

HISTORIC LANDMARK COMMISSION STAFF REPORT

Foshee Shed
PLNHLC2010-00196
Central City Historic District
805 Park Street
June 2, 2010



Planning Division
Department of Community and
Economic Development

Applicant: Marc Foshee

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

Tax ID: 16-07-277-002

Current Zone: RMF-30 Low
Density Multifamily Residential

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

Council District:
District 4, Luke Garrett

Community Council:
Central City Neighborhood
Council, Thomas Mutter

Lot Size: 6,970 square feet

Current Use:
▪ 4 unit apartment

Applicable Land Use

Regulations:
▪ 21A.34.020
▪ 21A.24.120
▪ Historic Design Guidelines

Notification:
▪ Notice mailed 5/21/10
▪ Sign posted 5/24/10
▪ Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 5/24/10

Attachments:
A. Site Plan & Drawings
B. Photos
C. Brochure & Literature

Request

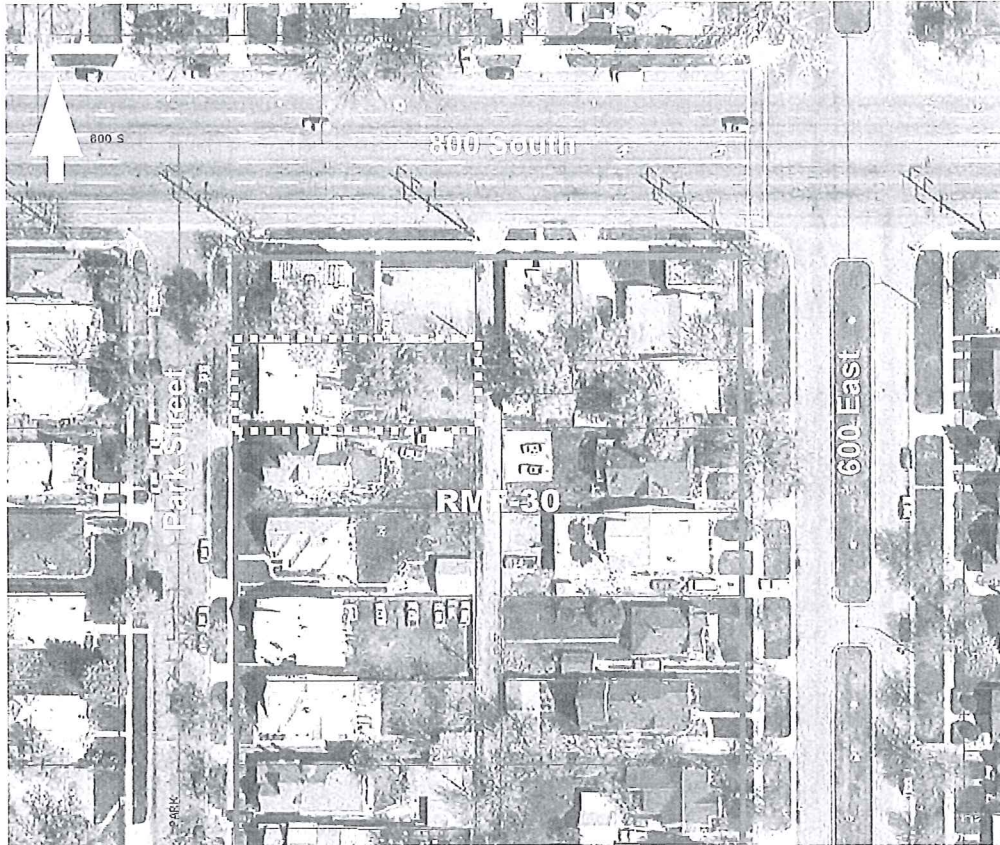
This is a request by Marc Foshee, to install fiber cement siding to a new shed on the property located at 805 South Park Street and in the Central City Historic District. The subject property is located in the RMF-30 (Low Density Multifamily Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the request meets the applicable standards and related Design Guidelines, and recommends that the Historic Landmark Commission and therefore, recommends approval with the following conditions:

1. Approval of the final details in the design shall be delegated to the Planning Staff, based on the direction given during the Historic Landmark Commission's public hearing.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.
3. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.

VICINITY MAP



Background

Project Description

The principal structure, located at 805 South Park Street, is a four unit apartment, two stories high and is contributory to the historic character of the Central City Historic District. The principal structure has a flat roof and has a Builder's Vernacular architectural style. The proposed shed will be located in the rear yard, across the yard from another existing shed (228 ft²) and will not be seen from the front yard. There is an alley on the back of the property.

Typically a request for an accessory structure with 288 ft² would be reviewed administratively. However, the siding requested by the applicant is fiber cement panels with vertical orientation with a faux wood grain that imitates a board and batten look. The Historic Landmark Commission has made a determination to allow the use of fiber cement siding when using it on lap siding without wood grain texture and on a case-by-case situation. The applicant is proposing the following specifications for the new shed:

1. The footprint of the garage will be 12 ft. by 24 ft. (288 ft²) with a shed roof that has a 2 over 12 roof pitch, and 12 ft. tall.
2. The shed will be placed 2 ft. from the north side property line.
3. The siding will be HardiePanel (4' x 8') vertical siding with faux wood grain.
4. The roof will be mineral roll because of the low slope.
5. The entry door will be steel with four panels and a fan shaped lite.
6. The utility door will be steel with four fan shaped lites.
7. The soffit and fascia will be wood.

Artificial Material Policy

In 1980, the Historic Landmark Commission adopted the following policy regarding the use of artificial materials:

The use of artificial material in a building which is listed on the Salt Lake City Register of Cultural Resources (either as a landmark site or as part of an historic district) shall not be approved unless it is proven necessary for the preservation of the building.

The policy lists the artificial materials addressed by the Commission and includes; vinyl siding, aluminum siding and asbestos siding. In August of 1994, the Commission discussed creating a new policy regarding the use of synthetic siding, but elected to address the issue through the citywide zoning ordinance rewrite. At that time, the Commission Members identified potential problems of synthetic siding and cited the following reasons for their resistance to the use of the material in historic districts:

- It obscures original materials or material that defines the character of a building. As a substitute material for wood, it does not lend itself to the precise shaping that wood does, nor does it have a similar texture.
- Contrary to the claims made by synthetic siding companies, aluminum and vinyl siding are not maintenance and problem-free.

Adopted in April of 1995, section 21A.34.020.G.10 of the Zoning Ordinance addresses the use of synthetic siding on contributing and Landmark Sites, it states:

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;

Comments

Public Comments

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

Project Review

Zoning Considerations

The subject property is located in the Central City Historic District. The base zoning of the property is RMF-30, Low Density Multifamily Residential District, the purpose of which is "to provide an environment suitable for a variety of housing types of a low density nature, including multi-family dwellings." The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Meet
Height	12' flat roof	12'	Yes
Side Yard Setback	1' from property line and 10' from adjacent principal structure	2'	Yes
Building Coverage for principal and accessory structures	40% of lot area	32%	Yes
Yard Coverage	50% of the rear yard	13%	Yes

Analysis and Findings

Options

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

- The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
- The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
- The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

Standards of Review

21A.34.020(H)(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:

Standard 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.

Applicable 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 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.

Analysis: The proposed shed is 24 x 12 (288 square feet), with a shed roof that has a 2 over 12 roof pitch, and 12 ft. tall. This structure will be located in the rear yard where it will not be seen from the street.

Finding: The scale and form of the proposed garage is compatible with the principal building and with the Central City Historic District.

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.

Applicable Design Guidelines

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

13.30 Use primary building materials that will appear similar to those used historically.

Appropriate building materials include: brick, stucco, and painted wood. Substitute materials may be considered under some circumstances.

13.9 Use primary materials on a building that are similar to those used historically.

... Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Analysis: The siding requested by the applicant is fiber cement panels with vertical orientation with a faux wood grain that imitates a board and batten look. The brochure for this product also shows a fiber cement panel that has a smooth finish. Alternative materials such as fiber cement products have been approved for new construction by the Historic Landmark Commission in the past. However the Historic Landmark Commission discourages the use of faux wood grain in favor of a smooth finish on fiber cement lap siding to match appearance of historic wood siding seen traditionally.

Finding: Although Standard 13.9 relates to the Avenues Historic District, it is the only reference to panel modules in the Design Guidelines and although it states that modular panels are inappropriate for principal structures, it also points out that panels on secondary buildings may be considered. Therefore, staff finds that the project meets the intent of this standard.

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: This shed will be located in the rear yard of the property. The principal structure is two stories high and the space between the buildings adjacent to it is very tight. This shed will not be part of the streetscape as it will not be visible from the street.

Finding: The proposed project complies with the intent of this standard.

Standard 4: Subdivision of Lots:

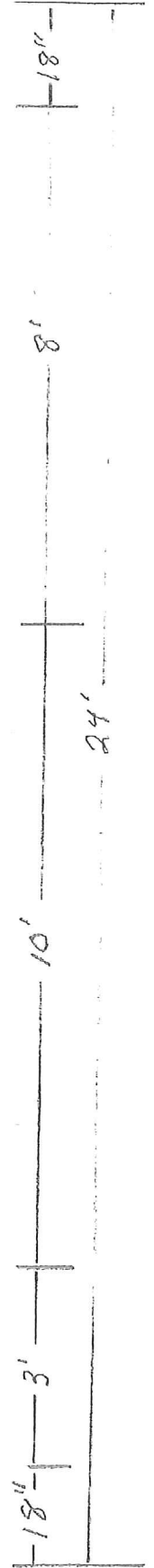
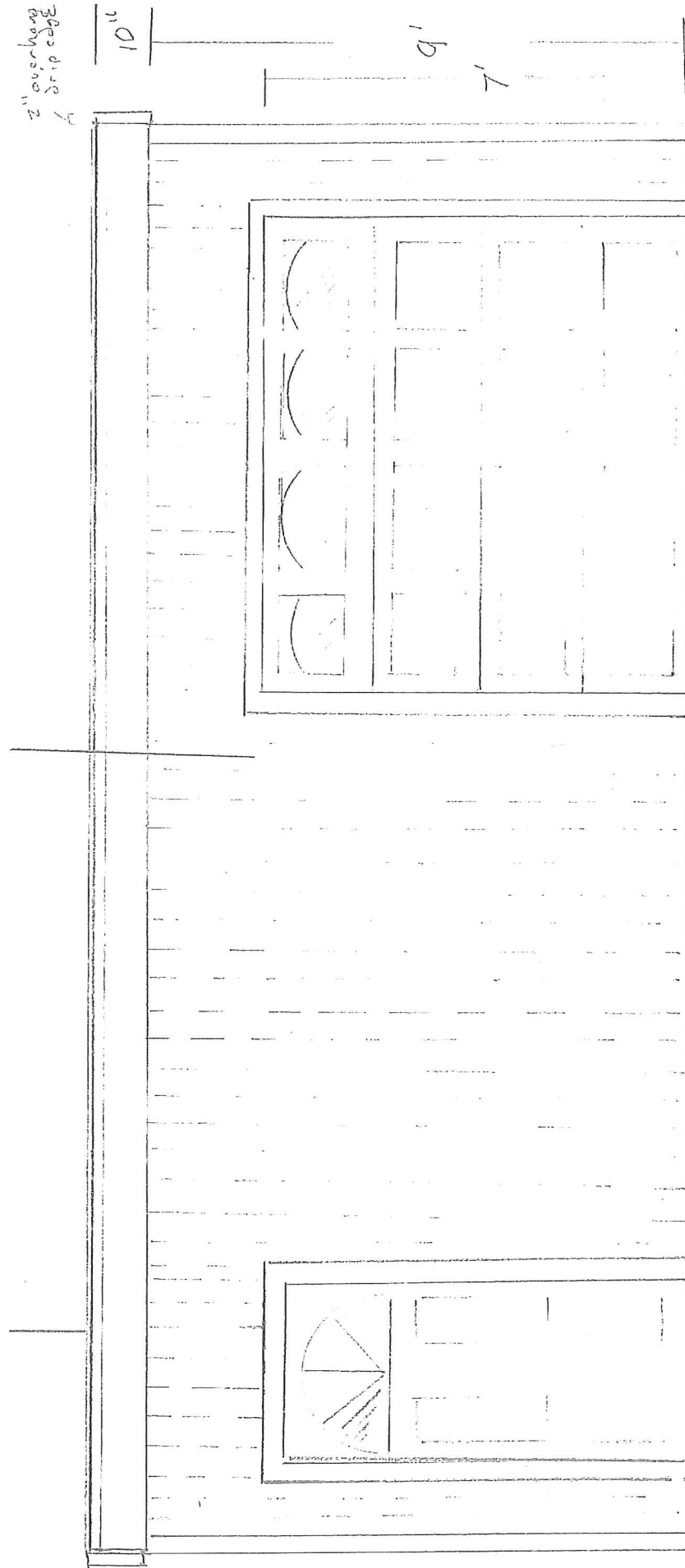
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

Attachment A
Site Plan & Drawings

Front Elevation

Hardie Panel HZS
Vertical Siding



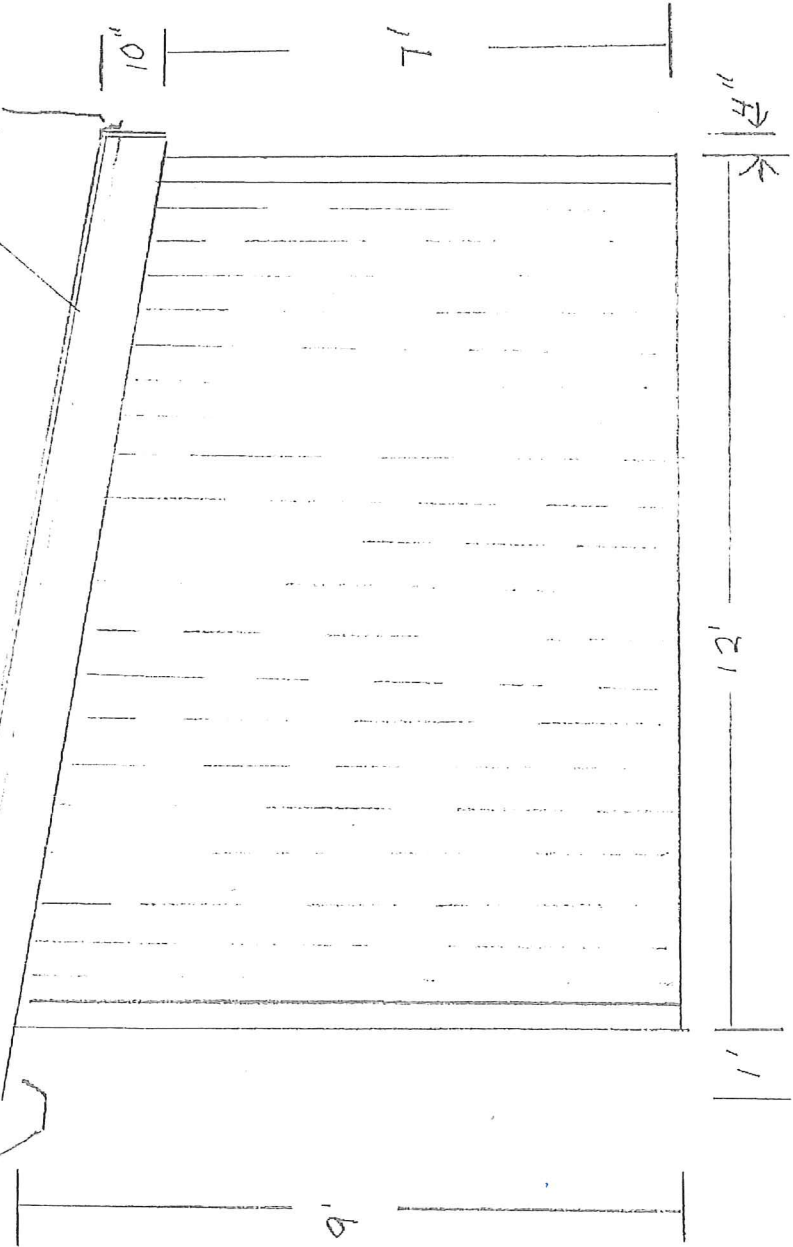
Side Elevation

2x10 Doug Fir - Painted

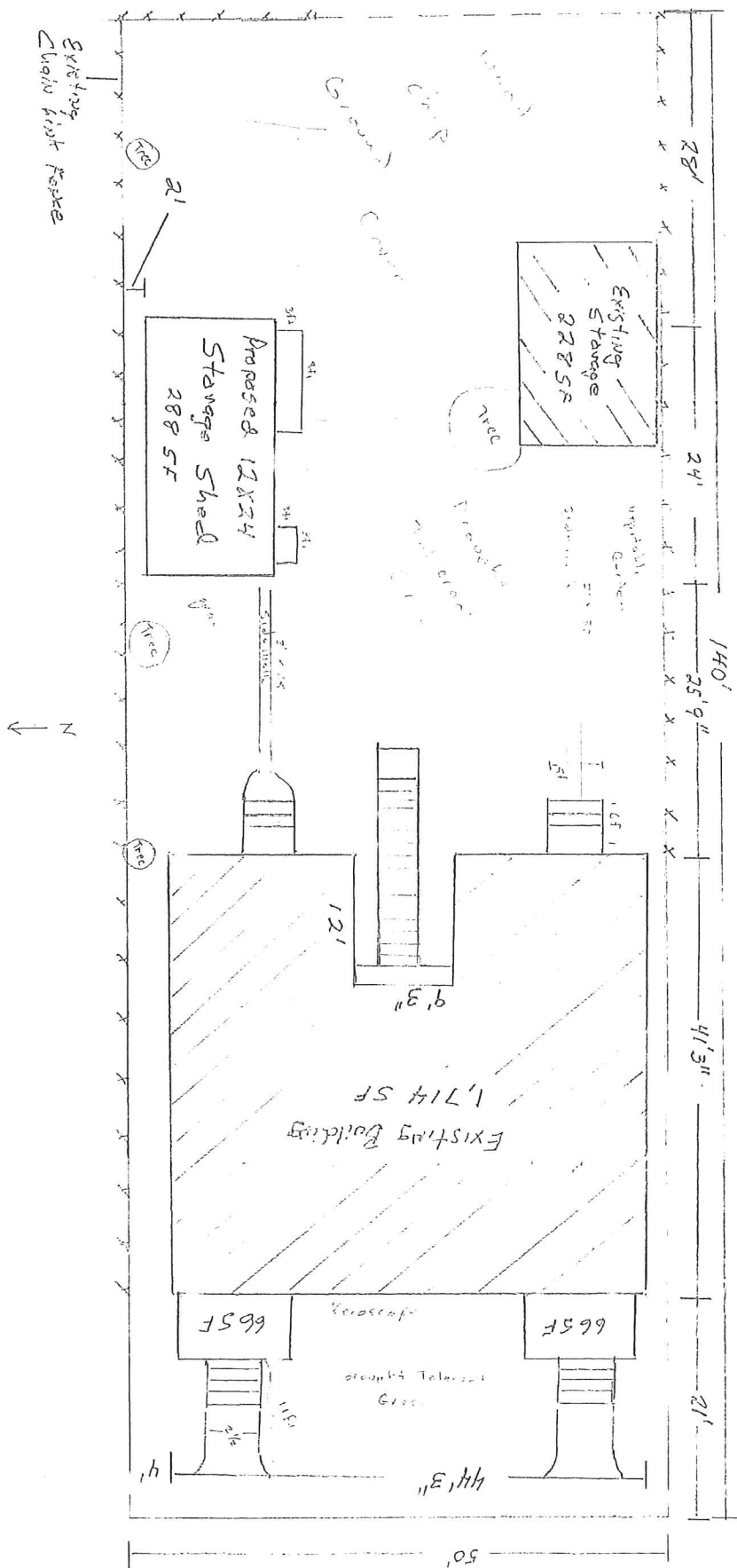
soffit & fascia

2-12 Roof Pitch
w/ 1x10 Batten

Drill 5/16" Dia



Circle Site Plan
 Lot 7000 SF



Attachment C
Photos





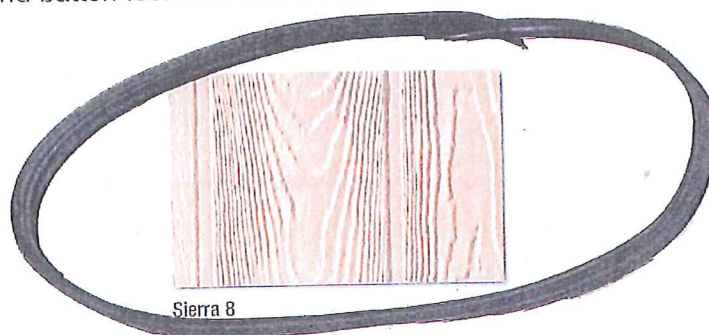
Attachment D
Brochure & Literature



HardiePanel® Vertical Siding

SOS# 298109

For those applications that call for vertical siding, HardiePanel® vertical siding is equal to our lap siding in looks, value and long-lasting performance. A board and batten look can also be achieved when HardiePanel vertical siding is combined with HardieTrim® boards.



Sierra 8

SPECIFICATIONS



Cedarmill®

Cedarmill Panel*

Thickness: 5/16 in.
Weight: 2.3 lbs./sq.ft.

Sizes:	Pcs/Sq.
4 ft. x 8 ft.	4
4 ft. x 9 ft.	3
4 ft. x 10 ft.	3



Stucco

Select Sierra 8*, Stucco* and Smooth Panels*

Thickness: 5/16 in.
Weight: 2.3 lbs./sq.ft.

Sizes:	Pcs/Sq.
4 ft. x 8 ft.	4
4 ft. x 9 ft.	3
4 ft. x 10 ft.	3



Smooth

HardiePanel vertical siding comes with a 30-year nonprorated limited product warranty. See complete warranty at www.jameshardie.com for details.

* Some items are available through the Special Order System based on regional availability. See an associate for availability.

