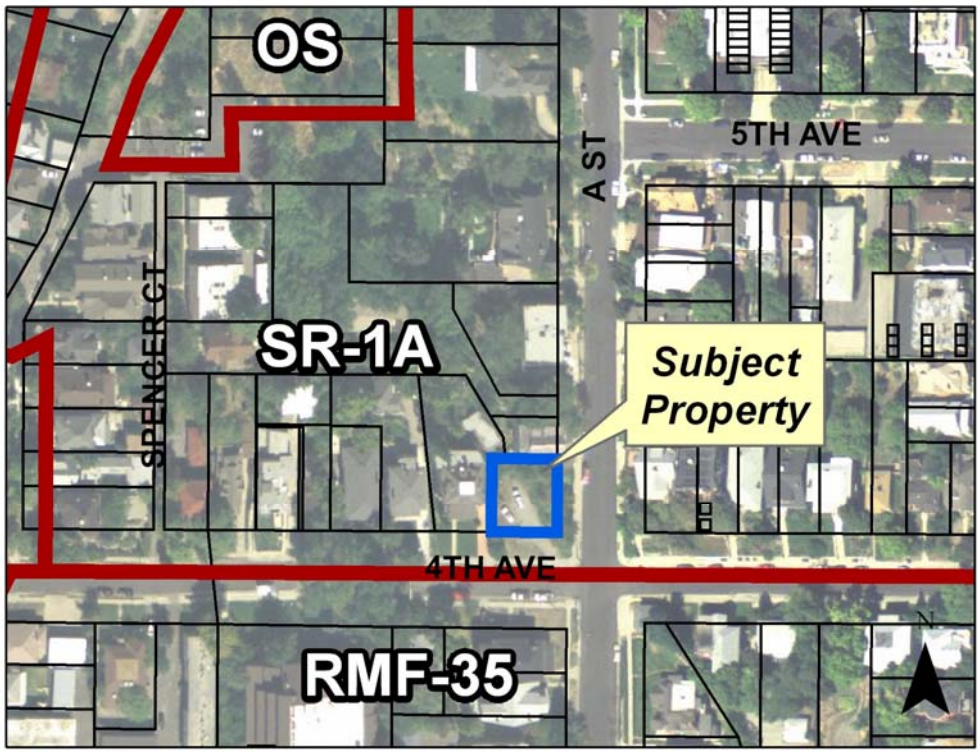
S A L T L A K E C I T Y
H I S T O R I C L A N D M A R K C O M M I S S I O N

REQUEST BY ROB NIELSON, ARCHITECT, REPRESENTING CHRIS AND MICHELLE GUYMON, TO CONSTRUCT A SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE AT APPROXIMATELY 183 E. FOURTH AVENUE, IN THE AVENUES HISTORIC DISTRICT
CASE NO. 470-07-05
WEDNESDAY, MAY 2, 2007

OVERVIEW

The applicants, Chris and Michelle Guymon, represented by Rob Nielson, architect, are requesting approval to construct a single-family residence with an attached garage at approximately 183 E. Fourth Avenue. The subject property 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 SR-1A, Special Development Pattern Residential, the purpose of which is "to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The zone allows single-family and twin homes as permitted uses.



BACKGROUND/PROPOSAL

The applicant proposes to build a new single-family home with an attached garage on a vacant legal complying lot that is approximately seventy feet (70') wide and sixty-two (62') deep for a total of 4,340 square feet in lot area. The proposed plans are for a flat roofed residence which fronts 'A' Street that is contemporary in style. The house will have three floors; the main floor running the width of the building with a north-south orientation and an upper level above the northern portion of the building. The garage which fronts Fourth Avenue is located below the main level of the house. The applicant proposes the following materials for the building:

- Primarily a stucco wall surface with a large honed masonry block cladding to articulate smaller volumes.
- A ballasted membrane roof with boxed metal overhangs.
- Solid front door with large sidelights.
- Metal clad wood windows and doors.
- Metal balustrades.
- Stucco finished retaining walls.
- Flush panel garage door.
- Wood fencing boards laid horizontally.

When reviewing this proposal this proposal, the Historic Landmark Commission will consider the standards for new construction in Section 21A.34 of the Zoning Ordinance and the *Design Guidelines for Residential Historic Districts* as it relates to new construction. It should be noted that a non-complying lot as to lot area or lot frontage that was in legal existence prior to April 12, 1995, shall be considered a legal complying lot. Legal complying lots in residential districts shall be approved for the development of a single-family dwelling regardless of the size of the lot subject to complying with all yard area requirements of the R-1/5,000 Zoning District.

ANALYSIS

ZONING REQUIREMENTS

SR-1A Zoning District

- **Minimum lot area**: 5,000 square feet. This lot is a legal complying lot with approximately 4,340 square feet in lot area.
- **Maximum height of a flat roof building:** Sixteen feet (16'). Portions of the roof cornice extend from three feet (3') to seven feet (7') above the maximum building height allowed in the district. The applicant has provided graphic documentation establishing the existing development pattern of the surrounding area (Exhibit 1). The new construction is compatible with the height of other buildings in the

immediate neighborhood. A discussion regarding scale and form is included on page 4 of this staff report.

- **Maximum exterior wall height**: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. The proposed exterior wall height at the setback lines measures approximately twenty feet (20') from grade and is consistent with other buildings of similar height in the immediate vicinity and historic district.
- **Front yard setback**: The minimum depth of the front yard for all principal buildings is equal to the average of the front yards of existing buildings within the block face. The applicant indicates that the average of the front yards of existing buildings within the block face is approximate five feet (5'). The site plan shows a front yard setback that is consistent with the average setback on the block face.
- **Interior side yard setback**: Four feet (4') on one side and ten feet (10') on the other. The proposed side yard setbacks are consistent with these requirements.
- **Rear yard setback**: The rear yard setback is 25% of the lot depth, or twenty feet (20'), whichever is less. The proposed site plan shows a 15.5' rear yard setback that meets these standards.
- **Building coverage:** Forty percent 40% of the lot area. The proposed primary structure has a building footprint of approximately 2,187 square feet which equals 50% and exceeds the maximum requirement. *The applicant must seek an exception to modify this requirement.*
- **Off-street parking:** Two (2) parking spaces for each dwelling unit. The project meets this standard.
- **Standard for attached garages:** The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The proposed width of the garage door is approximately eighteen feet (18') which equals seventy-five percent (75%) of the front façade of the house and exceeds the maximum requirement. *The applicant must seek an exception to modify this requirement.*

FINDING: The single-family dwelling exceeds the underlying zoning regulations relating to height. The Commission can allow the increased height if it finds that the project meets the provisions of Chapter 21A.34.020, and the applicant is requesting these modifications by the Commission. The proposed plans do not meet the standards for building coverage and width of an attached garage. *Thus, the applicant shall seek exceptions to these requirements of the ordinance with an Administrative Hearing Officer.*

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: Within the Avenues District, a range of architectural styles exists, which results in a variety of building forms. Depending on the style, some are simple rectangles, with details applied; others are more complex, asymmetrical forms composed of several subordinate masses. The surrounding buildings of the subject property are shown on the photographs attached to this staff report (Exhibit 3). To the north, is a one-and-a-half-story gable roofed Victorian home that measures twenty feet (20') in height. To the west, is a two-story brick home with a hipped roof that measures approximately thirty-five feet (35') in height.

The development pattern of the Avenues Historic District reflects a varying topography with smaller blocks in a regular grid pattern, dense residential character and yards that have natural slopes which are sometimes quite steep. The buildings on this block vary in height between one and three-stories and present a range of styles, types and materials typically found in the historic district. The lots of this block that front 'A' Street vary in width from 40 feet to 135 feet. The subject property has a lot width of approximately sixty-two feet (62') and the proposed building is rectangular in shape, with a 26' x 56' building envelope. The size of the proposed building and stepped effect of the massing is similar to other residential structures found on this block and in the neighborhood. The Commission's design guidelines offer the following guidance on the scale and form of compatible new construction.

Standards for New Construction

Mass and Scale

11.4 Construct a new building to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block. Subdivide larger masses into smaller "modules" that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block. The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

Height

11.7 Build to heights that appear similar to those found historically in the district. This is an important standard which should be met in all projects.

11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.

Width

11.9 Design a new building to appear similar in width to that of nearby historic buildings. If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

Building form standards

11.11 Use building forms that are similar to those seen traditionally on the block. Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block. Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof

pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

Proportion of building façade elements

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood. The "overall proportion" is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

Design Standards for the Avenues Historic District

13.8 Design new buildings to be similar in scale to the scale that was seen traditionally on the block. Historically, most houses in the Avenues appeared to have a height of one, one-and-one-half or two stories. Front facades should appear similar in height to those seen historically in the block. Taller portions should be set back farther on the lot. Story heights should appear similar to those seen historically. Use architectural details to convey a sense of the traditional scale of the block.

FINDING: The proposed building is similar in terms of height, width, proportion of principal façade and scale with other buildings on the block and within the Avenues Historic District. The proposed flat roof is a typical roof form characteristic of the Modernistic styles built in the district from about 1920 to 1940. Given the eclectic architectural development of this neighborhood and the range of shapes found historically, the house form fits into the overall character of the neighborhood.

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: Traditionally, windows and doors in residential neighborhoods were similar in scale and proportion. Most house styles have a similar proportion of solid-to-void. These characteristics contribute to the visual continuity of the area when repeated down the street. Similar to other modern building styles, the proposed asymmetrical facades with smooth wall surfaces lack decorative detailing and include some sections of blank, windowless walls. The fenestration pattern is characterized by bands of glass that have simple frames, smaller panes, and in some cases, wrap the corners of the building.

Historically, the primary entrance for a house faced the street and a porch protected the entrance to the house. Although not characterized by a traditional entry element, the proposed entrance that faces 'A' Street is recessed and protected from the elements by an overhang with a metal fascia. The entrance landing steps down from the street and is flanked by a stucco finished planter and retaining wall. A variant of a Modernistic style entry feature, such treatment may be considered historically based, but conveys the fact that the house is a contemporary design.

The use of materials that will reinforce established material patterns in the neighborhood is preferred. Historically, masonry, stucco and wood materials characterized the Avenues District. The design guidelines recommend the following with respect to the composition of principal facades.

Standards for New Construction

Solid-to-void-ratio

11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district. Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

Rhythm and spacing

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

Materials

11.15 Use building materials that contribute to the traditional sense of scale of the block. This will reinforce the sense of visual continuity in the district.

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.

Architectural Character

11.17 Use building components that are similar in size and shape to those found historically along the street. These include windows, doors, and porches.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features. Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

11.19 Contemporary interpretations of traditional details are encouraged. New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

11.20 The imitation of older historic styles is discouraged. One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

Windows

11.21 Windows with vertical emphasis are encouraged. A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

11.23 Windows shall be simple in shape. Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

Design Standards for the Avenues Historic District

Materials

13.9 Use primary materials on a building that are similar to those use 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 design of the proposed project is a contemporary design solution influenced by basic characteristics of historic buildings built in the Modernistic style. The proposed house is visually compatible with the surrounding buildings and streetscape in terms of proportion of openings, rhythm of solids to voids in facades, rhythm of entrance porch and other projections and relationship of materials.

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: The proposed house is sited on the lot in a similar fashion as other homes in the vicinity and would contribute to the established wall of continuity of the street. The design of the new home respects the rhythm of spacing and structures on the street by maintaining typical setbacks between adjacent structures and the street. Although the house is located on a non-complying lot with respect to lot area (4,340

sf), the established wall of continuity and orientation of the building will be consistent with the streetscape.

The contemporary nature of this project is also visible in the design of the attached two-car garage. A double width driveway leading to a double width garage door is proposed for the south side of the building. The garage would be within the main mass of the house, and the door is slightly set back from the front plane of the building wall. The Historic Landmark Commission and Planning Staff have approved numerous double width garage doors in an effort to adapt properties in the historic districts to contemporary uses. An attached garage with a double width garage door in this case may be appropriate given the location of the garage on a secondary façade, and that the blank wall reflects stylistic elements borrowed from earlier architectural traditions. The proposed double width driveway, however, is wider than has typically been approved in this neighborhood. Most garages in the Avenues Historic District are accessed from single-car width driveways from the street. The prominence of the proposed driveway may be reduced by tapering it. The design guidelines offer the following guidelines for siting new construction.

Standards for New Construction

District Street Patterns

11.1 Respect historic settlement patterns. Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

11.2 Preserve the historic district's street plan. Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail. The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

Building Orientation

11.3 Orient the front of a primary structure to the street. The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

Setback

13.4 Keep the front setback of a new structure in line with the range of setbacks seen historically on the block. In general, larger, taller masses should be set back farther from the front than smaller structures.

13.5 Maintain similar side yard setbacks of a new structure or an addition to those seen traditionally in the block. Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact that the new construction and additions will have on neighbors along side yards. Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale in these areas.

FINDING: The directional expression, front setback of the principal façade and rhythm of spacing are consistent with other buildings with frontage on 'A" Street and the historic district. The orientation of the building is consistent with the typical alignment of the surrounding buildings on the block. The overall impact of the proposed attached garage on the streetscape would be minimized, given the location of the garage on a secondary façade, the grade of the property and the simple detailing of the garage door. 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: The new construction is proposed on an existing lot and the applicant is not proposing a subdivision of the property.

STAFF RECOMMENDATION

Although the proposed project exceeds the underlying zoning regulations relating to height, building coverage and width of an attached garage door, the proposal substantially complies with all of the standards and fits within the context of the neighborhood. Based upon the comments, analysis and findings of fact noted above, Planning Staff recommends the Historic Landmark Commission approve the application requesting approval to construct a single-family dwelling with an attached garage located at approximately 183 E. Fourth Avenue, subject to the following conditions:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.

2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

3. The Historic Landmark Commission allows a modification to the maximum building height standard not to exceed twenty-three feet (23').

4. The Historic Landmark Commission allows a modification to the maximum exterior wall height standard not to exceed twenty feet (20') from grade at the building setback established by the minimum required yard.

5. The Historic Landmark Commission forwards a positive recommendation to the Administrative Hearing Officer to approve exceptions relating to building coverage and width of an attached garage door for the subject property because the proposed design of the house is compatible with the area.

Janice Lew
Planning Division
April 25, 2007

Attachments: Exhibit 1: Photographs
Exhibit 2: Height Survey and Front Yard Setback Documentation
Exhibit 3: Site Plan and Elevation Drawings

Exhibit 1
Photographs

Exhibit 2
Height Survey and
Front Yard Setback Documentation

Exhibit 3
Site Plan and Elevation Drawings