

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Schackmann & Graves Garage New Construction 761 E Sixth Avenue PLNHLC2010-00123 May 5, 2010

Applicant: Hans Hoffman

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

Tax ID: 09-32-326-002

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

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Stan Penfold

**Greater Avenues Community
Council Chair:**
Jim Jenkin

Lot Size: 0.21 acres

Current Use: residential

**Applicable Land Use
Regulations:**

- 21A.34.020
- 21A. 24.080
- 21A.40.050(B)2

Notification:

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

Attachments:

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

Request

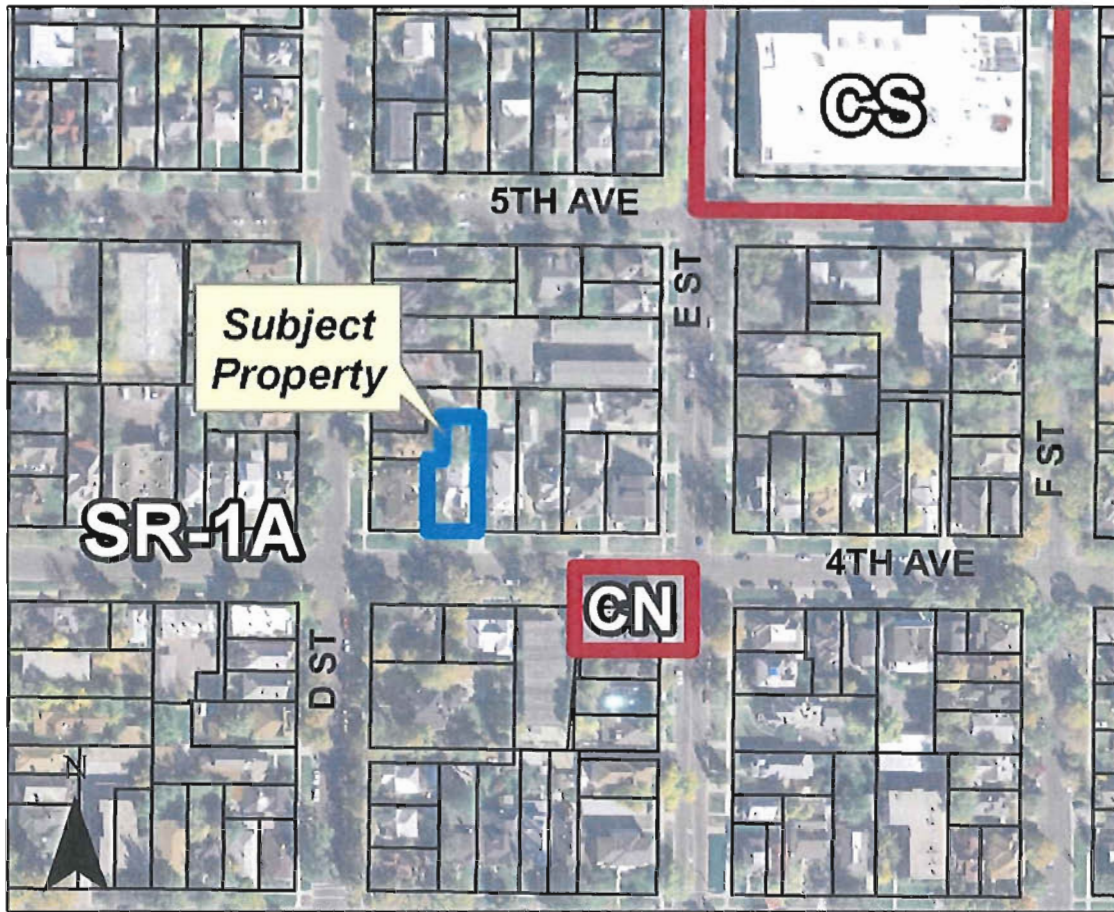
This is a request by Hans Hoffman, representing the property owners, to construct a detached garage with roof mounted solar panels in the rear yard of the property located at 761 E Sixth Avenue. As part of the project, the applicant proposes to remove an existing shed on the property.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project substantial meets or will meet the standards and policies that pertain to the application and therefore, recommends approval with the following conditions:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.
3. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.

VICINITY MAP



Background

Project Description

The large Victorian style home located at 761 E Sixth Avenue was constructed in 1899. It is a two-story brick building with hipped roofs and projecting bays. It has a full-width porch that wraps around the building to the west and is covered by a second-story balcony with a front door. Along the street is a sandstone retaining wall topped by an iron fence.

The proposed two-car, detached garage would face west and be accessible from 'L' Street via an access easement. The building coverage of all accessory structures on the property would be approximately 600 square feet, comprised of a primary building with a 440 square foot footprint and an attached secondary building. The gable roof of the primary building rises approximately 14 feet from existing grade with solar panels located on the south side. The proposed wall material will be a fiber cement lap siding with fiber cement trim. The proposed design also includes architectural grade shake asphalt roofing material, a steel double garage door, clad wood windows with simulated divided lites, and a steel panel door. An existing 173 square foot accessory structure will be removed.

Comments

Public Comments

No public comment regarding this application has been received.

Project Review

Zoning Considerations

The subject property is located in the Avenues Historic District, which was locally designated as a historic district in March of 1978. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is “to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics.” The zone allows single-family and twin homes as permitted uses. The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Existing	Meet?
Lot area	5,000 square feet		9,077square feet	Yes
Maximum height of a roof Peak/ridge	14'	14'		Yes
Maximum exterior wall height	9'	8.5'		Yes
Maximum footprint	600 square feet	597 square feet		Yes
Primary accessory building	480 square feet	440 square feet		Yes
Attached secondary accessory building	180 square feet	157 square feet		Yes
Side yard setback	1' from property line and 10' from closet adjacent principal structure	1' from side property line and the closet principal structure is at least 10 feet away		Yes/Yes
Rear yard setback	1' - 5'	5'		Yes
Surface coverage of all buildings	40% of the lot area	28%		Yes
Building coverage	< 50% of footprint of the principal structure	26%		Yes
Yard coverage	50% of the rear yard area	10%		Yes

Finding: The project meets the development standards for this zoning district. The project is therefore consistent with the Compatible Residential Infill Development Ordinance requirements 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

2A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

1. Scale and Form:

- a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Standards for Accessory Structures

9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

Analysis: The buildings on the south side of this block on Sixth Avenue are residential in character and present a typical range of styles, forms and materials. On the corner lot to the west of the property is a one and a half story gabled roof Victorian cottage. It has a large Post-World War II brick addition on the front. Two gabled roofed brick Post-WW II duplexes with attached garages are also located on the block.

Accessory structures in the Avenues were typically covered with a gabled or hipped roof. In this case, the accessory structures found within the block exhibit a variety of roof forms. The proposed accessory is simple in design, set back from the street, and unobtrusive.

Finding: The detached garage meets the intent of this standard as its height and width, proportions, and scale are subordinate to the primary building. Although the primary gabled roof form has a shallow pitch, it is consistent with the height requirements of the Zoning Ordinance. Given the range of shapes found historically, the accessory structure fits into the overall character of the area. The proposal meets this standard.

2. Composition of Principal Facades:

- a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Standards for New Construction

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

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

Analysis: Many of the materials that were used historically on accessory structures are those utilized in the construction of primary buildings. Alternative materials such as fiber cement products have been approved for new construction by the Commission in the past, when the siding has a smooth finish to match the appearance of historic wood siding and its design is similar to that seen traditionally.

Finding: The relationship of materials is visually compatible with the materials found in the neighborhood for similar structures. The project meets the intent of this standard.

3. Relationship to Street:

- a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Standards for Accessory Structures

9.3 Do not attach garages and carports to the primary structure. Traditionally, garages were sited as a separate structure at the rear of the lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

Analysis: Accessory structures in the Avenues District were generally detached, located behind the house, and simple wood structures. The accessory structure is set back from the street and in no way competes visually with the primary façade of the house or the buildings along 'L' Street. The location of the garage to the rear of the lot is in keeping with the character of the block and historic district.

Finding: The overall impact of the proposed accessory structure on the streetscape would not be substantial, given that the proposed accessory structure would be located behind the house toward the rear of the lot. The proposed project meets the intent of this standard.

- 4. Subdivision of Lots.** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

Solar Panels

The design guidelines include the following criteria which affect the placement of solar collectors.

Standards for Roofs:

7.4 Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.

General Design Standards

12.4 Minimize the visual impacts of mechanical equipment as seen from the public way. Screen mechanical equipment from view. Screen ground mounted units with fences, stone walls, or hedges. Where rooftop units are visible, provide screening with materials that are compatible with those of the building itself. Do not locate window air conditioning units in the primary façade. Use low-profile units on rooftops so they will not be visible for the street or alley. Also minimize the visual impact of utility connections and service boxes. Use smaller satellite dishes and mount them low to the ground away from front yards, significant building facades or highly visible roof planes when feasible. Use muted colors on telecommunications and mechanical equipment that will minimize their appearance by blending with their background.

The Historic Landmark Commission adopted the following criteria to be considered when reviewing the proposed installation of solar panels on residential structures located within a local historic district or on residential structures that are listed individually as Landmark Sites.

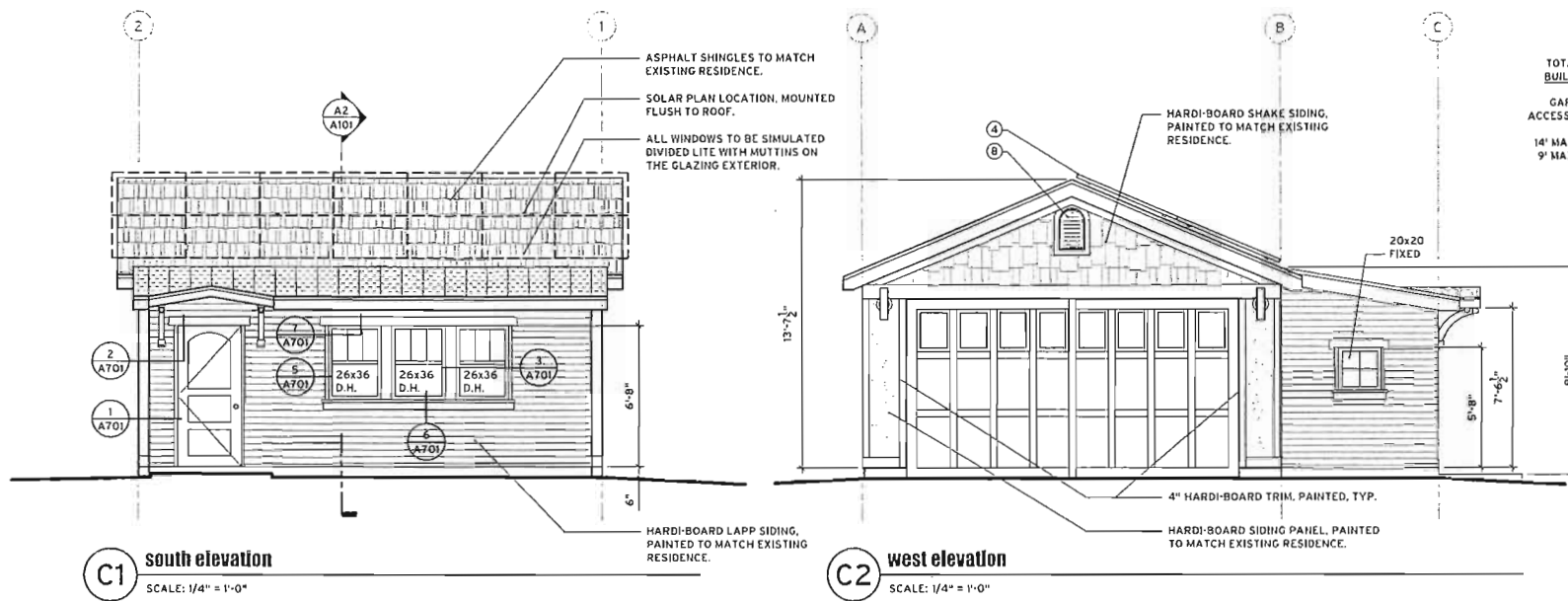
1. Solar panels should be installed below the ridgeline of a pitched roof, when possible or setback from the edge of a flat roof.
2. Solar panels should be located so as not to change an historic roofline or obscure the relationship of an historic roof to character-defining features such as dormers and chimneys.
3. Solar panels should be installed in a manner which does not damage or obscure character-defining features.
4. Solar panels should be located on the rear or sides of a pitched roof. Locating solar panels on a front pitched roof of the primary façade is inappropriate.
5. Solar panels should be mounted parallel to the plane of a pitched roof and have a low profile.
6. Solar panels should be installed in a location on the roof so as not to be readily visible from public streets.

Analysis: New technologies have introduced mechanical equipment into historic areas where they were not seen traditionally. Rooftop solar heating systems are among those that may intrude upon the visual appearance of historic structures and change the character of entire districts. The visual impacts of such systems should be minimized such that one's ability to perceive the historic character of the context is maintained. Thus, the appropriateness of rooftop equipment depends upon location, visibility, size, number and design.

The new accessory structure will be set back from the street and features a gabled roof that faces south toward the rear of the primary building. The applicant proposes to install solar collector panels that cover the south slope of the building, extend along the ridge of the roof, and would be flush with the roof plane.

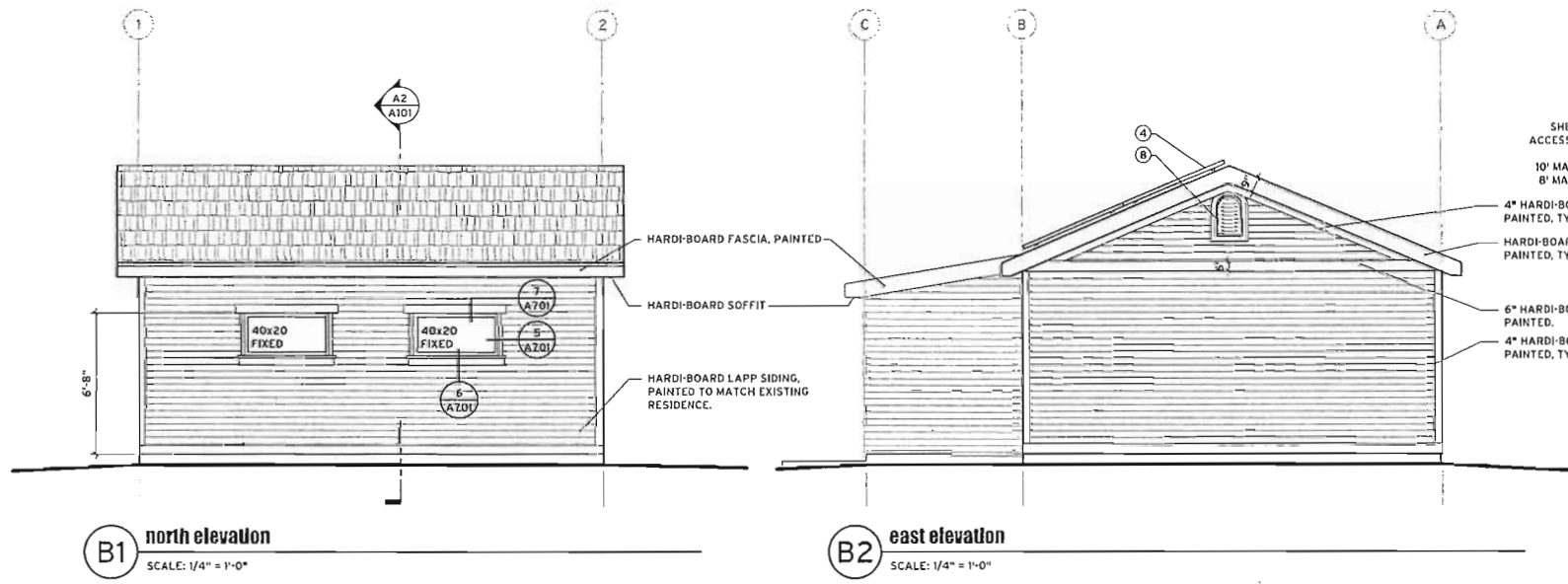
Finding: The solar panels would be located on a secondary façade of a new structure that faces south, away from public view. The solar panels will blend in with the roof of the new accessory structure by having a low profile. Furthermore, the solar panels will not damage or obscure character-defining features of the property or affect the historic character of the neighborhood. The proposed project meets the intent of the criteria.

Attachment A
Application



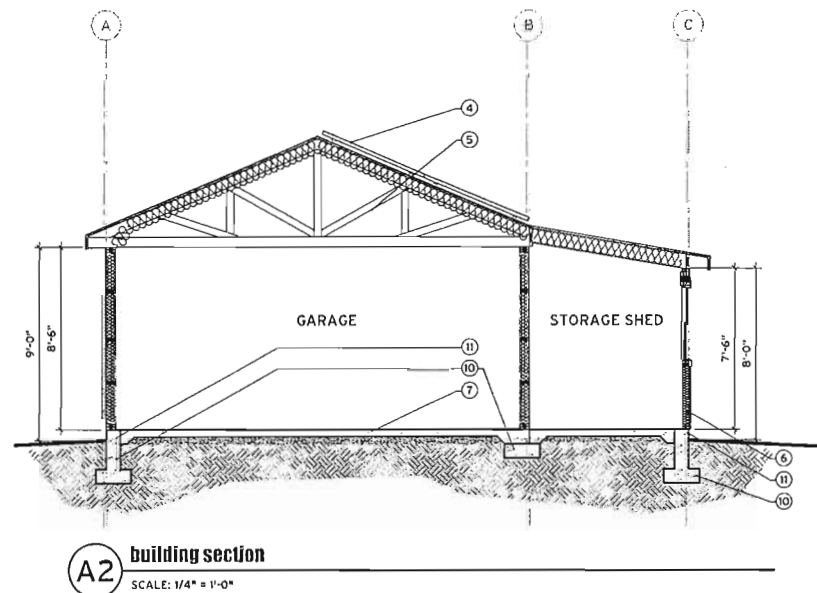
C1 south elevation
SCALE: 1/4" = 1'-0"

C2 west elevation
SCALE: 1/4" = 1'-0"



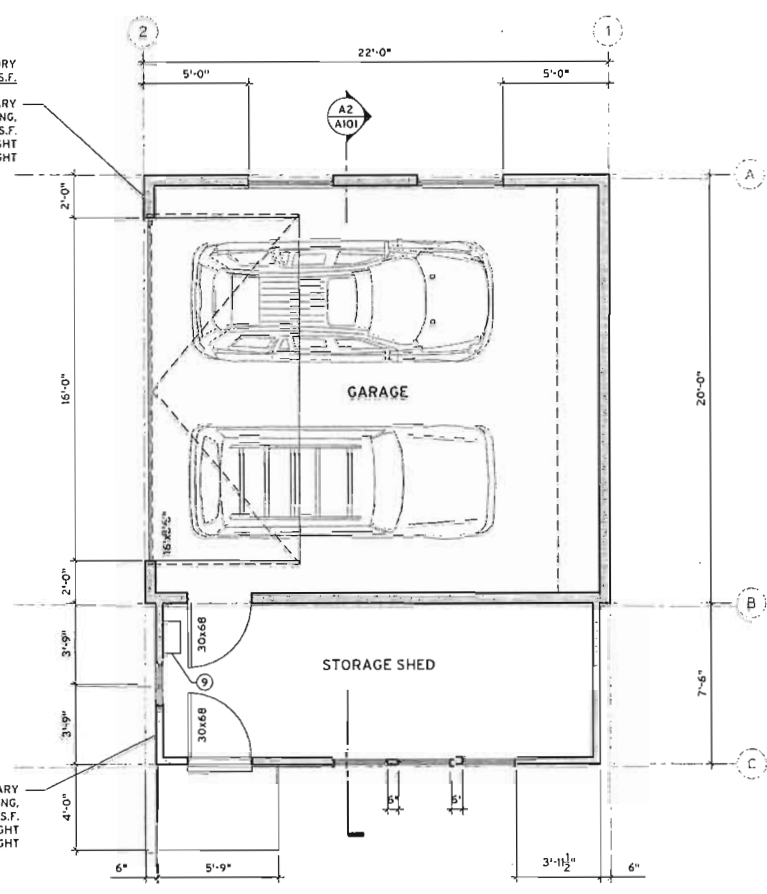
B1 north elevation
SCALE: 1/4" = 1'-0"

B2 east elevation
SCALE: 1/4" = 1'-0"

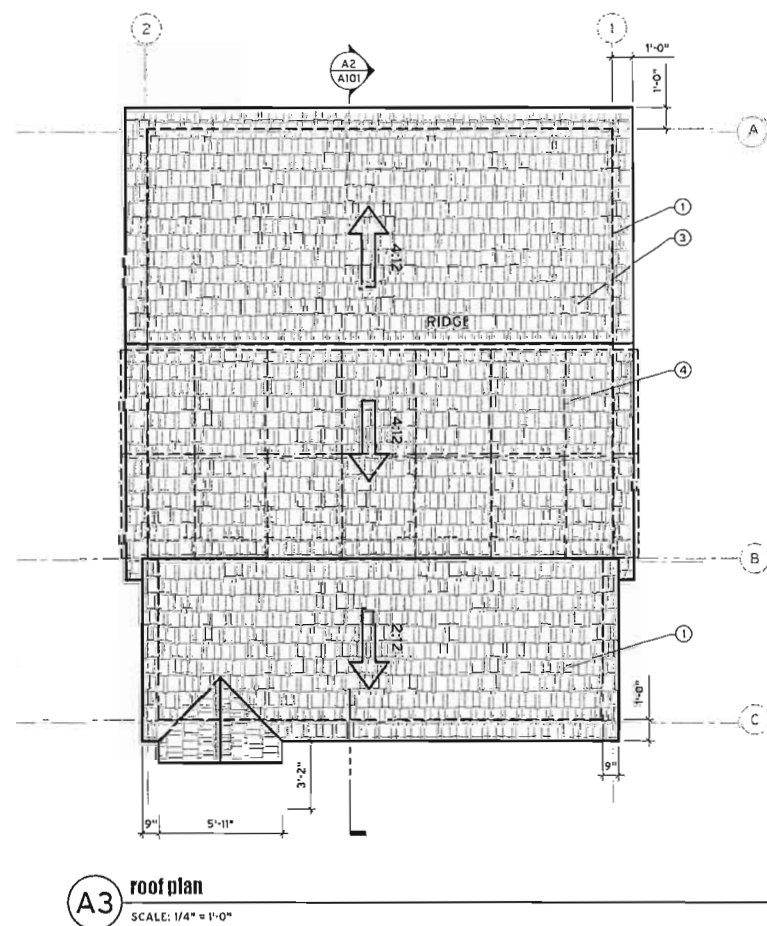


A2 building section
SCALE: 1/4" = 1'-0"

TOTAL ACCESSORY BUILDING 597.5 S.F.
GARAGE, PRIMARY ACCESSORY BUILDING, 440 S.F.
14' MAX ROOF HEIGHT
9' MAX WALL HEIGHT



B3 floor plan
SCALE: 1/4" = 1'-0"



A3 roof plan
SCALE: 1/4" = 1'-0"

general notes:

- A. DIMENSIONS SHALL BE TO EDGE OF CONCRETE, EDGE OF MASONRY, CENTER OF COLUMN, EDGE OF ROUGH FRAMING, CENTER OF DOORS AND WINDOWS IN STUD WALLS AND EDGE OF MASONRY OPENINGS IN MASONRY WALLS - UNLESS NOTED OTHERWISE.
- B. VERIFY ALL CONDITIONS PRIOR TO WORK, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- C. ALL STUD WALLS SHALL BE 2X6 CONSTRUCTION UNLESS NOTED OTHERWISE AND SHALL EXTEND TO STRUCTURE.
- D. ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS TO BE VERIFIED BEFORE CONSTRUCTION.
- E. ALL EXPOSED MECHANICAL VENTS & GRILLES TO BE PRE-FINISHED. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.
- F. PROVIDE FIRE BLOCKING IN ALL WALLS GREATER THAN 8'-0" HIGH.
- G. ATTIC VENTILATION 1/300 SF REQUIRED; PROVIDE 1 PERM VAPOR BARRIER ON WARM SIDE OF ALL CEILINGS AT ROOF.
- H. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- I. EXTEND ICE AND WATERSHIELD UNDERLAYMENT PROTECTION OVER ROOF, EXPECT WITHIN 24" OF RIDGES, INCLUDING ALL ROOF PERIMETERS, PROJECTIONS, PENETRATIONS, VALLEYS AND WALL INTERSECTIONS AND EXTERIOR WALL/ROOF INTERSECTIONS. 24" AT RIDGES SHALL RECEIVE 30# ROOF UNDERLAYMENT, OVERLAP ICE SHIELD.
- J. PROVIDE 2# GAUGE GALVANIZED SHEET METAL VALLEY FLASHING 12" BOTH SIDE OF VALLEY, REFER TO FLASHING DETAILS ON DETAIL SHEET.
- K. PROVIDE METAL ROOF CRICKETS AT ALL ROOF PENETRATIONS.

roof ventilation calculations:

ROOF AREA: 730 SF (730 / 300 = 2.4 SF REQ'D VENT AREA)
ROOF PERIMETER: 115'
ROOF LENGTH (SOFFIT LENGTH): 24.0'
2" CONTINUOUS SOFFIT VENT = (0.17' * 24.0') = 4.08 SF
ATTIC VENTS (2'0" / 15' S1) = 15 S.F.
TOTAL ROOF VENTILATION PROVIDED = 5.58 SF

reference notes:

1. ARCHITECTURAL GRADE HEAVY SHAKE ASPHALT SINGLES, TO MATCH EXISTING RESIDENCE.
2. FINISHED GRADE, SLOPE AWAY FROM BUILDING 2% MIN.
3. LINE OF WALL PERIMETER BELOW.
4. SOLAR PANEL LOCATION, MOUNTED FLUSH TO ROOF.
5. PRE-MANUFACTURED TRUSS.
6. HARDI BOARD SIDING, PAINTED. ALL HARDI BOARD TO BE SMOOTH TEXTURE.
7. CONCRETE SLAB PER STRUCTURAL OVER 6 MIL POLYETHYLENE VAPOR BARRIER. SEE DETAILS 4.8.12.20/A600; OVER 4" MIN. FREE DRAINING GRAVEL BASE COURSE.
8. ATTIC VENT, 9"x12".
9. SOLAR SYSTEM INVERTER.
10. CONCRETE FOOTING.
11. CONCRETE FOUNDATION WALL, SEE DETAIL 7/A600 FOR TOP OF WALL DETAIL.

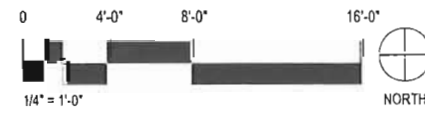
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DATE: APRIL 05, 2010
ISSUE: REVISED H.D. SUBMITTAL
PROJECT: 2010-05
DESIGNED BY: hh
DRAWN BY: STAFF
REVIEWED BY: hh



new garage

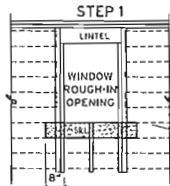
BARBARA GRAVES & ROBERT SCHACKMANN
761 EAST 6TH AVENUE
SALT LAKE CITY, UTAH 84103



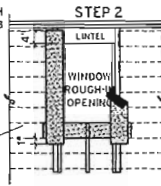
PLANS, ELEVATIONS
BUILDING SECTION **A101**

COPYRIGHT 2009 hoffman architects LLC the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of hoffman architects and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.

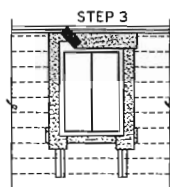
STEP 1 - ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL. EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL SISALCRAFT OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES



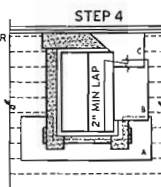
STEP 2 - ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL



STEP 3 - INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD STRIP OVERLAPPING HAILING FLANGE TO EDGE OF FRAME.



STEP 4 - COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP.
NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF THE OPENING (SHOWN AS SHORT-DASHED LINES).
DO NOT SPLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B,C,D ETC) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.



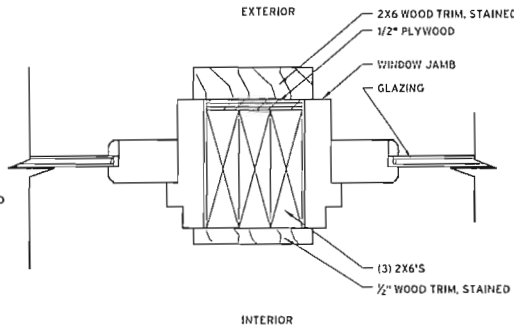
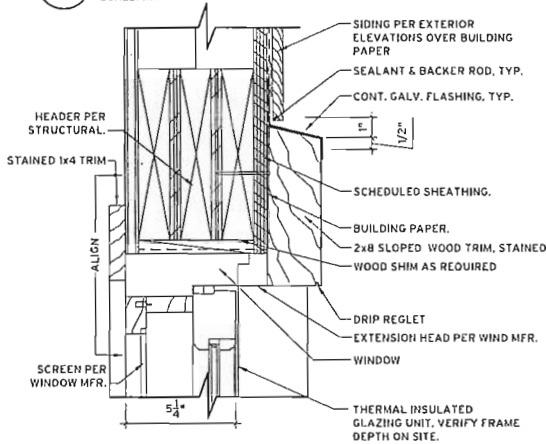
WINDOW NOTES:

1. BOTTOM OF WINDOW HEADER TO BE AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED, SEE EXTERIOR ELEVATIONS.
2. ALL GLAZING TO BE LOW-E2, THIRD SURFACE.
3. SEE NOTE 20 ON SHEET G002 FOR SAFETY GLAZING REQUIREMENTS.
4. SEE DETAIL B THIS SHEET FOR TYPICAL FLASHING OF WINDOWS.
5. INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.

1. LINE-WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING FOR PORTLAND CEMENT STUCCO), SHALL BE INSTALLED, AS FOLLOWS: WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS SHALL COVER OR PENETRATE THE FLASHING MATERIAL.
2. SISALCRAFT FLASHING MINIMUM 6" WIDE.
3. AT MINIMUM PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

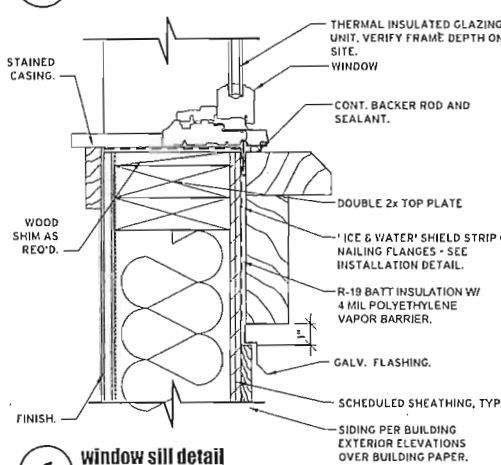
8 window flashing

SCALE: N.T.S.



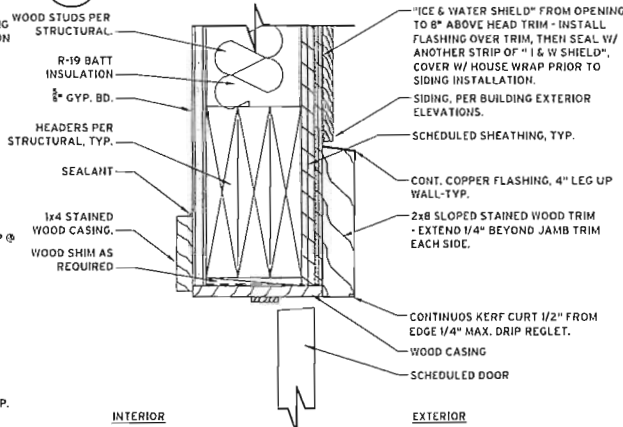
7 window head detail

SCALE: N.T.S.



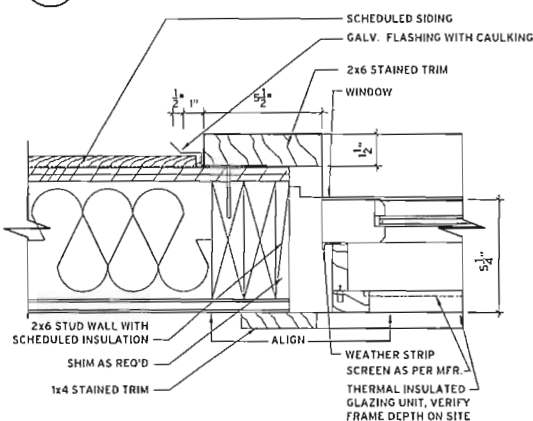
3 window center mullion

SCALE: 3" = 1'-0"



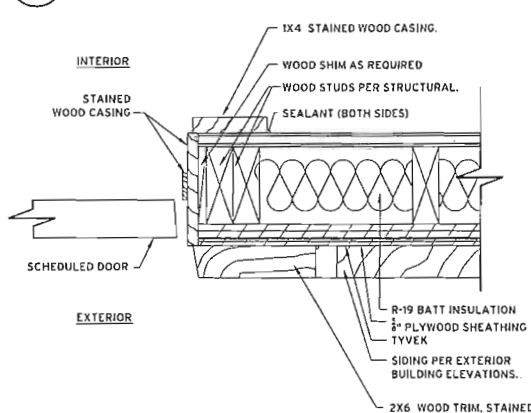
6 window sill detail

SCALE: 3" = 1'-0"



2 door head detail

SCALE: 3" = 1'-0"



5 window jamb detail

SCALE: 3" = 1'-0"



1 door jamb

SCALE: 3" = 1'-0"



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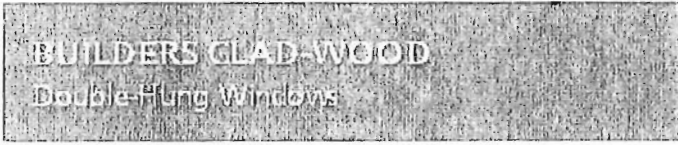
DATE: APRIL 05, 2010
 ISSUE: REVISED H.D. SUBMITTAL
 PROJECT: 2010-05
 DESIGNED BY: hh
 DRAWN BY: STAFF
 REVIEWED BY: hh

DESIGN ONLY
 NOT FOR
 CONSTRUCTION

new garage

BARBARA GRAVES & ROBERT SCHACKMANN
 761 EAST 6TH AVENUE
 SALT LAKE CITY, UTAH 84103

DOORS & WINDOWS **A701**



- [Divided Lites]
- [Simulated Divided Lites]
- [Grilles Between the Glass]
- [Full-Surround and KD Removable Wood Grilles]
- [Historically Accurate Patterns]

Divided Lites

Add architectural interest to your JELD-WEN Builders Clad-Wood windows with one of our divided lite options. These options include simulated divided lites (SDL) for an authentic look, full-surround wood grilles (FS) that can be removed for easy cleaning, and maintenance-free grilles between the glass (GBG).

Divided lites with the 23/32" option are available with two-tone coloring. For example, select Brilliant White for the inside and Desert Sand for the outside (or vice versa).

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Simulated Divided Lites

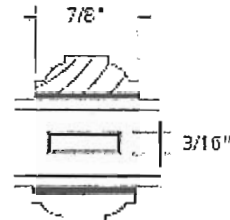
Simulated divided lites (SDL) provide the look and character of a multi-paned window. Select the shadow bar for added authenticity.



Simulated Divided Lites



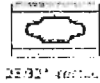
7/8" Simulated Divided Lites with Shadow Bar



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Grilles Between the Glass

Enjoy the look of divided lites without any maintenance by choosing our grilles between the glass (GBG).

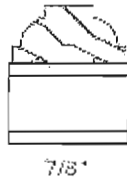
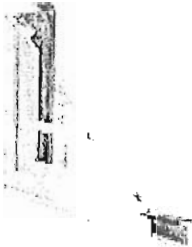


Grilles Between the Glass

[Back To Top](#)

Full-Surround and KD Removable Wood Grilles

Our full-surround wood grille (FS) option features removable grilles that create a divided lite look, while allowing for easy cleaning.



Full-Surround and KD Removable Wood Grilles

[Back To Top](#)

Historically Accurate Patterns

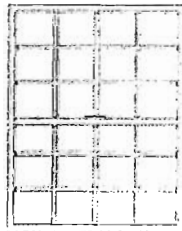
We offer various historically accurate divided lite patterns to help Colonial, Craftsman and Victorian homes look architecturally authentic down to the last detail. A sampling of these patterns is shown below. For more information, contact your dealer.



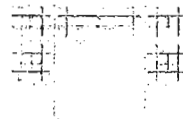
3W2H Pattern
For Colonial, Craftsman and Victorian Homes



3W3H Pattern
For Colonial Homes



4W3H Pattern
For Colonial Homes



Custom Pattern
For Victorian Homes



Prairie Pattern
For Craftsman and Victorian Homes

JELD WEN
WINDOWS & DOORS

EXTERIOR DOORS
2-Panel Steel Doors

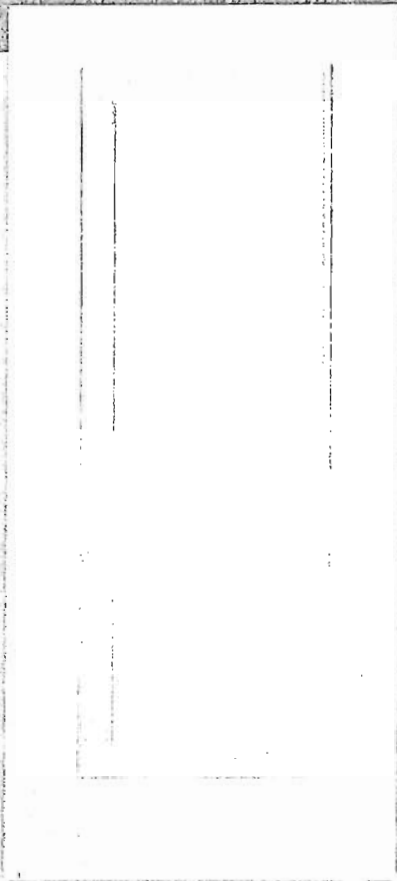


RELIABILITY *for real life*®



AFFORDABLE ENERGY EFFICIENT STYLE AND DURABILITY

New 2-panel designs add style and interest to your home with a wide range of finishes and colors. The energy efficient construction makes it a high quality purchase for your home.



2-Panel Square Top

Energy Efficient

- Custom fit core delivers long lasting insulation
- Thermal break with standard 1" wood stiles and top rail construction

Lasting Beauty

- Detailed design and sticking profile
- Factory primed and ready to paint
- Smooth surface for clean, sleek appearance

Durable Construction

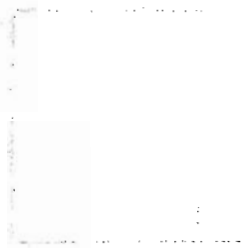
- Baked on primer for superior rust-resistance
- Tough 24-gauge steel
- Steel bottom rail for added strength and protection against water infiltration
- Optional 22-gauge steel edge construction for added durability and fire ratings up to 90-minutes (for true fire protection, doors must be used with a certified door frame, hardware and components.)



2-Panel Arch Top



2-Panel Arch Top Planked



Elegant design with detailed sticking profile.

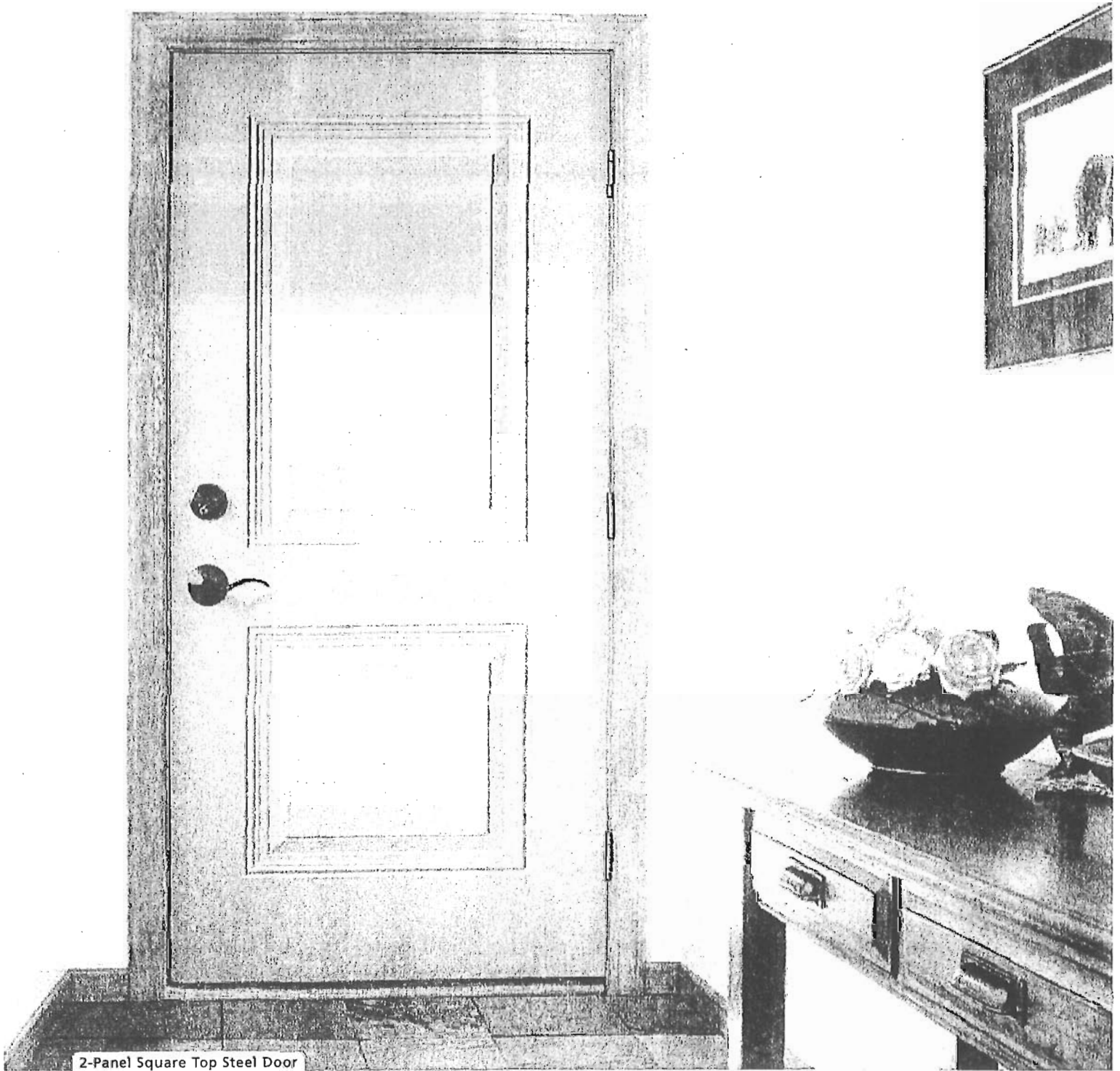


For complete warranty information, visit us online at www.jeld-wen.com.



JELD-WEN steel doors have earned ENERGY STAR ratings and are approved for use with approved door systems* in high velocity hurricane wind zones. Please check with your representative for complete information.

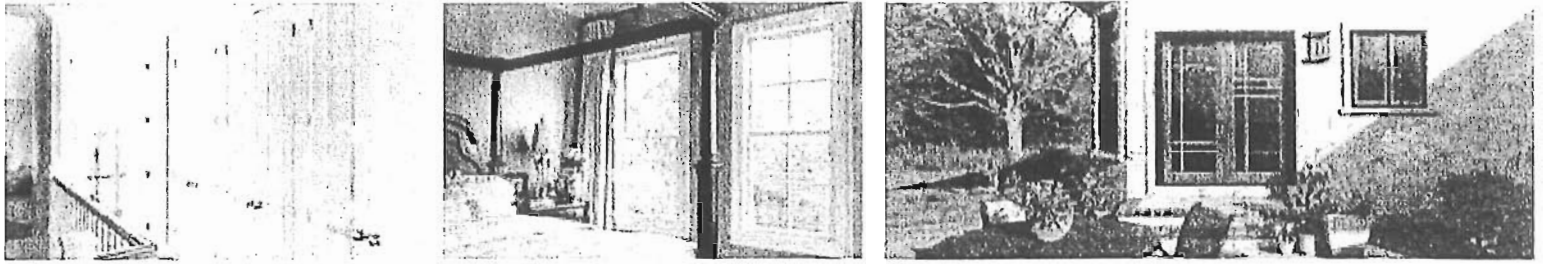
*A door system includes the door slab, frame, hardware and all components. All must be individually qualified to meet building code requirements.



2-Panel Square Top Steel Door

2-Panel Steel Door Specifications

Width	Height	Panel Spacing	Clearance	Number of Panels	Top Panel	Bottom Panel	Top Panel	Bottom Panel	Panel Spacing	Finish
2-Panel Arch Top Planked										
2'8"	6'8"	4-1/4"	n/a	2	1-3/4"	22-3/4"	5-1/8"	6-5/8"	9"	Smooth
2'10"	6'8"	5-1/4"	n/a	2	1-3/4"	22-3/4"	5-1/8"	6-5/8"	9"	Smooth
3'0"	6'8"	6-1/4"	n/a	2	1-3/4"	22-3/4"	5-1/8"	6-5/8"	9"	Smooth
2-Panel Arch Top										
2'8"	6'8"	4-1/4"	n/a	2	1-3/4"	22-3/4"	5-1/8"	6-5/8"	9"	Smooth
2'10"	6'8"	5-1/4"	n/a	2	1-3/4"	22-3/4"	5-1/8"	6-5/8"	9"	Smooth
3'0"	6'8"	6-1/4"	n/a	2	1-3/4"	22-3/4"	5-1/8"	6-5/8"	9"	Smooth
2-Panel Square Top										
2'8"	6'8"	4-1/4"	n/a	2	1-3/4"	22-3/4"	5"	6-1/2"	9"	Smooth
2'10"	6'8"	5-1/4"	n/a	2	1-3/4"	22-3/4"	5"	6-1/2"	9"	Smooth
3'0"	6'8"	6-1/4"	n/a	2	1-3/4"	22-3/4"	5"	6-1/2"	9"	Smooth



The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at www.jeld-wen.com today.

RELIABILITY *for real life*



Official window, door and millwork provider
of the PGA TOUR and Champions Tour

JELD-WEN.
WINDOWS & DOORS

GREEN BUILDING INITIATIVE™
JELD-WEN is proud to support
a better way to build

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JELD-WEN reserves the right to change product specifications without notice.
Please check our website, www.jeld-wen.com, for current information.

10-576 03/09 (PDF)



Model 6100

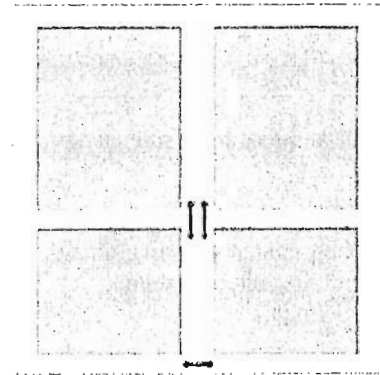
Simple sophistication

Foamed-in-Place Insulation

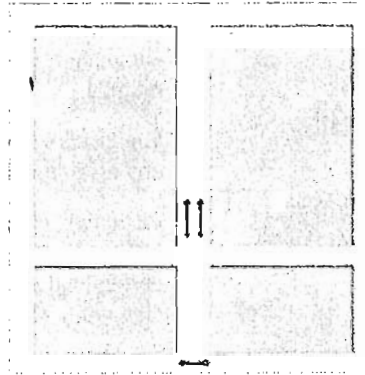
Variety of Designs

Lifetime Limited Warranty

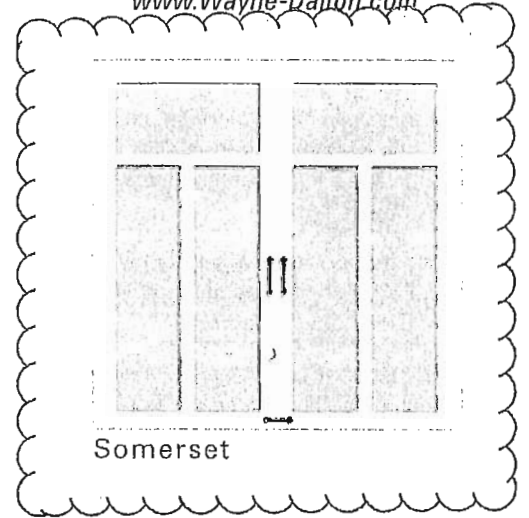
www.Wayne-Dalton.com



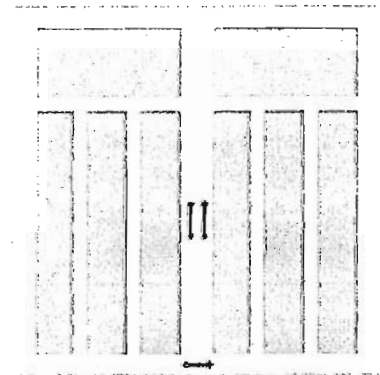
+Ashburn



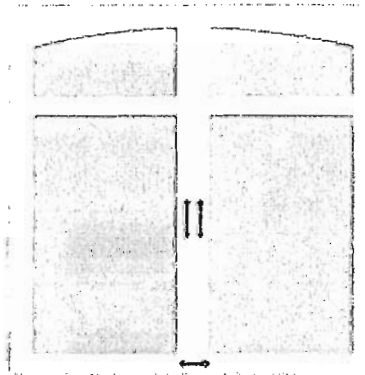
+Richmond



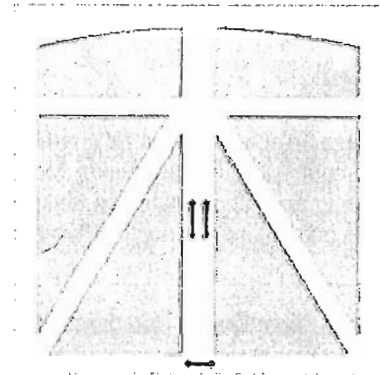
Somerset



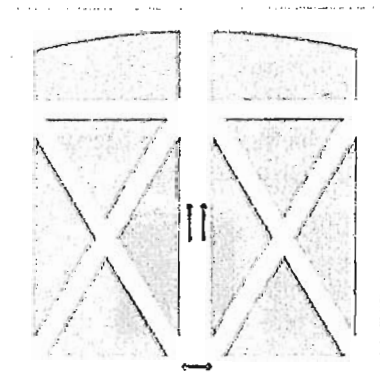
Brunswick



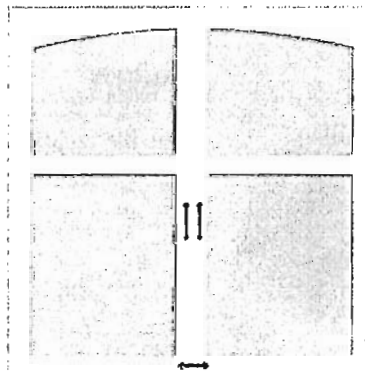
Arlington



Springfield



Lexington



+Savannah

* All door top sections are available in arch or square design.

* Most double-car door designs are equivalent to 2 single-car doors side by side.

+ Windows added to these panel designs contain DecaTrim™ framing surrounding each window.

life's front door™

Model 6100 Specifications (Continued)

Door Construction

- Model 6100 features a four layer method of construction: Toughguard™ backer – polyurethane foam – steel facer – DecaTrim™ overlay.
- Steel door base has a two-coat, baked-on polyester finish that is virtually maintenance-free. This finish also makes an excellent base if you repaint to match the existing exterior colors of your home.
- The foamed-in-place polyurethane insulation is chemically bonded to each steel section, creating a structure with higher strength and dent resistance.
- The Toughguard™ backer is chemically bonded to the foam, creating a durable interior surface on your garage door, and one that improves the interior appeal.
- Heavy-gauge steel wraparound end caps trim-out door edges for better appearance, improved strength and to protect the insulation from damage.

- Integral foam-filled horizontal struts at the top and bottom of door sections add rigidity for long life and smooth operation – extra strength without extra weight.
- The polyurethane foam is CFC-11-free, so it's environmentally friendly.
- Sound-absorbing insulation makes the door operate quieter and eliminates wind-rattling.
- Attractive, low-profile hinges provide maximum strength between sections and add stability compared with ordinary vertical hinges. Hinges are factory-installed for proper alignment and smoother door operation.
- SilentGlide™ rollers with nylon tires and solid steel shafts provide years of smooth, quiet, dependable service.
- Spring system is TorqueMaster Plus™ or torsion, depending on door weight.

Design

The DecaTrim™ accent overlays offer design flexibility and highly defined vertical door lines, for a unique look. DecaTrim™ stiles are provided in white only, but may be ordered on one of four section colors to provide a factory two-tone look.

Decorative Door Hardware

Two decorative pull handles and one bottom section lift handle are standard with every Model 6100 door. Additional Decorative Hardware is available.



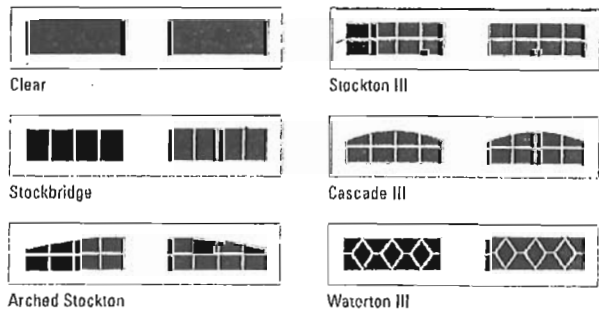
Warranty

Model 6100 offers a Lifetime Limited Warranty on the door against cracking, splitting, rusting through or section deterioration. Wayne-Dalton warrants the DecaTrim™ overlay of the 6100 against defects in material and workmanship for a period of two years. See dealer for complete warranty details.



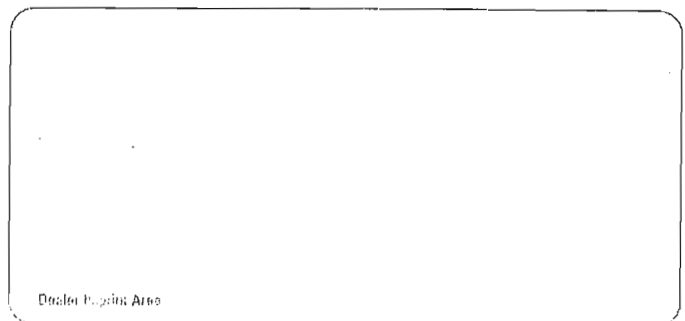
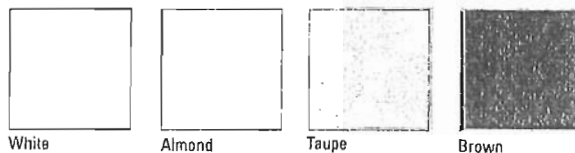
StyleLine™ Windows

Window patterns are shown on a typical single-car door. Spacing of windows may change depending on door size.



Colors

The Model 6100 door is available in the 4 base colors shown below. DecaTrim™ overlays are provided in white only.



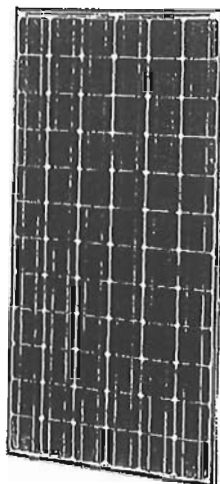
Think GAIA
For Life and the Earth



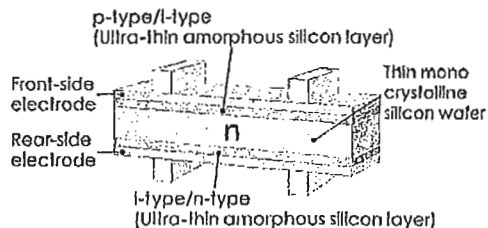
HIT Photovoltaic Module

HIT Power 215N
Photovoltaic Module

Module Efficiency: 17.1%
Cell Efficiency: 19.3%
Power Output - 215 Watts



SANYO HIT[®] Solar Cell Structure



SANYO'S Proprietary Technology

HIT solar cells are hybrids of mono crystalline silicon surrounded by ultra-thin amorphous silicon layers, and are available solely from SANYO.

High Efficiency

HIT[®] Power solar panels are leaders in sunlight conversion efficiency. Obtain maximum power within a fixed amount of space. Save money using fewer system attachments and racking materials, and reduce costs by spending less time installing per watt. HIT Power models are ideal for grid-connected solar systems, areas with performance based incentives, and renewable energy credits.

Power Guarantee

SANYO's power ratings for HIT Power panels guarantee customers receive 100% of the nameplate rated power (or more) at the time of purchase, enabling owners to generate more kWh per rated watt, quicken investments returns, and help realize complete customer satisfaction.

Temperature Performance

As temperatures rise, HIT Power solar panels produce 10% or more electricity (kWh) than conventional crystalline silicon solar panels at the same temperature.

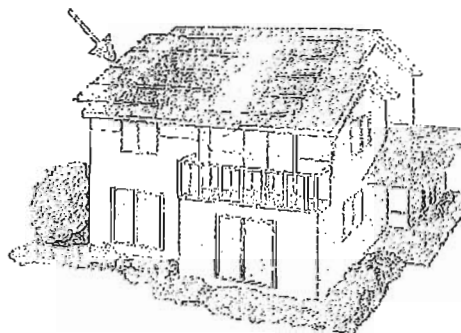
Valuable Features

The packing density of the panels reduces transportation, fuel, and storage costs per installed watt.

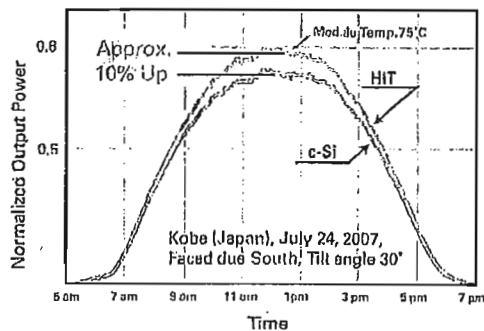
Quality Products Made in USA

SANYO silicon wafers located inside HIT solar panels are made in California and Oregon (from October 2009), and the panels are assembled in an ISO 9001 (quality), 14001 (environment), and 18001 (safety) certified factory. Unique eco-packing minimizes cardboard waste at the job site. The panels have a Limited 20-Year Power Output and 5-Year Product Workmanship Warranty.

Unnecessary Section When Using SANYO



Increased Performance with SANYO



Electrical Specifications

Model	HIT Power 215N or HIP-215NKH45
Rated Power (P _{max}) ¹	215 W
Maximum Power Voltage (V _{mp})	42.0 V
Maximum Power Current (I _{mp})	5.13 A
Open Circuit Voltage (V _{oc})	51.6 V
Short Circuit Current (I _{sc})	5.61 A
Temperature Coefficient (P _{max})	-0.336%/°C
Temperature Coefficient (V _{oc})	-0.143 V/°C
Temperature Coefficient (I _{sc})	1.90 mA/°C
NOCT	114.0°F (46°C)
CEC PTC Rating	199.6 W
Cell Efficiency	19.3%
Module Efficiency	17.1%
Watts per Ft ²	16.85 W
Maximum System Voltage	600 V
Series Fuse Rating	15 A
Warranted Tolerance (-/+)	-0% / +10%

Mechanical Specifications

Internal Bypass Diodes	4 Bypass Diodes
Module Area	13.56 Ft ² (1.26m ²)
Weight	35.3 Lbs. (16kg)
Dimensions LxWxH	62.2x31.4x1.8 in. (1580x798x46 mm)
Cable Length +Male-Female	40.65/34.8 in. (1030/880 mm)
Cable Size / Connector Type	No. 12 AWG / MC4™ Locking Connectors
Static Wind / Snow Load	60PSF (2800Pa) / 39PSF (187Pa)
Pallet Dimensions LxWxH	63.2x32x72.8 in. (1607x815x1850 mm)
Quantity per Pallet / Pallet Weight	34 pcs / 1234.5 Lbs (560 kg)
Quantity per 53' Trailer	952 pcs.

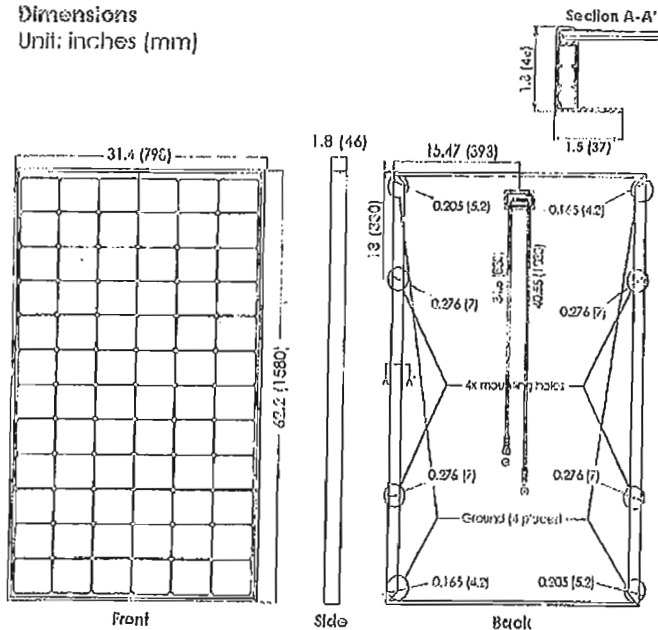
Operating Conditions & Safety Ratings

Ambient Operating Temperature	-4°F to 115°F (-20°C to 48°C) ¹
Hail Safety Impact Velocity	1" hailstone (25mm) at 62 mph (23m/s)
Fire Safety Classification	Class C
Safety & Rating Certifications	UL 1703, cUL, CEC
Limited Warranty	5 Years Workmanship, 20 Years Power Output

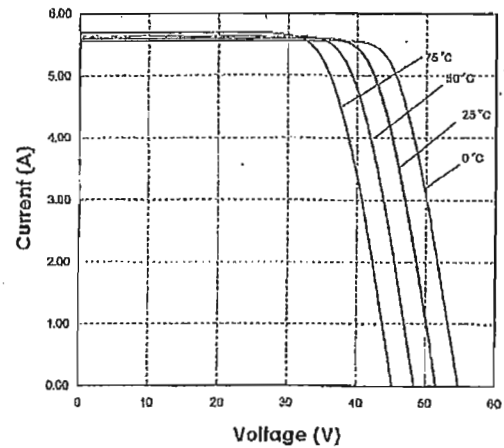
¹STC: Cell temp. 25°C, AM1.5, 1000W/m² Monthly average low and high of the installation site.
Note: Specifications and information above may change without notice.

Dimensions

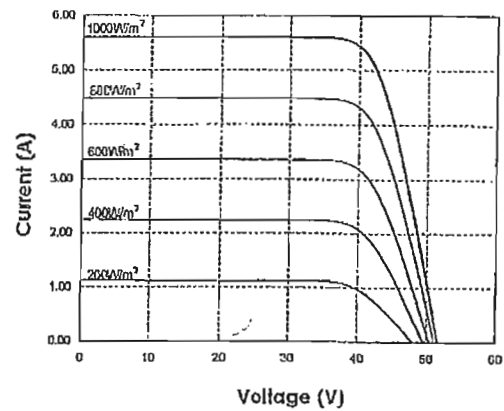
Unit: inches (mm)



Dependence on Temperature



Dependence on Irradiance



Read the operating instructions carefully before use of these products

SANYO

SANYO Energy (U.S.A.) Corp.
Solar Division

2600 Network Blvd., Suite 600
Frisco, TX 75034, U.S.A.
www.sanyo.com/solar
solar@sec.sanyo.com

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Attachment B
Documentation

Researcher: Lois Harris
Date: April 6, 1979

Site No. _____

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 761 6th Avenue Plat D Bl. 86 Lot 2
Name of Structure: T. R. S.
Present Owner: Nelson, Eloise UTM:
Owner Address: c/o Ray Wilkerson 761 6th Avenue Tax #: 041354

2

AGE/CONDITION/USE

Original Owner: Edgar W. Druce Construction Date: 1899 Demolition Date:
Original Use: single family
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3

STA

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: Date of Slides: 5/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Abstract Records.
Polk, Salt Lake City Directory. 1899-1955.
"Nelson, Margaret." Deseret News. December 7, 1953, p. B8.
SLC Building Permit #3360, January 27, 1899

Architect/Builder: E. W. Druce and E. W. Druce

Building Materials: brick

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a large two story Victorian home with hip roofs and a front dormer window. There is an east side chimney with a corbeled cap. The first story front porch has thin square tapered wooden columns with brackets at the top and wooden posts below. Under the porch is a large window with a leaded glass transom. All windows have stone sills and lintels. There is a second story front door above the porch. Along the street is a sandstone retaining wall topped by an iron fence with gates that were made in the period by Crager Wire and Iron Works of Salt Lake City.

--Thomas W. Hanchett

Building Permit: #3360, E. W. Druce, owner, builder and architect. 2 story brk. dwell.
\$1,500.



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

The Victorian Style, massing, brick construction and wood trim of this house contribute to the architectural character of the Avenues. It is one of the largest homes in this part of the district.

The original owner and resident here was Edgar W. Druce, a well-known building contractor. Druce was the resident here until 1908. Druce built several other homes in the Avenues, many for investment purposes.

About 1913 Margaret Nelson became the resident-owner here. Miss Nelson was born in 1867. She was a daughter of Colonel William Nelson, who had served as marshall for the Utah territory. The Nelson family came to Salt Lake City in 1876. Margaret Nelson had been a member of the Salt Lake Typographical Union #115 for over sixty years. She was employed as a linotype operator for the Salt Lake Tribune and Telegram for 35 years. Her father, Col. Nelson had also been editor of the Salt Lake Tribune. He died in 1913. Miss Nelson was a member of the Episcopal Church. She lived in this house from 1913 until her death in 1953. She was survived by two sisters Esther and Grace Nelson. Esther Nelson became the resident and owner after her sister's death.

Attachment C
Photographs

