

HISTORIC LANDMARK COMMISSION STAFF REPORT

Evans Garage
PLNHLC2010-00695
Avenues Historic District
1221 4th Avenue
November 3, 2010



Planning Division
Department of Community and
Economic Development

Applicant: Jody Evans and
Inga Regenass

Staff: Katia Pace, 535-6354,
katia.pace@slcgov.com

Tax ID: 09-33-302-006

Current Zone: SR-1A Special
Development Pattern Residential

Master Plan Designation:
Avenues Master Plan, Low
Density Residential

Council District:
District 3, Stan Penfold

Community Council:
Greater Avenues, Jim Jenkin

Lot Size: 6,098.4 square feet

Current Use:
▪ Single-Family Residence

Applicable Land Use

Regulations:

- 21A.34.020
- 21A.24.080
- 21A.40.050
- Historic Design Guidelines

Notification:

- Notice mailed 10/22/10
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 10/22/10

Attachments:

- A. Site Plan
- B. Survey
- C. Photos

Request

This is a request by Jody Evan and Inga Regenass, for additional height on an accessory structure on the property located at 1221 4th Avenue. The property is located in the SR-1A, Special Development Pattern Residential zoning district and in the Avenues Historic District. The proposed height is 16 feet and 2 inches, the SR-1A allows for accessory structures that are up to 14 feet tall.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project meets the applicable ordinance standards and residential design guidelines and recommends that the Commission approves this request.

If the Commission finds that the proposal does not meets the objectives of the Ordinance Standards and Residential Design Guidelines, then staff recommends that the Commission deny the request, or approve it with modifications.

VICINITY MAP



Background

Project Description

As part of the request to construct a garage, the applicant is requesting the Historic Landmark Commission to modify the maximum height regulation of 14 feet for a pitched roof accessory structure to allow the garage to be approximately 16 feet and 2 inches at its highest point.

A Certificate of Appropriateness was issued in May 20, 2009 for a 14 feet tall and 479.866 square foot garage. The applicants are now requesting additional height to permit the roof pitch of the accessory structure to match the 8:12 roof pitch of the primary residence, and to permit installation of an 8 feet tall garage door. In order for the garage wall height to accommodate 8 foot tall garage doors, and to match the roof pitch of the principal structure, the height of the accessory structure will need to increase to be 16 feet 2 inches. The applicant is requesting 8 foot garage doors because he is 6 feet 6 inches tall and would like adequate headroom to carry things in and out of the garage.

The architectural style of the houses on both sides of the block is a combination of gable-roof bungalows (8), colonial revival (2), rambler (1), and foursquare (1). The block face where this property is located consists of 7 parcels, 2 of which already have accessory structures in excess of the 14 feet requirement. The lots across the street are located in a block that has an alley running behind the properties, and therefore there are no garages visible from the street.

Currently there is a Tuff Shed located in the rear of the property which will be removed once the garage is constructed. Originally this was a one-story gable-roof bungalow constructed in 1904. In October 1, 2003 the Historic Landmark Commission approved a second story addition on the rear of the property.

The proposed sixteen feet two inches tall garage will include space for two vehicles on the first floor and storage space within the roof structure. The footprint will be 21 feet and 9 ¾ inches by 22 feet or 479.866 square feet. The following is a list of the proposed materials to be used on this project:

- **Siding:** The siding will be fiber-cement shingles to match addition. The fascia, soffits and gutter will be aluminum material.
- **Roof:** The 8:12 pitched gabled roof will be asphalt shingles with an overhang of 12 inches. The garage roof pitch is similar to the dwelling roof pitch. The roof will have a flat profile skylight.
- **Windows:** The windows will be Pella aluminum clad wood windows with true divided light or muntins on the exterior.
- **Doors:** The two auto doors will be 8 feet by 7 feet and 10 5/8 inches wood paneled garage doors. The people doors will be steel or solid wood.
- **Fence:** Will continue the existing tongue and groove 6 feet tall wood fence to the back of the property along eastern boundary line.
- **Driveway:** Existing portion from street and along side of dwelling is concrete. The new portion extending to the rear yard will be new brick paved.

Comments

Public Comments

No public comments have been received at the time of this writing.

Project Review

Zoning Considerations

The subject property is located in the Avenues Historic District. The base zoning of the property is SR-1A, Special Development Pattern Residential District, the purpose of which is "to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

| Requirement | Standard | Proposed | Meet |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------|------|
| Height | 14' | 16'-2" | No |
| Foot Print of Accessory Structure | 480 ft ² , and a second structure of 120 ft ² (total of 600 ft ²) | 479.866 ft ² | Yes |
| Exterior Wall Height | 9' | 8'-10 ½ " | Yes |
| Side Yard Setback | 1' from property line and 10' from adjacent principal structure | 3' | Yes |
| Rear Yard Setback | 1'-5' | 1' | Yes |
| Building Coverage for principal and accessory structures | 40% of lot area | 30% | Yes |
| Yard Coverage | 50% of the rear yard | 17% | Yes |

Analysis: The project meets the development standards for this zoning district with the exception of height. The zoning ordinance in Section 21A.24.080(D)6 allows the Historic Landmark Commission the ability to grant exceptions to height if it finds that the project meets the provision of Section 21A.34.020.

Finding: Given the diverse architectural development of this area and the presence of other accessory structures with the same height and taller, staff finds that the accessory structure would fit within the context of the block and neighborhood.

Analysis and Findings

Options

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

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

Standards of Review

21A.34.020(H)(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:

Standard 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 structure and streetscape.

Applicable Design Guidelines

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.

13.7 Construct and locate secondary structures in a matter similar to those seen historically in the district. Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued. Garages, as well as driveways, should not dominate the street space; therefore, they should be detached from the main house and located to the rear of the house, if possible. Historically, garages and stable houses in the Avenues were simple wood structures covered with a gabled or hipped roof. A new secondary structure should follow historic-precedent, in terms of materials and form.

Policy Document, Salt Lake City Historic Landmark Commission, adopted on February 1, 1984.

The Historic Landmark Commission recognizes that garages are a necessary part of maintaining the viability of historic properties and districts, and accessory structures have always been features in the historic landscape of Salt Lake City. However, garages, when not designed to be compatible with the primary structure or when not visually subordinate to the primary structure, can have an adverse effect on the historic character of a district. For this reason, the Historic Landmark Commission should review garages with the following characteristics:

- a. The garage is larger than 600 square feet;
- b. The garage creates a substantial presence on the streetscape because it would be located on a corner lot or visible from a public way;
- c. It is more than one-story in height; or
- d. It will be used for an auxiliary use that could lead to disruptive activity in a neighborhood.

Analysis: With the proposed height, the garage will have a similar roof pitch to the primary structure. This particular block face consists of 7 parcels, 2 of which already have accessory structures in excess of the 14 feet requirement. The garage located at 1217 4th Ave has a roof pitch of 12:12 and is 19 feet tall, and the pitch mirrors the primary residence. In addition, the garage located at 1203 4th Ave has a roof pitch of 6:12 and is 17 feet tall, and the pitch also matches the roof pitch of the primary residence. The lots across the street are located in a block that has an alley running behind the properties, and therefore there are no garages visible from the street. The proposed width of the garage is common for two car garages around the city and will be compatible with the area.

Finding: The scale and form of the proposed garage is compatible with the principal building and with other garages in the Avenues Historic District. Staff finds that the proposed garage will be subordinate to the primary structure. The project meets the intent of this standard.

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.

Applicable Design Guidelines

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

Analysis: The proposed garage is compatible with the primary structure in general design and materials and its materials and form are appropriate for the neighborhood. The aluminum soffit and gutters are acceptable for new construction.

Alternative materials such as fiber cement products have been approved for new construction by the Commission in the past. In addition the Certificate of Appropriateness issued on May 5, 2010 has approved the fiber cement shingles to match the addition of the principal structure.

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

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.

Analysis: Garages in the Avenues Historic District are set back on the lot and are detached from the house. The proposed location for the garage is in the rear yard one foot from the rear property line and three feet from the east side property line. The location of the garage at the rear of the lot is in keeping with the character of the block and historic district.

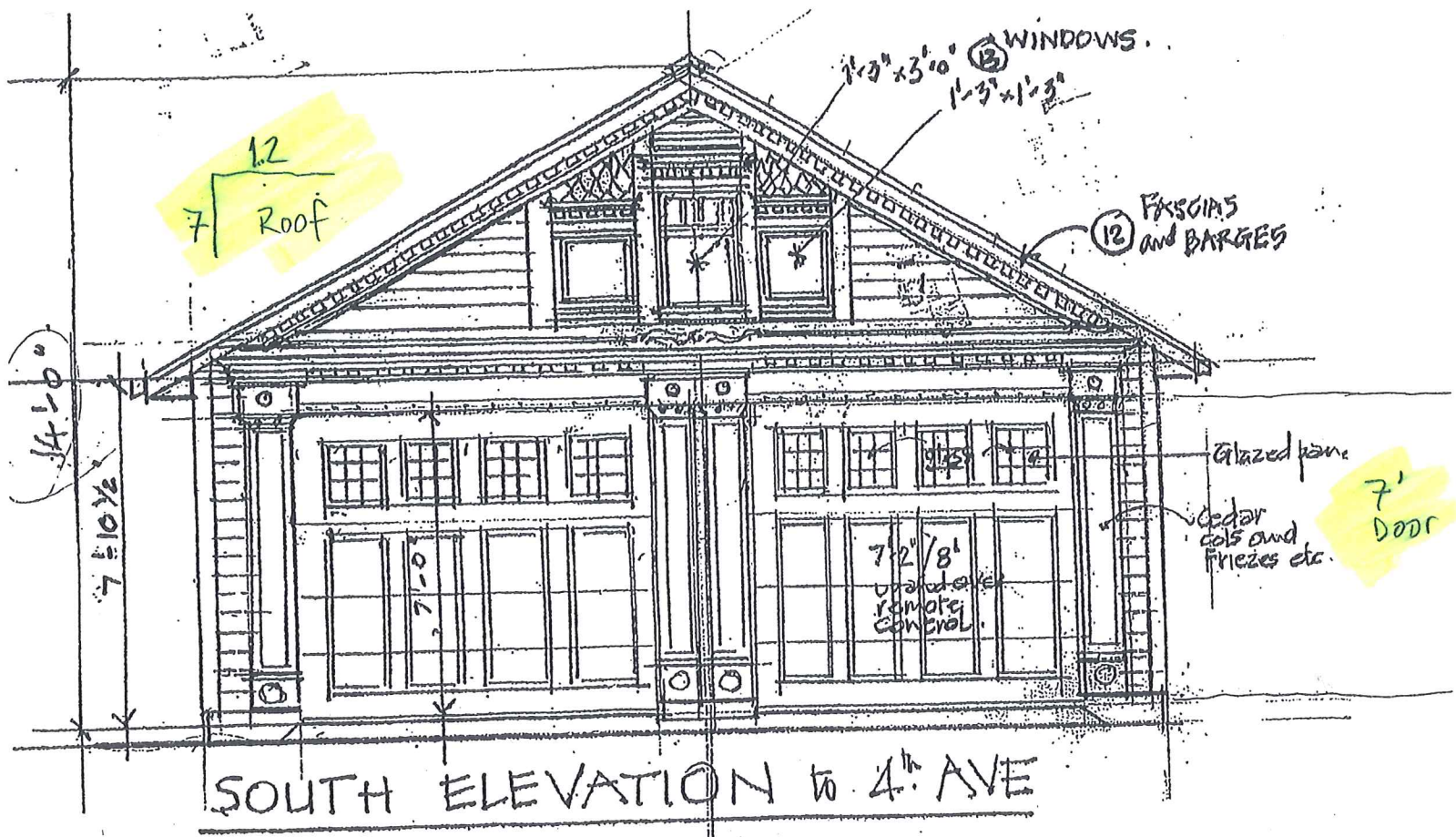
Finding: The proposed project complies with the intent of this standard.

Standard 4: Subdivision of Lots:

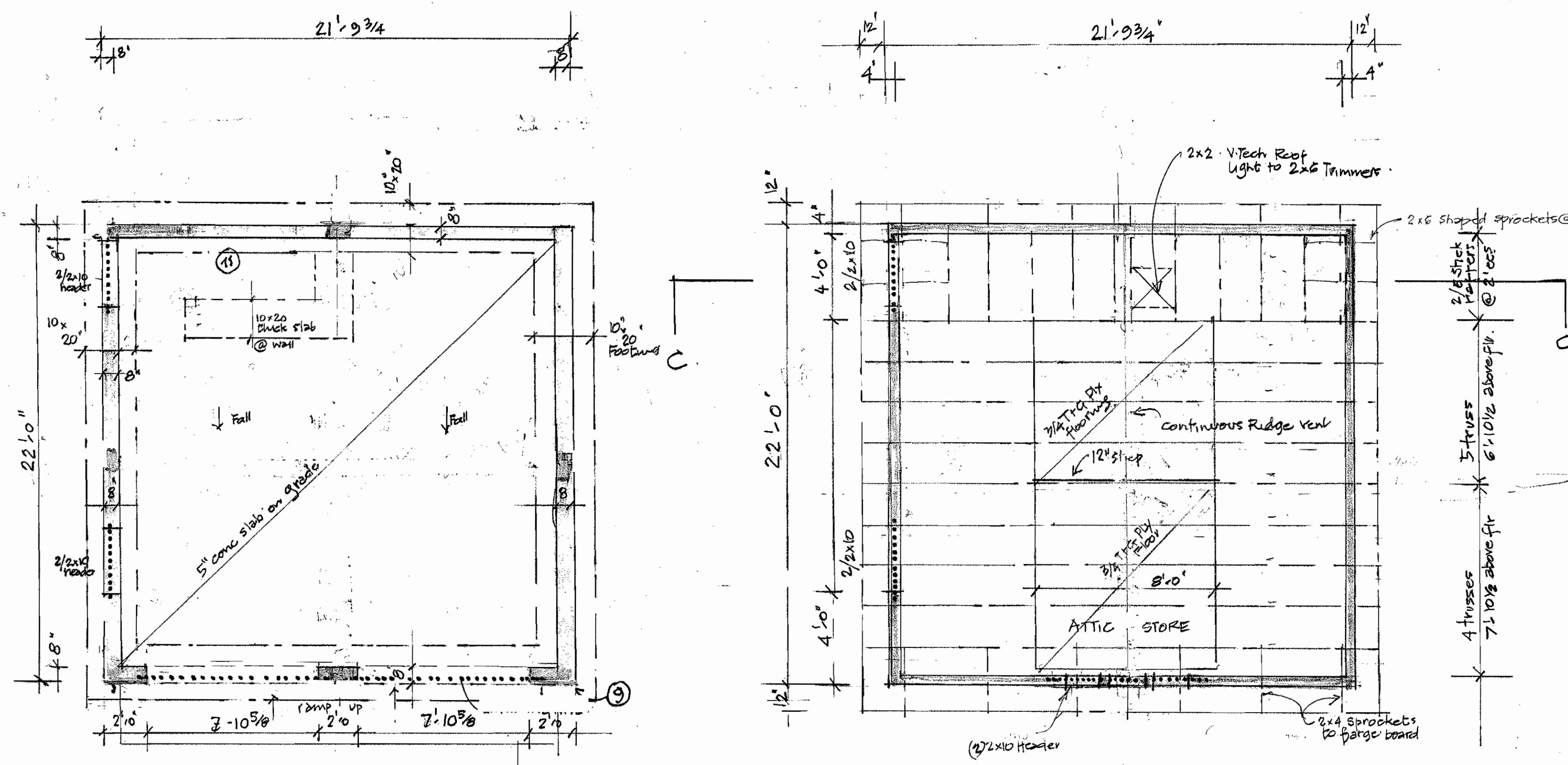
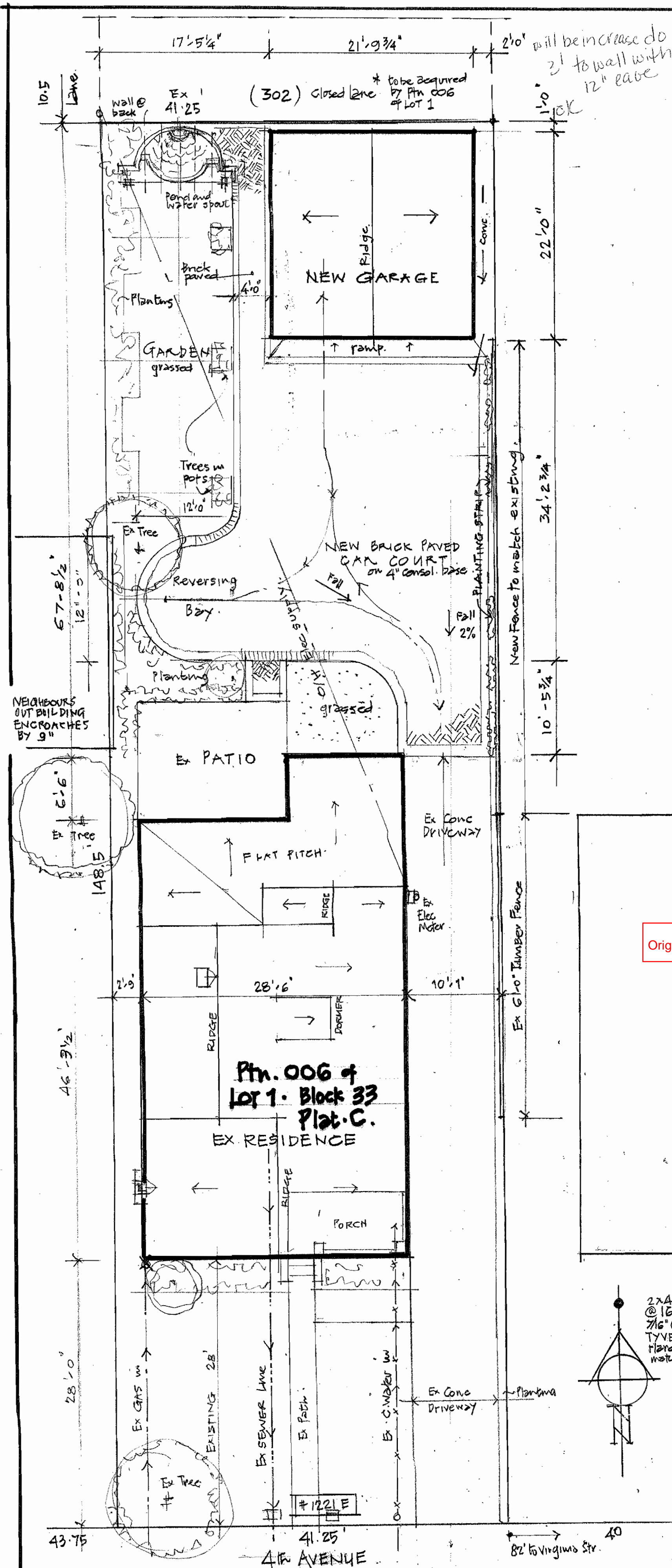
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

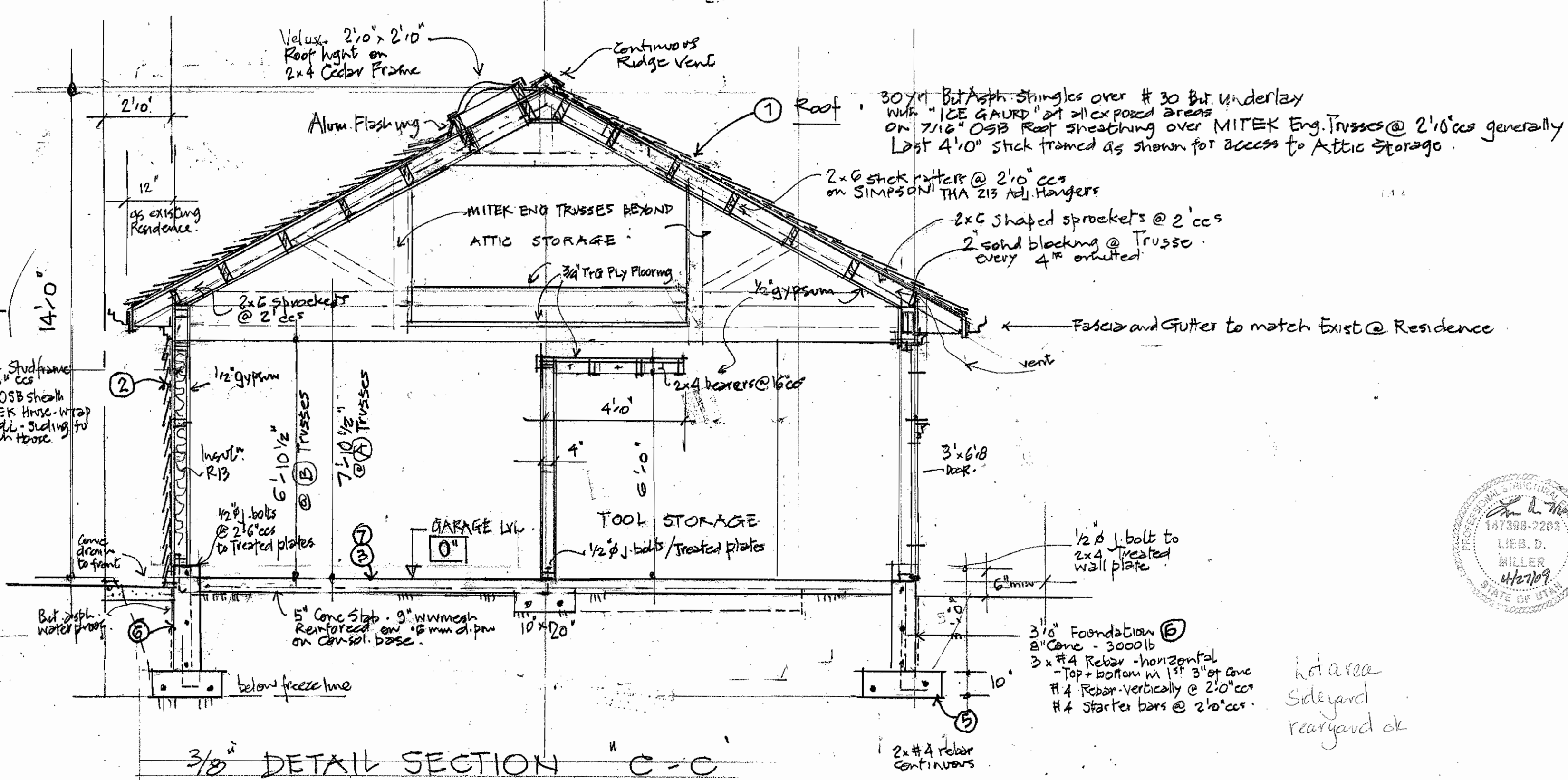
**Attachment A
Site Plan**



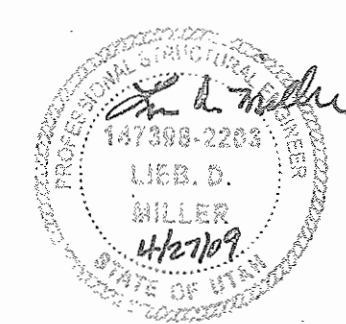
Jody Evans & Inga Regevass
1221 4th Ave. 801.599.1233



Original garage plan shows height as 14'. Proposed height is 16' - 2".



- ### PROJECT NOTES
- * All construction shall be in accordance with 2003 IBC including latest amendments and including all Local Authority requirements.
 - * All work to meet best standard construction practices and shall be undertaken by licensed and bonded contractors
 - * All General and Model Energy Codes shall be adhered to on this project
 - * All materials shall be whole and sound and of their best respective kind.
 - * All shear panels, bracing, wall anchors, cross bracing and nailing, struc.posts and beams to Struct. Engineer's detail
 - * All Fire-blocking strictly to UBC 70821 code
 - * All attic spaces vented to meet UBC 15053 code and access (2' x 2'6" min) to all accessible spaces
 - * Any Plumbing Installation to be in accordance with State and Local Authority codes and to be carried out only by Licensed Contractors
 - * All Electric Installation to comply with 2002 NEC and Local Supply Authority Codes
 - * CO/2 detectors - as above - to be located at a low level in all areas where gas fired equipment exist.



SITE LAYOUT SCALE 1/8" = 1'-0"

3/8" DETAIL SECTION "C-C"

REVISED - 04-13-09. DWG NO. E/08/001

SITE PLAN & DETAIL SECTION

| | | |
|---------------------------------------|-------|--------------|
| EVANS - JODI and INGA | | |
| PROPOSED NEW GARAGE and ATTACHED SHED | | |
| 1221 E - 4th AVENUE | TAX # | Gerard Meyer |
| Pin 006 of Lot 1 - Block 33 | | RIBA - NCARB |
| PLAT C - SALT LAKE CITY, UTAH | 84103 | Utah |
| | | 801-377-8900 |

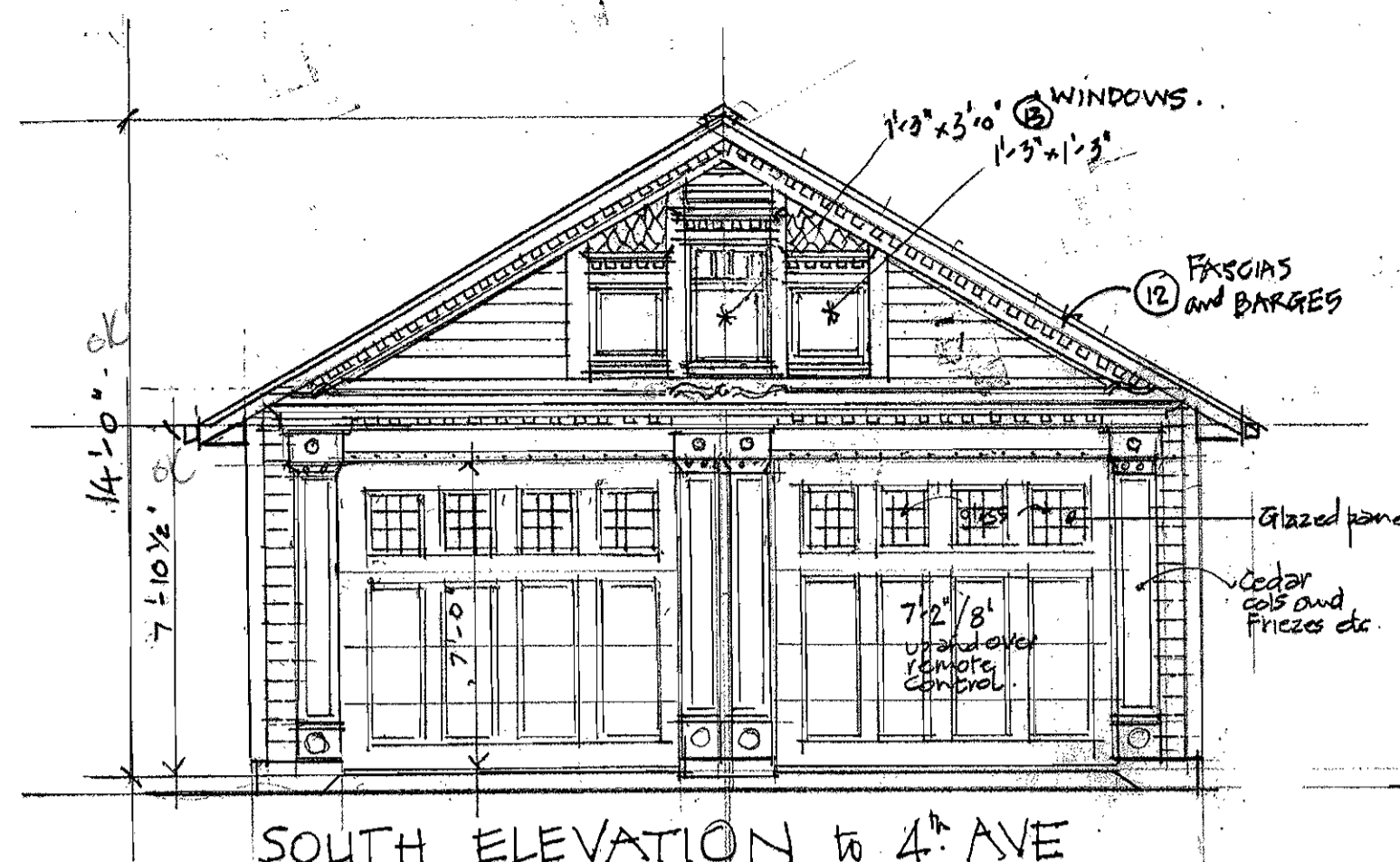
PLAN NOTES

Original garage plan shows height as 14'. Proposed height is 16' - 2".

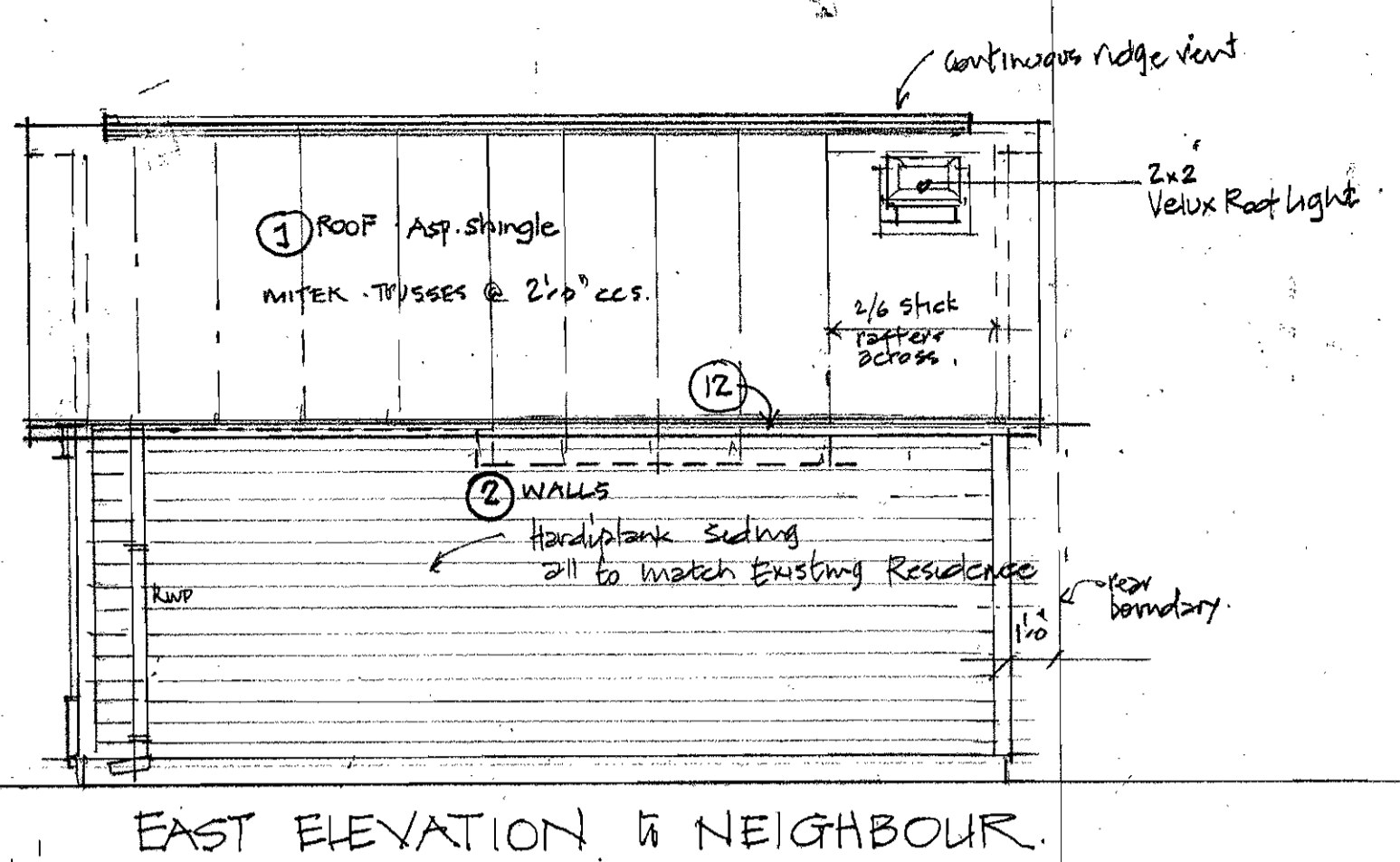
- 1 ROOF
7/16 inch OSB sheathing over Mitek Engineered Trusses @ 2' 0" centres. Lay #30 Bitum Underlay covered with 30 year Architectural Bitum Asphalt Shingles. All to match existing on site. Apply Neoprene Damp course foil exposed edges valleys and head walls etc. SIMPSON Hurricane ties at all trusses and walls. To ridges fix continuous vents to be provided over roof to suit Code requirements with protected venting at eaves.
- 2 WALLS
External: 2 x 4 Stud framing at 16" centres (2x6 and blocked where more than 10' 0" tall) covered with 7/16" OSB sheathing fixed with 8d nails to Struct Eng's schedule, and wrapped in TYVEK House wrap, with Neoprene damprufe at all exposed edges. Finish in Hard Siding and shingles all to match existing on site and fixed to manufacturers specification. Provide prefabricated aluminum flashings at junction of all roofs and walls and including head flashings at all openings where applicable.
Internal: To Garage: 1/2" Gypsum board fixed at right angles to 2 x 4. Studs set at 16" ccs and covered continuously with .6 mm polyeth. damp proof membrane over Fibreglass Batt insulation. (R. 19 to 6" walls and R. 13 to 4"). Provide Hardpanel to all walls where moisture may occur. All wallplates in contact with concrete or moisture to be treated.
Ceilings: 1/2" Gypsum as Walls. Insulation to Ceiling space to be R. 38
- 3 FLOORS
Generally all floors to Garage to be 5" .3000 lb/sq. in. concrete, reinforced with 9" wire weld mesh and finished smooth on top to receive floor finishes as directed by owner. All concrete slabs to be machine cut into squares not exceeding 25 sq. feet.
- 4 FLOOR TO ATTIC STORAGE
Base: 2x4 Plywood on top of tie-beams to Roof Truss designed to carry attic storage.
- 5 FOOTINGS
Size: 20" wide x 10" deep in 3000psi concrete with No. 2 x #4 Rebars. set 2 in. above bottom level and 3" from outer edge.
All footings on undisturbed base or base compacted to 95% and to be below freeze line
- 6 FOUNDATION WALLS
3000 psi reinforced Concrete 8" wide to height as required with top of wall a minimum of 6" above finished ground level adjacent to building.
Reinforcement: #4 starter bars at 24" ccs along length to wall
#4 rebars vertically at 2' 0" ccs. along length
To 3' 0" wall. No. 3 x #4 rebar horizontally with top and bottom bars set in position with min. 2" concrete cover.
1/2" x 10" J-bolts at 2' 6" ccs to hold treated wall plates to have 3" x 3" washers
- 7 Concrete beds: Minimum 5" thickness with 12" wide x 8" toe at edges where no foundation wall exists. Provide #4 Rebar ties to all abutting foundation walls at 2' 0" CCS. All beds to Porches to be laid with brushed top surface to fall 2% to outside. And to be cut into panels not exceeding 25 sq. feet on finish
- 8 GALVANISED ANCHORS AND TIE-DOWNS... All to be SIMPSON manufacture And to be in accordance with the Struct. Engineers details.
Legend:
STHD 8-RJ
HPAHD 22
PHD5 01-HD5A
PHD2 01-HD2A
PHD3 01-HD3A
HTT 22
- 9 SHEAR WALL SCHEDULE: to suit Struct. Engineers details
SW3 = 7/16" wafer / w.d8 / 6" edge 12" field
SW4 = 7/16" wafer / w.d8 / 4" edge 12" field
SW5 = 7/16" wafer / w.d8 / 3" edge 12" field
- 10 STRUCTURAL BEAMS AND POSTS
All beams and posts shall be in accordance with the Structural Engineers detail where necessary. Include SIMPSON Post anchors as shown. All Roof timbers detail
- 11 FASCIA AND BARGES AND EAVES.
2" x 8" finished to match existing on site complete with drip flashing and pre-finished perforated aluminum eaves closure panels where necessary for eaves ventilation in conjunction with ridge vents Ventilation to be 1/350 of attic space.
- 12 WINDOWS
All to be approved manufacture uv-resistant vinyl with sliding sashes glazed in LOW-E double pane high performance glass with thickness rated to size of panel. All to be fitted with Insect Screens. All glass within 2' 0" of floor to be tempered glass. Glass within 6' 0" of stairs to be tempered

- ELECTRICAL NOTES**
- * Whole of Installation to comply with latest NEC and Local Authority codes
 - * Installation by licensed and bonded Contractor only
 - * Elec. Contractor to be responsible for design and loading of all circuits and panels to contain control equipment. Panels to be flush mounted and with covers
 - * All circuits to be numbered and identified with permanent approved marking.
 - * Drawings show all locations diagrammatically
 - Liase with other trades and Employer on site as work proceeds
 - * All switches and MCBs to be best quality of approved manufacture as selected
 - * All light fixtures to have UL labels attached when brought on site and installed. Employer will approve all light fittings on this project.
 - * All light fittings to be Thermal rated. Lights in closets to meet 410.8 code and lights in wet areas to meet 410.4 requirements
 - * Provide fire alarm pull stations in all areas
 - * CO2 detectors, as above, to be located at low level in all areas where gas equipment exists
 - * Electricity supply to be taken from existing Local Authority Supply to existing main residence by means of underground armored cable
 - * Provide freeways on any new board for future use.

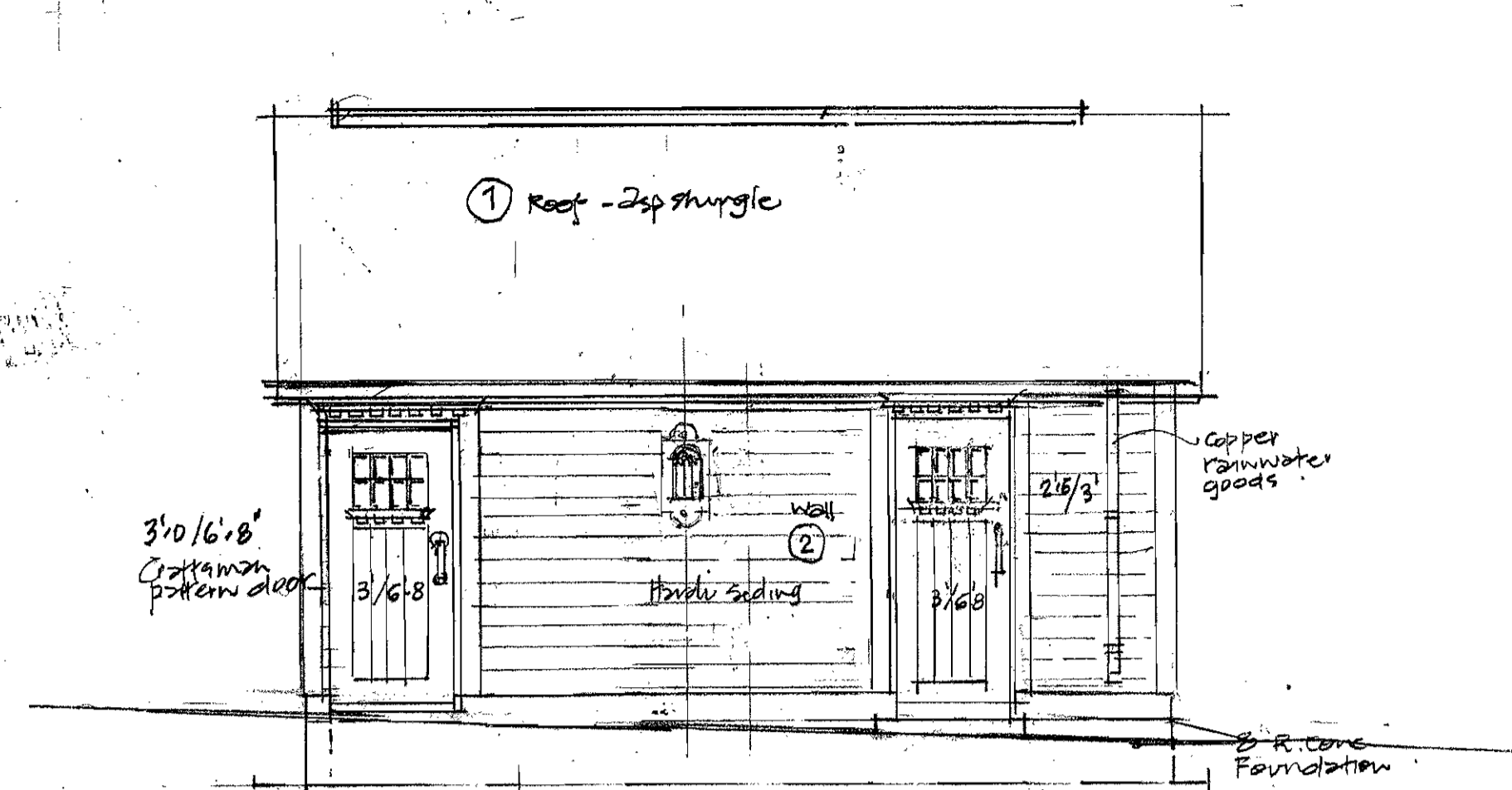
- LEGEND**
- EI Panel : Sub-Dist. Panel
 - 4'0" Single lamp Fluorescent
 - ⊕ Water proof bracket
 - ⊕ 120V double Recept GFI = Ground Fault Intercept
 - ⊕ Garage Door Operator (Remote control) with light
 - ⊕ One way switch ⊕ Three-way switch



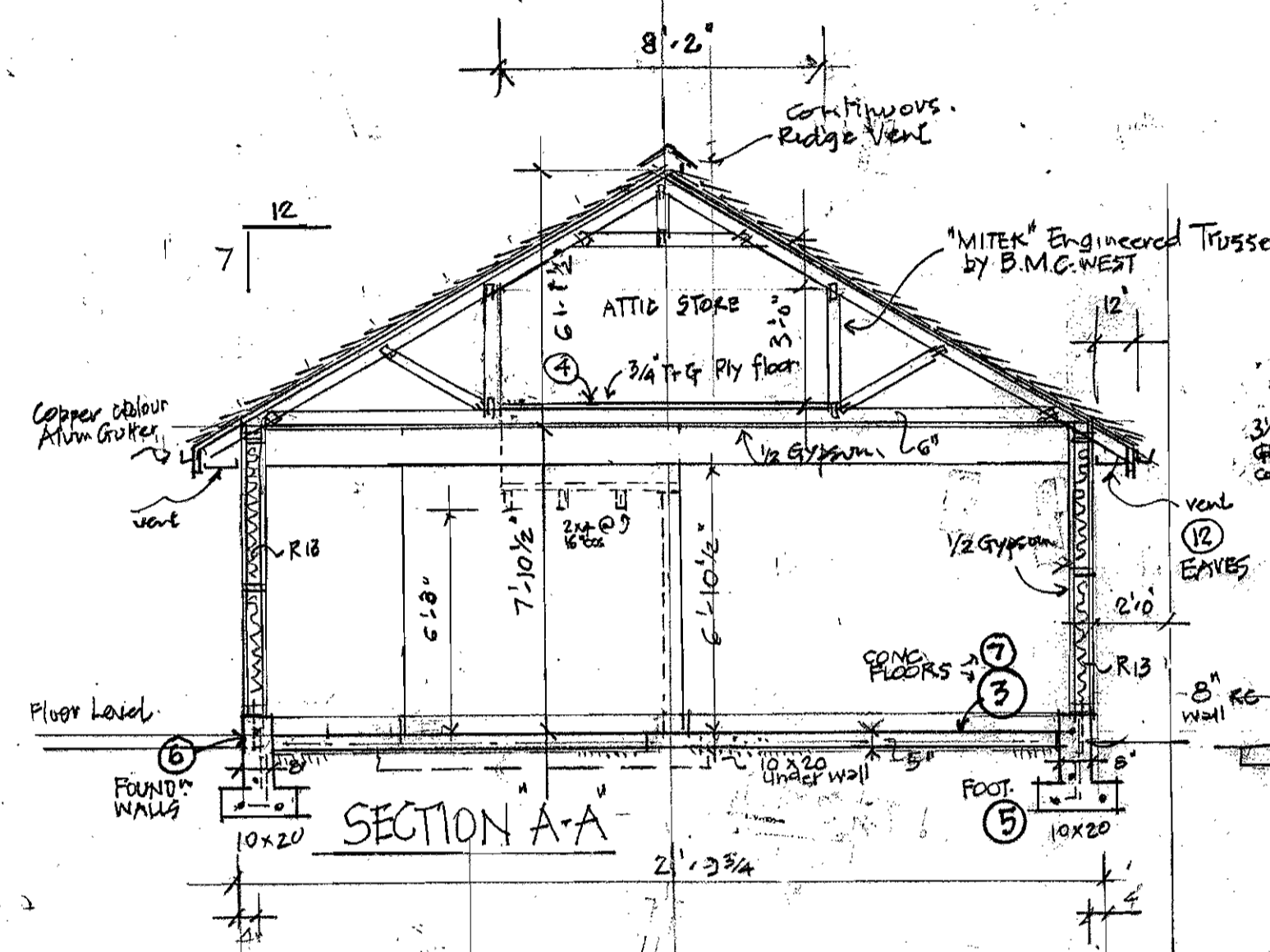
SOUTH ELEVATION to 4th AVE



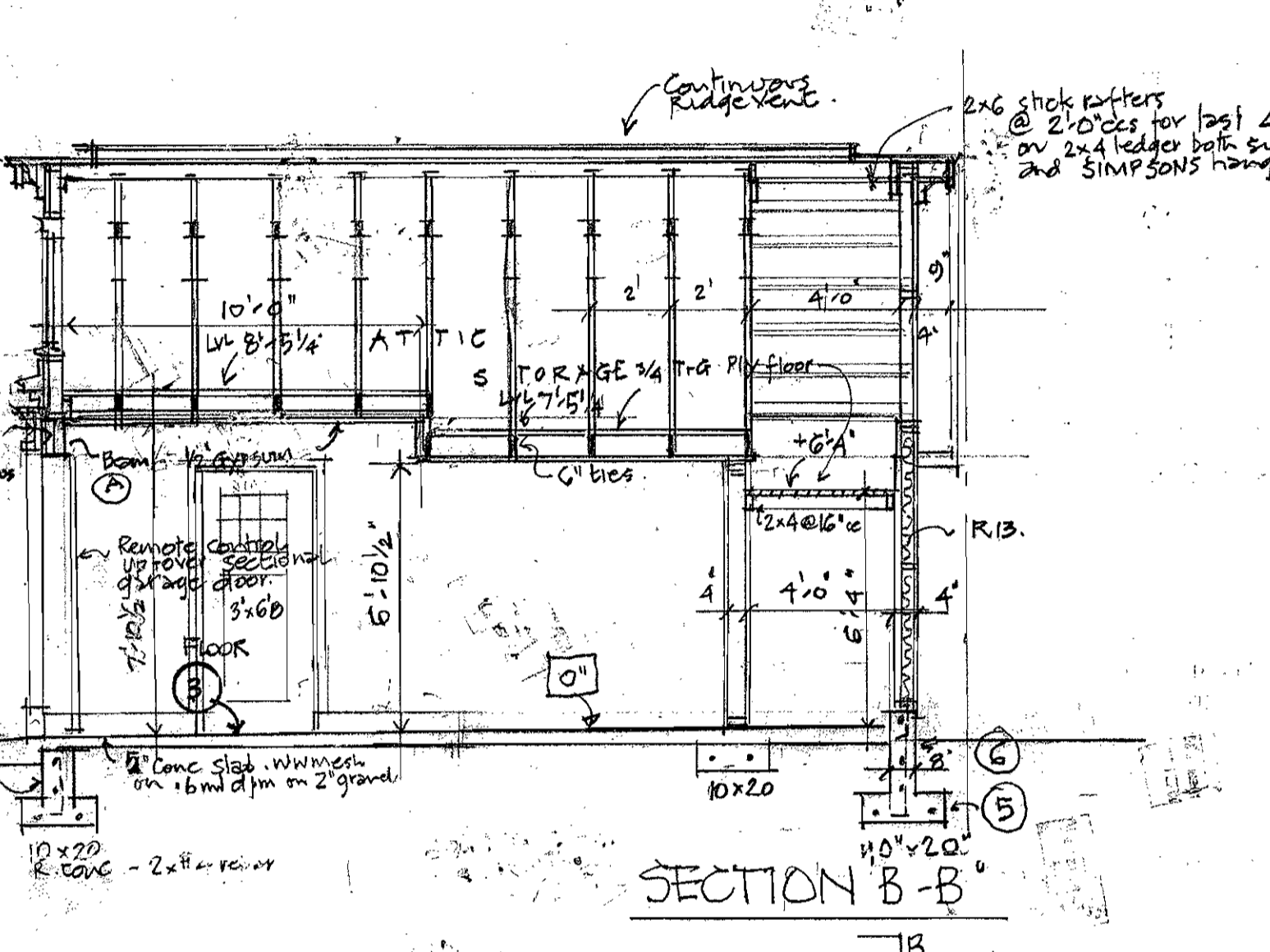
EAST ELEVATION to NEIGHBOUR.



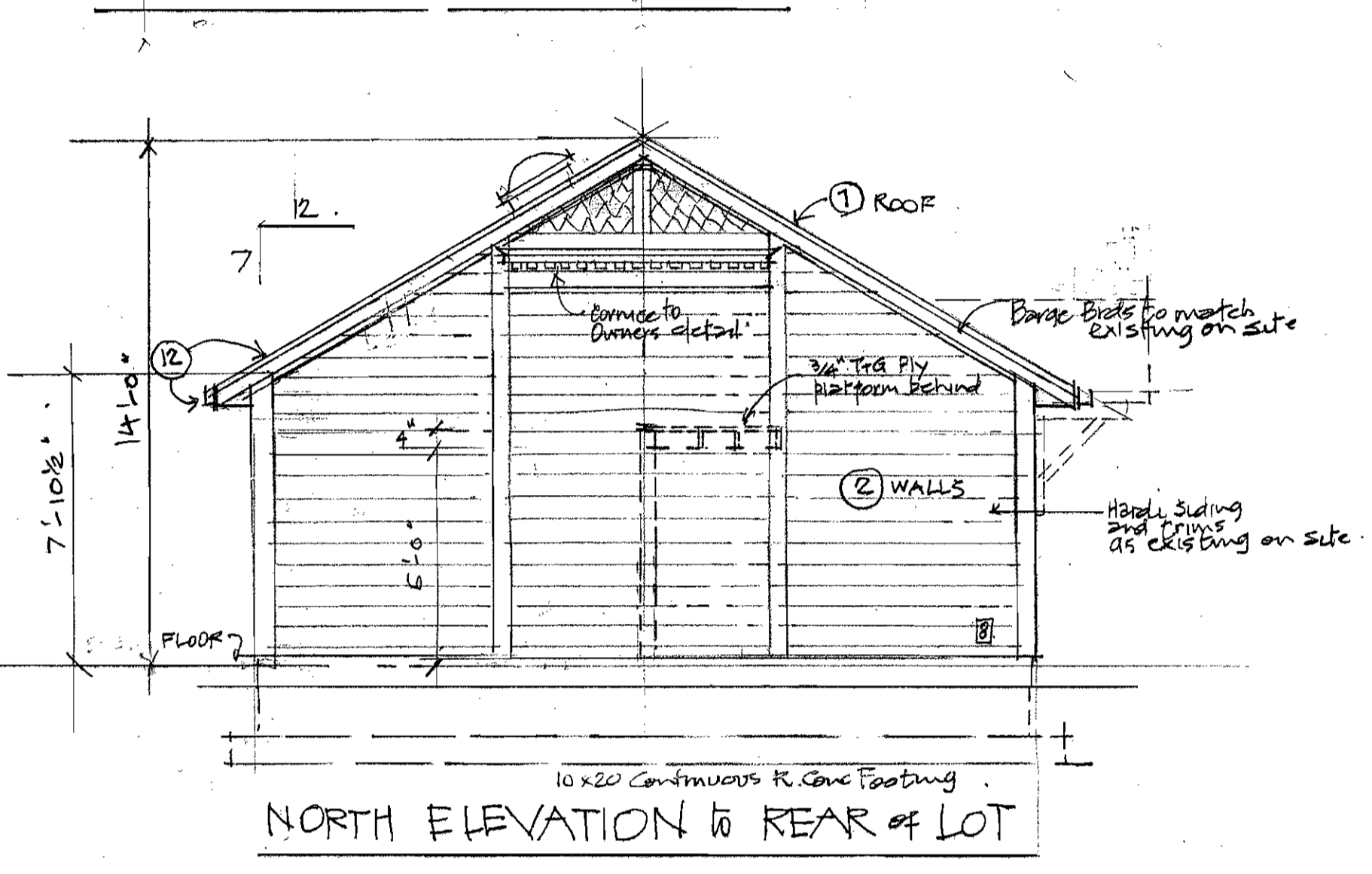
WEST ELEVATION to GARDEN



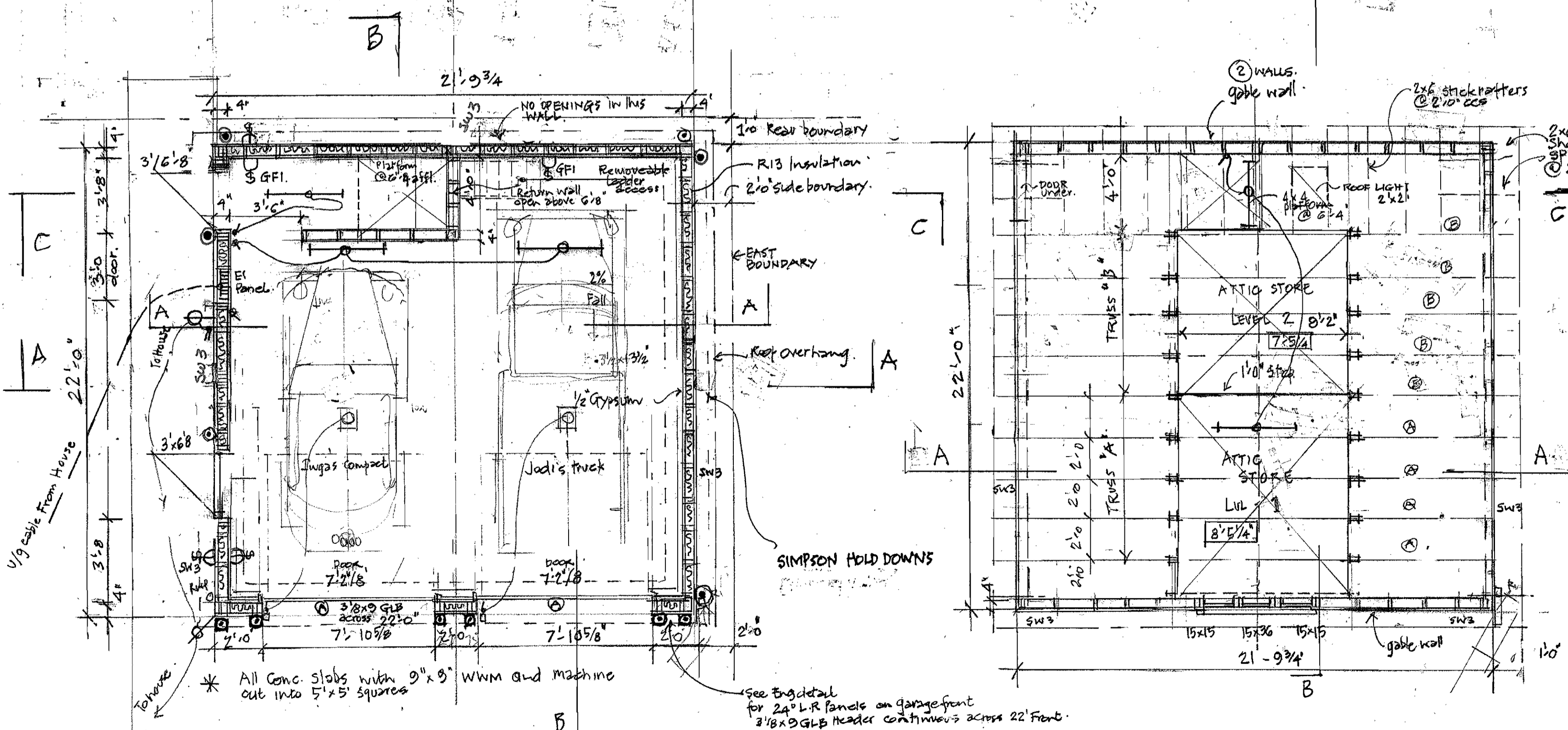
SECTION A-A



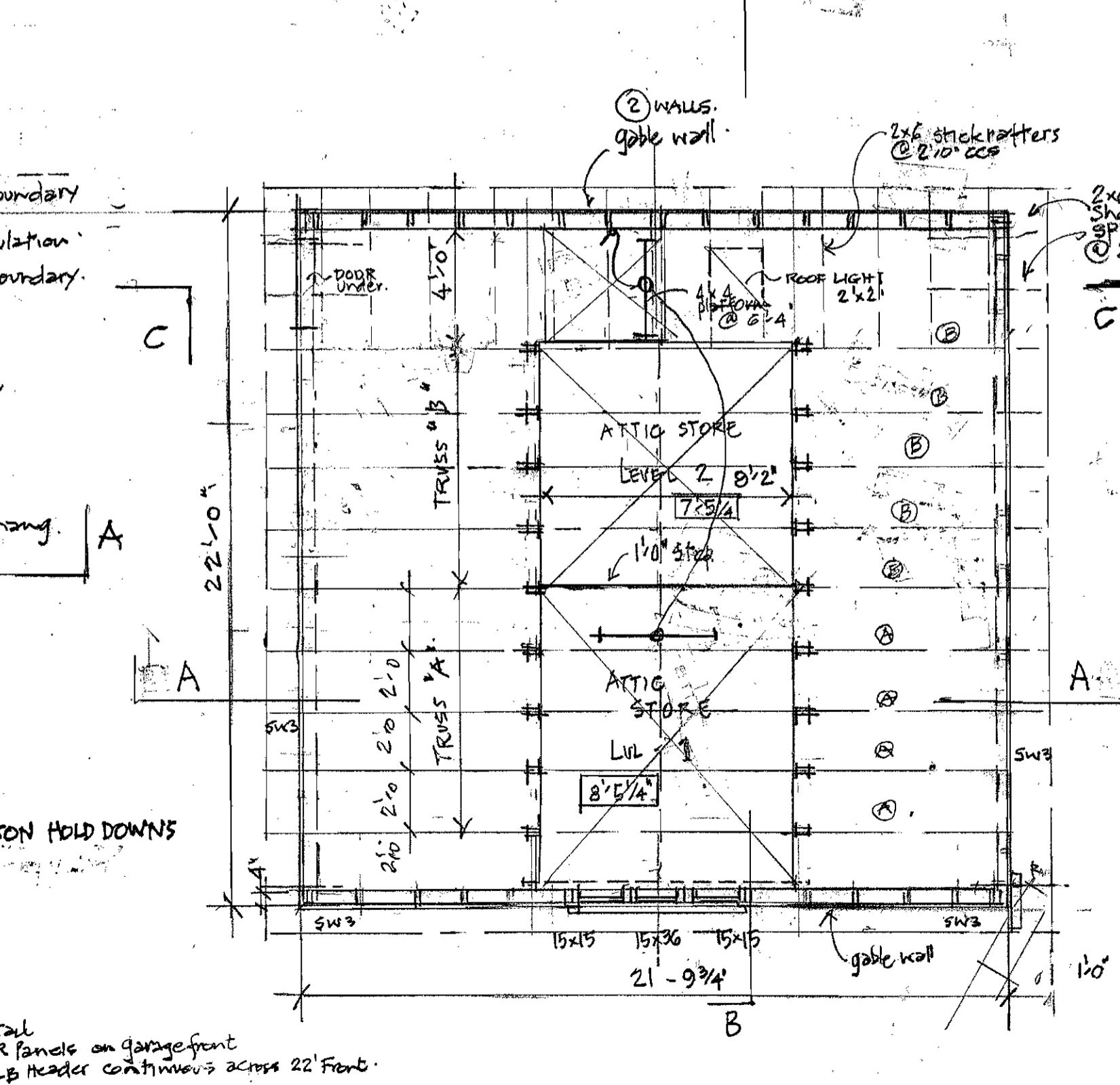
SECTION B-B



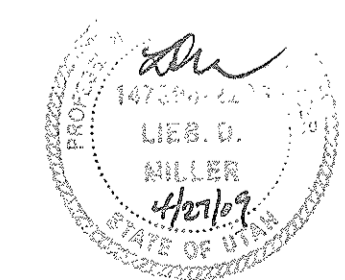
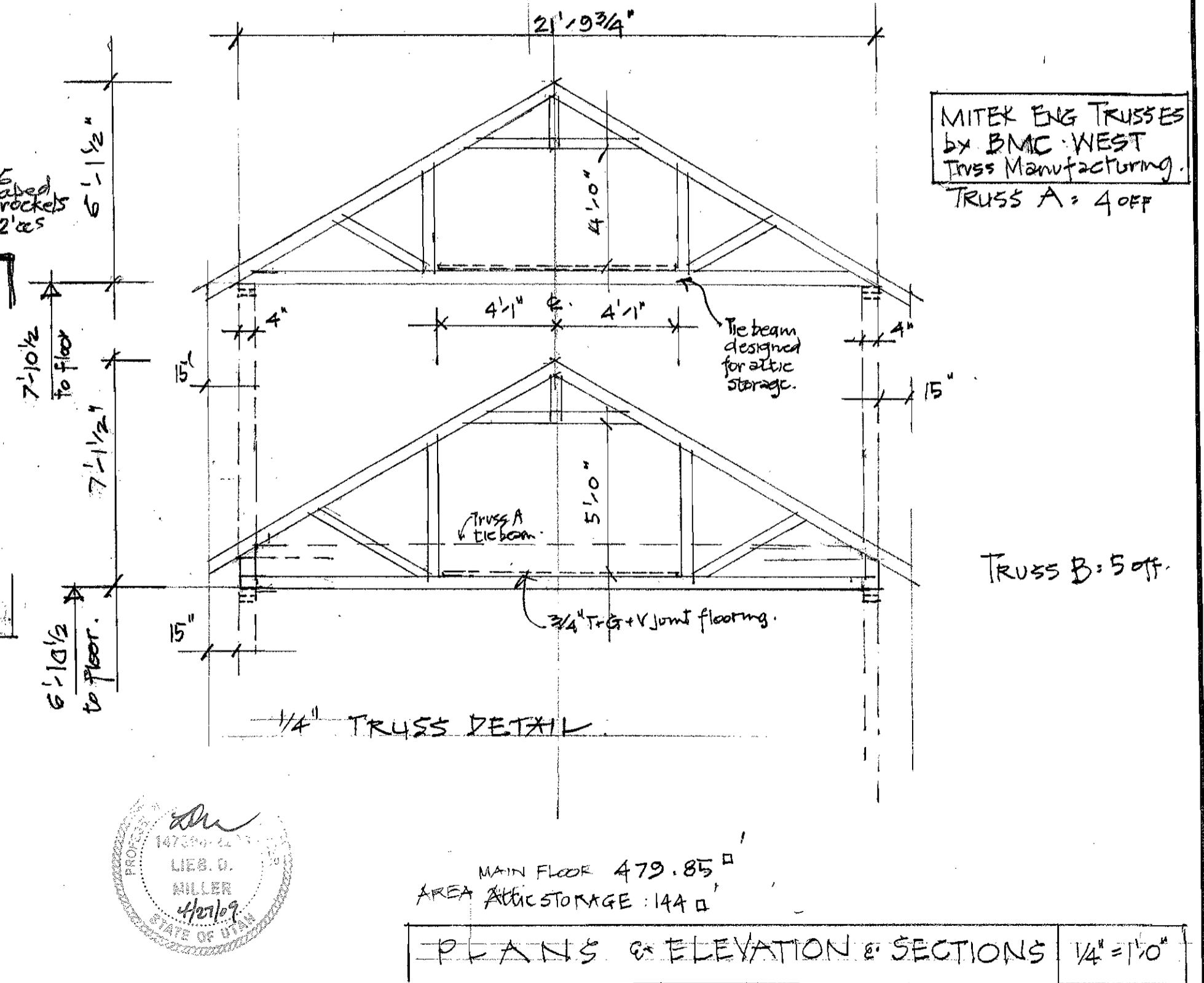
NORTH ELEVATION to REAR of LOT



1st FLOOR PLAN - Garage 479.866 s.f.



2nd LEVEL PLAN - Storage in Attic. 144 s.f.



MAIN FLOOR 479.85'
AREA ATTIC STORAGE 144'

PLANS & ELEVATION & SECTIONS 1/4" = 1'-0"

| | | |
|----------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------|
| EVANS. JODI and INGA | | |
| PROPOSED NEW GARAGE and ATTACHED SHED. | | |
| 1221E - 4 th AVENUE PLAT. 006 of LOT 7 - BLOCK 33 PLAT. C - SALT LAKE CITY - UTAH | TAX # 84103 | Genard Meyer, RIBA NARRB Provo, Utah 201-377-8900 WG: E-08-002 |

REVISION 1
Height reduced to 14'0" only
Area reduced to 479.85'
Attic - in truss - storage shown in lieu of 2nd floor storage.

Attachment B Survey

**AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah**

**RECONNAISSANCE LEVEL SURVEY – 2007-2008
4th Avenue, Page 14**



1186 E 4th Avenue
B



1202 E 4th Avenue
A



1203 E 4th Avenue
B



1209 E 4th Avenue
A



1210 E 4th Avenue
B



1212 E 4th Avenue
B



1213 E 4th Avenue
B



1216-1218 E 4th Avenue
B



1217 E 4th Avenue
B



1221 E 4th Avenue
B



1224 E 4th Avenue
B



1227 E 4th Avenue
B

Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office

4th Avenue — Avenues Historic District (SLC Landmark District)

RLS 2007-2008, PAGE 14

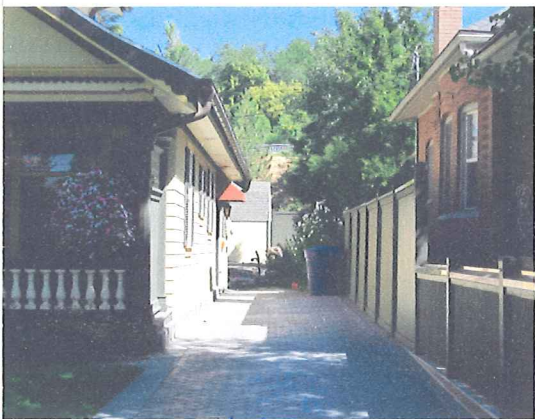
| Address/ Property Name | Eval/ Ht | OutB N/C | Yr.(s) Built | Materials | Styles | Plan (Type)/ Orig. Use | Survey Year RLS/ILS/Gen | Comments/ NR Status |
|----------------------------|-------------|-------------|-----------------|--------------------------------------|--------------------------------------|----------------------------------------|----------------------------|-------------------------------|
| 1186 E 4TH AVENUE | B | 0/0 1 | 1956 | STRIATED BRICK | RANCH/RAMBLER (GEN.) | RANCH / RAMBLER SINGLE DWELLING | 07 78 | PARCEL ADDRESS: 1188 E N04 |
| 1202 E 4TH AVENUE | A | 1/1 1.5 | 1908 | REGULAR BRICK SHINGLE SIDING | BUNGALOW VICTORIAN ECLECTIC | BUNGALOW SINGLE DWELLING | 07 78 | N04 |
| 1203 E 4TH AVENUE | B | 0/0 2 | 1903 | REGULAR BRICK | 20TH C.: OTHER VICTORIAN ECLECTIC | FOURSQUARE (BOX) SINGLE DWELLING | 07 79 | N04 |
| 1209 E 4TH AVENUE | A | 1/0 1.5 | 1908 | REGULAR BRICK SHINGLE SIDING | VICTORIAN ECLECTIC | CENTRAL BLK W/ PROJ SINGLE DWELLING | 07 79 | N04 |
| 1210 E 4TH AVENUE | B | 1/0 1 | 1948 | REGULAR BRICK | COLONIAL REVIVAL | CENTRAL PASSAGE SINGLE DWELLING | 07 | N04 |
| 1212 E 4TH AVENUE | B | 0/0 1.5 | 1903 | REGULAR BRICK SHINGLE SIDING | VICTORIAN ECLECTIC | SIDE PASSAGE/ENTRY SINGLE DWELLING | 07 78 | N04 |
| 1213 E 4TH AVENUE | B | 0/1 1 | 1923 | STRIATED BRICK | BUNGALOW | BUNGALOW SINGLE DWELLING | 07 79 | N04 |
| 1216 E 4TH AVENUE | B | 1/0 1.5 | 1908 | SHINGLE SIDING WOOD:OTHER/UNDEF. | COLONIAL REVIVAL | DOUBLE HOUSE / MULTIPLE DWELLING | 07 78 | ALSO 1218 N04 |
| 1217 E 4TH AVENUE | B | 1/0 1.5 | 1904 | REGULAR BRICK SHINGLE SIDING | VICTORIAN ECLECTIC | CENTRAL BLK W/ PROJ SINGLE DWELLING | 07 94 | N04 |
| BURMESTER, FRANK T. & EMMA | | | | | | | | |
| 1221 E 4TH AVENUE | B | 1/0 1 | 1909 | SHINGLE SIDING | BUNGALOW VICTORIAN ECLECTIC | BUNGALOW SINGLE DWELLING | 07 79 | N04 |
| 1224 E 4TH AVENUE | B | 0/0 1 | 1921 | STUCCO/PLASTER BRICK:OTHER/UNDEF. | BUNGALOW | BUNGALOW SINGLE DWELLING | 07 78 | CLINKER BRICK PIERS & N04 |
| 1227 E 4TH AVENUE | B | 1/0 1.5 | 1910 | SHINGLE SIDING REGULAR BRICK | VICTORIAN ECLECTIC | CENTRAL BLK W/ PROJ SINGLE DWELLING | 07 79 | N04 |

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterred D=ineligible/out of period U=undetermined/lack of info X=demolished

**Attachment C
Photos**

Framing is mock-up of structure.



Down driveway



Back of house
Showing 8/12 roof
pitch.



neighbors garage
17' pitch matches
that of house
6/12 (1203 4th Ave)



neighbors garage
19' pitch matches
that of house
12/12 (1217 4th Ave)



View of neighbor to west
19' tall 12/12 pitch



me standing in 8' tall
door mock-up.
Line is at 7' door.



Another view south/west



view to East.

Shed to be removed after garage is completed.



mock-up structure.
Showing empty lot
(neighboring property to
north)



View South/East
showing location of
garage in proximity to
east neighbor. *



Front of house.
1221 4th Ave.