

HISTORIC LANDMARK COMMISSION STAFF REPORT

**Alvord Garage
PLNHLC2011-00456
University Historic District
1158 East 400 South
September 15, 2011**



Planning Division
Department of Community and
Economic Development

Applicant: Kathleen Hill,
Architect

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

Tax ID: 16-05-408-009

Current Zone: R-2 Single and
Two Family Residential

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

Council District:
District 4, Luke Garrott

Community Council:
East Central, Gary Felt/Esther
Hunter

Lot Size: 6,700 square feet

Current Use:
Single-Family Residence

Applicable Land Use

Regulations:

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

Notification:

- Notice mailed 9/1/11
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 9/1/11

Attachments:

- A. Site Plan
- B. Elevations
- C. Photos

Request

This is a request by Kathleen Hill, architect, representing property owner Michael Alvord, for approval of a new garage located at 1158 East 400 South in the University Historic District. The proposed garage will be 714 square feet. The subject property is located in the R-2 (Residential 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 meets the applicable ordinance standards and residential design guidelines and recommends that the Commission approves 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

The proposal includes removing the existing 224 square foot garage and replacing with a new garage proposed to be 714 square feet. Any garage larger than 600 square feet in a Historic District is required to be reviewed by the Historic Landmark Commission.

This property is located within the University Historic District which for the most part was developed within the first two decades of this century. The establishment of the University of Utah at its current location in 1901 significantly influenced its development.

The principal structure is contributory to the district. The home is an English Cottage with gable roof, gabled front bay, brick exterior, concrete foundation, round arched doorway, and round arched front window.

The following is a list of the proposed materials to be used on this project:

- **Siding:** The siding will be fiber-cement CertainTee horizontal lap.
- **Roof:** The roof will be gabled and will mirror the roof of the principal structure with an overhang of 12 inches. The material will be asphalt shingles.
- **Windows:** The windows will be vertical, single hung.
- **Doors:** The garage will have two single doors.

Public Comments

A neighbor, Anne Eckman, called in favor of the garage. No negative comments were received at the time of this writing.

Project Review

Historic Landmark Commission Policy Document on Garages

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.

Central Community Master Plan

The historic preservation goals for East Central in the Central Community Master Plan are to:

- Protect designated historic resources and National Register properties.
- Ensure that transit-oriented development and other development patterns are consistent with historic preservation goals.

SLC Residential Guidelines, Characteristic of the University Historic District

The following is a key feature of the district that relates to this project:

- Garages are set back on the lot and are detached from the house. They are almost all accessed by single-car driveways from the streets; however, alleys bisect the north/south streets.

Zoning Considerations

The subject property is located in the University Historic District. The base zoning of the property is R-2, 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." The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

| Requirement | Standard | Proposed | Meet |
|--|--|---------------------|------|
| Height | 17' | 17' | Yes |
| Foot Print of Accessory Structure | 50% of the principal structure's footprint not to exceed 720 square feet | 714 ft ² | Yes |
| Rear Yard Setback | 1'-5' | 3' | Yes |
| Building Coverage for principal and accessory structures | 40% of lot area | 32% | Yes |
| Yard Coverage | 50% of the rear yard | 25% | Yes |

Analysis: The project meets all the development standards for this zoning district. The property is located in a neighborhood where homes were converted into apartments to accommodate the large influx of students and consequently many homes have replaced their original small garages for larger garages because of additional dwelling units.

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

Analysis and Findings

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.

13.53 A new roof should appear similar in form and scale to those of typical houses seen historically in the block. Pitched roofs, either hip or gable, are preferred. Slopes should be within the range of those seen historically in the block. The depth of the overhang of the eaves should also follow historic precedent. This is especially important on bungalows, where the overhang is fairly deep.

Analysis: The roof will be gabled and will mirror the roof of the principal structure. The siding will be horizontal lap. The garage will have two single doors.

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

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.

13.54 Use building materials that appear similar to those seen historically. Appropriate building materials include: brick, stucco, and wood. Because of the large number of bungalows in the district, many foundations and posts are constructed of stone. Using stone, similar to that employed historically, also is preferred. Using field stone, veneers applied with the bedding plane in a vertical position, or aluminum or vinyl siding are inappropriate.

Analysis: The proposed garage is compatible with the primary structure in general design and materials and its materials and form are appropriate for the neighborhood. The fiber cement is a synthetic material that has been approved by the Historic Landmark Commission many times before.

Finding: The relationship of materials is visually compatible with the materials found in the neighborhood. 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: Garages in the University Historic District are set back on the lot and are detached from the house. The proposed location for the garage is in the rear yard three feet from the rear 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.

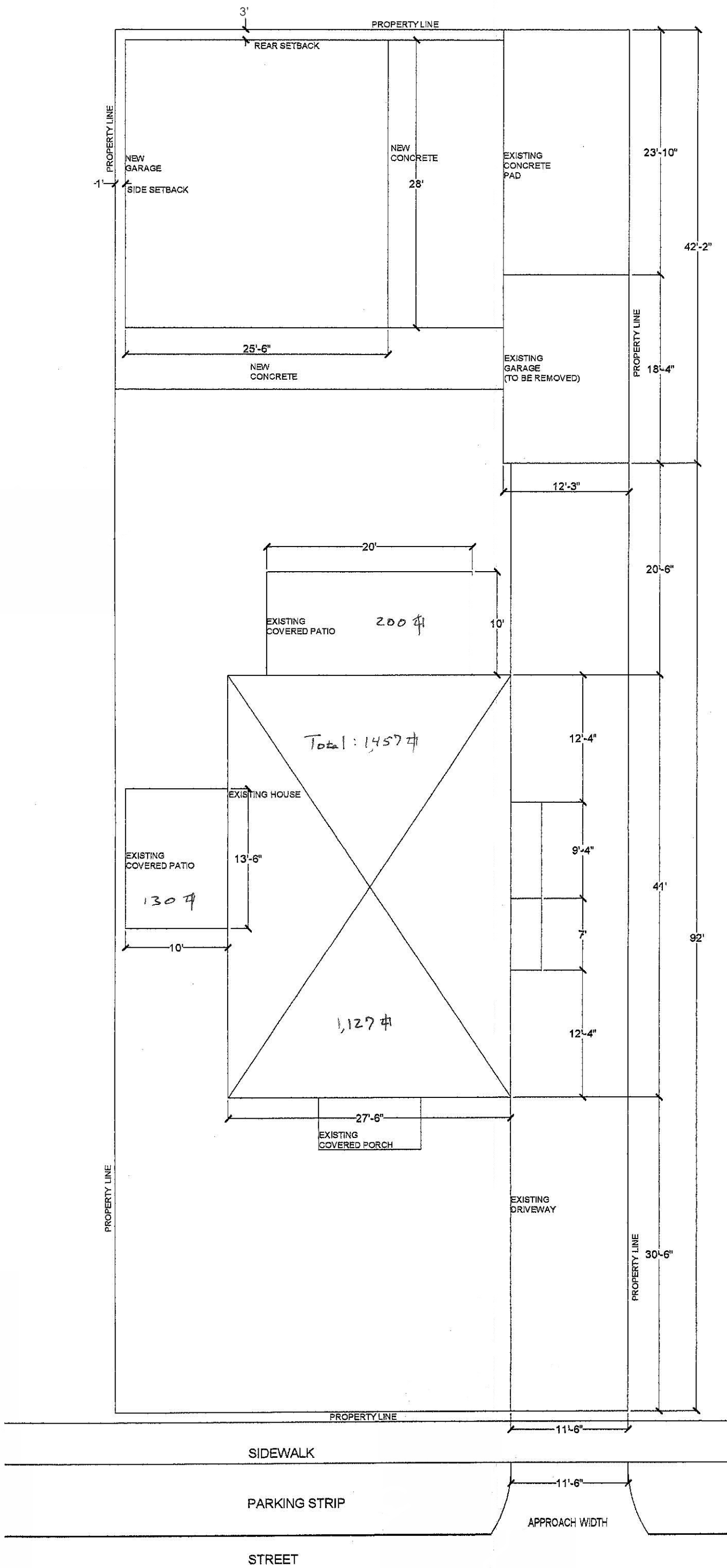
Finding: The proposed project complies with the intent of this standard.

Standard 4: Subdivision of Lots:

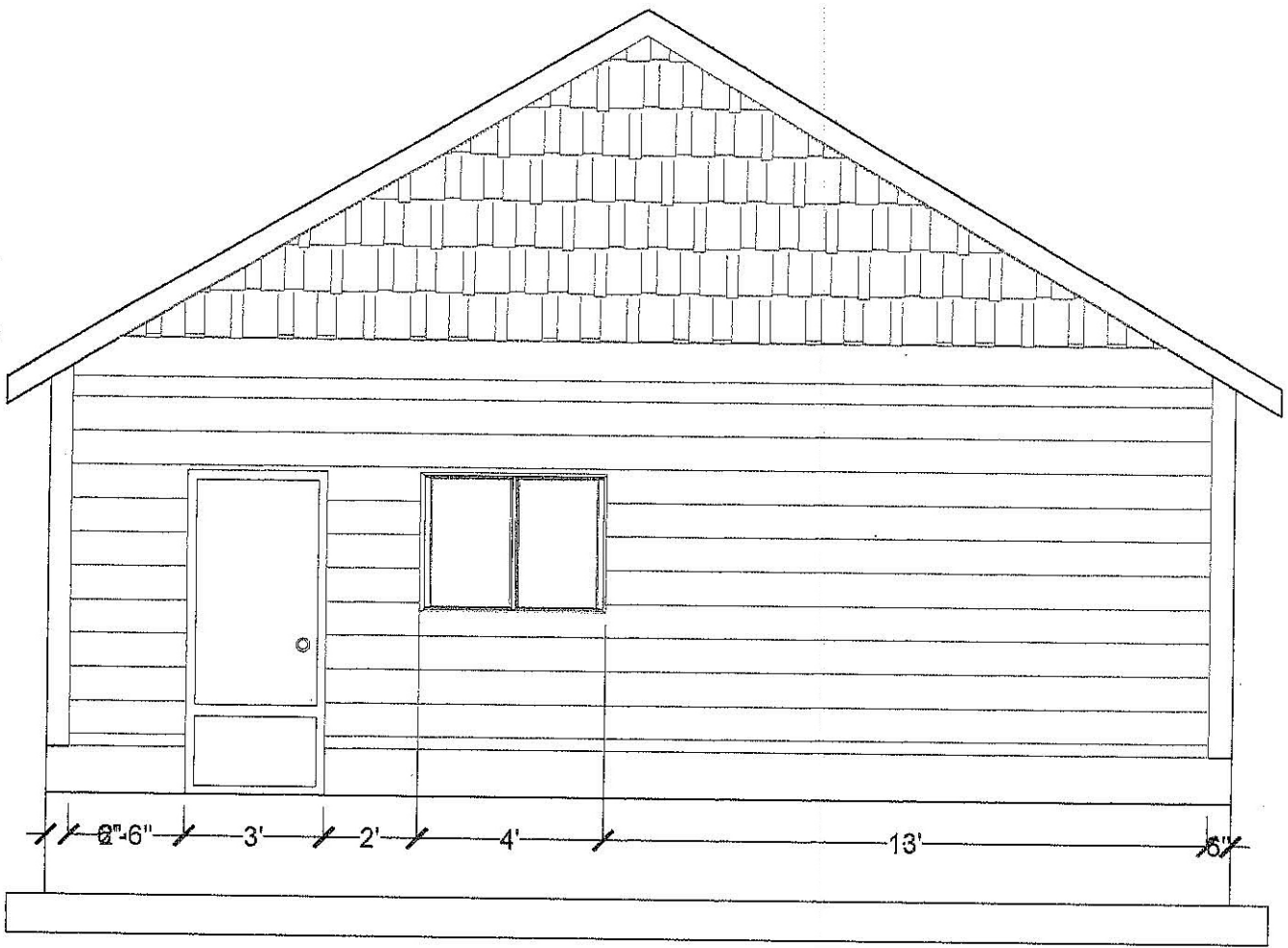
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

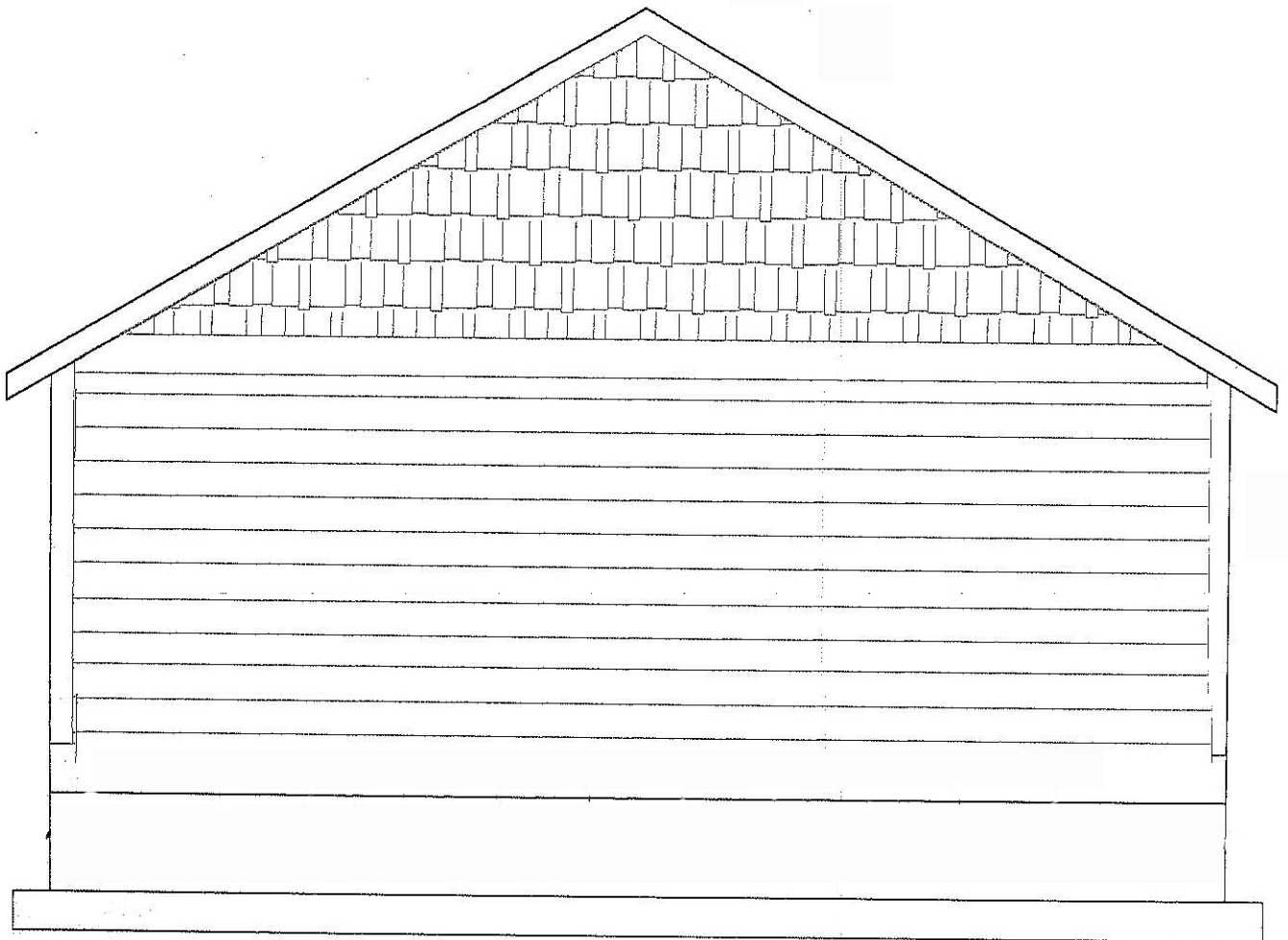
**Attachment A
Site Plan**



**Attachment B
Elevations**



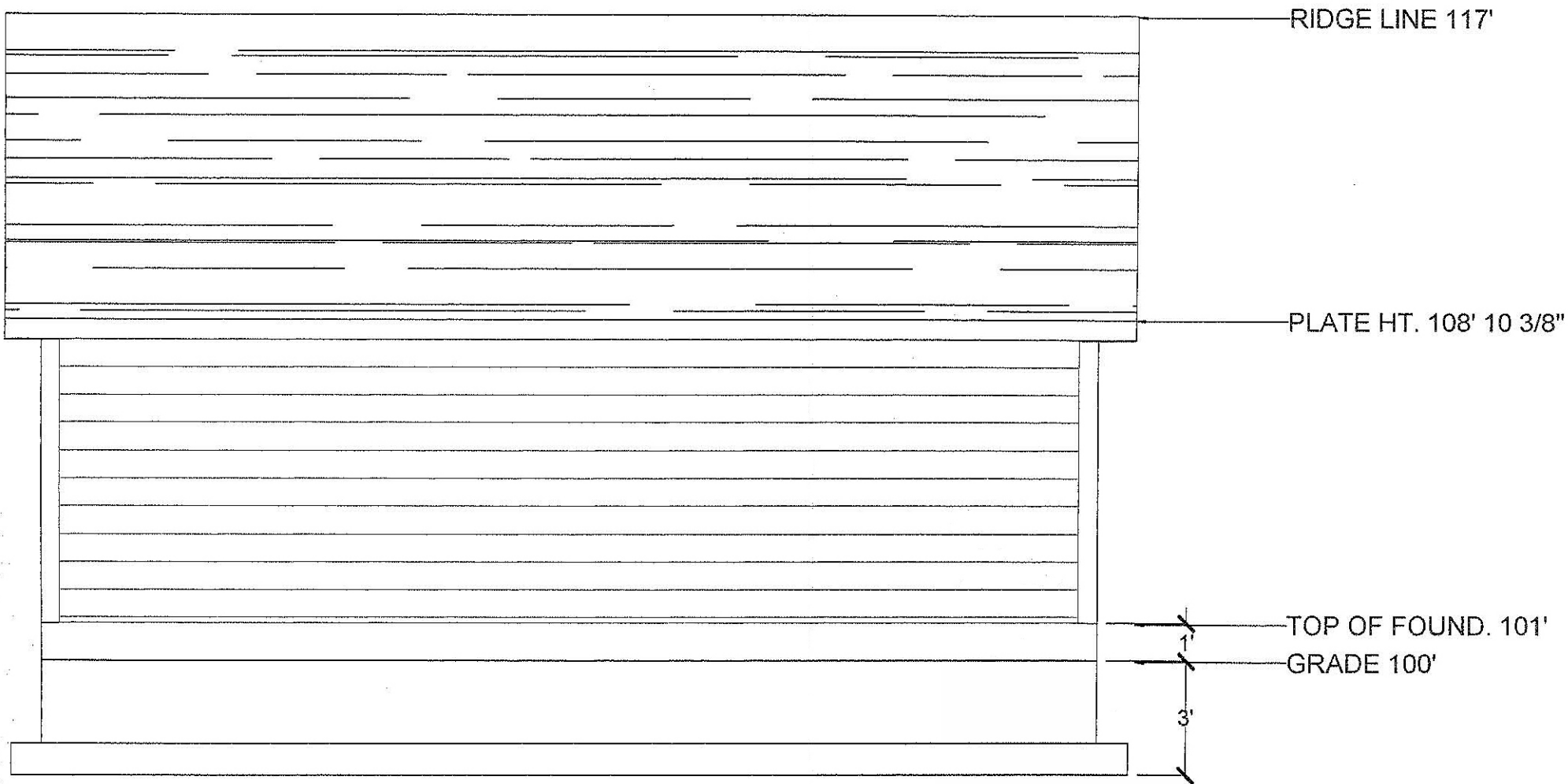
A NORTH EXTERIOR ELEVATION
A03 Scale: $\frac{1}{4}'' = 1'$



C SOUTH EXTERIOR ELEVATION
A03 Scale: $\frac{1}{4}'' = 1'$



B FRONT (WEST) EXTERIOR ELEVATION
 A03 Scale: $\frac{1}{4}'' = 1'$



D EAST EXTERIOR ELEVATION
 A03 Scale: $\frac{1}{4}'' = 1'$

**Attachment C
Photos**



