

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning
Division
Department of Community
Development

Petition 470-08-09 The Coombs/Cowan House Major
Alteration/Minor Construction and request for additional
height located at approximately 903 East Second Ave.
Located in the Avenues Historic District
April 2, 2008

Applicant: Paul Svendsen

Staff: Nick Norris;
nick.norris@slcgov.com or
535-6173

Tax ID: 09-32-451-014

Current Zone: SR-1A Special
Development Pattern Residential
District

Master Plan Designation:
Low Density Residential (4-8
units per gross acre) as stated in
the Avenues Master Plan

Council District: District 3;
Eric Jergensen

Acreage: 0.18 acres

Current Use: Single family
residential

Applicable City Ordinance:

- City Code Section
21A.34.020
21A.24.080.D.6

Attachments:

- A. Historic Photo of site
- B. Current Photos of site
- C. Department Comments
- D. Site Plan and Building
Elevations

REQUEST

The applicant is requesting approval to restore the front porch of the home based on historical documentation, remove an addition on the rear of the home and rebuild a new addition on the rear of the home. The addition would match the height of the existing home but the height would exceed the maximum height for principal buildings in the SR-1A Zoning District.

PUBLIC NOTICE

On March 18, 2008 a public notice was mailed to all property owners within 85 feet of the property, to the interested parties on the Planning Division's email list serve and posted on the Planning Divisions website.

STAFF RECOMMENDATION:

Based on the analysis and findings in this staff report Staff recommends that the Historic Landmark Commission approve the proposed Major Alterations/Minor Construction to the property located at 903 East Second Avenue with the following conditions:

1. The existing architectural features of the property will be protected during the construction process. If an architectural feature is damaged during construction, it shall be repaired.
2. All Department comments must be complied with.
3. The proposed garage shall be moved to the east so that it is a minimum of twenty four (24) feet from the west property line.

With regard to the request for increased height, staff recommends that the request be approved because the proposed height of the addition is consistent with the ridge height of the existing structure and the additional height will not negatively impact the historic character of the structure or the Avenues Historic District. Staff does recommend the following condition of approval:

4. The peak of the proposed addition be lowered so that it is visibly separated from the historic outline of the roof on the historic structure.

OPTIONS

1. The Historic Landmark Commission can approve the proposed project upon creating findings that indicate that the proposed development substantially complies with the applicable standards and is in the best interest of the City as stated in Zoning Ordinance Section 21A.34.020.H Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure;
2. The Historic Landmark Commission may determine that the petition cannot be approved as proposed and make a motion to deny the request and make findings for denial or
3. The Historic Landmark Commission may continue the petition and require additional information from the applicant or staff.

VICINITY MAP



COMMENTS

Public Comments: To date, no public comments have been received.

Department Comments: The site plan and building elevations were routed to Building Services and the Transportation Division for review. Both entities provided written comments that are attached. The comments reflect City requirements. The specific items mentioned in the comments shall be included as a condition of approval if the Historic Landmark Commission approves the petition.

BACKGROUND:

The building was constructed between 1885 and 1887 as a single-family home. According to the Avenues Historic Survey on file with the City, the home is a unique one-and-one-half story Victorian structure. The

structure was used as a single family home until the 1940's, when it was converted to a number of small apartments. It is unknown how long the structure was used as an apartment building, but it has since been converted back to a single-family home. The structure is considered a contributing structure in the Avenues Historic District.

The structure is located on the northeast corner of Second Avenue and "O" Street. The primary entrance faces south onto "O" Street. The structure has been altered from its original condition. The original front porch was a covered wood structure. Historic photographs of the front porch are attached in Exhibit A. The wood front porch was removed and replaced with one constructed of aluminum and wrought iron prior to 1979. Since the survey was done in 1979, the aluminum and wrought iron porch has been removed. The existing front porch consists of a concrete slab that extends across a portion of the front of the house. The applicants intend to reconstruct a front porch that is similar in design to the original wood porch. It would extend around to the west side of the structure. The design of the proposed porch is a modern interpretation of the original, with different balusters and a different header. The dimensions of the front porch are based on tax cards obtained from the Salt Lake County Archives Department. The roof shape of the front porch would be a shed style roof that slopes up to a point where it joins the exterior walls of the primary building.

The rear addition was added in 1943. The addition has a foot print of approximately two hundred and thirty-two (232) square feet. The addition has a shed style roof that does not extend up to the ridge line of the roof. The proposed addition would occupy the same footprint as the existing addition. The roof line would be extended to meet the historic ridge line of the structure.

There is not currently a garage on the property. The applicants are proposing a four hundred and eighty (480) square foot garage in the rear yard. The garage would be a two car garage that is slightly less than twenty-two (22) feet by twenty-two (22) feet. The garage has a modified hip roof with a centrally located dormer on each elevation. The garage would have two single, carriage style doors. Shiplap fiber-cement siding would be used to cover the exterior elevations of the garage.

STAFF ANALYSIS AND FINDINGS

Base Zoning Analysis

The subject property is located in the SR1-A Special Development Pattern Zoning District. The SR1-A Zoning District was established after the subject property was constructed. In terms of the SR1-A regulations, the proposed alterations to the subject property impact the front building setback and building height.

The minimum required front setback in the SR1-A Zoning District is the average of the front yards of existing buildings within the block face. For buildings legally existing on April 12, 2005 the required front yard setback is equal to the established setback line of the existing building. The structure is approximately twenty-two (22) feet from the front property line to the existing porch. The building setbacks were field verified by staff. Excluding the existing property, there are a total of six properties on the Second Avenue block face. Excluding the structures with the largest and smallest setbacks, there are two structures (directly east of the subject property) that have a twenty-two (22) foot setback and two structures (mid-block) that have a twenty-five (25) setback. The average setback on the block face is twenty-three (23) feet six (6) inches. The dimensions of the proposed porch are based on historic documentation and similar in depth to the existing concrete front porch. The existing porch is approximately twenty-one feet from the sidewalk. The replacement porch would be approximately twenty-one feet from the sidewalk on Second Avenue. The structure legally existed on April 12, 1995. Therefore according to Zoning Ordinance section 21A.24.080E.1.b, the required setback shall be no greater than the established setback line of the existing building.

The required corner side yard setback in the SR-1A Zoning District is ten (10) feet. The proposed porch would wrap around the house to the west and be approximately fifteen (15) feet from the corner side yard property line. The proposed garage would be setback twenty (20) feet from the west property line and be located in the rear yard. The rear yard for corner properties is defined as “the yard extending from the interior side lot line to the front yard or corner side yard setback line. The setback line is fifteen (15) feet. However, the proposed location of the garage would result in the garage being closer to the street than principal structure. This issue is discussed under the New Construction Standards beginning on page 10 of this report. The proposed garage would be fourteen feet measured to the peak, which complies with the height requirements in the SR-1A Zoning District. The footprint of the building is approximately four hundred and eighty (480) square feet. The maximum size for an accessory structure in the SR-1A Zoning District is four hundred and eighty (480) square feet.

The driveway is approximately three (3) feet from the north property line. Zoning Ordinance 21A.44.020.F requires driveways to be at least 6 feet from a property line. The Transportation Division has reviewed the proposed site plan and has indicated that a new drive approach will be required that meets the minimum setback from property line and other obstructions. The Transportation Divisions comments shall be included as a condition of approval if the petition is approved by the Historic Landmark Commission.

The SR-1A Zoning Ordinance allows a building coverage of 40% of the total lot area. The lot is approximately 7,841 square feet. There may be a total of 3,136 square feet of the property covered with buildings. The footprint of the principal structure is approximately 1,800 square and the footprint of the proposed garage is 480 square feet. The proposal complies with the maximum lot coverage standard in the SR-1A Zoning District.

The proposal includes replacing an addition to the rear of the property. The proposed addition is approximately twenty nine feet in height. The existing building is approximately twenty-nine (29) feet in height. The maximum height in the SR1-A Zoning District is twenty-three feet or the average of other principal buildings on the block face. Zoning Ordinance Section 21A.24.080.D.6 allows the Historic Landmark Commission to review requests for additional building height for properties located within an H Historic Preservation Overlay District subject to the provisions of 21A.34.020 to determine what the appropriate height is. This property is located within the Historic Preservation Overlay District. A review of the provisions in Zoning Ordinance Section 21A.34.020 is found later in this report.

Finding: The proposal complies with the standards in the underlying SR-1A Zoning District. The Historic Landmark Commission can approve a request for increased building in height provided the request complies with Zoning Ordinance section 21A.34.020. A review of these standards is below. In order to insure safe ingress and egress to the garage, the requirements of the Transportation Division shall be complied with.

H Historic Preservation Overlay Zone Analysis

Alteration of a Contributing Structure

Zoning Ordinance section 21A.34.020 (G) lists the standards for alterations of a Landmark Site or contributing structure. The Historic Landmark Commission is charged with determining if the project substantially complies the following standards and is in the best interest of the city:

- 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;**

Analysis: The structure was originally built as single family dwelling. The 1979 Avenues Historic Survey indicates that the structure was converted to apartments at some point, but the use has been converted back to its historic use.

Finding: The proposal would maintain the historic use of the property as a single family dwelling.

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;

Analysis: The removal of the original front porch altered the historic character of the property. Restoring the front porch based on historical documentation will restore some of the historic character of the structure. The addition on the rear of the home will be to an area that was altered in the past. While the proposed porch will not be restored to its original design, it will maintain similar dimensions, column details, etc. The balusters will be a simple square baluster. The pattern on the original balusters will not be replicated. The header on the original porch had an intricate design. Due to modern building codes, the header to support the roof of the porch needs to be larger than what was on the original. Adding the larger header and a design feature similar to the original would reduce the floor to ceiling height at the stairs to a point that would not allow for a person to walk under it without ducking down.

The existing addition does not add to the historic character of the property other than reflecting the use of “sleeping porches” that were common to historic buildings. The addition would occupy the same footprint and be constructed of similar looking materials; the original wood siding will be replaced by fiber-cement siding material, a product approved by the Historic Landmark Commission in the past. The addition would have a different roof type than the existing addition. The existing addition has a shed roof. The proposed addition would add a hip roof to the structure that would match the existing height of the structure. The additional height does not negatively alter the historic character of the property or the nearby properties.

6.2 If replacement is necessary, design the new element using accurate information about original features.

The design should be substantiated by physical or pictorial evidence. One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings. In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. Speculative reconstruction is not appropriate for individual landmarks, as these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. Replacement details should match the original in scale, proportion, finish and appearance

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

Use materials similar to the original whenever feasible. On contributing buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent.

Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

Finding: The proposed alterations do not destroy the historic character of the property. The proposed alterations are based on historic documentation and incorporate a modern interpretation of the architectural features on the home.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

Analysis: The proposed alterations to the front porch are based on historic documentation and do not create a false sense of history. The dimensions, column design and placement and overall design of the porch are based on historic photographs and tax records.

The proposed addition on the rear of the home will be similar to the existing addition in terms of footprint and building materials. The roof shape will be modified so that it is similar to the rest of the home. The increased height of the addition exceeds the height limit in the SR-1A Zoning District; however the Historic Landmark Commission has the authority to grant increased height if the proposal is compliant with Zoning Ordinance Section 21A.34.020. To separate the original house from the addition, the roof height of the addition shall be lower than the peak of the original roof.

5.1 Preserve an original porch when feasible. Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is not allowed.

6.3 Develop a new design for the replacement feature that is a simplified interpretation when the original element is missing and cannot be documented. The new element should relate to comparable features in general size, shape, scale and finish. Such a replacement should be identifiable as being new. Use materials similar to those that were used historically, if feasible.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

Finding: The proposed alterations to the front porch of the historic property are based on existing documentation. Replacing the addition on the rear of the home will maintain the historic footprint of the addition but be differentiated from the original due to the use of modern materials and a different roof design.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

Analysis: The proposal would remove the addition on the rear of the home, and replace it with a new addition. The addition is a simple design that was common to structures of this era. The design of the proposed addition will be similar to the existing addition. Although the proposed addition is historic, it does not add to the historic character of the home. Replacing the addition with a similarly designed addition provides a modern interpretation of the historic “sleeping porch.”

Finding: The proposal would not remove an alteration or addition that has acquired historic significance.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Analysis: The proposal would not alter or remove distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a historic property. The original front porch, which added to the historic character of the property, was removed some time ago. The proposal would add a front porch based on the dimensions and general design of the original front porch. The other distinctive features, such as the brackets on the eaves and around the second story windows on the front of the home will not be altered.

Finding: The proposed alterations do not destroy distinctive features, finishes, and construction techniques that add to the historic character of the property.

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;

Analysis: The proposal does not include removing architectural features. The architectural features along the eave line and around the windows shall be protected and preserved during the construction process. The front porch will be rebuilt based on historic photographs and tax records.

6.1 Protect and maintain significant stylistic elements. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

Finding: The proposal does not include the removal of architectural features. During the construction process, the historic architectural features shall be protected.

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;

Analysis: The proposal does not include any sort of chemical or physical treatments. If any surface needs to be cleaned, it shall be done using the gentlest means necessary. Zoning Ordinance Section 21A.34.020.D.3 a certificate of appropriateness is required for any masonry work, including sandblasting and chemical cleaning.

2.7 Use the gentlest means possible to clean the surface of a structure. Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. Harsh cleaning methods, such as sandblasting, damage the weather-protective glaze on brick and change its historic appearance. Such procedures are prohibited. If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed.

Finding: Cleaning of any exterior material or surface should be done utilizing the gentlest means necessary. Sandblasting or other power washing is prohibited. An Administrative Certificate of Appropriateness specifically for the cleaning or surface treatment of historic materials is required prior to any work being performed.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

Analysis: The rebuilding of the front porch will not destroy significant cultural, historical, architectural or archeological material. The design of the front porch is based on historic documentation. Where the details of the front porch are different than what appears in the historic photographs, a simplistic design will be used so that they do not take away from the historic character of the home. The addition to the rear of the property will use modern materials that are compatible with the existing structure and the Avenues Historic District. The addition is similar in scale to the existing addition that will be removed.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. Appropriate: Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the historic building and connect it with a "link."

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.6 Do not construct a new addition or alteration that will 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 is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

8.9 Minimize negative technical effects to original features when designing an addition. Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. 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.

Finding: The proposed alterations to the property are consistent with applicable design standards and do not destroy cultural, historical, architectural or archaeological material.

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

Analysis: The addition on the rear of the home would be located in an area where a previous addition is currently located. This area would be altered in a manner that would make it difficult to remove in the future. However, the essential form and integrity of the structure would be unimpaired. The addition would be covered with a fiber-cement siding material that differentiates it from the rest of the structure. In order to separate the addition from the original house, the ridge line on the addition should be lowered so that it is visibly subordinate to the height of the original structure.

Restoring the front porch on the home will not alter the historic character of the home. The proposed front porch would be new construction, so it would be possible to remove it in the future if needed without damaging the historic character of the property.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. Appropriate: Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the historic building and connect it with a "link."

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

13.6 Because side yard spaces are relatively small between residences in this area, plan additions and alterations so that they have minimal visual impacts on adjacent properties. Avoid locating a massive addition where it may directly overlook inhabited rooms on adjacent properties or obstruct views from them.

Finding: The proposed alterations and addition could be removed in the future if they needed to be. The essential form of the structure would not be altered by the proposed addition and the front porch. The ridge line of the roof on the addition should be lowered so that it is visible lower than the ridge line of the historic structure.

10. Certain building materials are prohibited including the following:

a. Vinyl or aluminum cladding when applied directly to an original or historic material, and

b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Analysis: The proposal does not include any building materials that have not been approved by the Historic Landmark Commission in the past or that are specifically prohibited. The front porch will be a concrete slab with a wood structure.

Finding: The proposed building materials are compatible with the existing materials on the home and do not cover historic or original material.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, [chapter 21A.46](#) of this title;

Analysis: There are no signs associated with this property.

Finding: This standard is not applicable because there are no signs associated with the property.

12. Additional design standards adopted by the Historic Landmark Commission and City Council.

Analysis: This report references the publication “*Design Guidelines for Residential Historic Districts in Salt Lake City*”, including the design guidelines that are specific to the Avenues Historic District. There are no additional design standards adopted by the Historic Landmark Commission or City Council that are applicable to this property.

Finding: The proposal complies with any additional design standard adopted by the HLC and City Council.

New Construction in a Historic District

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.

Analysis: The proposed garage is approximately twenty-two (22) feet wide on the side that faces the street. The façade of the garage includes two single wide garage doors with glazing in the upper portion of the doors. Each garage door is approximately eight (8) and one-half (1/2) feet wide. The doors are separated by approximately two feet. The design guidelines recommend using single garage doors for two car garages. The proposed garage is approximately fourteen (14) tall at the peak. There are other similar garages in the Avenues Historic District. The roof is a cross gabled roof with a dormer on each side. The roof shape is similar to other garages located in the Avenues Historic District. The roof on the

primary structure is a more complex structure than that of the proposed garage. Therefore, the roof shape is compatible with the primary structure.

Design Guidelines

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 walls but are acceptable for the soffits. In the case of a two car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

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.

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.

11.4 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.

11.6 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.

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.

11.12 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.

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.

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.

Finding: The proposed garage is similar in size, proportion, scale and roof shape to other detached garages in the Avenues Historic District. The proposed garage complies with the standards in the underlying SR-1A Zoning District.

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.

Analysis: The street-facing façade of the garage is not dominated by garage doors because the overall width of the garage door is broken up into two smaller doors. There are many detached garages in the Avenues Historic District that have a single wide door. The use of two smaller doors reflects that pattern and is consistent with proportion of openings that one would expect to see in the Avenues Historic District. The use of two smaller doors also reflects a common rhythm of solid to void seen on historic garages in the Avenues Historic District. The proposed building materials include fiber-cement siding that is the same materials that is on the proposed addition to the home. This material is representative of building materials commonly found on garages in the Avenues.

The proposed garage would be closer to the street than the principal structure. The property to the north is approximately twenty-one feet from the sidewalk. In order to be compatible with the streetscape, the garage should be setback from the west property line to a point where it is at least in line with the principal structure. This would also result in the proposed garage being further from the street than the principal structure on the property to the north.

Design Guidelines for Composition of Principal Facades

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 walls but are acceptable for the soffits. In the case of a two car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

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 composition of the principle façade of the proposed structure is consistent with the surrounding structures and the streetscape if the structure is set back from the west property line to a point where it is at least in line with the principal building. The proposal complies with this standard.

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.

Analysis: The proposed garage is located approximately twenty (20) feet from the west property line. The principal building is approximately twenty-four (24) feet from the west property line. If the proposed garage were to remain in this position, it would project closer to the street than the principal building. In order to maintain the existing relationship to the street, the garage should be pushed further to the east so that the setback is equal to or greater than the setback of the principal structure. Doing so would maintain the relationship the property has with the street, it would maintain the rhythm of spacing between structures on the block face, and maintain the overall streetscape.

Design Guidelines

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 walls but are acceptable for the soffits. In the case of a two car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

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.

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.

11.3 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.

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.

11.7 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.

13.7 Construct and locate secondary structures in a manner similar to those seen historically in the district. Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued. Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible. Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof. A new secondary structure should follow historic precedent, in terms of materials and form.

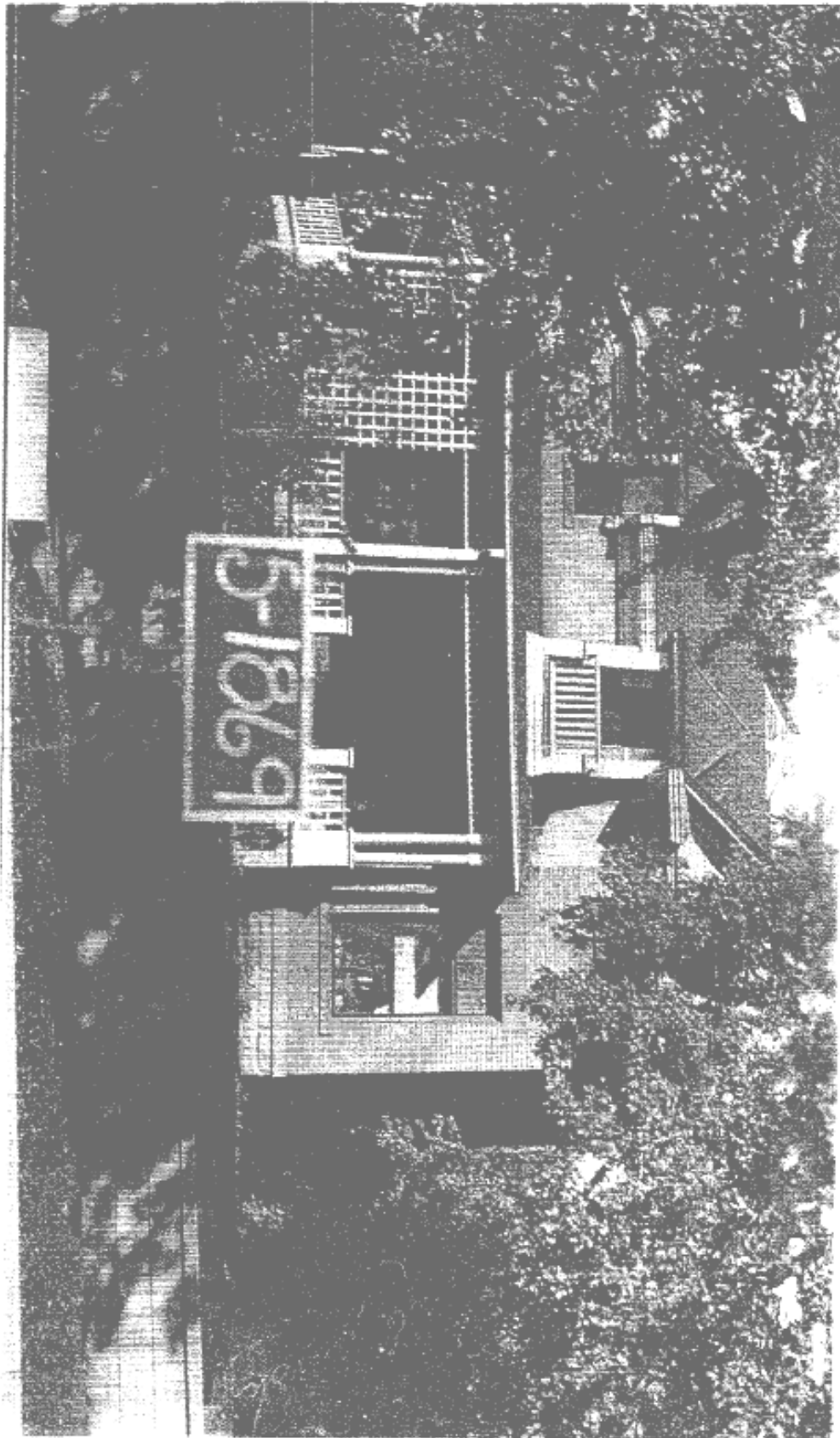
Finding: If the proposed garage were located further to the east so that it was in line or behind the west elevation of the principal structure, the proposal would be in harmony with the existing streetscape and comply with this standard.

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).

Analysis: The proposal does not include the subdivision of lots.

Finding: This standard is not applicable.

Attachment A
Historic Photo of Site



Attachment B
Current Photos of Site



Attachment C

Department Comments

Nick,

I have the following comments:

- There is an active building permit for interior remodel and window replacement
- Front yard set back calculations based on block face average required
- Height exceeds 28' allowed by zone, block face average showing additional building height allowances or approval for additional building height from HLC is required.
- Insufficient info: Size of lot, building coverage, garage dimensions, distance of proposed accessory structure from neighboring principle structure
- Additional information may be required following submission of plans for building and zoning approval. Scaled drawings and building details will be required at time of submission.

Thanks,
Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner/Zoning Administration
801-535-7128

March 6, 2008

Nick Norris, Planning

Re: petition 475-08-013 Construction of new detached garage and alterations to existing house at 903 E. Second Avenue in a Historic District.

The division of transportation review comments and recommendations are as follows:

Per our field review the driveway location abutting the north property line is in question. There is an existing street light and the neighbors driveway that needs to have minimum buffers: 5' from the light pole and 12' feet from the driveway or 6' from the property line. This can be addressed with a alignment taper from the garage to the back of walk at 3:1 ratio.

There is also an existing retaining wall and fence along part of the north property line that may have further issues as well as the retaining wall at the back of the public way sidewalk fronting this property. The existing driveway approach will need to be removed and replaced with curb & gutter. The new approach is to be per current city standards. We recommend that a open type approach be used with possible modifications to the existing curb & gutter flow line. The intersection needs to be updated with ADA access ramps.

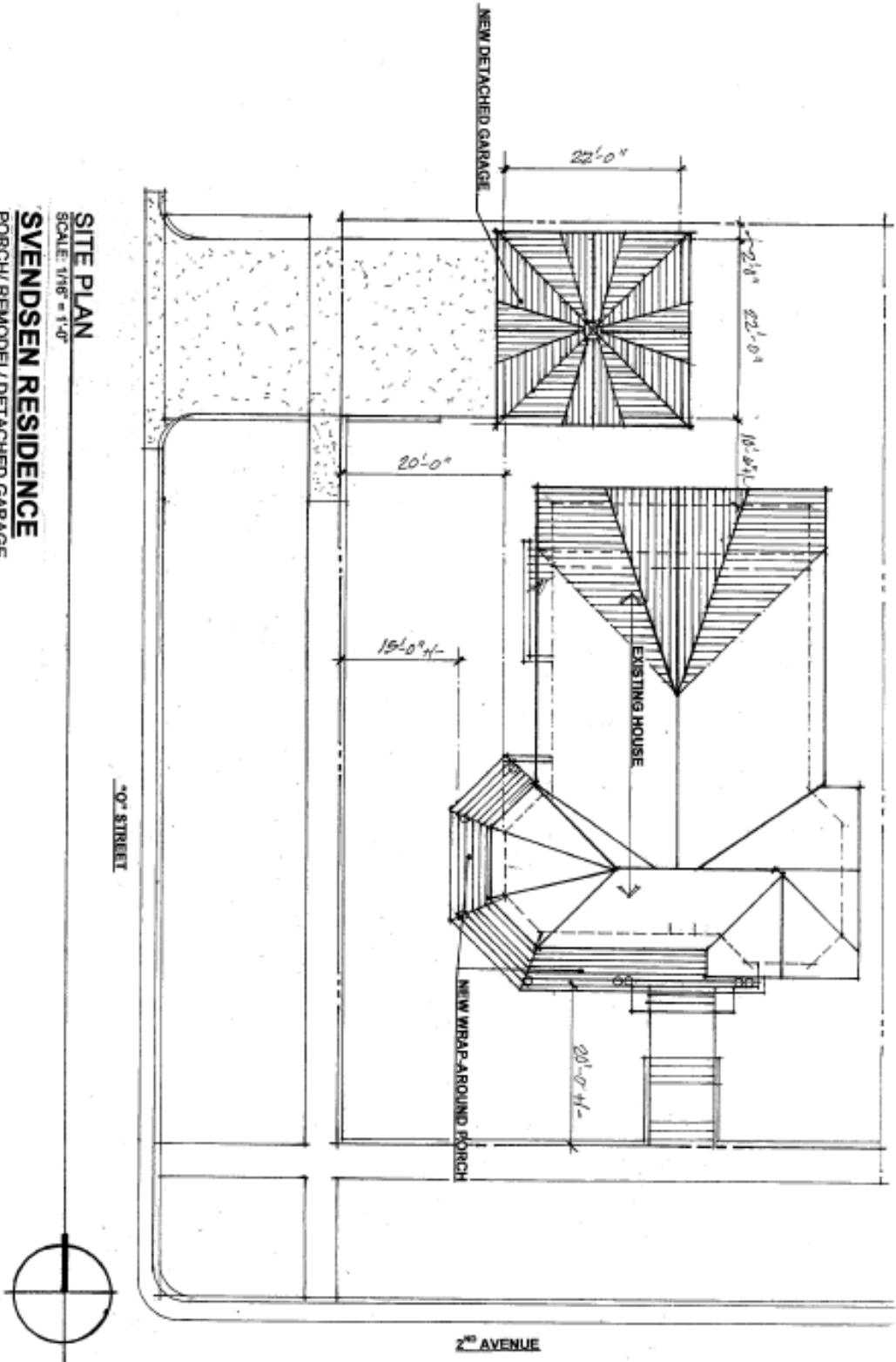
Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Larry Butcher, Permits
File

Attachment D
Site plan and elevations

SITE PLAN
 SCALE: 1/8" = 1'-0"
SVENDSEN RESIDENCE
 PORCH/ REMODEL/ DETACHED GARAGE
 903 SECOND AVENUE/ SLD/ UTAH 84103
 JANUARY 28, 2008



1



SOUTH ELEVATION STUDY
SCALE: 1/8" = 1'-0"

SVENDSEN RESIDENCE
PORCH/ REMODEL/ DETACHED GARAGE
903 SECOND AVENUE/ SLC/ UTAH/ 84103



JANUARY 22, 2008

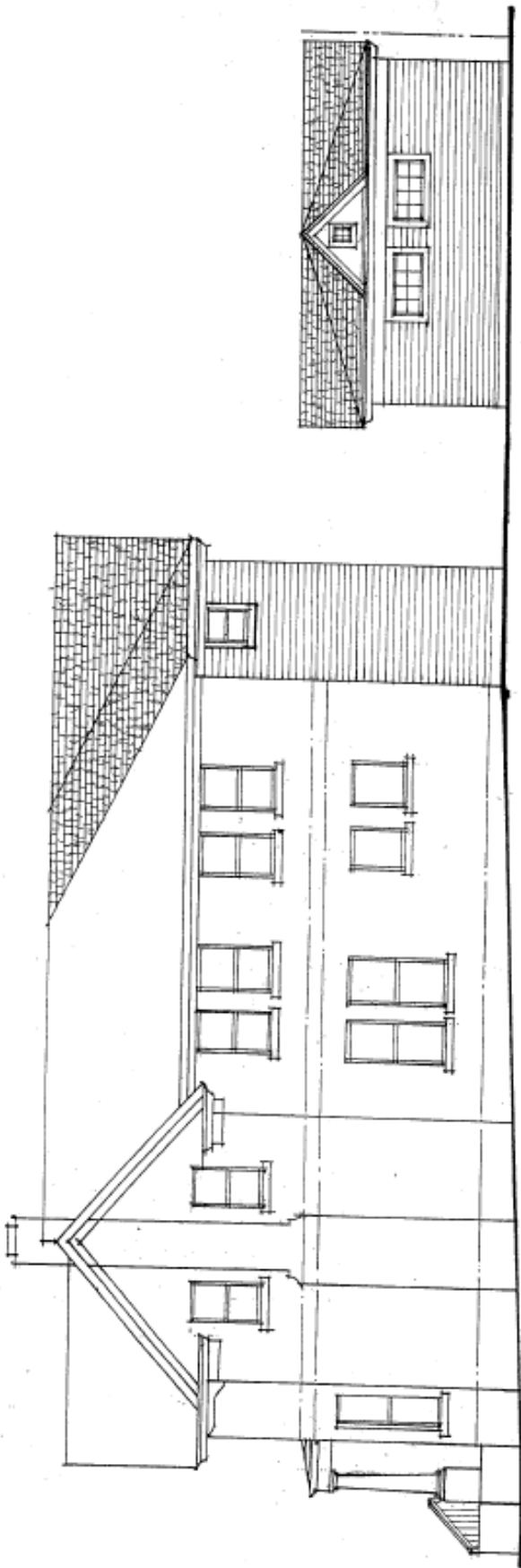


NORTH ELEVATION STUDY @ HOUSE
SCALE: 1/8" = 1'-0"

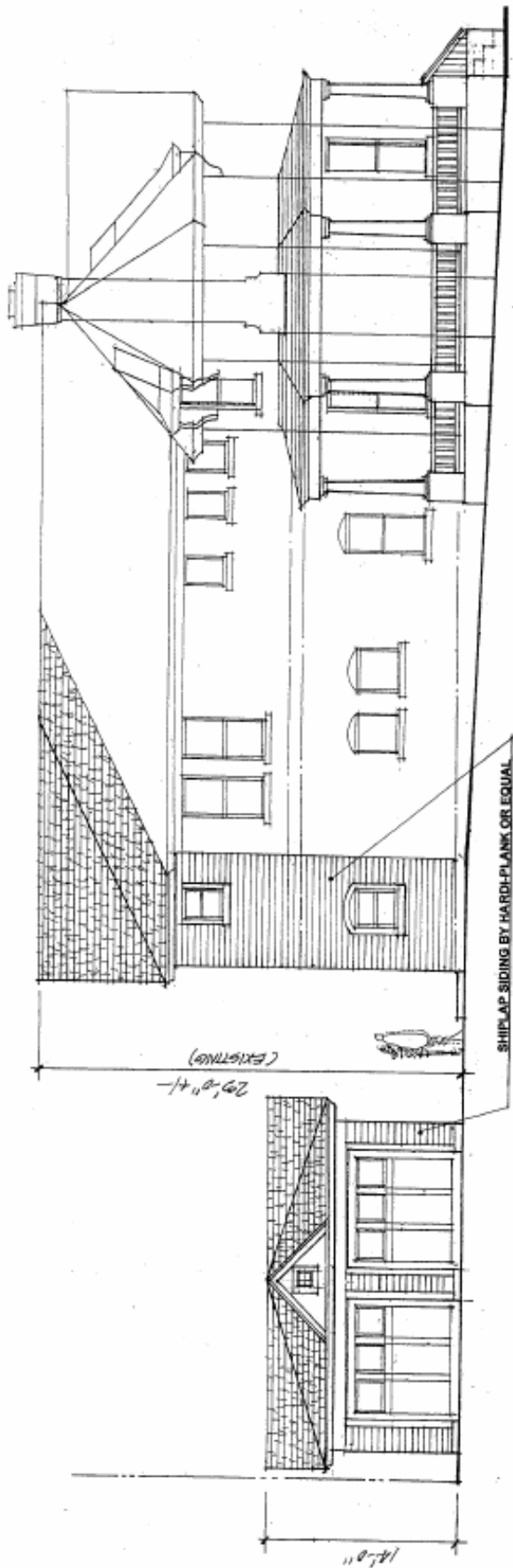
SVENDSEN RESIDENCE
PORCH/ REMODEL/ DETACHED GARAGE
903 SECOND AVENUE/ SLC/ UTAH/ 84103



JANUARY 22, 2008



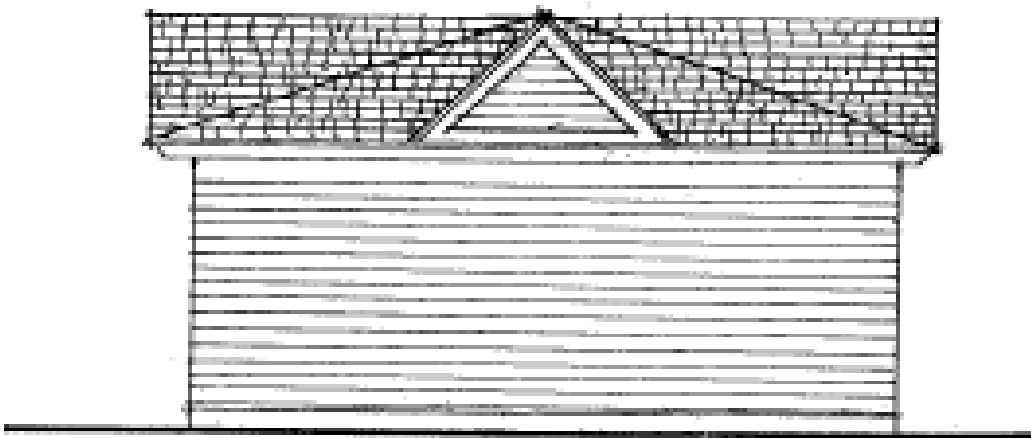
EAST ELEVATION STUDY
SCALE: 1/8" = 1'-0"



WEST ELEVATION STUDY
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION STUDY @ GARAGE
SCALE: 1/8" = 1'-0"



NORTH ELEVATION STUDY @ GARAGE
SCALE: 1/8" = 1'-0"