



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Grant Amann, Associate Planner (801-535-6171)
Date: July 13, 2022
Re: PLNHLC2022-00410

MINOR ALTERATION

PROPERTY ADDRESS: 204 N Canyon Rd, Salt Lake City, UT 84103

PARCEL ID: 09-31-333-006-0000

MASTER PLAN: Avenues Master Plan

ZONING DISTRICT: SR-1A

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

REQUEST: David Richardson, architect representing the property owner, is requesting a certificate of appropriateness for a new two-story accessory building that will serve as a garage and an accessory dwelling unit (ADU) at 204 N Canyon Rd. Additionally, the applicant is seeking modifications to setback and height regulations for ADU's. The property is zoned SR-1A and is within the Avenues Local Historic District. This type of project must be reviewed as a Minor Alteration.

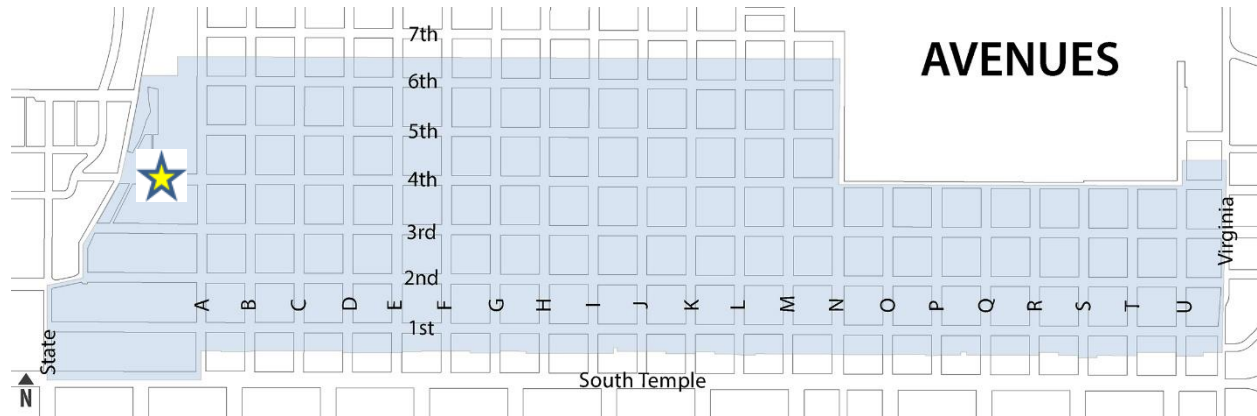
RECOMMENDATION: Based on the analysis and findings, it is Planning Staff's opinion that the proposal complies with the applicable standards and therefore, recommends that the Historic Landmark Commission approve the requested Certificate of Appropriateness with the following condition:

1. Approval of all final design details, including any specific direction expressed by the Commission, shall be delegated to Planning Staff.

ATTACHMENTS:

- A. Applicant submittal and information
- B. Context Maps
- C. Photographs
- D. Historic Survey Information
- E. Analysis of Standards for Minor Alterations in a Historic District
- F. Analysis of Zoning Standards for ADU
- G. Applicable Design Guidelines
- H. Public Process and Comments

EXISTING SITE CONDITIONS:



The property exists in the Avenues Historic district. It is a corner property with frontage on Canyon Road, 4th Ave & Spencer Court. The property has close access to Memory Grove Park and City Creek Canyon. It is also across the street from the Fourth Avenue Well. The primary house is oriented to the West onto Canyon Rd. The existing primary structure on the property is a Victorian Eclectic home built in 1900 out of regular brick. There is a slight slope going from South to North over the entire property. The two story home features a single story 2 car garage along the Eastern edge of the property. The picture shows a property that is much more visible due to lack of the vegetation and trees that currently exist on the property.



204 N Canyon Side Road
B

Front of House

larger due to the large size of adjacent City owned right of way. The corner side yard of the home along Fourth Avenue includes a large swath of city right of way from the curb to the homeowner's property line. The property does not begin until 30'-0" back from the edge of the street.

This historic home sits on property that is large for the neighborhood, and further appears to be

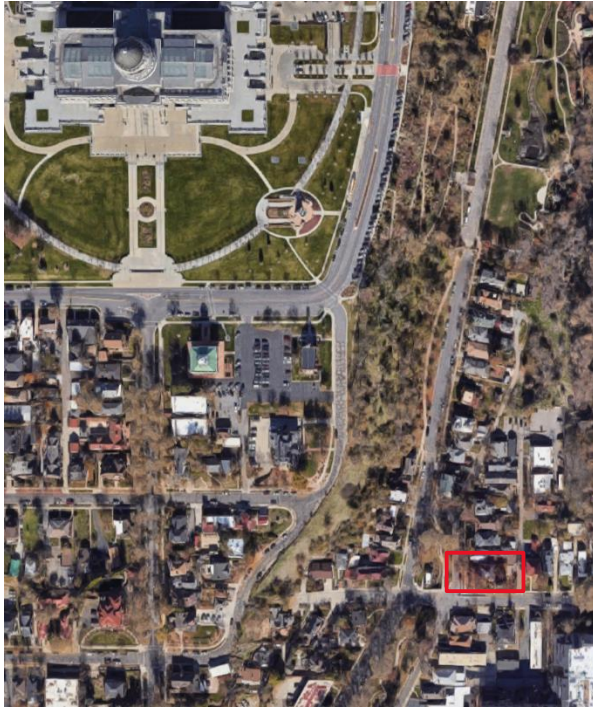


View from 4th Ave

SURROUNDING CONTEXT:

Several homes on the surrounding streets are also Victorian Eclectic homes built in the early 1900s. There are also a few bungalow style homes. There is very little presence of Modern styles. Most structures are not rated as "Architecturally Significant" but rather as "Eligible". There are several other structures built facing Spencer Court, including the property directly to the North.

PROJECT DESCRIPTION:



This request is for a new two-story accessory structure with a 3-car garage on the first floor and an ADU on the second floor.

Garage as shown facing South, from 4th ave:



The garage and ADU would be built facing Spencer Court. The proposal includes Sungrass colored Brick, Aluminum Clad Wood Windows, Powder Coated Metal Brakes, and Full Lite Aluminum Clad Wood Doors.

Proposed ADU: 646 SF
Rear Yard Coverage Total: 25.84%

As part of this proposal, the applicant is seeking modifications to the height and setback requirements for ADU's.

21A.40.200:d: Heights

An accessory building with a flat roof shall be 20'. The proposed structure containing the ADU is proposed with a height of approximately 21 feet.

The height of the principal structure is 32 feet.

21A.40.200:c: Setbacks:

Shall be located a minimum of 10' from any single family dwelling on or off the property.

Side [North] Lot Line: 3' feet
Side [South] Lot Line: 3' feet
Rear [East] Lot Line: 4' feet

KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, the surrounding context, and the Salt Lake City Historic Design Guidelines.

1. Lot and Bulk Zone Standards
 - a. Setbacks
 - b. Height
2. Design Guidelines

Consideration 1 – Lot and Bulk / ADU

The Salt Lake City Code section 21A.40.200: Accessory Dwelling Unit. outlines requirements for Setbacks and Height.

Setbacks:

The proposed setbacks would not be in compliance with the Code and would require a modification from the Historic Landmarks Commission.

The existing house actually has a setback of only 3'-2" at the south side of the property. The proposed ADU maintains the same setback distance as the existing house from the property line. The highly landscaped portion of the site which is outside the property line allows both the existing house and the new garage and ADU to appear to sit back quite far from the street, giving the appearance of a large setback. The access to the property is also off Spencer Court, which is in the rear of the home. Spencer Court is not an alley, but does act as one, with a smaller roughly 20' width road. The property to the North also fronts on Spencer Court.

The existing main house has a setback of 2'-0" on the north side.

The existing garage to be removed has a setback of 3'-0" with large stone columns within that setback. The new garage proposes keeping this setback at the north side. This would be an exception to the allowed setbacks required for a new ADU since 10'-0" is required from an adjacent dwelling. However, the applicant has stated that complying with a 10'-0" setback at this location would make the garage too small to be usable for the homeowner. The new wall at this location would be a one-hour fire rated wall as required by code and would not increase the level of non-conformance than currently exists.





ground level.

At the second story portion of the ADU, adjacent to the north property line, the wall sits back 6'-0" from the adjacent property. This allows the wall to have windows into the new bedroom. It also allows for improved light and ventilation to the neighboring property.

Height:

The proposed height would not be in compliance with the Code and would require a modification from the Historic Landmarks Commission. The request is for 1' above the restriction of 20', for a total of 21'. This 21' height would still be subordinate to the main structure which stands at 32' above

height allows for a more proportional facade for this flat roof structure. Note that the height of the existing house is 32' and already an existing non-conforming condition. This allows the ADU to appear visually subordinate to the primary dwelling, even with this additional foot in height.

Consideration 2 – Design Guidelines for Accessory Structures

Within the Preservation Handbook for Historic Residential Property, chapter 9 addresses Accessory Structures within Local Historic Districts. These standards are informed by the required standards for a certificate of appropriateness found in [21A.34.020.G](#) and current historic preservation best practices. These standards are in place to minimize potential adverse effects on the district. An in-depth discussion of relevant standards can be found in [Attachment E](#).

Staff's analysis found that the proposed structure does fully comply with guidelines 9.1 and 9.2, which are quoted below:

9.1 Preserve a historic accessory building when feasible.

- When treating a historic accessory building, respect its character-defining features.

9.2 New accessory buildings should be constructed to be compatible with the primary structure.

- In general, structures should be unobtrusive and not compete visually with the house. Roofline should not vary significantly. Appropriate materials should be used.

9.3 Attaching garages and carports to the primary structure should be avoided.

- Typically before c. 1940 a garage was a separate structure, at the rear of the lot, and this pattern should be maintained where possible.

DISCUSSION:

Staff has found that allowing the construction to match the setback of the existing home would still be consistent with Historic Design Guidelines. Staff has also found that the proposed additional 1' of additional height above the Code requirement of 20' does not diminish the Historic quality of the property's contributing structure.

NEXT STEPS:

Minor Alteration Approval

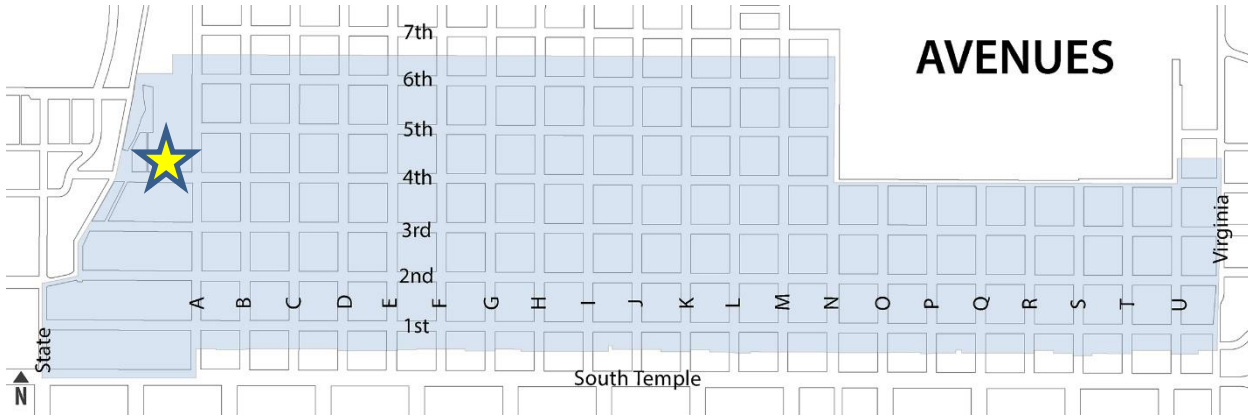
If the Commission agrees with Staff's recommendation and the project is approved, the applicant would receive a COA to proceed with the project as represented in this Staff Report. Any final design details would be delegated to Planning Staff.

Minor Alteration Denial

If the Commission disagrees with Staff's recommendation and the request is denied by the HLC, the applicant will not be issued a COA. The applicant will need to revise plans and submit a new minor alteration application and receive approval, or abandon the request.

**ATTACHMENT A: APPLICANT SUBMITTAL AND
INFORMATION**

ATTACHMENT B: CONTEXT MAP



ATTACHMENT C: PHOTOGRAPHS



A view of the main house from the corner of 4th Avenue and Canyon Rd



The main house when viewed from at the South side



Garage in rear when facing West, Standing in Spencer Court.



Alternate photo of Rear Garage



The Garage as viewed from 4th Ave., Covered by vegetation



A View of Spencer Court looking North



A view of Spencer Court looking South

ATTACHMENT D: HISTORIC SURVEY INFORMATION

ATTACHMENT E: ANALYSIS OF STANDARDS FOR MINOR ALTERATIONS IN A HISTORIC DISTRICT

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

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, 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.

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 Single Family Residential and will remain as such. The proposed accessory dwelling unit will be compatible with the character of the building, its site, and surrounding.	Complies
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;	No historic materials or features will be altered. There are no spaces that are negatively altered. The proposed ADU is consistent with the existing setback, , it is subordinate to the historic primary structure, and detached.	Complies
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;	The proposed work does not involve such alterations. No alterations are proposed to primary structure. The proposed structure is not designed in a way so that it is a product of its own time and does not imitate/create a fake sense of history.	Complies
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	The proposed work does not involve such alterations. The existing garage will be replaced, however, staff has found the garage is not historically significant.	Complies .
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	The scope of work does not involve alterations to the primary structure. The proposal is designed in a way that is compatible with the primary structure in terms of mass and sizing and the historic character of the property is maintained	Complies

<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p>The scope of work does not include the repair of any deteriorated architectural features.. This does not involve the replacement of materials, the proposed structure is new. The proposed structure does not use the same materials as the primary structure, but is compatible.</p>	<p>Complies</p>
<p>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>No chemical or physical treatments are proposed. The scope of work does not include damage to historic materials.</p>	<p>Not applicable</p>
<p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p>The alteration does not destroy significant alterations, and is compatible with the size, scale, material and character of the property.</p>	<p>Complies</p>
<p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p>The alteration to the site does not negatively impact the historic integrity of the property. The proposed accessory structure is compatible with the size, scale, material and character of the property.</p>	<p>Complies</p>

<p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding to a historic material.</p> <p>The proposal includes Sungrass colored Brick, Aluminum Clad Wood Windows, Powder Coated Metal Brakes, Full Lite Aluminum Clad Wood Doors.</p> <p>The proposal is consistent with the materials you would find in the Avenues Historic District.</p>	<p>Complies</p>
<p>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.</p>	<p>The project does not involve changes to or any new signage.</p>	<p>Not applicable</p>

ATTACHMENT F: ANALYSIS OF ZONING STANDARDS FOR AN ADU

21A.40.200: Accessory Dwelling Units

Standard	Proposed	Findings
<p>Size A [detached] ADU shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet (SF).</p>	<p>Principal dwelling is approximately 1,381 SF.</p> <p>Fifty percent (50%) of principal dwelling equals approximately 690.5 SF without addition.</p> <p>Proposed ADU is approximately 646 SF.</p>	Complies
<p>Maximum Coverage The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</p> <p><i>[Rear] Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear façade of the principal building and the rear lot line.</i></p>	<p>Lot size is approximately 5,105 SF.</p> <p>Forty percent (40%) of the lot is approximately 2,042 SF.</p> <p>Main House = 1,076 SF Covered Porch = 305 SF Garage = 458 SF Total = 1,839 SF</p> <p>The surface coverage of all principal and proposed accessory buildings (including the proposed ADU and garage) will be approximately 36% of the lot.</p> <p>Approx. rear yard area: 2,500 SF Proposed ADU: 646 SF Yard Coverage Total: 646 = 25.84%</p>	Complies
<p>Building Height The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single-family dwelling on the property or exceed seventeen feet (17') in height, whichever is less. Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional</p>	<p>The height of the principal structure is 32 feet.</p> <p>The proposed structure containing the ADU is proposed with a height of approximately 21 feet.</p>	Does not comply – requesting modification from HLC

height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.		
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Standard	Proposed	Findings
<p>Side or Rear Yard Setbacks <i>New Accessory Buildings: Shall be located a minimum of four feet (4') from any side or rear lot line.</i></p>	<p>Side [North] Lot Line: 3' feet Side [South] Lot Line: 3' feet Rear [East] Lot Line: 4' feet</p>	<p>Does not comply – requesting modification from HLC.</p>
<p>Separation <i>All ADUs [located in an accessory building] shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</i></p>	<p>The proposed ADU is approximately 25.9 feet from the principal dwelling on the same parcel.</p> <p>The nearest single-family dwelling on an adjacent property is approximately 3 feet away (the house on the property to the North).</p>	<p>Does not comply – requesting modification from HLC.</p>
<p>Entrance Locations <i>The entrance to an ADU in an accessory building shall be located:</i></p> <p>(1) <i>Facing an alley, public street or facing the rear façade of the single family dwelling on the same property.</i></p>	<p>The entrance for the proposed ADU is oriented towards the rear of the principal structure on the lot.</p>	<p>Complies</p>
<p>Requirement for Windows <i>Windows on an accessory building containing an ADU shall comply with the following standards:</i></p> <p>(1) <i>Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required.</i></p> <p>(2) <i>Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</i></p> <p>(3) <i>Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</i></p>	<p>The proposed windows are similar in size and profile as the windows found on the principal structure and meet the minimum Building Code requirements for egress.</p> <p>The proposed principal windows are located on the east side of the structure, in compliance with Zoning Code requirements to face the principal structure. Other smaller windows are located on both the North and South façade (but not West), but these windows are not directly facing any residential structures on adjacent land in accordance with Zoning Code.</p> <p>No skylights are found.</p>	<p>Complies</p>

<p>Parking <i>An ADU shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:</i></p> <ol style="list-style-type: none"> <i>1) Legally located on street parking is available along the street frontage of the subject property; or</i> <i>2) The subject property is located within one-quarter (1/4) mile of transit stop.</i> 	<p>The applicant has proposed parking under a detached carport that is only accessible by an alleyway.</p> <p>Parking requirements can also be waived because a legal on-street parking space is located in front of the property. Parking requirements can also be waived if the property is within a 1/4 mile of a transit stop, and the property is roughly .24 miles from a bus stop on 500 E.</p>	<p>Complies</p>
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ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

Historic Residential Properties & Districts in Salt Lake City, Chapter 9: Accessory Structures

Design Objective:

Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions. Newly constructed secondary structures should remain subordinate to the primary building, and compatible in mass and scale

Design Guideline	Finding	Rationale
<p>9.1 Preserve a historic accessory building when feasible.</p> <ul style="list-style-type: none"> When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. Avoid moving a historic secondary structure from its original location if possible. 	Complies	The proposed structure will not impact any character-defining features found on the primary or secondary façades.
<p>9.2 New accessory buildings should be constructed to be compatible with the primary structure.</p> <p>ould be unobtrusive and not compete visually with the house. es not have to match the house, it should not vary significantly. ls may include horizontal siding, wood shingles, brick, and in ar garage consider using two single doors since they help to an scale and present a less blank look to the street.</p>	Complies	The proposed construction is visually subordinate to the primary structure. By maintaining the setbacks, the structure will not be closer to the right of way. An additional foot of height will not make the proposed structure taller than the primary structure.
<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. The City considers attached accessory structures on a case-by-case basis. An attached garage may be treated as an addition. Regulations and guidelines (Chapter 8) for additions may apply. 	Complies	The proposed structure does not attach to the primary structure.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities, related to the proposed project:

PUBLIC PROCESS AND INPUT

A physical noticing sign was placed at the property on July 22, 2022. No comments have been received.

MULLANEY GARAGE AND ADU



Joan Mullaney Revocable Trust owner

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Salt Lake City, UT 84103
P: 435-590-0841
E: joanmullaneyny@gmail.com
Contact: Joan Mullaney

Richardson Quann Associates INC architect

814 East 100 South
Salt Lake City, UT 84102
P: 801-533-0204
E: dsr@caphillcon.com
Contact: David Richardson AIA

SHEET INDEX

ARCHITECTURAL	
A-0.1	Cover Sheet
A-1.1	Existing Site Plan
A-1.2	Proposed Site Plan
A-1.3	Floor Plans
A-2.1	Exterior Elevations
A-2.2	Details

Richardson Quann Associates
814 East 100 South
Salt Lake City, UT 84102

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w: www.caphillcon.com

ARCHITECT

CONSULTANT

STAMP

PROJECT NAME / ADDRESS

MULLANEY GARAGE & ADU
204 N Canyon Road
Salt Lake City, UT 84103

OWNER

PROJECT NET

DATE

REVISIONS

KEY PLAN

21 APR 2022

SHEET NUMBER

COVER SHEET
A-0.1

SUBMITTAL: CERTIFICATE OF APPROPRIATENESS

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DESIGN TEAM

ARCHITECT

CONSULTANT

STAMP

PROJECT NAME / ADDRESS

MULLANEY GARAGE & ADU
204 N Canyon Road
Salt Lake City, UT 84103

OWNER PROJECT NET

DATE

21 APR 2022

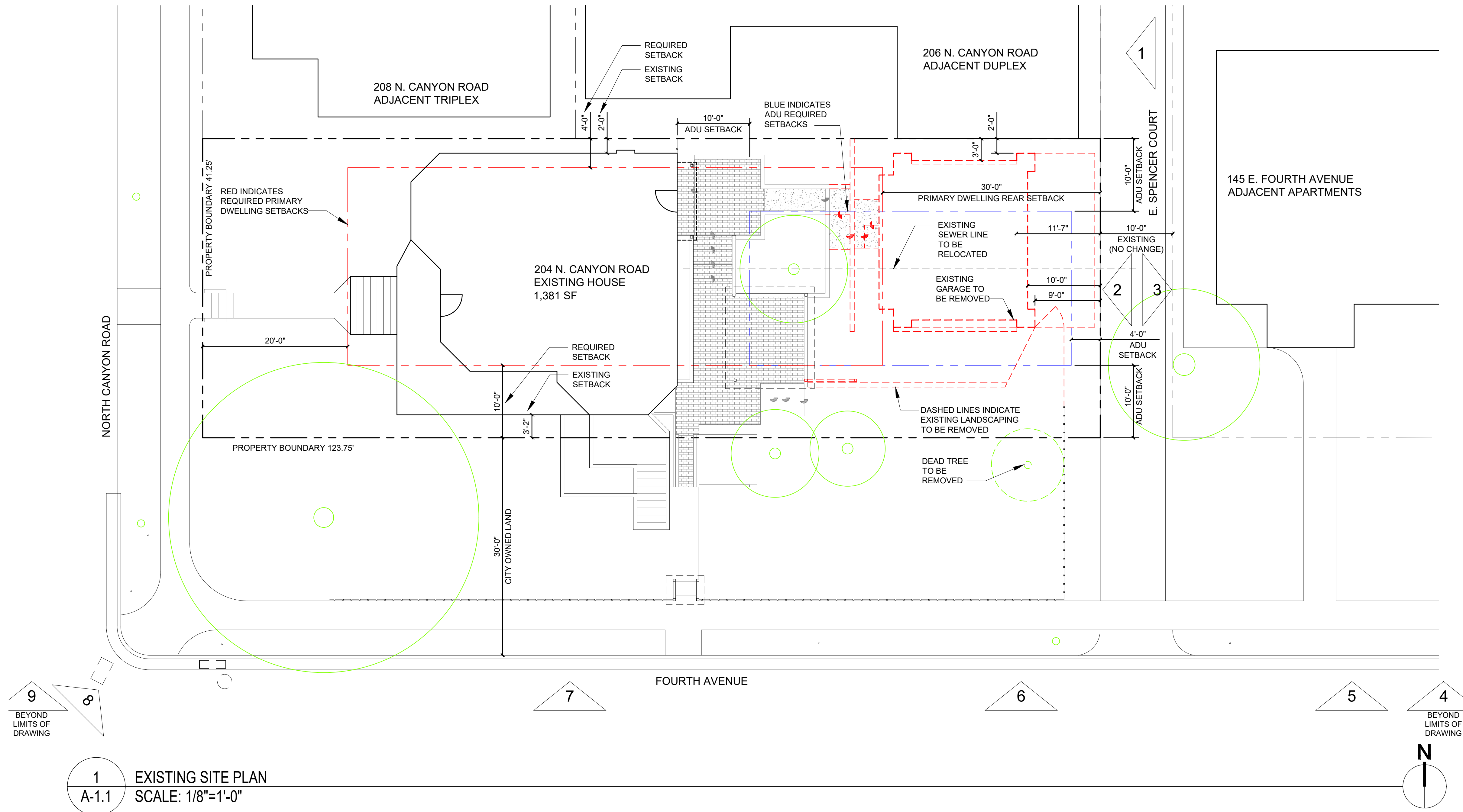
REVISIONS

KEY PLAN

SHEET

EXISTING SITE PLAN
NUMBER
A-1.1

SUBMITTAL: CERTIFICATE OF APPROPRIATENESS



1 ADJACENT DUPLEX ELEVATION FACING E. SPENCER COURT



2 EXISTING GARAGE ELEVATION FACING E. SPENCER COURT

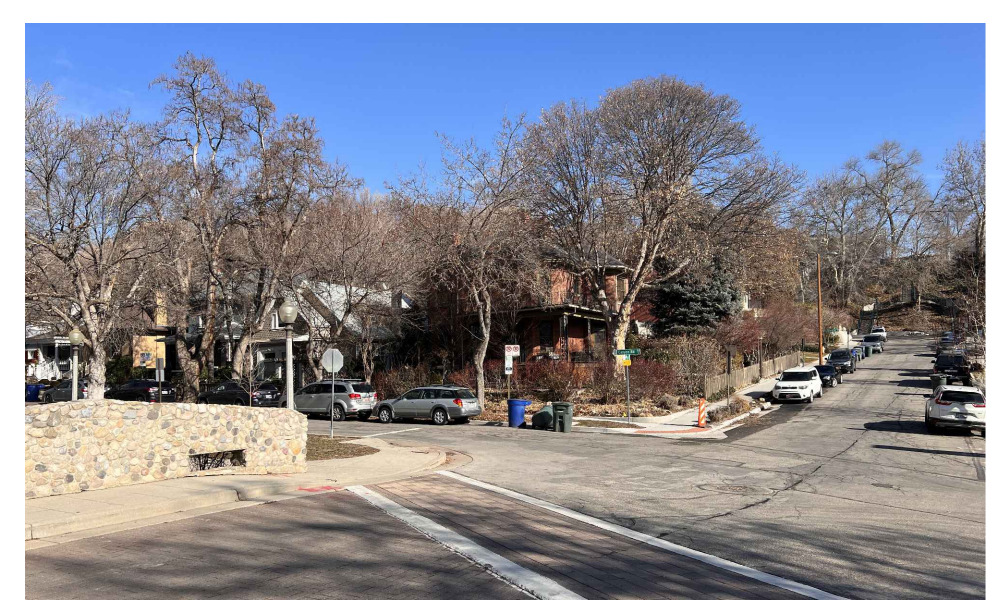


3 APARTMENT ELEVATION ACROSS FROM EXISTING GARAGE FACING E. SPENCER COURT

1 EXISTING SITE PLAN
A-1.1 SCALE: 1/8"=1'-0"



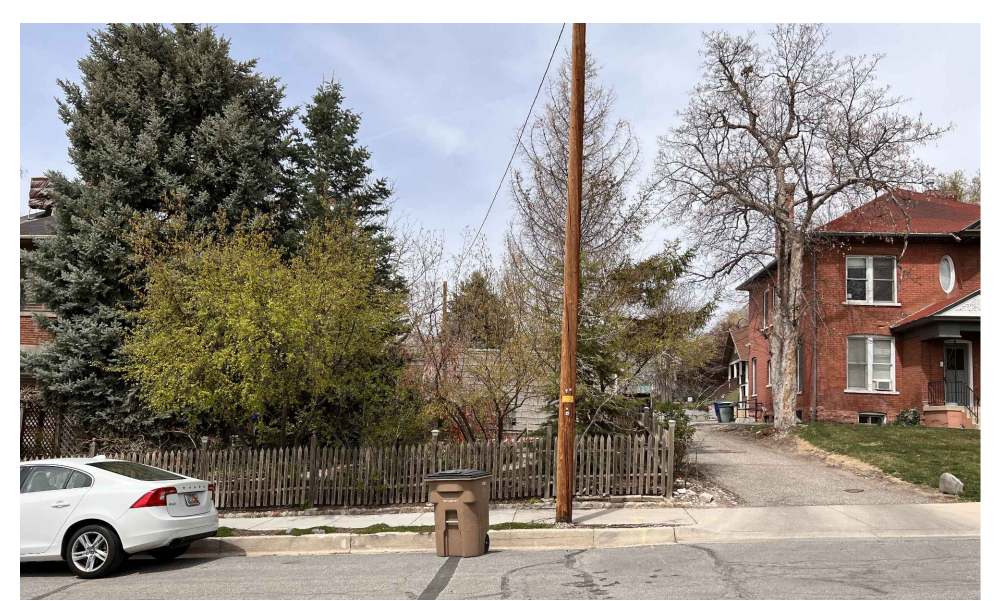
9 FOURTH AVENUE WELL ELEVATION FACING FOURTH AVENUE



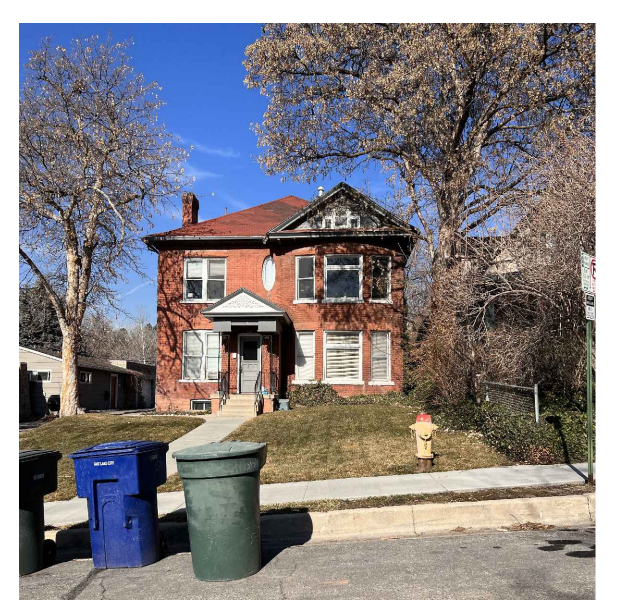
8 VIEW TOWARDS PRIMARY DWELLING ON CORNER OF FOURTH AVENUE AND NORTH CANYON ROAD



7 EXISTING PRIMARY DWELLING ELEVATION FACING FOURTH AVENUE



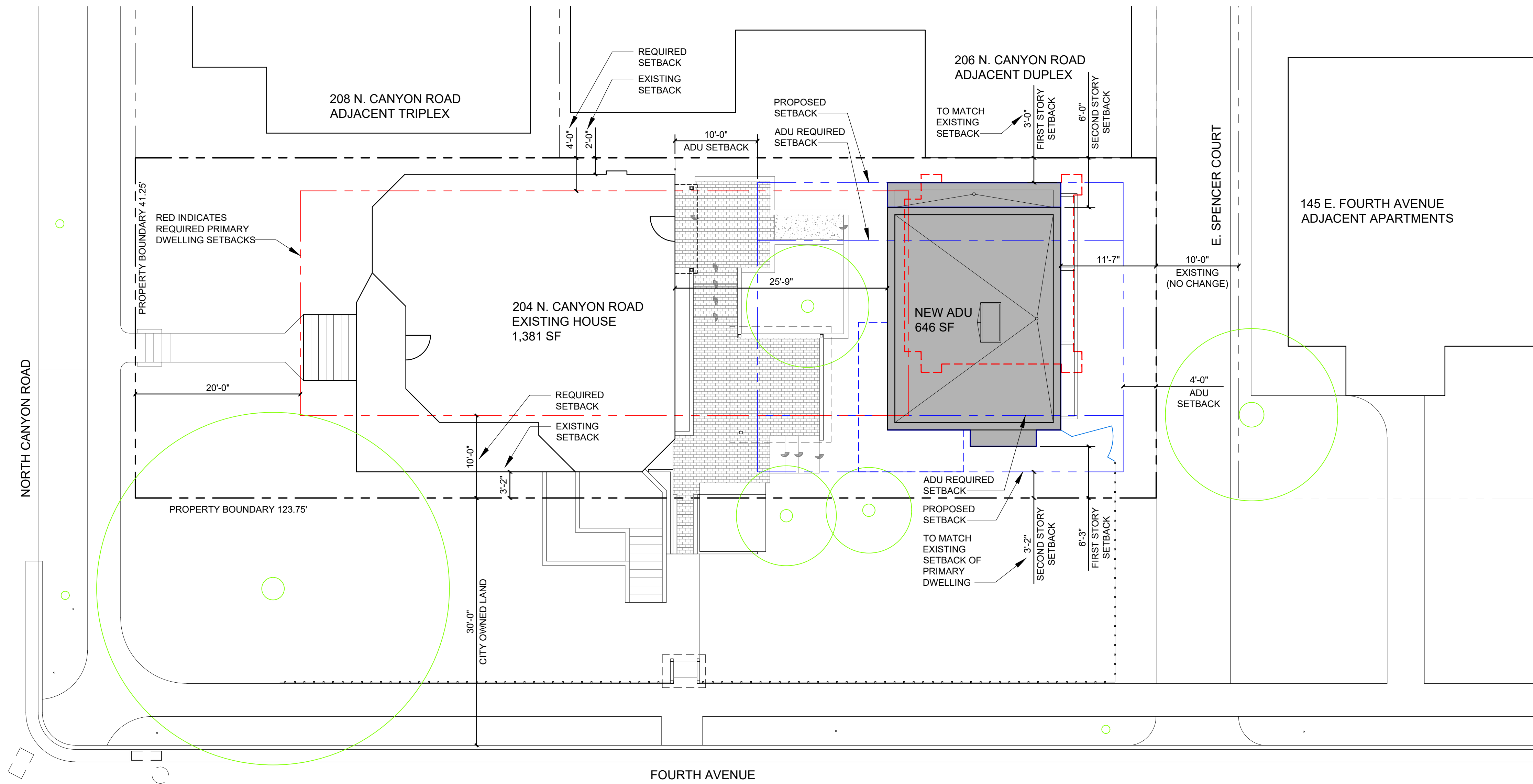
6 EXISTING GARAGE FACING FOURTH AVENUE AND ENTRY TO SPENCER COURT



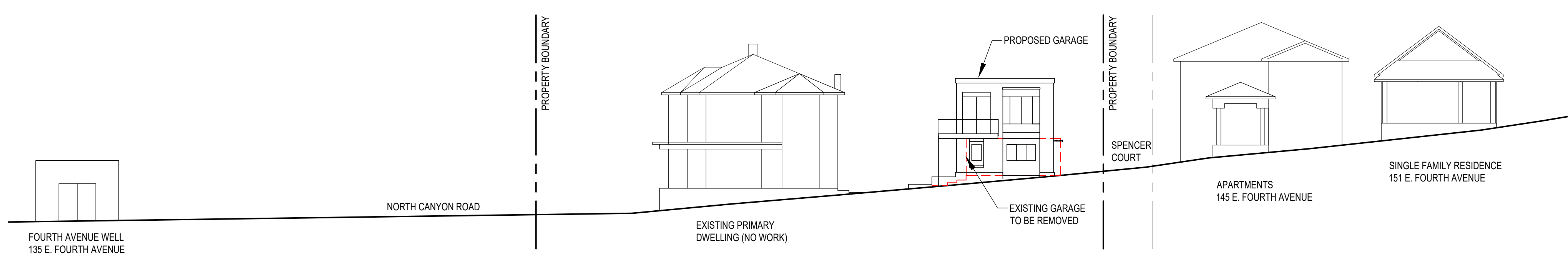
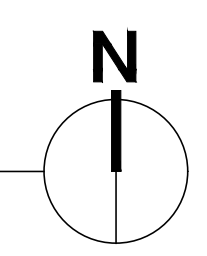
5 NEIGHBORING APARTMENTS AT 145 E. FOURTH AVENUE



4 NEIGHBORING SINGLE FAMILY RESIDENCE AT 151 E. FOURTH AVENUE



1 SITE PLAN
A-1.2 SCALE: 1/8"=1'-0"



2 STREETScape ELEVATION
A-1.2 SCALE: 1/16"=1'-0"

ZONING ANALYSIS

Parcel: 09-31-333-006-000
 Zone: SR-1A
 Lot: 5,105 SF (123.75'X41.25')
 Max Lot Coverage: 40% = 2,042 SF
 Existing Lot Coverage: Main House = 1,076 SF
 Covered Porch = 305 SF
 Garage = 458 SF
 Total = 1,839 SF = 36%
 Existing House Height: Max. Allowed w/ Pitched Roof = 23'-0"
 Existing Non-conforming Height = 32'-0"
 Existing Primary Dwelling Setbacks: Front Yard: 20'-0" min. (Conforming)
 Corner Side Yard: 10'-0" min. (Non-conforming)
 3'-2" Existing
 Interior Side Yard: 4'-0" min. (Non-conforming)
 2'-0" Existing
 Rear Yard: 30'-0" min. (Conforming)
 ACCESSORY DWELLING UNIT
 Max Size: Allowed: 650 SF
 Proposed: 646 SF
 Proposed Lot Coverage: Main House = 1,076 SF
 Covered Porch = 305 SF
 Proposed ADU = 646 SF
 Proposed Total = 2,027 SF = 39%
 Setbacks: From Primary Dwelling: 10' min. (Conforming)
 4' min. (Non-conforming)
 3'-2" Proposed
 Matches existing setback at primary dwelling
 Interior Side Yard: 10' min. (Non-conforming)
 3' Proposed
 Same location as existing garage wall, greater than setback at primary dwelling
 Rear Yard: 4' min. (Conforming)
 Max Height: Max. Allowed w/ Flat Roof = 20'-0"
 Proposed Non-conforming Height = 21'-0"
 Parking: Legally located on street parking available and within 1/4 mile of transit stop

DESCRIPTION

This project is proposing a new 3-car garage with an accessory dwelling unit above. While the property is within an historic district, the existing garage is a non-contributing structure. This project would remove the existing garage and provide a new one more appropriate to the owner's needs.
 This historic home has a seemingly large property. However, the corner side yard of the home along Fourth Avenue includes a large swath of city property from the curb to the homeowner's property line. The property does not begin until 30'-0" back from the edge of the street. The existing house actually has a setback of only 3'-2" at the south side of the property. The proposed ADU maintains the same setback distance as the existing house from the property line. The highly landscaped portion of the site which is outside the property line allows both the existing house and the new garage and ADU to appear to sit back quite far from the street, giving the appearance of a large setback.
 The existing main house has a setback of 2'-0" on the north side. The existing garage to be removed has a setback of 3'-0" with large stone columns within that setback. The new garage proposes keeping this setback at the north side. This would be an exception to the allowed setbacks required for a new ADU since 10'-0" is required from an adjacent dwelling. However, complying with a 10'-0" setback at this location would make the garage too small to be usable for the homeowner. The new wall at this location would be a one-hour fire rated wall as required by code and would not create a worse condition than currently exists.
 At the second story portion of the ADU, adjacent to the north property line, the wall sits back 6'-0" from the adjacent property. This allows the wall to have windows into the new bedroom. It also allows for improved light and ventilation to the neighboring property.
 The proposed height of the ADU is 21'-0" which is 1'-0" taller than what is allowed by zoning. This height allows for a more proportional facade for this flat roof structure. Note that the height of the existing house is 32' and already an existing non-conforming condition. This allows the ADU to appear visually subordinate to the primary dwelling, even with this additional foot in height.

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DESIGN TEAM
 ARCHITECT
 CONSULTANT

STAMP

PROJECT
 NAME / ADDRESS

MULLANEY GARAGE & ADU
 204 N Canyon Road
 Salt Lake City, UT 84103

OWNER
 PROJECT NET

DATE
 REVISIONS

21 APR 2022

KEY PLAN

SHEET

PROPOSED SITE PLAN
 NUMBER
 A-1.2

SUBMITTAL: CERTIFICATE OF APPROPRIATENESS

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DESIGN TEAM

ARCHITECT

CONSULTANT

STAMP

PROJECT

NAME / ADDRESS

OWNER PROJECT NET

DATE REVISIONS

KEY PLAN

SHEET

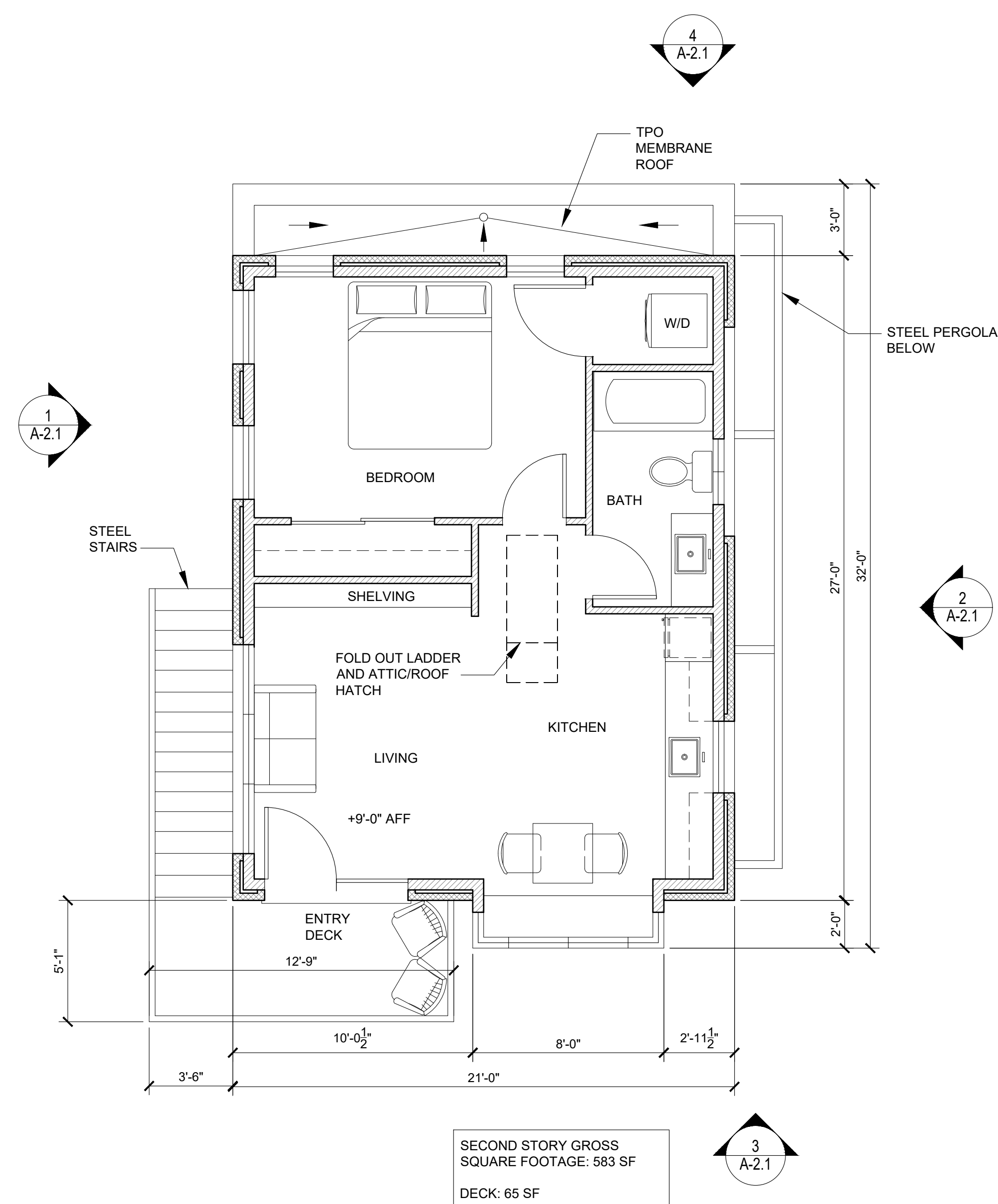
MULLANEY GARAGE & ADU
204 N Canyon Road
Salt Lake City, UT 84103

21 APR 2022

SUBMITTAL: CERTIFICATE OF APPROPRIATENESS

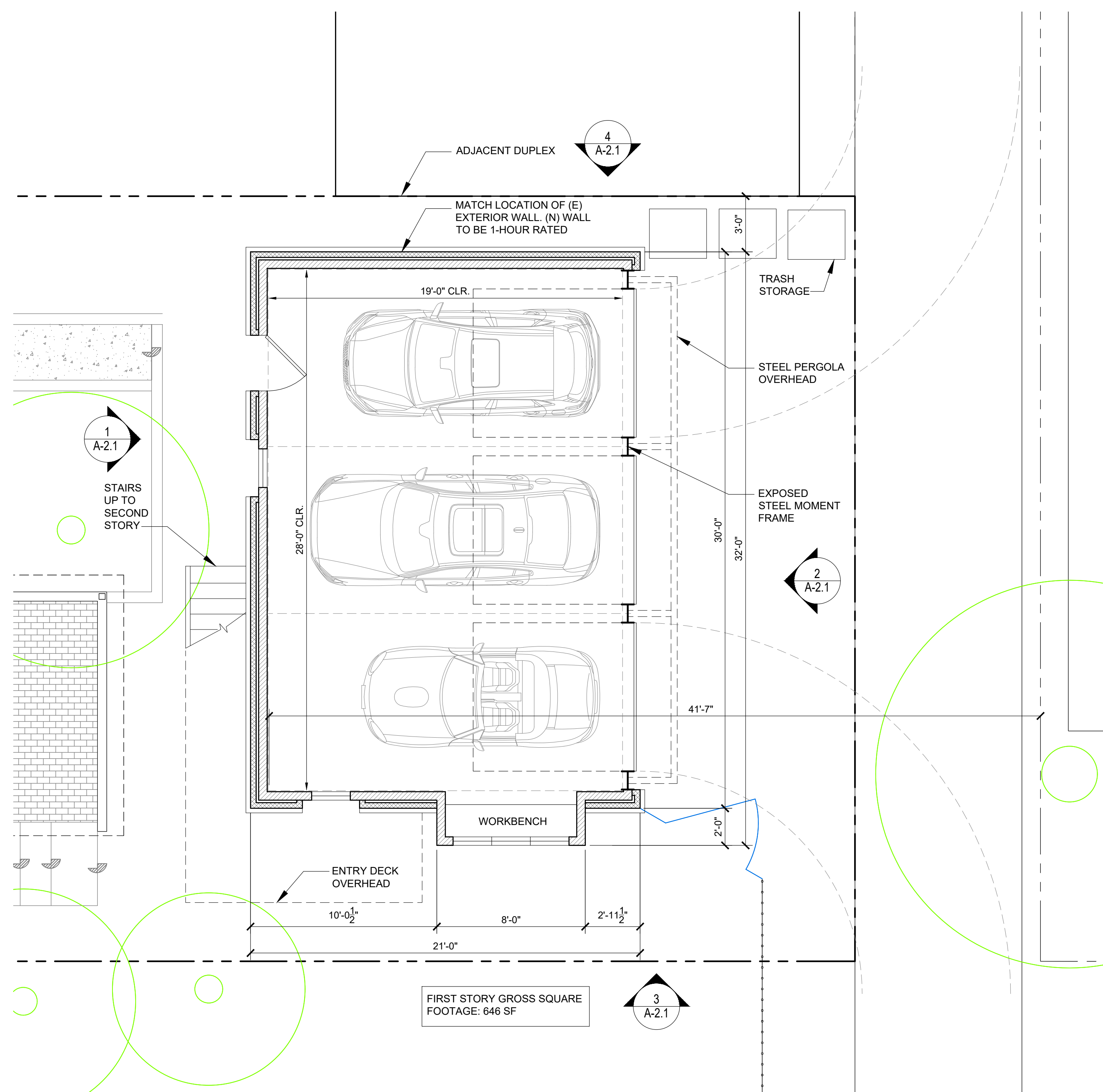
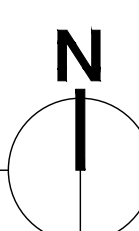
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FLOOR PLANS
NUMBER
A-1.3



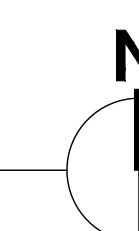
SECOND STORY GROSS
SQUARE FOOTAGE: 583 SF
DECK: 65 SF

2 SECOND FLOOR PLAN
A-1.3 SCALE: 1/4"=1'-0"



FIRST STORY GROSS SQUARE
FOOTAGE: 646 SF

1 FIRST FLOOR PLAN
A-1.3 SCALE: 1/4"=1'-0"



DESIGN TEAM

ARCHITECT

CONSULTANT

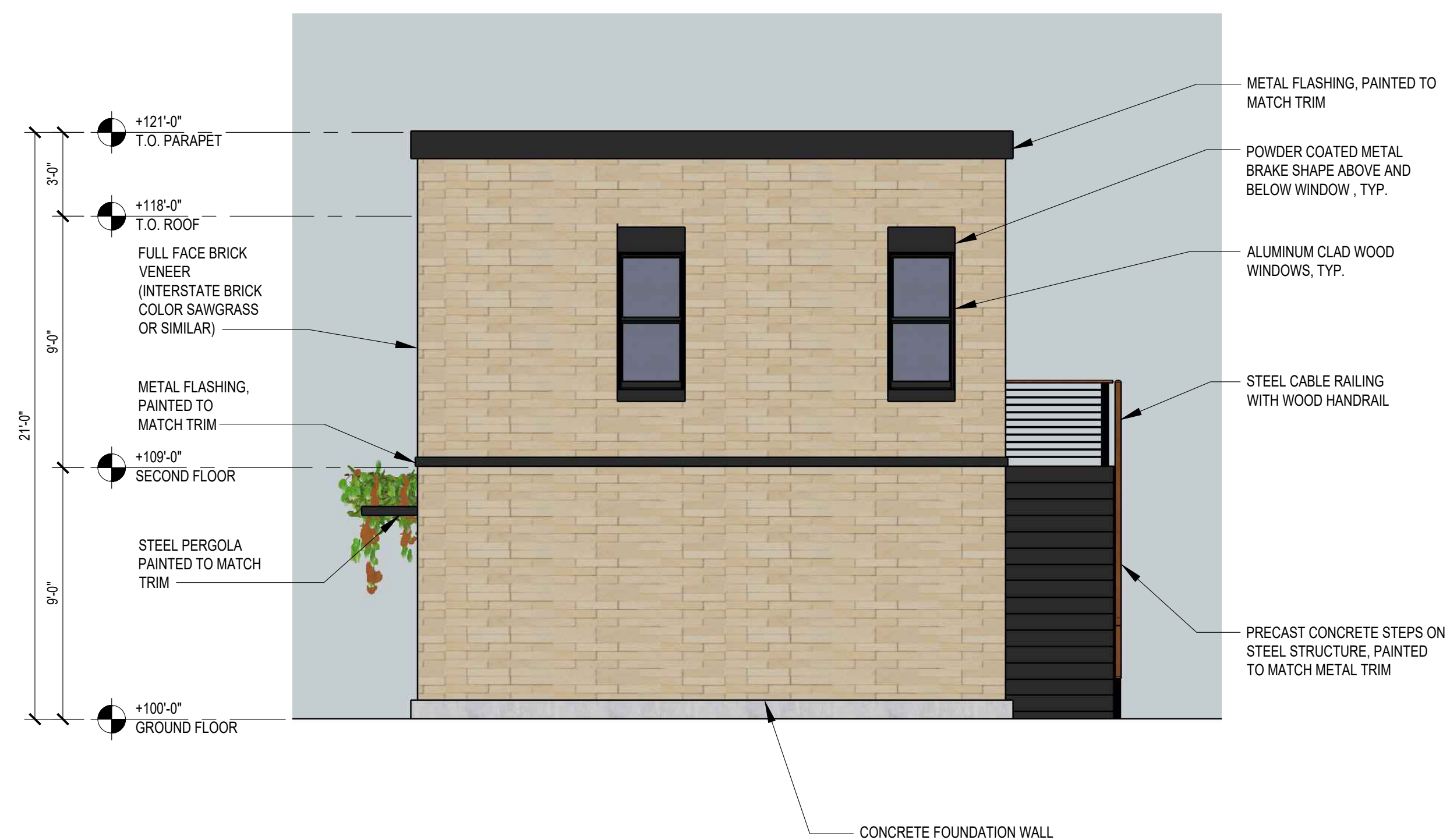
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3 SOUTH ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



1 WEST ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A-2.1 SCALE: 1/4"=1'-0"

NAME / ADDRESS

MULLANEY GARAGE & ADU
204 N Canyon Road
Salt Lake City, UT 84103

PROJECT

OWNER

PROJECT NET

DATE

21 APR 2022

REVISIONS

KEY PLAN

SHEET NUMBER

EXTERIOR
ELEVATIONS
A-2.1

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MULLANEY GARAGE & ADU
204 N Canyon Road
Salt Lake City, UT 84103

OWNER

PROJECT NET

DATE

REVISIONS

DATE

KEY PLAN

REVISIONS

DATE

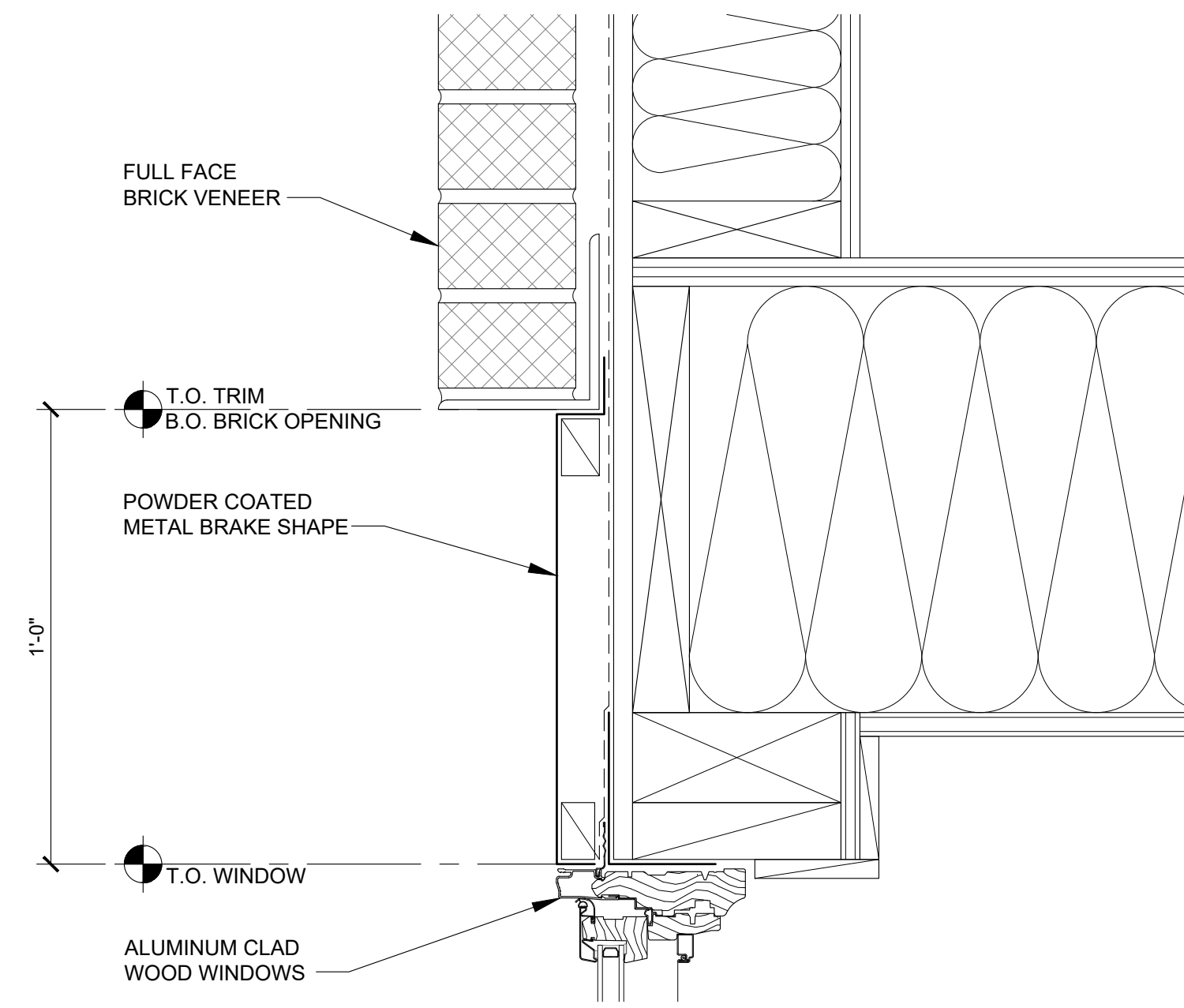
SHEET

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DETAILS
NUMBER
A-2.2

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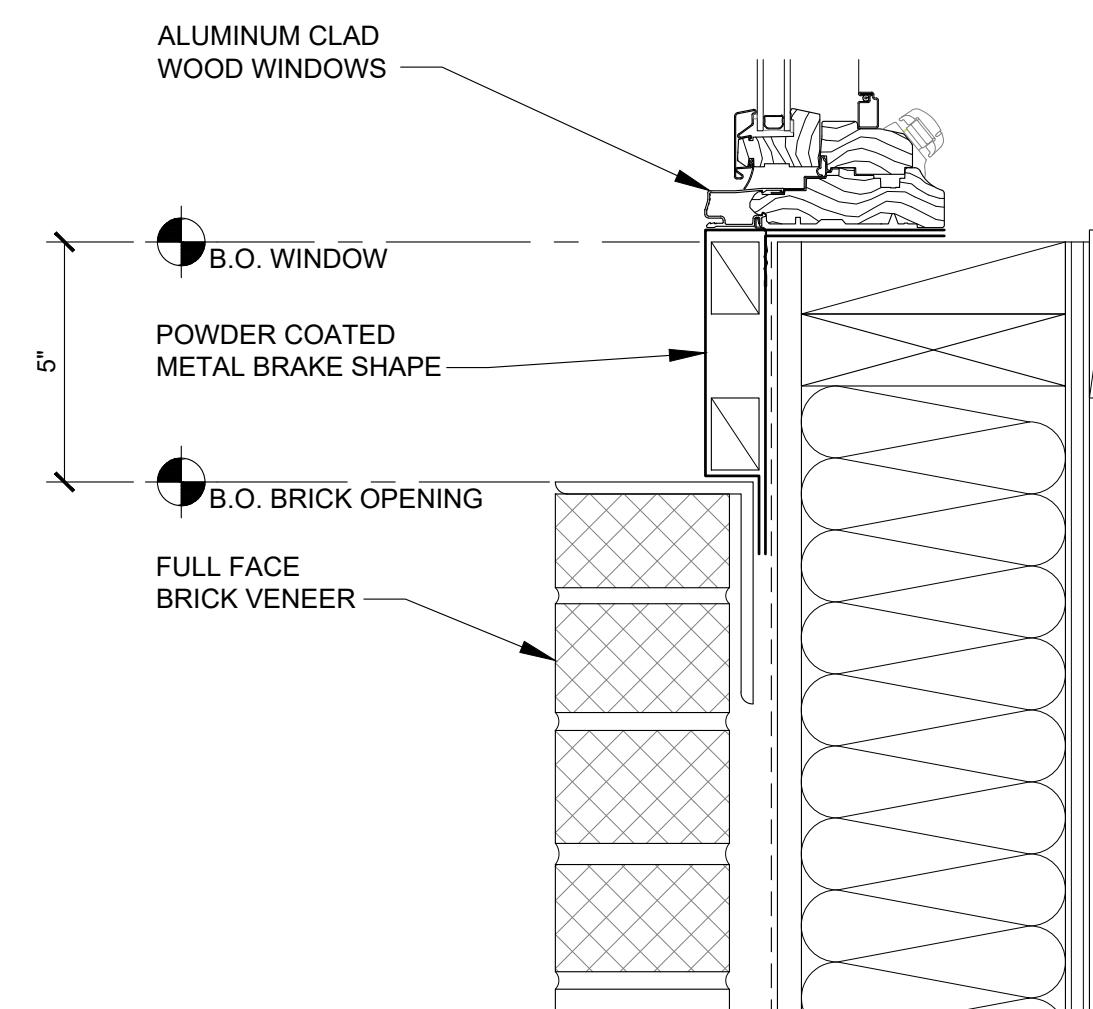
MATERIALS PRECEDENTS



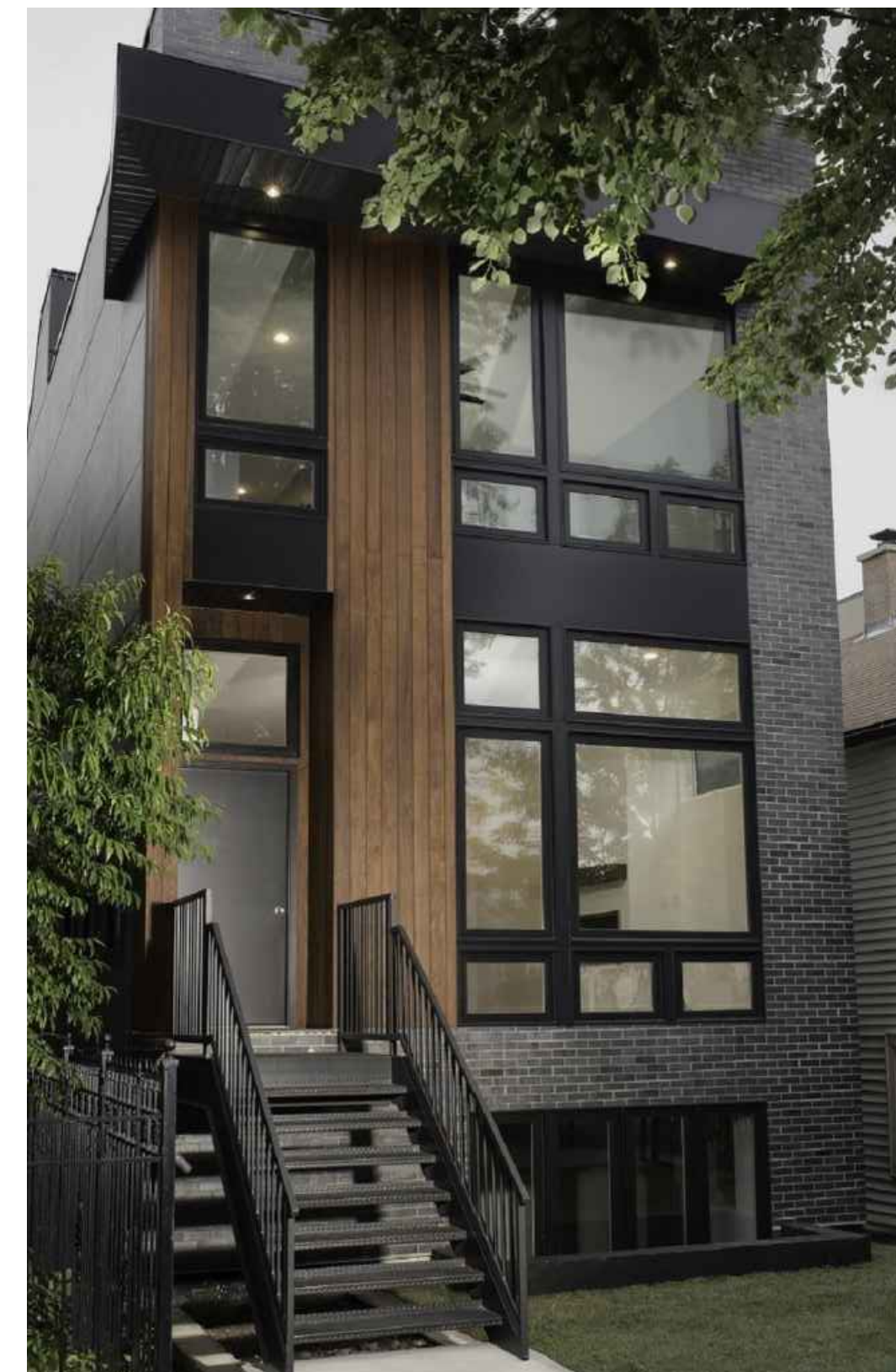
1 WINDOW HEAD TYP.
SCALE: 3"=1'-0"



EXAMPLE OF
LIGHT COLORED BRICK
DARK STEEL OVERHANG
DARK METAL DOORS WITH OBSCURED GLASS
CONCRETE BASE



2 WINDOW SILL TYP.
SCALE: 3"=1'-0"



EXAMPLE OF
VERTICAL WOOD SIDING
DARK METAL BRAKE SHAPE
WINDOWS MATCH BRAKE SHAPE

**AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah**

**RECONNAISSANCE LEVEL SURVEY – 2007
Canyon Road/Canyon Side Road/Spencer Court, Page 2**



**278 N Canyon Road
B**



**282 N Canyon Road
B**



**288 N Canyon Road
B**



Memory Grove gates

**CANYON SIDE ROAD
(City Creek Canyon NR District)**



**170 N Canyon Side Road
B**



**172 N Canyon Side Road
B**



**174 N Canyon Side Road
D**



**180 N Canyon Side Road
B**



**196 N Canyon Side Road
B**



**204 N Canyon Side Road
B**

Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office

Canyon Road/Canyon Side Road/Spencer Court — Avenues Historic District (SLC Landmark District)

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
278 N CANYON ROAD SIMS HOUSE	B	0/0 1	1911	REGULAR BRICK	BUNGALOW VICTORIAN ECLECTIC	BUNGALOW SINGLE DWELLING	07 78	UHF EASEMENT; FOURSQUARE- BUNGALOW HYBRID N06
282 N CANYON ROAD SNOW, VALENTINE HOUSE	B	1/0 1.5	1905 c. 1985	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 78	UPPER FLOOR ADDITION N06
288 N CANYON ROAD SNOW HOUSE	B	1/0 1.5	1905 c. 1925	REGULAR BRICK	VICTORIAN ECLECTIC ARTS & CRAFTS	OTHER RESIDENTIAL SINGLE DWELLING	07 78	LARGE SHED DORMER ON SIDE N06
485 N CANYON ROAD MEMORY GROVE	B	0/0	1924	CONCRETE		MONUMENT LANDSCAPE (GENERAL)	07 78	FRONT GATES EVALUATED IN RLS 07; OTHER RESOURCES NOT SURVEYED N06
170 N CANYON SIDE RD	B	0/0 1	c. 1920	MULTI-COLOR BRICK STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	07	
172 N CANYON SIDE RD	B	1/0 1	c. 1915	MULTI-COLOR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	07	
174 N CANYON SIDE RD PARK VU CONDOMINIUMS	D	1/0 2.5	c. 1975	WOOD:OTHER/UNDEF. STUCCO/PLASTER	MODERN: OTHER	BOXCAR APT. MULTIPLE DWELLING	07	
180 N CANYON SIDE RD	B	1/0 1	c. 1945	REGULAR BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE POST-WWII: OTHER SINGLE DWELLING	07	BELOW GRADE GARAGE
196 N CANYON SIDE RD	B	1/0 1	c. 1915	REGULAR BRICK PRAIRIE SCHOOL	BUNGALOW	BUNGALOW SINGLE DWELLING	07	
204 N CANYON SIDE RD	B	0/1 2	c. 1900	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	

?=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