

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

King Garage Major Alteration – PLNHLC2010-00678 711 North 200 West December 1, 2010

Applicant: Robert King,
represented by Tom Buese

Staff: Maryann Pickering
(801) 535-7660
maryann.pickering@slcgov.com

Tax ID: 08-25-456-028

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

Master Plan Designation: Low
Density Residential 5-15 du/acre

Council District: District 3 –
Stan Penfold

Lot Size: Approximately 4,792
square feet

Current Use: Residential

Applicable Land Use

Regulations:

- 21A.34.020(H)

Notification

- Notice mailed on Nov 23,
2010
- Sign posted on Nov 23, 2010
- Agenda posted on the Planning
Division and Utah Public
Meeting Notice websites Nov
23, 2010

Attachments:

- A. Site Plan and Elevations
- B. Historic Documentation
- C. Photographs

Request

A request by Robert King, represented by Tom Buese, to allow additional building and wall height for an accessory structure on the property located at approximately 711 North 200 West in the Capitol Hill Historic District. The proposed overall height of the accessory structure is 16 feet and 11 inches with a wall height of 10 feet. The maximum allowed overall height is 14 feet and the maximum wall height allowed is 9 feet.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project meets the applicable ordinance standards and residential design guidelines and recommends that the Commission approve this request. If the Commission finds that the proposal does not meet the objectives of the Ordinance Standards and Residential Design Guidelines, then staff recommends that the Commission deny the request, or approve it with modifications.

VICINITY MAP



Background

Project Description

As part of the request to construct a garage, the applicant is requesting the Historic Landmark Commission to modify the following:

1. Increase the maximum height regulation of 14 feet for a pitched roof accessory structure to approximately 16 feet and 11 inches at its highest point;
2. Increase the maximum wall height regulation of nine feet to a total of 10 feet; and

Currently there is a 1950's wood frame garage on the property. The intent is to remove this wood frame garage and replace it with a new garage that is more functional for the property and the owner. The proposed garage will be able to accommodate parking for two vehicles and include a work bench area. In addition, there will be a small attic area that will serve as a storage area. There will be stair access to this attic space from the interior of the structure. No exterior attic access is proposed.

- **Siding:** The siding will be shingles in the gable and lapboard siding on the exterior.
- **Roof:** The proposed roof pitch is 6:12 and will match the roof pitch of primary residence on the property. The eaves will overhang approximately six inches and will have a gutter placed on the edge. The proposed material of the roof is asphalt shingles.
- **Windows:** There is one proposed window on the front of the garage. The window will be a metal clad double hung window with two fixed windows on each side.
- **Doors:** There will be one overhead door for the garage door. It is proposed to be 8 feet tall by 16 feet wide. The material of the door is a wood section door with a row of windows at the top. There will be one standard door on the front of the garage for access to the workbench area. It will be a painted wood door with a glass accent.

The principal residence on the structure is Victorian Eclectic Queen Anne, built circa 1889. The home is listed on the Capitol Hill reconnaissance survey and is designated as “contributory” on that list.

Comments

Public Comments

No public comments have been received at the time of this writing.

Zoning Considerations

The subject property is located in the Capitol Hill Historic District. The base zoning of the property is SR-1A, Special Development Pattern Residential District, the purpose of which is “to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.” The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Met
Height	14 feet	16 feet, 11 inches	No
Footprint of Accessory Structure	480 square feet, and a second structure of 120 square feet (total of 600 square feet)	One accessory structure of 498 square feet	Yes with additional wall and building height
Exterior Wall Height	9 feet	10 feet	No
Side Yard Setback	One foot from property line and 10 feet from adjacent principal structure	One foot	Yes
Rear Yard Setback	One foot	One foot	Yes
Building Coverage	40% of lot area	32%	Yes
Yard Coverage	50% of the rear yard	50%	Yes

Analysis: The project meets the development standards for this zoning district with the exception of height of an accessory structure. The zoning ordinance in Section 21A.24.080(D)(6) allows the Historic Landmark Commission the ability to grant exceptions to height if it finds that the project meets the provision of Section 21A.34.020.

The additional height of the garage will have a minimal impact on the neighborhood and adjoining properties. This new accessory structure will be also be smaller than the existing garage and function better than the existing. The property slopes down from the street, so the new structure will be lower than the existing residence. In addition, the properties to the west and south have similar accessory structures, one of which is a two story structure. Because the structure is located in the center of the block, with little access from the street, the visual impact of the additional height will be minimal when viewed from the street.

Finding: Given the diverse architectural development of this area and the presence of other accessory structures with the same height and taller, staff finds that the accessory structure would fit within the context of the block and neighborhood.

Analysis and Findings

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

Approval: If the Commission finds that the proposed project meets the standards of the ordinance, the application should be approved provided the structure conforms to the requirements of the International Building Code and all other applicable City ordinances. This option would require the Commission to state alternative findings to support the motion to approve the fence.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

Continuation: If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the additional information required for the Commission to take further action.

Standards of Review

The standards of review for a special exception are set forth in Section 21A.34.020 of the Salt Lake City Zoning Ordinance. The standards are as follows:

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 alteration of noncontributing structure, 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.

Design Guidelines for Residential Historic Districts in Salt Lake City

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.

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.

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 houses was a single rectangular volume. In some styles, smaller, subordinate masses were then attached to this primary form. New buildings should continue this tradition.

Policy Document – Salt Lake City Historic Landmark Commission

The Historic Landmark Commission recognizes that garages are a necessary part of maintaining the viability of historic properties and districts, and accessory structures have always been features in the historic landscape of Salt Lake City. However, garages, when not designed to be compatible with the primary structure or when not visually subordinate to the primary structure, can have an adverse effect on the historic character of a district. For this reason, the Historic Landmark Commission should review garages with the following characteristics:

- a. The garage is larger than 600 square feet;
- b. The garage creates a substantial presence on the streetscape because it would be located on a corner lot or visible from a public way;
- c. It is more than one-story in height; or
- d. It will be used for an auxiliary use that could lead to disruptive activity in a neighborhood.

Analysis: With the proposed height, the garage will have a similar roof pitch to the primary structure. The properties to the south and to the west of this site have accessory structures that are built in close proximity to the property line. The structure to the south is a two story structure and the proposed garage will be shorter than this existing building. Due to the slope of the lot, the proposed garage will not be readily visible from the public street. The increased height and size will not create the appearance of an oversized structure. In addition, the proposed structure is slightly smaller than the existing structure.

Finding: The scale and form of the proposed garage is compatible with the principal building and with other garages in the Capitol Hill Historic District. Staff finds that the proposed garage will be subordinate to the primary structure. The project meets the intent of this standard.

2. Composition of Principal Facades:

- a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Design Guidelines for Residential Historic Districts in Salt Lake City

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.

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.

Analysis: The proposed garage is compatible with the primary structure in materials and its materials and form are appropriate for the neighborhood. While the materials of the garage are compatible with the primary structure, it does not match exactly, which is appropriate. When one considers the year which the structure was built, automobiles were not commonplace. The design of the garage is from a later time period which is appropriate based on the time when automobiles became part of most

households. In addition, the alternative materials such as fiber cement products have been approved for new construction by the Commission in the past.

Finding: The relationship of materials is visually compatible with the materials found in the neighborhood. The project meets the intent of 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: Garages in the Capitol Hill Historic District are typically set back on the lot and are detached from the house. The proposed location for the garage is in the rear yard one foot from the rear property line and one foot from the south property line. The location of the garage at the rear of the lot is in keeping with the character of the block and historic district.

Finding: The proposed project complies with 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.

ATTACHMENT A
Site Plan and Elevations



November 10, 2010

Gordsey/King Residence Garage
711 North 200 West
Salt Lake City, Utah 84103

NARRATIVE:

THE OWNER OF THE RESTORED 1889 HOME WOULD LIKE TO REPLACE AN EXISTING 1950'S WOOD FRAME GARAGE WITH A COMPATIBLE GARAGE THAT IS SLIGHTLY SHALLOWER, HIGHER AND WIDER THAN THE EXISTING GARAGE & ADDED ON STORAGE SHED.

THE EXISTING GARAGE HAS A LOW CEILING, IS TOO TIGHT TO THE BACK PORCH TO EASILY GET CARS IN AND OUT OF, HAS WINDOWS ON THE PROPERTY LINE, & DOES NOT HAVE AN ADEQUATE FOUNDATION.

THE GARAGE IS NOT CONFIGURED TO ALLOW ANY WORK OR ADEQUATE STORAGE SPACE WHILE CARS ARE PARKED IN IT.

IN ADDITION, IMMEDIATELY TO THE SOUTH, IS AN EXISTING 1 1/2 STORY GARAGE W/ DORMERS THAT DOES NOT MEET CURRENT ZONING RESTRICTIONS, BUT WAS BUILT IN THE LAST 10 +/- YEARS.

THE CLIENT WOULD LIKE TO CREATE A THREE FOOT HIGHER THAN ZONING ALLOWS GARAGE, WHICH WOULD STILL BE SIGNIFICANTLY LOWER THAN THE ADJACENT GARAGE, BUT ALLOW AN ATTIC STAIR ACCESS STORAGE AREA. THIS GARAGE WOULD HAVE A ROOF PITCH TO MATCH THE EXISTING RESIDENCE.

THE GARAGE IS ON THE REAR OF THE LOT & IS APPROXIMATELY 1 LEVEL LOWER THAN THE MAIN FLOOR OF THE EXISTING HISTORIC RESIDENCE. IT IS NOT OBTRUSIVE TO THE STREET VIEW OR ANY OF THE ADJACENT PROPERTIES.

THE NEW GARAGE WOULD HAVE AN OFFSET, COVERED PERSON ENTRY WHICH WOULD ALSO ALLOW ACCESS TO THE REAR YARD WHICH CURRENTLY IS TIGHT W/ AN EXISTING LARGE TREE & WINE COVERED ARBOR.

THE SQUARE FOOT SIZE OF THE NEW GARAGE IS NOT ANY LARGER THAN THE EXISTING GARAGE/ STORAGE SHED, BUT WOULD HAVE MORE USABLE INTERIOR SPACE.

THE EXTERIOR WILL HAVE HIC COMPATIBLE, FIRE RESISTANT MATERIAL FINISHES, & FENESTRATION, BUT BE LOWER MAINTENANCE THAN THE CURRENT WOOD FINISHES.

32008



HLC: Major Alterations, New Construction, Relocation & Appeal of Admin. Decision

Use for: substantial alteration or addition to a landmark site or contributing site; new construction of principal building; relocation; appeal of administrative decisions; and referral by planning director.

OFFICE USE ONLY
 Petition No. PLN HLC 2010-00-78
 Date Received: 10/14/10
 Reviewed By: Tom Anderson

RECEIVED

OCT 14 2010

SALT LAKE CITY PLANNING

Address of Subject Property: 711 North 200 West

Project Name: Rebuild garage BY: JPL

Name of Applicant: Robert B King Phone: (801) 520-3803

Address of Applicant: 711 North 200 West

E-mail Address of Applicant: _____ Cell/Fax: 11

Applicant's Interest in Subject Property: Owner

Name of Property Owner: Same Phone: _____

E-mail Address of Property Owner: _____ Cell/Fax: _____

County Tax ("Sidwell #"): 00-25-456-020-0000 Zoning: SR-LA

Legal Description (if different than tax parcel number): _____

Capitol Hill (.11 acres or 4792 sq ft)

Please Check Type of Application and submit associated fee

	Type	Application Fee	Additional Fee
<input checked="" type="checkbox"/>	Major Alteration	\$27.69	Plus cost of first class postage
<input type="checkbox"/>	New Construction	\$221.48	Plus cost of first class postage
<input type="checkbox"/>	Relocation	\$221.48	Plus cost of first class postage
<input type="checkbox"/>	Appeal of Administrative Decision*	\$221.48	Plus cost of first class postage

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:
SLC Planning Division
451 S State, Room 215
PO Box 145471
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7700

Signature of Property Owner
Or authorized agent

Robert B King

ATTACHMENT B
Historic Documentation

Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
674 N 200 WEST WOOD, WILLIAM JR., HOUSE	A	0/0 1.5	1915	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/PROJ SINGLE DWELLING	06 05	N05
700 N 200 WEST 24TH WARD MEETINGHOUSE	A	1/0 2	1906	REGULAR BRICK	VICTORIAN ECLECTIC	CHURCH/MEETINGHOUSE RELIGIOUS FACILITY	06	LDS; JDC YOUNG; SLC REGISTER; NOW CRSA ARCHITECTS N05
705 N 200 WEST RHODA MABEL V. WITT	B	0/0 2	1893	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/PROJ SINGLE DWELLING	06	N05
709 N 200 WEST	B	1/0 1.5	1904	REGULAR BRICK	VICTORIAN: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	06	UHF EASEMENT N05
711 N 200 WEST ARMSTRONG, CAROLINE CARR,	B	0/1 1	c. 1889	STUCCO/PLASTER	VICTORIAN ECLECTIC QUEEN ANNE	CROSSWING SINGLE DWELLING	06 80	N05
713 N 200 WEST KIRKWOOD, ROBERT C., HOUSE	B	0/0 1	1928	REGULAR BRICK	BUNGALOW CLIPPED-GABLE COTTAGE	BUNGALOW SINGLE DWELLING	06 05	N05
24 E 300 NORTH	B	0/1 1	1909	REGULAR BRICK	VICTORIAN: OTHER BUNGALOW	OTHER APT./HOTEL MULTIPLE DWELLING	06	80 HISTORIC FOURPLEX N05
? 28 E 300 NORTH	B	0/0 1	c. 1909	REGULAR BRICK	20TH C.: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	28 EAST 300 NORTH (REAR); DOUBLE HOUSE C N05
28 E 300 NORTH MECHAM APARTMENTS	B	0/0 3	1914	REGULAR BRICK	20TH C.: OTHER	DBL-LOADED CORRIDOR MULTIPLE DWELLING	06 05	N05

CAPITOL HILL HISTORIC DISTRICT
Salt Lake City, Salt Lake County, Utah



674 N 200 West
A



700 N 200 West
A



705 N 200 West
B



709 N 200 West
B



711 N 200 West
B



713 N 200 West
B

300 NORTH



24 E 300 North
B



28 E 300 North
B



28? E 300 North
B

ATTACHMENT C

Photographs



EXISTING 1980 RESIDENCE

A NEW GARAGE FOR
THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103



architecture

2200 4th Ave. S. Ste. 200

Salt Lake City, Utah 84111

tel. (801) 521-3337

fax (801) 521-9011

www.architecture.com



EXISTING GARAGE TO BE DEMOLISHED & REPLACED BY SLAB GARAGE ON ADJACENT PROPERTY OWNERS.

A NEW GARAGE FOR THE KING RESIDENCE.

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103


architecture
272 south 200 west (3rd floor)
salt lake city, utah 84111
tel 801-221-3395
fax 801-221-9011
www.architecture.com



EXISTING GARAGE (X) AND NEW GARAGE (X) SHOWN BETWEEN
RESIDENCE (ON RIGHT) & GARAGE (NEW) (ON LEFT)

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103

 
architecture
222 South 200 West (3rd floor)
Salt Lake City, Utah 84111
Tel: (801) 521-3397
Fax: (801) 521-9011
www.kingarchitecture.com



EXISTING GARAGE TO BE DEMOLISHED IN STAGE HOME SHOWN ON LEFT

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103

  
architecture
272 South 200 West (300 West)
Salt Lake City, Utah 84111
Tel: (801) 221-3333
Fax: (801) 221-9011
www.kingarchitecture.com



NORTH ELEVATION OF EXISTING GARAGE TO BE DEMOLISHED

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103


architecture
232 West 40th Street, Salt Lake City, UT 84111
Tel: 801-221-3337
Fax: 801-221-9011
www.architecture.com



VIEW OF RESIDENCE AT AKYARD FROM NEARBY PROPERTY PLANTING

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84102



architecture

232 South 200 West (33) West

Salt Lake City, Utah 84111

tel. (801) 221-3337

fax (801) 221-9011

<http://www.architecture.com>



VIEW OF RESIDENCE REAR YARD FROM EXISTING GARAGE AREA

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103


architecture
272 South 200 West, Suite 100
Salt Lake City, Utah 84111
Tel: 801-211-3333
Fax: 801-211-9111
www.kingarchitecture.com



INTERIOR OF EXISTING GARAGE TO BE DEMOLISHED

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103


architecture
272 south 2nd east (3rd floor)
salt lake city, utah 84111
tel: (801) 521-3333
fax: (801) 521-9011
<http://www.kingarchitecture.com>

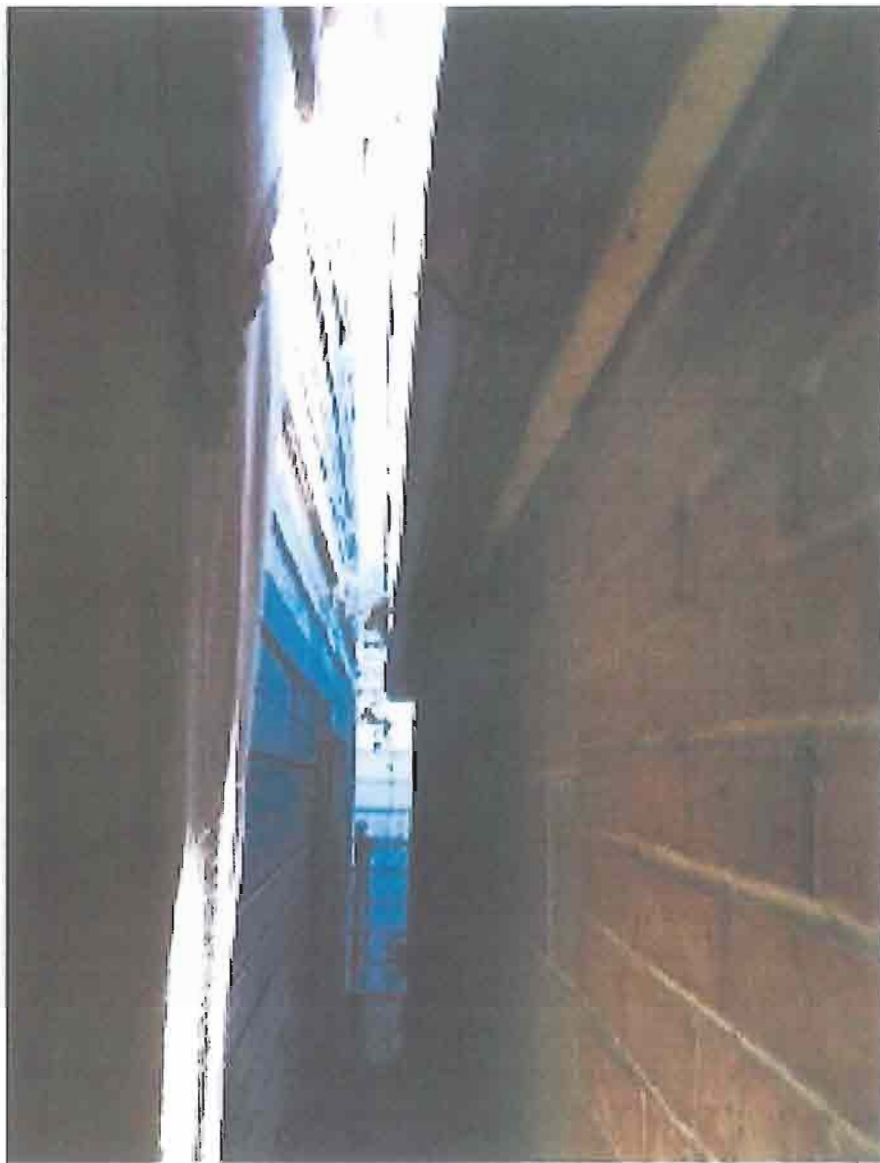


EXISTING 1 1/2 STORY GARAGE ON ADJACENT
NEIGHBORHOOD PROPERTY PARTIALLY
DEMOLISHED

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103


architecture
232 West 200 South (3rd floor)
Salt Lake City, Utah 84111
Tel: 801-221-3333
Fax: 801-221-9011
www.architecture.com



EXISTING 1-STORY GARAGE ON ADJACENT
WEST PROPERTY PARTIALLY DEMOLISHED

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103

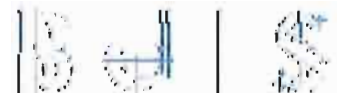

architecture
232 south 200 west (3300) west
salt lake city, utah 84111
tel 801-221-3333
fax 801-221-9011
www.architecture.com



EXISTING 1 1/2 STORY GARAGE WAS ADDED ON ADJACENT PROPERTY TO RESIDENT

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103



architecture

272 South 200 West (3rd floor)

Salt Lake City, Utah 84111

tel. (801) 521-3333

fax (801) 521-9011

www.architecture.com



EXISTING BACKYARD LANDSCAPE LOOKING SOUTHEAST TOWARDS GARAGE

A NEW GARAGE FOR THE KING RESIDENCE

711 NORTH 200 WEST
SALT LAKE CITY, UTAH 84103



architecture

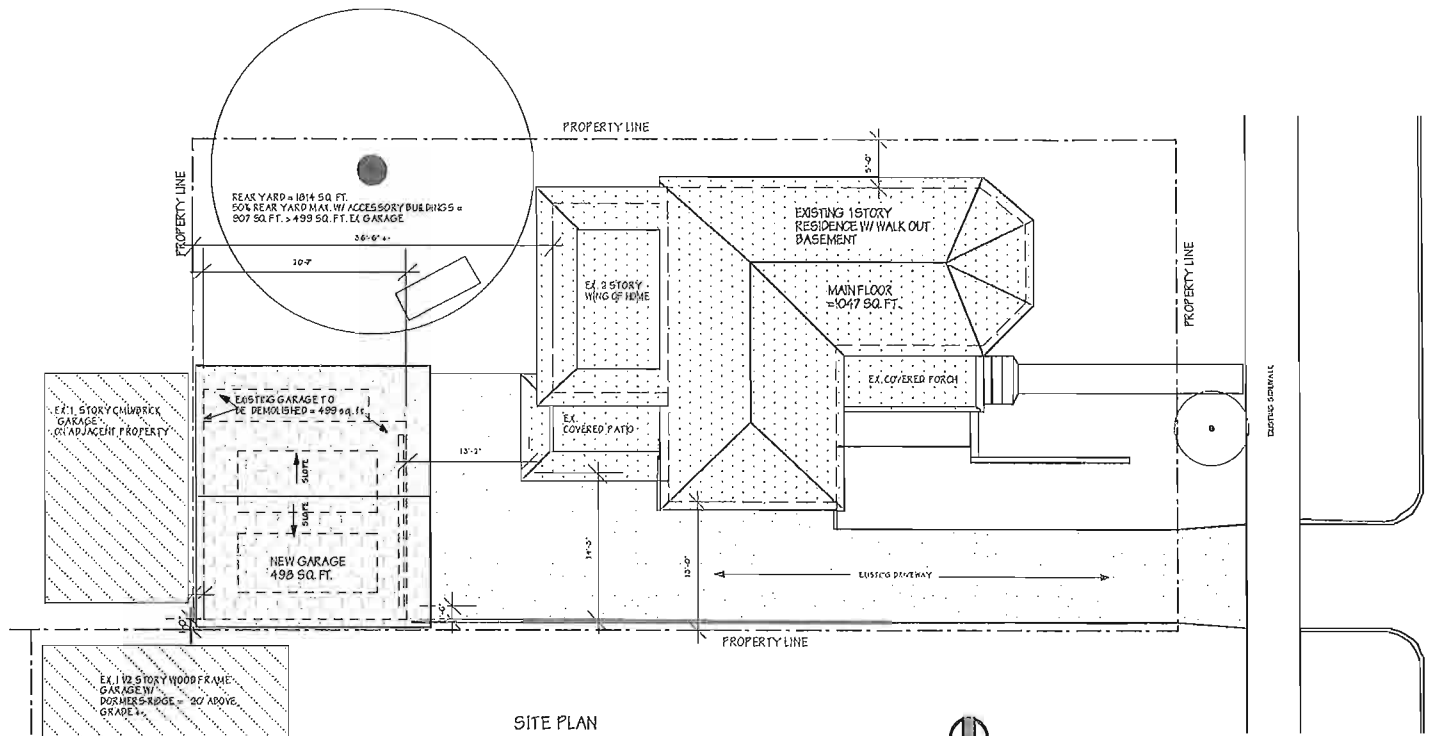
272 South 200 West, Suite 101

Salt Lake City, Utah 84111

tel: (801) 221-3333

fax: (801) 221-9011

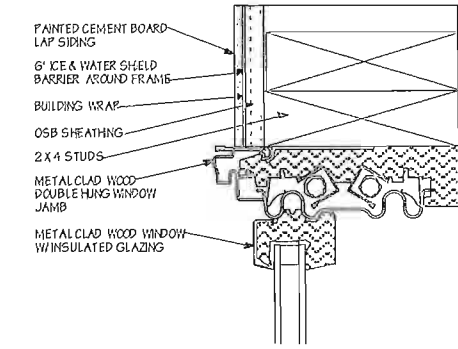
www.bandsarchitecture.com



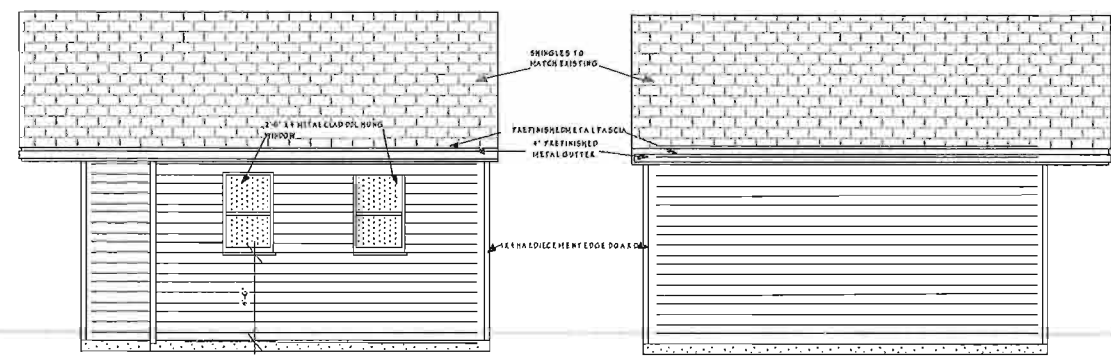
SITE PLAN

SCALE 1/8" = 10'

EX RESIDENCE = 1047 SQ. FT. + 498 SQ. FT. GARAGE = 1545 SQ. FT. /
EX LOT = 11 ACRE = 4792 SQ. FT. = 32% LOT COVERAGE < 40% ALLOWED

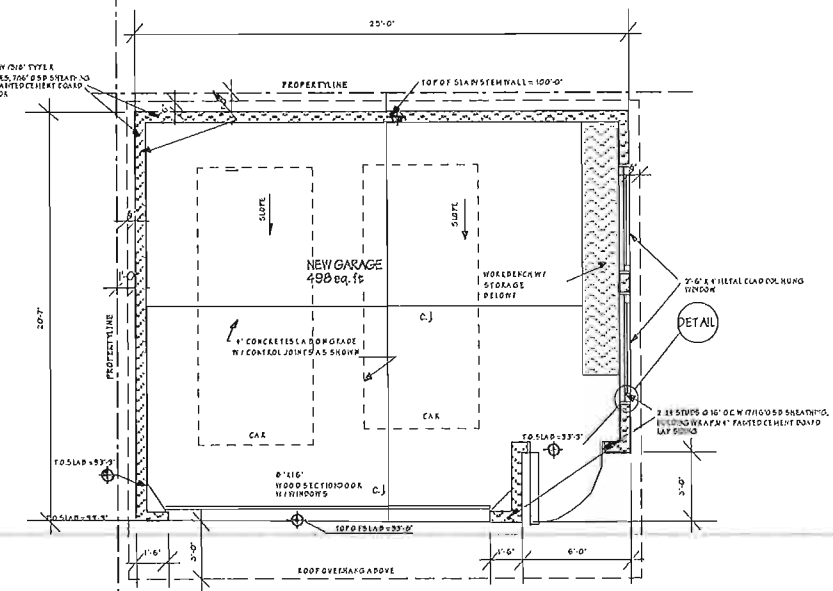


WINDOW JAMB DETAIL/HEAD SIM.
SCALE - 1/2" = 1'-0"

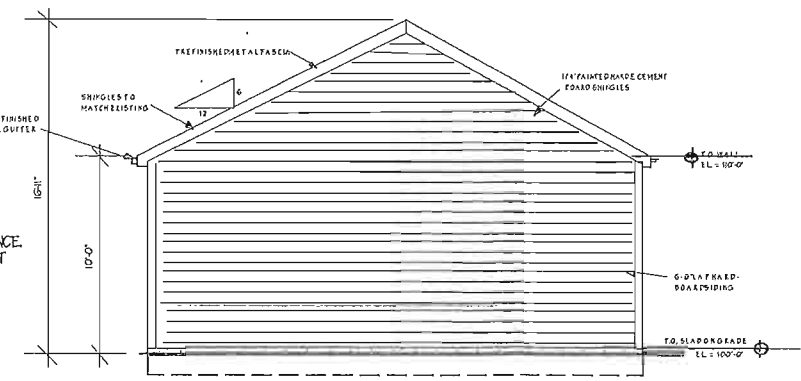


NORTH ELEVATION
SCALE - 1/4" = 1'-0"

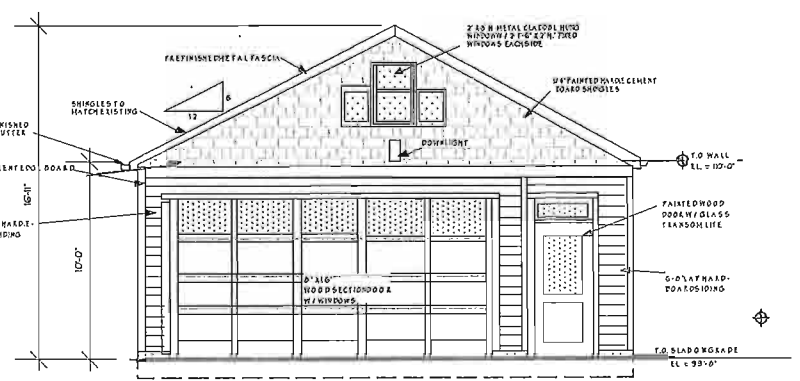
SOUTH ELEVATION
SCALE - 1/4" = 1'-0"



FLOOR PLAN
SCALE - 1/4" = 1'-0"



WEST ELEVATION
SCALE - 1/4" = 1'-0"



EAST ELEVATION
SCALE - 1/4" = 1'-0"

NARRATIVE:
THE OWNER OF THE RESTORED 1889 HOME WOULD LIKE TO REPLACE AN EXISTING 1950'S WOOD FRAME GARAGE WITH A COMPATIBLE GARAGE THAT IS SLIGHTLY SHALLOWER, HIGHER AND WIDER THAN THE EXISTING GARAGE & ADDED ON STORAGE SHED. THE EXISTING GARAGE HAS A LOW CEILING, IS TOO TIGHT TO THE BACK PORCH TO EASILY GET CARS IN AND OUT OF, HAS WINDOWS ON THE PROPERTY LINE, & DOES NOT HAVE AN ADEQUATE FOUNDATION. THE GARAGE IS NOT CONFIGURED TO ALLOW ANY WORK OR ADEQUATE STORAGE SPACE WHILE CARS ARE PARKED IN IT.
IN ADDITION, IMMEDIATELY TO THE SOUTH, IS AN EXISTING 1 1/2 STORY GARAGE W/ DORMERS THAT DOES NOT MEET CURRENT ZONING RESTRICTIONS, BUT WAS BUILT IN THE LAST 10+ YEARS.
THE CLIENT WOULD LIKE TO CREATE A THREE FOOT HIGHER THAN ZONING ALLOWS GARAGE, WHICH WOULD STILL BE SIGNIFICANTLY LOWER THAN THE ADJACENT GARAGE, BUT ALLOW AN ATTIC STAIR ACCESS STORAGE AREA. THIS GARAGE WOULD HAVE A ROOF PITCH TO MATCH THE EXISTING RESIDENCE. THE GARAGE IS ON THE REAR OF THE LOT & IS APPROXIMATELY 1 LEVEL LOWER THAN THE MAIN FLOOR OF THE EXISTING HISTORIC RESIDENCE. IT IS NOT OBTRUSIVE TO THE STREET VIEW OR ANY OF THE ADJACENT PROPERTIES.
THE NEW GARAGE WOULD HAVE AN OFFSET, COVERED PERSON ENTRY WHICH WOULD ALSO ALLOW ACCESS TO THE REAR YARD WHICH CURRENTLY IS TIGHT W/ AN EXISTING LARGE TREE & VINE COVERED ARBOR.
THE SQUARE FOOT SIZE OF THE NEW GARAGE IS NOT ANY LARGER THAN THE EXISTING GARAGE/STORAGE SHED, BUT WOULD HAVE MORE USABLE INTERIOR SPACE.
THE EXTERIOR WILL HAVE HLC COMPATIBLE, FIRE RESISTENT MATERIAL FINISHES, & FENESTRATION BUT BE LOWER MAINTENANCE THAN THE CURRENT WOOD FINISHES.

202 South Mill Street (350 cont.)
Salt Lake City, UT 84111
Tel: 801.521.3333
Fax: 801.521.9011
www.a1architectural.com

A NEW GARAGE FOR THE KING RESIDENCE
SALT LAKE CITY, UTAH
711 North 200 West

DATE:
OCTOBER 12, 2010

SITE/FLOOR PLAN & EXTERIOR ELEVATIONS

