

**HISTORIC LANDMARK COMMISSION STAFF  
REPORT**



Planning and Zoning  
Division  
Department of Community  
Development

**Bott Garage**  
Minor Construction 470-07-25 located at approximately  
576 East South Temple Street in the South Temple  
Historic District  
September 5, 2007

**Applicant:** Kevin Bott

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**Tax ID:** 16-06-226-009

**Current Zone:** RO  
(Residential/Office)

**Council District:** Four, Council  
Member Saxton

**Acres:** .29 acres

**Current Use:** Single-family

**Applicable City Code Land  
Use Regulations:**

- Section 21A.24.180
- Section 21A.40.050
- Section 21A.34.020

**Attachments:**

- A. Photographs
- B. Documentation
- C. Plans

**REQUEST**

The applicant requests approval to build a one-story detached garage at 576 East South Temple Street. This request is before the Historic Landmark Commission because the proposed accessory structure is larger than 600 square feet.

**PUBLIC NOTICE**

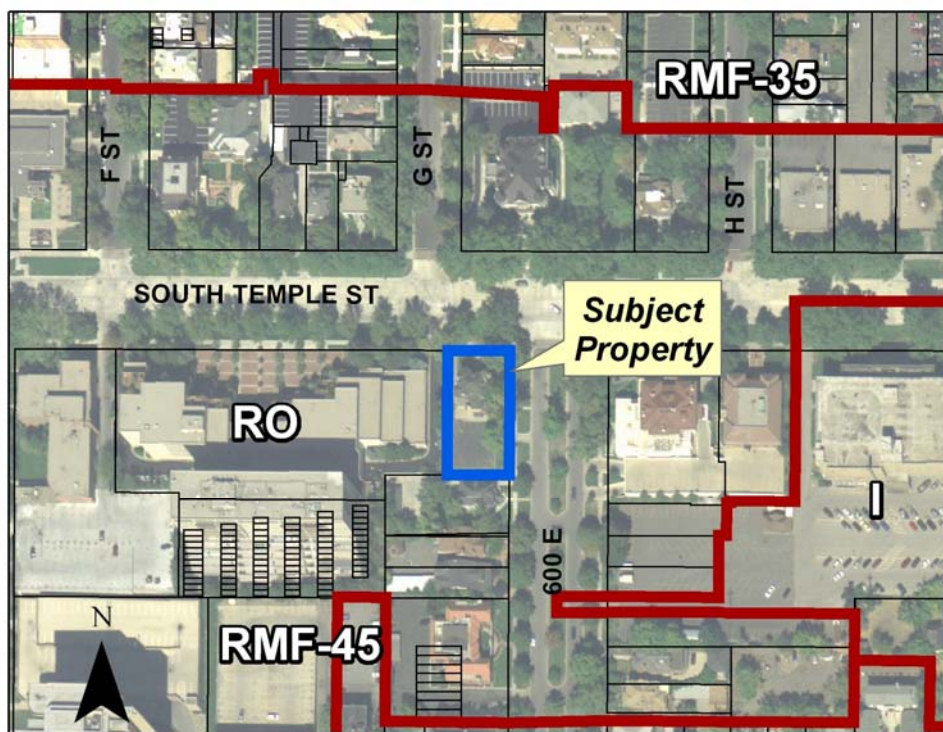
Notice of the proposed minor construction was mailed to all property owners within eighty-five feet (85') of the subject property at least fourteen (14) days prior to the scheduled hearing. Community Council review is not required under the Historic Preservation Overlay District. No comments from interested parties or citizens were received.

**STAFF RECOMMENDATION:**

Based upon the comments, analysis and findings of fact noted below, Planning Staff recommends the Historic Landmark Commission approve the application requesting approval to construct a detached garage located at 576 East South Temple Street, subject to the following conditions:

1. Approval of the final details of the design of the proposed project 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.

## VICINITY MAP



## BACKGROUND, ANALYSIS AND FINDINGS:

### BACKGROUND

According to the historic site form prepared in 1978, this two-story Victorian mansion was built in 1896 for Frederick C. Gentsch, general superintendent of the Pacific Express Company. In 1900, the house was sold to Ezra P. Thompson, son of early Utah pioneers Louise and Ezra Thompson, Sr. Ezra P. Thompson, Jr. had mining interests in Park City and beginning in 1889 served as mayor of Salt Lake City for three successive terms. The house remained in the Thompson family until 1943. It was then purchased by the Children's Service Society, a non-profit adoption and counseling agency.

This two-story Victorian mansion has a hip roof with front and side dormer windows and corner bays. A one-story front porch has modillions and dentil molding in the cornice which is supported by wooden Doric columns on paneled posts.

The subject property is a corner lot with the home facing South Temple Street. The proposed garage would face north and be accessible from both South Temple and 600 East Streets. There is no existing garage or outbuilding on the site, and the applicant would like to construct a 990 square foot detached garage. The 1911 Sanborn Map indicates that a large one-and-a-half-story brick structure once was located at the rear of the subject property. The proposed building would be 45' x 22', with three parking bays and additional room for storage. The proposed primary wall material will be cedar wall shingles. The red cedar shingled hipped roof rises to approximately 14' 8" at the mid-point. The garage will have wood "carriage house" style doors.

## ZONING DISTRICT CONSIDERATIONS

All proposed work must comply with height, yard and bulk requirements of the RO zoning district and the Accessory Uses, Buildings and Structures chapter of the Ordinance which includes:

### RO Residential/Office Zoning District

- **Accessory Buildings and Structures in Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B of this title.
- **Building coverage:** The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area for multi-family dwellings. The drawings indicate a surface coverage of twenty-three (23%) of the lot area.

**Finding:** The proposed project complies with the yard and bulk requirements of the specific zoning district.

### Location of Accessory Buildings

- **Corner Lots:** No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. At no time, however, shall an accessory building be closer than twenty feet (20') to a public sidewalk or public pedestrian way and the accessory shall be set back at least as far as the principal building.
- **Rear yards:** In residential districts, no accessory building shall be closer than one foot (1') to a side or rear lot line except when sharing a common wall with an accessory building on an adjacent lot.
- **Yard coverage:** Any portion of an accessory structure shall not occupy more than 50% of the area located between the rear façade of the principle building and the rear lot line. The drawings indicate a surface coverage of 15% of the rear yard.
- **Accessory to Residential Use in the FP District, RMF Districts, RB, R-MU Districts, and the RO District:** The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured to the mid-point of the roof. The proposed height of the detached garage is consistent with this requirement.

**Finding:** The proposed accessory structure complies with the general yard, bulk and height limitations of the Zoning Ordinance. The Compatible Residential Infill Development zoning standards do not apply to this property because it is located within an RO zoning district.

## OVERLAY DISTRICT AND DESIGN GUIDELINE CONSIDERATIONS

*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:** The surrounding structures are a mix of styles, ranging in mass and scale from a large contemporary office structure to the west to a two-and-one-half story turn-of-the-century residential building to the south that houses several businesses. Additionally, the accessory structure associated with the historic property to the south is a six-bay garage. The hipped roof profile of the proposed accessory structure reflects the roof form of the primary building. Its height and width, proportions, and scale are subordinate to the primary structure. 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.

**Finding:** The application meets the intent of this standard as its height and width, proportions, and scale are subordinate to the primary structure.

## **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 on accessory structures are those utilized in the construction of primary buildings. The proposed wood shingle siding material and asphalt shingles are similar in character to traditional materials found in the districts. The bays of the garage would face north toward the rear of the existing building, and are regularly spaced. No windows are proposed for the structure. 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 construction materials 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:** Access to the existing parking area at the rear of the property is currently from 600 East Street. The proposed building would be located on the interior of the block. The proposed garage would face north with the narrow end of the structure fronting 600 East Street. As mentioned above, the proposed garage would be accessible from both South Temple and 600 East Streets. The design guidelines recommend the following with respect to location and design of parking areas.

### **General Design Standards**

**12.10 Large parking areas, especially those for commercial and multifamily uses, shall not be visually obtrusive.** Locate parking areas to the rear of the property, when physical conditions permit. An alley should serve as the primary access to parking, when physical conditions permit. Parking should not be located in the front yard, except in the driveway, if it exists.

**12.11 Avoid large expanses of parking.** Divide large parking lots with planting areas. Large parking areas are those with more than five cars.

**12.12 Screening parking areas from view of the street.** Automobile headlight illumination from parking areas shall be screened from adjacent lots and the street. Fences, walls and plantings, or a combination of these, should be used to screen parking.

**Finding:** The overall impact of the proposed accessory structure on the streetscape would be minimized, given that the proposed garage would be located behind the building toward the rear of the lot and the narrow sides of the structure would face 600 East Street and the abutting property to the west. 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.

# **Exhibit A Photographs**

Published Date: August 30, 2007

# **Exhibit B Documentation**



# **Exhibit C Plans**