

Staff Report

To: Salt Lake City Historic Landmark Commission
From: Aiden Lillie, Senior Planner, aiden.lillie@slcgov.com
Date: June 1, 2023
Re: PLNHLC2023-00350 Alteration to a Contributing Structure

Major Alteration

PROPERTY ADDRESS: 1454 E Harvard Avenue
PARCEL ID: 16-09-352-007-0000
MASTER PLAN: East Bench Master Plan
ZONING DISTRICT: H (Historic Preservation Overlay) 21A.34.020,
R-1-7000 (Single-Family Residential) 21A.24.060, & YCI (Yalecrest
Compatible Infill Overlay District) 21A.34.120
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Emily Foxley, the property owner, is requesting a certificate of appropriateness from the City for a Major Alteration to construct a new rear addition and a detached garage to the rear of the site at approximately 1454 E Harvard Avenue. The subject property is listed as a contributing building to the Harvard Heights Local Historic District. As part of this petition, the applicant is requesting modifications to the zoning standards to exceed the maximum height for the proposed detached garage. The property is located in the R-1-7,000 zoning district, the YCI.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed construction of a detached garage and new addition to the existing contributing structure at 1454 E Harvard Avenue generally meets the applicable standards of approval and Staff recommends that the Historic Landmark Commission approves the request with the following condition:

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

ATTACHMENTS:

- A. Context Map
- B. Current Site Photographs
- C. Yalecrest Historic Survey Information
- D. Applicant Information
- E. Analysis of Standards for R-1-7000 & YCI

- F. Analysis of Standards for Major Alterations in a Historic District
- G. Applicable Design Guidelines
- H. Public Process and Comments

EXISTING SITE CONDITIONS

The subject property is located on the south side of Harvard Avenue between 1400 East and 1500 East. The property is approximately 10,021 square feet. Residential properties are located to the north, south, east, and west. The 2005 Yalecrest Reconnaissance Level Survey classified the dwelling as a contributing building. The 2007 Utah State Historic Site Form designated it as a significant site.



Subject property and vicinity



Harvard Heights Local Historic District



Subject property – 2023



Subject property – c. 1934

The structure at 1454 E Harvard Avenue was constructed in 1926 in the English Cottage style. The period cottage has a front-facing gable with a wing that features overlapping gables on the primary façade and two wall dormers. Additionally, the entryway features strapwork above the doorway and tabbed masonry detail and the exterior walls were constructed with striated brick.

SURROUNDING CONTEXT

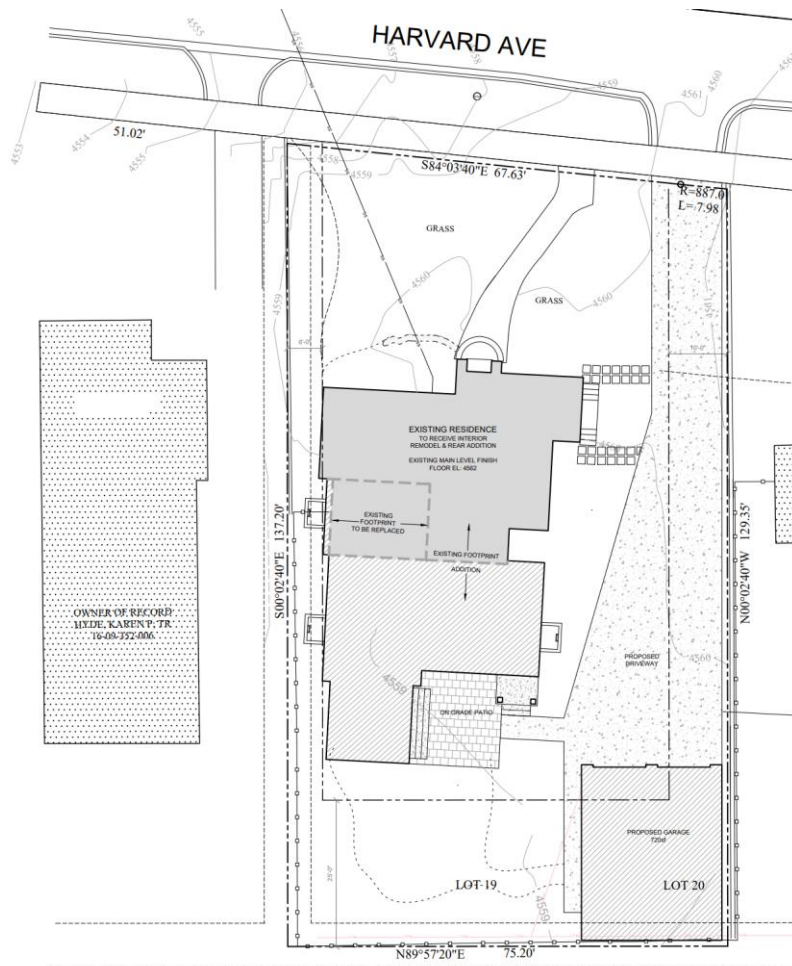
The surrounding context includes residential single-family structures on the north, south, east, and west. The structures on the properties to the north, east, and west are contributing structures. The property to the northeast, 1465 E Harvard Avenue, is non-contributing to the Harvard Heights Local Historic District. The dwelling to the south is not located in a Local Historic District but is listed as contributing to the Yalecrest National Historic District.

PROJECT DESCRIPTION

The proposal at 1454 E Harvard Avenue includes a large rear addition and construction of a detached garage.

Rear Addition Details:

The proposed rear addition will add 3,153 square feet to the additional structure and has a footprint of 1,275 square feet.



Site plan

The proposed addition is a two-story form with an exterior wall height of 16' 8" from finished floor and an overall height of 25' 1". The proposed addition would increase the above grade square footage of the dwelling by over 55%. The side elevations of the addition will be located to the rear of the structure and visible from the right-of-way.

The proposed addition includes lap siding and board and batten for exterior treatments to differentiate the contemporary addition from the historic striated brick dwelling. The proposed windows for the historic structure are wood and the proposed windows on the addition are aluminum clad with wood. The roof of the historic structure is proposed to be asphalt architectural shingle while the rear addition is proposed to be treated with a metal standing seam roof.



Existing North Elevation



Proposed North Elevation

The north (primary) elevation of the contributing structure will remain largely unchanged. The original windows on this façade have been replaced with vinyl windows. The applicant proposed to replace the non-historic windows with truly-divided wood windows that match the historic windows in material, size, profile, and lite pattern.



Existing East Elevation



Proposed East Elevation

The proposal on the east (side) elevation includes enlargement of the historic dormer, replacement of the non-historic windows on the existing structure, and a two-story rear addition. The rear addition includes lap siding and board and batten for exterior treatments, six aluminum clad windows, a wall dormer, and two glass doors.



Existing South Elevation



Proposed South Elevation

The proposed south (rear) elevation features a portico, 12 aluminum clad windows, a wall dormer, and a rear-facing gable. The proposed windows feature a 2:1 ratio similar to that of the historic structure. The exterior of the rear addition is treated with board and batten and lap siding.



Existing West Elevation

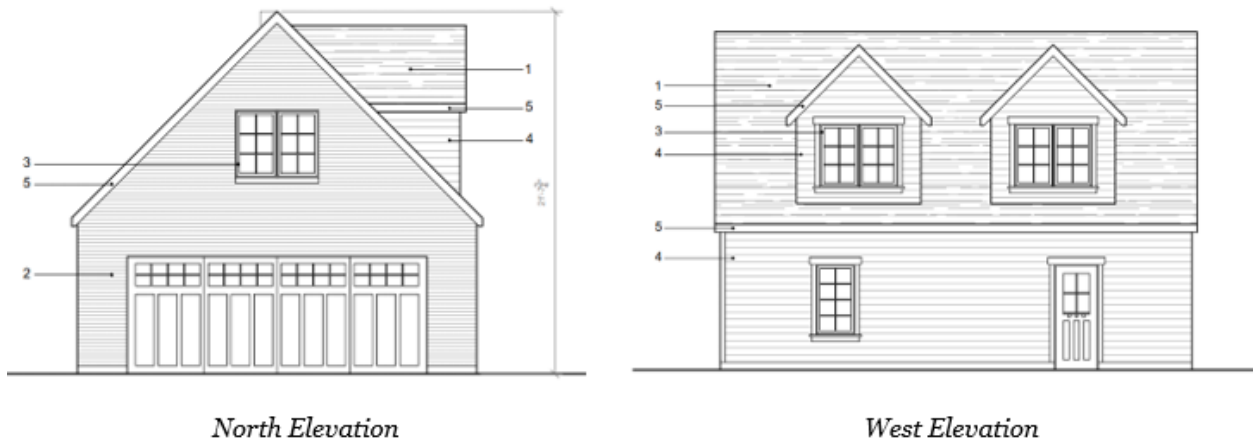


Existing West Elevation

The west (side) elevation includes two wall dormers on the second-story rear addition and 12 new windows. The non-historic windows on the existing structure will be replaced with truly divided rear windows and the windows on the addition will be aluminum clad. The addition features a change in material between the existing structure and rear addition.

The proposed addition meets the required lot coverage and height for the R-1-7000 zoning district. The corresponding change in the massing is substantial, but this is minimized with the location of the addition to the rear, the change in material, and the variety in massing.

Detached Garage Details:



The proposed detached garage includes a pitched roof, double garage doors and an entry door and two dormers on the west elevation and has a footprint of 720 square feet. The applicant is requesting a modification to base zoning which requires a maximum building height of 15' for accessory structures. The height of the proposed garage is 21' 7", the proposal requires 6' 7" of additional height.

DISCUSSIONS WITH APPLICANT

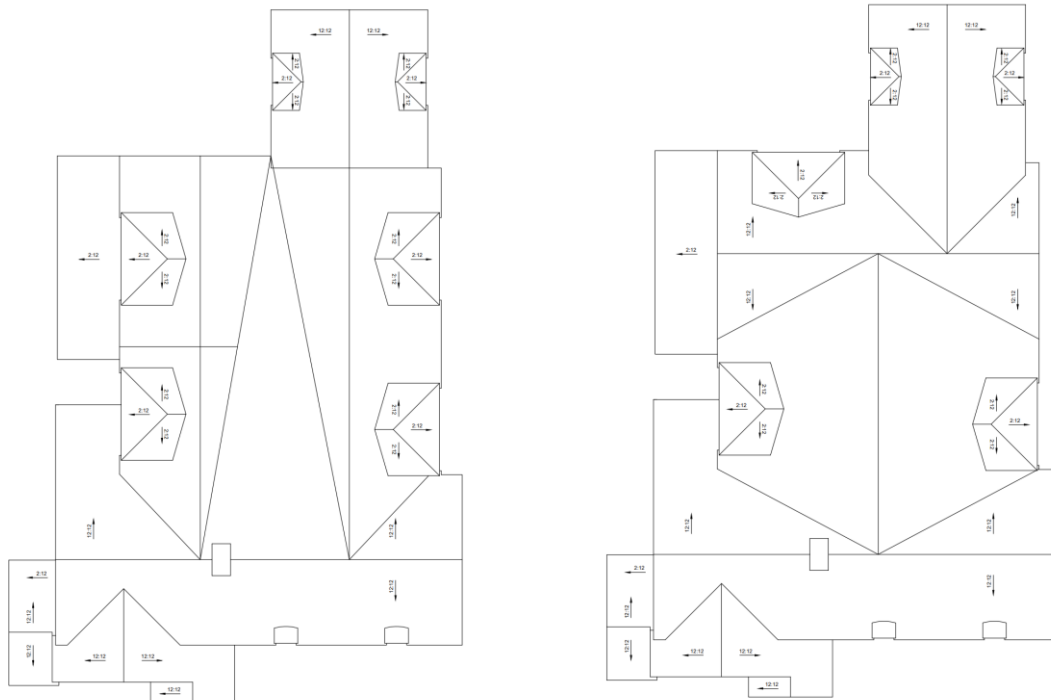
Planning staff has met with the applicant on several occasions to discuss the design of the proposal as outlined below.

On February 23, 2023, staff met with the applicant and identified concerns with the proposed addition. The plan set included a bump out addition to the east elevation of the historic structure and a large rear addition that was in-line with the existing wall plane with a brick exterior treatment on the addition. After meeting with staff, the applicant removed the bump out addition from the proposal, adjusted the wall plane of the rear addition to create a break in massing, and the addition material was altered from brick to painted lap siding to create visual separation.

Staff met with the applicant again on April 11, 2023, to discuss issues with the additions size and the demolition of the rear roof form and three exterior walls. Due to the large size of the addition, staff recommended a rear linking feature as outlined in the Residential Design Guidelines detailed in Attachment G. A linking feature would allow for greater separation of the historic structure and the addition and allow for minimal loss of historic material. The applicant did not make this change to their design.

On April 20, 2022, staff met with the National Register Coordinator of the Utah State Historic Preservation Office to discuss the proposals impact on the site's contributing status in terms of the national register and tax credit eligibility. Staff was informed that the proposed rear addition and loss of the rear wing's roof form and three exterior walls would not cause the site to lose its contributing status for the national register program.

On May 4, 2023, staff met with the applicant again to discuss the proposed roof plan and proposed west elevation. The applicant identified two potential roof plans for the addition. Plan A allowed for a portion of the historic rear wing's roof form to remain, however, potential drainage issues with this plan. Plan B included the removal of the rear wing's roof form and is the current roof plan for the proposal.



Plan A

Plan B

Proposed Roof Plans, May 4, 2023

After several meetings, the applicant has revised their proposal to better comply with the standards outlined in 21A.34.020.G. However, they did not make all the revisions that staff recommended, such as a linking feature, retaining the rear wing roof form, and setting the addition below the height of the historic structure to aid in visual subordination. Although the proposed addition is not subordinate in terms of size and does not include a linking feature, the applicant has used a change of material and a jog in the wall plane on the east façade to differentiate the addition of the historic structure.

KEY CONSIDERATIONS:

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

Addition

The proposed construction of the addition is a significant alteration to the property given its size and visibility. Based on this, planning staff considers it a major alteration with a required review by the HLC. The proposed addition is located to the rear of the existing dwelling. It is a substantial sized addition that will be visible from the right-of-way. Additionally, it requires the removal of an existing, smaller addition. This addition was

As detailed in the project description, the proposed materials for the addition – standing seam metal roof, horizontal lap siding, and aluminum clad wood windows are compatible materials. The lap siding on the new addition will provide a clear distinction between the historic brick dwelling and the contemporary addition. The massing, while large, is subordinate to the historic dwelling. The differentiation and changes in form aid in distinguishing the addition from the historic dwelling.

Further evaluation of this addition based on the standards in 21A.34.020 is detailed in Attachment F.

DISCUSSION

The Historic Landmark Commission is to review the proposed addition to the dwelling as a major alteration. The standards in Chapter 21A.34.020.G and Residential Design Guidelines are applicable to the proposal, most specifically, Chapter 8: Additions. For the full analysis of the standards for altering a contributing structure, please refer to Attachment F.

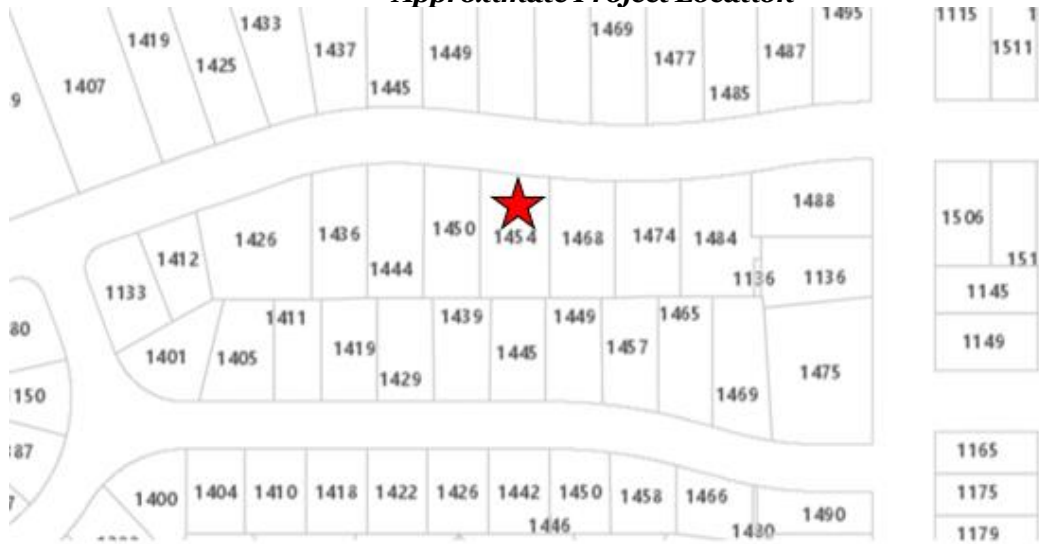
NEXT STEPS:

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

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

ATTACHMENT A: CONTEXT MAP

Approximate Project Location



ATTACHMENT B: CURRENT SITE PHOTOGRAPHS

1454 E Harvard Ave. Photographs



North & East Elevation



South & West Elevation



Garage



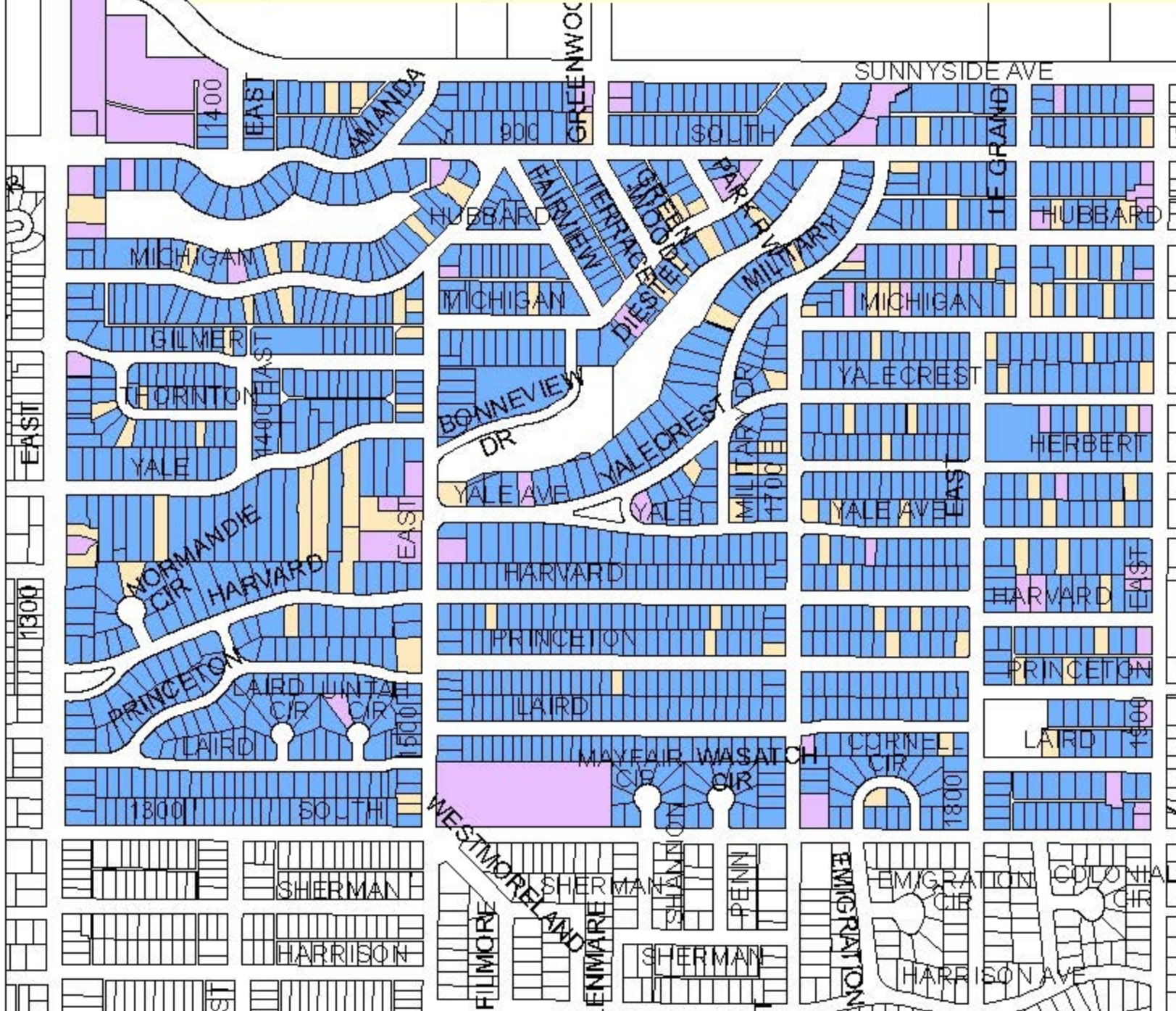
Photographs of Front Windows Proposing to Be Altered



**ATTACHMENT C: YALECREST HISTORIC SURVEY
INFORMATION**

SUMMARY OF 2005 YALECREST SURVEY DATA

Updated May, 2010 to reflect recent demolitions



Legend

YALECREST 2005 SURVEY STATUS

- CONTRIBUTING
- NON-CONTRIBUTING: ALTERED
- NON-CONTRIBUTING: OUT OF PERIOD

Non-contributing properties include properties that have been dramatically altered, new construction, properties that were erected within the last 50 years and properties that have been recently demolished.

ATTACHMENT D: APPLICANT INFORMATION

1454 E. Harvard Avenue
Major Alteration Application



Project Description

The Tudor English Cottage style house at 1454 E. Harvard Ave., was built in 1926 by Bowers Building Company in the Normandie Heights Subdivision. It is located in the Yalecrest National Register Historic District and the Salt Lake City Harvard Heights Historic District. The house is a Contributing resource within both historic districts. This beautiful home sits perched on a mound of rolling grass, surrounded by other well-loved and preserved homes. With only two previous owners over the last 97 years, our family is honored to be the next steward of this special property.

Attached you will find our application for a historic rehabilitation, rear addition, and garage replacement. We appreciate your time and consideration as you review our application. We value the historic preservation efforts and recognize its contribution to the neighborhood and community vitality.

Character-defining Features

As commonly found with Tudor style homes and the sub-genre, the English Cottage style, there are unique features and often asymmetry. As depicted in the photographs, this home has beautiful, striated brick that has been very well maintained. Many original details are still intact, such as the cornice returns at each roof gable, the terra cotta door surround with carved Classical scrolled motif above the front door, and main façade wall dormers with arched roofs. Unfortunately, all the windows on the main facade and some on secondary facades were removed at some point, though it was done within existing openings.

Exterior

No major exterior work is proposed on the north, east, or west facades. Overall, the brick is in good condition. There are a few areas on the chimney and adjacent to the east side steps that need repointing. We propose to repair the brick where needed with historically appropriate methods. The roof is approximately seventeen years old. We would like to replace the existing roof with the color of the existing shingles and have the addition match. Wood trim does not show significant deterioration and is painted. The building has been partially covered in ivy, which will be completely removed and not allowed to regrow. The existing rear porch and deck are considered non-contributing features to the existing building.

We propose to restore all of the main façade windows as character-defining features based on archival photo of home from the 1930's. In the large stairway window on the main facade, we propose four new fixed windows within the existing opening. These windows will have historic profile grids from the Pella architect series (wood interior, simulated divided lite, aluminum clad exterior) in Deep Olive. The current ground level picture window on the main façade is proposed to be replaced with a series of four windows, two center fixed windows with two operable casement side windows from the Pella Architect Series (wood interior, simulated divided lite, aluminum clad exterior) in Deep Olive color. The two arched dormer windows will be replaced with casement windows with an arch like the original window. The small front window, in the east entry section, will also be replaced with the same type of casement window. All of the other existing windows on secondary facades will have the same grids with a historic profile (wood interior, simulated divided lite, aluminum clad exterior) in Deep Olive from Pella Architect Series.

Additions

We are proposing a thoughtful rear addition that is not visible from the front street view. That is to say that we believe it meets standards and design guidelines as several steps have been taken to delineate the addition from the historic structure, blend it with historic structure and neighborhood context, and break up the addition's mass. While there is consistency between the original part of the home and the addition, we have strove to have a subtle but noticeable progression. These steps include the following design elements:

- The addition is stepped in from the existing building and is not in line;
- Roofline of the addition is at and below the existing building's primary roof ridge;
- Cornice returns found on the existing building has not been utilized on the addition; Shallow soffit and fascia reveal on the existing building maintained throughout the addition;
- Utilizing half-story wall dormers as seen on the main façade but with different roof shapes;
- Material change for the addition that does not include brick;
- Material change between the north mass of the addition and the south mass.

Material for the main roof will be Landmark Weathered Wood asphalt shingle to match the existing building. Material for the shed roofs on the main level is standing seam metal, CMG Ultra Snap Panels. The proposed sheathing material for the north addition mass is a cement composite material – James Hardie Plank Lap Siding – with a six-inch reveal. We believe a bit wider of a reveal is representative of the period, and will complement the original home while simultaneously signaling a change. The proposed sheathing materials for the south addition mass is James Hardie Board as a faux half timbering but in one color. All proposed windows for the addition are from the Pella Architect Series (wood interior, simulated divided lite with an aluminum clad exterior) in Deep Olive. The south façade door is proposed to be Therma True Smooth Star Half Lite One Panel (fiberglass) while the east façade (sunroom) doors would be Pella Architect Series (wood interior, simulated divided lite with an aluminum clad exterior) in Deep Olive.

Brick from the south façade will need to be removed where the addition attaches. This brick will be salvaged for use on the new garage. Full explanation below.

Built-up trim, soffit, and fascia on the addition will match the trim of the existing building. Gutters on the existing building will be replaced and included on the addition. They are proposed to be copper five-inch half rounds and three-inch downspouts. Both the existing and the addition will have a copper drip edge.

Garage

As part of our application, we are also proposing to demolish the existing garage. Its current location is not advantageous for maximizing the rear and side yards. This secondary structure is not original or a Contributing resource. As indicated in the plans, we propose to relocate the new garage to the far southeast corner of the property, complying with all zoning setbacks. We also propose to realign the driveway to the east of the property, again, maximizing yard space on the rest of the property while also giving the mature tree in the park strip more room. The driveway will remain narrow and landscaping ratio will remain the same, essentially flipped. Design of the garage is rectangular, 1½ stories, with 720 square feet on the main floor and 507 square feet within the half story. The half story is proposed to have two west-facing dormers with window. The main floor will accommodate two automobiles and the second floor will serve as storage. The garage will have a similar roof pitch to the existing house at a 12.12 pitch. Windows are from the Pella Architect Series (wood, simulated divided lite) in Deep Olive color. The west door will be Therma True Smooth Star Half Lite One Panel (fiberglass). The single garage doors will be carriage house-style sectional roll-up doors of the Coachman Collection by Clopay. The front exterior is proposed to be finished in salvaged brick and the south, east, and west sides are proposed to be sheathed in James Hardie Plank Lap Siding with a six-inch reveal.

Material List

Provided below is a list of materials for the following proposed material:

- 2.1 Doors (Pella Brochure and Thermatru Brochure)
- 2.1.2 Garage Door (Clipay Coachman Brochure)
- 2.2 Gutters
- 2.3 Roof (Certaineed Brochure- Page 19 Landmark Pro)
- 2.4 Siding (Hardie Brochure)
- 2.5 Soffit & Fascia
- 2.6 Windows (Pella Brochure)

2.1 Doors

Existing

- Front Door- Repair Existing
- East Side Door- Repair Existing

Addition

- South Side Door- [Therma True Smooth Star Half Lite One Panel](#)
- East Side (Sun Room Doors)- [Pella Architect Series](#)
- [Garage Man Door- Therma True Smooth Star Half Lite One Panel](#)

2.1.2 Garage Door

- [Coachman Collection by Clipay](#) painted Deep Olive



2.2 Gutters

Existing- replace existing gutters with new 5" half round copper gutters and 3" downspouts to adequality drain away from the structure in Copper with copper drip edge

Addition- gutters to match existing

- Copper drip edge



2.3 Roof

Existing- replace to match existing

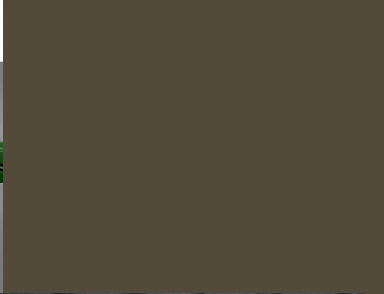
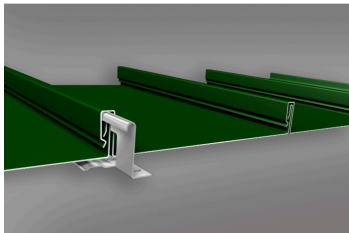
Addition- match existing

- Material- [Landmark Weathered Wood](#)

Shed Roof on East Elevation Addition

- Standing Seam Metal
- [CMG Ultra Snap Panels in Medium Bronze](#)





2.4 Siding

Existing- Brick- no changes (repair existing brick where needed)

Addition- [James Hardie Plank Lap Siding](#) (photo attached)

- 6" Reveal
- Sunroom (Addition)- James Hardie Board (photo attached)

Garage- Front brick face salvaged from home, south east and west James Hardie Board



2.5 Soffit & Fascia

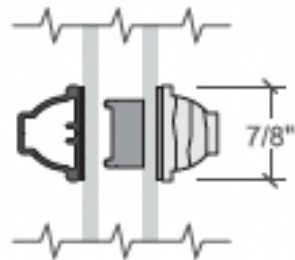
- Existing- repair if needed
- Addition- match existing

2.6 Windows

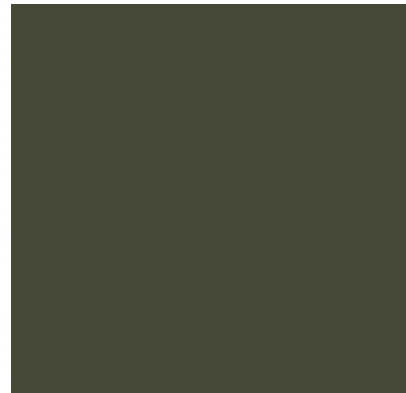
Existing- replace with original Character Defining Features

- [Pella Architect Series](#) in Deep Olive

Addition- Material- [Pella Architect Series](#)



**Ogee Exterior with
Ogee Interior⁴
7/8", 1-1/4" or 2"**





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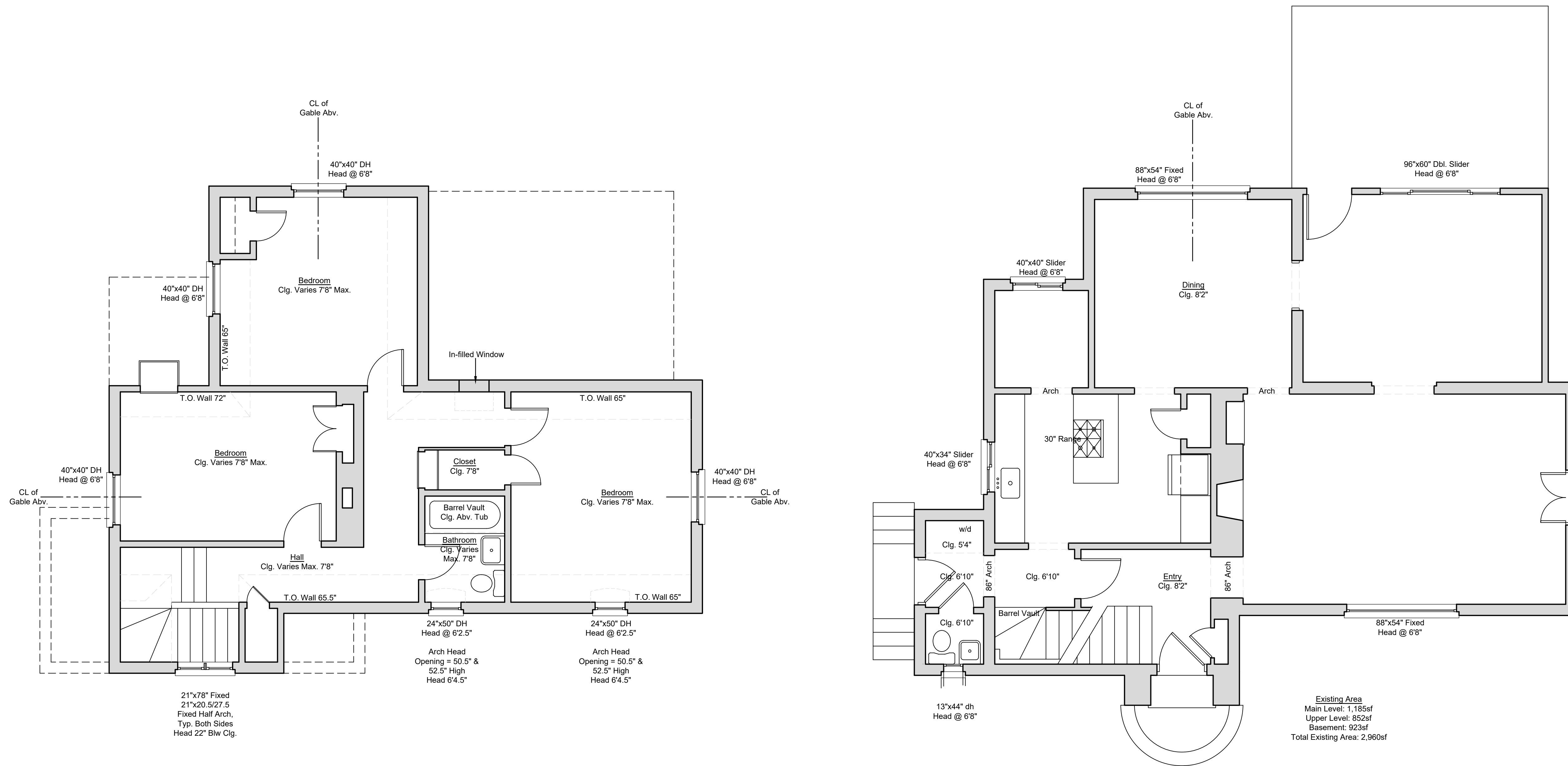
Foxley Residence
 Remodel & Addition
 1454 Harvard Ave
 Salt Lake City, UT

Revision	Date

Date: December 6, 2021

A100

Design Development



A2 Existing Upper Level
 1/4" = 1'-0"

A5 Existing Main Level
 1/4" = 1'-0"



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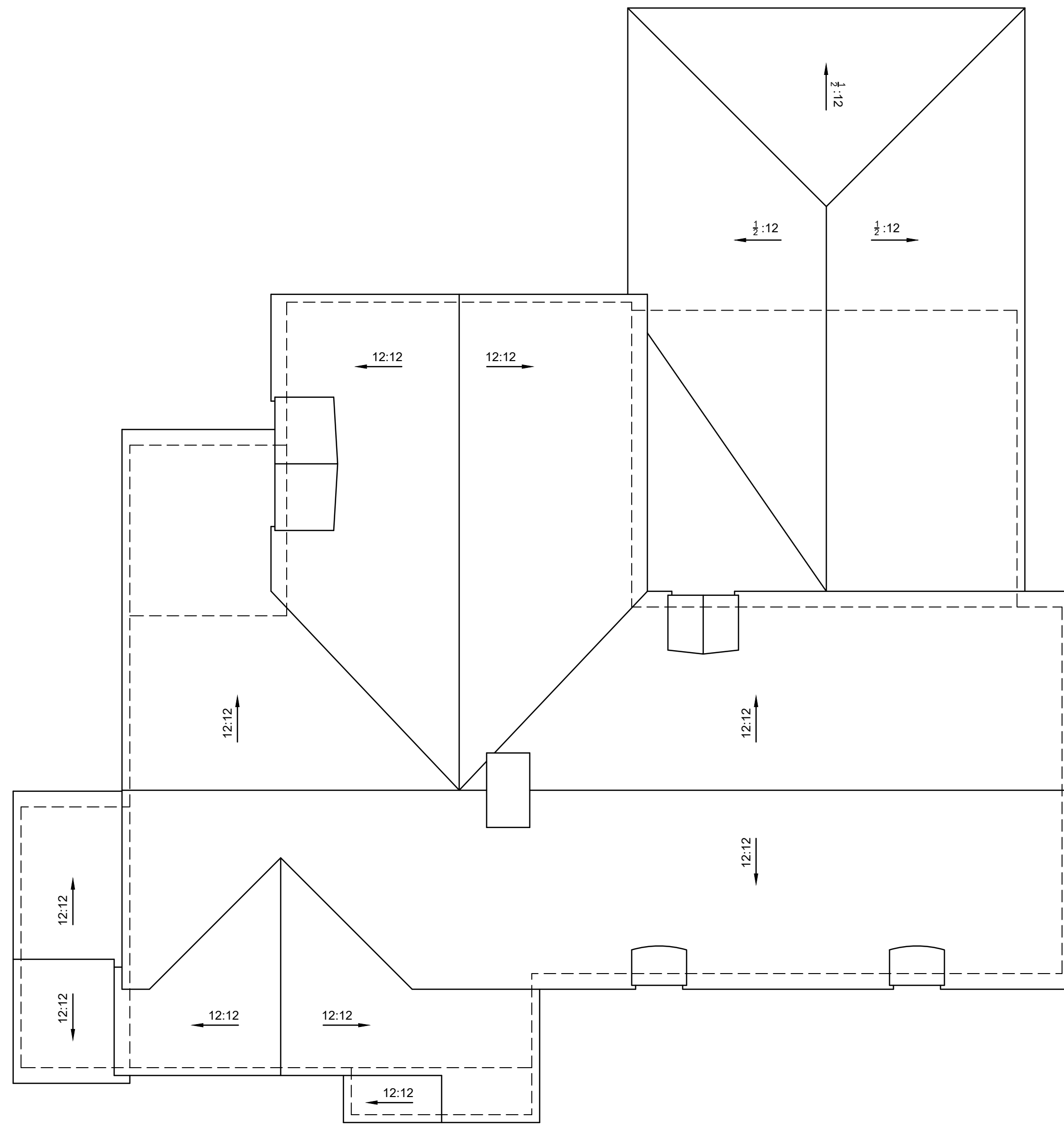
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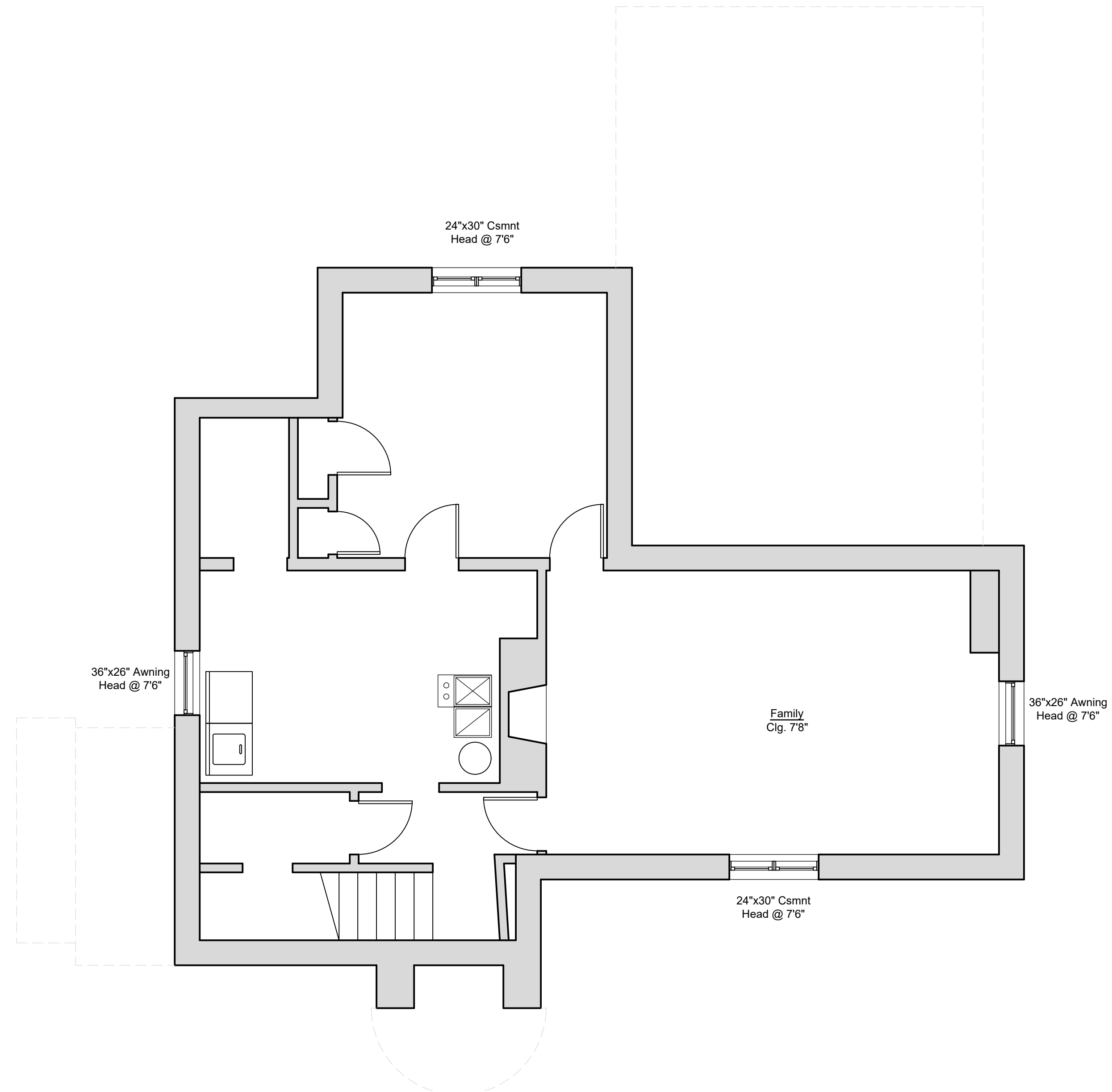
Date: December 6, 2021

A101

Design Development



A2 Existing Roof Level
1/4"=1'-0" ↓



A5 Existing Basement Level
1/4"=1'-0" ↓



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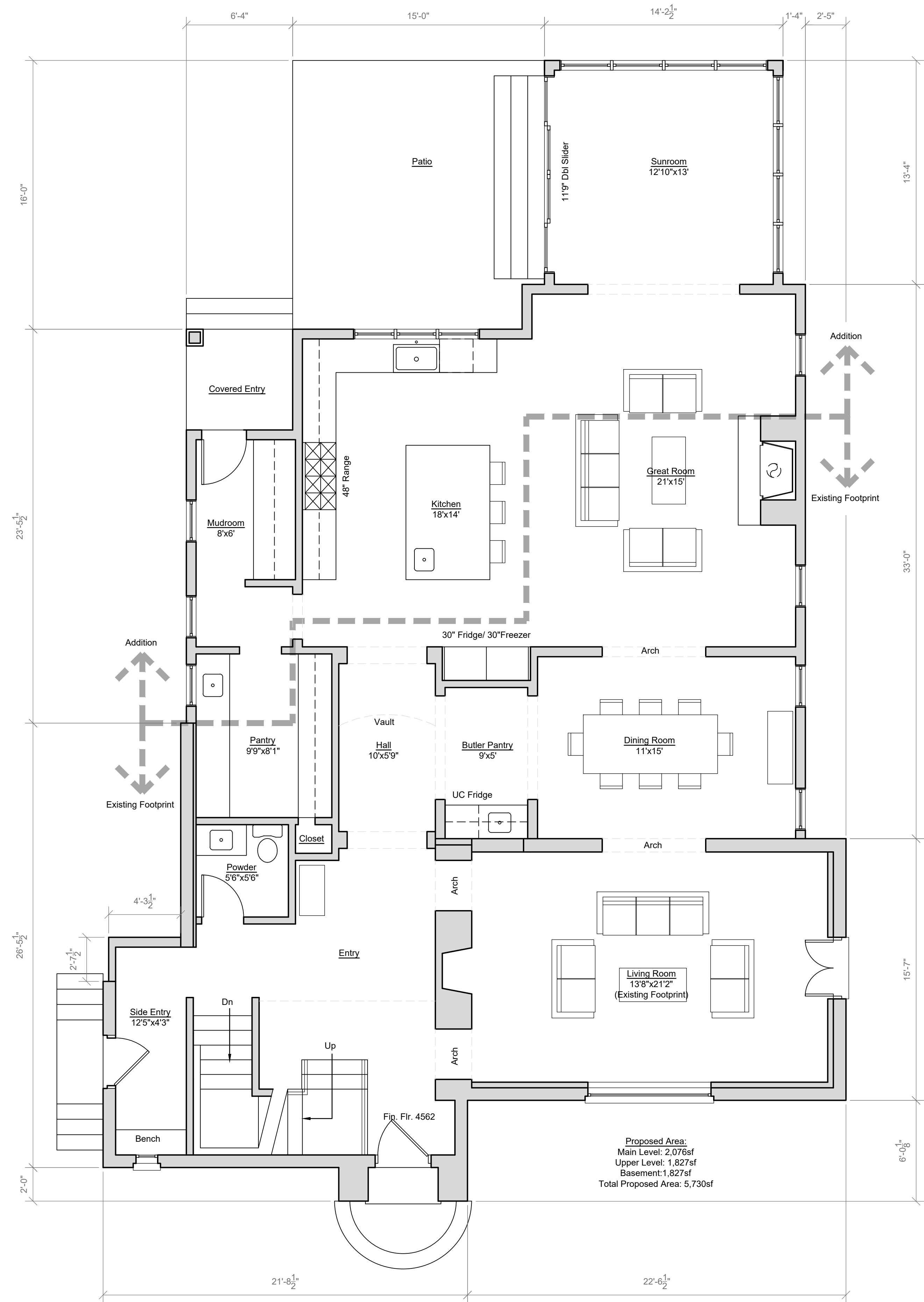
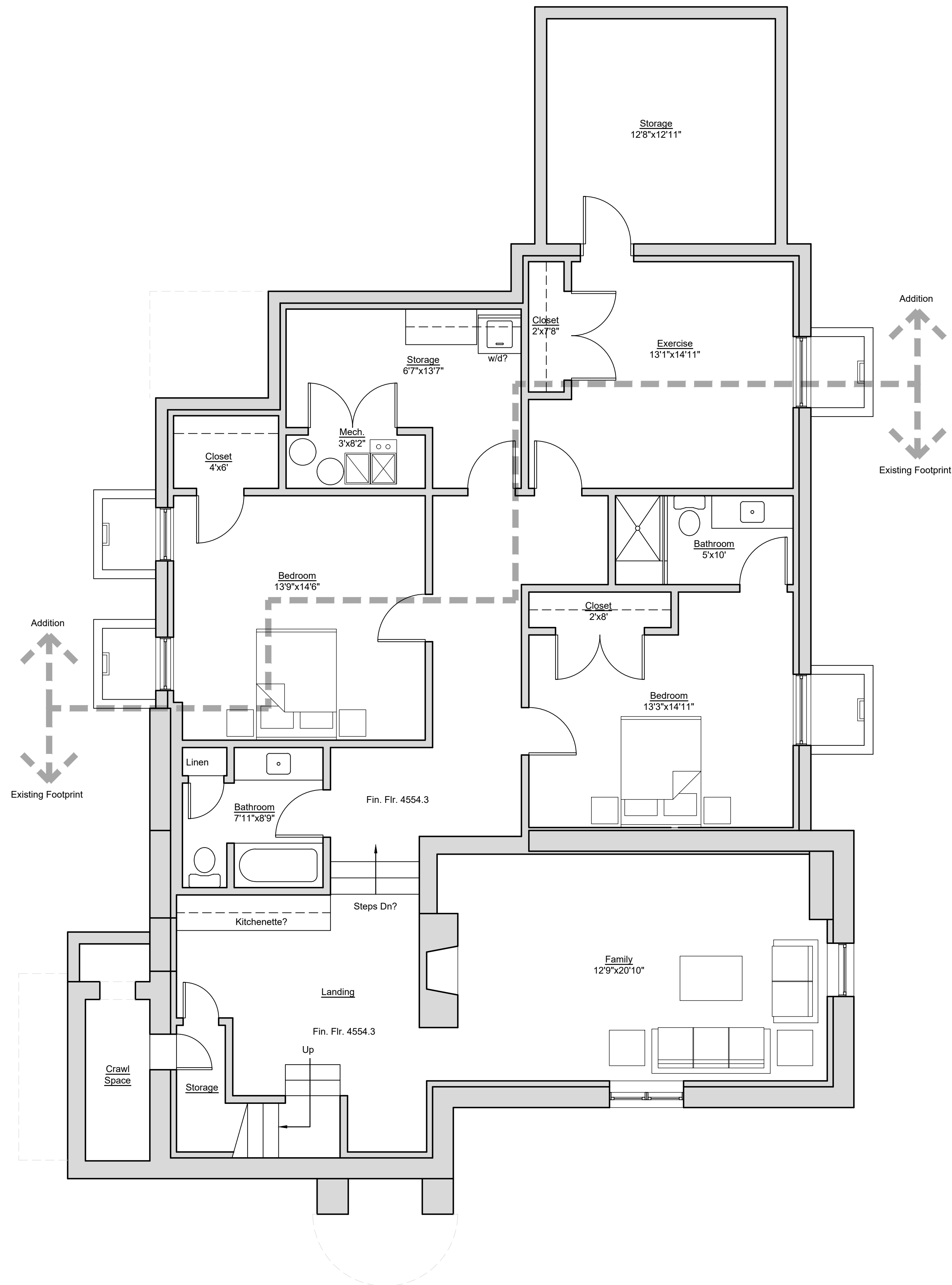
Foxley Residence
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A110

Design Development





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**Foxley Residence
 Remodel & Addition**

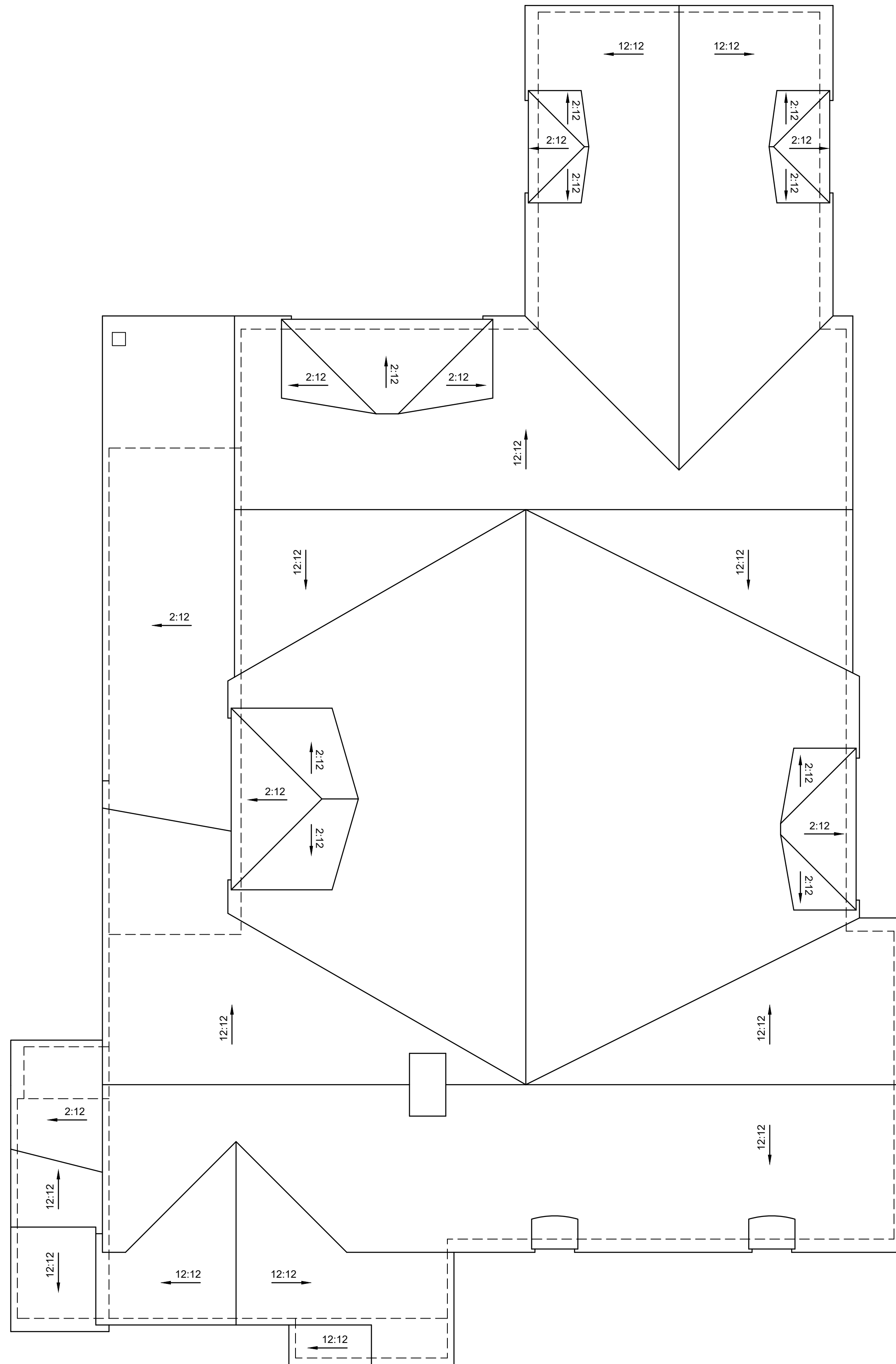
1454 Harvard Ave
 Salt Lake City, UT

Revision	Date

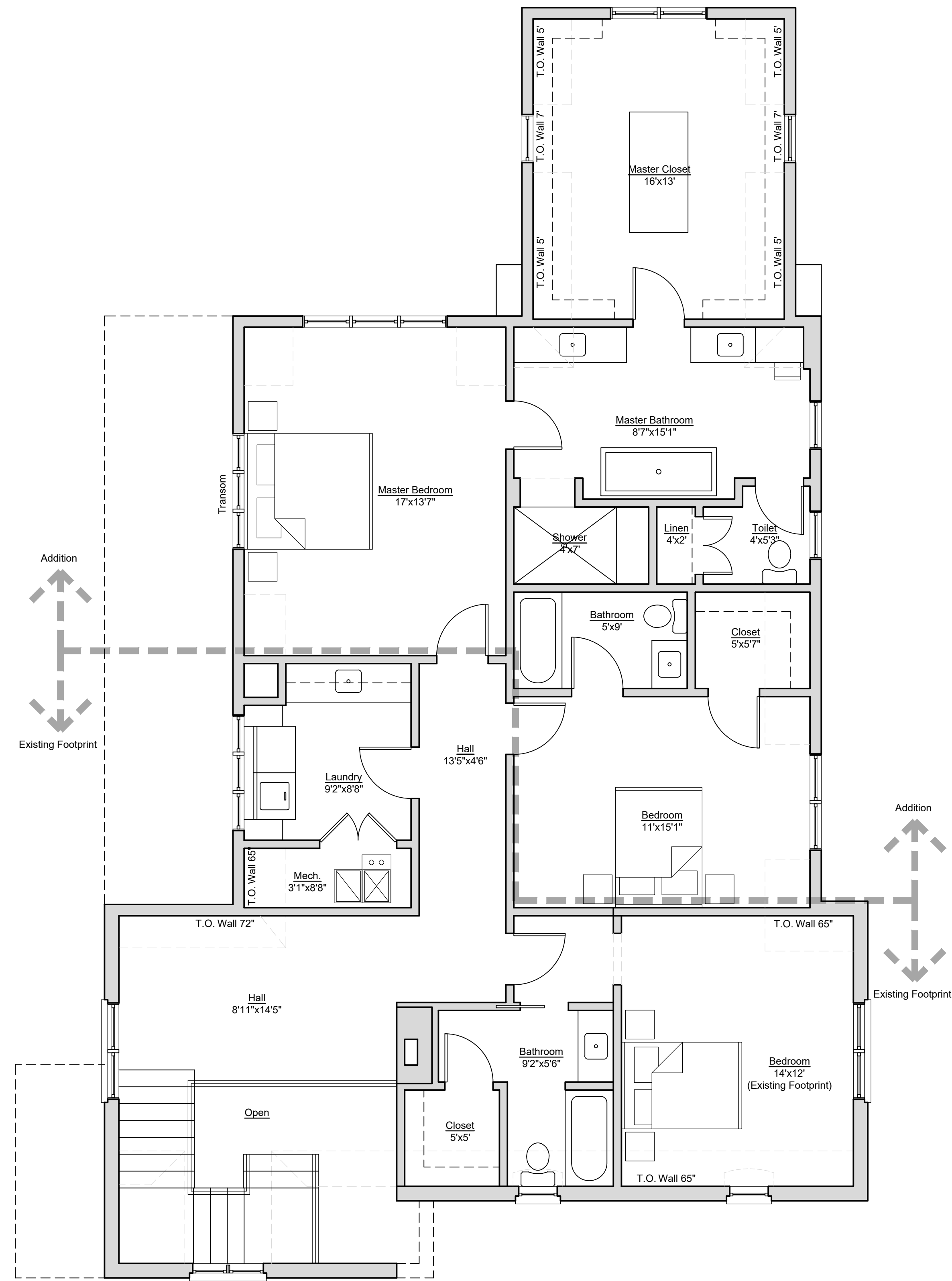
Date: December 6, 2021

A111

Design Development



A2 Proposed Roof Plan
 1/4"=1'-0"



A5 Proposed Upper Level
 1/4"=1'-0"





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C5 Existing West Elevation
1/4"=1'-0"



C5 Existing South Elevation
1/4"=1'-0"

Foxley Residence
Remodel & Addition

1454 Harvard Ave
Salt Lake City, UT

Revision	Date

Date: December 6, 2021

A200

Design Development



A2 Existing East Elevation
1/4"=1'-0"



A5 Existing North Elevation
1/4"=1'-0"



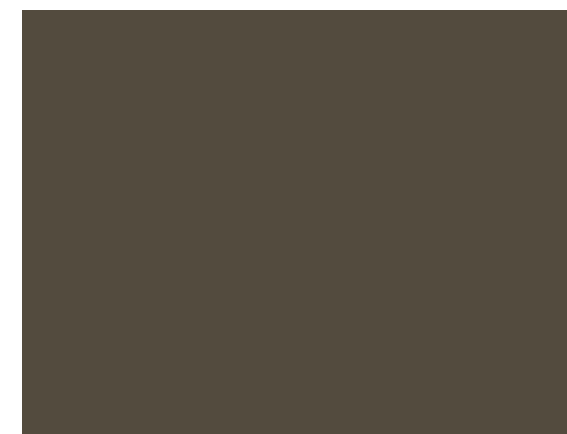
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C5 Proposed East Elevation
 1/4" = 1'-0"

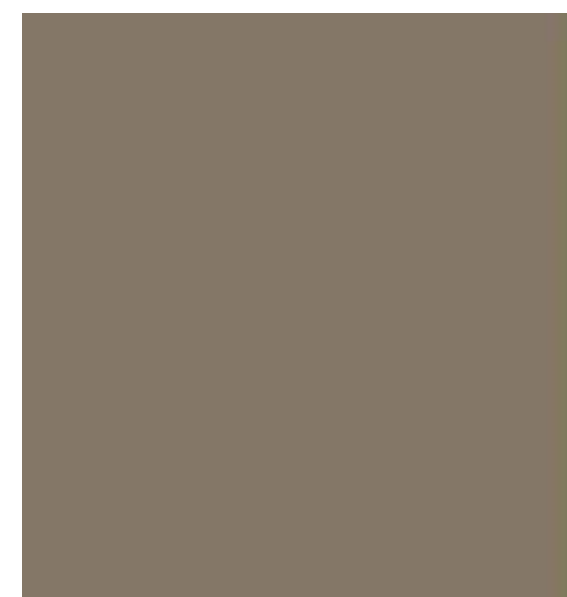
Exterior Material Samples



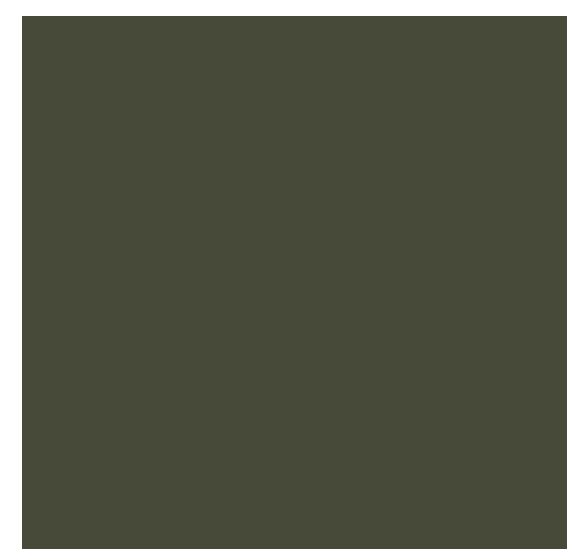
Standing Seam Metal Roof
 Medium Bronze



CertainTeed Asphalt Roof Shingles
 Weathered Wood



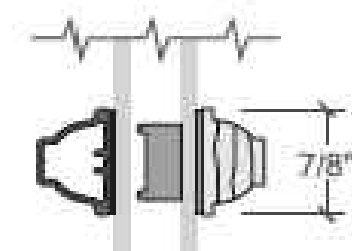
Lap Siding, Trim, Fascia
 Putty



Pella Architect Series
 Deep Olive



Pella Architect Series
 Cross Section & Muntion Detail



Ogee Exterior with
 Ogee Interior*
 7/8", 1-1/4" or 2"

Exterior Material Key

1. Standing Seam Metal Roof
2. Roof Shingles
3. Existing Brick To Remain
4. Aluminum Clad Wood Window
 (Typical For All Windows)
5. Painted Lap Siding
6. Painted Trim/Fascia



A5 Proposed North Elevation
 1/4" = 1'-0"

Foxley Residence
 Remodel & Addition

1454 Harvard Ave
 Salt Lake City, UT

Revision	Date

Date: December 6, 2021

A210

Design Development

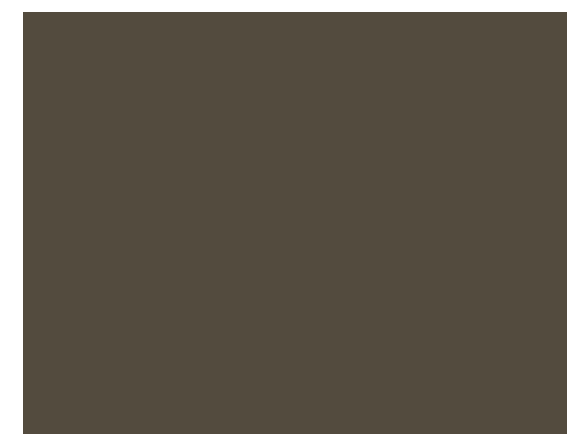


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C5 Proposed West Elevation
 1/4" = 1'-0"

Exterior Material Samples



Standing Seam Metal Roof
 Medium Bronze



CertainTeed Asphalt Roof Shingles
 Weathered Wood



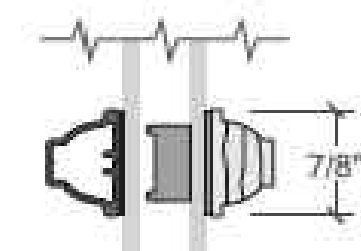
Lap Siding, Trim, Fascia
 Putty



Pella Architect Series
 Deep Olive



Pella Architect Series
 Cross Section & Muntion Detail



Ogee Exterior with
 Ogee Interior
 7/8", 1-1/4" or 2"

Exterior Material Key

1. Standing Seam Metal Roof
2. Roof Shingles
3. Existing Brick To Remain
4. Aluminum Clad Wood Window
 (Typical For All Windows)
5. Painted Lap Siding
6. Painted Trim/Fascia



A5 Proposed South Elevation
 1/4" = 1'-0"

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Date: December 6, 2021

A211

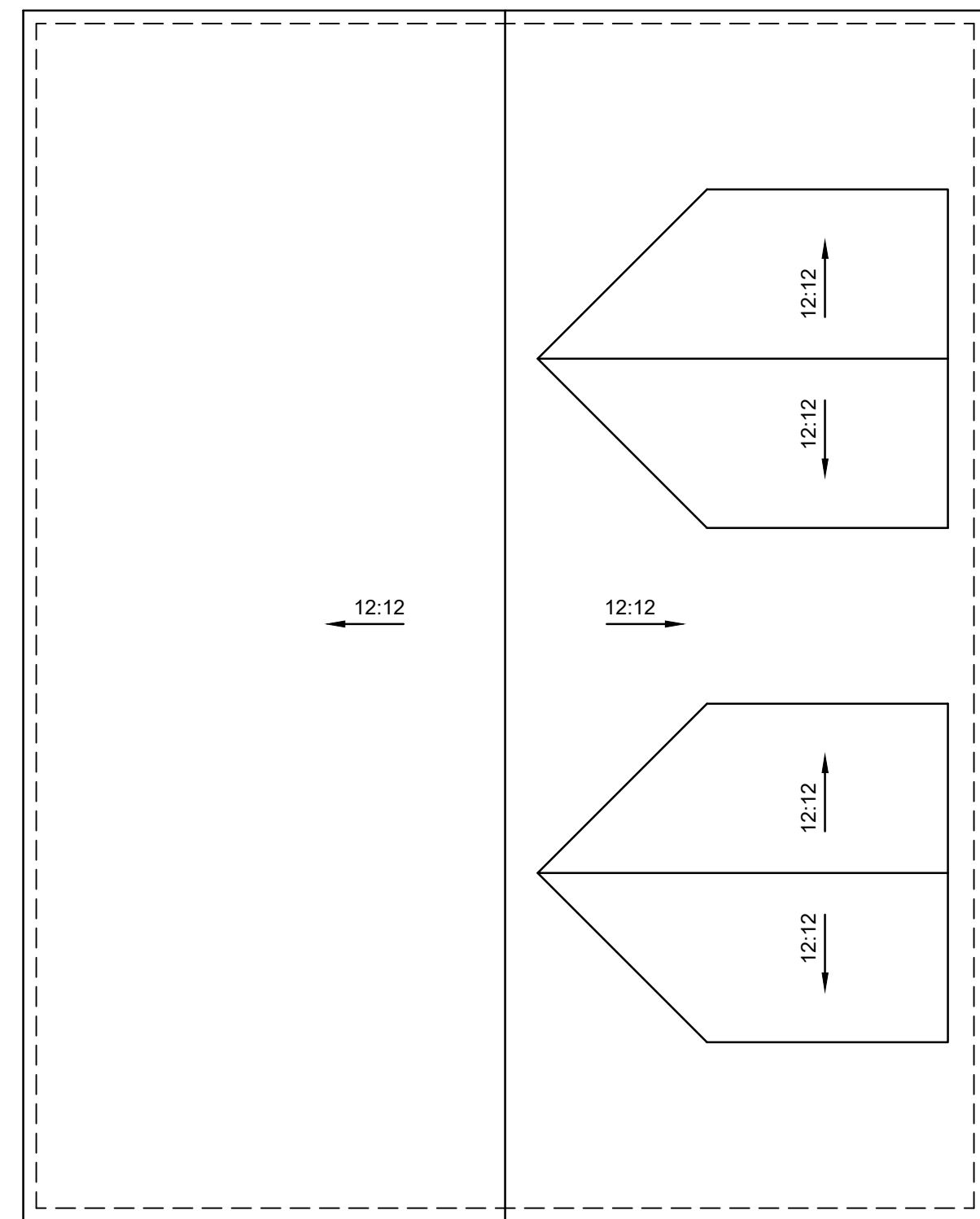
Design Development



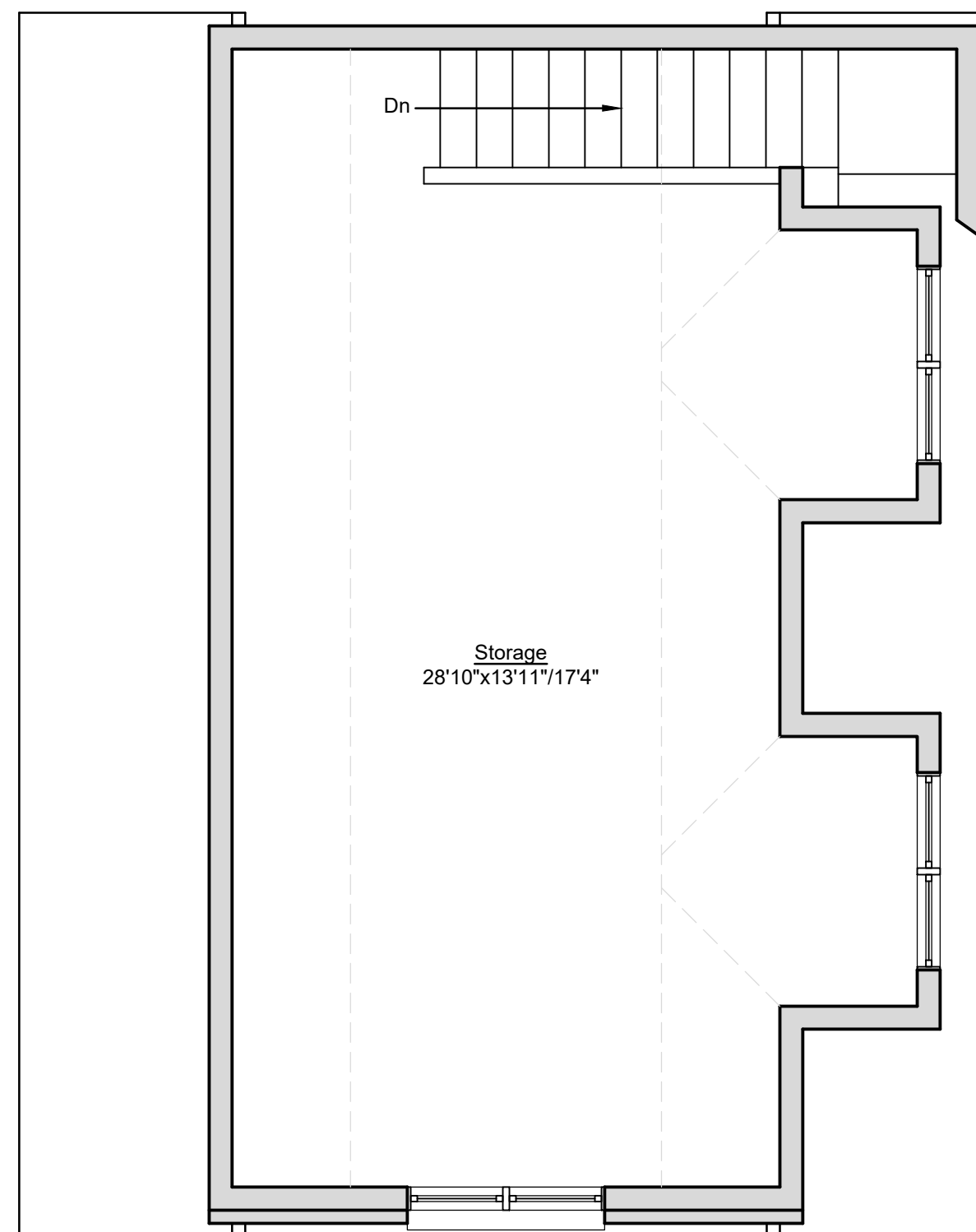
SugarHouse Architects, LLC
9087 Jeremy Road
Park City, UT 84098

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rob.white@sugarhousearchitects.com
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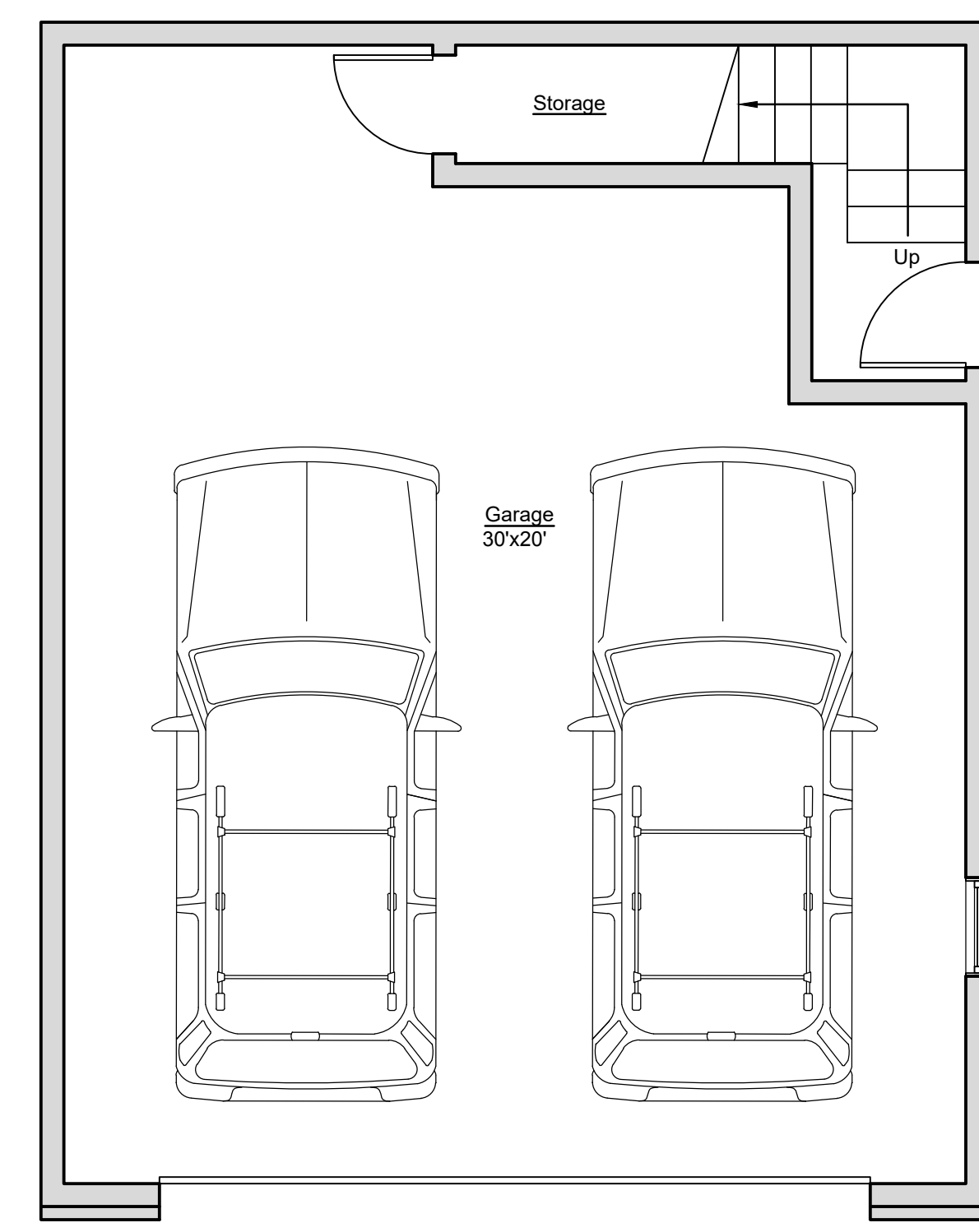
Foxley Residence
Remodel & Addition
1454 Harvard Ave
Salt Lake City, UT



A1 Garage Roof Plan
1/4"=1'-0" ↓



A3 Garage Upper Plan
1/4"=1'-0" ↓



A5 Garage Plan
1/4"=1'-0" ↓

Revision	Date
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Date: December 6, 2021

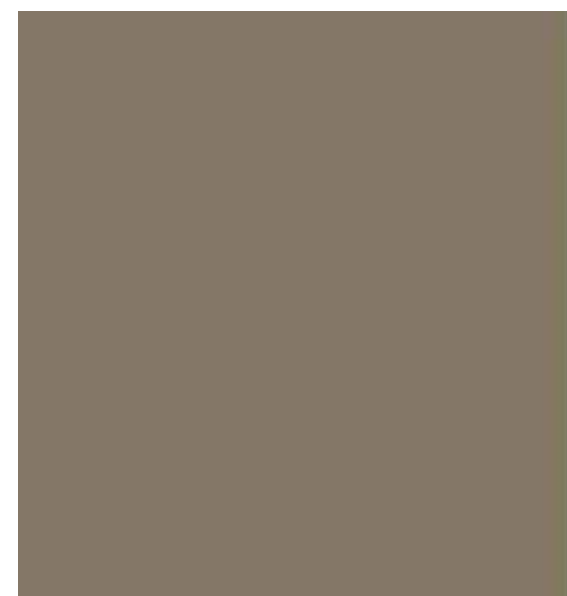
A310

Design Development

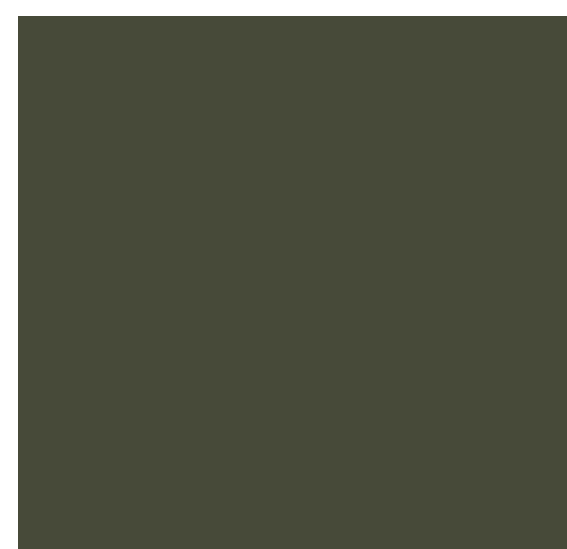
Garage Exterior Material Samples



CertainTeed Asphalt Roof Shingles
Weathered Wood



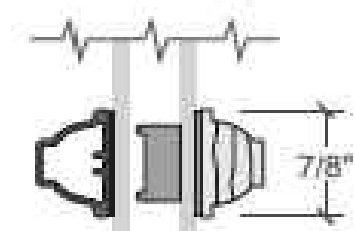
Lap Siding, Trim, Fascia
Putty



Pella Architect Series
Deep Olive



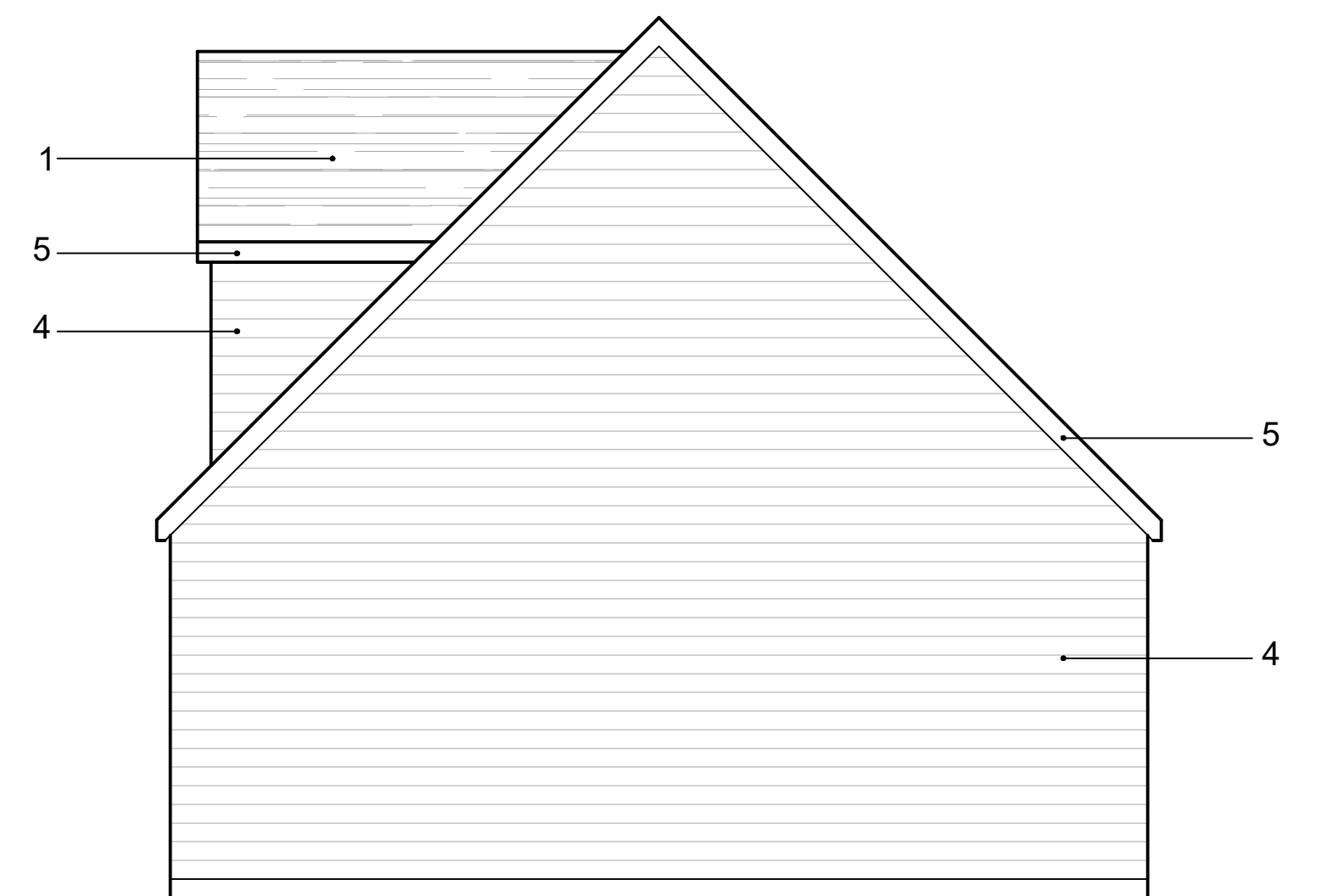
Pella Architect Series
Cross Section & Munton Detail



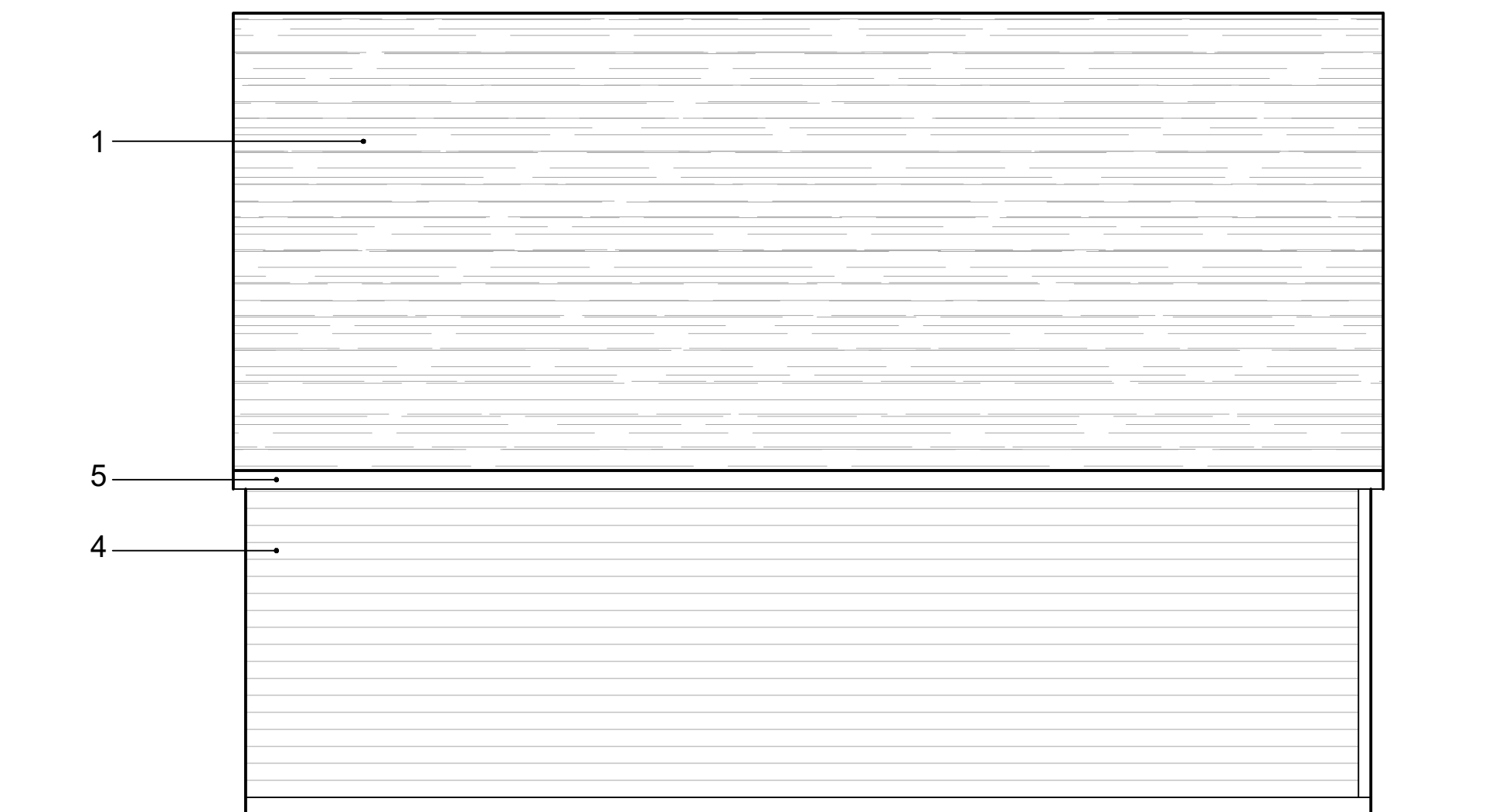
Ogee Exterior with
Ogee Interior*
7/8", 1-1/4" or 2"

Exterior Material Key

1. Roof Shingles
2. Existing Brick To Be Reused
3. Aluminum Clad Wood Window
(Typical For All Windows)
4. Painted Lap Siding
5. Painted Trim/Fascia



A2 Garage South Elevation
1/4"=1'-0"



C5 Garage East Elevation
1/4"=1'-0"



B4 Garage West Elevation
1/4"=1'-0"



A4 Garage North Elevation
1/4"=1'-0"



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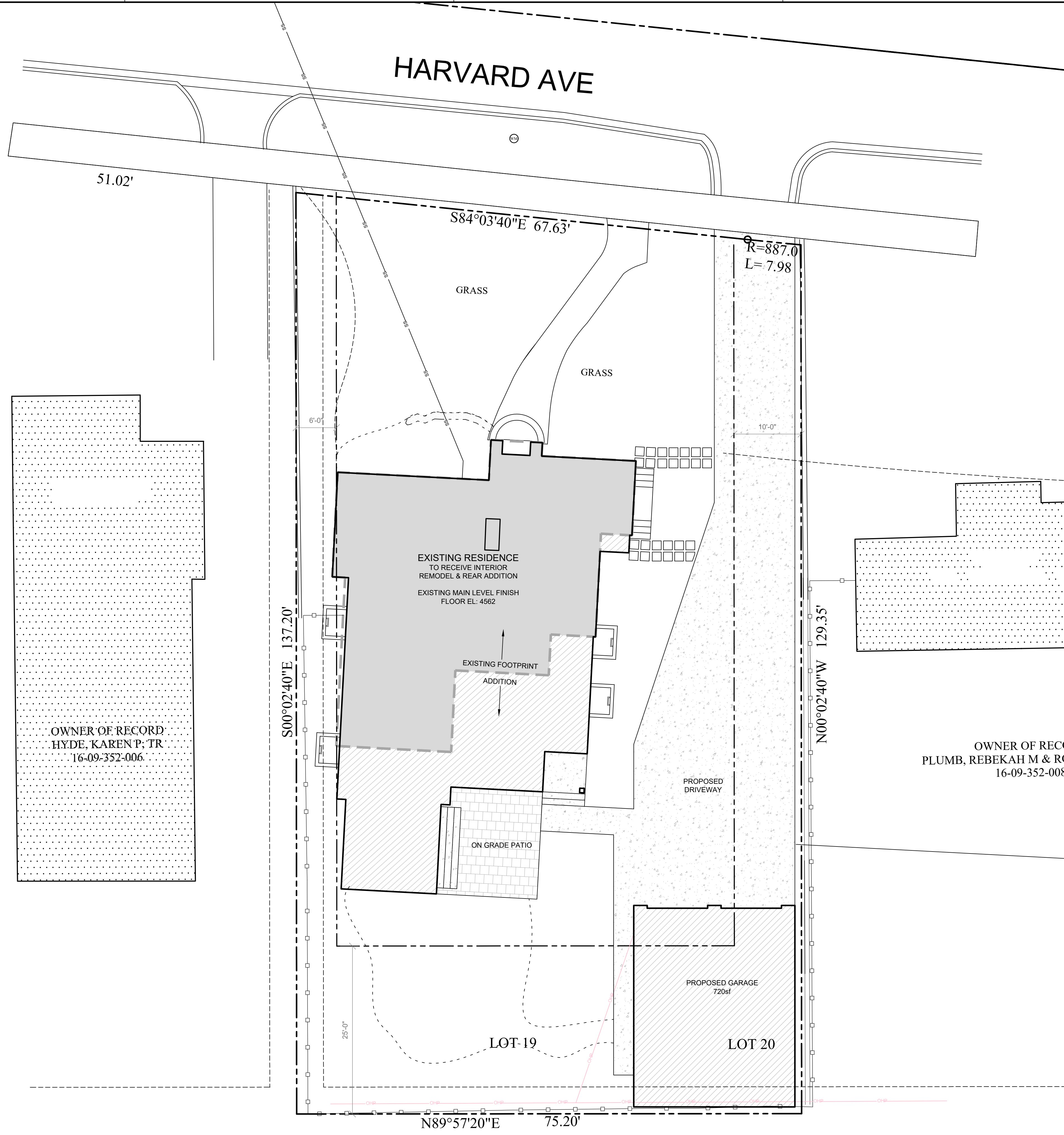
Foxley Residence
Remodel & Addition
1454 Harvard Ave
Salt Lake City, UT

Revision	Date

Date: December 6, 2021

A311

Design Development



OWNER OF RECORD
HYDE, KAREN P; TR
16-09-352-006

OWNER OF RECOF
PLUMB, REBEKAH M & ROE
16-09-352-008



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Foxley Residence
Remodel & Addition

1454 Harvard Ave
Salt Lake City, UT

Revision	Date

Date: December 6, 2021

AS100

Design Development

ATTACHMENT E: ANALYSIS OF STANDARDS FOR R-1-7000

Zoning Ordinance Standards for R-1-7000 (Single-Family Residential District)

Purpose Statement: The purpose of the R-1-7000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. 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: Twenty feet (20')	No change proposed.	NA
Rear Yard: Twenty-five feet (25')	The rear yard setback is proposed to be 30 feet.	Complies
Side Yard: Six feet (6') on one side and ten feet (10') on the other	The side yard is for the proposed addition is 6 feet on the west side and 31' 3".	Complies
Maximum Building Height: The maximum building height permitted in this district is twenty-eight feet (28').	The proposed building height of the addition is 27.5 feet.	Complies
Lot Coverage - Maximum Building Coverage is forty percent (40%)	The proposed building coverage is 28%.	Complies

ANALYSIS OF STANDARDS FOR YCI

Zoning Ordinance Standards for YCI (Yalecrest Compatible Infill Overlay District)

Purpose Statement: The purpose of the Yalecrest Compatible Infill (YCI) Overlay District is to establish standards for new construction, additions, and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay District promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

Please note, the standards outlined below do not include all of the standards in the YCI, just the standards that differ from that of the base R-1/7000 zone related to this proposal.

Standard	Proposed	Finding
Maximum Height - Accessory Structure: Fifteen feet (15').	The proposed garage is 21 feet and 7 inches in height.	Does not comply. Modification requested through Major Alteration application.
Maximum Exterior Wall Height Adjacent to Interior Side Yards: Eighteen and one-half feet (18.5')	The exterior wall height for the proposed addition is 18.5 feet at the tallest point.	Complies

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

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

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

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

<http://slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>
https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/o-o-o-66379

Standard	Rationale	Findings
<p>Standard 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;</p>	<p>The property was constructed as a single-family residence in 1926. The property owners plan to occupy it as a single-family home.</p> <p>The proposed addition is to the rear of the original structure, and while visible from the right-of-way, will require minimal change to the building and site's defining characteristics. Defining characteristics such as the truly divided wood windows that were lost will be restored to match the original. No other alterations are proposed on the primary façade.</p>	<p>Complies</p>
<p>Standard 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;</p>	<p>The proposal includes the removal of three exterior rear walls, the roof of the rear wing, and a non-historic addition, which was added after 1950. The rear wing and exterior walls that are proposed to be demolished are not visible from the right-of-way. The post-1950 addition is visible and located at the rear of the structure. The removal of the rear- roof, rear walls, and rear addition does not have an impact on the character defining features of the historic dwelling and its contributing status will not be lost due to these changes.</p>	<p>Complies</p>

<p>Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.</p>	<p>The proposed addition is contemporary in material and is differentiated from the original dwelling by changes in material such as the use of lap siding as a contrast to the exterior brick and the standing seam roof on the addition in contrast the asphalt roof on the historic structure.</p>	<p>Complies</p>
<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>A rear addition will be removed as part of the proposal. Per Sanborn maps, the rear addition was added after 1950. The rear addition includes a room on the first floor that was most likely an enclosed porch. Its location in the rear is visible from the right-of-way, but its removal will not significantly affect the character defining features of the property or its integrity.</p>	<p>Complies</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>The proposal includes the preservation of distinctive features and examples of craftsmanship that characterize the historic property. The strapwork and tabled masonry will be maintained, and the original entry door will be retained. The original windows were removed and replaced with vinyl. The windows on visible facades will be replaced with wood windows with divided lites to match the original windows.</p>	<p>Complies</p>
<p>Standard 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>The proposal includes the replacement of the non-historic windows on the existing structure. The windows will be replaced with truly divided wood windows to match the original windows. The striated brick will be repaired where necessary.</p>	<p>Complies</p>
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p>Not Applicable</p>

<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The proposed addition will not destroy significant architectural or other material. It does require the removal of three exterior walls, the rear wing's roof, and the removal of an existing non-historic addition. However, the rear walls and rear wing roof are not visible from the right-of-way and the existing addition is not architecturally significant.</p> <p>Although the proposed addition is not subordinate in terms of size and does not include a linking feature, the applicant has used a change of material and a jog in the wall plane on the east façade to differentiate the addition of the historic structure.</p>	<p>Complies</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>The new addition is located to the rear and is compatible with the English Cottage features of the historic dwelling. If removed in the future, the integrity of the historic structure would be unimpaired. The proposed addition is large in size and is generally compatible in massing, size, and scale.</p>	<p>Complies</p>
<p>Standard 10. Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic materials.</p>	<p>This standard is not applicable to the proposed addition.</p>	<p>Not Applicable</p>

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

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

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

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

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

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

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

- An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent.
- The addition should be kept visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building.

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

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

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

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.
- Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

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

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

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

- A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.
- An alteration that seeks to imply an earlier period than that of the building should be avoided.
- An alteration that covers historically significant features should be avoided.

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

- Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.
- Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

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

- Painted wood clapboard, wood shingle and brick are typical of many historic residential additions.
- See also the discussion of specific building types and styles, in the History and Architectural Style section of the guidelines.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

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

- Construction methods that would cause vibration which might damage historic foundations should be avoided.
- New drainage patterns should be designed to avoid adverse impacts to historic walls and foundations.
- New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.

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

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

Ground Level Additions

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

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

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

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

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

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

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

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

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

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on May 18, 2023.
- Public hearing notice posted on City and State websites on May 18, 2023.
- Sign posted on the property on May 22, 2023.

Public Comments:

As of May 26, 2023, Staff has not received public comment. Any comments received after the publication of this staff report will be forwarded to the Commission.