilitated. The current windows are either vinyl or aluminum sliders and none are the original size. The front door is not original and has been shortened. The original transom window over the door was covered in stucco sometime in the 90s and the exterior wood trim was buried at that time. That stucco was applied using a modern "worm" texture with foam bump-outs around the windows and front door.

Inside, since the adobe has been hacked into by prior owners – one of whom attempted to add an unsupported steel "I" beam over the large front window – it is extremely unstable. The adobe on the east wall, above and below that window, is mostly rubble and dust with spray foam used to try to stabilize it. The adobe on the west wall adjoining the wood-frame section

has been cut back so far that the remaining inner corners are only about 12" deep; the recommended minimum length of an adobe wall extending from a corner is 36." On the south wall, the lintel over the basement window below is rotted and has allowed the adobe wall on the floor above it to crack and fall down into the basement. On the north wall abutting House #3, the adobe wall is bowed and cracked.

To preserve and rehabilitate the adobe parts of the structure, they must be stabilized, reinforced, and rebuilt using replacement adobe bricks where possible. Adobe bricks are literally dried-in-the-sun bricks made of dirt and never fired. They are considerably larger (5.5" x 11") and have different thermodynamic properties than soft-fired bricks even from the same era. The adobe bricks needed to rehab the structure could be sourced from the new window openings requested.

Likewise, a complete rebuild of the wood-framed section is required to replace its missing and undersized foundation, and to install engineered components to stabilize the structure against seismic events. Strengthening this section with a reinforced foundation and adequate sheer walls (see page S-6 of the plans) will also help support the adjoining adobe and stone foundation which has been seriously damaged.

3. Restoration & Reconstruction of Original Elements

Since so little is left of the Quince Street Grocery's original features, the majority of the work will involve locating and restoring those elements that provide its "unique identity." Through the 1936 tax photo above, and homes from the same era which remain in the neighborhood, this can be done. Missing elements will be sourced and restored, or new elements built which match or closely approximate the originals.

On the adobe section, those elements include its side-gable construction, its large store-front window, the window's placement on front façade and its deep inset, the front door with transom window, the soffit, fascia & wallboard trim, and its gable-end chimney.

On the wood-framed rear section, literally nothing original remains except the space itself and even that is supported by a missing, undersized, and broken foundation. Once again, no original doors, windows, siding or trim remain; the window and door openings have all been altered and the trim and siding buried by 90's stucco. Unfortunately, no photos of the rear of the property remain. However, we can look to the Flowers' own home and others in the neighborhood to guide the restoration. As such, we will replace the stucco with the same 8" Dutch-lap siding John Flower used on his own home, which sits just behind. The wood siding will better distinguish the original 1870s adobe from the 1930s wood-framed addition, allowing each to occupy its own place in time and reflect the structure's evolution.

Reconstruction of the structure necessarily includes adapting its use from a small store to a home. Adding the 2-over-2, cottage-style windows to the south adobe wall, and 6-light casements to the south wood-framed wall, will permit this adaption without impacting the store's historic integrity. Although adding windows to a secondary façade is discouraged, the

lack of windows on the south side is not part of the unique identity of the Quince Street Grocery. The solid walls merely served the store's need for interior shelving (see photos of ghosting from shelves below). Indeed, every late 1800s home in the neighborhood has at least one window on each exterior wall, usually two or three. The structure's heritage as a small café and grocery will be preserved through restoration of the front façade and its gloriously oversized, store-front window.

a. A Note on the Rear Doors and Porch on the Wood-Framed Rear Section
The guide, "A Preservation Handbook for Historic Residential Properties & Districts," Part II, Section 3.2, states that greater flexibility is appropriate when installing new windows or doors "on rear walls or areas not visible from the public way." Prior staff reports on homes in the Marmalade have found the same:

Consideration 2 – Primary, Secondary, and Tertiary Façades

While the applicant is requesting approval to replace all the windows on the main story of the house, only the windows visible from the street need approval from the Historic Landmark Commission. Windows on secondary or tertiary façades that are neither character-defining nor readily visible from a public way can be modified with administrative staff approval because they will not negatively impact the historic district's character. In this case, windows on the sides of the house that aren't visible from the street and the windows proposed for the back of the house can be administratively approved. The Commission is only reviewing the replacement of the six windows visible from the public right of way.²

The rear of the property slopes dramatically to the west – what looks like a small cottage on the front is a two-story structure on the back. With less than 500 s.f. on each floor, a rear deck with ground-level patio underneath would expand the living space into the outdoors, at least seasonally. To access the rear deck would require replacing the existing aluminum slider windows with French doors on both levels. These rear doors are not visible from the public way and are therefore subject to more flexible approval standards. Additionally, as shown below, there is evidence that a set of double doors once existed at the basement level.

Part II, Section 5.3 of the guidelines on porches states:

On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.

Though there is no evidence of a porch historically, since it is on the rear façade approval to add one while reconstructing the wood-framed addition is not barred. The porch will benefit both Houses #2 and #3 since both will share access on the upper level. It will also allow House #3 to maintain its rear door and access to the back yard and parking, which would be lost if the porch

² PLNHL2021-00924; January 6, 2021; 224 W Ardmore Place; Anne Barlow, Principal Planner.

were a rear addition instead. Since several homes from the 1880s still exist in the Marmalade, we have designed a porch whose size, style, and materials match two found on comparable homes just down the street.

B. Standards for Additions to Historic Structures – The Loft Addition

Salt Lake City Ordinance 21A.34.020(G)(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.”

Expanding into the loft is the only option to add space to House #2; as noted previously, there are fixed obstacles in all other directions. By building a west-facing rear roof addition just below the existing east ridgeline, we can create a “more usable space without increasing the footprint of the structure.”³ The new gable-end roof addition will approximate the side gable style of the existing roof, but will be subordinate to it; the front façade, once restored, will remain unaltered.⁴ The rear gable will terminate at the plane of the existing west wall and will not extend over the new rear porch.⁵ The result will be a 200 s.f. loft bedroom with bathroom, that looks over the main floor living room.

To increase the walkable head room area, we will add two small dormers on the north and south sides of the new loft ridgeline.⁶ The dormers are compatible in size and scale with the original roof and symmetrically proportioned.⁷ Only the south dormer is visible from the street. The north dormer abuts House #3, whose front parapet wall blocks the north dormer from direct view from the street below. The existing eave-line of the roof over the wood-framed section will be rebuilt *in front of* the south dormer as drawn on the plans at page G-5. (See also proposed elevations in the Project Description, pg 7, item 5). The overhang and scale of the

³ “A Preservation Handbook for Historic Residential Properties & Districts,” Part II, Section 8.

⁴ *Id.* Part II, Section 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.” (See also Section 8.16.)

⁵ *Id.* “An addition should not overhang the lower floors of the historic building in the front or on the sides.”

⁶ *Id.* “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).”

⁷ *Id.* Part II, Section 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.”

eaves on the addition will be similar to those on the original structure, but modern in style to offset them.⁸

Per the *Preservation Handbook*, Part II, Section 8.6, “A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.” Per Section 8.9, “Original features should be maintained wherever possible when designing an addition.”

The new loft addition will be compatible with the existing structure in size and scale without overwhelming it. Its new construction will be distinguished from the original through use of different exterior wall finishes, windows, and trim. In this way the evolution of the structure, though subtle, will be evident and its original elements respected. This project will “protect the historic integrity of the property and its environment” while successfully adapting the structure’s use from commercial to residential.

C. Photos of Existing Structural Challenges

Structural damage and challenges: See also photos of damage within each numbered item.

Main floor – east wall



⁸ *Id.* “Eave lines on the addition should be similar to those of the historic building or structure.”



Main floor - east wall deterioration of adobe around missing transom window



Main floor – west walls (only partial walls remain)



Main floor – south wall (adobe falling in over deteriorated basement window)



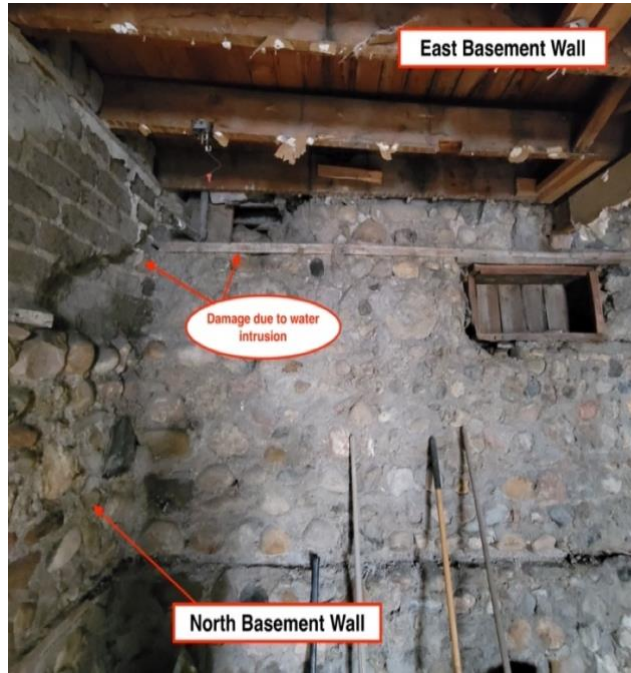
Main floor – north wall



Basement – south wall



Basement – south and east walls



Basement – north and west walls



Main floor – north wall (no wood framing); Basement – north wall (no wood framing)



D. Materials, Details, and Photos

All numbered sections below follow the numbering in the Project Description on *Proposed Elevations* beginning at page 6, and the written descriptions in Section 4 beginning at page 16. The existing condition is shown first, followed by proposed changes, challenges to those changes, neighboring samples, and bids or material sheets. The numbered items are:

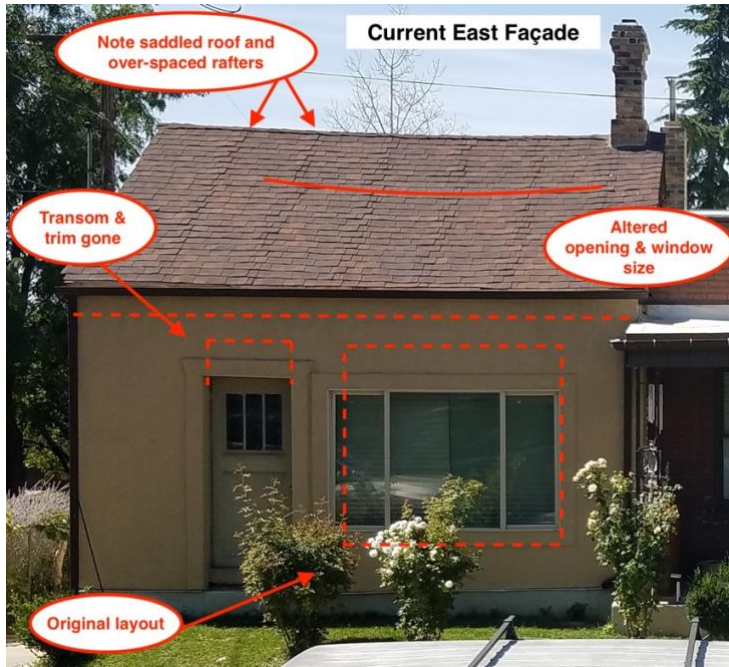
1. Front "Store" Window
2. Windows Wood-Framed Section
3. Windows Adobe Section
4. Doors Existing & New
5. Soffit, Facia & Trim Existing
6. Stucco Over Adobe
7. Reroof Existing Roof
8. Loft Addition – Exterior Wall Finish
9. Loft Addition – Soffit/Facia & Trim
10. Loft Addition – Windows
11. Rebuild, Siding, Rear Frame Section
12. Rear Porch

Please refer to historic photo below for items 1, 4, 5, & 6.

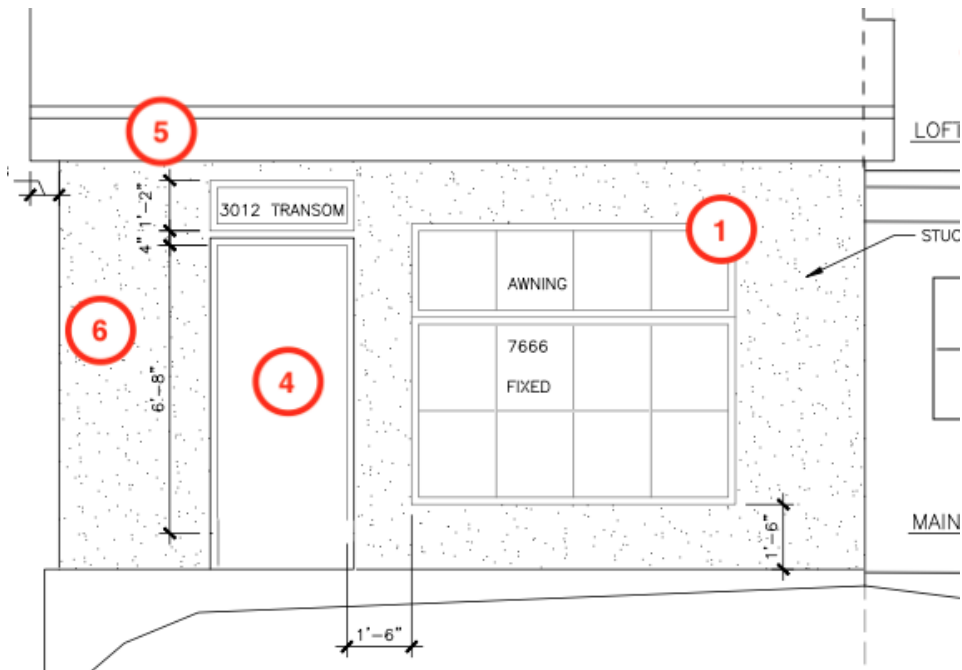


1. Front "Store" Window

Existing: East elevation



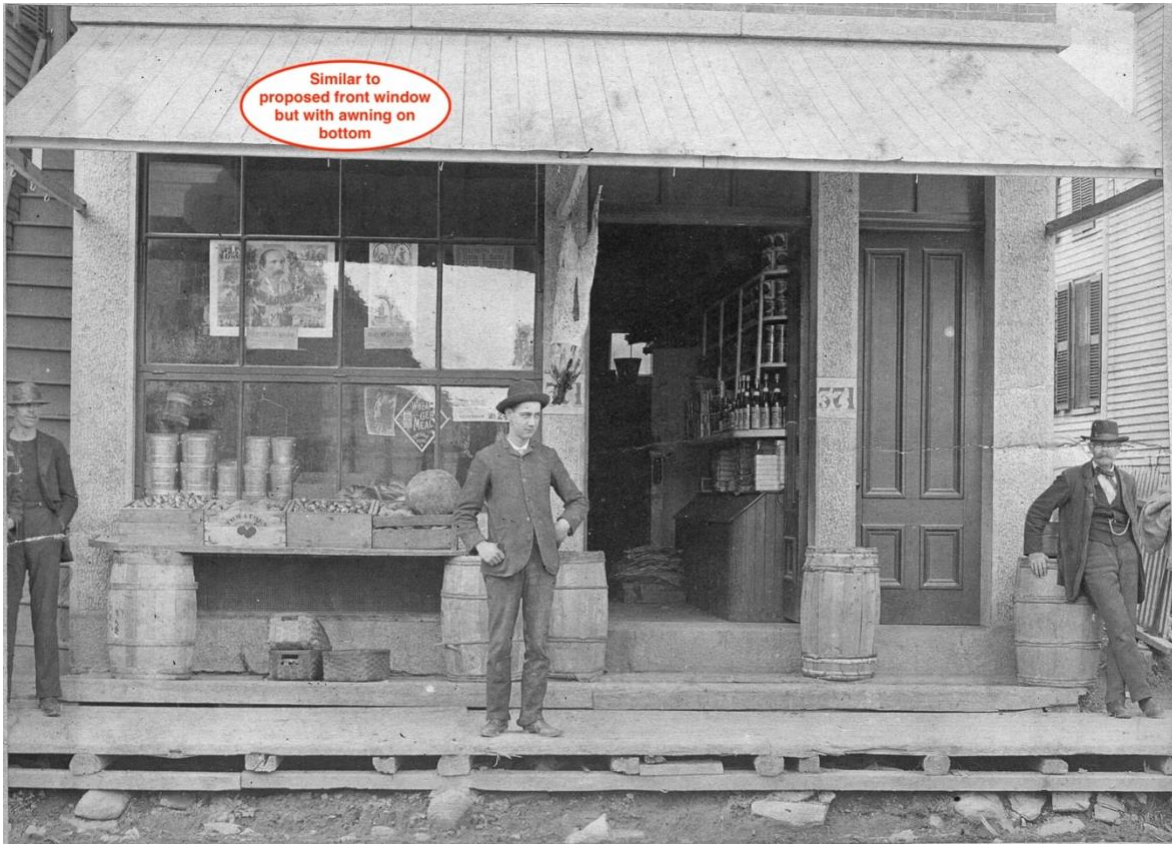
Proposed: 90"x78" (7666), 12-grid, awning top window. Size and position to match original while allowing required sheer & ventilation. Will be deep set on wall with proper historic profile, sash depth, true divided lights, etc.

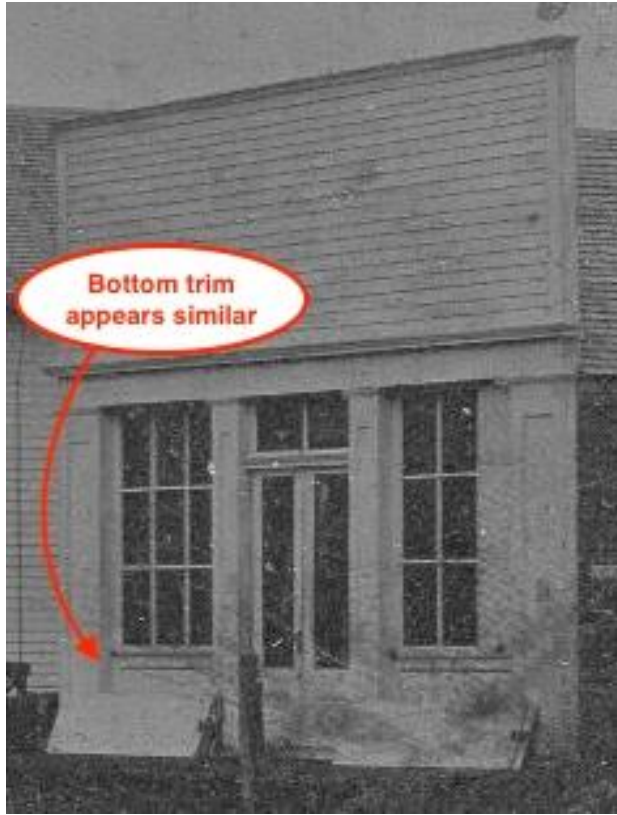


Challenge: Deteriorated condition of interior east wall around front window.

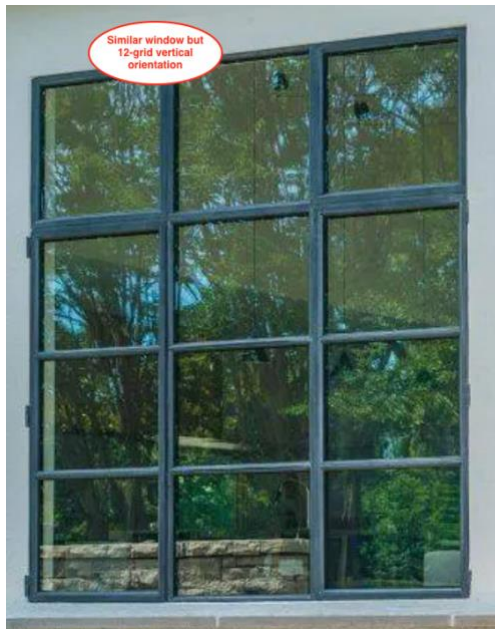


Sample historic storefront windows with similar and alternate fenestrations.





Similar new 12-grid window (also shown digitally turned to approximate proposed window).



- 2. Windows Wood-Frame Section
- 3. Windows Adobe Section

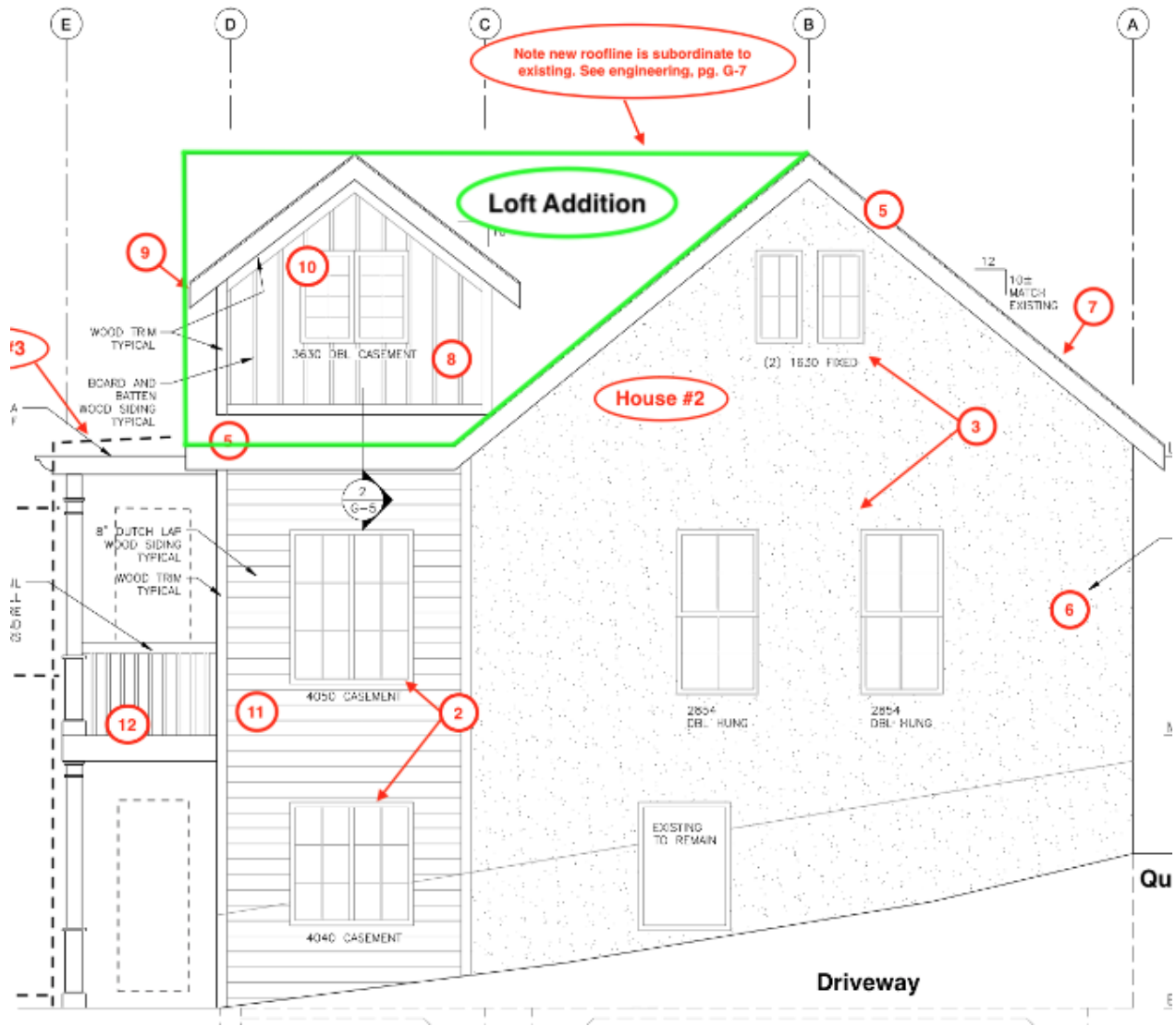
Due to their similarities, the proposed windows on the south façade in both the wood-framed and adobe sections are addressed together.

Neighboring vernacular-style homes support the use of 2-over-2 cottage windows in the adobe section and divided-light casement windows on the wood-framed section. The south elevation shows the windows' massing and void-to-solid ratio on the wall. Note that other exterior elements such as roof/wall trim, stucco finish, and porch posts can also be seen in the photos of neighboring homes.

Existing: South elevation



Proposed: South elevation showing proposed window size, scale, layout and solid-to-void ratio on walls. Proposed loft is also noted though its windows are in a separate section.



Window sizes on plans are given in feet/inches width x feet/inches height.

Adobe 2-over-2 double hung

2854 = 32x64 (center, 2 total)

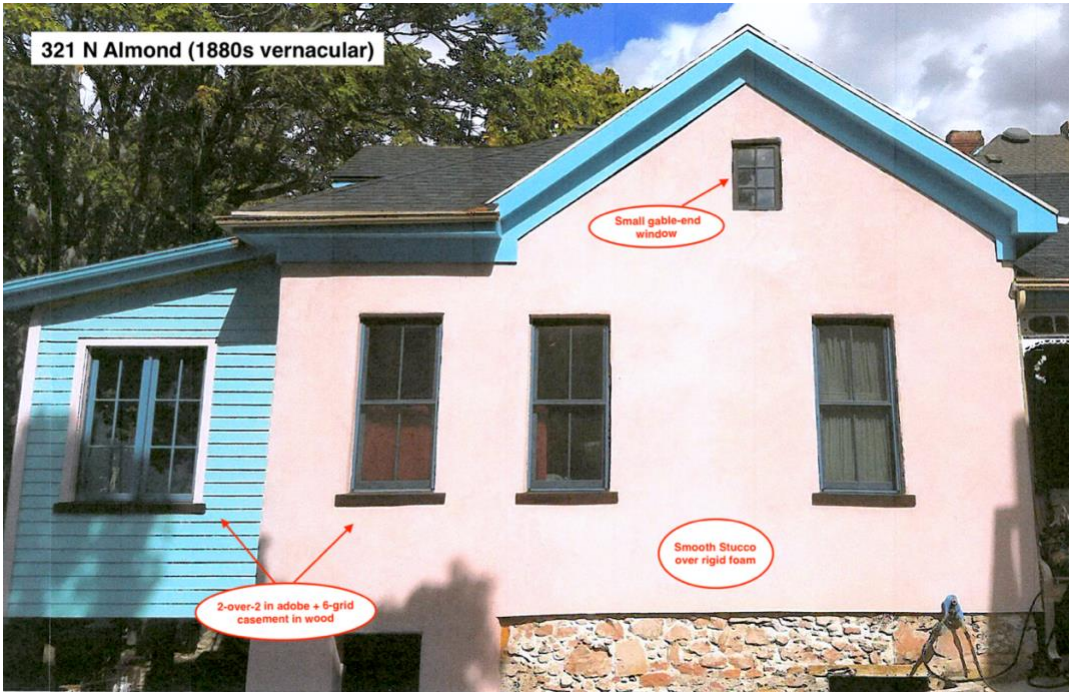
1630 = 18x36 (loft, 2 total)

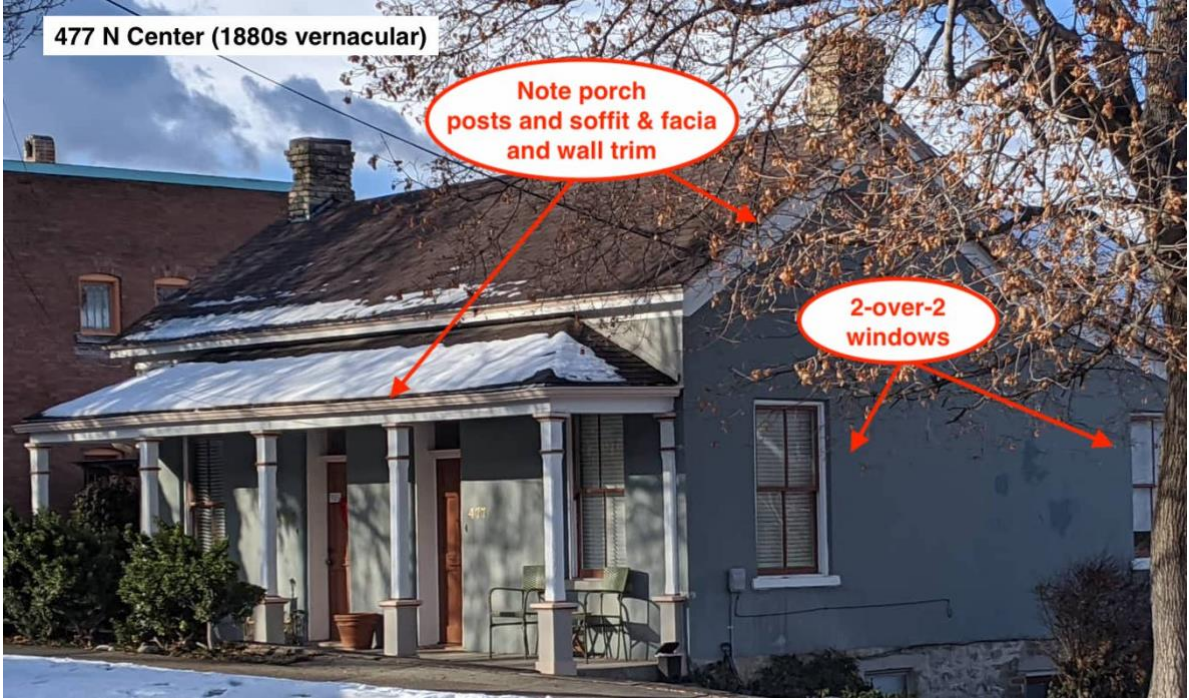
Wood 6-light casement

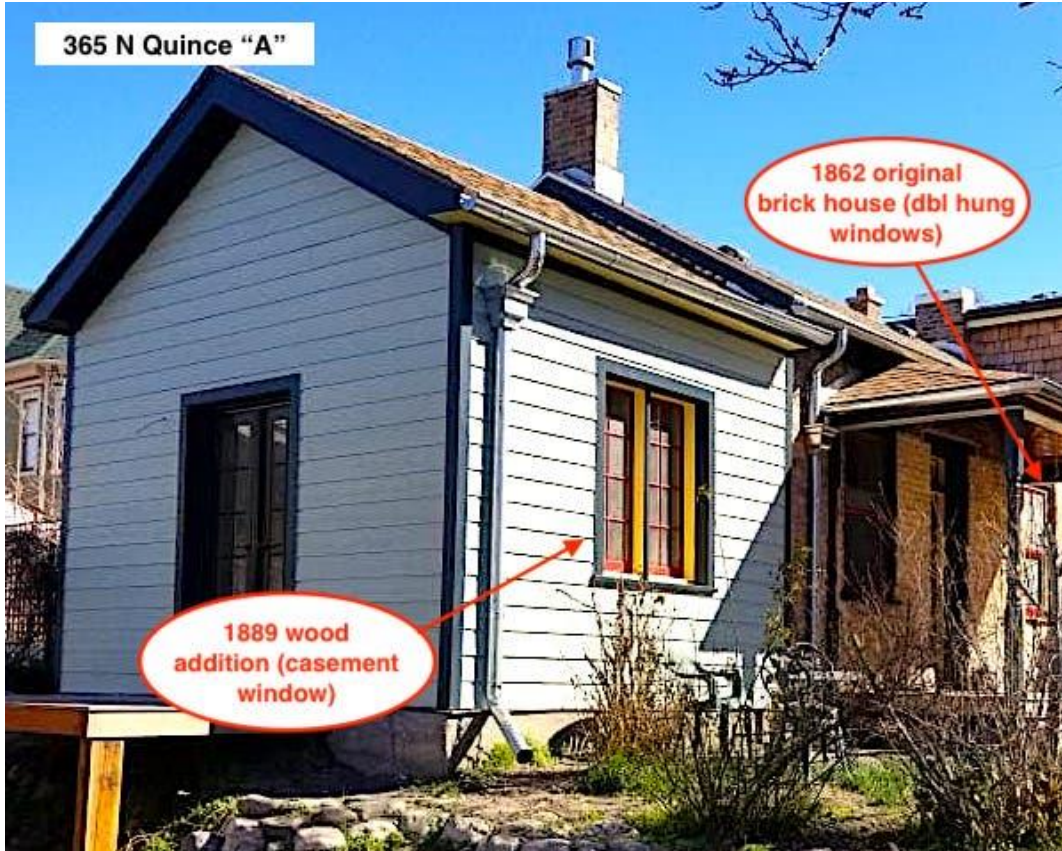
4050 = 48x60 (main floor)

4040 = 48x48 (basement)

Samples: 1880s Marmalade vernacular homes with 2-over-2, cottage-style windows in original masonry sections, and divided-light casement windows on (typically) later wood sections.





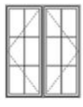




Closeup of windows approved for use in the restoration of a historic Marmalade home (shown above) which was built in 1882. (Sierra Pacific brand.)



Sierra Pacific bid sheet. (Bids also sought from Windsor Pinnacle who offer compatible windows)

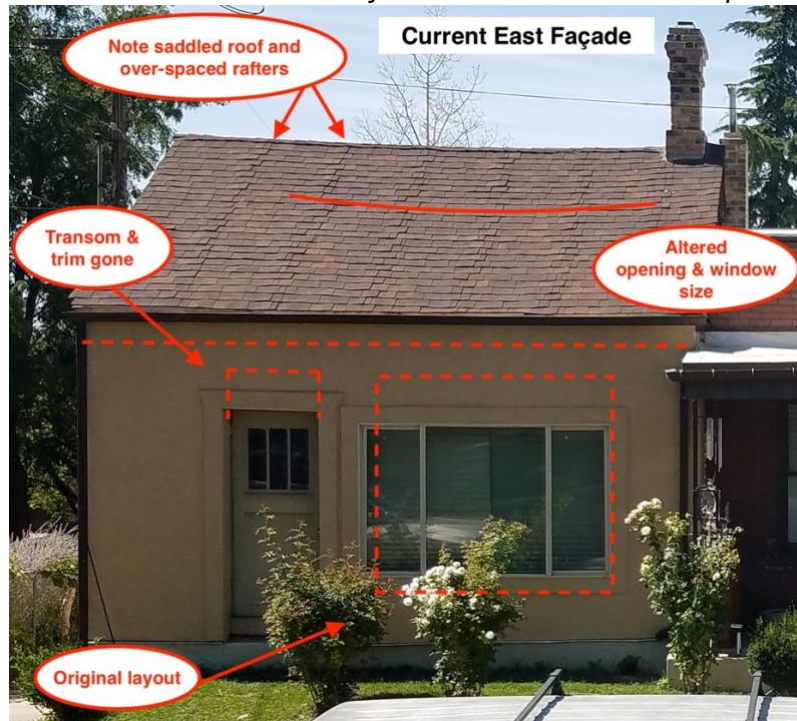
| | | |
|--|--|--|
| Sierra Pacific Windows 1880 North 2200 West #60 Salt Lake City, Utah 84116 (801)973-7170 (Office) (385)900-0819 (Cell) (801)973-7838 (Fax) Inclosure@spwi-mt.com | Sold To: KELLY FOWLER Ship To: KELLY FOWLER | Drawings 62402563 March 31, 2021 Page 8 of 8 |
|  <p>4) C-DD-4880-2(A) Qty: 2 RO: 52"x81 15/16" Jamb: 4 9/16" Loc: Sym: Clad: 023-Black</p> <p>48" French doors (wood sec.)</p> <p>Main bath "window" is 24x30 single, fixed French door</p> |  <p>2) C-WCDH1-3264-1(D) Qty: 2 RO: 32"x64" Jamb: 4 9/16" Loc: FRONT Sym: Clad: 023-Black Sash Spat: 5050</p> <p>2-over-2 windows (adobe sec.)</p> <p>Gable-end fixed 2-over-2s are 18x36</p> |  <p>3) C-HC-2460-2(R) Qty: 2 RO: 48 3/4"x60 3/4" Jamb: 4 9/16" Loc: FRONT Sym: Clad: 023-Black</p> <p>6-light casement windows (wood sec.)</p> <p>lower casement is 48x48 due to driveway</p> |
| <p>All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.</p> | | |

4. Doors Existing & New

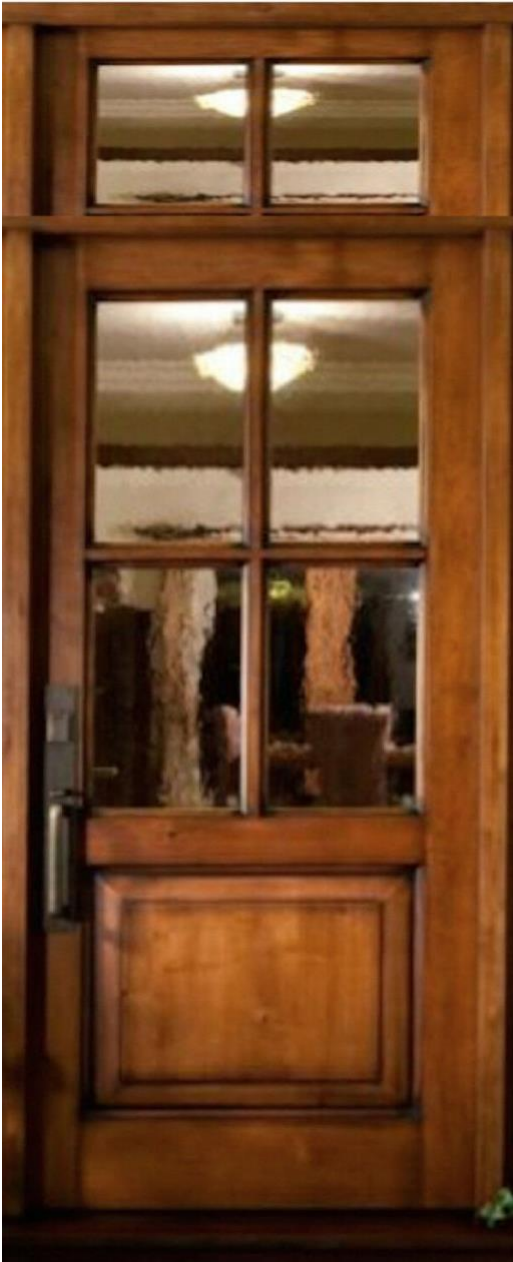
Due to the closely related nature of exterior elements on the rear façade, this section will be referenced again for items 11 & 12. Please refer to the intro for detail of applicable guidelines.

Front Door: See page 11 for historic photo as reference.

Existing: Historic transom window has been framed in and covered an operational transom.



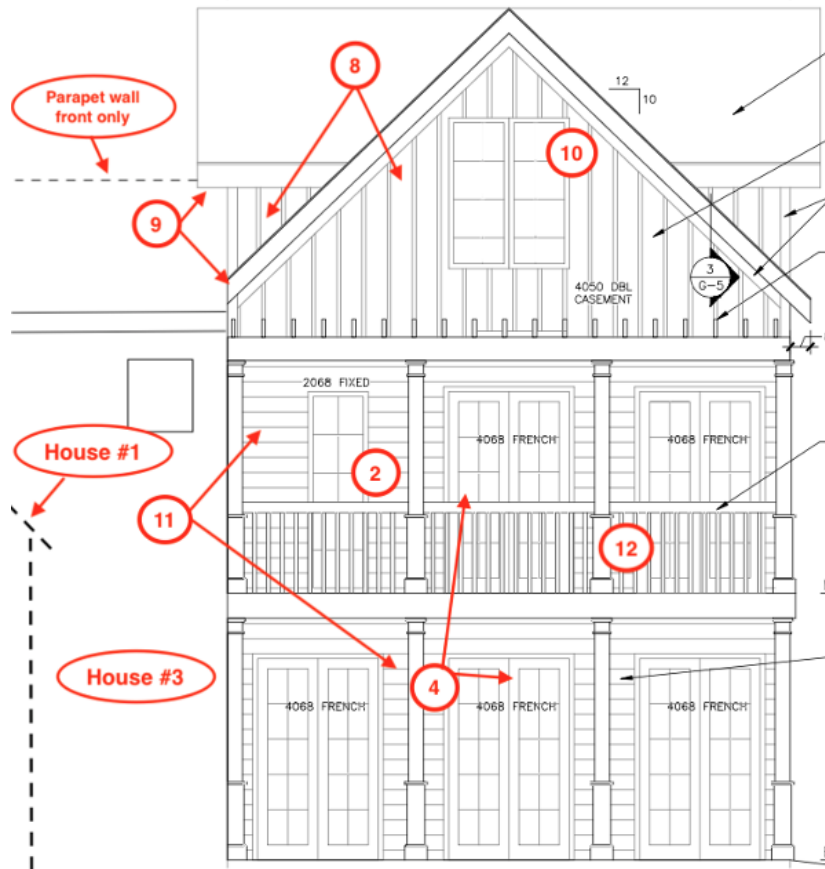
Proposed Front Door: Antique divided-light door with operational transom, or equivalent reproduction. Door on right is at 112 W. Girard Street in the Marmalade neighborhood.



Rear Doors Existing: Single rear door



Proposed: West elevation showing proposed doors on both floors.



Support for Doors: Original framing and foundation indicate a double door may have been originally installed at the basement level. In accordance with the guidelines for a tertiary rear façade, and following adaptive use principles, replacing the small rear windows with 48"x80" double French doors would be allowed. The doors on plans are given in feet/inches width x feet/inches height.

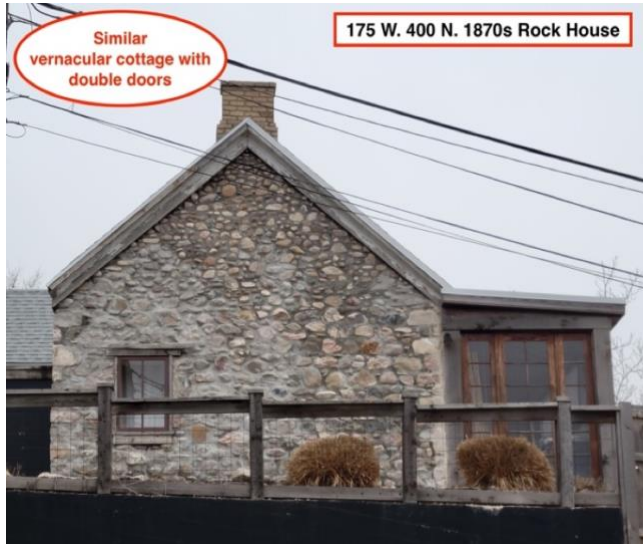
Operational double French doors
Fixed single French door

4068 = 48x80 (2 on main, 3 on lower level)
2068 = 24x80 (1 on main)

Existing: Original framing and foundation.



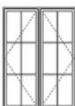


Sample: 1880s Marmalade vernacular home with French doors.



Door style we want to use (interior view – exterior will be painted aluminum-clad wood)



| | | |
|--|--|---|
| <p>Sierra Pacific Windows 1880 North 2200 West #60 Salt Lake City, Utah 84116 (801)973-7170 (Office) (385)800-8818 (Cell) (801)973-7638 (Fax) info@spw.com</p> | <p>Sold To: KELLY FOWLER Ship To: KELLY FOWLER</p> | <p>Drawings: March 31, 2021 82402563 Page 8 of 8</p> |
|  <p>4) C-CD-4880-2(A) Qty: 3 RO: 32"x81 15/16" Jamb: 4 9/16" Loc: FRONT Sym: Clad: 023-Black Sash Split: 5050</p> <p>48" French doors (wood sec.)</p> <p>Main bath "window" is 24x30 single, fixed French door</p> |  <p>2) C-WCDH1-3264-1(X) Qty: 2 RO: 32"x64" Jamb: 4 9/16" Loc: FRONT Sym: Clad: 023-Black Sash Split: 5050</p> <p>2-over-2 windows (adobe sec.)</p> <p>Gable-end fixed 2-over-2s are 18x36</p> <p>French Doors</p> |  <p>3) C-WC-2460-2(LR) Qty: 2 RO: 48 3/4"x60 3/4" Jamb: 4 9/16" Loc: FRONT Sym: Clad: 023-Black</p> <p>5-light casement windows (wood sec.)</p> <p>lower casement is 48x48 due to driveway</p> |
| <p>All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.</p> | | |

5. Soffit & Fascia Trim on Existing Structure

Refer to pages 11 and 12 for *Historic* and *Existing* photos of the front façade showing original and missing trim details.

Existing: Some original trim remains on the upper north side. It is damaged, but still provides some evidence of prior materials.

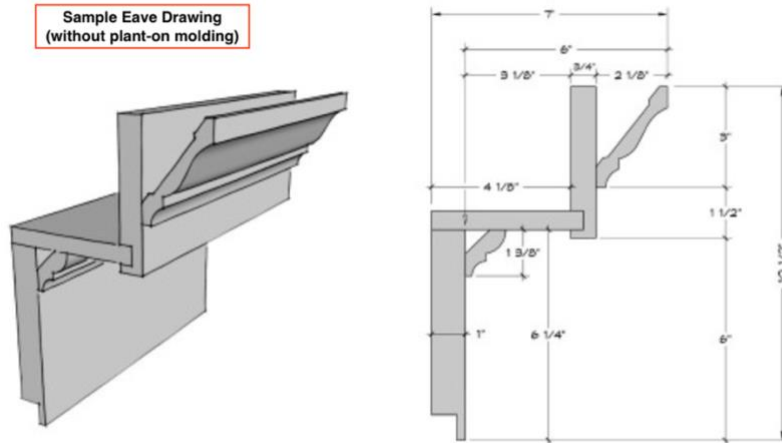


Sample: 1880s trim on neighboring house. Replace soffit, fascia, and wall trim with 1x8 cedar trim with plant-on, cove, and crown molding.



Mockup scale drawing

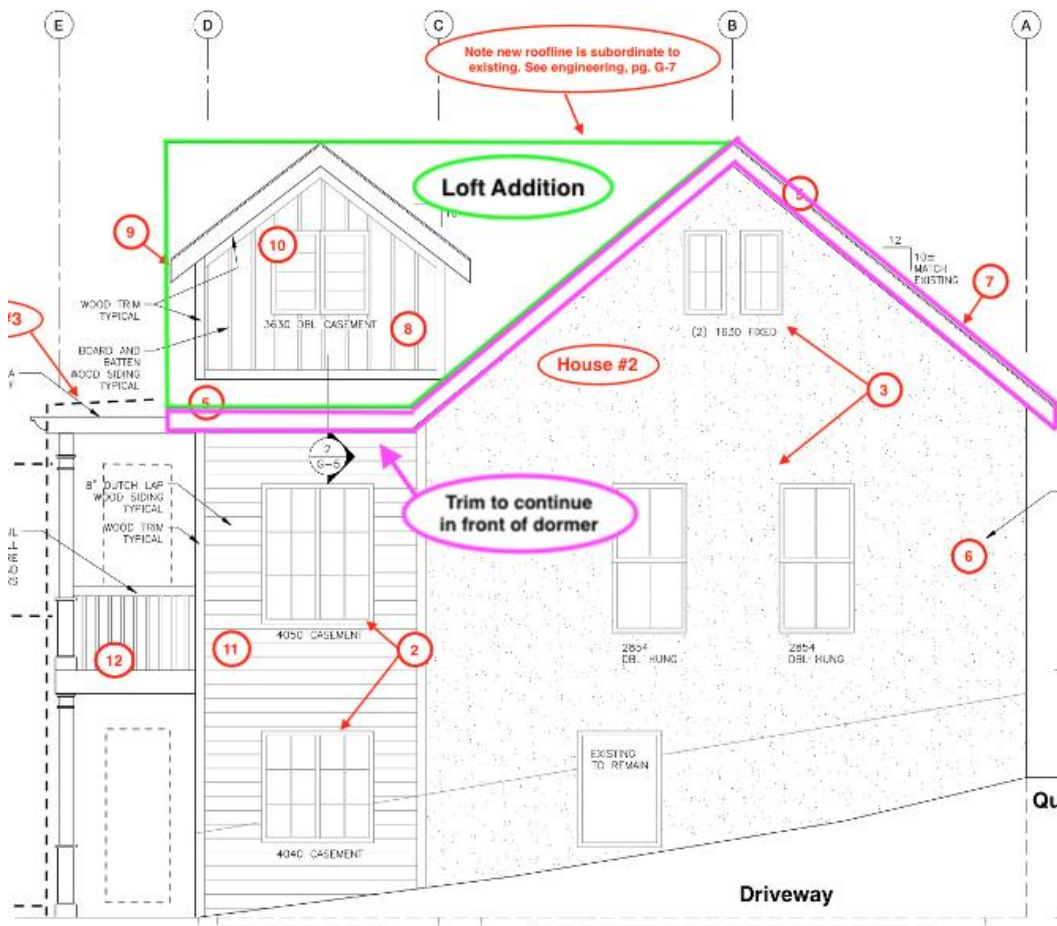
SCALE DRAWINGS & MOCK UPS



1 BOX EAVE
SCALE: 1" = 2"

THISisCarpentry

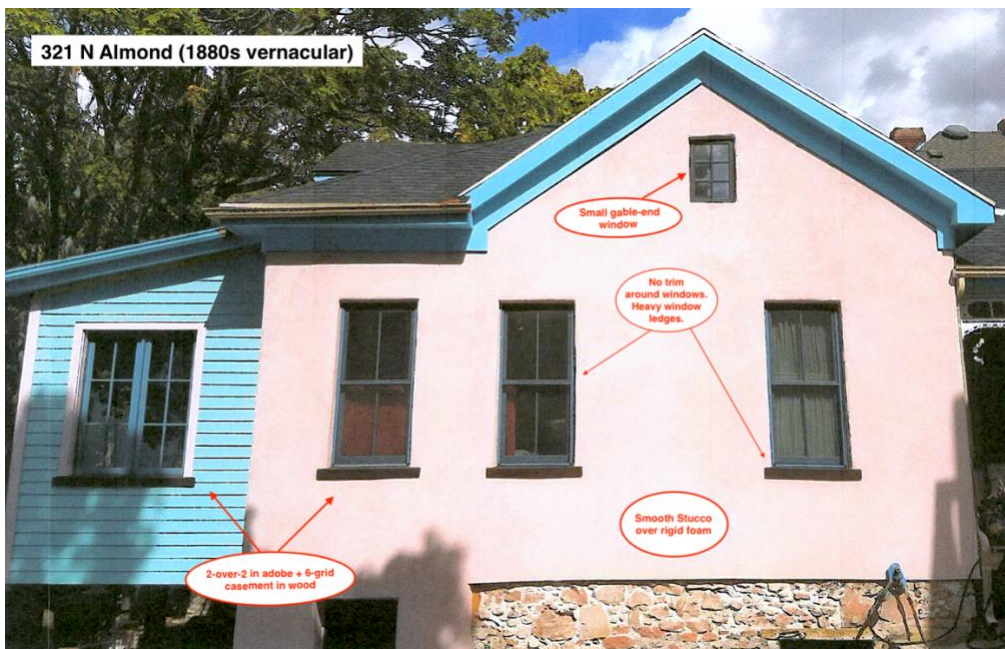
Soffit, fascia, & trim to continue in front of dormer to distinguish loft addition (south elevation).



6. Stucco Over Adobe

Existing: The current stucco is a modern “worm” finish with bump-outs around the windows and door. (See page 12 above.)

Proposed: Insulate exterior walls with rigid foam insulation and install ventilated stucco system. Stucco to be a smooth troweled finish as seen on the historic photo on page 11 above and similar to the following photos.. Detail of insulation discussed in Item 11 below.



7. Reroof Existing Roof

Existing: The original roof rafters are spaced too far apart for their span. After more than 150 years without much maintenance the roof is sagging, the 1x plank decking is rotted, and it leaks. (See page 23 above.)

Proposed: Reinforce and re-sheet the roof. Rebuild as needed. Since the interior walls will be framed on the inside, we will tie new roofing components to the interior framing for a seismic retrofit. Insulate the old and new roof decks and seal to the exterior wall insulation. (See details for Item 11 below.) Shingle the entire roof with Owens Corning Oakridge Teak shingles.

Sample: <https://www.owenscorning.com/en-us/roofing/shingles/oakridge?color=teak>



8. Loft Addition – Exterior Wall Finish

9. Loft Addition – Soffit & Facia Trim

10. Loft Addition – Windows

As detailed above in Section B, pages 5-6, the loft addition will allow us to adapt the use of the former Quince Street Grocery to a residential dwelling. The basis and guidelines in favor of that approval are discussed above. All loft items are discussed together.

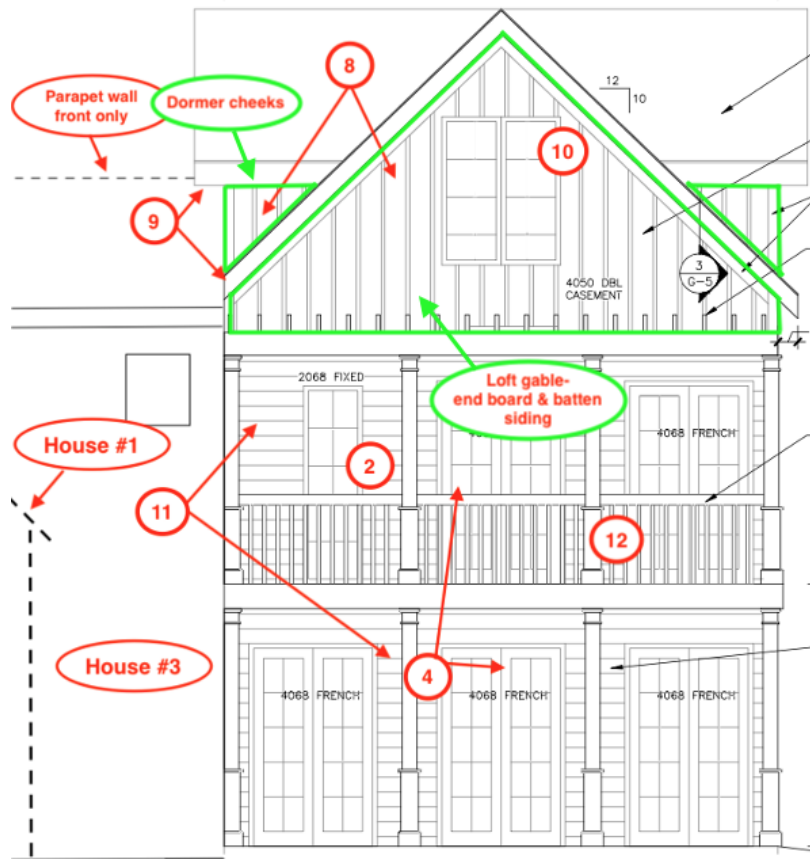
8. Loft exterior wall finish. The loft's west-side gable end, the dormer "cheeks," and the dormer gable ends will be clad in a board & batten siding. The "boards" are 11.25" wide and the "battens" are 2.5" wide. They are both .75" thick and are a waterproof fiber composite. The outer corners of the dormers and around the windows will be trimmed with 4" wide x 1" thick trim boards. The walls will be insulated in the same manner as the rear wood-frame section discussed in Item 11 below.

9. Loft soffit, facia, & wall trim. The roof overhangs on the loft are 8" wide and will be trimmed with 4" facia under the roof drip rails. The walls will have 6" frieze boards where they meet the roof soffit. The 1" thick composite trim boards will be simple and unadorned with additional molding.

10. Loft windows. The windows in the loft addition are aluminum-clad-wood 4-light casements in a more modern design without a vertical muntin bar. The windows on the plans are given in feet/inches width x feet/inches height.

| | |
|-----------------------------|--|
| Operational double casement | 4050 = 48x60 (main loft gable end) |
| Operational double casement | 3630 = 42x36 (south dormer in bedroom) |
| Fixed single casement | 1630 = 18x36 (north dormer in bath) |

West elevation showing loft addition with dormers, windows, and trim. The dormers on the north and south elevations will be finished the same.



Sample: Early 1900s rear addition with dormers one block over on Almond Street. Note that like House #2, this home sits very close to the street and appears to be a small cottage from the front. Like ours, it has a south-facing secondary façade that is very visible from Almond Street – its neighboring house is also not immediately adjacent and sits farther back exposing this triplex’s entire south side to passersby. Despite its addition being visible, it does not disrupt the beauty of the structure or the neighborhood.

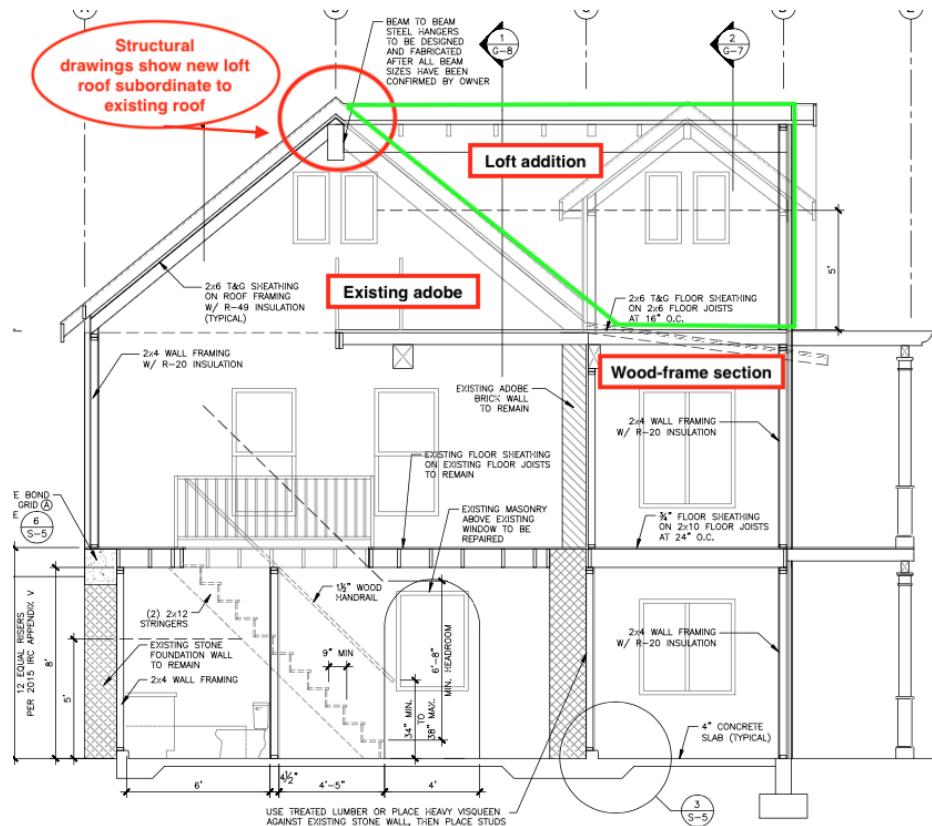
Even though this is a 3-story rear addition with two large dormers, the city approved it, and rightly so. Our plans are less ambitious and don’t enlarge House #2’s footprint; we’re only expanding into the attic – though that does require changing the rear roof line. As noted in Item

12, below, our porch which extends across the entire main floor rear of the structure is more historically accurate for an 1870s two-story prairie cottage than three distinct porches are here.





Subordinate loft roof: The elevations were not auto-generated by the engineer's drafting program and had to be drawn separately. The subordinate roof was inadvertently left off the elevations, but the structural drawings represent the actual design and engineering. The new loft roof, perpendicular to the original east ridgeline, will be slightly lower.



11. Rebuild, Replace Siding - Rear Frame Section

Existing: The rear, wood-framed section was built on a makeshift foundation with no supporting walls at all on the north side - the north roof and middle floor are supported only by a rafter nailed into the brick of House #3 next door (see pics on page 11). It's no surprise the main floor slopes significantly from east to west in that area. The pictures in Section C show significant damage to the adobe and rock foundation walls. Rebuilding the rear wood-framed section will allow it to act as an anchor, stabilizing the entire structure through a seismic upgrade.

Note: Houses #1 and #3 were in equally rough shape when we first began these renovations. They too suffered from the prior owner's misguided repairs. They are now beautiful examples of both an early 1860s pioneer cottage – one of the few still standing in Salt Lake – and an early 1900s parapet/flat roof cottage. Following are photos showing the properties as purchased and current. These show the backs of Houses #2 and #3, and the front of House #1.

Quince houses currently. Houses #1 & #3 have been restored.



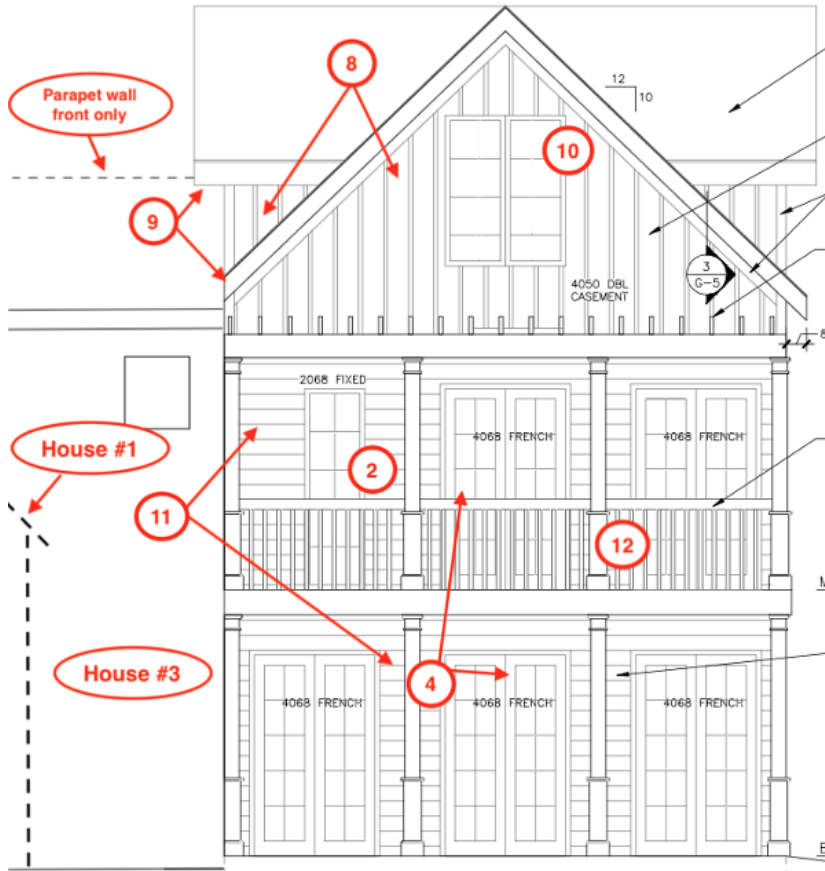


Quince houses as purchased before any renovation.





Proposed: Reconstruct rear wood-frame section and foundation per plans. The size will not change.



Insulation – Deep Energy Retrofit: As with the wood-framed sections we rebuilt on Houses #1 and #3, we will be installing the insulation on the exterior envelope of the roof and walls. House #2 is especially suited for this deep energy retrofit, since it has no original exterior wall finishes or trim which would otherwise be displaced. It requires close attention to detail but results in a highly efficient and well-insulated structure. This will be our 5th time using this system.

This link explains the process: <https://www.youtube.com/watch?v=JmsosK2My6o>

Samples: Deep energy retrofit of 1890s house in the Avenues, before, during, & after.



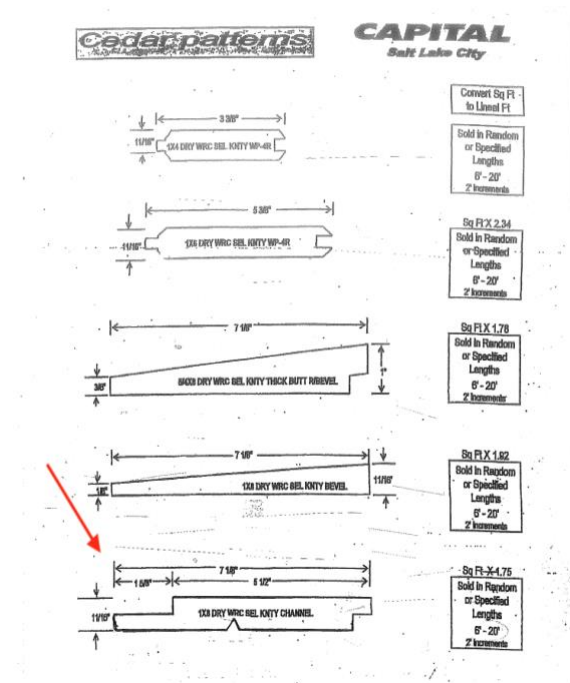
Eaves removed, 3" rigid foam applied on walls, 8" on roof, then taped and air sealed.



Box eaves reinstalled, 1x3 furring strips installed for drainage plane, trim installed.



Siding on wood-framed section: 8" cedar Dutch-lap siding, which was the same used on the Flowers' own home (House #1), will be used to restore the rear, 1936 addition. Below are images of the last project we used this siding on. It was installed over 3" of exterior rigid foam.



Windows, doors, & trim on wood-framed section. These elements are covered in detail in Items 2, 4, and 5 above.

12. Rear Porch

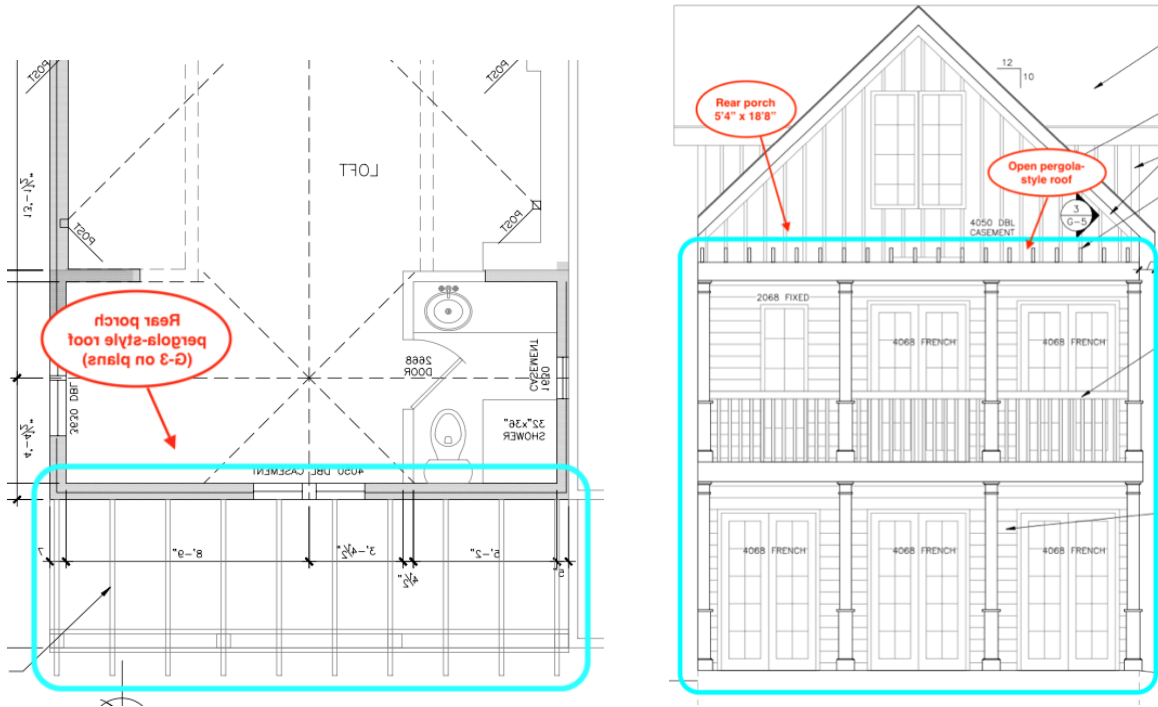
Existing: There is currently no rear porch.

Proposed: Construct a small, 5'4" x 18'8," two-level rear porch on the rear of House #2. See Section A.3.a. for the guidelines and arguments in favor of the porch.

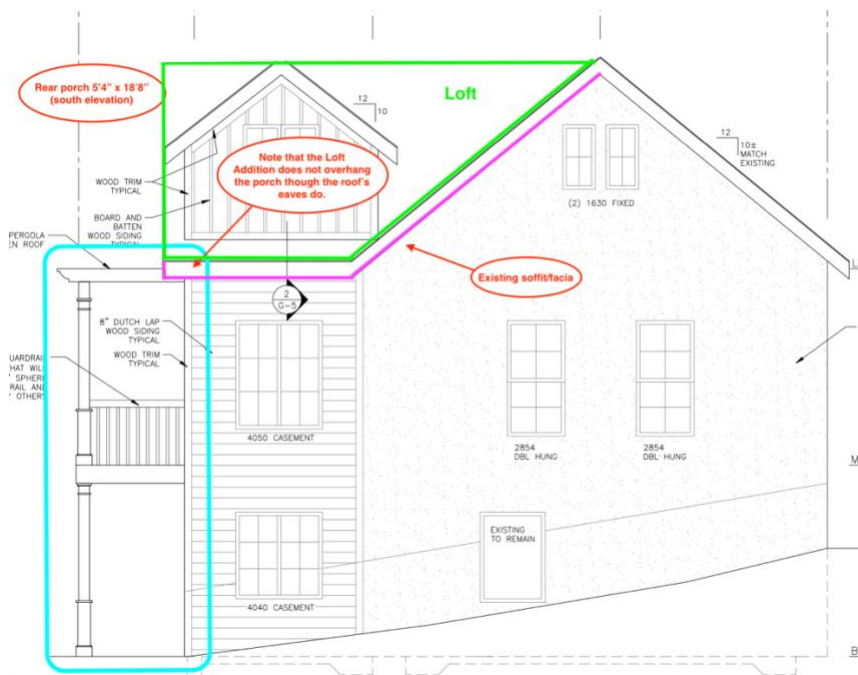
Dimensions: The new porch/deck is limited in depth by the rear entry access of House #3 and the front façade of House #1 as shown below. It will be 5'4" depth. The porch is also limited in width by the width of House #2 and the driveway. As such, it will be 18'8" wide.



Roof: The loft addition will not extend over the porch; it will end at the same plane as the west, wood-framed section. The porch roof will be built in an open, pergola style with 3"x 6" rough sawn lumber.



Posts & railing: The posts will be 6"x 6" exterior cedar chamfered posts with "newel" style lower boxes as shown in the sample photos below. They will be built on site. Upper railing will be 36" with as required by code, with simple 1.5" x 1.5" square balusters. It will have no lower railing.



Balusters: <https://www.vintagewoodworks.com/plain-square-balusters.html>

Upper porch floor: Composite tongue & groove <https://www.aeratis.com/historic-projects/>

Lower porch floor: Stone patio pavers (as seen in "after" photos above)

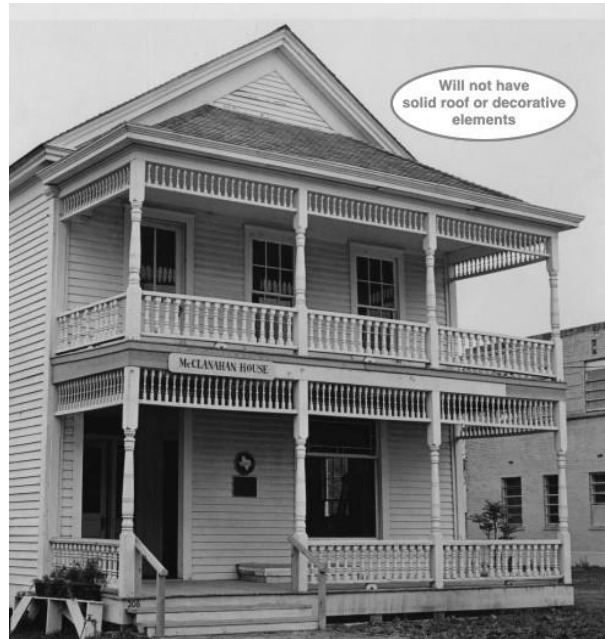
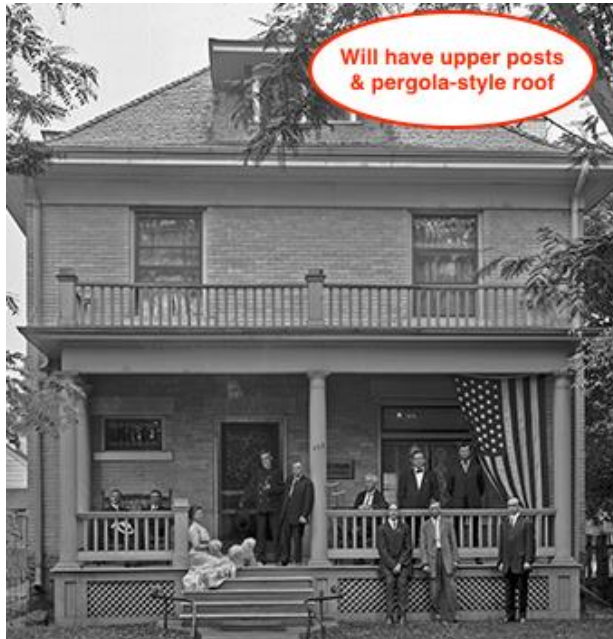
Samples: Posts & construction style we will duplicate from similar era home in the Marmalade.



Posts from a similar home in the Marmalade (we will use lower box style of posts above).



Sample historic two-level porches



ATTACHMENT E: ANALYSIS OF HISTORIC OVERLAY STANDARDS

21A.34.020 – Historic Preservation Overlay District

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.

| Standard | Finding | Analysis |
|--|-----------------|---|
| 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. | Complies | A Determination of Nonconforming Use for three dwelling units was issued in 2019. The subject property completely changed from commercial to residential sometime in the 1950s. The proposed addition and other proposed work will not change the residential status. |
| 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. | Complies | The proposed addition is located to the rear where the visual impact will be minor. The proposed addition will add a roof loft, but the design of the roof addition recognizes the historic roof configuration by differentiating the roof heights. Also, the new window openings are important to the preservation of this building by providing ventilation to the adobe structure. |
| 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. | Complies | The proposed addition will use different materials and will be slightly shorter visually to differentiate from the historic adobe structure. |
| 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved. | Complies | The proposed addition will not remove any historic features which have gained significance. |
| 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. | Complies | One of the reasons for the new window openings is to preserve the adobe walls by providing adequate ventilation. In addition, the proposal is to restore the structure using historic materials supported by historic photos and written evidence. |

| | | |
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| <p>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.</p> | <p>Complies</p> | <p>The proposal would replace nonoriginal roof material, soffit, fascia, windows, door, and the stucco siding.</p> <p>As explained above the proposal would restore the structure using historic materials supported by historic photos and written evidence.</p> |
| <p>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.</p> | <p>Not Applicable</p> | <p>The applicant has not proposed any chemical or physical treatments to clean the surface of the primary structure.</p> |
| <p>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.</p> | <p>Complies (with condition)</p> | <p>The proposed addition will be compatible with the size and scale. However, the style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p> <p>The proposed windows on the addition will be visible from the street. Staff recommends that the windows in the addition match the proposed new windows on the South side of the historic building as a condition of approval.</p> |
| <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such alterations or additions 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>Complies</p> | <p>The proposal is to remove the early addition and replace the rear addition with a new porch, loft roof and dormers. The addition will use different materials and will be slightly shorter to differentiate from the adobe structure.</p> <p>The architectural style on the principal structure is vernacular and on the rear addition it's Victorian. However, this will be on the rear of the property that is not visible from the street and where there is more flexibility to what can be approved.</p> |

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| | | It's unlikely that the addition will be removed, but it will be constructed in such a way that if it were removed, the integrity of the structure would not be adversely affected. |
| 10. Certain building materials are prohibited including the following: A. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material. | Not Applicable | The applicant is not proposing any of the prohibited materials applied directly to any historic materials. |
| 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. | Not Applicable | The applicant is not proposing the installation or modification of any signage with this request. |

ATTACHMENT F: HISTORIC DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. The following applicable design guidelines can be found in [*A Preservation Handbook for 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 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 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 job in the foundation between the original building and the addition may help to establish a sounder 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 Styles 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.

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 facade.

Chapter 3: Windows

Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.

3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.

- Enclosing a historic window opening in a key character-defining facade would be inappropriate, as would adding a new window opening.
- This is especially important on primary facades, where the historic ratio of solid-to void is a character-defining feature. Greater flexibility in installing new windows may be appropriate on rear walls or areas not visible from the public way.

Replacement Windows

While replacing an entire window assembly is discouraged, it may be necessary in some cases. When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening (reveal) should be maintained.

3.6 A replacement window should match the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so.
- Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.

- A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments.
- These increments, which individually are measured in fractions of an inch, are important details.
- They distinguish the actual window from the surrounding plane of the wall.
- The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure.
- These profiles provide accentuated shadow details and depth to the facades of the building.
- In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades.
- Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered:
 - Will the original casing be preserved?
 - Will the glazing be substantially diminished?
 - What finish is proposed?
 - Most importantly, what is the profile of the proposed replacement window?

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.

- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

Chapter 4: Doors

4.1 Preserving the functional, proportional and decorative features of a primary entrance is important.

- These features may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights, and any associated porch or hood.
- Maintain the position and function of an original front doors and primary entrance.
- If necessary, use a replacement door with a design and finish similar to the historic door.

Chapter 7: Roofs

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

7.1 The original roof form and features should be preserved.

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

ATTACHMENT G: SR-1A ZONING STANDARDS

21A.24.080: Standards for the SR-1A Special Development Residential District

Purpose Statement: The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. 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 |
|--|---|-------------------------------|
| Front Yard: Equal to the average of the front yards of existing buildings within the block face | 8 feet - No change to existing. | Complies |
| Rear Yard: 25% of lot depth, but not less than 15 and need not exceed 30 feet | 82 ft. to the rear property line. | Complies |
| Side Yard: 4 feet on one side and 10 on the other | The north side yard has no setback, the south side yard has a 10.5 ft. setback. The side yard setbacks will not change. | Complies |
| Lot Coverage – The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area | The proposed lot coverage is approximately 25% of the lot. | Complies |
| Maximum Building Height: Pitched Roof: 23 feet or the average height of other principal buildings on the block | The proposed addition is approximately 27 feet 2.5 inches at the tallest point. | Modification Requested |
| Exterior Wall Height: 16 feet for exterior walls placed at the building setback established by the minimum required yard | The proposed wall height is 17 feet 11.5 inches. (For lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one-foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.) Due to this allowance and the slope of this property the wall height could go over approximately 2 feet over. | Complies |

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

October 20, 2022 – Notice of public hearing mailed to all owners and occupants within 300 feet of the subject property.

October 21, 2022 – Notice of public hearing sign posted on property

Public Comments: Two emails and two phone calls from neighbors. The emails support the project and are attached to this report. One of the phone calls asked for more information and did not have any concerns after looking at the proposed additional height on the addition and the other phone call was in favor of this project. Any comments received after publication of the staff report will be forwarded to the commission.

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) Comment on Application #PLNHLC2022-00242
Date: Friday, September 30, 2022 1:51:09 PM

Katia,

I'd like to provide a comment on Application #PLNHLC2022-00242. I am more than supportive and encouraged by the remodel being presented at this address. James is incredible and I know it will look fantastic. The building as it currently sits looks terrible and James' improvement will be a great thing for the neighborhood and the street. 100% supportive!!! Please let me know if you need any additional information or comments. My wife and I live at 368 N Quince which is just across the street.

--

Andrew Carey

[REDACTED]

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) 365 N Quince Street
Date: Thursday, September 22, 2022 10:00:09 PM

Hi Katia-

As the next door neighbor of 365 N Quince Street, I would like to throw my full support behind the Fowlers' request. I can not overstate what amazingly great work they do and how much they have improved this house and the entire neighborhood. Our historic district is so lucky to have them!

Thank you,

Polly Hart

[REDACTED]

[REDACTED]