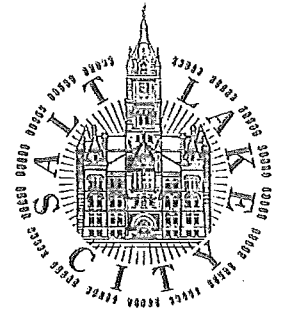


HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

1621 Laird Avenue
Yalecrest National Historic District
Second Floor Addition
PLNHLC2010-00206
June 16, 2010

Applicant: Matt Janke & Carrie Christopherson-Janke, Owners

Staff: Carl Leith, 535-7758
Carl.Leith@sclgov.com

Tax ID: 16-09-376-049

Current Zone: R-1-5000 Single Family Residential District

Master Plan Designation:
East Bench Comm. Master Plan
Low Density 4-8 Units/Acre

Council District:
District 6 -- JT Martin

**Yalecrest Neighborhood
Community Council Chair:**
Lisette Gibson

Lot Size: 0.13 acres

Current Use:
Single Family Residence

Applicable Land Use

Regulations:

- Section 21A.34.020
- Section 21A.24.080
- Historic Design Guidelines

Notification:

- Notice mailed on 6/4/10
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites 6/4/10

Attachments:

- A. Application
- B. Photographs

Request

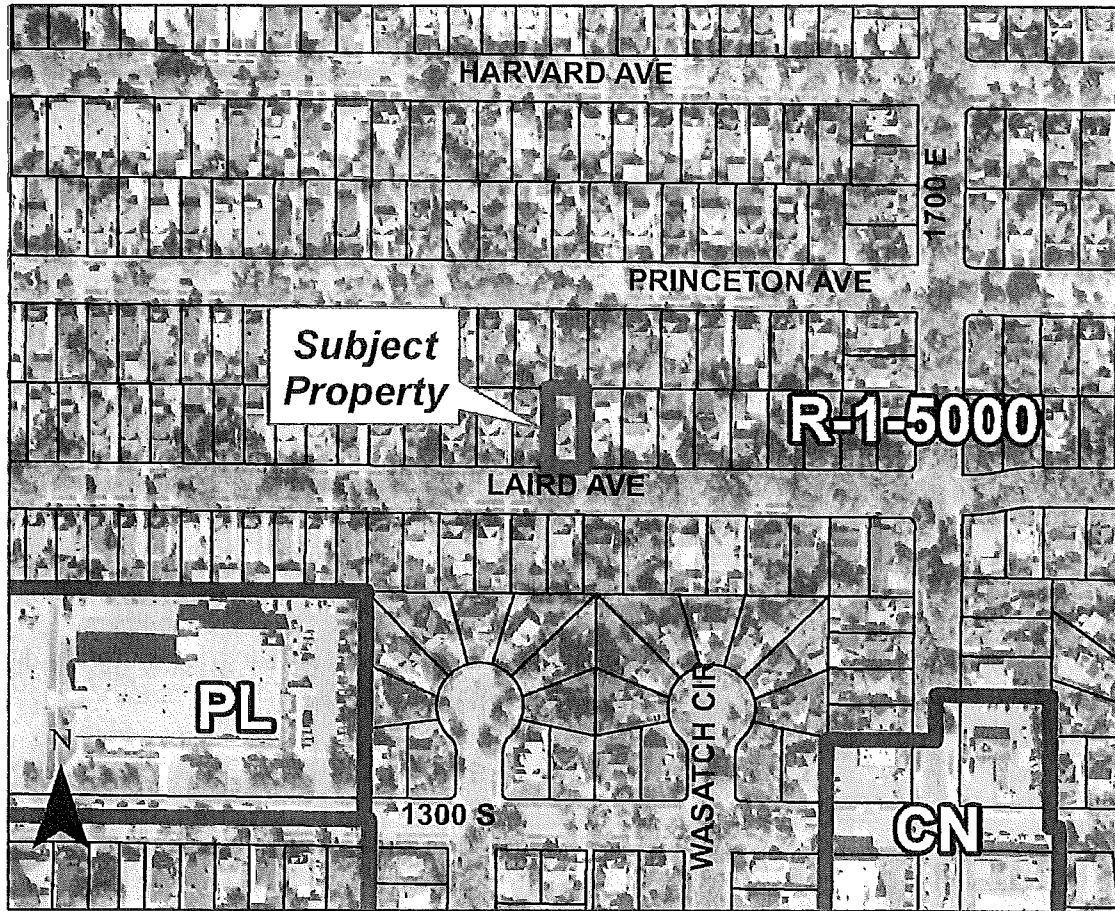
A request by the property owners, Matt Janke and Carrie Christopherson-Janke, for major alterations to the single family home located at 1621 Laird Avenue. The property is located in the Yalecrest National Register Historic District, and the R-1-5000 (Single Family Residential) zoning district. The property falls within the area subject to the temporary regulations approved for the neighborhood in March 2010.

It is important to note that these plans were drawn prior to the implementation of the temporary regulations affecting the district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the alterations to this building required by the creation of this second story addition would be in conflict with the objectives of Design Standards 2 and 5, and in conflict with Design Guidelines 2.1, 2.2, 7.1, 7.5, 8.1, 8.2, 8.3, 8.5, 8.7, 8.11, 8.12 and 8.13. If the Commission, in its evaluation of these proposals, concurs with these conclusions, then Staff recommends that this petition be denied.

VICINITY MAP



Background

Project Description

The property is situated on the north side of Laird Avenue and lies within the Yalecrest National Register Historic District designated in 2007. This property, 1621 Laird Avenue, is part of the Upper Laird Park subdivision, platted in 1931. The National Register Historic District application contains the following Narrative Statement of Significance.

“The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate

period revival styles in the only statewide architectural style manual.¹ The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the “Harvard-Yale area” and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.² It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.”

The immediate setting, and this part of Laird Avenue, includes a series of single story houses in a range of period cottage styles. They exhibit a wide range of gable forms to front and side facades, with front gables creating a characteristic rhythm along the street. The varied richness of the architectural forms is emphasized by the broad palette of materials and details. The coherence of the character of this area resides primarily in this orchestrated architectural variety within the consistent single story scale of the street.

This property is one of the single story period cottages which form the predominant architectural style group within the District, this design being described variously as English Tudor cottage style. In this case it is characterized by brick construction, asymmetrical composition and massing, with strong gable forms to both sides and the front façade, and with a steeply pitched gable identifying the entrance. The rear of the house has a hipped roof form of shallower pitch. The house has two chimney stacks, one centrally placed to the rear of the property and the principal stack rising through the front roof ridgeline, and forming the significant projecting brick feature of the east façade and gable.

The application is for a second story addition to the house, to create additional bedroom accommodation above grade. The proposed alterations to the property would raise the front roof height approximately 4’ 8”, continuing the existing front roof pitch. The rear section of the house would carry this maximum roof pitch to terminate in a new central gable, with second floor deck, facing the rear garden. The majority of this section of the second floor would take a shallower pitched ‘shed dormer’ form set in from the edge of the roof to each side, and anchored by new secondary gables again facing each side of the building. The existing chimney stacks would be retained and extended above the new roof ridge to front and rear. The enlarged side gables, the new secondary gables, ‘shed dormer’ returns and new rear gable would be ‘stucco’ with applied ‘half-timber’ board trim. A new concrete patio and steps, with railings, are proposed to replace the existing. A new window is proposed within the existing vent opening on the principal front gable. Proposed materials include brickwork, exterior insulated finish system (EIFS), fiber-cement board trim, fascia and soffit, new shingles, aluminum rainwater goods and new windows and door (dwgs not reviewed).

Comments

Public Comment

No public comment regarding this application has been received.

¹ Thomas Carter and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah. Graduate School of Architecture and Utah State Historical Society, 1991.

² E.g. <http://www.daybreakutah.com/homes.htm>

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the proposed dormer addition is appropriate.
2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission make a finding that the proposed dormer addition is appropriate.
3. Deny the request based on a finding that the dormer addition is not appropriate.

East Bench Community Master Plan

The central urban design goal in the East Bench Master Plan is to:

“Enhance the visual and aesthetic qualities and create a sense of visual unity within the community.”

Zoning Considerations

The Historic Landmark Commission’s jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the R-1-5000 district and the Yalecrest Compatible Infill Overlay district.

21A.24.070 R-1-5000 Single-Family Residential District: Summary of purpose & standards.

Purpose: the purpose of the R-1-5000 (Single-Family Residential) zoning district is to provide for conventional single-family residential neighborhoods on lots not less than 5000 square feet in size.

Maximum Building Height: The maximum height of buildings with pitched roofs shall be:

- a. twenty eight feet (28’) measured to the ridge of the roof; or
- b. The average height of other principal buildings on the block face.

Maximum Exterior Wall Height: twenty feet (20’) for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one ft in height for each foot of setback beyond the minimum required interior side yard. An exception is made for dormer walls which are exempt from maximum exterior wall height if:

- a. The width of the dormer is 10 ft or less; and
- b. The total combined width of dormers is less than or equal to 50% of the length of the building façade facing the interior side yard; and
- c. Dormers are spaced at least 18 inches apart.

Front yard: minimum depth equal to the average of existing buildings within the block face.

Interior Side Yard: For interior lots - four feet (4’) on one side and ten feet (10’) on the other.

Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, or twenty feet (20’) whichever is less.

Maximum Building Coverage: surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.

21A.34.120 TCI Yalecrest Compatible Infill Overlay District: Summary of purpose & standards.

Purpose: To establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

Building Height

Pitched roofs: 27.5 ft to the midpoint of the roof.

Mansard or flat roofs: 20 ft

Cross slopes: may increase maximum height by 0.5 ft for each 1 ft difference between the average grades of the uphill and downhill faces of the building, measured from the downhill side, to maximum of 30 ft.

Maximum exterior wall height adjacent to interior side yards: 18.5 ft for exterior walls at the building setback for minimum required yard. May increase by 1 ft for each 1 ft of increased setback. Lots with **cross slopes:** may be increased by same ratio on same requirements.

Exceptions:

Gable walls: widest portion to conform to maximum wall height limitation.

Dormer walls: exempt from maximum exterior wall height if:

- The width of the dormer is 10 ft or less; and
- The total combined width of dormers is less than or equal to 50% of the length of the building façade facing the interior side yard; and
- Dormers are spaced at least 18 inches apart.

Subject to zoning review and verification, the rear secondary gables which in this case are effectively dormers, at this proposed width and height, appear to conflict with the dimensional requirements of the YCI overlay.

Analysis and Findings

Standards of Review

Temporary Regulations:

21A.34.020 G Historic Preservation Overlay District: Standards For Certificate Of Appropriateness Involving 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 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 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 and Finding: The use of the property will remain as single family residential. No change is proposed.

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: The historic architectural character in this case could be identified as an expression of the single-story English country cottage style. Principal elements of the character of this property include:

- single story scale and period cottage style
- asymmetrical composition with a strong, steeply gabled roof form to the front and sides, accentuated by the shallow pitched hipped roof form to the rear
- prominent, projecting, vertically proportioned gabled entranceway
- strong eave lines

- decorative brick chimney stacks to front and rear
- precise red-brown brickwork, with recessed pointing, and a range of subtle decorative bond, arch and sill details
- fenestration pattern which includes small, vertically proportioned windows contrasting with large horizontal picture windows, and small windows to the basement level.

The proposed construction of this second story addition would raise the roof height at the front of the building, retaining the height of the two front facing gables, and raising the height of the side gables. The spine of the rear second floor addition supports a shed dormer roof form set in from the side facades below, with new secondary gables to the rear. The new gables and second floor facades would be synthetic 'stucco' and applied trim, creating a 'half-timbered' appearance.

Finding: These alterations would create a two story building from a single story cottage, changing the characteristic scale of this house type and its complementary role within the cohesive single story scale and character of this street and section of the neighborhood. Raising the roof ridge height and increasing the scale of the side gables removes the complementary relationship between the principal front and side gables, and would diminish the visual importance of both of the front facing gables since they recede into a higher and more substantial roofscape. The proposed stucco and board trim to the enlarged side gables would accentuate the distinction between side and front facing gables. Other elements of the character of the house are retained, or retained and extended. On the basis of the above analysis Staff would conclude that the historic character of the property is not retained and preserved, and that several character-defining features are altered, and consequently that the proposed alterations conflict with the objectives of this standard.

Standard 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 and Finding: This standard is not pertinent in this instance.

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

Analysis and Finding: No previous alterations or additions are apparent in this case.

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

Analysis: The scale, principal roofline, complimentary rear roofline, and relationship between cross gables and entrance gable would be altered and adversely affected by the proposed alterations and the addition of this second floor. A distinctive feature and finish of the design of this house is the carefully detailed and executed brickwork. This would be lost to the historic character of the property if the side gables are enlarged and finished in stucco.

Finding: Staff would conclude that the alterations discussed above would adversely affect the historic architectural integrity and character of this property, and would consequently be in conflict with the objectives of this standard.

Standard 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 and Finding: This standard is not directly relevant in this instance.

Standard 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 and Finding: No cleaning or treatment of existing materials is currently specified.

Standard 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 and Finding: This standard is not directly relevant in this instance.

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 proposed alterations to this property are unlikely to provide the opportunity to restore its original form and integrity. The new work would be differentiated from the old, although could not readily be described as compatible in terms of massing, size, scale and some of the architectural features.

Finding: Although the proposed alterations are unlikely to accord with the objectives of this standard, it is Staff's conclusion that these objectives are limited in their relevance to this project.

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 and Finding: This standard is not applicable in this case, although see the discussion below in relation to the design guidelines.

Standard 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;

Analysis and Finding: This standard is not applicable in this case.

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

Analysis and Finding: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* are applicable in this case, with pertinent design guidelines identified above.

Design Guidelines for Residential Historic Districts in Salt Lake City

Preservation Principles for Historic Properties in Salt Lake City

The Residential Design Guidelines identify the following preservation principles for historic properties within the City:

Respect the historic design character of the building.

Seek uses that are compatible with the historic character of the building.

Protect and maintain significant features and stylistic elements

Preserve an existing original site feature or original building materials and features.

Repair deteriorated historic features, and replace only those elements that cannot be repaired.

Chapter 2: Primary Historic Building Materials - Policy: Primary historic building materials should be preserved in place whenever feasible. ... Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

This chapter includes the following character discussion on **Materials**:

In each case, the distinct characteristics of the primary building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building. In a brick wall, for example, the particular size of brick used and the manner in which it was laid was distinct:....

2.1 Preserve the historic appearance of original materials.

Preservation includes proper maintenance of the material to prevent deterioration.

2.2 Covering original building materials with new materials is not allowed.

Covering original building materials with new materials is not allowed. Vinyl or aluminum siding is prohibited on historic buildings, as well as any other imitation siding material that may be designed to look like wood siding but that is fabricated from other materials.

Analysis: The alterations proposed for this second story addition would involve the loss of some of the historic appearance of the original primary building material. The brickwork would be covered to enable a cohesive design treatment of the enlarged side gables. The proposed alterations include the use of synthetic 'stucco' and fiber cement board to clad the new second story accommodation and the enlarged side gables. One of the characteristics of the existing design is its reliance on a carefully chosen and detailed brick as the external material. The coherence and authenticity in the design and use of the primary material would be altered if the brickwork were clad in new, artificial, materials.

Finding: On this basis, Staff would conclude that cladding the original brickwork would adversely affect the historic architectural character of this building, and would conflict in part with Design Guidelines 2.1 and 2.2.

Chapter 7: Design Standards for Roofs - Policy: The character of a historical roof should be preserved, including its form and materials whenever feasible.

This chapter includes the following character discussion:

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

7.1 Preserve the original roof form.

Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.

An addition should not interrupt the original ridgeline when possible.

Analysis: The proposals would preserve the angle and orientation of the front roof, although they would increase its height and scale, and alter its massing. The roof profile, angle and scale of the rear would be altered. The relationship between the front and side gables would be altered significantly by the proposed addition. The proposed rooftop addition consequently would not preserve the overall appearance of the original roof.

Findings: On the basis of the proposed alterations to the scale and the roofline of this building Staff would conclude that they would conflict with the objectives of Design Guidelines 7.1 and 7.5.

Chapter 8: Design Standards for Additions - Policy: If a new addition to a historic building is to be constructed, it should be designed such that the early character is maintained. Older additions that have taken on significance also should be considered for preservation.

This chapter includes the following discussion on design principles:

This tradition of adding onto historic buildings should be continued. It is important, however, that new additions be designed in such a manner that they preserve the historic character of the primary structure.

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.

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 eave lines should be avoided.

Analysis: Key historically important architectural features of this building type, and this neighborhood, include the strong relationship and vertical emphasis of the sequence of gables forming the front roofline. This relationship and the massing of the existing would be lost with the increased height and scale of the principal cross gabled roofline in the alterations proposed.

Finding: In evaluation of the proposals Staff would conclude that the proposed alterations to add this second story addition would conflict with the objectives of this design guideline.

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.

Analysis: The scale of the building is single story, with an asymmetrical, strong, gabled roof arrangement where the building faces the street. The strength of the roof form at the front is complemented by the visually subdued hipped roof height and profile to the rear. To achieve the proposed second story addition the alterations would increase the size and scale of the principal roof arrangement, altering the form and increasing the height of the roofline to the rear.

Finding: On the basis of the above evaluation Staff would conclude that the proposals conflict with the objectives of this design guideline.

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.

Analysis: This addition is placed to the rear of the property but, because of its height and scale, encroaches on the front of the property, altering the scale, proportions and character of the front of the building. The original character-defining gabled roofscape would be altered, and would no longer be one of the prominent historic characteristics of the building.

Finding: On the basis of the above evaluation Staff would conclude that the proposals conflict with the objectives of this design guideline.

8.5 Design a new addition to preserve the established massing and orientation of the historic building.

Analysis: The proposed alterations would retain the orientation of the building but would alter the massing of the front part of the building and in doing so divorce the relationship of the sequence of character-defining front and side gables. They would also replace the established massing of the rear hipped roof section.

Finding: On the basis of the above evaluation of massing Staff would conclude that the proposals conflict with the objectives of this design guideline.

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.

Analysis: Although there is significant variety in the residential architecture within this street, there is a common characteristic of single-story scale, relatively low roof height and a definite rhythm and sequence of gabled forms and roof profiles along the street frontage, to which this property contributes. The proposals would increase this height and scale as perceived along the street frontage and as experienced in other views from the street.

Finding: On the basis of the above evaluation Staff would conclude that the proposals conflict with the objectives of this design guideline.

8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.

An addition shall not overhang the lower floors of the historic building in the front or on the side.

Analysis: The proposals would alter and increase the mass and the scale of the rear of the building while having a similar effect upon the front section of the building. The scale and massing could not readily be described as subordinate.

Finding: On the basis of the above evaluation Staff would conclude that the proposals conflict with the objectives of this design guideline.

8.12 Set a rooftop addition back from the front of the building.

This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Analysis: Although the accommodation proposed with this addition is concentrated toward the rear of the building, it also includes the character-defining frontage. The original profile of this historically significant building, as seen from the street, would not be preserved.

Finding: On the basis of the above evaluation of the effect of this rooftop addition Staff would conclude that the proposals conflict with the objectives of this design guideline.

8.13 The roof form and slope of the addition must be in character with the historic building.

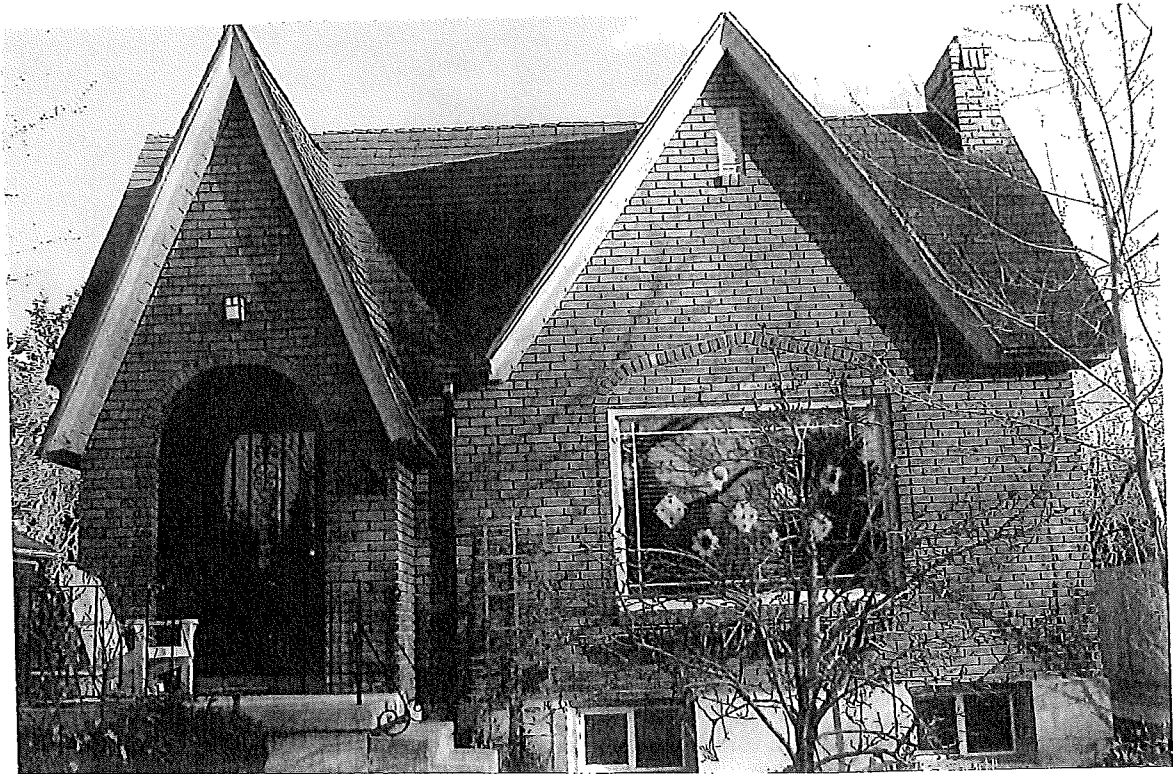
If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with historic ones on similar historic structures.

Analysis: The roof form and slope of the addition would change the original roof form of the historic building, and would not be in character with the historic character of the building.

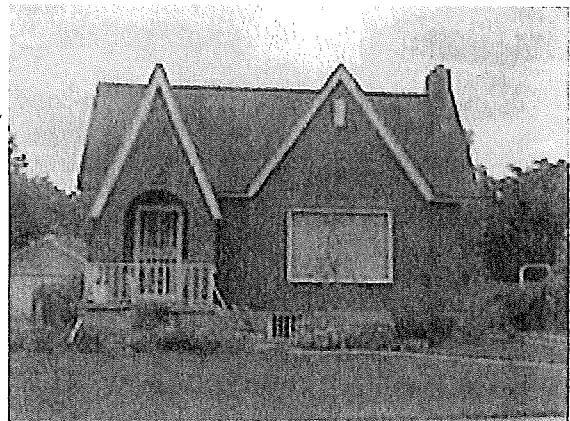
Finding: On the basis of this alteration of the character Staff would conclude that the proposals conflict with the objectives of this design guideline.

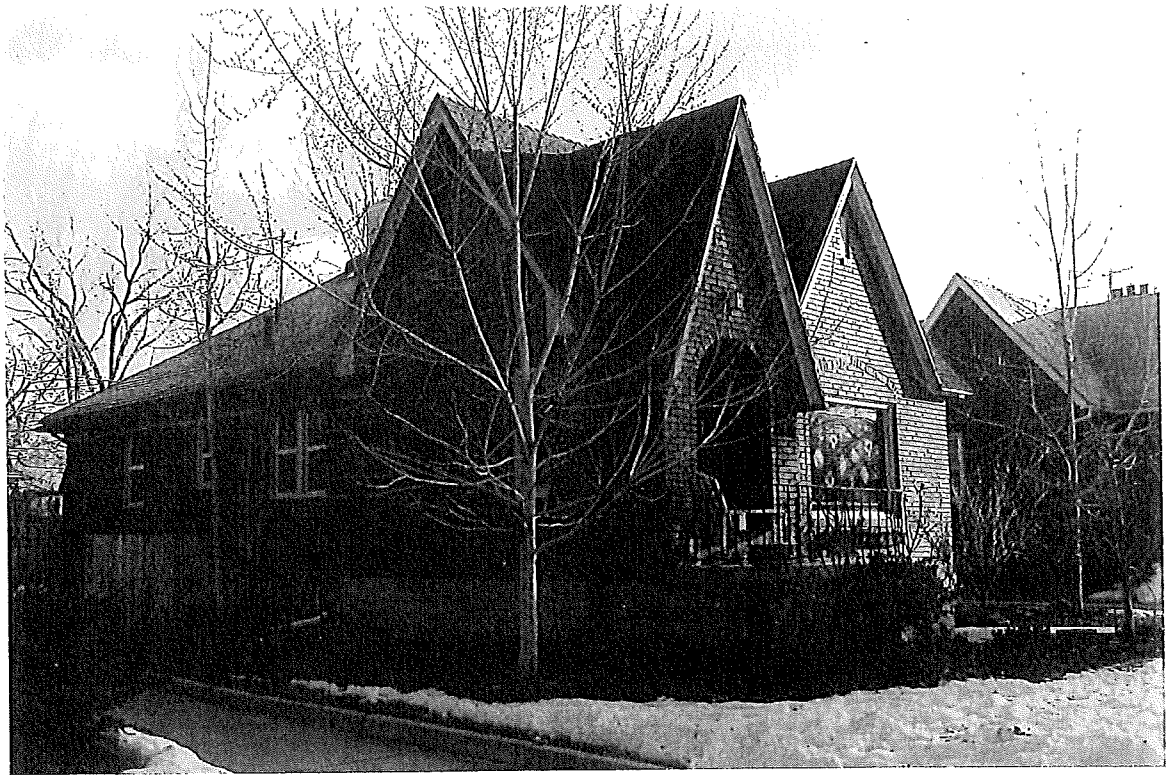
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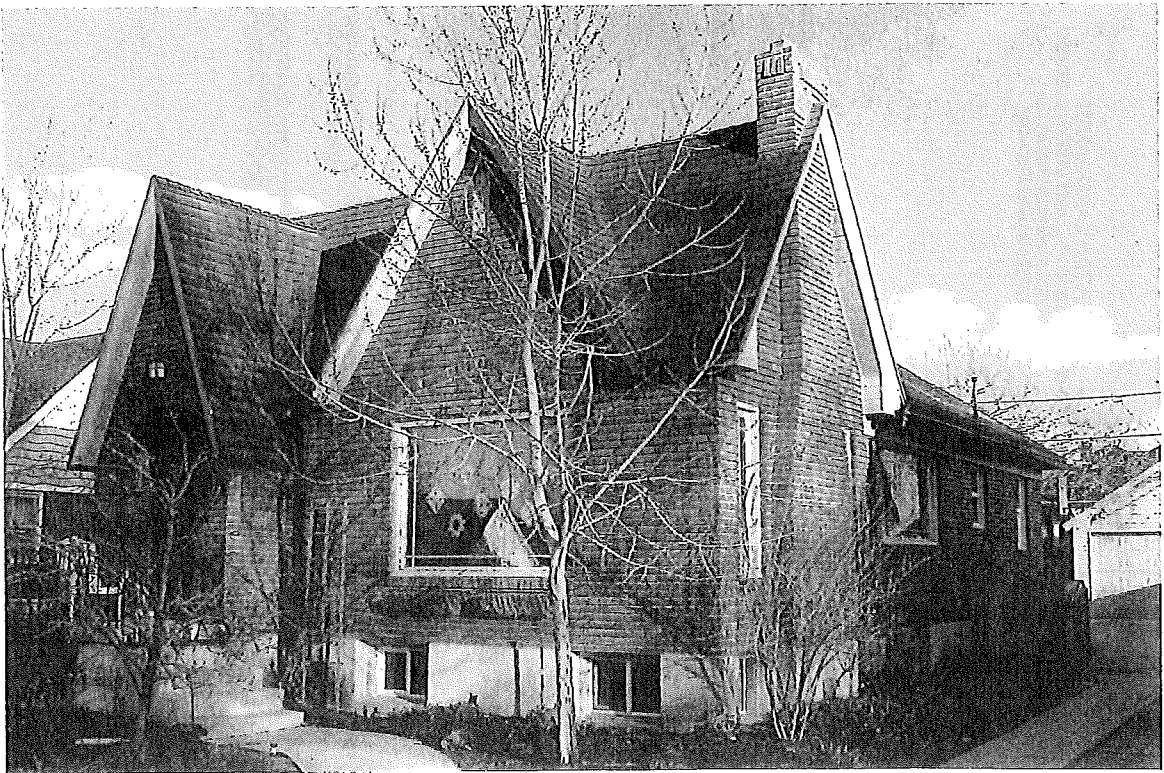
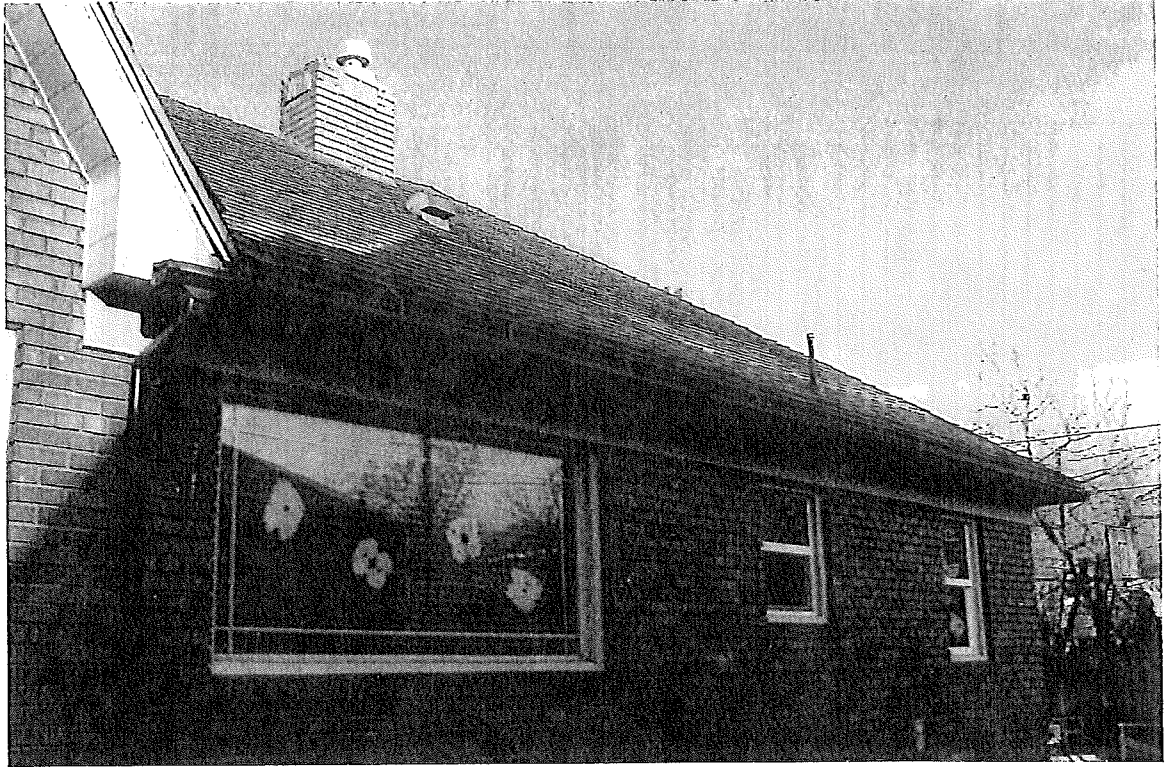
Application



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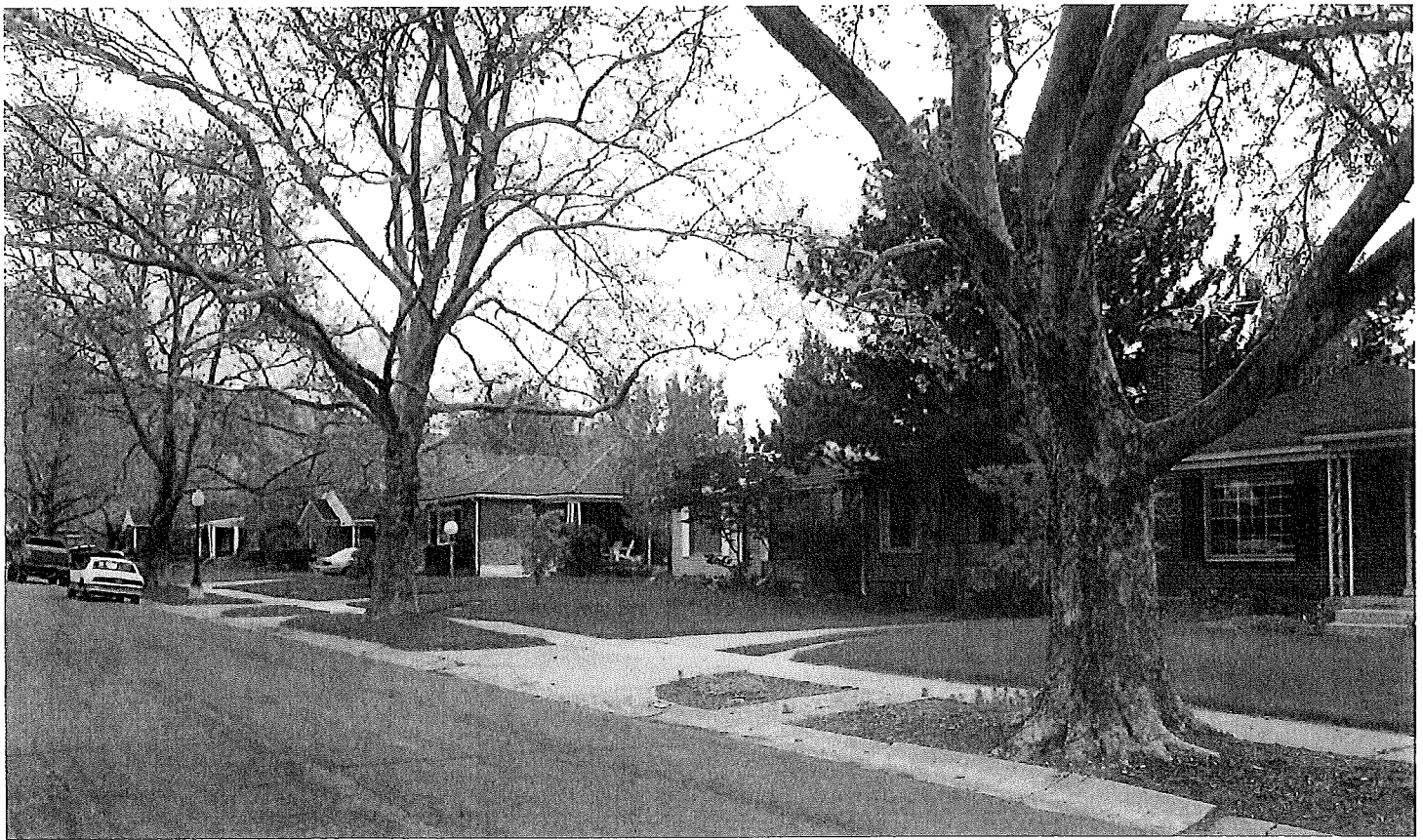


Attachment B

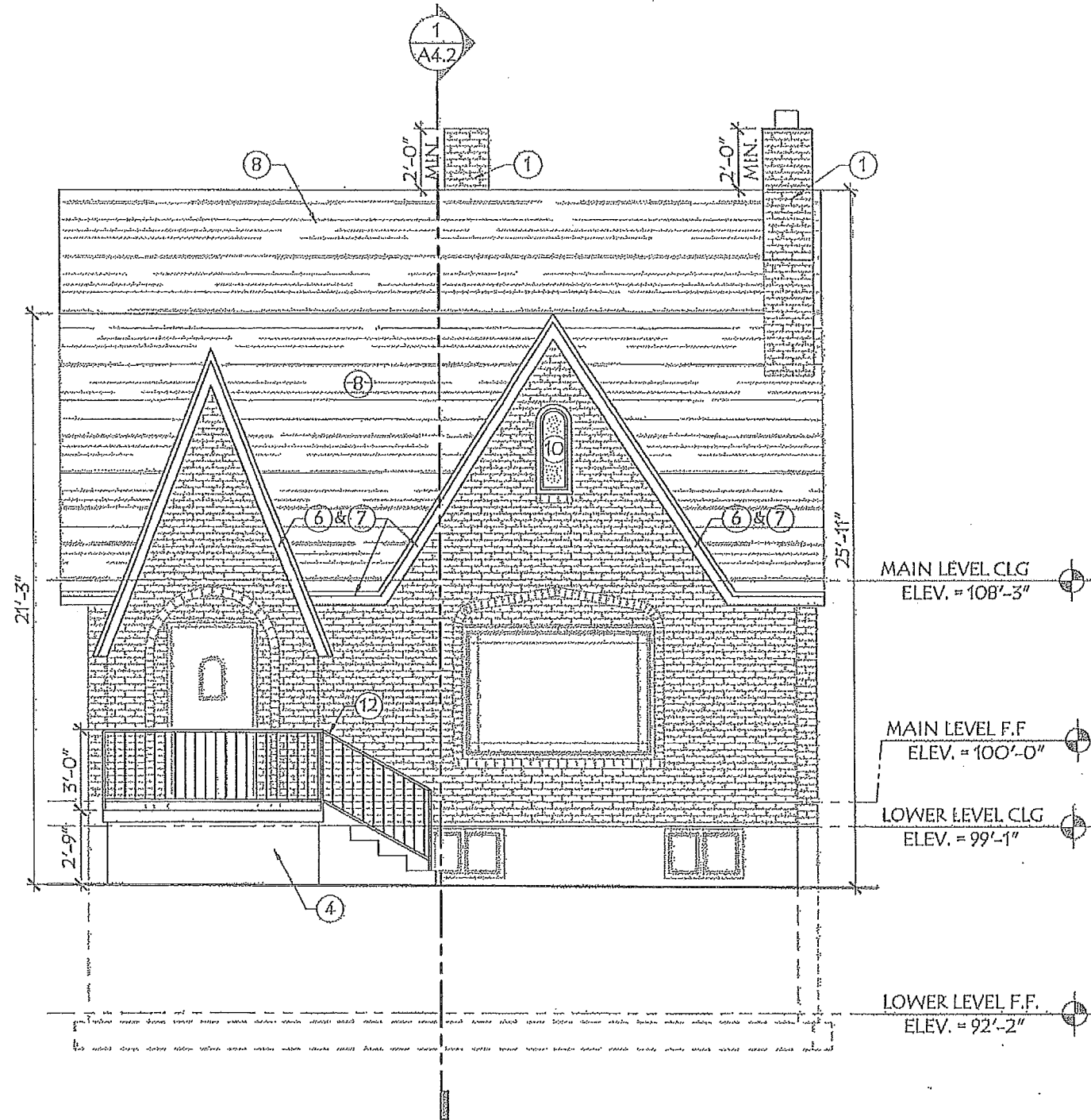
Photographs











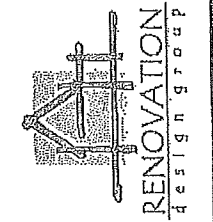
- KEYED NOTES**
- ① EXTEND EXISTING MASONRY CHIMNEY AS REQUIRED TO CLEAR NEW ROOF, MATCH EXISTING. SEE DETAIL 1/A10.4
 - ② NEW REDWOOD COLUMN, STAINED.
 - ③ EXTERIOR INSULATED FINISH SYSTEM. (EIFS)
 - ④ NEW CONCRETE PATIO & STEPS.
 - ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED.
 - ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED.
 - ⑦ NEW FIBER-CEMENT BOARD SOFFIT, PAINTED.
 - ⑧ NEW 30-YR ARCHITECTURAL GRADE ASPHALT SHINGLES.
 - ⑨ NEW ALUMINUM GUTTER AND DOWNSPOUTS.
 - ⑩ NEW WINDOW, SEE SHEET A8.1.
 - ⑪ NEW DOOR, SEE SHEET A8.1.
 - ⑫ NEW METAL HANDRAIL, PAINTED.
 - ⑬ NEW REDWOOD DECK, STAINED.
 - ⑭ NEW SKYLIGHT, SEE DETAIL 2/A10.4
 - ⑮ RELOCATED ELECTRICAL SERVICE

NOTE: FIELD VERIFY ALL DIMENSIONS

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 EXTERIOR
 ELEVATION

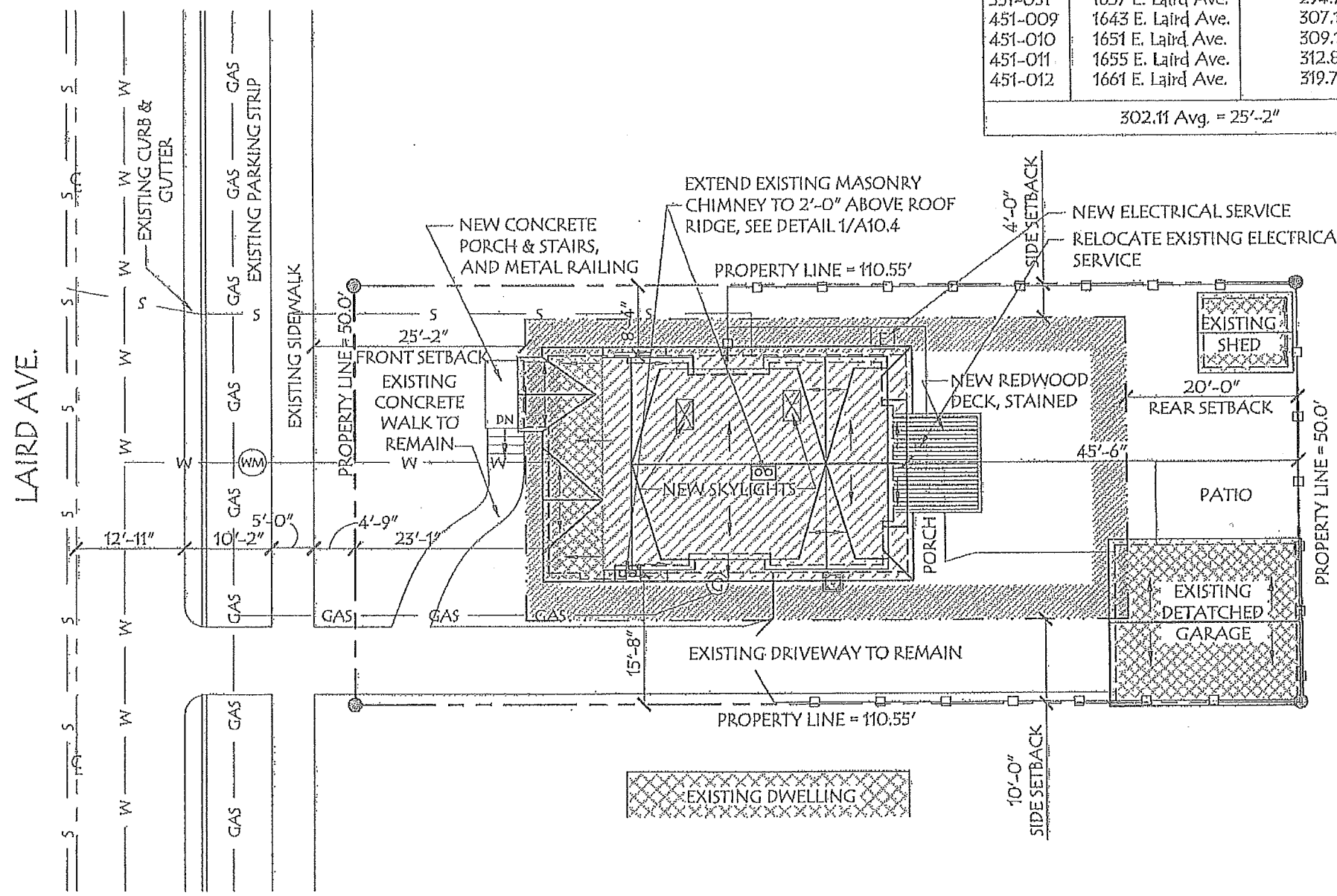
A3.1

1 JULY 2008

MATT & CARRIE JANKE
 1621 EAST LAIRD AVE., SALT LAKE CITY, UT 84105
 LOT 21, UPPER LAIRD PARK SUB
 PARCEL NO. 16-09-376-049

Janke Block Face Measurement		
Parcel #	Address	Measurement
376-043	1589 E. Laird Ave.	329.4
376-044	1593 E. Laird Ave.	335.1
331-045	1599 E. Laird Ave.	333.8
331-046	1605 E. Laird Ave.	289.2
331-047	1611 E. Laird Ave.	327
331-048	1617 E. Laird Ave.	322.9
331-049	1621 E. Laird Ave.	301.3
331-050	1629 E. Laird Ave.	300.6
331-051	1637 E. Laird Ave.	294.7
451-009	1643 E. Laird Ave.	307.1
451-010	1651 E. Laird Ave.	309.1
451-011	1655 E. Laird Ave.	312.8
451-012	1661 E. Laird Ave.	319.7
302.11 Avg. = 25'-2"		

LEGEND	
—G—	GAS LINE
—P—	POWER LINE
—S—	SEWER LINE
—W—	WATER LINE
⊙	GAS METER
⊙	POWER METER
⊙	WATER METER
▨	EXISTING ROOF
▨	NEW ROOF
↗	DIRECTION OF SLOPE
—□—	FENCE LINE
⊙	A/C UNIT
▨	4' SETBACK BUFFER LINE OWNERS' TO VERIFY W/SURVEY

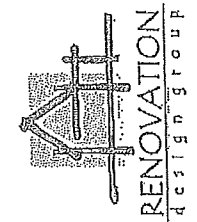


SALT LAKE CITY,
 R-1-5000 RESIDENTIAL ZONE
 YALECREST OVERLAY DISTRICT

1. MAXIMUM BUILDING HEIGHT: MAXIMUM PITCHED ROOF HEIGHT SHALL BE TWENTY SEVEN AND ONE-HALF FEET (27.5') MEASURED FROM THE FINISHED GRADE TO THE MIDPOINT OF THE ROOF.
2. MAXIMUM EXTERIOR WALL HEIGHT ADJACENT TO INTERIOR SIDE YARDS: EIGHTEEN AND ONE-HALF FEET (18.5') FOR EXTERIOR WALLS PLACED AT THE BUILDING SETBACK ESTABLISHED BY THE MINIMUM REQUIRED YARD. EXTERIOR WALL HEIGHT MAY INCREASE ONE FOOT (1') (OR FRACTION THEREOF) IN HEIGHT FOR EACH FOOT (OR FRACTION THEREOF) OF INCREASED SETBACK BEYOND THE MINIMUM REQUIRED INTERIOR SIDE YARD.
3. FRONT YARD: MINIMUM DEPTH OF THE FRONT YARD FOR ALL PRINCIPAL BUILDINGS SHALL BE EQUAL TO THE AVERAGE OF THE SMALLEST 50% OF FRONT YARDS OF THE EXISTING BUILDINGS ON THE SAME SIDE OF THE STREET WITHIN 300' OF THE SUBJECT PROPERTY.
4. SIDE YARD: TEN FEET (10') ON ONE SIDE AND FOUR FEET (4') ON THE OTHER SIDE.
5. REAR YARD: TWENTY FIVE PERCENT (25%) OF LOT DEPTH OR TWENTY FEET (20'), WHICHEVER IS LESS.
6. MAXIMUM BUILDING COVERAGE: MAX. FORTY PERCENT (40%) OF LOT

NOTES:
 1. NEW WATER & SEWER CONNECTIONS TO BE TIED INTO EXISTING UTILITIES WITHIN THE HOUSE.
 2. ALL NEW PLUMBING FIXTURES ARE LOCATED ON THE MAIN & UPPER LEVELS; NO PUMP WILL BE REQUIRED AS THE VERTICAL FALL IS SUFFICIENT.

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5331
 Fax: 801.533.5111
 www.rdg-arch.com



JANKE RESIDENCE
ADDITION & REMODEL
 1621 EAST LAIRD AVENUE
 SALT LAKE CITY, UTAH 84105

ARCHITECT: AV
 DRAWN BY: B/M/AL

NEW
 SITE
 PLAN

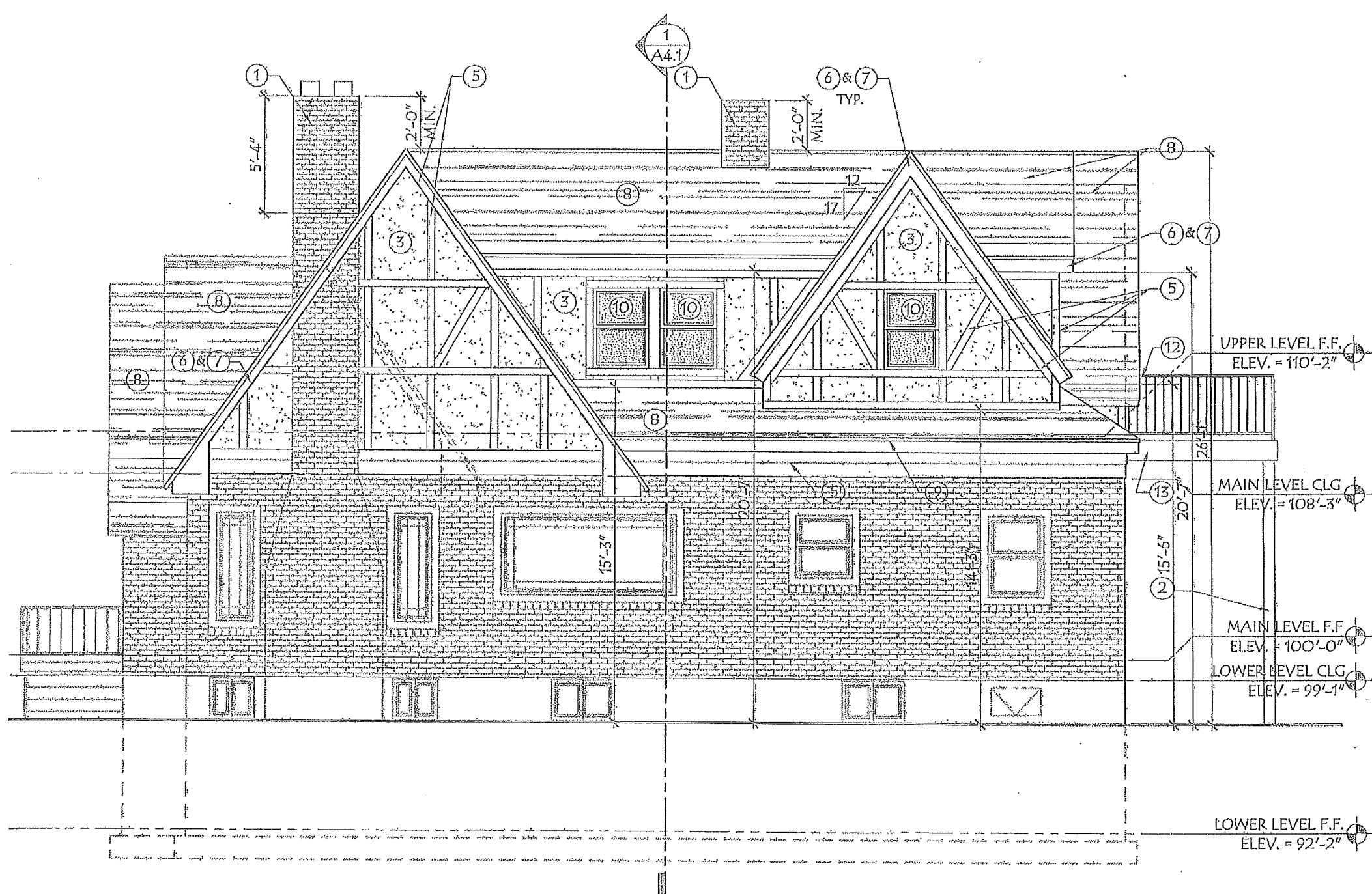
A1.1

1 JULY 2008

→ SITE PLAN - NEW
 SCALE = 1/16" = 1'-0"
 16' 0 16' 32'

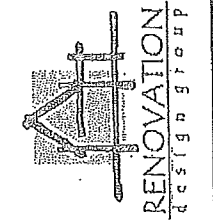
NOTE: THIS IS NOT A SURVEY FIELD VERIFY ALL DIMENSIONS

S:\Clients\Janke Laird Avenue, 567-07\RS\Janke-R5.dwg



- KEYED NOTES
- ① EXTEND EXISTING MASONRY CHIMNEY AS REQUIRED TO CLEAR NEW ROOF, MATCH EXISTING. SEE DETAIL 1/A10.4
 - ② NEW REDWOOD COLUMN, STAINED.
 - ③ EXTERIOR INSULATED FINISH SYSTEM. (EIFS)
 - ④ NEW CONCRETE PATIO & STEPS.
 - ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED.
 - ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED.
 - ⑦ NEW FIBER-CEMENT BOARD SOFFIT, PAINTED.
 - ⑧ NEW 30-YR. ARCHITECTURAL GRADE ASPHALT SHINGLES.
 - ⑨ NEW ALUMINUM GUTTER AND DOWNSPOUTS.
 - ⑩ NEW WINDOW, SEE SHEET AB.1.
 - ⑪ NEW DOOR, SEE SHEET AB.1.
 - ⑫ NEW METAL HANDRAIL, PAINTED.
 - ⑬ NEW REDWOOD DECK, STAINED.
 - ⑭ NEW SKYLIGHT, SEE DETAIL 2/A10.4
 - ⑮ RELOCATED ELECTRICAL SERVICE

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**JANKE RESIDENCE
 ADDITION & REMODEL**
 1621 EAST LAIRD AVENUE
 SALT LAKE CITY, UTAH 84105

ARCHITECT: AV
 DRAWN BY: BJM/ZAL

NEW
 EXTERIOR
 ELEVATION

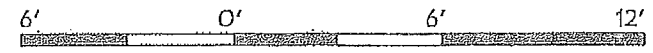
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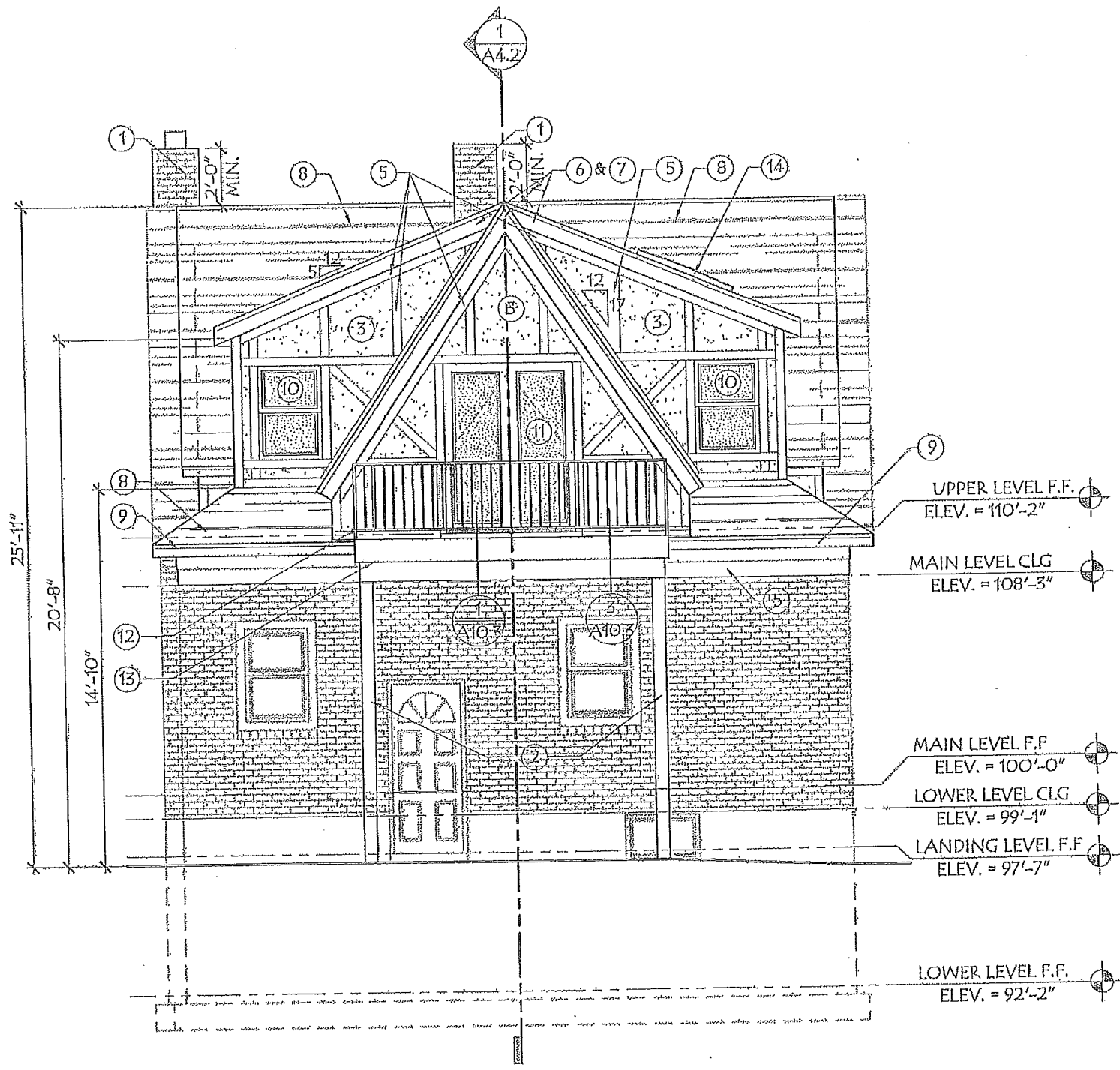
1 JULY 2008

NOTE: FIELD VERIFY ALL DIMENSIONS

NEW EAST ELEVATION

SCALE = 3/16" = 1'-0"





- KEYED NOTES**
- ① EXTEND EXISTING MASONRY CHIMNEY AS REQUIRED TO CLEAR NEW ROOF, MATCH EXISTING. SEE DETAIL 1/A10.4
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 - ③ EXTERIOR INSULATED FINISH SYSTEM. (EIFS)
 - ④ NEW CONCRETE PATIO & STEPS.
 - ⑤ NEW FIBER-CEMENT BOARD TRIM, PAINTED.
 - ⑥ NEW FIBER-CEMENT BOARD FASCIA, PAINTED.
 - ⑦ NEW FIBER-CEMENT BOARD SOFFIT, PAINTED.
 - ⑧ NEW 30-YR ARCHITECTURAL GRADE ASPHALT SHINGLES.
 - ⑨ NEW ALUMINUM GUTTER AND DOWNSPOUTS.
 - ⑩ NEW WINDOW, SEE SHEET A8.1.
 - ⑪ NEW DOOR, SEE SHEET A8.1.
 - ⑫ NEW METAL HANDRAIL, PAINTED.
 - ⑬ NEW REDWOOD DECK, STAINED.
 - ⑭ NEW SKYLIGHT, SEE DETAIL 2/A10.4
 - ⑮ RELOCATED ELECTRICAL SERVICE

NOTE: FIELD VERIFY ALL DIMENSIONS

RENOVATION
DESIGN GROUP

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ADDITION & REMODEL
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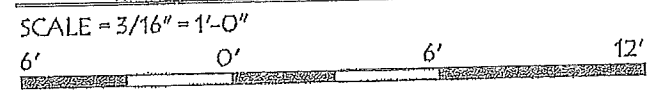
ARCHITECT: AV
 DRAWN BY: BJM/AL

NEW
 EXTERIOR
 ELEVATION

A3.3

1 JULY 2008

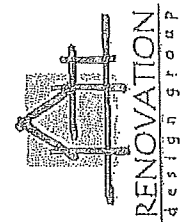
NEW NORTH ELEVATION





- ### KEYED NOTES
- ① EXTEND EXISTING MASONRY CHIMNEY AS REQUIRED TO CLEAR NEW ROOF, MATCH EXISTING. SEE DETAIL 1/A10.4
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 - ③ EXTERIOR INSULATED FINISH SYSTEM. (EIFS)
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 - ⑪ NEW DOOR, SEE SHEET A8.1.
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NOTE: FIELD VERIFY ALL DIMENSIONS

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 SALT LAKE CITY, UTAH 84105

ARCHITECT: AV
 DRAWN BY: BJM/AL

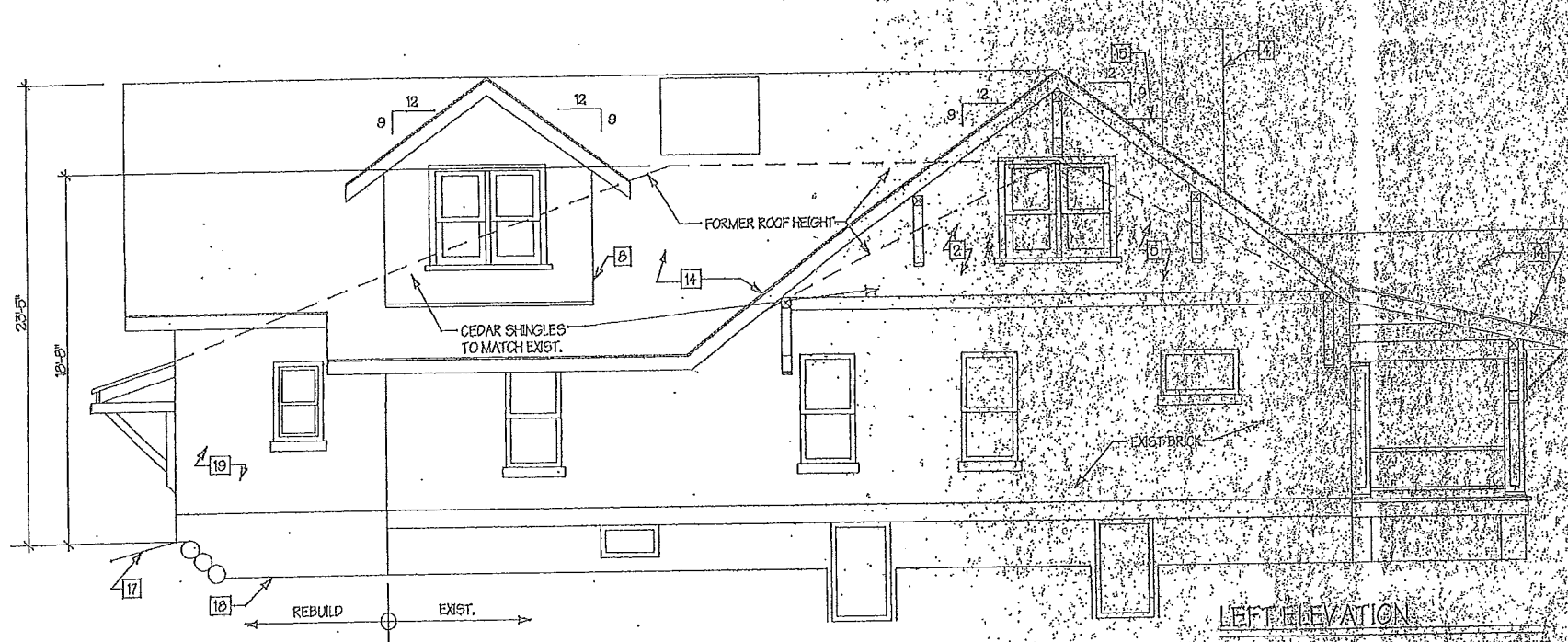
NEW
 EXTERIOR
 ELEVATION

A3.4

1 JULY 2008

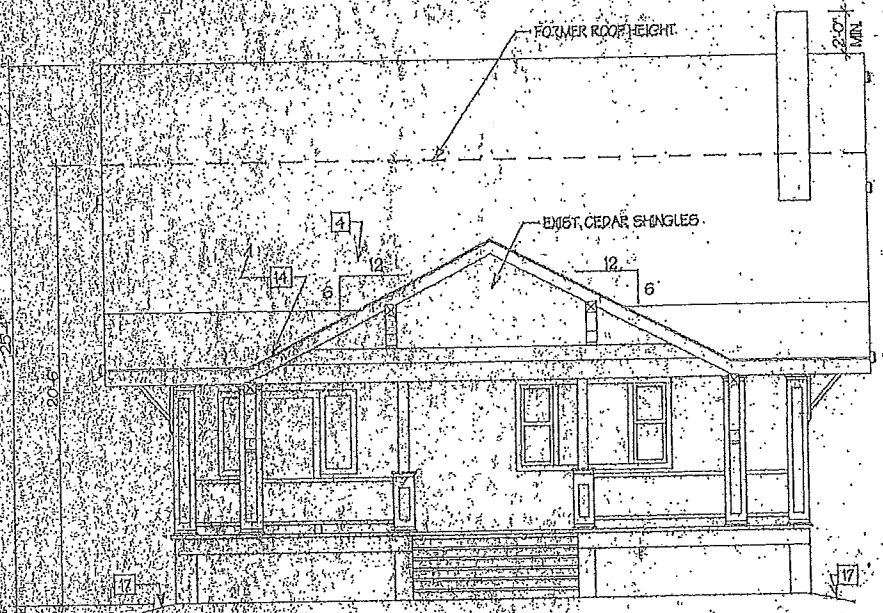
NEW WEST ELEVATION

SCALE = 3/16" = 1'-0"
 6' 0' 6' 12'



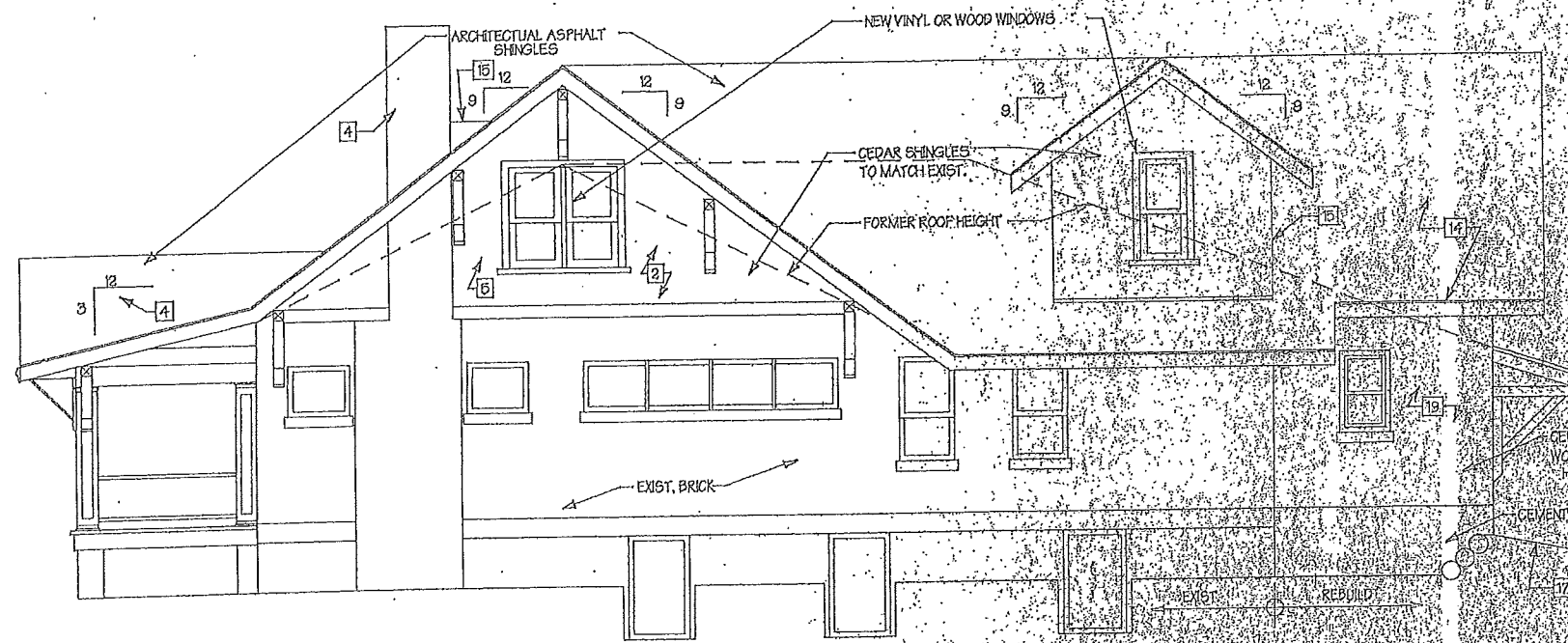
LEFT ELEVATION

1/4" = 1'-0"



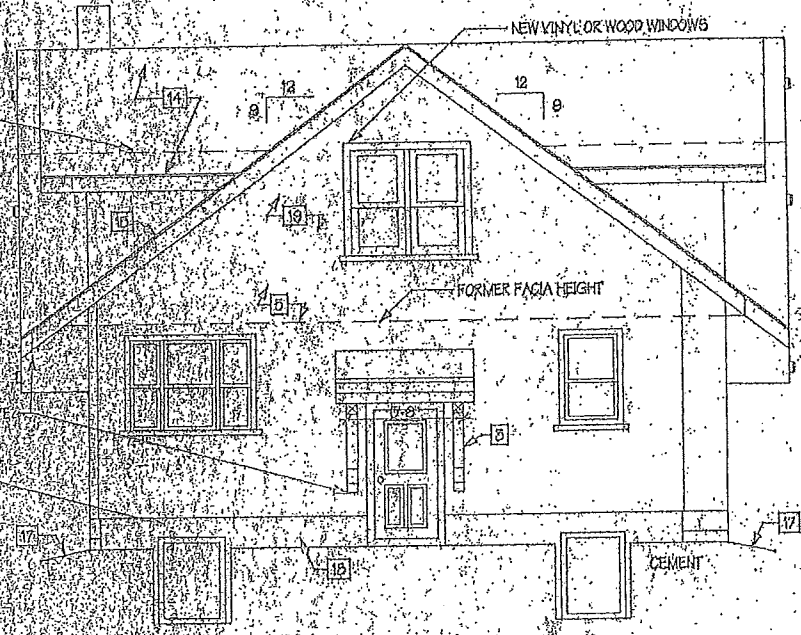
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



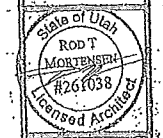
REAR ELEVATION

1/4" = 1'-0"

Salt Lake City Corporation
 APPROVED PLATS PER IRC SEC 105.3.1

Permit Code Review by _____
 Zoning Review by _____
 Date Issued _____

Building Services



ROD T. MORTENSEN, ARCHITECT
 WWW.AFFORDABLEARCHITECT.COM
 778 WEST 3600 SOUTH • BOONVILLE, UT 84010 • 801-292-2266

A HISTORIC REHABILITATION & ADDITION TO THE HOME OF
 FRED & PRIMADON MCDONNELL
 1077 2ND AVENUE • SALT LAKE CITY, UT 84103 • 801-521-5752

ELEVATIONS



DELIVERED APR 17 2007