



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: January 7, 2016
Re: PLNHLC2015-00586 Major Alterations
PLNHLC2015-00587 Special Exception

MAJOR ALTERATIONS – SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 638 6th Avenue

PARCEL ID: 09323060120000

HISTORIC DISTRICT: The Avenues Local 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: **New Rear Addition to Single Family Residence at approximately 683 6th Avenue** – Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. 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 proposed setbacks and height.

- A. **Proposed Addition** – The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586
- B. **Special Exception Approval** – Special exception approval is sought for an inline addition which continues the existing side yard setback lines exceeding the interior side yard by 2’6”, projections into side and rear yards, exceeding the maximum roof height by 4’6”, grade changes exceeding 4’ in side yard and provision of parking space for one car in the side yard. Case Number PLNHLC2015-00587

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 this rear addition and the associated special exceptions required to construct the proposal, subject to the following condition listed in the Motion.

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 this rear addition and the associated special exception requests required to construct the proposal, subject to the following condition:

- That design details for the proposed addition are delegated to Staff for approval.

- That the drive access is designed to meet Transportation requirements and that those details are delegated to Staff for approval.

BACKGROUND & CONTEXT – SOUTH TEMPLE HISTORIC DISTRICT

The site is located at the south-west corner of 6th Avenue and J Street in the Avenues Historic District. The existing building is a 1.5 story dwelling, described as dating to c.1900 and Victorian Eclectic in style in the 2007 Avenues Survey, and identified as a contributing building in the district. The rear of the house has a two story hipped roof addition, with the lower level occupied by undersized garage space. This appears to be a later addition or perhaps a significantly altered and reclad early addition. The garage is approached by a steeply declining drive from the street level and existing driveway on J Street, and is not used by the owners due to the constraints of unworkable access and garage dimensions. The applicant summarizes the factors in this issue as the drive length and consequent pitch as being too steep and could not be achieved under current code, the garage height clearance of 8’ 6” in that context and periodic flooding of this basement area of the house. Current parking is consequently on the street. The side façade of the house to J Street has a more recent porch and upper deck structure. Refer to Photographs in Attachment C.

The rear yard of the property abuts a previous commercial structure, 285 J Street, understood to be an early grocery store, although converted to multifamily use in more recent years. This is a building of significant scale in this context and streetscape of mostly 1.5 story buildings and, at approximately 25 ft high, rises sheer alongside the southern boundary and the rear yard of 638 6th Avenue.

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.

LOCATION PLAN



PROJECT DESCRIPTION

The application is for a two story rear addition with semi-basement level. This new addition would replace the existing 'lean-to' addition. The east and the south walls of the addition would extend beyond the footprint of the addition to create angled, cantilevered, projecting bays and balconies on two levels. The cantilevered projecting bays provide for window area with full height glazing and full height strip window associated with the rear entrance bay. External walls would rise sheer to an inward sloping roof profile which drains the roof area to catch and recycle precipitation for the garden area. The two existing trees in the back yard are retained, with new paved landscaping and an adjacent paved standing to park one vehicle off the street behind the existing fence, using the existing drive access off J Street. Proposed exterior materials include horizontal timber siding with a black finish, a metal framed glazing system, with concrete block to the basement walls. The addition is linked to the existing building by full height glazing on the main level, and then steps back from the existing building at second floor level connecting with a wood clad link corridor. The addition would provide kitchen/dining on the main level and bedroom space on the second level, with storage at basement level.

The west façade of the addition would continue the plane of the west façade of the original house, while the east façade footprint initially steps in, then continues the line of the east façade of the house for the basement plan, while projecting above this for the cantilevered two story bay window. The south façade of the addition maintains a required 20 ft rear yard setback at basement level, then projects into this with the cantilevered entrance and window bay above. The footprint of the new addition, combined with the plan of the original house, would exceed the required 40% building coverage requirement for the SR-1A district at 44% of the lot. Relative to the underlying zoning provisions for this district, this is a legal nonconforming under-sized lot at approximately 3485 SF (zoning requirement at 5000 SF).

ORDINANCE DESIGN STANDARDS & RESIDENTIAL DESIGN GUIDELINES

Design standards are defined by chapter 21A.34.020.G of the ordinance, and the Residential Design Guidelines for Additions form Chapter 8 of the Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City. The guidelines provide more detailed advice and guidance on design considerations to accord with the design standards. Both standards and guidelines are identified in Attachment G, and are reviewed in detail in the context of the design guidelines and standards in Attachment H of this report.

SPECIAL EXCEPTION APPROVALS

To construct the proposed building the applicant is seeking Special Exception approval for the following:

- Encroachment into the side yard setback on the west side of the site by approximately 2 ft 6 ins, following the line of the existing building and current rear addition.
- On the east side the proposed footprint stays within the required setback for the corner side yard (10 ft), although the two story projecting bay above encroaches into this side yard by approximately 2 ft, and balcony by approximately 3 ft.
- Encroachment into the required rear setback of 15 ft by approximately 2 ft at basement level, while the two story projecting entrance bay would encroach by approximately 7 ft.
- The height of the addition would exceed the wall height requirements from established grade by 7' 6" to 8' 9" across the slope of the site, and total height requirements above grade for a pitched roof (inverted) by 6" to 1' 9", although total height of the addition is lower than the ridge height of the existing house.
- Total building coverage would be 44% on this undersized lot.
- Grade changes over 4 ft in the required side yard.
- Creating a parking space within the corner side yard setback to provide an off-street parking area. Access design to this parking area will be subject to conformance with City Transportation department requirements.

KEY ISSUES

From the analysis of the proposals in this report, public comments and department review comments, the following key issues are identified. See in particular Attachments G & H of this report.

Issue 1: THE REPLACEMENT OF THE EXISTING REAR ADDITION

The proposals would replace the existing rear addition, which if an early addition, is now sufficiently altered as to adversely affect the historic character and appearance of the building. The proposal would occupy and then extend the plan form of the existing addition, creating internal space on three rather than two levels. The new addition is designed to integrate with the current house in ways that try to minimize alteration to the existing. The proposal

would seem to accord with the objectives of the ordinance as informed by the relevant design guidelines. Staff recommends approval of this proposal.

Issue 2: THE COMPATIBILITY OF THE PROPOSED REAR ADDITION

The application site is an under-sized lot and considered legal nonconforming, as defined by the underlying zoning dimensional standards for the SR-1A district. This is a consciously different design compared with the original house. It does not adopt an apparently pitched roof, although the roof profile is pitched internally. The profile of this addition would contrast with the profile of the existing house, lower than the height of the primary building but extending beyond that profile. The design of the addition would be understated, vertical in visual emphasis, counter-balanced by horizontal dark wood siding, floor level subdivision in the glazing and adjacent projecting balconies. Associated with this application is the proposal to remove the recent upper deck and porch structure on the J Street façade of the original building, an element which currently adversely affects the historic character of the building. The contrasting yet understated design of the rear addition, and its juxtaposition and role between the house and the multifamily building to the south, tends to create a complement to both in terms of form and expression. The applicant defines the design as an approach “to heighten the greenery and the existing red brick house”. In Staff analysis of the proposal it meets the relevant design standards and indeed the majority of the pertinent design guidelines, in an approach which could be termed as compatibility through contrast. Staff recommends approval of this proposal.

Issue 3: PARKING SPACE IN SIDE CORNER YARD

The proposal also creates a paved parking area in the side yard. What appears to be a subsequent garage conversion in the existing rear addition would be removed in this proposal. The applicants argue that the garage is not practicable given its dimensions and steep approach, the intent being to create one parking space off the street to improve on their current on-street parking. The parking would be behind the existing or redesigned fence along the side of the rear of the building, which will be the subject of Transportation design requirements on access. Special exception approval is required for this proposal, which would not adversely affect the historic character of building or setting, nor conflict with special exception standards. Staff recommends approval of this proposal.

ATTACHMENTS:

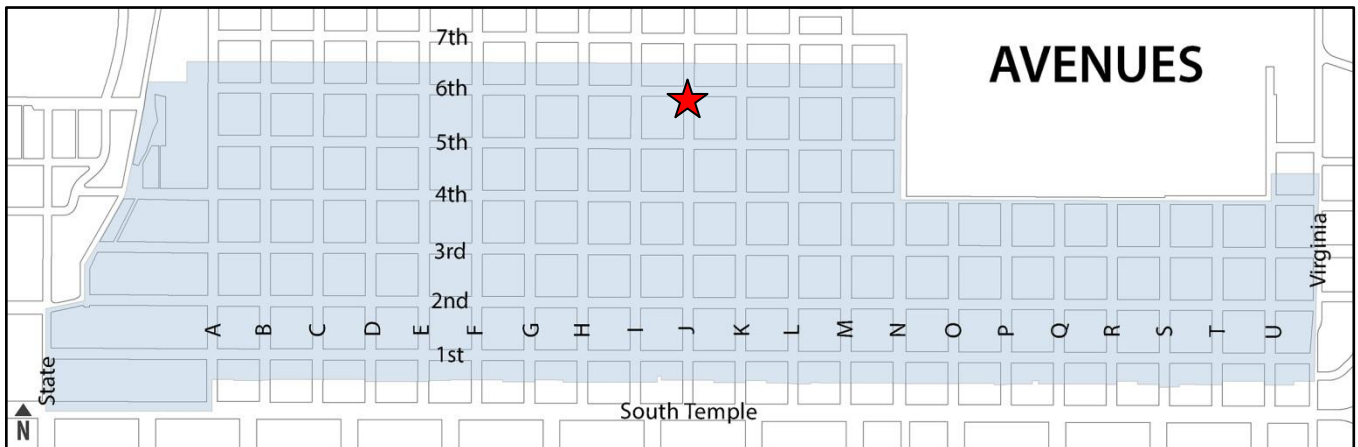
- A. Vicinity Map
- B. Historic District Map
- C. Photographs
- D. Application Statements
- E. Application Photographs & Plans
- F. SR-1A Ordinance Zoning Standards
- G. Residential Design Guidelines for Additions
- H. Design standards for Alteration of a Contributing Structure in a Historic District
- I. Public Process and Comments
- J. Motions

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP

★ *Approximate project location*



ATTACHMENT C: PHOTOGRAPHS – SITE & CONTEXT



J STREET



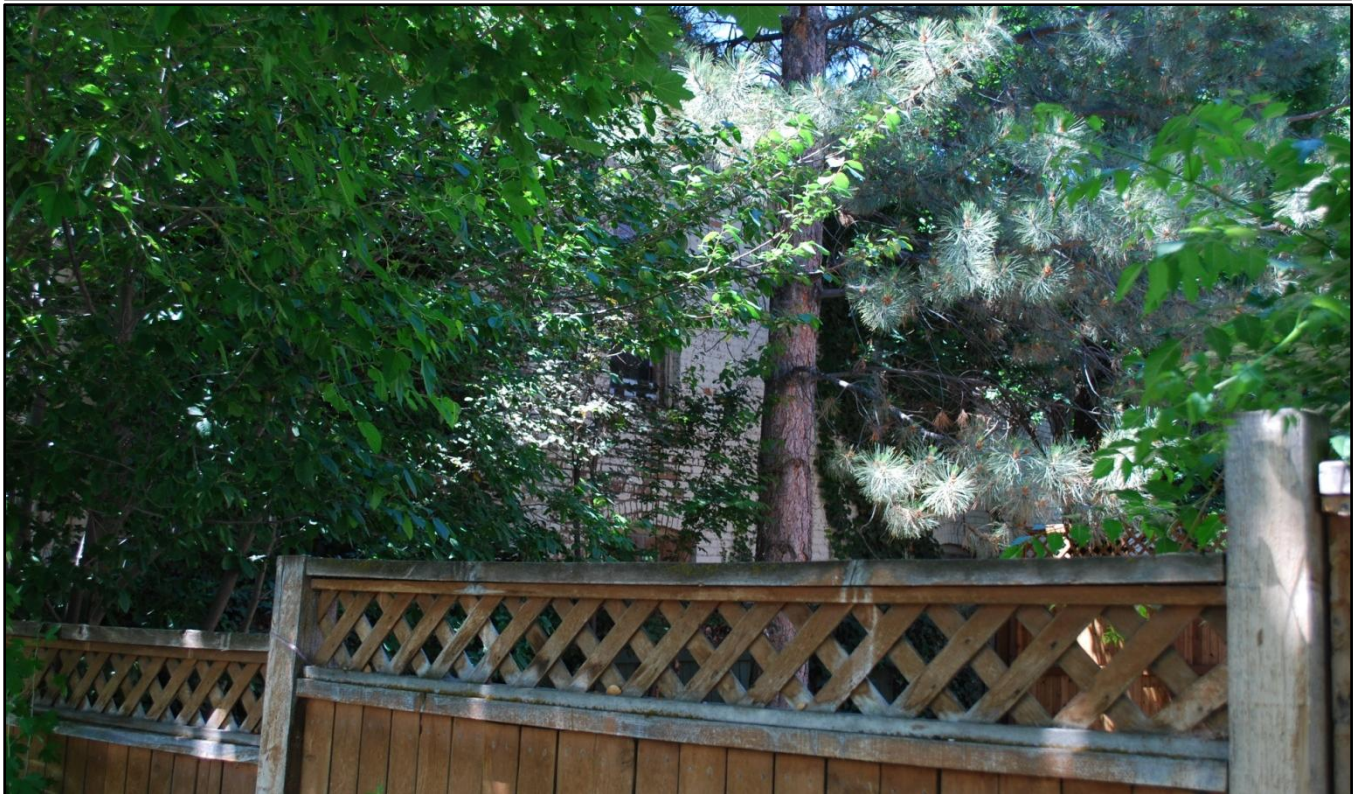


J STREET





638 6TH AVENUE – J STRET FACADE





638 6TH AVENUE





J STREET FACADE



ATTACHMENT D: APPLICATION STATEMENTS

S tatement Summary

WILLIAMSON RESIDENCE

Address Williamson Residence Lot # 09-32-306-012-0000
 638 East 6th Avenue
 Salt Lake City, Ut. 84103

The program :

Addition to a Brick two story house with basement in the Avenues on the southwest corner of 6th Ave and J Street. There is an addition/Lean to which needs to be removed.

The present garage is in the basement with a steep driveway and does not meet code.

The owner Judy and Jim Williamson wanted to add a kitchen and bedroom to the south.

The southern border of the site is a commercial structure, turned into a residence and borders the site on the property line. It is three story structure made of brick and wood.

Solution:

The addition will be an in-line addition following the line of the existing residence to the west.

It will be two levels with a basement. The basement will be for storage, no garage. The floorplan meets the coverage of the site. The kitchen and upper master bedroom with bathroom, cantilever over the basement

Because of the fall of the site. The addition is being considered a garden pavilion attached to the red brick pioneer house. The structure is a composite structure of wood and steel.

The exterior and all windows are black, to heighten the greenery and the existing red brick house.

The roof, though appears to be flat is conical and catches water/snow for use of water in the garden.

The drawings, elevations and rendering and model show the concept.

We are also asking to create a garden paved area, in which the owners can park a car behind their fence.
They have one curb cut with a small driveway. (Site Plan)

ATTACHMENT E: APPLICATION PHOTOGRAPHS & PLANS



683 6TH AVENUE

Salt Lake City, Utah

Pollard **A**rchitects
256 East 100 South
Salt Lake City, Utah 81111



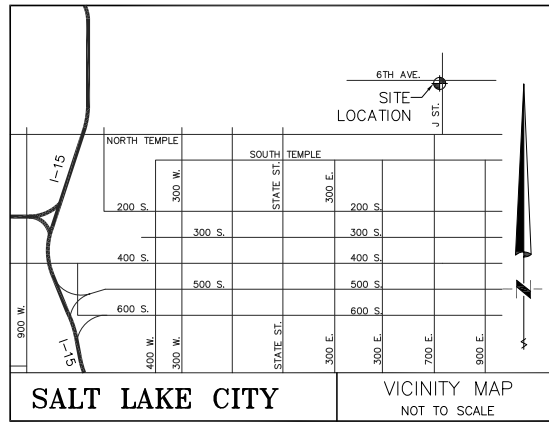
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

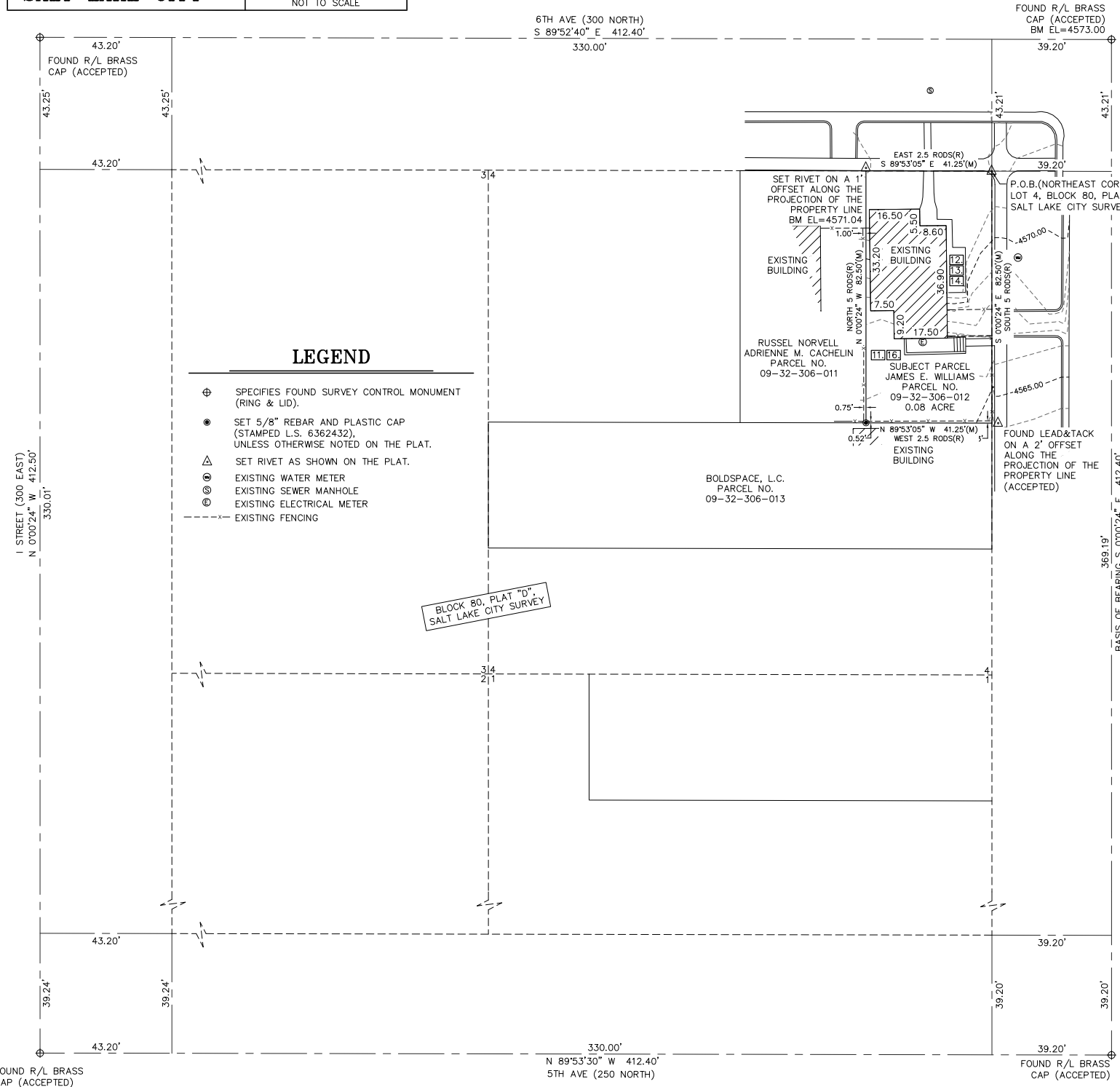
PREPARED FOR:
JUDY WILLIAMSON

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/ACSM LAND TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. THE FIELD WORK WAS PERFORMED ON MAY 19, 2014.



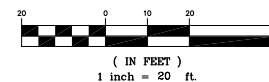
SALT LAKE CITY VICINITY MAP
NOT TO SCALE



LEGEND

- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT (RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED L.S. 6362432), UNLESS OTHERWISE NOTED ON THE PLAT.
- △ SET RIVET AS SHOWN ON THE PLAT.
- ⊙ EXISTING WATER METER
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING ELECTRICAL METER
- - - EXISTING FENCING

GRAPHIC SCALE

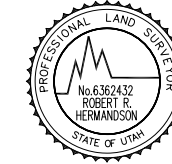


SURVEYOR'S CERTIFICATE

TO: LENDER, OWNER OR BUYER, TITLE COMPANIES AND THE SUCCESSORS, ASSIGNS, NOMINEES AND/OR DESIGNEES OF EACH OF THE FOREGOING NAMED PARTIES.

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6362432 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 10(A), 11(A), 11(B), 13, 14, 16, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



DATE:
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 80, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 5 RODS; THENCE WEST 2.5 RODS; THENCE NORTH 5 RODS; THENCE EAST 2.5 RODS TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°00'24" E ALONG THE CENTER LINE OF J STREET, BETWEEN TWO RING AND LID MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

SCHEDULE B - SECTION 2: EXCEPTIONS

- [9] TAXES FOR 2014, WHICH ARE NOW A LIEN BUT ARE NOT YET DUE, AND SUBSEQUENT YEARS THEREAFTER. TAXES FOR 2013 HAVE BEEN PAID IN THE AMOUNT OF \$1,589.28 (SERIAL NO. 09-32-306-012). NOT PLOTTABLE
- [10] SUBJECT REAL PROPERTY IS LOCATED WITHIN THE BOUNDS OF SALT LAKE CITY AND IS SUBJECT TO CHARGES AND ASSESSMENTS THEREOF. SPECIAL ASSESSMENTS BALANCE IS ZERO. NOT PLOTTABLE
- [11] NOTICE OF LOCATION WITHIN AN HISTORIC DISTRICT, WHEREIN NOTICE IS GIVEN THAT THE SUBJECT REAL PROPERTY IS LOCATED WITHIN THE SALT LAKE CITY AVENUES HISTORIC DISTRICT; RECORDED JULY 25, 1995, AS ENTRY NO. 6125822, IN BOOK 7191, AT PAGE 2168, SALT LAKE COUNTY RECORDER. AS SHOWN
- [12] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 7800, RECORDED SEPTEMBER 25, 1978, AS ENTRY NO. 3172973, IN BOOK 4744, AT PAGE 1127, SALT LAKE COUNTY RECORDER. AS SHOWN
- [13] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 8464, RECORDED DECEMBER 2, 1980, AS ENTRY NO. 3508993, IN BOOK 5185, AT PAGE 447, SALT LAKE COUNTY RECORDER. AS SHOWN
- [14] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 8464, RECORDED MARCH 9, 1981, AS ENTRY NO. 3541975, IN BOOK 5222, AT PAGE 1146, SALT LAKE COUNTY RECORDER. AS SHOWN
- [15] DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. NONE OBSERVED
- [16] DEED OF TRUST DATED AUGUST 1, 2011, SECURING AN INDEBTEDNESS IN THE AMOUNT OF \$200,777.00, TOGETHER WITH ANY OTHER AMOUNTS PAYABLE THEREUNDER, EXECUTED BY JAMES E. WILLIAMSON, AN UNMARRIED MAN, AS TRUSTOR(S) IN FAVOR OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR CITYWIDE HOME LOANS AND ITS SUCCESSORS AND ASSIGNS, AS BENEFICIARY, WITH PARAMOUNT TITLE CORPORATION, AS TRUSTEE, RECORDED AUGUST 2, 2011, AS ENTRY NO. 11222003, IN BOOK 9940, AT PAGE 7306, SALT LAKE COUNTY RECORDER. AS SHOWN

TABLE "A" REQUIREMENTS

2. THE SURVEYED PROPERTY ADDRESS IS: 638 EAST 6TH AVENUE, SALT LAKE CITY, UT.
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0163C.
4. GROSS LAND AREA = 3,403 SQUARE FEET OR 0.08 ACRE.
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GROUND SURVEY OR AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
- 6(A). THIS PROPERTY IS IN BUILDING ZONE "SR-1A", SPECIAL DEVELOPMENT PATTERN RESIDENTIAL.
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.
(B). EXTERIOR FOOTPRINT OF ALL BUILDINGS, AT GROUND LEVEL, AS SHOWN.
(C). BUILDING HEIGHTS, AS SHOWN.
8. OBSERVED SUBSTANTIAL VISIBLE IMPROVEMENTS, SIGNS, PARKING, STRUCTURES AND UTILITIES, AS SHOWN.
9. THERE ARE 0 REGULAR AND 0 HANDICAP PARKING STALLS ON SITE.
- 10(A). OBSERVED IMPROVEMENTS ALONG ALL PROPERTY LINES ARE AS SHOWN.
- 11(A). OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.
- 11(B). OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES ARE AS SHOWN.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SIDWELL NO. AND/OR RECORDING DATA, AS SHOWN.
14. DISTANCE TO THE NEAREST INTERSECTING STREET, AS SHOWN.
16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

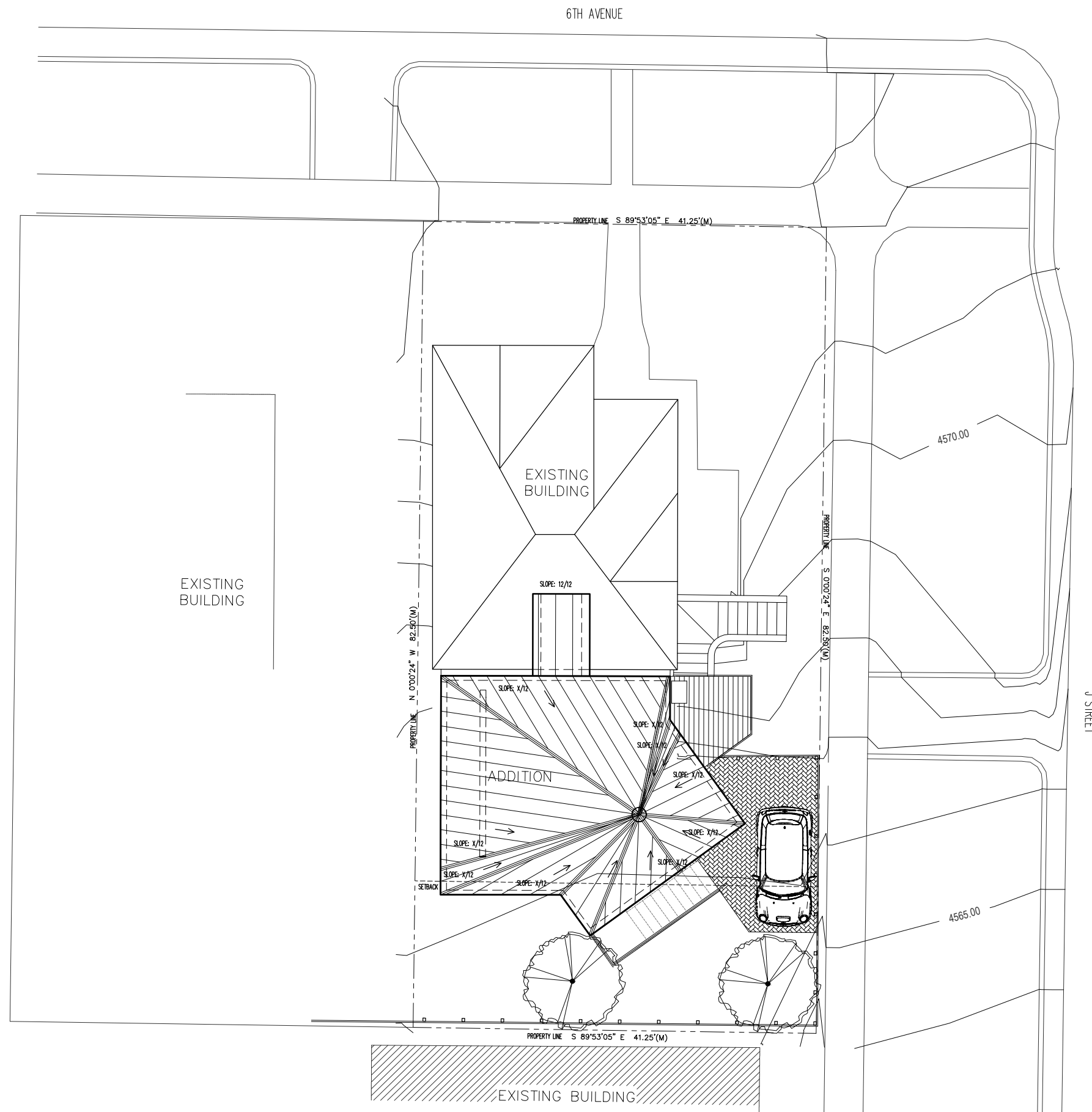
PARCEL NO. 09-32-306-012

Drawn: BBS	Date: 6/2/2014
Designer: RBH	Checked: RBH
Approved: RBH	Scale: 1"=20'
Job No: 142050	

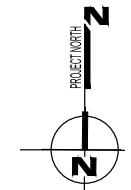
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
605 East 400 South, Suite #1100
Salt Lake City, Utah 84117
Phone: (801) 466-6165
www.bushandgudgell.com

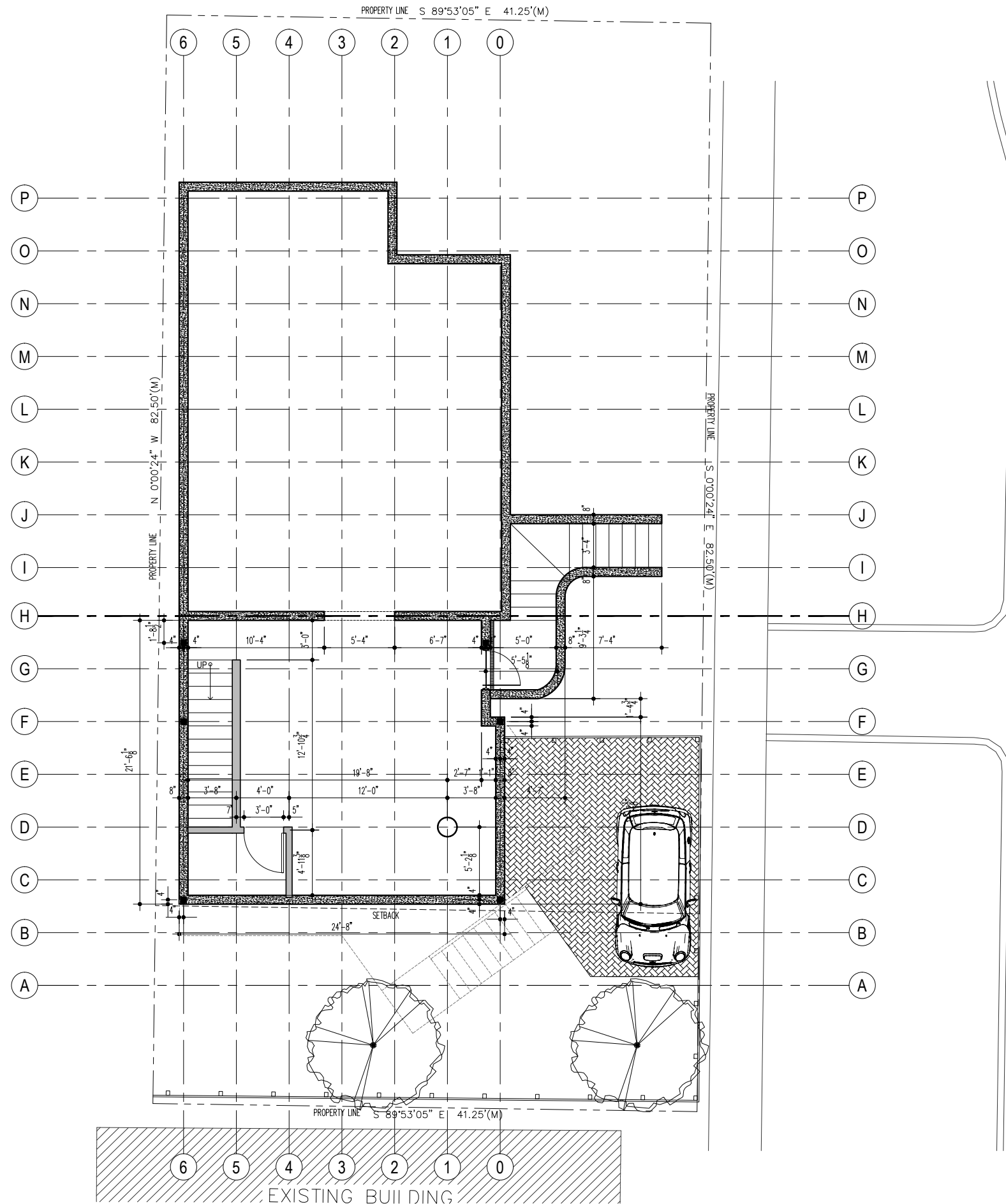
ALTA/ACSM LAND TITLE SURVEY
LOCATED IN: SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
638 EAST 6TH AVENUE, SALT LAKE CITY, UTAH
PREPARED FOR: JUDY WILLIAMSON

SHEET	1
SHEETS	1
FILE:	142050



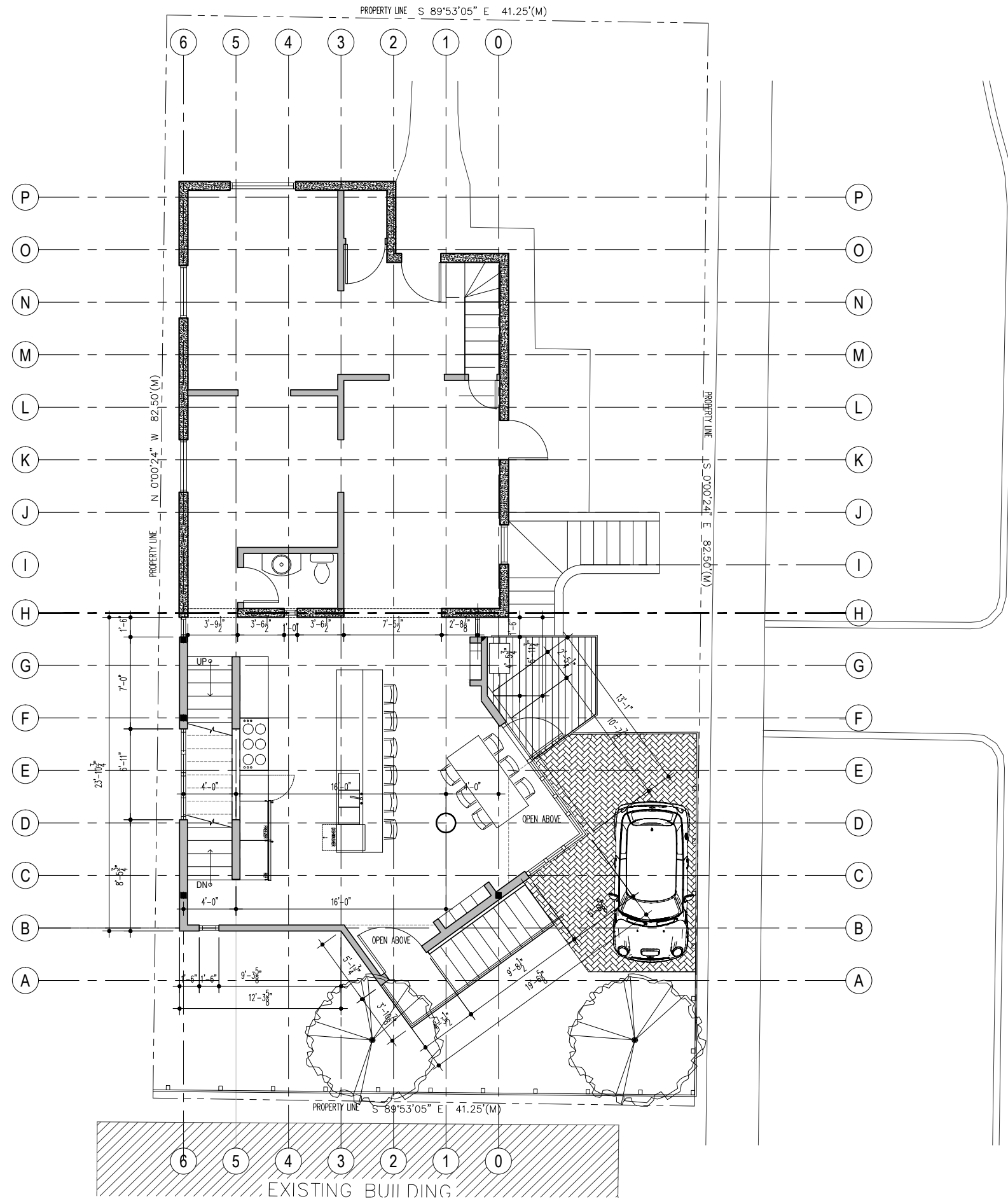
Site Plan





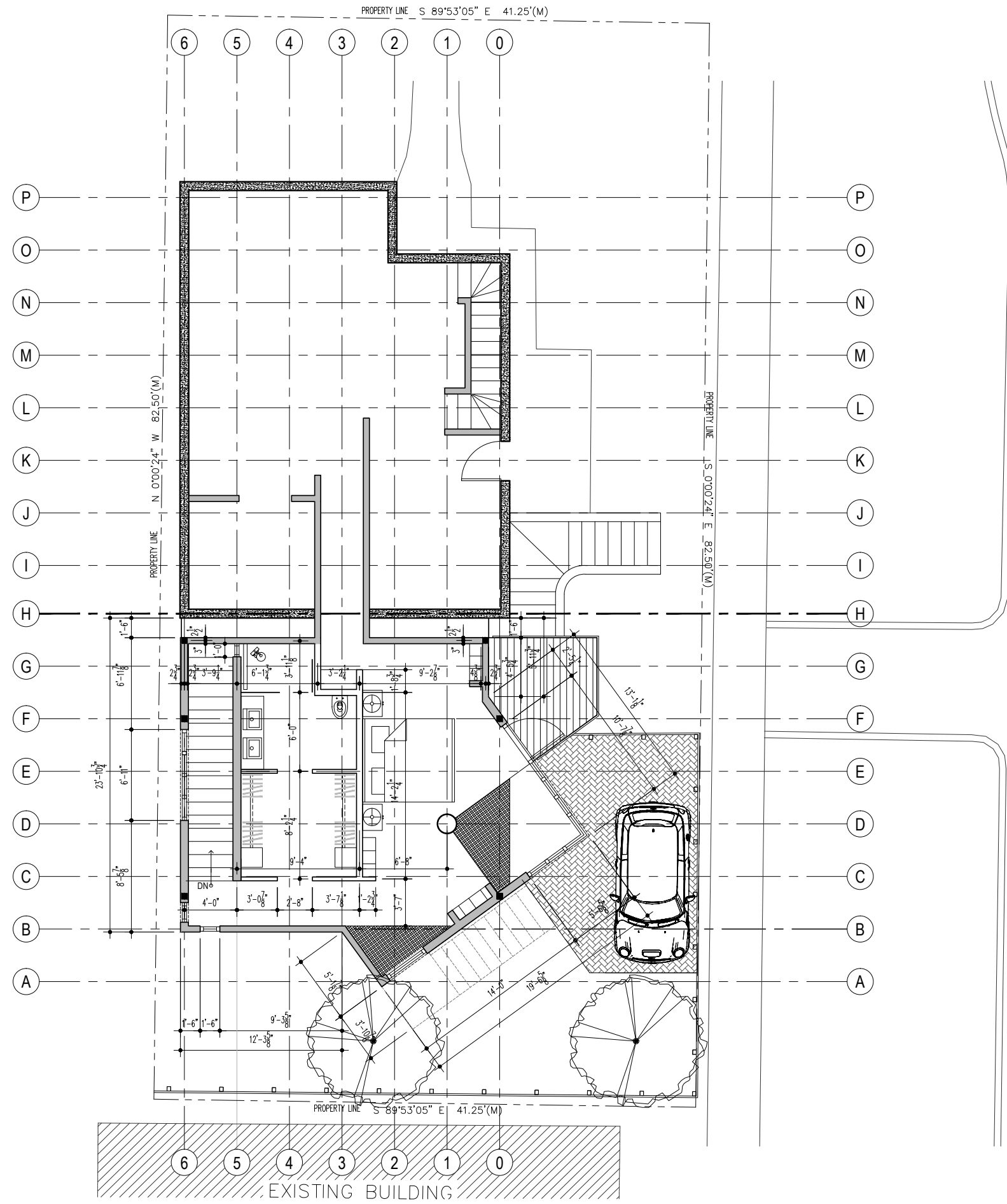
Lower Level Plan



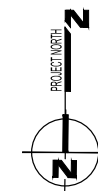


Main Level Plan



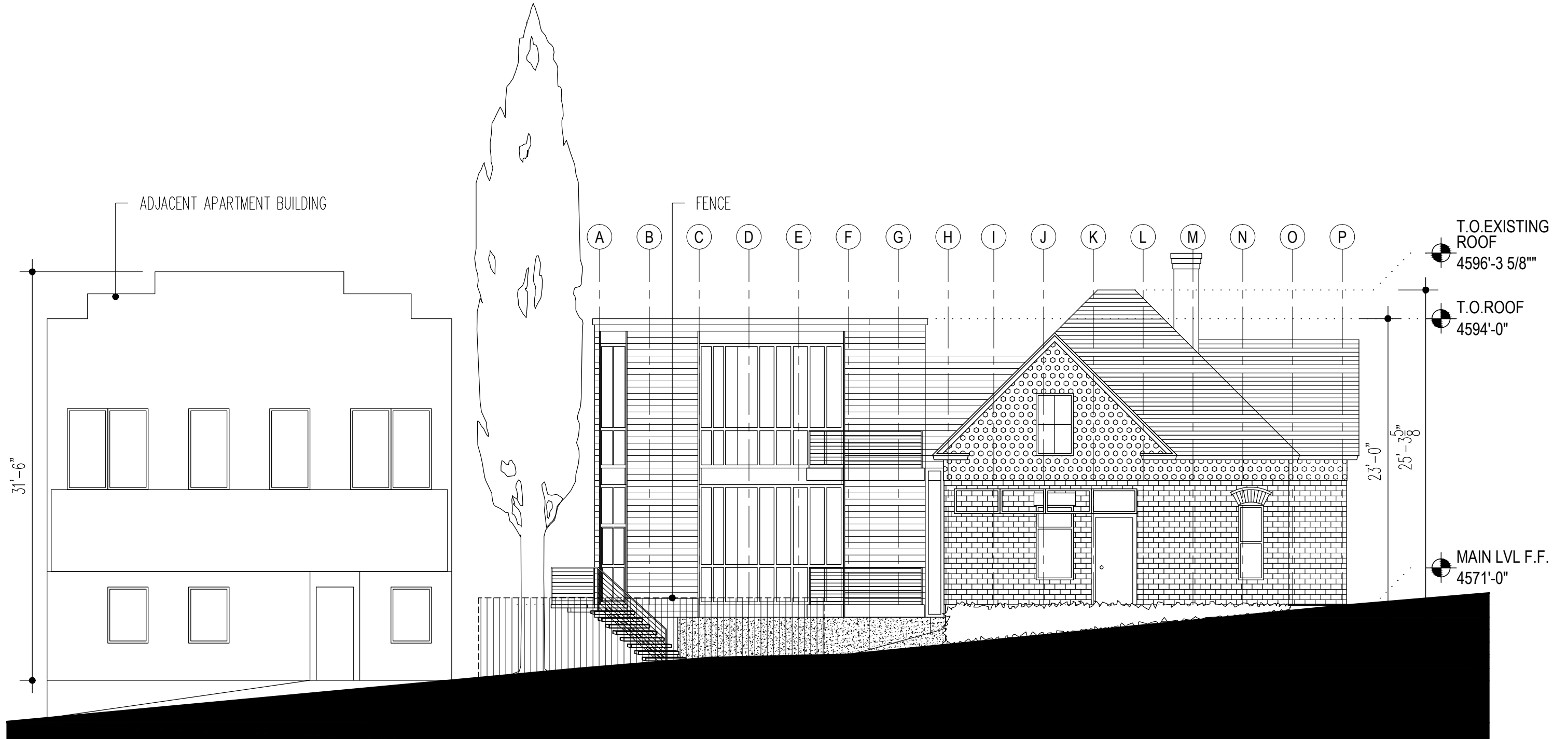


Upper Level Plan

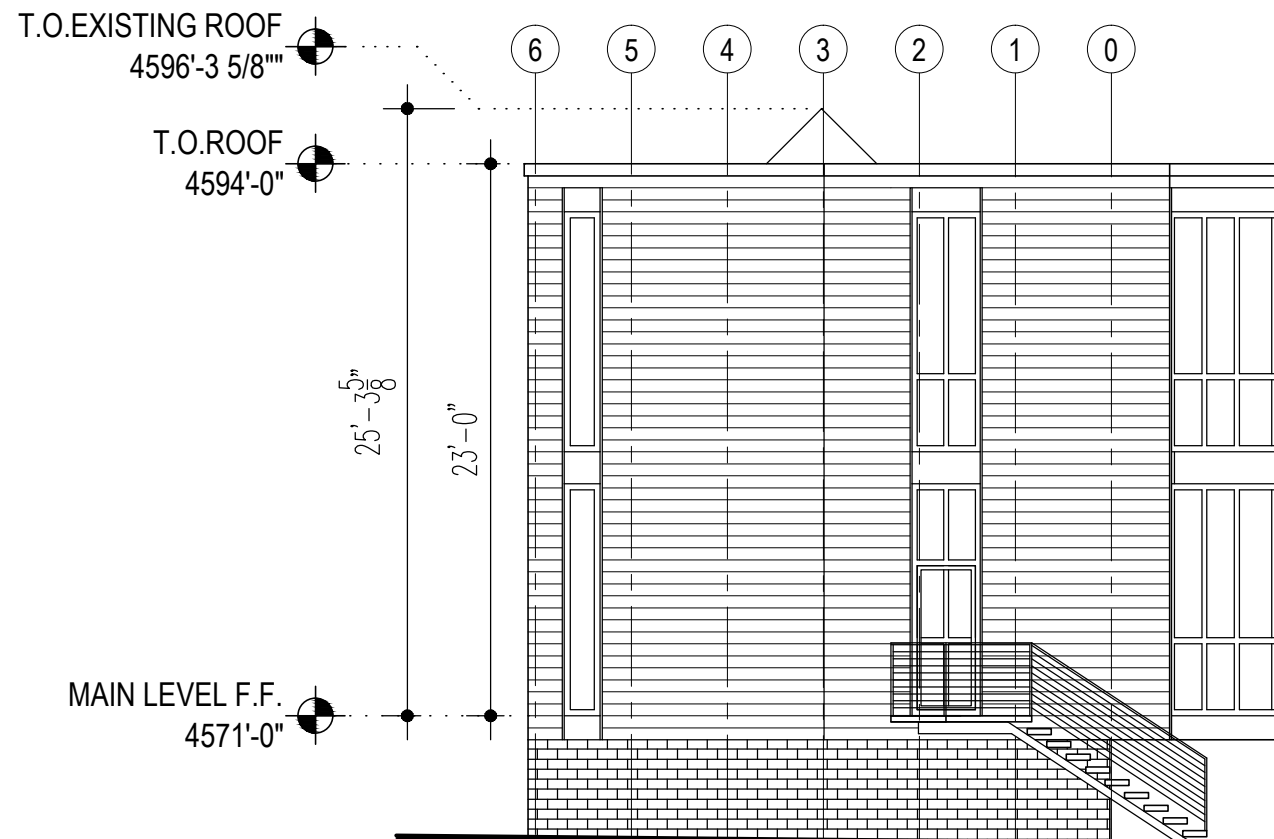




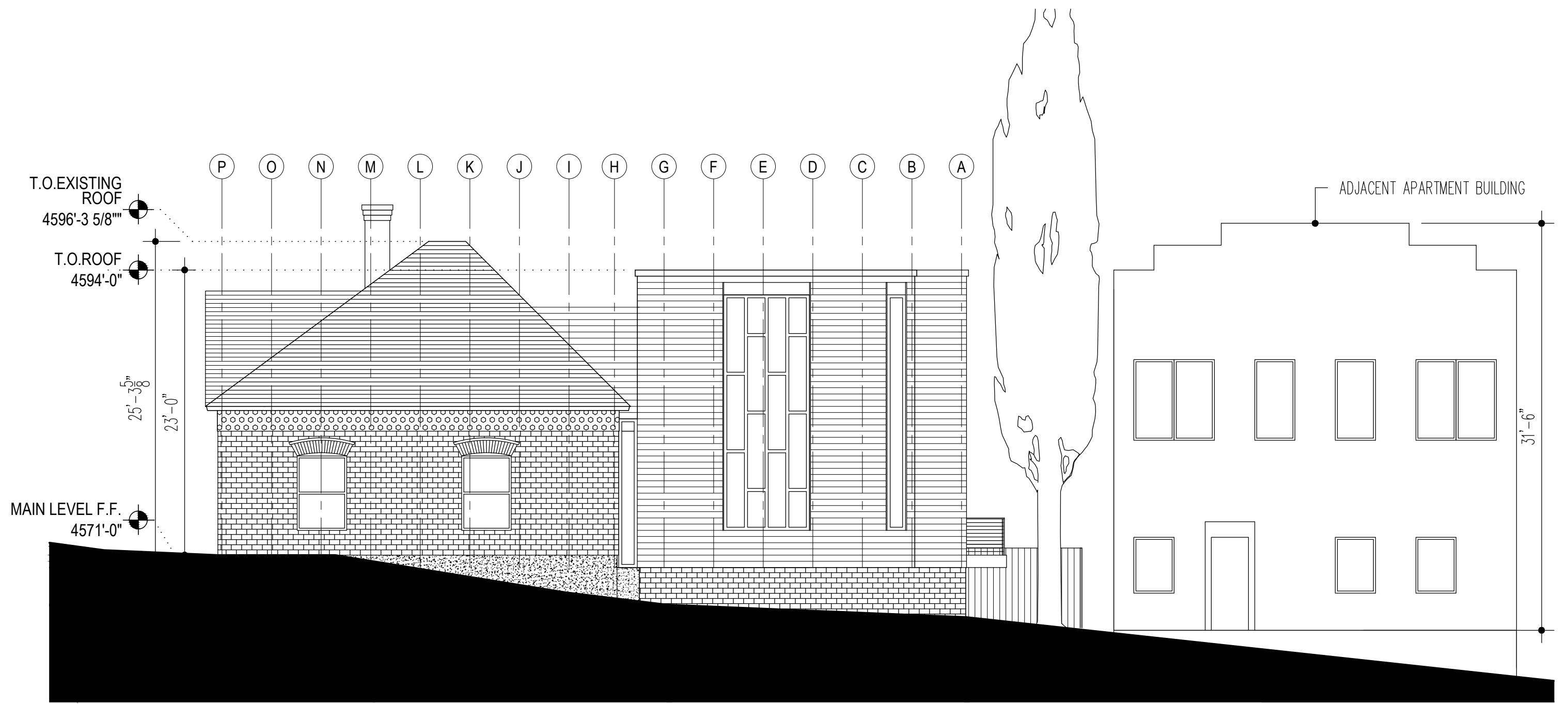
North Elevation



East Elevation



South Elevation



West Elevation



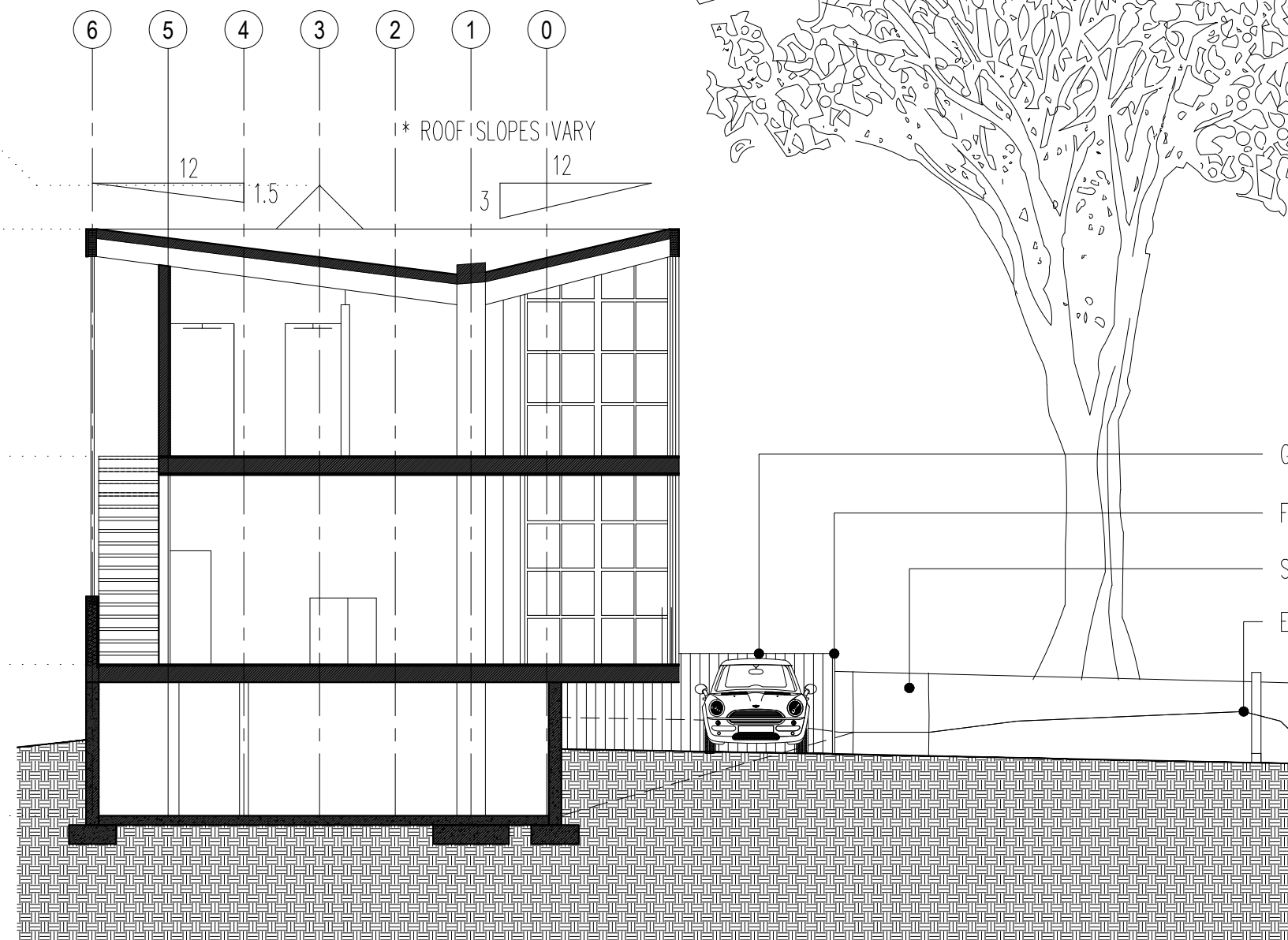
T.O.EXISTING ROOF
4596'-3 5/8"

T.O.ROOF
4594'-0"

UPPER LEVEL F.F.
4582'-0"

MAIN LEVEL F.F.
4571'-0"

LOWER LEVEL F.F.
4563'-0"



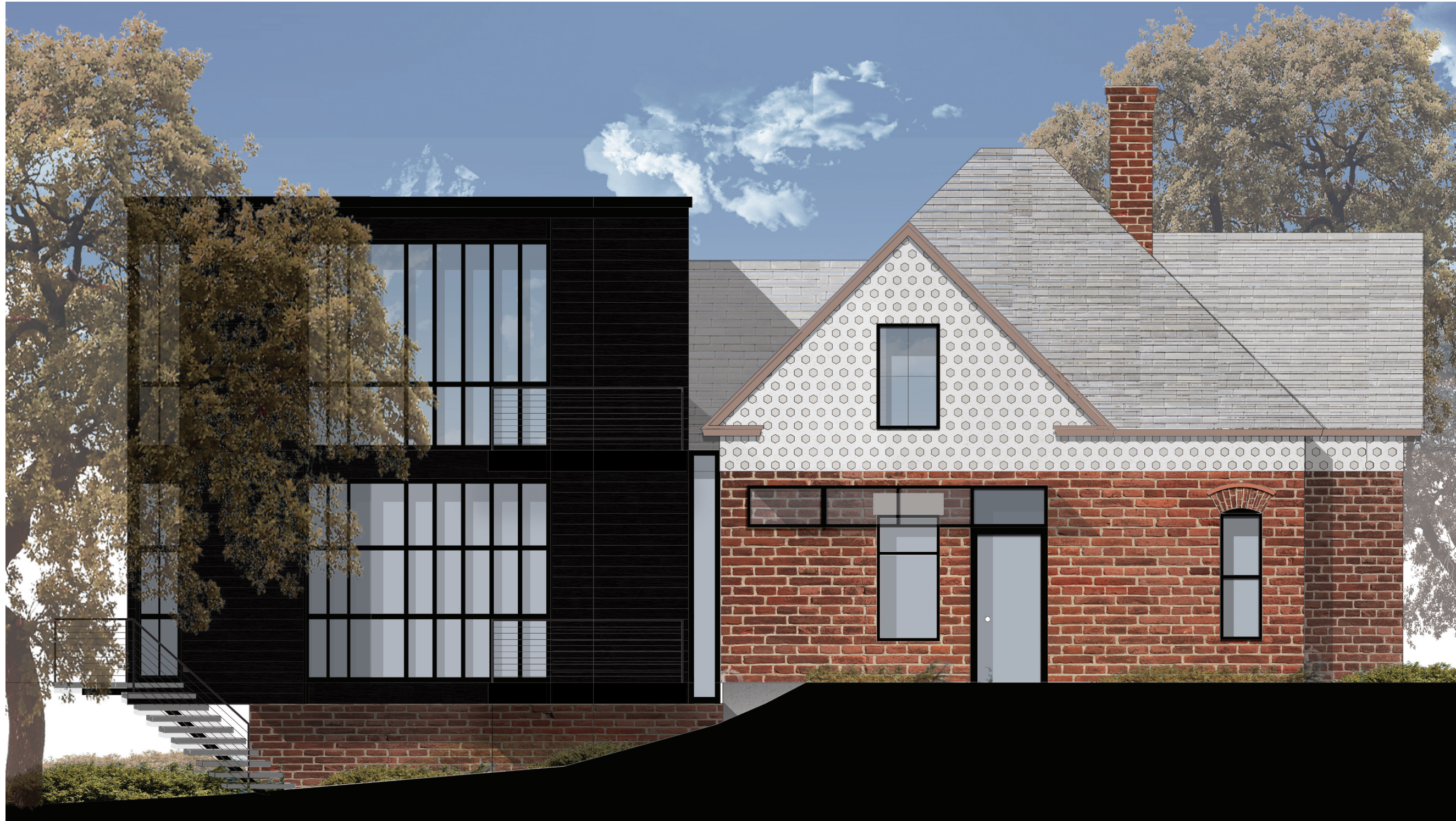
* ROOF SLOPES VARY

GATE
FENCE
SIDEWALK
EXISTING DRIVEWAY

Section through Grid D



North Elevation



East Elevation



South Elevation





West Elevation



Precedents



ATTACHMENT F: SR-1A ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently occupied by a single family dwelling with small rear addition.

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	Proposed	Finding
Minimum Lot Area: 5000 sq ft	Current: 3485 sq ft	Undersized lot – No Change
Minimum Lot Width: 50 ft	Current: 41 ft	Undersized lot – No Change
Setbacks: Front Yard - Average or 20 ft Corner Side Yard - 10 ft Rear Yard - 25% of lot depth (15 ft – 30 ft)	c.13 ft 6 in No Change Projecting Bay – c.8 ft Balcony – c.7 ft Rear Wall - c.13 ft Projecting Bay – c.8 ft	Sp. Exc. Required – In-line Add. Sp. Exc. Required – In-line Add.
Maximum Building Height: Pitched Roof – 23 ft Flat Roof – 16 ft Wall Height – 16 ft	23’6”-24’9” Inverted Pitch Inverted Pitched Roof 23’6”-24’9” Inverted Pitch	Special Exception Required Special Exception Required
Maximum Building Coverage: 40% of lot area	44%	Undersized lot – Spec Exc Req

Discussion:

To construct the proposed building the applicant is seeking Special Exception approval for the following:

- Encroachment into the side yard setback on the west side of the site by approximately 2 ft 6 ins, following the line of the existing building and current rear addition.
- On the east side the proposed footprint stays within the required setback for the corner side yard (10 ft), although the two story projecting bay above encroaches into this side yard by approximately 2 ft, and balcony by approximately 3 ft.
- Encroachment into the required rear setback of 15 ft by approximately 2 ft at basement level, while the two story projecting entrance bay would encroach by approximately 7 ft.
- The height of the addition would exceed the wall height requirements from established grade by 7’ 6” to 8’ 9” across the slope of the site, and total height requirements above grade for a pitched roof (inverted) by 6” to 1’ 9”, although total height of the addition is lower than the ridge height of the existing house.
- Total building coverage would be 44% on this undersized lot.
- Grade changes over 4 ft in the required side yard.
- Creating a parking space within the corner side yard setback to provide an off-street parking area. Access design to this parking area will be subject to conformance with City Transportation department requirements.

* See attached preliminary zoning review of current proposals – 12/22/15

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. The certain special exceptions are listed as follows:

- a. Building wall height;
- b. Accessory structure wall height;

- c. Accessory structure square footage;
- d. Fence height;
- e. Overall building and accessory structure height;
- f. Signs pursuant to section [21A.46.070](#) of this title; and
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site;

Zoning Ordinance Standards for Special Exceptions – 21A.52.060

- 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.

Finding:

The Historic Landmark Commission has the authority to grant special exception requests. Review of the proposed addition in this report concludes that overall the proposals would be compatible with the special historic character and interest of the house, the site and the context, and in these respects that the special exceptions requested could be approved. Additionally, staff concludes that the proposals would not conflict with the standards for special exceptions as defined in the ordinance.

SALT LAKE CITY CORPORATION
Department of Community and Economic Development
Building Services Division

ZONING REVIEW CORRECTION SHEET

Log Number:	PLNHLC2015-00586	Date:	12/22/2015
Project Name:	Williamson Residence	Zoning District:	SR-1A
Project Address:	638 E 6th Ave	Overlay District:	Historic
		Reviewer:	Darby K Whipple
		Telephone:	801-535-7751
		E-mail:	Darby.Whipple@slcgov.com
Fax:		Fax:	801-535-7750

COMMENTS

Review of the highlighted items is for pre-review purposes of the HLC application and do not substitute for a zoning review of permit application.

Exception required for inline addition, yard encroachment, over height, lot coverage, and front yard parking.

21A.44.060 Parking not permitted in Corner Side Yard. Need to show where legal (garage) parking will be relocated.

Approach design to legal parking is reviewed by Transportation Dept

21A.24.080 D Maximum Height of Pitched, Flat Roofs and Wall Heights. Roofs and Wall heights measured from grade, drawings show from "Finished Floor". Overall and wall heights exceed dimensions for SR-1A. Reverse slope of addition partially meets requirement for flat and partially for pitched roof. Heights calculated separately for all portions.

1. Measurements required from grade vs finished floor.
2. Flat roof height is not average of block face, whereas pitched may be.

21A.24.080 E/F Addition exceeds buildable area based on required yards. Proposed built area exceeds maximum building coverage for zone.

21A.36.020 B Obstructions in required yards

1. Balconies projecting not more than 5' are allowed only in rear yard. Plans indicate same in corner side yard.
2. Window projection on East and South side exceed requirements for Bay Window.
3. Steps and landing encroachments in required yards limited to 4' above or below grade. South and East Elevation show larger projection.
4. Regarding driveway change. Changes in grade in required yards more than 4' require special exception. Grade changes to be shown on plans.

Note: Windows along West elevation will need to meet building code requirement for openings in fire rated wall.

451 SOUTH STATE STREET, ROOM 215, P.O. Box 145471 SALT LAKE CITY, UTAH 84111
TELEPHONE: 801-535-7751 FAX 801-535-7750

ATTACHMENT G: DESIGN STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE & GUIDELINES FOR ADDITIONS

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure in the Avenues Historic District (21A.34.020.G).

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Design Standards for Alteration of a Contributing Structure	Design Guidelines for Additions
<p>1. A <u>property shall be used</u> 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;</p>	<p>No specific design guidelines for Additions relate to the use of the building.</p>
<p>2. <u>The historic character of a property shall be retained and preserved.</u> The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • 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>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.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <ul style="list-style-type: none"> • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

	<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.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. <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.</p> <ul style="list-style-type: none"> • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • 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>8.12 Roof forms should be similar to those of the historic building.</p> <ul style="list-style-type: none"> • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof. <p>8.13 On primary facades of an addition, a ‘solid-to-void’ ratio that is similar to that of the historic building should be used.</p> <ul style="list-style-type: none"> • The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.
<p>3. All sites, structures and objects shall be recognized as <u>products of their own time</u>. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>8. <u>Contemporary design</u> 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>Design Objective for Additions</p> <p>The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • 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>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • 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>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • 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>5. <u>Distinctive features, finishes and construction techniques or examples of craftsmanship</u> that characterize a historic property shall be preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <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.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • 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>6. <u>Deteriorated architectural features</u> 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>This standard does not apply in this case.</p>

<p>7. <u>Chemical or physical treatments</u>, 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 standard does not apply in this case.</p>
<p>9. <u>Additions or alterations</u> 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;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <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>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. <p>New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.</p> <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • 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>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>

<p>11. Any new <u>sign</u> 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.</p>	<p>This standard does not apply in this case.</p>
---	---

ATTACHMENT H: STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure in a historic district, 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. The proposal is reviewed in relation to those that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G), and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment G to this report.

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>
<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Standard	Analysis	Finding
<p>Retain Historic Character 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><u>Retain Historic Character</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13</i></p> <p>The proposed addition replaces the current low lean-to rear addition and is situated and designed to extend into the rear yard towards the adjacent multistory building to the south. The height and massing of the building departs from the character of the existing house and is separated from the existing by a narrow glazed and higher corridor link. The proposal would not destroy, obscure or adversely affect the architectural features of the building. The proposed addition is lower than the existing building but adopts a different form, primary material and a dark finish to contrast with the red brick of the existing. In the context of this building and its immediate neighbor to the south the addition can be considered to be compatible in size and scale. The proposed addition is situated to the rear of the existing building in the available rear yard space and in form, design and finish should allow the existing building to retain its dominance. Equally the proposed addition does not affect the established massing and follows the orientation, with vertically proportioned fenestration reflecting that of the current building. The proposal retains a characteristic space to the south and reflects the rhythm of the street frontage on J Street. Materials proposed reflect the secondary material used on the original building, wood, with a contrasting color and finish to create a foil to the existing. The full height fenestration differs from the hole in the wall fenestration of the original building, but maintains a vertical subdivision and proportion. Relative to the original building, this is a large addition which will be readily visible on J Street. The materials and finish are designed to reduce the apparent scale and visual impact of the proposal. The roof form is dissimilar to the existing and original house, with an apparent flat roof profile although internally pitched for drainage. Overall the solid to void ratio is similar to the original house, although windows primarily take the form of combined full height glazing, rather than individual windows.</p>	<p><u>Historic Character</u> In review of the design guidelines which support this standard Staff would conclude that the proposal accords with the objectives of this standard.</p>

<p>Of Their Own Time 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;</p> <p>Contemporary Design 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;</p>	<p><u>Time & Contemporary Design</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.4, 8.6</i></p> <p>The proposed addition adopts a relatively simple contemporary form and massing, with several elements which reflect the palette of materials and visual emphasis of the original building. The horizontal cladding and the dark finish proposed reduce apparent scale and enhance the distinction between original building and rear addition. As well as the contemporary design expression adopted, the proposed addition is designed with variation in wall plane and materials where it meets the original building.</p>	<p><u>Time & Contemporary Design</u> The proposal appears to accord with the objectives of these design standards, as informed by the guidelines.</p>
<p>Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p><u>Historically Significant Alterations / Additions</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.6</i></p> <p>The existing addition, if it was an early part of the building, has been significantly modified and in its current form does not contribute in positive manner to the character of the primary building. Its replacement would not adversely affect the historic character of the building. Some external materials and detailing would be lost to the rear façade of the building but it would otherwise retain its historic character. The proposal would not hinder the ability to interpret the age of the building or the new addition.</p>	<p><u>Historically Significant Alterations / Additions</u> The proposal would accord with the objectives of this design standard.</p>
<p>Preserve Historic Features 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><u>Preserve Historic Features</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.6, 8.9</i></p> <p>The proposed addition would not adversely affect the distinctive features, finishes or craftsmanship of the existing building, with the exception of where the new addition would adjoin the existing rear façade of the building. The visible characteristic features of the rear façade which would be lost in part with this proposal would remain a feature of the other facades of the building. Associated with this proposal is the intention to remove the existing and recent porch and deck structure facing J Street. The removal of this would restore some of the historic character of the building.</p>	<p><u>Preserve Historic Features</u> The proposed rear addition would accord with the objectives of this standard, as informed by the design guidelines.</p>

<p>Reversibility, Differentiation & Compatibility</p> <p>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;</p>	<p><u>Reversibility, Differentiation & Compatibility</u> <i>Design Objective for Additions</i> <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.3, 8.7, 8.9, 8.11</i></p> <p>The proposal defines most of the existing rear walls of the primary building as being retained, so to a major degree, should removing the addition be contemplated in the future, much of the original building will be intact. Differentiation between the new and the old is an objective. While the design approach could not readily be described as compatible in some of the respects identified, the proposed addition would step aside from the existing, and in simplicity, design, detailing, materials and finish would not adversely affect the historic integrity and its setting.</p>	<p><u>Reversibility, Differentiation & Compatibility</u></p> <p>The proposal would accord with the objectives of this standard, as informed by the design guidelines.</p>
---	--	---

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on December 22, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on December 20, 2015
- Site notice posted on December 30, 2015

Public Inquiries

At the time of the completion of this report one inquiry had been received from a resident in the general vicinity but no comments have been received prior to the completion of this report. No other public comments or correspondence have been received. Subsequent comments will be forwarded to and/or made available to the Commission.

Preliminary Zoning Review Comments - 12/22/15 - Attached

ATTACHMENT J: MOTIONS

Staff Recommendation:

Not Consistent with Staff Recommendation (COA):

Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission do not approve a Certificate of Appropriateness for a new rear addition to 638 6th Avenue in the Avenues Historic District (Commissioner then states findings based on the Standards 1-11, as listed below, to support the motion).

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;
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;**
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;**
4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;**
5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;**
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;
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;
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;**
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;**
10. Certain building materials are prohibited including the following:
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
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.

Special Exception Approval

Specifically, the Commission finds that the proposed project complies with the review standards based on the following findings (Commissioner then states findings based on the Special Exception Standards to support the motion):

- 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.

Not Consistent with Staff Recommendation (special exceptions):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for a certificate of appropriateness for new construction and requested special exceptions at 638 6th Avenue.