



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Katia Pace
801 535-6354 or katia.pace@slcgov.com
Date: August 4, 2016
Re: PLNHLC2016-00444 Major Alteration
PLNHLC2016-00566 Special Exception

MAJOR ALTERATIONS & SPECIAL EXCEPTION

PROPERTY ADDRESS: 306 "G" Street
PARCEL ID: 09-31-428-003
HISTORIC DISTRICT: Avenues Historic District
ZONING DISTRICT: H Historic Preservation Overlay District. SR-IA Special Development Pattern Residential District
MASTER PLAN: Avenues Community Master Plan
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Rear Addition and New Garage to Single Family Residence at approximately 306 G Street - Kimble Shaw, on behalf of the property owner Brian Damon, is requesting approval to remodel, add to the rear of the existing house and replace the existing garage with a new one. The house is a contributing building in the Avenues Historic District. The house is located on a corner lot and the addition will face 6th Avenue. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for a proposed grade change, additional height on the garage and reduced setback between the proposed garage and the principal structure on the adjacent lot.

- a. **Proposed Remodel & Addition** – The proposed is for remodeling and construct an addition on the rear yard of a corner lot. The addition will face 6th Avenue. Case Number PLNHLC2016-00444
- b. **Three Special Exceptions** Case Number PLNHLC2016-00566
 1. Request for a grade change of 5 feet for a retaining wall in the rear yard of a corner lot that will face 6th Avenue, and
 2. For additional height for a garage proposed to be 15 feet for the principal structure and 12 feet for the secondary structure, and
 3. Setback reduction between the proposed garage and the principal structure on the adjacent lot.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I recommend that the Commission approve the application for the remodeling, rear addition, new garage and associated special exceptions required to construct the proposal subject to the condition that the retaining wall be terraced and shorter.

MOTION: Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for the remodeling, rear addition, new garage and associated special exceptions required to construct the proposal subject to the condition that the retaining wall be terraced and shorter.

BACKGROUND:

The site is located at the southeast corner of G Street and 6th Avenue in the Avenues Historic District. The existing building is a 1 story dwelling with basement, described in the 2007 Avenues Survey as dating circa 1940 with an Early Ranch style and identified as a contributing building in the district.

Although described as Early Ranch in the 2007 Avenues Survey, this house style is more like a WWII Era Cottage. The home is a small one-story structure covered with a Dutch gable roof with minimal eave overhangs. The overall shape is square and it has a shallow room projection in the front facade with a hip roof. A small covering is found over the front door, this small porch is held with a wrought iron column. The original siding of the building was probably fiberboard, wood or asbestos, and currently it is aluminum siding. There are two bay windows, one in the front and another on the south side, another window is placed on the corner of the house and wraps around the side elevation. The bigger windows had muntins. The other smaller windows in the house were horizontal sliders. The original windows were metal. The current windows are aluminum casement and sliders.

A small garage is located on the back, the northeast part of the lot. A more recent deck w/ cover, and storage shed were added to the rear of the property.

The base zoning district for this site is Special Development Pattern Residential (SR-1A), and the site and context lie within the H Historic Preservation Overlay defining The Avenues Historic District.



306 "G" STREET – FRONT FAÇADE HISTORIC AND CURRENT PHOTO

PROJECT DESCRIPTION:

The proposal is to remodel the existing structure and to build an addition on the rear of the existing house to provide an open plan kitchen, family room, and utility space and a balcony on the main level with a family room below on the basement level.

The rear addition will be in-line with the existing house on the south side and will be stepped in on the north side to accommodate the tapering of the driveway for the garage entrance. Between the existing structure and the addition there will be a link that would set inward to distinguish the old from the new. The addition will have a hip roof similar to the Dutch gable roof of the existing structure. The roof linking the existing structure and the addition will be substantially shorter and will be clad in a different material.

On the basement level a cutout on the sloping yard next to the south wall would be created to allow for natural light in the basement area. Because of the topography of the yard this feature would not be visible from the street.

The existing garage and covered deck in the rear yard would be removed. A new detached garage is proposed in the northeast corner of the rear yard.

PROPOSED SCOPE OF WORK**Site Features:**

- Remove retaining walls on the south sidewalk and the railroad tie. Replace it with a new 5 foot cement retaining wall at south side of property to help terrace rear yard and install a 4 foot tall metal guard/fence on top of the retaining wall.
- Replace existing driveway, walkways, and apron with similar materials. The material will be concrete for all hardscape.
- New landscaping.

Existing Structure:

- Replace aluminum siding with cement board lap siding painted white on the existing house. The original material was likely fiberboard, wood or asbestos, siding.
- Replace asphalt shingles with new asphalt shingles on the roof.
- Replace existing aluminum sliders and bay windows with double-hung and casement aluminum-clad wood windows. The proposed windows will have muntins to match the original windows. The current windows are not the original, as shown on the historic photograph. However, it is unclear what the style was of the windows not shown on the historic photograph.
- Keep the existing chimney and incorporate it in the addition.
- Replace the wrought iron column on the porch with a tapered square wood column, painted white.
- Use metal roof above the bay windows.

Addition:

- Use smooth cement board batten siding painted white for the addition.
- The roof linking the existing structure and the addition would be standing seam metal.
- The roof of the addition would be asphalt shingles like the existing structure.
- Use aluminum-clad wood windows.
- Build a cantilevered balcony on the south side with 3 foot high metal or cable guard rail on the south side.

Garage:

- Remove existing detached garage, deck w/ cover, and storage shed in rear yard and build new garage at approximately the same location. The total square footage for the garage will be 600 square feet, with one building being 480 square feet and a smaller and shorter building attached that will be 120 square feet.
- The garage would be a two hip roof structure with asphalt shingles.
- The exterior material of the new garage is smooth cement board battens siding painted white.
- The garage door would be carriage style wood.
- The windows would be aluminum-clad wood.
- The column on the garage porch would be tapered square wood.

KEY ISSUES

The following key issues were identified:

Issue 1: Height of Retaining Wall

The proposal is to remove existing retaining walls at south sidewalk and for a distance of approximately 27 feet, replace it with new 5 foot retaining wall at south side of property and a 4 foot tall metal guard/fence on top of the retaining wall. A Special Exception is being requested.

- The reason for the retaining wall is to maximize the rear yard and to mitigate the existing steep slope on the lot.
- The concern is that the height of the retaining wall would seem overwhelming for pedestrians and would not be compatible with the character of the neighborhood. However, other properties in the neighborhood, especially on corner properties, have retaining walls higher than four feet. The property abutting on the east is an apartment building that has a retaining wall that is gently terraced and across the street on the northwest corner the property also has a terraced retaining wall.



PROPERTY ACROSS THE STREET WITH RETAINING WALL AND TERRACE



BUILDING ADJACENT TO THE SUBJECT PROPERTY WITH RETAINING WALL AND TERRACE

Finding: A 6 foot fence could be approved at the same location. In addition, other retaining walls are present in the neighborhood, but for the most part they are shorter and are terraced. Staff finds that a shorter retaining wall and terraced could be approved.

Issue 2: Garage Setback from Principal Structure on Adjacent Lot

The proposal is to locate a garage on the northeast corner of the lot that would be approximately 7 feet from the principal structure on the adjacent lot. A Special Exception is being requested.

- The reason for the reduced setback is because the location of the proposed garage is being restricted to accommodate an addition that would be subordinate to the existing structure.
- The fact that the lot is a corner lot also restricts the location of the garage on the lot.
- The zoning requirements allow for a much bigger addition such as a taller addition or an addition that would set forward from the existing principal structure.
- Also, the option for an attached garage is not appropriate in a historic district.
- The reduced setback would have a minimal impact since the walls of the proposed garage facing the adjacent properties would have no openings and the views from the apartment units will not change substantially. The distance between the proposed garage and the apartment building will be approximately 7 feet apart.



LOCATION OF THE CURRENT GARAGE IN RELATION TO THE ADJACENT APARTMENT BUILDING

Finding: The proposed location of the garage will have minimum impact on the apartment building next door and the reduced setback will give space for an addition that will be subordinate to the principal structure.

Issue 3: Height of Garage

The proposed garage is a two roof structure, one is being proposed to be 15 feet and the other 12 feet.

- The reason for the additional height on the garage is to match the pitch of the original house and addition.

Finding: The footprint of the garage would not increase and the garage would be visually pleasing by being compatible with the principal structure.

Issue 4: Proposed Material Change

The proposal is to replace the aluminum siding with cement board lap siding on the existing house, replace the existing aluminum windows with aluminum-clad wood windows and replace the wrought iron column on the porch with a tapered square wood column.

- The original siding was likely fiberboard, wood or asbestos. The current siding is aluminum siding.
- The original windows were metal. The current windows are aluminum casement and sliders.
- The wrought iron column is typical for World War II Era cottages.



CURRENT ALUMINUM SIDING AND WINDOWS

Finding: Underneath the aluminum siding is fiberboard, wood or asbestos. If it is asbestos siding it should not be restored because asbestos is found to be toxic and a hazardous material and it is no longer manufactured. Staff finds that cement fiber is a better material and it can be approved. Similarly, the original windows have already been replaced, so an alternative material would be appropriate. The use of muntins would match the original windows. Also, simple squared wood column, not tapered, was not uncommon in houses of this architectural style, however, the proposed column should not be tapered.

ATTACHMENTS:

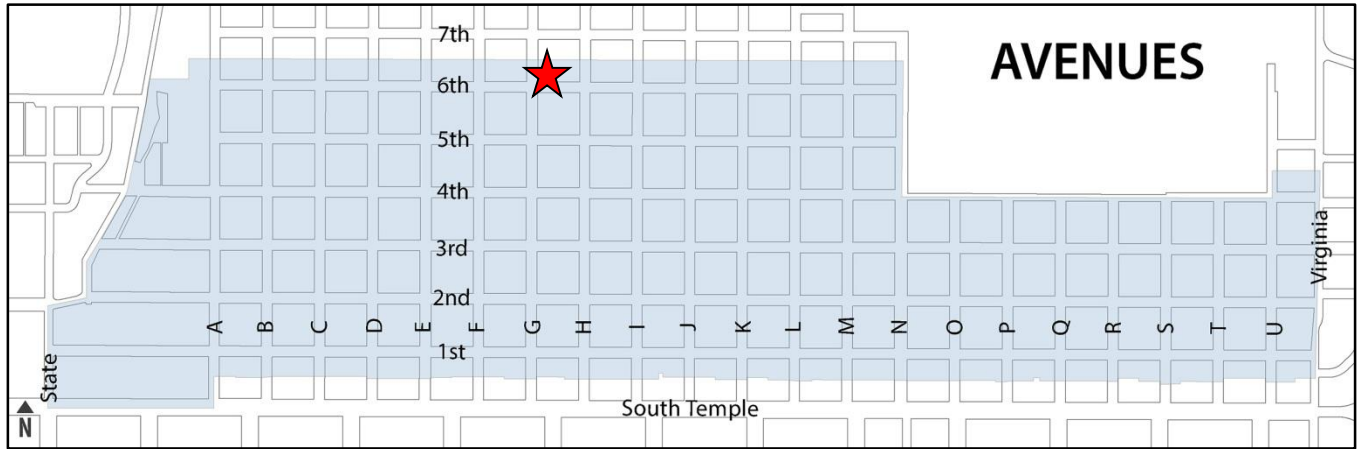
- A. Vicinity Map
- B. Historic District Map
- C. Development Plan Set
- D. Applicant Information
- E. Zoning Ordinance Standards
- F. Historic Preservation Standards
- G. Applicable Design Guidelines
- H. Photographs
- I. Public Process and Comments
- J. Alternate Motion

ATTACHMENT A: VICINITY MAP

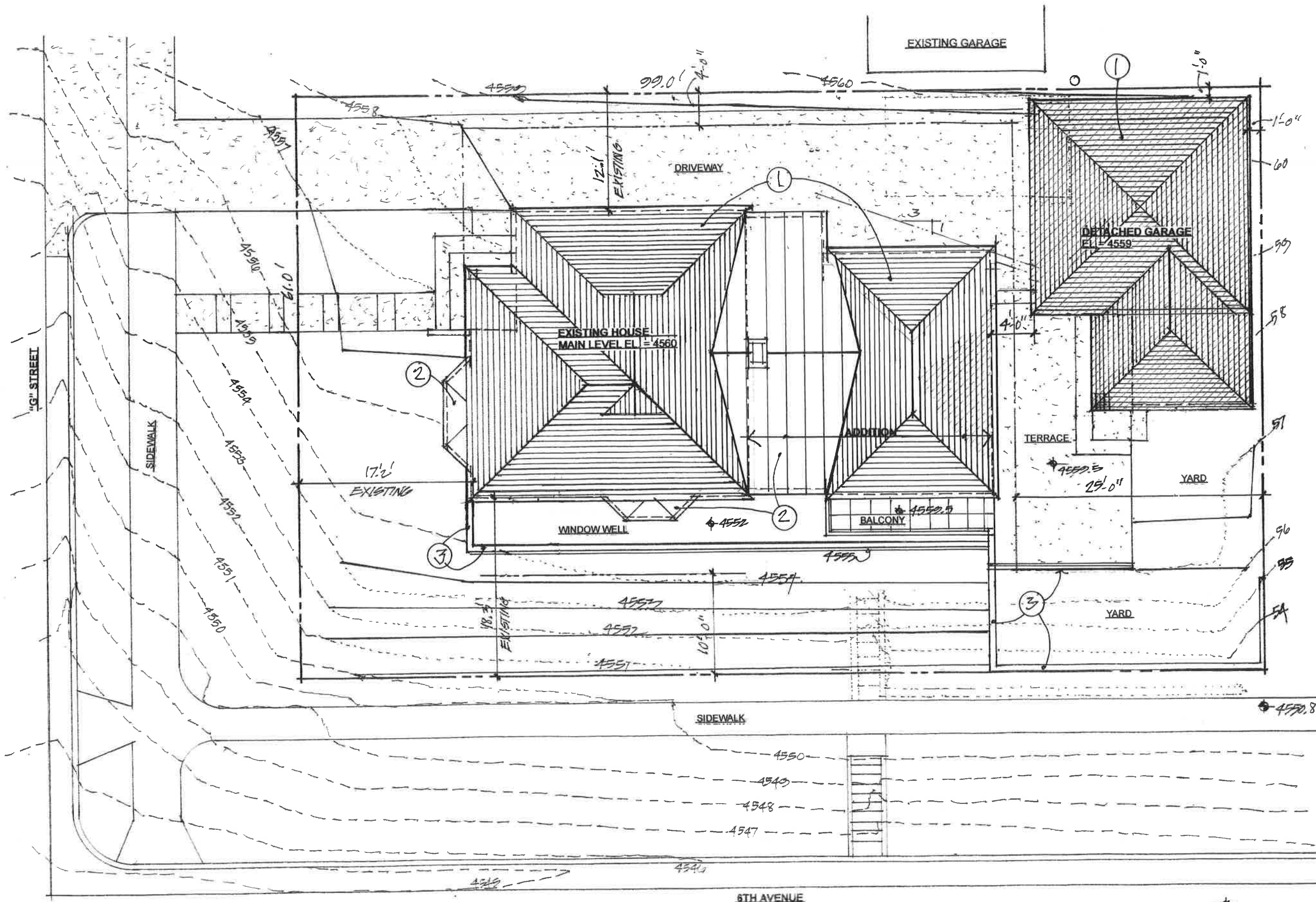


ATTACHMENT B: HISTORIC DISTRICT MAP

★ *Approximate Project Location*



ATTACHMENT C: DEVELOPMENT PLAN SET



ZONING DATA
 ZONE: SR-1A
 HEIGHT: 23'-0" TO RIDGE FROM EXISTING ESTABLISHED GRADE
 MAX. WALL HT. @ INTERIOR SIDES : 16'-0"
SETBACKS:
 FRONT: BLOCKFACE AVERAGE
 CORNER SIDE: 10'-0"
 INTERIOR SIDE: 4'-0"
 REAR: 25% OF DEPTH = 25'-0"

BUILDING DATA
AREA TAKE-OFFS:
BASEMENT LEVEL:
 550 SF (EXIST.) + 700 SF (ADD.) = 1250 SF
MAIN LEVEL:
 825 SF (EXIST.) + 700 SF (ADD.) = 1525 SF
TOTAL LIVABLE AREA: 2775 SF

DETACHED GARAGE:
 480SF + 120SF = **600 SF**

LOT COVERAGE
 LOT AREA: 61 X 99 = 6039 SF
 40 % ALLOWED COVERAGE:
 .40 X 6039 = 2416 SF ALLOWED
TOTAL BLDG. COVERAGE:
(EXIST + NEW + GARAGE):
 825SF + 700SF + 600SF = **2125 SF**

REAR YARD: 28 X 50 = 1400 SF
 50% ALLOWED REAR YARD COVERAGE
 .50 X 1400 SF = 700 SF ALLOWED
PROPOSED GARAGE COVERAGE: 600 SF

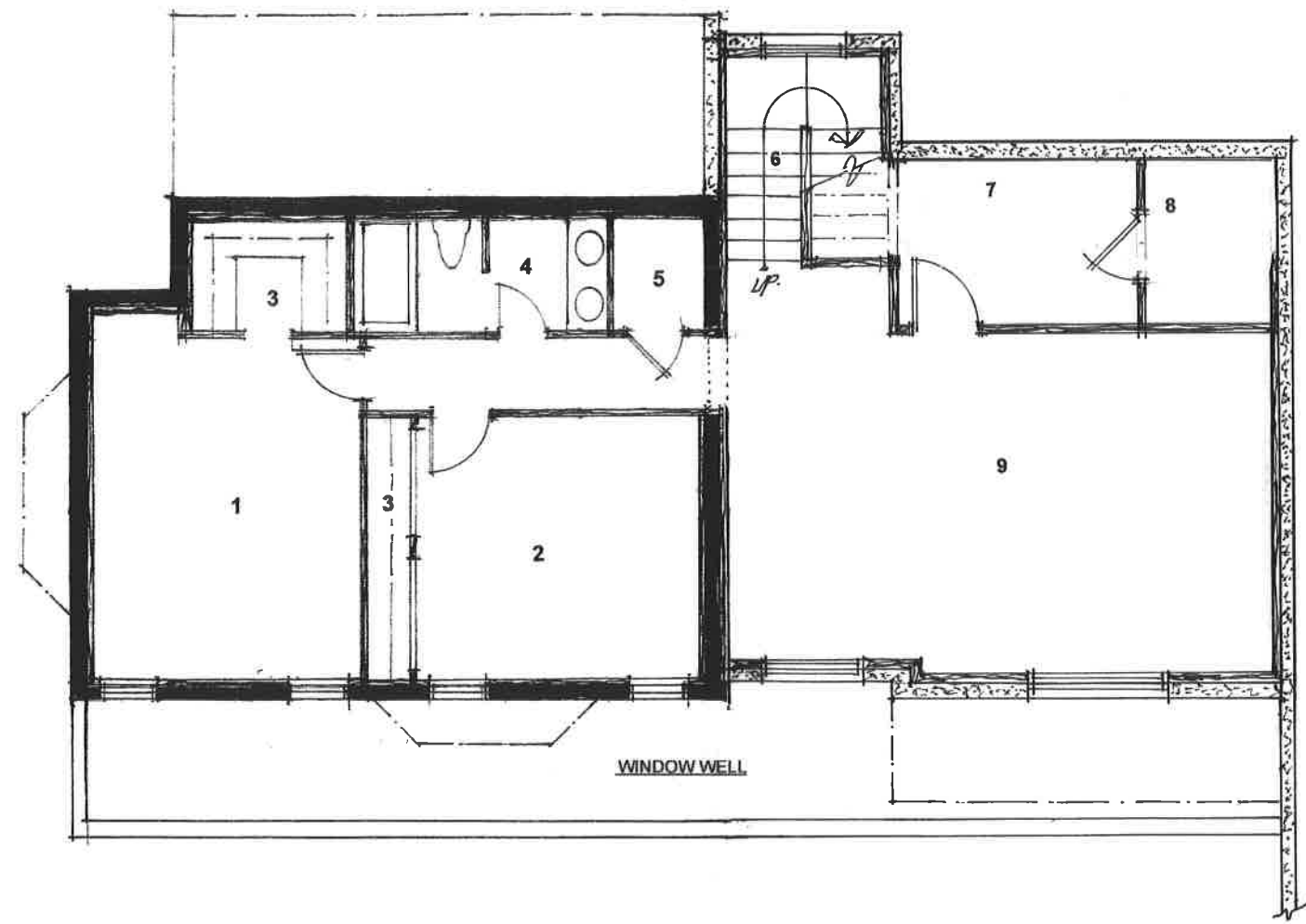
LEGEND
 1 ASPHALT SHINGLE ROOF
 2 STANDING SEAM METAL ROOF
 3 CONCRETE RETAINING WALL

306 "G" STREET
REMODEL/ADDITION
 JULY 11, 2016

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SITE PLAN
 SCALE: 1" = 10'-0"





LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 CLOSET
- 4 BATH
- 5 LINEN
- 6 STAIR
- 7 STORAGE
- 8 MECHANICAL
- 9 FAMILY/REC

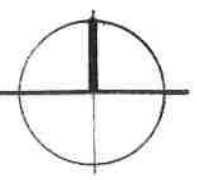
**306 "G" STREET
REMODEL/ADDITION**

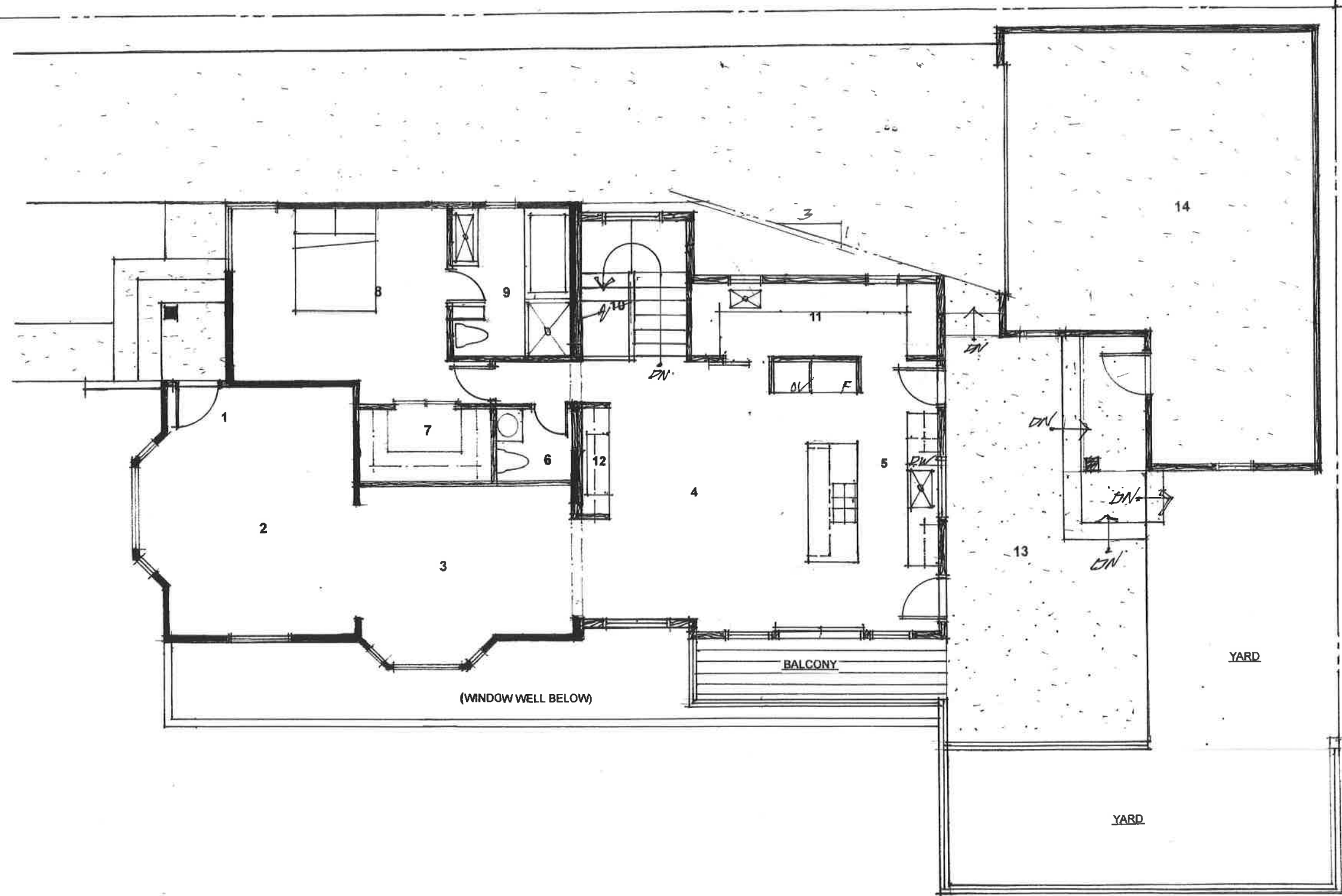
JULY 11, 2016

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BASEMENT LEVEL PLAN

SCALE: 1/8" = 1'-0"





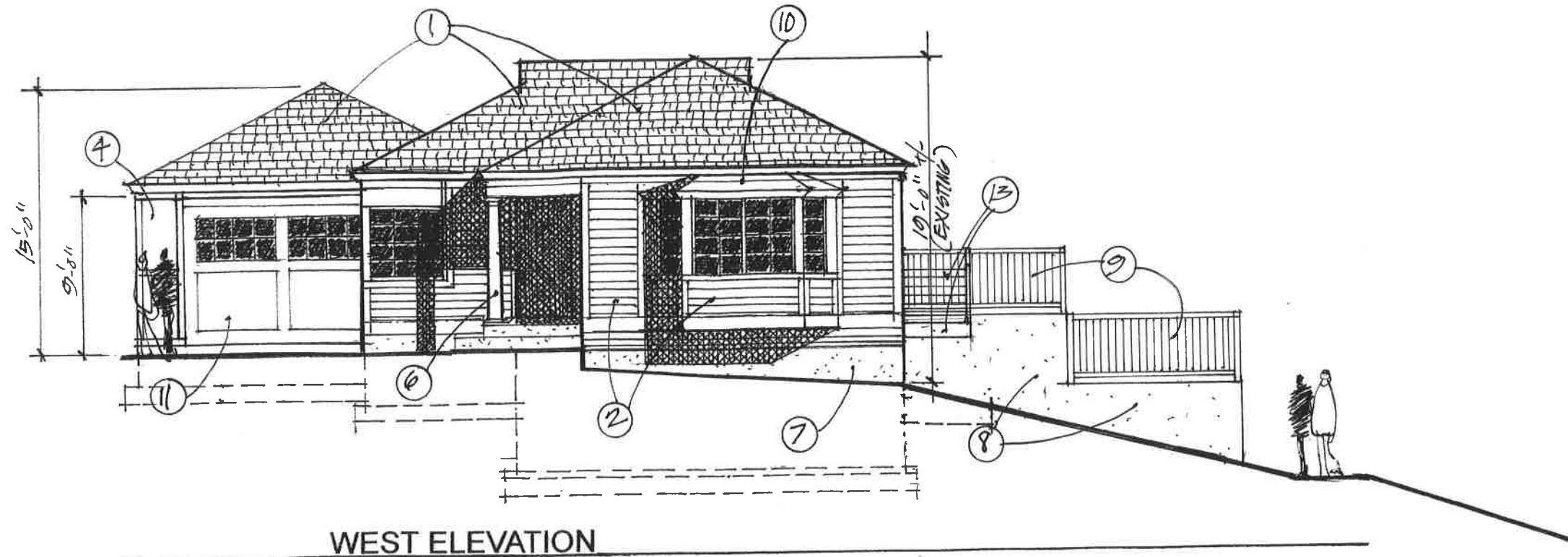
- LEGEND**
- 1 ENTRY FOYER
 - 2 LIVING
 - 3 DINING
 - 4 FAMILY
 - 5 KITCHEN
 - 6 POWDER
 - 7 WALK-IN CLOSET
 - 8 MASTER BEDROOM
 - 9 MASTER BATH
 - 10 STAIR
 - 11 LAUNDRY/PANTRY/MUD
 - 12 TV/FIREPLACE
 - 13 TERRACE
 - 14 2-CAR GARAGE

**306 "G" STREET
REMODEL/ADDITION**

JULY 11, 2016

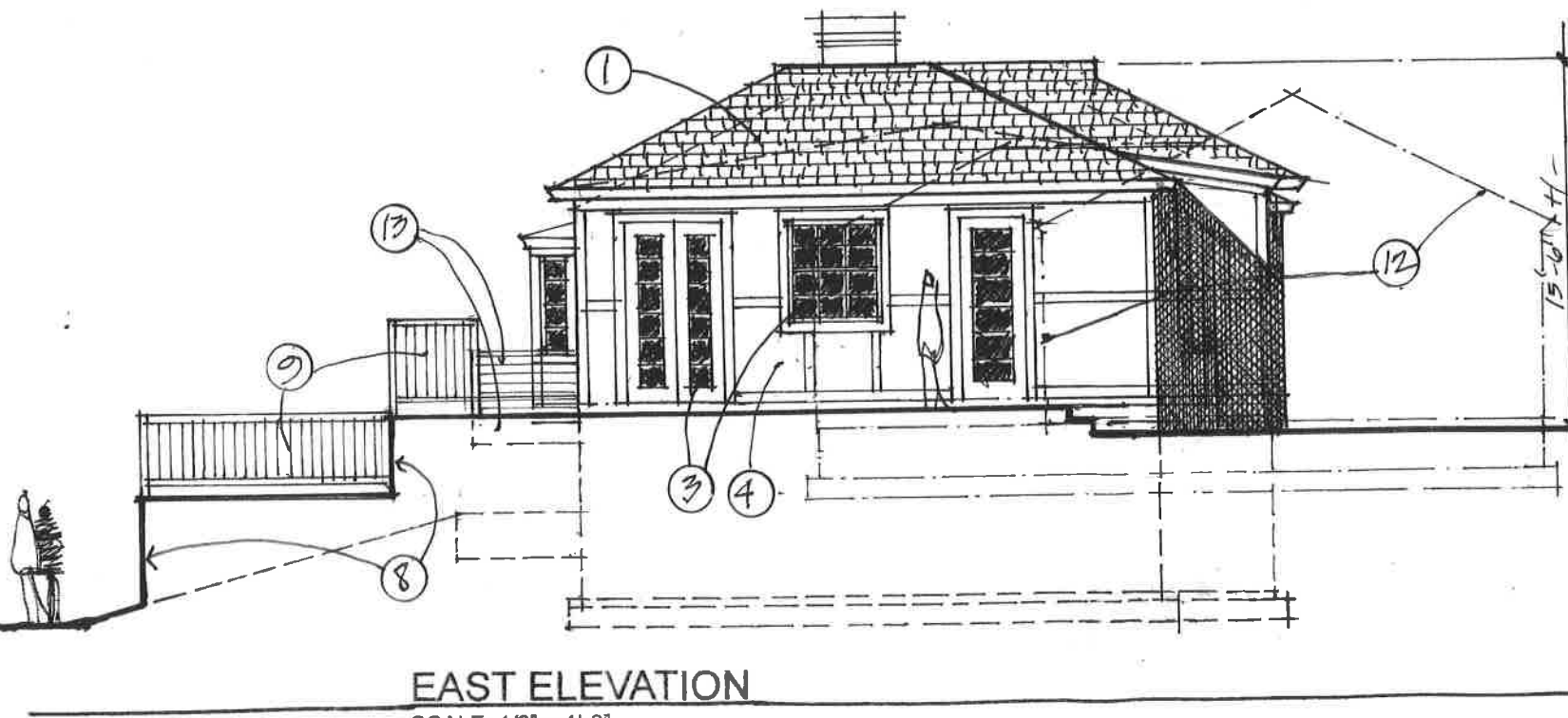
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MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

**306 "G" STREET
REMODEL/ADDITION**

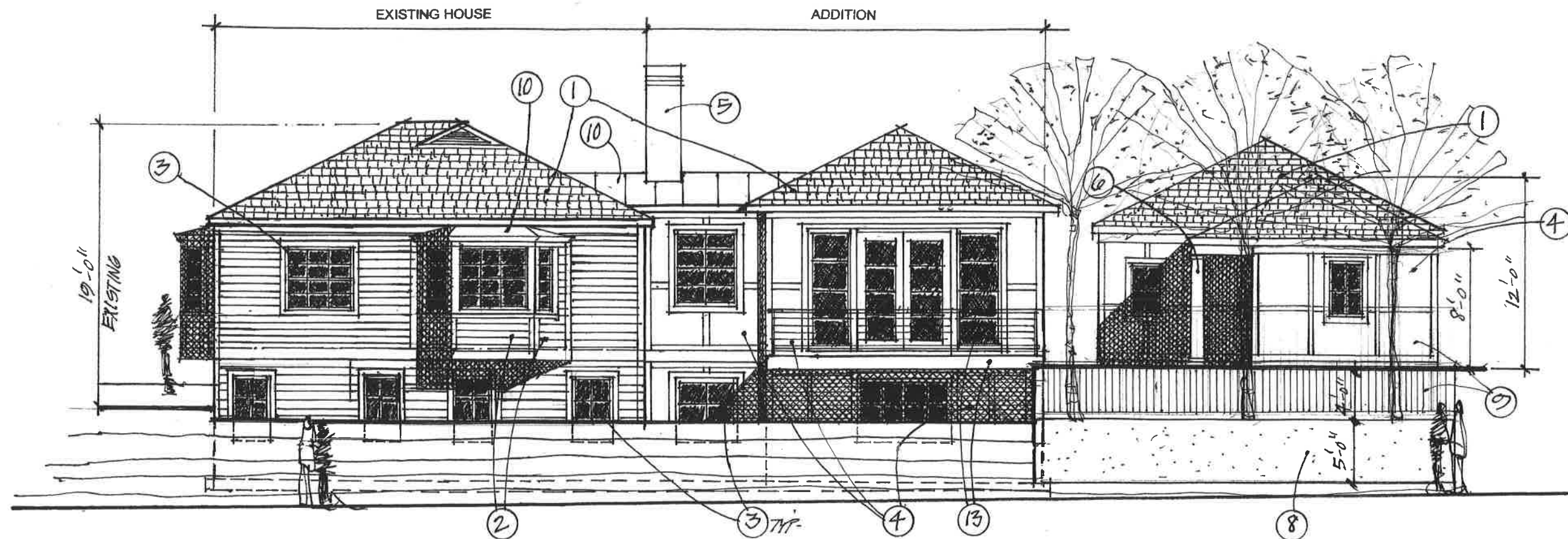
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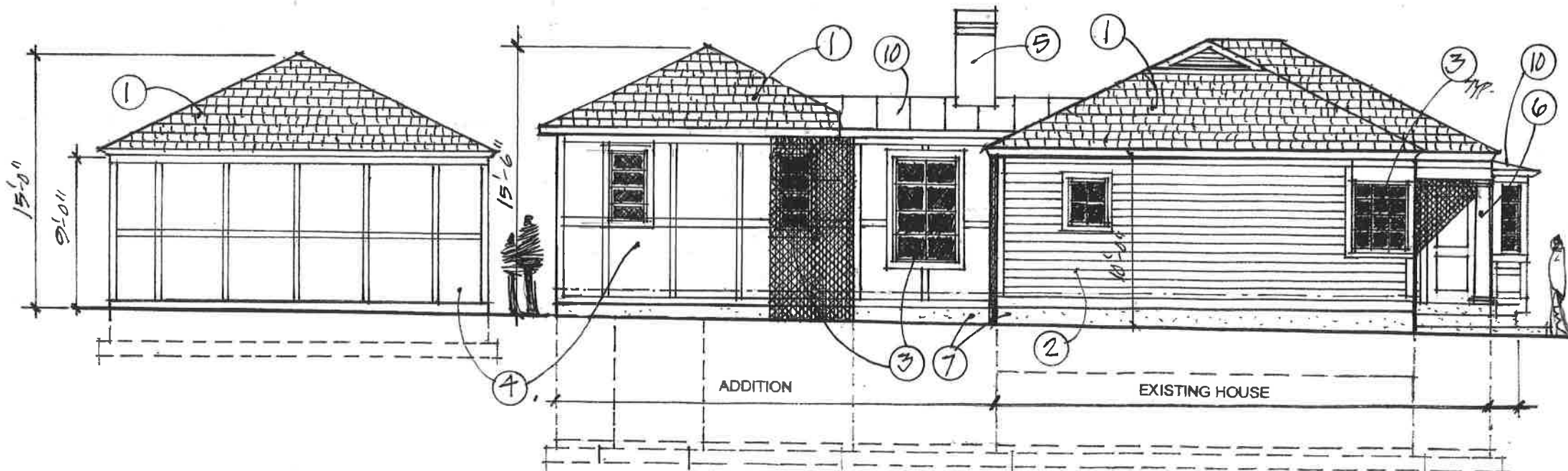
KEYNOTES

- 1 ASPHALT SHINGLE ROOF
- 2 WOOD OR CEMENT BOARD LAP SIDING, PAINTED WHITE
- 3 ALUMINUM-CLAD WOOD WINDOWS, TYP.
- 4 SMOOTH CEMENT-BOARD SIDING W/ BATTENS AS SHOWN, PAINTED WHITE
- 5 BRICK VENEER CHIMNEY, PAINTED WHITE
- 6 TAPERED SQUARE WOOD COLUMN, PAINTED WHITE
- 7 CONCRETE FOUNDATION
- 8 CONCRETE RETAINING WALL
- 9 4'-0" HIGH METAL GUARD-RAIL/FENCE
- 10 STANDING SEAM METAL ROOF
- 11 WOOD GARAGE DOOR, PAINTED WHITE
- 12 LINE OF GARAGE BEYOND
- 13 CANTILEVERED BALCONY W/ 3'-0" HIGH METAL OR CABLE GUARD RAIL



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

**306 "G" STREET
REMODEL/ADDITION**

JULY 11, 2016

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KEYNOTES

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ATTACHMENT D: APPLICANT INFORMATION

306 "G" STREET

REMODEL/ADDITION

OVERVIEW

The architectural significance of the existing house and garage is minimal—see attached pictures. Nonetheless, the intent is to keep the existing house structure—foundation, exterior walls, and roof—yet remodel it completely on the exterior in terms of windows, doors, siding and roofing. An addition to the rear of the existing house is proposed and would roughly double the size of the home and provide an open-plan kitchen-family-utility space on the main level with family below on the basement level. The existing house would have an exterior finish of cement-board lap siding and—distinguishing the old from the new—the addition area would be finished with smooth cement board siding and cement board batten. Both the lap siding and the board and batten would be painted white.

The existing garage and covered deck in the rear yard are intended to be removed. A new detached garage is proposed in the northeast corner of the rear yard and would be finished with a similar board and batten treatment as the addition.

At the corner side yard on the south of the property, the grade would be lowered to allow for natural light in the basement areas— something the existing topography naturally accommodates. Retaining walls are proposed on the south and east corners of the property to allow for stepped yard areas in the rear of the lot.

Heights, set-backs, and lot coverage proposed comply with zoning regulations— save for the height of the detached garage. If the pitch of the garage building matches the pitch of the house and the addition, a Special Exception for height will be required.

PROPOSED SCOPE OF WORK:

Remove existing detached garage, deck w/ cover, and storage shed in rear yard.

Remove retaining walls at south sidewalk and railroad tie steps up to rear yard; grub majority of site.

Remove aluminum siding on existing house.

Remove existing driveway, walkways, and apron.

Completely remodel existing house but keep structure intact—new mechanical & electrical systems, all new finishes.

Replace existing windows with aluminum-clad wood and add new window openings and fireplace.

New cement board lap siding to simulate existing look, painted white.

Build new rear addition to existing house and new detached garage.

Smooth cement board siding w/ battens at addition and new garage, painted white.

New carriage style wood garage door, painted.

New aluminum-clad wood windows to complement new windows.

New chimneys w/ veneer brick, painted white.

New dimensional asphalt roof shingle, typical.

Re-grade south side of property to allow light into basement level and soften grade at this side.

New retaining walls at south side of property to help terrace rear yard w/ 4'-0" tall metal guard/fence.

New driveway, apron, and walkways.

New landscaping.

ATTACHMENT E: ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently occupied by a single family dwelling with a detached garage, deck w/ cover, and storage shed in rear yard.

Zoning Ordinance Standards for SR-1A (Special Development Pattern Residential District) (21A.24.180)

Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Existing	Proposed New Addition & Garage	Finding
Minimum Lot Area: 5000 sq ft	6,039 sq ft	Same	Complies
Minimum Lot Width: 50 ft	61 ft	Same	Complies
Setbacks:			
Front Yard - Average or 20 ft	17' 2"	Same	Complies
Corner Side Yard - 10 ft	18' 3"	Same	Complies
Rear Yard - 25% of depth or 25 ft	New (after addition)	27 ft	Complies
Maximum Height for House:			
Pitched Roof – 23 ft	19 ft	15' 6"	Complies
Wall Height – 16 ft	10 ft	Same	Complies
Maximum Height for Garage:			
Primary Structure Pitched Roof – 14 ft	New	15 ft	Needs Special Exception
Wall Height of Primary Structure – 9 ft	New	9 ft	Complies
Secondary Structure Pitched Roof – 10 ft	New	12 ft	Needs Special Exception
Wall Height of Secondary Structure – 8 ft	New	8 ft	Complies
Garage Footprint:			
Primary Structure – 480 sq ft	New	480 sq ft	Complies
Secondary Structure – 120 sq ft	New	120 sq ft	Complies
Garage Setbacks:			
Side and Rear Yards – 1 ft	New	1 ft	Complies
Principal Structure – 4 ft	New	4 ft	Complies
Principal Structure on Adjacent Lot – 10 ft	New	Approximately 7 ft	Needs Special Exception
Maximum Building Coverage:			
40% of lot area or 2,416 sq ft	825 sq ft	Existing (825 sq ft) Addition (700 sq ft) Garage (600 sq ft) = 2,125 sq ft	Complies

Special Exceptions

This project will require a special exception for building height on the garage, reduction for garage setback from the principal structure on an adjacent lot and grade change for a 5 foot retaining wall on the southeast corner of the lot that faces 6th Avenue. Any grade change greater than 4 feet requires a special exception.

Historic Landmark Commission - Jurisdiction & Authority – 21A.06.050.C.6

The Historic Landmark Commission has the jurisdiction and authority to review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district.

21a.52.060: General Standards and Considerations for Special Exceptions

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49087#s928661

Standards 21a.52.060	Garage Height 21A.40.050.B.2.a	Garage Setback 21A.40.050.A.5	Grade Change 21A.36.020.B
<p>A. Compliance with Zoning 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.</p>	<p>The purpose for height restrictions is to limit the size of accessory structures in the SR-1A zoning district.</p> <p>The reason for the additional height on the garage is to match the pitch of the original house and the addition.</p> <p>The footprint of the garage would not increase and the garage would be visually pleasing by being compatible with the principal structure.</p>	<p>The purpose for this setback is to minimize any adverse effect on the adjacent properties.</p> <p>The reason for the reduced setback is because the location of the proposed garage is being restricted to accommodate an addition that would be subordinate to the existing structure.</p> <p>The zoning requirements allow for a much bigger addition such as a taller addition or an addition that would set forward from the existing principal structure. Also, the option for an attached garage is not appropriate in a historic district.</p> <p>The reduced setback would have a minimal impact since the walls of the proposed garage facing the adjacent properties would have no openings and the views from the apartment units will not change substantially. The distance between the proposed garage and the apartment building will be approximately 7 feet apart.</p>	<p>The purpose for grade height restrictions is, among others, safety from unsound walls and protection from visual distress.</p> <p>The reason for the grade change is to create a retaining wall to maximize the rear yard and to mitigate the existing steep slopes on the lot.</p> <p>The concern is that the height of the retaining wall would seem overwhelming for pedestrians and would not be compatible with the character of the neighborhood. However, other properties in the neighborhood, especially on corner properties, have retaining walls higher than four feet. The property abutting on the east is an apartment building that has a retaining wall that is gently terraced and across the street on the northwest corner the property also has a terraced retaining wall</p>
<p>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.</p>	<p>The value of the surrounding properties would probably increase with the proposed changes.</p>		

<p>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.</p>	<p>A new building permit for the development would guarantee that the building would comply with all public health, safety and general welfare standards.</p>	<p>The proposed garage would not have an adverse effect on the character of the area since most of the garages in the area are located on the rear of the lot.</p>	<p>The character of the area for the most part is front yards that have stepped grade from the sidewalk to the front façade of the building. However, the proposed grade change will not disrupt the development pattern because the abutting property on the east of the subject property is an apartment building that has a terraced front yard with two short retaining walls and the property across the street on the northwest corner has a retaining wall that is also terraced.</p>
<p>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.</p>	<p>The garage is proposed to be built on the rear of the lot which is compatible with the surrounding development.</p>		<p>Same comments as for Standard C.</p>
<p>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.</p>	<p>There are no natural, scenic or historic features of significant importance on or near this site that will be destroyed, lost or damaged.</p>		
<p>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.</p>	<p>The proposed development will not produce air, water, soil or noise pollution, or other types of pollution. The standard public utilities will handle water, sewer and storm drainage adequately.</p>		
<p>G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>The proposed development complies with all other standards imposed on it pursuant to this chapter.</p>		

Findings:

- The footprint of the garage would not increase and the garage would be visually pleasing by being compatible with the principal structure.
- The proposed location of the garage will have minimum impact on the apartment building next door and the reduced setback will give space for an addition that will be subordinate to the principal structure.
- Other retaining walls are present on the neighborhood, but for the most part they are shorter and are terraced. Staff finds that a shorter retaining wall and terraced could be approved.

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

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.

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#s928576

Standard	Proposal	Findings
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;	The property will continue to be used as a single family residence.	The proposal complies with this standard. The changes that are proposed will either not change the character defining features, are not readily visible or are bringing the structure back closer to the original materials and details.
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;	<p>Replace aluminum siding with cement board lap siding painted white on the existing house. The original material was likely fiberboard, wood or asbestos.</p> <p>Replace existing aluminum windows with aluminum-clad wood windows. The proposed windows would have muntins to match the original windows. The current windows are not the original.</p> <p>Replace the wrought iron column with a tapered square wood column, painted white.</p> <p>Change the grading on the corner side yard to accommodate a retaining wall.</p>	<p>The proposal complies with this standard except for the retaining wall should be shorter and terraced and the proposed wood column should not be tapered.</p> <ul style="list-style-type: none"> • Staff finds that an alternative material can be approved. • Similarly, the original windows have already been replaced, so an alternative material would be appropriate. The use of muntins would match the original windows. • The wrought iron column is typical for World War II Era cottages, but a simple squared wood column is not uncommon. The column should not be tapered. • The height of the retaining wall would seem overwhelming for pedestrians and would not be compatible with the character of the neighborhood, but a shorter retaining wall and terraced could be approved
Standard 3: All sites, structure 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.	The proposed changes will match the original structure as closely as possible. The proposed addition will be differentiated from the historic structure through the use of different exterior materials and a “connector” link.	The proposal complies with this standard. The proposed alteration does not seek to create a false sense of history or architecture.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	There have been very few changes to the original structure except for the siding and the windows that were replaced. These changes were not compatible with the original structure and the applicant is proposing to rectify this modification.	The proposal complies with this standard. There are no alterations or additions to the structure that have acquired historic significance.

<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>The applicant is proposing to preserve the distinctive features, finishes and construction techniques of this structure.</p>	<p>The proposal complies with this standard. No distinctive features of historic craftsmanship are proposed to be removed.</p>
<p>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.</p>	<p>The proposal includes renovating the structure and repairing deteriorated architectural features where possible such as the chimney. It will be retained and integrated into the addition.</p>	<p>The proposal complies with this standard. Deteriorated features will be repaired.</p>
<p>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.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p>The proposal complies with this standard.</p>
<p>Standard 8: Contemporary designs 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.</p>	<p>The proposed addition will be subordinate and compatible with the historic structure.</p>	<p>The proposal complies with this standard. The proposed addition will not destroy significant cultural, historical, architectural or archaeological materials and the design is compatible with the property, neighborhood and environment.</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.</p>	<p>The proposed addition would be in-line with existing house on the south side and will be stepped in on the north side. Between the existing structure and the addition there will be a link that would set inward to distinguish the old from the new. The addition will have a hip roof similar to the Dutch gable roof of the existing structure. The roof linking the existing structure and the addition will be substantially shorter and will have a different material, consequently the addition would look subordinate from the existing structure.</p>	<p>The proposal complies with this standard. The addition as proposed will not destroy or obscure the historic character of this structure and will be subordinate to the cabin.</p>

<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>None of the prohibited materials are being proposed on this project.</p>	<p>The application complies with this standard.</p>
<p>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 part IV, Chapter 21A.46 of this title.</p>	<p>No signs are being proposed.</p>	<p>The application complies with this standard.</p>

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are zoning ordinance standards applicable for altering a contributing structure, on the middle is a list of the proposals for this project and on the right are applicable design guidelines.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

Zoning Ordinance Standards	Proposal	Applicable Design Guidelines
<p>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;</p>	<p>Replace aluminum siding with cement board lap siding painted white on the existing house.</p>	<p>2.1 Primary historic building materials should be retained in place whenever feasible. • Limit replacement to those materials that cannot be repaired. • When the material is damaged beyond repair, match the original wherever feasible. • Covering historic building materials with new materials should be avoided.</p> <p>2.18 Consider removing later covering materials, except where these might have achieved historic significance. • Repair of the original material may be required after it is uncovered. • Removal of other materials, such as stucco, should be tested in a small area to ensure that the original material will not be damaged. • If masonry has a stucco finish, removing the covering may be difficult and may reveal extensive damage to the original material. For example, original brickwork was sometimes chipped to provide a ‘key’ for the stucco. • If removing stucco is considered, first remove the material from a test patch to determine the condition of the underlying masonry.</p> <p>8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition. • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings</p>
<p>Standard 2</p>	<p>Replace existing aluminum windows with aluminum-clad wood windows. The proposed windows will have muntins to match the original windows. The current windows are not the original.</p>	<p>3.6 A replacement window should match the original in its design. • If the original is double-hung, then the replacement window should also be double hung, or at a minimum appear to be so. • Match the replacement also in the number and position of glass panes. • Matching the original design is particularly important on key character-defining facades.</p> <p>3.8 In a replacement window, use materials that appear similar to the original. • Using the same material as the original is preferred, especially on key character-defining facades. • A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.</p> <p>8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible. • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.</p>

<p>Standard 2</p>	<p>Replace the wrought iron column with a tapered square wood column, painted white.</p>	<p>5.1 Preserve an original porch whenever feasible. • Replace missing posts and railings when necessary. • Match the original proportions and spacing of balusters when replacing missing ones. • Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.</p> <p>5.2 The historic materials and the details of a porch should not be removed or covered. • Removing an original balustrade, for example, is inappropriate. • Original materials and surfaces, like ceilings, eaves, and columns should not be covered or obscured.</p>
<p>Standard 2</p>	<p>Change the grading on the corner side yard to accommodate a retaining wall. The retaining wall would run approximately 27 feet, would be 5 foot tall and on top would have a 4 foot tall metal guard/fence.</p>	<p>1.6 The historic grading pattern and design of the site should be preserved. • In general altering the overall appearance of the historic grading is inappropriate. • Where change is considered, it should be subordinate to the overall historic grading character. • Avoid leveling front gardens and introducing retaining walls where this disrupts the established pattern.</p> <p>1.10 Consider a new retaining wall in the context of its immediate setting and the established relationship of landscaping within the streetscape. • A new retaining wall should be avoided where it would disrupt a shared gentle grading between buildings and the street. • Limit wall height to that defined as characteristic of the setting. • Design a wall to reflect those found traditionally. • Use materials that define the character within the immediate and broader setting.</p> <p>11.6 The use of traditional site structures is encouraged. • Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate.</p>
<p>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.</p>	<p>Retain the chimney and incorporate it with the addition.</p> <p>Replace the wrought iron column with a tapered square wood column.</p> <p>No other architectural feature is proposed to be changed.</p>	<p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure. • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.</p>

<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.</p>	<p>The roof linking the existing and new structures would be lower and a different material would be used.</p>	<p>7.1 The original roof form and features should be preserved. • Altering the angle of a historic roof should be avoided. • Maintain the perceived line and orientation of the roof as seen from the street wherever possible. • Historic chimneys and their details should be retained. • Historic dormers and their details should be retained. • Retain and repair roof detailing wherever possible.</p> <p>8.12 Roof forms should be similar to those of the historic building. • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof.</p>
<p>Standard 9</p>	<p>The footprint of the link would be setback slightly to differentiate the old and the new. The addition on the south side would be inline, on the north side the footprint would be set back and the height of the addition would be lower. Consequently the addition would look subordinate and differentiated from the existing structure.</p>	<p>8.2 An addition should be designed to be compatible in size and scale with the main building. • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building.</p> <p>8.3 An addition should be sited to the rear of a building or set 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 usually inappropriate.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time. • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.</p> <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building. • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building. • The addition should be set back significantly from primary facades. • 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 where possible.</p>

Standard 9	Replace with new garage with a double hip roof and match the pitch of the existing structure.	9.2 New accessory buildings should be constructed to be 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 should not vary significantly. • Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases stucco. • In the case of a two-car garage consider using two single doors since they help to retain a sense of human scale and present a less blank look to the street.
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ATTACHMENT H: PHOTOGRAPHS











ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal includes:

- Notice mailed on July 21, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 21, 2016.

Comments:

The application was routed to several city departments and no concerns were raised. No other comments were received at the time this report was written.

ATTACHMENT J: ALTERNATE MOTION

Not Consistent with Staff Recommendation (Denial):

Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission deny this application for the remodeling, rear addition, new garage and associated special exceptions required to construct the proposal. The Commission finds that the proposed project does not comply with the review standards as follows:

The Historic Landmark Commission shall make findings on the H Historic Preservation Overlay zone standards and Special Exception and specifically state which standard or standards are not being complied with.

Standards for a Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G):

- 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;
- 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;
- Standard 3: All sites, structure 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.
- Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.
- Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 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.
- 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.
- Standard 8: Contemporary designs 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.
- Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.
- Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.
- 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 part IV, Chapter 21A.46 of this title.

21a.52.060: General Standards and Considerations for Special Exceptions

- A. **Compliance with Zoning 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- G. **Compliance with Standards:** The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.