

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

**Hughes Addition and Garage
Major Alterations
PLNHLC2009-01420
704 E. 5th Avenue
October 6, 2010**



Planning Division
Department of Community and
Economic Development

Applicant: Lynn Morgan,
architect for Michael & Jennifer
Hughes, Property Owners.

Staff: Lex Traughber,
(801) 535-6814,
lex.traughber@slcgov.com

Tax ID: 09-32-313-001

Current Zone: SR-1A
(Special Development Pattern
Residential District)

Master Plan Designation:
Avenues Master Plan

Council District:
District 3 – Stan Penfold

Community Council:
Greater Avenues – Jim Jenkin,
Chair

Lot Size:
Approximately 0.14 acres

Current Use:
Residential

**Applicable Land Use
Regulations:**

- 21A.34.020 (G)

Notification:

- Notice mailed 9/23/10
- Sign posted 9/23/10
- Posted to Planning Dept and
Utah State Public Meeting
websites 9/23/10

Attachments:

- A. Applicant Letter dated
8/14/10

Request

The applicant is requesting additions to the existing residence, as well as a new detached two-car garage. The proposed design requires a relaxation of the building height standards stipulated in the SR-1A Zoning District for the garage. The Historic Landmark Commission has the decision making authority to modify building heights in the City's Historic Districts. The subject property is located in the Avenues Historic District.

Staff Recommendation

Based on the discussion and findings listed in this staff report, it is Planning Staff's opinion that the proposed additions meet applicable Zoning Ordinance Standards and related Design Guidelines, and recommends that the Historic Landmark Commission approve the alterations to the original structure. Planning Staff also recommends that the Historic Landmark Commission approve the proposed modification to the garage height.

B. Staff Report 5/5/10	
C. HLC Minutes 5/19/10	
D. Revised Site Plan	
E. Revised Elevations	

VICINITY MAP



Background

Project Description

The applicant is requesting an addition to a contributory residence constructed in 1890 located at 704 5th Avenue in the Avenues Historic District. The original residence was a single-story, one room cottage of approximately four hundred (400) square feet in size. Later additions were added in 1897 to enclose the east length of the residence, as well a flat roof addition on the south façade of the original home. The original home has a 7/12 pitch roof with shiplap siding.

This request was originally heard and tabled by the HLC on May 19, 2010. The HLC made a recommendation that the applicant meet with the Architectural Review Sub-Committee (ARC) and modify the design of the proposed additions. The applicant met with the ARC on May 22, 2010. The suggested modifications of the ARC primarily focused on the addition to the south of the original residence and included recommendations to

further distinguish the addition from the original structure by the use of a “link feature” between the old and new structures. The ARC also discussed height and massing of the proposed additions and made suggestions for redesign in order to more closely respect the mass and scale of the original structure, and to more closely accomplish the average building height of existing structures on the block face. The redesigned proposal takes into consideration and reflects the suggestions and recommendations made by the ARC. The applicant provided a letter dated August 14, 2010, noting the changes in the revised plans (Exhibit A).

The redesigned plans still show that the primary addition would require the demolition of the existing south flat-roof structure and add new living space to the rear of the original cottage. A separate addition is proposed on the west side of the original residence. The final footprint of the home as proposed would be 1,444 square feet. The project also includes a request for a flat roofed, detached, two (2) car garage of 480 square feet (22’x21’8”), with an overall building height of approximately twelve feet eight inches (12’8”) to include a parapet to conceal HVAC equipment. A revised site plan (Exhibit D), revised elevations (Attachment E), the original staff report dated May 5, 2010 (Exhibit B), and HLC meeting minutes from May 19, 2010 (Exhibit C), are included as attachments for review.

The proposed addition on the south side of the residence will primarily be stucco to differentiate it from the original structure. The original shiplap siding to be removed from the existing west building façade will be re-used. Most of the windows on the existing residence have been replaced with aluminum. Proposed windows will be single-hung, wooden windows to match the originals.

The applicant is requesting that the Historic Landmark Commission also consider and approve modifications to building height standards based on compatibility with other structures on the adjacent block faces. A detailed discussion of this requests follows:

Project Details

The applicant has been working with the Building Services Division to ensure that the proposal meets required zoning standards. The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: 5,000 square feet, 50 feet	No change in lot area or dimensions. Subject lot is approximately 6,189 square feet in size and meets the lot width requirement.	Yes
Maximum Building and Wall Height: 23 feet or the average of the block face.	Maximum height of the proposed addition is approximately 24’. The average height along K Street is 24’; average height along 5 th Ave is 19.2’	Yes
Minimum Front Yard Requirements: Average of the front yards of existing buildings with the block face.	The proposed addition will not exceed the average along K Street.	Yes
Side Yards: Ten (10’) and four (4’)	Site plan shows that the addition exceeds these minimum dimensions.	Yes
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15’) and need not exceed thirty feet (30’).	Site plan shows approximately twenty-five feet (25’)	Yes
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots	Proposed overall building coverage is approximately 32%.	Yes

with buildings legally existing on April 12, 1995.		
Accessory Buildings: A footprint of up to 480 square feet And a maximum height and wall height: 9' for flat roofed structures.	The garage is proposed for 480 square feet, however the proposed height is 12'8".	No

Analysis: The proposed south façade addition exceeds the height allowed in the zone by one foot (1'), however meets the average building height along the K Street block face as shown in the above table. The applicant redesigned this addition and decreased the overall building height from the previous proposal by four feet (4'). The HLC has the authority to decide if the proposed height is appropriate or not, and can decide whether or not to approve or deny requests for additional building height. The applicant prepared a block face analysis which is attached to the original staff report (Exhibit B).

In terms of the proposed detached garage, the HLC has delegated the authority to Planning Staff to administratively entertain requests for detached garages of less than 600 square feet in size, that do not create a substantial visual impact from a public way, and are less than one story in height. The proposed garage has the potential for an administrative approval, with the exception of the proposed building height of twelve feet eight inches (12'8"). Planning Staff asserts that the design and materials are generally appropriate. The issue with the proposed garage relates to the proposed height. Planning Staff asserts that the proposed height may be appropriate given the garage's inconspicuous location on the lot and the subsequent impact on view from the public way and adjoining properties.

Findings: The proposed south façade addition exceeds the height allowed in the SR-1A Zone by one foot (1'), but meets the average building height along the K Street block face. The proposed height of the detached garage (12'8") exceeds the height (9') allowed for flat roof structures in the SR-1A Zone, but is appropriate given the location of the proposed garage on the lot.

Comments

Public Comments

No additional public comments have been received since the initial HLC hearing on May 19, 2010. Prior to this hearing date, Planning Staff received one telephone call from a neighbor in the area regarding the proposal. This person was seeking general information about the proposed plans.

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 structures conform 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.

Continuation: If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the supplemental information required for the Commission to take future action.

Findings

21A.34.020 H Historic Preservation Overlay District

G. Standards for Certificate of Appropriateness for Altering 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 shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: The use of the structure will not change. It was constructed as a single-family dwelling and will continue to be a single-family dwelling.

Finding: The building was constructed in 1890 as a single family home, and has remained continuously in use as a single family home ever since. No change of use is proposed.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Applicable Design Guidelines

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss of alteration of architectural details, cornices and eave lines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

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.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition. Painted wood clapboard and brick are typical of many traditional additions.

8.10 Use windows in the addition that are similar in character to those of the historic building or structure. If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate. Flat roofs are generally inappropriate.

Analysis: Planning Staff notes with the project redesign that several of the above referenced Design Guidelines now appear to be met, specifically Design Guidelines 8.2, 8.3, 8.5, 8.8, 8.10 and 8.14.

In terms of Guideline 8.2, the size and scale of the south façade addition has been significantly reduced. The overall height has been reduced by four feet (4') and the prior walk-out basement level has been eliminated. The overall height of the proposed addition is now consistent with the average height of the structures along the subject block of K Street. Because of this reduction in size and scale, the proposed additions are more closely compatible with the size and scale of the original historic structure.

The location of the existing residence on the parcel places the majority of the buildable lot area in the front yard along "K" Street. The architect has proposed the south addition at a size and scale to maintain the prominent original characteristics of the home. The addition on the west façade will closely resemble the architectural style and building materials of the original structure in such a manner that it will be somewhat difficult to differentiate the old from the new. These design features minimize the visual impact on the historic structure and allow the original proportions and character to remain prominent consistent with Design Guideline 8.3. They also are proposed in such a manner as to preserve the established massing and orientation of the historic building consistent with Design Guideline 8.5.

The proposal meets Guidelines 8.8 and 8.10 as the combination of building materials (wood siding, trim, stairs, rails and fascia, stucco) appears to be appropriate, as well as the proposed wood single or double-hung divided light windows.

The redesign of the project is now more consistent with Design Guide 8.14 as the proposed additions are more in keeping with the size, scale, and height of the original historic building. While it is arguable that they are completely subordinate to the historic building visually, they are certainly an improvement over the previous design and more closely respect the characteristics of the original home.

Findings: Given the modification to the original design, a reduction in building height and scale, the use of a "link" feature between the original and new structure on the south façade, combined with the chosen building materials, the revised proposal substantially complies with Design Guidelines 8.2, 8.3, 8.5, 8.8, 8.10 and 8.14, and therefore the historic character of the property will largely be retained and preserved.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not a historical basis and which seek to create a false sense of history or architecture are not allowed.

Applicable Design Guidelines

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.

Analysis: The addition on the south side of the home is proposed in a manner such that the building materials and “link” structure make it easily distinguishable from the historic structure. The proposed height, mass, and change in roofline direction also contribute to the recognition of this proposed addition as one of its own time.

The addition on the west façade is more integrated into the original structure by the fact that it follows the same horizontal orientation of the historic home and the building materials essentially mimic the existing. Should this addition be built, it would be difficult to distinguish it from the original structure.

Finding: The additions are proposed in such a manner as to be recognized as products of their own time and do not create a false sense of history.

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

Analysis: The existing flat roof rear addition which was constructed in 1897 has obtained historic status in its own right and is slated for demolition. The applicant states that this flat roof addition is sub-standard in its construction and would impair the preservation of the main structure should it be retained.

Finding: The demolition of the existing rear flat-roof addition does not lend itself to the preservation of historic elements of the home, however is warranted given the condition of the structure and its sub-standard building condition. The retention of this addition could impair the preservation of the main structure.

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

Analysis: While not necessarily distinct, unusual, or an example of fine craftsmanship, the existing home is for the most part original and historic, and as such should be preserved.

Finding: The redesign of the proposed additions reflects distinctive features, finishes, and construction techniques that characterize the original structure and lend to the preservation of said structure.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Finding: The subject proposal is not a matter of repair or replacement of deteriorated architectural features, therefore this Standard is not applicable.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable for the project.

Standard 8: Contemporary designs 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.

Applicable 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 of alteration of architectural details, cornices and eave lines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

Analysis: This Standard and the associated Design Guidelines were discussed previously above. It is the opinion of Planning Staff that the additions as redesigned meet this Standard and associated Guidelines due to a reduction in building height and scale, the use of a “link” feature between the original and new structure on the south façade, and the chosen building materials.

Finding: The proposed design for the alterations and additions to the residence do not destroy significant cultural, historical, architectural or archaeological material, and is compatible with the size, scale, color, material, and character of the property and neighborhood.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: If the proposed additions were approved, the possibility of maintaining the original structure would be possible with the exception of the flat-roof addition that would be demolished and replaced with the south façade addition. The west façade addition could be removed and reestablished as it is currently configured.

Finding: The additions as proposed, for the most part, preserve the original structure in both form and integrity, and if said additions were built and subsequently removed, the original structure would be unimpaired. The new additions are differentiated from the old, and are compatible in massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Applicable Design Standards for Additions

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: The applicant is proposing materials for the additions and the garage that include stucco, asphalt shingles, wood siding, wood windows, and trim etc.

Finding: No inappropriate materials are proposed at this time. The project complies with this standard.

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](#) of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

Standard 12: Additional design standards adopted by the Historic Landmark Commission and City Council.

Analysis: The Historic Landmark Commission’s document, “*Design Guidelines for Residential Historic Districts in Salt Lake City*” is applicable in this case. Further, Policy 15.0 addressing “Additions” in the “Policy Document – Salt Lake City Historic Landmark Commission” states, “*Additions on historic residential structures are sometimes a necessary part of maintaining the viability of historic properties and districts. However, new additions should be designed in such a manner that they preserve the historic character of the primary structure. In general, large additions and those which affect the primary elevation of the residence have a greater potential to adversely affect the historic integrity of a historic house.*”

Furthermore, because the roofline of a historic home is a character defining feature, additions that require the alteration of the roofline of the original, early, or historic portion of the house should be avoided.”

Finding: The redesigned project is now consistent with the applicable Standards as noted above and supported by the Design Guidelines noted in this staff report. The request is consistent with the Historic Landmark Commission’s policy addressing additions.

Exhibit A –
Applicant Letter Dated August 14, 2010

LYNN F. MORGAN, AIA
P.O. Box 27
Salt Lake City, UT 84110
Cell: 801/556-4130

August 14, 2010

Salt Lake City Corporation
Department of Community Development
Building Services
451 South State Street
Salt Lake City, Utah

Re: PLNHLC2009-01420
704 5th Ave.
Addition and Garage

Re: The changes since the HLC Subcommittee meeting on May 22, 2010 is as follows:

The new addition was separated from the Historic Cabin by a 4'-0" wide link which is lower by 12" than the cornice on the Historic Cabin. The link services as a stair element in plan and allows for lowering the new addition 4'-0" from the 28' height to 24' height. This change eliminated the walk out basement and allows the new addition to be zoning compliant with the block face average of 24'-0". This is accomplished with a 21" step down at the link and lowering the first floor bedrooms from 9' to 8' ceiling height. The West facing addition to the cabin is moved slightly to the North and reduced from 16'-0" width to 14'-0" width to allow the corner of the original cabin to be clearly expressed. So that the West addition can comply with the rule that the addition if remodeled in the future, the original roof and wall plan is clearly visible.

The design as presently envisioned is compliant with all zoning and all HLC guidelines for an addition.

The new addition is proposed in stucco with wood windows and minimal details the original cabin will be restored on the exterior with the entire East facade and North facade left in as original and the West Facade expanded with a 14' gabled addition. This solution assumes the demolition of the South flat roofed addition and stairs element although Historic in their own right, the construction is sub-standard and impairs the preservation of the main cabin if it were to remain.

Sincerely,

Lynn F. Morgan, AIA

Exhibit B –
Staff Report Dated May 5, 2010

HISTORIC LANDMARK COMMISSION STAFF REPORT

Hughes Addition and Garage
Major Alterations
PLNHLC2009-01420
704 E. 5th Avenue
May 5, 2010



Planning Division
Department of Community and
Economic Development

Applicant: Lynn Morgan,
architect for Michael & Jennifer
Hughes, Property Owners.

Staff: Lex Traughber,
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lex.traughber@slcgov.com

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Residential District)

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Avenues Master Plan

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Lot Size:
Approximately 0.14 acres

Current Use:
Residential

**Applicable Land Use
Regulations:**

- 21A.34.020 (G)

Notification:

- Notice mailed 4/22/10
- Sign posted 4/23/10
- Posted to Planning Dept and
Utah State Public Meeting
websites 4/22/10

Attachments:

- A. Site Plan
- B. Elevations

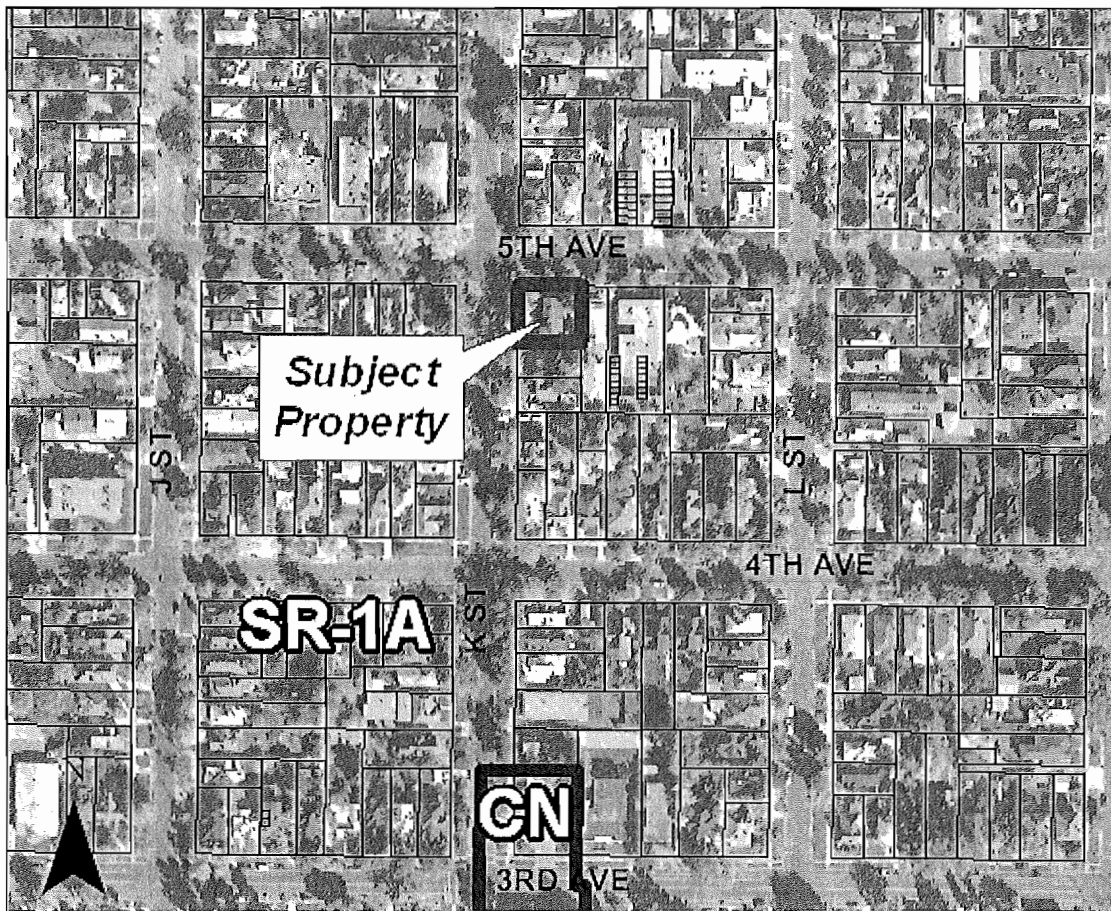
Request

The applicant is requesting additions to the existing residence, as well as a new detached two-car garage. The proposed design requires a relaxation of the building height standards stipulated in the SR-1A Zoning District for a portion of one of the additions and the garage. The Historic Landmark Commission has the decision making authority to modify building heights in the City's Historic Districts. The subject property is located in the Avenues Historic District.

Staff Recommendation

Based on the discussion and findings listed in the staff report, it is Planning Staff's opinion that the proposed additions do not meet applicable Zoning Ordinance Standards and related Design Guidelines, and recommends that the Historic Landmark Commission deny the alterations to the original structure. With the submittal of additional detailed information regarding the proposed detached garage as noted in the staff report, Planning Staff recommends that the Historic Landmark Commission approve the proposed garage height, and delegate final approval of the garage to the Planning Director.

VICINITY MAP



Background

Project Description

The applicant is requesting an addition to a contributory residence constructed in 1890 located at 704 5th Avenue in the Avenues Historic District. The original residence was a single-story, one room cottage of approximately four hundred (400) square feet in size. Later additions were added in 1897 to enclose the east length of the residence, as well a flat roof addition on the south façade of the original home. The original home has a 7/12 pitch roof with shiplap siding.

The addition as proposed would demolish the south flat roof portion of the structure and add new living space from the rear of the original pitched roof section of the cottage, including a 12'x16' addition to the west side of the original residence. The final footprint of the home as proposed would be 1,368 square feet. The project also includes a request for a flat roofed, detached, two (2) car garage of 480 square feet, with an overall building

height of approximately twelve feet eight inches (12'8") to include a parapet to conceal HVAC equipment. A site plan (Exhibit A), elevations (Exhibit B), and photos (Exhibit C) are included as attachments for review.

The location of the existing residence on the lot places the majority of the buildable lot area in the front yard along "K" Street, making the proposed renovations somewhat challenging in design. The new additions will primarily be stucco to differentiate it from the original structure. The original shiplap siding to be removed from the existing west building façade will be re-used on the west addition and also on the detached garage. Most of the windows on the existing residence have been replaced with aluminum. Proposed windows will be single-hung, wooden windows to match the originals.

The applicant is requesting that the Historic Landmark Commission also consider and approve modifications to building height standards based on compatibility with other structures on the adjacent block faces. A detailed discussion of this requests follows:

Project Details

The applicant has been working with the Building Services Division to ensure that the proposal meets required zoning standards. The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
Minimum Lot Area And Lot Width: 5,000 square feet, 50 feet	No change in lot area or dimensions. Subject lot is approximately 6,189 square feet in size and meets the lot width requirement.	Yes
Maximum Building and Wall Height: 23 feet or the average of the block face.	Approximate height of the proposed addition is 28'. The average height along K Street is 24'; average height along 5 th Ave is 19.2'	No
Minimum Front Yard Requirements: Average of the front yards of existing buildings with the block face.	The proposed addition will not exceed the average along K Street.	Yes
Side Yards: Ten (10') and four (4')	Site plan shows that the addition exceeds these minimum dimensions.	Yes
Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').	Site plan shows approximately twenty-five feet (25')	Yes
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995.	Proposed overall building coverage is approximately 30%.	Yes
Accessory Buildings: A footprint of up to 480 square feet And a maximum height and wall height: 9' for flat roofed structures.	The garage is proposed for 480 square feet, however the proposed height is 12'8".	No

Analysis: The proposed south façade addition height exceeds the height allowed in the zone, and exceeds the average height of the buildings along both block faces (5th Avenue & K Street) as shown in the above table. The block face along K Street is the most sensitive, as the proposed addition will have significant impact along this street front. The HLC has the authority to decide if the proposed height is appropriate or

not, and can decide whether or not to approve or deny requests for additional building height. The applicant prepared the block face analysis which is attached for review (Exhibit D).

In terms of the proposed detached garage, the HLC has delegated the authority to Planning Staff to administratively entertain requests for detached garages of less than 600 square feet in size, that do not create a substantial visual impact from a public way, and are less than one story in height. The proposed garage has the potential for an administrative approval, with the exception of the proposed building height of twelve feet eight inches (12'8"). Planning Staff asserts that the design and materials are generally appropriate. More detail is needed for the proposed window (generally the slider style windows as shown should be avoided), as well as the proposed man door and garage door. Typically, it is preferable to see two side-by-side single garage doors with a divider rather than one wide door. The issue with the proposed garage relates to the proposed height. Planning Staff asserts that the proposed height may be appropriate given the garage's inconspicuous location on the lot and the subsequent impact on view from the public way and adjoining properties.

Findings: The proposed addition height exceeds the height allowed in the SR-1A Zone, and exceeds the average height of the buildings along both block faces (5th Avenue & K Street). The proposed height of the detached garage (12'8") exceeds the height (9') allowed for flat roof structures in the SR-1A Zone.

Comments

Public Comments

Planning Staff received one telephone call from a neighbor in the area regarding the proposal. This person was seeking general information about the proposed plans.

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 structures conform 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.
- Continuation:** If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the additional information required for the Commission to take future action.

Findings

21A.34.020 H Historic Preservation Overlay District

G. Standards for Certificate of Appropriateness for Altering 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 shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: The use of the structure will not change. It was constructed as a single-family dwelling and will continue to be a single-family dwelling.

Finding: The building was constructed in 1890 as a single family home, and has remained continuously in use as a single family home ever since. No change of use is proposed.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Applicable Design Guidelines

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss of alteration of architectural details, cornices and eave lines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.

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.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition. Painted wood clapboard and brick are typical of many traditional additions.

8.10 Use windows in the addition that are similar in character to those of the historic building or structure. If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate. Flat roofs are generally inappropriate.

Analysis: The historic character of the existing home is one of small size. The home, being on a corner, has high visibility from the public way. The proposed addition is substantial, and will create a visual impact as viewed from the public way, particularly along K Street. The size and mass of the proposed alterations on the property, raise the general question of whether or not the proposed improvements are appropriate or warranted for the historic home given the small size.

Planning Staff notes that several of the above referenced design guidelines do not appear to be met given the proposed additions, particularly Design Guidelines 8.1, 8.2, 8.5 and 8.14. Regarding Guideline 8.1, the existing flat roof rear addition which was constructed in 1897 has obtained historic status in its own right and is slated for demolition. Further, the proposed addition on the west façade of the home will essentially eliminate this original façade and be particularly visible from K Street. This west addition will also significantly alter the original roofline of the existing home. In short, the proposed additions will destroy architectural features of the original home in highly visible locations.

In terms of Guideline 8.2, the additions are not compatible in size and scale with the main building, particularly the primary addition on the south end of the existing home. When looking at the proposed elevations (Exhibit B), it is clear that the proposed additions are much larger in size, mass, and height when compared to the original structure. The south side addition will be readily apparent from the public ways, both 5th Avenue and K Street.

Guideline 8.5 encourages preserving the established massing and orientation of the historic building. While the addition on the west façade may meet this guideline, the addition on the south does not. This addition will visually disrupt the current horizontal orientation of the existing home by creating a substantially large vertical element. The south addition, and the vertical orientation, will be readily visible from K Street, but also will be visible from 5th Avenue due to the proposed height.

Finally, the elevation drawings clearly show that the new addition is not physically nor visually subordinate to the historic building as outlined in Guideline 8.14.

The proposal does appear to meet Guidelines 8.8 and 8.10 as the combination of building materials (wood siding, trim, stairs, rails and fascia, stucco) appear to be appropriate, as well as the proposed wood single or double-hung divided light windows.

Findings: Staff finds that the removal of historic materials and alteration of features and spaces that characterize the property will not be avoided given the proposed addition(s). Further, the proposal does not substantially comply with Design Guidelines 8.1, 8.2, 8.5 and 8.14

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not a historical basis and which seek to create a false sense of history or architecture are not allowed.

Applicable Design Guidelines

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.

Analysis: The addition on the south side of the home is proposed in a manner such that the building materials and break in the wall where the addition meets the original home, make it easily distinguishable from the historic structure. The proposed height, mass, and change in roofline direction also contribute to the recognition of this proposed addition as one of its own time.

The addition on the west façade is more integrated into the original structure by the fact that it follows the same horizontal orientation of the historic home and the building materials essentially mimic the existing. Should this addition be built, it would be difficult to distinguish it from the original structure.

Finding: The additions are proposed in such a manner as to be recognized as products of their own time and do not create a false sense of history.

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

Analysis: As noted previously, the existing flat roof rear addition which was constructed in 1897 has obtained historic status in its own right and is slated for demolition. Further, the proposed addition on the west façade of the home will essentially eliminate this original façade and be highly visible from K Street.

Finding: The demolition of the existing rear flat-roof addition, and the proposed west façade addition do not lend to the retention and the preservation of historic elements of the home. Substantial and highly visual elements of the existing home will be eliminated.

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

Analysis: While not necessarily distinct, unusual, or an example of fine craftsmanship, the existing home is for the most part original and historic, and as such should be preserved.

Finding: The removal of the existing flat-roof addition on the south side of the home, and the proposed reconstruction of the existing west façade, including the roofline change, are construction proposals that do not preserve the integrity of the historic structure.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Finding: The subject proposal is not a matter of repair or replacement of deteriorated architectural features, therefore this Standard is not applicable.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable for the project.

Standard 8: Contemporary designs 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.

Applicable 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 of alteration of architectural details, cornices and eave lines should be avoided.

8.2 Design an addition to be compatible in size and scale with the main building. Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

8.5 Design a new addition to preserve the established massing and orientation of the historic building. For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

Analysis: This Standard and the associated Design Guidelines were discussed previously above. It is the opinion of Planning Staff that the additions as proposed do not meet this Standard nor Guidelines due to the fact that significant portions of the original structure would be lost if the proposal is approved, and more significantly, the size and scale of the improvements are not subordinate to the original structure.

Finding: The additions to the home are not subordinate to the original historic building and significant portions of the structure will be lost if the proposed additions are approved.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: The proposed additions, as previously noted, will cause the loss of significant portions of the existing home. If the additions were approved, the possibility of maintaining the original structure would be lost as the majority of the west façade would be irreparably modified and the south addition would take the place of the flat-roof addition.

Finding: The additions as proposed would prohibit the preservation of the original structure in both form and integrity, and if said additions were built and subsequently removed, the original structure would be irreversibly impaired.

Standard 10: Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Applicable Design Standards for Additions

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: The applicant is proposing materials for the additions and the garage that include stucco, asphalt shingles, wood siding, wood windows, and trim etc.

Finding: No inappropriate materials are proposed at this time. The project complies with this standard.

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 of this title;

Analysis: No signs are proposed.

Finding: This standard is not applicable.

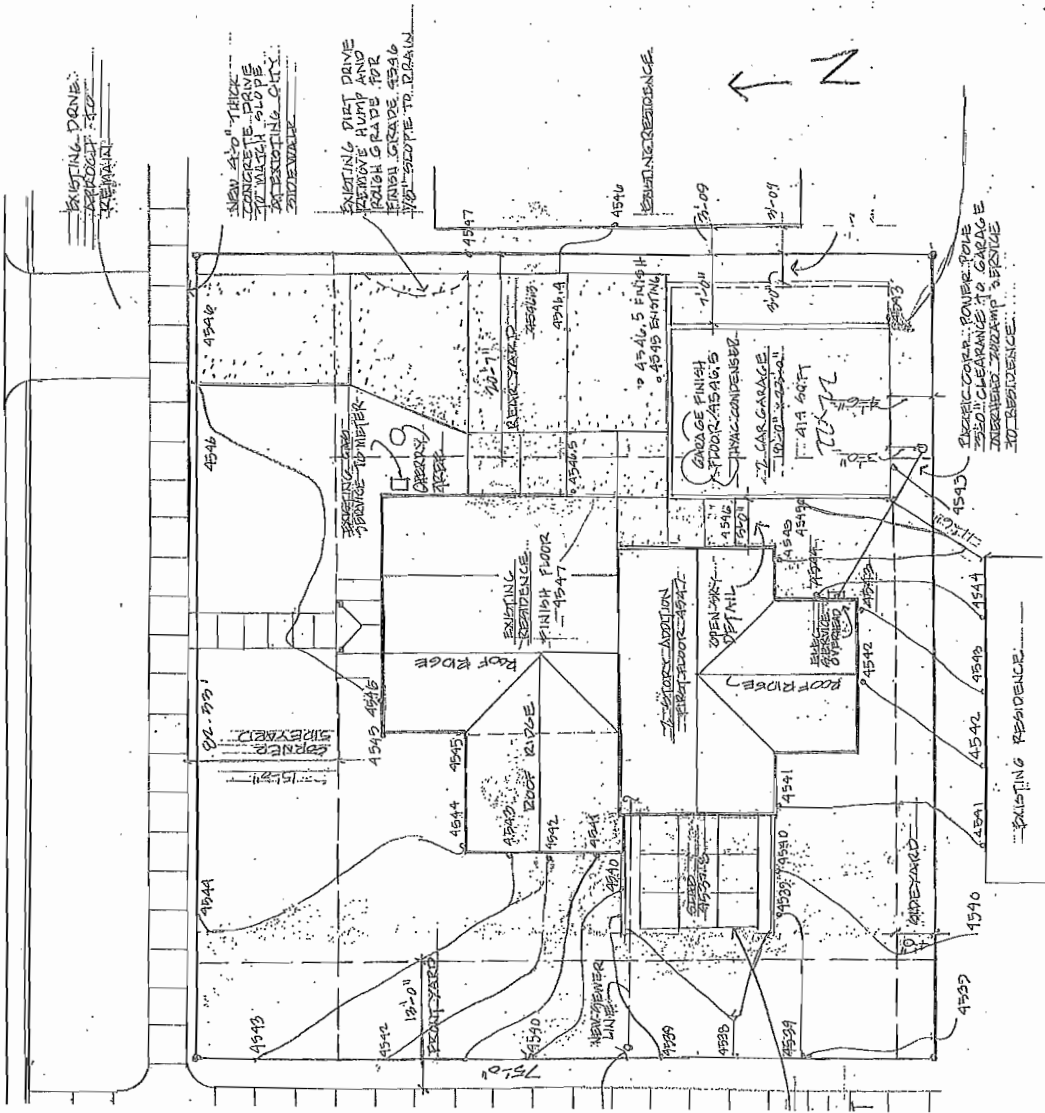
Standard 12: Additional design standards adopted by the Historic Landmark Commission and City Council.

Analysis: The Historic Landmark Commission's document, "*Design Guidelines for Residential Historic Districts in Salt Lake City*" is applicable in this case. Further, Policy 15.0 addressing "Additions" in the "Policy Document – Salt Lake City Historic Landmark Commission" states, "*Additions on historic residential structures are sometimes a necessary part of maintaining the viability of historic properties and districts. However, new additions should be designed in such a manner that they preserve the historic character of the primary structure. In general, large additions and those which affect the primary elevation of the residence have a greater potential to adversely affect the historic integrity of a historic house. Furthermore, because the roofline of a historic home is a character defining feature, additions that require the alteration of the roofline of the original, early, or historic portion of the house should be avoided.*"

Finding: The request is inconsistent with Standards 2, 4, 5, 8 and 9 as noted above and not supported by the Design Guidelines noted in this staff report. The request is also inconsistent with the Historic Landmark Commission's policy addressing additions.

**Exhibit A –
Site Plan**

124 EAST SPANNE

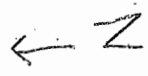


EXISTING DRIVE APPROX 30' REMAIN

NEW 4.0" THICK CONCRETE DRIVE TO MATCH ADJACENT DRIVE

EXISTING DIRT DRIVE REMOVE PUMP AND ROUGH GRADE FOR FINISH GRADE. 4546 1/2" SLOPE TO DRAIN

EXISTING RESIDENCE



EXISTING POWER POLE 200' SLOPE TO GARAGE TO RESIDENCE

EXISTING RESIDENCE

K STREET

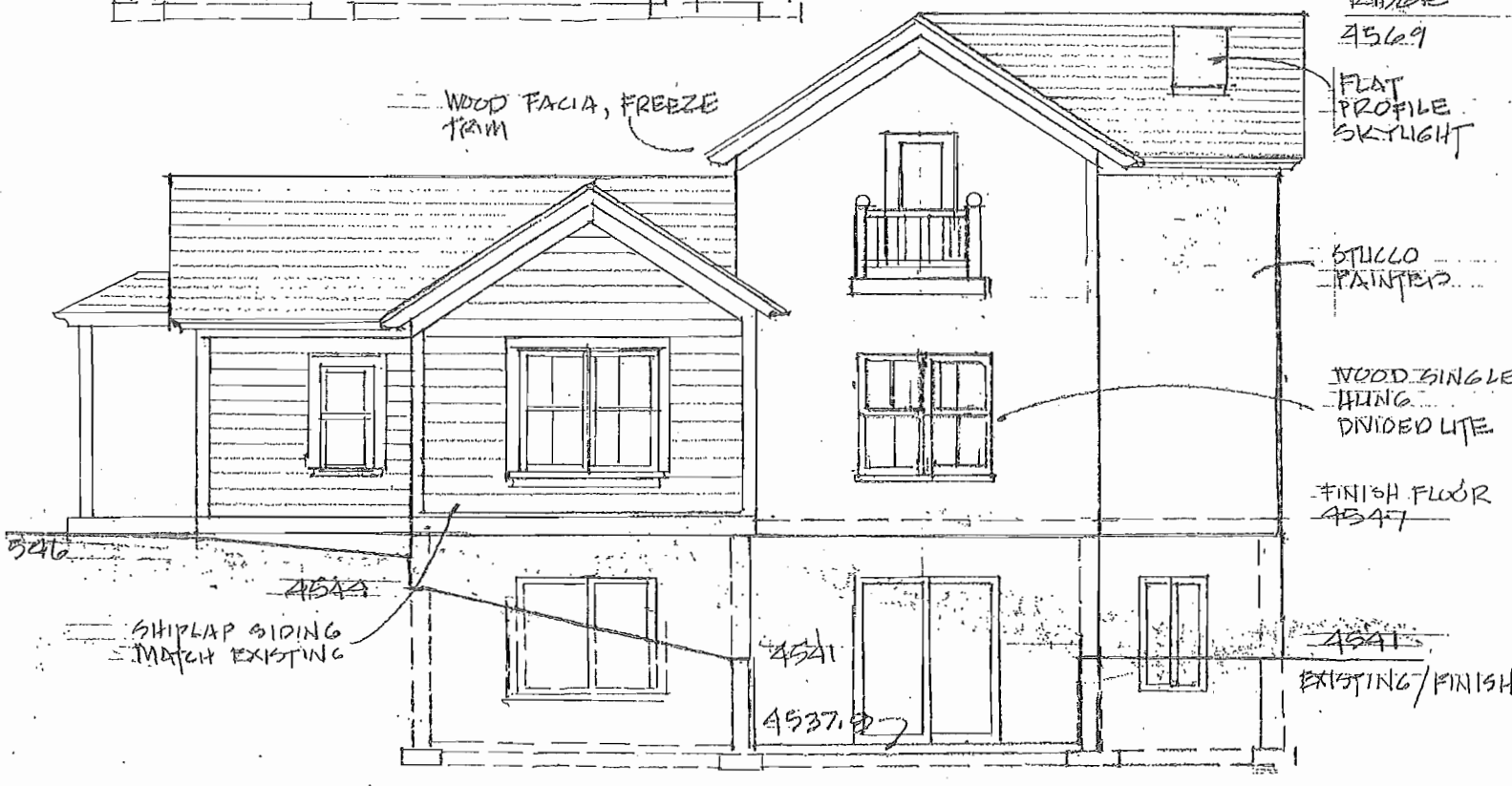
EXISTING RESIDENCE

**Exhibit B –
Elevations**

RECEIVED
 MAR - 1 2010
 BY _____



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



WEST ELEVATION
 1/8" = 1'-0"

RECEIVED
MAR - 1 2010

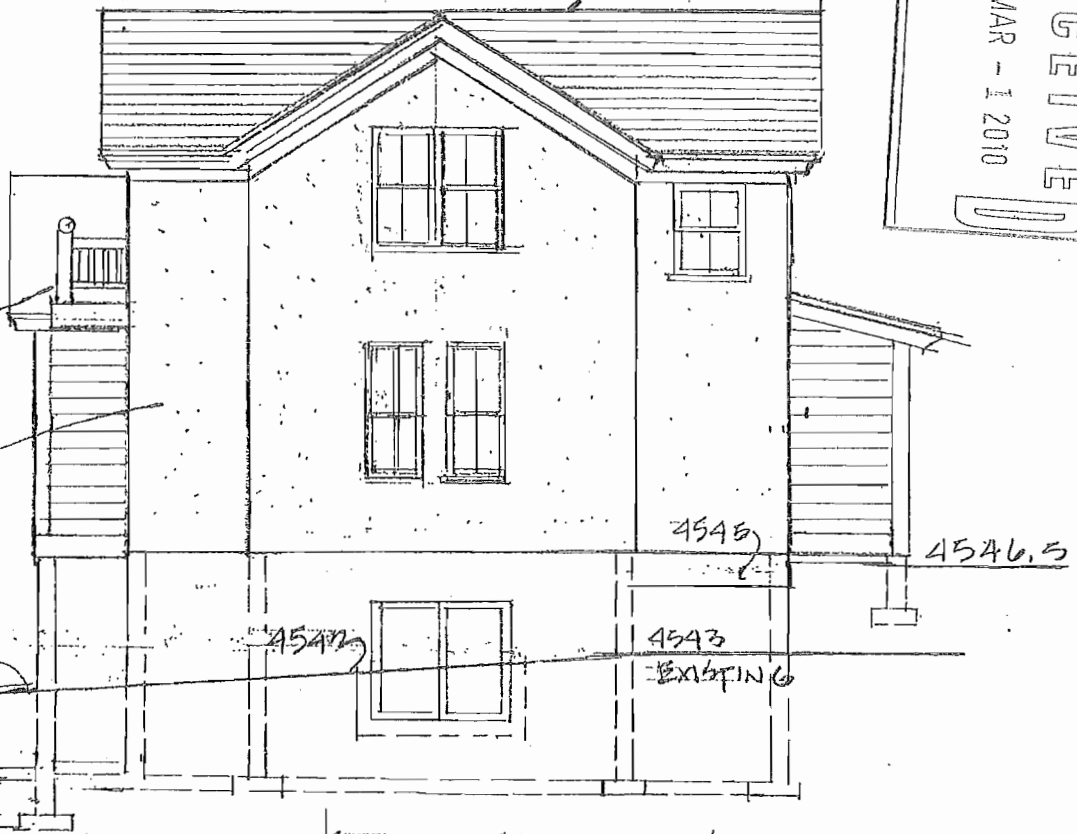
50 YR FIBERGLASS SHINGLES

SECOND FLOOR BALCONY WOOD RAIL 4X4 CORNER PUMPS PAINTED

SHALCO PAINTED, WOOD SINGLE HUNG WINDOWS PAINTED WOOD TRIM

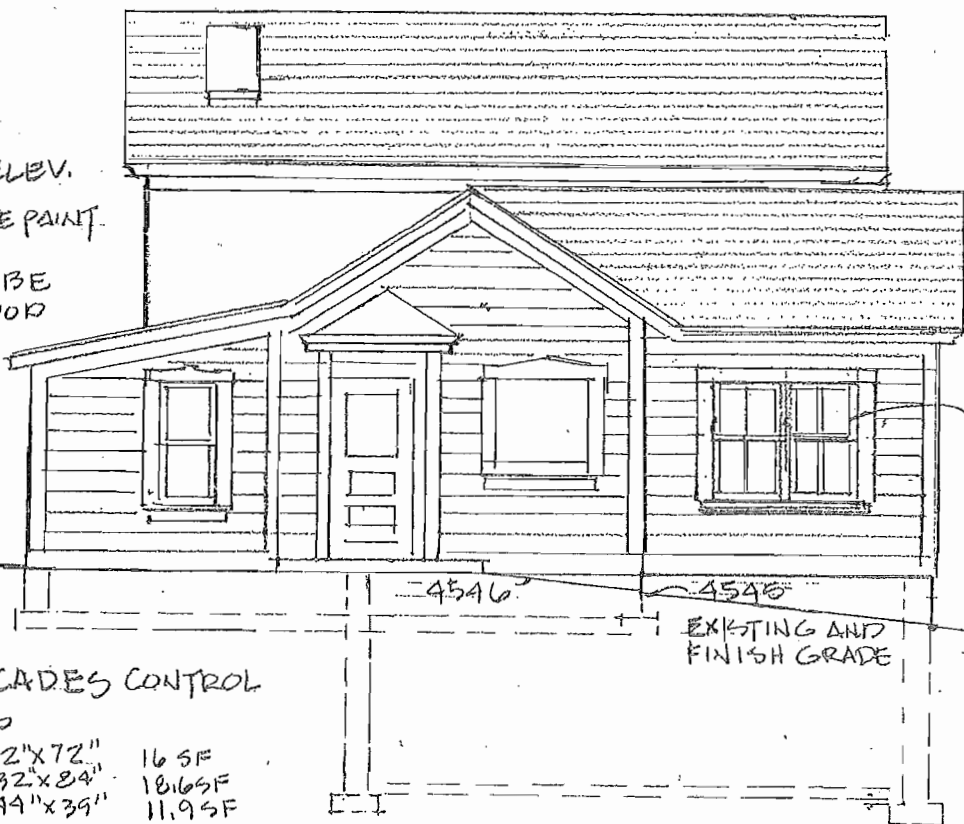
EXISTING GRADE 4541

4539 NEW GRADES 4537.07



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

HISTORIC NORTH ELEV. TO BE CLEANED REPAINT AND REPAIR ALUM WINDOWS TO BE REPLACED WITH WOOD TO MATCH.



WOOD SHIPLAP SIDING, WOOD WINDOWS PAINTED

EXISTING AND FINISH GRADE

4644 EXISTING & FINISH GRADE

FRONT FACADES CONTROL

OPENINGS

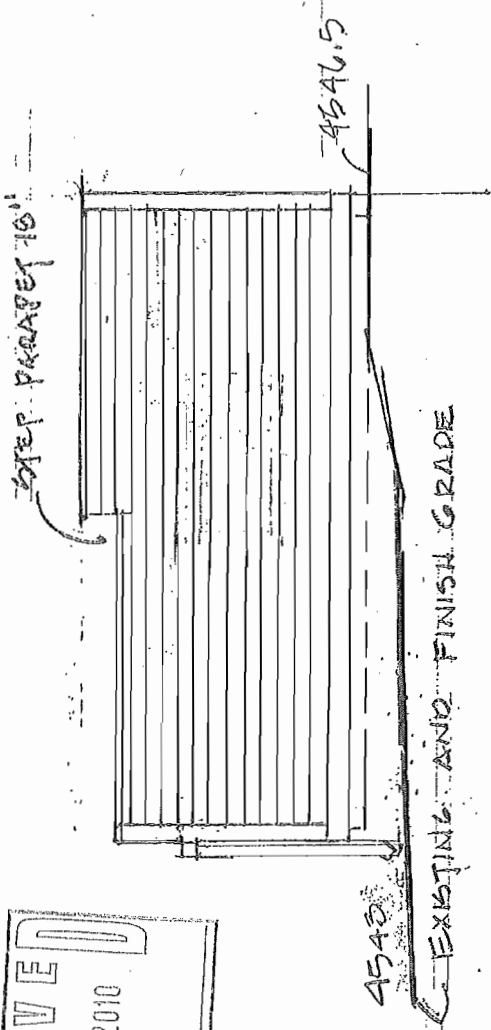
WINDOW	32" X 72"	16 SF
DOOR	32" X 84"	18.6 SF
WINDOW	44" X 39"	11.9 SF

WALL AREA 300 SF

OPENINGS 15.5% > 10% REQ

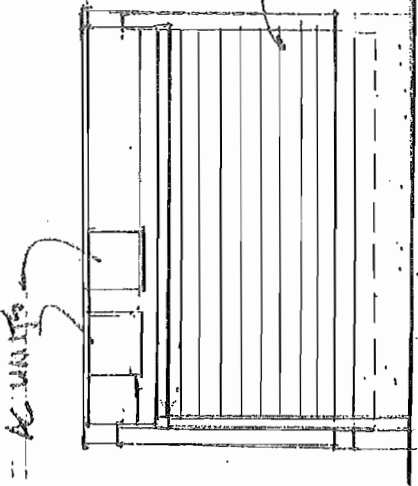
NORTH HISTORIC K STREET ELEVATION
SCALE 1/8" = 1'-0"

RECEIVED
 MAR - 1 2010
 BY



EAST ELEVATION

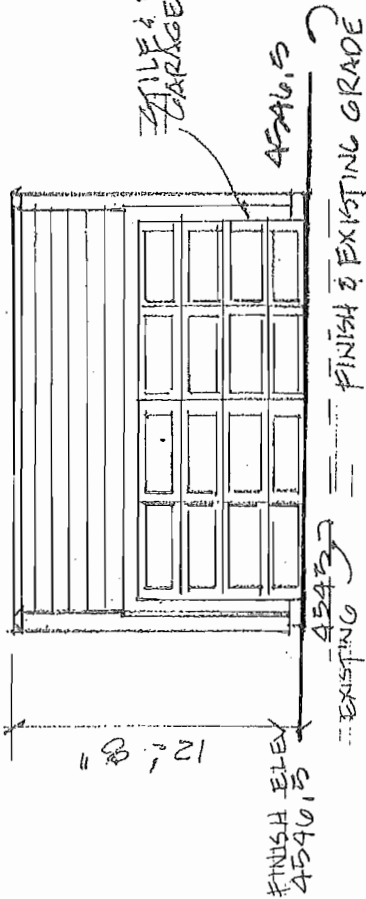
1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

TOP OF PARAPET 4548.0

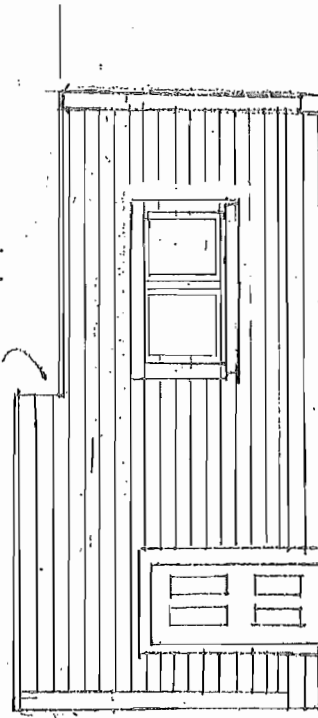


NORTH ELEVATION

1/8" = 1'-0"

TOP 12'-8"

18" STEP



WEST ELEVATION

SCALE 1/8" = 1'-0"

2 CAR GARAGE

SCALE 1/8" = 1'-0"

Exhibit C –
Photos

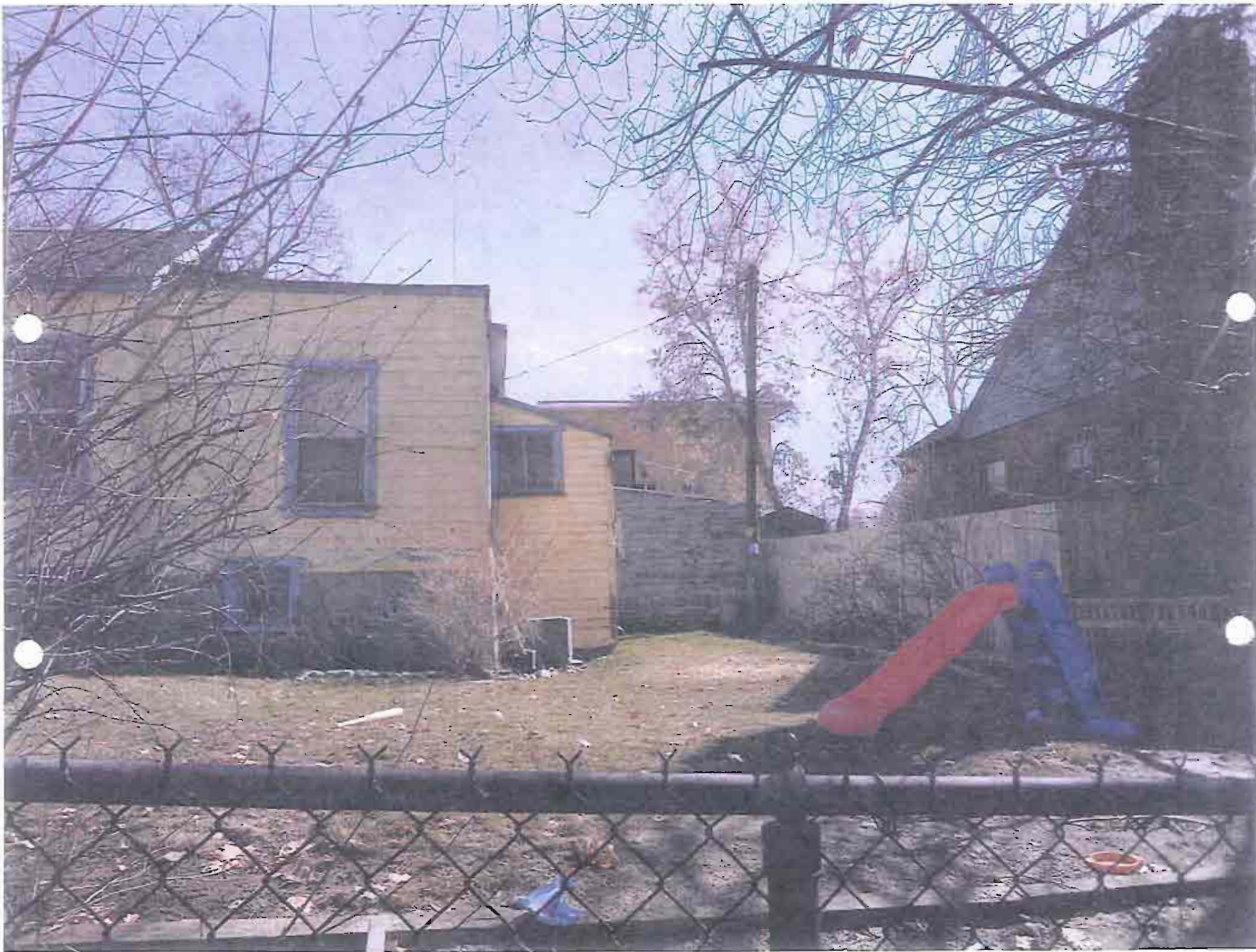


5th AVENUE



WEST ELEVATION











EAST FACADE

SOUTH FAZARAC



Exhibit D –
Block Face Analysis

March 9, 2010

Salt Lake City Corporation
Department of Community Development
Building Services
451 South State Street
Salt Lake City, Ut

Re: PLNHLC2009-01420
704 5th Avenue
Addition and Garage

Attention: Lex Traugher

Subject: Maximum allowable building height SR-1A

D 1.b Pitched maximum height 23' or the average height of other principal buildings on the block face

5th Avenue to 4th Avenue East side of "K" Street

704 5th Avenue (Sidwell 313001)	Max. height at lowest point to ridge	22.5'
228 "K" Street (Sidwell 313002)	Max. height from lowest point at building face	23.0'
224 "K" Street (Sidwell 313003)	Lowest point on facade to ridge	23.0'
222 "K" Street (Sidwell 313010)	Lowest point to ridge	26.0'
204/208 "K" Street (Sidwell 313012)		25.0'

5th Avenue West Side Between "K" Street and "L" Street

704 5th Avenue (Sidwell 313001)	Lowest point of grade to face of wall to ridge	16.5'
712 5th Avenue (Sidwell 313004)	Lowest point on block face to ridge	16.0'
720 5th Avenue (Sidwell Mid Avenue Condo)	Lowest point to top of parapet at block face	27.0'
726 5th Avenue (Sidwell 313005)	Lowest point on block face to ridge	17'
239 "L" Street (Sidwell 313006)	Lowest point on block face to ridge	19.7'

Average height of block face is 19.7'

D 3-C Exterior walls may increase 1'-0" for each foot setback from the minimum interior sideyard
16+r= 20'-0" allowed

C-1 .5 foot from each 1'-0" of cross slope

$$4546 \quad 4541 = 5 / .5 = 2.5$$

$$20'-0" + 2.5 = 22'-5"$$

Actual height 22.5"

Design as submitted is compliant with the 16'-0" max wall height rule with setback and cross slope allowances.

Gable Walls: At the end of a pitched roof may extend to a height necessary to support the roof structure except that height of the top of the widest portion of the gable wall must conform to maximum wall height limitation.

Maximum wall height 16'-0"

Max Gable width: 16'-0" complies



December 26, 2009

Salt Lake City
Community & Economic Development Department
Planning Division
451 South State Street, Room 215
Salt Lake City, Utah

Att: Thomas Irvin

Re: Block Face Study

The following photos are of the block face on the **East** side of "K" Street:

Addresses:

704 5th Avenue	Sidwell #:	09-32 31-3001
228 "K" Street	Sidwell #:	09-32 31-3002
224 "K" Street	Sidwell #:	09-32 31-3003
202 208 "K" Street	Sidwell #:	09-32 31-3012

The following photos are the block face between "K" Street and "L" Street on the South side:

Addresses:

704 5th Avenue	Sidwell #:	09-32 31-3001
712 5th Avenue	Sidwell #:	09-32 31-3004
Mid Avenue Condos		
720 5th Avenue	Sidwell #:	BLK 312
726 5th Avenue	Sidwell #:	09-32 31-3005
239 "L" Street	Sidwell #:	09-32 31-3006

The photos represent an accurate visual representation of the block face on each side of 704 5th Avenue, a corner lot.

Lynn F. Morgan, AIA, Architect





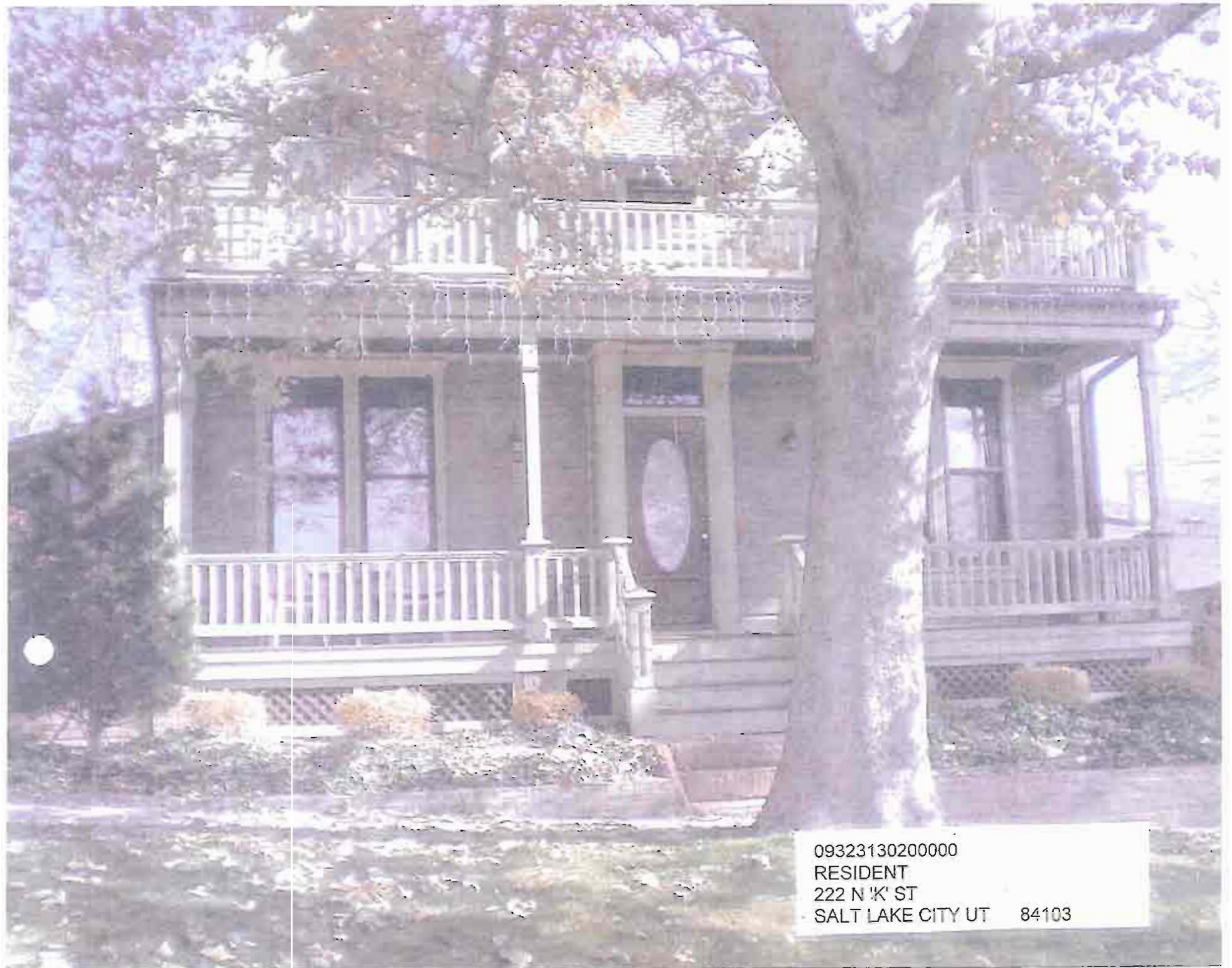
704 5th Avenue
Sidwell #: 0932 313001



228 "K" Street
Sidwell #: 0932 313002



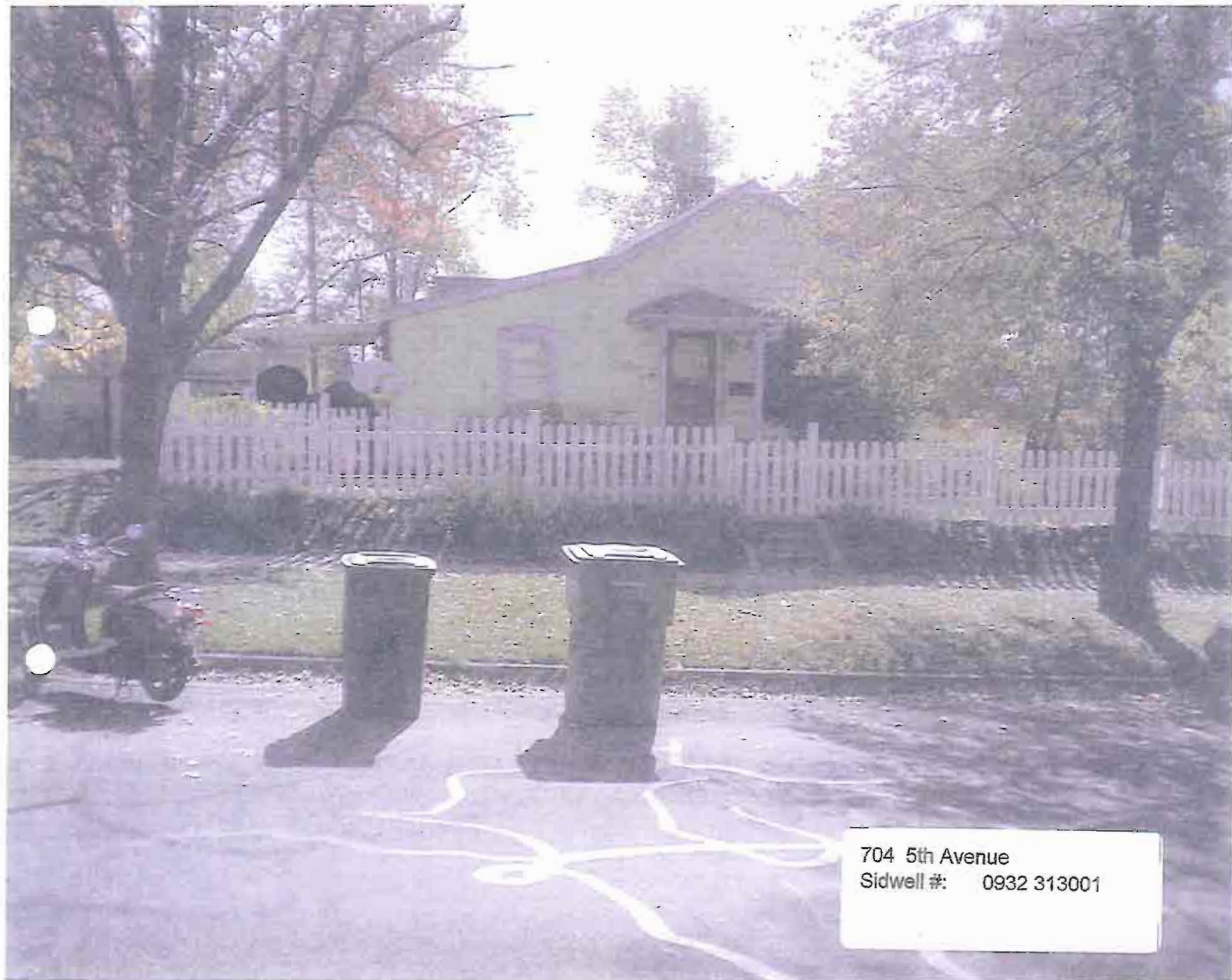
224 "K" Street
Sidwell #: 0932 313003



09323130200000
RESIDENT
222 N 'K' ST
SALT LAKE CITY UT 84103



202-208 "K" Street
Sidwell #: 0932 313012



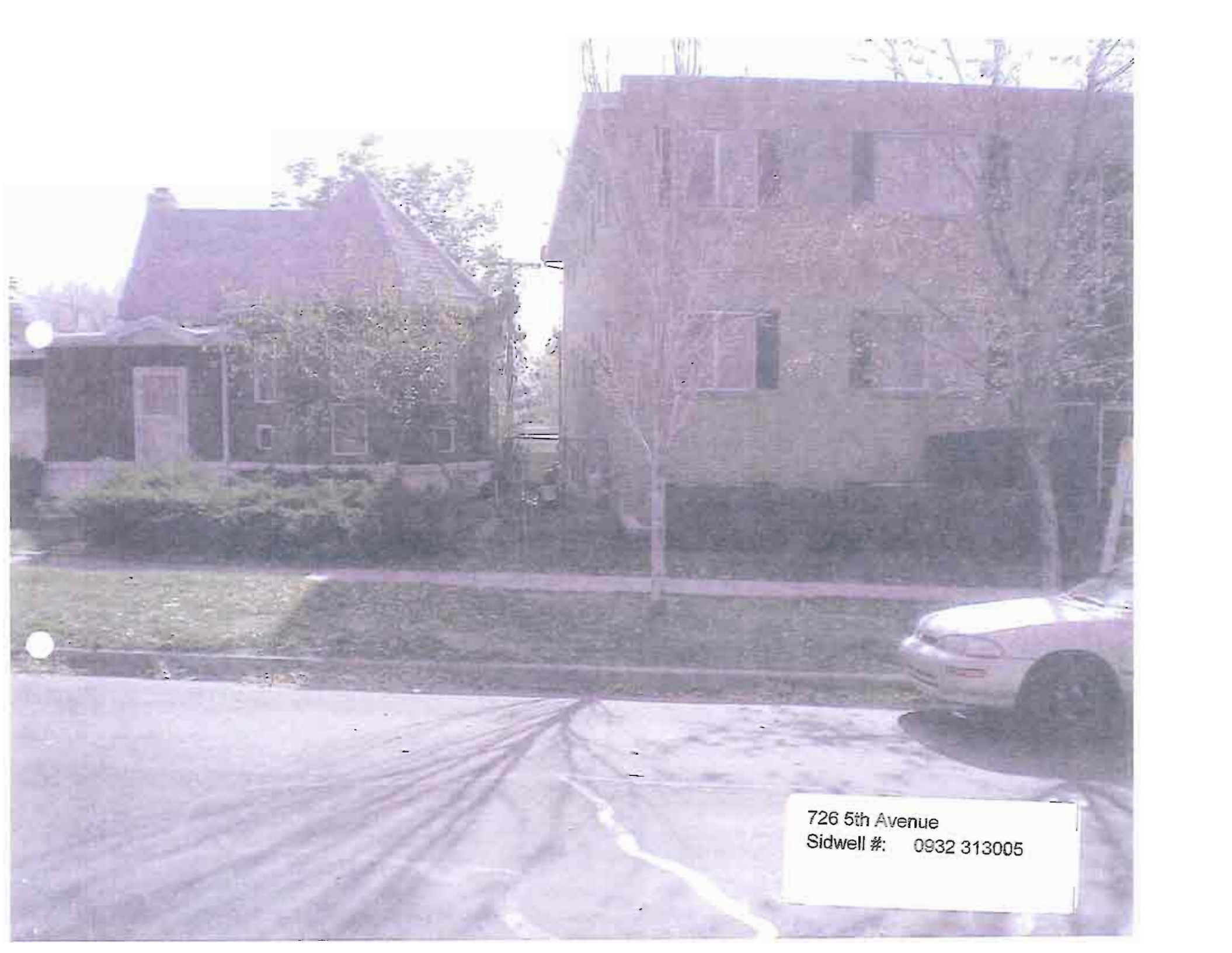
704 5th Avenue
Sidwell #: 0932 313001



712 5th Avenue
Sidwell #: 0932 313004



Mid Avenues Condos
720 5th Avenue
Sidwell #: BLK 312



726 5th Avenue
Sidwell #: 0932 313005



239 "L" Street
Sidwell #: 0932 313006

Exhibit C –
HLC Minutes Dated May 19, 2010

Ms. Lew noted that there was not a current reconnaissance level survey of the area but that the City would be hiring a consultant for that and for the National Register Nomination preparation as well.

Executive Session 6:32: 32 P.M.

Commissioner Funk noted her belief it was a great neighborhood and that its residents were taking the correct step in requesting designation.

Motion 6:32:35 P.M.

In the case of Petition PLNHLC2010-00181, Commissioner Funk made a motion to concur with staff analysis and forward a favorable recommendation to the Planning Commission and City Council for adoption of the Westmoreland Place Historic District. Commissioner Harding seconded the motion.

Discussion of the Motion 6:33:23 P.M.

Commissioner Davis inquired if the City Council would perform a formal poll to ascertain the level of resident support.

Mr. Paterson noted that the Council would not perform any formal polling but all residents had been noticed of this public hearing and would be noticed for future public hearings as well and would then be provided the opportunity to comment on the issue.

Chairperson Lloyd noted that the motion had not clarified that the front gates and landscaping of the Westmoreland Place Subdivision be included in the designation and inquired if the Commission wished to offer an amendment to the motion to that effect.

Amendment to the Motion 6:34:47 P.M.

Commissioner Funk made an amendment to the motion to include the landscape area in the front of the subdivision as part of the historic district designation. The amendment was seconded by Commissioner Harding. All voted "Aye". The motion carries unanimously.

PLNHLC2009-01420, Hughes Certificate of Appropriateness for Major Alterations – A request by Lynn Morgan, applicant and architect, representing the property owners Michael & Jennifer Hughes, for major alterations to the single-family home located at approximately 704 E 5th Avenue in the Avenues Historic District. The request is for an addition to the home, as well as a new two car garage. The property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff: Lex Traughber, 801- 535-6184, lex.traughber@slcgov.com).

Staff Presentation 6: 36:15 P.M.

Mr. Traughber reviewed the request for the Commission. He noted that the noticing error which had delayed the issue until this evening was his fault and apologized to the applicant. Mr. Traughber noted that the home was considered contributory and that the proposed addition would essentially eliminate the west façade of the structure and would alter the roofline of the structure. He stated that the proposal also requested approval of a detached, 480 square foot garage and the applicant had been working with Planning Staff and the Permits Office to meet applicable standards in the zoning district.

Mr. Traughber noted that the proposal did not meet Standards 2,4,5,8 and 9 as well as the associated design guidelines for those standards. He stated that the proposal was particularly inconsistent with Standard 2. Mr. Traughber noted that the staff recommendation was to deny the alterations to the original structure and approve the proposed garage height, delegating final approval of the garage to the Planning Director.

Questions for Staff from the Commission 6:42:04 P.M.

Commissioner Richards inquired if the proposed roof height specifically included parapets.

Mr. Traughber noted that it did.

Applicant Presentation 6:42:53 P.M.

Lynn Morgan, the project architect, presented a three dimensional model for the Commission's benefit and reviewed the architectural history of the property. Mr. Morgan noted the existing challenge was to design an addition for the subject property, which had several serious structural issues. Mr. Morgan stated that the proposal was to build a 12'x16' addition which would be an over-build to the cabin roof. He stated that the intent was to create a rear addition which would accommodate two regular bedrooms and a Master Suite. Mr. Morgan noted that this was a very difficult proposal as the historic portion on the home was 612 square feet and almost any configuration for the addition would create a massing larger than the original home.

Michael Hughes, the property owner, presented two letters of support from surrounding property owners to Chairperson Lloyd.

Questions for the Applicant from the Commission 6:56:23 P.M.

Commissioner Davis thanked the applicant for the model and noted he felt it made the dilemma much more comprehensible.

Mr. Hughes noted that they were attempting to keep as much of the historic façade of the home intact as was possible. He stated that much in the interior of the home was original to 1896, including a flop sink in the kitchen and that the flat roof addition was fairly unstable as well.

Mr. Morgan noted that at 655 E Second Avenue, there was a home which had undergone an addition approved by Landmarks some time ago. He stated that this home had originally had a cabin-like structure and the owners had added on a new addition and while it was a duplex, that lot had approximately the same width as the subject property. Mr. Morgan noted that while they did not currently propose a connector between the home and the addition, they did intend to differentiate between them through the use of modern materials on the addition such as stucco.

Chairperson Lloyd inquired what the proposed setback of the new addition on the side elevation would be.

Mr. Morgan noted that he hadn't measured it but believed it was currently about 37 feet to the face of the building. He noted that they would be adding about 400 square feet and would end up with a three bedroom home, not a massive remodel.

Commissioner Bevins inquired if there would be a daylight basement.

Mr. Morgan noted that there would be a daylight basement walk-out which would come out of the slope of the property. He stated that the existing slope was six feet to grade and there would be some type of basement configuration with the addition. Mr. Morgan noted that it did not look like this amount of slope was present, but it was clearly indicated from a two foot contour topography map they had created for the project.

Mr. Hughes noted that there was an existing garage on the property at the southeast corner. He stated that they felt the garage was secondary to the upgrading of the home itself and that they might leave it as is for the time being.

Commissioner Richards inquired about the windows on the west side of the proposed garage.

Mr. Morgan noted that the drawings looked as though a vinyl slider might be included at this elevation, but the intent was to include instead two square windows with wood trim.

Vice Chairperson Oliver noted she had an inquiry regarding the setback on the south side of the home.

Mr. Morgan stated that there would be 13 feet between the subject property and adjacent home on the south side after construction of the addition, which was typical of homes on that block face.

Public Hearing 7:06:20 P.M.

Chairperson Lloyd read the following written comment into the record:

Comment from the adjacent neighbor at 707 5th Avenue: I feel that the proposed alterations will improve the property values of our neighborhood, add to the tax base, while maintaining the historical integrity of the area.

Chairperson Lloyd stated that there were also two letters submitted in favor of the proposal from the property owners at 707 5th Avenue and 228 K Street. Those letters are included with the minutes of the meeting in the Planning Division Office.

Executive Session 7:07:30 P.M.

Commissioner Davis noted that he liked what he had seen and was sympathetic to the current condition and limitations of the home. He stated he could not, however, reconcile the proposal with the requirements set forth in the City's Design Guidelines.

Vice Chairperson Oliver stated that the exterior could be used to their advantage as it was a home with two fronts not dissimilar from several homes in Midway, Utah which she had consulted on in the past. She noted that they might look at these homes in thinking about shifting the design slightly and cited Standard 12 and Design Guideline 8.14 which both indicated that additions could occur but should be separated from the historic home. She stated she would prefer to see a connector between the home and the addition and see the addition pulled back and to the west somewhat, thus respecting the two fronts of the home on 5th Avenue and K Street.

Vice Chairperson Oliver noted she also took issue with the one story gable attached to the home as it would look so much like the original part of the home.

Chairperson Loyd noted that a one and a half story cross gable could work particularly if they would consider pulling the west facing one and a half story addition away from the original home with a connector of some sort.

Commissioner Haymond inquired if the Commission would be forced to deny the petition as proposed. He noted that if this was so, the Architectural Committee might be beneficial.

Chairperson Lloyd noted that he did not feel it was necessary to deny the item and instead could continue the item for further review.

Commissioners Harding, Haymond and Vice Chairperson Oliver all noted it would be beneficial to hold an Architectural Committee on the matter.

Chairperson Lloyd invited the applicant and architect forward to inquire if they would be willing to work with the Architectural Committee.

Mr. Morgan and Mr. Hughes noted they would be willing to work with the Architectural Committee.

Motion 7:20:24 PM

In the case of petition PLNHLC2009-01420, Commissioner Funk made a motion to appoint an Architectural Committee to work with the Hughes and their architect to create a design which will better meet the Design Guidelines.

Commissioner Haymond seconded the motion.

Discussion of the Motion 7:20:54 PM

Mr. Neilson noted that the motion should be amended to include language which would clearly indicate the item would return to the Commission after further review.

Amendment to the Motion 7:21:12 PM

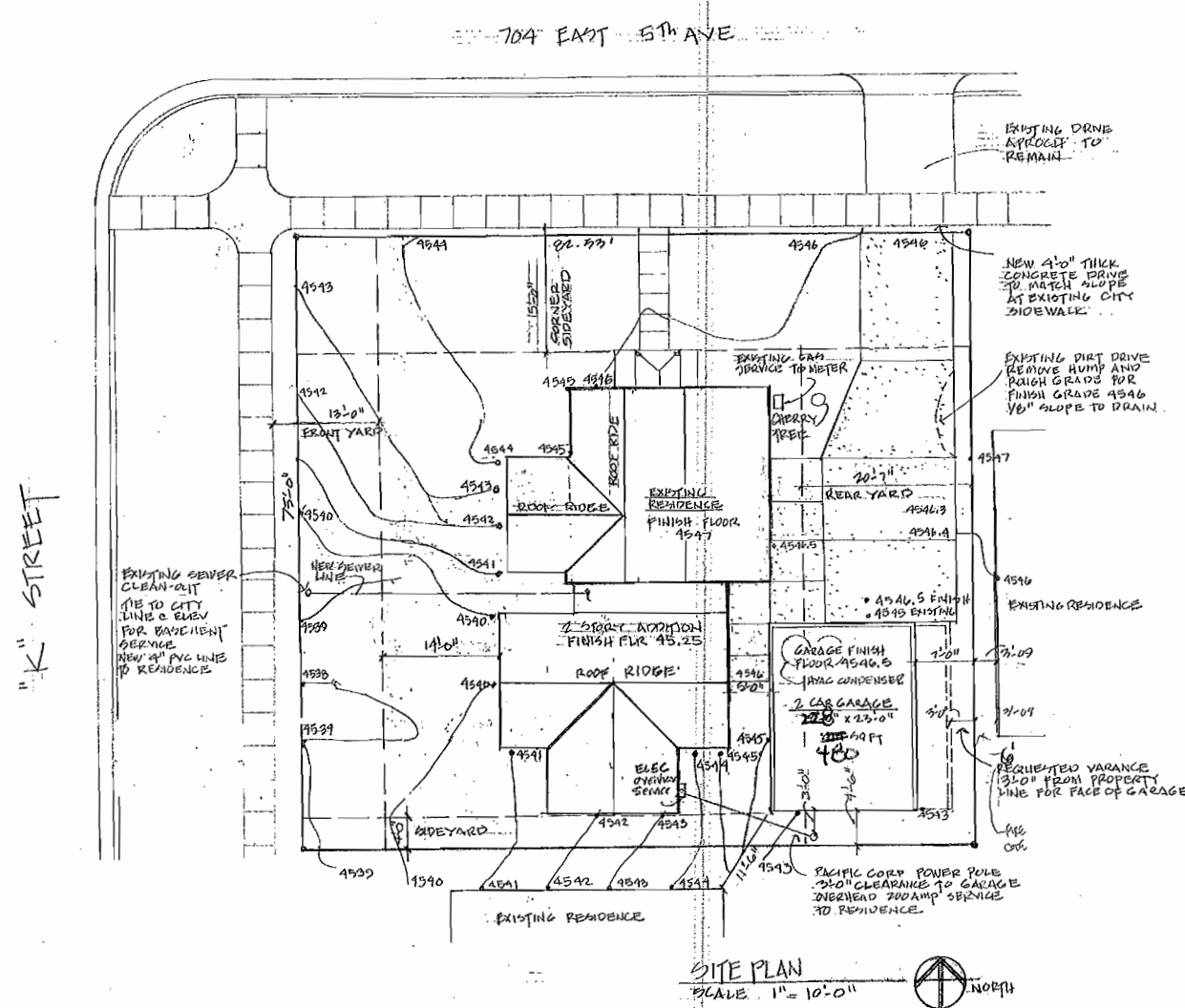
Commissioner Funk amended her motion to include: continuing the case and after the Architectural Committee has met and a different solution has been found, the petition will return to the Historic Landmark Commission for review.

Commissioner Haymond seconded the amendment. All voted "Aye". The motion carries unanimously.

Commissioner Richards, Chairperson Lloyd, Vice Chairperson Oliver, Commissioner Harding and Commissioner Funk all volunteered for the Architectural Committee.

PLNHLC2010-00095, Phillips Certificate of Appropriateness for Minor Alterations – A request by property owner, Ray Phillips to retroactively request approval for replacement windows and alterations to a rear addition on the building located at approximately 565 E Sixth Avenue in the Avenues Historic District. The property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Exhibit D –
Revised Site Plan Dated August 12, 2010



GENERAL NOTES

- SITE PLAN BASED ON BUSH & GUDGELL INC SURVEY DATED FEB 10, 2010. GRADING SHOWN IS EXISTING WITH MINOR MODIFICATIONS FROM EXISTING.
- THE SECOND FLOOR ROOF RIDGE IS 20'-0" FROM FINISH FLOOR ELEV 4547. BUSH & GUDGELL TO VERIFY 20'-0" FOOT HEIGHT AT THE TIME OF ROUGH FRAMING AND CERTIFY SAME TO OWNER.
- AT TIME OF CITY FINAL INSPECTION, AND PRIOR TO CERTIFICATE OF OCCUPANCY, BUSH & GUDGELL TO VERIFY THAT FINAL GRADING IS PER SITE PLAN AS APPROVED, AND CERTIFY SAME TO OWNER.
- LOT COVERAGE CALCULATIONS
 LOT AREA 22.5 x 75.0 = 1,687.5 / 1920 = 32% L40% ALLOWED.
 RESIDENCE FOOTPRINT 1,444 SF
 GARAGE 22' x 22' 484 SF
 TOTAL 1,928 SF
- RESIDENCE SQ. FT.
 MAIN FLOOR 1,444
 SECOND FLOOR 576
 BASEMENT 656
 TOTAL 2,676 SF
- FOR FRONT FACADES CONTROL CALCULATIONS SEE NORTH ELEVATION DRAWING AS PART OF LANDMARKS SUBMITTAL.
- AVERAGE SETBACK CALCULATIONS FOR THE EAST SIDE OF "K" STREET BETWEEN 4TH AVE AND 5TH AVENUE SUBMITTED DEC. 20 2009 AS PART OF LANDMARKS SUBMITTAL.

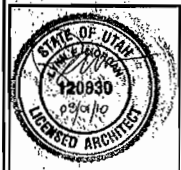
INDEX TO DRAWINGS	
NO.	TITLE
A-1	COVER DRAWING, ARCHITECTURAL SITE PLAN
C-1	SURVEY
A-2	FLOOR PLAN, ELECTRICAL PLAN
A-3	ELEVATIONS
A-4	BUILDING SECTIONS
A-5	WALL SECTIONS, WINDOW & DOOR SCHEDULE
A-6	GARAGE FLOOR PLAN, ELEVATIONS
S-1	STRUCTURAL NOTES, DETAILS
S-2	STRUCTURAL PLANS
S-3	STRUCTURAL DETAILS, SCHEDULES
M-1	PLUMBING & SCHEDULES
M-2	HVAC & NOTES

SITE PLAN
SCALE 1" = 10'-0"

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704 5th AVENUE, SLC UT.
ADDITION & REMODEL
FOR
JENNIFER & MICHAEL HUGHES
SITE PLAN

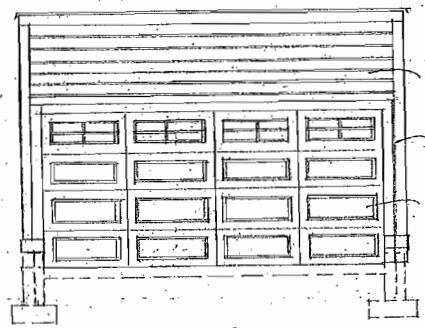
CONSULTANTS
STRUCTURAL
JERRITT ENGINEERING INC
MECHANICAL
GEORGE D. SMITH



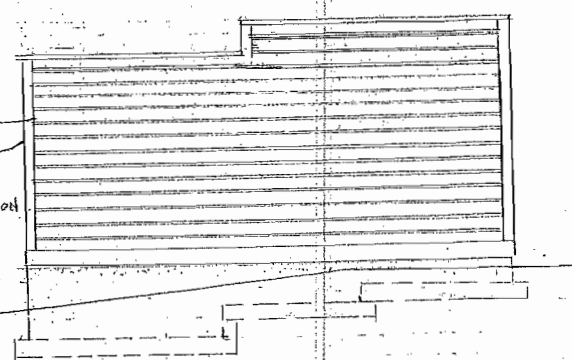
A-1		
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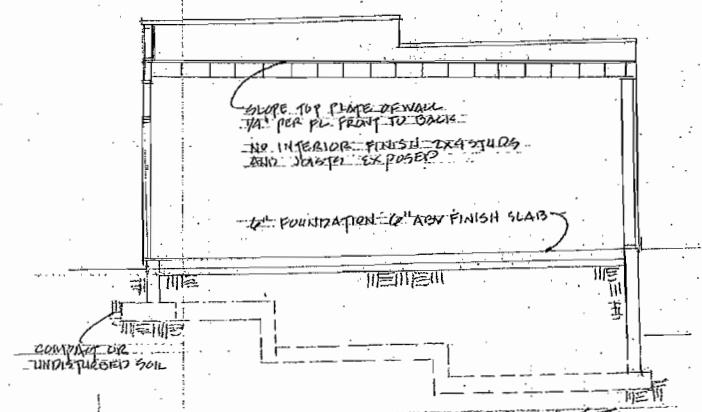
Exhibit E –
Revised Elevations Dated August 12, 2010



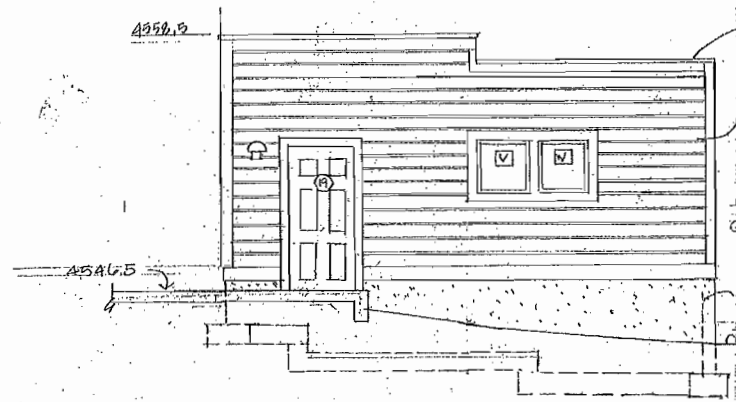
1 NORTH GARAGE ELEVATION
SCALE 1/4" = 1'-0"



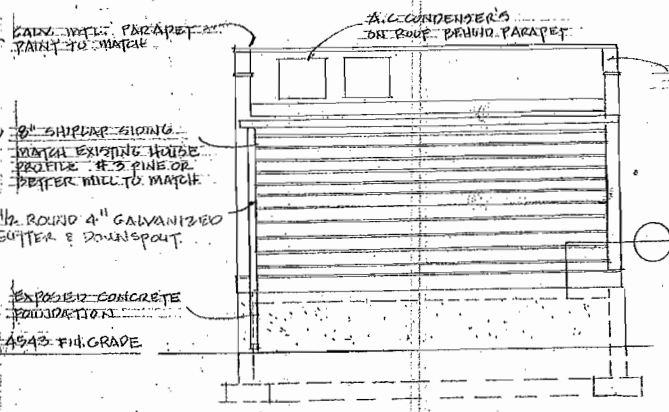
2 EAST GARAGE ELEVATION
SCALE 1/4" = 1'-0"



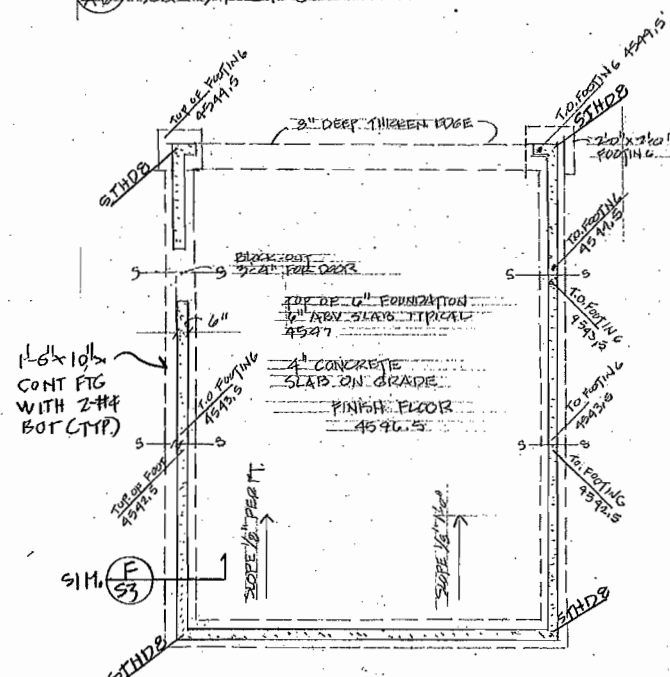
3 TYPICAL SECTION - GARAGE
SCALE 1/4" = 1'-0"



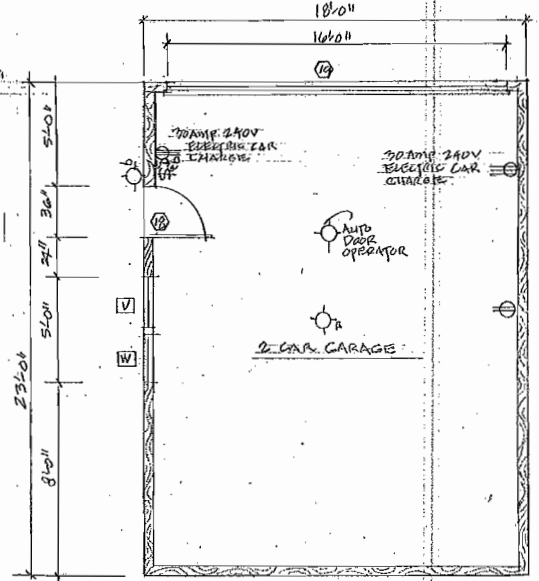
5 GARAGE ELEVATION
SCALE 1/4" = 1'-0"



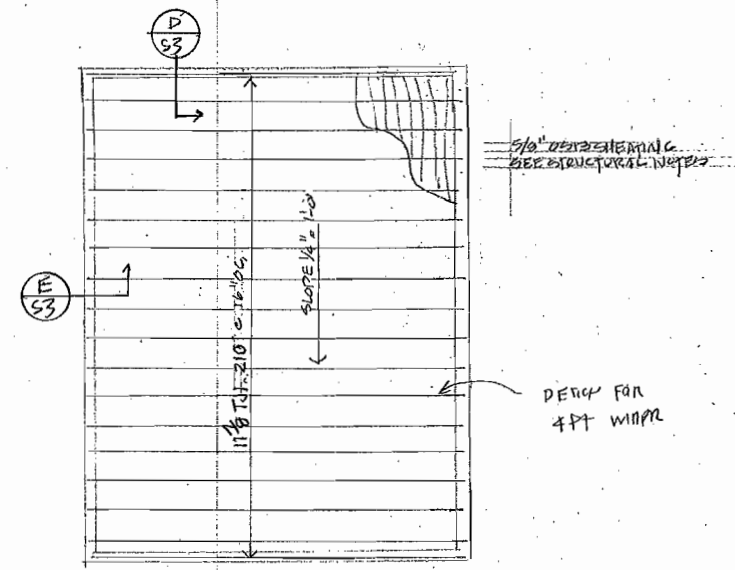
4 GARAGE ELEVATION
SCALE 1/4" = 1'-0"



5 FOOTING & FOUNDATION PLAN
SCALE 1/4" = 1'-0"



6 GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"

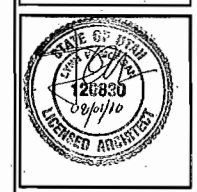


7 ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

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704 5th AVENUE SLC UT
ADDITION & REMODEL
FOR
JENNIFER & MICHAEL HUGHES
GARAGE PLAN & ELEVATIONS

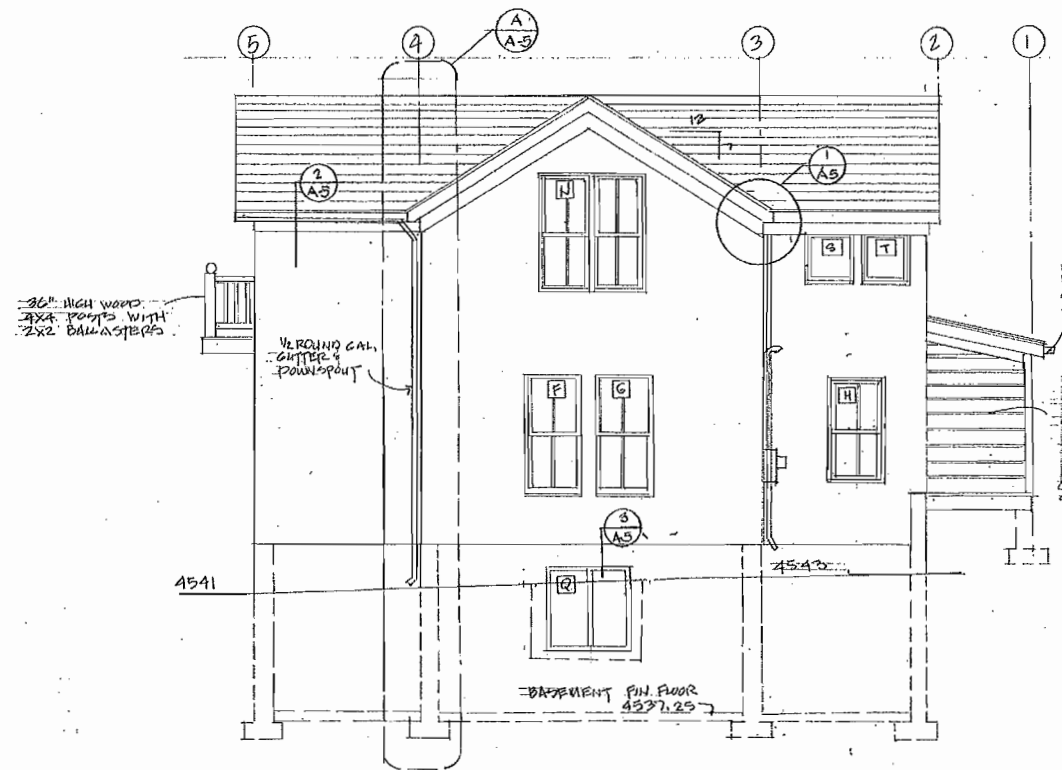
CONSULTANTS
STRUCTURAL
JARRATT ENGINEERING, INC.
MECHANICAL
GERALD D. SMITH



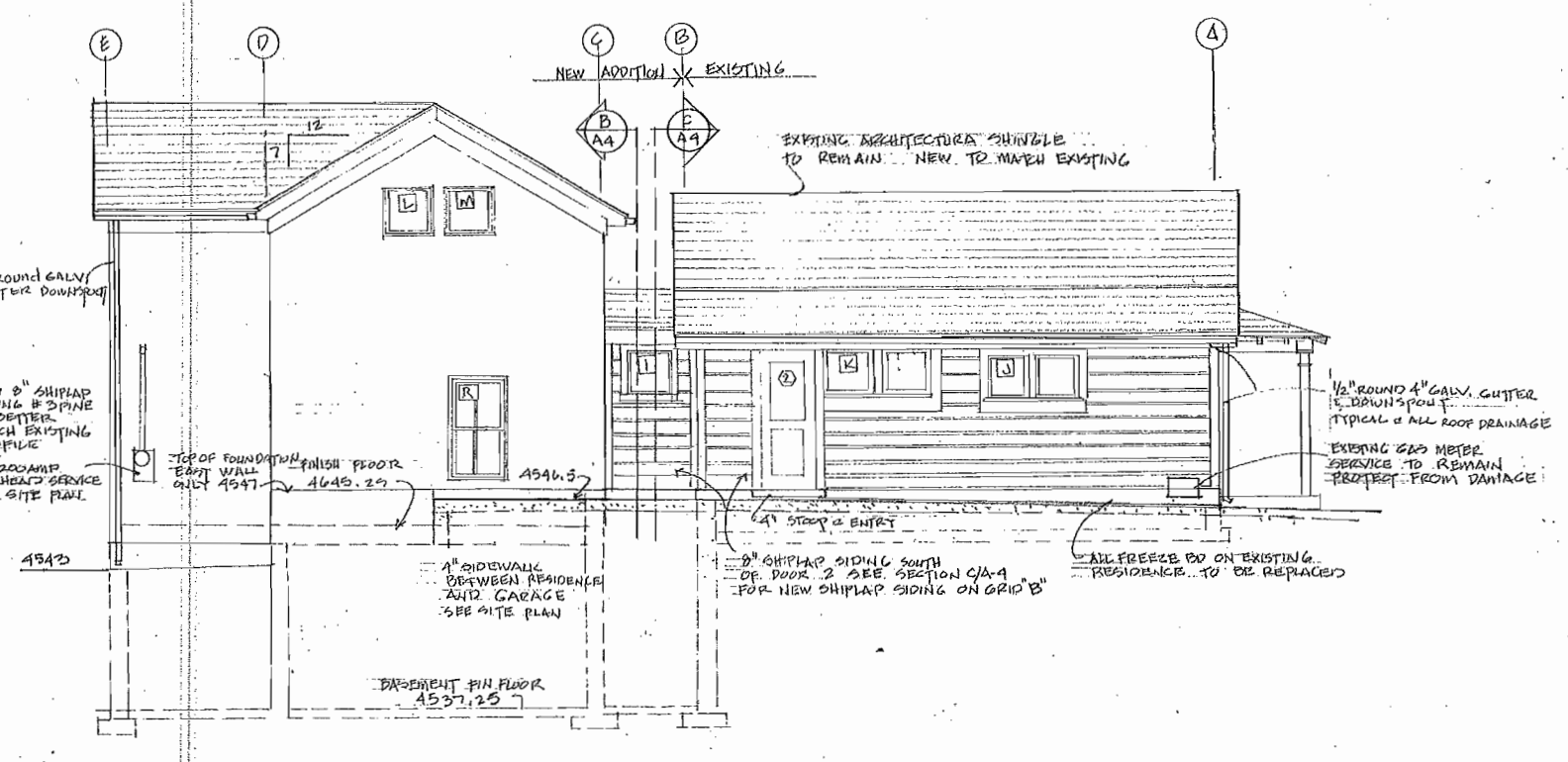
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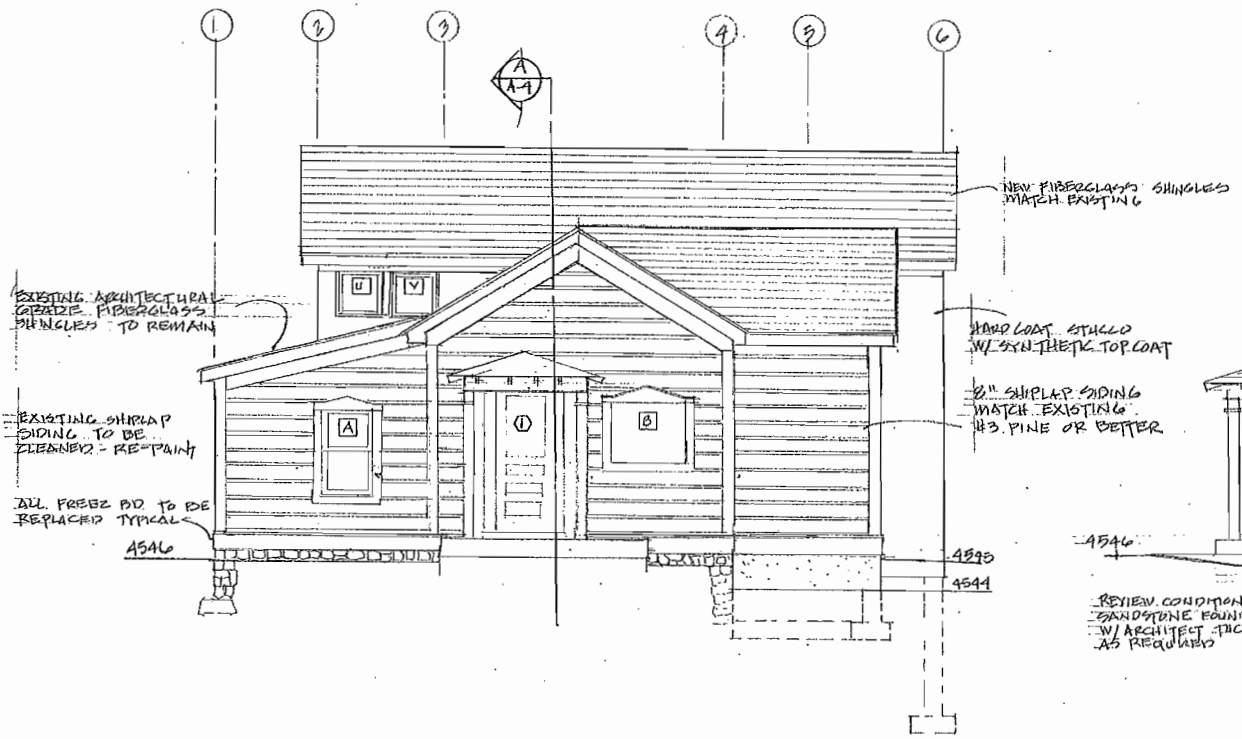
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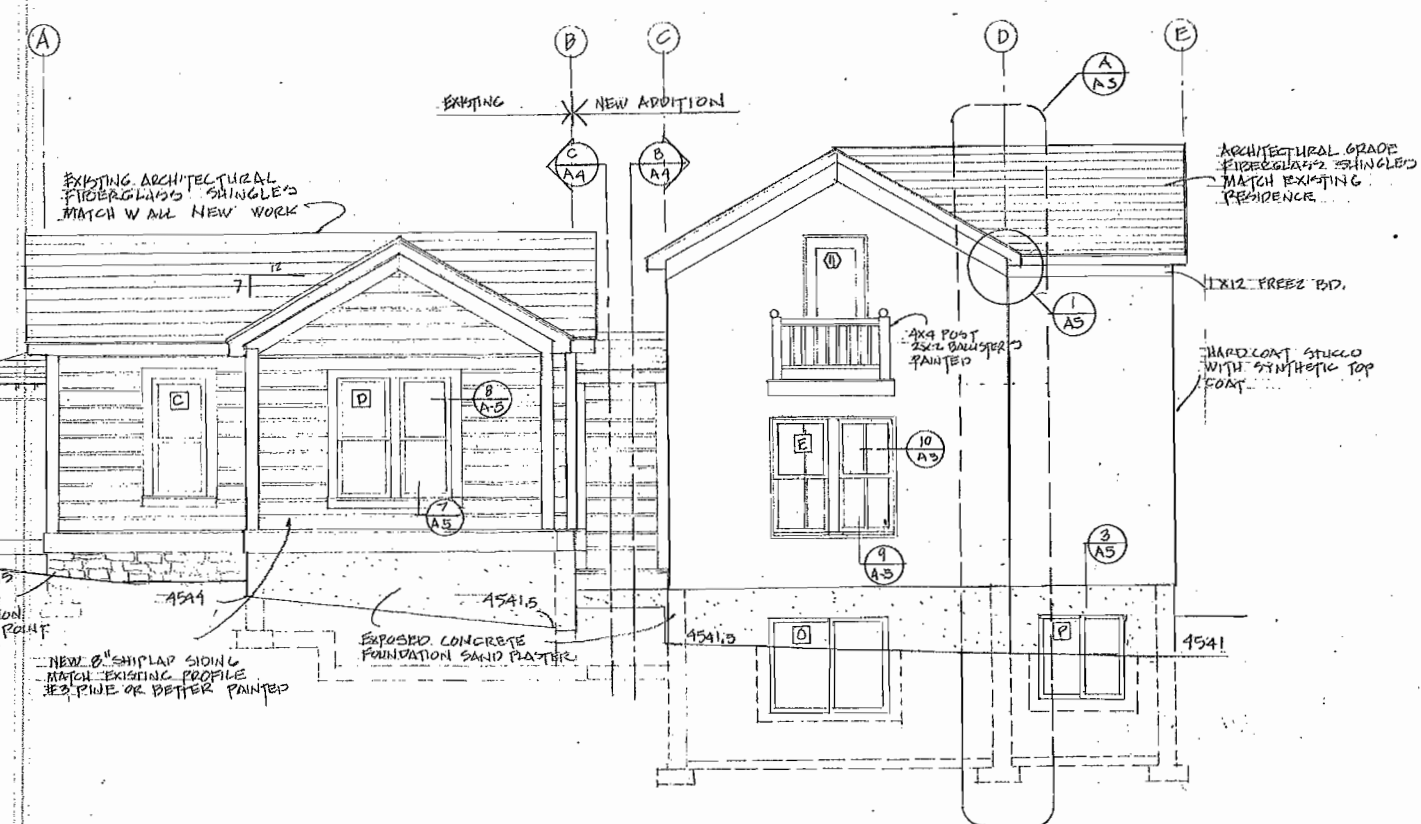
1 SOUTH ELEVATION
A-3 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
A-3 SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
A-3 SCALE 1/4" = 1'-0"

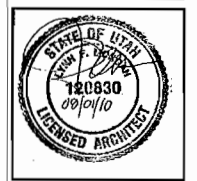


4 WEST ELEVATION
A-3 SCALE 1/4" = 1'-0"

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709 5TH AVENUE SEC 07
ADDITION & REMODEL
FOR
SEANIFER & MICHAEL HUGHES
BUILDING ELEVATIONS

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NO	DATE	DESCRIPTION