

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**



Planning Division
Department of Community and
Economic Development

**Barber Residence
Major Alterations
997 Military Drive
PLNHLC2010-00235
June 2, 2010**

Applicant: Phillip Winston,
contractor

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

Tax ID: 16-09-402-002

Current Zone: R-1-S000
(Single Family Residential)

Master Plan Designation:
East Bench Comm. Master Plan
Low Density Residential

Council District:
District 6 – JT Martin

Community Council:
Yalecrest - Lisette Gibson, Chair

Lot Size: 0.12 acres

Current Use: residential

Applicable Land Use
Regulations:

- 21A.34.020(G)
- 21A.24.070
- 21A.34.120

Notification:

- Notice mailed on May 21,
2010
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites May 21, 2010

Attachments:

- A. Application
- B. Documentation
- C. Photographs

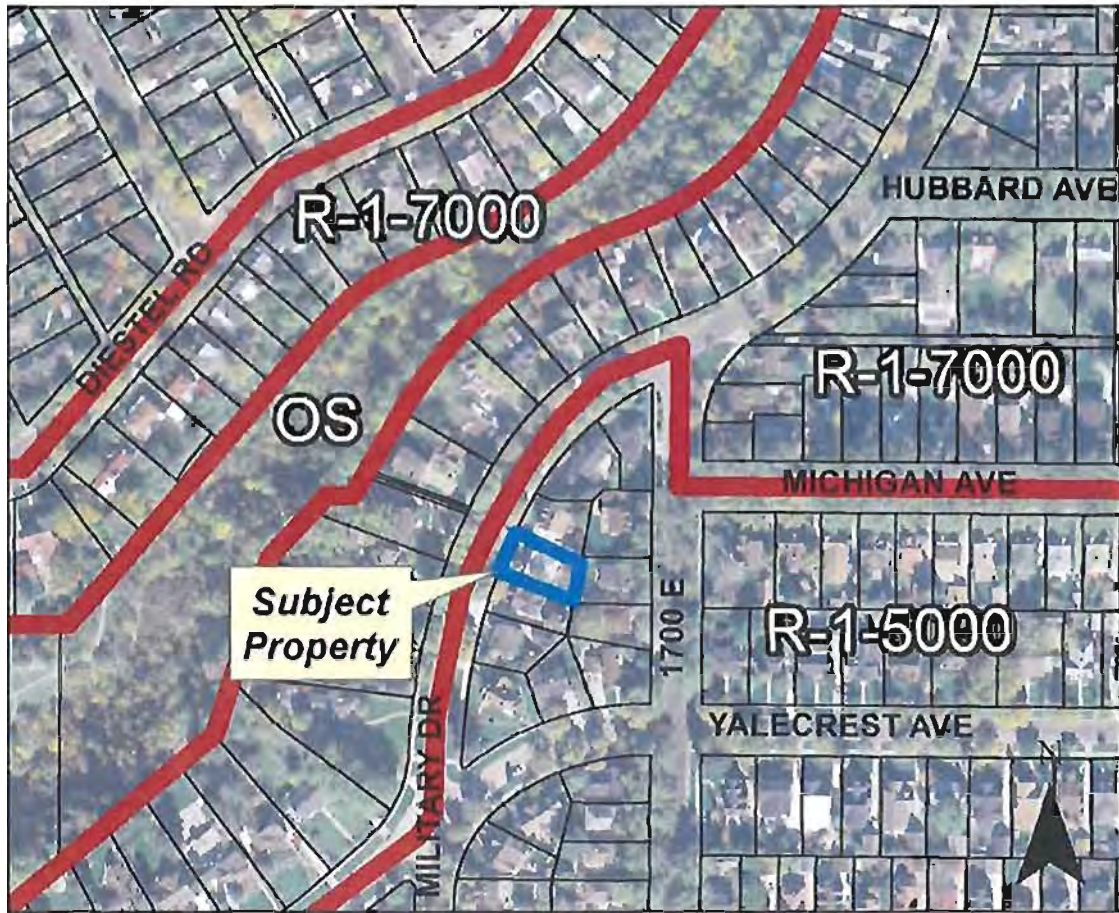
Request

This is a request by contractor Phillip Winston representing the property owners for major alterations to the single-family residence located at 997 S Military Drive. The proposal includes a roof top addition toward the rear of the building. The request is before the Historic Landmark Commission because the proposed addition to a contributing structure within the Yalecrest National Register Historic District is substantial, and subject to the temporary land use regulations enacted by the Salt Lake City Council on March of 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 Planning Staff's opinion that the alterations required by the creation of this roof top addition to the historic building fail to meet the intent of Standards 2 and 5 of the Zoning Ordinance, and would be inconsistent with Design Guidelines 2.1, 3.2, 7.1, 7.5, 8.1, 8.2, 8.5, and 8.12. If the Commission, in its consideration of the proposal, concurs with these conclusions, then Staff recommends that the request be denied.

VICINITY MAP



Background

Project Description

The property is situated on the east side of Military Drive and lies within the Yalecrest National Register Historic District designated in 2007. This property, located at 997 S Military Drive, is part of the Upper Yale Park subdivision. 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.”

In this area of the Yalecrest neighborhood is located in the Upper Yale Park subdivision platted by Ashton and Jenkins in 1924. Within the subdivision, an irregular development pattern exists because of the curvilinear streets and variety of lot shapes and sizes distinguishing this part of the district. An uneven topography has also influenced the development pattern of the area. Some lots extend back to the wooded area of the Red Butte ravine and Miller Park.

Houses tend to be larger in scale than those sited on streets in a grid pattern. A number of larger English Tudor style homes are present on this section of Military Drive and the larger lot sizes of the west side of the street reflect the split zoning. The buildings on this block vary in size and character ranging in height from one- to two-stories. The architectural character of the area reflects the popular styles of the era that are found throughout the Yalecrest neighborhood. The period revival cottage is the largest category of building type. To the north of the property is a one story English Tudor style home. To the south, is a one-and-a-half story Tudor home.

This property is one of the smaller lots in the subdivision and accommodates a single story period revival cottage. The residence exhibits influences of the Jacobethan style including a decorative door surround, clipped gable, exposed chimney and brick wall surface. The primary roofline runs parallel to the street and the detailed side entrance emphasizes the asymmetry of the front façade. The rear of the house appears to be covered by a shallow pitched hipped roof that ties into the roof edge of the front gable.

The applicant proposes to construct a second story addition that would accommodate an additional 1,077 square feet of living space. The proposed alterations to the building would raise the front roof ridge height approximately 4’6” by increasing its pitch and removing the side clipped gable. The original roofline at the rear of the building would be replaced with another gabled roof that mimics the new primary roof form. The middle section of the second floor would be covered by a shallow pitched roof with side walls set in from the roof edge and anchored by the ridgelines of the side gables. A new window is proposed within each of the new gables. A large shed dormer extends the width of the new gable to the rear. New windows are proposed within the existing gable ends. Proposed materials include brickwork, stucco with applied half-timbering and corbels, an asphalt shingle roof and new windows and doors.

[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>

Comments

Public Comments

No public comment regarding this application has been received.

Project Review

Zoning Considerations

The property is located in the Yalecrest National Register Historic District and subject to the temporary land use regulations recently enacted for the area. The base zoning of the property is R-1-5000, Special Development Pattern Residential, the purpose of which is “to provide for conventional single-family residential neighborhoods with lots not less than seven thousand square feet in size.” The property is also located within the YCI, Yalecrest Compatible Infill Overlay District, the goal of which is “to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.”

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.

The development standards of the zoning district and the Compatible Residential Infill Development Ordinance requirements of the Yalecrest Overlay District will be verified prior to issuance of a building permit. Insufficient detail was provided to fully evaluate compliance at this time.

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

Continue: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

21A.34.020 H Historic Preservation Overlay District:

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:

Standard 1:

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 for Standard 1: No changes are proposed in the use of the building for residential purposes.

Finding for Standard 1: The project is consistent with this standard.

Standards 2 and 5:

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

Applicable Design Guidelines for Standard 2 and 5

Basic Principles for New Additions

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. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

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.

Design Standards for Windows

3.2 Preserve the position, number, and arrangement of historic windows in a building wall. Enclosing a historic window opening in a key character-defining façade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new window may be considered on rear walls.

Design Standards for Architectural Details

Background: Architectural details play several roles in defining the character of a historic structure; they add visual interest, define certain building styles and types, and often showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes often associated with particular styles and therefore their preservation is important.

Design Standards for Roofs

Policy: The character of a historical roof should be preserved, including its form and materials whenever feasible.

Background

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. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

Although the function of a roof is to protect a house from the elements, it also contributes to the overall character of the building. Historically the roof shape was dictated by climatic considerations, which determined roof forms and pitch. Salt Lake City has seen the construction of various

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 ridge line when possible.

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.

8.2 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.

8.5 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.

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.

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 for Standards 2 and 5: The historic architectural character of this house as an expression of the period revival cottage, the largest category of building types in the Yalecrest neighborhood. As mentioned above, principle characteristics of the property include:

- single story scale and period cottage form
- an asymmetrical facade with the primary ridgeline running parallel to the street and a shallow pitched hipped roof form to the rear
- Clipped gable
- Decorative brick chimney

A historically important architectural feature of the building type and district is the pattern of rooflines and overall simplicity of massing of the single story buildings. The prominence of the roof forms at the front of the buildings is emphasized by the visually subordinate height and profile of the rear rooflines. This distinctive spatial relationship contributes to the historic character of the property, streetscape and district.

To achieve a second story addition, the proposed alterations to the house would raise the roof and wall height at the front of the building and alter the design of the existing side gables. The middle section of the second floor would be covered by a shallow pitched roof with side walls set in from the roof edge, and anchored by the ridgelines of the side gables. These alterations would visually affect the characteristic scale and massing of this house type, and the variety of building forms distinctive of this area of the neighborhood. The proposed addition fails to take the steps recommended by several of the design guidelines mentioned above to ensure that the historic character of the property would not be adversely affected. The mass and scale of the building and arrangement of roof forms would be altered such that the historical and architectural integrity of the property and district would be diminished.

Finding for Standards 2 and 5: Staff concludes that the loss of important historic fabric and alterations of character-defining features is anticipated as a result of the proposed construction. As such, the proposal fails to preserve and retain character-defining features of the house which would compromise the historical and architectural integrity of the property, neighborhood and district and thus conflicts with the intent of this standard.

Standard 3

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;

Applicable Design Guidelines for Standard 3

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.

Analysis for Standard 3: This project does not involve alterations that seek to create a false sense of historic.

Finding for Standard 3: This standard is not applicable.

Standard 4

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

Analysis for Standard 4: This project does not involve any prior alterations or additions that have acquired historic significance in their own right.

Finding for Standard 4: This standard is not applicable.

Standard 6

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 for Standard 6: This project does not involve the repair or replacement of missing architectural features.

Finding for Standard 6: This standard is not applicable.

Standard 7

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 for Standard 7: No chemical or physical treatments are proposed as part of this request.

Finding for Standard 7: This standard is not applicable.

Standard 8

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 for Standard 8: Since the proposed addition is incongruous with the size, scale and character of the building as described above, this standard is not directly relevant in this case.

Finding for Standard 8: This standard is not applicable.

Standard 9

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 for Standard 9: The extent of the proposed alterations would make it highly unlikely that the property would be restored to its original appearance. Although the new second story addition could be considered incompatible with the size, scale, massing and architectural detailing of the existing building base on the analysis in this staff report, it would be distinguishable from the old.

Finding for Standard 9: In this case, the construction of a second story addition would create an appearance that is inconsistent with the historic character of the building and the intent of this standard.

Standard 10

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;

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 for Standard 11: Signage is not a component of this project.

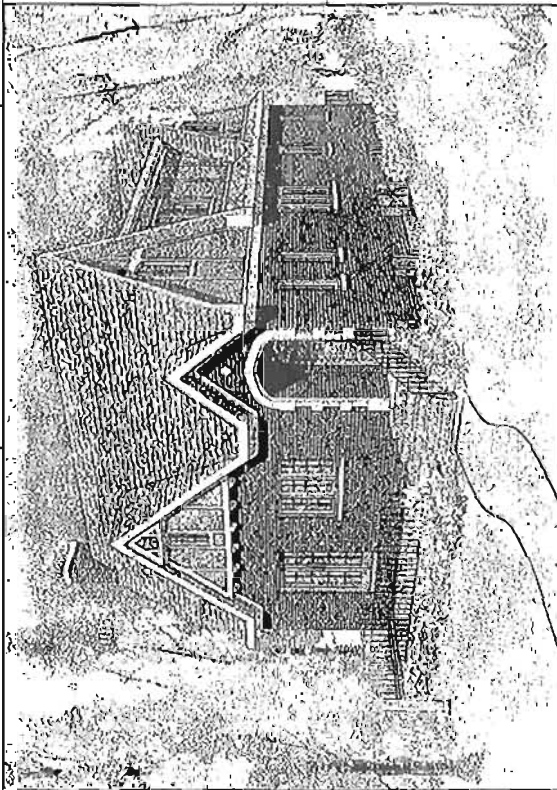
Finding for Standard 11: This standard does not apply to the proposed project.

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

Analysis and Finding for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case, with pertinent design guidelines identified above.

Attachment A

Application



Barber Residence

Project Address: 997 Military Drive
Salt Lake City, Utah
Permit Set
April 19, 2010

Project Design Team

Project Architect
SugarHouse Architects
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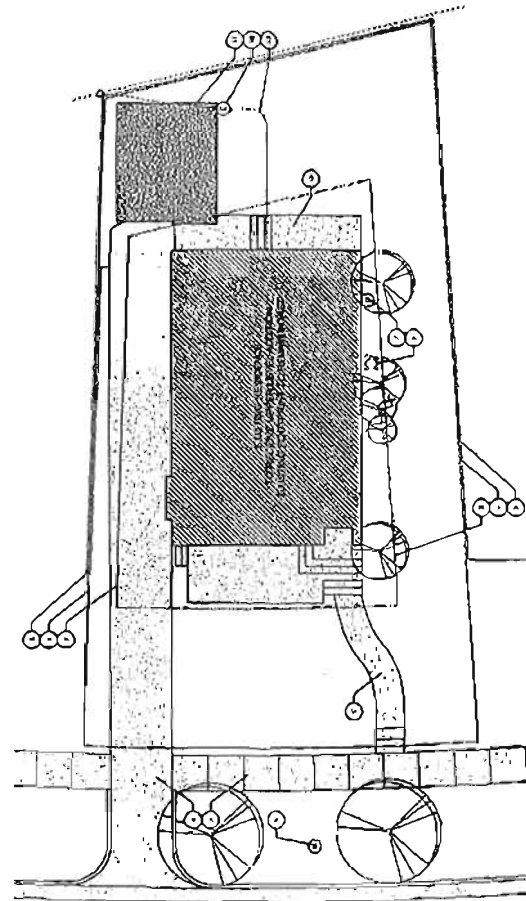
Sheet Index

- G-001 COVER SHEET/SITE PLAN
- A-101 FLOOR PLANS
- A-201 EXTERIOR ELEVATIONS
- A-202 EXISTING CONDITIONS
- A-203 EXTERIOR ELEVATIONS
- A-301 BUILDING WALL SECTIONS
- E-101 MEP PLANS
- S-100 STRUCTURAL GENERAL NOTES
- S-101 FOOTING/FRAMING PLANS
- S-102 STRUCTURAL DETAILS
- S-104 STRUCTURAL DETAILS

Applicable Codes

ALL WORK MUST COMPLY WITH THE FOLLOWING BUILDING CODES:

- 2006 IRC
- 2006 IPC
- 2006 IMC
- 2005 NEC
- 2006 IECC



Barber Residence
997 Military Drive
Salt Lake City, UT

REVISIONS

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PROJECT INFORMATION

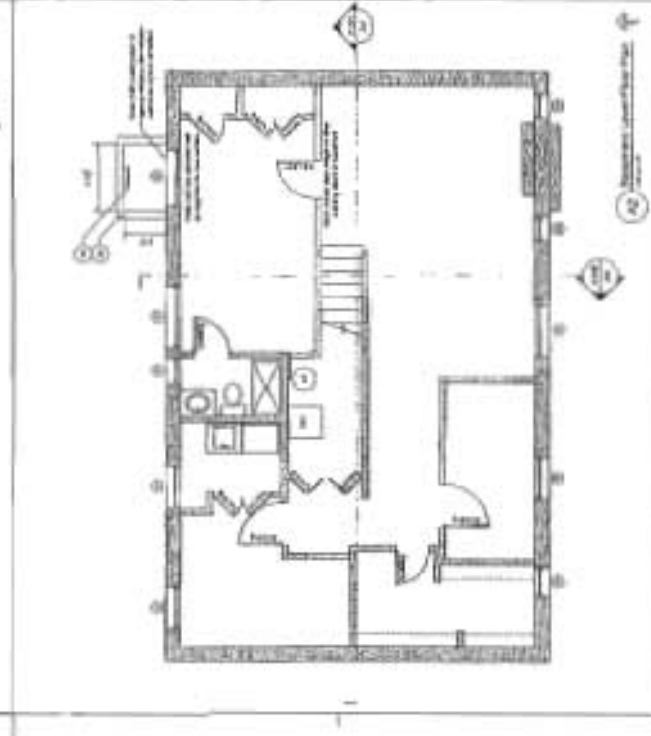
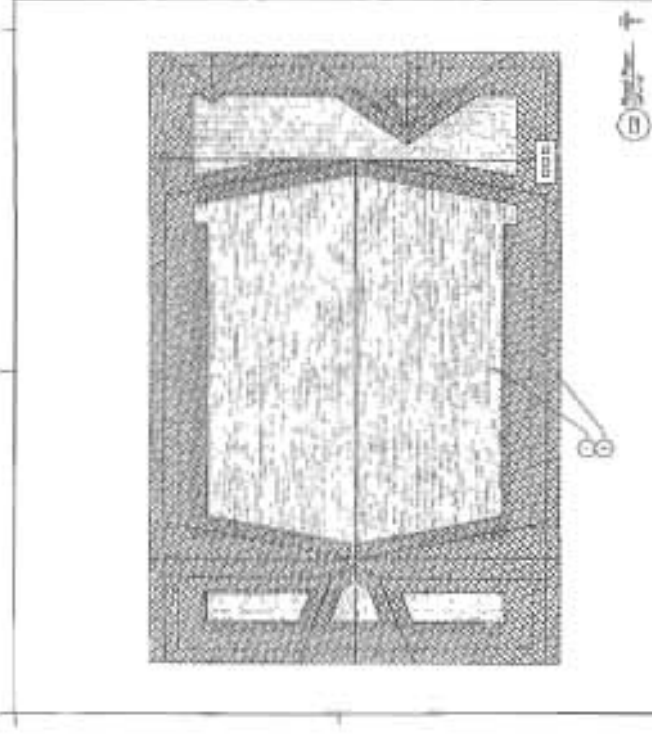
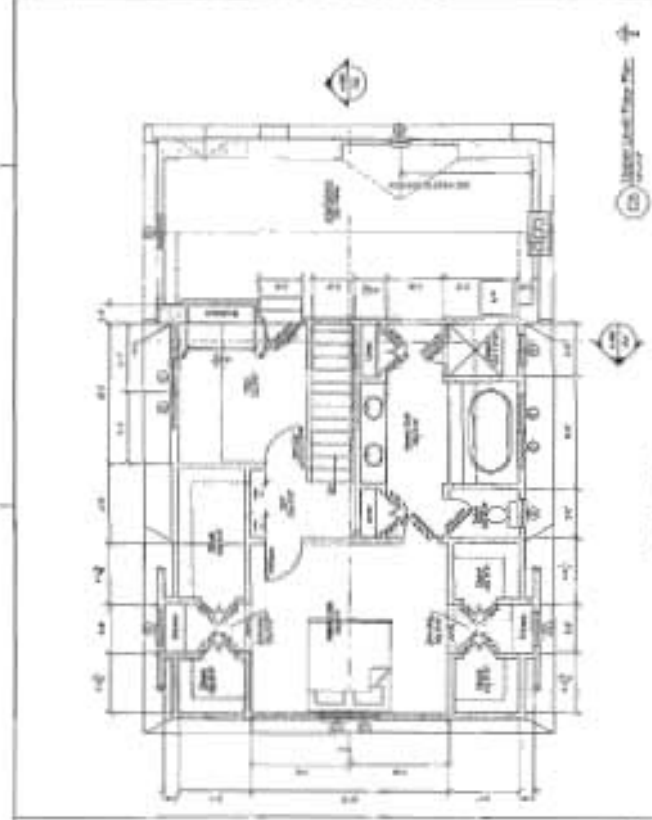
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Super House
 10000 SUPER HOUSE DRIVE
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 WASHINGTON, DC 20004
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 FAX: (202) 462-1001
 WWW.SUPERHOUSE.COM

Berrier Residence
 107 Military Drive
 Salt Lake City, UT

NO. 101	DATE	BY
101	10/10/00	J.M.
<p>A-101</p>		
<p>PROJECT NO.</p>		
<p>DATE</p>		
<p>BY</p>		



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Berber Residence

997 Military Drive
 Salt Lake City, UT

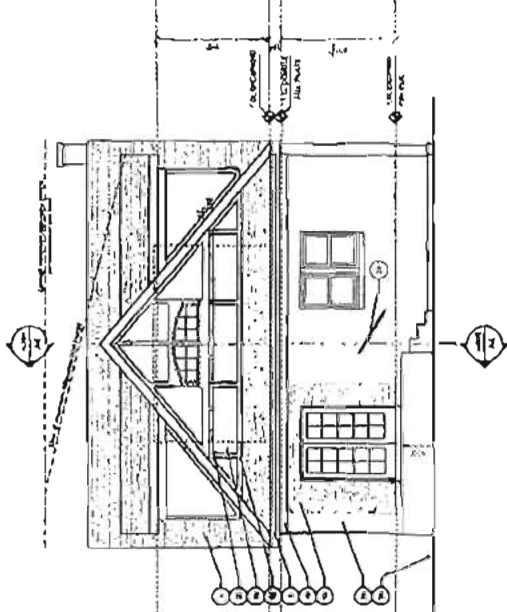
Sheet: _____
 Date: _____

Project No:
 Date: 11/14/2010

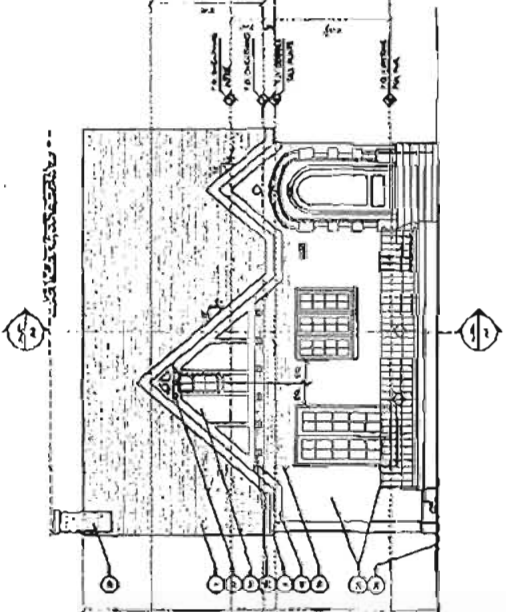
A-201

Permit Set

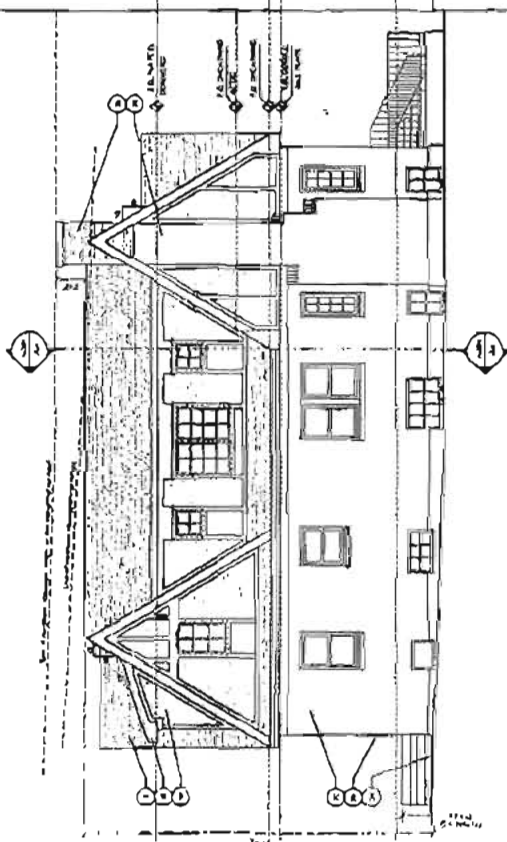
- NOTES:**
1. OWNER PROVIDED FOR 1/2" x 1/4" x 1/4" (1/2" x 1/4" x 1/4")
 2. ALL FINISHES TO BE AS SHOWN ON DRAWINGS UNLESS NOTED OTHERWISE.
 3. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH BUILDING CODE.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH PLUMBING CODE.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH ELECTRICAL CODE.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH MECHANICAL CODE.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH FIRE CODE.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH ENERGY CODE.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH ENVIRONMENTAL CODE.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH HEALTH AND SAFETY CODE.
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH LAND USE CODE.
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH TRANSPORTATION CODE.
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH WATER RESOURCES CODE.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH WILDLIFE AND FISH CODE.
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH AIR QUALITY CODE.
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH CLIMATE CHANGE CODE.
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH HISTORIC PRESERVATION CODE.
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH CULTURAL HERITAGE CODE.
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH ARCHITECTURAL HERITAGE CODE.
 21. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH MONUMENTS AND HISTORIC PRESERVATION CODE.
 22. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC LANDMARKS CODE.
 23. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC PRESERVATION CODE.
 24. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC LANDMARKS CODE.
 25. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC PRESERVATION CODE.
 26. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC LANDMARKS CODE.
 27. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC PRESERVATION CODE.
 28. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC LANDMARKS CODE.
 29. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC PRESERVATION CODE.
 30. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 UTAH NATIONAL HISTORIC LANDMARKS CODE.



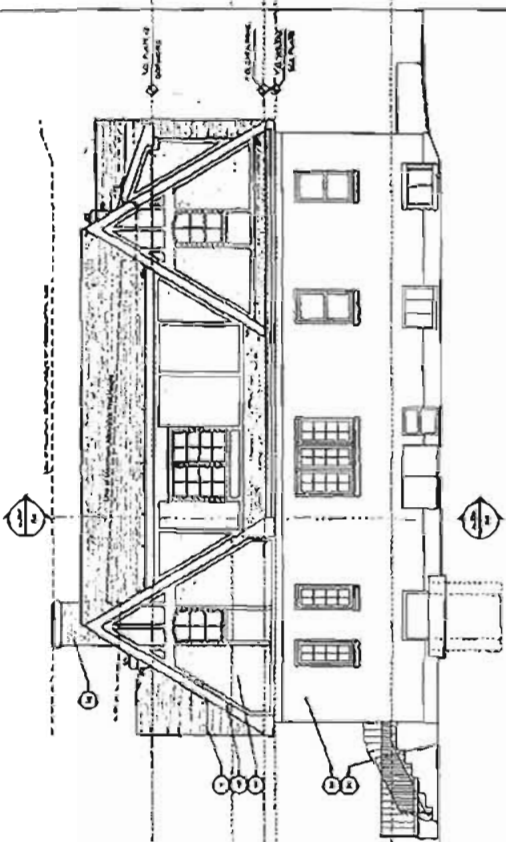
(C4) East Elevation



(A4) West Elevation



(C2) North Elevation



(A2) South Elevation

SuperFlow
 20000 Highway 101
 Suite 100, San Diego, CA 92108
 Tel: 619.444.1234
 Fax: 619.444.1235
 www.superflow.com



Batter Residence
 227 Battery Drive
 San Luis Obispo, CA

Project No.
 Date
 Scale
 1/8" = 1'-0"

E-101

Project No.
 Date
 Scale

- LEGEND:**
1. WALL
 2. DOOR
 3. WINDOW
 4. FLOOR FINISH
 5. CEILING FINISH
 6. ROOF FINISH
 7. EXTERIOR FINISH
 8. INTERIOR FINISH
 9. MECHANICAL
 10. ELECTRICAL
 11. PLUMBING
 12. PAINT
 13. GLASS
 14. METAL
 15. WOOD
 16. CARPET
 17. TILE
 18. STAIR
 19. RAMP
 20. ELEVATOR
 21. CORE
 22. STRUCTURE
 23. EXISTING
 24. NEW

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
 14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 15. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 18. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 19. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
 21. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



Attachment B
Documentation

16-09-402-002



92373

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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	
1877 E MICHIGAN DORLAND, VIRGINIA C.	A	0/1	1939	ASBESTOS SIDING	COLONIAL REVIVAL	PERIOD COTTAGE	05		
1880 E MICHIGAN	A	1/0	1938	STRIATED BRICK	MINIMAL TRADITIONAL	SINGLE DWELLING PERIOD COTTAGE	05		CAPITOL BUILDING CO., BLDR.
1881 E MICHIGAN	A	0/0	1944	STRIATED BRICK	MINIMAL TRADITIONAL	SINGLE DWELLING DOUBLE HOUSE / DUPLEX	05		GADDIS INVESTMENT CO., BLDR.; +978 S. 1900 EAST
				ALUM./VINYL SIDING					
1886 E MICHIGAN	B	1/0	1940	SHINGLE SIDING REGULAR BRICK	MINIMAL TRADITIONAL	MULTIPLE DWELLING OTHER LATE 20TH C. TYPE	05		FEDERAL HOMES, BLDR.
903 E MILITARY DRIVE	C	0/0	1932	ALUM./VINYL SIDING	POST-WWII: OTHER	SINGLE DWELLING OTHER LATE 20TH C. TYPE	05		E.B. WICKS & CO; 2ND FLOOR ADDED?
904 E MILITARY DRIVE	A	0/0	1990 1928	STRIATED BRICK	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05		SAUEL BELLELL, DLDR. INTRICATE BRICK PATTERNING
				HALF-TIMBERING					
COLLISON, HALDON A. & 905 E MILITARY DRIVE	A	0/1	1955	STRIATED BRICK STONE:OTHER/UNDEF.	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	85 05		
HODSON, MARTELL 910 E MILITARY DRIVE	A	0/1	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR JACOBETHAN REVIVAL	SINGLE DWELLING PERIOD COTTAGE	05		SAMUEL CAMPBELL, BLDR.
911 E MILITARY DRIVE	B	0/0	1927	STRIATED BRICK	PERIOD REVIVAL: OTHER	SINGLE DWELLING PERIOD COTTAGE	05		HENNING HENDERSON, BLDR.; REAR, ADDN
				CLAPBOARD SIDING					
916 E MILITARY DRIVE	A	0/1	1928	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05		SAMUEL CAMPBELL, BLDR.
917 E MILITARY DRIVE	B	0/0	1955	STRIATED BRICK WOOD:OTHER/UNDEFINED	JACOBETHAN REVIVAL FRENCH NORMAN	SINGLE DWELLING PERIOD COTTAGE	05		
MIKAN, MILTON J. 922 E MILITARY DRIVE	B	0/1	1928	STRIATED BRICK STUCCO/PLASTER	ENGLISH TUDOR ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05		SAMUEL CAMPBELL, BLDR.
						SINGLE DWELLING			

?=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

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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
925 E MILITARY DRIVE	B	0/1	1927	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	NICHOLSON LIVINGSTON, BLDR.; BARTILE (1960)
928 E MILITARY DRIVE	A	0/1	1988	HALF-TIMBERING				
EMERTSON, A.B.								
932 E MILITARY DRIVE	B	0/1	1979	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	
			1928	MULTI-COLOR BRICK				
938 E MILITARY DRIVE	A	0/1	1928	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	SAMUEL CAMPBELL, BLDR.; BARTILE
				HALF-TIMBERING				
944 E MILITARY DRIVE	A	0/1	1928	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	SAMUEL CAMPBELL, BLDR.; DUAL CHIMNEYS
				HALF-TIMBERING				
947 E MILITARY DRIVE	C	0/1	1930	STUCCO/PLASTER	PERIOD REVIVAL- OTHER	SINGLE DWELLING	05	
DOWELL, J.G.								
953 E MILITARY DRIVE	A	0/0	1931	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	
THOMAS, C.P.								
954 E MILITARY DRIVE	B	1/0	1928	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	SAMUEL CAMPBELL, BLDR.
				HALF-TIMBERING				
964 E MILITARY DRIVE	C	0/1	1978	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	
				HALF-TIMBERING				
965 E MILITARY DRIVE	A	1/0	1930	STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING	05	
PIERPONT, T.F.								
966 E MILITARY DRIVE	A	1/0	1928	STRIATED BRICK	ENGLISH TUDOR	PERIOD COTTAGE	05	SAMUEL CAMPBELL, BLDR.
				HALF-TIMBERING				
968 E MILITARY DRIVE	A	1/0	1929	STRIATED BRICK	ENGLISH TUDOR	SINGLE DWELLING	05	
				HALF-TIMBERING				

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Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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
969 E MILITARY DRIVE	B 0/0		1941	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE	05	RELIANCE BUILDING CO.; REAR 2 STORY ADDN.
972 E MILITARY DRIVE	B 0/1	2	1929	STRIATED BRICK REGULAR BRICK	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	SAMUEL CAMPBELL, BLDG.; BARTILE (1966)
975 E MILITARY DRIVE	A 0/0	1.5	1941	STRIATED BRICK CLAPBOARD SIDING	COLONIAL REVIVAL NEOCLASSICAL	SINGLE DWELLING PERIOD COTTAGE	05	RELIANCE BUILDING CO.
976 E MILITARY DRIVE	A 0/0	2	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	
989 E MILITARY DRIVE	B 0/1	2	1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	BARTILE
CARLSON, E.A. 994 E MILITARY DRIVE	A 0/0	1.5	1926	STRIATED BRICK	DUTCH COLONIAL REVIVAL	SINGLE DWELLING PERIOD COTTAGE	05	LST BLDG. PERMIT FOR BOWERS BLDG. CO.
PYOTT, WILFORD H. & ELSIE, 997 E MILITARY DRIVE	A 0/1	1.5	1926	STRIATED BRICK	ENGLISH COTTAGE JACOBETHAN REVIVAL	SINGLE DWELLING PERIOD COTTAGE	85 05	T.L. NEWTON, BLDG.
MR. WILSON 1001 E MILITARY DRIVE	B 1/0	1	1931	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	H. HENDERSON, BLDG.
1009 E MILITARY DRIVE	B 1/0	1	1984 1927	STRIATED BRICK ALUM./VINYL SIDING	DUTCH COLONIAL REVIVAL	SINGLE DWELLING PERIOD COTTAGE	05	GEORGE BOWLES & SON, BLDG.
1021 E MILITARY DRIVE	A 0/0	1.5	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	
EXETER, H. 1030 E MILITARY DRIVE	B 0/0	1.5	1940	REGULAR BRICK ALUM./VINYL SIDING	NEOCLASSICAL	SINGLE DWELLING WWII-ERA COTTAGE	05	
LOBB, CHARLES 1041 E MILITARY DRIVE	A 0/0	1	1969 1935	STONE VENEER	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	RANDOM RUBBLE-ANDERSON & YOUNG
ANDERSON, EDWARD O. &		1.5			ENGLISH COTTAGE	SINGLE DWELLING	85	

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Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

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
1049 E MILITARY DRIVE	A	0/1	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	05	SORENSEN BUILDING COMPANY
1055 E MILITARY DRIVE	A	1.5	1926	STUCCO/PLASTER	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	SORENSEN BUILDING CO.; TREES; 1968 GARAGE
WHITNEY, CHAUNCEY				STRIATED BRICK				
1059 E MILITARY DRIVE	C	1.5	1926	STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	85 05	SORENSEN BUILDING COMPANY
1064 E MILITARY DRIVE	A	1/0	1926	REGULAR BRICK COBBLESTONE	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	BUILT BY S.H. WORTHEN JR.
YOUNG, WILLIAM H. & RUTH,				REGULAR BRICK				
1065 E MILITARY DRIVE	A	1/0	1926	REGULAR BRICK HALF-TIMBERING	BUNGALOW ENGLISH TUDOR	SINGLE DWELLING BUNGALOW	85 05	SORENSEN BUILDING COMPANY
1073 E MILITARY DRIVE	A	1/0	1926	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	SORENSEN BUILDING COMPANY
1074 E MILITARY DRIVE	A	0/1	1927	COBBLESTONE STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	05	BUILT BY S.H. WORTHEN JR.
COLE, WILLIAM A. & HAZEL,				STRIATED BRICK				
1085 E MILITARY DRIVE	C	0/0	1926	STRIATED BRICK	ENGLISH COTTAGE	SINGLE DWELLING PERIOD COTTAGE	85 05	SORENSEN BUILDING COMPANY
1086 E MILITARY DRIVE	B	0/0	1927	STRIATED BRICK HALF-TIMBERING	ENGLISH COTTAGE ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	DORMER
EMMERTSON, J.P.								
1339 E NORMANDIE	B	0/0	1929	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	OLOF NILSON, BLDG.; BARTILE
JPHONSON, FRANK A. & EDNA								
1341 E NORMANDIE	A	1/0	1928	STRIATED BRICK	ENGLISH TUDOR	SINGLE DWELLING PERIOD COTTAGE	05	BOWERS BDLG. & INVESTMENT CO.
COTTAM, S./HANSEN, G. AARON				HALF-TIMBERING				
1343 E NORMANDIE	A	0/1	1939	REGULAR BRICK	NEOCLASSICAL	SINGLE DWELLING PERIOD COTTAGE SINGLE DWELLING	05	reliance BUILDING COMPANY

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ZONING REVIEW CORRECTION SHEET

MAY 11, 2010

Project Name: Barber Residence 2nd Story Addition
Project Address: 997 South Military Drive
Contact Person: Phil Winston
Telephone: 801-573-9491
E-Mail: winuzzi@aol.com
Fax: 801-608-7538

Log Number: BLD2010-02541
Zoning District: R-1/5000 YC/H
Reviewer: Alan R. Michelsen
Telephone: 801-535-7142
E-mail: alan.michelsen@slcgov.com
Fax: 801-535-7750

COMMENTS

Please respond in writing to each of the items below. Revise plans where appropriate. For follow-up review attach written responses to the revised plans and resubmit to this office. During the review process you will be responsible for insuring that all sets of plans submitted for review are maintained in complete and accurate condition. Please call me directly if you have questions or concerns.

- 1) The site plan does not scale out to match the legal description of the lot. Please provide a dimensioned site plan that scales out to match the lots legal description so that other information such as maximum wall height and setbacks can be accurately verified.
- 2) Please provide a copy of the Upper Yale Park subdivision plat. Please be advised that if the subdivision plat contains information that differs from the zoning ordinance then the subdivision plat shall take precedence.
- 3) So that we can accurately verify front yard setback data please provide a front yard setback dimension and indicate where the front yard setbacks were measured from, i.e. property line, back of sidewalk, back of curb, etc.
- 4) So that we can accurately verify building and wall height please indicate on your elevation plans whether the grade show is existing or proposed. If there will be grade changes please show where both existing and proposed grades strike the foundation walls.
- 5) The north arrow on your floor plans (sheet A-101) appears to be pointed south. Please clarify that the proposed window well will not encroach into the driveway.
- 6) Historic Landmark approval is required. Please provide a copy of the Certificate of Appropriateness for permit issuance.
- 7) The proposed electrical meter location on the existing garage requires approval as a Routine and Uncontested Special Exception. For information on obtaining this approval please contact Thomas Irvin at 801-535-7932.
- 8) Prior to permit issuance please submit two copies your interior plumbing plans that have been stamped and approved by the Department of Public Utilities. For information on obtaining this approval, submit two sets of plans to Peggy Garcia at 1530 South West Temple or phone (801) 483-6727.

Attachment C
Photographs



Streetscape



975



996



989

Street scape



1069



1081



1021