

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning
Division
Department of Community
Development

Rees Single-family Dwelling
New Construction Petition PLNHLC2008-00199
34 West Rear Zane Avenue
Capitol Hill Historic District
September 3, 2008

Applicant:

Jason Rees

Staff:

Ray Milliner (801)535-7645
Ray.milliner@slcgov.com

Tax ID:

09-31-106-004

Current Zone:

SR-1A (Special Development
Pattern Residential)

Master Plan Designation

Low Density Residential

Council District:

District 3,
Council Member Eric Jergensen

Acreeage: .18 acres

Current Use:

Vacant

Applicable City Code Land

Use Regulations:

- Chapter 21A.24
- Section 21A.34.020
- Chapter 21A.36
- Chapter 21A.44

Attachments:

- A. Site Plan
- B. Proposed Elevations
- C. Photographs

REQUEST

The applicant, Jason Rees, requests approval for a single-family home with an attached garage located at 34 West Rear Zane Avenue (Capitol Hill Historic District). The lot is approximately .18 acres and is zoned SR-1A Special Development Pattern Residential. Although it is addressed from Zane Avenue, the front of the lot faces Darwin Street (see vicinity map).

As part of the request, the applicant is requesting that the Historic Landmark Commission modify the maximum height of 23 feet above established grade to 25 feet above established grade at its highest point.

PUBLIC NOTICE

On August 18, 2008, notice was mailed to all property owners within 485 feet of the property, meeting the minimum 14 day notification requirement of the Zoning Ordinance. Notice was also sent to interested parties on the Historic Landmark Commission's e-mail list-serve and posted on the Planning Division's Web site.

OPTIONS

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission may approve the proposal as conditioned or amended.
2. The Historic Landmark Commission may deny the proposal and make findings for that decision.
3. The Historic Landmark Commission may table the request for further review of the design of the proposal.

STAFF RECOMMENDATION:

Staff requests that the Historic Landmark Commission review the application for a single family home at 34 West Zane Avenue, conduct a public hearing, and consider approving it pursuant to the findings and analysis in this staff report, and the conditions of approval written below.

1. Approval of the final details of the design shall be delegated to Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The hardie plank siding shall have a smooth finish. No faux wood grain imprints shall be permitted.
3. The primary ridge of the structure shall not exceed 25 feet above established grade in height.
4. The project must meet all other applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage. Any request for an exception to these rules shall require additional review and approvals as dictated by the Zoning Ordinance.

VICINITY MAP



PROPOSAL

The applicant proposes to build a two level (a main floor and a walk out basement) single-family dwelling with an attached garage on a 7,840 square foot lot (approximately 59' x 74'). The proposed footprint of the building is 35' x 35' with an attached 8' wide porch spanning the front elevation. Staff has reviewed the building for Zoning Ordinance compliance and made the following findings.

	Ordinance Requirement	Proposed
Lot Area	Minimum 5,000	7,840 <u>Complies</u>
Lot Width	Minimum 50 Feet	59 feet <u>Complies</u>
Building Height	Maximum 23 feet to ridge line measured from established grade	25 feet, <u>Does not Comply</u> requesting exception from Commission.
Yard Requirements	Front = 20' or average of block face Side = 4' on one side 10' on the other Rear = 25% of lot depth or 15 feet	Front = 5' block face average is 3' Side = 5' on one side 19' on the other Rear = 17' <u>Complies</u>
Building Coverage	40% of lot area (3,136 square feet)	1,505 including front porch <u>Complies</u>
Attached Garage	50% of front façade, if facing street	N/A garage does not face street <u>Complies</u>

BACKGROUND

Currently the lot is vacant. Staff has found no evidence of a structure ever being on the lot through reviews of the Sandborn Maps or the City building permit files. Research further indicates that for many years, the property was associated with another lot addressed as 34 Zane Avenue, hence the address 34 Rear Zane Avenue. The applicant has had discussions with the Engineering Division, regarding this unique situation, and it has been determined that the lot will receive a new address prior to occupation of any home on the lot. The new address will correspond with the lot frontage facing Darwin Avenue.

The applicant originally submitted an application for a single car garage on the property that would be located in front of the home. After reviewing the application with staff, it was determined that the location of the garage was not compliant with the design standards for construction in a historic district, and the applicant redesigned the home, eliminating the detached garage, and instead placing the garage on the lower level of the primary structure. In order to accommodate the garage, the applicant raised the height of the structure above the allowed zone height of 23 feet above established grade to 25 feet.

The proposed home would be a two level structure with a side entry garage on the lower level. When viewed from Darwin Avenue it will appear to be a one story building. The footprint of the building is square, with gabled ends on either side, and a large dormer on the front. The architectural style is Craftsman with the front door and porch facing Darwin Avenue (access is from Darwin as well). The primary material proposed on the structure is lap hardie plank siding with vertical board-and-batten in the side gable fields and shingles in the front dormer (both hardie plank as well). The fascia and soffit are proposed to be from aluminum and the windows will be double hung one-over-one wood sashes. The foundation will be concrete, the roof asphalt shingles, and the porch will have wooden railings, wooden pillars with a wainscot of cultured stone.

PUBLIC COMMENT:

To date, staff has received no public comments regarding this application.

OVERLAY DISTRICT AND DESIGN GUIDELINE CONSIDERATIONS

For determinations regarding certificates of appropriateness for new construction, the Historic Landmark Commission must consider the Zoning Ordinance criteria (Section 21A.34.020H) and the *Design Guidelines for Residential Historic Districts*. Staff analysis and findings are in italics.

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.

Analysis: *There are three existing homes on the Darwin Avenue block face, each on a lot similar in size and shape to the subject property. This development pattern consists of two contemporary single family homes, and an older historic structure. The applicant has requested that the Historic Landmarks Commission grant a height exception to add an additional 2 feet to the allowed height of 23 feet in the SR-1A zone. In order to grant this exception, the Commission must find that the structure will meet the requirements for scale and form as stated above.*

Block Face			
537 Darwin Historic Home	529 Darwin Contemporary Home	3 West Girard Avenue Contemporary Home	Proposed
21 feet above established at front elevation	11 feet above established at front elevation	23 feet above established at front elevation (facing Girard Avenue)	19 feet above established at front elevation

The building lot is steeply sloped traversing downward from the street toward the rear lot line as a result, the height of the building increases as it runs toward the rear of the lot. The proposed east elevation will be 19 feet tall with the south and north elevations increasing in height, as they descend the slope, to a maximum height of 25 feet. Likewise, the yards of the buildings on the block face have natural slopes and their height is higher on sides of the building that do not face the street (no height numbers are available). Therefore, staff finds that in spite of the increased height, the visual impact of the home when viewed from the street is consistent with the surrounding structures and streetscape.

Staff recommends that the Historic Landmark Commission consider granting the exception for the additional 2 feet of height, based on the findings that the primary façade of the structure is compatible with the surrounding streetscape; and that additional height is warranted due to the steep slope of the lot.

The visual impact of the mass and scale of the building as it relates to the surrounding architecture is significantly aided by the large dormer over the front porch. This element acts to soften the impact of the primary ridgeline running parallel to the street, and provides architectural interest to the building. The pitch of the roof is greater than that of the contemporary homes, and less than that of the historic home, and is within the range of construction on the street. The width, mass, and scale of the home are within the parameters of the surrounding vernacular and streetscape, as the structure is no wider or narrower than the majority of homes in the area.

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 is 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 four-plexes. 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 Capitol Hill Historic District

13.18 Design a new building to be similar in scale to those seen historically in the neighborhood. Front facades should appear similar in height to those seen historically on the block.

***Finding:** The proposed two level building is similar in terms of height, width, proportion of principal façade and scale with other buildings on the block and within the Capitol Hill Historic District. Given the eclectic architectural development of this neighborhood and the range of shapes found historically, the proposed 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.

Analysis: The proposed windows and openings are similar to those found traditionally in the neighborhood, with a wood double hung design and a vertical orientation. Square windows will not be allowed. The window to wall ratio is proportionally appropriate with no wall exceeding 2/3 wall to 1/3 window. The front door is of a traditional size and style, and is located in centrally on the front façade. The design of the door is a solid panel door with side lights on both sides. The front porch traverses the entire front façade and provides the home with a connection to the street and surrounding vernacular. The porch will be 8 feet deep all the way across the front façade. The applicant is proposing fiber cement siding for the home and aluminum soffit and fascia. These materials have been approved for new construction by the Commission in the past, when the siding has a smooth finish to match the appearance of historic wood siding and the size, proportion and profile of the windows are similar to those seen historically.

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 Capitol Hill Historic District

Materials

13.19 Design a new building with a primary form that is similar to those seen historically. In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller, subordinate masses were then attached to this primary form. New buildings should continue this tradition.

13.20 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and painted wood.

***Finding:** The design of the home meets the standards of the ordinance. The 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. The size, scale and mass of the structure are similar to that of both the contemporary and historic homes in the immediate neighborhood.*

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 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. In the Capitol Hill area, side yards are generally small and nonexistent in some cases. 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. To maintain the historic feel of the building and streetscape, the applicant has located the garage on the south side elevation of the building, obscuring it from street view. Traditionally, the Historic Landmark Commission has also allowed attached garages when access is located on a secondary elevation such as in this case.

Standards for New Construction

District Street Patterns

11.1 Respect historic settlement patterns. Site new buildings so that they are arranged in ways similar to other 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.

Design Standards for the Capitol Hill Historic District

Streetscape Standards

13.14 Arrange a new driveway, as well as any street improvements, so that they continue the respective street pattern.

Setback

13.15 Maintain the traditional setback and alignment of buildings to the street, as established by traditional street patterns. Traditionally, smaller structures were located closer to the street, while larger ones tended to be setback further.

13.17 Orient the front of a primary structure to the street.

Define the entry with a porch or portico.

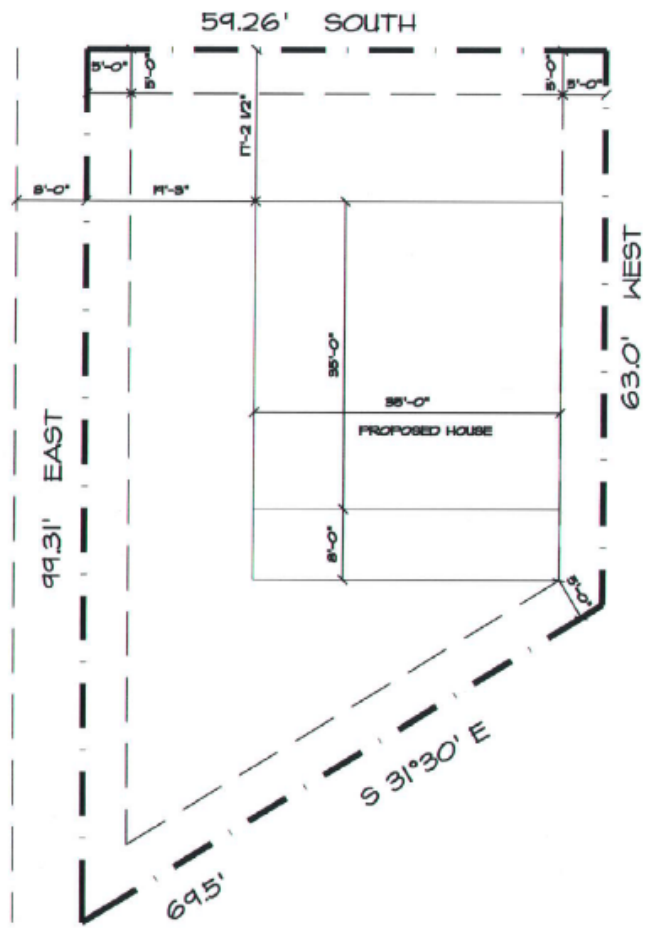
Finding: Because of the slope of the lot and neighborhood, most of the homes were built with a limited front yard setback. The applicant has proposed a building that is oriented with the front porch facing the street, and has a front setback measured as the average of all of the buildings on the block face. The driveway enters from Zane Avenue and courses to the proposed garage on the side of the home. This configuration is consistent with the development pattern in the immediate area.

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 as the lot was determined to be a legal complying lot by the Planning Division on August 30, 2007.*

Exhibit A: SITE PLAN



JASON REES
 35 SOUTH ZANE RD., SALT LAKE CITY, UT

SCALE: 1" = 2'

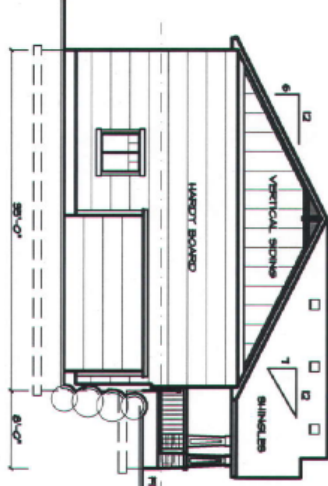
Exhibit B: ELEVATIONS

EXPLANATION NOTES

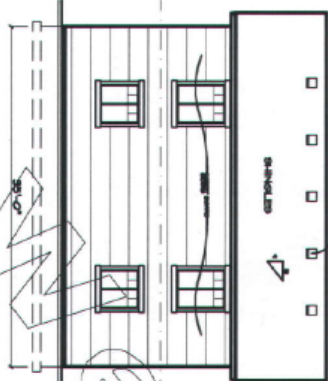
All roofing shall have an upward underlaid joint. Roofing shall be constructed to a uniform depth so as to provide a consistent drainage pattern. Roofing shall be done so as to provide positive slope of 2/12 shall be minimum for flat roof and 1/4" slope elsewhere to approved drainage area.

FINISHES NOTES

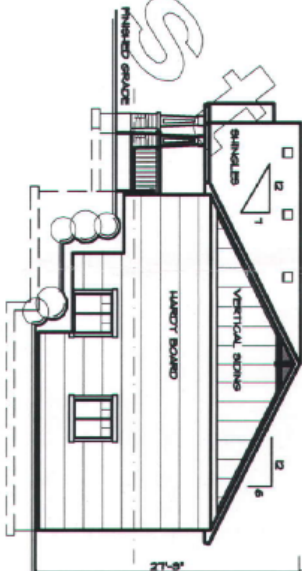
Roofing shingles to have a finished all height max. of 44" from floor. Shingles to have 20" min. clear width and 24" min. clear. Roofing shingles to be a min. of 3/16" sq. ft. and 1/20th of the sq. ft. for venting requirements. Shingles shall be 1/2" from 1/2" of height of glass.



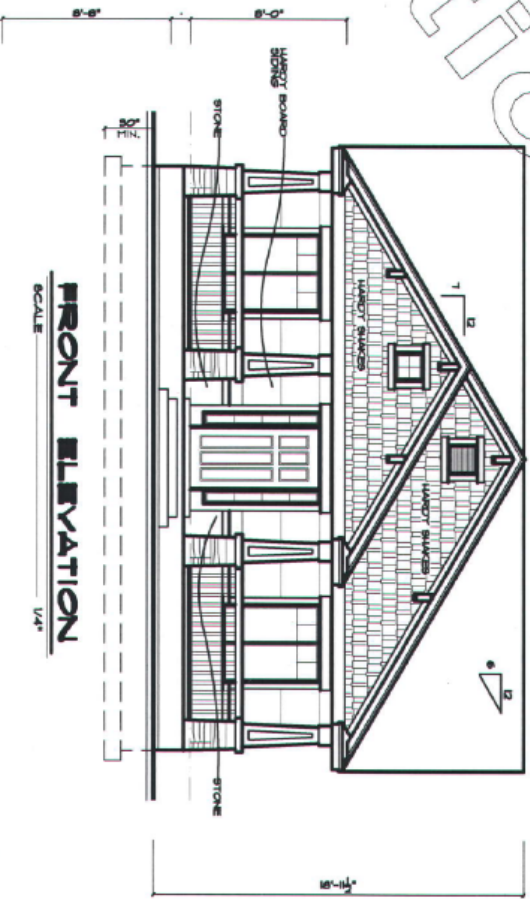
LEFT ELEVATION
SCALE 1/8"



REAR ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"



FRONT ELEVATION
SCALE 1/4"

ATTIC VENTILATION NOTES
The roof from ventilation areas shall not be less than 1/4" from the ceiling. The ventilation shall be provided by vents located 1/4" from the ceiling of the space to be ventilated, the other to be provided by vented attic space.

GENERAL NOTES
1. Confirm all utility and reference drawings. Verify the work shown on drawings. Verify the location of existing conditions and make sure they are shown on drawings. Verify the location of existing conditions and make sure they are shown on drawings. Verify the location of existing conditions and make sure they are shown on drawings.

PLAN NUMBER
2-2006-08UE

DATE
UN 24.08

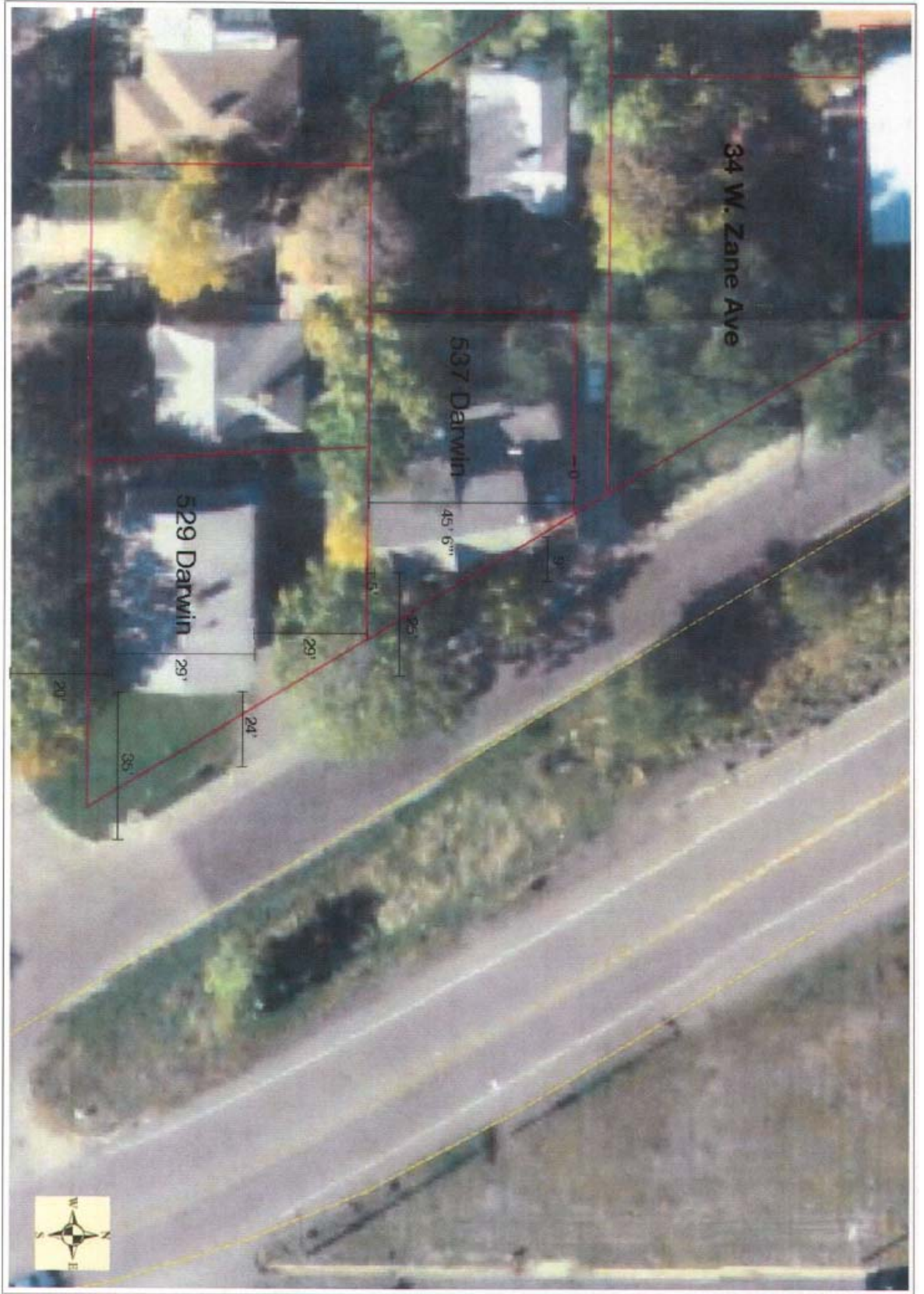


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AFFLUENT ARCHITECTURE
WWW.CREATIONSWEST.COM

PLANNED FOR
REES RESIDENCE
35 SOUTH ZANE RD.
SALT LAKE CITY, UTAH

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.

Exhibit C: PHOTOS



529 + 537 Darwin	07.08.08
Jason Rees	34 W. Zane Ave



LOCATION	DATE
537 Darwin	07.08.08
BUILDER	LOT
Jason Rees	34 W. Zane Ave



SUBMISSION # 529 Darwin	DATE 07.08.08
BUILDER Jason Rees	LOT # 34 W. Zane Ave