



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Amy Thompson, Principal Planner
801-535-7281 or amy.thompson@slcgov.com

Date: September 7, 2017

Re: **Special Exception PLNHLC2017-00604 & Minor Alteration
PLNHLC2017-00458**

SPECIAL EXCEPTION & MINOR ALTERATION

PROPERTY ADDRESS: 134 North C Street

PARCEL ID: 09-31-452-002

HISTORIC DISTRICT: Avenues Local Historic District

ZONING DISTRICT: H (Historic Preservation Overlay District)

RMF-35 (Moderate Density Multi-Family Residential)

DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Vincent Oles, the architect representing the owner of the property, is requesting Special Exception and associated Minor Alteration approval from the Historic Landmark Commission to demolish an existing accessory structure and construct a new accessory structure in approximately the same location, which is closer than 10 feet to a primary structure on an adjacent lot. The base zoning for the property is RMF-35 (Moderate Density Multi-Family Residential). The Historic Landmark Commission has the authority to modify lot and bulk regulations through the Special Exception process.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, Staff recommends that the Commission considers whether a reduction in height would achieve an accessory structure more compatible to the scale and character of this site and neighboring development, and if the Commission concurs with that conclusion, to table the proposal to allow for revisions accordingly.

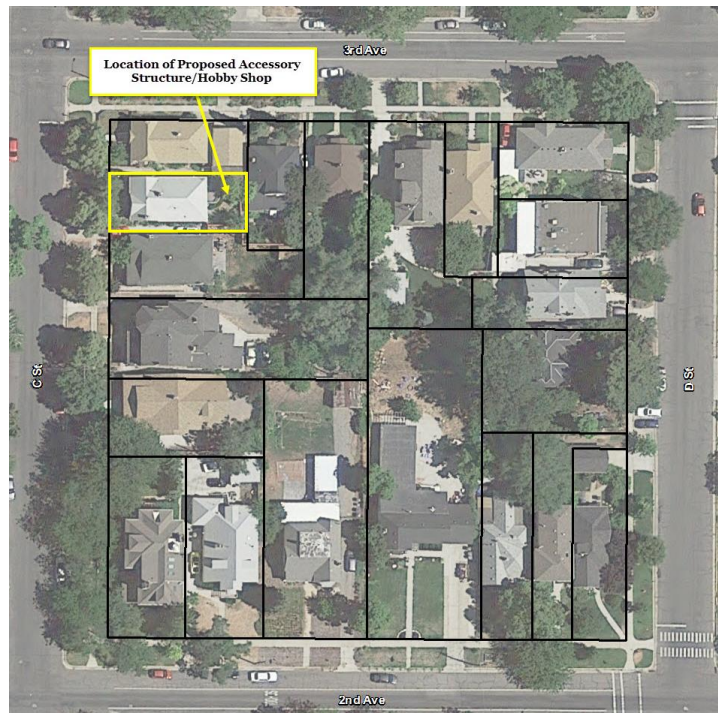
ATTACHMENTS:

- A. [Site Map & Survey Information](#)
- B. [Application Information \(Project Description, Site Plans, Elevations\)](#)
- C. [Site & Context Photographs](#)
- D. [Analysis of RMF-35/Accessory Structure Zoning Standards](#)
- E. [Analysis of Special Exception Standards](#)
- F. [Applicable Design Guidelines](#)
- G. [Analysis of Design Guidelines and Standards for Minor Alterations](#)
- H. [Department Comments](#)
- I. [Public Process](#)

SITE CONTEXT

The subject property is an interior lot with frontage on C Street. The elevation of C Street decreases to the south. The primary structure on the property is identified as a contributing structure in the 2013 Avenues Reconnaissance Level Survey. The primary structure on the property is a single family one-story period cottage that was constructed in 1926. The residential structure has a small gable roof at the front, a gabled front bay, and a large gable-roofed rear section. The primary exterior materials are a dark brown brick.

There is an existing one story accessory structure/garage in the rear yard of the subject property. According to the project description submitted by the applicant, the existing garage is approximately 88 years old, and is not functional as a garage due to its existing dimensions.



The surrounding structures are all identified as contributing structures to the Avenues Local Historic District in the 2013 Reconnaissance Level Survey. The general scale of the primary buildings in this context, on C Street and 3rd Avenue, ranges from one to two and a half stories.

Garages/accessory structures in this setting are one story and generally located in the rear yard behind houses, with the exception of some corner properties, in which the garage has frontage on along the streetscape. Most garages are accessed from a single-car width driveway from the street.

Like much of the Avenues, the overall historic development pattern is quite dense. The side yard setbacks are generally very narrow and in some cases almost nonexistent. The subject property's rear yard is adjacent to the side yard of the property to the east.

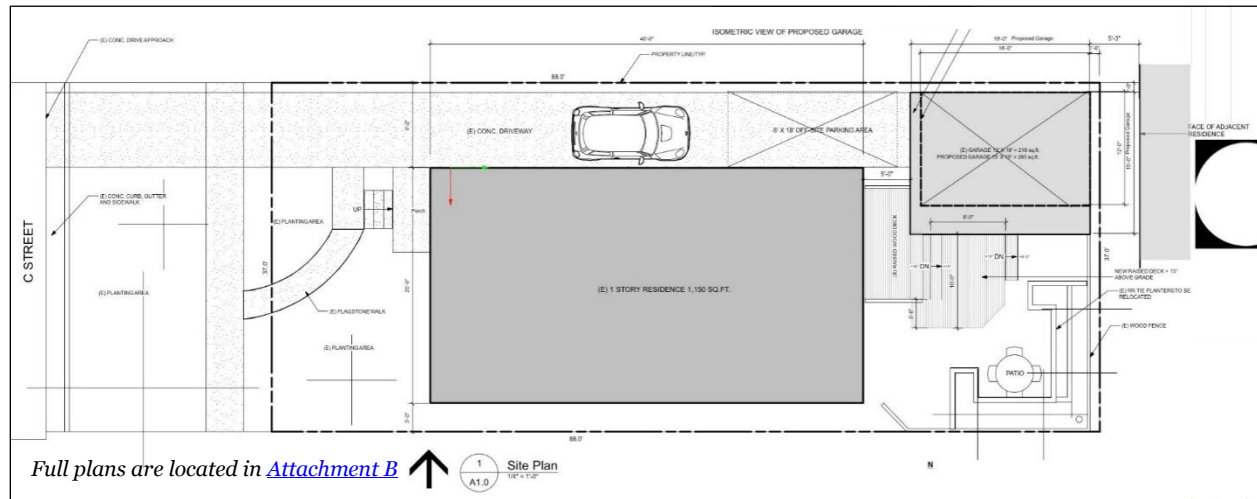
Materials for primary structures in this context include adobe, masonry, and wood in the form of horizontal and shingle siding. Roof forms tend to be pitched with gables, clipped gables, or hipped roof forms. Garages/accessory structures in this setting are simple wood or metal structures and generally have simple pitched or flat roof forms.

PROJECT DESCRIPTION

The proposal is to demolish the existing accessory structure and construct a new two-story accessory structure in approximately the same location. The existing accessory structure is located approximately 1 foot from the rear and side property line. There is a primary structure on an adjacent lot (314 E 3rd Avenue) that is located approximately 5 feet 3 inches from the existing accessory structure.



Section 21A.40.050 of the zoning ordinance indicates that no portion of an accessory building on either an accessory or principal lot may be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district. Section 21A.06.050.C of the Salt Lake City zoning ordinance authorizes the Historic Landmark Commission, through the special exception process, to make modifications to lot and bulk of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district.



PROJECT DETAILS

The proposed accessory structure will have space for one car parking on the first floor, and the second floor is proposed to be used as a hobby shop (Planning Commission special exception petition PLNPCM2017-00483). The existing one story accessory structure is only visible from C Street, however the proposed structure is two-stories and would be visible from C Street as well as 3rd Avenue due to the configuration of the lots and existing buildings in this setting. The drive access to the accessory structure is off of C Street.

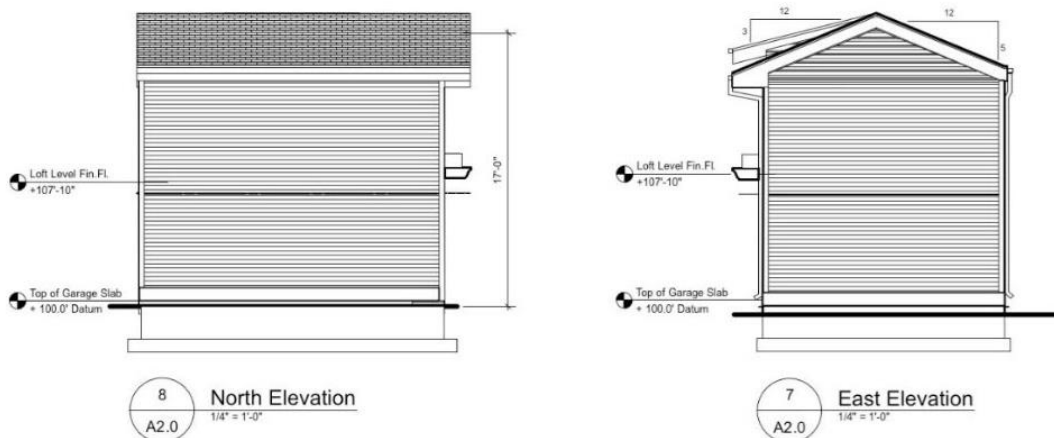
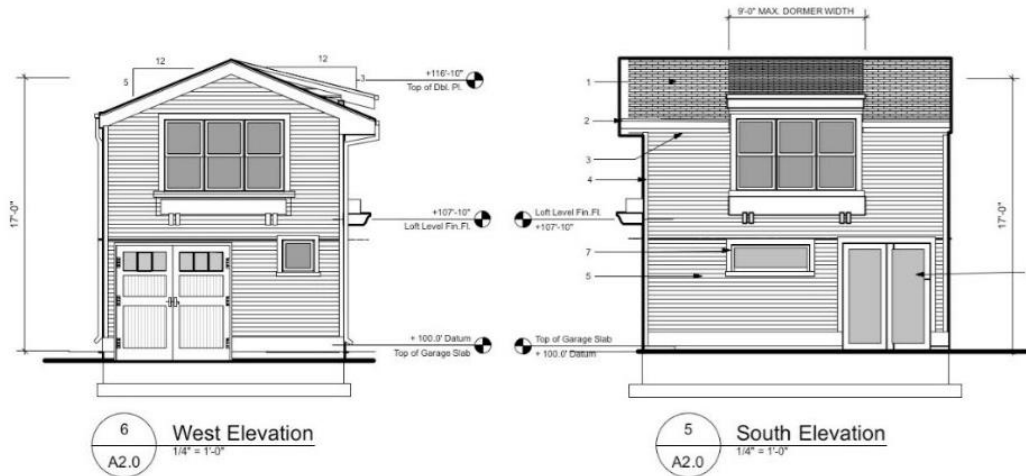
The proposed accessory structure has a building footprint of approximately 285 square feet and a height of approximately 17 feet measured to the midpoint of the structure, which is the maximum height of accessory buildings with pitched roofs in the base RMF-35 zoning district. The overall height of the proposed structure is approximately 19 feet measured to the top of the roof. The primary building on the subject property has a height of approximately 18 feet. The proposed structure has a gabled roof with a 5/12 pitch as well as a dormer on the south elevation with a 12/3 pitch.

The west elevation (facing C Street) has two double doors with upper window openings for the garage access, as well as a small square window on the first floor. The west elevation of the second story has 3 single hung windows with window box detailing below. The first floor of the south elevation has two tempered glass doors and a single rectangular window, and the upper floor has windows to match the west elevation. There are not any windows proposed for the north (3rd Avenue facing) and east elevations because the proposed accessory structure is intended to be used as a hobby shop, and because those walls are within 10 feet of a property line, windows are not allowed.



View of 3rd Avenue streetscape looking south. Proposed accessory structure would be located directly behind the garage seen in the photo.

The proposed exterior materials are a composite wood shiplap siding and trim, fiberglass windows and doors, and asphalt shingles for the roof.



KEY ISSUES:

The key issues listed below have been identified through the analysis of the project.

Issue 1: Location/Siting

An accessory structure that has a footprint large enough to accommodate a one car garage area and also maintain the required distance from the primary structure on the lot (4 feet) could not be constructed without a special exception bulk modification because of the close proximity of the residential structure to the east of the subject property's rear yard. With revisions to the proposed height of the structure, Staff is of the opinion special exception approval to modify the bulk requirements for a new structure in this location would be appropriate in this context.

The proposal is for a detached accessory structure situated to the rear of the house and would replace the existing accessory structure and would extend further south and west into the rear yard area. The north façade of the existing accessory structure is approximately 1 foot away from the north boundary, and the east façade of the existing accessory structure is approximately 1 foot away from the east property line. The north façade is approximately 1.5 feet away from a garage on an adjacent lot; the east façade is approximately 5 feet 3 inches away from a residential structure on an adjacent lot. The existing north and east setbacks would be maintained with the replacement accessory structure. Because the east façade of the proposed structure is closer than 10 feet to a residential structure on an adjacent lot, the applicant is requesting a special exception for a modification to the bulk requirement for accessory structures to allow the existing 5 foot 3 inch separation to be maintained.



Any new accessory structure proposed within the blue area would require special exception approval to allow the structure closer than 10 FT to the house on the adjacent lot. Any new accessory structure must be 4 FT away from the house on the subject lot and 1 FT away from the side and rear property lines.

The rear yard of the subject property abuts the side yard of the property to the east. Side yard setbacks in the Avenues are generally very narrow, as is the case in this setting. The proposal complies with the other zoning requirements in regards to lot coverage and required 4 foot distance from the proposed accessory structure to the primary structure on the subject property. The total lot area is 3,256 square feet and is undersized as defined by the RMF-35 zoning standards, at just 65% of the 5,000 SF requirement, thus restricting the space to accommodate for a new accessory structure.

Issue 2: Height & Massing

Maximum height of the accessory structure as proposed would be 19 feet to the top of the roof and 17 feet to the midpoint, which is the maximum permitted height for accessory structures in the RMF-35 zoning district. The proposed accessory structure would exceed the height of the house on the subject property by approximately 1 foot. Because the proposed location of the accessory structure is

located in the rear yard and set back from C Street, Staff would conclude that the proposed structure is unlikely to adversely affect the historic character of the existing contributing building and streetscape as it would be appreciated in the public context from C Street.

The height and massing proposed structure does raise questions in relation to compatibility of the proposal in terms of the 3rd Avenue streetscape and neighboring properties. The average height of the primary buildings on the 3rd avenue street block face is approximately 21 feet. There are two accessory structures (both adjacent to corner properties) along the 3rd avenue streetscape that also have frontage. One of these accessory structures is approximately 9 feet tall, and the one that would be directly in front of the proposed structure is approximately 11 feet 9 inches. A two-story accessory structure as proposed is out of character in relation to the existing accessory structures in the immediate and surrounding context of the Avenues which are generally one-story. Although the proposed location of the accessory structure may be appropriate in the context of this historic development pattern, at the proposed height of 19 feet to the top of the roof, the proposal is not compatible with the existing character of the site or neighboring properties and conflicts with Special Exception standards A, C and D, and their approval in this context. The massing and scale of the accessory structure as proposed, would be significant as perceived from the neighboring property, due to the minimal separation between proposed structure and the neighboring property to the east.

Although the height of the proposed structure falls within the maximum height requirements permitted for accessory structures in the RMF-35 zoning district, the zoning ordinance has bulk requirements of 10 feet between an accessory structure and a primary structure on an adjacent lot. At the height proposed, modifying this bulk regulation through the special exception process to allow the structure to be built closer than what's required by the underlying zoning to an adjacent house, would not be compatible with the historic character of the site and surrounding development. Staff recommends the height of the proposed accessory structure is reduced to achieve a design that is more compatible with character of the site and surrounding context. (See attachments E & G for analysis of Standards)

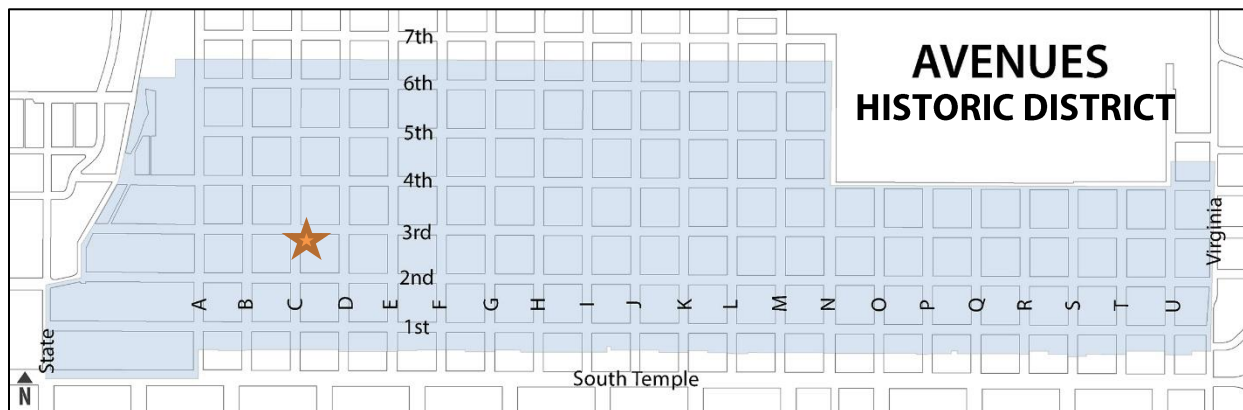
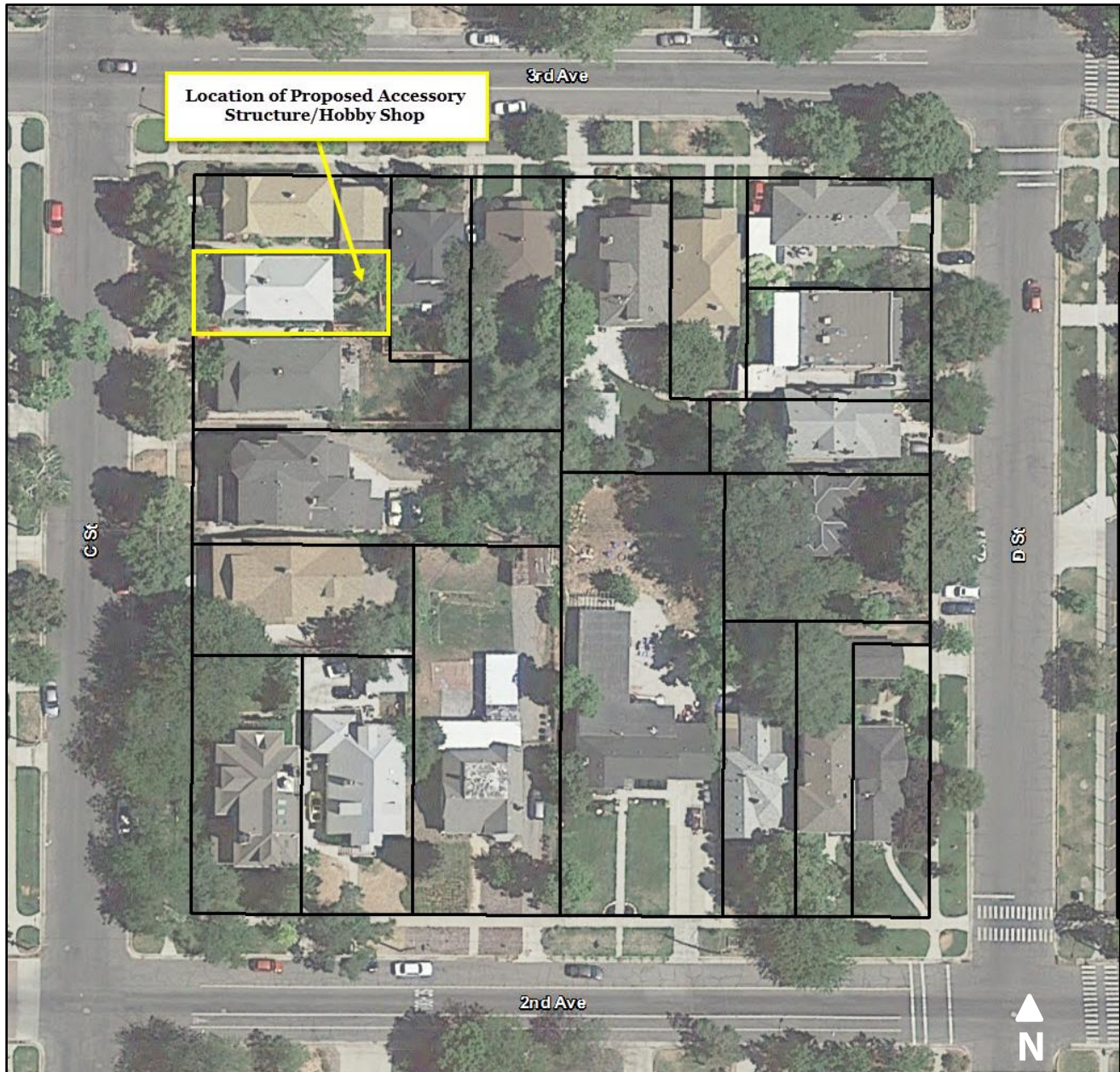
NEXT STEPS:


If the project is tabled, as recommended by Planning Staff, the applicant can make any necessary revisions and come back to the Historic Landmark Commission for review and a decision at a future date. Special exception approval is needed in order to construct a detached accessory structure anywhere in the rear yard of a subject property that is closer than 10 feet to the house on the adjacent lot.

If the project is denied, the applicant would not be able to build the project as proposed. If the applicant wants to pursue replacement of the existing accessory structure in the future, the applicant would need to apply for a special exception because the only area on the subject lot where an accessory structure could be constructed would be closer than 10 feet to a primary structure on an adjacent lot and would require a modification to reduce that 10 foot requirement.

If the project is approved, the applicant could build the project as proposed subject to obtaining all necessary building permits and applicable approvals.

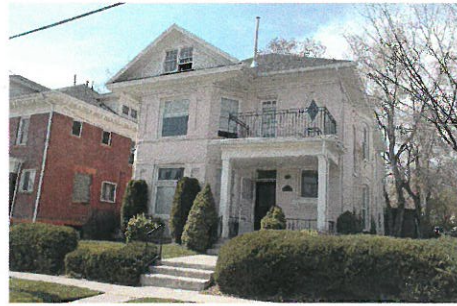
ATTACHMENT A: SITE MAP & SURVEY INFORMATION



 *Approximate location of subject property*



108 N “C” Street
B



111 N “C” Street
B



117 N “C” Street
B



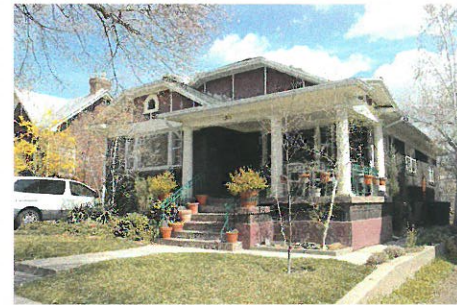
120 N “C” Street
B



122 N “C” Street
B



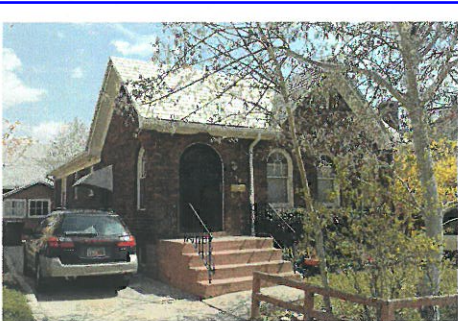
123 N “C” Street
B



130 N “C” Street
B



133 N “C” Street
D



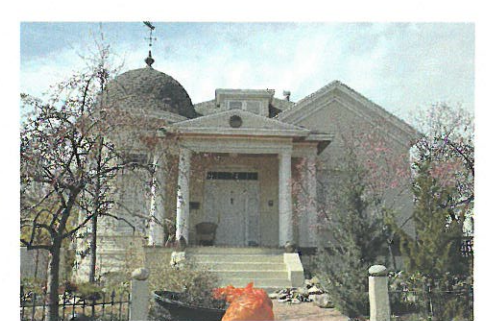
134 N “C” Street
B



138 N “C” Street
B



153 N “C” Street
A



153 N “C” Street
(second view)

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

“C” Street — Avenues Historic District (SLC Landmark District)

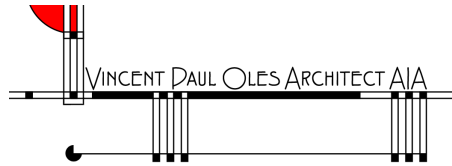
RLS 2007-2008, PAGE 2

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
108 N C STREET	B	0/0	1902	REGULAR BRICK SHINGLE SIDING CLAPBOARD SIDING	VICTORIAN ECLECTIC	OTHER RESIDENTIAL	07 79	AKA 301 E 2ND AVE
WORTHINGTON, DR. UNION &		2.5				SINGLE DWELLING		N04
111 N C STREET	B	0/0	1900	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	07	
		2				SINGLE DWELLING		N04
117 N C STREET	B	0/0	1872	STUCCO/PLASTER ADOBE: OTHER/UNDEF	CLASSICAL: OTHER FEDERAL	CROSSWING	07	
		2				SINGLE DWELLING		N04
120 N C STREET	B	0/0	1913	REGULAR BRICK MULTI-COLOR BRICK SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW	07	ALSO 118 C STREET
		1.5				SINGLE DWELLING		N04
122 N C STREET	B	0/0	1887	REGULAR BRICK SHINGLE SIDING ASBESTOS SIDING	QUEEN ANNE VICTORIAN ECLECTIC	CROSSWING	07	BALCONY ENCLOSURE c. 1940?
		2				SINGLE DWELLING		N04
123 N C STREET WAREING, GEORGE & MARY,	B	0/0	c. 1882	STUCCO/PLASTER	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	07	
		1.5						N04
130 N C STREET	B	0/0	1922	STRIATED BRICK STUCCO/PLASTER	BUNGALOW CLIPPED-GABLE COTTAGE	BUNGALOW	07	
		1				SINGLE DWELLING		N04
133 N C STREET VICTORIA HOUSE	D	1/0	1966	MULTI-COLOR BRICK ALUM./VINYL SIDING	MODERN: OTHER	OTHER APT./HOTEL	07	
		3				MULTIPLE DWELLING		N04
134 N C STREET	B	0/1	1926	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	07	
		1						N04
138 N C STREET	B	1/0	1926	MULTI-COLOR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	07	
		1						N04
153 N C STREET	A	0/0	1895	REGULAR BRICK ROCK-FACED BRICK	QUEEN ANNE VICTORIAN ECLECTIC FEDERAL	CENTRAL BLK W/ PROJ	07	
		1.5				SINGLE DWELLING		N04

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

ATTACHMENT B: APPLICATION INFORMATION



Waitzman Garage
134 C Street
Salt lake City, UT 84101

Project Description:

This project began as an exploration and study to add a partial second story to the rear portion of an existing 1-story brick bungalow to accommodate the needs of the owner who wished for a music practice and study area.

Due to the complications and expense associated with structurally adding to an unreinforced masonry structure built in 1929, an alternate design solution was investigated.

Two options were reviewed: the first looked at adding a loft to the existing wood framed garage and the second, to replace and expand the size of the garage and include a second story loft within the footprint and height allowances as permitted within the RMF-35 zoning ordinance.

The existing garage measures 12' x 18' (216 sq.ft.) and is approximately 11' high. It is wood framed with shiplapped wood siding and a fiberglass asphalt shingle roof. It is located in the rear of the property and is approximately 1' from the rear and side yard property lines. As such, there are no windows on the east and north facing walls. The garage is about 88 yrs. old and has outlived its functional usefulness.

The proposed garage/loft footprint will be 15' x 19' (285sq.ft.) and will have a height of 17' as measured from grade to the mid-point of the roof.

The new structure will be located 1' from rear and sideyard property lines to match the existing garage location with respect to property lines.

The loft space is intended to be used as a study and music room for the owner who plays cello. South and West facing windows will be selected to complement windows in the existing one story brick home.

Composite wood siding and trim will be used on the exterior with profiles selected to closely match the existing shiplap siding. Colors will be warm reddish browns to complement the primary residence.

Fiberglass asphalt shingles will be selected for the roof.



3 Isometric View of (E) Residence + Proposed Garage
 1/4" = 1'-0"
 A3.0



1 Street View of (E) Residence + Proposed Garage
 1/4" = 1'-0"
 A3.0



2 Isometric View of Proposed Garage
 1/4" = 1'-0"
 A3.0

VO · A aia

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No.	Date	Revision Notes

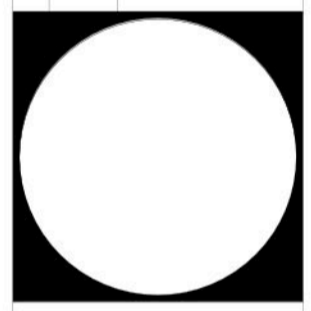
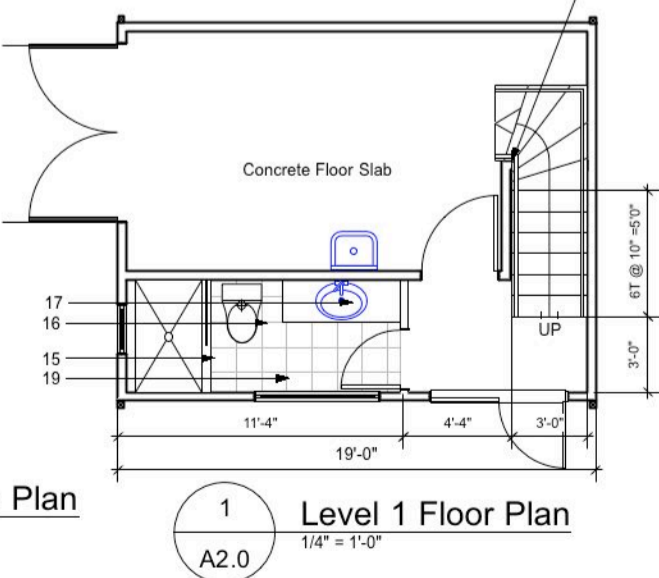
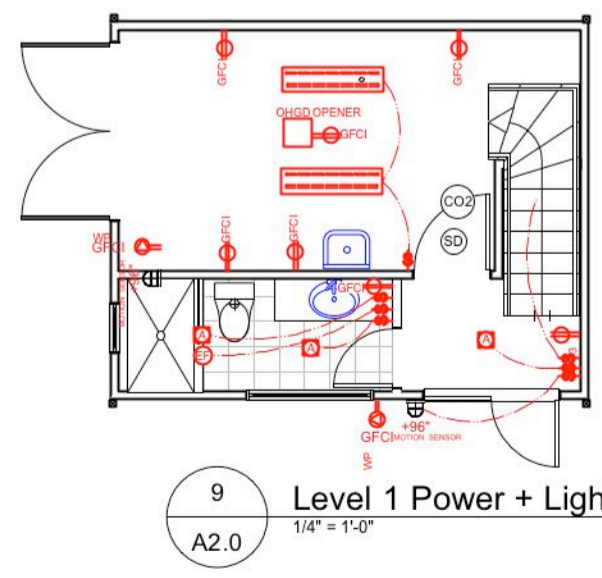
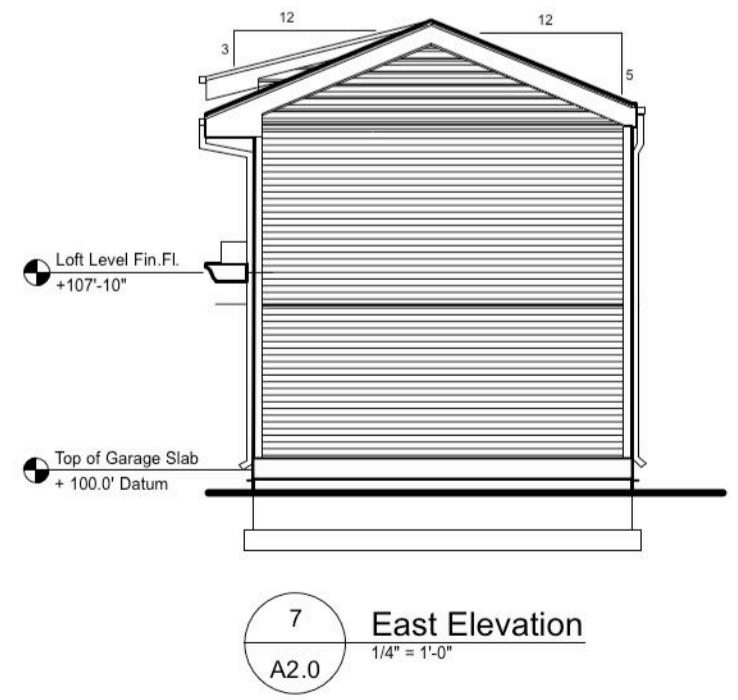
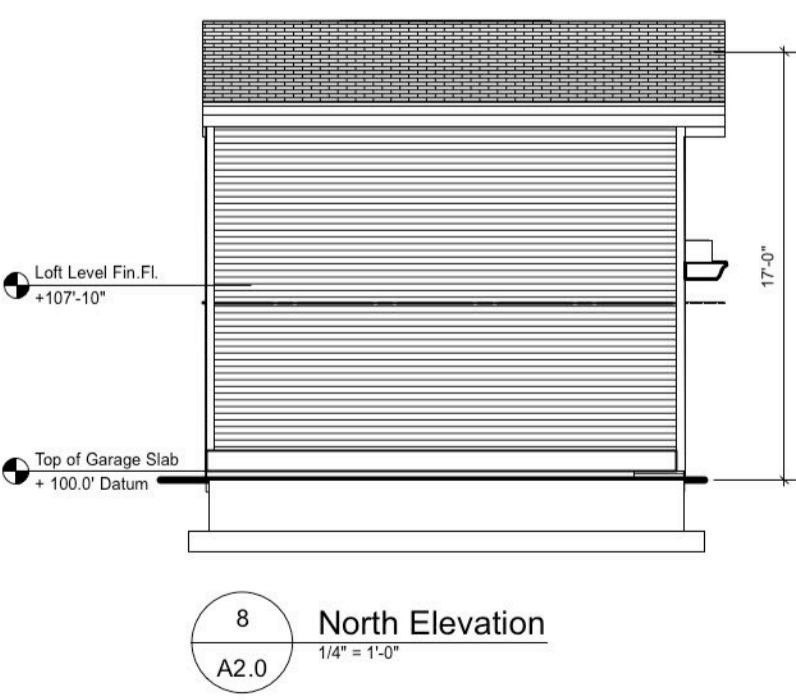
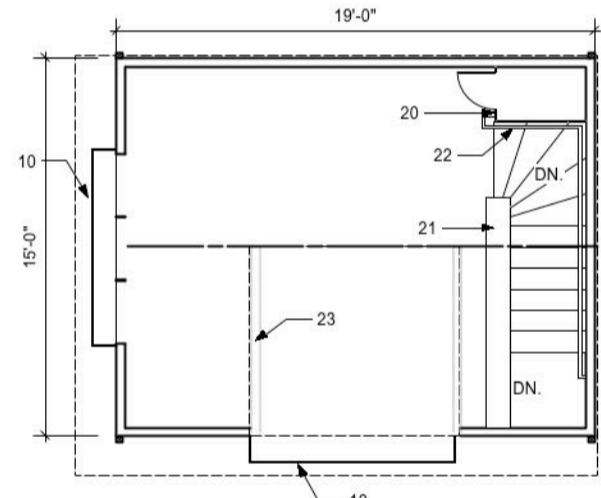
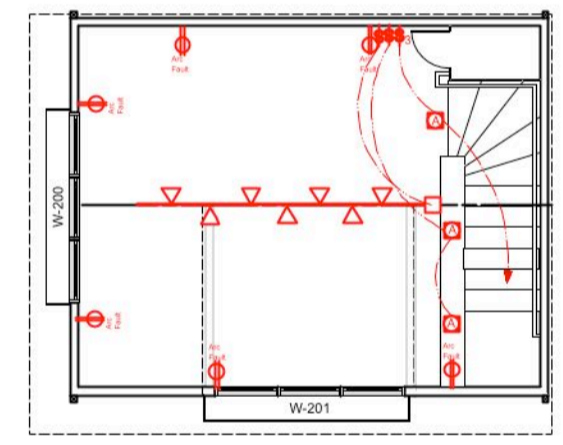
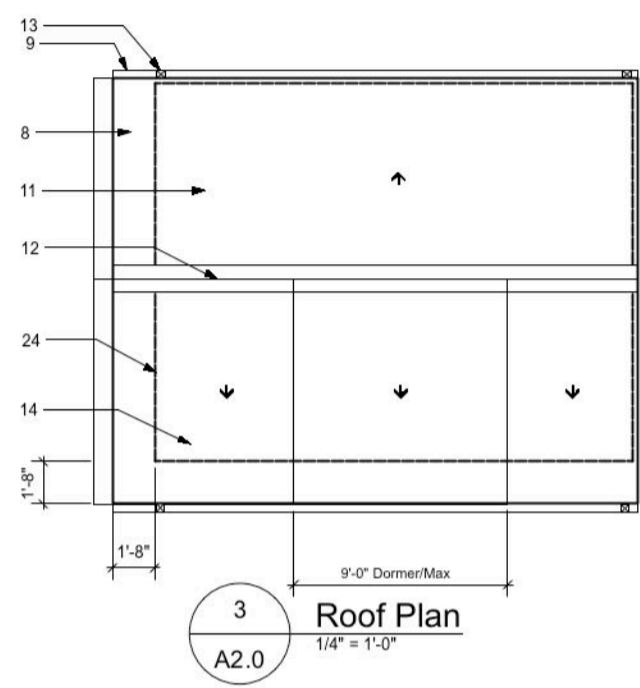
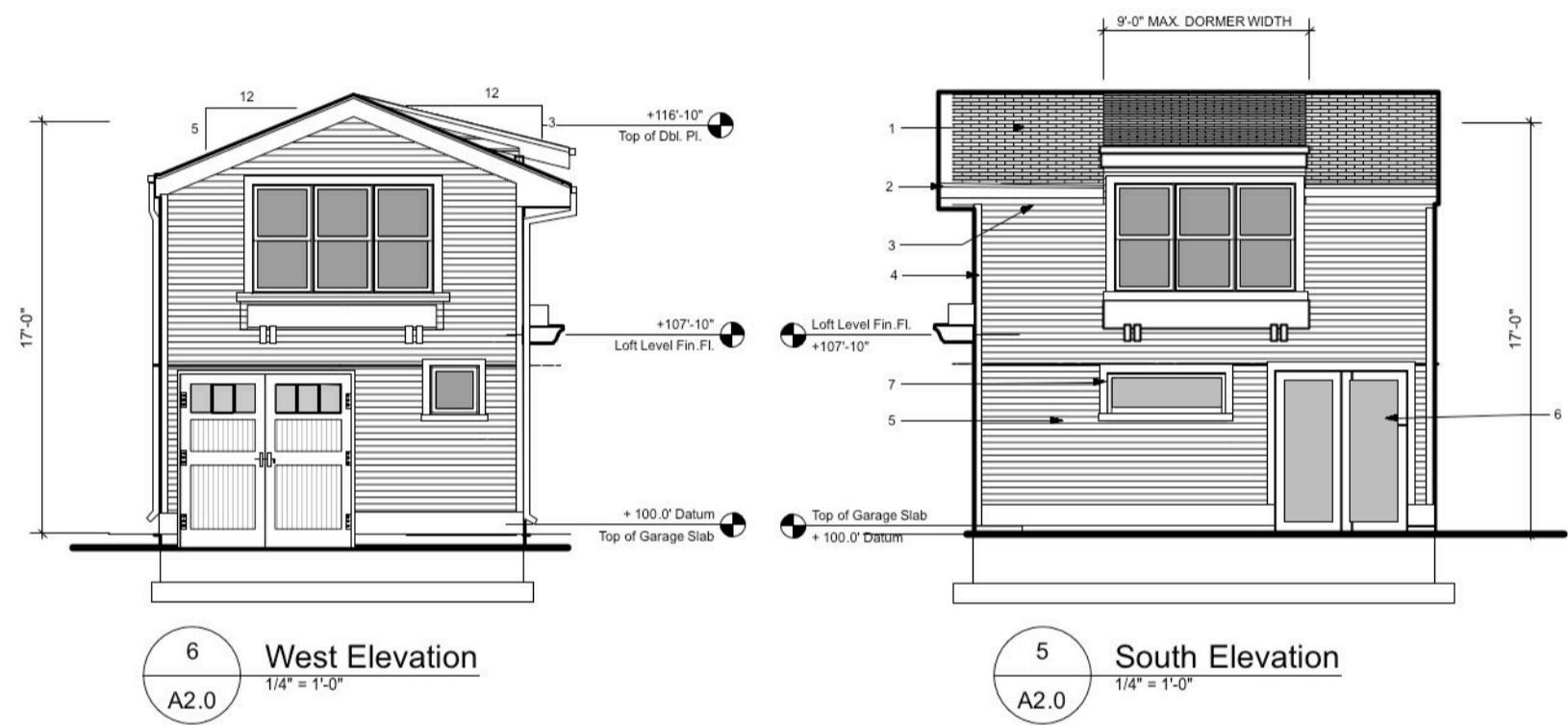
PROJECT NAME:
 Proposed Garage for:
Waitzman Residence
 134 N. "C" Street
 Salt Lake City, UT 84101

SHEET TITLE:
MODEL VIEWS

PROJECT MANAGER: VPO	PROJECT ID: 2017.04
DRAWN BY: VPO	SCALE: 1/4" = 1'0"
REVIEWED BY: VPO	SHEET NO.:
DATE: 2 June17	A3.0
CAD FILE NAME:	

No.	Date	Revision Notes

- SHEET NOTES:**
1. FIBERGLASS ROOFING SHINGLES/TYP.
 2. 1-1/2" PAINTED METAL DRIP/TYP.
 3. 1X 8 COMP. WOOD FASCIA
 4. 1 X 4 COMP. WOOD TRIM/TYP.
 5. SHIPLAP SIDING/TYP.
 6. FIBERGLASS DOOR W/ INSUL. + TEMPERED GLASS
 7. FIBERGLASS WINDOWS/TYP.
 8. New Fiberglass Shingle Roof
 9. Gutter + Downspout/Typ.
 10. WINDOW BOXES/OPTIONAL
 11. LINE OF BLDG. BELOW SHOWN DOTTED
 12. RIDGE
 13. DOWNSPOUT/PROVIDE CONCRETE SPLASH BLOCKS AT TERMINATION
 14. ICE + WATER SHIELD/EXTEND FROM FASCIA TO 2' BEYOND FACE OF BUILDING/SHOWN SHADED
 15. 1-PC. FIBERGLASS SHOWER
 16. 1.5 GAL/FLUSH ELONGATED BOWL TOILET
 17. PEDESTAL SINK
 18. N/A
 19. PORCELAIN TILE FLOOR O/ CONC. SLAB
 20. CABINET STORAGE CLOSET
 21. 36" H. BOOKSHELF/RAILING
 22. 1-1/2" DIAM. WOOD HANDRAIL
 23. LINE OF DORMER ROOF ABOVE
 24. LINE OF GARAGE WALLS BELOW SHOWN DOTTED



PROJECT NAME: Proposed Garage for: Waitzman Residence
 134 N. "C" Street
 Salt Lake City, UT 84101

SHEET TITLE: FLOOR PLANS EXTERIOR ELEVATIONS

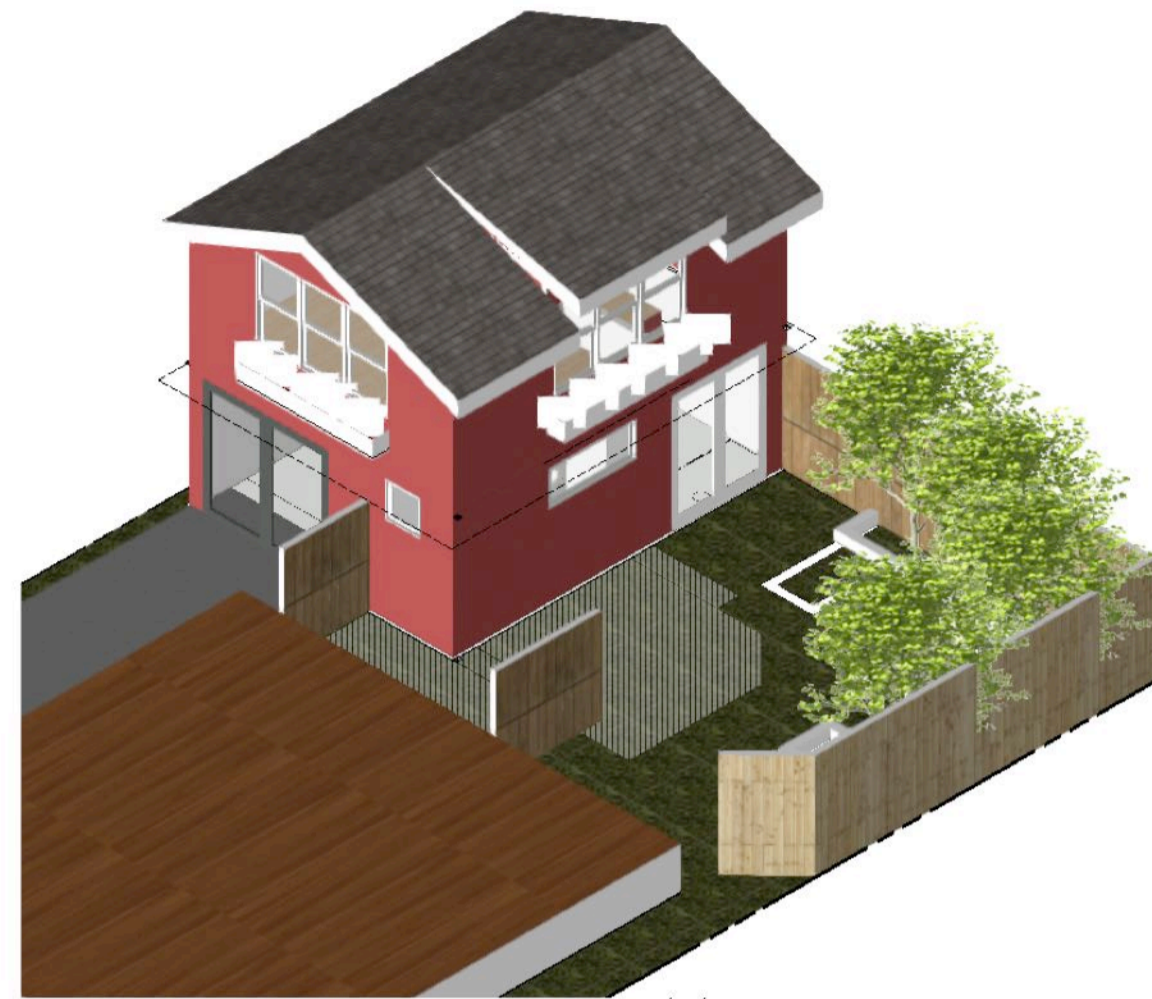
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REVIEWED BY: VPO	SHEET NO. A2.0
DATE: 2 June17	
CAD FILE NAME:	

Project Statistics:

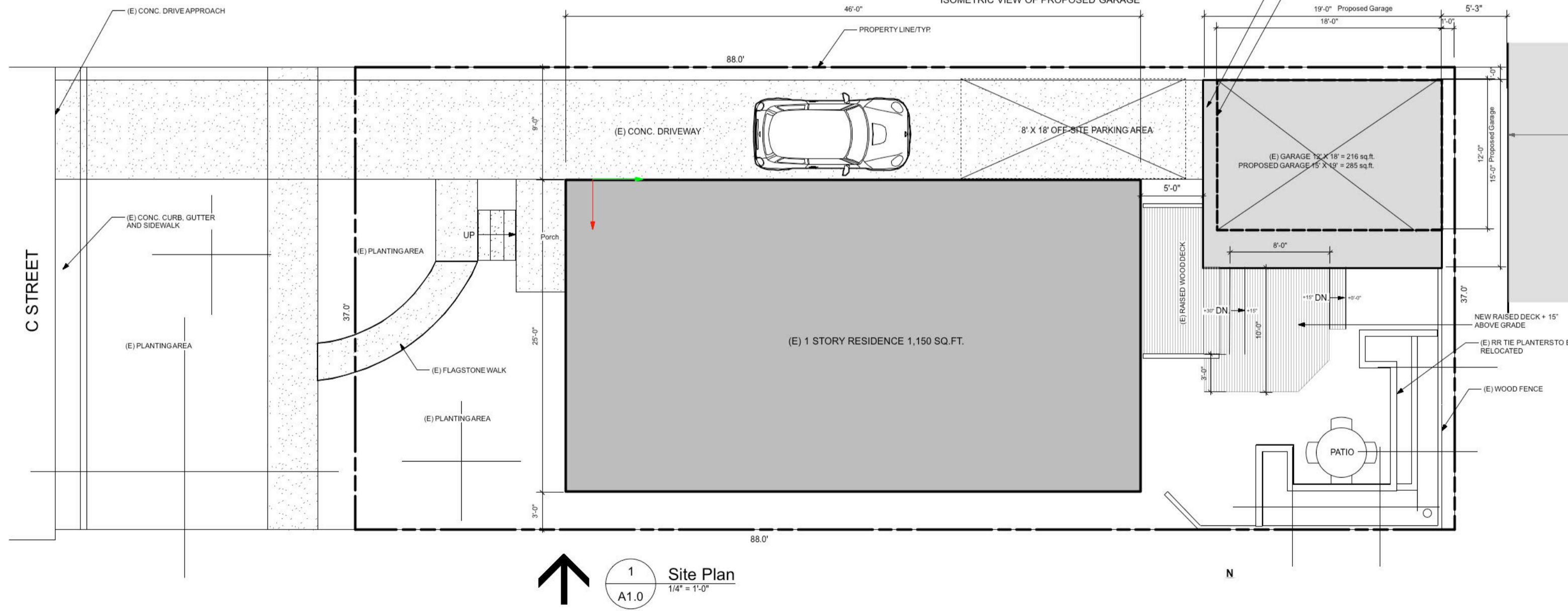
Project Description: Replace (E) 1 Car Garage (216 sq.ft.) w/ new 1 Car Garage (285 sq.ft.)

Property Address : 134 N. "C" Street , Salt Lake City, UT. 84101
 Zone: RMF-35
 Lot Area : 0.074ac. = 3,256 sq.ft.
 Site Slope : Less than 5%

	Allowable/Required-Primary Structure	Accessory Structure	Proposed/Existing
Setback	Front : 20' Interior Side: 4' + 10' Rear: 25% x Lot Depth or 20'	Not Allowed 1' 1'	N/A N/A N/A
Building Height:	35'	12' for Flat Roof, 17' to Average Slope of Roof	17'
Lot Coverage:	45% x Lot Area = 1,465 sq.ft.	X	(E)1,150 sq.ft. 216 285
Total Footprint Area	(Residence) (E) Garage (12' x 18') Proposed Garage (15' x 19')		Proposed = 1,435 sq.ft = 44% < 45% Allowable Existing = 1,366 sq.ft. = 42%
Parking:	(2) On-site per Dwelling Unit	(1) On-site Parking	
Rear Yard Area =	Accessory Bldg. to be less than 50% of Rear Yard = 740/2 = 370sq.ft.	216 sq.ft. (Existing)	285 sq.ft. (Proposed)



ISOMETRIC VIEW OF PROPOSED GARAGE



1 Site Plan
 A1.0 1/4" = 1'-0"

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No.	Date	Revision Notes

FACE OF ADJACENT RESIDENCE

PROJECT NAME:
 Proposed Garage for:
Waitzman Residence
 134 N. "C" Street
 Salt Lake City, UT 84101

SHEET TITLE:
SITE PLAN

PROJECT MANAGER: VPO	PROJECT ID: 2017.04
DRAWN BY: VPO	SCALE: 1/4" = 1'0"
REVIEWED BY: VPO	SHEET NO.:
DATE: 2 June17	A1.0
CAD FILE NAME:	



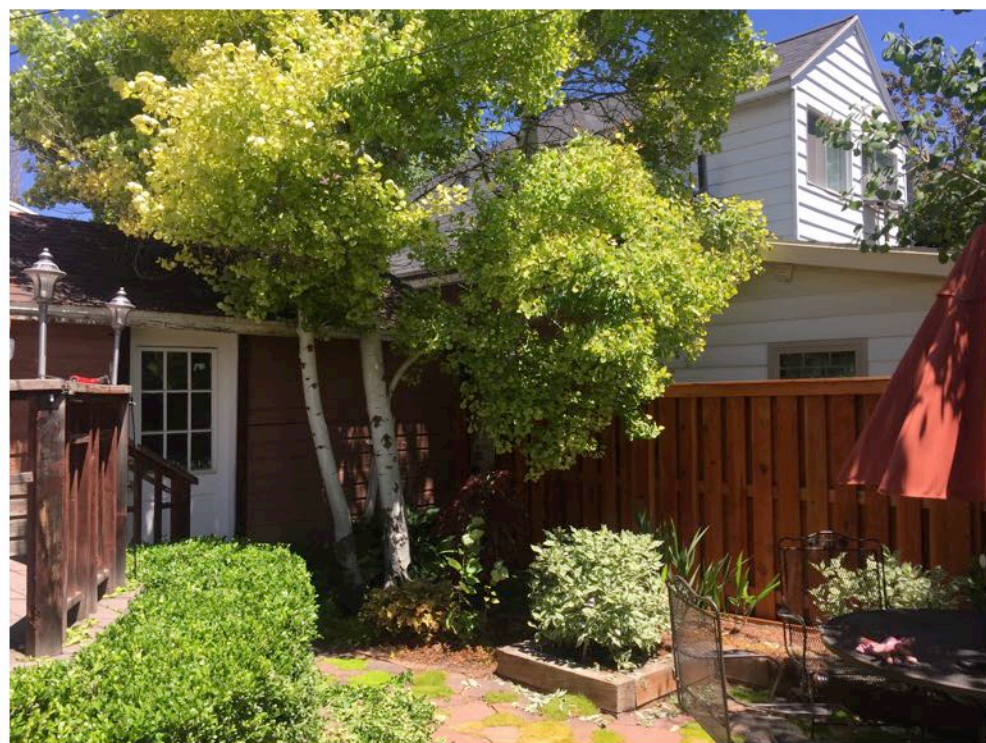
3 LOOKING WEST AT REAR OF (E) RESIDENCE AND DECK
A4.0



1 LOOKING EAST FROM C STREET
A4.0



2 LOOKING EAST AT REAR YARD AND (E) GARAGE
A4.0

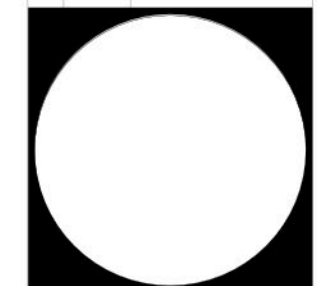


5 LOOKING NORTHEAST TOWARDS REAR PROPERTY LINE AND (E) GARAGE
A4.0



4 LOOKING EAST-STREET VIEW OF RESIDENCE AND (E)GATRAGE
A4.0

No.	Date	Revision Notes



PROJECT NAME
Proposed Garage for:
Waitzman Residence
134 N. "C" Street
Salt Lake City, UT 84101

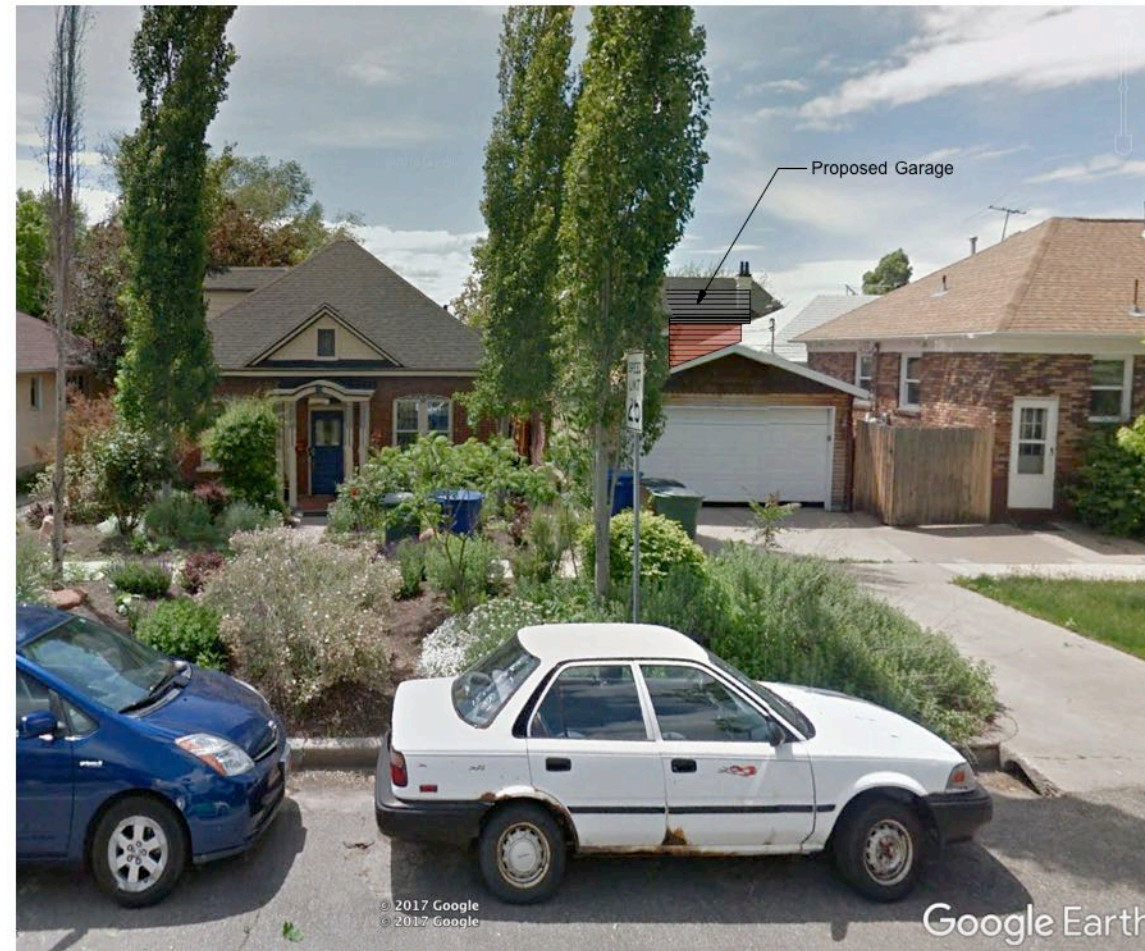
SHEET TITLE
Photos of (E) Property

PROJECT MANAGER VPO	PROJECT ID 2017.04
DRAWN BY VPO	SCALE 1/4" = 1'0"
REVIEWED BY VPO	SHEET NO. A4.0
DATE 2 June17	CAD FILE NAME

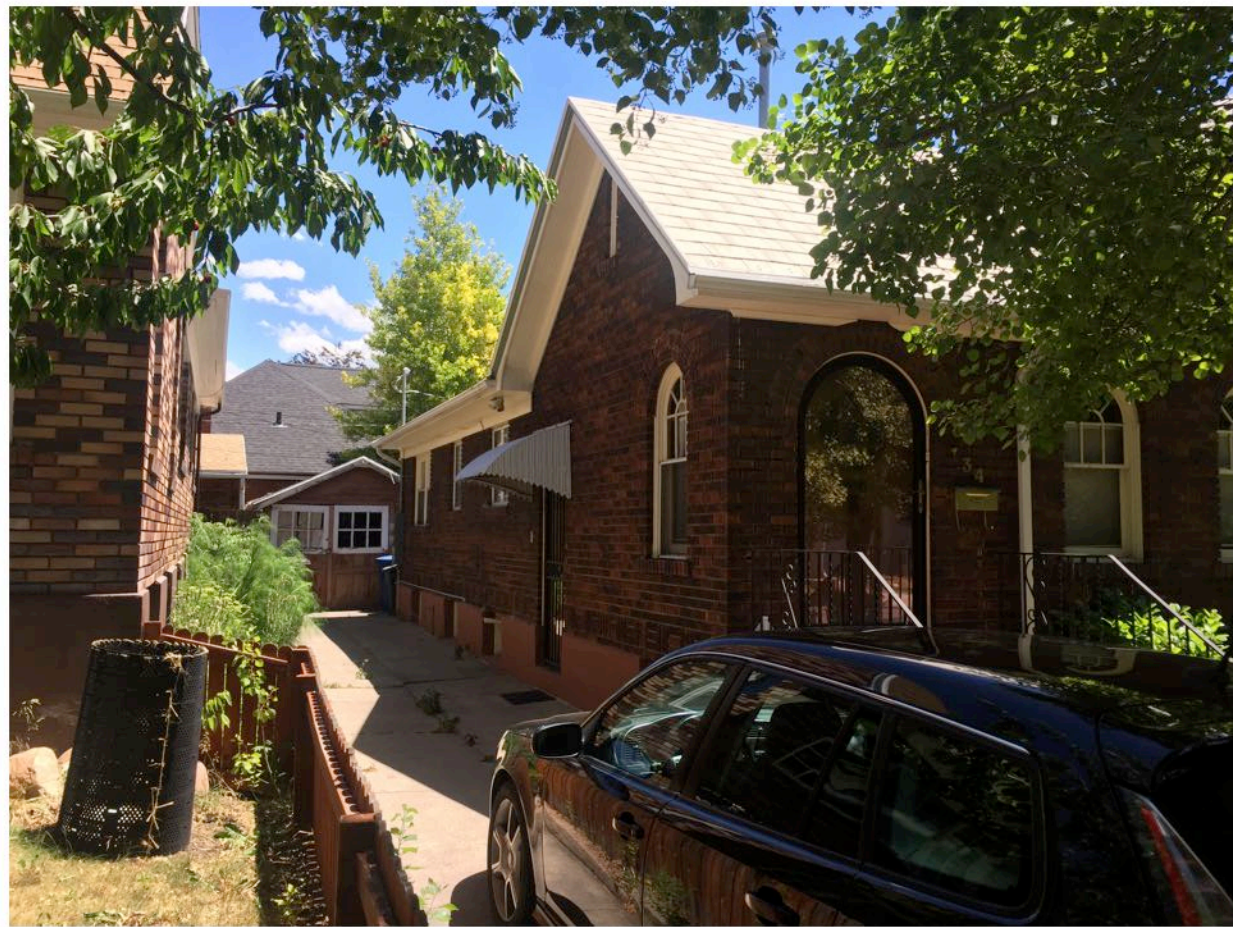
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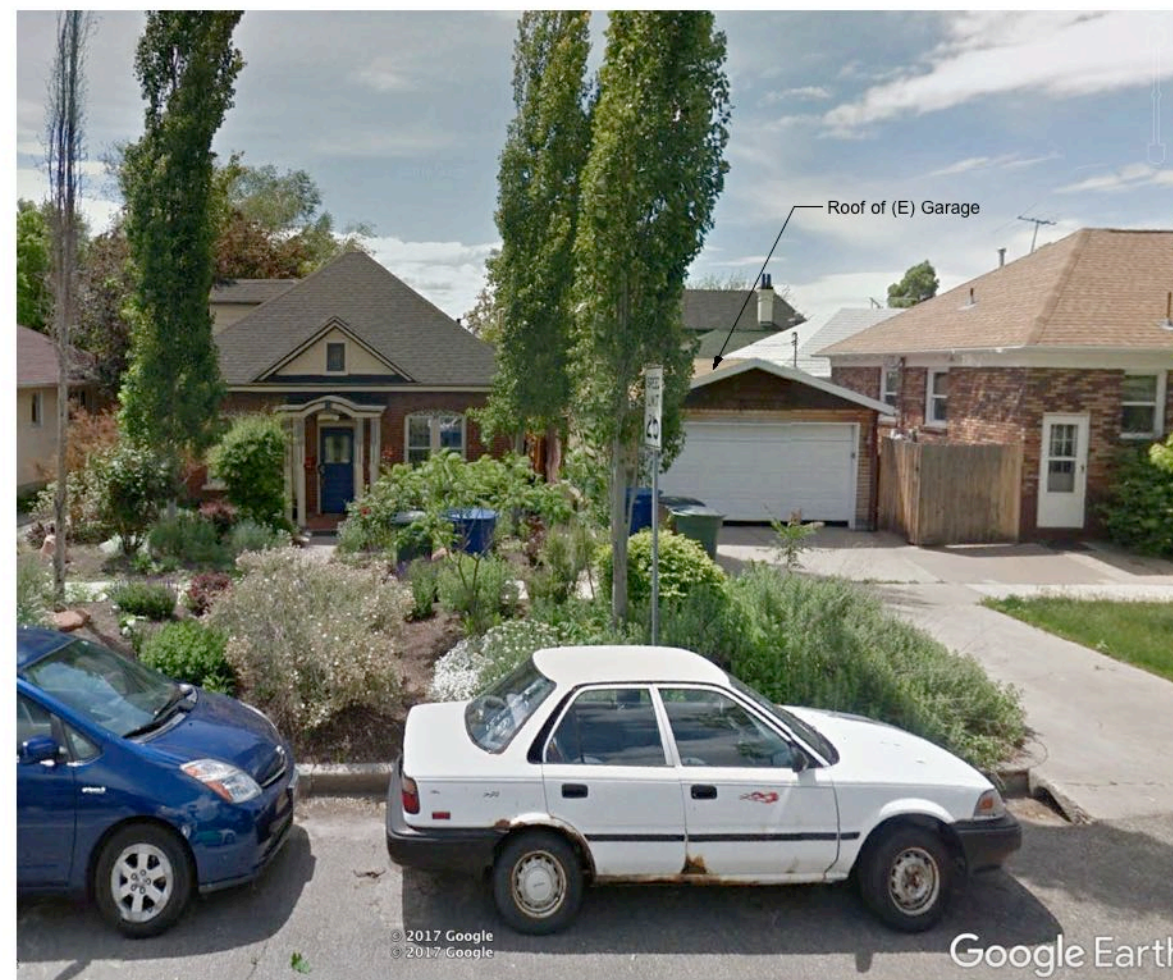
View of Proposed Garage from C Street Looking East



View of Proposed Garage from 3rd Ave. Looking South



View of Existing Garage from C Street Looking East



Existing View from 3rd Ave. Looking South

VO · A aia

Vincent Oles architect aia

architecture planning design
 532 E. Cleveland Ave.
 Salt Lake City, Utah 84105

ph. 801.582-1610
 cell 801.608-4512
 e: olesarchitect@gmail.com

No.	Date	Revision Notes

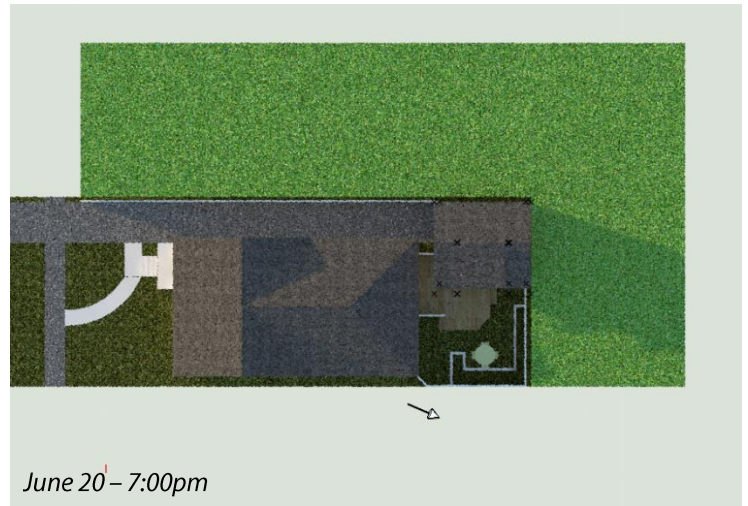
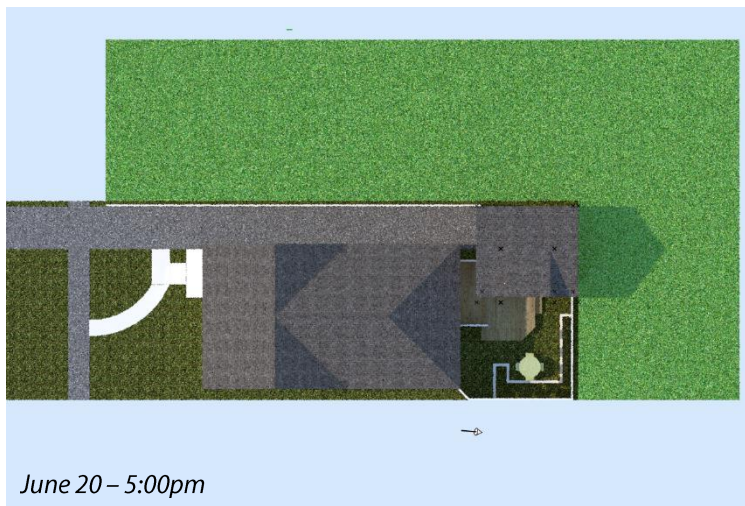
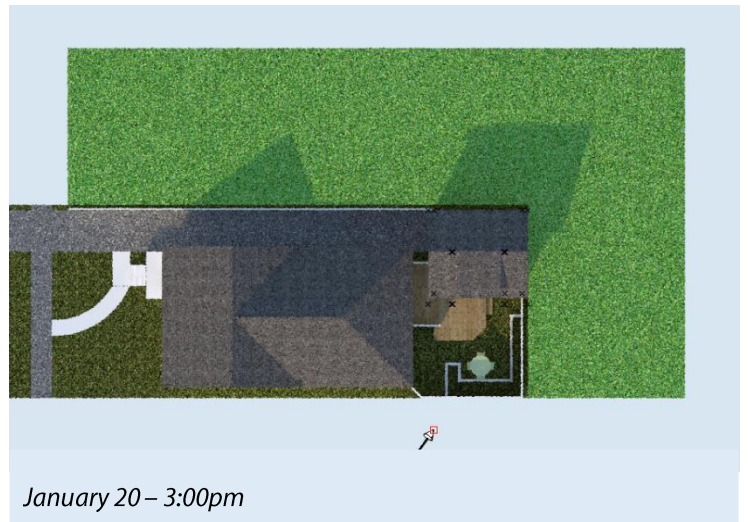
PROJECT NAME:
 Proposed Garage for:
Waitzman Residence
 134 N. "C" Street
 Salt Lake City, UT 84101

SHEET TITLE:
Photo Montage

PROJECT MANAGER: VPO	PROJECT ID: 2017.04
DRAWN BY: VPO	SCALE: 1/4" = 1'0"
REVIEWED BY: VPO	SHEET NO.:
DATE: 18 July17	A7.0
CAD FILE NAME:	

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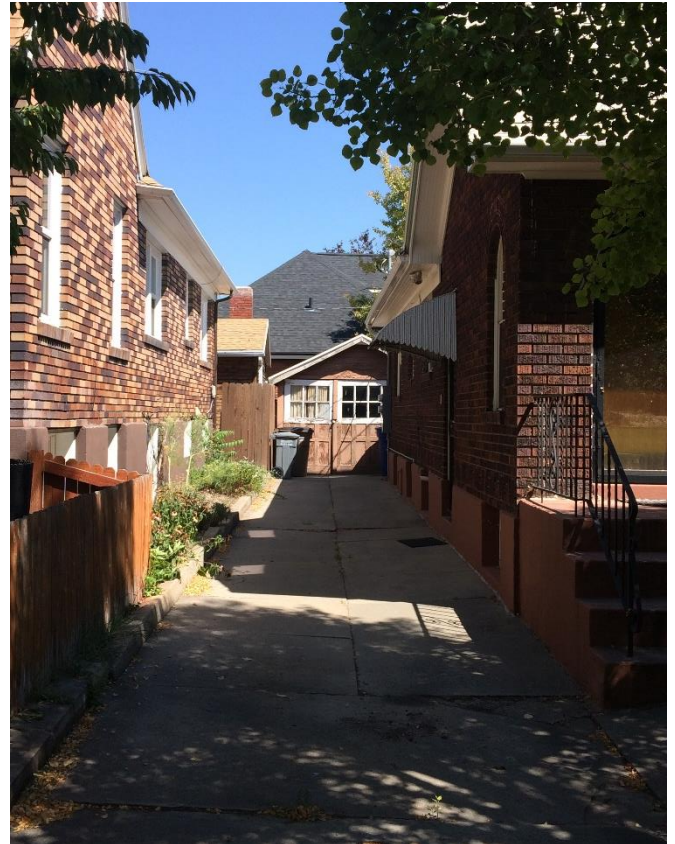
SHADOW STUDY



ATTACHMENT C: SITE/CONTEXT PHOTOS



Existing accessory structure



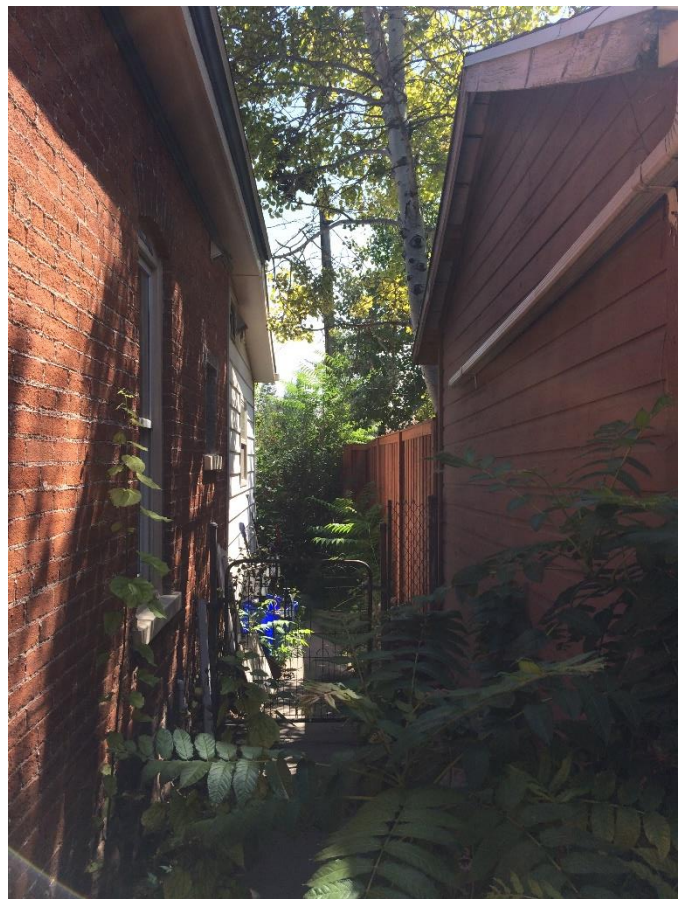
View of existing accessory structure from C Street



Distance between existing accessory structure and house is 6 FT; proposed accessory structure is approximately 5 FT from the primary structure on the subject property.



View looking south from 3rd Avenue. The existing one story accessory structure is located behind the garage that is seen in the photo and not readily visible. The proposed structure is two stories and at an overall height of 19 FT would be visible from this view.



View from 3rd Avenue facing south. Special Exception requested to demolish an existing one-story accessory structure and construct a new accessory structure in approximately the same location which is closer than 10 FT to a primary structure on an adjacent lot. Special Exception approval is needed to modify this 10 FT bulk requirement.



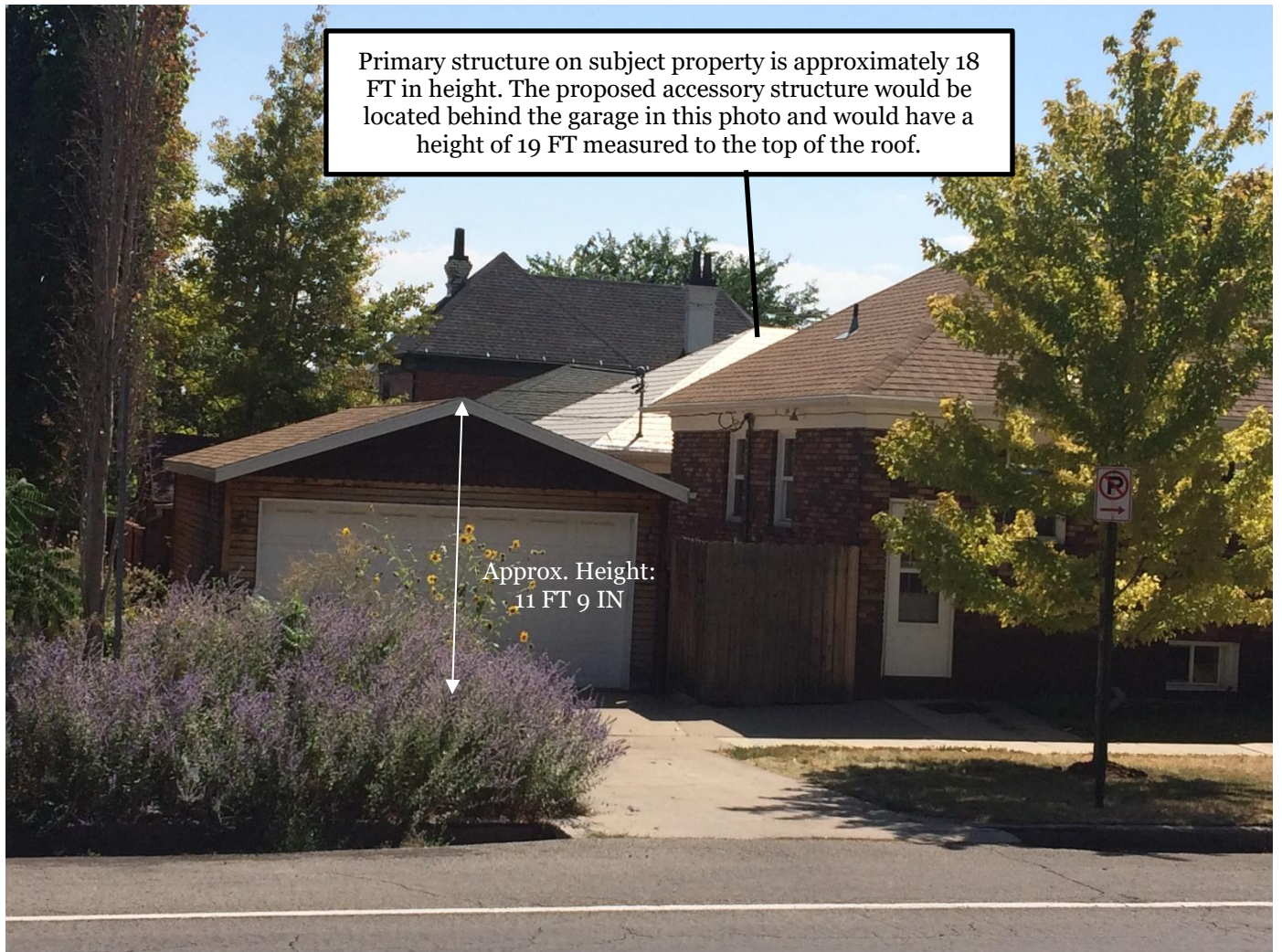
Existing accessory structure on subject lot



Primary structure closer than 10 FT on adjacent lot to the east

Existing accessory structure on adjacent lot north of subject lot

Existing one-story accessory structure on subject property



View looking south from 3rd Avenue.

Surrounding development - Streetscape views of south side of 3rd Avenue



Surrounding development – East side of C Street



ATTACHMENT D: ZONING STANDARDS FOR ACCESSORY STRUCTURES

RMF-35 (Moderate Density Multi-Family Residential District)

The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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.

21A.40 Accessory Uses, Buildings and Structures

This chapter is intended to provide general regulations, applicable to all zoning districts, for accessory uses, buildings and structures which are customarily incidental and subordinate to the principal use and which are located on the same lot. It is further intended to provide specific standards for certain accessory uses, buildings and structures.

Standard	Existing/Proposed	Complies
Accessory Buildings and Structures in Yards: Accessory buildings may be located in required yards subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard.	Existing Structure: 1 FT from property line Proposed Structure: 1 FT from property line	Complies
Accessory or Principal Lot: No portion of an accessory building on either an accessory or principal lot may be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district	Existing Structure: 5 FT 3 IN from primary structure on adjacent lot Proposed Structure: 5 FT 3 IN from primary structure on adjacent lot	Does not Comply; Special Exception requested to modify bulk requirements for accessory structures in residential zoning districts
Rear Yards: No portion of the accessory building shall be built closer than four feet (4') to any portion of the principal building	Existing Structure: 6 FT Proposed Structure: 5 FT	Complies
Building Coverage: All principal and accessory buildings shall not exceed 45% of the lot area.	Existing Building Coverage: 42% Proposed Building Coverage: 44%	Complies
Yard Coverage: In residential districts, any portion of an accessory building shall occupy not more than fifty percent (50%) of the total area located between the rear facade of the principal building and the rear lot line.	Rear Yard Area: 50% of 740 SF = 370 SF Proposed Structure: 285 SF	Complies
Height: The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured to the midpoint of the roof from established grade.	Existing Structure Height: 11 FT Proposed Structure Height: 17 FT to the midpoint (19 FT to top of roof)	Complies

ATTACHMENT E: ANALYSIS OF SPECIAL EXCEPTION STANDARDS

Section 21A.06.050(C) of the zoning ordinance authorizes the Historic Landmark Commission to review and approve certain special exceptions for properties located within an H Historic Preservation Overlay District. Through the Special Exception process, the Historic Landmark Commission is authorized to make modifications to lot and bulk 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. Special Exception approval is sought to modify the bulk regulations for residential accessory structures to allow for replacement of an existing accessory building located closer than 10 feet to a principal residential building on an adjacent lot.

21A.52.020 Definition

A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

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

Standard	Finding	Rationale
<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>Does Not Comply</p>	<p>The purpose of the H historic preservation overlay district is to:</p> <ol style="list-style-type: none"> 1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance; 2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks; 3. Abate the destruction and demolition of historic structures; 4. Implement adopted plans of the city related to historic preservation; 5. Foster civic pride in the history of Salt Lake City; 6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors; 7. Foster economic development consistent with historic preservation; and 8. Encourage social, economic and environmental sustainability. <p>The purpose of the RMF-35 zoning district is to provide an environment suitable for a variety of moderate density housing types, 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.</p> <p>Special exception approval is sought for modifications to the 10 FT bulk requirement between accessory structures and a</p>

<p><i>Continued from previous page</i></p> <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>Does Not Comply</p>	<p>primary structure on adjacent lot. This is an under-sized lot relative to the RMF-35 standards, so some special exception approvals might be anticipated to accommodate new development on the site. The requested modification to bulk requirements are supported in part in this application by limited site area to accommodate a detached accessory structure in the rear yard, distance to the adjacent house to the east, and historic development patterns. It becomes more difficult to argue the proposed height as compatible with the existing scale and character of the immediate neighborhood, when reviewed in the context of the sequence of residential development and associated accessory structures along this section of 3rd Avenue and C Street. In the latter respect, the proposal may not be in harmony with the general and specific purposes of the H Preservation Overlay or the RMF-35 zoning district. Staff finds this special exception standard is not met.</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>Complies</p>	<p>Staff has not received any information or evidence indicating that the proposal would substantially diminish or impair the value of the property within the neighborhood. This standard is met.</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>Does Not Comply</p>	<p>The requested reduced distance between the proposed accessory structure and the house on the adjacent lot to the east is generally consistent with historic development patterns in the Avenues. The proposed garage/hobby shop is located to the rear of the structure and will not be readily visible from C Street. The proposed structure is two stories, and the proposed height of the accessory structure in this location is not compatible in terms of scale with the primary structure on the lot and the character of the area in which only one story accessory structures are present. The proposed structure is approximately 19 feet measured to the top of the roof and would compete visually with the primary structures on the 3rd Avenue streetscape which have an average height of 21 FT. The purpose of the lot and bulk modification is needed for a replacement accessory structure due to the proximity to adjacent house to the east, however Staff is of the opinion the mass and scale of the proposed structure would have an adverse impact on the character of the area. Reducing the proposed height of the structure may result in a project that is more compatible with character of the area. This standard is not met.</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>Does Not Comply</p>	<p>The proposed special exception would accommodate the location of the new accessory structure in approximately the same location as the existing garage, which is approximately 5 FT 3 IN from a primary structure on an adjacent lot. Staff is of the opinion the reduced distance is appropriate and compatible with the neighboring properties and historic development pattern in this setting. The proposed scale/height of the accessory structure is approximately 17 FT to the midpoint (19 FT total), Staff is of the opinion this proposed height, paired with a the special exception request for a reduced distance between the proposed accessory structure and neighboring residence would not be compatible with the use and development of the neighboring properties. This standard is not met.</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.	Complies	Staff is unaware of any destruction to natural, scenic or historic features of significant importance as a result of the current proposals. In relation to the purpose and standards for the RMF-35 district, Staff finds that this standard is met.
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.	Complies	There is no foreseen material pollution of the environment. This standard is met.
G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Not Applicable	There are no additional standards for this type of special exception request. This standard is met.

ATTACHMENT F: APPLICABLE DESIGN GUIDELINES

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 9 - Accessory Structures and Chapter 13 - The Avenues, are the relevant historic design guidelines for this review, and are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure including new construction of an accessory structure in the Avenues Historic District (21A.34.020.G).

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch9.pdf>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch13.pdf>

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 9.2- New accessory buildings should be constructed to be compatible with the primary structure.</p> <ul style="list-style-type: none"> • 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. 	Standards 8 & 9
<p>9.3 Attaching garages and carports to the primary structure should be avoided.</p> <ul style="list-style-type: none"> • Typically before c. 1940 a garage was a separate structure, at the rear of the lot, and this pattern should be maintained where possible. 	Standards 5
<p>Design Objective 13.5- Side yard setbacks of a new structure or an addition should be similar to those seen traditionally in the block.</p> <ul style="list-style-type: none"> • Follow the traditional building pattern in order to continue the historic character of the street. • Consider the visual impact that new construction and additions will have on neighbors along side yards. • Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale. 	Standards 2, 8 & 9
<p>Design Objective 13.6- Secondary structures should be located and designed in a manner similar to those seen historically in the district.</p> <ul style="list-style-type: none"> • Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued. • Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible. • Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof. • A new secondary structure should follow historic precedent, in terms of materials and form. 	Standards 2, 3, 8 & 9

ATTACHMENT G: 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>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;</p>	<p>The property is currently a residential structure and the proposal is to replace an existing accessory structure associated with the residential use of the property. The use of the property will not change with the proposal. This standard is met.</p>	<p>Complies</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 Objectives</p> <ul style="list-style-type: none"> • <i>Side yard setbacks of a new structure or an addition should be similar to those seen traditionally in the block.</i> • <i>Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued.</i> <p>The proposed garage/hobby shop replaces an existing accessory structure in the same location in regards to its location in respect to adjacent structures. The footprint of the proposed structure is 69 square feet larger than the existing building footprint. This additional square footage is gained from extending the footprint of the proposed structure 3 FT south into the rear yard behind the house on the property, as well as bringing the proposal 1 FT closer to the rear of the house on the property. This additional footprint is needed to make a space that is large enough to be functional as a garage. Staff is of the opinion the proposal is appropriately sited and the historic relationship between buildings is retained with the proposal. This standard is met.</p>	<p>Complies</p>

<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>Design Objective</p> <ul style="list-style-type: none"> Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof. <p>The proposed accessory structure is contemporary in design, and utilizes exterior materials that complement the existing accessory structures in the setting as well as the historic house on the site. The proposed alterations do not seek to create a false sense of history. This standard is met.</p>	<p>Complies</p>
<p>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p>The existing garage on the site is not functional because of its current dimensions. The request is to replace the existing structure with a new structure that can accommodate a one car garage on the ground floor with a hobby shop above. The proposal would not hinder the ability to interpret the age of the building on the property or the new accessory structure.</p>	<p>Complies</p>
<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</p> <ul style="list-style-type: none"> Attaching garages and carports to the primary structure should be avoided <p>The proposed accessory structure is detached from the historic property and located in the rear yard and would not adversely affect the distinctive features, finishes or craftsmanship of the property.</p> <p>While the design approach could not readily be described as compatible in some of the respects identified, the proposed structures location on the site, proposed materials and finishes, would not adversely affect the historic integrity and its setting.</p>	<p>Complies</p>
<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>The proposal is for a new accessory structure and is not associated with any deteriorated architectural features.</p>	<p>Does Not Apply</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>There are no chemical or physical treatments associated with this proposal. This standard does not apply.</p>	<p>Does Not Apply</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</p> <ul style="list-style-type: none"> • <i>New accessory buildings should be constructed to be compatible with the primary structure.</i> • <i>In general, garages should be unobtrusive and not compete visually with the house.</i> • <i>Secondary structures should be located and designed in a manner similar to those seen historically in the district.</i> • <i>While the roofline does not have to match the house, it should not vary significantly.</i> • <i>Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases stucco.</i> <p>The design proposed for the addition adopts elements which reflect the palette of materials of the primary building on the site. The proposed accessory structure would be taller than the house on the property, however as perceived from C Street, it's likely the proposal would not visually dominate the primary structure on the property from this public viewpoint.</p> <p>As perceived from 3rd Avenue, the proposed structure is out of scale with the sequence of buildings on this street and the proposed height of 19 FT measured to the top of the roof is almost as tall as the average of primary structures along this streetscape. The proposed height of the accessory structure would be visually obtrusive and compete with the primary structures in this context. The height proposed for the accessory structure is out of character in regards to existing accessory structures on the block as well as the larger historic district which are smaller in scale relative to primary structures. Staff is of the opinion, the proposed design of the structure is not compatible with the size, scale, and character of the property and historic neighborhood. The proposed design does not meet objectives of this standard.</p>	<p>Does Not Comply</p>
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<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</p> <ul style="list-style-type: none"> • Consider the visual impact that new construction and additions will have on neighbors along side yards. • Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale. • Follow the traditional building pattern in order to continue the historic character of the street. • Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible. <p>The proposed accessory structure is detached from the historic house on the property and therefore if it were to be removed in the future the primary building on the property would be unimpaired.</p> <p>Although the proposed structure is taller than the house on the property, the structure would likely not dominate the scale and character of the existing building on the site as seen from C Street due to its location and setback from the street. The location of the proposed structure is in the rear yard of the subject property which is adjacent to the side yard of the property to the east. The proposal is compatible in terms of the distance between the proposed structure and the house on the adjacent property and follows the existing building line created by the existing accessory structures visible from 3rd avenue. The proposal is approximately 8 FT taller than the existing accessory structure and in terms of massing and height, the proposal would not be compatible with the historic character of the 3rd Avenue streetscape and would have a negative visual impact on the neighboring properties to the south and east. As proposed, this standard is not met.</p>	<p>Does Not Comply</p>
<p>10. <u>Certain building materials are prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This proposal is for a new accessory structure and does not include any of the listed materials being applied directly to a historic material. This standard does not apply.</p>	<p>Does Not Apply</p>
<p>11. <u>Any new sign and any change in the appearance of any existing sign</u> 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>There is not a sign associated with this proposal. This standard does not apply.</p>	<p>Does Not Apply</p>

ATTACHMENT H: DEPARTMENT COMMENTS

If the proposal is approved, the applicant will need to provide the required information showing compliance to the Building Services department before a building permit will be issued. Following some of these department review comments, revisions were made to the plans. In those instances, Planning Staff has provided a response to the department comment.

Building Services: (Greg Mikolash at greg.mikolash@slcgov.com or 801-535-6181)
The east and north walls of the proposed structure will have to be fire rated.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)
No objections from Transportation.

Engineering: Scott Weiler (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)
No objections from Engineering.

ATTACHMENT I: PUBLIC PROCESS & COMMENTS

Public Notice, Meetings and Comments

The following is a list of any public meetings that have been held, and other public input opportunities and public notices related to the proposed project.

Notice of the public hearing for the proposal include:

- Notice mailed on August 24, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on August 24, 2017
- Public hearing notice posted on property August 29, 2017

Staff received letters/comments from two property owners in opposition to the proposal. The comments received are included in this same attachment on the following pages. If any comments are received after the publication of this staff report, they will be forwarded to the Historic Landmark Commission.

August 22nd 2017

HAND DELIVERED

Ms. Amy Thompson – *Principal Planner*
PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Re: 134 C Street Petition
PLNHLC2017-00604: Special Exception;
PLNHLC2017-00458: Minor Alteration

Ms. Thompson:

After careful review and consideration of the Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure I propose the following responses with regards to the required eleven (11) general standards that pertain to the application and the process of determining that the decision is in the best interest of the city.

Further, I do not wish to unnecessarily complicate this matter. If I may answer any questions or provide any further information please feel free to call me.

Sincerely,



Jared Brown

PLNHLC2017-00604: Special Exception request for replacement of a noncomplying structure. Structure is noncomplying because it is closer than 10FT to a primary structure on an adjacent lot

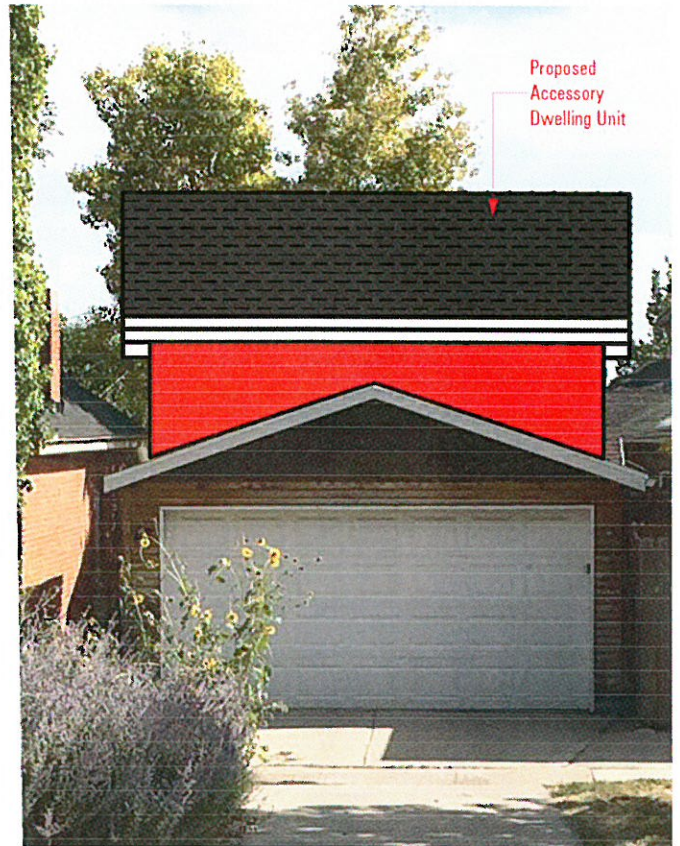
1. **Right of Secured Storage:** Under the current conditions the legal right of secured storage is currently provided by the existing historical detached garage. If this special exception request is approved, the loss of secured storage rights will be self-imposed condition.
 - a. How does the city allow one to create their own problem by allowing the demolition of an existing legal non-conforming historical structure, and then not have to be held accountable to the set-back requirements and constraints of the current zoning ordinance?
2. **Safety:** Under title 21A.36.020: Conformance with Lot and Bulk Controls it states: "Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least **10 feet** from a principal residential building on an adjacent lot." In addition to safeguarding the established rhythm of the building corridor for the neighborhood, this portion of the zoning ordinance strategically incorporates safeguards which pertain to the fire and life-safety portions of the building code.
 1. (see IRC 2015, Chapter 3 Table R302.1(1) [Walls - Minimum Fire Separation Distance Five (5) Feet] The proposed design does not provide for these required clearances.
 2. The following adjacent lots with primary structures creating contributing to the aforementioned constraint are as follows:
 1. 314 East 3rd Avenue
 2. 138 East C Street (adjacent house on corner of C Street and 3rd Avenue)

2. **Scale:** In the Preservation Handbook for Historic and Residential Properties & Districts in Chapter 9 under the Design Objective heading it states... “Newly constructed secondary structures should remain subordinate to the primary structure in mass and scale.”
 1. Based on the design of the proposed Accessory Dwelling Unit, (garage?) the proposed height of the design would be taller than the primary structure on the lot as well as the two (2) adjacent primary structures located on C Street.
 2. From the south facing view positioned with an orientation on 3rd Avenue, the proposed design for the detached accessory building would clearly interrupt the existing view with an uninterrupted solid wall as shown on the north-elevation of the proposed design.

VISUAL CONTEXT - 3RD AVENUE LOOKING SOUTH



VISUAL AID - A:
Image of neighboring existing garage located on 3rd Avenue. This view is looking South from 3rd Avenue. This image shows the current view and building corridors between the adjacent structures.



VISUAL AID - B:
Image of neighboring existing garage located on 3rd Avenue. This image shows the impact on the current view and building corridors located between the adjacent structures. This view is looking South from 3rd Avenue.



VISUAL AID - C: 3RD AVENUE LOOKING SOUTH – Current Conditions



VISUAL AID - D: 3RD AVENUE LOOKING WEST – PROPOSED BUILDING BLOCKING VIEW CORRIDOR



VISUAL AID – E
BLOCK FACE RHYTHM and BUILDING CORRIDOR on 3rd Avenue – [Looking South]

PLNHLC2017-00458: Minor Alteration – Any exterior changes to the site require a Certificate of Appropriateness and are subject to the standards in 21A.34.020.G (copied below for reference). This part of the request also includes demolition of the existing accessory structure.

*G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with **all** of the following general standards that pertain to the application and that the decision is in the best interest of the city:*

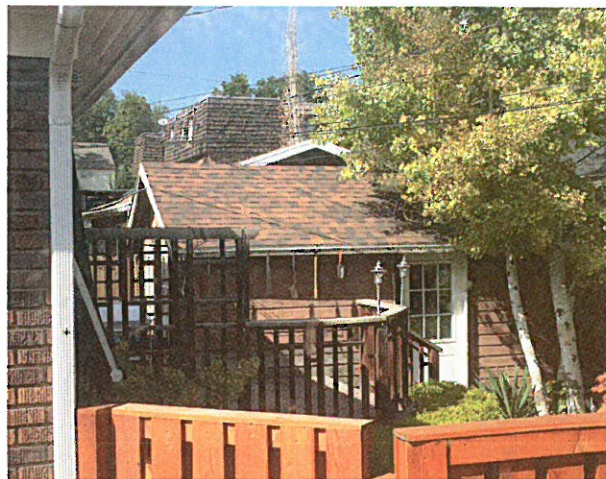
- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**
 1. **MINIMAL CHANGE**... based on the guidelines, the complete demolition and removal does not produce a minimal change. In fact one could argue that the complete destruction of an existing building of historical nature found to be in sound working order constitutes a MAJOR change to the fabric of the neighborhood.

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;

1. REMOVAL OF HISTORIC MATERIALS or alterations of features.... The existing structure has been well maintained and is in excellent working order. There is no visual evidence that the existing charming garage has any structural deficiencies. Evidenced by the fact that the current structure has a roof that is in great condition, exterior cladding and glass which is all intact, and a proper operable door providing access to the garage interior, one would question the motivation and the terms of consideration that have brought forth this fine example of Utah history to be considered for a candidate for complete destruction.



A- EXISTING HISTORIC
ACCESSORY BUILDING – 134 C
STREET [WEST ELEVATION
VIEW FROM SIDEWALK ON C
STREET]



B- EXISTING HISTORIC ACCESSORY BUILDING – 134 C STREET
[SOUTH ELEVATION]

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;**
 1. The existing garage is original to its own time.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;**
 1. Historically, the need arose among our forerunners to create accessory structures which provided secured storage for carriages, In chapter 9 Accessory structures included original or early garage, carriage houses, or sheds. Traditionally these structures were important elements of a residential site. Because secondary structures make important contributions to a site and a district, **helping to interpret how an entire site was used historically, their retention and preservation are strongly encouraged.**

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;**
 1. The character of the carpentry on the exterior door of the garage exhibits a unique motif of its time. As stated, distinctive features, finishes and construction techniques or examples of craftsmanship such as this which characterize the historic property and 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;**
 1. With a building to be found in such an outstanding condition, with minimal or no elements needing to be repaired or replaced, where would demolition be seen as an acceptable solution to a problem that doesn't exist.

- 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;**
 1. At the very most, this building could benefit from a new coat of paint, however this is a far cry from demolition. Again, how would this element of maintenance be reasonable justification to demolish the historic accessory building.

- 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;**
 1. The proposed design does NOT present a contemporary or modern solution. It mimics roof shape, building facades and architectural details from previous time.

- 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;**
 1. By demolishing and removing the existing historical accessory structure, it makes it completely impossible to comply with this requirement.

10. Certain building materials are prohibited including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material

1. N/A – not applicable because of demolition of existing building. No materials would be applied to the original historic materials found on the historical accessory structure today.

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.

1. Based on the opportunity to potentially run the proposed structure as a bed and breakfast as a hobby, it would be reasonable to request artwork for potential signage to gain an understanding of its position and relationship with the character of the neighborhood.

Thompson, Amy

From: Jared Brown [REDACTED]
Sent: Wednesday,
To: Thompson, Amy
Cc: [REDACTED]
Subject: 0483 - 134 North C Street_2017-07-05

July 5, 2017

RE: PLNPCM22017-00483

CC: [s](#) [REDACTED]

Ms. Thompson,

Thank you for sending the notice of application (PLNPCM2017-00483) dated June 26, 2017 regarding the proposed use of a hobby shop in a proposed new building on 134 North C Street. While I am all in favor of having dedicated space for the purpose of performing / practicing hobbies / extra curricular activities, based on the proposed design there are a variety of concerns that may need to be brought to your attention before considering any further advancement of this concept.

For your consideration are the following items relative to application:

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**.

There are a variety of design features which complement and comply with the design guidelines for the HLC overlay of the lower avenue. That being said, there seems to be a few items which may need to be revisited when considering the contribution that this structure will make to the community.

1. **Scale:**
 1. From the south facing view positioned with an orientation on 3rd Avenue, the proposed design for the detached accessory building would clearly interrupt the existing view with an uninterrupted solid wall as shown on the north-elevation of the proposed design.
 2. I may be mistaken but in relation to scale, the proposed height of the design would be taller than the primary structure on the lot as well as the two (2) adjacent structures located on C Street.
2. **Proportion of Openings:**
 1. The drawings of the proposed garage design show a double door specified of opening size of 7'-0". The typical minimum garage door width for a single car garage provided by the industry is 8'-0".
3. **Percentage of Glass:** The glass percentage of the proposed design presents an interesting situation which creates a disproportional amount of fenestration involving glass and exterior cladding. The aforementioned north wall contains no-glass, or architectural features. The proposed lengthy blank wall is void of architectural features and fenestration and will be seen from public view from 3rd Avenue.
4. **General Welfare:** Most likely the defined use as a hobby-shop is well intended, however, this nomenclature for the intended use can become a catch-all for any activities that may occur within the intended structure, legal or illegal. What provisions are in order to ensure that hobbyists alike can pursue developments such as this, and at the same time ensure that illegal developments are not brought forth under the guise of hobby-shops. Can the aforementioned use be substantiated by a relevant history of work?

5. **Safety:** Under title 21A.36.020: Conformance with Lot and Bulk Controls it states: "Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot." In addition to safeguarding the established rhythm of the building corridor for the neighborhood, this portion of the zoning ordinance strategically incorporates safeguards which pertain to the fire and life-safety portions of the building code.
 1. (see IRC 2015, Chapter 3 Table R302.1(1) [Walls - Minimum Fire Separation Distance Five (5) Feet] The proposed design does not provide for these required clearances.
 2. The following adjacent lots with primary structures creating contributing to the aforementioned constraint are as follows:
 1. 314 East 3rd Avenue
 2. 138 East C Street (adjacent house on corner of C Street and 3rd Avenue)

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.

1. **Neighboring Properties Located on the Historic Registrar:**
 1. With having nothing to preserve being a new structure, and with neighboring houses already positioned on the National Historic Registrar one poses the question whether or not the proposed geometry and materials for the new building are too similar to the existing historic homes, which may result in a false representation of this time period to be misinterpreted at a future date.
2. **In Section 9.1 of Chapter 9 (Accessory Structures) of the Residential Design Guidelines it states:**
 1. "9.1 Preserve a historic accessory building when feasible."
 1. Avoid moving a historic secondary structure from its original location if possible."
 2. Whether or not this is a contributing structure is to be determined.
3. **Section 9.2** states that "garages should be unobtrusive and not compete visually with the house." Based on the height of the proposed design, one could argue that the proposed new garage would be competing visually with the house as well as the surround primary residences.

Thank you in advance for you time and attention to the details pertaining to this project. Photography from adjacent properties portraying the topographic relevance and this project's impact on neighboring existing properties are forthcoming.

All the best-

Downtown Jared Brown

William R. Littig

[REDACTED]
Salt Lake City, Utah 84103

AMY THOMPSON
Principal Planner
450 So. State Street
Salt Lake City, Utah 84101

July 10, 2017

I am writing out of concern for a proposed new structure at 134 N. C Street in Salt Lake City to replace a current garage, which is in character with the historic district. Period garages in the Avenues are rare. This garage has hinged doors with true divided lights and is a single story.

The application is for a new structure, not a remodel and to my knowledge a demolition permit has not been filed. Having spent six years as the Greater Avenues representative on the Historic Landmarks Commission, I fail to see the purpose for removal and changing the use of a serviceable building and nearly doubling the footprint. Most neighbors would be happy with a single car garage.

The applicant lists the main building (his residence) as one floor and 1150 sq. ft. The basement apartment has not been counted or licensed, although the owner did inquire in 2015 about legalizing that space. The basement apartment has a history of being occupied according to neighbors. The added units would impact parking already limited in the neighborhood. The curbside parking immediate to the home is "permitted one hour".

This proposal is for "New Construction" not "Minor Alteration". No argument has been made as to why the serviceable, historic, contributing garage can't continue to be used. No reference to history has been preserved and the historic view would be disturbed. Currently, there are two residences at this address. The City Planners should say "NO", this is not development but destruction of history, and the gentrification of a historic neighborhood.



William R. Littig