

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION**

**REQUEST BY DAVID AND LORRAINE JANAZELLI TO CONSTRUCT A  
DETACHED TWO-CAR GARAGE LOCATED AT 622 E. SECOND AVENUE IN  
THE AVENUES HISTORIC DISTRICT  
CASE NO. 009-06  
WEDNESDAY, APRIL 5, 2006**

**OVERVIEW**

David and Lorraine Janazelli, property owners, are requesting approval to build a garage at 622 E. Second Avenue. The house is located in the Avenues Historic District, which was locally designated as a historic district in March of 1978. The base zoning of the property is RMF-35, the purpose of which is “to provide an environment suitable for a variety of moderate density housing types including multi-family dwellings.” The zone allows single-family, twin homes and multi-family dwellings as permitted uses.



## **BACKGROUND/PROPOSAL**

The subject property consists of a two-story Victorian home with a hip roof and projecting front bay that is probably a pattern book design. According to the historic site survey form prepared in 1979, the brick house was constructed in approximately 1895. Rough-faced brick in combination with a variety of arched openings and window styles make up some of the stylistic features of this house. The front gable has a curved shingled fascia and returns. There is a one-story front porch that once had wrought iron columns, and was later replaced and a balustrade constructed.

The proposed accessory structure is a 676 square foot detached, two-car garage. The proposed garage would face north and be accessed from an alley to the west of the subject property. The 9:12 gabled, asphalt shingled roof rises to 21' 3" to the peak (approximately 16' 4" to the mid-point). The roof plan shows five flat skylights that are flush with the roof plane. The proposed primary wall material will be horizontal cedar siding. The two single-car wood garage doors will have panels with a divided-light panel on the top section of the door. The window on the east elevation will be a double-hung wood window.

## **ANALYSIS**

### **REQUIREMENTS OF THE ZONING ORDINANCE**

#### **ZONING REQUIREMENTS**

All proposed work must comply with height, yard and bulk requirements of the RMF-35 Zoning District and Chapter 21A.40.

#### **ZONING ORDINANCE AND DESIGN GUIDELINES**

*21A.34.020 H Historic Preservation Overlay District:*

*H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.*

*1. Scale and Form.*

*a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;*

*b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;*

*c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and*

*d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.*

**DISCUSSION:** This block contains a mix of one- to two-story buildings exhibiting a typical range of styles, forms and materials. A brick one-story Victorian home is located to the west. A one-and-a-half-story building is located to the rear and a one-story bungalow is located to the east.

Accessory structures in the Avenues were typically covered with a gabled or hipped roof. The proposed gable roof does not match the primary hip roof form of the house, but is simple in design and visually compatible with surrounding structures. Given the range of shapes found historically in the Avenues Historic District, the garage fits into the overall character of the neighborhood. The Commission's design guidelines offer the following guidance on the scale and form of accessory structures.

**Standards for Accessory Structures**

**9.2 Construct accessory buildings that are compatible with the primary structure.** In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

**Standards for Roofs**

**7.4 Minimize the visual impact of skylights and other rooftop devices.**

The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

**FINDING:** The application complies with this standard.

2. *Composition of Principal Facades.*

a. *Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;*

b. *Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;*

c. *Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and*

d. *Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.*

**DISCUSSION:** Many of the materials that have been used traditionally in accessory structures are those utilized in the construction of primary buildings. Windows were common in early garages and in the case of a two-car garage two single doors are preferable. The proposed wood construction materials and asphalt shingles are materials typically approved for accessory structures. The design guidelines recommend the following with respect to the composition of principal facades.

**Standards for New Construction**

**11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.** Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

**13.9 Use primary materials on a building that are similar to those used historically.** Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

**FINDING:** The application complies with this standard as the wood construction materials and asphalt shingles are materials typically approved for accessory structures.

3. *Relationship to Street.*

a. *Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;*

b. *Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;*

c. *Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and*

d. *Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.*

**DISCUSSION:** Accessory structures in the Avenues Historic District were generally detached and located toward the rear of a property. Garages were typically approached by single-car width driveways from the street, while others accessed through a rear alley. In this case, access to the garage is by way of an abutting alley to the west of the subject property that runs north and south. The design guidelines recommend the following with respect to the new building's relationship to the street.

**Standards for Accessory Structures**

**9.3 Do not attach garages and carports to the primary structure.**

Traditionally, garages were sited as a separate structure at the rear of the lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

**FINDING:** The overall impact of the proposed accessory structure on the streetscape would not be substantial, given that the proposed garage would be located behind the house toward the rear of the lot, accessible from an alley and not present a "blank look" to the street with a large garage door and full width driveway. The proposed project meets the intent of this standard.

4. *Subdivision of Lots. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site*

*and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).*

**FINDING:** This application has no subdivision issues.

## **STAFF RECOMMENDATION**

Based upon the above analysis, the Planning Staff recommends that the Historic Landmark Commission approve the request for a detached two-car garage located at 622 E. Second Avenue, subject to the following conditions:

1. Review of the final details of the design of the proposed project including any concerns or suggestions expressed by the Commission, shall be delegated to Planning Staff.
2. The project must meet all other applicable City requirements.

Janice Lew  
Planning Division  
March 29, 2006

**Attachments:** Exhibit 1: Submittal  
Exhibit 2: Photographs



# **Exhibit 1 Submittal**



# **Exhibit 2**

## **Photographs**

## **Exhibit 3 Plans**