



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: October 5, 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 Norman Waitzman, 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. This item was reviewed at the September 7, 2017, Historic Landmark Commission meeting, and the decision was to table the project to allow for revisions to the proposal. 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 deny the request because the proposal fails to comply with the standards of approval.

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](#)

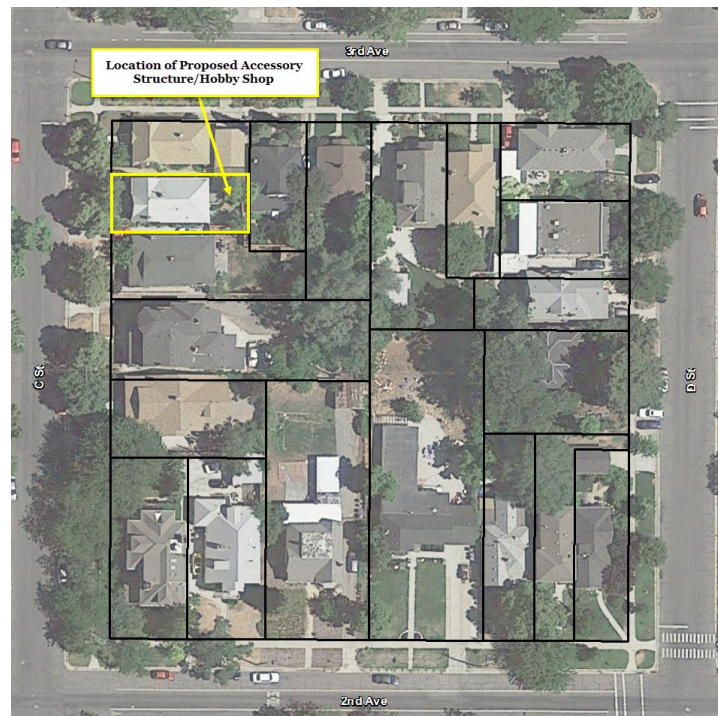
- I. [Public Process](#)
- J. [Draft Minutes - September 7, 2017 HLC Meeting](#)
- K. [Planning Staff Summary of Comments – September 7, 2017 HLC Meeting](#)

The Historic Landmark Commission reviewed previous proposals for the new accessory at the September 7th 2017 Historic Landmark Commission meeting, as summarized below. The Commission made a decision at the September 7th meeting to table the request to allow for further review and revision.

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.

BACKGROUND – REVIEW OF PREVIOUS PROPOSAL

Historic Landmark Commission Meeting – September 7, 2017

The initial design for the new accessory structure was reviewed by the Historic Landmark Commission on September 7, 2017. In discussion, commissioners expressed concerns regarding scale, massing and overall compatibility with adjacent properties. Specific areas of discussion and/or concern at this meeting included:

- Height, scale and massing of the accessory structure
- If other options were considered for the site (one story accessory structure/hobby shop, building out not up)
- Reduced size of the back yard of the subject property
- Impacts to the adjacent house to the east and surrounding properties
- Impacts of the proposal as seen from 3rd Avenue
- Desire to see more information and further study regarding surrounding structures and potential impacts

In the light of concerns, the commission decided to table the application to allow for review and revisions. Commissioner Brennan made the following motion:

“Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission table the request for a Special Exception to modify the bulk requirements for a new accessory structure located closer than 10 feet to a primary structure on an adjacent lot, petition PLNHLC2017-00604, and associated Minor Alterations, including demolition of the existing accessory structure, petition PLNHLC2017-00458, to allow for revisions to the height that achieve an new accessory structure more appropriate to the scale and character of the site and surrounding development and provide further study and background information relative to the impacts to the structure to the east.” Commissioner Quist seconded the motion. The motion passed 4/2.

A copy of the draft minutes from the September 7, 2017 Historic Landmark Commission meeting can be found in Attachment J. Once the meeting minutes of the Historic Landmark Commission meeting on 9/7/17 are adopted, they can be accessed from the link below. The Staff Report for the 9/7/2017 meeting can be reviewed at the following link:

<http://www.sldocs.com/Planning/HLC/2017/604.pdf>

Meeting Minutes: <http://www.slcgov.com/planning/planning-2017-historic-landmark-commission>

Meeting video can be viewed here (using windows media player or similar program):

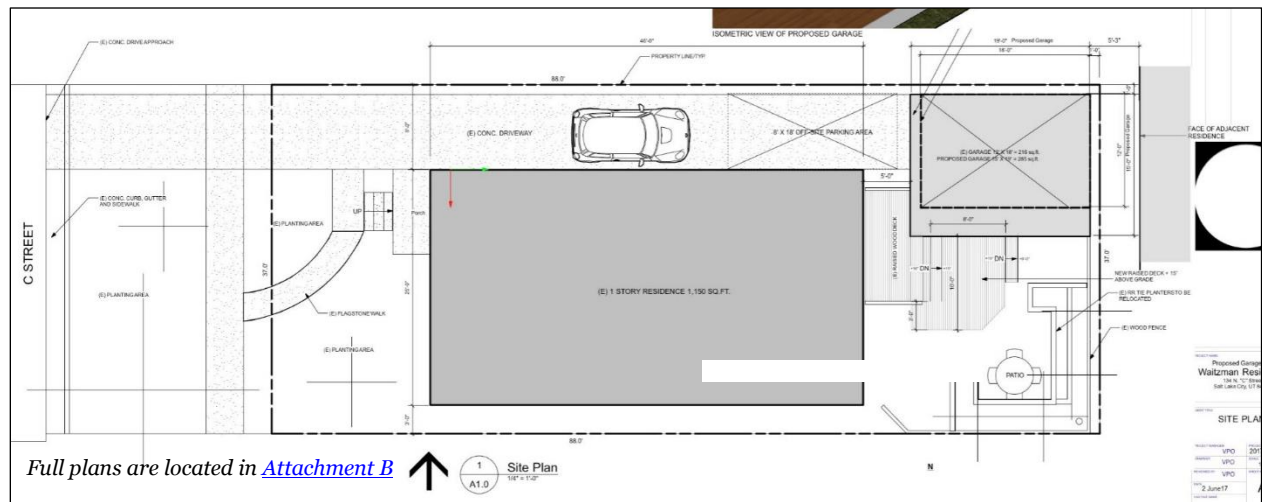
mms://slcstream.slcgov.com/Videos/HLC_2017_0907_HLC.wmv

CURRENT PROPOSAL

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

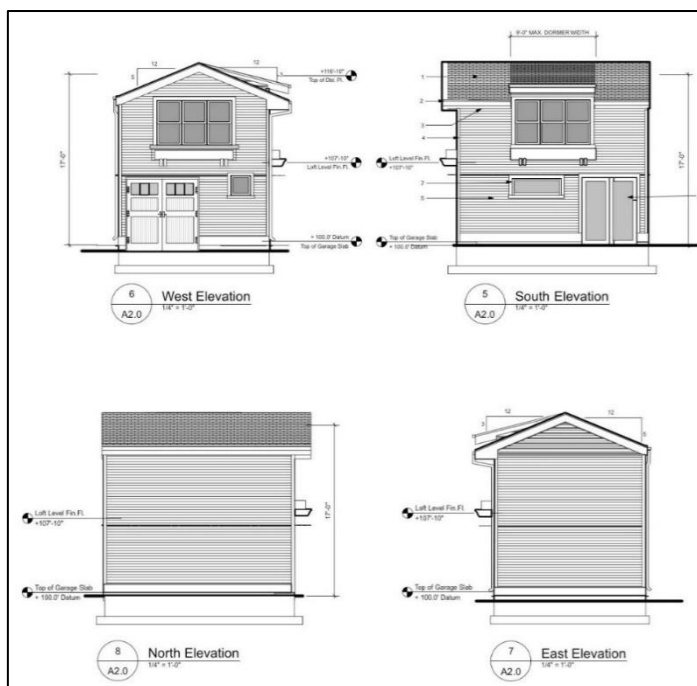
approximately 1 foot from the rear and side property line. There is a primary structure on an adjacent lot (314 E 3rd Avenue) that is located approximately 5 feet 3 inches from the existing accessory structure.

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.

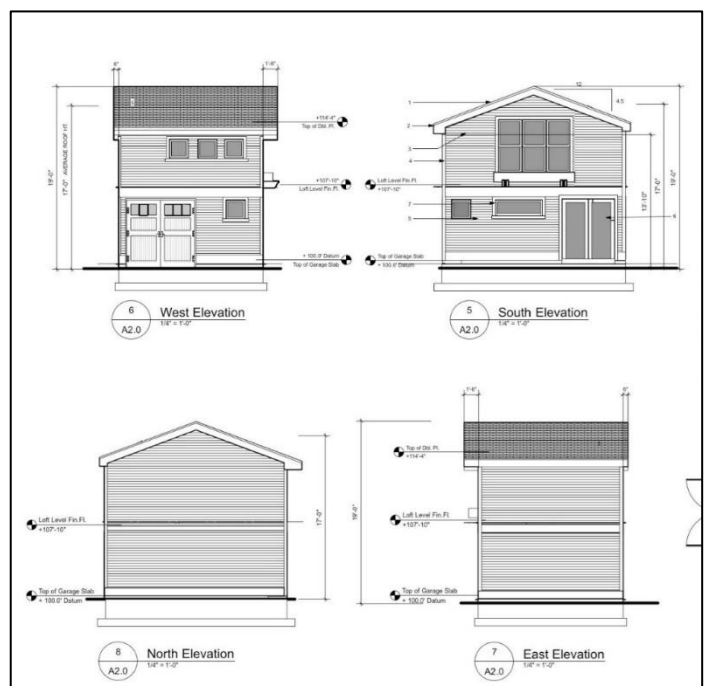


Informed by previous concerns in a Commission review on 9/7/2017, the proposal has been revised for consideration by the Commission. Application revisions include:

- Turning the gable roof 90 degrees
- Revised roof form by removing dormer
- Revised window configuration



Initial Proposal



Revised Proposal

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 4.5/12 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 windows on the first and second story. The first floor of the south elevation has two tempered glass doors and a single rectangular and square window, and the upper floor has a large window divided into three sections with window box detailing below. 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. Rendering provided by applicant.

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, as well as discussion during the September 7, 2017 Historic Landmark Commission meeting.

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.

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



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.

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.

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. The project was tabled to allow for revisions to the height to achieve a new accessory structure more appropriate to the scale and character of the site and surrounding development and further study of impacts to the property to the east, and based on the information that was submitted with the revised plans, Staff is of the opinion the revised proposal is still not compatible in terms of massing and scale and approving a reduced distance with this design would not be appropriate in this instance.

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 (see streetscape studies provided by Planning Staff in [Attachment C](#).) 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.

The applicant has provided the following measurements in regards to the Commission’s request for further study on impacts to the adjacent property to the east. Planning Staff also prepared a streetscape study of heights of adjacent properties on 3rd Avenue that can be found in [Attachment C](#).

EAVE HEIGHT	MEASURMENT (Approx)
Existing garage on subject property	7 FT
Proposed garage (initial and current proposal)	13 FT 10 IN
Primary structure on subject property	9 FT 10 IN
Primary structure to the east of proposal	10 FT
Primary structure to the north of the proposal	12 FT
Accessory structure to the north of the proposal	9 FT

The eave height of the proposed garage is approximately 13 feet 10 inches, which is approximately 3 feet 10 inches taller than the adjacent house to the east, and 1 foot 10 inches taller than the eave height of the subject property to the north. Staff is of the opinion the proposed eave height would result in an accessory structure that has visual height and scale that is unbalanced as it relates to surrounding primary structures as well as the primary house on the subject property, which would be approximately 4 feet lower than the proposed garage eave height.



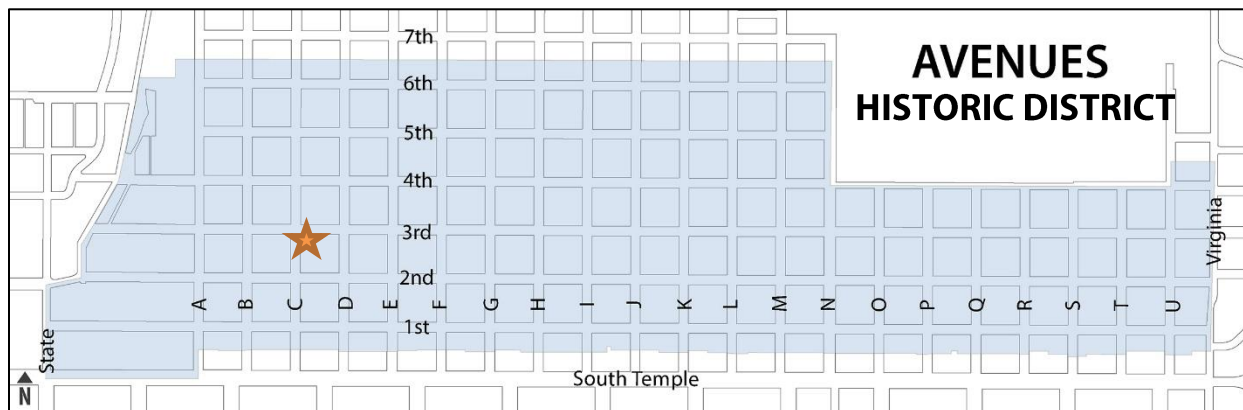
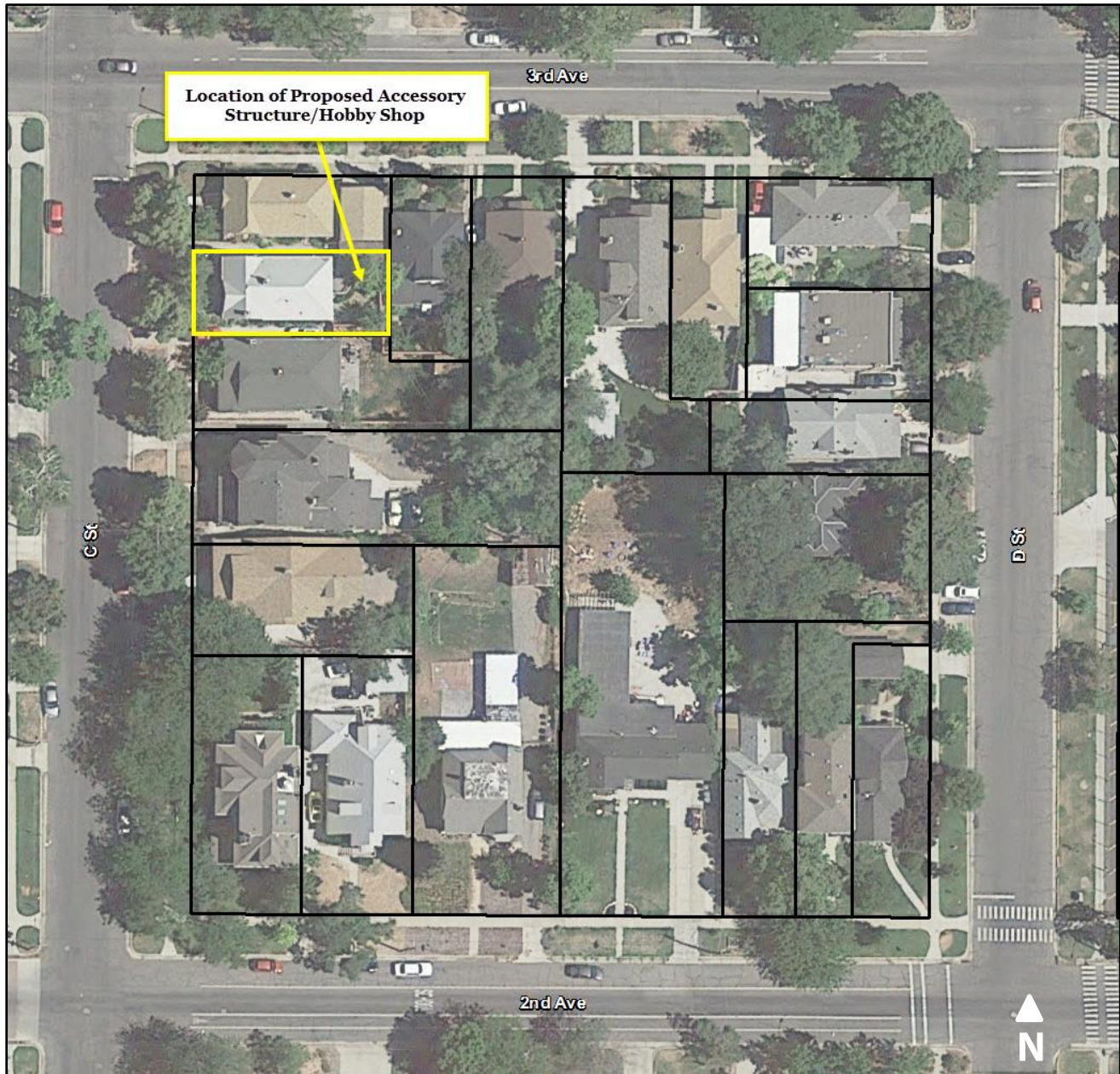
Although the height of the proposed structure falls within the maximum height requirements permitted for accessory structures in the RMF-35 zoning district, the zoning ordinance has bulk requirements of 10 feet between an accessory structure and a primary structure on an adjacent lot. At the height proposed, 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 would negatively impact surrounding development. (See attachments E & G for analysis of Standards)

NEXT STEPS:

If the project is denied, as recommended by Planning Staff, the applicant would not be able to construct the new accessory structure as proposed. If the applicant wants to construct a detached accessory structure anywhere in the rear yard of the subject property that is closer than 10 feet to the house on the adjacent lot, submittal of a new Special Exception and associated Minor Alterations application will be required. No application for a special exception shall be considered within one year of a final decision upon a prior application covering substantially the same subject on substantially the same property if the prior application was denied and not appealed.

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

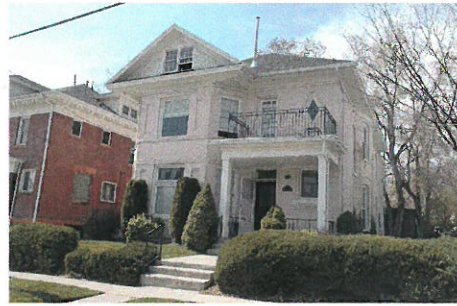
ATTACHMENT A: SITE MAP & SURVEY INFORMATION



★ *Approximate location of subject property*



108 N “C” Street
B



111 N “C” Street
B



117 N “C” Street
B



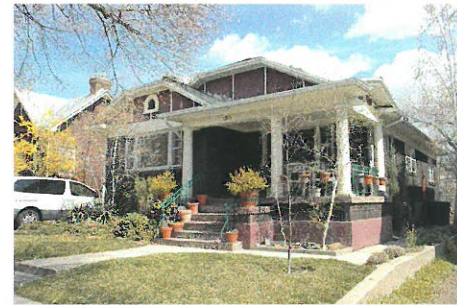
120 N “C” Street
B



122 N “C” Street
B



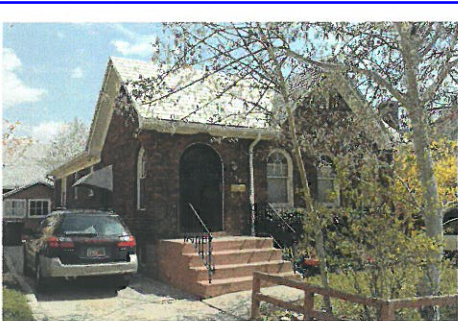
123 N “C” Street
B



130 N “C” Street
B



133 N “C” Street
D



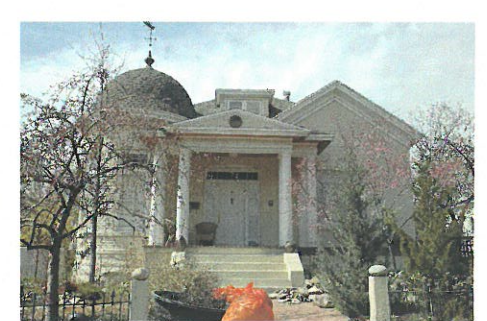
134 N “C” Street
B



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)

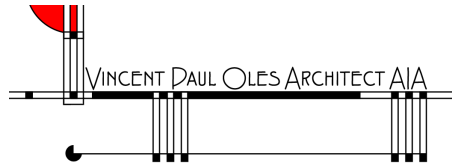
RLS 2007-2008, PAGE 2

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

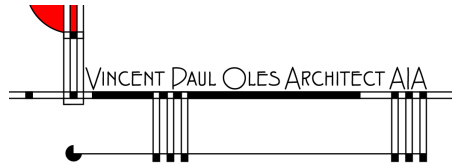
18 September 2017

Project Revision :

Following the Historic Landmark Committees meeting on Sept. 7, 2017, we are proposing the following revisions to directly address concerns brought up by members of the HCL. Revised 3-d model views and Exterior Elevations have been prepared and submitted for your review. Revisions including their potential positive effects include:

- Turning the gable roof 90 degrees to effectively lower the eave height on the east and west elevations.
- This modification will have an effect on the north elevation as seen from 3rd Ave. by presenting a triangular, and more visually compatible mass rather than the previous rectangular mass. This will maintain the varied roof heights and shapes as seen from this perspective.
- The revised elevations will benefit the neighbors immediately to the east by lowering the apparent wall height down from 19'-6' to approximately 14' at the new eave. The existing garage roof is approximately 11' .
- The revision will affect the C Street elevation by effectively lowering the eave height, simplifying the elevation and rendering the structure to a secondary position to the primary residence.
- The dormer has been removed. This will simplify the mass of the proposed structure and allow it to become visually secondary to the primary structure.

It is our opinion that these revisions will satisfy the concerns addressed at the Sept. 7th Historic Landmark Committee hearing and will lead to a favorable motion to approve this project.



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.

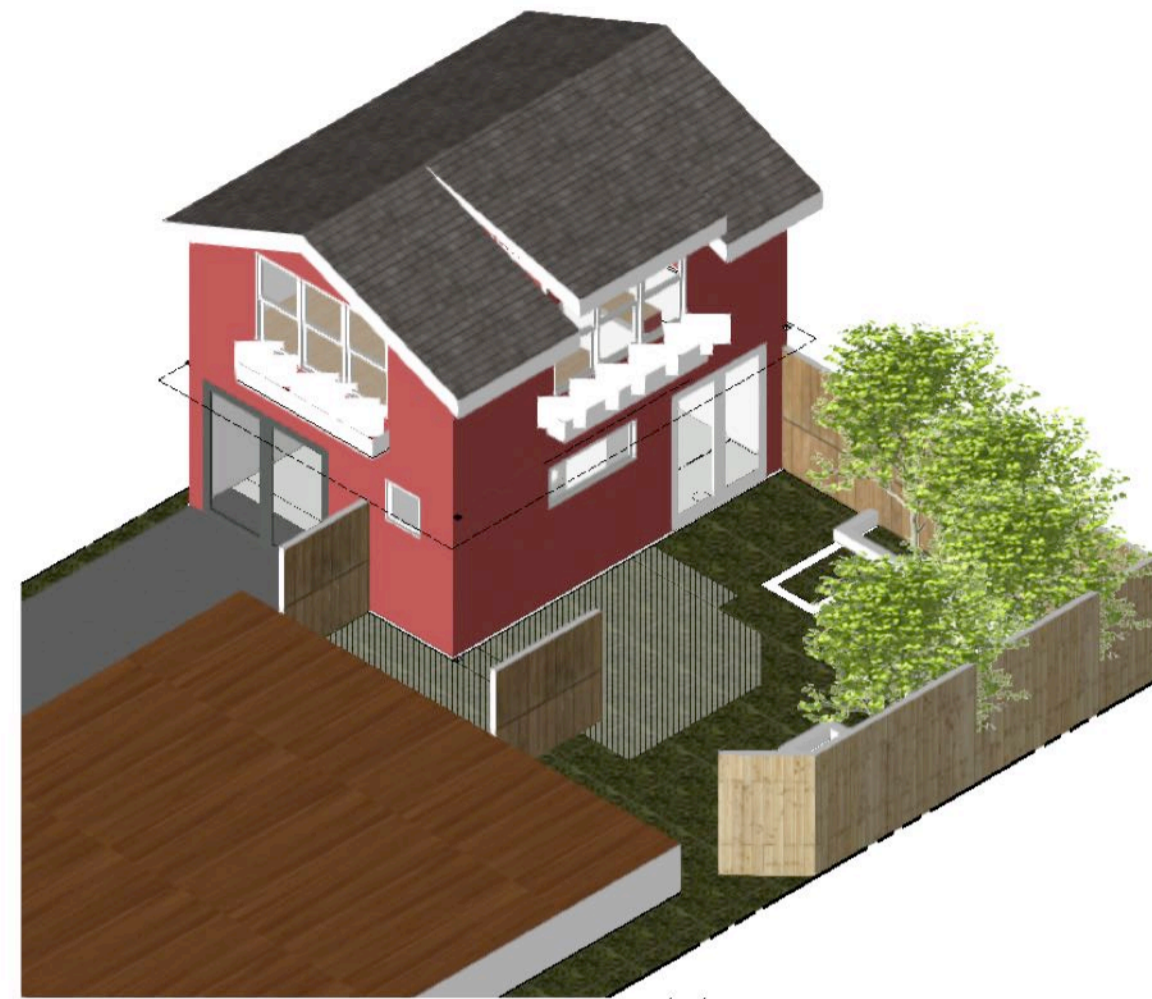
Fiberglass asphalt shingles will be selected for the roof.

Project Statistics:

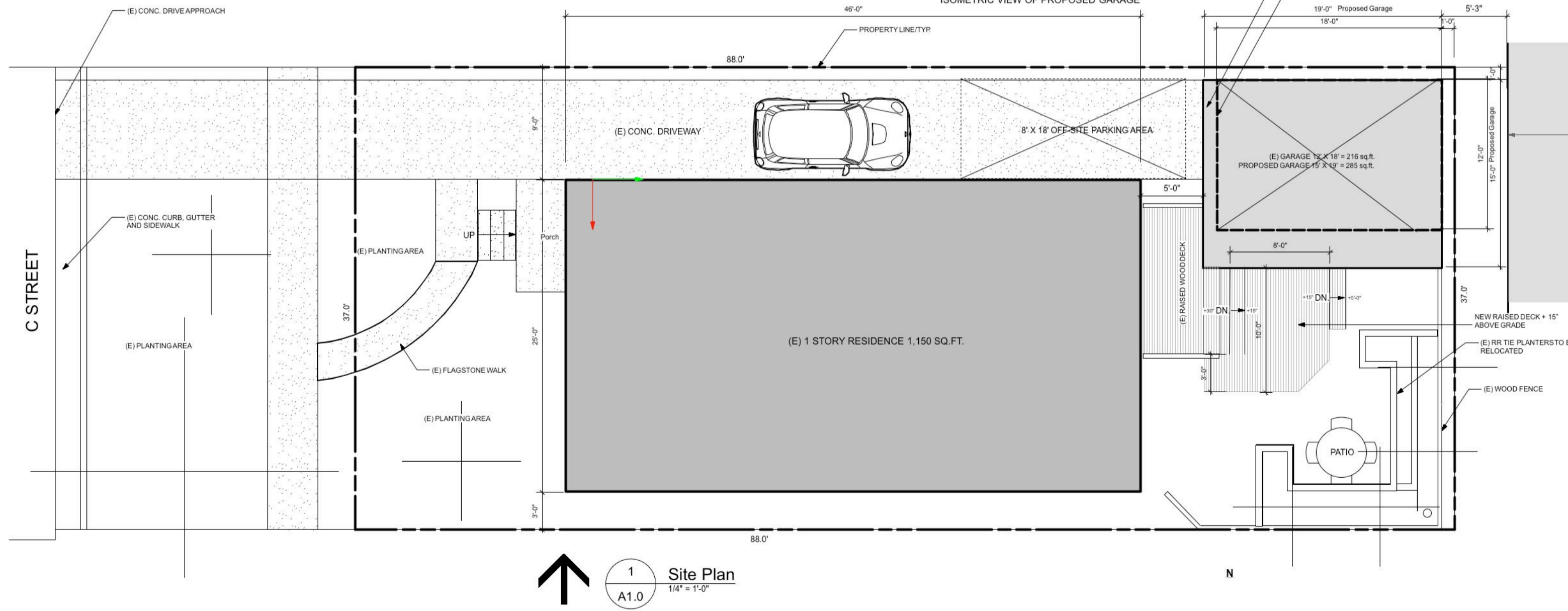
Project Description: Replace (E) 1 Car Garage (216 sq.ft.) w/ new 1 Car Garage (285 sq.ft.)

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"

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

FACE OF ADJACENT RESIDENCE

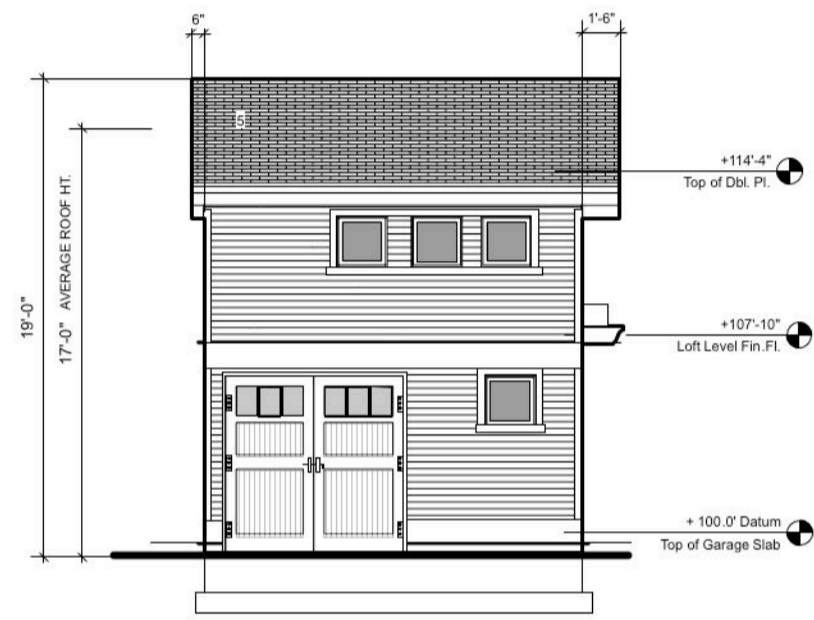
PROJECT NAME:
 Proposed Garage for:
Waitzman Residence
 134 N. "C" Street
 Salt Lake City, UT 84101

SHEET TITLE:
SITE PLAN

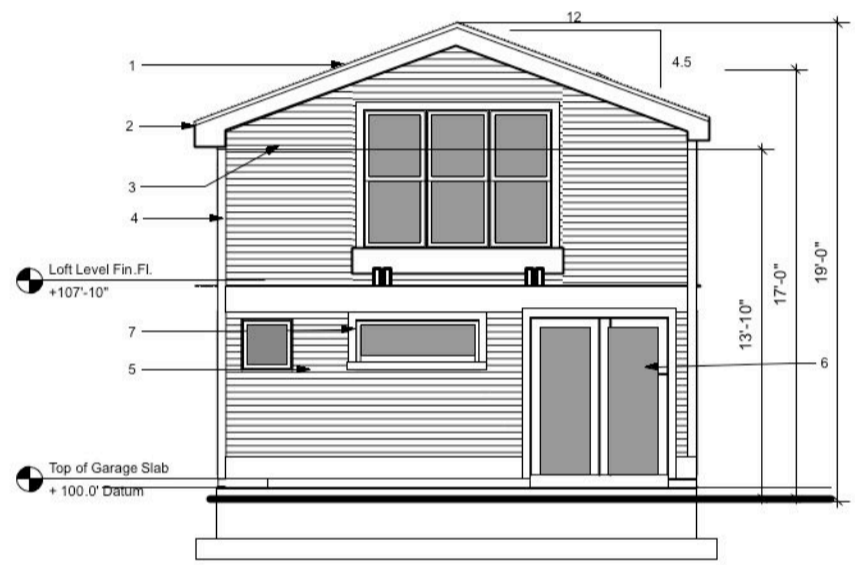
PROJECT MANAGER: VPO	PROJECT ID: 2017.04
DRAWN BY: VPO	SCALE: 1/4" = 1'0"
REVIEWED BY: VPO	SHEET NO.:
DATE: 2 June17	A1.0
CAD FILE NAME:	

No.	Date	Revision Notes

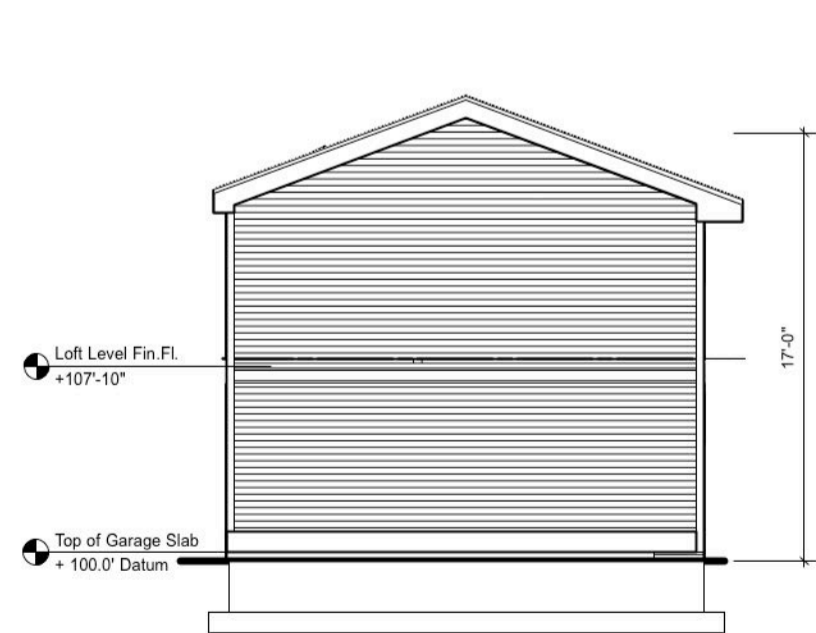
- SHEET NOTES:**
1. FIBERGLASS ROOFING SHINGLES/TYP.
 2. 1-1/2" PAINTED METAL DRIP/TYP.
 3. 1X 8 COMP. WOOD FASCIA
 4. 1 X 4 COMP. WOOD TRIM/TYP.
 5. SHIPLAP SIDING/TYP.
 6. FIBERGLASS DOOR W/ INSUL. + TEMPERED GLASS
 7. FIBERGLASS WINDOWS/TYP.
 8. New Fiberglass Shingle Roof
 9. Gutter + Downspout/Typ.
 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



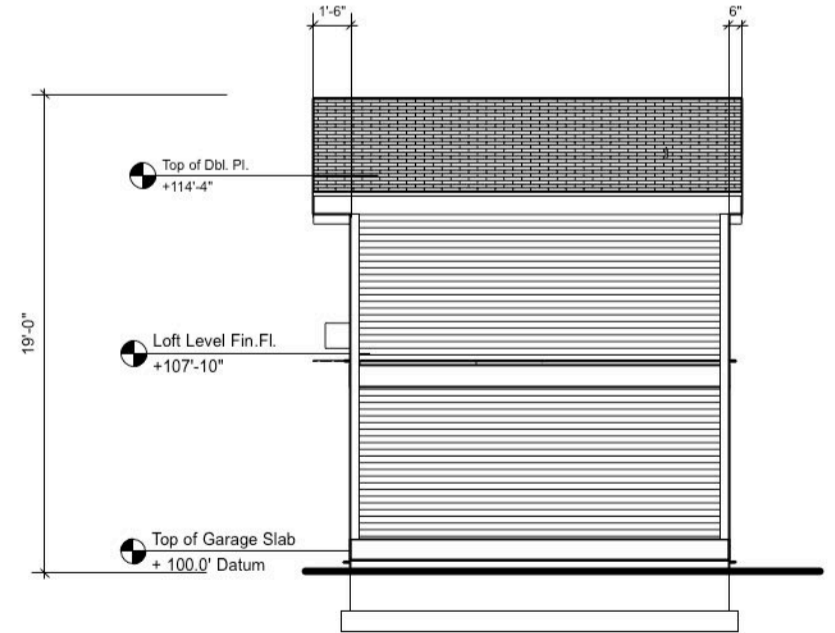
6 West Elevation
 A2.0 1/4" = 1'-0"



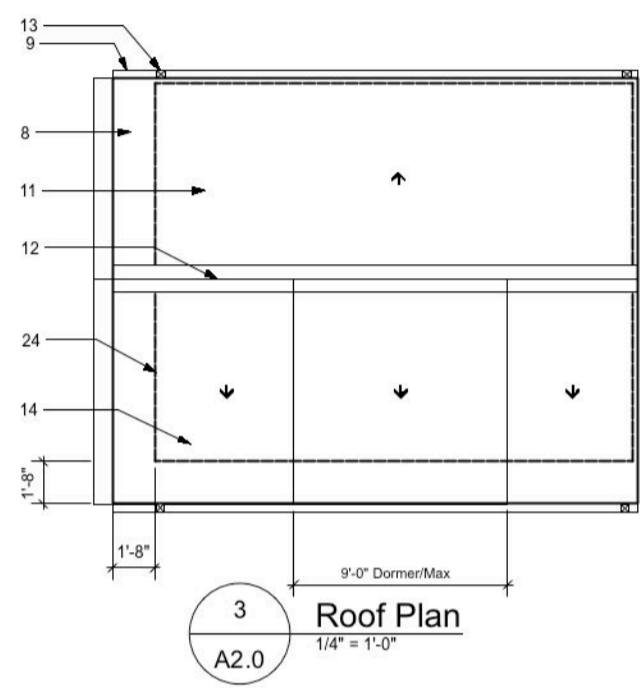
5 South Elevation
 A2.0 1/4" = 1'-0"



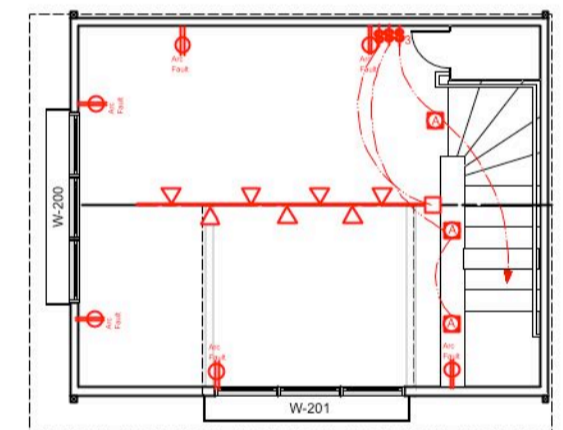
8 North Elevation
 A2.0 1/4" = 1'-0"



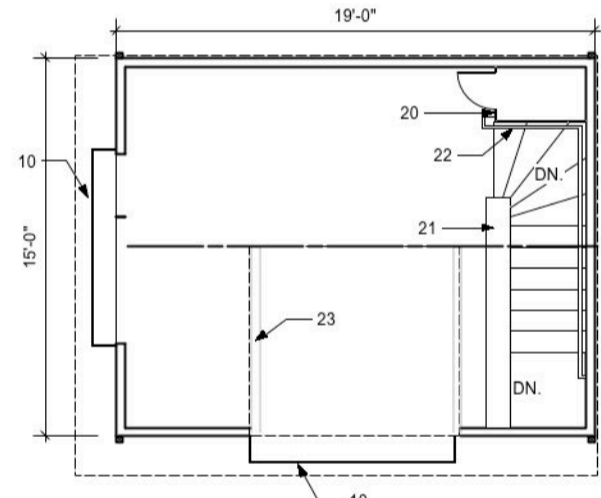
7 East Elevation
 A2.0 1/4" = 1'-0"



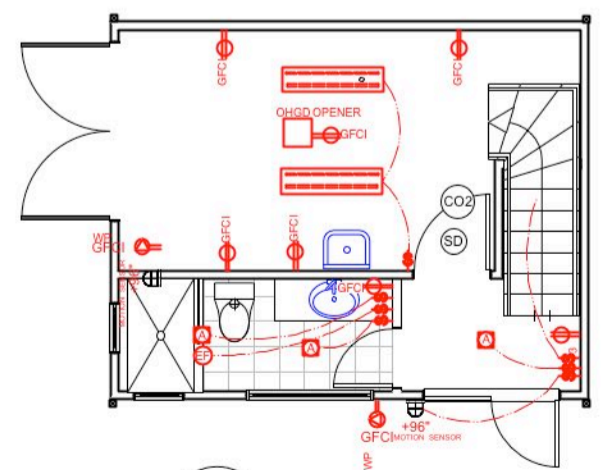
3 Roof Plan
 A2.0 1/4" = 1'-0"



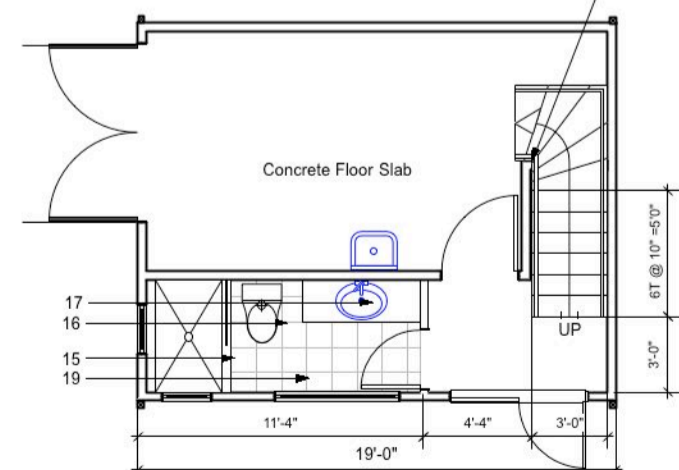
10 Level 2 Power + Lighting Plan
 A2.0 1/4" = 1'-0"



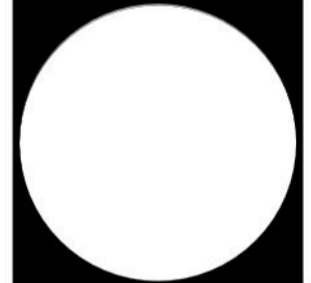
2 Level 2 Floor Plan
 A2.0 1/4" = 1'-0"



9 Level 1 Power + Lighting Plan
 A2.0 1/4" = 1'-0"



1 Level 1 Floor Plan
 A2.0 1/4" = 1'-0"



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

SHEET TITLE: FLOOR PLANS EXTERIOR ELEVATIONS

PROJECT MANAGER: VPO PROJECT ID: 2017.04
 DRAWN BY: VPO SCALE: 1/4" = 1'-0"
 REVIEWED BY: VPO SHEET NO.:
 DATE: 2 June17 A2.0
 CAD FILE NAME:



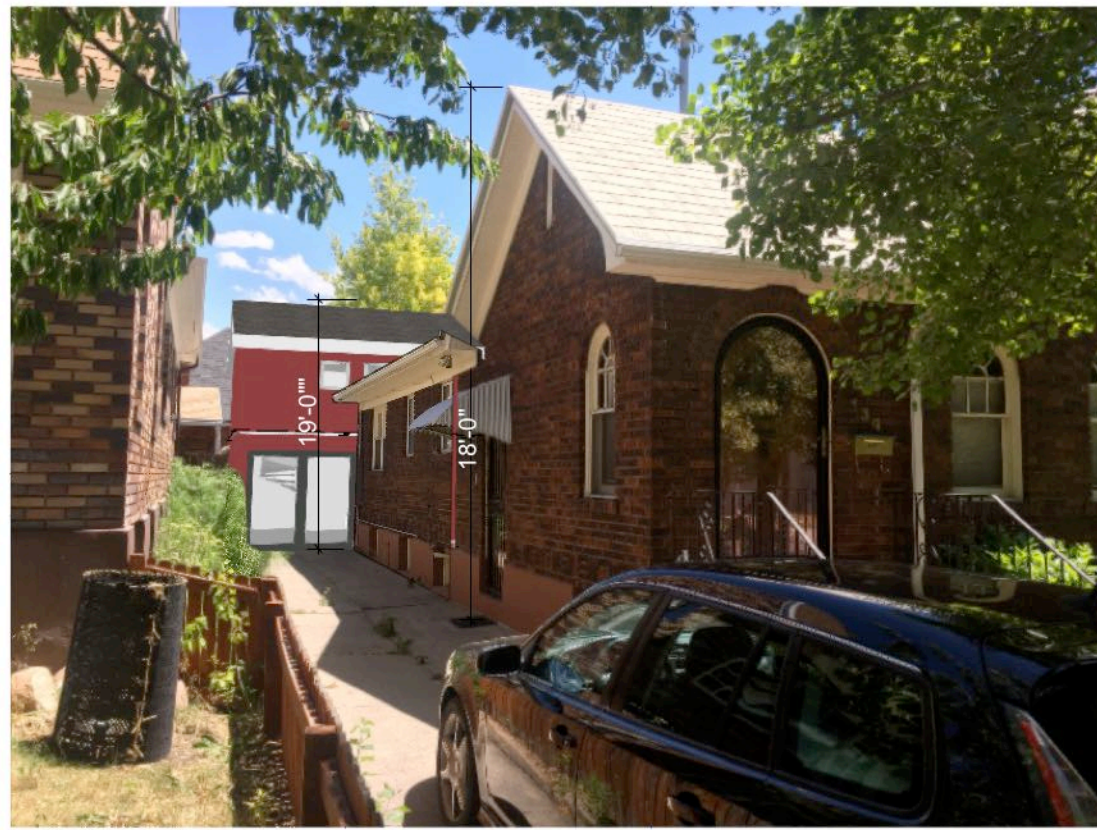
Proposed Garage

Ridge Of (E) Residence

© 2017 Google

Publish Date: 9/28/2017

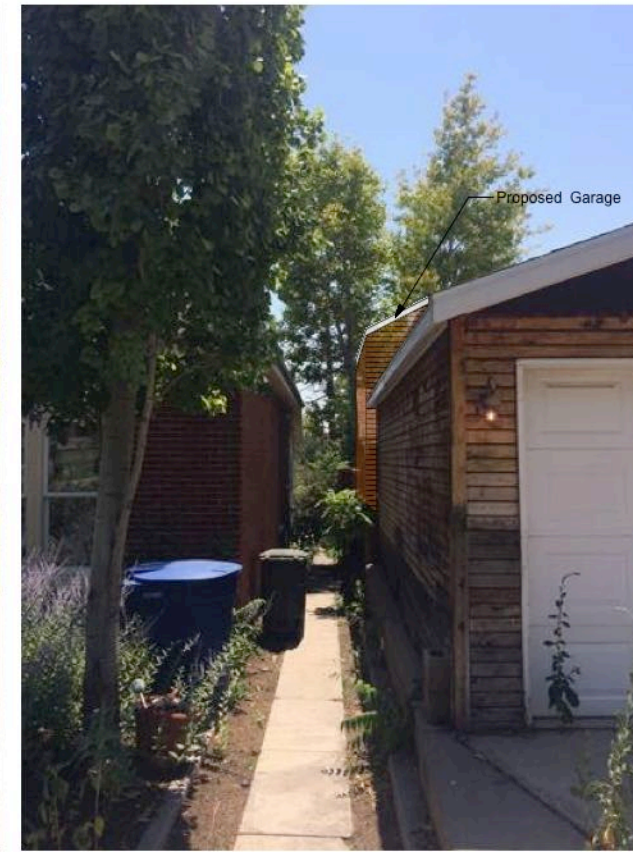
New Accessory Structure PLNHLC2017-00604/4587



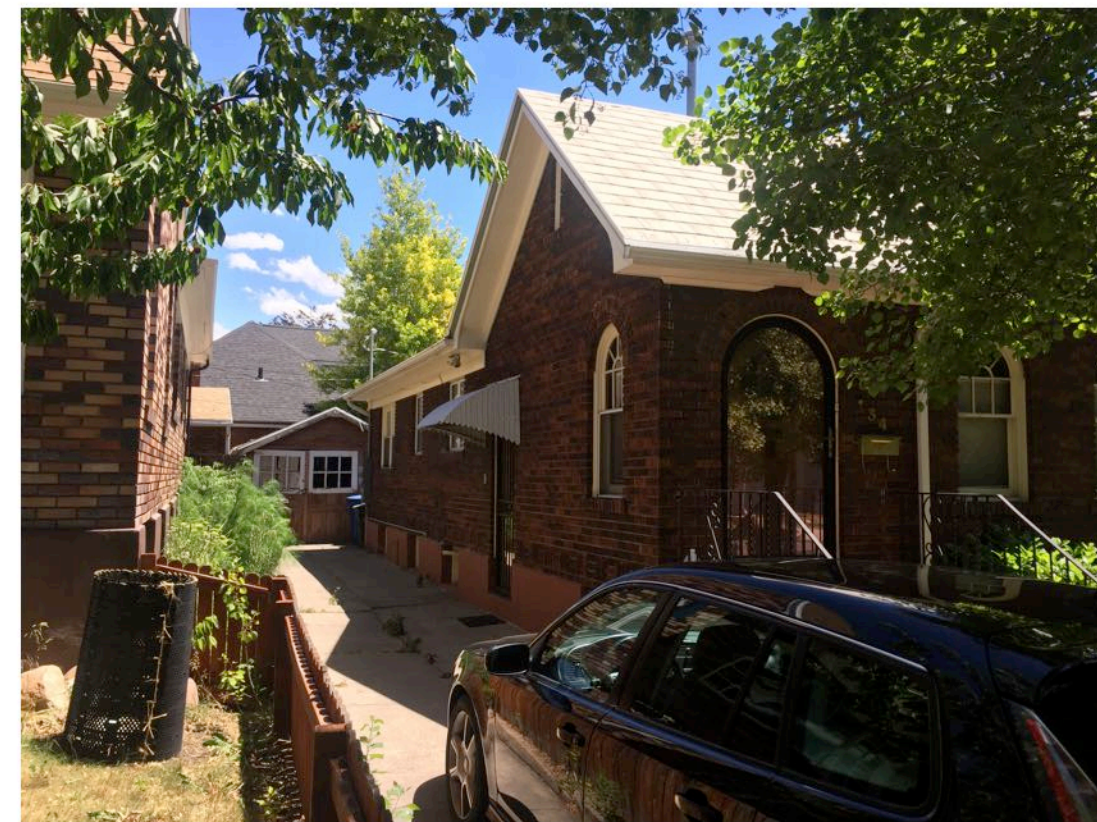
View of Proposed Garage from C Street Looking East



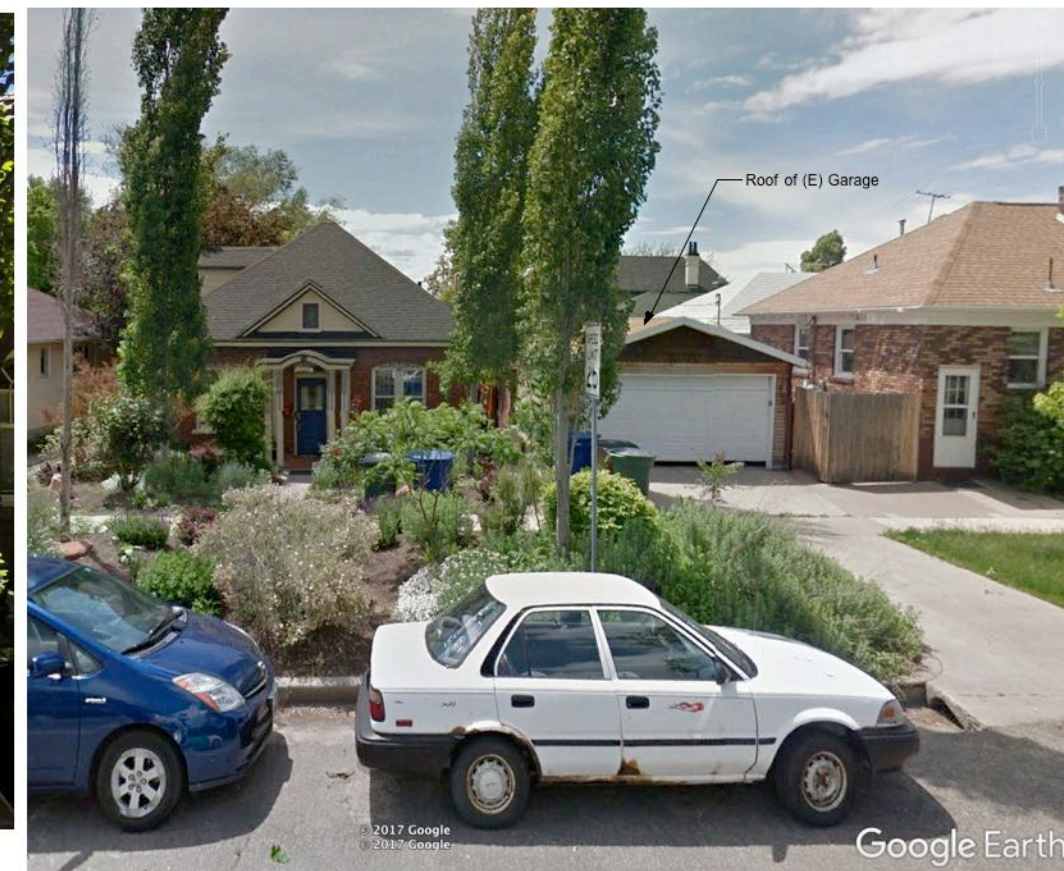
View of Proposed Garage from 3rd Ave. Looking South



Additional 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
1	19Sept17	

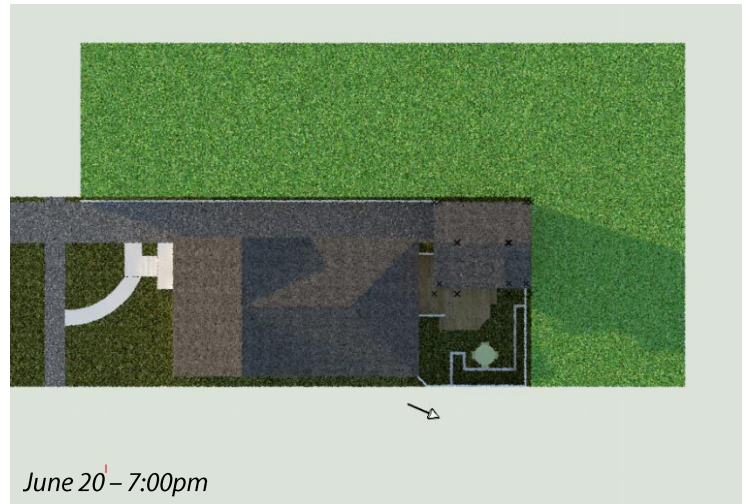
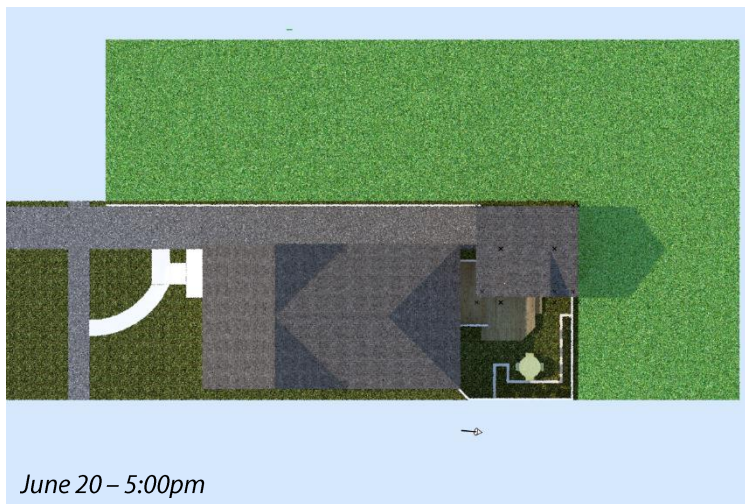
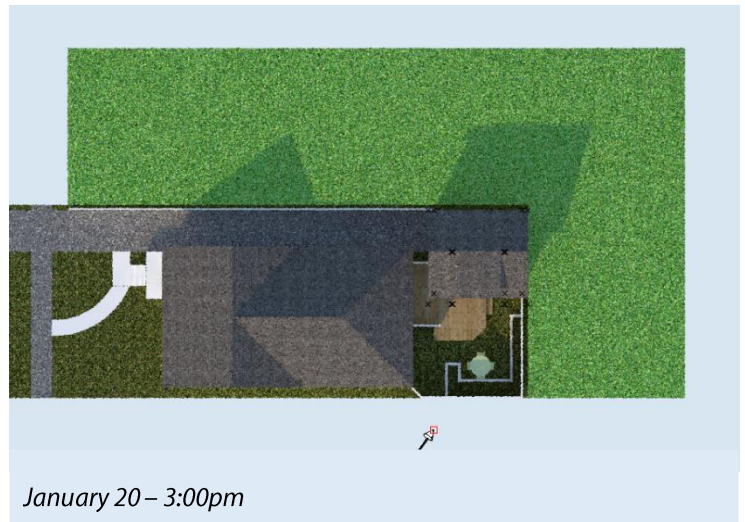
PROJECT NAME: Proposed Garage for:
Waitzman Residence
134 N. 1st Street
Salt Lake City, UT 84101

SHEET TITLE: **Photo Montage**

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

x

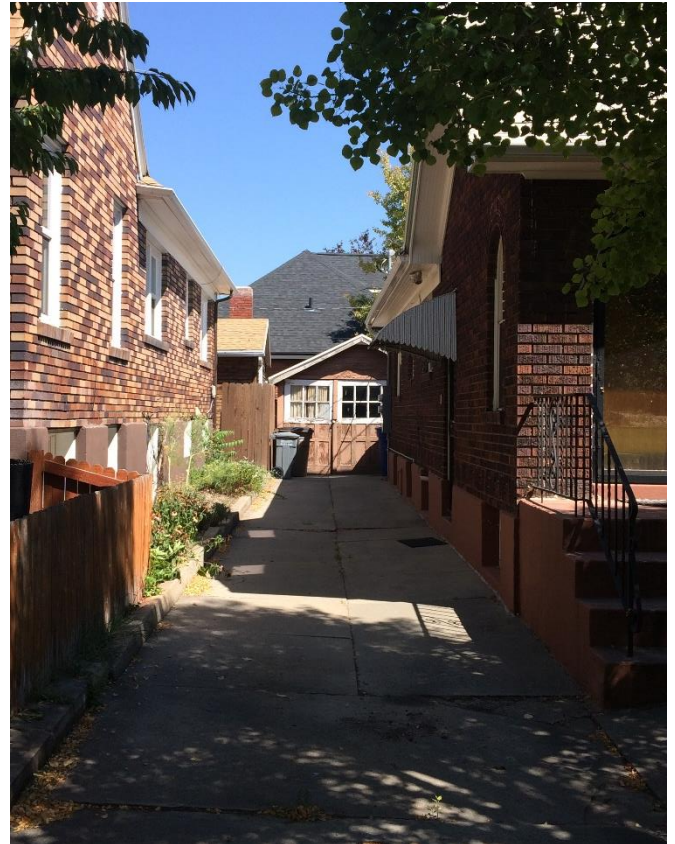
SHADOW STUDY



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.

Approximate Building Heights - 3rd Avenue Streetscape



Streetscape prepared by Planning Staff using 2014 Lidar Data



2017 Pictometry obtained by Planning Staff from Salt Lake County Assessor



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.



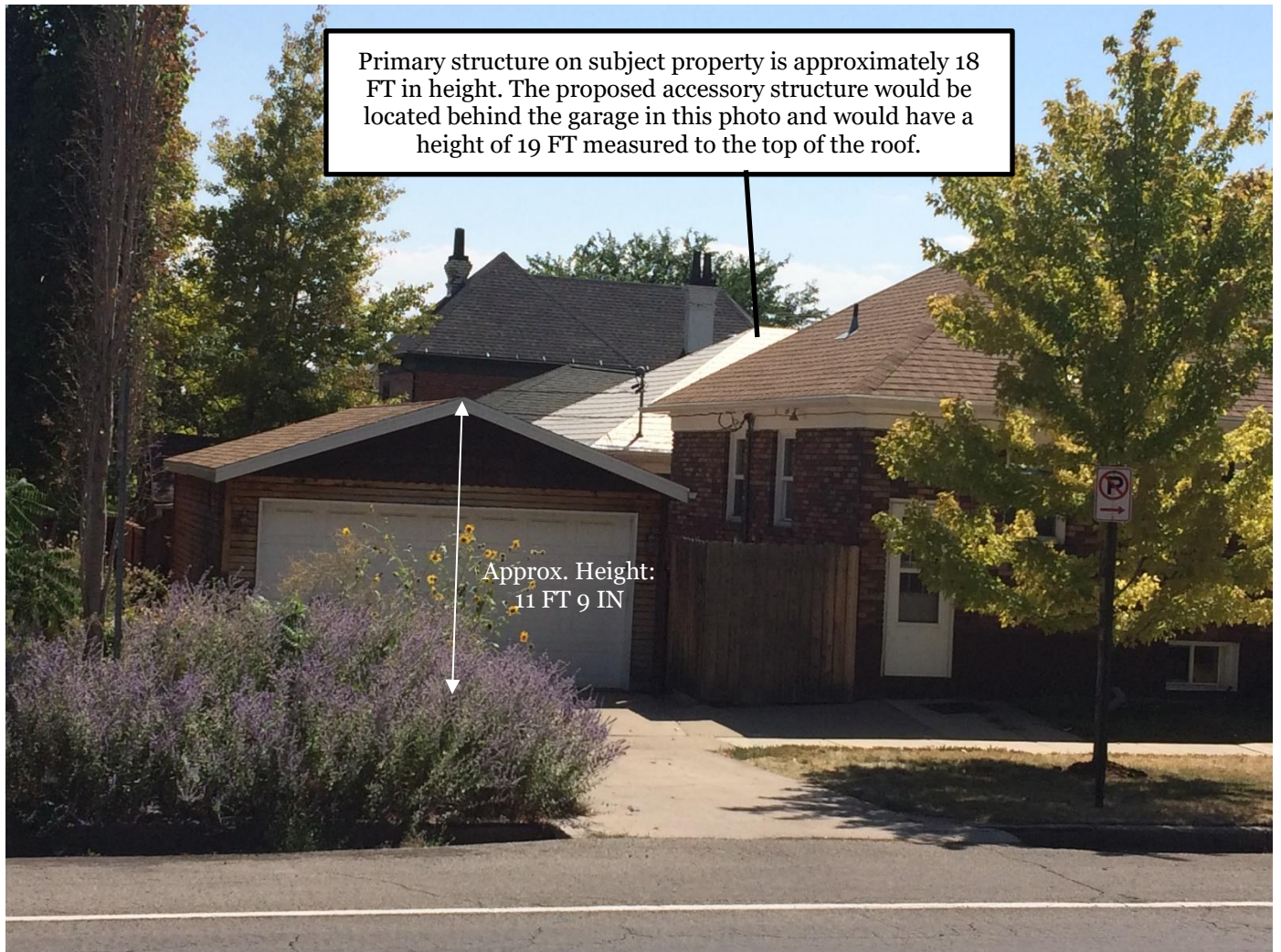
Existing accessory structure on subject lot



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. 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>
<p>E. No Destruction Of Significant Features: The proposed use and development will not result in the</p>	<p>Complies</p>	<p>Staff is unaware of any destruction to natural, scenic or historic features of significant importance as a result of the</p>

destruction, loss or damage of natural, scenic or historic features of significant importance.		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.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>
[http://www.slcdocs.com/historic-preservation-residential-design-guidelines](http://www.slcdocs.com/historicpreservation/historic-preservation-residential-design-guidelines)

Standard	Analysis	Finding
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The property 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.	Complies
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>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>	Complies

<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 <u>historic integrity and its setting</u>.</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>
---	--	-------------------------------

<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 September 21, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 21, 2017
- Public hearing notice posted on property September 26, 2017

Staff received comments from three surrounding neighbors related to the proposal. Two of the comments are opposed to the proposal, and one phone call was received in favor of the proposal. The comments Staff 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.

September 26th 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:

From the onset, the identity of this project has been difficult to understand. During this process it has been referred to by the owner as a hobby-space. However, the architect of record is uncomfortable calling it a hobby-space. Why is that? Recently, there has been an attempt by the owner's architect to address some of the concerns of the HLC, however, primary concerns related to the requests for exemptions have yet to be resolved with appropriate solutions which preserve the historic scale and rhythm of the neighborhood.

Bulk Requirements

10' proximity to adjacent primary structures – exemption?

The selected location for the proposed design is NOT in accordance to design guidelines associated with bulk requirements. These design constraints have been established in the zoning ordinance to preserve and protect the established rhythm and scale that has historically been associated with the cottage style community of the Avenues. It has been established that the subject property is already undersized for the RMF-35 zoning. The owner and architect have played a fine line in their efforts to shoe-horn the proposed design onto the already undersized lot. Taking action to allow this development to have the exemption to build within 10' of an adjacent primary structure will open the flood gates for unprecedented gentrification and degradation of the historic fabric of the Avenues. If this exemption is granted, others will soon seek the same entitlements to build within 10' of existing primary structures. There are other properties to be found within the Avenues which include the proper site conditions, (*ie. Lot size, primary structure height, and proximity to adjacent primary structures*) in which one could develop the proposed design. However, this is not one of them.

While it is unfortunate to learn that current site conditions do not favor the development's architectural due diligence efforts, an exemption for compliance with bulk requirements would jeopardize the historic rhythm that has been established over the last 100 years in this neighborhood today and in the future. *(see attached visual aid, for consideration of future precedence and forth coming development claims to repeat the same efforts throughout the neighborhood – Addendum #1)*

Height of Structure

The height of the proposed design dramatically competes with the height of the existing primary structure. 19 feet will always be greater than 18 feet. In order for the proposed auxiliary structure to be considered secondary in scale its total height would need to be significantly lower in height than the primary structure, not more than, and not equal too. In addition the location for the proposed design positions the new structure at the highest grade elevation on the subject property. Due to the higher grade elevation at this location, the visual mass of the proposed auxiliary structure is greater than the mass of the primary structure. Moreover, the eave height of the proposed design communicates a dominance in scale over the existing primary structure. If the eave height of the proposed structure was the same or lower than the primary structure, the visual weight would transfer back to the primary structure thus reinforcing its dominance.

Based on the efforts to remedy the extreme height and mass of the originally proposed design, it is clear that by rotating the gable end walls to be oriented in the north-south direction the height and mass of the proposed structure are still greater than the primary structure. Lastly, the height of proposed design is incompatible with the height of other auxiliary structures found within this district as they have been historically built to one story instead of two.

Reconsider the contributing status of the existing garage?

Based on the fact that this structure is 88 years old and in excellent condition, would it merit having an Administrative Interpretation produced by planning staff to determine whether or not it is officially considered to be a contributing structure?

Contemporary design?

The proposed design appears to mimic historic geometry, materials and style. The design of the proposed auxiliary structure has been described by the development team as a “dollhouse.” How are we supposed to bridge the gap between a doll-house design and contemporary architecture which creates a distinct and obvious difference from the historic elements we wish to preserve in this district?

One last thing, it is still to be determined whether or not the established design team have exhausted all design options for providing the owner with a desired space for hobby-activities and storage. Perhaps a different design team would be able to develop a solution which does not require an exemption. Have all compliant design options set forth by the current zoning ordinance and design guidelines been exhausted? Perhaps there are more solutions than have been presented?

Sincerely,

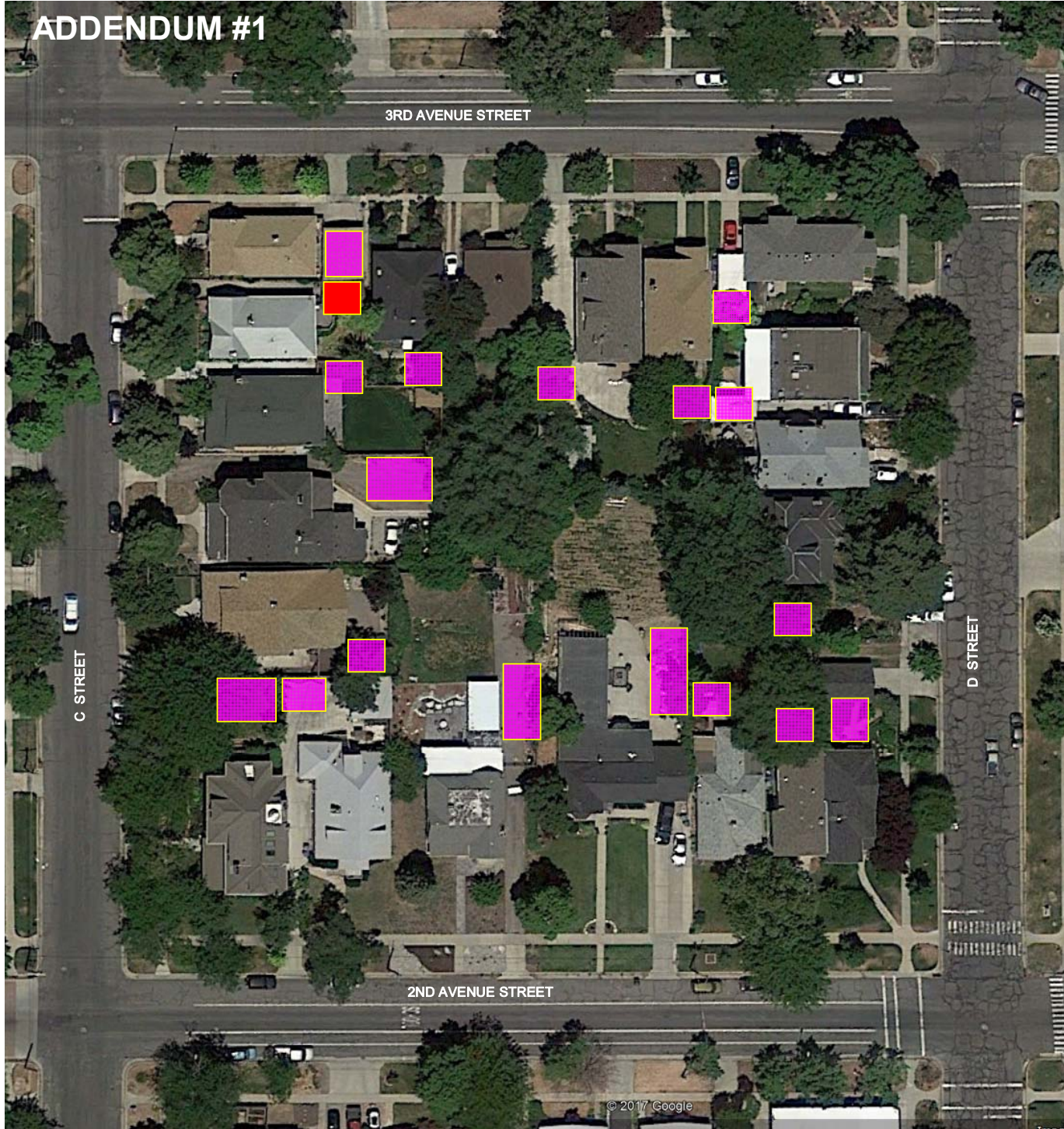


Jared Brown

This page intentionally Left Blank

(addendum to follow)

ADDENDUM #1



 PROPOSED STRUCTURE REQUESTING VARIANCE
(taller than primary structure & closer than 10' from adjacent primary structures)

 POTENTIAL CHANGE TO NEIGHBORHOOD FABRIC BASED ON RESULTS OF VARIANCE
(taller than primary structure & closer than 10' from adjacent primary structures)

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?

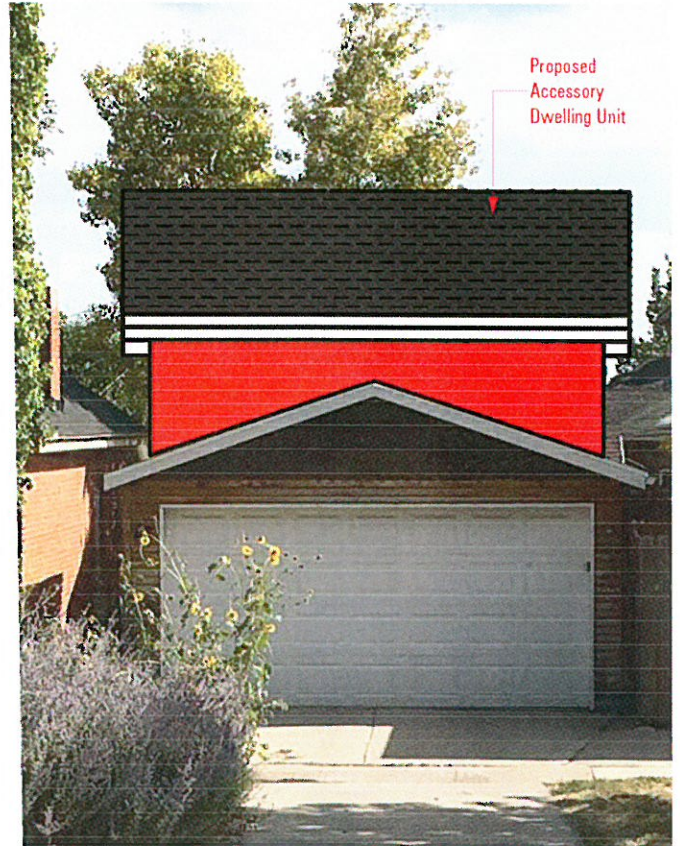
2. **Safety:** Under title 21A.36.020: Conformance with Lot and Bulk Controls it states: "Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted 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:*

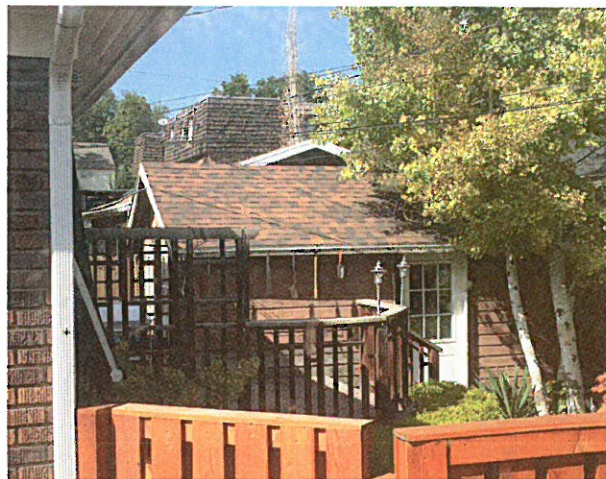
- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**
 1. **MINIMAL CHANGE**... based on the guidelines, the complete demolition and removal does not produce a minimal 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

ATTACHMENT J: DRAFT HLC MINUTES – 9/7/2017

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
September 7, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:44 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd; Commissioners Stanley Adams, Thomas Brennan, Rachel Quist, David Richardson, Esther Stowell and Paul Svendsen. Vice Chairperson Kenton Peters and Commissioner Sheleigh Harding and Robert Hyde were excused.

Planning Staff members present at the meeting were: Joel Paterson, Zoning Administrator; Wayne Mills, Planning Manager; Carl Leith, Senior Planner; Michael Maloy, Senior Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Deborah Severson, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Rachel Quist, David Richardson and Charles Shepherd. Staff members in attendance were Joel Paterson, Wayne Mills, Carl Leith, Michael Maloy, Anthony Riederer and Amy Thompson.

The following sites were visited:

- **134 G Street** - Staff gave an overview of the proposal.
- **134 N C Street** - Staff gave an overview of the proposal.
- **1205 Second Avenue** - Staff gave an overview of the proposal.
- **1117 E South Temple** - Staff gave an overview of the proposal.

APPROVAL OF THE AUGUST 3, 2017, MINUTES. [5:35:29 PM](#)

MOTION [5:35:32 PM](#)

Commissioner Richardson moved to approve the minutes from the August 3, 2017, meeting. Commissioner Adams seconded the motion. Commissioners Adams, Richardson and Stowell voted “aye”. Commissioners Brennan, Quist and Svendsen abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:37:03 PM](#)

Chairperson Shepherd stated he had nothing to report.

DIRECTOR’S REPORT [5:37:13 PM](#)

Mr. Joel Paterson, Zoning Administrator, stated that the appeal for the Bishop Place

Demolition would be held on September 26.

The Commission and Staff discussed the following:

- If Commission member needed to attend that meeting.
 - Staff stated it was not required for Commissioners to attend and a Public Hearing would not be held for the items.
- The nature of the appeal.

PUBLIC COMMENT PERIOD [5:38:42 PM](#)

Chairperson Shepherd opened the Public Comment Period, seeing no one wished to speak; Chairperson Shepherd closed the Public Comment Period.

[5:40:36 PM](#)

Window Replacement at approximately 134 G Street - Rusty Carson, a contractor applying on the behalf of the property owner, is requesting a certificate of appropriateness from the City to replace three street-facing historic windows with new replacement windows of contemporary manufacture. The property is a single-family residence and is zoned SR-1A (Special Development Pattern Single Family Residential) and is listed as a contributing building in the Avenues Local Historic District. This type of project must be reviewed as a Minor Alteration. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number: PLNHLC2017-00540

Mr. Anthony Riederer, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission deny the petition as presented.

The Commission and Staff discussed the following:

- If the windows were on a rear facing dormer what would Staff's recommendation be.
- Why the windows are proposed to be replaced and the type of replacement window used.
- If the Applicant provided comparative window sections in their proposal.

Mr. Rusty Carson, applicant, reviewed the proposal, efficiency of the new windows versus the original windows. He stated one could not tell the difference between the replacement and the original other than a slight loss in glass.

The Commission and Applicant discussed the following:

- The options of window design and construction that would reflect the historic windows.
- The frame dimensions of the new window versus the original window.

PUBLIC HEARING [5:54:54 PM](#)

Chairperson Shepherd opened the Public Hearing, seeing no one wished to speak; Chairperson Shepherd closed the Public Hearing.

The Commissioners discussed the following:

- The history of window replacement approvals and the regulations the Commission held to in the past.
- Would ask Staff to work with the Applicant to find a replacement that was in keeping with the historic windows.
- The replaced windows were original and with care they could last another hundred years.
- The issue of losing glass surface,

MOTION [5:58:13 PM](#)

Commissioner Brennan stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Commission deny the request for a Certificate of Appropriateness to replace the historic front-facing windows as proposed in petition PLNHLC2017-00540. Commissioner Quist seconded the motion. Commissioners Adams, Brennan, Quist, Richardson, Stowell and Svendsen voted “aye”. The motion passed unanimously.

[5:59:23 PM](#)

Special Exception & Minor Alterations at approximately 134 N C Street - Vincent Oles, the architect representing the owner of the property, is requesting Special Exception and associated Minor Alteration approval from the City for a new two-story accessory structure that 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. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.)

- a. Special Exception - Modifications to bulk regulations for a new accessory structure located closer than 10 feet to a primary structure on an adjacent lot. Case number: PLNHLC2017-00604**
- b. Minor Alterations - Request for a Certificate of Appropriateness for demolition of the existing accessory structure and the proposed new accessory structure. Case number: PLNHLC2017-00458**

Ms. Amy Thompson, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission table the petition as presented.

The Commission and Staff discussed the following:

- If accessory structures were considered contributing structures.
- The standards and process for demolishing an accessory structure.
- How the surveys affected the Commission's decision regarding status of a structure and demolition.
- The height of the neighboring homes.
- The standards that applied to the proposal.

Mr. Vincent Oles, architect and Mr. Norman Weightsman reviewed the proposal, the history of the property and the reasoning behind the request.

The Commission, Applicant and Staff discussed the following:

- If there were plans to use the proposed space as a rental unit or Air B and B
 - The applicant stated not at all.
- Was there consideration to only add the hobby shop and not have it over a garage?
- Staff's recommendation to table the petition and if the Applicant was amicable to tabling.
- The impact the structure would have on the surrounding homes.
- Different designs and layouts that were considered.

PUBLIC HEARING [6:39:11 PM](#)

Chairperson Shepherd opened the Public Hearing, seeing no one wished to speak; Chairperson Shepherd closed the Public Hearing.

The Commissioners discussed and stated the following:

- The design was appropriate for the neighborhood and would enhance the area.
- The current garage didn't comply and the only exception being requested was for the setback.
- The proposal did not meet standard eight regarding compatibility with the primary structure.
- The vertical footprint was too much for the site.
- The standards that the proposal met and did not meet.
- The impacts to the surrounding homes needed to be taken into consideration.
- The proposed height and if it fit or did not fit with the character of the neighborhood.
- If there was options to build out and not up.

MOTION [6:55:01 PM](#)

Commissioner Brennan stated based on the analysis and findings listed in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Commission table the request for a Special Exception to modify the bulk requirements for a new accessory structure located closer than 10 feet to a primary structure on an adjacent lot, petition PLNHLC2017-00604, and associated Minor Alterations, including demolition of the existing accessory

structure, petition PLNHLC2017-00458, to allow for revisions to the height that achieve an new accessory structure more appropriate to the scale and character of the site and surrounding development, to provide further study regarding the impacts to the structure to the east. Commissioner Quist seconded the motion. Commissioners Brennan, Quist, Richardson and Stowell voted “aye”. Commissioner Adams and Svendsen voted “nay”. The motion passed 4-2.

[6:57:21 PM](#)

Commissioner Richardson stated he was the applicant for the next item and therefore needed to recuse himself from the meeting.

Work Session [6:57:35 PM](#)

New Garage under West Porch at approximately 1205 Second Avenue –David Richardson, Capitol Hill Construction, is requesting a work session to get preliminary review of a request to construct a garage under the west porch and section of the house, with a new driveway off U Street. This will be a work session review, no formal public hearing will be held and a decision will not be made at this meeting. The subject property lies within The Avenues Historic District (H Historic Preservation Overlay), is zoned SR-1A (Special Development Pattern Residential District) within Council District 3, represented by Stan Penfold. (Staff contact: Carl Leith, (801)535-7758 or carl.leith@slcgov.com) Case number: PLNHLC2017-00682

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was requesting input from the Historic Landmark Commission regarding the petition.

The Commission and Staff discussed the following:

- The nature of the structures surrounding the site.
- The way the driveway interacted with the street gutter and if it was allowed under new construction
- If the applicant had considered a garage loaded off the driveway.

Mr. Damian Dingley reviewed the history of the property, the proposal, ~~the~~, how it met the standards and improved the area.

The Commission, Applicant and Staff discussed the following:

- It was hard to have a home this grand and not have a place to park but then again the home was one of the best in the lower avenues, completely intact and to impact it was not the right thing to do.
- The proposal was probably the best way to add the desired parking to the site.
- Preserving the street tree was critical.
- The existing vegetation would shield the garage.

- If digging from the back of the home was an option.
- A full site plan would help the Commission evaluate the proposal.
- Consider removing the pool and put the driveway back in its original place.
- The proposal was not detracting from the home and improving historic homes was a good thing.
- Consider the character of the neighborhood regarding the impact of the driveway.
- Using similar materials as the home to help integrate the garage.
- Would like a more neighborhood context in the proposal.
- The oval window at the top of the garage made it feel out of balance.
- The lack of driveways on the street scape is a character-defining feature.

[7:37:08 PM](#)

The Commission took a short break.

[7:43:44 PM](#)

The Commission reconvened.

Commissioner Richardson returned to the meeting.

The Commissioners reviewed their interaction with the applicants and stated they did not have a financial benefit from the proposal.

New Construction Briefing at approximately 1117 E South Temple - Tariq Mughal is requesting a work session to get preliminary review of a request to develop a 12 unit apartment building with 12 parking spaces at the above listed address. This will be a work session review, no formal public hearing will be held and a decision will not be made at this meeting. This type of project must be reviewed as new construction in a local historic district. The subject property lies within the South Temple Historic District (H Historic Preservation Overlay), is zoned RMU-35 (Moderate Density Residential District) within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number: PLNHLC2017-00560

Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was requesting input from the Historic Landmark Commission regarding the petition.

Mr. Brian McCarthy, Mr. Luke Mughal and Mr. David Arnett reviewed the proposal, the design, and the history of the property.

The Commission, Applicants, and Staff discussed the following:

- The Special Exceptions required for the proposal.

- The setbacks for the proposal and if it met the standards for the zone.
- The windows located one foot from the property line and the review needed prior to approval.
- Rear yard grade changes should be considered to make a more functional back yard.
- The garage door should be as small as possible to have a smaller impact on South Temple.
- The roof top garden was a great idea but the pergola looked like an afterthought.
- The brick mass (iron stone brick) needed a rhythm to read in a much stronger way.
- Make sure the South Temple side fit the character of the street.
- How to draw from the surrounding buildings and use architectural elements to relate to the area.
- The massing of the brick and where to locate the shade feature on the roof.
- The parapet, windows, front entrance, lighting, railings, materials for stairs, garage entrance, retaining walls, balconies, signage, fence design, underground parking and the glazing on the street facing façade.
- Mass and scale was appropriate.

[8:36:15 PM](#)

September 2017 Chair and Vice Chair Elections - The Commission will nominate and vote in a Chair and Vice Chairperson. These individuals will serve in the positions from September 2017 to September 2018.

The Commissioners discussed nominations for Chair and Vice Chair

MOTION [8:36:38 PM](#)

Commissioner Svendsen made a motion to appoint Charles Shepherd as Chair and Kenton Peters as Vice Chair. Commissioner Richardson seconded the motion. Commissioners Adams, Brennan, Quist, Richardson, Stowell and Svendsen voted “aye”. The motion passed unanimously.

The meeting adjourned at [8:36:58 PM](#)

ATTACHMENT K: STAFF SUMMARY OF COMMENTS
9/7/2017 HLC MEETING

The following is a brief informal summary prepared by Planning Staff of the comments from the September 7th 2017 Historic Landmark Commission related to the Special Exception and Minor Alteration request at 134 N. C Street. The Historic Landmark Commission made the following motion regarding the project:

“Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission table the request for a Special Exception to modify the bulk requirements for a new accessory structure located closer than 10 feet to a primary structure on an adjacent lot, petition PLNHLC2017-00604, and associated Minor Alterations, including demolition of the existing accessory structure, petition PLNHLC2017-00458, to allow for revisions to the height that achieve an new accessory structure more appropriate to the scale and character of the site and surrounding development and provide further study and background information relative to impacts to the structure to the east.”

Once the meeting minutes are finalized, they can be accessed here:

<http://www.slcgov.com/planning/planning-2017-historic-landmark-commission>

A recording of the meeting will also be posted shortly and can be accessed here:

<http://www.slcgov.com/slctv/slctv-videos-demand>

Summary of Comments/Questions:

- Was consideration given to just doing a hobby shop instead of having hobby space over a garage since the garage is not functional currently? Applicant indicated that storage space is needed.
- Turning gable the opposite direction (90 degrees) may open up the relatively narrow light corridor between the house to the east and the proposed accessory structure.
- The Avenues is an eclectic area and two of the Commissioners commented that the design of the proposal fit in with the area.
- Commissioners were generally in agreement that the proposal would not have a negative impact as viewed from C Street.
- Underlying zoning regulations – proposal generally fits within RMF-35 standards with the exception of the requested modification to the 10 FT bulk requirement. (Historic District Overlay zone can further restrict the underlying zoning requirements based on compatibility with the site/district)
- One commissioner stated there are concerns with the proposals compliance with Standard 8 (see standards at the end of the summary). In general garages should be unobtrusive and not compete visually with the house. The proposal is taller than the primary house on the lot. The accessory structure is designed like a mini house and doesn't feel like a secondary structure. Comfortable with proposed horizontal footprint but concerned with proposed vertical footprint.
- Some commissioners have concerns with the proposals compliance with special exception Standards C & D. The eave line of the house to the east is approximately 11 FT 6 In. The proposal would have a gable end wall from about 15 FT to 19 FT, which is much higher. Concerns regarding the 10 FT bulk modification in regards to the proposed height is really

with the second story of the structure and the impact it would have there. Two Commissioners agreed that if the eave height of the accessory structure is any higher than the adjacent house, it would be out of scale.

- Desire to see more in terms of sections that would show impacts to the home to the east/surrounding structures. (this was also added in as part of the motion). Provide information to show the space between the existing structures/accurate representation and how the proposal fits into that. Massing studies may help to understand impacts of the proposal. More information is needed regarding adjacent building heights/grade changes.
- The representations provided in the public comment of how the structure would be viewed from 3rd Avenue are very telling.
- Several Commissioners expressed compatibility concerns in regards to adjacent structures and 3rd Avenue.
- Commissioners acknowledge this is a tight site and the yards of adjacent properties are also very minimal, but there are still concerns regarding impacts to the property to the east. More information is needed in regards to adjacent building heights
- One commissioner indicated they would like to see more in regards to some of the details. Opinion was expressed that the asymmetrical roof and shed dormer were not complementary with surrounding structures.
- One commissioner asked if the only option was to build up. Height concerns. It was acknowledged that the backyard of the subject property is already minimal and lot coverage requirements were discussed. (The Commission can modify lot coverage requirements through the Special Exception process)

The following are the standards of approval for the Special Exception and the Minor Alterations request. The standards that are bolded are the standards that Staff and the Commission found the proposal did not meet. The revised proposal will need to sufficiently address the issues raised to meet the standards and guidelines for approval. The Standards of Approval for New Construction in the Historic Preservation Overlay zoning district are provided below for reference.

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

No application for a special exception shall be approved unless the planning commission, historic landmark commission, or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

- A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.**
- B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

- C. **No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.**
- D. **Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.**
- E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

21A.34.020.G: Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure Including New Construction of an Accessory Structure in a Historic District

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.

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**