HISTORIC LANDMARK COMMISSION STAFF REPORT

Shumway Rear Addition
Case PLNHLC2010-00628
1032 East 1st Avenue
October 6, 2010

Planning and Zoning Division
Department of Community Development

Applicant:
Brad Burnside, representative

Staff:
Ana Valdemoros 801-535-7236
ana.valdemoros@slcgov.com

Tax ID:
09-32-459-009

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

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Stan Penfold

Community Council:
Greater Avenues
Jim Jenkin, Chair

Lot size: 0.11 acres or 4,791 sq ft

Current Use:
Single Family Residence

Applicable Land Use Regulations:
- Chapter 21A.24.080 SR-1 and SR-1A Zoning District
- Chapter 21A.34.020 Historic Preservation Overlay District
- Design Guidelines for Residential Historic Districts

Attachments:
A. Proposed Site Plan and Elevations
B. Application Materials
C. Sit e Photos
D. Historic Documentation

Request

The applicant, Brad Burnside representing John Shumway, the property owner, is seeking approval of major alterations to the single family contributory residence located at 1032 East 1st Avenue in the SR-1A zone. The proposal includes a two-story addition to the rear of the building as well as a roof top addition. The request is before the Historic Landmark Commission because the proposed addition to a contributing structure within the Avenues Local Register Historic District is substantial and as part of this review, the applicant is requesting the following from the Historic Landmark Commission:
1. Approval of the design of the proposed addition.
2. An exception to the maximum roof height allowed in the SR-1A zone from 23feet above established grade for a pitched roofed structure to 35.5 feet above established grade.
3. An exception to the maximum wall height allowed in the SR-1A zone from 16 feet above established grade for a wall height of 20.5 feet.

Recommendation

Based on the analysis and findings of this staff report, it is Planning Staff's opinion that the alterations required by the creation of this roof top addition to the historic building fail to meet the intent of Standards 2 and 5 of the Zoning Ordinance 21A.34.020G, and would be inconsistent with Design Guidelines 2.1, 3.2, 7.1, 7.5, 8.1, 8.2, 8.5, and 8.12. If the Commission, in its consideration of the proposal, concurs with these conclusions, then Staff recommends that the request be denied.

VICINITY MAP

Background

Project Description

The property is situated on the southern edge of 1st Avenue and lies within the Avenues Local Historic District at approximately 1032 East 1st Avenue. The structure is a two-story Victorian home of brick built in 1897, part of the pattern book design, representative of the kind built throughout the Avenues during the last decade of the 19th century. The property is the middle house of a row of three similar structures built by the same developer around the same time and is the only one of the three that has been unaltered. The lot also hosts a detached 484

sq. ft. garage in the rear yard accessed by a 7 foot alley passage from R Street (1150 East). The houses on either side of this property have had recent rear modifications and additions as well.

The property owner's representative, Brad Burnside, would like to construct a two story rear addition to the historic property that would accommodate an additional 633 sq ft of living space. The proposed rear addition would not follow the original roofline at the rear of the building and part of the original roof would be replaced with an extended hipped roof modifying the primary roof form. It would also add a dormer with two windows in the rear façade. New windows are proposed on each side of the new extended walls as well as next to the rear dormer and the lower floor of the rear façade. Proposed materials include lap siding, shingle siding and, wood double-hung windows. This proposal would modify the rear of the home significantly from its original design, which has not changed since its initial construction. Nonetheless, the addition would follow the building line and lot setbacks.

The applicant also requests exceeding the maximum required roof and wall heights. The existing hip roof ridge line is 35.5' measured to the highest point, extending 3.5' lengthwise. The proposed roof addition will extend that roofline for an additional 6.5' and would keep the 35.5' height above established grade. A lower roof will extend horizontally on the east side of the house 26' feet and will have a height of 34'9" which exceeds the allowed height limit of 23 feet above established grade. The wall height of the east elevation would exceed the maximum height limit of 16 feet by approximately 4.5 feet.

Public Participation

Public Comments

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

Analysis

Project Review

Zoning Considerations

The property is located in the Avenues Historic District and subject to the base zoning of the property SR-1A, Special Development Pattern Residential District, which purpose is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

21A.24.080 SR-1A Special Development Pattern Residential District: Summary of standards.

Maximum Building Height: The maximum height of buildings with pitched roofs shall be:
a. twenty eight feet (23') measured to the ridge of the roof; or
b. The average height of other principal buildings on the block face.

Maximum Exterior Wall Height: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

C. In both the SR-1 and SR-1A districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

(1) Cross Slopes: For lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

(2) Exceptions:

(A) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(B) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(i) The width of a dormer is ten feet (10') or less; and

(ii) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(iii) Dormers are spaced at least eighteen inches (18") apart.

Front yard: minimum depth equal to the average of existing buildings within the block face.

Interior Side Yard: For interior lots - four feet (4') on one side and ten feet (10') on the other.

Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

Maximum Building Coverage: surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.

Analysis and Findings

Options

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

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

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

Findings

21A.34.020 H Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure. In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

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

Finding: The project is consistent with this 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;

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

Applicable Design Guidelines for Standard 2 and 5

Basic Principles for New Additions

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district,

as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.

Design Standards for Windows

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

Design Standards for Architectural Details

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

Design Standards for Roofs

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

Background
The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

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

7.1 Preserve the original roof form.
Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof. An addition should not interrupt the original ridge line when possible.

Design Standards for Additions

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

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

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

8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

8.12 Set a rooftop addition back from the front of the building. This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Analysis for Standards 2 and 5: The historic architectural character of this house is an expression of the two-story Victorian Eclectic, the largest category of building types in the Avenues neighborhood. A historically important architectural feature of the building type and district is the pattern of rooflines of the two story buildings. The prominence of the roof forms at the front of the buildings is emphasized by the visually subordinate height and profile of the rear rooflines. This distinctive spatial relationship contributes to the historic character of the property, streetscape and district.

To achieve a second story addition, the proposed alteration to the house would raise the roof and wall height at the rear of the building and alter the design of the existing side gables. These alterations are not consistent with the characteristic scale and massing of this house type, and the variety of building forms distinctive of this area of the neighborhood. The proposed addition is not consistent with the design guidelines mentioned above which are intended to ensure that the historic character of the property is not adversely affected. The mass and scale of the building and arrangement of roof forms would be altered such that the historical and architectural integrity of the property and district will not be respected.

Finding for Standards 2 and 5: Staff concludes that the rear addition is not compatible with the historic fabric and character-defining features of the original house form. The proposal is clearly a recognizable addition but does not preserve nor retains character-defining features of the house and compromises the historical and architectural integrity of the property, neighborhood and district.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

Applicable Design Guidelines for Standard 3

8.4 Design a new addition to be recognized as a product of its own time. An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

Analysis: The proposed in line rear addition would follow the setbacks of the historic building. However, the existing roof modification, the new lowered roof and wall height of the second story, would not be clearly distinguishable as new construction from the historic building. The proposed addition and materials, seek to imitate the existing materials but the subtle change will not be clearly distinguishable from old to new construction.

Finding: Staff finds that the proposed addition fails to comply with design standards 8.1, 8.2, 8.5, and 8.12 as it modifies the roofline and erases the rear of the unaltered original building form. The proposed addition departs from the original building form and does not keep visually compatibility with earlier features

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

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

Finding: This standard is not applicable.

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

Analysis: This project does not involve the repair or replacement of missing architectural features.

Finding: This standard is not applicable.

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

Finding: This standard is not applicable.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

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

Finding: This standard is not applicable.

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

Analysis: The proposed rear alterations, if removed, the essential form and integrity of the structure could not easily be restored to its original appearance. The new second story addition could be considered compatible with the size, scale, massing and architectural detailing of the existing building based on the analysis in this staff report, however, as proposed it would blend with the original structure and would not be clearly distinguishable from the old.

Finding: The construction of a second story addition would create an appearance that is consistent with the historic character of the building, however it would not be clearly distinguishable from the original form of the house and therefore it does not comply with the intent of this 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;

Analysis: The proposed materials include lap siding, shingle siding and wood double-hung windows.

Finding: The project complies with this standard.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;

Analysis: Signage is not a component of this project.

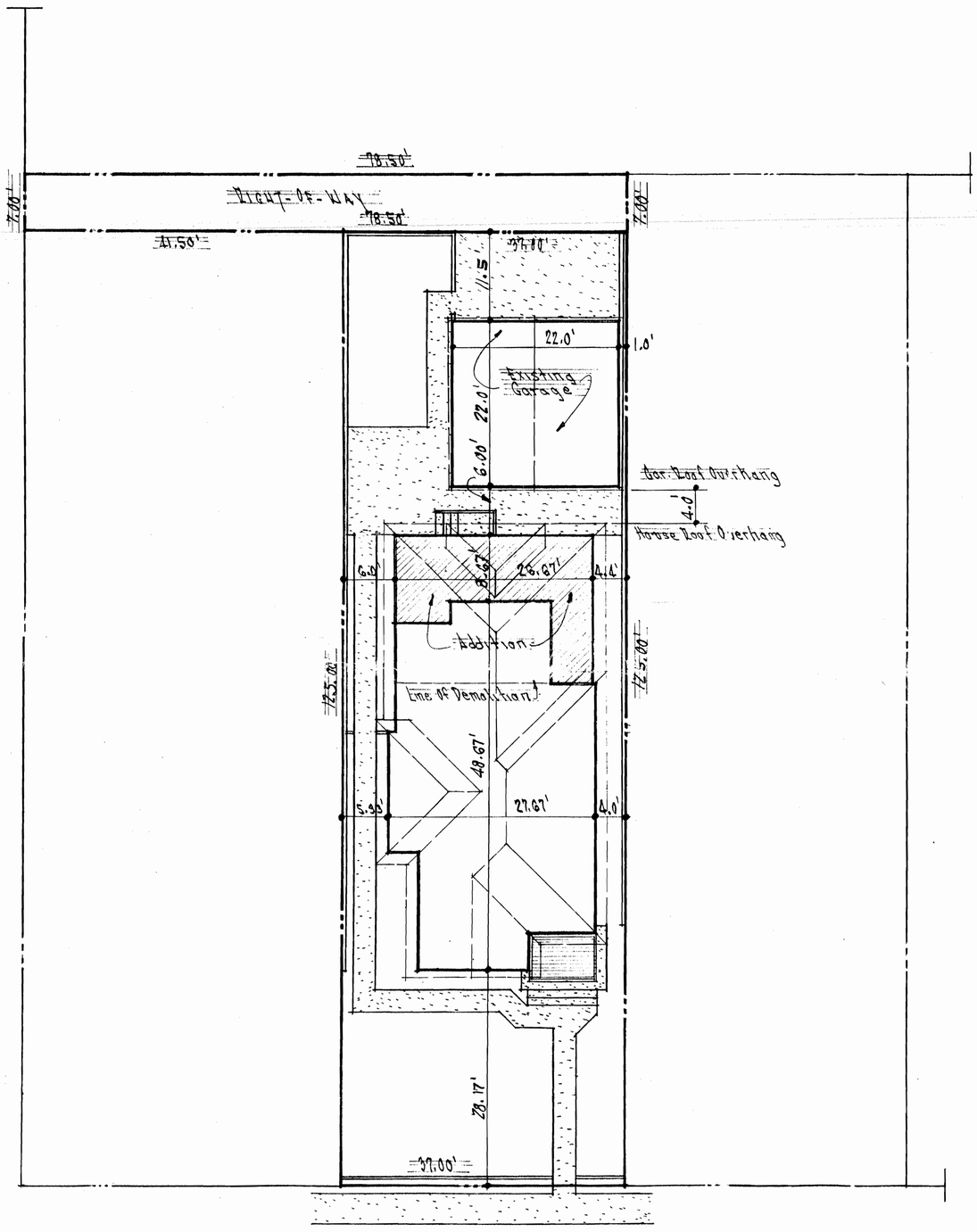
Finding: This standard does not apply to the proposed project.

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

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

Exhibit A:

Proposed Site Plan and Elevations



1032 EAST FIRST AVENUE

PLOT PLAN

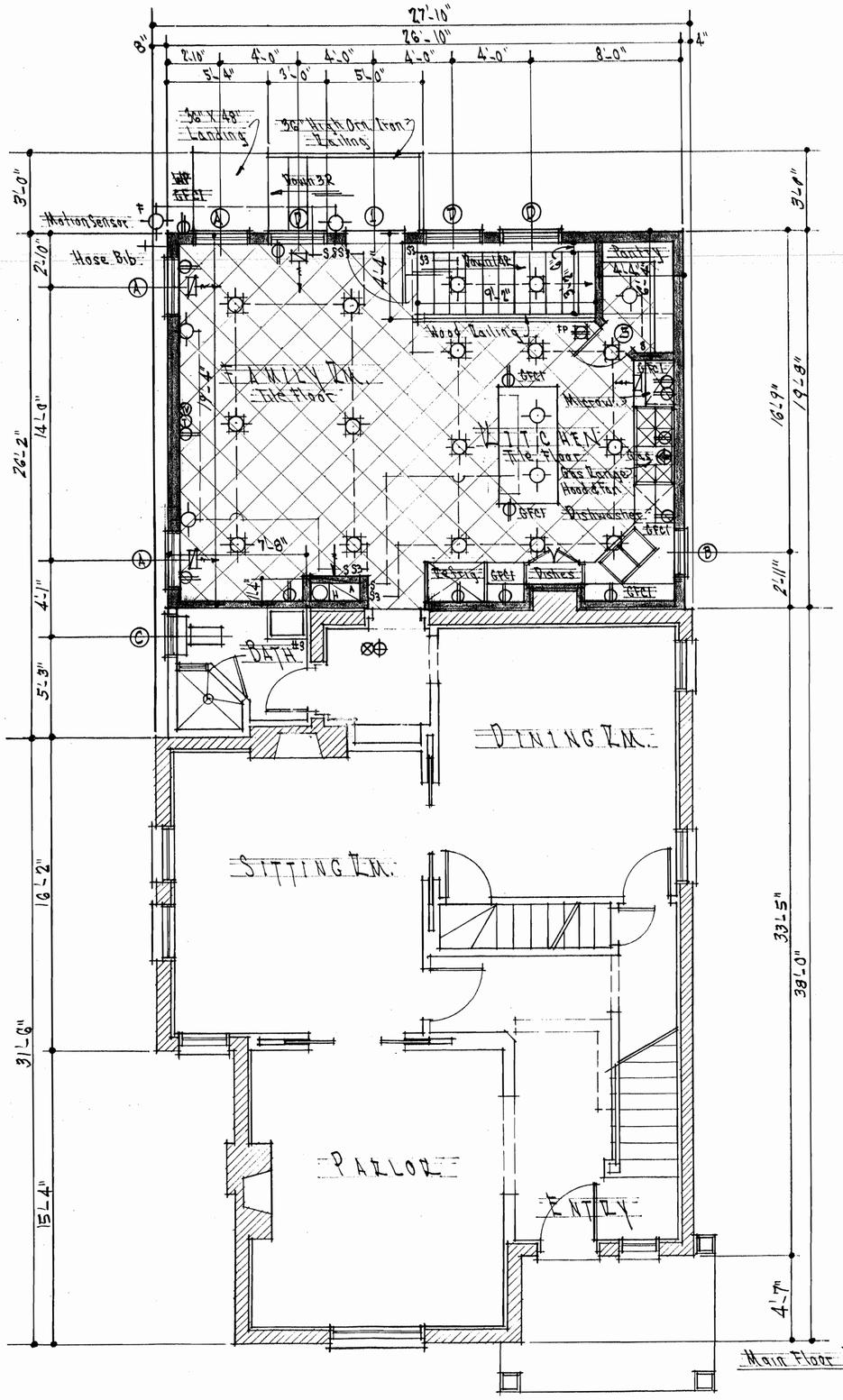
Scale 1" = 10.0'

LOT DATA

Main Lot Area:	4,675 Sq.Ft.
Right-Of-Way Area:	259 Sq.Ft.
Total Lot Area:	4934 Sq.Ft.
Ex. House Floor Area:	1060 Sq.Ft.
Garage Floor Area:	484 Sq.Ft.
Porch Floor Area:	53 Sq.Ft.
Total Structures:	1597 Sq.Ft.
40% Total Lot Area:	1954 Sq.Ft.
Less Total Structures:	1,597 Sq.Ft.
Area Available for Addition:	357 Sq.Ft.
Proposed Addition Area:	316.5 Sq.Ft.

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah



Main Floor Addition Area: 528 Sq.Ft.

PROPOSED FIRST FLOOR PLAN

Scale 1/4"=1'-0"

[Shear Wall Schedule] [Gr. I/II Species]
[7/16" OSB w/ 10d Common]

SW #	Shear Wall Sheathing [Thick (side)]	Edge Nailing (in oc)	Anchor Bolts (in oc)	Bottom Plate (in oc)	Rim/Blk to Top plate (in oc)	Allow Shear (Klf)	Notes
1	7/16" RS (1)	10d @ 6	5/8" @ 40	16d @ 5	16d @ 3T	0.26	1
2	7/16" RS (1)	10d @ 4	5/8" @ 32	16d @ 3	16d @ 2T	0.38	1
3	7/16" RS (1)	10d @ 3	5/8" @ 24	16d @ 2	16d @ 2T	0.49	1,3,5
4	7/16" RS (1)	10d @ 2	5/8" @ 16	16d @ 2	A35@ 10	0.64	1,3,5
5	7/16" RS (2)	10d @ 4	5/8" @ 16	2-16d @ 3	A35@ 9	0.76	1,4,5
6	7/16" RS (2)	10d @ 3	5/8" @ 12	2-16d @ 3	2-A35@ 12	0.98	1,3,5
7	7/16" RS (2)	10d @ 2	5/8" @ 8	2-16d @ 2	2-A35@ 10	1.28	1,3,5

T for Toe Nailing; GB for Gypsum Board; RS for APA Rated Sheathing

[Shear Wall Notes]

GENERAL NOTES (apply to all shear walls)
a) For Rated Sheathing panels, space nails @ 12 in (305 mm) oc along intermediate framing members.
b) Block all panel edges with minimum 2x (51mm) blocking.
c) Apply nailing to all studs, top and bottom plates and blocking.
d) Framing to be a maximum of 24 in (610mm) oc.
e) Fastners shall be driven flush with surface of sheathing.

SPECIAL NOTES FOR SHEAR WALLS (apply to walls specifically noted)
1) APA Rated Sheathing EXP1/EXP2/EXT or C-C/C-D/Struct II Plywood.
2) Struct I APA Rated Sheathing EXP1/EXT or Struct I Plywood.
3) Provide 3x's (76mm) at adjoining panel edges w/nails staggered.
4) Offset panel joints on each side of wall minimum one stud bay.
5) Provide minimum 3x (76mm) blocking or joists beneath bottom plate with bottom plate nails staggered.

Electrical

- Electrical panels shall comply with 2006 IRC and provide min. clearance of 30" in width by 6'-0" in height for panel area.
- Provide concrete-encased electrode for grounding as per NEC 250.52.
- Electrical convenience outlets shall be so spaced that no point along the floor line of any wall space is more than 6' from an outlet. Switch bottom half of outlets as noted. Electrical outlet in bathrooms, garages, kitchens, laundry rooms, etc. shall be GFCI protected.
- Haliways 10' or more in length shall have a receptacle outlet.
- Provide smoke detector alarms. Primary wiring shall be from the building electrical system. Detectors required at each bedroom, at hallway leading to bedrooms, at every floor level including basements, at the top of each stairway on floors without bedrooms, and in rooms serving bedrooms where ceiling height of room is 24" or greater in height than the bedroom served from such room. Hard wired in series with battery backup.
- Provide a ventilating fan capable of producing a change of air every 12 minutes for all baths without proper window ventilation.
- 100 inches of make-up air is needed for all laundry rooms without proper window ventilation.
- Electrical, central heating other than fixed electrical space heating, shall be supplied with by an individual branch circuit.
- Temporary wiring shall conform to 2006 IRC.
- Outlets in kitchen counter shall be 4' OC maximum with a minimum of one outlet at island/bar as per NEC 210-52(c). All kitchen countertop outlets shall be GFCI protected.
- Bathroom outlets shall be supplied by a dedicated 20 amp branch circuit with no other outlets.
- All bedroom outlets to be arc-fault interrupter protected.
- Lights located in closets must maintain min. 24" away from any shelf or combustible item.
- Arc fault breakers are required at all bedroom areas.

MODIFICATIONS AND WARRANTIES

Any modifications made to the plans by parties other than Brent Hargreaves Design, Inc. voids any warranties expressed or implied including the warranties of fitness for a particular purpose and merchantability.

DISCLAIMER

Substantial care and effort have gone into the creation of these blueprints. However, because we can only provide limited on-site consultation and no supervision and control over actual construction, and because of the great variance in local building requirements, building practices and soil, seismic, weather and other conditions, WE CANNOT MAKE ANY WARRANTY, EXPRESSED OR IMPLIED, WITH RESPECT TO THE CONTENT OR USE OF THE BLUEPRINTS, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABLILTY OR OF FITNESS FOR A PARTICULAR USE.

General Notes

- Construction shall conform to all adopted codes and practices of the community or area in which construction takes place.
- All stumps, root and organic matter shall be removed from the soil in the area of the building.
- All footings shall be placed 12" below undisturbed earth and a min. of ___ below finished grade. Finished grade shall have a slope away from the bldg of 6" min. for the first 10' and a 2% slope thereafter. All drainage from lot shall be retained on lot or drain to street.
- Solid blocking between joists, rafters, and trusses over all bearing walls and between open bearing studs. Such blocking shall be 2" min. thickness and full depth of joists, rafters, trusses, and studs.
- Joists parallel to bearing partitions shall be doubled. Joists under and parallel to all other partitions shall be doubled when the length of such wall exceeds 1/3 the length of joists 12" and longer. 5/8" OSB shall be used for sub floor when joists are spaced up to 20" OC. ¾" OSB shall be used for sub floor when joists are spaced up to 24" OC.
- Min. header sizes shall be according to the framing plans (spaces above openings in bearing walls shall have solid headers with min. sizes as shown).
- Fire block stud spaces over 10' in height, furred spaces, soffits, drop ceilings, coved ceilings, stair stringers at top and bottom of run, bearing walls, ceiling joist lines, etc. Fire stopping shall consist of 2" min. nominal lumber.
- Fire stop openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with approved non-combustible materials.
- Enclosed attics and spaces between rafters shall have clear cross-ventilation area to the outside vents. Vents shall provide air intake to meet the following criteria: 1 sq. ft. of ventilation for every 300 sq. ft. of attic area (with a vented soffit). Attics shall be provided with an access opening 22"x30" with min. headroom above access opening of 30".
- Provide 30" min. clearance from range top to combustible materials. Side clearance shall be specified by permanent markings on the appliance. Range hoods shall be vented to the outside by single-wall pipe having min. 2" clearance from combustible materials.
- Provide dense non-absorbent waterproof cementaceous backer board at high-moisture areas such as tubs and showers, all walls and ceiling. Provide 12" OC framing beneath.
- Install 5/8" type "x" drywall on all garage walls, ceilings, beams, and supports for fire protection. Such gypsum board shall be nailed @ 4" OC at edges and 6"OC in the field on each sheet.
- Handrails shall be provided for all stairs with 4 or more risers. Such handrails shall be returned to the wall or shall terminate in newel posts or safety terminals. Stair hand railings shall not be less than 36" above tread nosing nor more than 38".
- Guardrails shall not be less than 36" in height. Open guardrails shall have intermediate rails or ornamental pattern such that no object 4" in diameter can pass through the guardrail.
- Fireplace chimneys shall extend 2'-0" min. above any roof line within 10'-0". All masonry chimneys shall have terra cotta flue liners and shall be capped with 4" min. concrete caps.
- All earth fill to receive concrete floors, walks, drives, etc. shall be settled and tamped to 90% compaction.
- Approved numbers for addresses shall be provided for all new bldgs in such position as to be plainly visible from the street or roadway fronting the property.

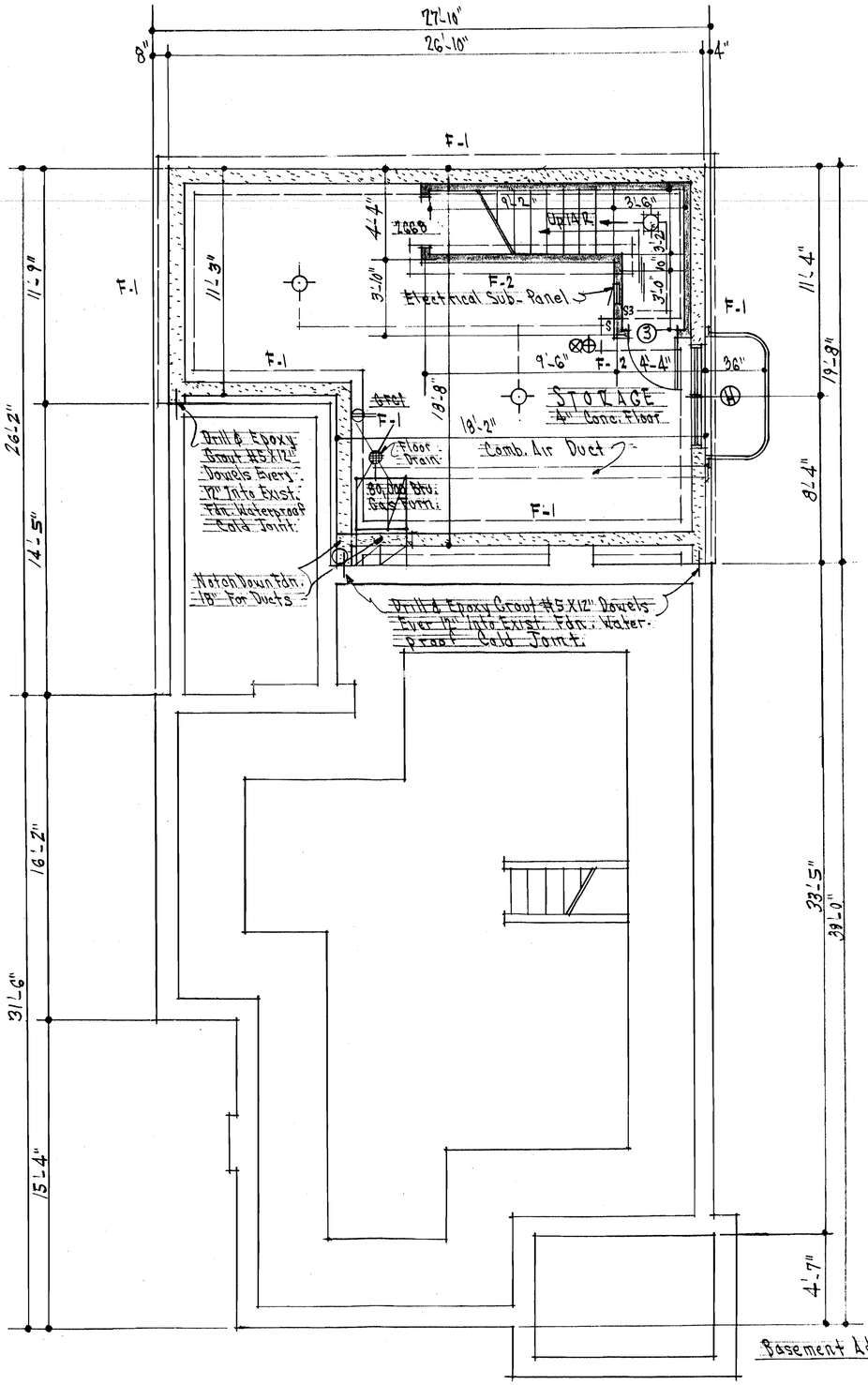
ELECTRICAL LEGEND	
SYM	Description
	Standard Ceiling Fixture
	Recessed Can Light
WP	Recessed Can Light - Moisture Resistive
F	Soffit-Mounted Flood
	Duplex Outlet
GFCI	Duplex Outlet - Ground Fault Circuit Interruptor
AFCI	Duplex Outlet - Arc Fault Circuit Interruptor
FD	Duplex Floor Outlet
	Under-Cabinet Lighting
	Combination CO & Smoke Detectors In Series
	Smoke Detector In Series
	220V Outlet
T	Telephone Jack
TV	Cable & Satellite Coaxial Cable
	Recessed Theater Lighting
WP GFCI	Weather-Proof Duplex Outlet (GFCI)

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

A1



Basement Addition Area: 435 Sq. Ft.

PROPOSED BASEMENT PLAN

Scale 1/4"=1'-0"

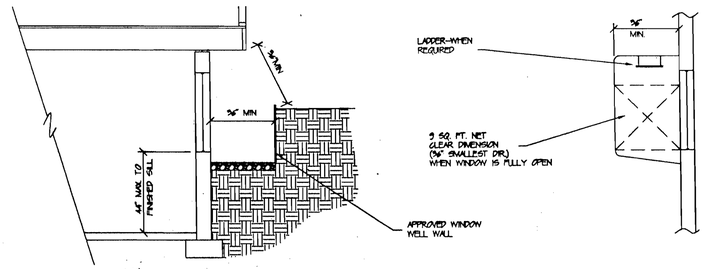
FOOTING SCHEDULE				
MK	SIZE	THICK.	BOTTOM REINFORCING	
			CROSSWISE	LENGTHWISE
F-1	24" Cont.	10"	None	(3) #4 X Cont.
F-2	20" Cont.	10"	None	(2) #4 X Cont.

HEATING

- All heating and ventilating equipment in accordance with the IRC/IBC 2006. Furnaces and water heaters shall be so installed that they can be individually removed without removing the other.
- Provide 6" clearance on combustion side of furnace room and 30" working space in front of all heating controls, 3" min. clearance other sides.
- Provide fresh air for combustion for all fuel-burning appliances at a min. rate of 1 square inch per 3000 BTU/hour input. The opening must be in the top 12" of the room. Cover inlets of such ducts with corrosion-resistant metal screen of 1/4 " mesh.
- Joints for residential heating ducts shall be mechanically fastened by means of at least (3) sheet metal screws evenly spaced. Support ducts with approved metal supports.
- Water heater and furnace vents shall not terminate within 10' horizontally or 3' above and air conditioner or forced air inlet.
- Dryer vent ducts to be smooth metal interior, equipped with back-draft dampers, terminate at the exterior of the building, and not to be installed with sheet metal screws.
- Dryer duct not to exceed 14' with (2) 90-degree elbows. Otherwise, it must be mechanically ventilated. Min. duct diameter shall be 4".
- Min. 30" clearance required above range top combustibles.
- Bathrooms without an operating window require a fan that changes air 3 times per hour.
- Dryer vent shall be 12" min. above grade and shall not connect with any other vent duct or chimney.

PLUMBING

- All toilets or water closets shall be low-flush type, maximum 1.6 gallons per flush. Provide 24" min. clearance in front of water closets and a compartment width not exceeding less than 30".
- Main plumbing stacks shall run undiminished in size (3") and direct as possible from the main drain to the open air above the roof. No plumbing vent shall terminate less than 10' horizontally or 3' above any gravity or power air outlet.
- Vents shall terminate 4' below or 4' horizontally and at least 1' above a door, operable window, or gravity air inlet into a building.
- Flue vents and exhaust fans shall be at least 2' above an outside air inlet located within 10' and at least 4' from a property line.
- Provide freeze-less, backflow-preventing hose bibs.
- Showerheads to have 2.5 gallon/minute flow rate.
- Shower size to be 900 square inches min. with a 30" diameter circle area finished to a height of 70" above the drain.
- Plumbing vents not to be flag-poled.
- Floor drain required for all water heater locations.
- Fuel-burning water heaters not allowed in bedrooms or bathrooms.
- Provide seismic straps on water heaters at 1/3 and 2/3 points along the height of the appliance, connecting to a solid partition or exterior wall.

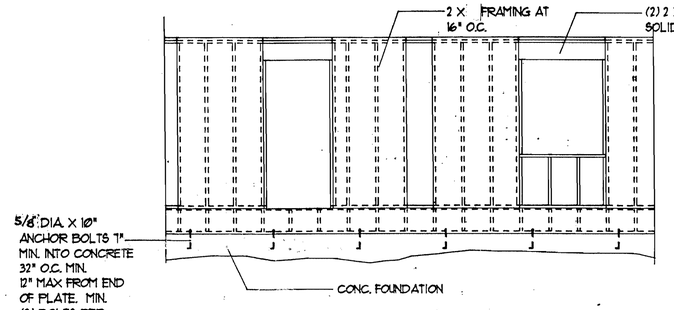


NOTES

1. WINDOW WELL REQUIRED FOR ESCAPE AND RESCUE WINDOWS WITH FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION.
2. ALL WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. ALL LADDERS MUST HAVE A 14" MIN. WIDTH, 14" MAX SPACE BETWEEN RUNGS AND A 6" MIN. TOE SPACE.
3. ANY GRATES, BARS, GRILLS, DOMES OR SIMILAR DEVICES ON WINDOW WELLS REQUIRE AN APPROVED RELEASE MECHANISM.
4. EGRESS/RESCUE WINDOWS ARE REQUIRED TO BE 5.7 SQFT. CLEAR OPEN WITH A MIN. NET CLEAR OPENING WIDTH OF 20" (FOR A TALL WINDOW), AND A MIN. NET CLEAR OPENING HEIGHT OF 24" (FOR A WIDE WINDOW) AND A FINISHED SILL HEIGHT NOT TO EXCEED 44" ABOVE THE FLOOR.
5. EGRESS/RESCUE WINDOWS ARE REQUIRED IN EVERY BEDROOM AND AT LEAST ONE IN A BASEMENT. VERIFY WINDOWS MEET EGRESS AS INDIVIDUAL MANUFACTURERS MAY VARY IN NET CLEAR OPENING.

WINDOW WELL REQUIREMENTS

NO SCALE



TYPICAL FRAMING

SCALE: 1/4" =1'-0"

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

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Windows

- Windows are recommended to be door height. Bedroom sills shall be within 44" of the finished floor. Such window shall have a min. clear opening of 5.7 square inches min. Height 24" min. Clearance width 20".
- All windows (except garage) shall be double glazed with ½" min. space and shall conform to 2006 IRC, one and two family dwellings.
- Glass used in showers or tub enclosures shall not be less than 3/16" when fully tempered and ¼" when laminated.
- Frameless glass doors, glass in doors, fixed glass panels, and all glass within 24" of any door and similarly glazed openings subject to human impact shall be tempered glass and comply with 2006 IRC.
- Provide screens on all operable windows and glass doors.
- Unless otherwise specified, all basement windows not fully 6" above finished grade shall be protected by G.I. or concrete window wells. Window wells to be dug to a depth below the windowsill to allow 12" of 1" aggregate gravel to be 6" below the windowsill.
- Window wells deeper than 44" shall have a ladder.
- Windows in tub/shower areas to have tempered glass.
- Windows with a sill height within 60" vertical of the drain for a tub/shower must be tempered.
- Shower doors shall be 22" min. clear width, tempered, and swing outward.
- Windows within an arc of 24" of either vertical edge of a door and sliding glass doors shall be tempered.

Flashing Notes

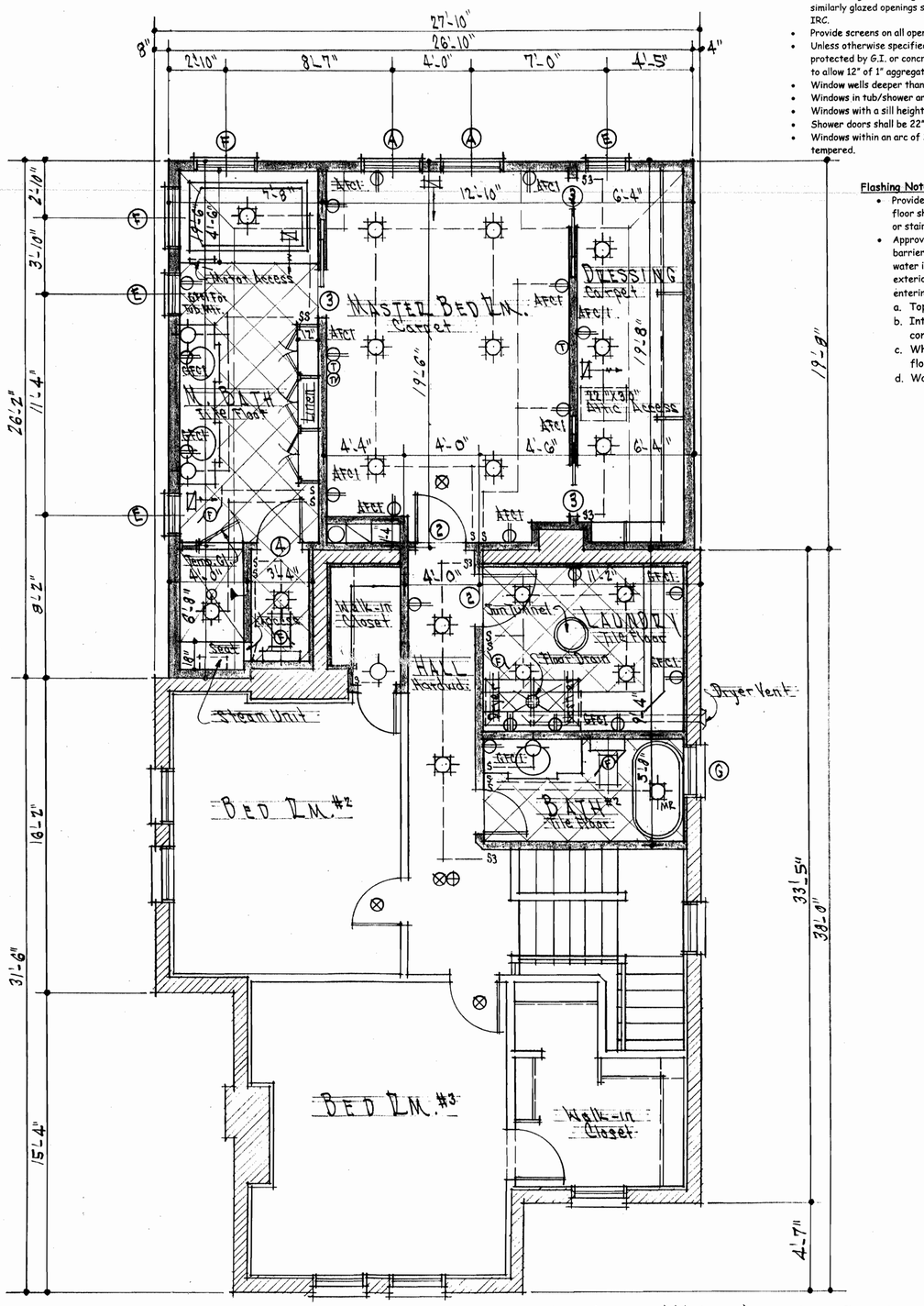
- Provide metal flashing or 15 lb. Felt between wood exterior wall sheathing, floor sheathing or floor joists and concrete slab decks, porch caps, landings or stairs.
- Approved corrosion-resistive flashing shall be provided in weather-resistive barrier or exterior wall envelope in such a manner as to prevent the entry of water into the wall cavity. Flashing shall extend to the surfaces of the exterior wall finish and shall be installed as to prevent water from re-entering the exterior wall envelope. Flashing shall be installed at:
  a. Top of all exterior window and door openings.
  b. Intersections of chimneys, brick veneer, frame and stucco construction and projection stucco coping.
  c. Where exterior porches, decks, or stairs attach to a wood wall or floor assembly.
  d. Wall and roof intersections and at built-in gutters.

D O O R S C H E D U L E

Mk	Size	Type	Thick.
1	2'-10 1/8" X 8'-2 7/32"	UXD 2868 Kolbe Ultra In-swing Entrance w/UXD 2814 Transom - Temp. Glass	—
2	2'-8" X 6'-8"	4 Panel Pine	1 3/8"
3	2'-6" X 6'-8"	✓	✓
4	2'-4" X 6'-8"	✓	✓
5	2'-0" X 6'-8"	✓	✓
		Glass Door To Have A U-Value Of .34	

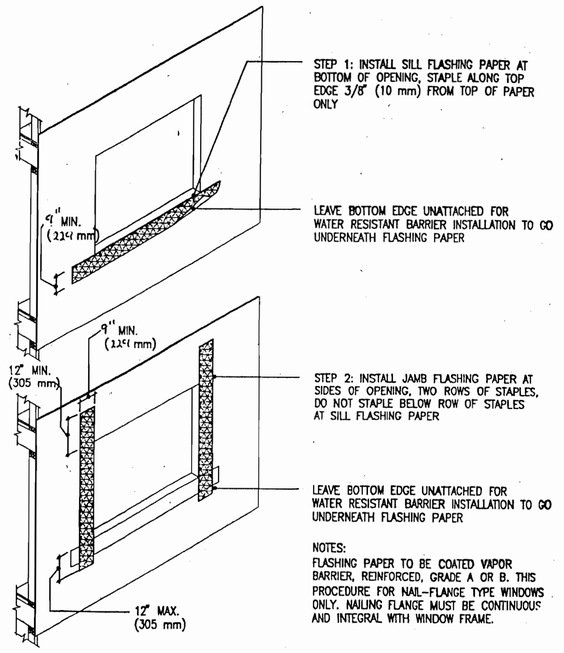
W I N D O W S C H E D U L E

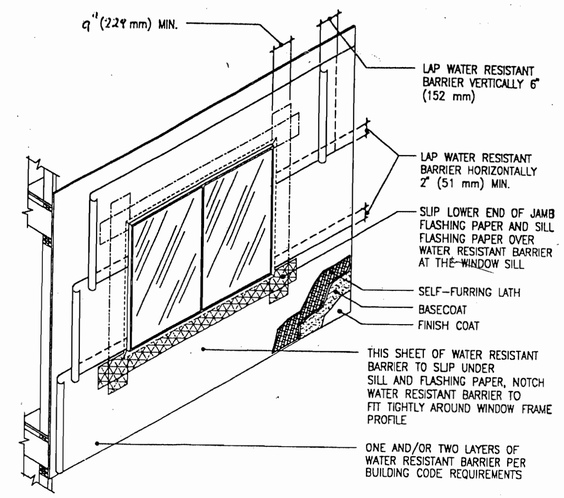
Mk	Size	Type	Color
A	2'-10" X 6'-1"	UDH 2832 Kolbe Ultra Wood Double Hung	White
B	2'-6" X 4'-1"	UDH 2420 ✓	✓
C	1'-10" X 3'-1"	UDH 1814 ✓	✓
D	2'-10" X 6'-1"	UDH 2832 ✓ - Temp. Glass	✓
E	2'-2" X 4'-1"	UDH 2020 ✓ - ✓	✓
F	2'-10" X 3'-1"	Custom Kolbe Ultra Wood Studio ✓ - ✓	✓
G	—	Replace Existing Glass w/ Tempered Glass	
H	5'-0" X 4'-0"	5040 Milgard Vinyl Slider - Temp. Glass	✓
	All Windows	To Be Double-Glazed w/ Low E Glass w/ A U-Value Of .34	
	All Wdws. &	Doors To Be Flashed w/ Ice & Water Shield And Caulked	



PROPOSED SECOND FLOOR PLAN

Scale ¼" = 1'-0"





FLASHING DETAIL

No Scale

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

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EXISTING WEST ELEVATION

Scale 1/4"=1'-0"

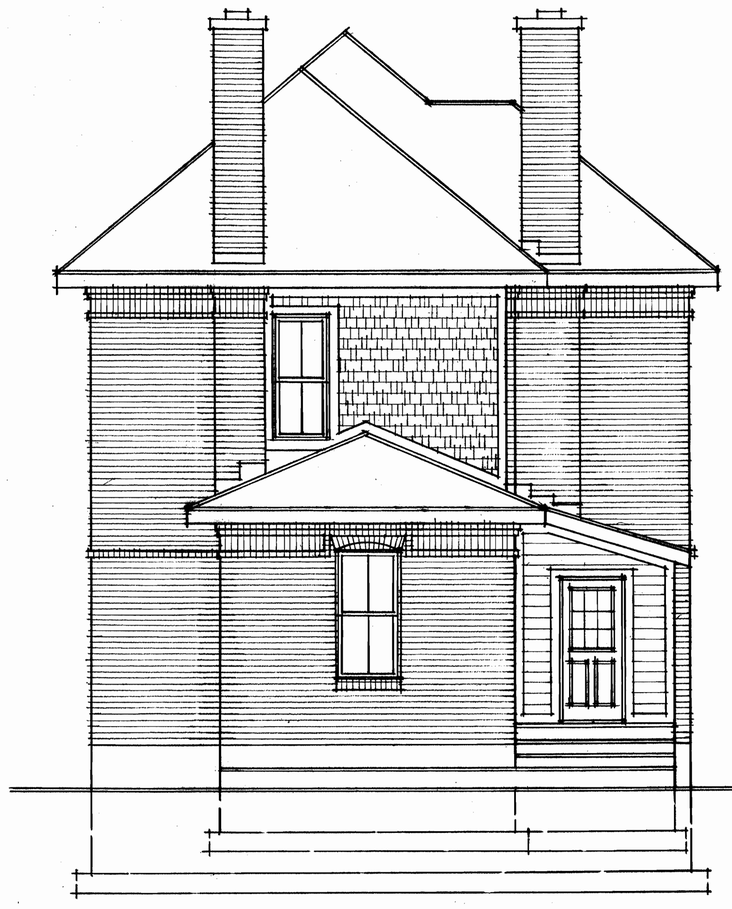
ADDITION PLAN FOR

JOHN & DIANE SHUMWAY

109½ East First Avenue

Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113



EXISTING SOUTH ELEVATION

Scale 1/4"=1'-0"

EXISTING EAST ELEVATION

Scale 1/4"=1'-0"

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

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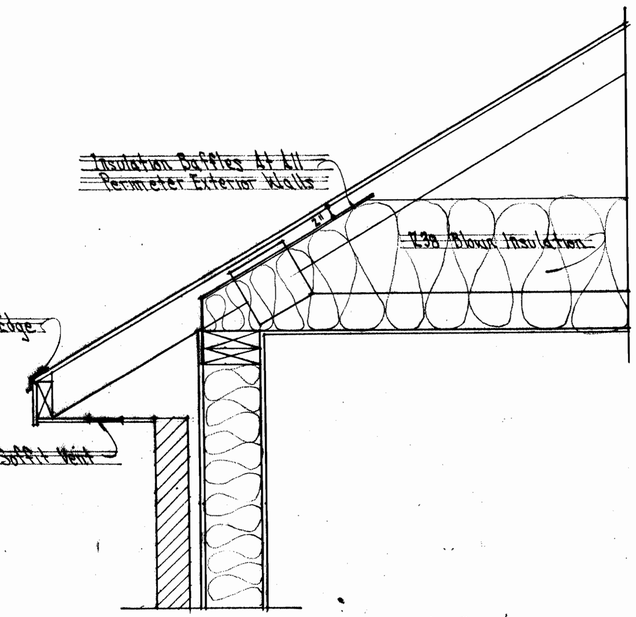
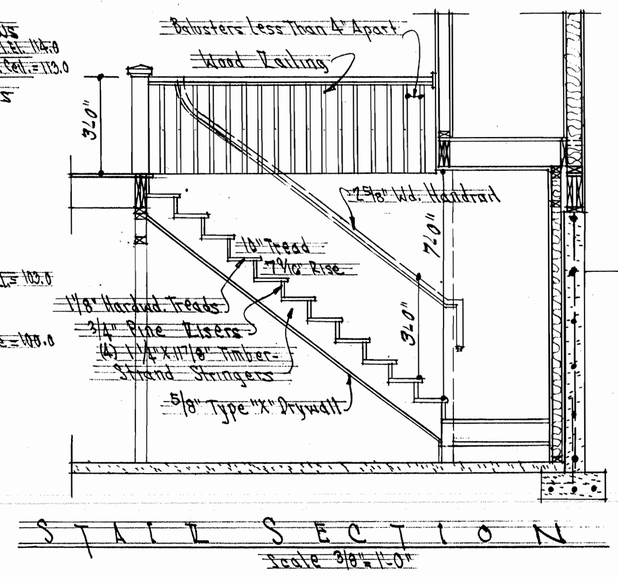
WEST ELEVATION
Scale 1/4"=1'-0"



INSULATION BAFFLE DETAIL
Scale 1 1/2" = 1'-0"



STAIR SECTION
Scale 3/8" = 1'-0"

ADDITION PLAN FOR
JOHN & DIANE SHUMWAY
1072 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

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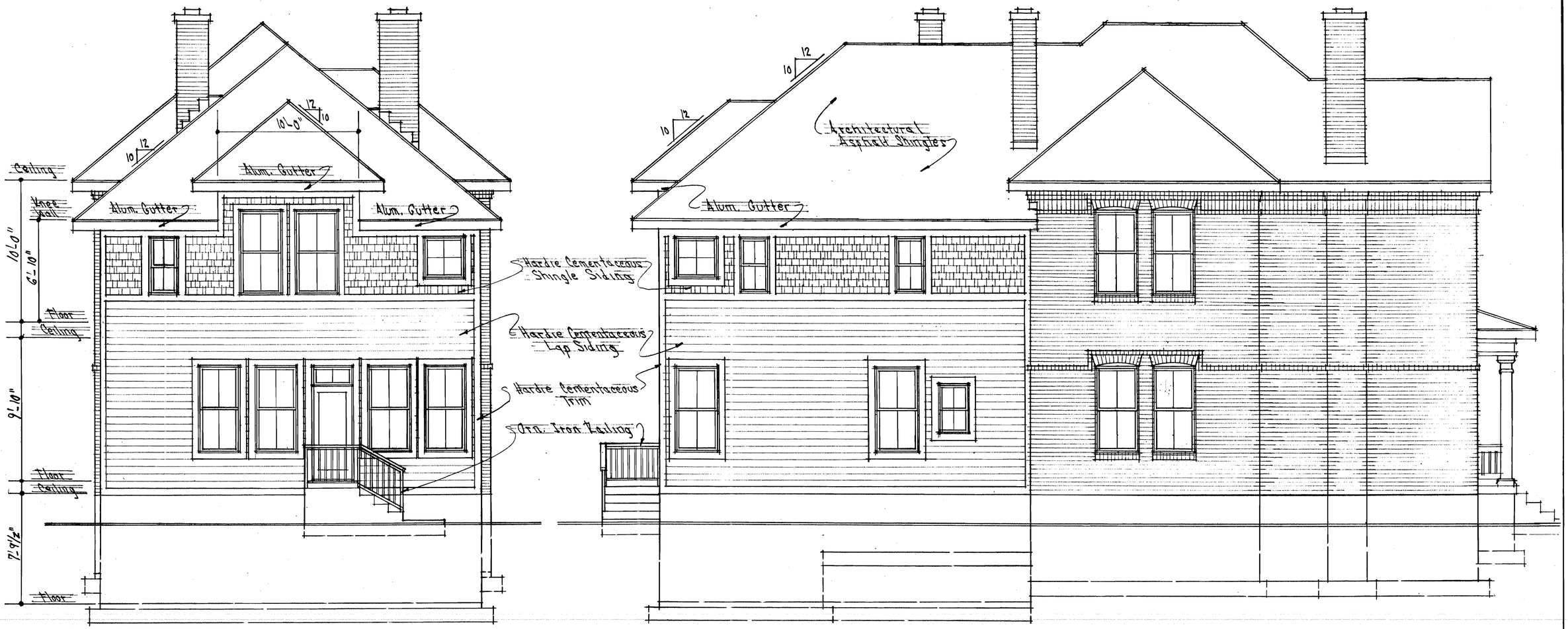

SOUTH ELEVATION

Scale 1/4"=1'-0"

EAST ELEVATION

Scale 1/4"=1'-0"

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

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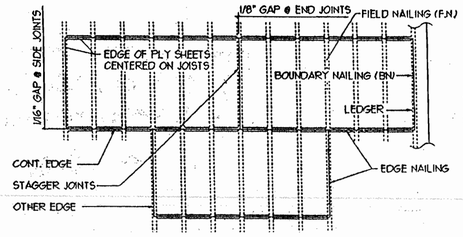
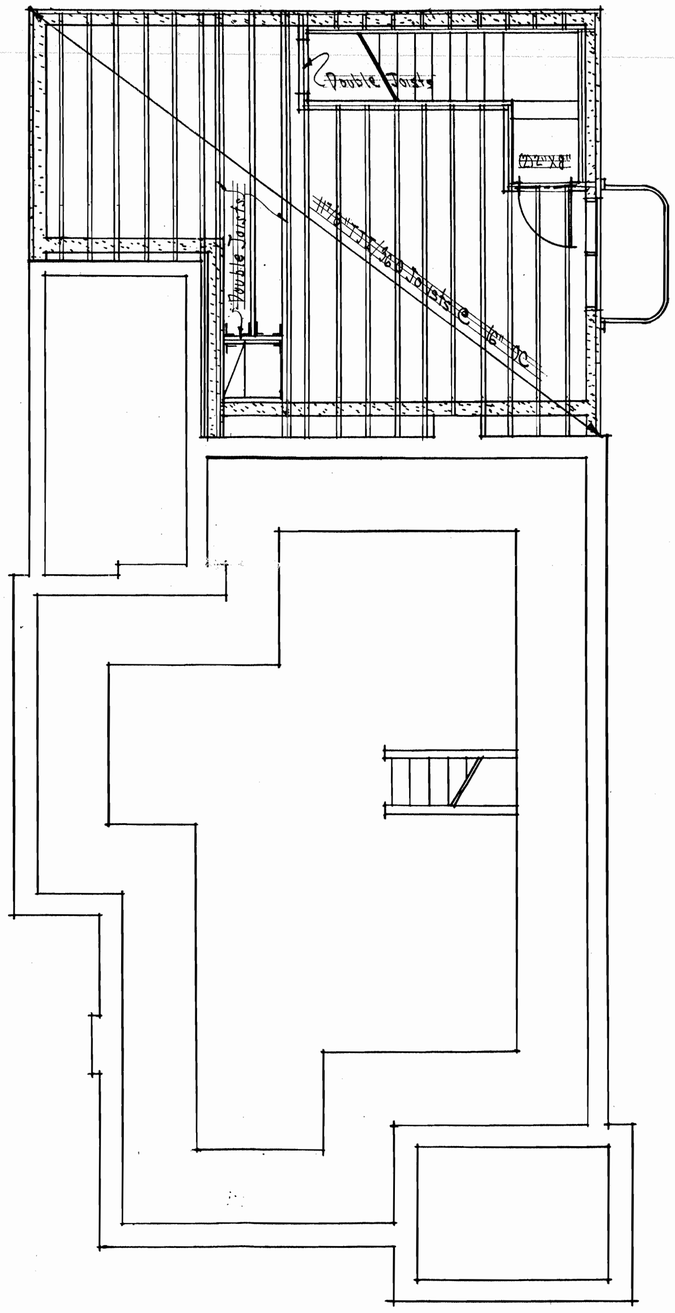
PLY. SHEATHING, ROOF & FLOOR

APA Rated Panels	Location	Common Nails (0.148" Dia.)	Edge Nail		Field Nail	Bound Nail	Edge Blk
			Cont Edge	Other Edge			
7/16" 24/16	Roof	10d	4"	4"	12"	4"	NO
3/4" 40/20	Floor	10d	6"	6"	12"	6"	T & G

1. MIN. NAIL PENETRATION INTO FRAMING 10d- 1 5/8"
2. USE SCREW SHANK NAILS @ FLOOR PLYWOOD.





FIRST FLOOR FRAMING PLAN

Scale 1/4"=1'-0"

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1092 East First Avenue
Salt Lake City, Utah

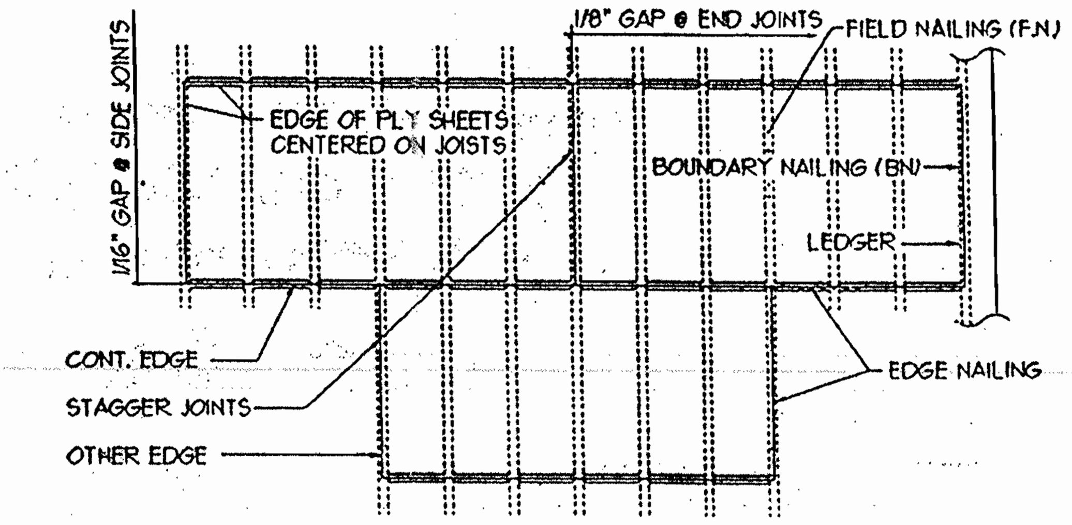
Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

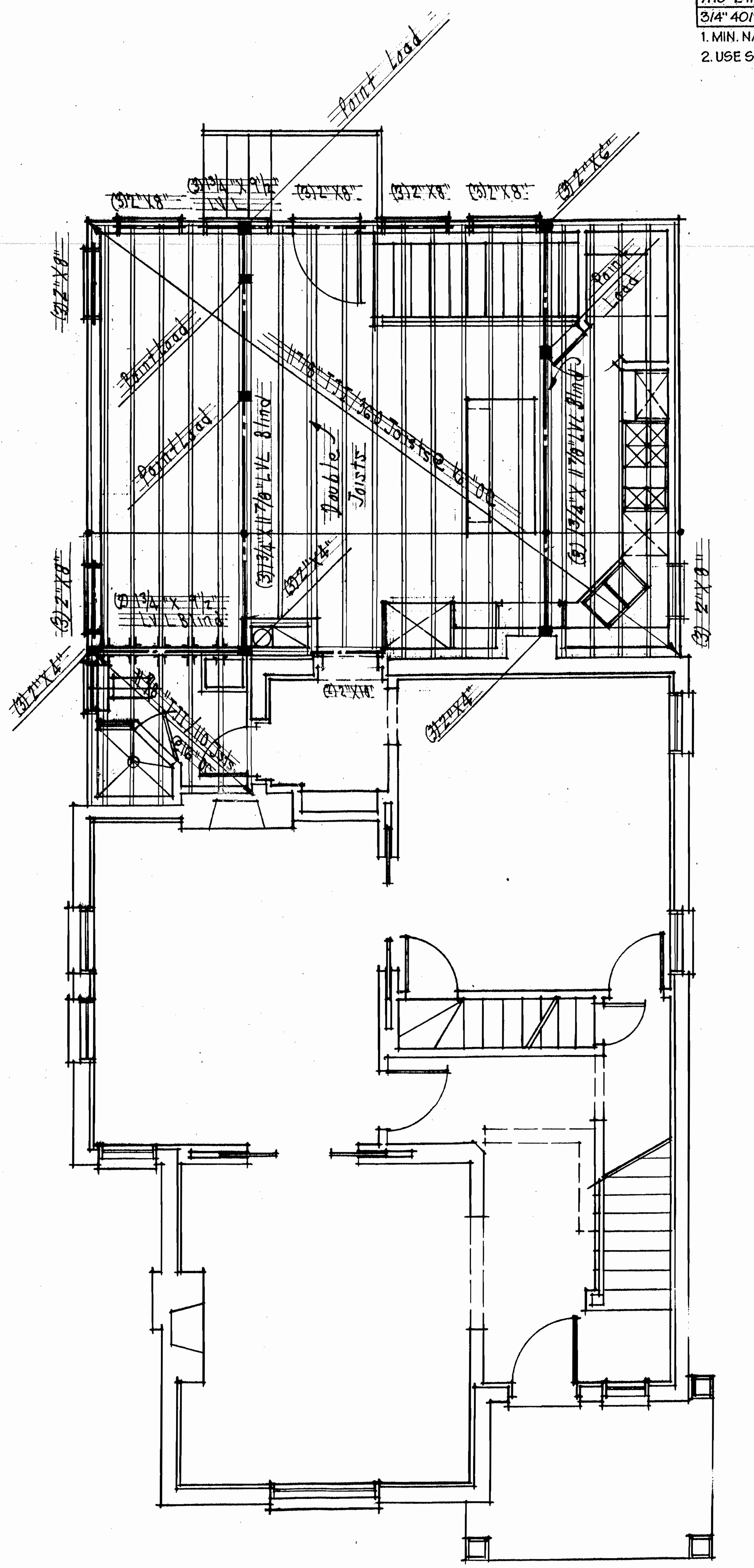
AG

7/16" 24/16	Roof	10d	4"	4"	12"	4"	NO
3/4" 40/20	Floor	10d	6"	6"	12"	6"	T & G

1. MIN. NAIL PENETRATION INTO FRAMING 10d- 15/8"

2. USE SCREW SHANK NAILS @ FLOOR PLYWOOD.





SECOND FLOOR FRAMING PLAN

Scale 1/4"=1'-0"

ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

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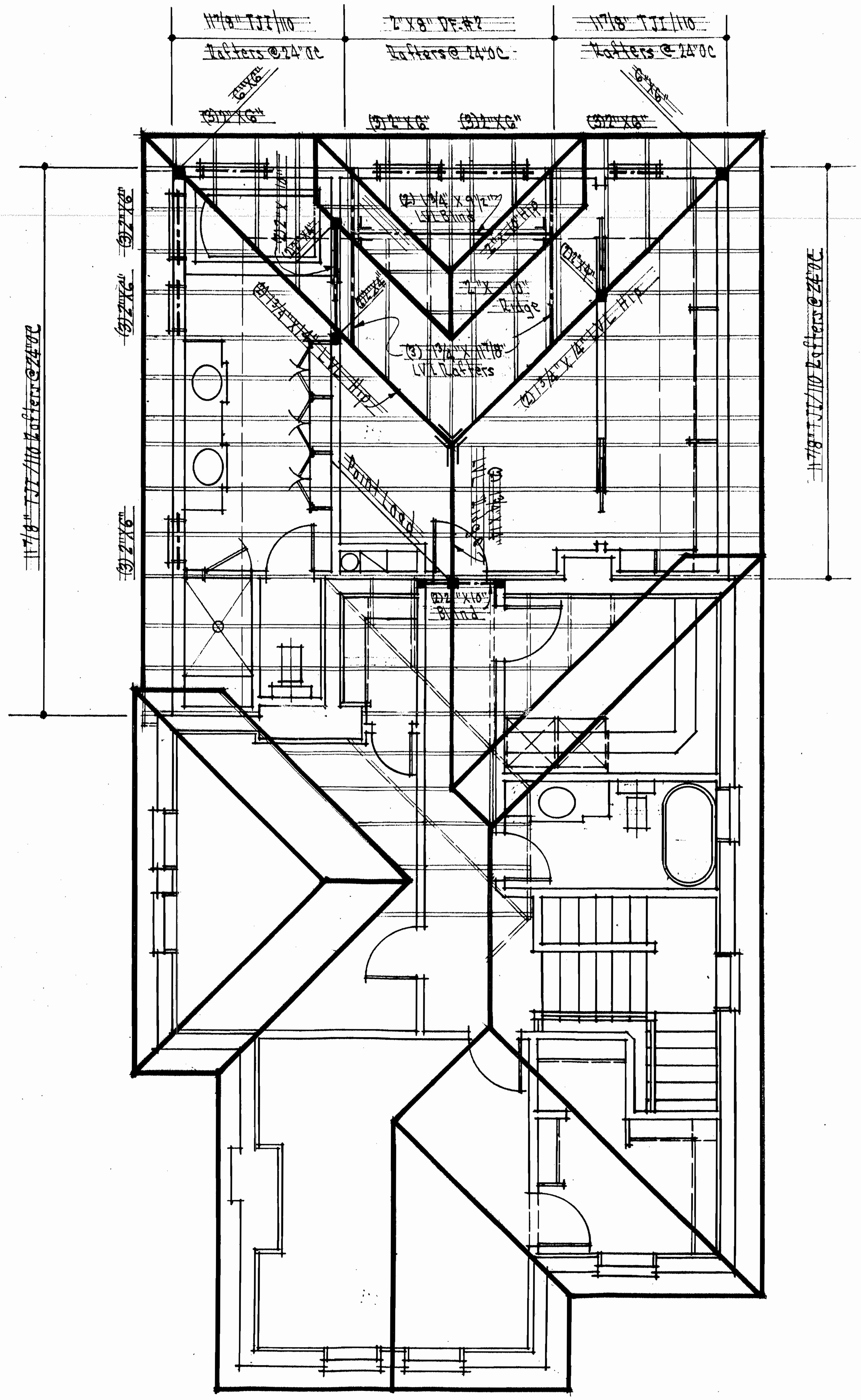
Roof Rafter & Overbuild Span Chart:

Rafter Size	Spacing (in)	Max Span Normal duration
2 x 8	12"	8'-9"
	16"	7'-6"
	24"	6'-0"
2 x 10	12"	11'-3"
	16"	9'-9"
	24"	7'-11"
2 x 12	12"	13'-8"
	16"	11'-10"
	24"	9'-10"

Coordinate with truss manufacturer for location of all vertical supports on trusses.



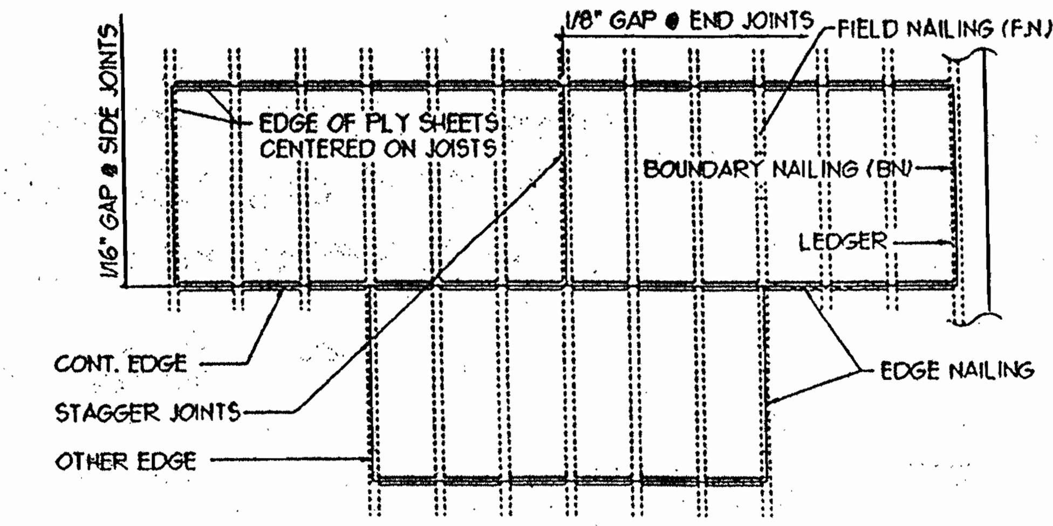
ROOF FRAMING PLAN

Scale 1/4" = 1'-0"

PLY. SHEATHING, ROOF & FLOOR

APA Rated Panels	Location	Common Nails (0.148" Dia.)	Edge Nail		Field Nail	Bound Nail	Edge Blk
			Cont Edge	Other Edge			
7/16" 24/16	Roof	10d	4"	4"	12"	4"	NO
3/4" 40/20	Floor	10d	6"	6"	12"	6"	T & G

1. MIN. NAIL PENETRATION INTO FRAMING 10d- 1 5/8"
2. USE SCREW SHANK NAILS @ FLOOR PLYWOOD.



ADDITION PLAN FOR

JOHN & DIANE SHUMWAY
1032 East First Avenue
Salt Lake City, Utah

Brent Hargreaves Design, Inc.
8371 South 700 West
Sandy, UT 84070-6400
(801) 568-1113

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Exhibit B:

Application Materials

Project Description and Goals

In my initial meeting with John and Diane Shumway, the owners of the residence located at 1032 East First Avenue, we discussed the goals that needed to be met regarding the proposed addition. We also discussed the parameters of doing this addition in a historical district of Salt Lake City. We ultimately came to a meeting of the minds with the following goals that needed to be met:

- We needed a large kitchen/family area to accommodate a large blended family.
- We needed a new master suite in order to move the Shumway's handicapped daughter, Amy, into the existing master bedroom, since she is uncomfortable in her existing bedroom and is familiar with the master bedroom.
- We wanted the addition to compliment the existing architecture of the home.
- We wanted the adjoining neighbors to be supportive of the architectural design by using materials that exist on the home and garage.

As a supporter of prudent remodeling in historic districts, I wanted to minimize the impact of the addition on the neighborhood and, especially, on the neighbors themselves and yet still accomplish the goals. I feel that we accomplished these objectives. The following items explain how we did that:

- I designed a "combination space" on the main floor that would accommodate the needs of the family.
- We now have a bedroom that Amy can feel comfortable in and the Shumways have a master suite that suits their needs.
- We used materials found on the exterior of the existing home and garage on the exterior of the addition; namely lap siding, shingle siding, and wood double-hung windows that echo the existing windows.
- The concepts were shown the neighbors that abut the property and they all approve of our proposal.
- We tried to minimize the impact of a two-story addition by reducing the exterior wall heights on the second floor by three feet and creating a "1 ¾ story" effect.
- We echoed window spacing and sizes found on the existing house on the addition, specifically those found in the dining room and the existing bedrooms.
- We feel that the massing is consistent with existing structure.

In conclusion, I hope you find this description of the project useful in the decision-making process. Please let me know how I can assist you further.

Sincerely,

Brent Hargreaves
Home Designer

Burnside Homes Inc.
9708 S. Granite Hills Dr.
Sandy, UT 84092

July 15, 2010

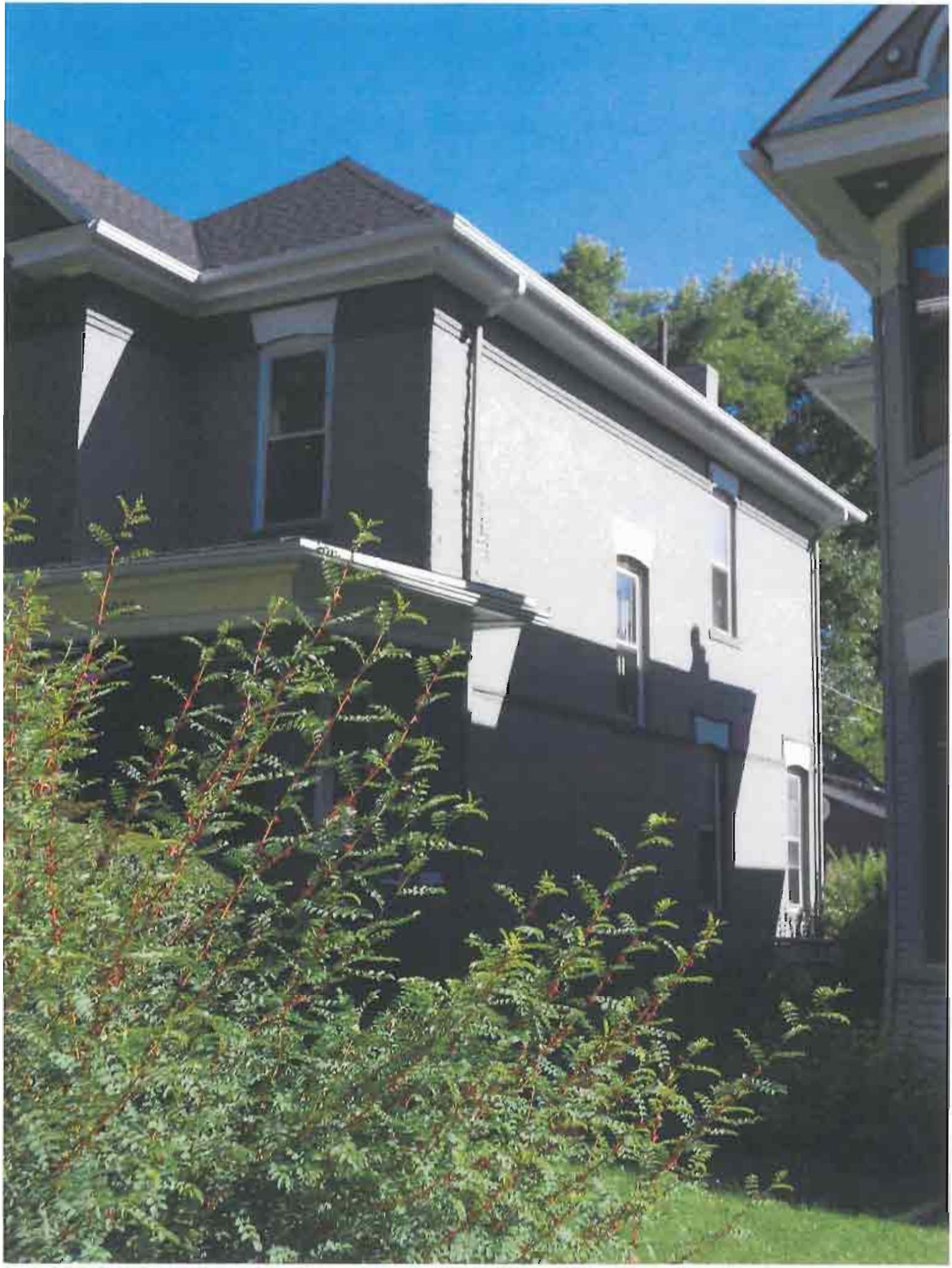
Re: Application for Shumway Addition
1032 E. 1st Avenue

Reason for Request- The primary reason for this request is to allow the John and Diane Shumway family to continue residing in this location with daughter, Amy. She was born with down syndrome and has since suffered with severe health problems including a kidney transplant and heart defect. Currently she is in a small bedroom upstairs and shares a bathroom with John and Diane. When recently she was confined to the house on 24/7 oxygen, she had to sleep in the formal living room because the 1000 pound oxygen condenser could not be lifted upstairs. The proposed addition would accomplish several things. The added master bath and bedroom upstairs will allow Amy to move into a larger bedroom and have her own bath. The added informal space on the main floor will facilitate a comfortable place for her to be when she is required to be on oxygen or otherwise unable to be upstairs. This location is only 5 minutes from the LDS Hospital and close to helpful neighbors who understand the situation. John and Diane truly feel a need to stay in this location and make this home more appropriate and comfortable for both Amy and themselves.

Description- The addition to the rear of the house will add about 316 square feet on the main and 575 square feet upstairs. A basement of the same dimensions will be included. As shown on the submitted plans, lot coverage is still below 40%, inline addition criteria has been met, and roof lines are compatible with the existing house. Adjacent neighbors have all viewed the proposed plans and have signed the consent form. Height of the addition is below the average height of the homes on the block face. Roofing will match the current architectural shingles and siding will be painted to tie in with the recently refinished exterior. The exterior board will be congruent with but not exactly like the existing siding. Window and door placement and size is designed to coordinate with design of current home.

Exhibit C:

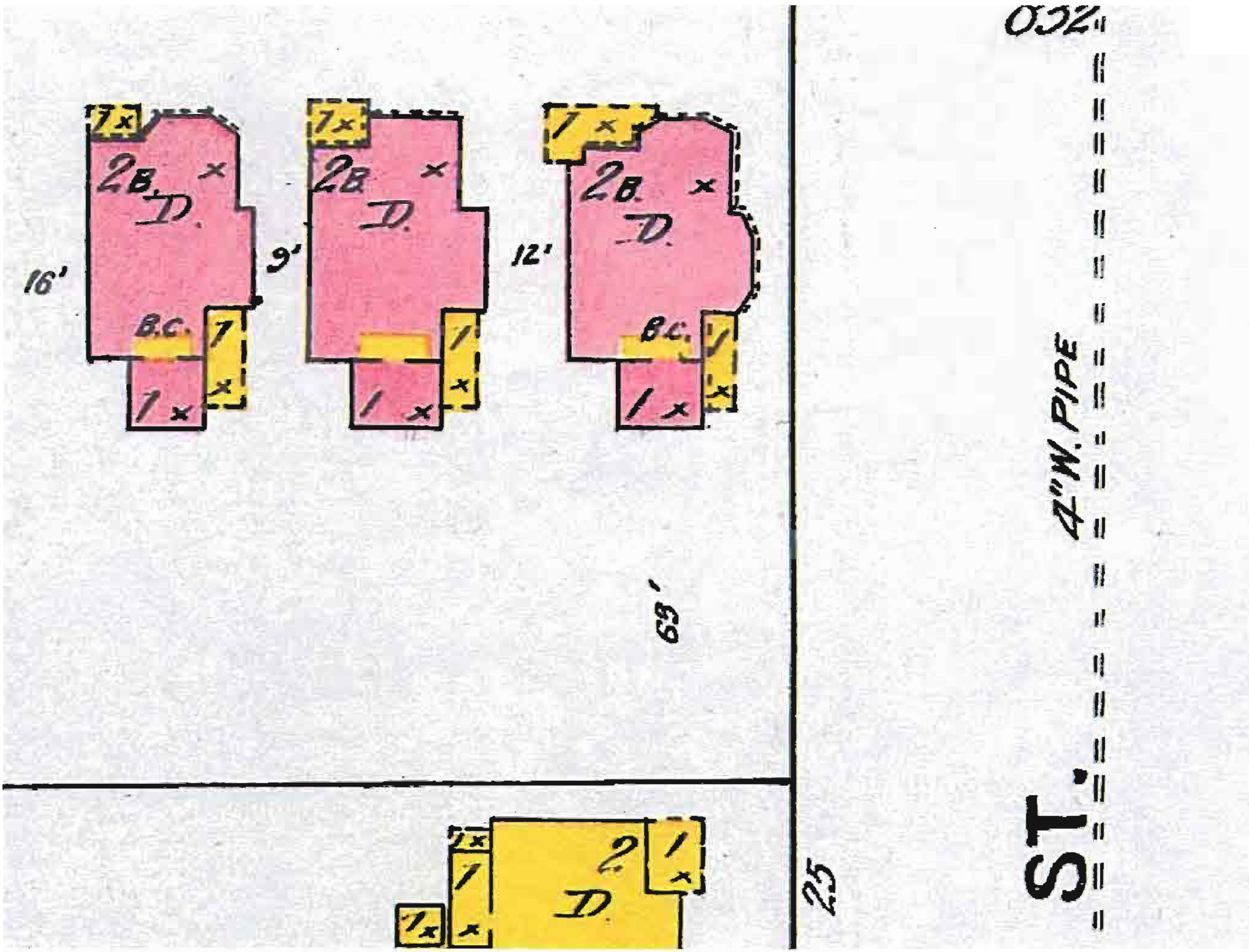
Site Photos



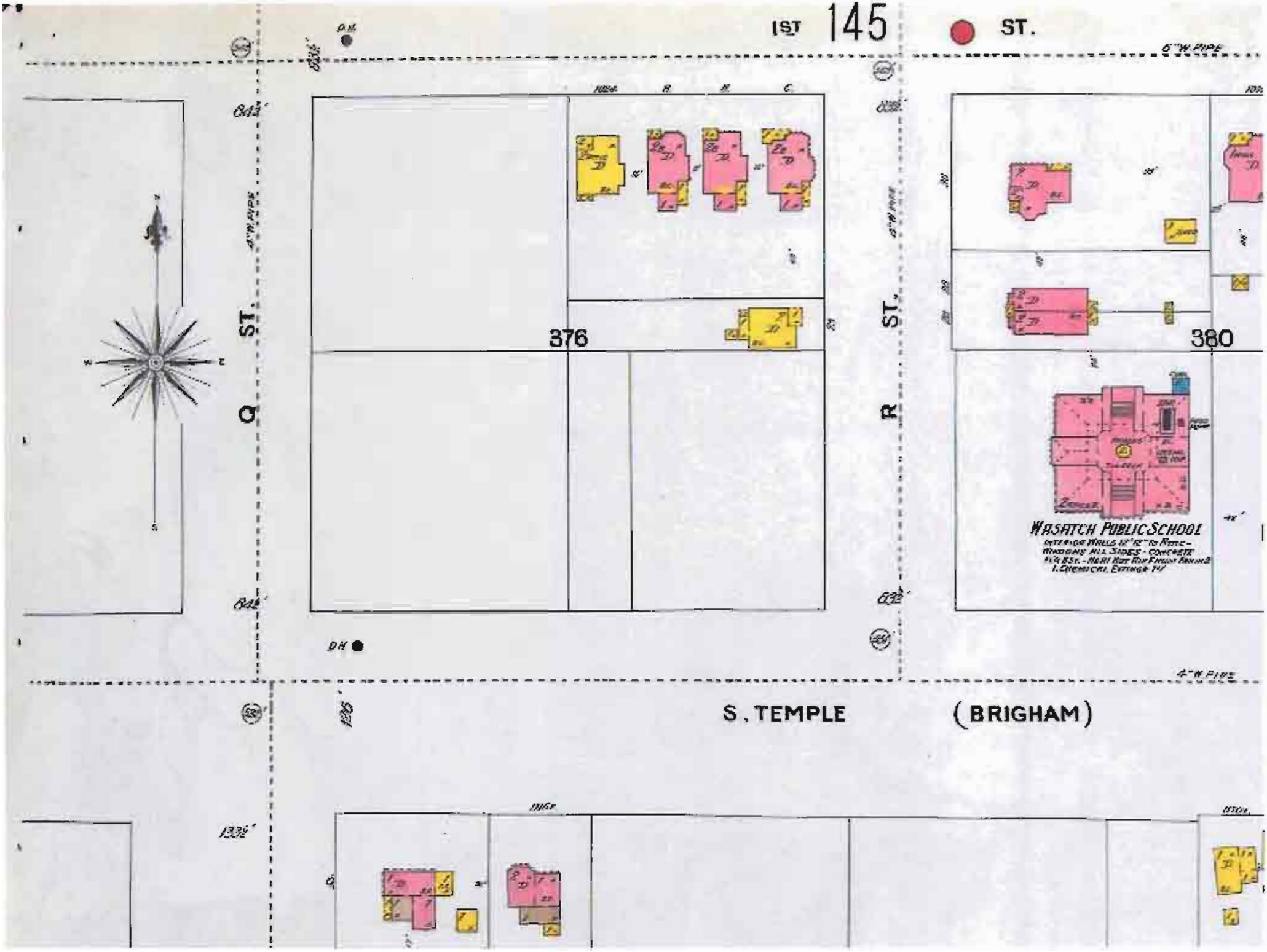

1032

Exhibit D:

Historic Information



2B.
D.
B.C.
16'
9'
12'
69'
4" W. PIPE
ST.
25
2
D.


1ST
145
ST.
Q ST.
R ST.
S. TEMPLE
(BRIGHAM)
376
380
WASATCH PUBLIC SCHOOL