

**HISTORIC LANDMARK COMMISSION  
STAFF REPORT**



Planning Division  
Department of Community and  
Economic Development

**Dewey Residence  
Major Alterations  
1724 E Princeton Avenue  
PLNHLC2010-00214  
June 2, 2010**

**Applicant:** Jon Dewey,  
property owner

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

**Tax ID:** 16-09-454-004

**Current Zone:** R-1-5000  
(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:** 0.13 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 Jon Dewey, property owner, for major alterations to the single-family residence located at 1724 E Princeton Avenue. 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 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 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, 5, 6, and 10 of the Zoning Ordinance, and would be inconsistent with Design Guidelines 2.9, 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 south side of Princeton Avenue and lies within the Yalecrest National Register Historic District designated in 2007. This property, located at 1724 E Princeton Avenue, is part of the Princeton 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.<sup>[1]</sup> 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.<sup>[2]</sup> 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 development pattern within this area of the Yalecrest neighborhood reflects an even topography, a regular grid type street pattern with small rectangular lots, and a residential character. The buildings along this block are primarily single story residences. The architectural character of this subdivision reflects the most popular styles found in the Yalecrest neighborhood, the English Cottage and English Tudor styles. The visual cohesiveness of this part of Princeton Avenue resides in the relationship between the similar lot sizes, front and side yard setbacks, and architectural forms found within the consistent single story scale of the block face.

The property is a single story period revival cottage, the popular house type predominantly found within the district. This variant of the English Tudor style cottage features an asymmetrical façade, brick masonry wall surface, half-timbering in the cross-wing like gable, and a front chimney. However, it is less ornate than many period cottages in the area. A rectangular floor plan with a side-passage configuration, the primary roofline runs parallel to the street. The rear of the house is covered by a shallow pitched hipped roof that ties into the ridge of the front gable.

The applicant proposes to construct a second story addition that would accommodate a master bedroom. The proposed alterations would remove the original hipped roof at the rear of the building. A new gabled roof with an 8/12 pitch would run from the existing plane of the rear wall, intersect the front gable and extend above the ridge. New gabled dormers would be located on each side of the house toward the rear. These dormers would be stucco clad with imitation half-timbering. New windows are proposed within the existing gable ends on each side of the building with replacement of the existing siding and trim material with a fiber-cement material. New rear entry steps are also proposed to replace the existing. The proposed roofing material will match the existing asphalt shingles.

## **Comments**

### **Public Comments**

No public comment regarding this application has been received.

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[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

### 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, Single Family Residential, the purpose of which is “to provide for conventional single-family residential neighborhoods with lots not less than five 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 project appears to meet the development standards of the zoning district and the Compatible Residential Infill Development Ordinance requirements of the Yalecrest Overlay District which will be verified prior to building permit issuance.

## ***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.

**8.5 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:** This is a period revival cottage that is less ornate than many of the English style cottages in the neighborhood. Principle characteristics of the property include:

- Single story scale and period cottage form

- An asymmetrical facade with a ridgeline running parallel to the street and shallow pitched hipped roof form to the rear
- Imitation half-timbering in the gabled entrance with panels filled with stucco
- Decorative brick chimney

A historically important architectural feature of the building type, and this streetscape, is the pattern of cross-gables forming the rooflines and the overall simplicity of massing of the mostly single story buildings. The prominence of the rooflines at the front of the buildings is emphasized by the visually subordinate height and profile of the roof forms used to the rear. 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 change the form of the roofline to the rear. These alterations would visually affect the characteristic scale and massing of this house type, and the balance within the cohesive scale of the immediate streetscape and this section 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 neighborhood would be diminished.

**Finding for Standards 2 and 5:** Based on the analysis above, staff concludes that alterations of character-defining features will not be avoided given the scope of the proposal. Although the proposed alterations, such as cutting new window openings, and addition are located on secondary facades in less conspicuous areas, the loss of important historic fabric is anticipated as a result of the 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 and neighborhood and 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;

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;

### Applicable Design Guidelines for Standards 6 and 10

**2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials.** In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building materials such as masonry, wood siding and asphalt shingles shall not be re-placed with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

**Analysis for Standards 6 and 10:** Some of the historic fabric toward the front of the building would be removed during the proposed remodel. The proposal includes the replacement of deteriorated siding in the side gables with a fiber cement material. Staff is of the opinion that if character-defining material is replaced with a substitute material on a number of buildings in a historic district, the historic character of the entire district may be seriously diminished.

**Finding for Standard 6 and 10:** The proposed replacement material (fiber cement) will have a negative effect on the historic character of this building and the district, and conflicts with these standards.

## 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;

### Applicable Design Guidelines for Standard 9

**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 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.

**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

SD1.2

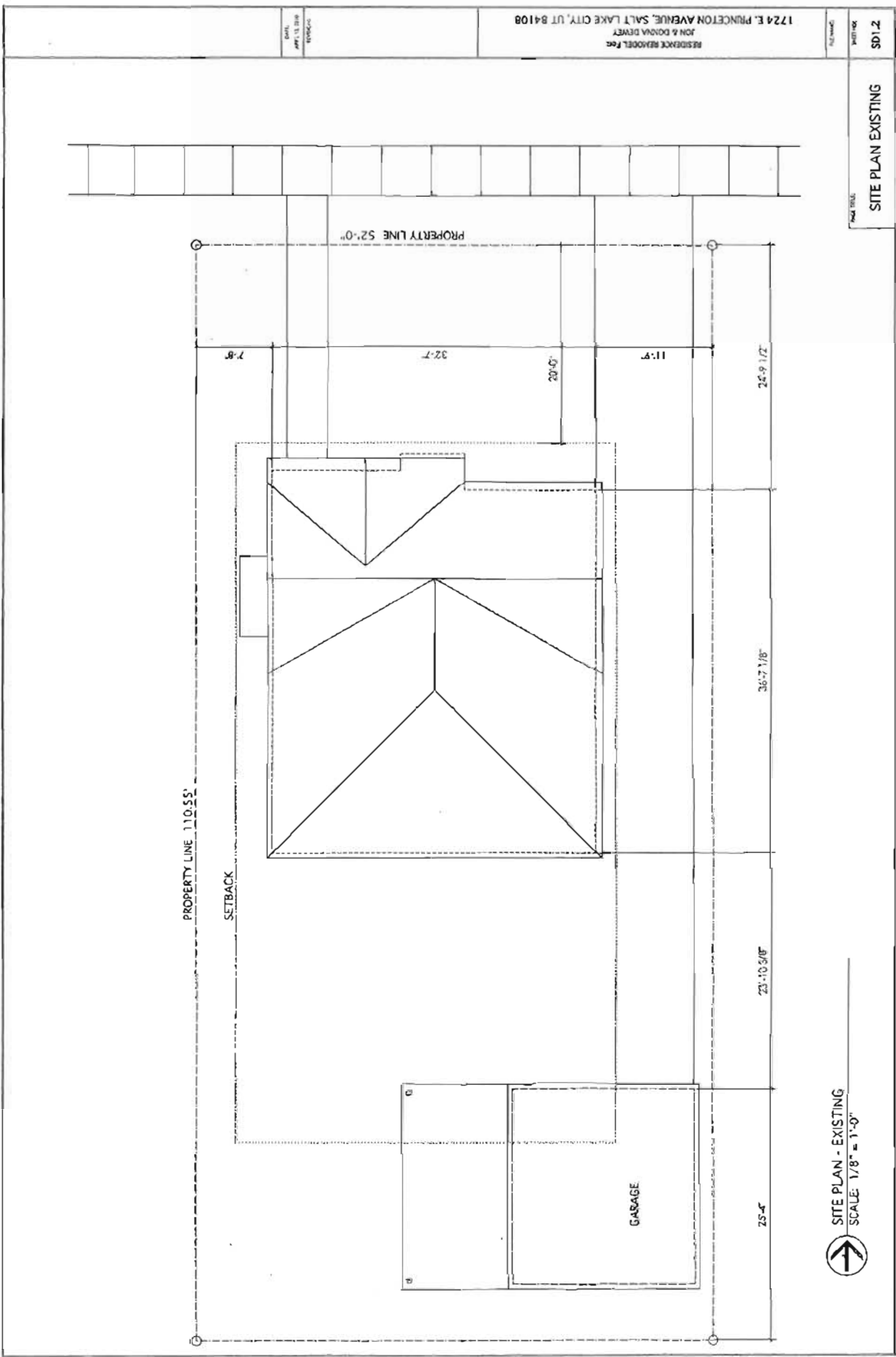
SITE PLAN EXISTING

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

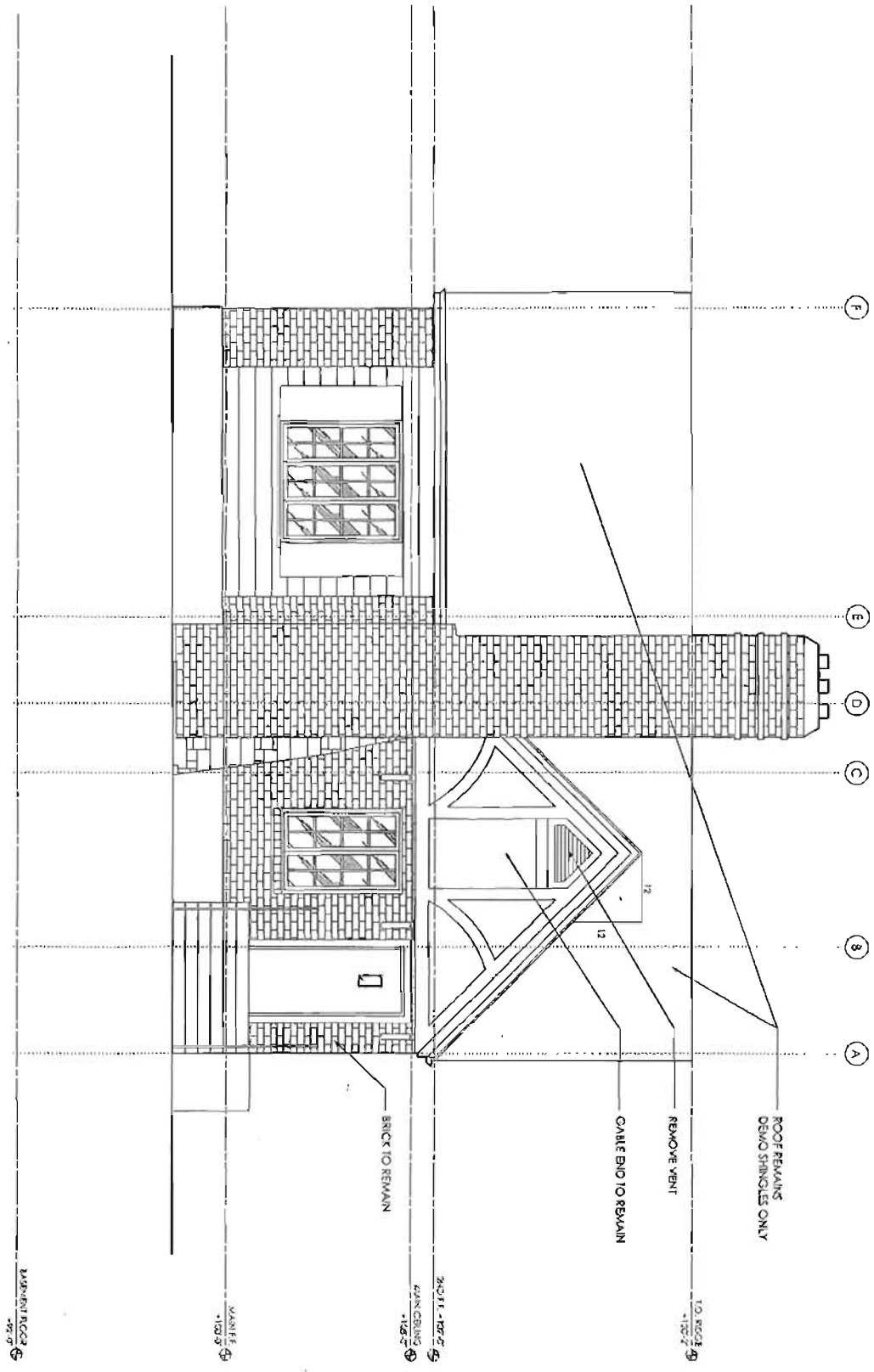


RESIDENCE REYNOLDS, Inc.  
JON & DARVA DEWEY  
1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE:  
APR 13, 2010  
PROJECT:  
RESIDENCE



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

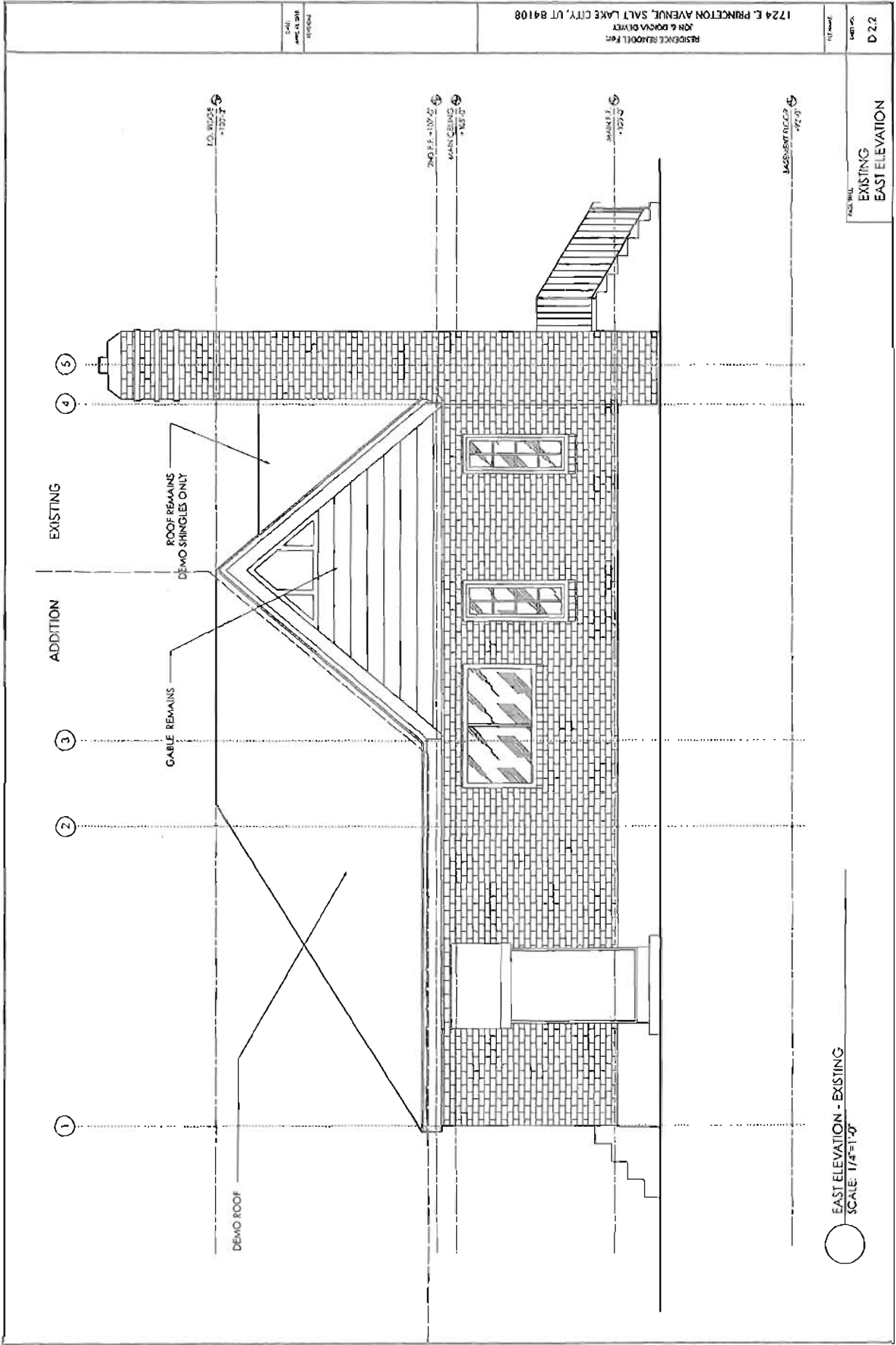


EXISTING  
NORTH ELEVATION

D 21

RESIDENCE REMODEL For:  
JON & DONNA DEWEY  
1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE:  
APRIL 11, 2018  
PROJECT:



EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"

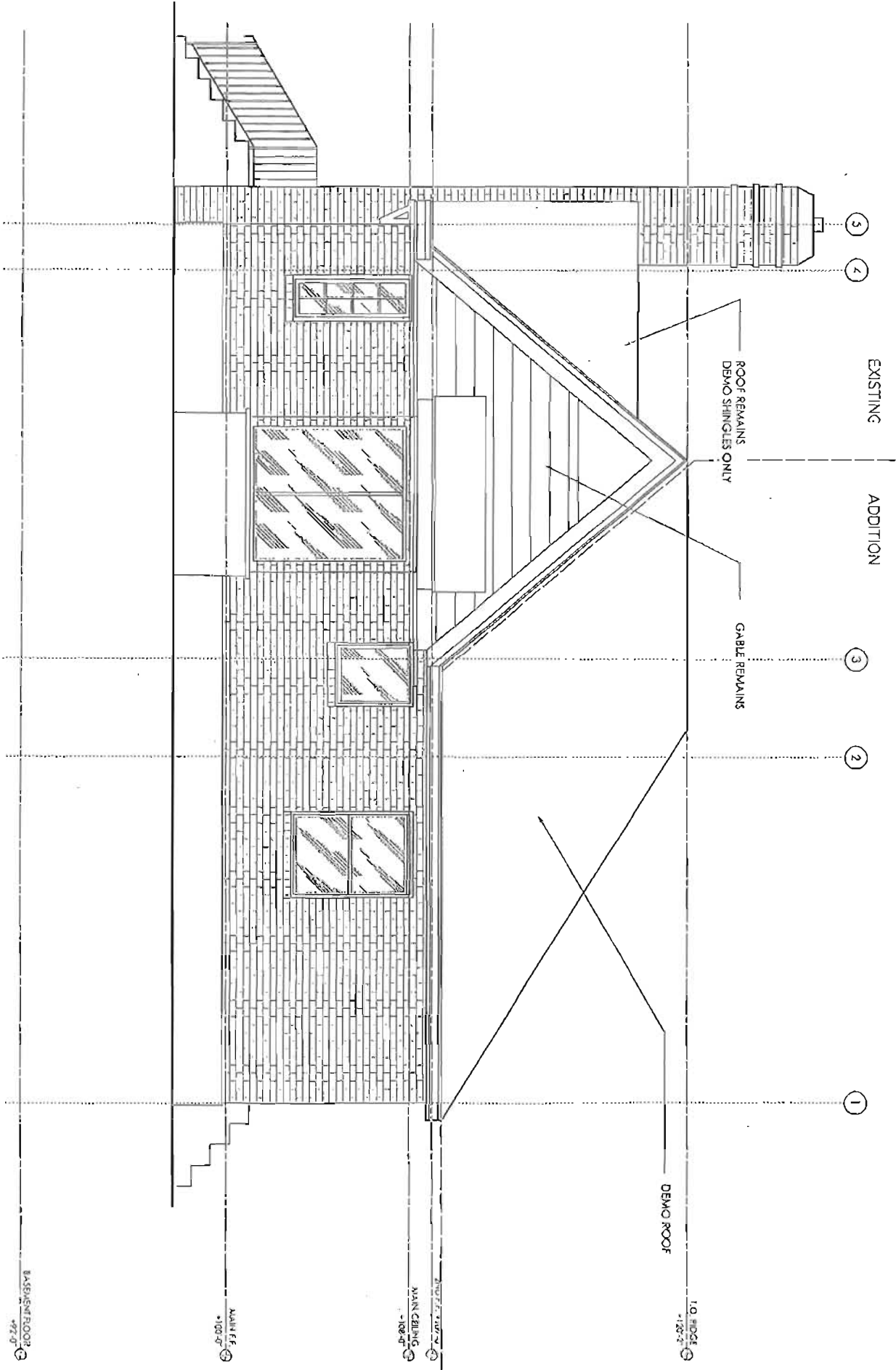
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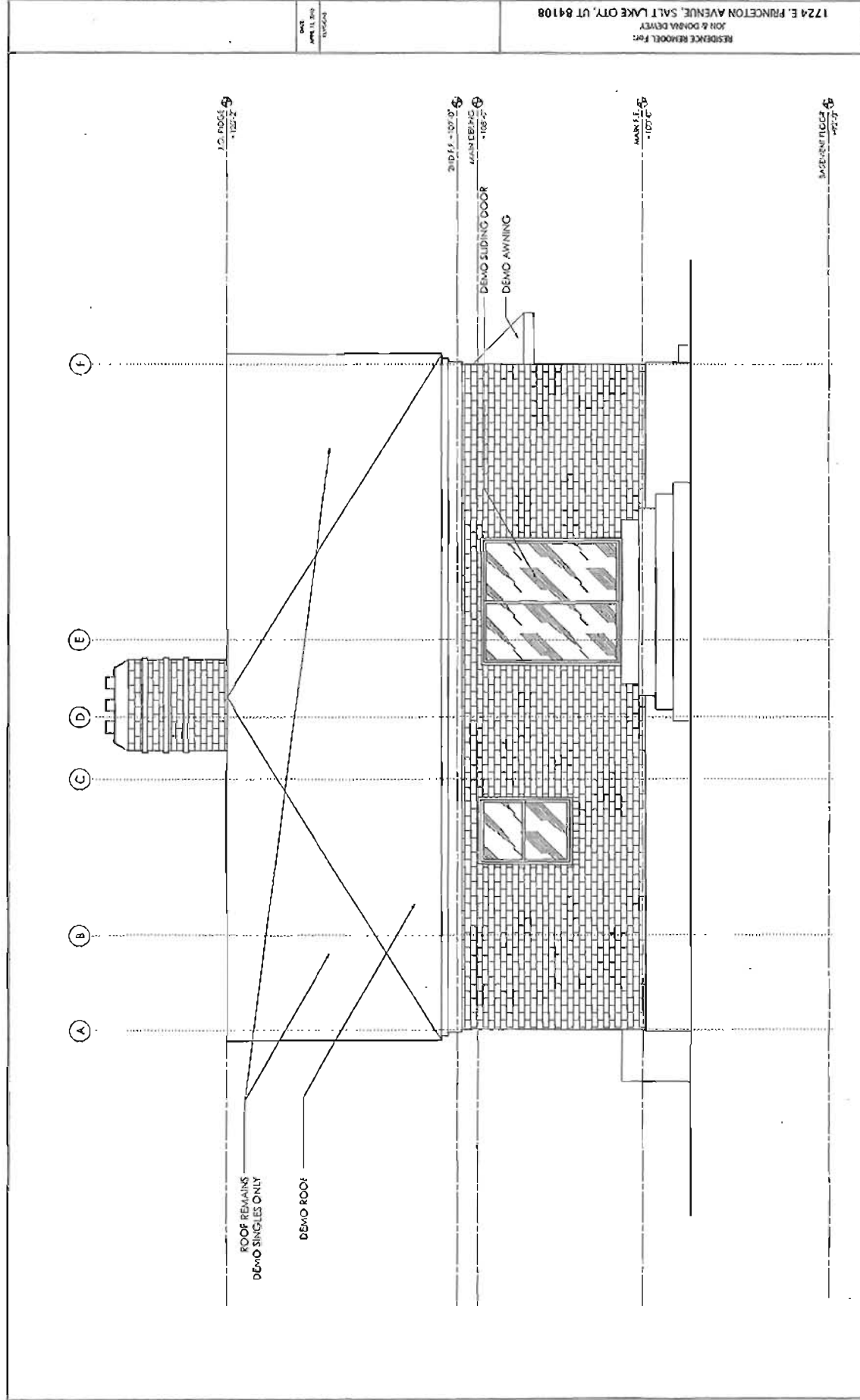
D 2.2

RESIDENCE REBUILT FOR  
JON & DEBRA DRYER  
1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE: APR 14 2014  
BY: JLD

WEST ELEVATION - EXISTING





SOUTH ELEVATION - EXISTING  
 SCALE: 1/4"=1'-0"

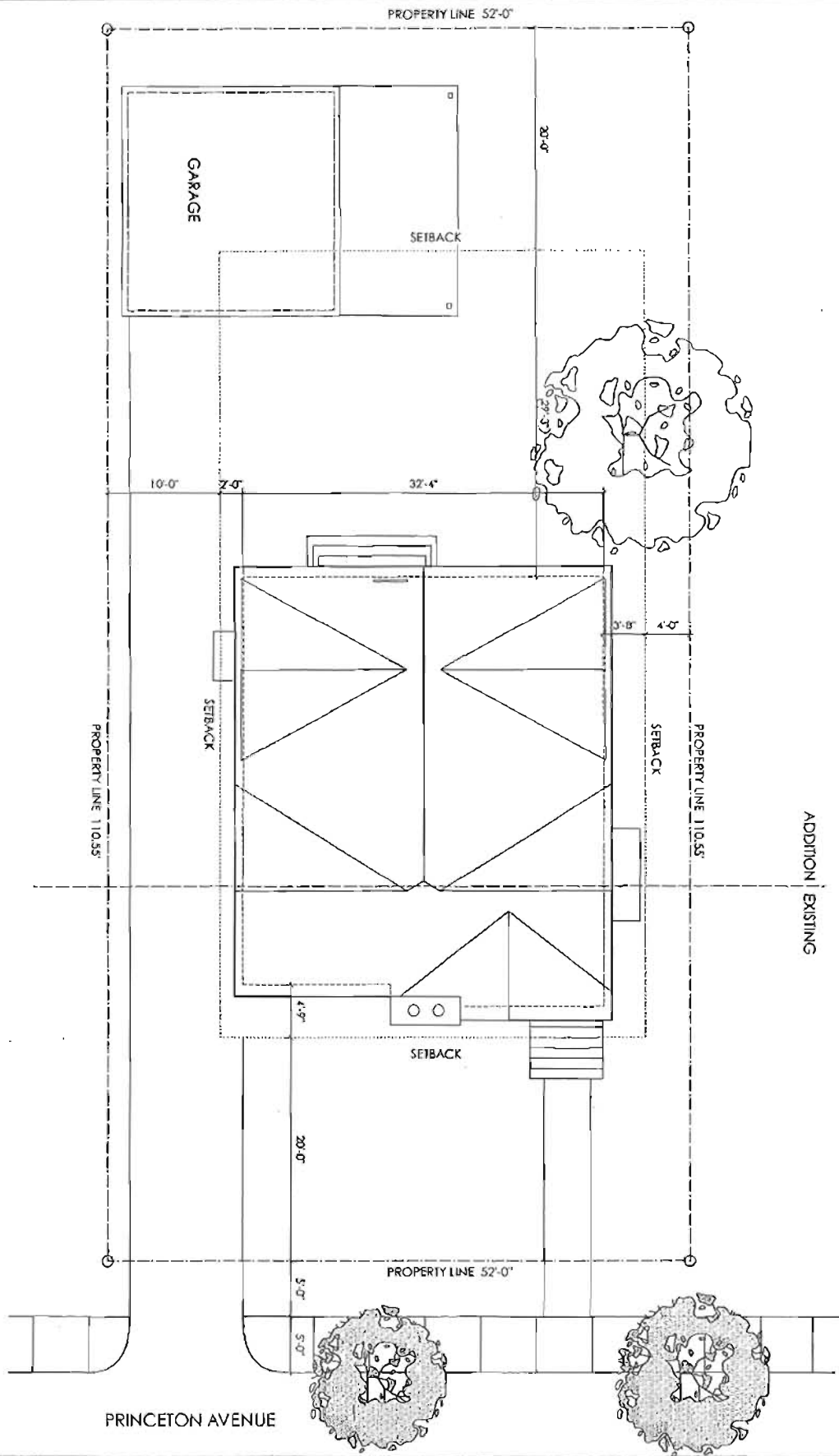




SITE PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING AREA:  
1,203 SF

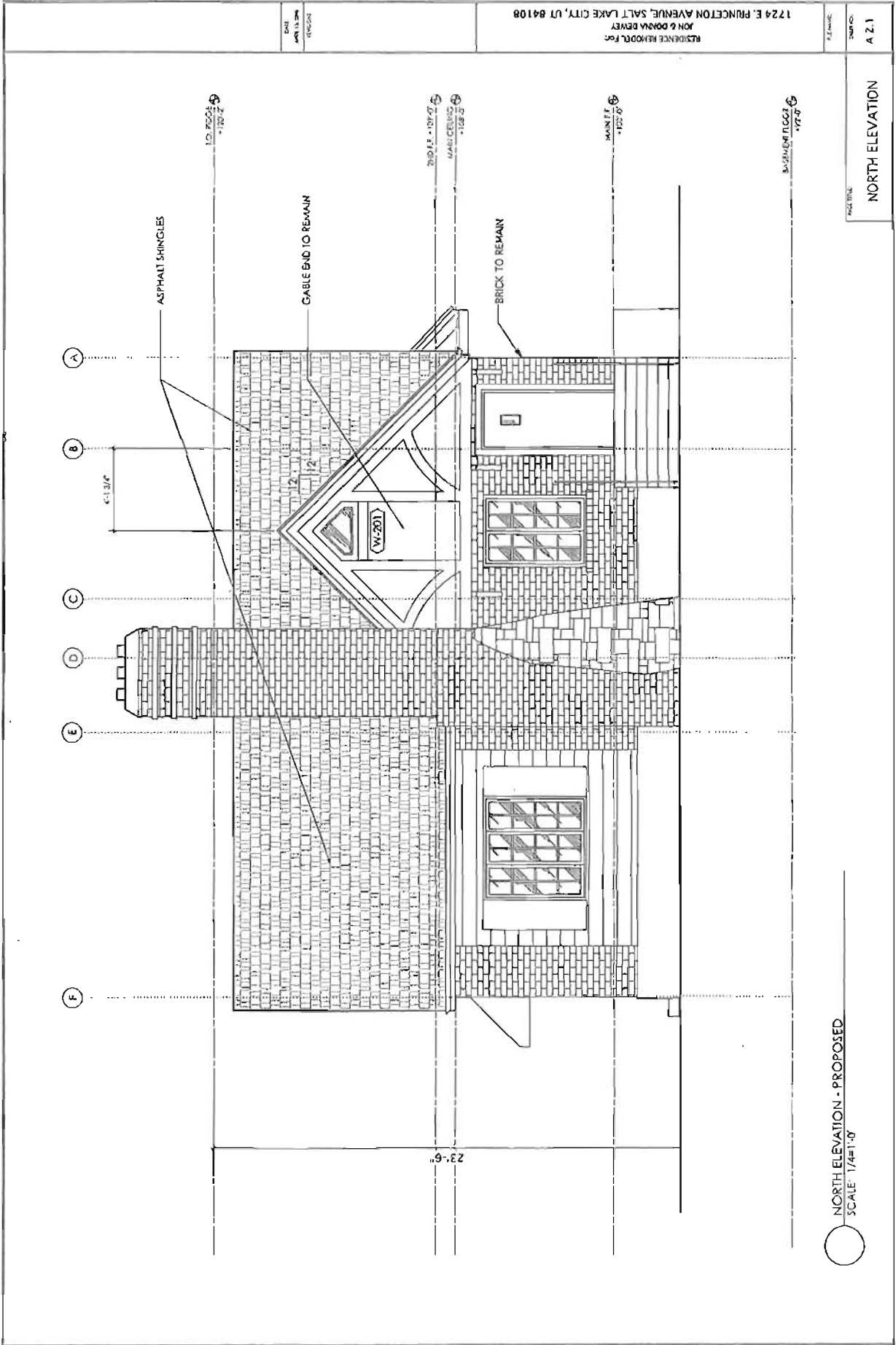
PROPOSED BUILDING COVERAGE:  
21%



DATE: 11/11/11  
SHEET NO: 1  
SITE PLAN PROPOSED  
SD 1.1

RESIDENCE REMODEL FOR:  
JOHN & DONDEA DEWEY  
1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE: 11/11/11  
SHEET NO: 1  
SITE PLAN PROPOSED  
SD 1.1



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

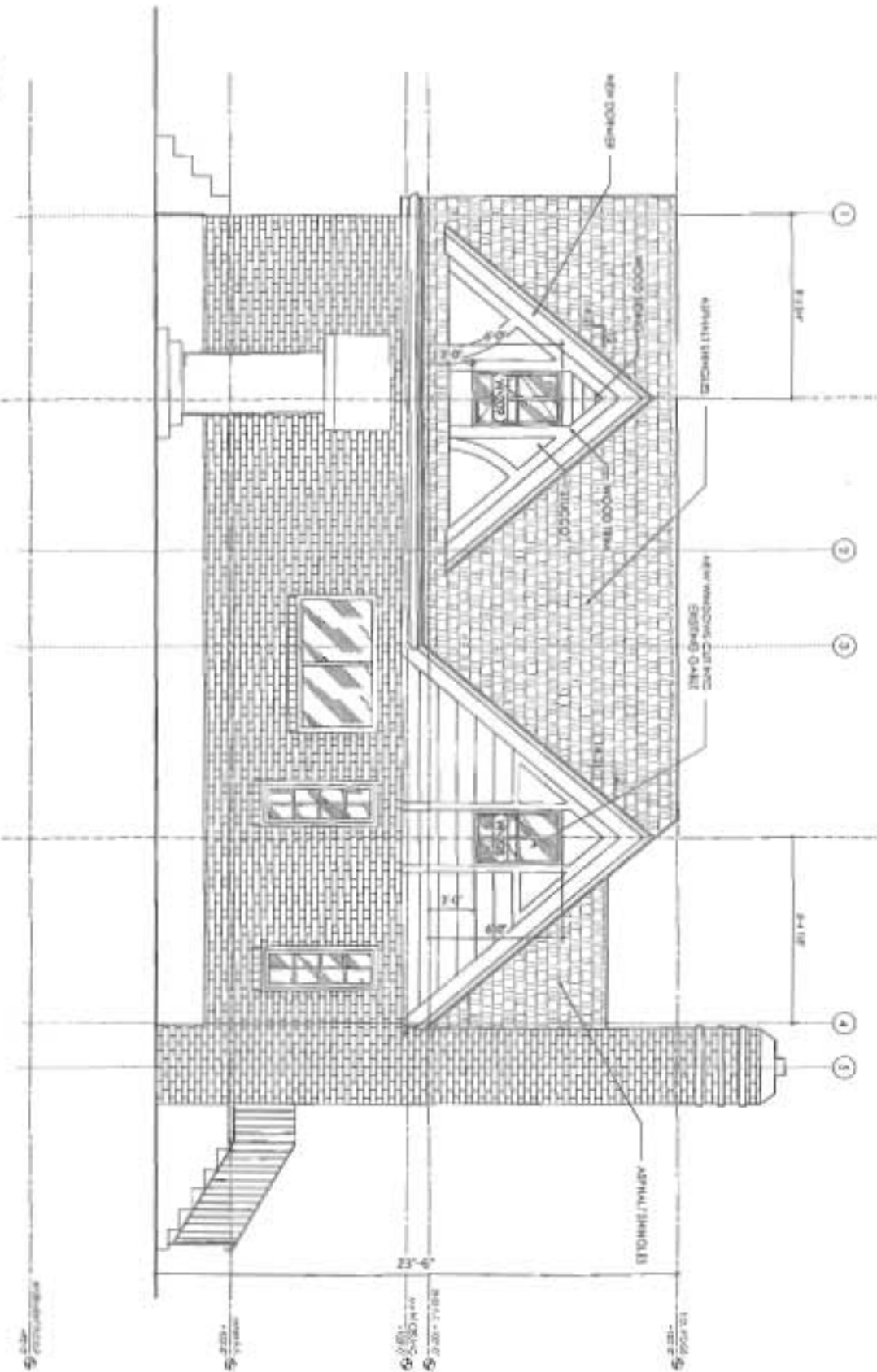
NORTH ELEVATION

DATE: APR 13, 2011  
REVISION:

RESIDENCE REHABILITATION FOR  
JON & DONNA DEWEY  
1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

PROJECT NO.  
A 2.1

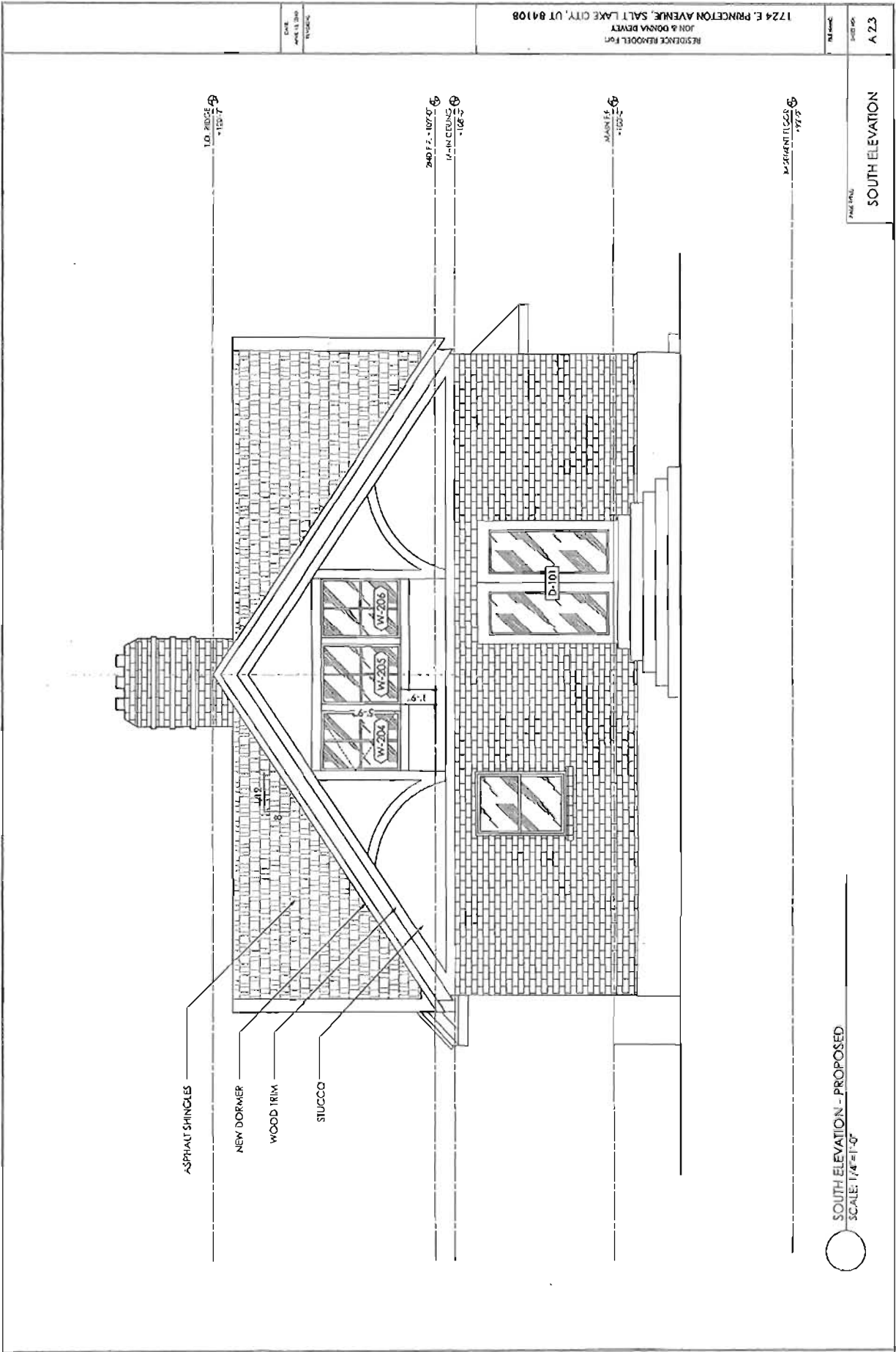
○ EAST ELEVATION - PROPOSED  
SCALE 1/8"=1'-0"



EAST ELEVATION

A33

REVISIONS: NONE FOR  
 JON & DONNA BEHREY  
 1724 E. PERRINSON AVENUE, SALT LAKE CITY, UT 84108

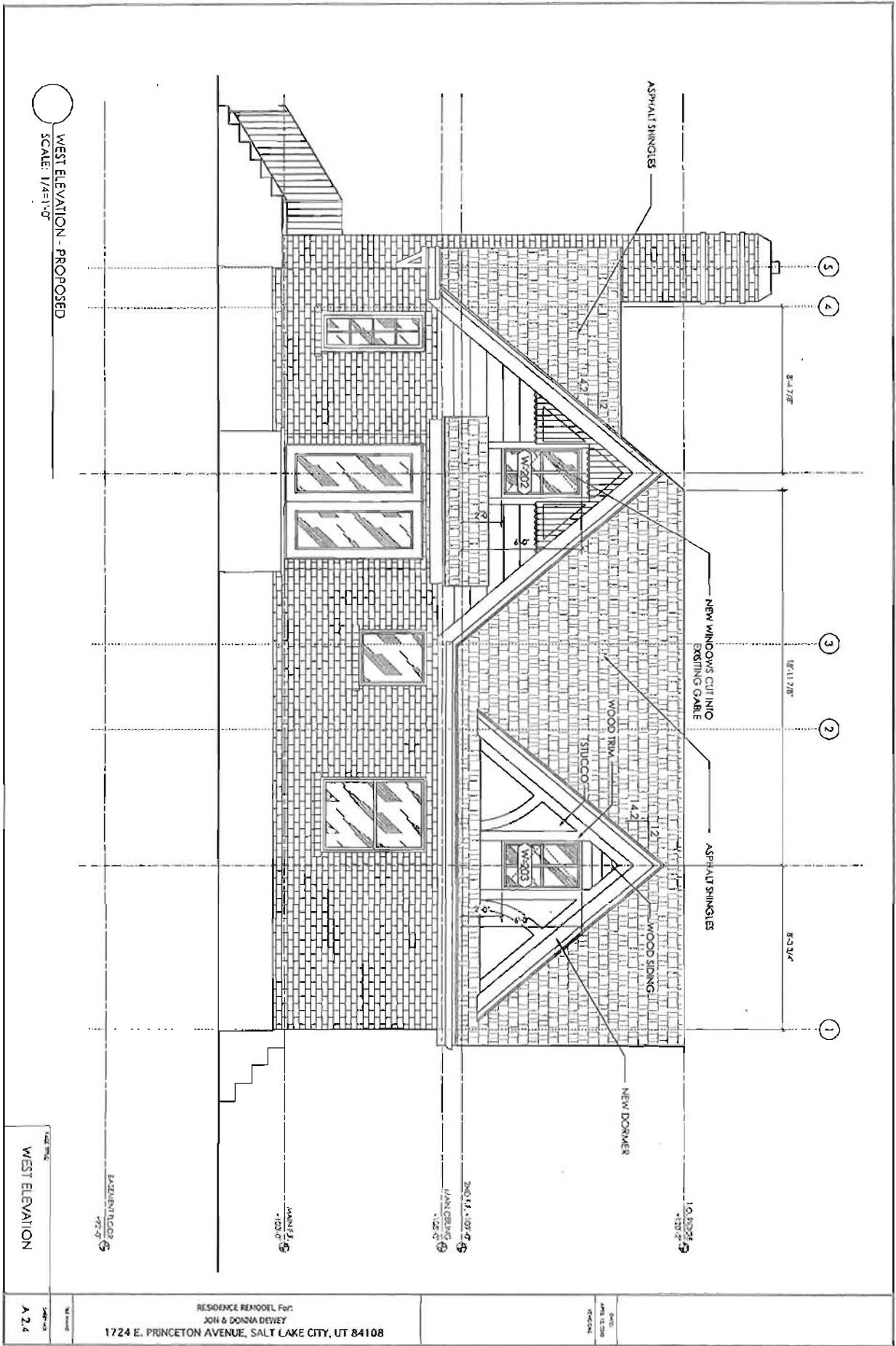


RESIDENCE RENOVATION FOR  
 JON & DORVA DRYER  
 1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE: APRIL 11, 2018  
 REVISIONS:

PROJECT NO. A 23  
 SHEET NO. SOUTH ELEVATION

SOUTH ELEVATION - PROPOSED  
 SCALE: 1/8"=1'-0"



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

WEST ELEVATION

A.2.4

RESIDENCE REMODEL For:  
 JON & DONNA DEWEY  
 1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

Date:  
 APRIL 12, 2006  
 Project:  
 REMODEL

10.8205  
 20.14  
 30.14  
 40.14

8'-4 1/2"

18'-11 7/8"

8'-3 3/4"

5

4

3

2

1

ASPHALT SHINGLES

NEW WINDOWS CUT INTO EXISTING GABLE

ASPHALT SHINGLES

NEW DORMER

WOOD TRIM

STUCCO

WOOD SIDING

W-202

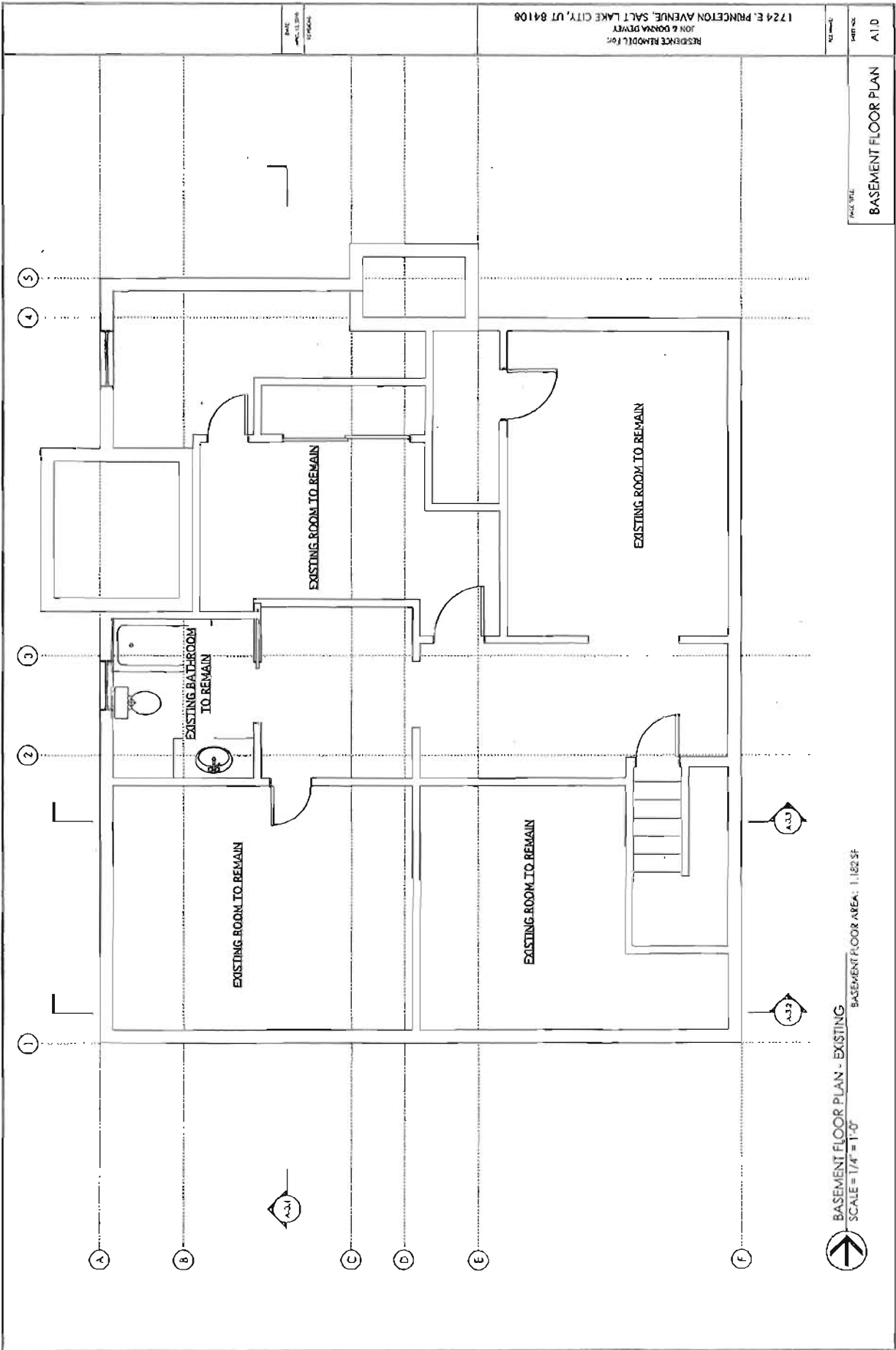
W-203

20.14  
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 40.14

40.14  
 50.14

10.8205  
 20.14  
 30.14  
 40.14

10.8205  
 20.14  
 30.14  
 40.14



BASEMENT FLOOR PLAN - EXISTING  
 SCALE = 1/4" = 1'-0"  
 BASEMENT FLOOR AREA: 1,160 SF

PROJECT TITLE  
**BASEMENT FLOOR PLAN**

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

RESIDENCE MODEL FOR  
 JON & BOBBA DEWEY  
 1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
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DATE: 01.11.2019  
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DATE: 01.11.2019  
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DATE: 01.11.2019  
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DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
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DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
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DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

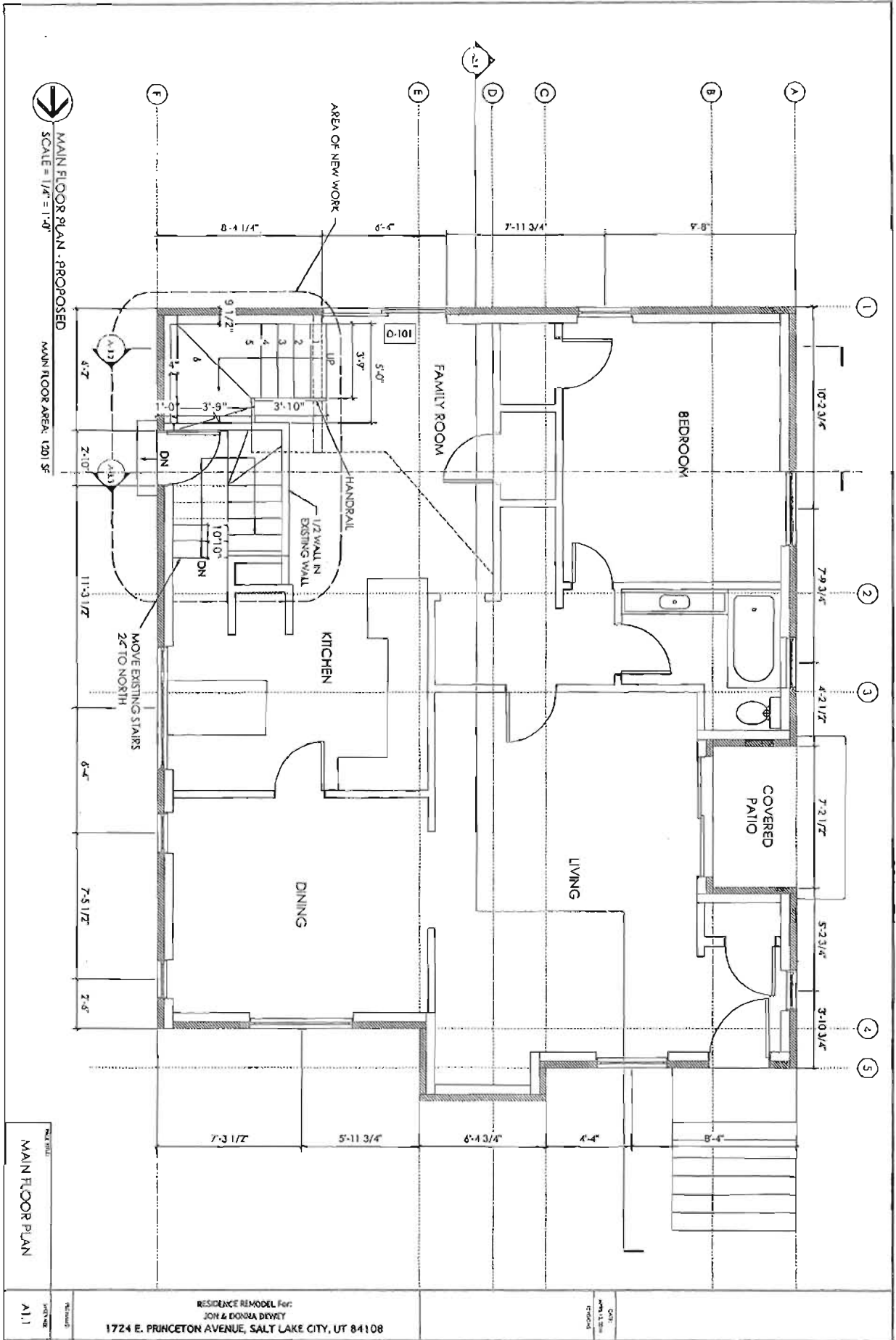
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DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]

DATE: 01.11.2019  
 DRAWN BY: [unintelligible]



MAIN FLOOR PLAN

A1.1

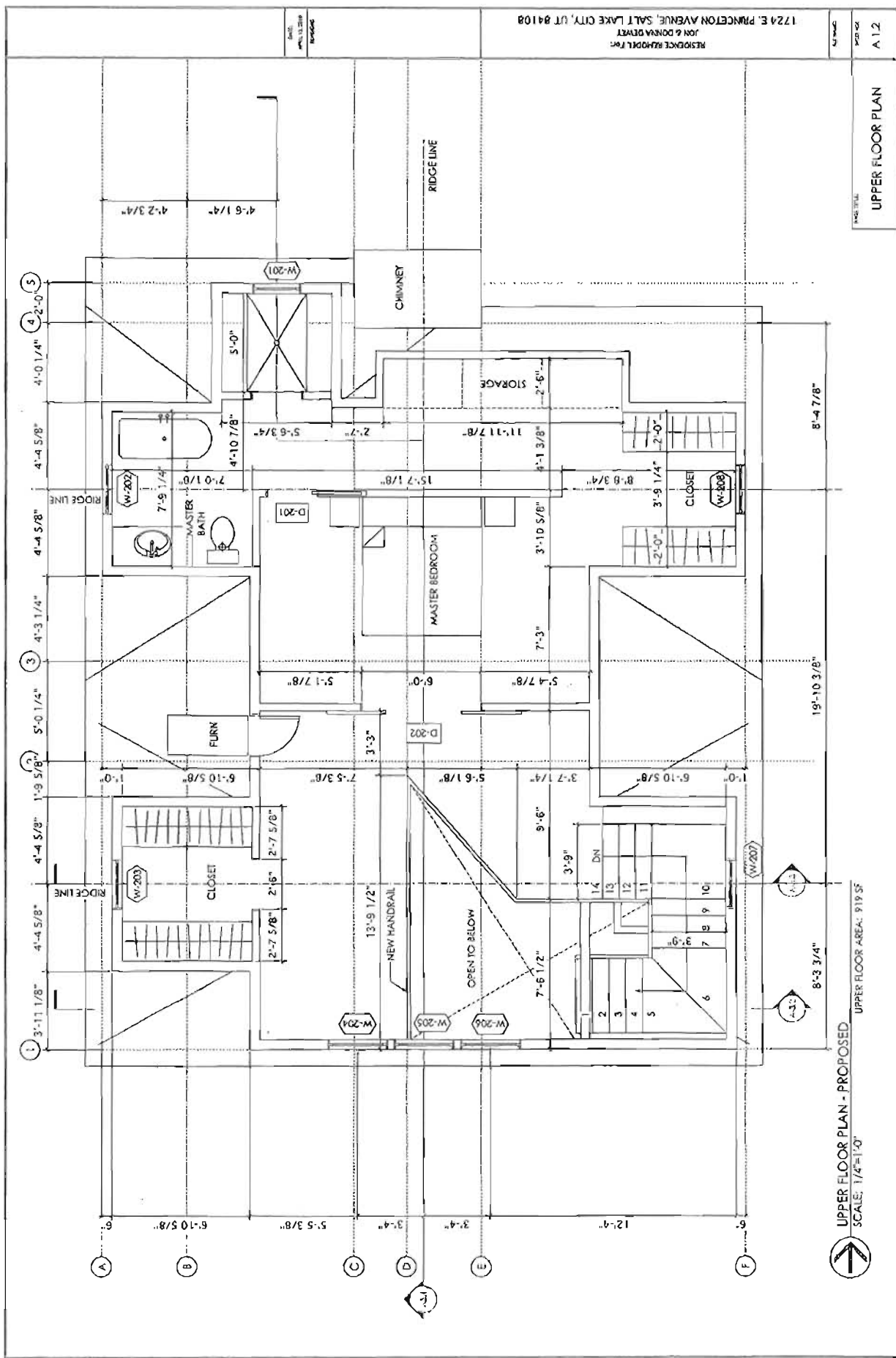
RESIDENCE REMODEL FOR:  
 JON & DONNA DEWEY  
 1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE: 11.13.20  
 PROJECT: RESIDENCE REMODEL

RESIDENCE RAHWOK FARM  
 JON & DONNA DEWEY  
 1724 E. PRINCETON AVENUE, SALT LAKE CITY, UT 84108

DATE: 04/13/2010  
 DRAWN BY: [unintelligible]

UPPER FLOOR PLAN  
 A.12

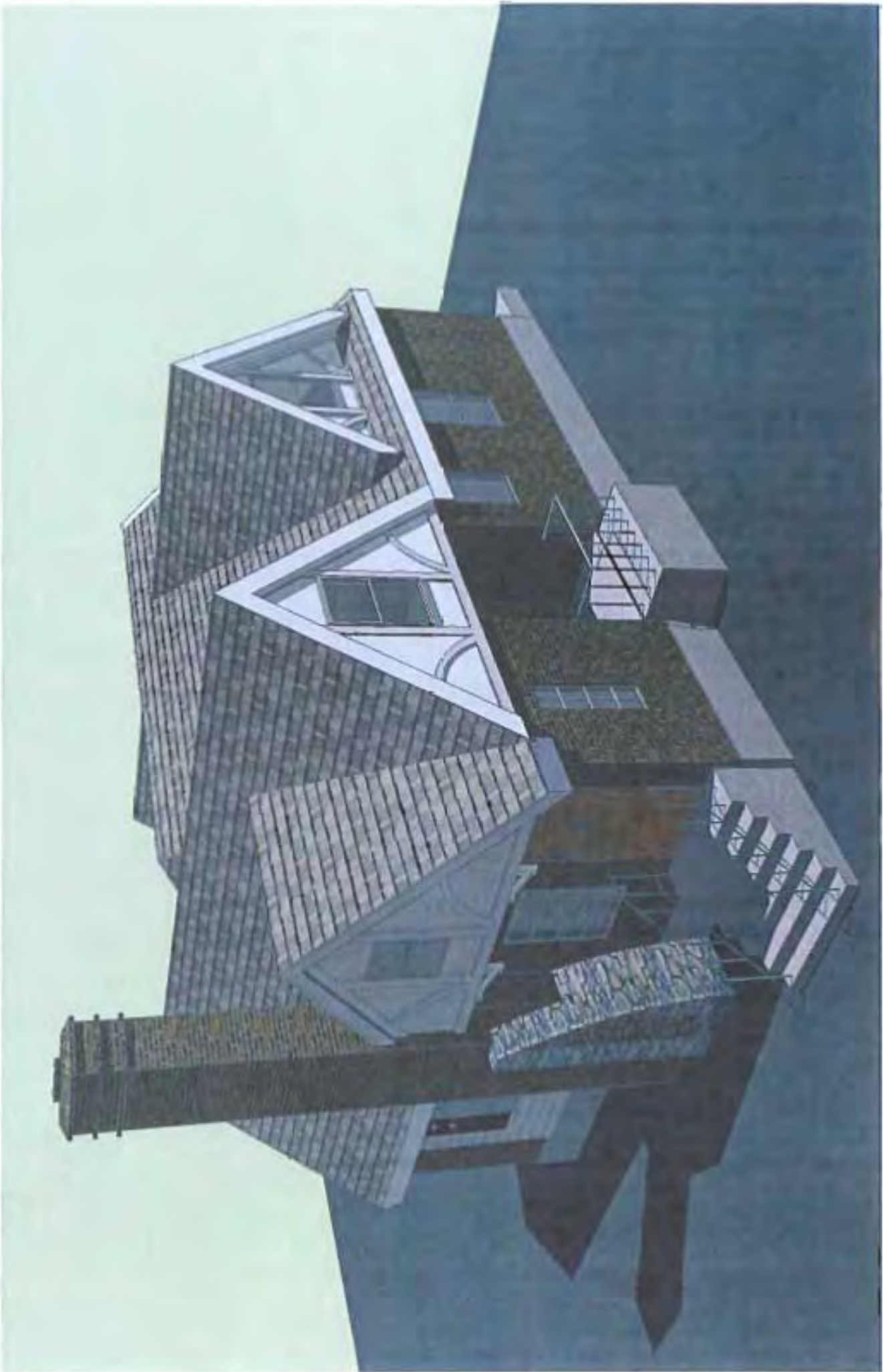


UPPER FLOOR PLAN - PROPOSED  
 SCALE: 1/8"=1'-0"  
 UPPER FLOOR AREA: 919 SF





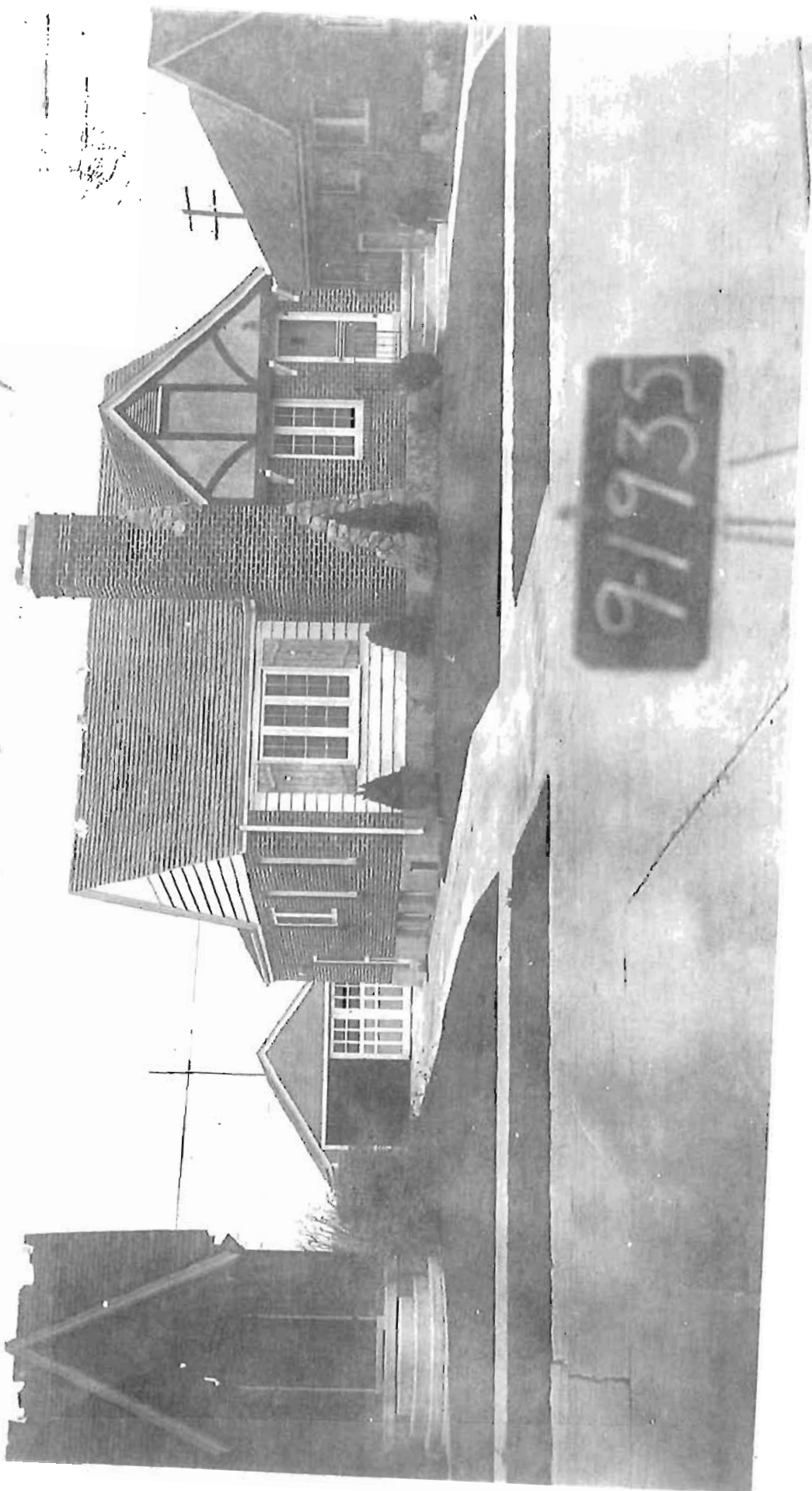




# Attachment B

## Documentation

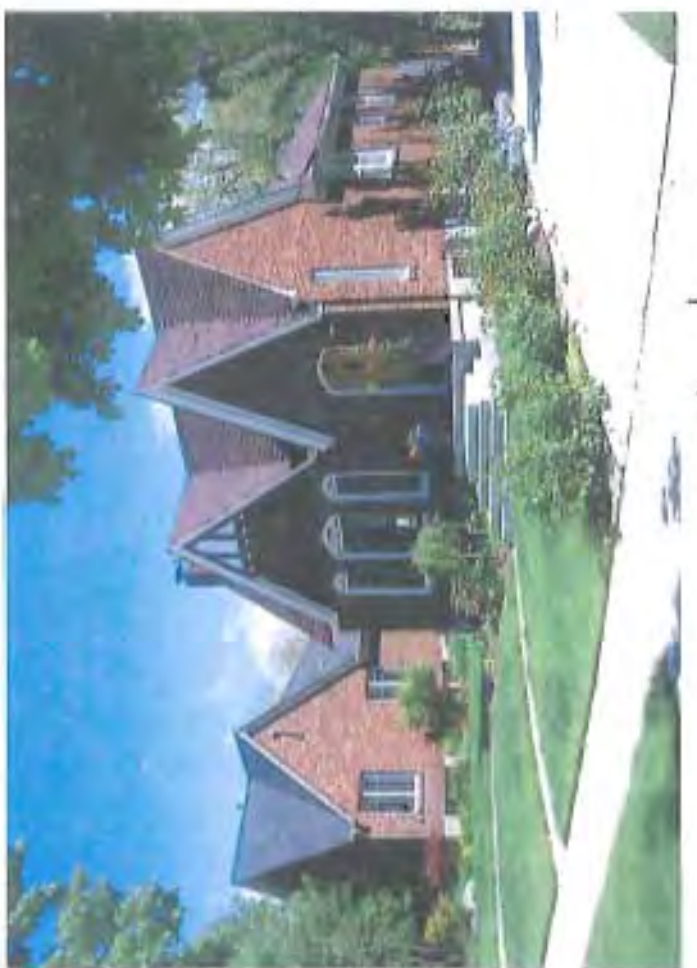
16-09-454-004



**Attachment C**  
Photographs







*Streetscape*