

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

Drayton Condominiums  
Minor Alterations  
PLNHLC2008-00662  
1121 E. First Avenue  
December 3, 2008

**Applicant:** Alex Hertz Locke Investments, represented by LloydArchitects

**Staff:** Janice Lew, 535-7625  
janice.lew@sclgov.com

**Tax ID:** 09-32-481-081

**Current Zone:** SR-1A, Special Development Pattern Residential

**Master Plan Designation:**  
Low density residential

**Council District:**  
District 3 – Eric Jergensen

**Lot Size:** .84 acres

**Current Use:**  
Multi-family residential

**Applicable Land Use Regulations:**

- 21A.34.020
- 21A. 24.080

**Notification:**

- Notice mailed on November 17, 2008
- Agenda posted on the Planning Division and Utah Public Meeting notice websites November 14, 2008

**Attachments:**

- A. Application
- B. Documentation
- C. Photographs
- D. Departmental Comment

## **Request**

The applicant requests approval to build a rear addition to the multi-family building (6 units) located at 1121 E. First Avenue. This request is before the Historic Landmark Commission because the proposed alterations would exceed the underlying zoning regulations relating to building and exterior wall height.

## **Staff Recommendation**

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that overall the project substantially complies with all of the standards that pertain to the application (1, 2, 3, 5, 8, 9, and 12) and therefore, recommends approval with the following conditions:

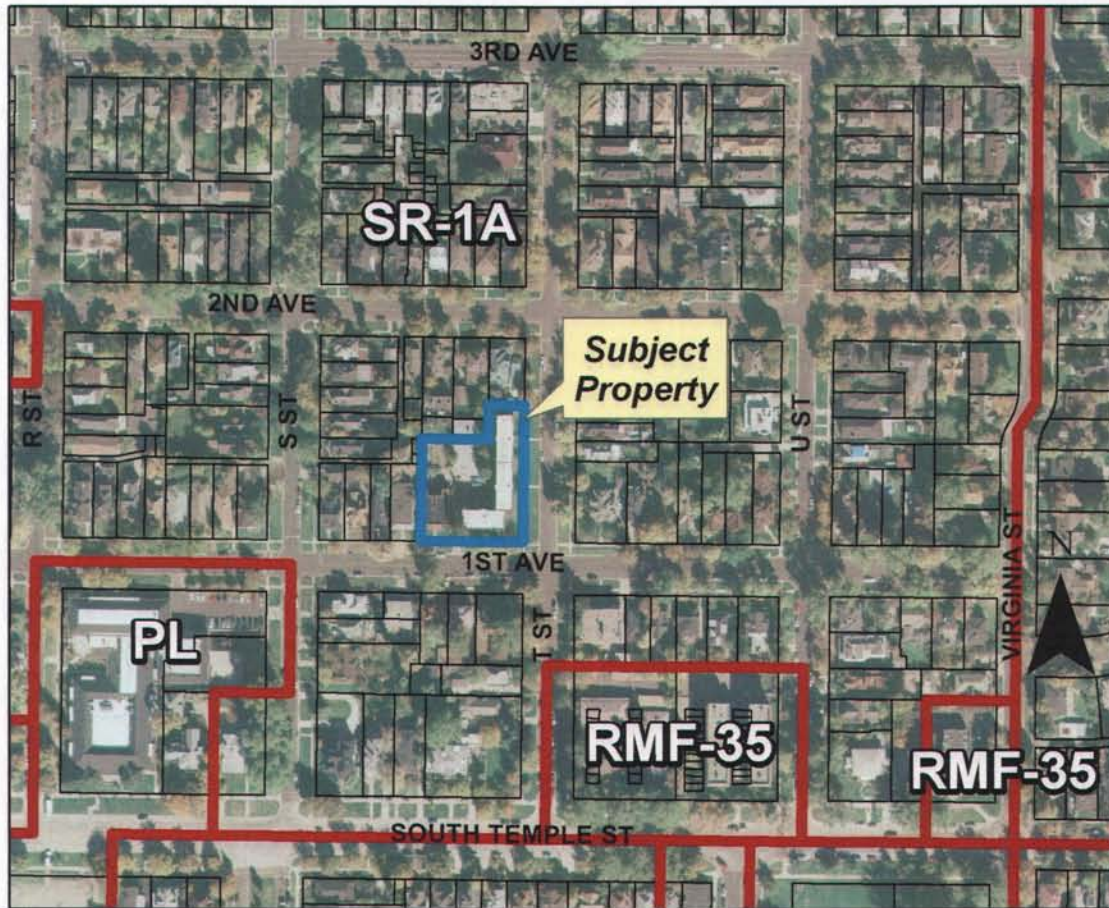
1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission and/or Board of Adjustment.
3. The Historic Landmark Commission allows a modification to the maximum building height standard not to exceed the height of the original building at the rear and as depicted in the attached application.
4. The Historic Landmark Commission allows a modification to the maximum exterior wall height standard not to exceed the wall height of the original building at the rear and as depicted in the attached application.

## **Options**

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
2. The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
3. The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

## VICINITY MAP



### **Background**

This six-unit apartment building constructed in 1908 and the adjacent apartment buildings to the east help document the trend toward multi-family residences in the Avenues. A variation of the basic walk-up apartment type, the building is three-stories in height, one apartment deep and two units in width across the front façade. It has a single central entrance on the main level which was originally located on the second floor. Wood framed stairs once provided access to the upper level entrance. This building combines brick masonry construction with a sandstone base. The projecting front porches are characterized by a pediment on the gable end above the upper level balcony that is supported by columns. Typical of most walk-up apartments, frame service porches and back stairways are located at the rear of the building. A single-story brick structure is also attached to the back of the building and has been used as a laundry facility. The building has a narrow open court that runs part way down the center of the length of the building and forms a reverse “U”-shaped building.

It is important to note that the existing development on the site contains multiple buildings on one large parcel and one out parcel. The buildings were constructed in the early 1900s as apartments and have been used as such since that time. Due to the age of the buildings and the current zoning, the subject property is recognized as legal nonconforming regarding buildings and use. The subject property was converted to condominium type ownership earlier this year and includes a total of twenty-five (25) units.

## Project Description

The applicant proposes a two-story flat roofed addition above a stucco finished lower level foundation wall that would be attached to each wing. These would replace the existing appendages at the rear of the building. The existing appendages appear on the 1911 Sanborn Map which may indicate that they are original to the building's design. However, the frame utility porches appear poorly constructed and are in a state of disrepair. The narrow central court will remain open, but the severely weathered and rotted stairs would be removed and replaced with steel framed stairs, treads and supports. The plans show the stairway with a cable railing. Window openings would be added to the interior walls of the court to provide additional light and air to the apartments. The primary wall material for the new construction is a fiber cement material. Metal clad wood double-hung windows with fiber cement trim are proposed. Additionally, the applicant intends to retain the chimney also located toward the back of this building.

## Comments

### Public Comments

No public comment regarding this application has been received.

### City Department Comments

The proposal was discussed on November 20, 2008 with the City's Development Review Team (DRT) and their comments are attached to this staff report as Attachment D. The Planning Division has not received comments that cannot reasonably be fulfilled. All proposed work must comply with all development requirements of the SR-1A zoning district unless otherwise modified within the authority of the Historic Landmark Commission or the Board of Adjustment.

## Project Review

### Zoning Considerations

All proposed work must comply with the height, yard and bulk requirements of the SR-1A zoning district, Section 21A.24.080 which includes:

Requirement	Standard	Proposed	Existing	Meet?
Maximum height of a flat roof	16'	25'	30' at top of parapet	No
Maximum exterior wall height adjacent to interior side yards	16'	25'	30' at top of parapet	No
Interior side yard setback for corner lots	4'	1.64'	1.64'	No
Rear yard setback	25% of the lot depth, but not <15'	>15'	>15'	Yes
Building coverage	40% of the lot area	39% (- covered carport)	41% (+ covered carport)	Yes

**Analysis:** The project meets the minimum requirements of this zoning district with the exception of height and interior side yard setback. The zoning ordinance, in Section 21A.24.080(D)6 allows the Historic Landmark Commission the ability to grant exceptions to height requirements for properties in historic preservation overlay districts. The existing building is three-stories and measures approximately thirty feet (30') from grade to the top of the parapet when measured from the side elevation. Thus, the existing exterior wall height of the building also exceeds the limitations of the ordinance.

As mentioned above, the buildings on this corner of the block are multi-family residential structures. To the west of the subject property is a three-story flat roofed walk-up apartment building (ca.1913). A three-story apartment building (ca. 1938) is also located at the corner of First Avenue and 'T' Street. The proposed height of the addition is less than that of the existing structure and consistent with other buildings of similar type in the immediate vicinity and historic district. The new construction is therefore compatible in building and wall height to the existing building and other buildings in the immediate area and neighborhood.

The proposed construction will follow the existing building line and will not encroach into the 1.64 foot interior side yard to the west. As such, the applicant will seek a Routine and Uncontested special exception for an in-line addition.

**Finding:** The proposed alterations exceed the underlying zoning regulations, as adopted by the Compatible Residential Infill Development Ordinance, relating to building and exterior wall height. The Commission can allow the increased height if it finds that the project meets the provisions of Chapter 21A.34.020, and the applicant is requesting these modifications by the Commission. Planning Staff finds the height of the building in character with the existing and surrounding properties. The proposed design does not meet the standards for interior side yard setback. The applicant must seek a special exception through the Routine and Uncontested Matter process to modify the setback requirement.

## ***Analysis and Findings***

### **Findings**

2A.34.020(G) *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing 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;

**Analysis:** No changes are proposed in the use of the building for residential purposes.

**Finding:** The proposed project is consistent with this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

**Analysis:** This is a three-story, walk-up type apartment building. It has a central entrance/stairway with projecting porches on the front. These details will remain intact; it will be the massing of the building on the site that would be altered. The submitted plans show the proposed addition set back from the historically important front façade. The proposed addition is located at the rear of the historic building in a secondary area and on an inconspicuous side. However, some loss of historic material is anticipated as a result of the new construction. The proposed alteration will also slightly increase the building footprint.

The existing frame porches appear poorly constructed and are in a state of disrepair, and would require significant work to stabilize and meet the needs of current property owners. Recognizing that some

exterior alterations to historic buildings are generally needed to assure their continued use, the Historic Landmark Commission has consistently allowed changes to occur in secondary areas.

### **Design Standards for Additions**

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** For example, loss or alteration of architectural details, cornices and eavelines should be avoided.

**8.5 Design a new addition to preserve the established massing and orientation of the historic building.** For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

**Finding:** Placing the proposed addition to the rear of the historic structure, where it does not affect the building's streetscape appearance will minimize the visual impact on the primary structure and allow its character defining features to remain prominent. This location will not radically change the character-defining features as discussed above of the historic building. Recognizing that some exterior alterations to historic buildings are generally needed to assure their continued use, staff finds these needs cannot be met by restoring the existing secondary space located to the rear of this building. The removal of historic materials is thus a viable alternative to facilitate the continued use of the apartment building.

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;

**Analysis:** Placing the addition to the rear of the historic building will minimize the visual impact on the primary façade. The proposed exterior material, fiber cement siding, differentiates the addition from the original portion of the building. The architectural details on the addition are compatible with the existing character of the building and do not seek to imitate an earlier period or inaccurate variation on the historic style. This massing and the contemporary construction of the addition provide a clear differentiation from the historic portions of the property.

### **Standards for Additions**

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it.

**8.4 Design a new addition to be recognized as a product of its own time.** An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

**8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure.** A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks

to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

### **Design Standards for the Avenues Historic District**

#### **13.9 Use primary materials on a building that are similar to those use historically.**

Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

**Finding:** The proposed massing, fenestration pattern and contemporary materials of the new construction differentiate it from the historic portion of the building. Thus, the proposed new construction will be recognizable as a product of its own time. The request is consistent with this standard.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

**Analysis:** Although the proposed project would remove historic material, no alterations or additions that have acquired historic significance in their own right will be removed as part of this request.

**Finding:** This standard is not an issue for the proposed project. The primary façade and character-defining elements of the historic building as seen from the street would not be negatively affected by the removal of secondary space located at the rear of the building.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

**Analysis:** Although distinctive historic features (service areas) will be removed that may weaken the historic integrity of the building, in this case, they are located at the rear of the building. As such, the primary façade and character-defining elements of the building as seen from the street would not be negatively affected by the removal of historic fabric. This approach has been approved by the Commission in the past, when the design of an addition is compatible with the historic character of the original building.

**Finding:** The proposed design of the new addition is generally consistent with this standard because it is visually compatible with surrounding structures and the streetscape, and the removal of historic material will occur at the rear of the building.

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;

**Analysis:** There is no repair or replacement of missing architectural features proposed as part of this request.

**Finding:** This standard is not an issue for the proposed project.

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;

**Analysis:** No chemical or physical treatments are proposed as part of this request.

**Finding:** This standard is not an issue for the proposed project.

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;

**Analysis:** The contemporary nature of this project is most visible in the proposed use of materials including window treatment and construction materials.

### **Standards for Additions**

**8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition.** Painted wood clapboard and brick are typical of many traditional additions. See also the discussion of specific building types and styles.

**8.10 Use windows in the addition that are similar in character to those of the historic building or structure.** If the historic windows are wood, double-hung for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.

**Finding:** The request meets the intent of this standard.

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;

**Analysis:** The mass of the additions is located behind and is subordinate to the primary facade of the historic building. As mentioned above under Standard 3, the alterations have been designed to be clearly distinguishable from the principal structure, but sympathetic with its character. The proposed fenestration pattern is compatible in scale and proportion with that of the historic building. Furthermore, the applicant has provided plans and elevation drawings that record the historic features being removed.

### **Standards for Additions**

**8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** Locating an addition at the front of a structure is inappropriate.

**8.7 When planning an addition to a building, preserve historic alignments that may exist on the street.** Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition shall not be placed in a location where these relationships would be altered or obscured.

**8.9 Minimize negative technical effects to original features when designing an addition.** Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

### **Ground Level Additions**

**8.14 Keep a new addition physically and visually subordinate to the historic building.** The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

**8.15 Roof forms shall be similar to those of the historic building.** Typically, gable, hip and shed roofs are appropriate. Flat roofs are generally inappropriate.

**8.16 On primary facades of an addition, use a solid-to-void ratio that is similar to that of the historic building.** The solid-to-void ratio is the relative percentage of wall to windows and doors seen on a façade.

**Finding:** The proposed design of the alterations generally utilizes steps recommended by the design guidelines to ensure that the essential form and integrity of the building as seen from the streetscape will not be adversely affected by the new construction. The proposed design of the alterations is compatible with the size, scale, massing and architectural details of the existing apartment building. The new work will be differentiated from the old in style, materials, massing and proportion. The application complies with this standard.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and*
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;*

**Analysis:** No prohibited building materials are proposed.

**Finding:** The standard does not apply to this project.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;

**Analysis:** Signage is not a component of this project.

**Finding:** The standard does not apply to this project.

12. Additional design standards adopted by the historic landmark commission and city council.

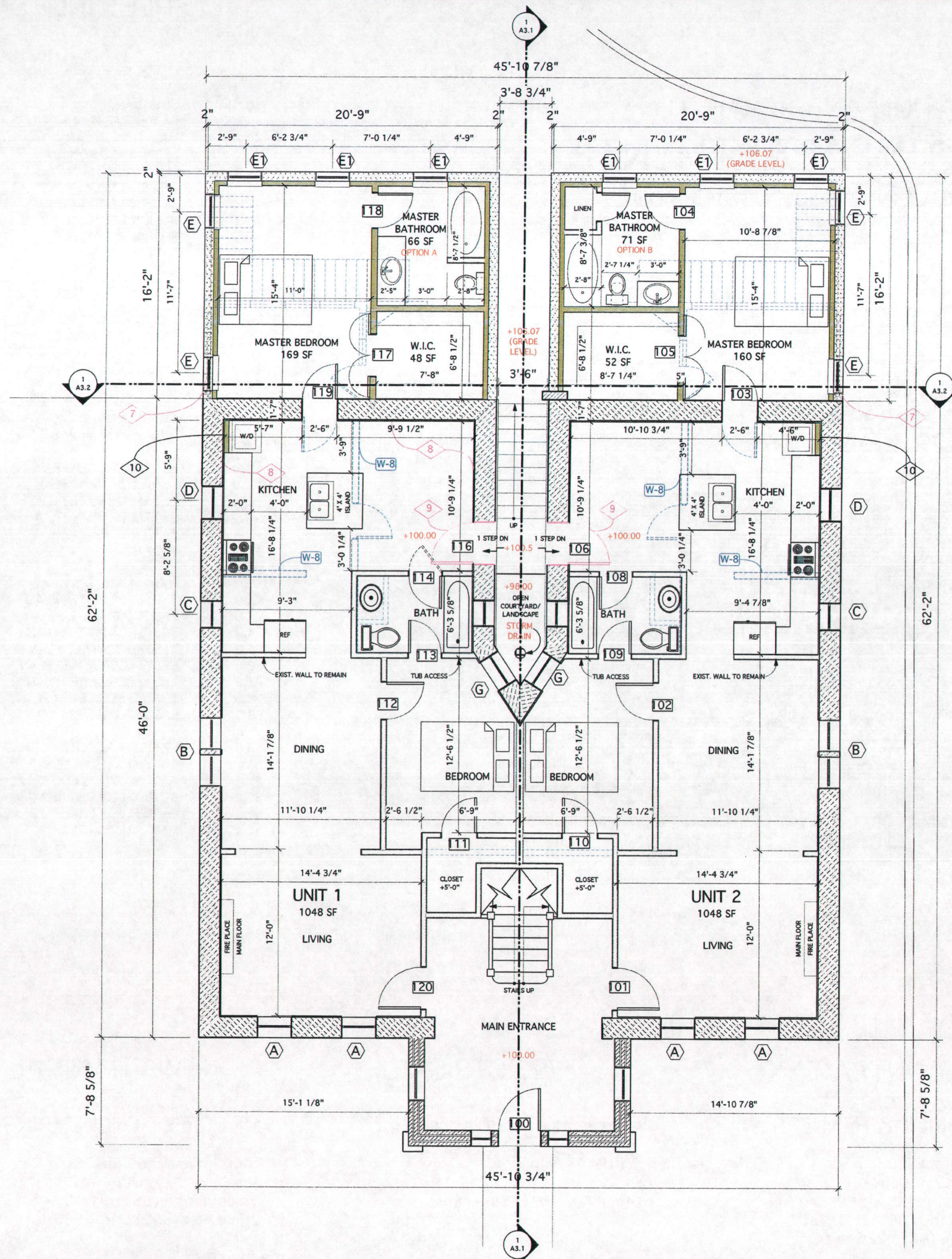
**Analysis:** The City's Design Guidelines for Residential Historic Districts in Salt Lake City includes an extensive discussion on additions to historic structures. Specific guidelines that are applicable in this case are noted in the discussion of each standard.



**Finding:** The proposed project is generally in keeping with the design guidelines. Although historic features that characterized the property will be lost, the proposed exterior alterations are located on a secondary elevation of the historic building and will not radically change character-defining spaces as viewed from the street. The new rear addition is compatible in size and scale with the main building and will be recognized as a product of its own time.

**Attachment A**  
Application





1ST FLOOR AREA TABULATIONS	
<b>PRIVATE AREA</b>	
UNIT 1	1,048 S.F. (ADDITION 336 SF)
UNIT 2	1,048 S.F. (ADDITION 336 SF)
<b>SUBTOTAL</b>	<b>2,096 S.F.</b>
<b>LIMITED COMMON AREA</b>	
UNIT 1	0 S.F.
UNIT 2 (STAIRS)	29 S.F.
<b>SUBTOTAL</b>	<b>29 S.F.</b>
<b>COMMON AREA</b>	<b>712 S.F.</b>
<b>TOTAL AREA</b>	<b>3,033 S.F.</b>

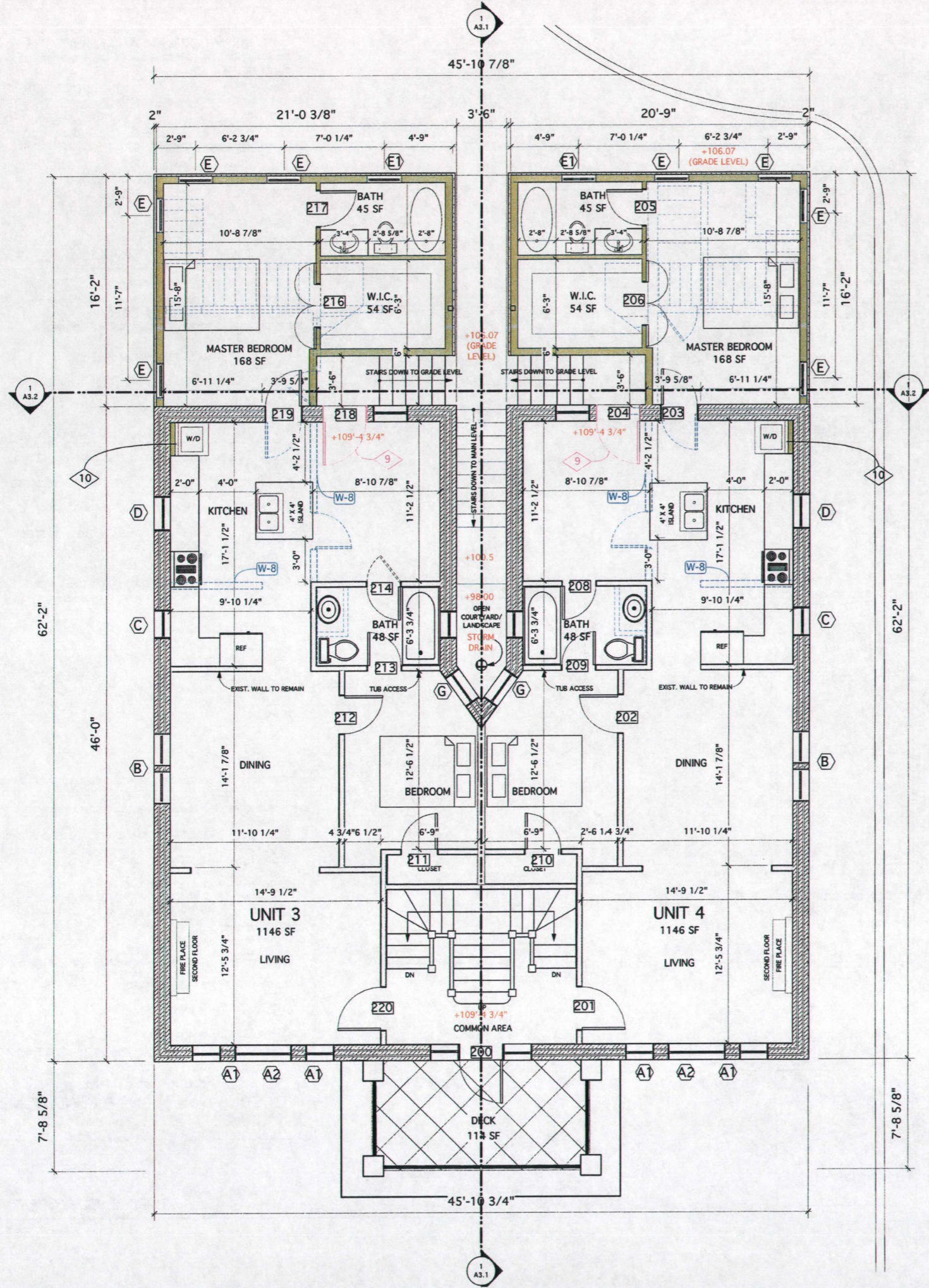
- | KEYNOTES |  |
|----------|--|
| 1        | NEW WINDOW AS SCHEDULED (A5.1)                   |
| 2        | FILL IN EXISTING OPENING - MATCH TO EXIST. WALL  |
| 3        | SAW-CUT NEW WINDOW                               |
| 4        | NEW EXTERIOR STUD WALL (SEE WALL TYPES)          |
| 5        | NEW INTERIOR STUD WALL (SEE WALL TYPES)          |
| 6        | NEW SHEAR WALL TO BE DETERMINED BY ENGINEER      |
| 7        | EGRESS WINDOW, SILL TO BE +44" MAX A.F.F.        |
| 8        | 18" EXISTING SANDSTONE W/ 1" EXIST. PLASTER WALL |
| 9        | SAW-CUT NEW DOOR                                 |
| 10       | BUILD OUT PLUMBING WALL FOR WASHER & DRYER       |
| 11       |  |
| 12       |  |
| 13       |  |
| 14       |  |
| 15       |  |

WALL TYPES	
W1	EXIST. 1'-3" SANDSTONE WALL W/ 1" PLASTER
W2	EXISTING MASONRY WALL - TO REMAIN
W3	5 1/2" STUD WALL @ 16" OC (UNRATED)
W4	3 1/2" STUD WALL @ 16" OC (UNRATED)
W-3	CONCRETE WALL / FOOTING & FOUNDATION
W-6	1-HR FIREWALL - NON BEARING UL U419 3 1/2" 20 GA. METAL STUD @16" OC 2 LAYER GYP. EACH SIDE
W-7	NEW WALLS
W-8	REMOVE EXISTING WALLS

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"





2ND FLOOR AREA TABULATIONS	
<b>PRIVATE AREA</b>	
UNIT 3	1,146 S.F. (ADDITION 304 SF)
UNIT 4	1,146 S.F. (ADDITION 304 SF)
<b>SUBTOTAL</b>	<b>2,292 S.F.</b>
<b>LIMITED COMMON AREA</b>	
UNIT 3 (DECK + STAIRS)	81 S.F.
UNIT 4 (DECK + STAIRS)	78 S.F.
<b>SUBTOTAL</b>	<b>159 S.F.</b>
<b>COMMON AREA</b>	<b>481 S.F.</b>
<b>TOTAL AREA</b>	<b>2,932 S.F.</b>

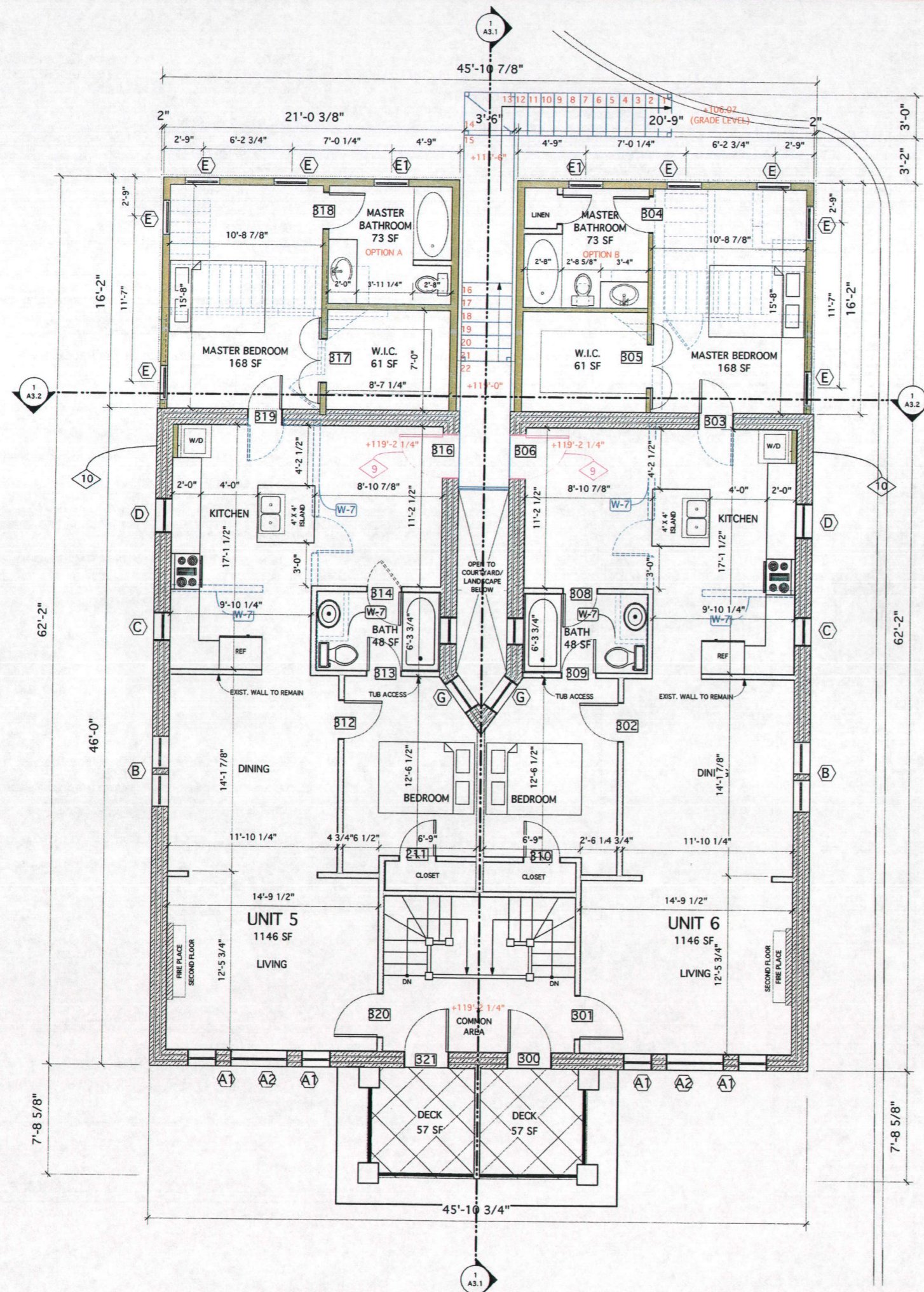
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| W-7        | NEW WALLS  |
| W-8        | REMOVE EXISTING WALLS  |

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"





3RD FLOOR AREA TABULATIONS	
<b>PRIVATE AREA</b>	
UNIT 5	1,174 S.F. (ADDITION 336 SF)
UNIT 6	1,174 S.F. (ADDITION 336 SF)
<b>SUBTOTAL</b>	<b>2,348 S.F.</b>
<b>LIMITED COMMON AREA</b>	
UNIT 5 (DECK + STAIRS)	113 S.F.
UNIT 6 (DECK + STAIRS)	112 S.F.
<b>SUBTOTAL</b>	<b>225 S.F.</b>
<b>COMMON AREA</b>	<b>483 S.F.</b>
<b>TOTAL AREA</b>	<b>3,056 S.F.</b>

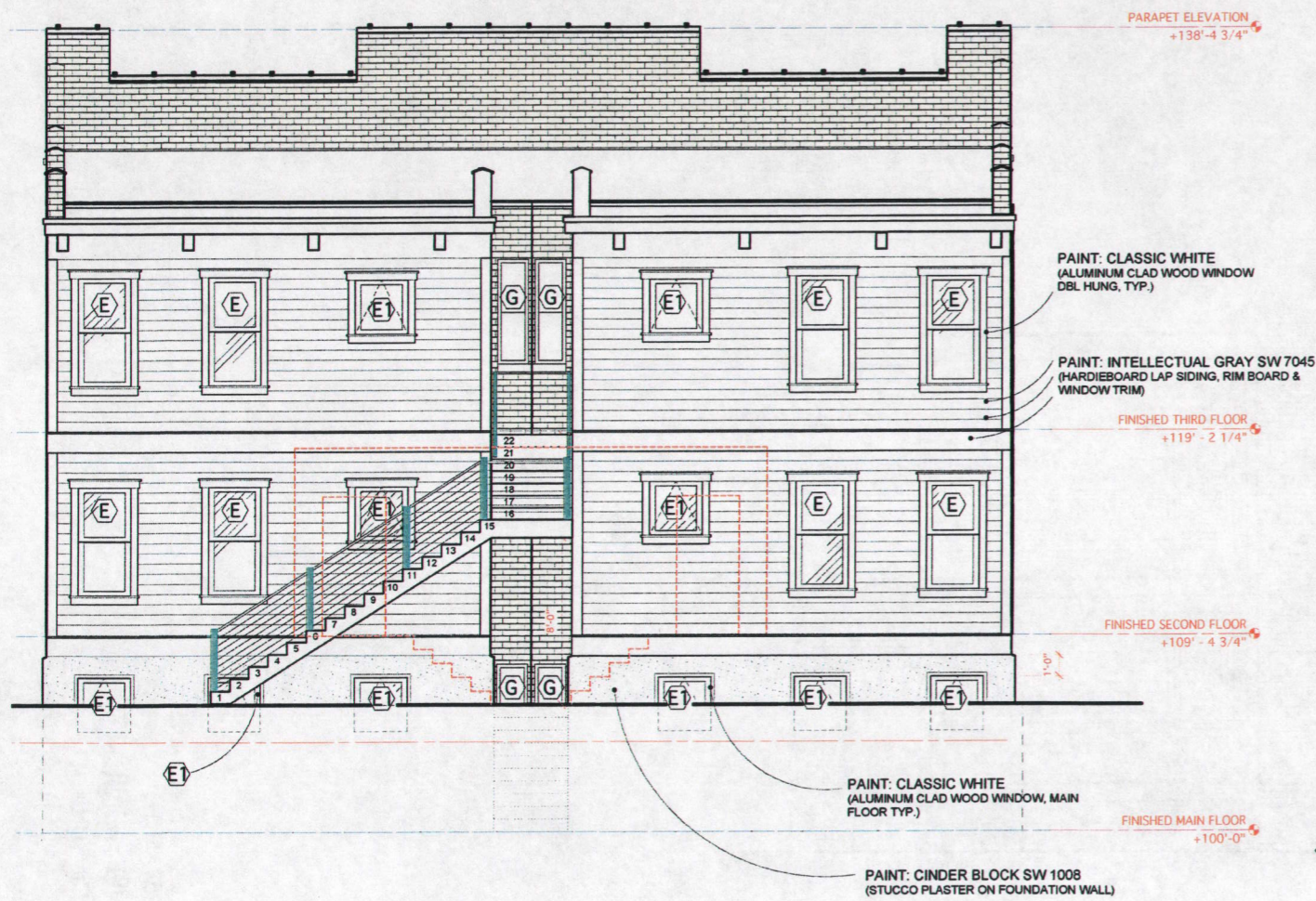
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FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

THIRD LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 Drayton North Elevation  
Scale: 1/4" = 1'-0"

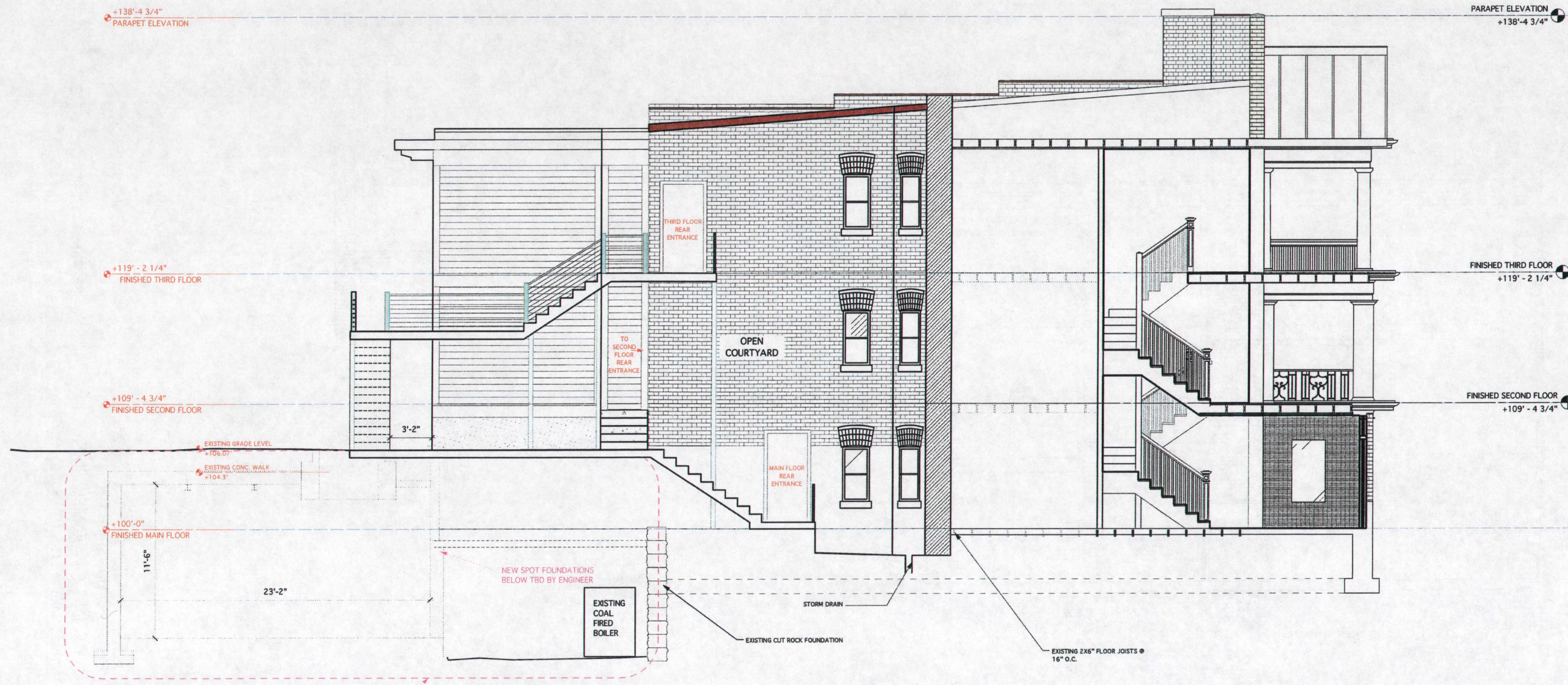


1 Drayton South Elevation  
Scale: 1/4" = 1'-0"



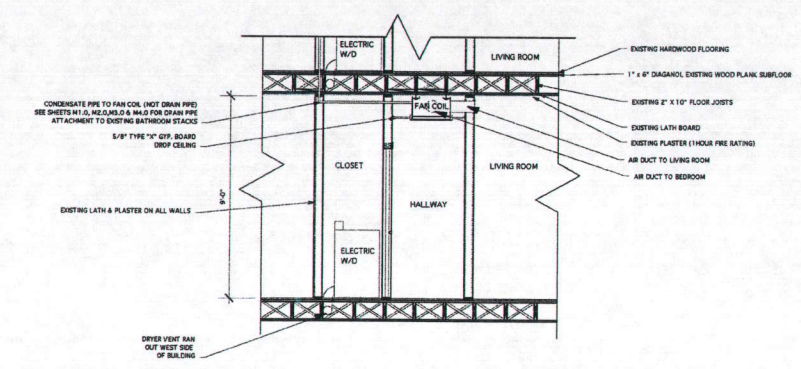
3 Drayton East Elevation  
 Scale: 1/4" = 1'-0"



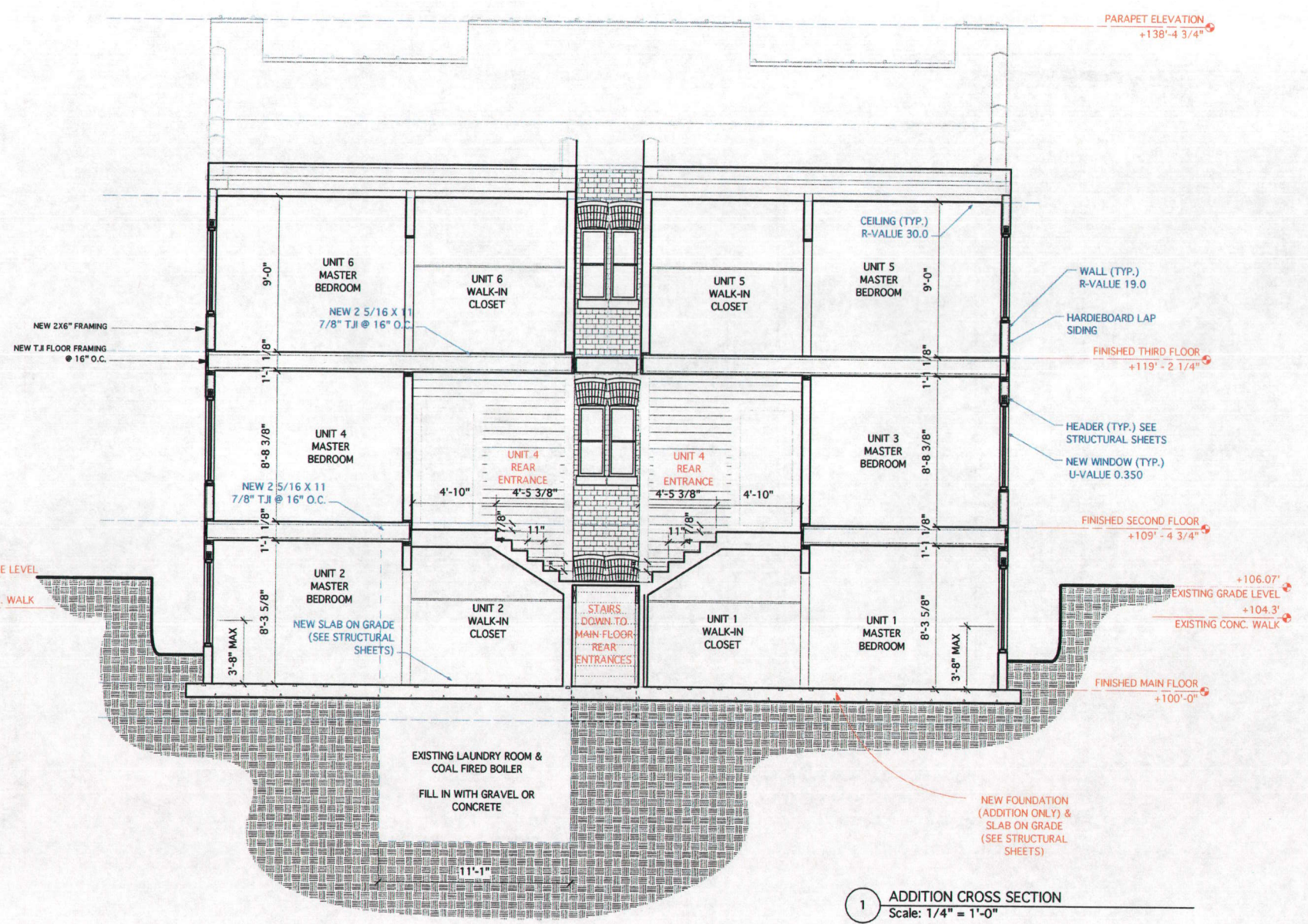


EXISTING LAUNDRY ROOM TO BE REMOVED AND REPLACED WITH NEW FOOTING & FOUNDATION (DETERMINED BY ENGINEER) AND EXIST. COAL PIT TO BE FILLED IN WITH CONCRETE

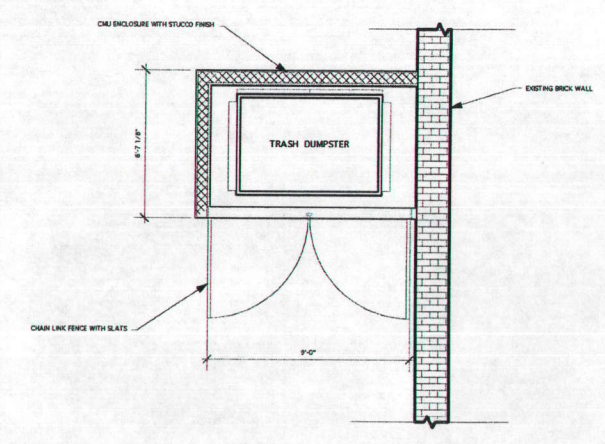
1 BUILDING MID SECTION  
Scale: 1/4" = 1'-0"



1 Typical Hallway Section  
 Scale: 1/4" = 1'-0"



1 ADDITION CROSS SECTION  
 Scale: 1/4" = 1'-0"

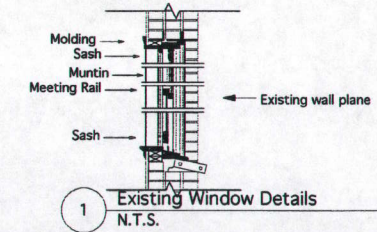
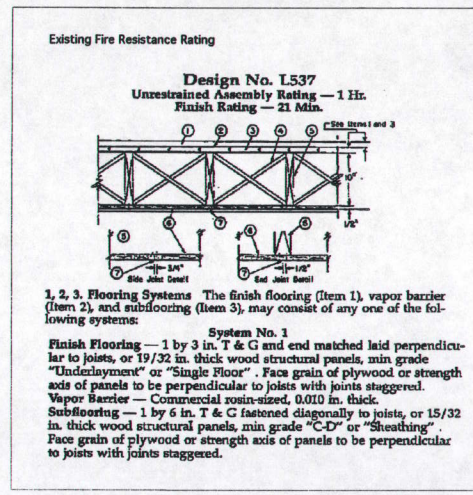


### Door Schedule

Mark	Nominal Size			Door Style			Door Frame		Fire Rating		Openings				Door Data			
	Width	Height	Thickness	Room	Configuration	Slab Style	Jamb Thick	Jamb Depth	Frame	Door Slab	HW Set	RO Width	RO Height	Mas O Width	Mas O Height	Mfr	Model No.	Comments
121 UNITS 1,2,3,4,5 & 6																		
9, 220,320	2'10"	6'8"		FRONT ENTRY	RH/LH SIMPLE SWING	SOLID WOOD (EXISTING TO BE REPLACE WHERE DOOR FRAMES ARE CROOKED)												
2,212,312	2'6"	6'8"		BEDROOM	RH/LH SIMPLE SWING	SOLID WOOD (EXISTING TO BE REPLACE WHERE DOOR FRAMES ARE CROOKED)												
9,219,319	2'6"	6'8"		BEDROOM	RH/LH SIMPLE SWING	SOLID WOOD (EXISTING TO BE REPLACE WHERE DOOR FRAMES ARE CROOKED)												
8,217,318	2'6"	6'8"		BATHROOM DOOR	RH/LH SIMPLE SWING	NEW												
7,216,317	3'0"	6'8"		CLOSET DOOR	DBL SWING	NEW												
	3'0"	6'8"		REAR ENTRY	RH SIMPLE SWING	NEW												
4,214,314	2'6"	6'8"		HIS/HER BATHROOM	RH/LH SIMPLE SWING	SOLID WOOD (EXISTING TO BE REPLACE WHERE DOOR FRAMES ARE CROOKED)												
3,213,313	2'6"	6'8"		HIS/HER BATHROOM	RH/LH SIMPLE SWING	SOLID WOOD (EXISTING TO BE REPLACE WHERE DOOR FRAMES ARE CROOKED)												
1, 211, 311	2'6"	6'8"		CLOSET	RH/LH SIMPLE SWING	SOLID WOOD (EXISTING TO BE REPLACE WHERE DOOR FRAMES ARE CROOKED)												
	3'0"	6'8"		REAR ENTRY	LH SIMPLE SWING	NEW												

### Window Schedule

Frame Size		Sash Operation	Quantity	Glass	Location	Frame Details			Openings		Window Data						
Width	Height					Head Detail	Jamb Detail	Sill Detail	RO Width	RO Height	Mfr	Model No.	Accessories	Comments			
121 All UNITS																	
2'6"	4'11"	DOUBLE HUNG	4 ea.	LOW-E	LIVING ROOM												
2'0"	5'3"	DOUBLE HUNG	8 ea.	LOW-E	LIVING ROOM												
4'0"	5'3"	FIXED W/FIXED UPPER	4 ea.	LOW-E	LIVING ROOM												
2'4"	5'3"	DOUBLE HUNG	6 ea.	LOW-E	DINING ROOM												
2'0"	4'5"	DOUBLE HUNG	6 ea.	LOW-E	KITCHEN												
2'5"	5'3"	DOUBLE HUNG	6 ea.	LOW-E	KITCHEN												
3'0"	5'0"	DOUBLE HUNG	24 ea.	LOW-E	NEW BEDROOM												
3'0"	5'0"	DOUBLE HUNG	6 ea.	LOW-E	BATHROOM												
2'6"	5'3"	DOUBLE HUNG	-	LOW-E	OFFICE												
2'6"	5'3"	DOUBLE HUNG	6 ea.	LOW-E	BEDROOM												



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DATE  
NOV 12, 2008

DOOR & WINDOW  
SCHEDULE

RENOVATION AND REPAIR TO:  
THE DRAYTON CONDOMINIUMS  
1121 1st Ave., Salt Lake City UT 84103

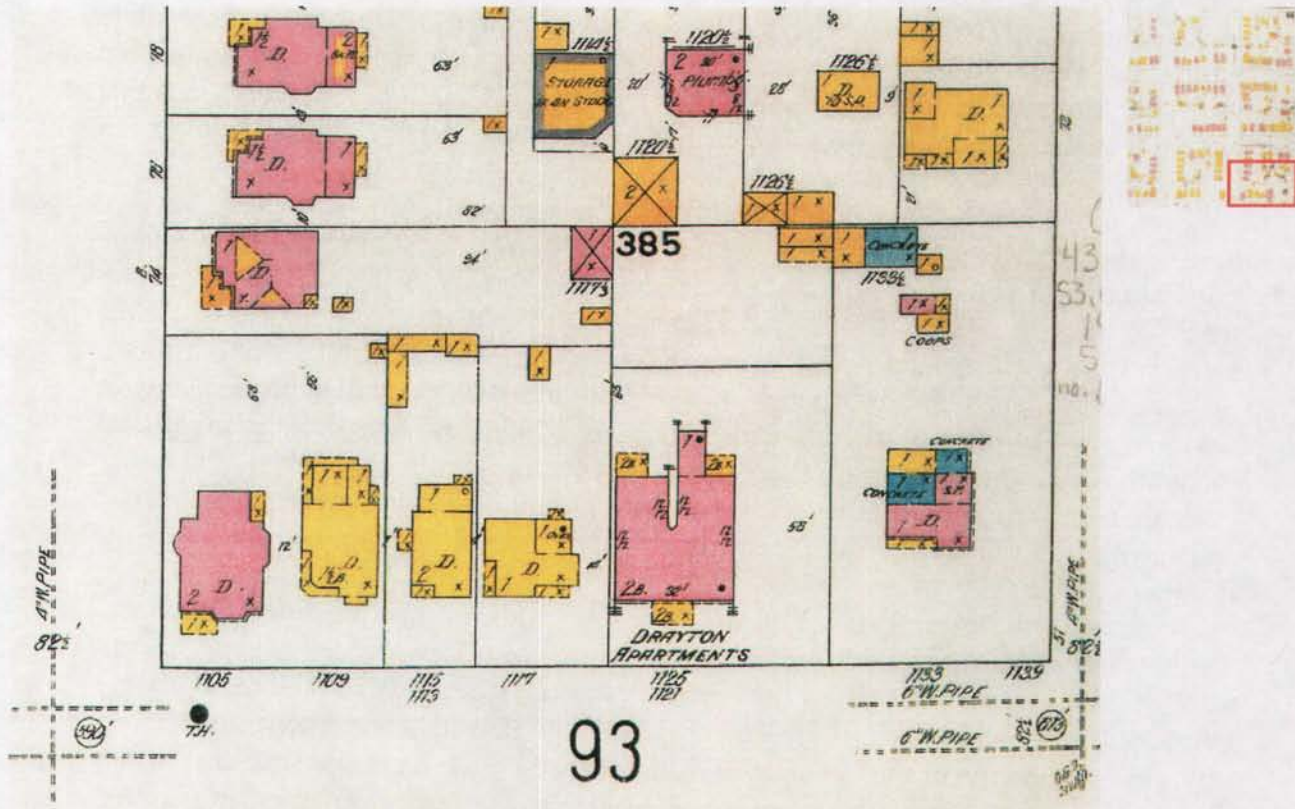
SHEET NO:

A5.1

**Attachment B**  
Documentation



Sheet 066



<b>City</b>	Salt Lake City, Utah
<b>Date.Original</b>	1911
<b>Map Sheet Number</b>	Sheet 066
<b>Street Names</b>	4th Avenue; 3rd Avenue; 2nd Avenue; 1st Avenue; R St.; S St.; T St.
<b>Business/building names</b>	Drayton Apartments
<b>Creator</b>	Sanborn D A
<b>Subject</b>	Sanborn Fire Insurance Maps; maps; urban development; city planning
<b>Publisher</b>	J. Willard Marriott Library, University of Utah
<b>Type</b>	Image
<b>Format.Use</b>	image/jp2
<b>Source.Physical</b>	54 cm x 64 cm
<b>Identifier</b>	G4344_S3_6475_1911_S35_V1_066.tif
<b>Format.Creation</b>	Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11, Kaiser Softlite ProVision 6x55W fluorescent 5400K daylight, tif: 4000 x 4800 pixels, 36-bit color
<b>Language</b>	en
<b>Rights Management</b>	Digital image copyright 2001, University of Utah. All rights reserved.
<b>Website</b>	<a href="http://www.lib.utah.edu/digital/sanborn/">http://www.lib.utah.edu/digital/sanborn/</a>
<b>Owning Institution</b>	Western Americana Division, Special Collection, J. Willard Marriott Library, University of Utah, 295 S. 1500 East, Salt Lake City, UT 84112
<b>Scanning Technician</b>	Kelly Taylor
<b>Metadata Cataloger</b>	Clifton Brooks/Kelly Taylor

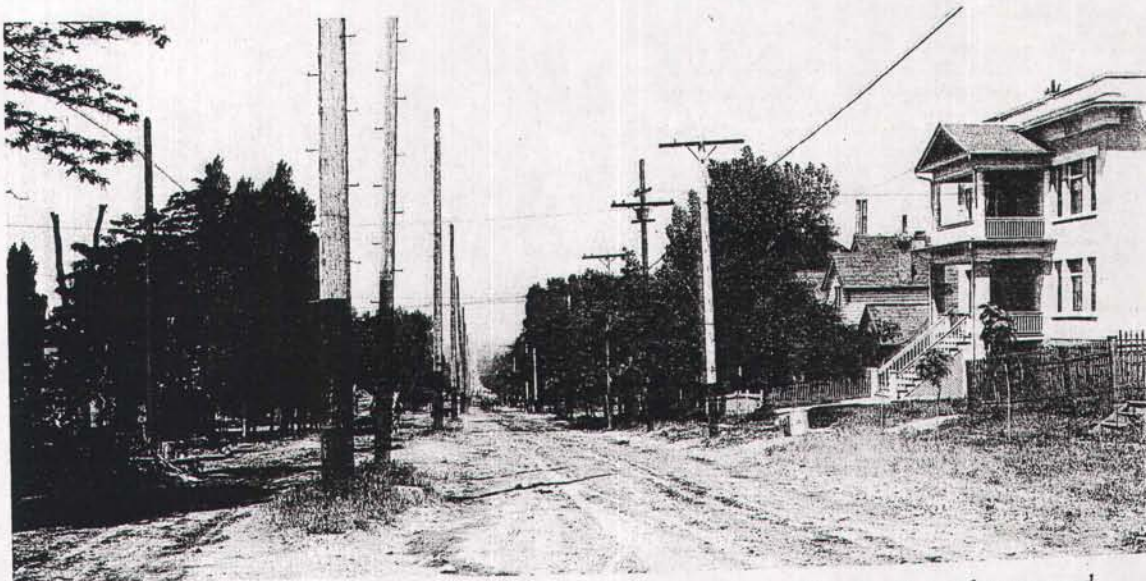
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down of contemporary architectural ideas to local contractors, carpenters, and developers. At least one local real estate firm, Frank McGurrin's Salt Lake Security and Trust Company, published its own small "pattern book" in 1908. Two-thirds of the homes pictured in their booklet, *Owning Your Own Home*, were on the Avenues. Besides photographs and house plans of recently constructed dwellings, endorsements were included from satisfied home buyers. The owners were pleased with the "substantially built homes with every modern improvement," whose materials and workmanship were "far superior to those of the average cottage built for sale." Owning a home offered contentment, satisfaction, "an anchor in times of adversity" and a "mainstay in old age."

Even though such enterprising publications boasted that "America is distinguished among the nations of the world as a land of home owners," there remained a large population who could not afford the "easy monthly installments" offered by promoters.<sup>8</sup> To meet the demand for rental housing, apartment projects multiplied. At the western edge of the Avenues near the city's central business district, the concentration of large apartment buildings increased markedly after 1900. Built with elements of various early twentieth-century styles (Prairie, Mediterranean, Spanish Colonial Revival, Tudor, Art Moderne), these apartments comprise almost all of the buildings taller than 2½ stories. Together with the single-family dwellings converted into small apartments, they illustrate the trend toward higher density rental properties in the twentieth century.

Most of these apartments are of ordinary design, but a few are fine examples of architectural styles applied to larger-scale buildings. The Gateway Apartments building at 28-38 North State Street is an important Prairie style landmark in Utah. Probably influenced by several published projects of Purcell and Elmslie, the midwestern architectural firm, the design of the Gateway is distinguished by the large, fanshell cast panels above the entries. Across the street, the bow-front, classically ornamented Canyon



The Drayton Apartments at 1119 First Avenue are visible on the right in this view down the unpaved avenue.

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## Clayton-Daynes, Taking Piano in Through Window (Willey Transfer Company)



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<b>Title</b>	Clayton-Daynes, Taking Piano in Through Window (Willey Transfer Company)
<b>Collection</b>	Mss C 275; Shipler Commercial Photographers Collection
<b>Photo Number</b>	Shipler #11393
<b>Photographer</b>	Shipler Commercial Photographers; Shipler, Harry
<b>Publisher</b>	Utah State Historical Society; Funded by a grant from the National Endowment for the Humanities
<b>Date of photograph</b>	May 1910
<b>Subject</b>	Musical Instruments Buildings Pianos
<b>Corporate name</b>	Willey Transfer Company Clayton-Daynes Music Company
<b>Geopolitical place</b>	Utah; Salt Lake County; Salt Lake City
<b>Historic address</b>	1121 1st (First) Avenue
<b>Description</b>	Image shows several men hoisting a piano through a second floor window.
<b>Rights Management</b>	Digital Image (c) 2002 Utah State Historical Society. All Rights Reserved.
<b>Holding Institution</b>	Utah State Historical Society
<b>Relation</b>	Shipler Commercial Photographers, Series 1
<b>Identifier</b>	39222000630249
<b>Source format</b>	Glass Plate Negative
<b>Source size</b>	8 Inches x 10 Inches
<b>Source physical description</b>	Good condition.
<b>Source donors</b>	Shipler, William H.
<b>Source donation date</b>	1988
<b>Type</b>	Image

# Attachment C Photographs









**Address:** 1121 East 1<sup>st</sup> Avenue  
**Project Name:** Drayton Condos-Alterations to the building.  
**Contact:** Janice Lew (Planning) 535-7625  
**Date Reviewed:** November 20, 2008  
**Zone:** SR-1A

**The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.**

**Alan Hardman/Zoning:**

Addition to existing condos. Maximum lot coverage is 40%. Maximum building height for flat roofs is 16 ft. Maximum exterior wall height is 16 ft. Historic Landmarks approval required. Routine and Uncontested Special Exception required for in-line addition on the West property line. Revise condo plat.

**Barry Walsh/Transportation:**

Existing condo development has been approved for number of units & parking distribution and building remodel not applicable for Transportation.

**Ted Itchon/Fire:**

Fire exit at rear required. Fire rated windows within exit stairs. Auto fire detection in sleep rooms, and route to exit. General fire alarm required, with remote station interconnection.

**Brad Stewart/Public Utilities:**

Discussed minor building changes, already condos. No water, sewer, or drainage issues raised. If plat is amended, Public Utilities will need to review & sign.

**Randy Drummond/Engineering:**

Condo plat required.