

HISTORIC LANDMARK COMMISSION STAFF REPORT

Van Vranken 4-Car Garage and Addition Major Alteration

Case PLNHLC2012-00120

641 North 200 West

October 4, 2012



Planning and Zoning Division
Department of Community
Development

Applicant:

Gary Van Vranken

Staff: Thomas Irvin (801) 535-7932
thomas.irvin@slc.gov.com

Tax ID: 08-36-202-009-0000

Current Zone: SR-1A Special
development Pattern Residential

Master Plan Designation:

Capitol Hill
Low Density Residential 5-15 Units
per Acre

Council District:

District 3- Stan Penfold

Community Council:

Capitol Hill
Katherine Gardner, Chair

Lot size: 0.22 acres or
9,570 sq ft

Current Use:

Triplex

Applicable Land Use Regulations:

- Chapter 21A.24.080 SR-1A Zoning District
- Chapter 21A.34.020 Historic Preservation Overlay District
- Design Guidelines for Residential Historic Districts

Notifications:

- Notices Mailed on 9/21/12
- Agenda posted on the Planning Division and Utah Public Meeting websites 9/21/12
- Property posted on 9/21/12

Attachments:

- A. Site Plan, Elevations, Materials
- B. Site Photographs

Request

This is a request by the property owner, Gary Van Vranken, to construct a 1,248 square foot 4-car garage in the rear yard and an elevated deck addition. This triplex is a contributing structure located at 641 North 200 West within the Capitol Hill Historic District and the SR-1A (Special Development Pattern Residential) zoning district. This request is before the Historic Landmark Commission since the owner is requesting an accessory building that exceeds the height and square footage limitations of the zoning district. These are listed as Special Exceptions that the Historic Landmark Commission has the authority to approve.

Staff Recommendation

Based on the findings listed in this staff report, it is Planning Staff's opinion that the proposal to construct an oversized garage will conflict with the objectives of design standards 2 and 10. Additionally, staff finds that the Special Exception request for additional height and square footage for the garage does not comply with standards A and C.

Concerning the elevated deck, Planning Staff's opinion is that it complies with the design standards and recommends that the Historic Landmark Commission approve the addition and delegate final design approval to staff.

Potential Motions:

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and proposal presented, I move that the Commission deny the request to construct a new oversized garage since the proposal does not comply with historic design standards 2 and 10 or Special Exception standards A and C. I further move that the Commission approve the request for an elevated deck addition subject to final design approval by staff.

-or-

Not Consistent with Staff Recommendation: Based on the testimony and proposal submitted, I move that the Commission approve the request to construct an oversized garage and elevated deck addition with the following findings and conditions (Commissioner then states the conditions):

VICINITY MAP



Background

Project Description

This contributing 1 ½ story Victorian Eclectic home was built around 1879 and has been actively used as a triplex since before 1926. It is in the Capitol Hill historic district and is adjoined by single family homes to the north and south and a 100 unit condominium complex to the rear.

During an apartment inspection in 2008, the inspector noted that a new garage had been constructed without permits. The owner, Gary Van Vranken began working with staff on obtaining a permit for the garage. In the course of this review it was determined that the garage exceeds the maximum standards for accessory structures relative to building height and building coverage. No Certificate of Appropriateness has been issued for this structure. After correcting errors in the original measurements, the garage was also found to occupy more than 50% of the footprint of the principal building.

The owner has decided to construct an elevated deck addition to the rear of the triplex by removing an older dilapidated addition. This will increase the footprint of the principal building leaving only the over-size issues which can be reviewed as special exceptions.

The 4-car garage is designed with cedar shingles on the front, aluminum garage doors, and an asphalt shingle roof. The gable ends will have vinyl shingles. The other three facades will be sheathed in sheltergar metal roofing material to match the exterior materials used on the condo’s immediately behind the garage. This garage replaced two small accessory structures.

The elevated deck will have hardy plank siding and wood railings. An existing addition on the northwest corner will be removed to allow for the construction. The deck will project 15 feet beyond the existing rear facade and extend across the entire face of the structure. The owner intends to eventually enclose this deck in order to add additional living space.

Project Details

The property is in the SR-1A Special Development Pattern Residential District. This zone has more restrictive standards for accessory buildings than other residential districts. The Historic Landmarks Commission has been given authority to review accessory buildings requesting additional height and square footage as special exceptions.

Ordinance Requirement	Proposed	Compliance
Maximum Height Limit for Pitch Roofed Accessory Buildings: 14 feet above existing grade	16 feet above grade	NO Requesting Special Exception
Maximum footprint for Accessory Buildings: 480 square feet for a primary accessory building 120 square feet for a secondary accessory building	1,248 square feet	NO Requesting Special Exception
Wall Height for Accessory Buildings: 9 feet above grade	9 feet above grade	YES
Maximum Building Coverage: 40%	34%	YES
Accessory Building Yard Coverage: (a) 50% maximum rear yard coverage (b) 50% of the principal building footprint (c) Total surface coverage of all buildings not to exceed 40% of the lot area	(a) 31.2% of rear yard (b) 50% (calculated with the inclusion of the proposed deck) (c) 34% of lot	(a) YES (b) YES (only if proposed deck is approved) (c) YES

Analysis: Including the elevated deck to the rear of the home resolves the requirement that the garage not be larger than 50% of the footprint of the home. The remaining issues, height and square footage limitations, can be reviewed as special exceptions.

Findings: The changes to the home either meet the applicable zoning requirements or qualify for special exception review.

Comments

Public Comments

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

Analysis and Findings

Options

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 Uniform Building Code and all other applicable City ordinances.

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 future action.

Findings

Special Exception Standards of Review:

The standards of review for a special exception are set forth in Section 21A.52.060 of the Salt Lake City Zoning Ordinance. The standards are as follows:

Standard A. Compliance With Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Analysis: The SR-1A zoning district is intended to maintain the character of older neighborhoods that display a variety of yards, lot sizes and bulk characteristics. The block face that this property resides on exhibits these variations with lots between .08 and .29 acres in size. Two similarly sized parcels have over-sized garages such as the one proposed, but both were constructed without permits or historic review.

Accessory buildings are to be incidental and subordinate to the principal structure. At over 2 ½ times the maximum accessory building size allowed in the zone, the garage is not incidental.

Findings: The proposed garage is not in harmony with the purposes of the zoning ordinance and therefore does not comply with this standard.

Standard B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Analysis: An oversized garage located in the back of an oversized lot designed to provide sheltered parking for the tenants of this triplex will not diminish or impair adjoining property values. The neighboring lots to the

north and south are deep properties which will be minimally impacted. There are residential units located behind this property; however, there will be over 15 feet from the garage to the adjacent structure.

Findings: The proposed garage complies with this standard.

Standard C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

Analysis: Within the SR-1A zoning districts, primary accessory buildings are limited to a maximum of 480 square feet with an additional 120 square feet allowed for a secondary accessory structure. Allowing a garage that is over 2 ½ times this maximum is not in keeping with the character of the area. While two additional oversized garages exist on the block face, they were not legally constructed and also are not in character.

Findings: The proposed garage does not comply with this standard.

Standard D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Analysis: The rear of this parcel has historically been used for surface parking. The continuation of this use with a garage will be compatible with neighboring properties.

Findings: The proposed garage complies with this standard.

Standard E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Analysis: The garage has already been constructed. It replaced two smaller accessory buildings which were not considered to be historic or significant.

Findings: The proposed garage complies with this standard.

Standard F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Analysis: Providing a garage in lieu of surface parking will not cause any type of pollution or noise.

Findings: The proposed garage complies with this standard.

Standard G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to Chapter 21A.52.

Analysis: While there are no additional special exception standards this request is required to meet, it is noted that the changes must comply with the requirements of the Historic Preservation Overlay District standards that are reviewed below.

Findings: The proposed garage complies with this standard.

21A.34.020 Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure:

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: The use of the structure will not change. It has been historically used as a triplex and there is no plan to change this designation.

Finding: The proposed project is consistent with this standard.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Applicable Design Guidelines

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

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 does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the walls but are acceptable for the soffits.

Analysis:

Addition: Constructing the elevated deck will require the removal of a wood addition at the rear of the home. This addition is in disrepair and no permit history can be found for it. It is not considered character defining or historically significant. No historically important architectural features will be obscured.

Garage: As the proposed garage resides at the rear of the oversized lot, it will not compete visually with the home. While the siding for the front of the garage is proposed to be cedar shingles, the other sides will be covered in a metal roofing material designed to match materials used on an adjacent apartment building. Vinyl shingles are planned for the gable ends. Both of these materials are not acceptable for use on accessory buildings.

Finding:

Addition: The elevated deck addition is consistent with this standard.

Garage: The proposed garage is not consistent with this standard.

Standard 3: All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.

Applicable Design Guidelines

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

Analysis:

Addition: As the addition will have fiber cement siding, it will be clearly distinguishable from the brick exterior of the original structure.

Garage: The design of the proposed garage does not seek to appear historical and is clearly a product of its own time.

Finding: The project is consistent with this standard.

Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

Analysis: As stated earlier, the dilapidated wood addition that is proposed to be removed in order to construct the elevated deck is not considered historically significant.

Finding: The project is consistent with this standard.

Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Analysis: There are no proposed changes to any distinctive features on the primary structure.

Finding: The project is consistent with this standard.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Analysis: The only feature that will be lost is the noncontributing wood addition discussed earlier. The two accessory structures that have already been demolished were not considered historic. Sanborn Fire Insurance Maps establish that one was constructed between 1950 and 1986, while the other was built after 1986. No permits could be found for either storage Structure.

Finding: The project is consistent with this standard.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: The proposal does not include any treatment of historic materials.

Finding: This standard is not applicable for the project.

Standard 8: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Applicable Design Guidelines

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary façades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

Analysis:

Addition: The attached elevated deck will not conceal or destroy and significant features of the structure. It is designed to be much smaller in scale and mass than the primary structure.

Garage: The garage is simple in design and is not intended to mimic the style or features of the principal structure.

Finding: The project is consistent with this standard.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: The elevated deck will be encased in fiber cement siding which will clearly establish it as a recent addition when contrasted with the brick exterior of the existing home. Its construction will not impact the integrity of the home.

Finding: The project is consistent with this standard.

Standard 10: 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.

Applicable Design Guidelines

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

Analysis:

Addition: The use of fiber cement siding on the deck is appropriate as it will not be visible from the public way and will cover the exterior of the existing foundation wall.

Garage: Staff does not support the use of metal roofing material for siding on the garage. While the proposed sides containing metal roofing will not be visible from the public street, the material is not intended to be used as siding and, considering the excessive size of the garage, will detract from the overall appearance of the property.

Finding:

Addition: The proposed elevated deck addition is consistent with this standard.

Garage: The proposed garage is not consistent with this standard.

Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

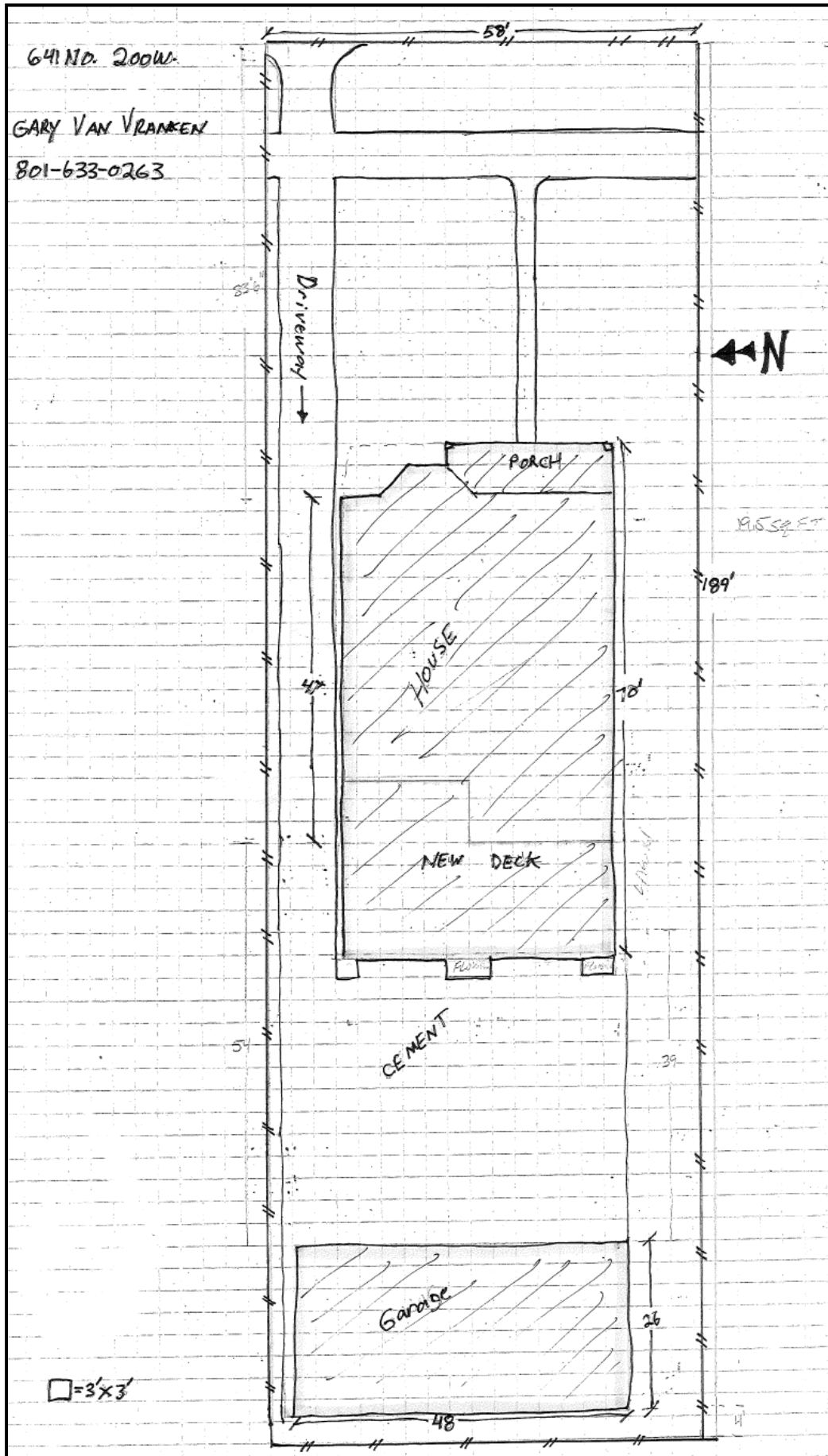
Standard 12: Additional design standards adopted by the historic landmark commission and city council.

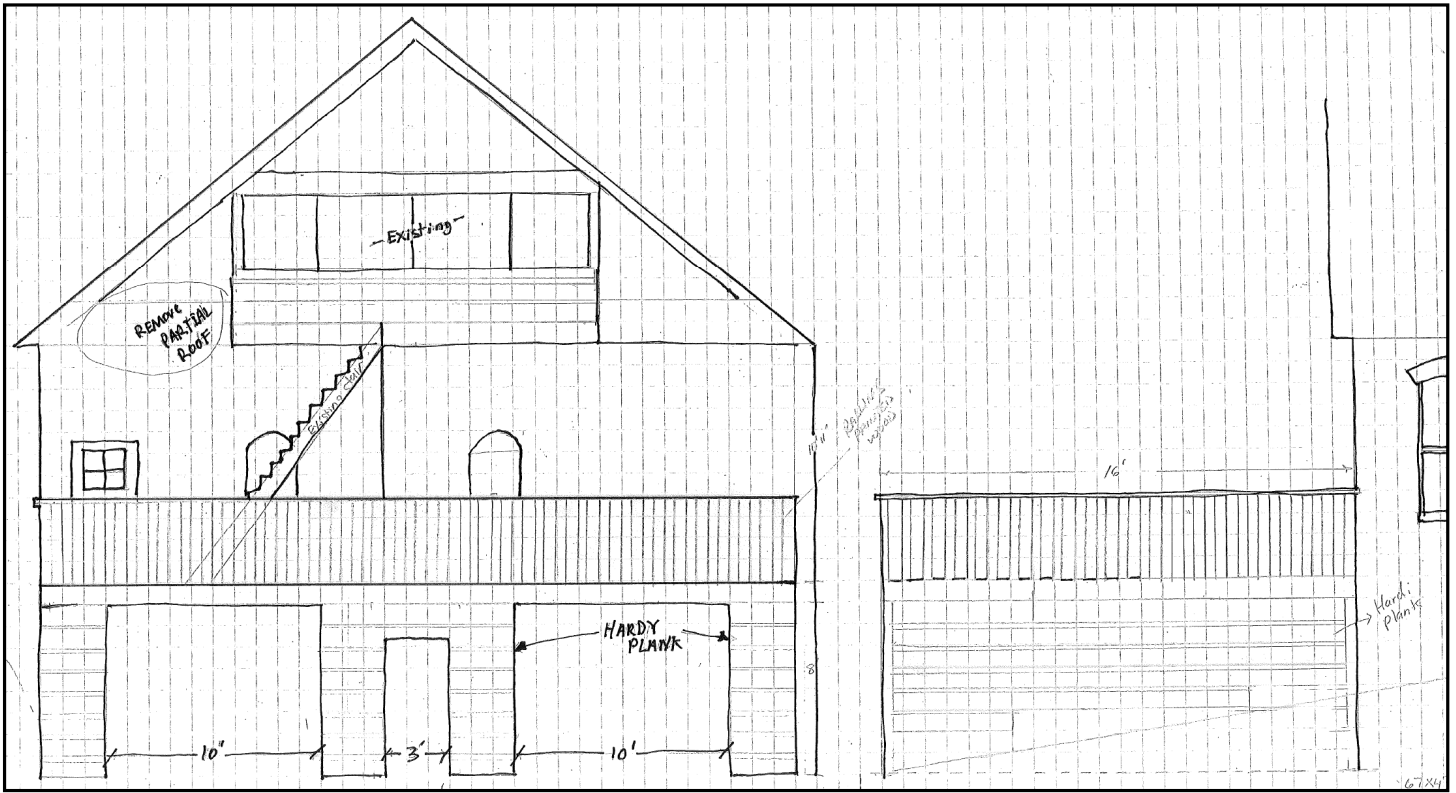
Analysis: Other than the standards for Special Exceptions described earlier, there are no other design standards applicable to this project.

Finding: This standard is not applicable.

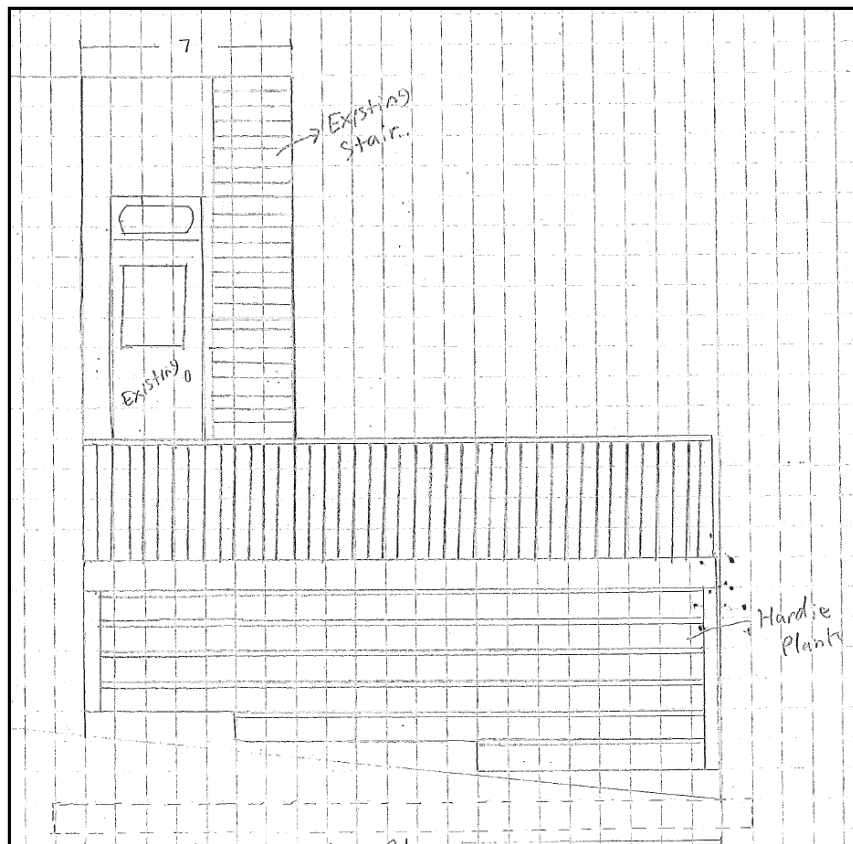
Exhibit A:

Site Plan, Elevations, Materials

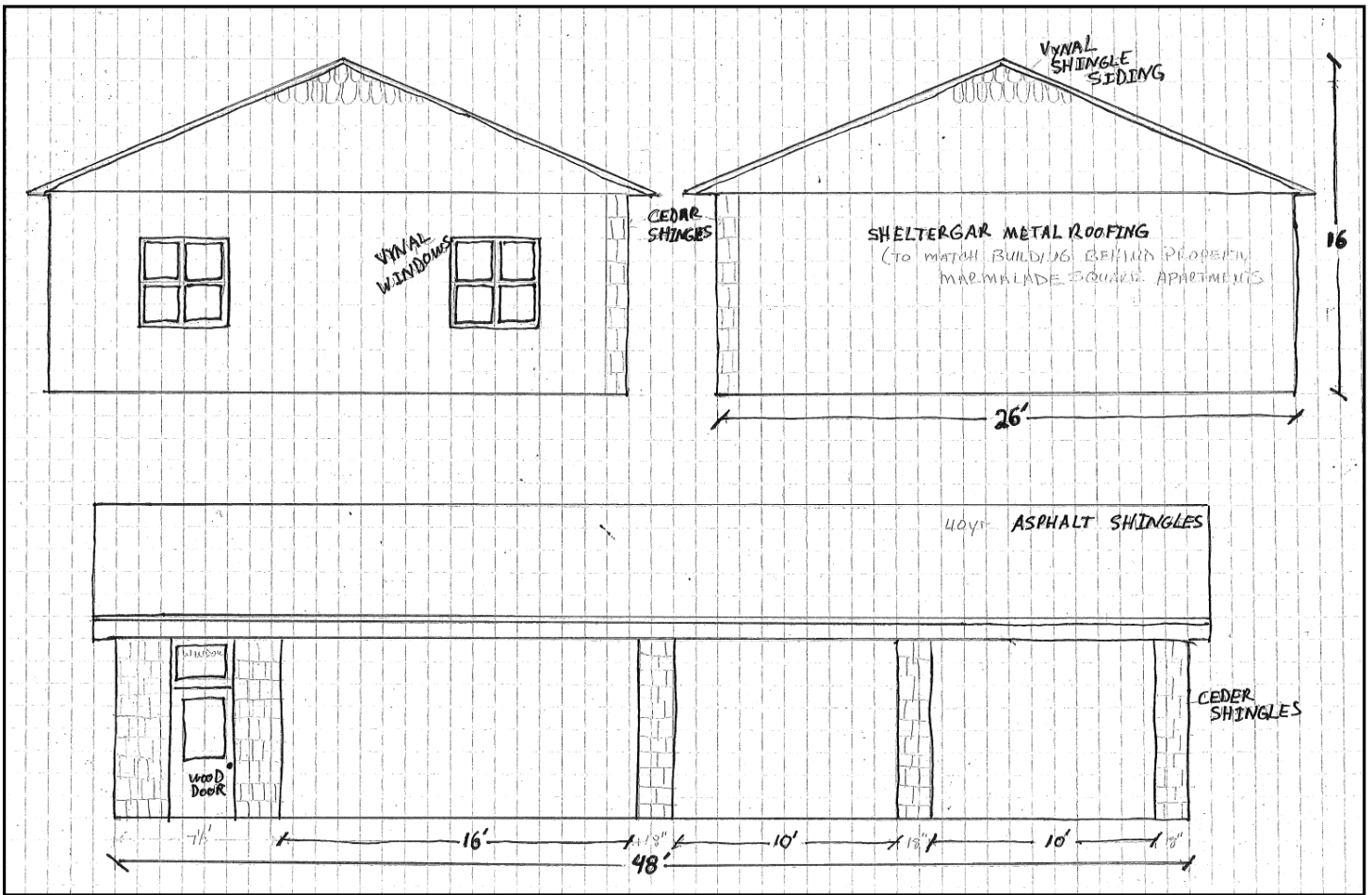




Proposed Rear Deck Addition



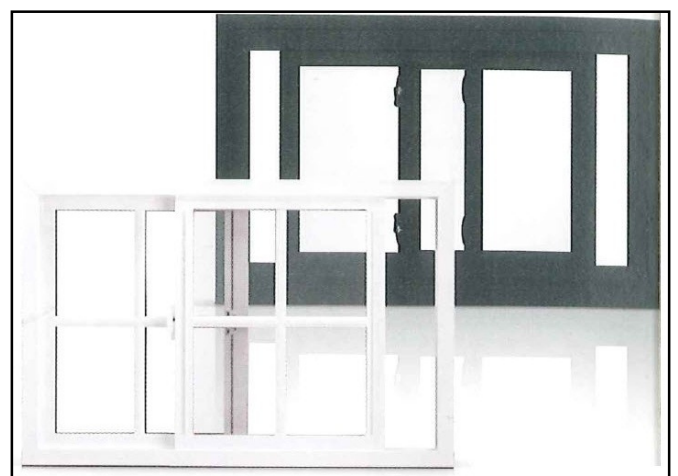
Side View of Deck Addition



Garage Elevations



Shelterguard Metal Roofing to be Used as Siding



Jeld-Wen Vinyl Windows for South Elevation

Exhibit B:

Site Photographs



Front Façade of Triplex



Visibility of Garage from Public Way



Rear View of Triplex



4-Car Garage as Currently Built



Entryway to Garage



Note: Ivy Grown Over North Side of Garage