

**HISTORIC LANDMARK COMMISSION  
STAFF REPORT**

**Loewen Addition  
Major & Minor Alterations  
PLNHLC2011-00214  
545 E 900 S  
August 4, 2011**



Planning Division  
Department of Community and  
Economic Development

**Applicant:** Mark Loewen

**Staff:** Michaela Oktay,  
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**Tax ID:** 16-07-277-027-0000

**Current Zone:** RMF-30  
(Moderate Density Multi-Family  
Residential District)

**Master Plan Designation:**  
Central Community Master Plan

**Council District:**  
District 4 – Luke Garrott

**Community Council:**  
Central City – Thomas Mutter,  
Chair

**Lot Size:**  
Approximately 0.24 acres or  
10,454 Sq. Ft. in area

**Current Use:**  
Single-Family Residential with  
mother-in-law apartment

**Applicable Land Use  
Regulations:**  
▪ 21A.34.020 (G)

**Notification:**  
▪ Notice mailed 7/22/11  
▪ Sign posted 7/26/11  
▪ Posted to Planning Dept and  
Utah State Public Meeting  
websites 7/22/11

**Attachments:**  
A. Applicant Letters  
B. Site & Building Plans

**Request**

This is a request by Mark Loewen, property owner, for major alterations to the three-story single-family residence (with basement mother-in-law apartment) located at 545 East 900 South.

The proposal includes **demolition** of:

1. an existing detached garage,
2. a rear yard enclosed porch; and
3. a side-yard unenclosed porch.

The proposal includes **removal** of:

1. Three park strip trees for new concrete approach, and
2. Two trees in the rear yard

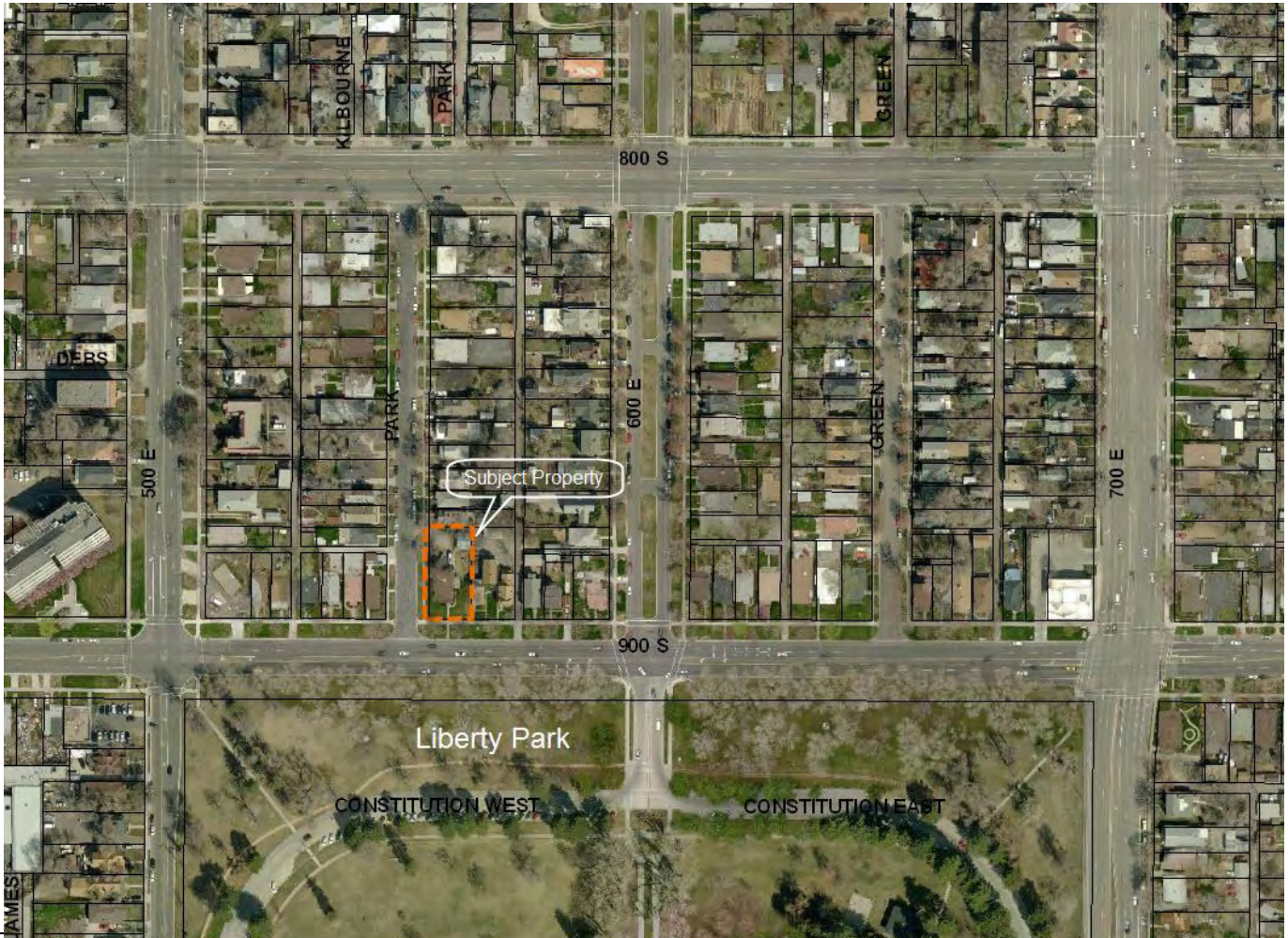
In addition, the proposal includes the following **new construction**:

1. a concrete driveway and parking pad behind proposed addition,
2. a new 36-foot concrete driveway and approach leading off Park Street,
3. a three-stall garage addition (31 feet 3 inches in height) fronting on Park Street, attached at the rear of the building,
4. a new covered porch and elevated deck area on the east side of the residence,
5. new grade changes,
6. new concrete retaining wall and/or fencing,
7. new park strip trees to replace those removed, and
8. a new pool.

The request is before the Historic Landmark Commission because the proposed garage addition to a significant, contributing structure, within the Central City Historic District is substantially visible from the street and the footprint of the new construction equals 50% or larger of the existing footprint of the house. The applicant is also requesting that the Historic Landmark Commission approve the addition's height which is approximately 1 foot 3 inches over the maximum height requirement in the RMF-30 zoning district.

<p>C. Photos of Site &amp; Surrounding Area</p>	<p><b>Staff Recommendation</b></p> <p>Based on the analysis and findings of this staff report, it is Planning Staff’s opinion that the proposed minor alterations proposed on the site, specifically the new fence and porch generally meet the intent of the Standards 1 through 12 of the Zoning Ordinance with the exception of Standard 10.</p> <p>It is Planning Staff’s opinion that remaining proposed major alterations on the site, namely the proposed garage addition, fail to meet the applicable Zoning Ordinance Standards 2, 5, 8, 9 and 10 of the Zoning Ordinance, and would be inconsistent with Design Guidelines.</p> <p>If the Commission, in its consideration of the proposal, concurs with these conclusions, then Staff recommends that the porch and fence be approved with the condition that the new porch railing and balusters be constructed out of wood rather than the proposed Trex material, and that the perimeter fence be three feet high, rather than four feet in height.</p> <p>If the Commission, in its consideration of the proposed garage addition and swimming pool, concurs with these conclusions, then Staff recommends that the garage addition and swimming pool be denied.</p>

## VICINITY MAP



### **Background**

#### **Project Description**

The applicant is requesting a garage addition to a (significant) contributory residence constructed in 1902. The subject property is located at 545 E. 900 S. in the Central City Historic District. The original residence was a single family two-story dwelling, approximately 4,300 square feet in the interior with an approximate total building footprint of 1,228 square feet. Later alterations to the structure included enclosure of a screened porch, as well as construction of an open elevated deck with a stairway added in 1954. There is an existing dilapidated two-car garage on the lot that was originally built in 1939 as a three-stall garage. There haven't been any major alterations to the structure to date.

The building style is Victorian Eclectic with Queen Anne style features. It is built of masonry and its significant architectural features include a hipped roof with wide eaves, a round tower on the front façade with a bell-shaped roof and finial. It has a distinctive pediment porch roof, true to its architectural style, with decorative carved woodwork in pediment and rough-faced brick on the exterior forming brick bands. The windows have heavy stone lintels over tower windows with stone sills. The original doors have an oval light.

## **Proposed Scope of Work**

### ***Major Alterations***

#### **New Addition:**

The applicant proposes to construct a two-story addition that has a three-car garage on the ground level and a floor of extra living space up above. The garage addition would have a recessed connector to differentiate the addition from the primary residence. The original screened porch (now enclosed) at the rear of the building is to be removed as part of the construction. The proposed footprint of the new garage addition is approximately 1,308 square feet in area. The existing footprint of the historical residence is approximately 1,228 square feet in area. The proposed garage addition has a cross gabled connector extending to the larger hipped roofed portion of the addition. The connector would have a door on each side, one facing Park Street, and one facing the interior side yard leading onto the proposed covered porch and swimming pool deck.

#### **New Addition-Request for Additional Height:**

The applicant is asking the Historic Landmark Commission to grant approval of additional building height for the addition as part of the petition. The existing residence is approximately 36 feet 6 inches in height, is essentially two stories with finished living space in the attic area, and has a hipped roof with a 10/12 roof pitch. The new connector would run from the existing plane of the rear wall and intersect the larger garage addition. Both the connector and the hipped garage addition have a 7/12 roof pitch, the proposed height of the garage addition is 31 feet 3 inches. The Salt Lake City Zoning Ordinance building height maximum for the RMF-30 zoning district is 30 feet.

#### **New Approach and Driveway, Parking Pad & Tree Removal:**

The applicant is proposing to remove three mature park strip trees to construct a new concrete drive approach of approximately 36 feet in width. The applicant would be required to get approval from the City Forestry Department to remove trees and would have to provide proper tree replacement as per city code. The new concrete drive approach would be used to access the three-stall garage addition. The applicant is proposing to keep the existing driveway approach located at the north of the property (currently leading to the dilapidated garage) and hard surface a driveway in concrete to create approximately one legal parking pad area. The proposed concrete parking area would be located north of the proposed garage addition.

### ***Minor Alterations***

#### **New Covered Porch:**

The applicant is proposing removal of an unoriginal elevated deck and stairway on the east side of the building. The applicant is proposing a new covered porch of approximately 338 square feet in area. The new porch would cover an existing door on the east side of the building and extend to cover the new door leading from the connector. The covered porch design would replicate the architectural details of the original front porch in terms of column design, and other architectural elements, and would include an elevated sitting balcony on top of the porch. The posts and rails proposed on the porch balcony would also replicate those found on the original front porch in terms of design. The patio area under the covered porch would step down to a grass yard area but would also lead up one step to the pool deck area. The applicant proposes using Trex material for the porch decking, railings and balustrades. The columns are proposed to be fiberglass and match the proportions found on the original front porch.

### **Fencing:**

The applicant is proposing new wooden fencing be located on the site. There are several designs proposed depending on the location:

- A. **4-foot Picket Fence-perimeter Fence:** A wooden picket fence outlining the perimeter of the front and corner side yard. The proposed picket fence would be a reproduction of a fence shown in a photo dated approximately 1905. The proposed height is four feet, with 2"x 2" pickets with 4" spacing, and a lower 2"x4" upper and lower rails. The design also includes acorn style finials to provide decorative detailing. The fence height measured from existing grade is four feet. (See Fence A description on Page 1, Site Plan, and photoshop visual)
- B. **6-foot Privacy Fence-(w/cross-hatch design):** A wooden opaque privacy fence is proposed to be constructed between the proposed covered porch on the side of the house and the interior side lot line (in its original position as shown in circa 1905 photo). A 6-foot privacy fence is also proposed to be constructed between the rear lot line and the proposed garage addition to provide privacy for the pool area. It would have 4"x4" posts with 2"x4" rails, be opaque, but would have 1"x1" pickets attached on the outside, creating a decorative design from street view. The fence height would be measured from finished grade, the applicant seeks construct a concrete retaining wall to raise the grade in this area approximately one foot six inches and fill the space with earth or gravel. The fence is proposed to be constructed on top of the new grade (see Fence B description on Page 1, Site Plan, and Photoshop visual).
- C. **6-foot Pool Privacy Fence-(standard design):** A standard cedar opaque privacy fence is proposed to be constructed in a location that is not visible from the public way, creating a perimeter fence outlining the proposed pool deck area, the rear and side yard area. It would have standard 1"x6" dog-eared slats with the posts and rails located facing into the property. The fence height would be measured from finished grade, the applicant seeks to raise the grade approximately one foot six inches with earth or gravel fill, and locate the fence on the pool deck or on concrete block retaining wall (see Fence C description on Page 1, Site Plan).

### **Grade Changes:**

The applicant is proposing to change the grade in most portions of the rear and interior side yards by constructing a concrete retaining wall and fill, changing the grade by approximately one to two feet depending on the existing grade in the area. The side yard is relatively flat but this would allow elevation of this yard area above the neighboring property to the east. As a result, constructing the fence to the maximum height allowed by the Zoning Ordinance (6 feet) would essentially create an approximately 8-foot privacy fence between the properties to the North and the East; this is currently allowed by the Zoning Ordinance.

### **Pool:**

The applicant is proposing a 12' x 30' (360 square foot) pool to be located in the rear yard approximately ten feet from the side and rear property lines. The partially above-ground pool's waterline is proposed to match the height of the proposed trex pool decking which would cover a portion of the interior side yard and rear yard. The pool deck area would be shielded from public view by the proposed fencing.

## 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
<b>Minimum Lot Area And Lot Width:</b> (Single-Family) 5,000 square feet, 50 feet	No change in lot area or dimensions. Subject lot is approximately 10,545 square feet in size and meets the lot width requirements for the existing single-family dwelling with a mother-in-law apartment unit.	Yes
<b>Maximum Building Height:</b> 30 feet	Maximum height of the proposed addition is approximately 31'3". The average height along Park Street on the east side is approximately 26'10" and on the west side 23'7". The average height along 900 S is approximately 29'4".	No
<b>Minimum Corner Side Yard (Park Street) Requirements:</b> 10 feet	The proposed garage addition will not exceed the corner side yard as per zoning.	Yes
<b>Interior Side Yards:</b> 10 feet	Site plan shows that the addition meets minimum dimensions.	Yes
<b>Rear Yard:</b> 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
<b>Maximum Building Coverage:</b> The surface coverage of all principal and accessory buildings shall not exceed forty-five percent (45%) of the lot area. For lots with buildings legally existing on April 12, 1995.	Proposed overall building coverage is approximately 28%.	Yes
<b>Accessory Buildings (garages):</b> A detached garage has only a size limit determined by the maximum building coverage of 45%	If a detached garage were constructed it would have to be located 20 feet from the corner side yard sidewalk, and would have to be set back at least as far as the principal structure. It could be placed within the buildable area.	Not proposed
Maximum Height (pitched roof) 17 feet		Not proposed

**Analysis:** The ordinance makes a distinction between required setbacks for principal and accessory structures. Because the garage addition is proposed to be attached to the principal structure, it is subject to the height regulations of a home in the RMF-30 Zoning District.

The garage addition is proposed to be approximately 31 feet three inches in height, exceeding the height allowed in the zone (30') by approximately one foot three inches (1'3"). The applicant has provided the building height of each home along Park Street and 900 South (rounded to the nearest foot). The average height of homes along the eastern block face of Park Street is approximately twenty-six feet ten inches (26'10"). The average height of homes on the western block face of Park Street is twenty-three feet seven inches (23'7"). The location and scale of the garage addition would most impact views and the historical context of a pedestrian environment along Park Street. The addition is approximately 4'5" higher than the average building height on the block face.

The HLC has the authority to determine if the proposed height is appropriate and decide to approve or deny requests for additional building height. The applicant prepared a block face analysis which is attached to the staff report (see Plan Page 8).

In addition, the setback from the sidewalk to building wall is an approximate average of twenty (20') feet along the east side of Park Street. The proposed addition would be located approximately fourteen feet (14 feet) from the sidewalk, actually setback from the property line ten feet eleven inches (10'11").

Planning Staff asserts although the proposed garage addition generally meets the requirements of the zoning ordinance, with exception of the proposed height, there is a negative cumulative effect on the site and on the block face due to a number of design guidelines that are in conflict. The garage addition is highly visible from Park Street and Liberty Park across 900 S. and has great visual and physical impacts to the street and pedestrian nature of the neighborhood.

**Findings:** The proposed garage addition exceeds the height allowed in the RMF-30 Zone by one foot three inches (1'3"), and is not appropriate or subordinate to the principal structure, given the location and size. Staff finds that the addition is not compatible in size and scale with the main building even though it is approximately five feet less in height than the principal structure.

Given the proposed configuration of the addition on the lot, the setback along Park Street, the massing and the three stall garage, the new concrete driveway, height, size and scale have a great visual impact on the site and to the historical structure, which doesn't allow the character of the original structure to remain prominent. The proposed addition is not in scale with surrounding structures on the block or with the existing streetscape. In summary, the garage addition would dominate the historic structure and the new thirty-six foot driveway approach would be an incompatible streetscape feature which would significantly detract from the pedestrian-friendly quality of the street.

## **Comments**

### **Public Comments**

No public comments have been received.

## **Analysis and Findings**

### **Options**

Staff has discussed with the applicant the many design guidelines that are in conflict with the addition as configured. Staff has suggested to the applicant that there are options on the site that will meet the guidelines and standards as well as the development needs of the applicant.

It is Staff's opinion that the size of the lot and the Zoning Ordinance regulations in the RMF-30 district allow the applicant a significant amount of latitude to reconfigure the project design that would be appropriate to the context of both the site and the historic district. A summary of two alternatives discussed with the applicant were:

- 1) Reconfigure the site by proposing a detached garage set to the rear of the property as originally sited. A detached garage could be accessed by the existing curb cut and the Zoning Ordinance would allow replacement of a three-stall garage. Propose an addition to the house to accommodate the extra living

space needs, designed and setback in a manner that would be subordinate to the primary historic structure; or

- 2) Reconfigure the garage stall location by reduction or removal of parking stalls directly facing Park Street. This would lessen the appearance of the addition from being primarily automobile oriented, would reduce the need to add a large new concrete driveway, would reduce the loss of street trees and would also allow the applicant to meet his garage needs on the property. The existing drive approach could be utilized to access a garage addition from the north side rather than off of Park Street.

## 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 with a legal mother-in-law apartment.

**Findings for Standard 1:** No change of use is proposed. The regulations in the Zoning Ordinance would not allow additional residential units to be added to the property.

**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 for Standard 2

#### Basic Principles for porch alterations

Many porches have been added over time which are incompatible with the architecture of a historic building. When replacing an incompatible porch, one should research the appearance and materials of the original porch including examples of other porches on the house or of other houses of the same period and style that may provide clues about design.

The most important aspects of the project involve location, scale and materials of the replacement porch. It is not necessary to strictly replicate the details of the porch but details should be compatible with the design of the porch and the style of the house.



## Applicable Design Guidelines

- 5.3 If a porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.** Use materials similar to the original when feasible. If no evidence of a historic porch exists, a new porch may be considered that is similar in character to those found on compatible buildings. The height, spacing of balusters should appear similar to those used historically.
- 2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials.** In some cases substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model.

## 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.

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.

## Applicable Design Guidelines

- 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.
- 8.4 Design an addition to be recognized as a product of its own time.** A subtle change in materials or a differentiation to define a change from old to new construction is encouraged.
- 8.5 Design a new addition to preserve the established massing and orientation of the historic building.** Forms and building orientation should be continued.
- 8.7 When planning an addition to a building, preserve historic alignments that may exist on the street.** Some rooflines and porch eaves on a street may align at approximately the same height, an addition should be placed in a location where these relationships would be altered or obscured.
- 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.
- 8.9 Minimize negative technical effect to the original features when designing an addition.** New alterations should be designed in such a way that they can be removed without destroying original materials or features.
- 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.
- 8.16 On primary facades of an addition use a solid-to-void ratio that is similar to that of the historic building.** The ratio is the relative percentage of wall to window and doors seen on a façade.
- 9.2 Construct accessory buildings that are compatible with the primary structure.** In general, garages should be unobtrusive and not compete visually with the house.
- 9.3 Do not attach garages and carports to the primary structure.** Traditionally, garages were sites as separate structures at the rear of the lot, this pattern should be maintained.
- 13.23 Maintain the established alignment of building fronts in the block.** Taller masses should be set back farther from the front façade than smaller structures. In some cases, a setback that is greater than the median setback may be appropriate.

**13.24 Maintain the rhythm established by uniform setbacks in the block.** It is particularly important that the traditional spacing pattern be maintained as seen from the street. Following a traditional building pattern in order to maintain the historic character of the street. Consider the visual impact of new construction and additions on the neighbors along the side yards. Consider varying the height and setback of the structures along the side yard.

**13.26 Plan an addition to be in character with the main building, in terms of its size, scale and appearance.** This is especially important in portions of the district where buildings are modest in size and scale and have limited architectural detailing.

**Analysis:** Staff notes that the project as designed is in conflict with several of the above referenced Design Guidelines, specifically Design Guidelines 2.9, 8.2, 8.3, 8.5, 8.6, 8.7, 8.10, 8.14, 9.2, and 9.3.

#### *Porch*

In terms of Guidelines 5.3 and 2.9, Planning Staff notes that the porch generally meets these guidelines with the exception of the proposed Trex material for the porch railing and balusters, and this is not an artificial material that has demonstrated its durability over time. Because the porch is south facing, UV rays will cause an expedited deterioration of the material including discoloration. Wood railings and balusters would be a more appropriate material. Because there was not an original porch in that location, a new porch should be architecturally compatible with the historic building.

#### *Additions*

In terms of Guideline 8.2, 8.3, 13.23, 13.24, 13.26, the historic residence has two primary facades that are highly visible to the street and contribute to the character of the district. The size of the addition is essentially the same footprint and size as the historical structure and has a closer setback to Park Street than the original structure. The addition is not set back from the historical façade and will not be visually subordinate to the historic building as proposed. There is a connector proposed to distinguish the garage addition, however the size, scale, massing and placement on the site significantly offsets the benefit of the connector.

In terms of Guidelines 8.5 the new garage addition is of a rectangular box form that is in conflict with the massing of the Victorian house. The shape and decorative forms use on the walls of the house were some of the features used to avoid a smooth walled flat appearance on facades. The historic house has a long rectangular footprint with a primary façade that is asymmetrical. Although the garage addition roof is similar to the historical home, the size and scale of the garage, the massing and the flat paneled surface emphasize garage addition from the public right of way. It has a suburban orientation which disrupts the pedestrian-friendly context of Park Street and of the district.

In terms of Guidelines 8.4 and 8.6, the project as propose has utilized a “link” making the addition distinguishable from the historic building.

In terms of Guideline 8.7, the proposed garage addition is closer to the street than the primary historic home and any other home located along the eastern side of Park Street. Views from Liberty Park will be affected as the addition does not preserve the historic alignments that occur on Park Street.

In terms of Guideline 8.10, the proposed windows on the garage addition are replacement windows. In 2006, the applicant was issued a retroactive Certificate of Appropriateness for replacement windows on the historic home. Aluminum clad windows were installed on the home along Park Street and vinyl windows were installed on the eastern façade. Several original wood windows remain intact on the historic home. The proposed windows on the garage addition are a combination of aluminum clad windows and vinyl windows. Aluminum clad windows are proposed along Park Street and the profile of the windows will match the original profile of the wood windows on the historic house as best as possible. Vinyl windows, are proposed to be flush with the brick located on the north and east side of the garage addition. Matching the sash and its components with the original windows on the house, and the design and profile would be most appropriate for the garage addition. The applicant is proposing stone lintels accenting the windows visible from the street, they would be similar to those used on the historic house. Staff would recommend that all windows, on every elevation, match the original windows on the house in terms of profile, being setback from the wall.

### *Ground Level Additions*

In terms of Guideline 8.14, the addition should be both visually and physically subordinate to the historic building. The garage addition is in conflict with this guideline. The location, size, scale and massing are not consistent with the scale and character of the historic home. The garage addition would be more prominent on Park Street both visually and physically than the historic home, and the three-stall design detracts from the character of the home despite the use of the connector. The suburban design and orientation of the three stall garage would cause the addition to be visually and physically predominant on the street.

### *Accessory Structures*

It is important to note that the Zoning Ordinance treats home additions differently than detached garages. Additions to the home are subject to setbacks for residential structures, and detached garages are subject to separate regulations for size, location, and setbacks. In the RMF-30 zoning district, accessory garages are to be located within the buildable area, as long as they are located in the rear yard, 4' from the home and 10' from any principal structure on adjacent lots. The ordinance would require a detached garage in corner side yards to be no closer than twenty feet (20') from the sidewalk and setback at least as far as the principal structure along Park Street. The intent of the detached garage regulations in Zoning Ordinance is to ensure that detached garages are not visually or physically more prominent than the existing houses.

In terms of Guidelines 9.2 & 9.3 although the garage addition is not technically detached or treated by the ordinance as such, it is the intent and spirit of the ordinance and the design guidelines to address the compatibility of such a residential use and design. Garages should be unobtrusive and not compete visually with the house. The current configuration of the garage addition is in conflict with this design guideline. The construction of an additional concrete approach on the site, for the purpose of accessing the three-stalled garage, coupled with an approximate thirty-six feet of concrete driveway has a negative effect on the character of the site and presents an appearance from the street of a modern suburban type of development pattern that is not compatible with the site, block, and surrounding historic neighborhood.

The Guidelines are also clear that one should not attach garages to the primary structure, if possible. Traditionally on this particular site and within the local historic district, garages were detached and sited to the rear of the property, not attached to the principal structure.

**Findings for Standard 2:** The combination of design, size, scale and garage addition location as proposed, is in direct conflict with Design Guidelines 8.2, 8.3, 8.3, 8.5, 8.6, 8.7, 8.10, 8.14, 9.2, 9.3, 13.23, 13.24 and 13.26. The project appears to comply with 8.4. Based on the analysis above, and the number of Design Guidelines in conflict with the proposed addition, staff concludes that proposed garage addition would result in construction that is incompatible with the historic home, the site and with the local historic district. As such, the proposal fails to preserve and retain character of the building, and would have a negative visual impact. The negative visual impact would affect not only the site but the character of the district as seen from the public right of way and conflicts with the intent of this standard.

**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.

**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.

**Analysis:** The garage addition on the rear of the historic 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 garage addition is not integrated into the original structure and the use of similar, but different building materials, would define a change from old to new construction.

**Finding for Standard 3:** The garage addition is designed in such a manner as to be clearly recognized as a product of its own time and will 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.

### **Applicable Design Guidelines**

**11.1 Respect historic settlement patterns.** Site new buildings so that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space.

**13.21 Maintain the character and scale of the side streets in the district.** Many side streets, particularly the lanes, have a distinct character and scale that should be preserved.

**13.23 Maintain the established alignment of building fronts in the block.** Taller masses should be set back farther from the front façade than smaller structures. In some cases, a setback that is greater than the median setback may be appropriate.

**Analysis:** Staff notes that the garage addition is in conflict with these guidelines. The applicant claims that the existing dilapidated detached garage is not structurally sound and has been altered with new materials. Staff would concur with the applicant that the detached garage as constructed, has not acquired historical significance as a building. However, the location of the existing detached garage, set at the rear of the lot, is historically significant as it is characteristic of the Central City Historic District development pattern. The location and arrangement of garages, as detached and set near the rear of the property, is a key feature of the neighborhood and new garages should be arranged on sites taking this into account. The garage as proposed does not consider the building setbacks, orientation or open space characteristics on the site or within the historic district.

**Finding for Standard 4:** The existing garage does not lend itself to the preservation as a historic structure, and given the condition of the building, its demolition would not impair the character of the property. However, the location and orientation of a garage on the site is a significant issue and should be considered when a new garage is proposed. Garage additions such as the proposed, are not characteristic in the neighborhood; the proposal's design does not reflect historical development patterns within the neighborhood and is out of context. The location of garages within the Central City Historic District is a key feature of the neighborhood and of historical significance on the subject property. The proposed addition is in conflict with Design Guidelines 11.1, 13.21, and 13.23.

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

**Analysis:** The historic home is an example of fine craftsmanship and architecture and should be preserved.

**Finding for Standard 5:** The design of the proposed porch reflects distinctive features and finishes that are compatible with the historic property. The overall proposal preserves the distinctive features of the home.

**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.

### **Applicable Design Guidelines**

**1.3 For a replacement fence, use materials that appear similar to that of the original.** A painted wood picket fence is an appropriate replacement in most locations. In all cases, fence components should be similar in scale to those seen historically in the neighborhood.

**1.4 A replacement fence should have a "transparent" quality, allowing views into the yard from the street.** Using a solid fence with no spacing between the boards is inappropriate in a front yard.

**1.8 Preserve the historic grading design of the site.** Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

**Analysis:** The applicant is in possession of pictorial evidence showing existing fencing on the site. The proposed design, for the most part, is a replication of the original fencing in terms of location and design. It is difficult to determine the exact height of the original wooden picket perimeter fence, however, it is common to see historic fences three feet in height throughout the district. A three foot fence height for the perimeter fence is recommended in the Design Guidelines as well.

**Finding for Standard 6:** The location and design of the fencing generally meets the Guidelines 1.3, 1.4, and 1.8. Staff would recommend that the new picket fence be three feet in height, however a four foot fence would not necessarily be in strict conflict with the design guidelines.

**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 for Standard 7:** 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 Guidelines**

#### *Replacement Doors*

It is the policy that doors should be in character with the historic building. This is especially important on primary facades. They should be compatible with the style and type of house.

**4.1 Preserve the functional, proportional and decorative features of a primary entrance.** If necessary, use a replacement door with designs and finishes similar to historic doors.

#### *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.

### *Site Grading*

**1.8 Preserve the historic grading design of the site.** Altering the overall appearance of the historic grading is inappropriate. While some changes may be considered, these should remain subordinate and the overall historic grading character shall be preserved.

### *Planting Designs*

**1.9 Preserve historically significant planting designs.** For example, a row of street trees is an established historic feature, this should be preserved. Existing trees in such a setting that are in good condition should be maintained.

**Analysis:** This Standard and the associated Design Guidelines were discussed previously above. It is the opinion of Planning Staff that the garage addition as designed does not meet this Standard and associated Guidelines due to building location and orientation, height and scale. The proposed building materials for the addition are not necessarily in conflict with the historic residence as proposed. The replacement door for the connector is not in character with the building as the design is modern style in conflict with doors located on the historic building.

In terms of 1.8, the applicant is considering grading within the interior side yard that is not significantly detrimental and should preserve the overall grading on the site.

In terms of 1.9, the proposal to add an approximately thirty-six foot concrete approach is in possible conflict as it is going to require removal of mature street trees on Park Street. Park strip trees in a historic district often provide a rhythm along the block, as well as shade for pedestrians and should be preserved. Only if the park strip is less than 24" wide are impervious materials such as brick pavers, concrete pavers and concrete allowed according to the Design Guidelines. The park strip is approximately nine and a half feet in width, and the proposed thirty-six foot concrete driveway approach is in conflict with this guideline.

**Finding for Standard 8:** Staff notes that the project as designed is in conflict with several of the above referenced Design Guidelines, specifically Design Guidelines 1.9, 4.1, 8.2, 8.5, and 8.14. The proposed design for the alterations and additions to the residence does not destroy significant cultural, historical, architectural or archaeological material, but is not compatible with the size, scale, 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 garage addition and other minor alterations were approved, the possibility of maintaining the original structure would be possible with the exception of the removal of the enclosed original screened porch at the rear of the property. Other proposed changes could theoretically be



removed and the architectural features of the property and the historic integrity of the property could be reestablished.

**Finding for Standard 9:** The addition and alterations 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 addition would be differentiated from the old, but as previously discussed are not 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 Building Materials for Central City**

**13.30 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.

**Analysis:** The applicant is proposing materials for the porch and the garage addition that include brick, asphalt shingles, aluminum-clad and vinyl windows, Trex and wood.

**Finding for Standard 10:** As in previous discussion, the proposed materials are generally consistent with the design guidelines for building materials with the exception of the proposed Trex use on the proposed porch. The proposed Trex decking on the porch and the pool deck do not seem to be in conflict with the design guidelines. The proposed wood fences are also consistent with this guidelines.

**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:** The applicant is proposing solid brass or cast iron classic parking signs to be affixed to the garage addition between the parking stalls. The signs would not be illuminated and their design appears to be compatible with the structure. The signs are being required by the City's Transportation Division staff due to the setback location of the garage addition in close proximity to the sidewalk. Essentially, vehicles are not allowed to park in the corner side yard concrete driveway, they would have to be parked in the garage addition. If the proposed garage addition were approved by the HLC, the Transportation Division staff is requiring that "No Parking" signs be installed along Park Street indicating that parking is not allowed in the driveway.

**Finding for Standard 11:** The new "no parking" signs appear to meet the standard and would not change the appearance from the public way significantly.

**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 and has been discussed above. Further, the Historic Landmark Commission has adopted a policy document which is discussed below:

9.0 “Driveways,” in the “Policy Document – Salt Lake Landmark Commission states, “*Where a new driveway which will replace lawn and/or landscaping is being proposed, the Historic Landmark Commission shall approve drive strips with lawn in between rather than a solid hard surfaced drive to mitigate the change from greenery to hard surfacing. Additional landscaping may be required. The Historic Landmark Commission may require this treatment in cases where solid hard surfaced driveways are being replaced, upgraded, or resurfaced.*”

15.0 “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.*”

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

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

**Finding for Standard 12:** The project as proposed is in conflict a number of design guidelines as noted above and doesn’t meet the standards listed in this Staff Report. The request is also in conflict with the Historic Landmark Commission’s policies addressing additions, garages and driveways.

Staff has discussed many of the design guidelines that are in conflict with the garage addition as configured. Staff has suggested to the applicant that there are options on the site that will meet the guidelines and standards as well as the development needs of the applicant. It is Staff’s opinion that the size of the lot and the Zoning Ordinance regulations in the RMF-30 district allow the applicant a significant amount of latitude

to reconfigure the project design that would be appropriate to the context of both the site and the historic district. A summary of two alternatives discussed with the applicant were:

- 3) Reconfigure the site by proposing a detached garage set to the rear of the property as originally sited. A detached garage could be accessed by the existing curb cut and the Zoning Ordinance would allow replacement of a three-stall garage. Propose an addition to the house to accommodate the extra living space needs, designed and setback in a manner that would be subordinate to the primary historic structure.
- 4) Reconfigure the garage stall location by reduction or removal of parking stalls directly facing Park Street. This would lessen the appearance of the addition from being primarily automobile oriented, would reduce the need to add a large new concrete driveway, would reduce the loss of street trees and would also allow the applicant to meet his garage needs on the property. The existing drive approach could be utilized to access a garage addition from the north side rather than off of Park Street.

**Attachment A:  
Applicant Letters**

## Proposed alteration of the residence at 545 East 900 South

By Mark Loewen current owner

### History

From what I can determine from talking to past owners and looking at historical photos the current house was built in 1903 in the Free Classic Queen Anne style of architecture at a time in which the heavily decorated spindle style of Queen Anne was becoming a passing fad. The house was built by three siblings, a sister and two brothers, who shared the residence. The house has pinstriped brick work on the 900 South and Park Street sides of the house with a single course of brick inset  $\frac{3}{4}$  inch followed by three courses of brick and another course inset. We plan to carry this detail onto the proposed addition.

In a photo from 1905 the house was surrounded with a distinctive 3 or 4 foot white picket fence with a 6 foot privacy fence between the house and the house to the east (Figure 1). At this time 900 South was not yet paved. We plan to recreate these fences to their original design, but would prefer

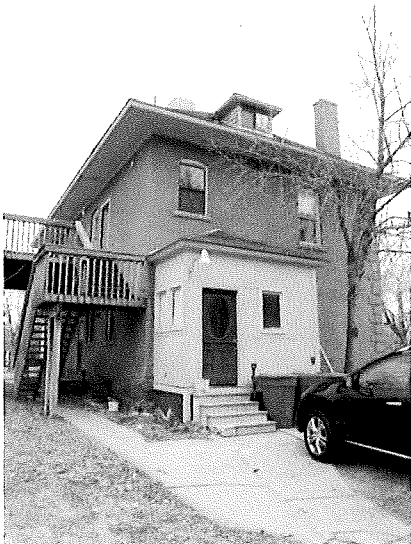


Figure 1: Photo of the house from 545 East 900 South in 1905 representing the original character of the house as designed.

to use vinyl as the material for maintenance reasons. One of the reasons for this proposed change in material is that the original fences were gone by 1915, when the next photo of the original house that exists was taken (Figure 2). Sometime after this, estimated to be the 1950's two doors were added to



**Figure 2: Main structure circa 1915 showing fences have deteriorated and been removed. Not the brick detail which will be carried onto the addition. Trees on the property are more mature and some have been removed since 1905.**



**Figure 3: Circa 1950 back porch and two story deck proposed for removal.**

the east side of the house one on the first floor at an elevation of 99-5 and another at an elevation of 111-0. Presumably these doors were added in order to access a two story deck (Figure 3) on the east side of the house. Around that time a small enclosed back porch was added as a breezeway to the existing north entrance of the house (Figure 3), and a 26 X 20 foot 3 stall garage was added near the northeast corner of the back yard on the east property line. This garage is built with 2x4 studs and rafters with a low pitch roof (5-12) and is presently deteriorated to the condition of needing to be destroyed (Figure 4). We propose to remove all three of these period inappropriate structures added in the past.

In the late 1960's or early 1970's the house was converted into apartments. Living space was expanded into the attic and kitchens were located on the ground and second floors with a bath on the ground floor and second floor. In the 1980's the family of Larry



**Figure 4: Circa 1950 three car garage (now converted to two car) that has deteriorated to the point that it must be removed.**

Leidtke purchased the house and converted it back into a single family residence with a mother-in-law apartment with a kitchen and bathroom in the basement. They removed the ground floor kitchen, converted the first floor to office spaces and entertainment spaces for their home business, and converted the second floor to kitchen, living and dining rooms with bedrooms in the attic. Around this time, the Leidtkes rebuilt the east deck at the second floor level and a landing on the ground floor level. This deck still exists (Figure 3) and is proposed to be removed and rebuilt in a more appropriate style to match the house.

In 2005 I purchased the house and began renovations to make the home more livable while trying to return some of the interior to period styles. We reattached the gingerbread found in the garage to the front porch and reattached the original front porch rails. Inside the house, we built a period appropriate modern kitchen and library in place of two offices on the ground floor. We renovated the living and dining room at the same time. We also renovated second floor bathroom to a Victorian period appropriate bath and renovated the attic living spaces and added Victorian style bathrooms in the attic. We also removed the 1960's style second floor kitchen. We have been restoring original trim where possible and have added tin ceilings in many rooms. Additionally we have removed the 1970's era wallpaper throughout the house.

### **Justification of Need for Addition**

Unfortunately, while the current house has 5 bedrooms, 4 of these are located in the attic with low ceiling heights. In order to rebuild the kitchen on first floor we had to sacrifice the small 1960's era bathroom on the first floor. Additionally, the garage is literally rotting to the ground and is not savable. While we have a 10500 ft<sup>2</sup> lot, over 3000 ft<sup>2</sup> of this is a gravel parking lot (Figure 4) left over from the time that the house was converted into apartments. With no fences on the property we regularly have people walking through the yard to cut off the corner and have no private yard.

We recently had our first child and the house, garage and grounds do not provide the environment needed to raise a family. We considered moving to the benches, but would prefer to live in the central city district. We propose a new garage addition with a bathroom and breezeway on the ground floor to serve the main level of the house; and two bedrooms with shared bath, an entertainment room and office directly above. In addition, we would like to recreate the original picket fences and privacy fences where visible from the streets and a cedar privacy fence (not visible from the street) along the property lines. Finally we would like to convert the period inappropriate two level deck to a closed covered deck that is more period appropriate and add landscaping and a pool to create a private outdoor living space in the side yard.

### **Architecture, design and materials**

We have designed the garage to mimic the main house in architecture and materials. We would like to locate the new garage and breezeway in the giant gravel parking lot on the northwest corner of the lot. This will open up the side yard and provide a more private side yard. We have designed the breezeway as a 5 X 17 foot transition from the existing house in order to preserve the dog tooth brick detain at the northwest corner of the house and break up the north/south line of the west side of the house. The garage will extend 3 feet to the west further that the existing house, a step that mirrors the southwest facing angle halfway down the west side of the existing house. The east bump in of the breezeway allows an original exterior ground level kitchen window to be exterior again rather than being in the interior of the 1950's era back porch. The addition will add 1355 ft<sup>2</sup> to the footprint of the home (calculated from the exterior footprint) to the existing 1425 ft<sup>2</sup> footprint of the house. The covered, two story east deck will replace the 362 ft<sup>2</sup> open two story deck with an impermeable two story deck that covers 394 ft<sup>2</sup>. Including the covered deck, garage, addition and existing home the total structures on site will total 3124 ft<sup>2</sup> compared to 1945 ft<sup>2</sup> existing home, back porch to be removed, and detached garage to be removed (2307 ft<sup>2</sup> counting the two story deck also to be removed). The proposed garage addition, covered deck, and existing house will comprise 29.7% of the square footage of the property.

The elevations of the various levels of the addition will complement those of the existing house and still place the garage at ground level facing Park Street to the west. The garage will be at ground level (95-8), the breezeway and ground level bath at ground level of the existing house (100-0) and a second floor to the garage at 106-0. There will be an office at 108-0 above the ground floor bathroom and interior garage entry. A stairwell at 110-6 will serve as a hallway from the second floor garage level to the family room on the second floor level of the house. The west side of the addition will have the brick pinstriping pattern with edge details identical to the existing house on the west side. The entire addition will be less than 30 feet above grade. The roof line of the 5 X 17 foot breezeway will be under



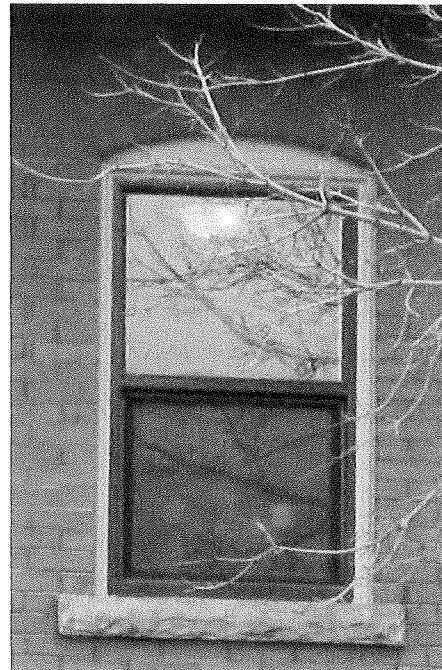
the existing eaves of the house at 119-0 and tie in to the double hip roof of the garage. The garage doors will have brick arches above them, mimicking the windows on the east and north sides of the house (Figures 5 and 6). The windows will be vinyl double hung windows with rock lintels and sills or brick arches identical to the windows on the west side of the existing house (Figures 5 and 6). The two large windows above the north and south garage doors will be identical in style to the triple window on the northwest end of the park street side of the house at ground level, with two side windows and a central large window and rock sill and lintel with wood posts between the windows (Figure 5). We have had a trim knife reconstructed to produce the original trim edging between the brick and windows, and will carry this detail throughout the addition on all exterior windows, doors and the eaves. We will rehang the period existing wood door with oval window on the west breezeway door facing Park Street.

The interior will have 6 panel wood doors with transoms above throughout and period style trim and fixtures will be used. Both proposed baths will be tiled in Victorian style with floor patterns and wainscoting, and the breezeway will have a Victorian style geometric mosaic pattern.

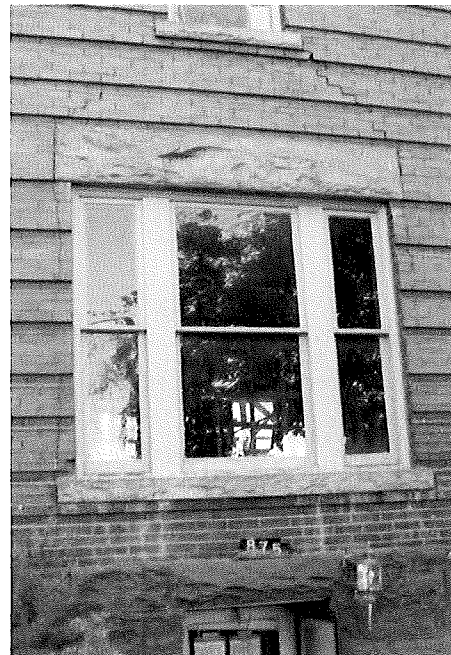
The exterior of the addition will have color matched brick in the same pinstripe and dog tooth corner pattern of the west side of the existing house with a dark grey grout to match the weathering of the grout on the existing house. The north and east walls will either be unpatterned brick like the existing north and east sides of the house, or stucco with dog tooth corner details in brick like the existing house.

The addition roof will use the asphalt shingles identical to the entire existing house that mimic the presumable cedar shake roofing of the house when it was built. The roof will have the 3 foot eaves with bead board and detail trim on all sides and the garage will have the double hip design of the main house.

Retaining walls in the side yard will have either brick or cultured stone facing in order to tie in to the stone foundation of the existing house. The pool surround will be brick to tie into the brick structure with Victorian style tiles between the pool deck and waterline. The 1960's era two story deck will be replaced with an impermeable two story deck with columns and box beams that mimic the front porch. The first floor of the



**Figure 5: Triple window (vinyl double hung windows with wood trim and pillars and rock sill and lintel) on existing home library to be recreated above the garage doors.**



**Figure 6: Existing window (vinyl double hung windows with wood trim, rock sill and brick arch lintel) to be installed on garage addition.**

new 36-6 X 10 foot deck will be at an elevation of 99-5 and the second floor of the new deck will be at 109-6. All railings on both levels will mimic the original front porch (Figure 7) except the rails will be at 36 inches high on the first level and 42 inches high for safety on the second level.



**Figure 7: Existing front porch (left) restored to original character present in 1905. This design will be used to replace the 1960's era two story deck, with the exception that the second story will be flat deck space.**

6/28/11

Introduction:

Loewen New Three Car Garage Addition with Living Space Above

Mr. Loewen desires to build a three car garage with living space above to replace his historical detached three car garage, which is falling down. SLC zoning has reviewed and approved the zoning plan including all setbacks, new driveway and approach, fencing, and site design requirements with no acceptations or variances. SLC ordinances require the garage to be attached to the existing residence. This has been accomplished by the design of a connector or breezeway as recommended by the Design Standards for Additions. This existing home is a corner lot located at 545 East 900 South. The original home was built on a raised grade 24 inches above the existing sidewalks and was placed on a foundation an additional 36 inches above the raised grade. Therefore, the existing residence's top of foundation is a total of 5'-0" above the sidewalk. The home has 10' ceiling heights on both first and second floors, finished attic, and a steep roof. Historically this home has been the highest residence on the block. In keeping with the Design Guidelines the addition has been lowered and the steep roof pitch decreased, to satisfy the design recommendations to keep the addition subordinate to the existing structure, maintain the established massing and orientation of the historic building, and maintain its historic relationship with other homes on the block. In order for the first and second floors of the addition to match the heights of the first and second floors of the existing home the addition's height is dictated by the existing home. The addition cannot stand alone in regards to the design, it is intertwined with complicated stairways connecting the addition to the existing structure. The existing home's footprint is not large, but high, each floor has only 1100 SF. The existing home is quite long and very narrow. The home looks much larger from the street than it actually is, due to its height, unique turret, and extensive brick detailing. The owner desires to maintain his existing rear yard and add a modest swimming pool in the NE corner of the lot where the existing 3 car garage is currently located. He also desires to replace the existing unsightly 1980's second floor deck with a new deck which will cover a new patio

Rec'd 7/11

below. The new patio will exactly match the historic front entry porch with matching columns and a bead board ceiling.

There are several reasons the owner wants to build an addition. One of the reasons he bought the home is it has a historical 3 car garage, and therefore would be able to replace it with a new three car garage. The home is a duplex with a rented basement apartment and he needs 3 car spaces and an additional parking space exclusive of the garage. This has been accomplished and approved by SLC. Second, when he bought the home the previous owner had a very small kitchen on the second floor, and a dilapidated half bath on the main floor. Mr. Loewen remodeled the first floor and placed the kitchen on the first floor, the usual design. However, due to the narrowness of the structure he had to eliminate the half bath. The new design places a full bath in the breezeway/garage location, thus completing a normal first floor kitchen and bathroom design. The necessity of this bathroom and the required stairs dictated the design of the breezeway. Any design modifications to the existing plan would be very difficult. It is a complicated and concise design dictated by aligning the two buildings with differing elevations and incorporating the existing masonry entrances. Third, the existing home, due to its existing narrow design and wide hallways, has very small rooms. The living space above the new garage will allow for two modest sized bedrooms with a bathroom between them, and a game room. Another reason is the addition will structurally reinforce the existing 2 story unreinforced solid masonry wall.

The existing building is constructed entirely of solid masonry walls, 18" thick at the basement and decreases one brick width every floor. The required connecting structure between the addition and the existing structure is called the breezeway. The garage addition has been designed at a lower elevation than the existing home in order to keep the addition subordinate to the existing home and to provide a gradual slope from Park St to the new garage. The breezeway becomes the transition between the relatively low garage and the higher existing home. In order to accomplish this there are four separate stairways. The engineer recommends not cutting any new openings into the existing unreinforced exterior masonry structure. The plan utilizes the existing exterior door on the first floor and an existing

window opening on the second floor to access the existing home. The placement of the stairs and the coordination with the existing openings into the first and second floors of the existing home places severe limitations on the design, resulting in the current design in regards to the placement of the breezeway.

The addition has been designed to extend 3' W of the existing structure to accommodate the stairs, increase the structural integrity, and provide esthetic interest. The existing structure has a similar 3' extension to the West exterior wall on the same elevation, and the new extension is in character with the original design. This extension results in a 14'-0" side yard for the new addition. (Approved by SLC, 6/14/11) This 14'-0" side yard is not out of character with existing homes on corner lots. All three of the corner homes on 900 S between 500 S and 600 S have narrow side yards (the fourth corner lot is an abandoned small commercial building). The corner lot across the street (537 E 900 S) has an 11'-9" side yard setback and the garage has a 14'-10" garage setback. The home on the corner of 900 S and 600 E (575E 900S) has a 10'-0" side yard setback. Please be reminded the proposed addition is on a corner lot and has different setback options and requirements than a home facing one street. Even though the existing home is the highest home on the block, the addition has been designed to be subordinate to the existing structure and its height is not out of character with the other 38 homes on the block. There are 10 homes on the block that are within 3 feet of the addition's roof height. (See Plans Sheet 8 for locations of the 38 homes, their setbacks and roof heights). In other words there are 10 additional homes on the block whose roof heights are between 28 and 31 feet (and 4 @ 27'). This three foot range is indiscernible to the sidewalk observer especially with dozens of beautiful mature trees lining the streets.

Mr. Loewen purchased this home because of its unique historical significance. He remodeled the interior and maintained its historical properties from the molded tin ceilings and ornate period heat registers to matching exactly the interior trim and original details. He has an original photograph of the exterior of the home and the plans call for a new fence to match the unique original design (approved by SLC, 6/14/11).

Mr. Loewen has designed the addition by carefully considering the SLC Design Standards For Additions, and is hopeful his request for a Certificate of Appropriateness will be granted by the Historical Commission.

## 8.0 Discussion of Design Guidelines For Additions

### BACKGROUND:

"An early addition typically was subordinate in scale and character to the main building."

The designer has accomplished this by lowering the addition's foundation, and decreasing the roof pitch relative to the existing residence.

"An addition was often constructed of materials that were similar to those in use historically. Clapboard siding, brick and vertical, narrow bead boards were the most common." (sic)

The owner is matching the existing building materials. Brick on all the elevations. Bead board on the soffits and covered porch ceiling. The new patio will exactly match the existing front porch.

"This tradition of adding onto historic buildings should be continued. It is important, however, that new additions be designed in such a manner that they preserve the historic character of the primary structure."

The design, building materials, and details exactly match the original structure, while the lowered elevation and decreased roof pitch keep the addition subordinate to the original residence and similar in character to the other homes on the block.

### EXISTING ADDITIONS:

"In contrast, more recent additions usually have no historic significance. Some later additions in fact detract from the character of the building, and may obscure significant features, particularly enclosed porches. Removing such noncontributing additions should be considered."

The new design removes a non period rear entry porch addition and a poorly constructed and unsightly second floor deck. A rear patio and second floor deck are proposed to match the existing front porch. A detached 3 car garage will be removed, and replaced with a 3 car garage with living space above, attached to the existing home with a connector structure, called the breezeway.

### BASIC PRINCIPLES FOR NEW ADDITIONS:

"While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized."

Two noncontributing additions will be removed. A non period rear entry and a second floor deck. A structurally unsound 3-car garage will be removed and replaced with a 3 car with living space above.

"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 addition is to the rear of the existing residence, however being a corner lot, the rear is also the side of the residence. Therefore, being visible from Park St the building materials and

design characteristics have been chosen with upmost care to match the original structure. Refer to submittals.

“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 small linking element. This will help maintain the perceived scale and proportion of the historic portion.” The entire design was based on this recommendation. The breezeway is the linking element or “connector”. The new breezeway with its roof being lower than the adjacent garage and the existing residence’s roof, and with recessed entrances (front and rear), the “connector” actually appears to be part of the original structure. This design minimizes the visual impact of the new garage and also enforces the subordinate role of the new garage.

“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.”

The design is set to the rear and it does not obscure any significant features of the existing historic building.

“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.”

The elevation visible from Park St matches the existing home exactly. The addition is to the rear of the home, but being a corner lot it is also the side. The side yard design is 25’ and consistent with other corner lots. The design has kept the addition in line with the existing residence, thus preserving the rear yard at 29’, its original dimension. The Park S setback has been reduced from 17’ to 14’. However, this is not out of character with other corner lots on the block. The new corner lot residence across the street (537 E 900 S) has a side yard setback of 11’-9” to the home and 14’-10” to the garage. The residence on the SE corner (575 E 900 S) of the block has a side yard setback of 10’-0”. Both of these existing corner lot homes have side yards less than Mr. Loewen’s proposed addition. (See the plans Sheet 8 for existing side yard setbacks for all 38 homes on the block.)

“Two distinct types of additions should be considered: First ground level additions, which involve expanding the footprint of the structure. Second, rooftop additions... 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.”

The existing residence has an existing detached three car garage. In order to provide additional living space above the new three car garage the addition must be connected to the existing home. The existing three car garage design has been duplicated in the new design and three period carriage doors proposed with antique hardware. The existing three car garage is falling down and has three unattractive white 1980’s solid single panel white overhead doors. The roof pitch of the addition has been decreased from 10/12 (existing residence) to 7/12 in



order to keep the addition subordinate to the original structure and keep the overall height consistent with the other homes on the block. Out of the 38 homes on the block, 9 of the existing homes are within three feet of the height of the new garage. The garage to be removed has a 4/12 pitch. The window design exactly mimics the existing west window elevations including the existing moldings, stone sill and thick stone lentils. The general form of the structures are very similar. Both structures are 2 stories, hip roof, and display a unique window layout and brick details.

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 eave lines should be avoided. “

The addition has been designed so that the breezeway roof is kept below the existing residence’s eave line in order to not obscure the unique character of the existing eaves. This maintains the breezeway as a distinct “connector” and accomplishes the goal of increasing the visual size of the existing residence and decreasing the impact of the addition and enhancing its subordinate status.

8.2 “Design an addition to be compatible in size and scale with the main 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.”

The addition is not taller than the historic building, however, it does use a “connector” (breezeway), as recommended.

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.”

The addition is to the rear of the front of the house, however being a corner lot it is also the side. The addition has been kept in line with the existing structure for several reasons. The existing residence’s existing entrances must be used to allow access from the addition to the existing residence. (The structural engineer has advised against cutting any new openings into the existing unreinforced solid masonry exterior). The location of the four stairways in the “connector” structure have very limited placement options and must generally line up with the existing entrances. Preservation of the back yard is a priority of the owner. The side yard setback facing Park St will be decreased by three feet, and remains greater than other corner lots on the block.

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.”

The design considered this recommendation very carefully. The entrance to the “connector” is set back creating a small alcove as a design break. The brick will be a slight different color and size, as it is impossible to match brick that is over 100 years old. The roof

pitch has been decreased slightly to make the addition subordinate. However, there will be no differentiation in the historic style. The owner wishes to keep the historic style consistent as the style was a compelling reason to purchase the home.

“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.”

The design does have a three foot jog in the foundation which is similar to a three foot jog in the foundation of the existing residence on the same elevation. This jog was designed for the exact reasons recommended. Increased structural integrity, design break while maintaining the design continuity (matching the historic jog).

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.”

Historically the home has had a vertical emphasis and is the highest home on the block. This presented a catch 22 scenario. If a low addition is designed it would look out of proportion with the existing home. If a high addition is designed it would not be subordinate to the main structure and would be out of character with other homes on the block. A compromise was reached by keeping the addition roof as low as possible within the stairway height constraints and designing the “connector’s” intermediate roof height as a transition between the two structures. This allows the addition to be high enough to remain proportionally consistent with the main structure and the overall height of the addition to remain consistent with other homes on the block.

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.”

The design maintains the historic character of the building and does not cover any historical significant features. The owner feels this also compels the design to maintain the quaint historical three horse carriage barn design.

8.7 “When planning an addition to a building, preserve historic alignments that may exist on the street. Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition shall not be placed in a location where these relationships would be altered or obscured.”

The 38 homes surrounding this residence consist of single family, duplex and multi-family apartments. There are one, two, three and four story structures. This existing residence is a four story duplex on a raised grade of 2’ to accommodate the basement. It is the tallest home on the block. In other words, historically this existing home is long, narrow and tall.

The design allows the addition's first and second floors to match up to the existing first and second floors, and construct the new roof elevation consistent with the other homes on the block. The roof elevation is 31' above the sidewalk. The 38 surrounding homes include one which is higher and 8 others which are within 3' total height above the sidewalk. (12 homes within 4')

The addition alters the view to the north property whose south side yard elevation will be obscured. The south elevation of the north residence is two story white stucco over brick. See Plans sheet 8.

The addition obscures the view to the east property whose west side yard elevation will be obscured. The west elevation of the east apartment is white clapboard. See Plans sheet 8.

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."

The design specifies brick.

8.9 "Minimize negative technical effects to original features when designing an addition."

In regard to construction methods, vibration, etc, no large equipment will be used, only plate compactors, no large vibratory equipment.

In regard to removing the addition in the future: This can be accomplished simply by cutting the connectors between the new and old walls, however one of the reasons for constructing the addition is to reinforce an existing unreinforced solid masonry wall, and removal is not recommended.

8.10 "Use windows in the addition that are similar in character to those of the historic building or structure. Depending on the detailing, clad wood or synthetic materials may be considered."

A window sample is submitted for approval.

## GROUND LEVEL ADDITIONS

8.14 "Keep a new addition physically and visually subordinate to the historic building.

The garage with living space above has been designed to represent a functional three horse carriage house with living space above. The two story design has kept the new garage as low to the ground as possible, while facilitating a functional connection between the two structures, by using a "connector" structure. Keeping the structure as low as possible enables the addition to remain subordinate and in character with the other roof heights on the block.

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

The roof form is hip, consistent with the existing residence. The roof pitch is slightly less, 7/12 rather than the existing 10/12. This allows the addition's roof to be 4'-6" lower than the existing higher pitch (10/12). The existing roof is so high relative to the sidewalk that the

difference between the addition's roof and the existing roof as viewed from the ROW will not be significant. The view is also impeded by the unique 36" wide eaves.

8.16 "On primary facades of an addition, use a solid-to-void ratio that is similar to that of the historic building."

Visually, the solid-to-void ratio is very similar. See the plan elevations to verify. Mathematically the ratio is skewed by the relatively large surface areas of the three carriage doors, however the window design and layout are exactly the same. The actual ratio's for the west elevation are: Existing 31% New 42%

## DESIGN STANDARDS FOR SITE FEATURES

### FENCES

1.3 "For a replacement fence, use materials that appear similar to that of the original."

The owner is in possession of a photograph of the original fence. The design calls for a white painted wood fence to match the original fence. (Approved SLC, 6/14/11)

## STANDARD FOR PORCHES

### THE BACK PORCH

"A rear porch may be a significant feature. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard."

A covered rear patio is proposed with a second floor deck above to replace the existing second floor deck. The rear patio will be covered by an impervious second floor deck and have a bead board ceiling to match the front porch ceilings and the existing soffits. The porch will have columns to match the front porch. Refer to the building plan.

**Attachment B:  
Site & Building  
Plans**

# GENERAL NOTES

## General Site Notes

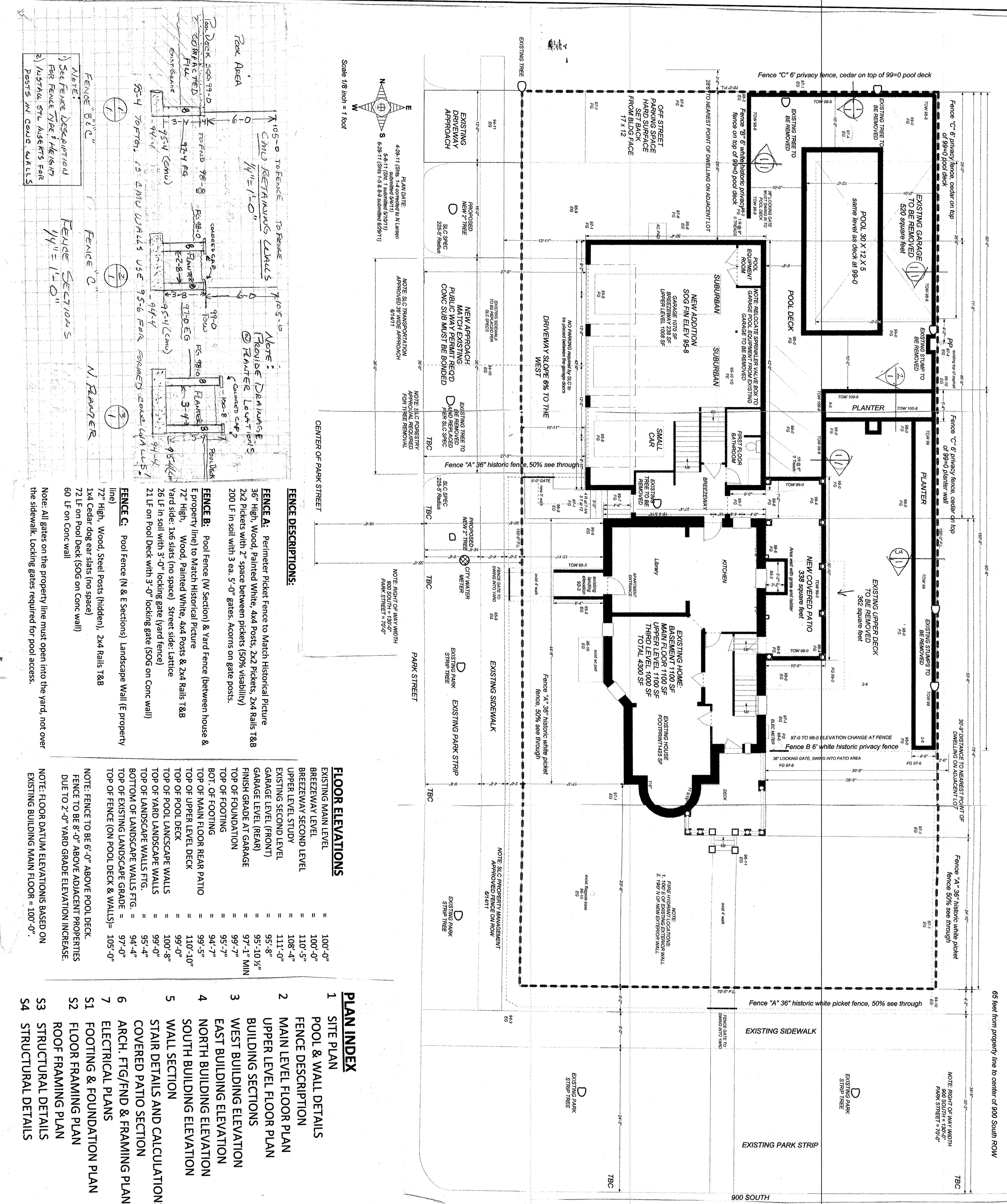
1. Call utility Blue Stake for location of existing utilities.
2. Prior to excavation, be underground from nearest terminal.
3. Electrical service to be installed in an underground conduit.
4. Electric and gas meter to be installed in an underground location.
5. Section under turn-off valve.
6. Stub a "T" for water sprinkler system at front and back yard.

## General Information

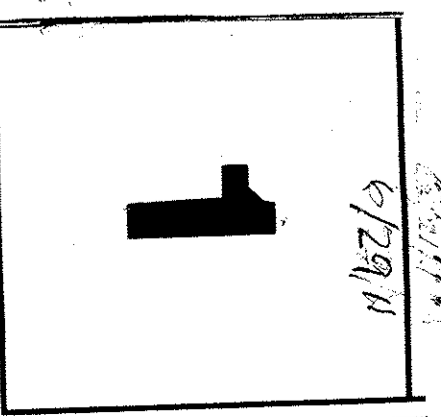
1. The General contractor shall verify all construction documents and site dimensions with the Owner. The Owner shall be notified immediately of a discrepancy. Any discrepancies between the construction documents and field conditions shall be brought to the Owner's attention.
2. The General contractor shall verify all construction documents with the Owner's attention.
3. The General contractor shall verify all construction documents with the Owner's attention.
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27. The General contractor shall verify all construction documents with the Owner's attention.
28. The General contractor shall verify all construction documents with the Owner's attention.

## Mechanical

30. Frame of spark generator of F.A.U. and water heater in mechanical room shall be installed 18" above floor.
31. All F.A.U., duct work, electrical conduit, piping, etc. shall be installed in the mechanical room. No exposed work will be acceptable.
32. Sizes of mechanical equipment, bases, equipment pads, and openings are a basis for design only. Contractor shall verify equipment manufacturers. Mechanical contractors shall verify all sizes and locations of duct openings on roof.
33. For lateral support, vertical connections shall be stopped at F.A.U. and water heater shall be vented to the outside with appliances.
34. F.A.U. and water heater shall be vented to the outside with appliances.
35. All mechanical openings to the outside shall be screened.
36. Location of all mechanical door openings shall be determined in each dwelling unit and guestroom, shall have a hard wired smoke detector, with battery backup, mounted on the ceiling or the wall or ceiling of the hallway or room opening located on the sleeping room end at the top of stairway with sleeping.
37. The following are required for the forced air furnaces:
  - (a) Compartment dimensions shall have 3" minimum clearance on to combustion air intake.
  - (b) 12" greater than the equipment. The minimum front of equipment to the wall shall be 12" (100 sq. inch minimum) is required in a room per 100 BTU.
  - (c) Combustion air from attic through 25 sq. gal. steel sleeve extending 8 inches minimum above ceiling joints.
  - (d) Combustion air from outside to combustion opening 1/2" screen of outside opening.
  - (e) Screen of outside opening.
  - (f) Screen of outside opening.
38. The following are required for attic furnaces:
  - (a) Compartment dimensions shall have 3" minimum clearance on to combustion air intake.
  - (b) 12" greater than the equipment. The minimum front of equipment to the wall shall be 12" (100 sq. inch minimum) is required in a room per 100 BTU.
  - (c) Combustion air from attic through 25 sq. gal. steel sleeve extending 8 inches minimum above ceiling joints.
  - (d) Combustion air from outside to combustion opening 1/2" screen of outside opening.
  - (e) Screen of outside opening.
  - (f) Screen of outside opening.
39. The following are required for attic furnaces or comfort:
  - (a) Sizing 30" x 30" not over 20 ft. from equipment is required.
  - (b) Required clearance from scullie to equipment and its controls.
  - (c) Control work space of 30" min. depth in front of equipment.
  - (d) Light over equipment with switch at scullie.
  - (e) Vent color which is same.
  - (f) Furnace installation shall meet all listed clearances.
  - (g) Vent color which is same.
  - (h) Vent color which is same.
  - (i) Vent color which is same.
  - (j) Vent color which is same.
  - (k) Vent color which is same.
  - (l) Vent color which is same.
  - (m) Vent color which is same.
  - (n) Vent color which is same.
  - (o) Vent color which is same.
  - (p) Vent color which is same.
  - (q) Vent color which is same.
  - (r) Vent color which is same.
  - (s) Vent color which is same.
  - (t) Vent color which is same.
  - (u) Vent color which is same.
  - (v) Vent color which is same.
  - (w) Vent color which is same.
  - (x) Vent color which is same.
  - (y) Vent color which is same.
  - (z) Vent color which is same.
40. Clothes dryer located in an area that is habitable or condition other than burning appliances (not beneath building or clothes dryer moisture exhaust duct is limited to 14" with 2 elbows from the clothes dryer to point of termination. Reduce the length by 2" for every elbow in excess of 2.
41. Clothes dryer located in an area that is habitable or condition other than burning appliances (not beneath building or clothes dryer moisture exhaust duct is limited to 14" with 2 elbows from the clothes dryer to point of termination. Reduce the length by 2" for every elbow in excess of 2.



**A NEW ADDITION FOR THE LOEWEN RESIDENCE**  
**LOCATED AT 545 EAST 900 SOUTH, SLC, UTAH 84105**

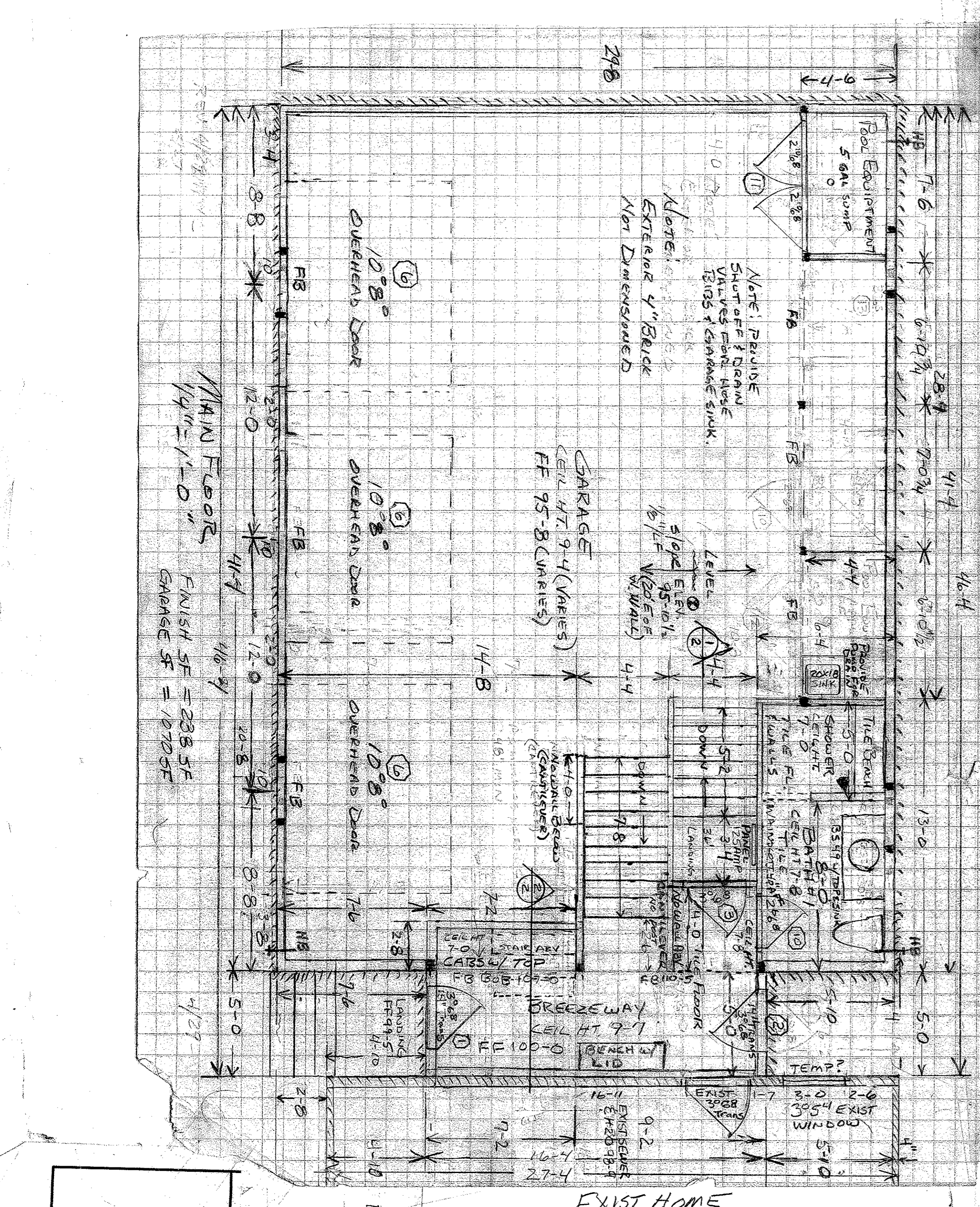
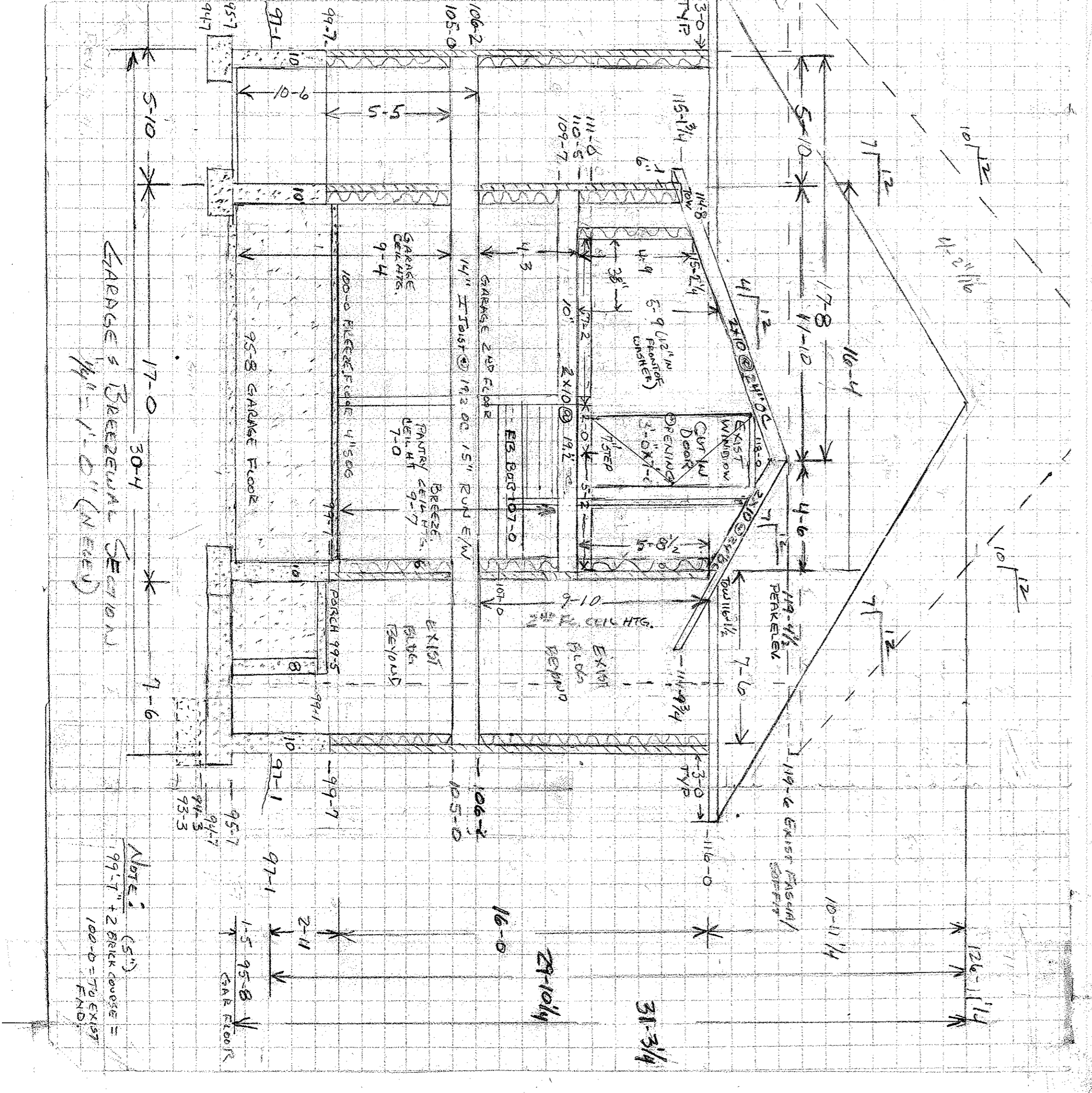
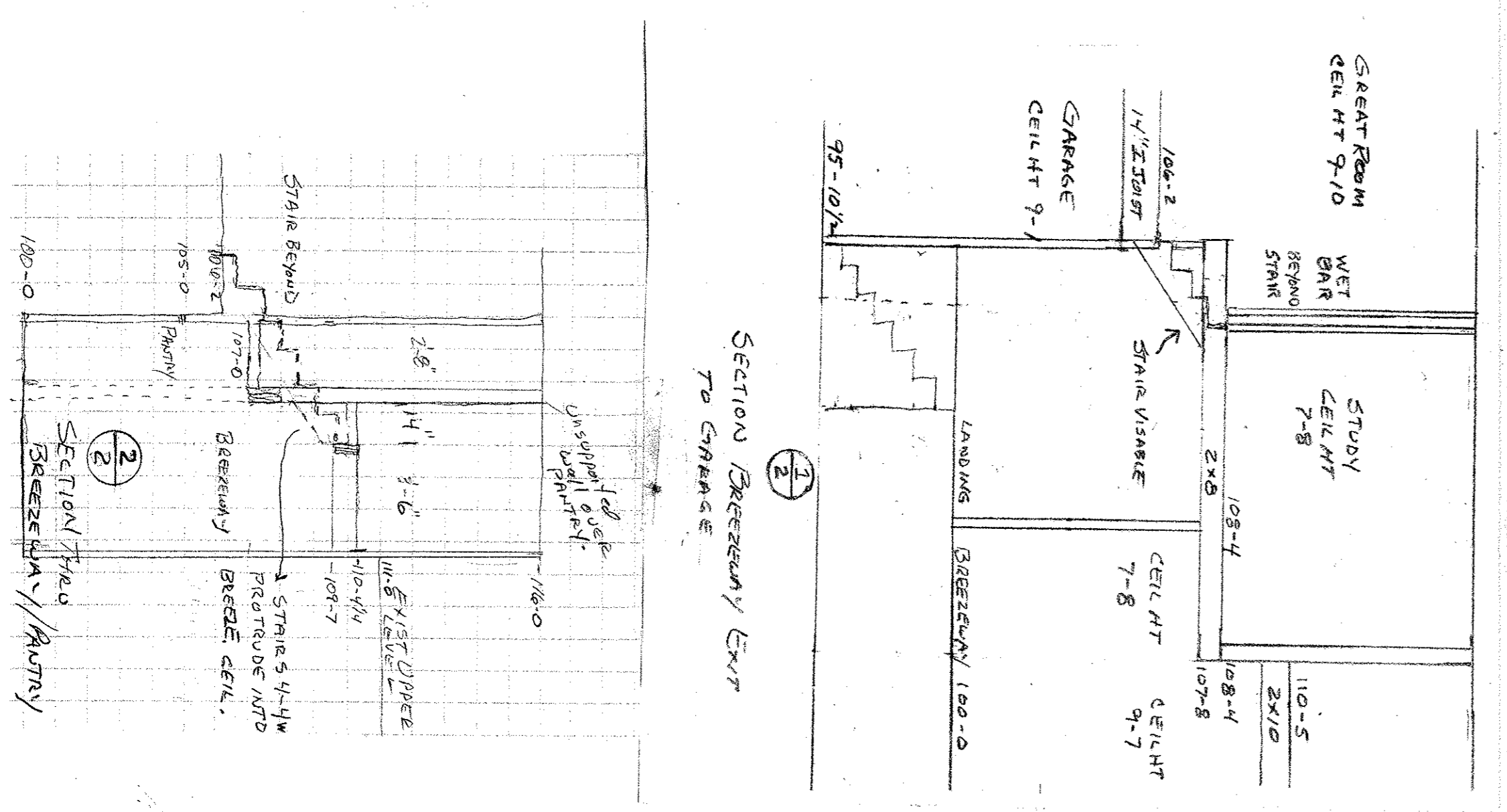
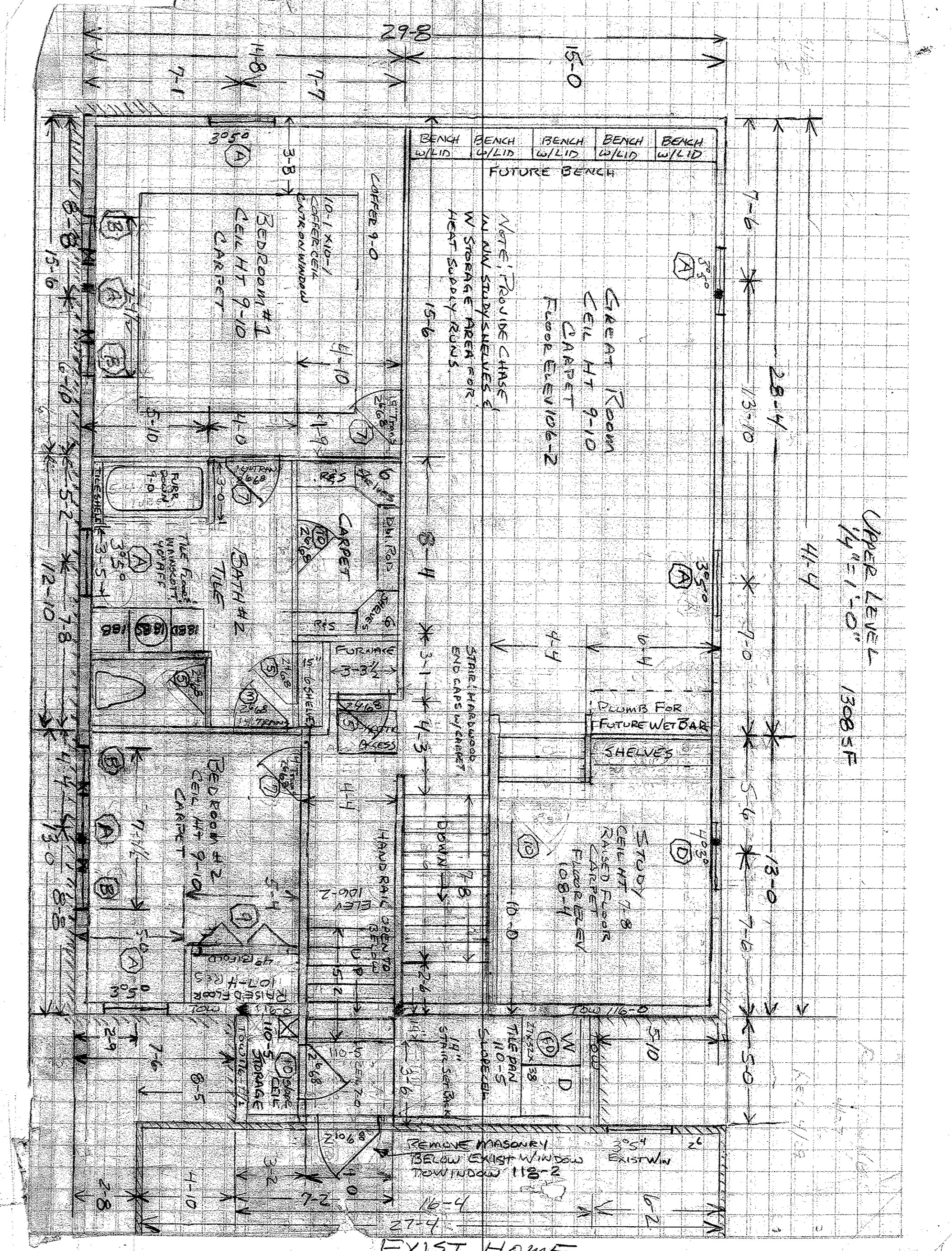
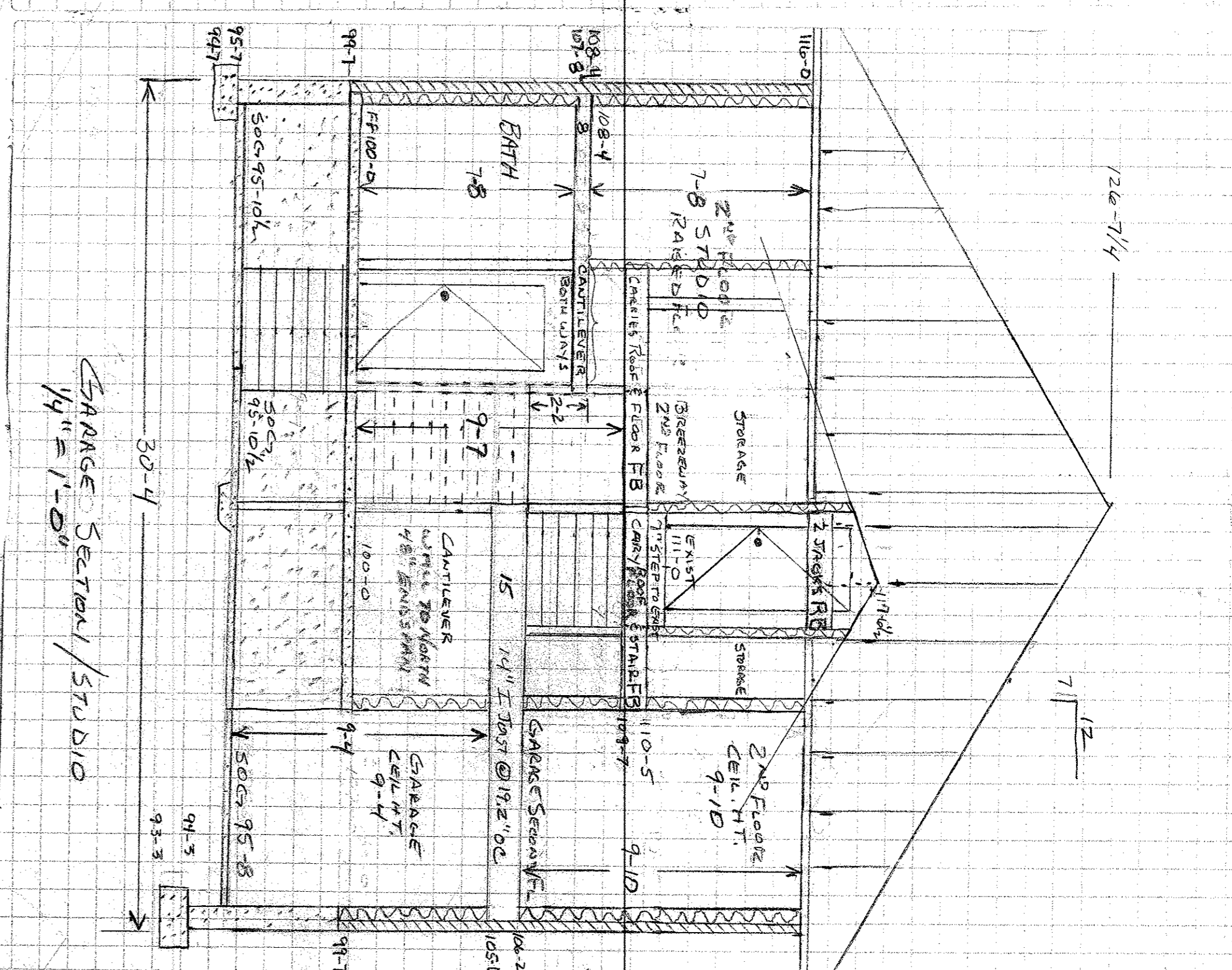


DATE: 4/29/11

WINDOW SCHEDULE					
MARK	QTY	SIZE	TYPE	GLASS	REMARKS
A	7	3'-0" x 5'-0"	WIND	DELM. INCL. LOW E	(MATCH EXISTING)
B	4	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	(MATCH EXISTING)
C	1	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	
D	1	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	(MATCH EXISTING)
E	1	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	
F	1	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	
G	1	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	
H	1	4'-0" x 3'-0"	WIND	DELM. INCL. LOW E	

MARK	QTY	SIZE	TYPE	DESCRIPTION (OPER. TYPE)
1	1	3'-0" x 4'-8"	1	EXT ENTRY DOOR WITH TRANSOM (GLASS)
2	1	3'-0" x 6'-8"	1	EXT ENTRY DOOR WITH TRANSOM (GLASS)
3	1	3'-0" x 6'-8"	1	EXT. ROOM FIRE RATED (GLASS)
4	3	2'-4" x 6'-8"	1	INTERIOR (GLASS) DOOR
5	3	1'-0" x 8'-8"	1	INSULATED GLASS DOOR
6	3	2'-6" x 6'-8"	1	INTERIOR 4 1/4" TRANSOM (GLASS)
7	4	2'-6" x 6'-8"	1	INTERIOR 4 1/4" TRANSOM (GLASS)
8	1	4'-0" x 6'-8"	1	INTERIOR (GLASS) DOOR
9	1	4'-0" x 6'-8"	1	INTERIOR (GLASS) DOOR
10	1	2'-6" x 6'-8"	1	INTERIOR (GLASS) DOOR
11	1	2'-6" x 6'-8"	1	INTERIOR (GLASS) DOOR
12	1	2'-6" x 6'-8"	1	INTERIOR (GLASS) DOOR
13	1	2'-6" x 6'-8"	1	INTERIOR (GLASS) DOOR
14	1	2'-6" x 6'-8"	1	INTERIOR (GLASS) DOOR
15	1	2'-6" x 6'-8"	1	INTERIOR (GLASS) DOOR



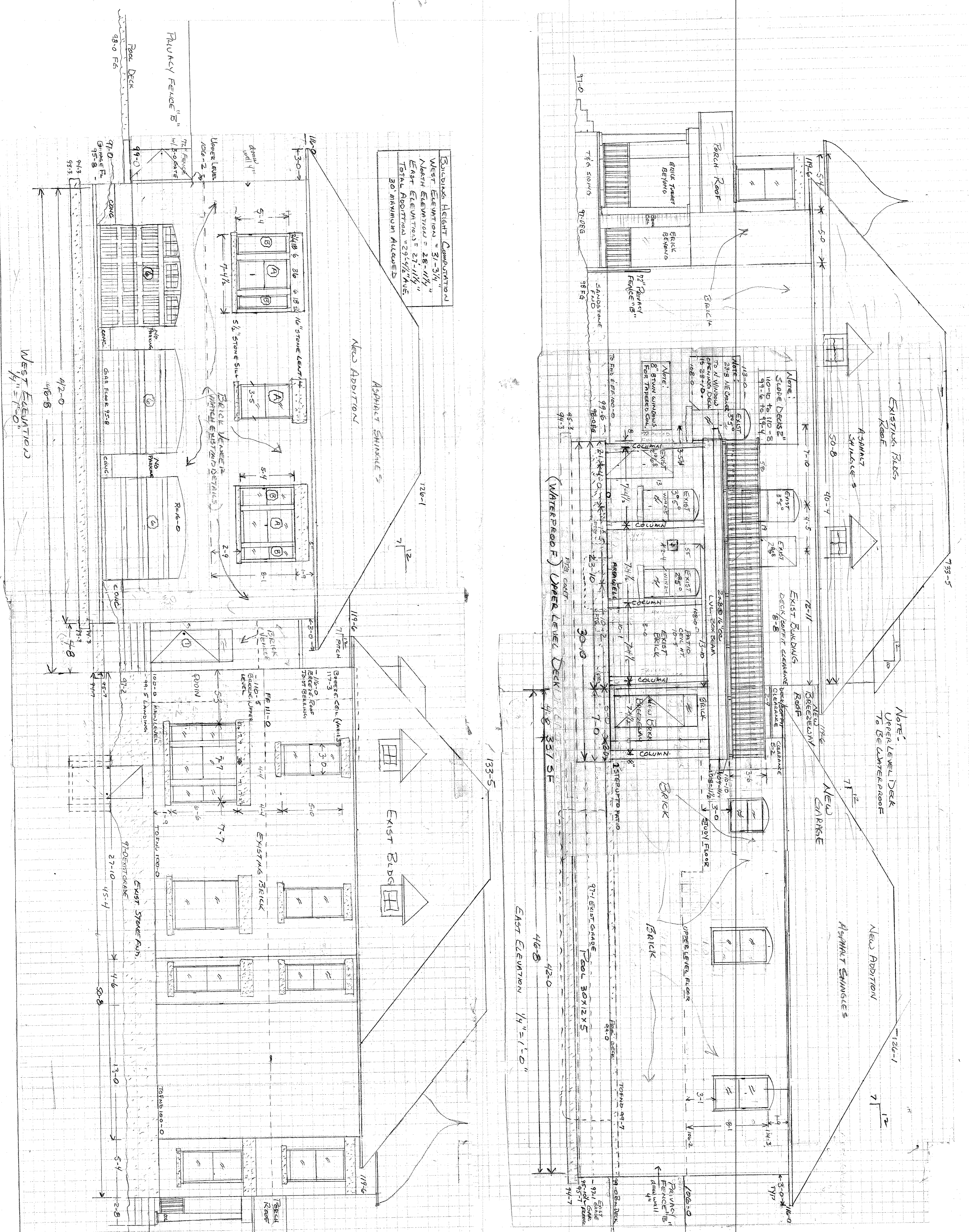
EXIST HOME

**A NEW ADDITION FOR THE LOEWEN RESIDENCE**

**LOCATED AT 545 EAST 900 SOUTH, SLC. UTAH 84105**

2

PAUL DINE, 3/25/11, 5/20/11, 5/21/11, 4/28/11



**BUILDING HEIGHT COMPUTATION**  
 WEST ELEVATION = 31'-3 1/4"  
 NORTH ELEVATION = 28'-11 1/4"  
 EAST ELEVATION = 27'-11 1/4"  
 TOTAL ADDITION = 29'-4 1/2" AVE  
 30' MAXIMUM ALLOWED

**EXISTING BUILDING ROOF**  
 ASPHALT SHINGLES  
 5/8" SILLING  
 5/8" SILLING

**NOTE:**  
 UPPER LEVEL DECK  
 TO BE UNDERPROOF

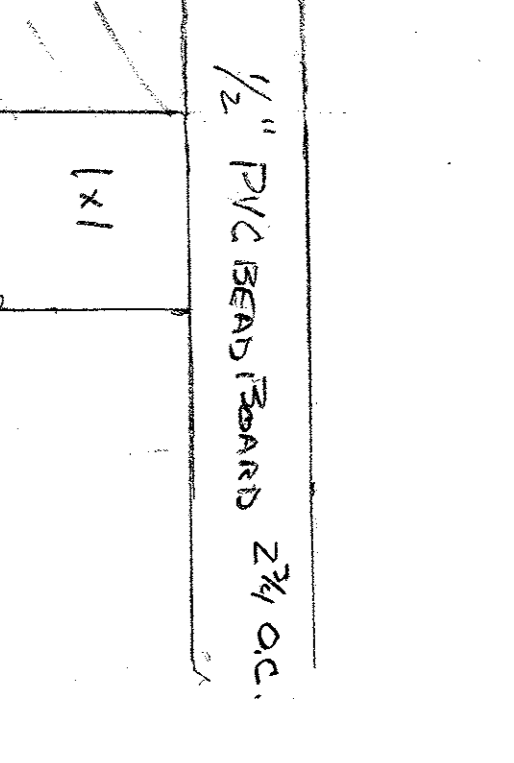
**NEW ADDITION**  
 ASPHALT SHINGLES  
 NEW BRICK

**NEW BRICK**  
 BRICK  
 BRICK

**NEW BRICK**  
 BRICK  
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**NEW BRICK**  
 BRICK  
 BRICK

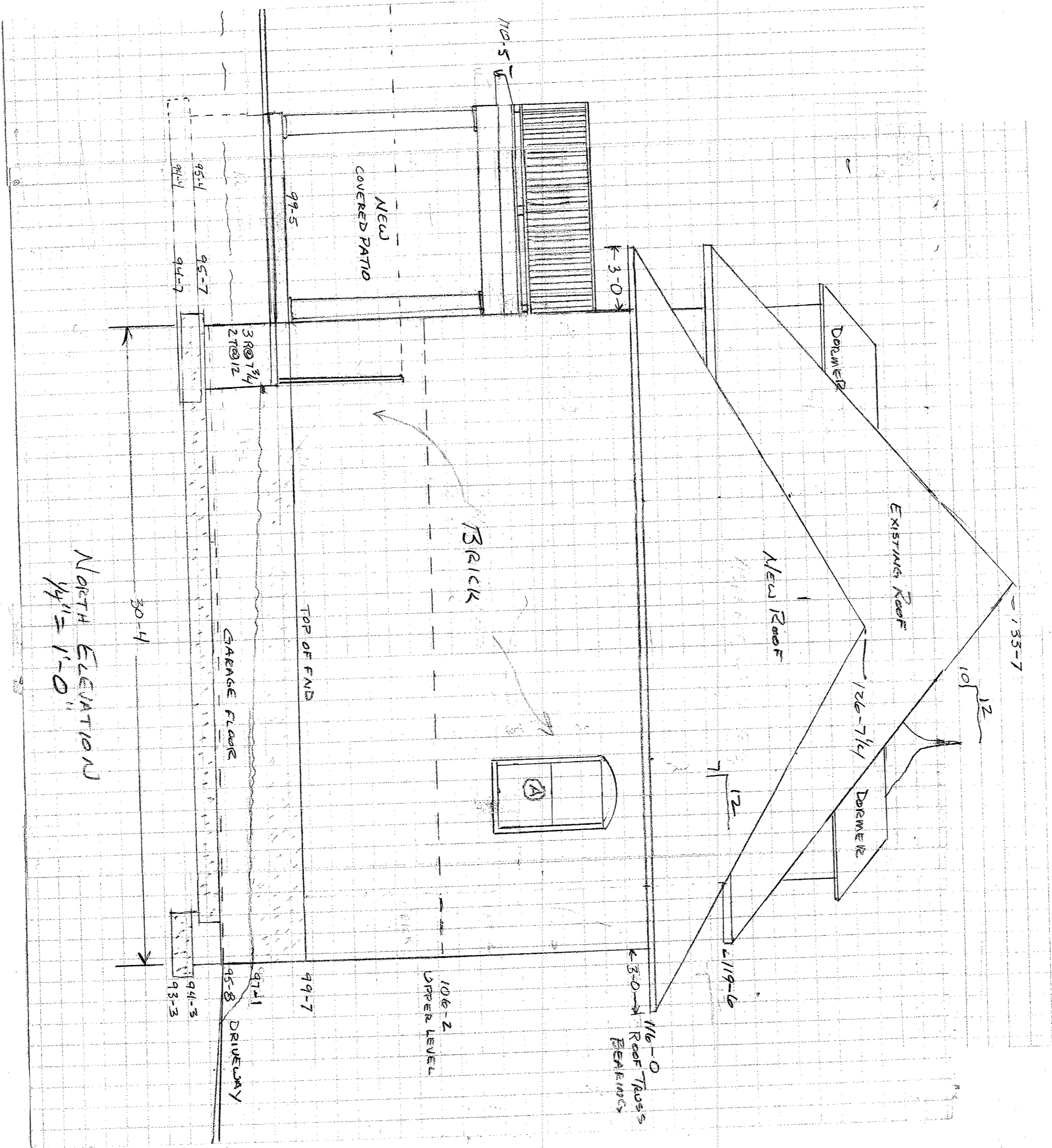
**NEW BRICK**  
 BRICK  
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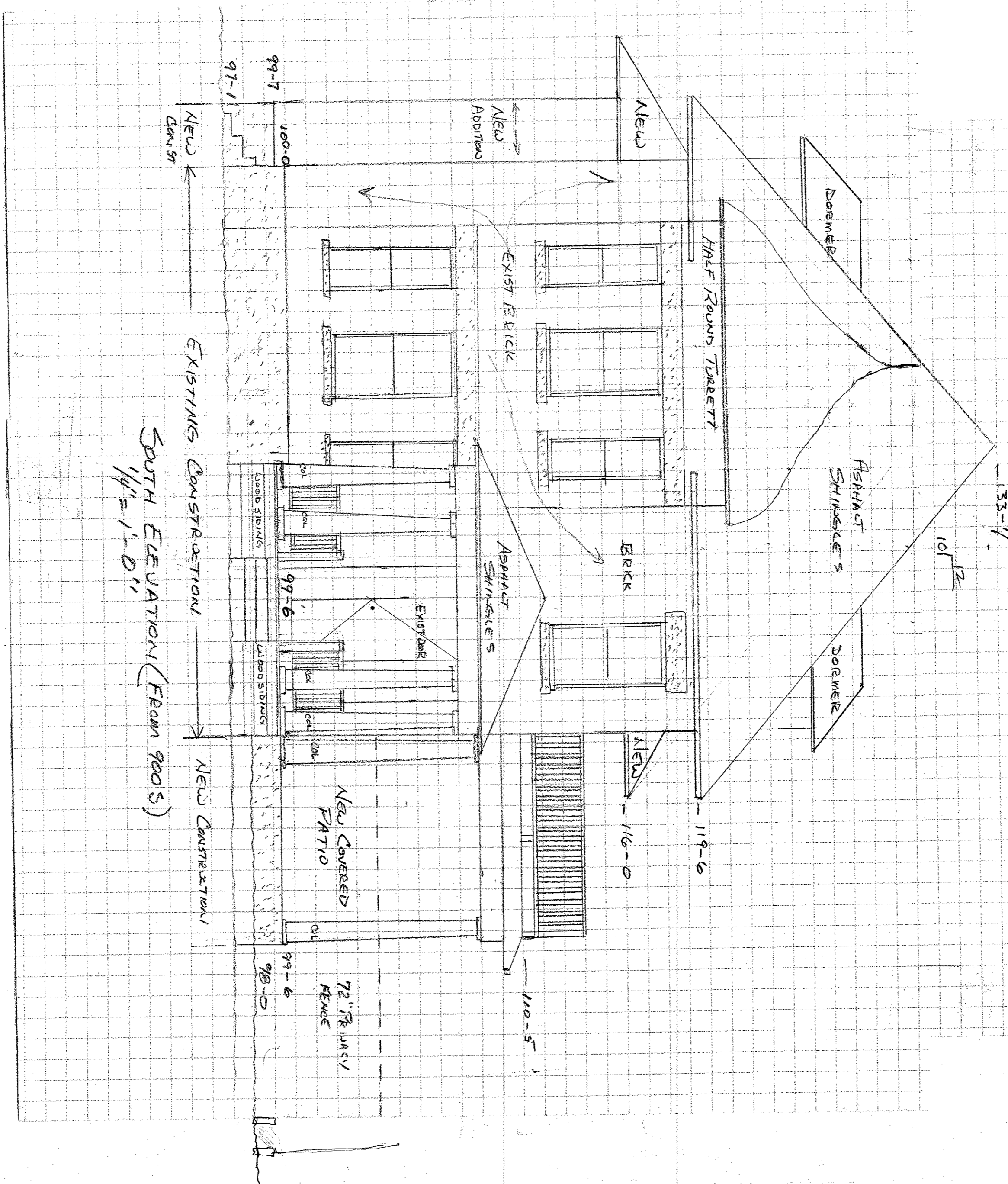
**A NEW ADDITION FOR THE LOEWEN RESIDENCE**  
**LOCATED AT 545 EAST 900 SOUTH, SLC, UTAH 84105**

**PLAN DATE:**  
 5/15/11  
 5/20/11  
 5/24/11  
 4/29/11





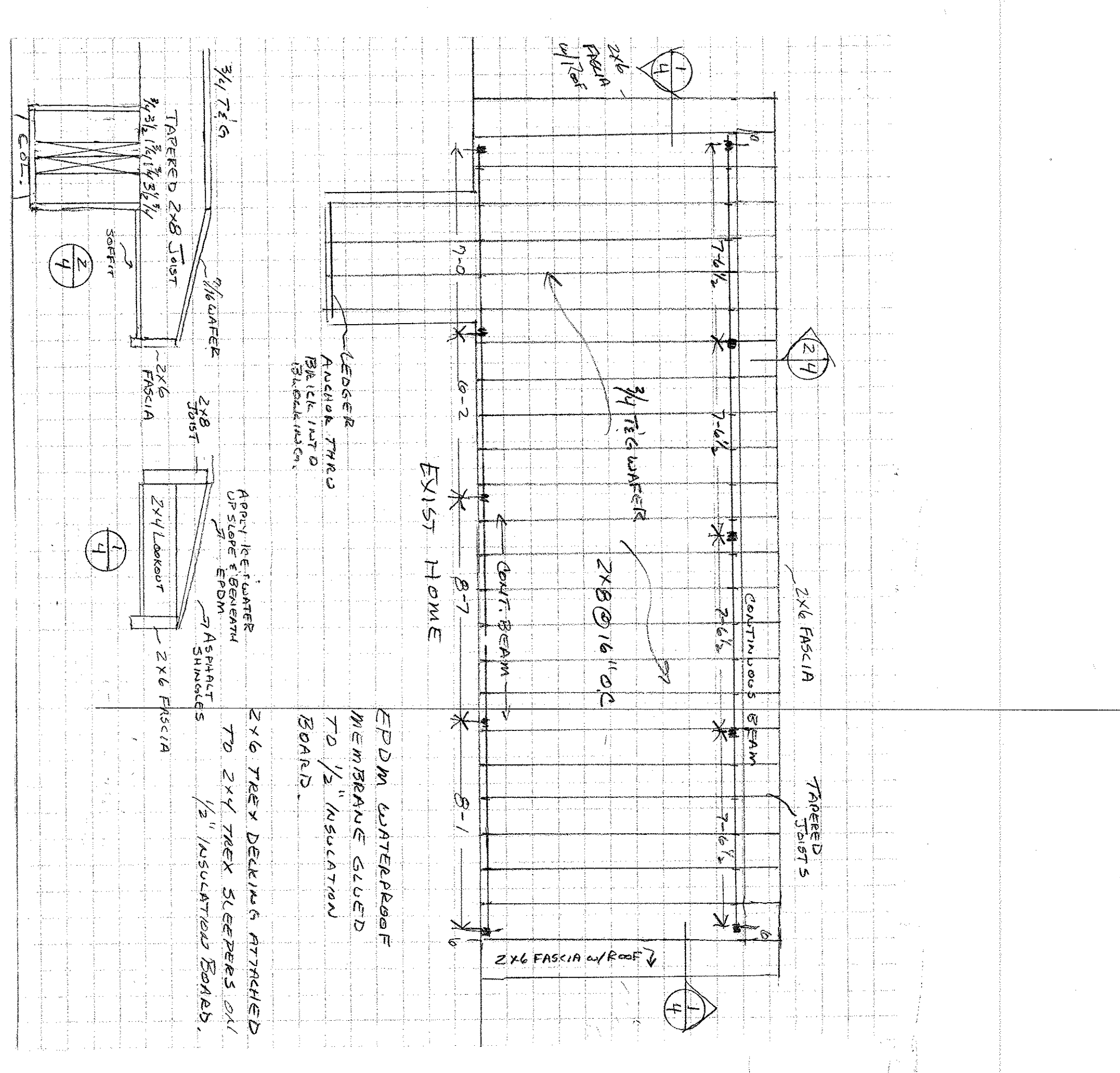
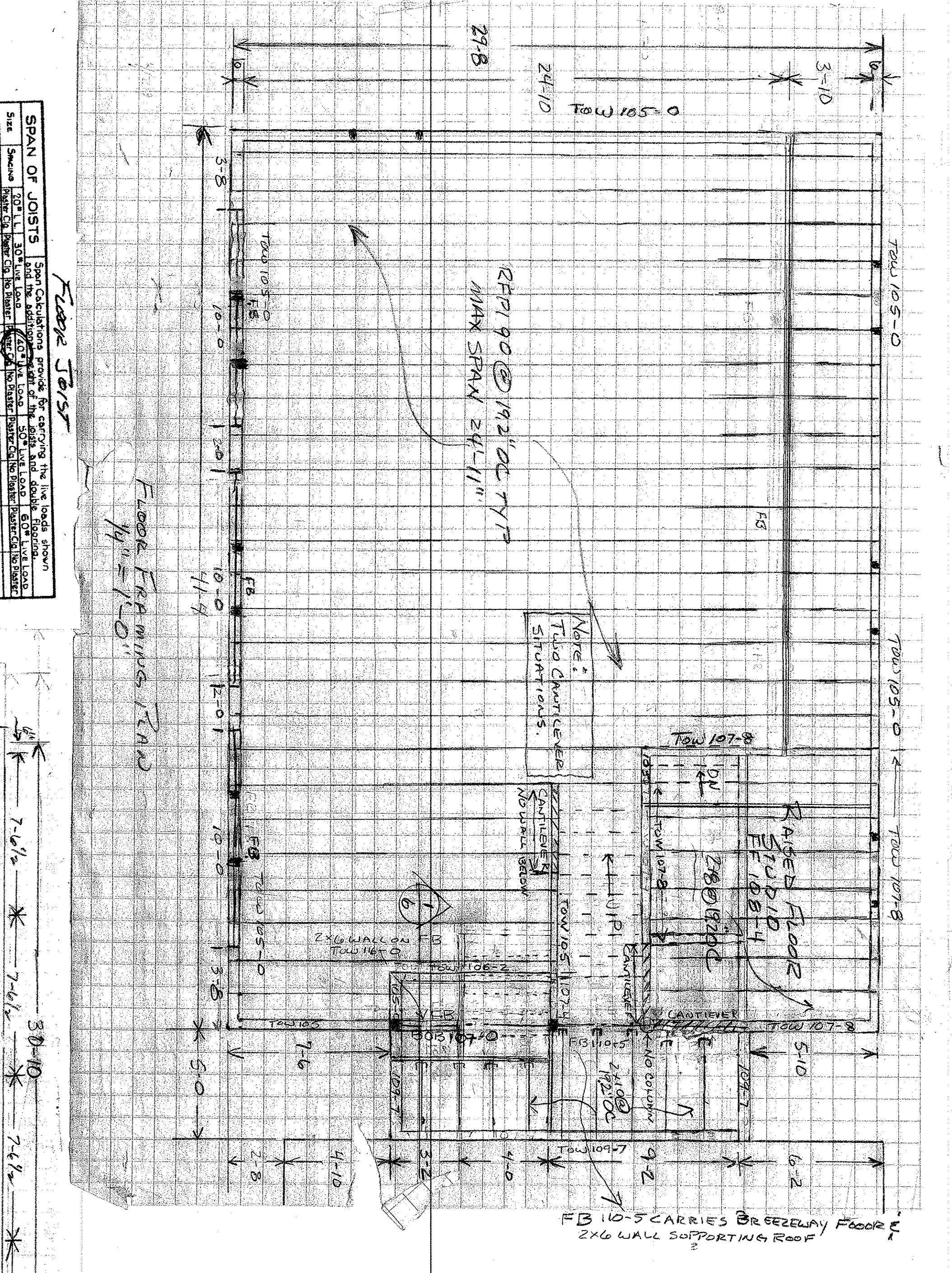
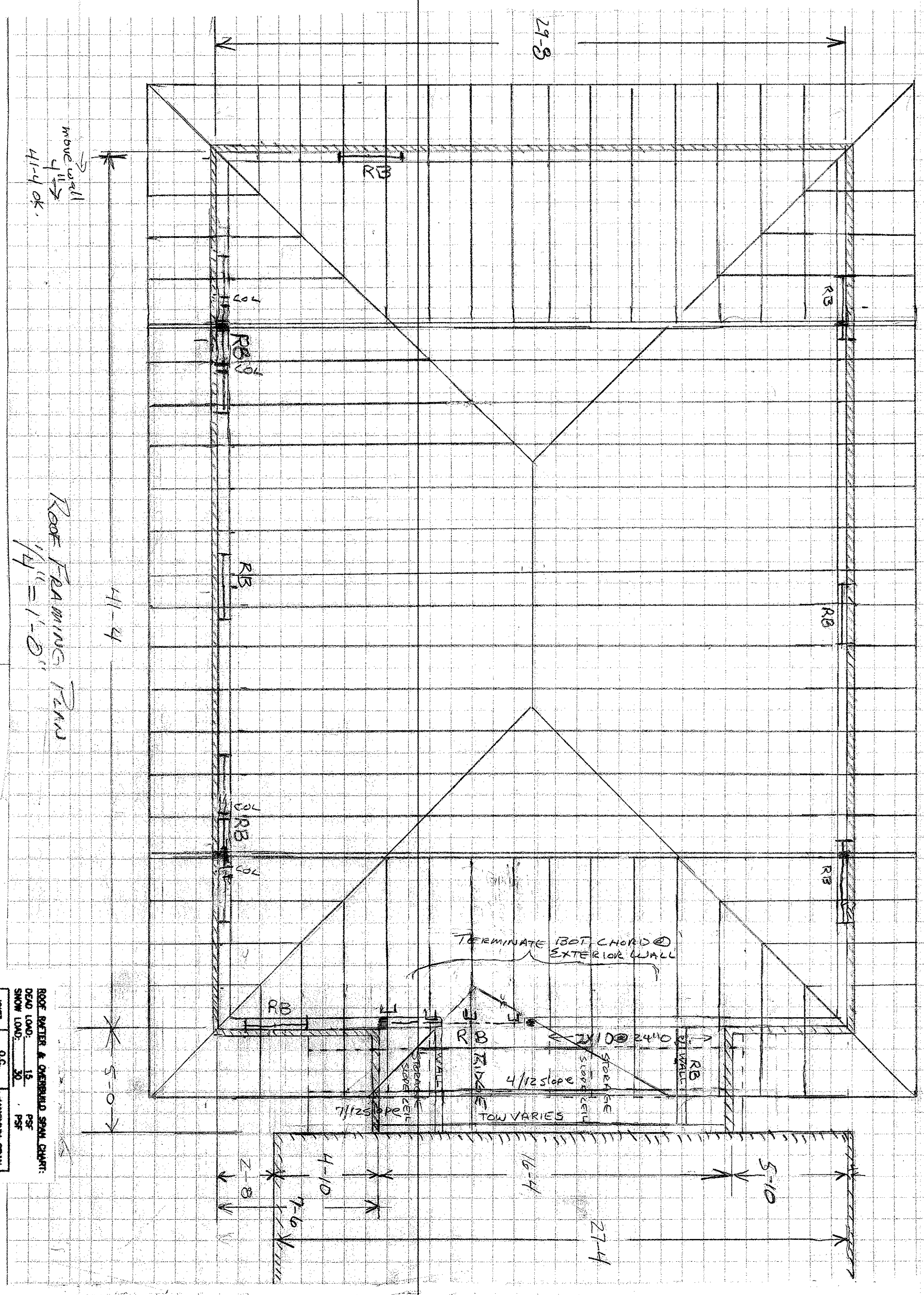
North Elevation  
1/4" = 1'-0"



South Elevation (From 900 S)  
1/4" = 1'-0"

FRANDRE  
4/29/11  
5/5/11  
5/8/11  
5/29/11  
6/12/11





ROOF RISE & EXTERIOR WALL DATA

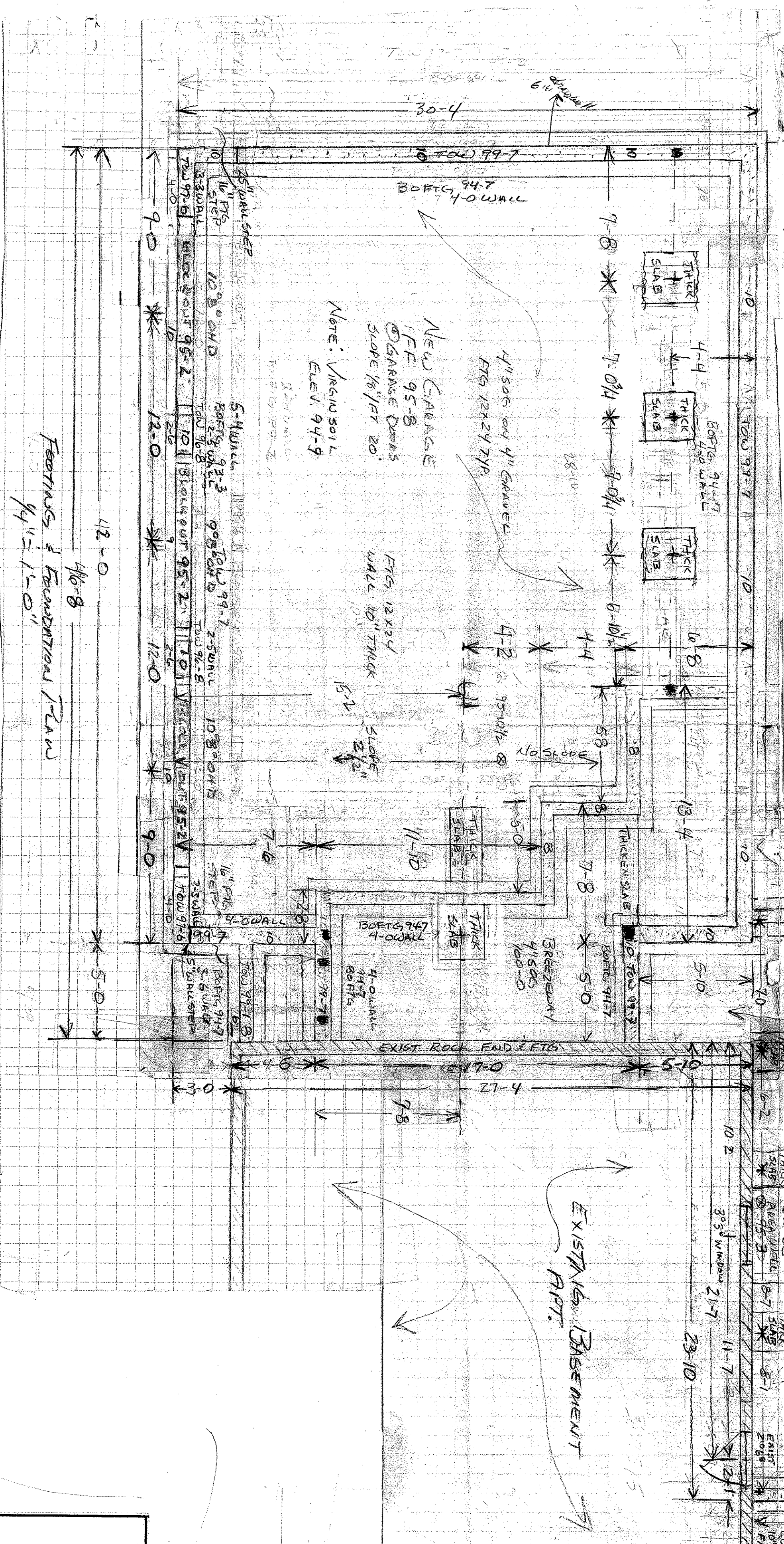
SPAN	ROOF RISE	EXTERIOR WALL
2x4	10'	10'
2x6	12'	12'
2x8	14'	14'
2x10	16'	16'
2x12	18'	18'

SPAN OF JOISTS

SPAN	JOIST	LOAD
10'	2x12	10'
12'	2x12	12'
14'	2x12	14'
16'	2x12	16'
18'	2x12	18'

Table showing maximum safe spans for highest quality wood joists. Values will vary for different species of wood. Always check local building codes for exact data.

SPAN	JOIST	LOAD
10'	2x12	10'
12'	2x12	12'
14'	2x12	14'
16'	2x12	16'
18'	2x12	18'



**6**

PAN DATE  
5/12/11  
5/28/11

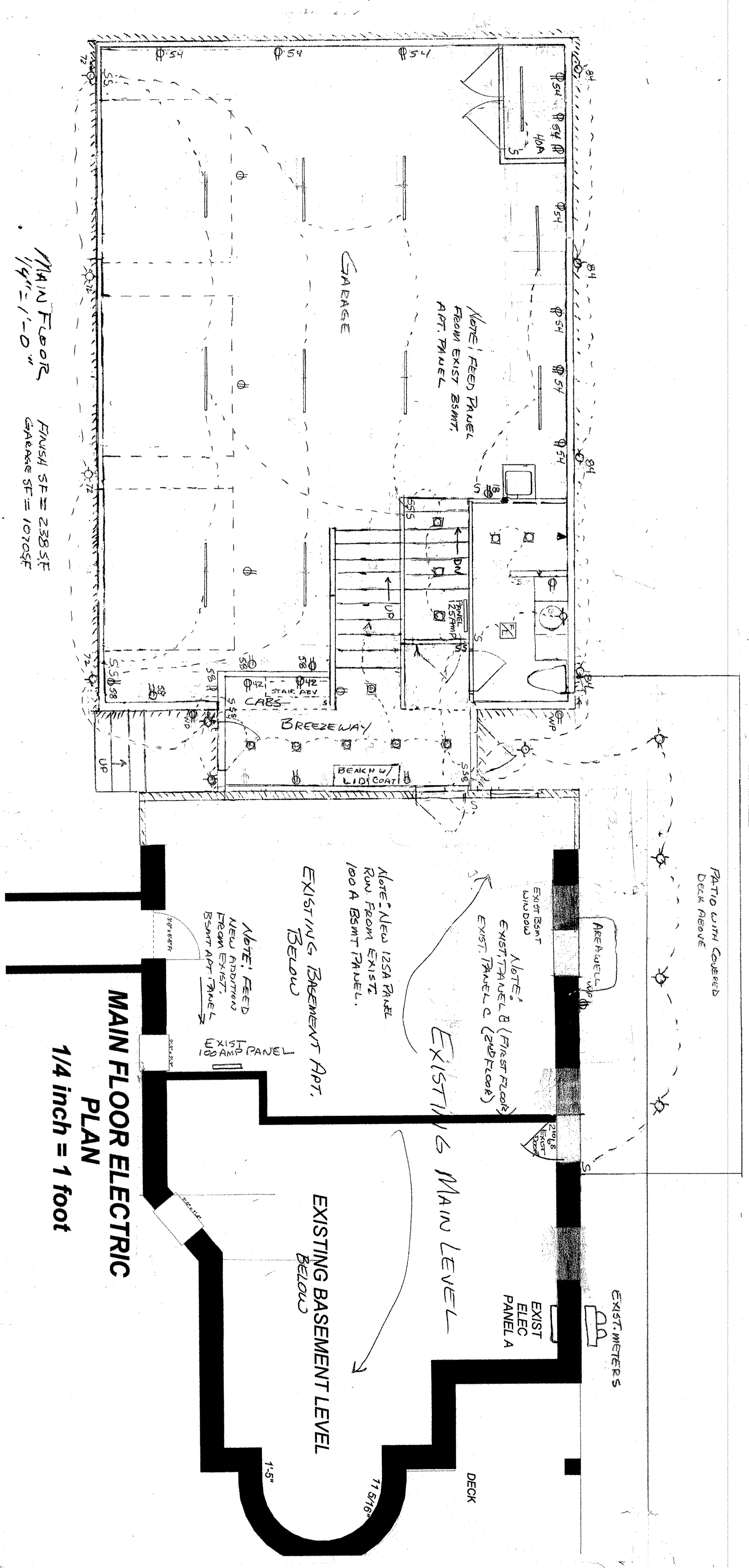
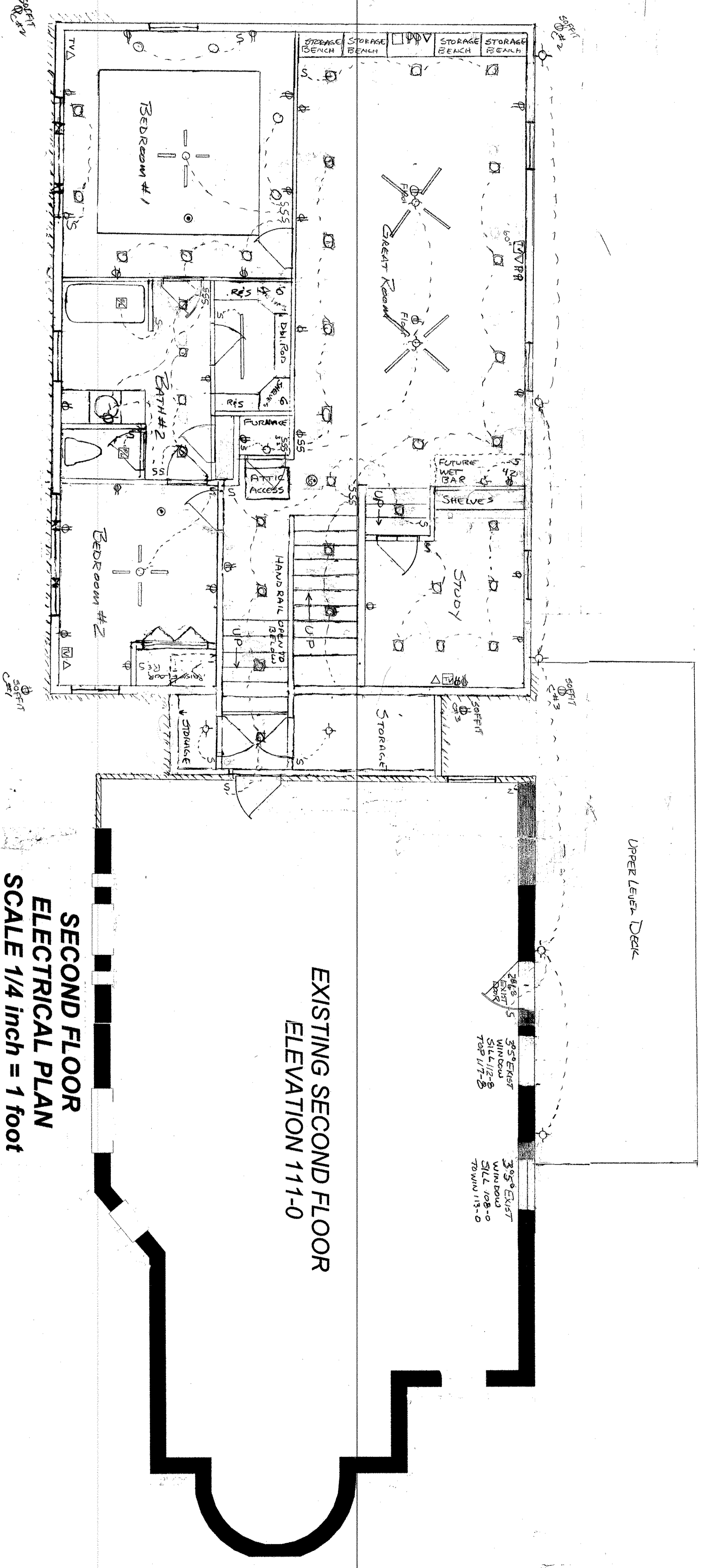
**A NEW ADDITION FOR THE LOEWEN RESIDENCE  
LOCATED AT 545 EAST 900 SOUTH, SLC, UTAH, 84105**

**SYMBOL LEGEND**

	SURFACE MOUNTED LIGHT FIXTURE
	RECESSED INCAND. LIGHT FIXTURE
	SLOPED RECESSED INCAND. LIGHT FIXTURE
	RECESSED INCAND. LT. EX. WALL WASH
	JUNCTION BOX FOR PENDANT LIGHT FIX
	CEILING EXHAUST FAN W/ LIGHT
	WALL MOUNTED INCAND. LIGHT
	RECESSED IN WALL INCAND. LIGHT
	FLUORESCENT FIXTURE UNDER CABINETS
	DUPLEX OUTLET
	1/2 SWITCHED DUPLEX OUTLET
	220 V. OUTLET
	W.P. WATERPROOF OUTLET (GFI)
	RECESSED FLOOR OUTLET
	TELEVISION
	CAT 5 TELEPHONE OUTLET
	SWITCH
	MULTIPLE SWITCH LOCATIONS
	SMOKE DETECTOR
	CENTRAL VACUUM OUTLET
	CEILING FAN WITH LIGHTS
	EXTERIOR FLOOD LIGHT
	FIXTURE CONNECTION
	HEAT LAMP FIXTURE
	SPEAKER

**NOTE**

1. ALL SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED WITH BEDROOM SMOKE DETECTORS.
2. WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE, ED. 2008.
3. ELECTRICAL CLOTHES WASHERS SHALL BE SUPPLIED AN INDIVIDUAL BRANCH CIRCUIT.
4. KITCHEN TO BE PROVIDED WITH AT LEAST TWO (2) AMPS TO BE PROVIDED WITH AT LEAST TWO (2) AMPS TO HAVE ABC FAULT INTERRUPTER CIRCUITS INCLUDING CIRCUIT WHICH PROVIDES POWER TO THE SMOKE DETECTOR.
5. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A HEIL BURNING APPLIANCE INTERCONNECT WITH SMOKE DETECTORS.
6. WHERE TOILET ROOMS & BATHROOMS ARE MECHANICALLY VENTILATED, THE SYSTEM SHALL BE CAPABLE OF EXHAUSTING A MINIMUM OF 50 CFM INTERMITTENT.
7. ALL BRANCH CIRCUITS SUPPLYING 120-VOLT, SINGLE-PHASE 15 & 20 AMP OUTLETS SHALL BE PROTECTED BY AN AFCI (ARC FAULT INTERRUPTER) TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
8. OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT AN OUTLET ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET.
9. OUTLETS ARE REQUIRED ABOVE COUNTER SPACE, THEY ARE REQUIRED TO BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM AN OUTLET.
10. PROVIDE 20' MIN LONG, 1/2" ESR GROUND, ENGAGE IN AT LEAST 2" OF CONCRETE & LOCATE WITHIN OR NEAR THE BOTTOM OF FPN OR FOOTING THAT IS IN DIRECT CONTACT W/ EARTH.



**A NEW ADDITION FOR THE LOEWEN RESIDENCE**  
**LOCATED AT 545 EAST 900 SOUTH, SLC, UTAH 84105**

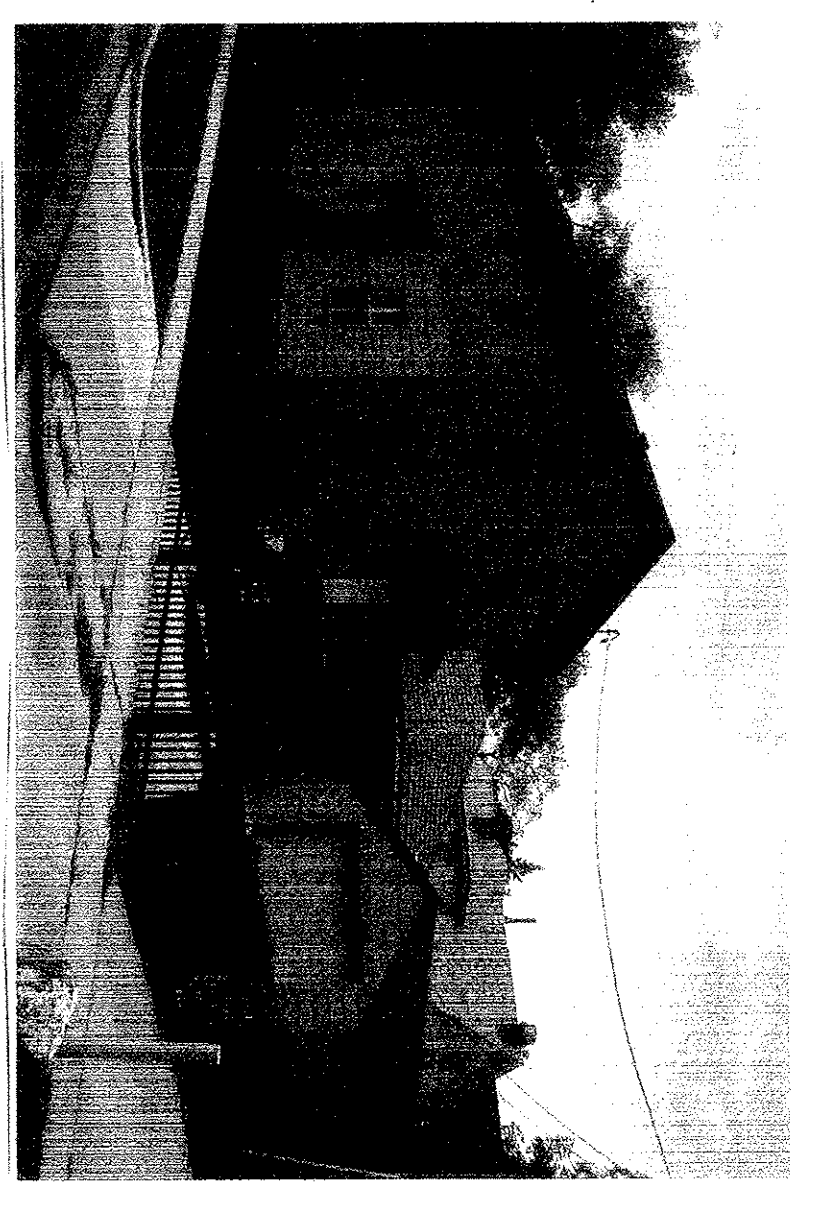
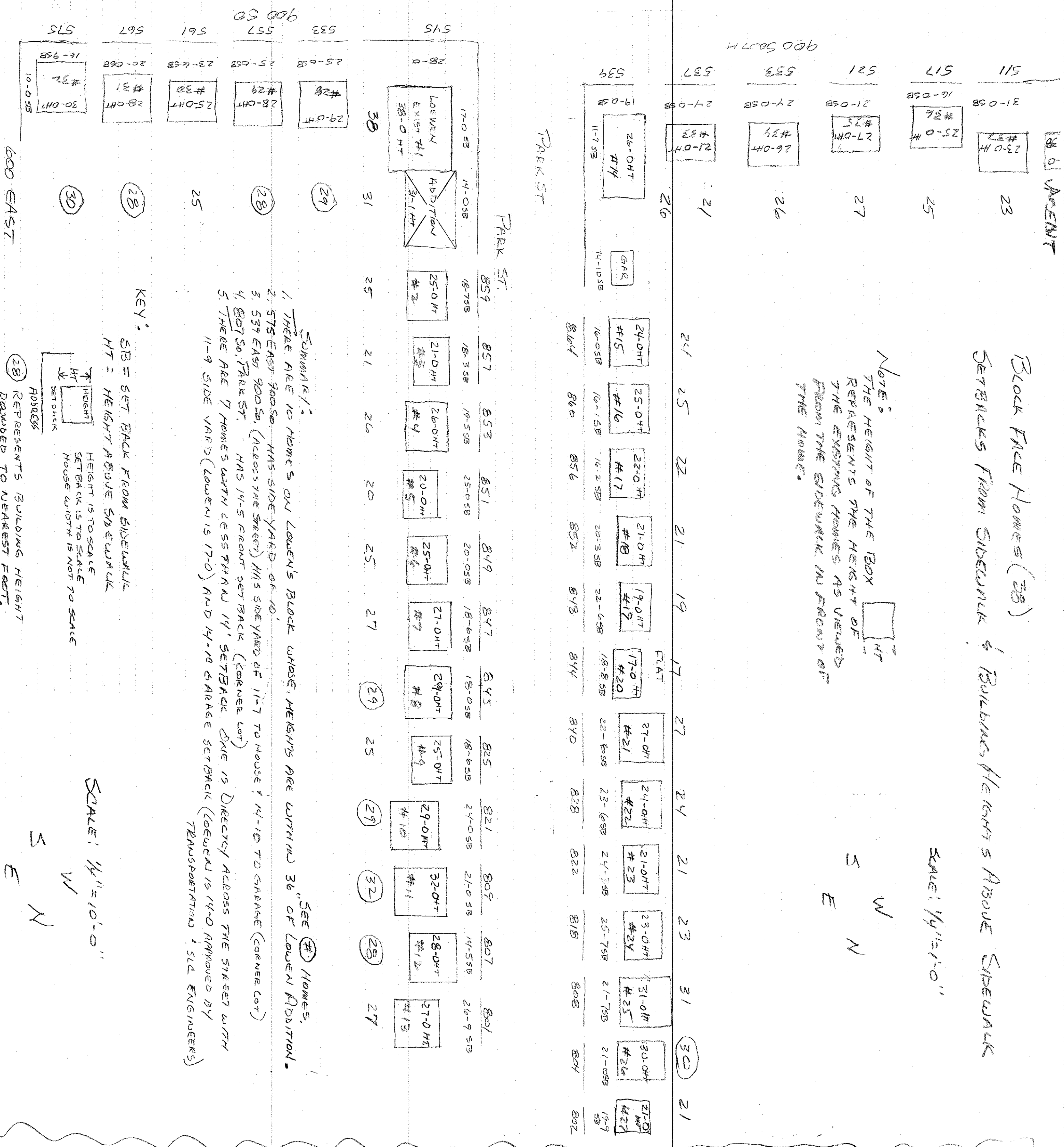
TRAVIS DANE  
 5/20/11  
 5/26/11  
 6/9/11

Block Face Homes (28)  
 SETBACKS FROM SIDEWALK & BUILDING HEIGHTS ABOVE SIDEWALK

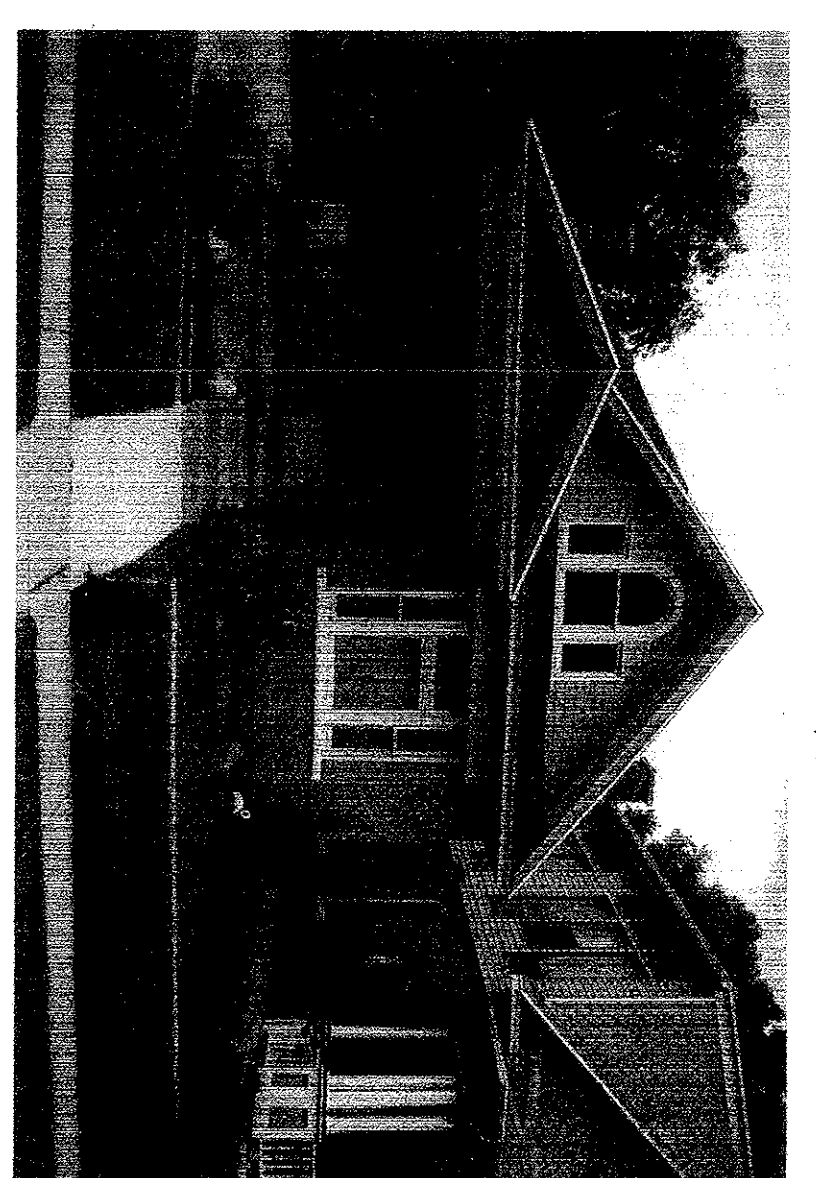
NOTE: THE HEIGHT OF THE BOX REPRESENTS THE HEIGHT OF THE EXISTING HOMES AS VIEWED FROM THE SIDEWALK IN FRONT OF THE HOUSE.

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

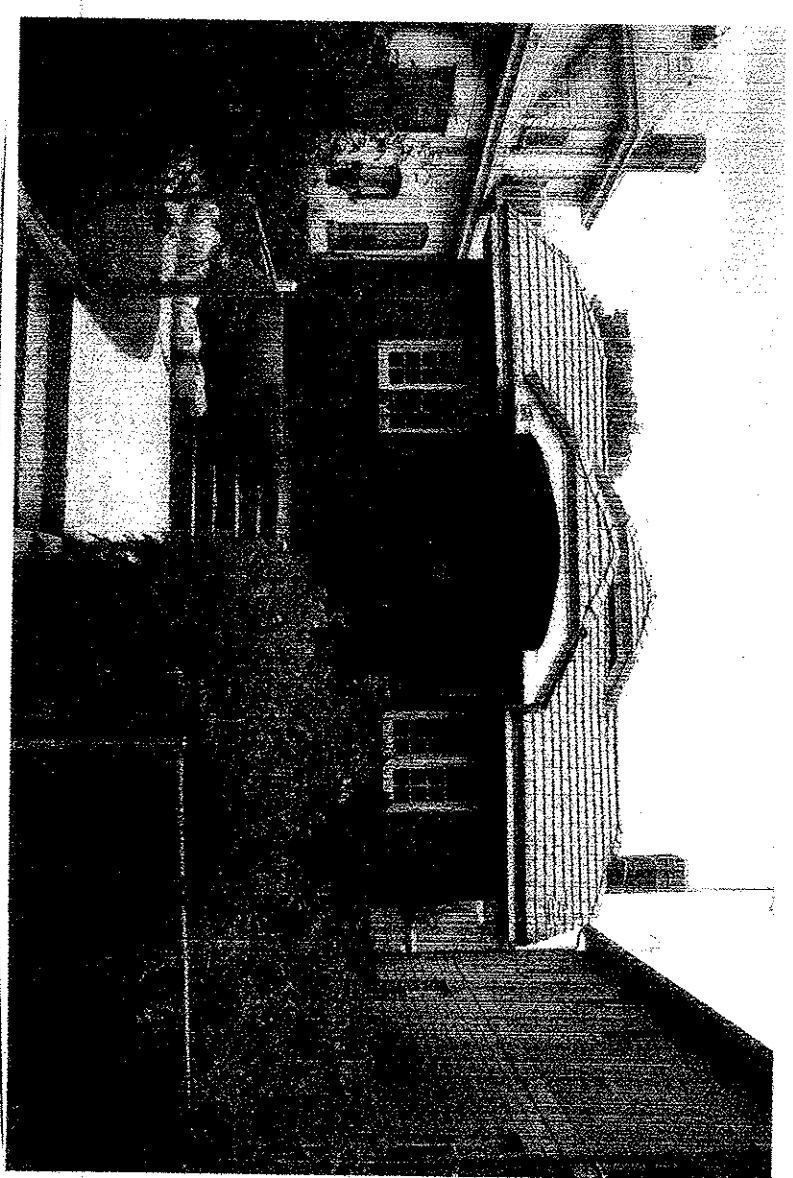
S  
E  
W  
N



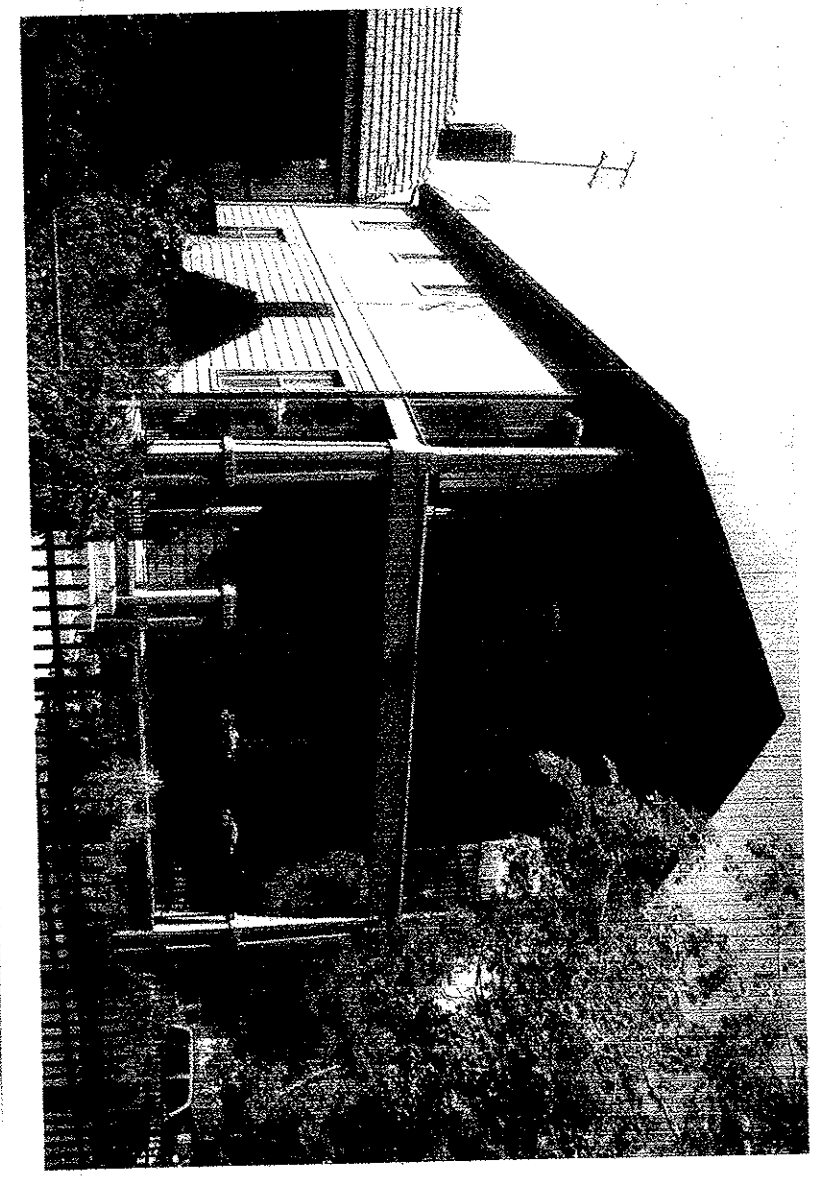
House #14 CORNER LOT 537E 900S



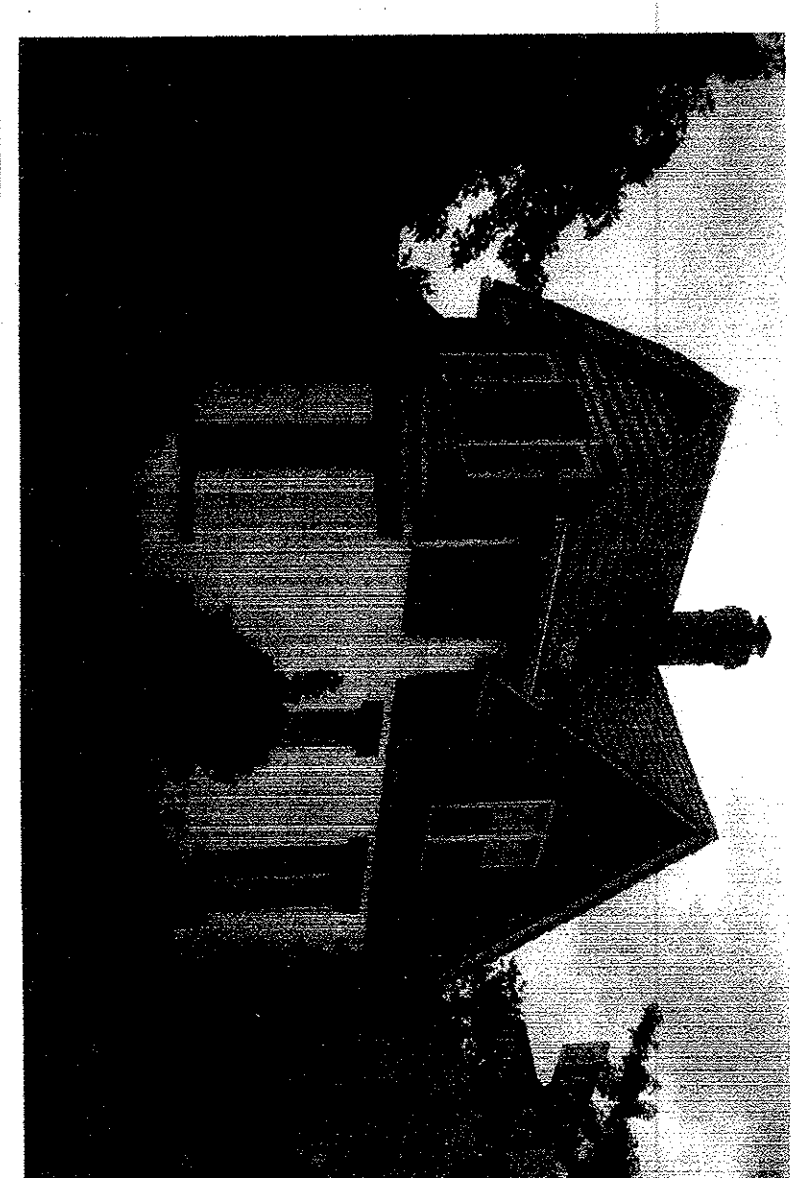
House #15



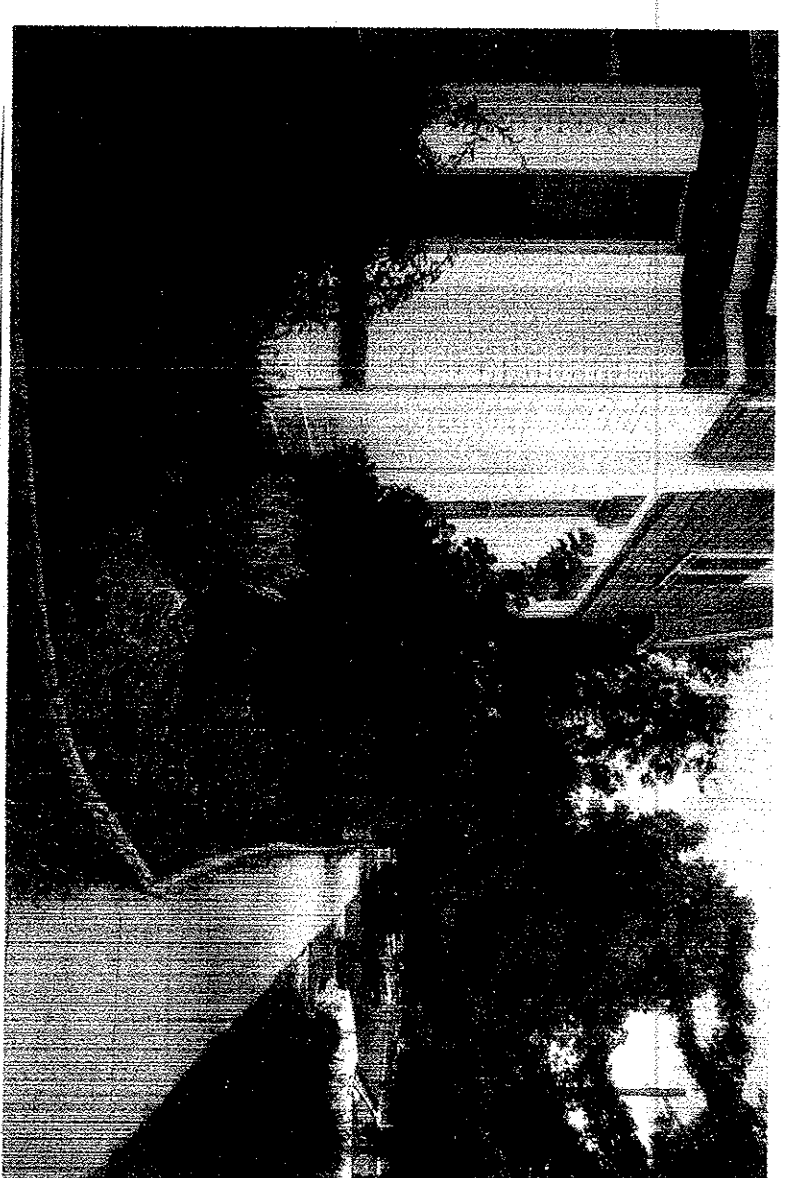
House To West of House Across From House #33 Loewen



House Across St From Loewen House #14



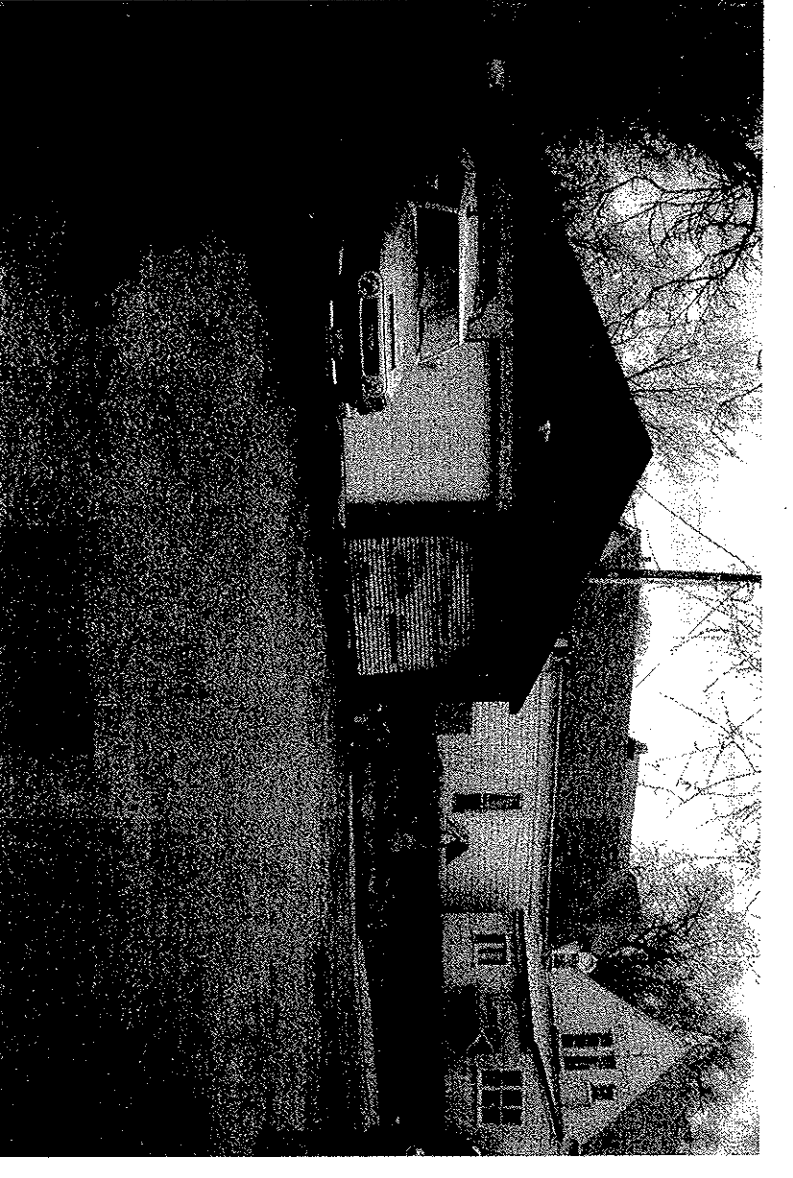
Corner Lot 900 So 600E 10-0 SIDE YARD SETBACK < House #32



Corner Lot 900 So 600E 10-0 SIDE YARD SETBACK House #32



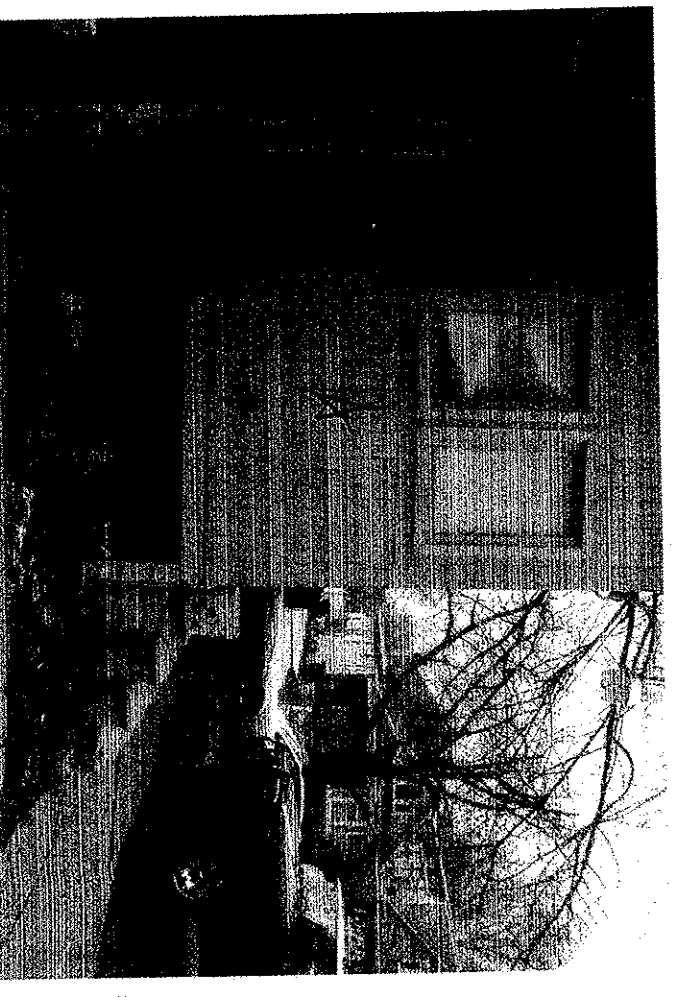
ALTERED VIEW TO NORTH



OBSCURED VIEW TO EAST EXIST 3-CAR GARAGE TO BE REMOVED



REMOVE DECK REMOVE 3-CAR GAR



REMOVE REAR PORCH



REMOVE REAR PORCH



REMOVE REAR PORCH & DECK

TWO OTHER LOTS THIRD IS ADJACENT TO LOEWEN

A NEW ADDITION FOR THE LOEWEN RESIDENCE  
 LOCATED AT 545 EAST 900 SOUTH, SLC, UTAH, 84105

**NO PARKING**

3/13/13  
3/13/13

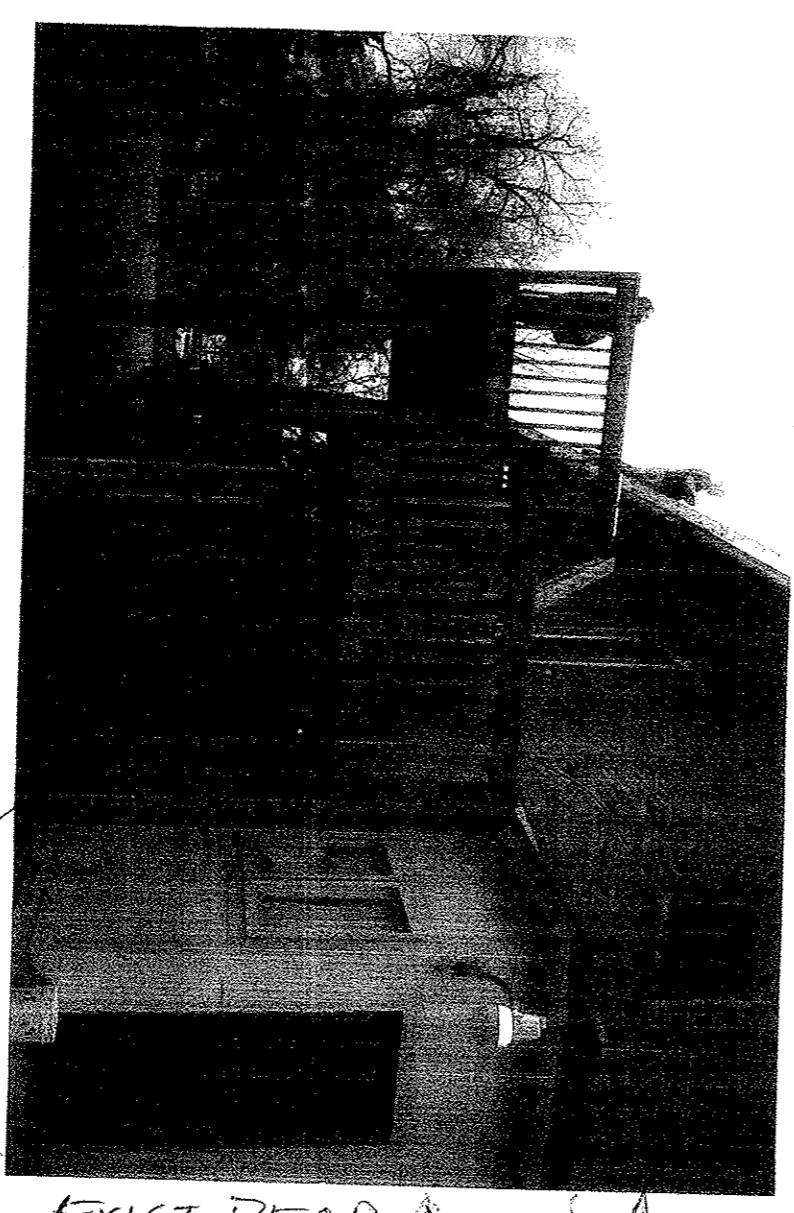
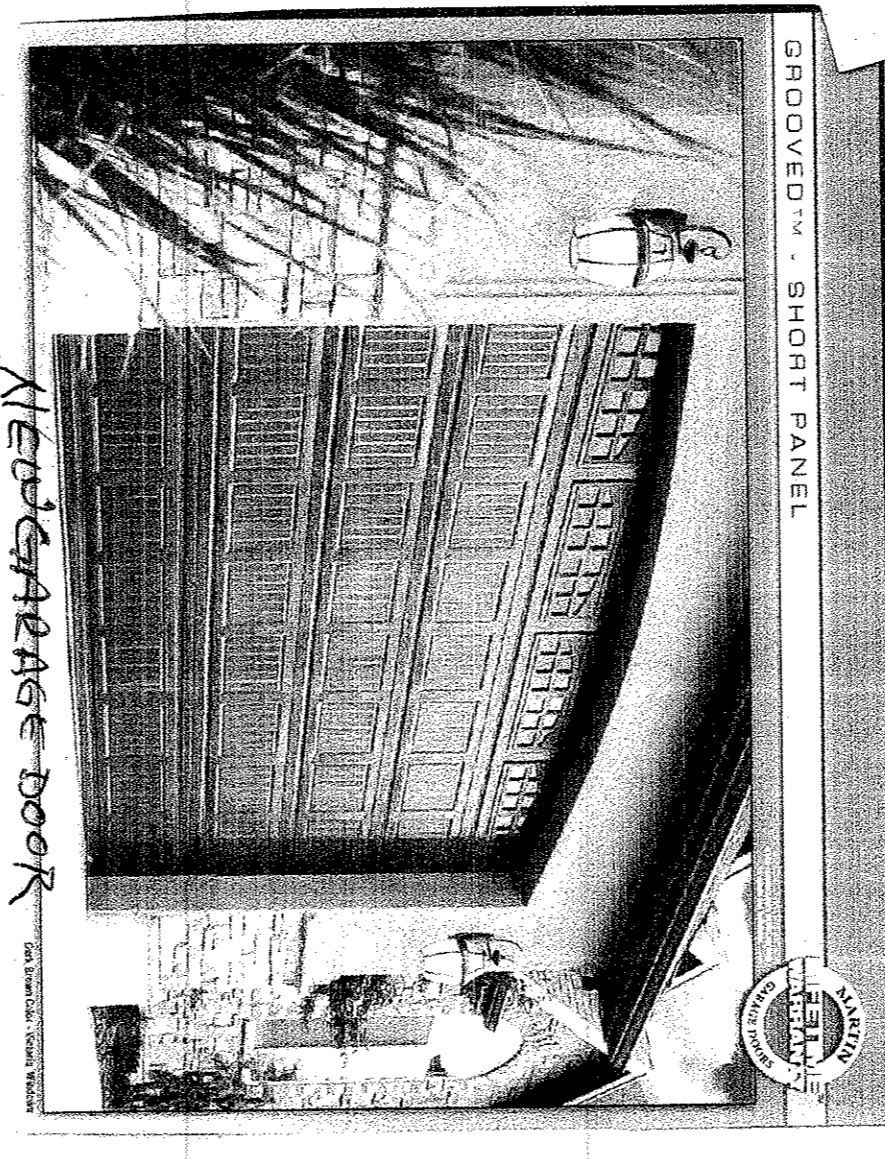
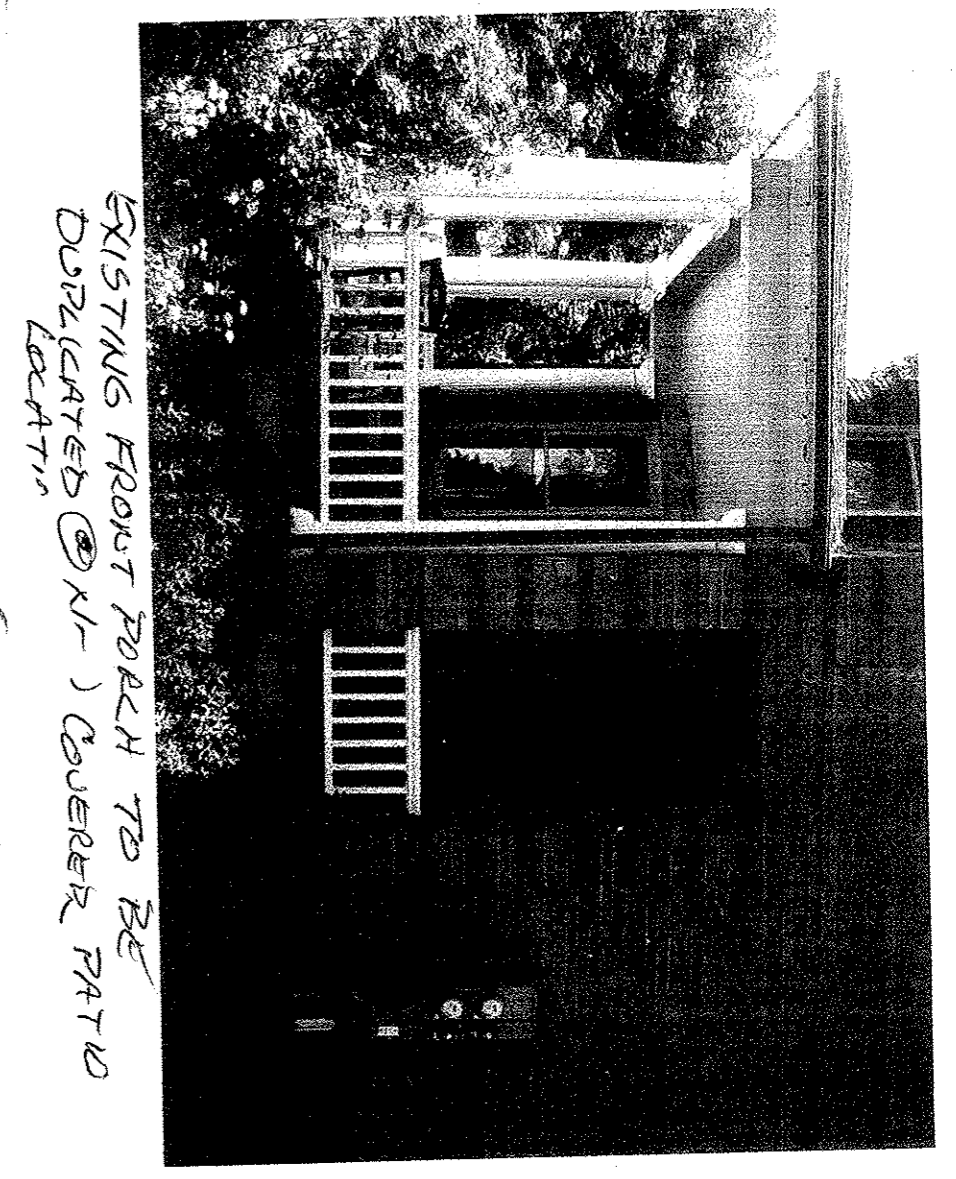
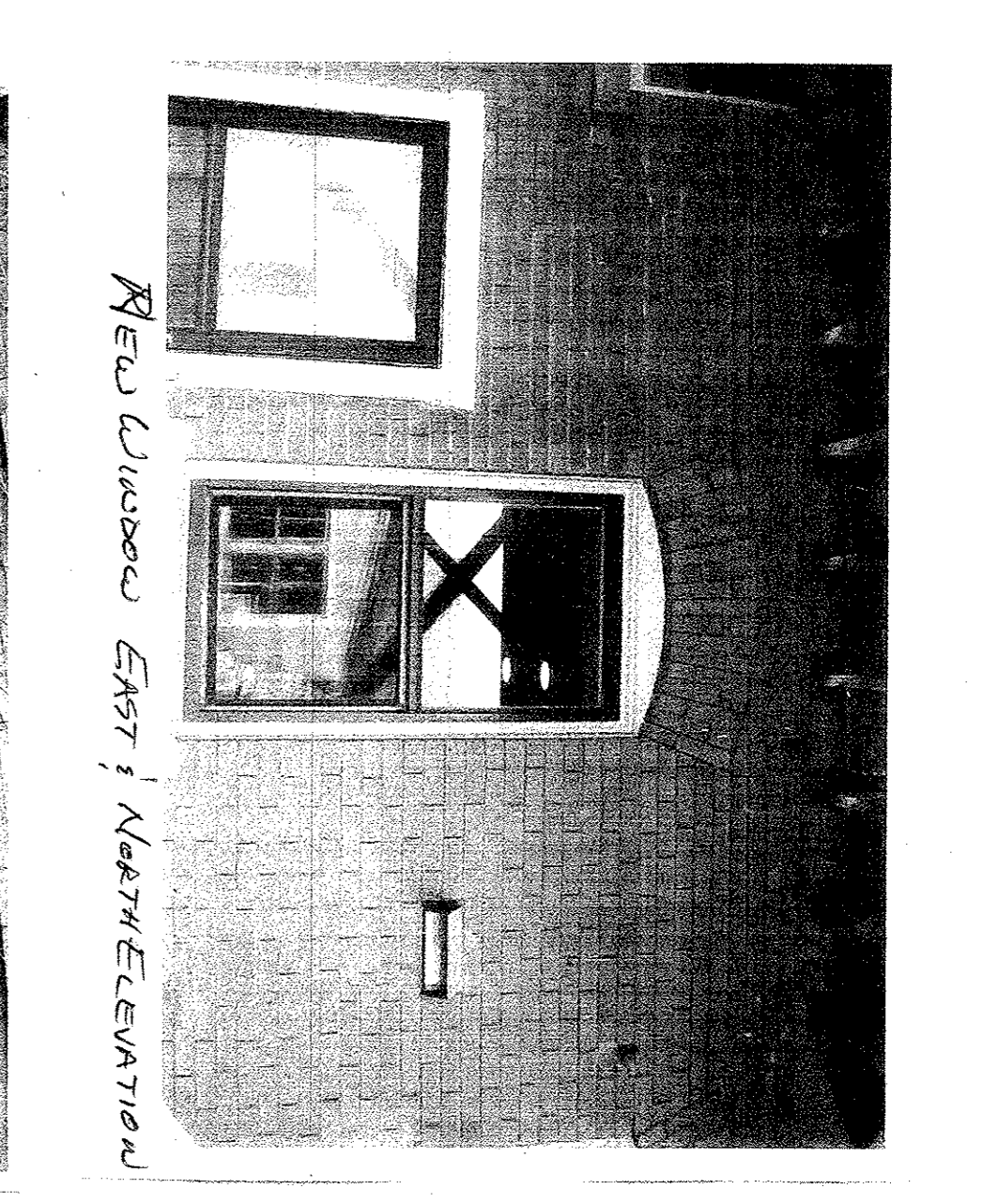
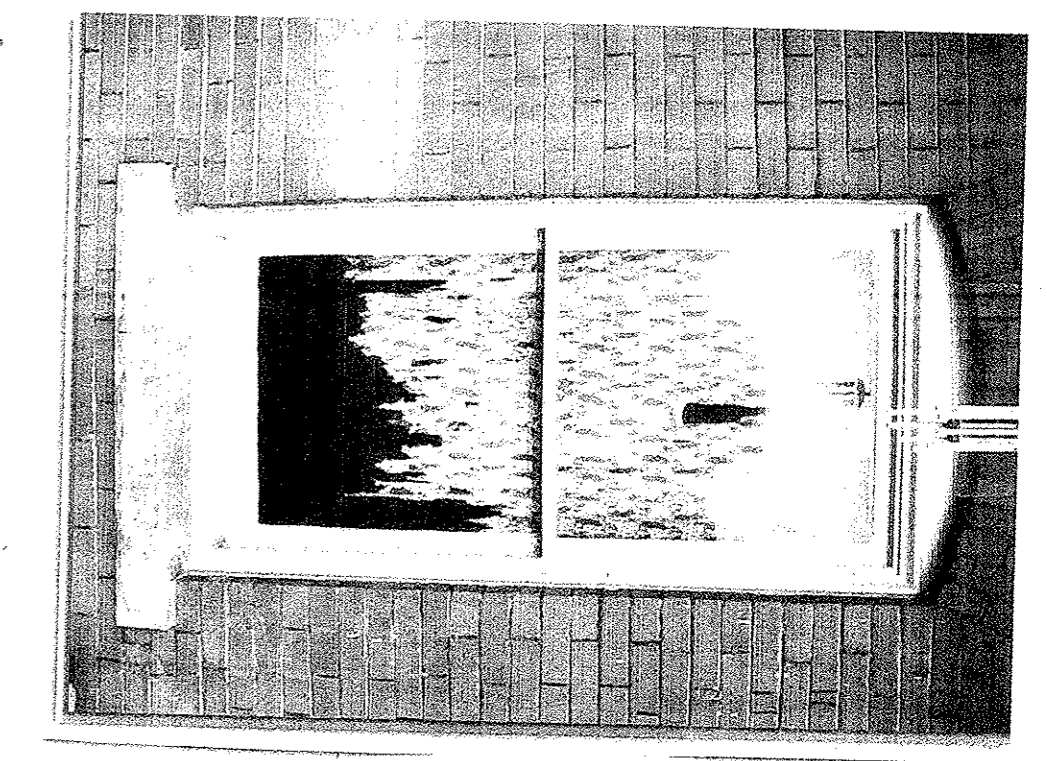
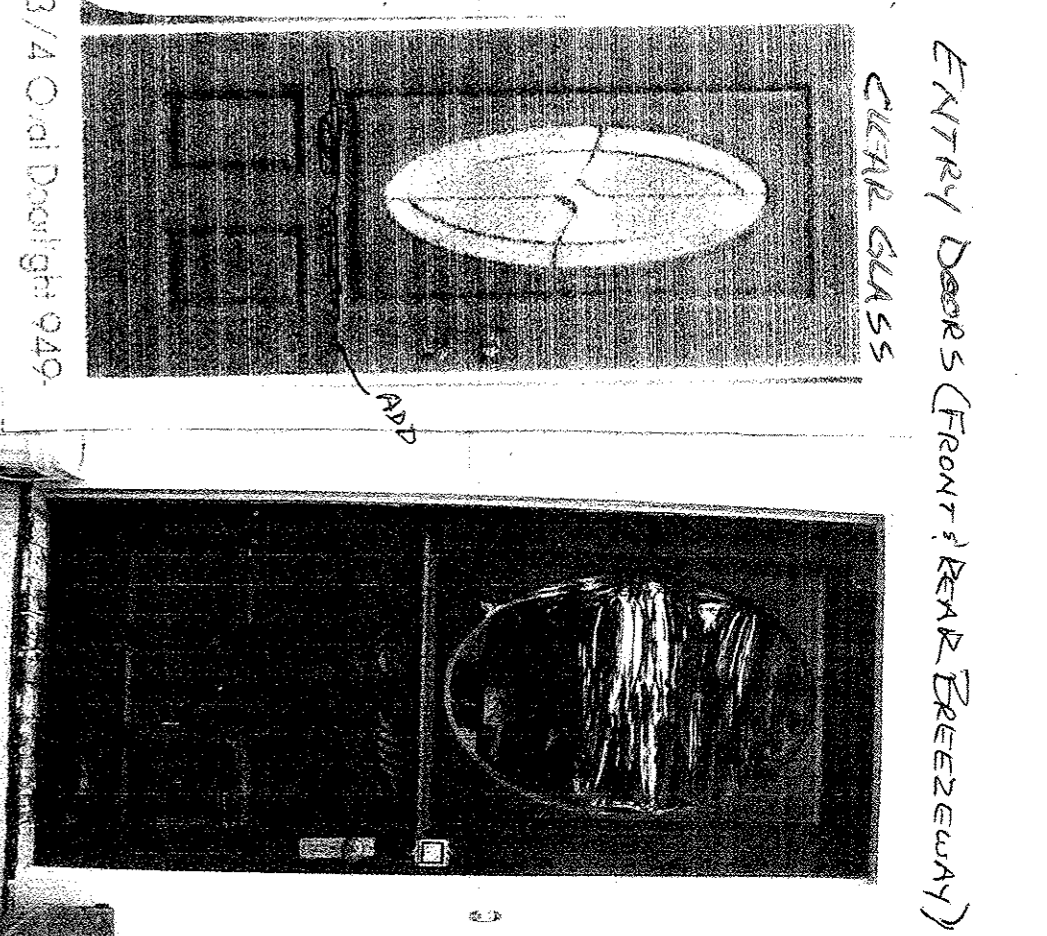
3/13/13

3/13/13

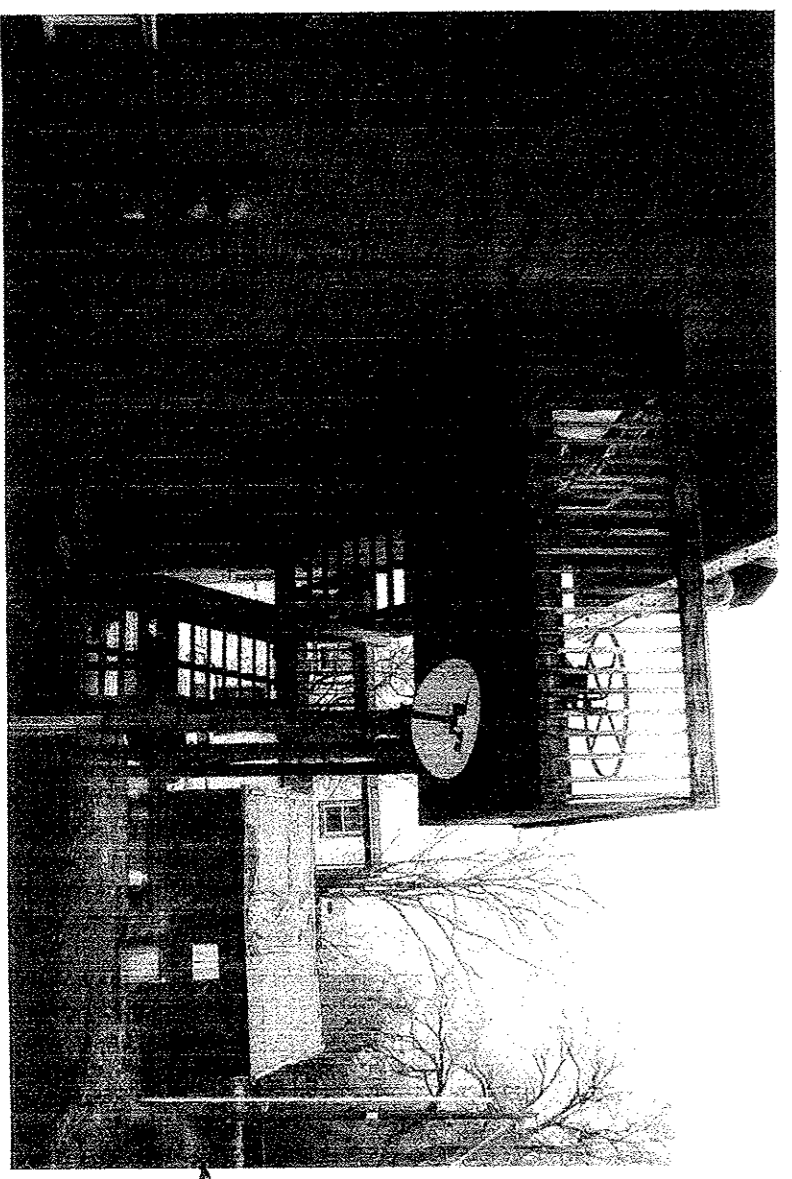
**NO PARKING**

Callion Archer No Parking Sign

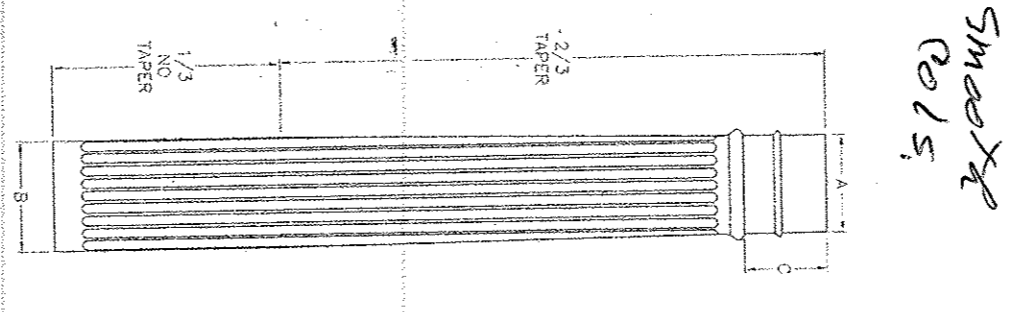
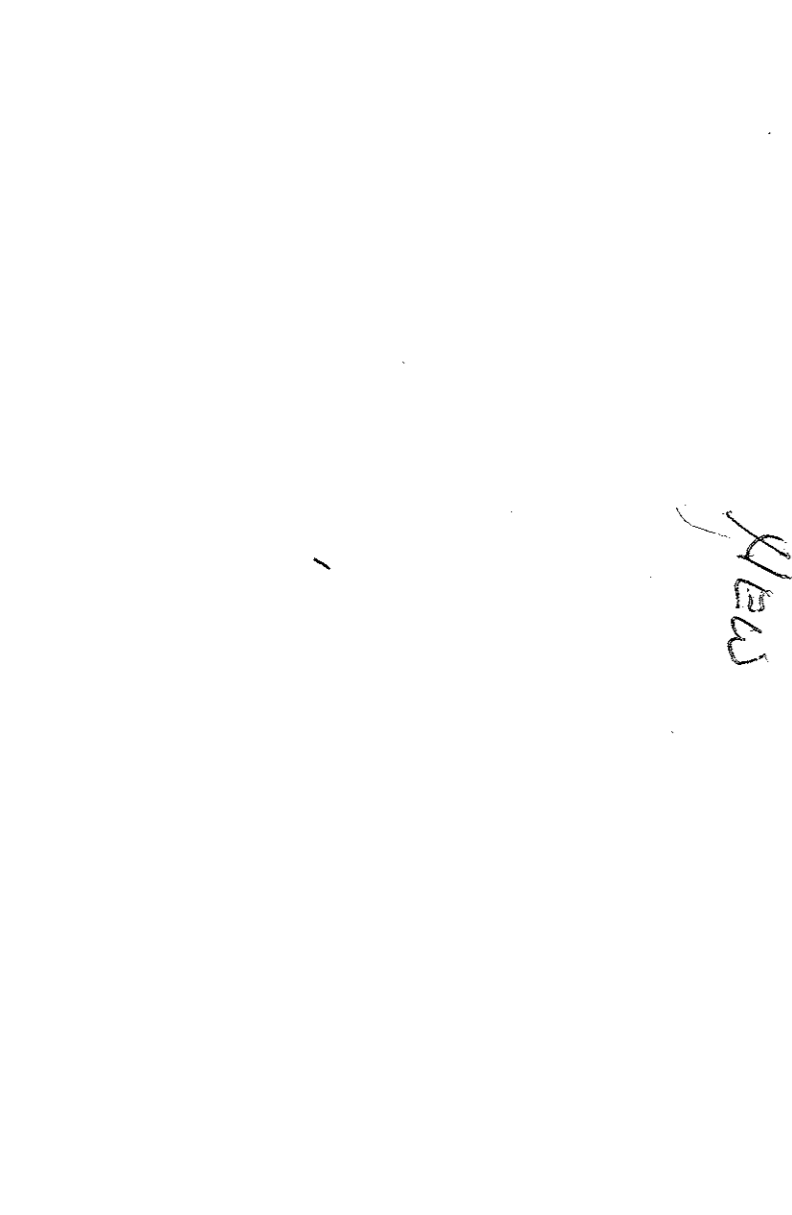
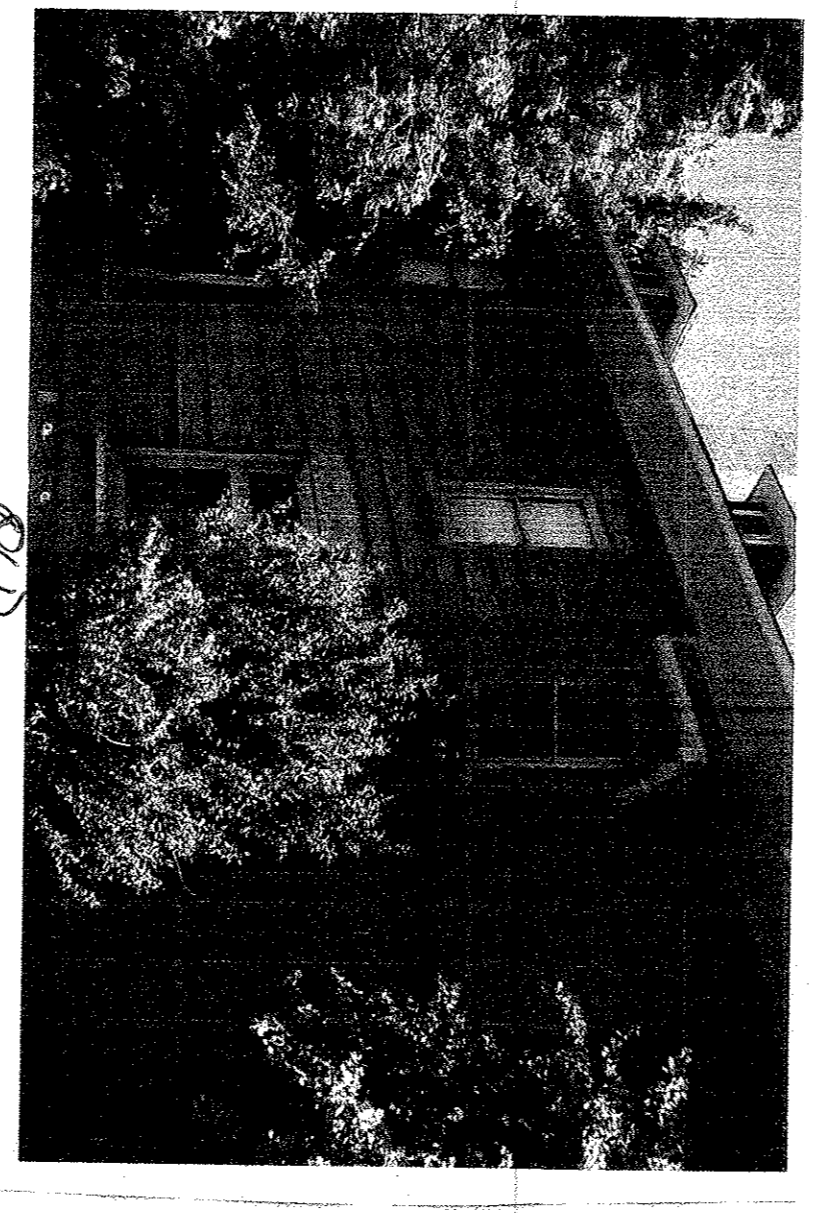
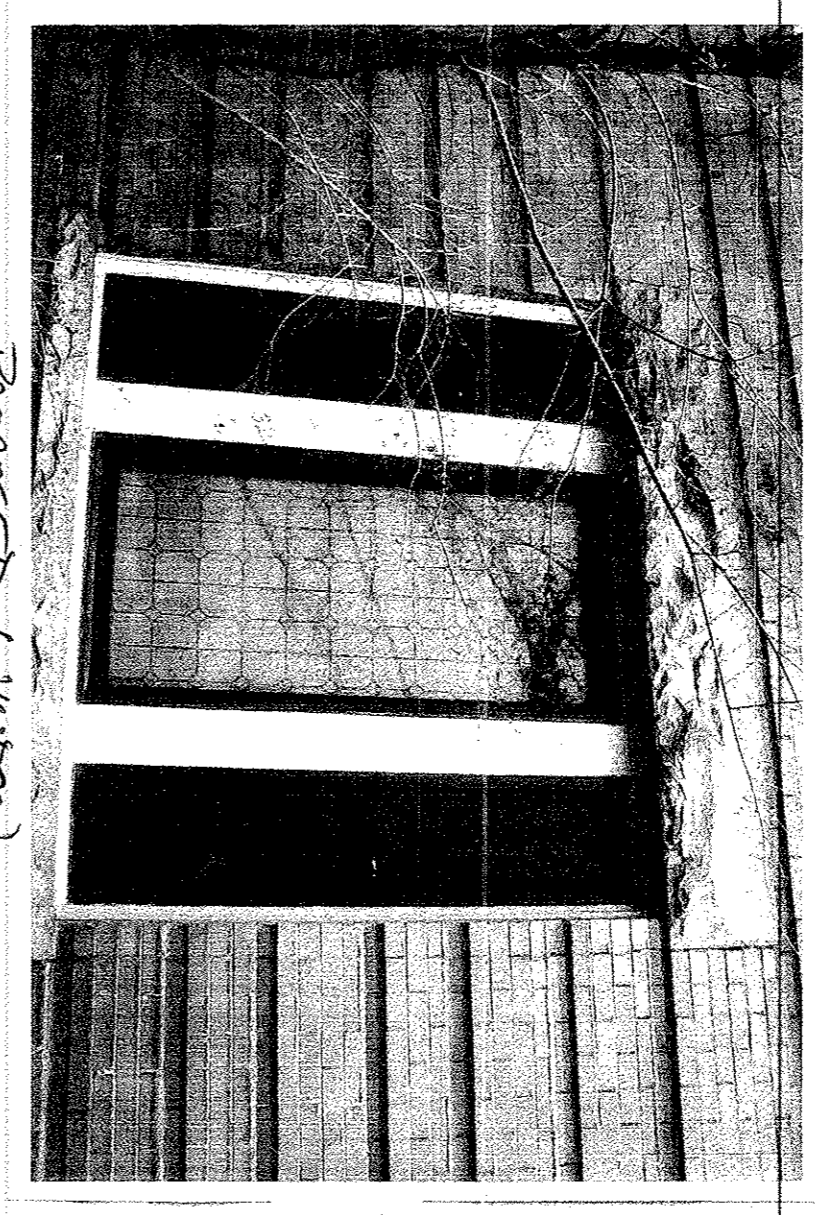
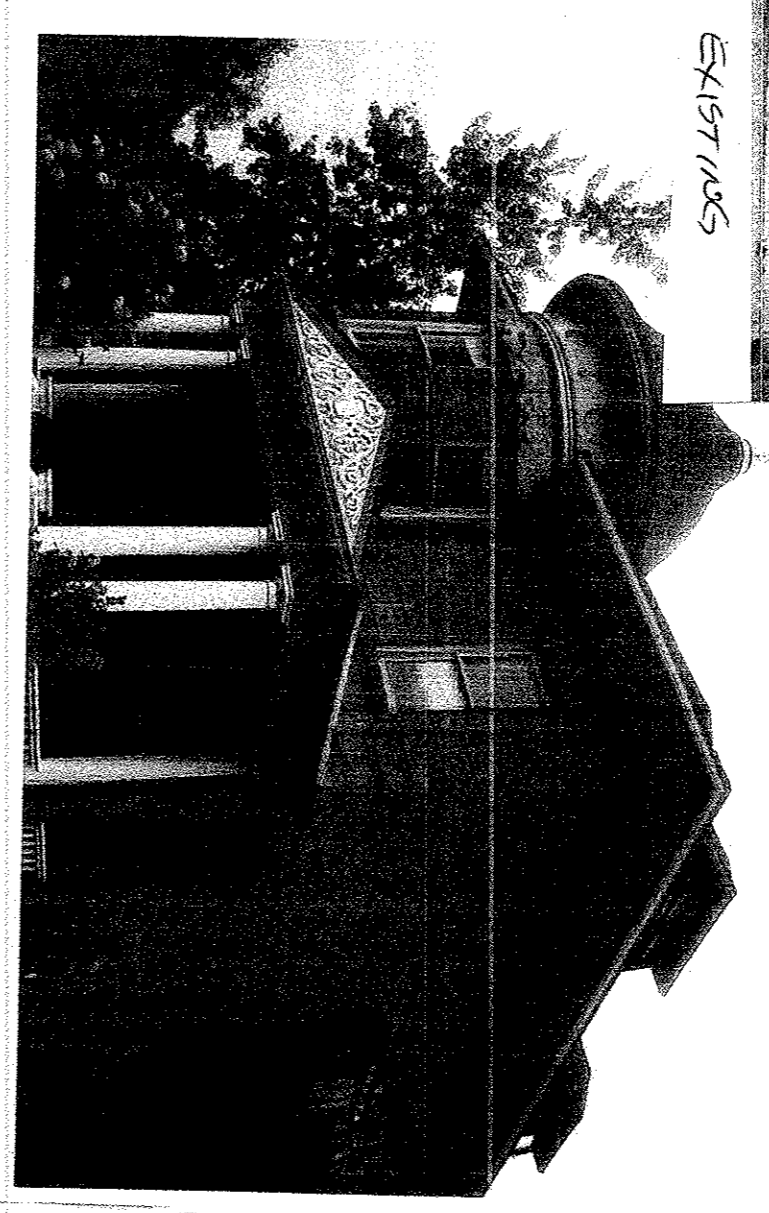
Callion Archer No Parking Sign



UPPER LEVEL DECK TO BE REMOVED  
NORTH ELEVATION



SOUTH ELEV.



**AFCO Fiberglass Column Sizes and Cap & Base Information**

PRO-LITE SQUARE FIBERGLASS COLUMNS	PRO-CAST SMALL DIAMETER COLUMNS	PRO-CAST LARGE DIAMETER COLUMNS
Base Diameter	4", 6", 8", 10", 12"	14", 16", 18", 20", 22", 24", 26", 28", 30"
Base Height	48", 60", 72", 84", 96"	72", 84", 96", 108", 120", 132", 144", 156", 168"
Neck Dimension	4", 6", 8", 10", 12"	14", 16", 18", 20", 22", 24", 26", 28", 30"
Neck Height	4", 6", 8", 10", 12"	14", 16", 18", 20", 22", 24", 26", 28", 30"
Weight	15 lbs., 25 lbs., 40 lbs., 60 lbs., 85 lbs.	100 lbs., 150 lbs., 200 lbs., 250 lbs., 300 lbs., 350 lbs., 400 lbs., 450 lbs., 500 lbs.

**Trex Transcend**

RAILING

**Trex RainEscape**

UNDER-DECK DRAINAGE SYSTEM

We make it easy to pair the elegance and durability of your new Trex Transcend deck with a full line of matching Transcend Railings.

**TRANSCEND RAILING FEATURES:**

- A strong, sturdy look and feel
- No splintering, chipping or rattling like vinyl railings
- Quick and easy assembly

**YOUR RAILING STYLE CHOICES INCLUDE:**

- Modern square balusters in the four classic Transcend finishes: Charcoal Black and Classic White
- Architectural curved or contemporary balusters in Charcoal Black
- Traditional post-and-rail balusters in Classic White
- Glass panels that emphasize the view beyond the deck

**DOUBLE YOUR OUTDOOR LIVING SPACE**

Know that empty space under your deck? Welcome to your new indoor/outdoor living room. The unique Trex® RainEscape® under-deck drainage system keeps rain, spills and snow melt from dripping through the decking boards above, creating a dry room below. Safely outfit the space with speakers, electronics—whatever your ultimate getaway requires—then finish the ceiling with Trex Firm™ beadboard for a refined, polished look.

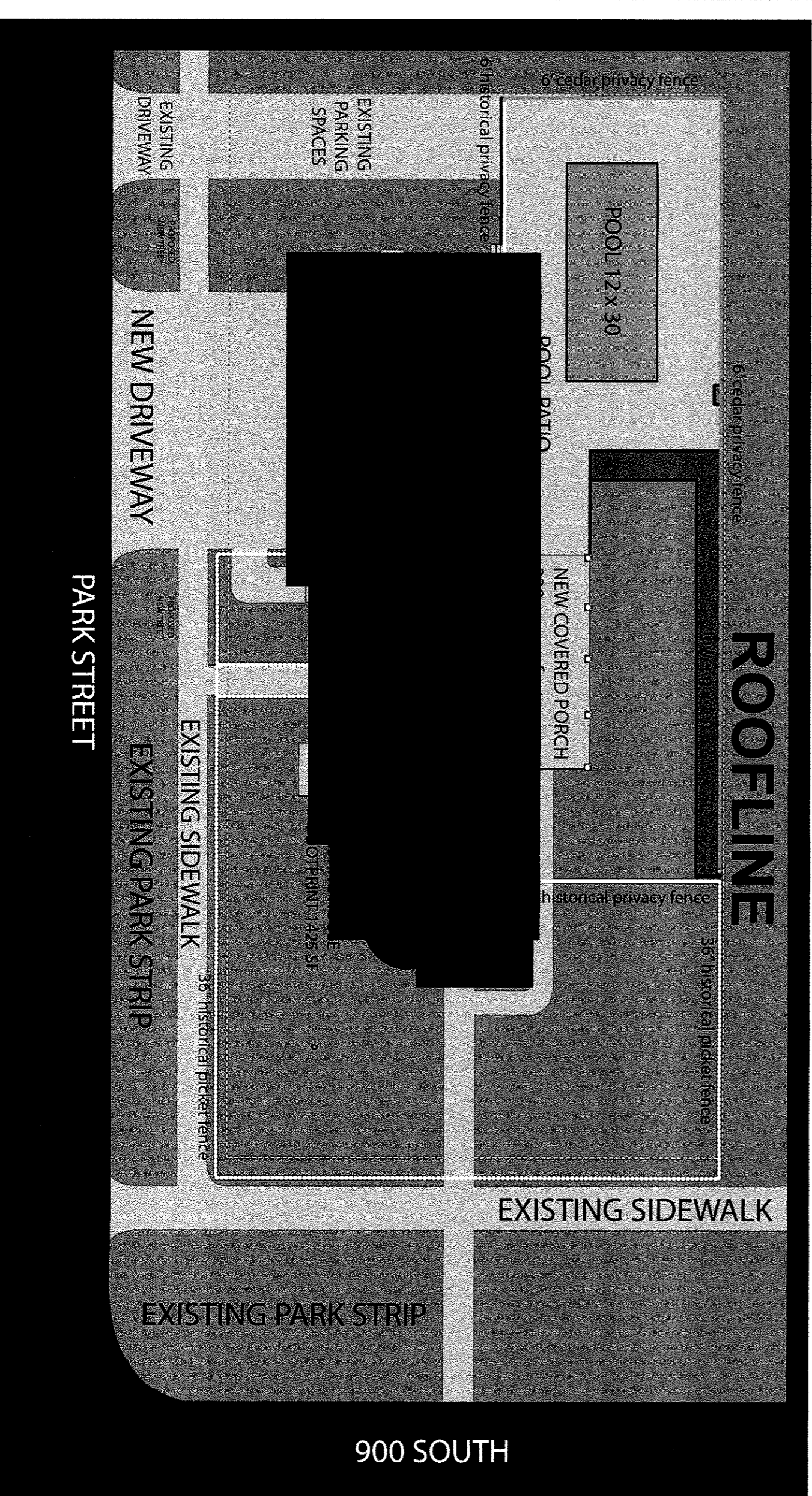
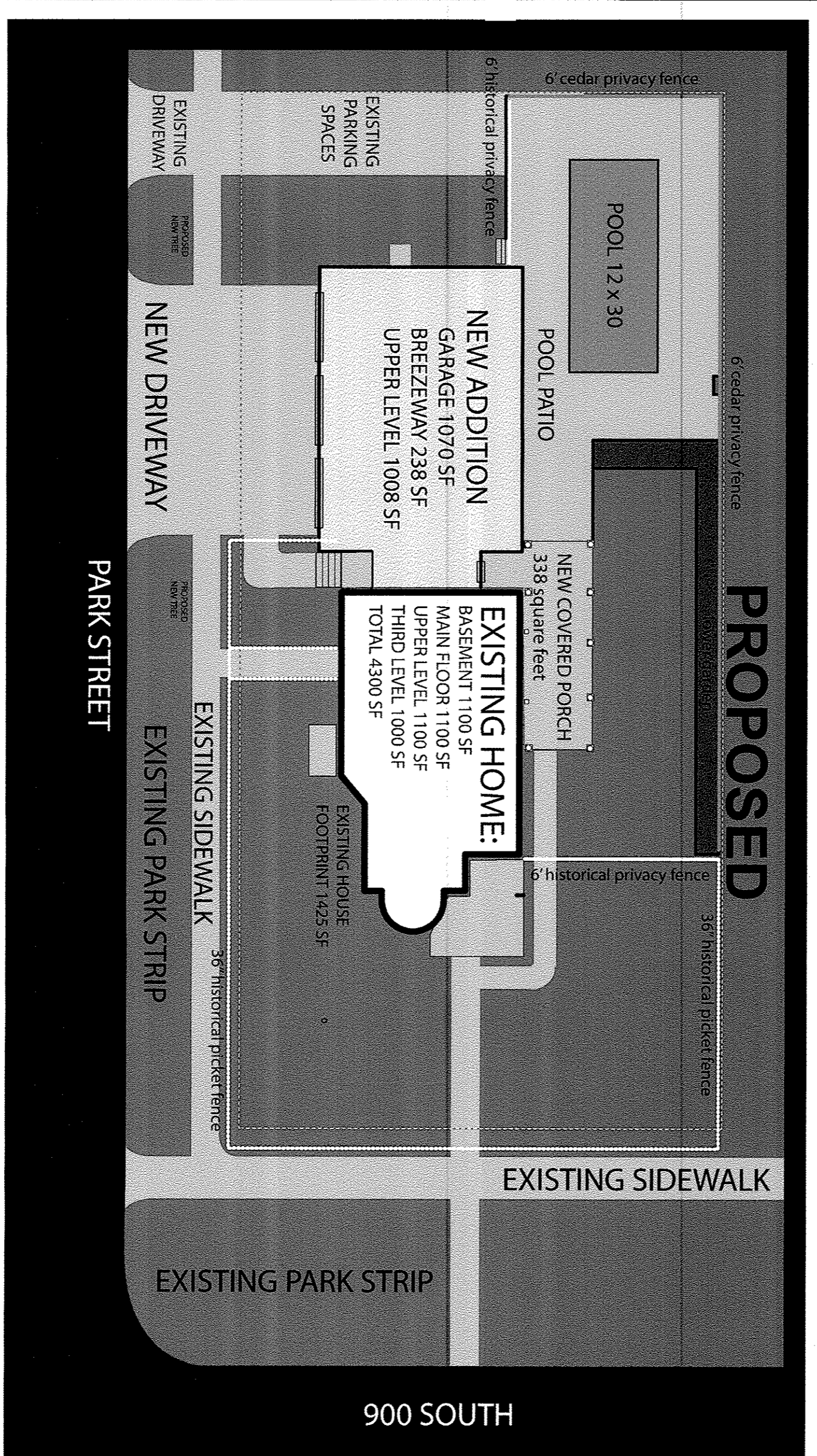
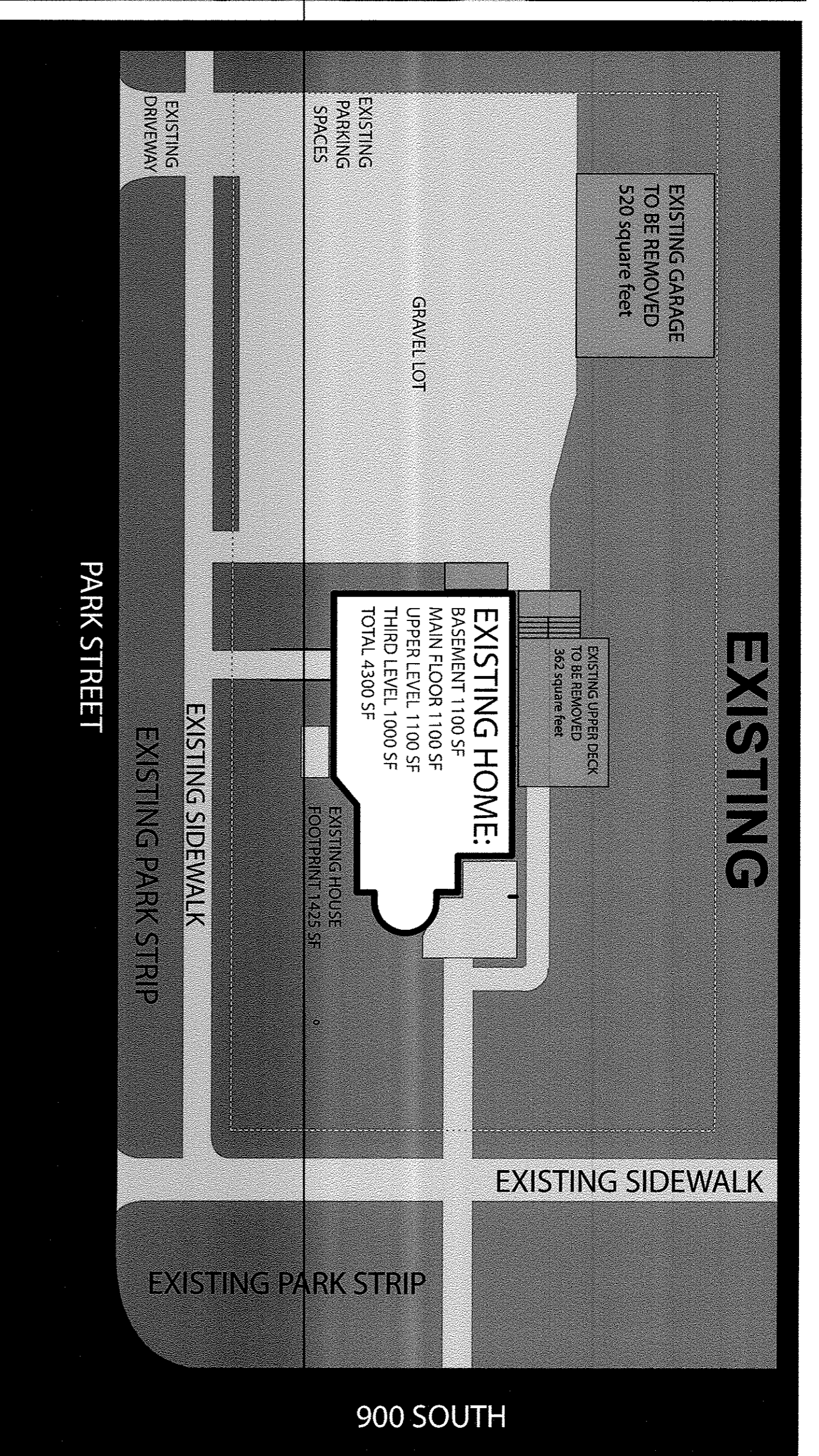
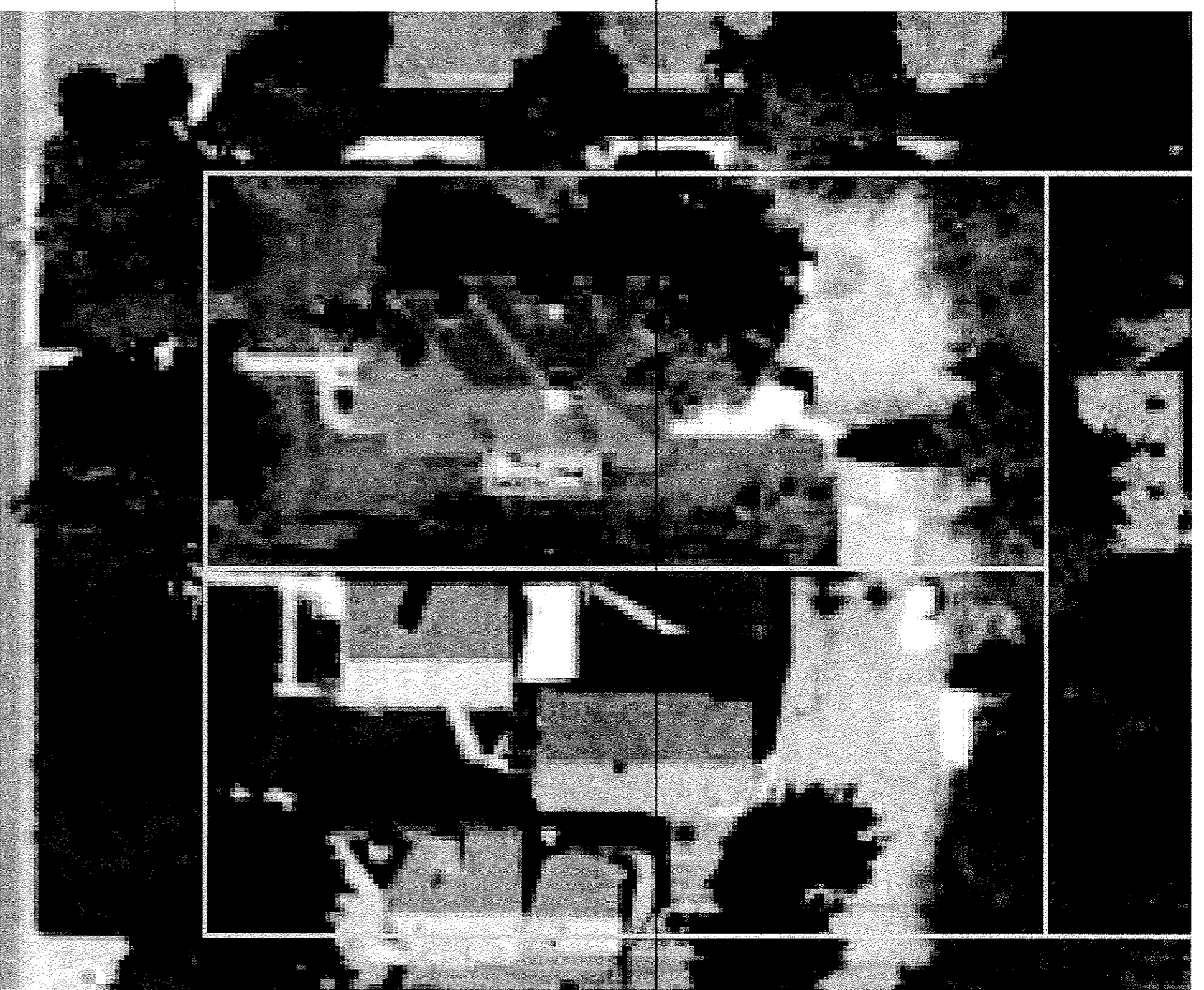
UPPER LEVEL DECK GUARDS RAIL

COVERS PATIO CEILING SOFFITS

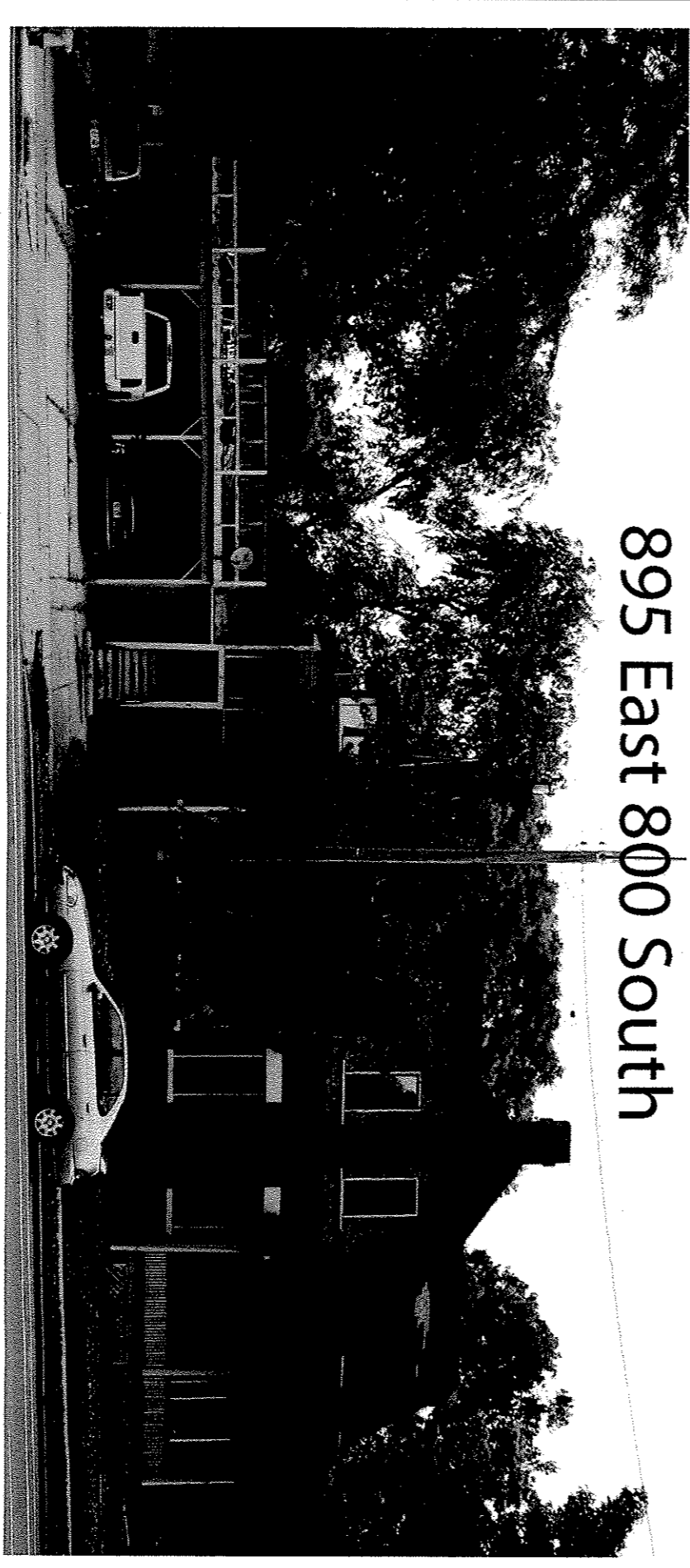
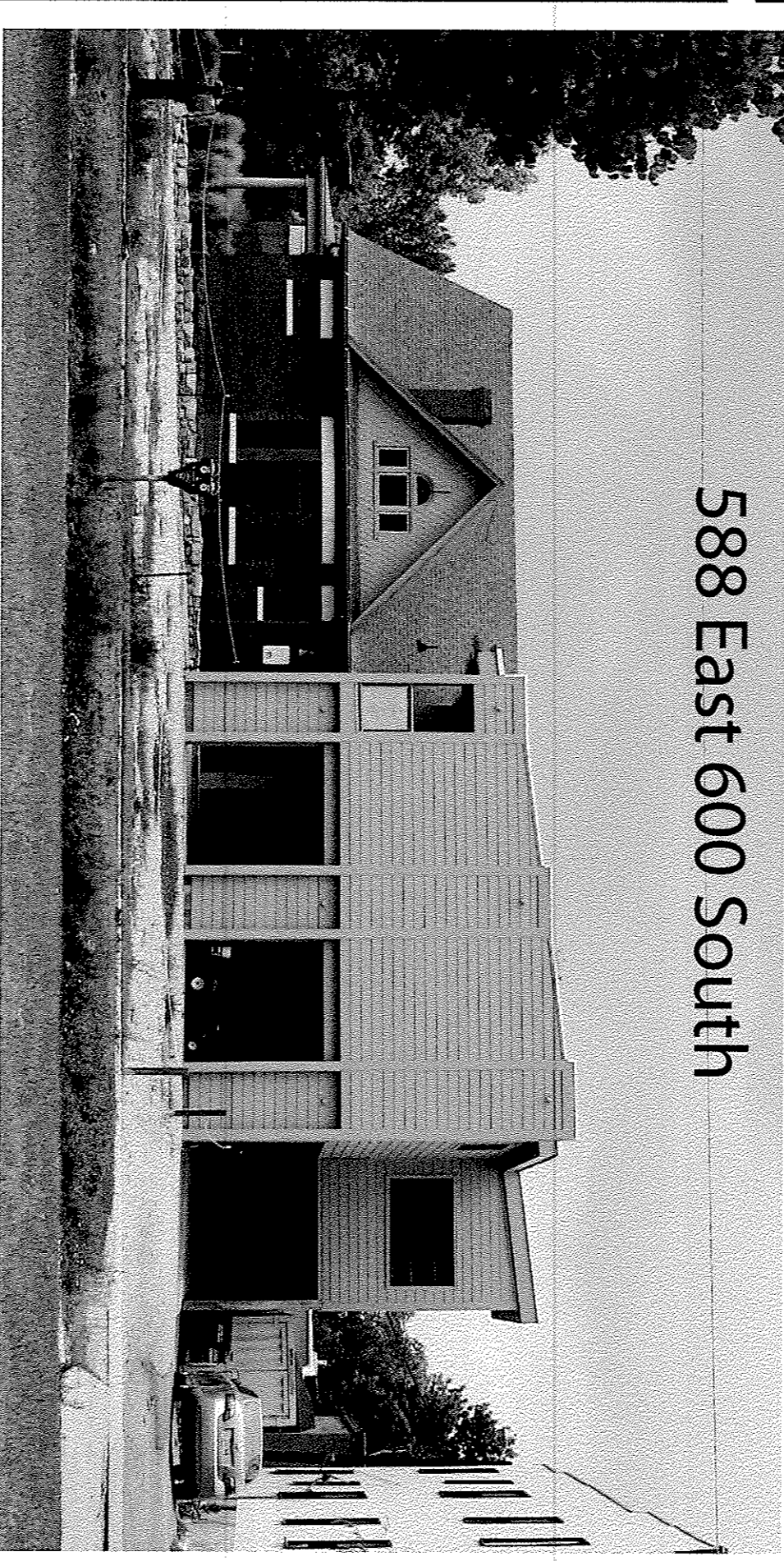
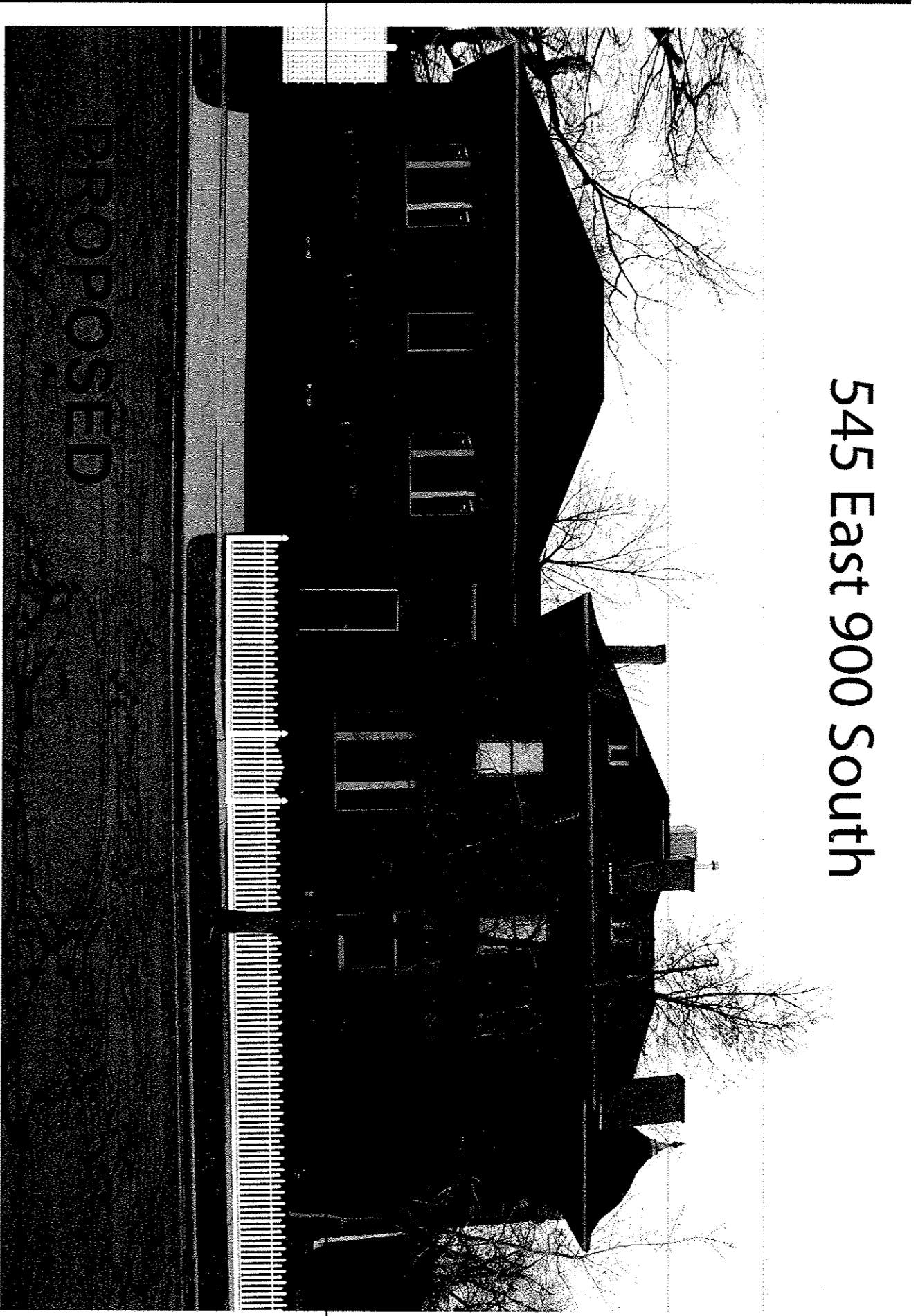
A NEW ADDITION FOR THE LOEWEN RESIDENCE

LOCATED AT 545 EAST 900 SOUTH, SLC, UTAH, 84105

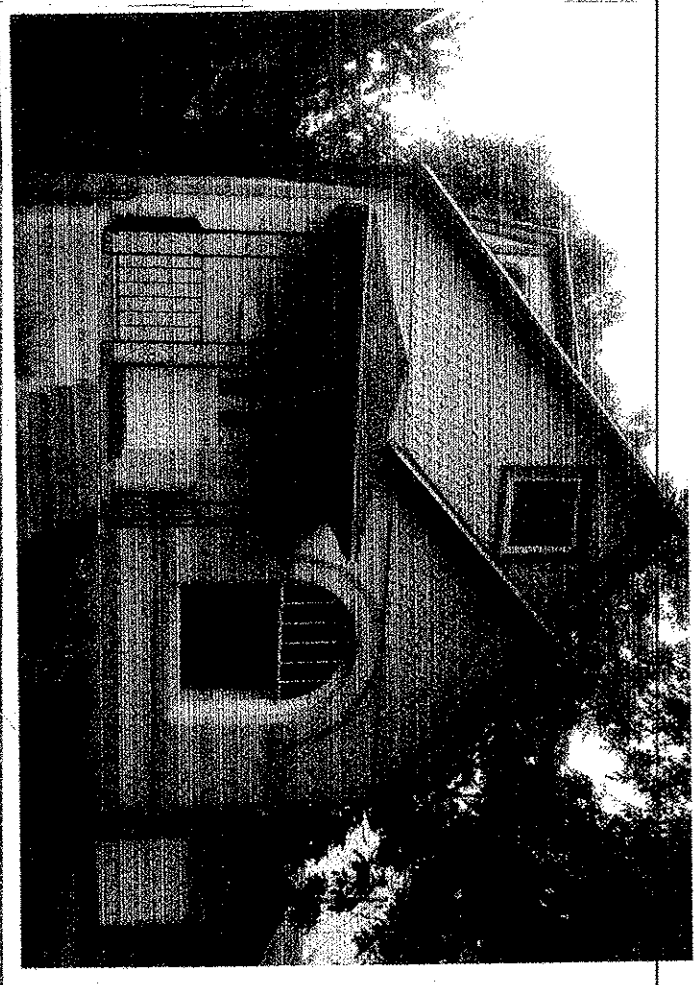
**LOT IN CONTEXT WITH OTHERS SUMMARY OF CHANGES PROPOSED FOR THE SITE**



**COMPARABLE ADDITIONS**



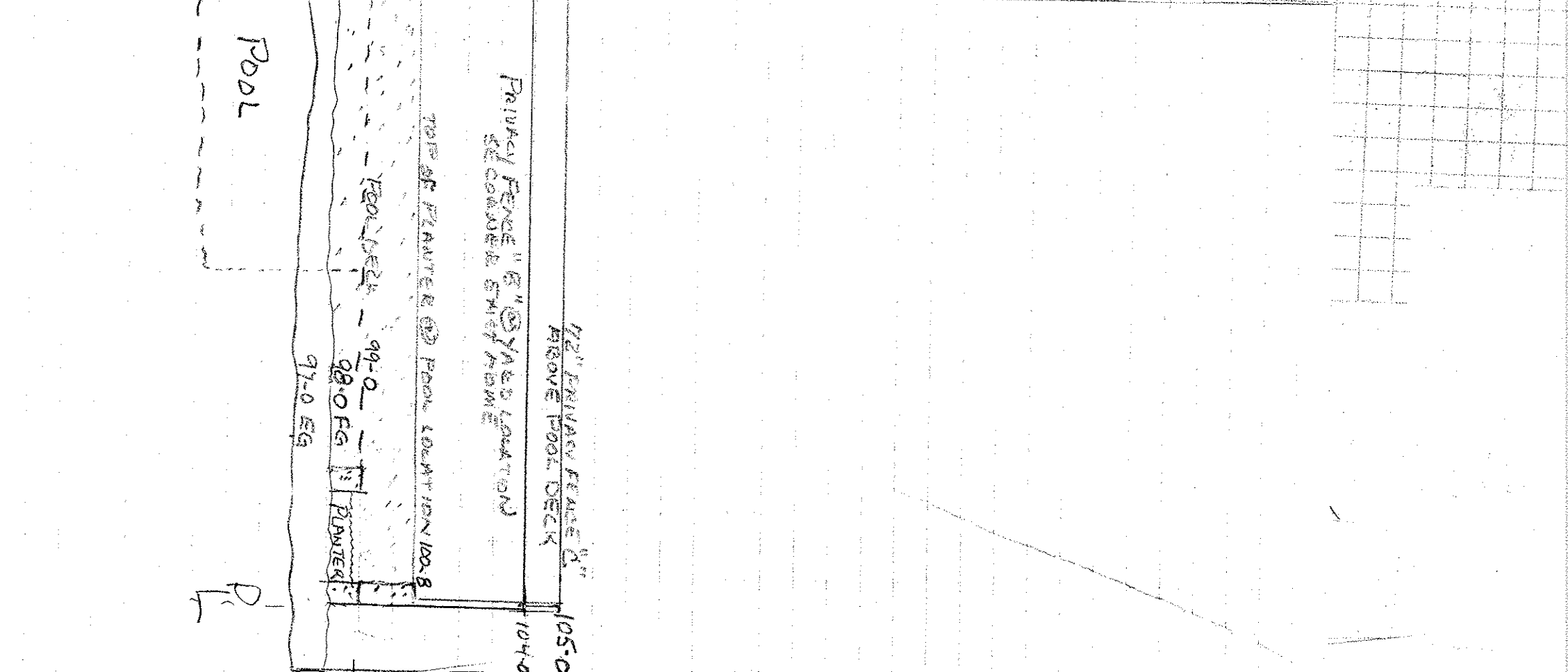
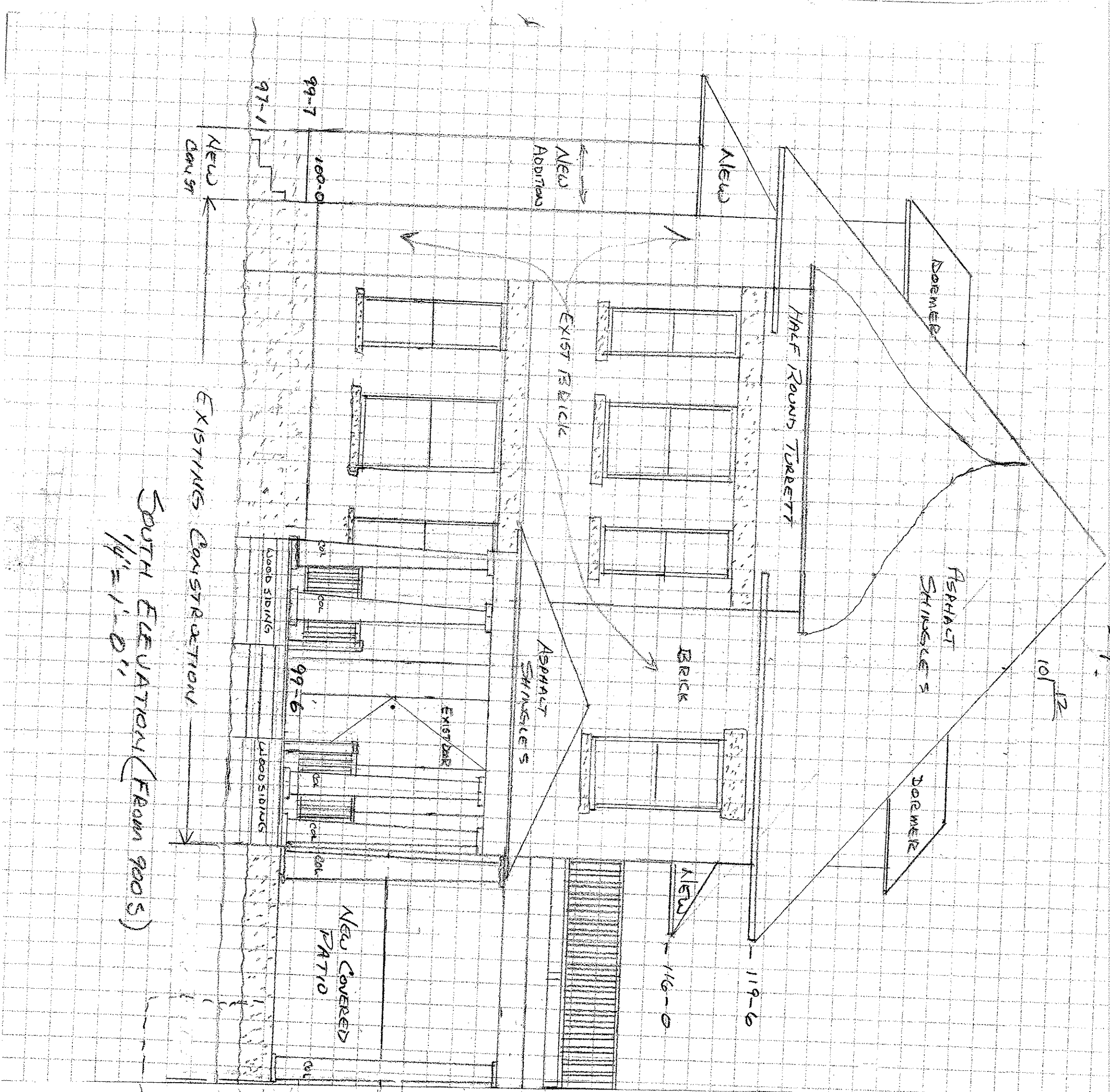
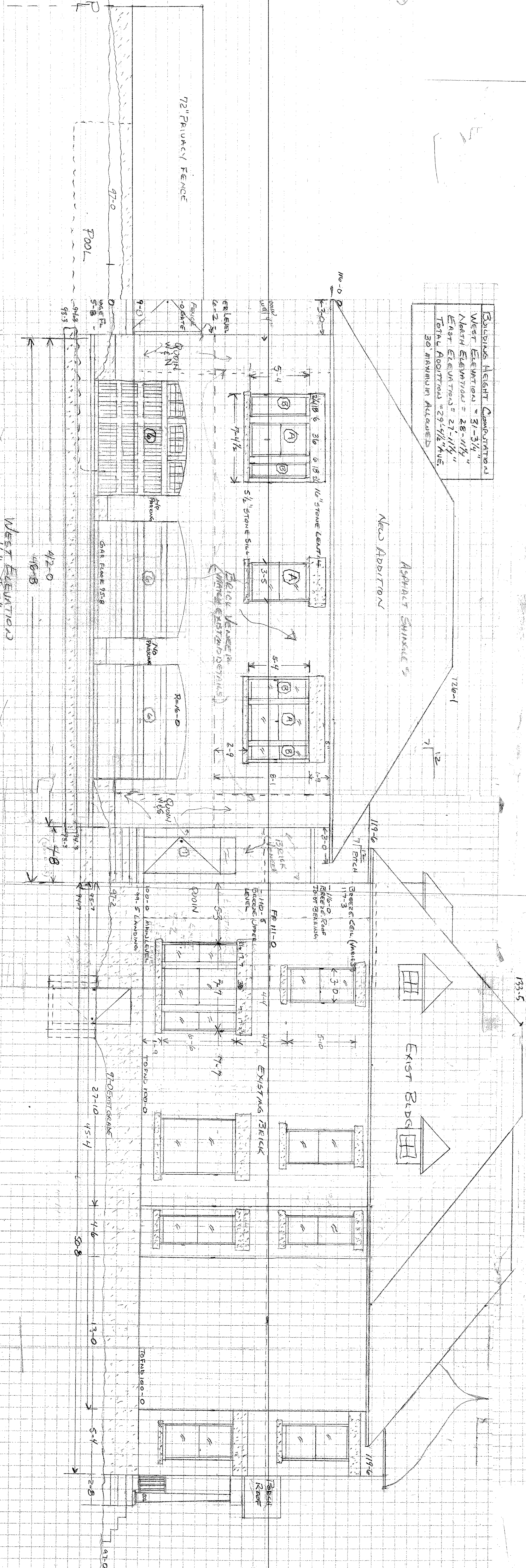
**A NEW ADDITION FOR THE LOEWEN RESIDENCE  
 545 EAST 900 SOUTH, SLC, UTAH, 84105**



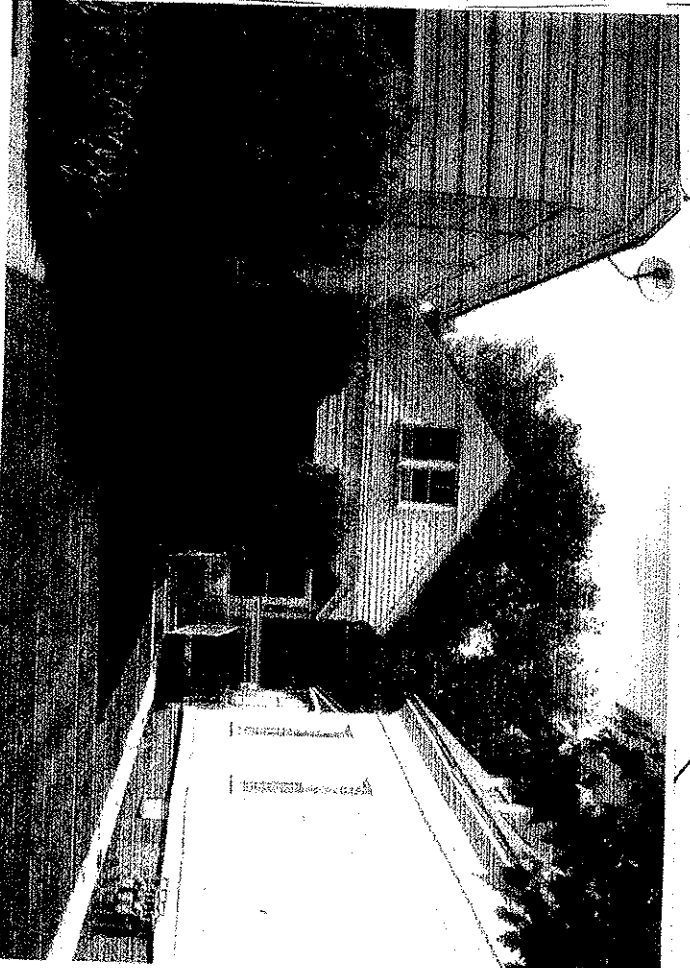
House #2  
859 S PARK ST.  
WEST ELEV.

-25' ABOVE SIDEWALK (TYP)

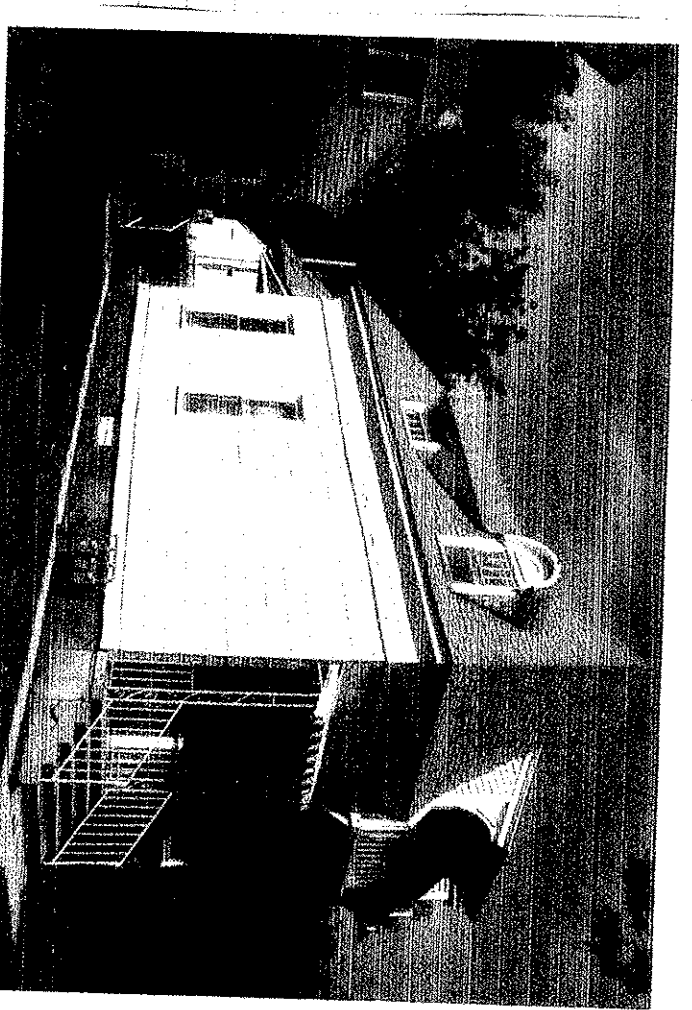
Building Height Computed  
West Elevation = 31'-3/4"  
North Elevation = 28'-11/8"  
East Elevation = 27'-11/8"  
Total Addition = 29'-5/8" Hgt.  
30' Maximum Allowed



House #28  
-29'-0" HEIGHT  
ABOVE SIDEWALK (TYP)



House #28A  
-22'-0" HEIGHT

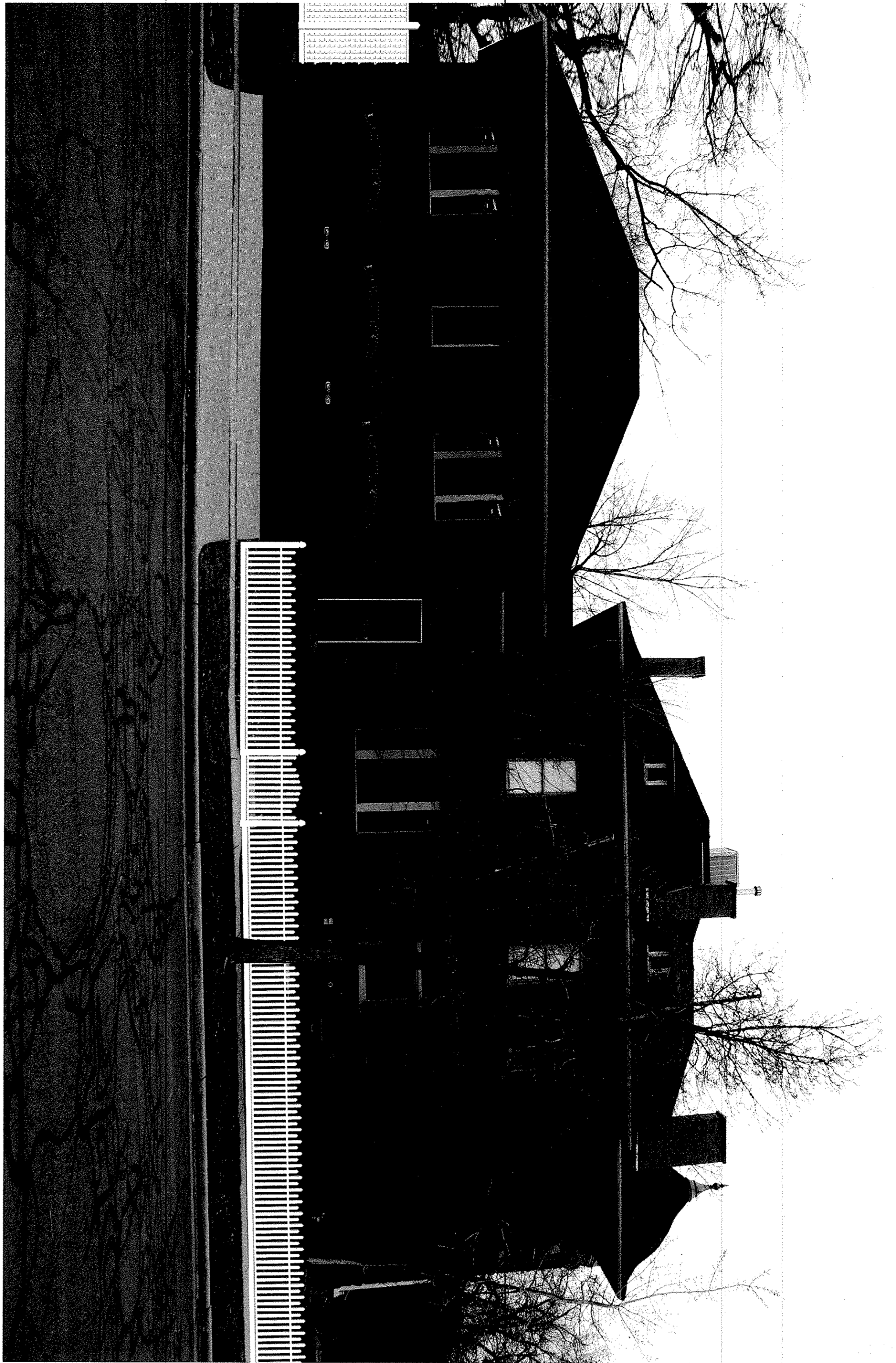


House #29  
-28'-0" HEIGHT

533 E 900 SO  
SOUTH ELEVATION  
PREVIOUS TOYSMITH CONTOURD  
537 E 900 SO



**PROPOSED**



**EXISTING**



**PROPOSED**



**EXISTING**

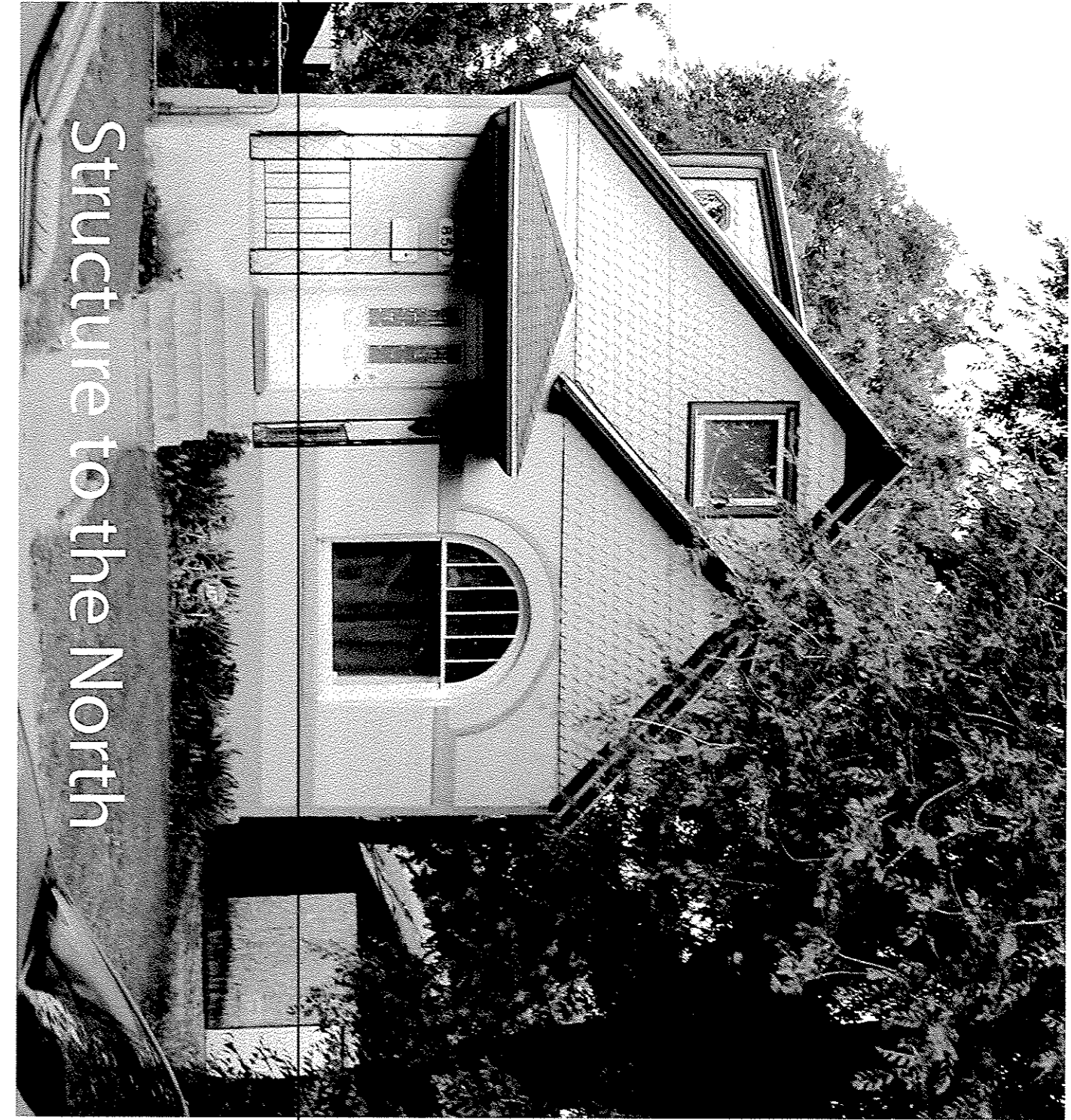


**A NEW ADDITION FOR THE LOEWEN RESIDENCE  
545 EAST 900 SOUTH, SLC, UTAH, 84105**

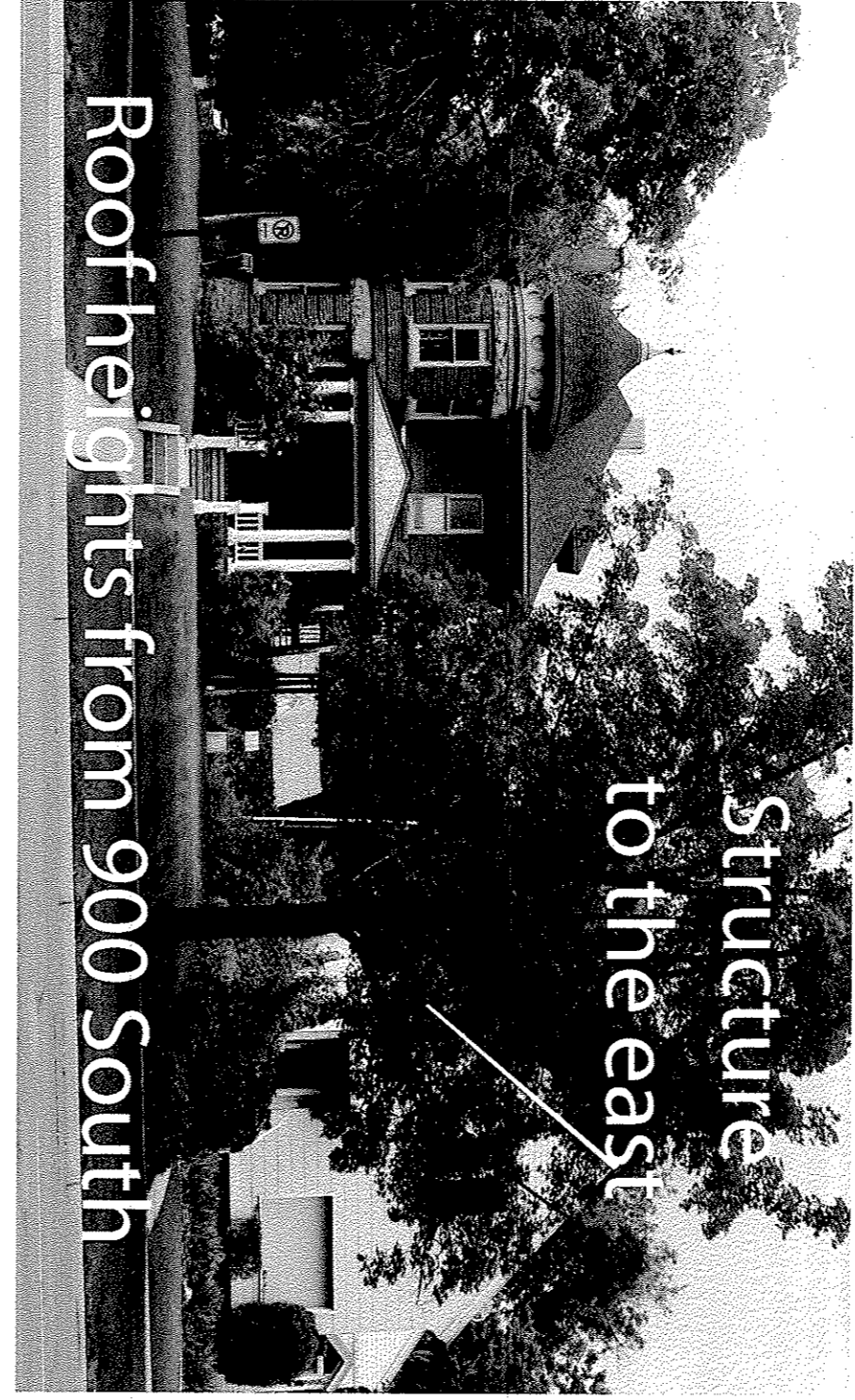
PROPOSED



EXISTING

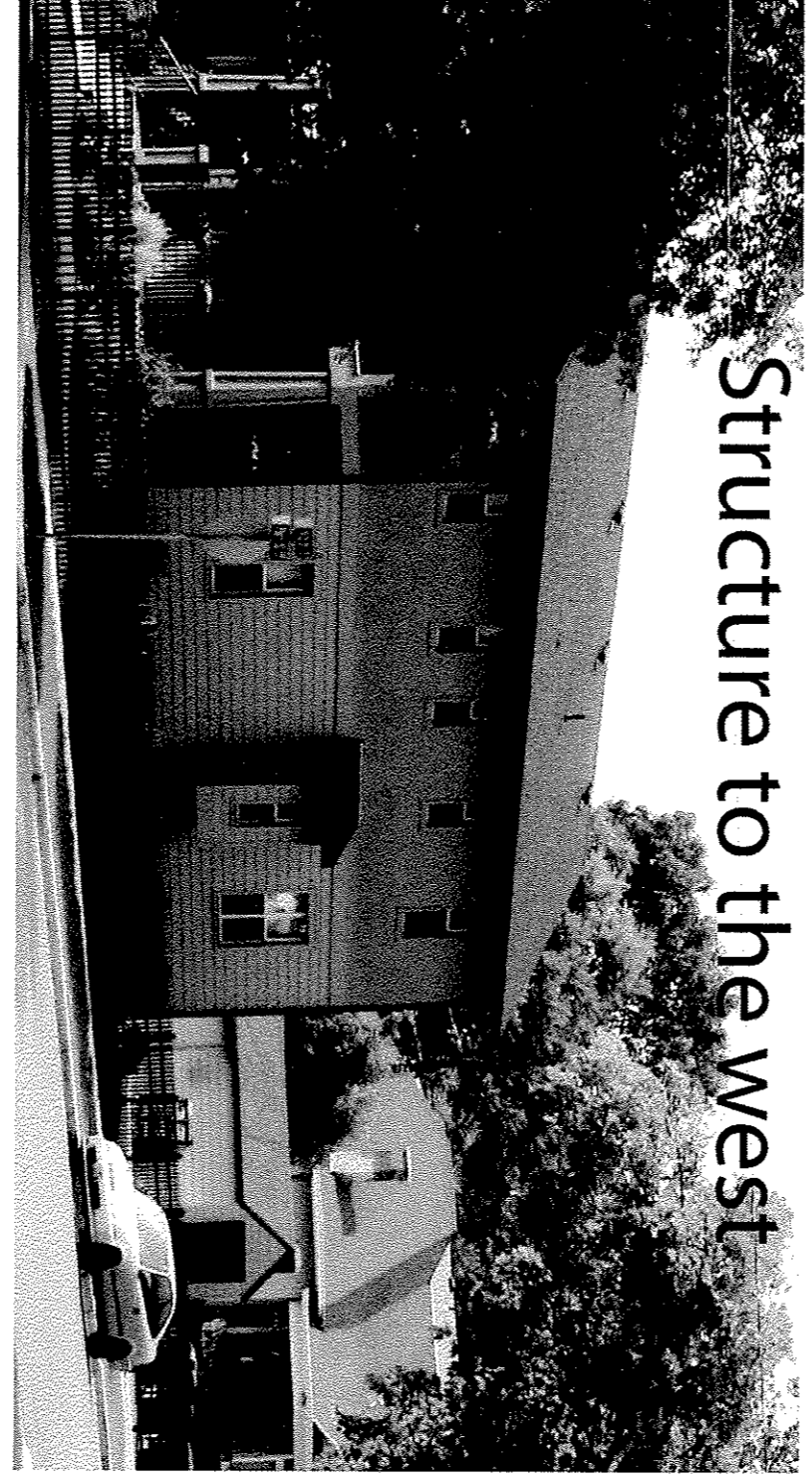


Structure to the North



Structure to the east

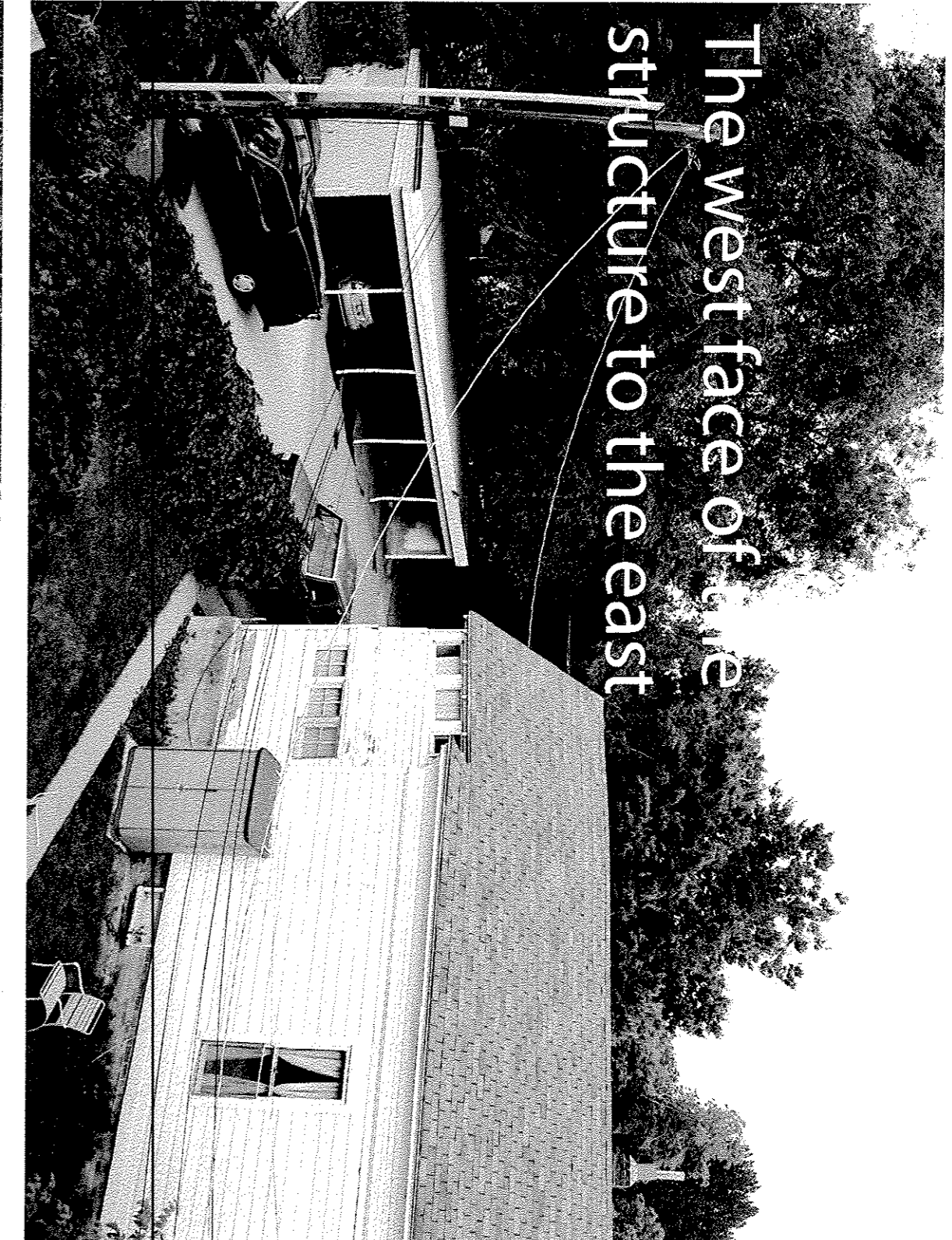
Roof heights from 900 South



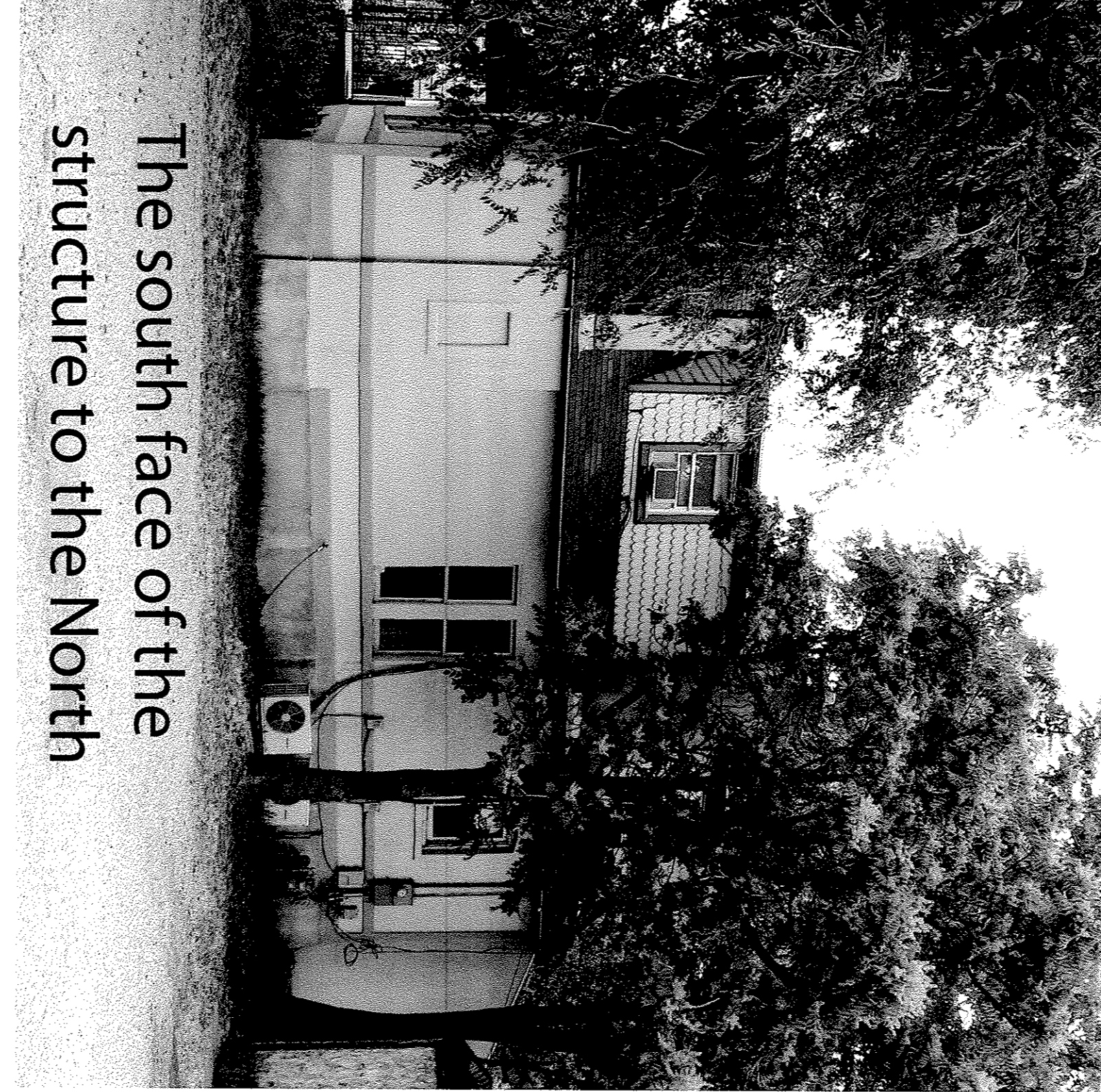
Structure to the west



Structures to the northwest

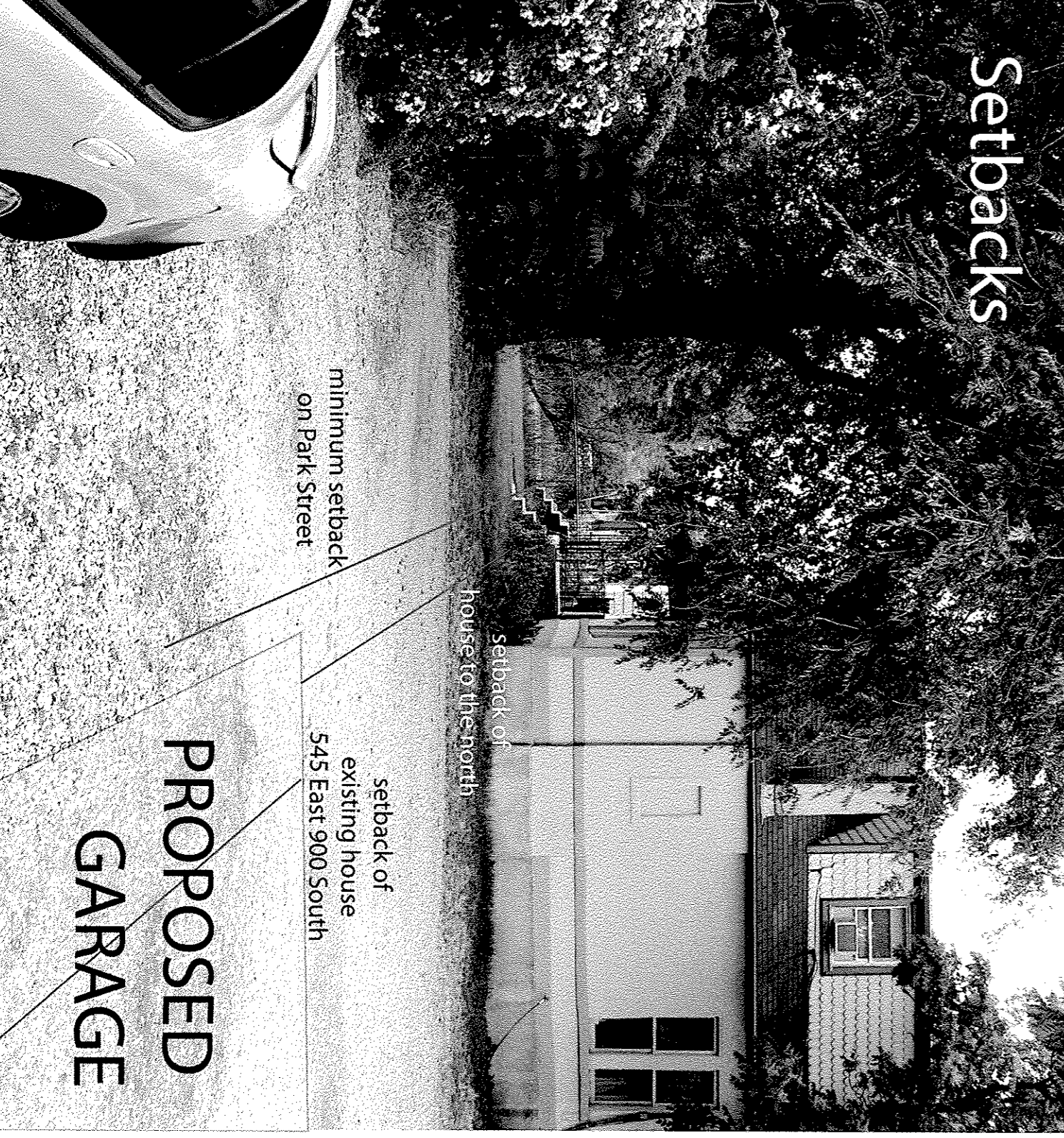


The west face of the structure to the east



The south face of the structure to the North

Setbacks



minimum setback on Park Street

setback of house to the north

setback of existing house 545 East 900 South

PROPOSED GARAGE

# A NEW ADDITION FOR THE LOEWEN RESIDENCE 545 EAST 900 SOUTH, SLC, UTAH, 84105

**Attachment C:  
Photos of Site &  
Surrounding Area**



Front View  
Facing Liberty Park (south)



Front View  
South & East side of building



North View



Front View  
South & West side of building

