




Communication to Historic Landmark Commission

Community & Economic Development
Office of the Director

To: Historic Landmark Commission Members
From: Joel Paterson, AICP 
Date: December 29, 2009
Re: PLNHLC2009-01224 – Steven's Garage at 58 South 1200 East

This item was originally scheduled for the December 2, 2009 Historic Landmark Commission meeting. The case was postponed by request of the applicant and rescheduled on the January 6, 2010 agenda. The December staff report has been copied in this packet

If you have any questions, please contact Katia Pace at (801) 535-6354 or via e-mail at katia.pace@slcgov.com.

Thank you

HISTORICAL LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Stevens Garage New Construction 58 South 1200 East PLNHLC2009-01224 December 2, 2009

Applicant: Colin Stevens

Staff: Katia Pace, 535-6354,
katia.pace@slcgov.com

Tax ID: 16-05-226-013

Current Zone: R-2 Single and
Two-Family Residential District

Master Plan Designation:
Central Community Master Plan,
Low Density Residential

Council District:
District 4, Luke Garrott

Lot & Building Size:
0.19 acres (8,276 square feet)

Current Use:
▪ Single-Family Residence

**Applicable Land Use
Regulations:**

- 21A.34.020
- 21A.24.110
- 21A.40.050
- Historical Design Guidelines

Notification:

- Notice mailed 11/17/09
- Sign posted 11/20/09
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 11/17/09

Attachments:

- A. Site Plan
- B. Transportation Division
Review
- C. Photos

Request

This is a request by Colin Stevens for construction of a new detached garage with excessive height located at 58 South 1200 East in the University Historic District. As part of the request, the applicant is requesting approval from the Historical Landmark Commission to build the structure 19 feet tall in a zoning district that allows a maximum height of 17 feet for a pitched roof accessory structure. The subject property is located in the R-2 (Single and Two-Family Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project does not meet the applicable ordinances, design guidelines and adopted policies and therefore, recommends that the Historical Landmark Commission deny the request.

Alternative recommendation:

That the Historical Landmark Commission approve the request based on the following findings (Commission must add alternate findings) with the following conditions:

- The Historical Landmark Commission delegates the final authority for the design to the Planning Director.
- The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, or Board of Adjustment.
- The Historical Landmark Commission allows a modification to the maximum building height standard.
- The Historical Landmark Commission makes a recommendation to the Board of Adjustment for the square footage of the proposed structure.

VICINITY MAP



Background

Project Description

The applicant is the owner of the single-family home built in 1896 and located at 58 South 1200 East. This is a one story stucco period cottage; currently it is covered with aluminum siding, cross-wing plan with gable roof. The applicant does not currently have a garage. At some point the subject property had an attached carport that has been removed. The applicant is a musician that would like to build a garage with an upper attic to store his equipment and play his music.

The proposed accessory structure to be located at the rear of the lot is a detached, single car garage with a hobby shop. The proposed footprint is proposed to be 728 square feet, and the requested height is nineteen feet (19') tall.

In addition to the Historic Landmark Commission review, the applicant has also requested the Board of Adjustment for a Special Exception for additional square footage, and to use the accessory structure as a garage and a hobby shop. According to Section 21A.24.110 D of the Zoning Ordinance, the Historic Landmark Commission makes the decision on the request for additional height and the Board of Adjustment has the authority to review requests for accessory structures that exceed the maximum footprint size. In the R-2, accessory structures are limited to a footprint that is a maximum of 50% of the size of the footprint of the principal structure, up to a maximum of 720 square feet.

Comments

Public Comments

The Planning Division received a phone call with a favorable comment concerning this project.

Division of Transportation Comments

After reviewing this project, the Division of Transportation found that the proposed garage is shown for only one parking stall. The second required parking stall (two stalls per single family residence) can be accommodated in front of the building to the south. (See Attachment B)

Project Review

Options

The Historical Landmark Commission has the following options:

1. Approve the request as proposed. This option requires the Historical Landmark Commission to make alternative findings.
2. Approve the request with modifications in size, design, and/or materials. This option requires the Historical Landmark Commission to make alternative findings.
3. Deny the request based on the analysis and findings in the staff report.

Zoning Considerations

The subject property is located in the University Historic District. The base zoning of the property is R-2, Single and Two-Family Residential District, the purpose of which is "to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units." The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Meet
Height	17'	19'	No
Foot Print of Accessory Structure	50% of the footprint of the principal structure up to a maximum of 720 f ² . HLC review required for structures greater than 600 f ² .	51% 728 f ²	No
Side Yard Setback	1' from property line and 10' from adjacent principal structure	10'	Yes
Rear Yard Setback	1'-5'	5'	Yes
Building Coverage for principal and accessory structures	40% of lot area	26%	Yes
Yard Coverage	50% of the rear yard	18%	Yes

Analysis and Findings

2A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

1. Scale and Form:

- a. **Height and Width.** The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. **Proportion of Principal Facades.** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. **Roof Shape.** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. **Scale of a Structure.** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Standards for Accessory Structures

9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

	Principal Structure	Proposed Accessory Structure
Architectural Style	Vernacular T-cottage	Colonial
Square footage	1,440 f ²	728 f ²
Height	One story	Two story
Windows	No dormer windows	Dormer windows
Doors	No French doors	Carriage style garage door French door for front entrance
Material	Originally stucco Currently aluminum siding	Brick on the first floor HardieShingle on the dormer windows (second level)
Roof	Asphalt roof	Metal roof

Analysis: The buildings on this block are residential in character for the most part and present a typical range of styles, ranging from classic eclectic, vernacular cottages, craftsman bungalows, etc. The principal structure is a Vernacular T-cottage, whereas the proposed accessory structure has a colonial style. This type of colonial style is not present in the neighborhood.

Although the proposed square footage is approximately 50% of the principal structure, the proposed structure is two stories high; therefore the mass of the accessory structure is equal to the principal structure.

The principal structure has a front gable roof similar to the majority of the existing garages. The proposed accessory structure will be unique with its side gables and two large shed roof dormers.

Finding: The proposed accessory structure is different in architectural style, orientation of the roof, height, and material from the principal structure and from the majority of the accessory structures in the block. The proportion and height of the proposed structure is not subordinate to the primary building. The proposed accessory structure does not fit 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.

Standards for New Construction

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

The proposed materials are listed below:

Siding: The proposed siding is used brick. The dormers will be sided with HardieShingle. The fascia and soffits will be aluminum material.

Roof: The 8:12 pitched gabled roof will be metal shingles with an overhang of twelve (12”), and two shed roof dormers, one on each side of the peak, with a pitch of 2:12.

Windows:

The four windows on the east elevation (front) upper level will be four feet by three feet (4’x3’) aluminum clad exterior, wood interior eight light operable casement windows.

The three windows on each of the north and south elevations (sides) upper level will be four feet by four feet (4’x4’) aluminum clad exterior, wood interior eight light operable casement windows with two by three feet (2’x3’) windows on either side.

The two windows on each of the north and south elevations (sides) lower level will be four feet by four feet (4’x4’) aluminum clad exterior, wood interior eight light operable casement windows.

Doors: The auto door will be an eight foot by seven foot (8’x7’) steel single carriage house door with windows. The front door will be two steel ten light French doors.

Analysis: The proposed accessory structure proposes to use materials that are different from the materials used on the principal structure and in the neighborhood. The use of metal shingle roof is not common in the surrounding structures and streetscape.

Finding: The materials proposed on accessory structure are not visually compatible with those utilized in the primary building or materials found in the neighborhood. The project does not meet 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.

Standards for Accessory Structures

9.2 Construct accessory buildings that are compatible with the primary structure.

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.

Analysis:

Garages in the University Historic District are set back on the lot and are detached from the house. For the most part the garages on this block are small. Many of the properties have carports, or don't have garages at all.

The location of the garage at the rear of the lot is in keeping with the character of the block and historic district. However, because of its bulk, height, and orientation of the roof, the proposed structure competes and disrupts the visual rhythm of the primary façade of the house as well as the neighborhood.

Finding: The overall impact of the proposed accessory structure on the streetscape would be substantial. The proposed project does not meet the intent of this standard.

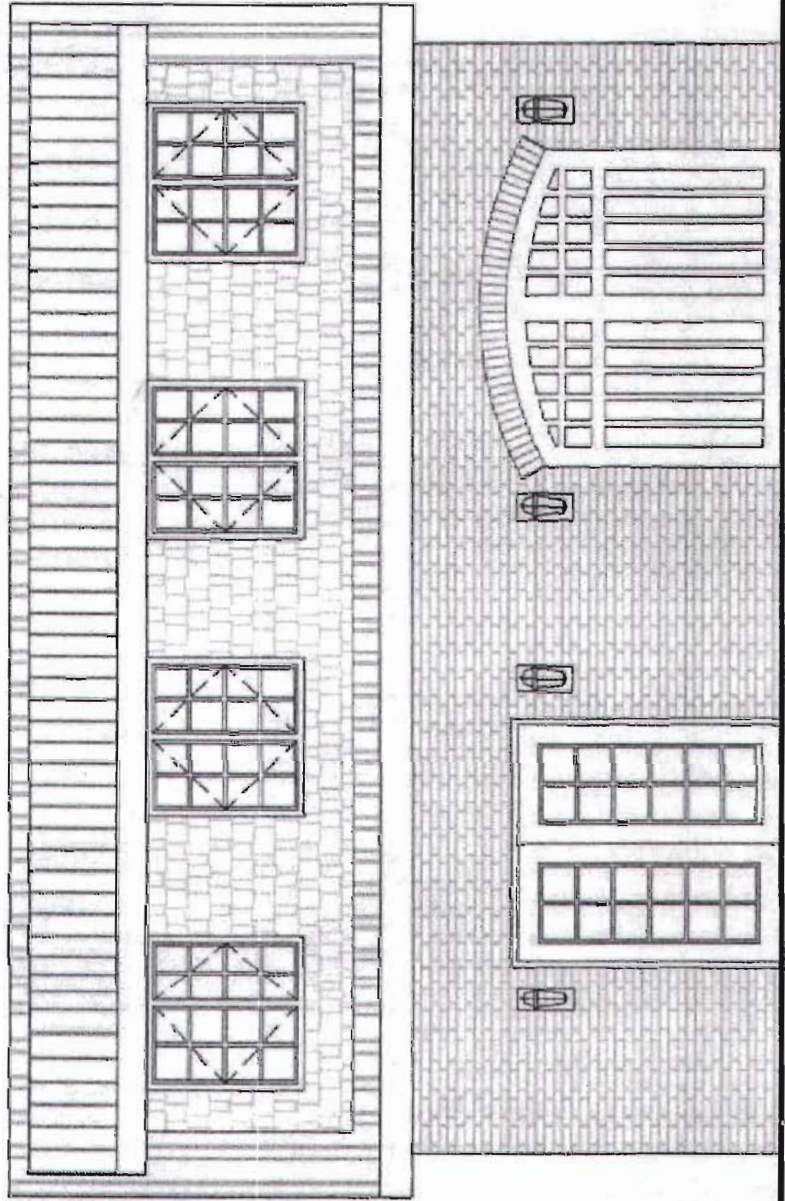
- 4. **Subdivision of Lots.** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

**Attachment A
Site Plan**

STEVENS GARAGE

58 SOUTH 1200 EAST
SALT LAKE CITY, UTAH

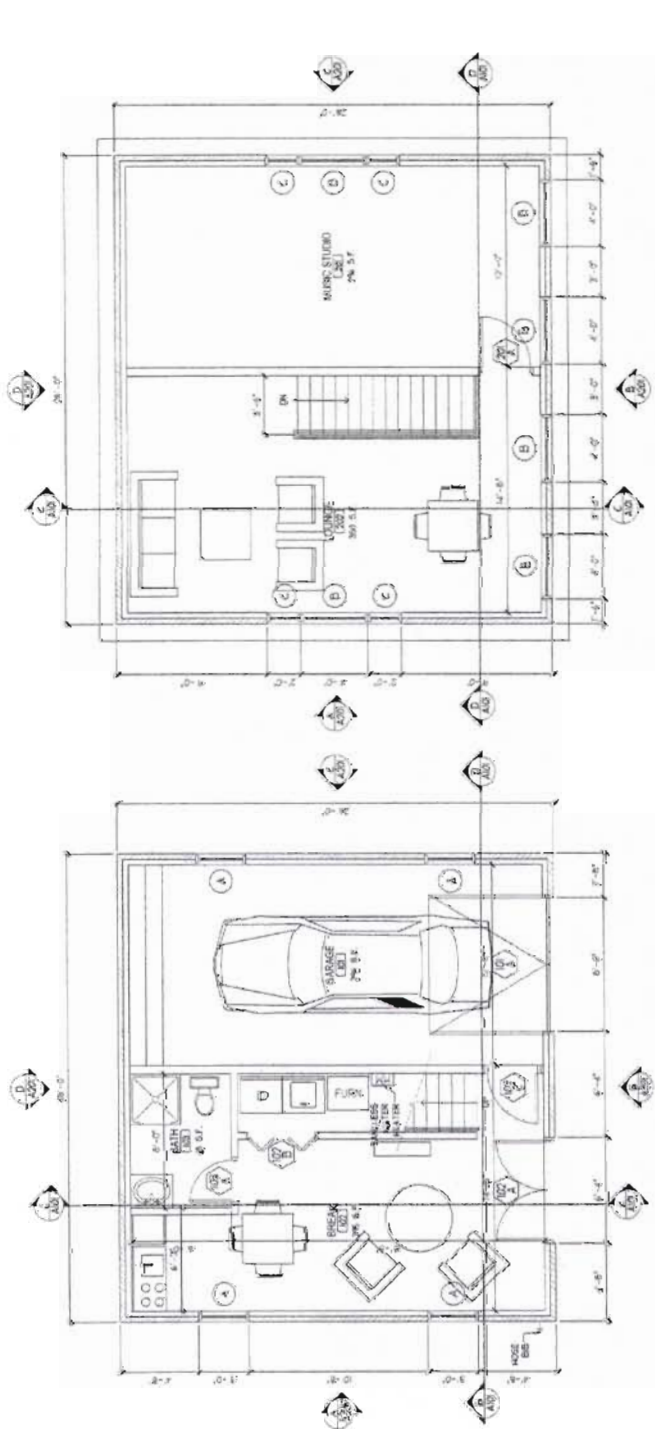


GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.
2. ALL CONSTRUCTION MUST ADHERE TO THE CURRENT IRC, NEC, IBC, AND IBC CODES.
3. SEE SHEET A401 FOR FINISH LEGEND FOR FLOOR, WALL AND CEILING FINISHES.
4. COORDINATE ALL ELECTRICAL AND DATA LOCATIONS BY OWNER.

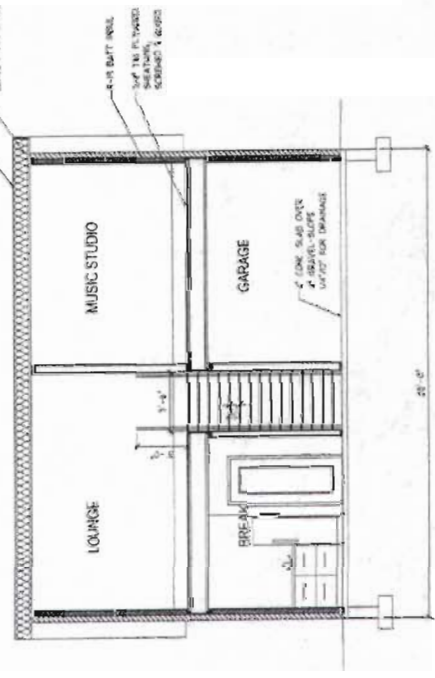
LEGEND

- (A) DOOR TAG - SEE A401 FOR SIZE AND TYPE
- (B) WINDOW TAG - SEE A401 FOR SIZE AND TYPE

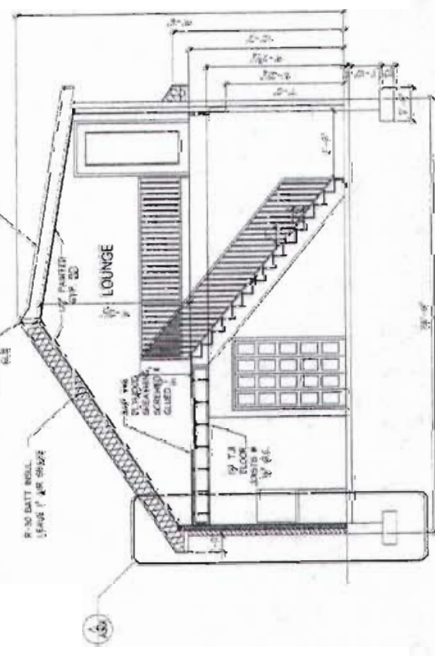


A MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" (24X36")
SCALE: 1/8" = 1'-0" (11X17")

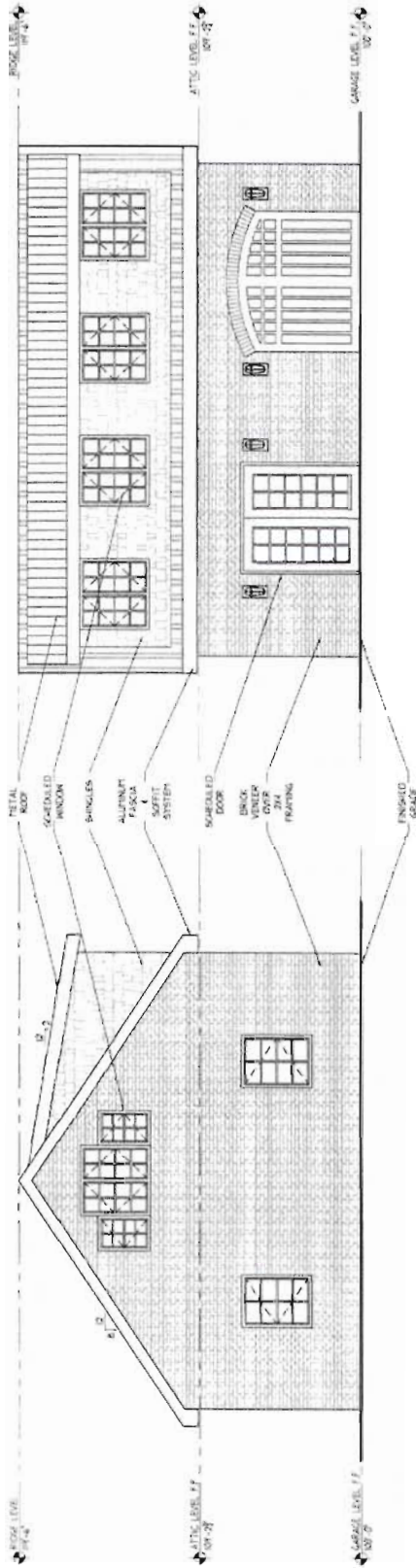
B UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" (24X36")
SCALE: 1/8" = 1'-0" (11X17")



D CROSS SECTION (LOOKING WEST)
SCALE: 1/8" = 1'-0" (24X36")
SCALE: 1/8" = 1'-0" (11X17")



C CROSS SECTION (LOOKING NORTH)
SCALE: 1/8" = 1'-0" (24X36")
SCALE: 1/8" = 1'-0" (11X17")

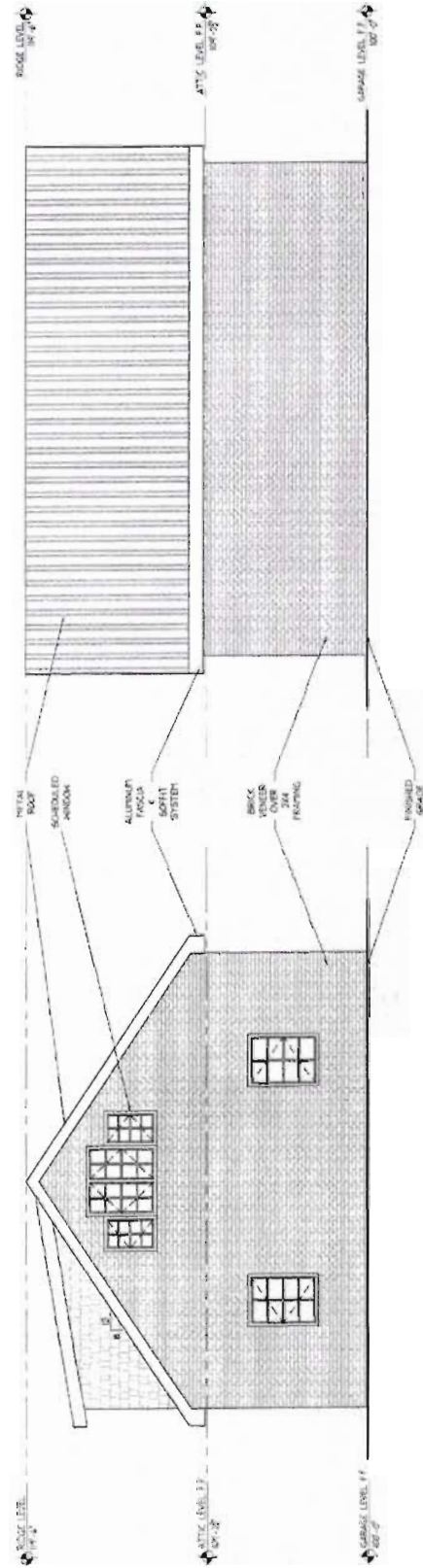


(A) SOUTH ELEVATION
 SCALE 1/4" = 1'-0" (24"=36")
 SCALE 1/8" = 1'-0" (16"=17")

(B) EAST ELEVATION
 SCALE 1/4" = 1'-0" (24"=36")
 SCALE 1/8" = 1'-0" (16"=17")

EXTERIOR FINISH SCHEDULE KEY

THE BRICK FINISH - CULTURED BRICK, CHICAGO RED BRICK (22-864) COLOR OF HORIZONTAL SIDING, LOGS, FASOLA 4 SOFFIT - T80 DOWRY SHINGLE SINK - T80 METAL ROOF - T80
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(C) NORTH ELEVATION
 SCALE 1/4" = 1'-0" (24"=36")
 SCALE 1/8" = 1'-0" (16"=17")

(D) WEST ELEVATION
 SCALE 1/4" = 1'-0" (24"=36")
 SCALE 1/8" = 1'-0" (16"=17")

TRADITIONAL OPTION

**Attachment B
Transportation Division Review**

From: Walsh, Barry
Sent: Thursday, November 12, 2009 10:25 AM
To: Pace, Katia
Cc: Young, Kevin; Butcher, Larry; Stewart, Brad; Itchon, Edward; Weiler, Scott
Subject: RE: PLNHLC2009-01224 Stevens Garage
Attachments: Stevens Garage 58S 1200E redline site plan.pdf

Categories: Other

November 12, 2009

Katia Pace, Planning

Re: Petition PLNHLC2009-01224 for a new detached garage at 58 South 1200 East

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

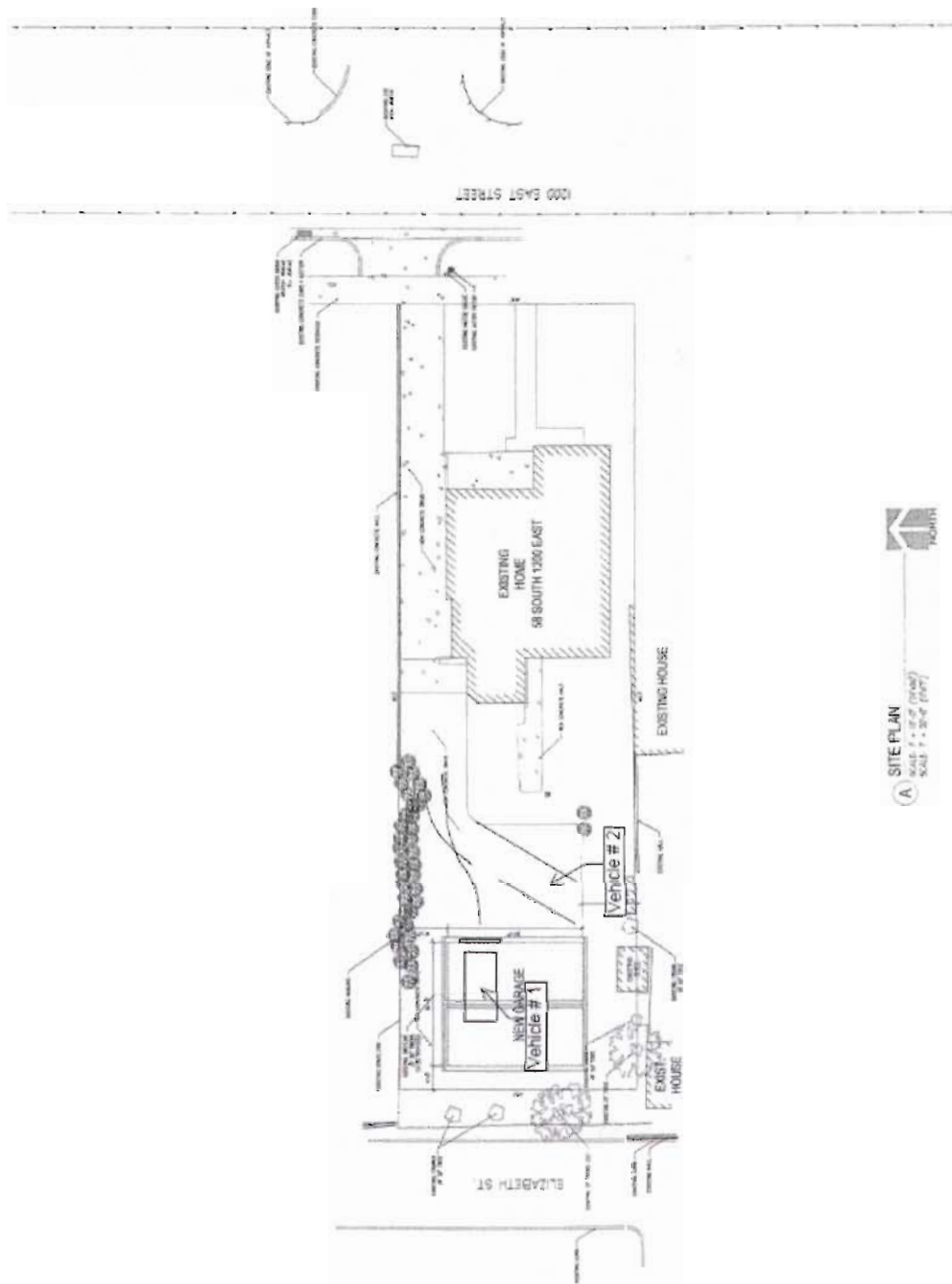
The proposed garage is shown for only one parking stall. The second required parking stall (two stalls per single family residence)can be accommodated in front of the building to the south.

See attached redline PDF sheet A002.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Larry Butcher, Permits
Brad Stewart, Public Utilities
Ted Itchon, Fire
Scott Weiler, P.E.
File





Historic Photo showing carport. Date unknown.



Historic Photo showing stucco siding. Date unknown.



FRONT OF OWNER'S HOME. GARAGE WILL BE LOCATED AT THE BACK RIGHT SIDE OF LOT.



TOP: BACK OF OWNER'S HOME.
BOTTOM: OWNER'S BACKYARD. GARAGE WILL BE LOCATED AT BACK RIGHT SIDE.