

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

876 E 4<sup>th</sup> Avenue  
The Avenues Historic District  
Rear Addition  
PLNHLC2011-00390  
August 4, 2011

**Applicant:** James Carroll,  
Architect

**Staff:** Carl Leith, 535-7758  
Carl.Leith@slc.gov.com

**Tax ID:** 09-32-335-009

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

**Master Plan Designation:**  
Avenues Master Plan  
Low Density Residential

**Council District:**  
District 3 – Stan Penfold

**Greater Avenues Community  
Council Chair:**  
Dave Van Langeveld

**Lot Size:** 0.22 acres

**Current Use:**  
Single Family Residential

**Applicable Land Use**

**Regulations:**

- Section 21A.34.020
- Historic Residential Design  
Guidelines

**Notification:**

- Notice mailed on 7/22/11
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites 7/22/11

**Attachments:**

- A. Application
- B. Photographs

## ***Request***

This is a request by James Carroll, architect, James Carroll & Associates, representing Jeffrey A. Gosztyla and Suzie Wiet, for major alterations to a single family residence located at 876 E 4<sup>th</sup> Avenue in the Avenues Historic District. The request is for an additional story to the rear of the property, increasing the maximum roof height to the rear to create accommodation on three levels. The property is located in the SR-1A (Special Development Pattern Residential) zoning district.

## ***Staff Recommendation***

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the proposals substantially meet the relevant design standards for alterations to this contributing property in the Avenues Historic District.

If the Commission concurs with the staff analyses and the findings in this report the staff recommendation is that this application is approved.

## VICINITY MAP



### ***Background***

#### **Project Description**

The property is situated on the south side of 4<sup>th</sup> Avenue, with street frontage on both 4<sup>th</sup> Avenue and O Street, and the rear of the lot extending to the center of the block. The lot is roughly ‘T’ shaped, with primary orientation N-S, and including a E-W section laid primarily as landscape with double garage. The house faces 4<sup>th</sup> Avenue, with the garage facing O Street.

The house is described in the surveys as a “one story gable-roofed Victorian cottage”, dating from 1890. It is identified as a contributing building in the Avenues Historic District because of its design, with a note that it has undergone major alterations. The 1977 Survey records the following: “It appears to have been remodeled sometime after the turn of the century. The arched front window, the canopy over the entrance, and the house’s stucco finish probably were done at that time.” Further alteration to the rear section of the structure appears to have taken place in the 1970s and 1980s. The building is currently configured as a roughly L-shaped house. The

single story front section now introduces a rear section comprised of main floor and semi-basement. The property has a garage facing and accessed from O St. The external finish to the residence is stucco.

The immediate setting includes a taller house of 1.5 stories in close proximity on the west side, and a single story cottage to the east on the corner with O Street, separated from the application structure by driveway, storage shed and side garden. Further to the west is a lower 1.5 story residence and the memorial workshop and exterior display space. Buildings across the rest of this street block to the south range from single story to 2.5 stories. To the north the house faces the City Cemetery, which is steeply embanked at this point.

The application is for an addition to the rear section of the house to create a second story above ground. This second story addition raises the maximum roof height by approximately one foot (1 ft), adopting the existing roof pitch and creating a new, shallower roof pitch to gain maximum internal height and uses several dormer window forms to achieve additional workable internal accommodation volumes. The new roof pitch is then used as the profile for both gables and gabled dormers. The additional story is set back approximately 28 ft from the front façade facing 4<sup>th</sup> Avenue, and is recessed approximately 2.5 ft from the west façade. The new rear façade includes a small balcony with French doors. The addition would provide an additional 830 ft<sup>2</sup>, in the form of master bedroom, bathroom and den space, with additional second story deck space at the SE corner. The external finish of the addition would be in stucco to match the existing exterior.

## **Public Comment**

No public comment regarding this application has been received.

## *Project Review*

## **Options**

The Historic Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the proposed addition is appropriate.
2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission makes a finding that the proposed addition, subject to these revisions, is appropriate.
3. Deny the request, based on findings in relation to the Ordinance standards that the addition is not appropriate.

## **Avenues Community Master Plan**

The historic preservation goal in the Avenues Community Master Plan is to:

“Encourage preservation of historically and architecturally significant sites and the established character of the Avenues and South Temple Historic Districts.”

The urban design goal is to:

“Design public facilities to enhance the established character of the Avenues, and encourage private property improvements that are visually compatible with the surrounding neighborhood.”

## **Zoning Considerations**

The purpose of the SR-1A (Special Development Pattern Residential) zoning district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

The Historic Landmark Commission’s jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the SR-1A district. Zoning considerations, subject to other provisions, are summarized as follows.

Requirement	Standard	Proposed	Meet
Height – Pitched Roof	23’ to the ridge, or Average height of other principal buildings on the block face	20.18’ from front ground level Average height defined as 21.18’	Yes Yes
Exterior Wall Height	16’ at the building minimum yard setback requirement (+ 1’ for each 1’ from min. setback line)	W side – 11’ to 15’ E side – 10’ to 17.5’	Yes Yes
Front Yard Setback	Average of front yards in block face	No change	NA
Side Yard Setback	4’ one side, 10’ the other	No change	No
Rear Yard Setback	25% of the lot depth, but not less than 15’ and need not exceed 30’	No change	Yes
Building Coverage for all structures *	40% of lot area	No change	Yes

\* No change in existing footprint  
 New addition = 830 ft<sup>2</sup>  
 Lot size (165’ x 41.25’ x 82’ x 49.5’ x 97’ x 82.5’ x 26.75’) = 9,693.75 ft<sup>2</sup>

## Analysis and Findings

### Standards of Review

21A.34.020 H Historic Preservation Overlay District

#### Standards For Certificate Of Appropriateness For alteration of a Landmark Site Or Contributing Structure

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

**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 and Finding

The use of the structure will remain as single family residential. No change is proposed. The proposed addition will be consistent with the objectives of this design guideline.

**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 Preservation Principles, Policy and Design Guidelines for Standard 2:***

### **Preservation Principles**

- *Protect and maintain significant features and stylistic elements.*  
Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.
- *Preserve any existing original site features or original building materials and features.*  
Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original materials and features. Preserve original doors, windows, porches, and other architectural features.
- *Repair deteriorated historic features and replace only those elements that cannot be repaired.*  
Upgrade existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the original configuration.

### **Design Policy - Additions**

If a new addition to a historic building is to be constructed, it should be designed such that the early character is maintained. Older additions that have taken on significance also should be considered for preservation.

### **Background and Basic Principles for New Additions**

Many historic buildings have experienced additions over time, as need for additional space occurs, particularly with a change in use. In some cases, an owner would add a wing for a new bedroom, or to expand the kitchen. An early addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and was often located to the side or rear, such that the primary facade remained predominate. 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. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure. 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.

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

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

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

portion.

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

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

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

**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.

**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.

#### **Analysis & Finding**

The addition proposed is situated within the rear section of the existing house, using the same plan form. This rear section appears to have been constructed or reconstructed in the 1970s and 1980s. The addition would not, consequently, destroy or obscure historically important features. At the same time locating this addition to the rear of the building would minimize the visual impact on the structure, allowing what seems to be the original proportions and modified character of the house to remain prominent. The proposals are consistent with the objectives of design guidelines 8.1 and 8.3.

**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.

#### **Analysis & Finding**

The established massing of the structure is of a single story cottage, expressed with an uninterrupted roof ridgeline running from front to rear, albeit with additional accommodation to the rear in the form of a semi-basement. The principal roofline is intersected by the ridgeline of the east wing which is set just below the main ridge. The proposed addition would interrupt the main ridgeline and raise this by approximately 1 foot. The ridge height would increase approximately 1 foot, with the addition using a shallower profile roof pitch. The massing of the rear of the building would change. Set back on the rear half of the structure, however, the altered massing and increased bulk would be less prominent. The increase in maximum height is kept to a minimum. The orientation of the building, in terms of its roof ridgelines, would be retained.

Although this proposal would alter the massing of the existing, this change in massing, scale and bulk is situated sufficiently to the rear of the structure to minimize its impact upon the existing. The design of this new addition would meet the intent of the objectives of this design guideline.

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

#### **Analysis & Finding**

The addition would be situated on the rear half of the building, set back approximately 28 ft from the front façade. It also would adopt the footprint of the rear of the structure which in its current form appears to date from the construction of the rear section of the building in the 1970s and 1980s. The proposal consequently appears to be consistent with the objectives of this design guideline.

#### **Analysis & Finding for Design Standard 2**

From the analysis and findings relating to pertinent design guidelines 8.1, 8.3, 8.5 & 8.12, together with relating preservation principles, policy and character and design objectives, as defined above, the proposed addition would be consistent with the objectives of this design standard.

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

#### ***Applicable Design Guidelines for Standard 3:***

*Preservation Principles*

*Design Policy - Additions*

*Background and Basic Principles for New Additions*

See outline above.

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

**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.

#### **Analysis & Finding**

The present building has experienced a range of previous alterations, with the earlier of these acquiring perhaps historic significance since that time, Later alterations have however changed the historic and architectural character of the building, thus making the objective of distinguishing further alterations or additions rather less clear cut. Nevertheless, the proposals would differentiate this addition from the current form of the building, with changes in roof profile, window proportions and architectural detailing. The form of the proposed dormer windows is also a characteristic which would define this as a recent addition to the building. This addition would not hinder further one's ability to interpret the historic character of the building. The proposals would be consistent with the objectives of these design guidelines.

### **Analysis & Finding for Design Standard 3**

From the analysis and findings relating to pertinent design guidelines 8.4 and 8.6, the building is presently recognized as being a product of several periods from its history. The current proposals are likely to be recognized as a recent addition and alteration to the building, and a further stage in its evolution. The proposals appear to be consistent with the objectives of this design standard.

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

#### **Analysis and Finding**

The alterations to this building which might have acquired historic significance in their own right appear to be limited to the front façade of the building. The proposals would not affect this section of the building, and would not be inconsistent with the objectives of this design standard.

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

#### **Analysis and Finding**

The proposals do not appear to affect any of these characteristics.

**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.

#### **Analysis and Finding**

The proposals do not impact any of these features, with the possible exception of the rear of the building.

**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 and Finding**

No cleaning or treatment of existing materials is currently specified.



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

**Analysis and Finding**

To the extent to which this design standard is pertinent to this proposal, see discussion for design standard 3 above.

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

***Applicable Design Guidelines for Standard 9:***

*Preservation Principles*

*Design Policy - Additions*

*Background and Basic Principles for New Additions*

See outline above.

**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.

**Analysis and Finding**

The proposed addition will be approximately 1 ft higher than the existing maximum roof height, keeping this height increase modest. Roof profiles would alter to create the additional second story accommodation within a shallower sequence of roof and dormer window profiles. The combined effect of this will increase the scale and bulk of this part of the residence. The addition is proposed on the rear section of the building, and well set back from the primary façade facing 4<sup>th</sup> Ave., although visible from there. The limited height increase and the degree to which this proposal is set back should help to ensure that it is effectively subordinate in visual terms when appreciated from the public way. In consequence the proposed addition would be consistent with the objectives of this design guideline.

**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.

**Analysis and Finding**

The proposed addition would be situated on the rear section of the building and this should help to minimize its visual impact, allowing the original proportions and character to remain prominent. The proposed design would consequently be consistent with the objectives of this design guideline. See also the discussion regarding Design Standard above.

**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.

**Analysis and Finding**

See previous discussion relating to Design Standard 2 above. The proposals would be consistent with the objectives of this design guideline.

**8.9 Minimize negative technical effects to original features when designing an addition.** Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

**Analysis and Finding**

At this point in time there are no apparent proposals which might have an adverse physical effect upon the condition or the integrity of the current building. Structural investigations for the new construction are to be determined. The alterations to the building would affect the rear section, a section of the house which seems to have been reconstructed or substantially remodeled in the relatively recent past. As such it appears unlikely that the proposals would adversely affect original materials or features. Proposals would consequently be consistent with the objectives of this design guideline.

**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. See also the discussion of specific building types and styles.

**Analysis and Finding**

The proposal is to clad the new addition in stucco to match the existing exterior finish, which is likely to be a subsequent alteration to the original house. The proposal is therefore consistent with the objectives of this design guideline.

**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. Depending on the detailing, clad wood or synthetic materials may be considered.

**Analysis and Finding**

In the absence of additional detailed information on the form and design of the proposed windows, the initial reading would be that they are not similar in character to the reconfigured earlier windows on the front façade. Since the latter will not readily be appreciated in visual conjunction with the front façade, and the building otherwise exhibits a variety of windows from various stages of alteration, it is unlikely that the proposed will detract from the historic character of the building. In consequence the proposals will be consistent with the objectives of this design guideline.

**8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.** An addition shall not overhang the lower floors of the historic building in the front or on the side.

**Analysis and Finding**

Staying within the existing plan footprint of the building requires an increase in height to achieve additional accommodation, given the simplicity and limited capacity of the existing roof form and profile. The proposed design of the addition does not overhang, but rather steps back from the current roof profile on two sides to reduce the apparent scale, bulk and massing of this accommodation. This, combined with the degree to which this proposal is set back from the street façade and street frontage, should ensure that the new addition would not dominate the scale of the current building. As such it would be consistent with the objectives of this design guideline.

**8.13 The roof form and slope of the addition must be in character with the historic building.**

If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with historic ones on similar historic structures.

**Analysis and Finding**

The design of the addition maintains the characteristics of pitched roof forms. A shallower roof pitch is created to accommodate the second story space. This new roof pitch is then re-employed to create a new and varied series of roof forms which help to play down the apparent bulk and scale of the addition, using a series of gables and gabled dormers. The latter are generally subordinate to the overall roof mass and can also be defined as in scale with those identified elsewhere in this context. Roof symmetry is however compromised in places to make the additional accommodation work within the constraints of the plan of the rear of the building, although not really evident from ground level views. Eave lines would also vary from the existing, although the current eaves line on the east wing is echoed using a band course. The roof form of the proposal would be viewed notably recessed from the public frontage of the building, and in consequence is less likely to adversely impact the perceived character of the building. Overall, the proposals appear to be consistent with the general design principles of this guideline, although departing in several places from the design examples the guideline provides.

**Analysis & Finding for Design Standard 9**

From the analysis and findings relating to pertinent design guidelines 8.2, 8.3, 8.5, 8.8, 8.9, 8.10, 8.11 & 8.13 the proposed addition is found to be consistent with the objectives of Design Standard 9.

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

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

**Analysis & Finding**

No prohibited building materials are proposed in this case.

**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 chapter 21A.46 of this title;

**Analysis and Finding**

This standard is not applicable in this case.

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

**Analysis and Finding**

The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* are applicable in this case, and are analyzed in relation to the relevant design standards as above.

# Attachment A

## Application

PROPOSED CONSTRUCTION:  
 LOT #, SUBDIVISION  
 STREET ADDRESS  
 CITY, STATE, ZIP

PREPARED FOR:  
 PRIVATE RESIDENCE  
 STREET ADDRESS  
 CITY, STATE, ZIP  
 PHONE #

PREPARED BY:  
 JAMES L. CARROLL & ASSOCIATES  
 455 EAST 400 SOUTH # 403  
 SALT LAKE CITY, UTAH 84111  
 (801) 359 - 8517

FLOOR ELEVATIONS

DRIVE @ STREET: DRIVE @ STREET:  
 DRIVE @ STREET: DRIVE @ STREET:  
 DRIVE @ STREET: DRIVE @ STREET:  
 DRIVE @ STREET: DRIVE @ STREET:

LEGEND

EXISTING GRADE ——— PROPOSED GRADE ———

4TH AVENUE

5' SIDEWALK

EAST  
41.25'

SOUTH  
33.0'

EAST  
82.0'

SOUTH  
49.5'

WEST  
97.0'

NORTH  
165.0'

SOUTH  
82.5'

WEST  
26.75'

EXISTING SITE PLAN  
 SCALE: 1" = 10'

DEFERRED SUBMITTAL INFORMATION  
 TO BE SUBMITTED, WHEN APPLICABLE, TO THE  
 BUILDING DEPARTMENT PRIOR TO  
 INSTALLATION OF THE PRODUCT.

1. PROVIDE ROOF & FLOOR TRUSS DETAILS AS PER MANUFACTURER @ FRAMING INSPECTION. R106.1.1
2. PROVIDE ROOF & FLOOR TRUSS LAYOUT @ FRAMING INSPECTION. R106.1.1
3. PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM AS PER R106.1.
4. PROVIDE MAKE, MODEL #, & I.C.B.O. # OF FIREPLACE UNITS.
5. PROVIDE MAKE, MODEL #, EFFICIENCY, & BTU OUTPUT OF MECHANICAL SYSTEM(S).
6. PROVIDE MAKE, MODEL #, & I.C.B.O. # OF SHOWER STEAMER APPLIANCES.
7. PROVIDE MAKE, MODEL #, & BTU OUTPUT OF BOILER(S).
8. RADIANT HEAT SYSTEM(S) LAYOUT PLANS, CALCULATIONS, & SPECIFICATIONS. NOTE: NO PIPING ALLOWED IN PUBLIC RIGHT OF WAY FOR SHOW MELT.
9. PROVIDE CONSTRUCTION DETAILS FOR SPECIAL STAIR CONSTRUCTION (i.e., SPIRAL &/OR SUSPENDED).
10. PROVIDE MANUFACTURER'S ENGINEERING & DATA SHEET FOR ALL FLOOR JOISTS.
11. PROVIDE MANUFACTURER'S ENGINEERING, DATA SHEETS, AND INSTALLATION METHODS FOR SPANDECK PANELS AT SUSPENDED SLAB AREAS.
12. FIRE SPRINKLER PLANS & DETAILS AS PER ENGINEERING CONSULTANTS AND BUILT TO MODIFIED NFPA 13D.
13. PROVIDE DETAILS ON ELEVATOR AND SHAFT.
14. LISTING FOR THE FIREPLACE (S) SHOWN ON PLANE SHALL BE PROVIDED @ MECHANICAL INSPECTION, IF WOOD BURNING FIREPLACE (S) SUBMIT LIST SHOWING EPA COMPLIANCE M140L1.
15. PROVIDE LISTING FOR FIRE PIT.
16. PROVIDE DUCT DESIGN AS PER ACCA MANUAL "J", "D" FOR THIS STRUCTURE. H1602L1
17. PROVIDE SEPARATE PLAN PERMITS FOR RETAINING WALLS, SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS. SPECIFICATIONS AND APPLICATIONS ARE REQUIRED TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS. R105.31
18. PROVIDE A DETAIL SHOWING GUARDRAIL PLACEMENT AND GEOMETRY PRIOR TO INSTALLATION. R312
19. PROVIDE LISTING (APPROVAL) NUMBER FOR FIREPLACES STOVE, FIREPLACE INSERT, OR SHOWER STEAMER APPLIANCES. IRC M1302.1
20. ALL STRUCTURAL MASONRY WALLS ARE TO BE PROFESSIONALLY DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. IRC R601.2.3 MASONRY WALLS NOT REQUIRING PROFESSIONAL DESIGN SHALL BE DETAILED AND SPECIFIED IN ACCORDANCE WITH IRC R605.11.4 FOR SEISMIC DESIGN CATEGORY "E". ALL STRUCTURAL MASONRY (IF USED) MUST BE INSPECTED BY A SPECIAL INSPECTOR.

LEGEND

- ◆ = SECTIONAL CORNER
- ⊕ = STREET MONUMENT
- ⊙ = FOUND PLUG IN CONC.
- ⊕ = FOUND REBAR AND CAP
- — — = REPRESENTS PROPERTY LINE
- △ = SURVEY CONTROL POINT
- ⊗ = EXISTING FIRE HYDRANT
- ⊙ = EXISTING SEWER MANHOLE
- ⊕ = PHONE UTILITY SERVICE
- EM = ELECTRIC METER
- EB = ELECTRIC BOX
- = EXISTING FENCE
- ⊕ = EXISTING UTILITY LINES
- — — = PROPOSED UTILITY LINES
- ⊙ = EXISTING WATER METER
- ⊗ = EXISTING GAS METER

NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0": 2% SLOPE THEREAFTER.  
 NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.113  
 NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.11 REQUIREMENT.

James L. Carroll & Associates

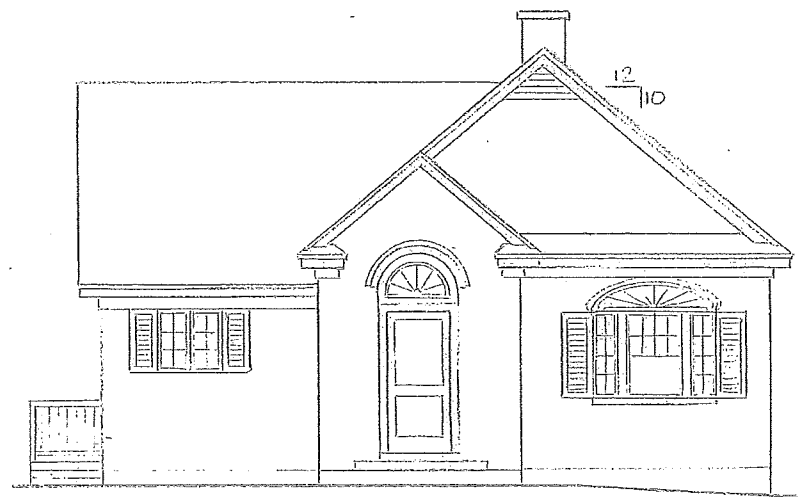
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 SALT LAKE CITY, UTAH 84111 (801) 359-8517  
 www.jamescarrollassociates.com

GOSZYLA-WIET RESIDENCE

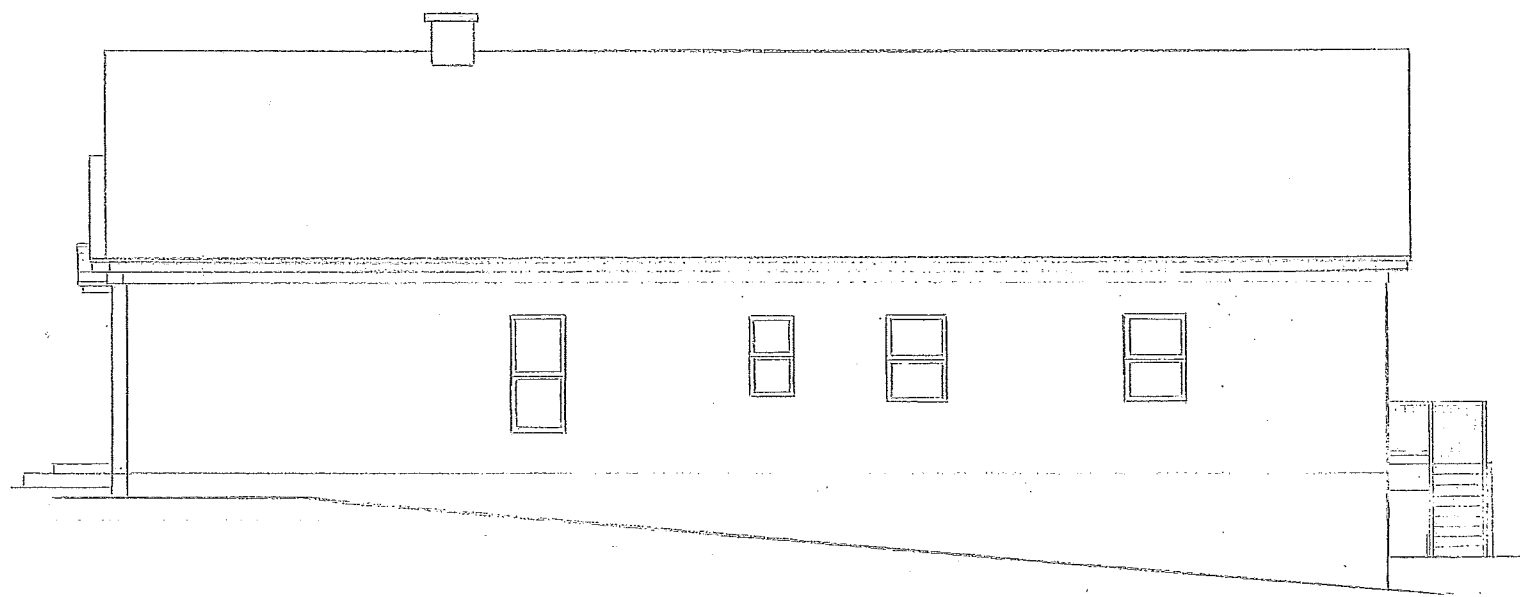
ADDITION / REMODEL  
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 SALT LAKE CITY, UTAH, 84103

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 DRAWN BY: JASON T. ROBERTS  
 REVISED BY:  
 REVISED DATE: 7-21-2011  
 PLOT DATE:  
 DESCRIPTION: ADDITION / REMODEL  
 SHEET #



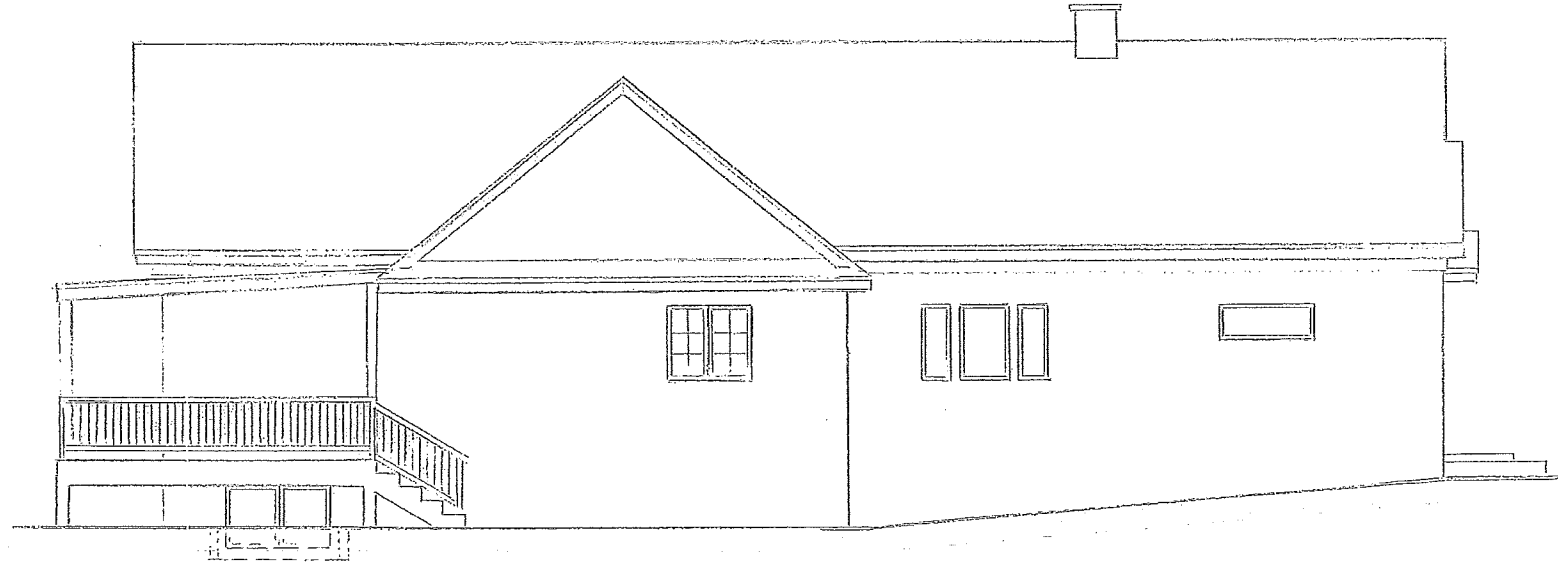
1  
A-1.0  
EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-1.0  
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A-1.0  
EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A-1.0  
EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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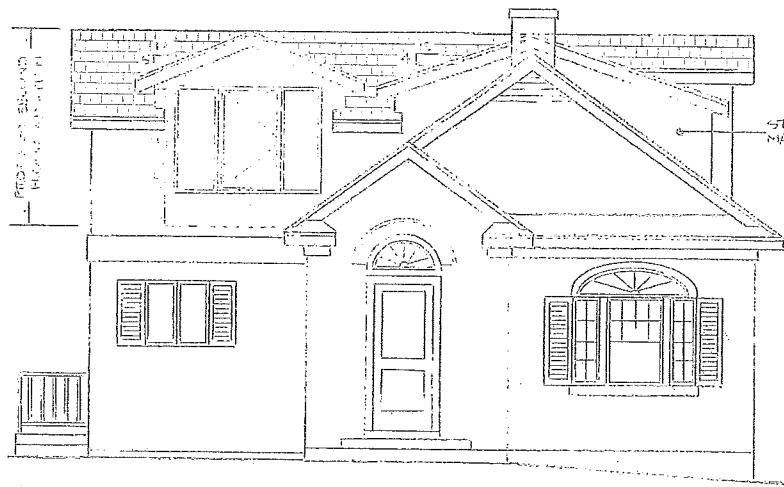
GOSZTYLA-WIET RESIDENCE

ADDITION / REMODEL  
876 EAST 4TH AVENUE  
SALT LAKE CITY, UTAH, 84103

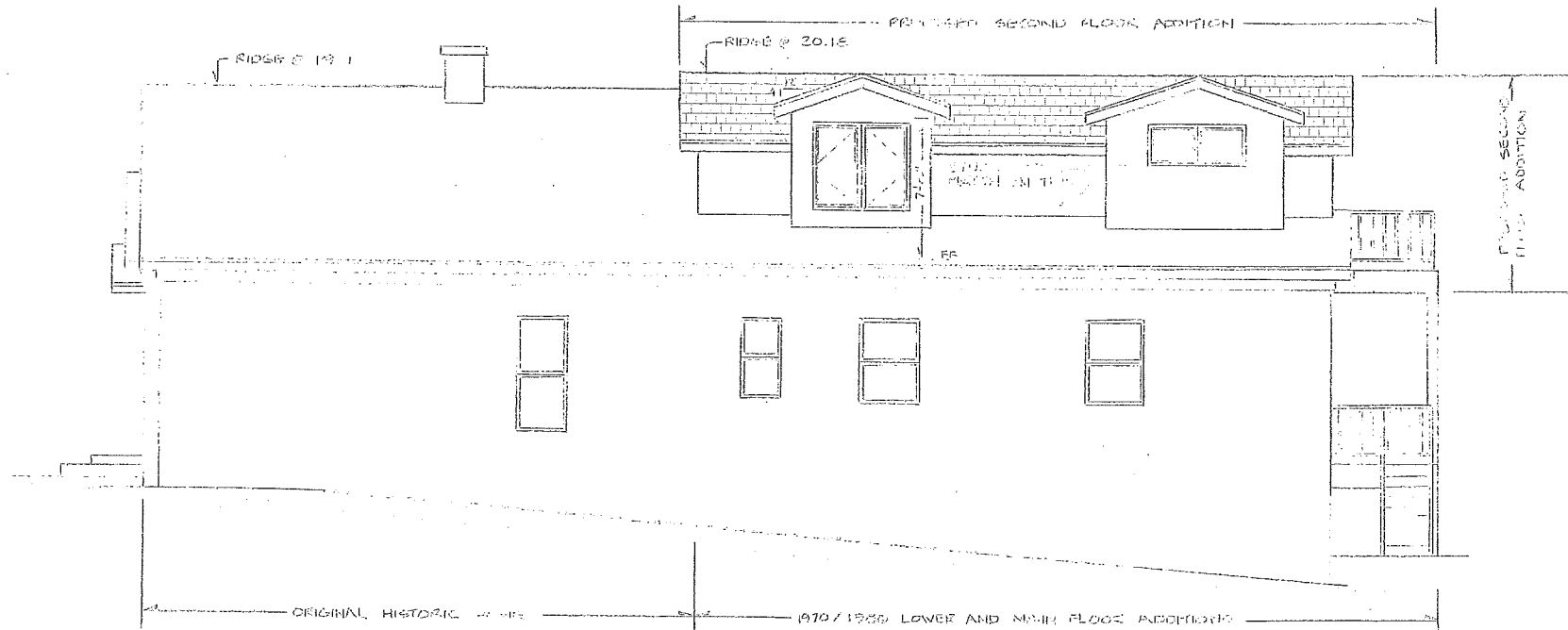
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PROJECT: GOSZTYLA - WIET  
PLAN DATE: 7-6-2011  
DRAWN BY: JASON T. ROBERTS  
REVISED BY:  
REVISED DATE: 7-21-2011  
PLOT DATE:  
DESCRIPTION: ADDITION / REMODEL ELEVATIONS

A-1.0



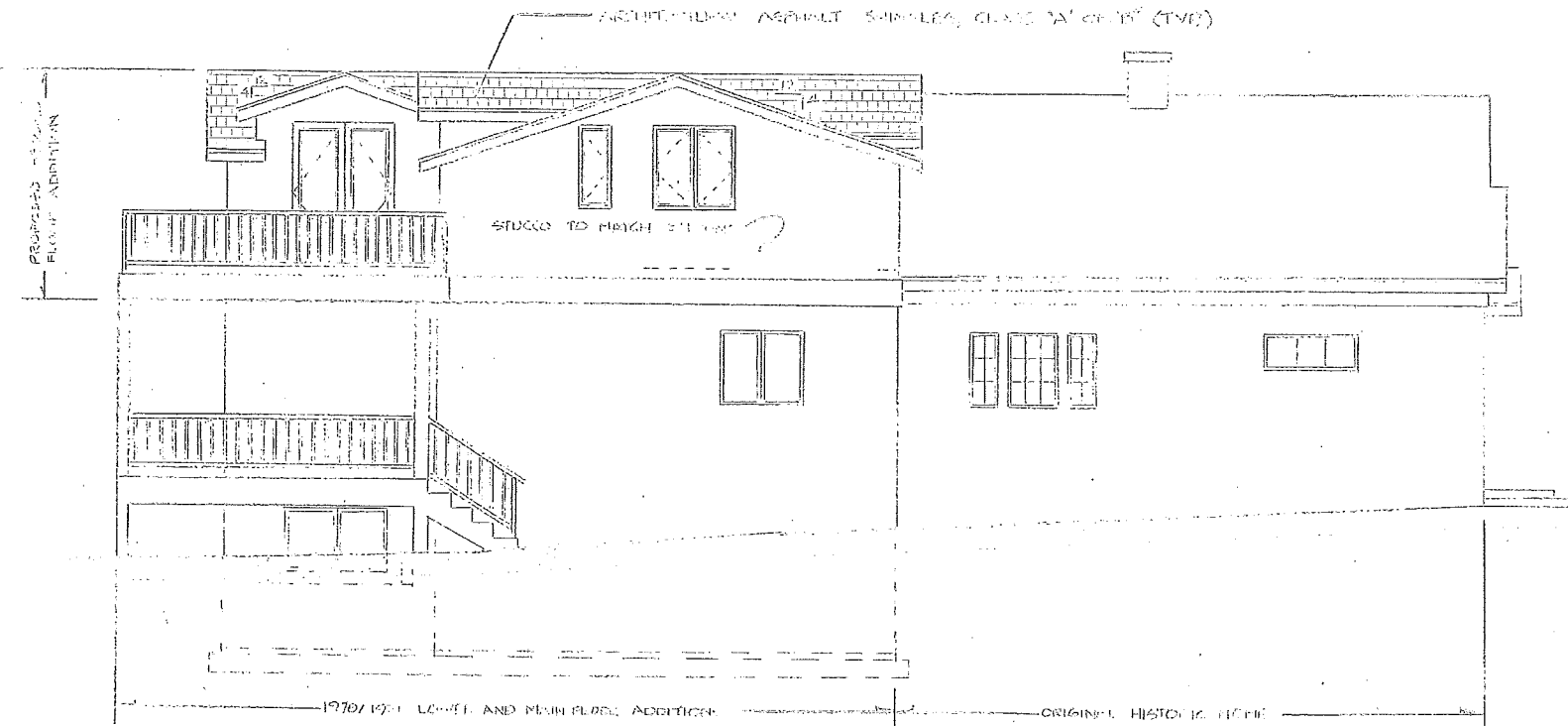
1  
A-II  
PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-II  
PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A-II  
PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A-II  
PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

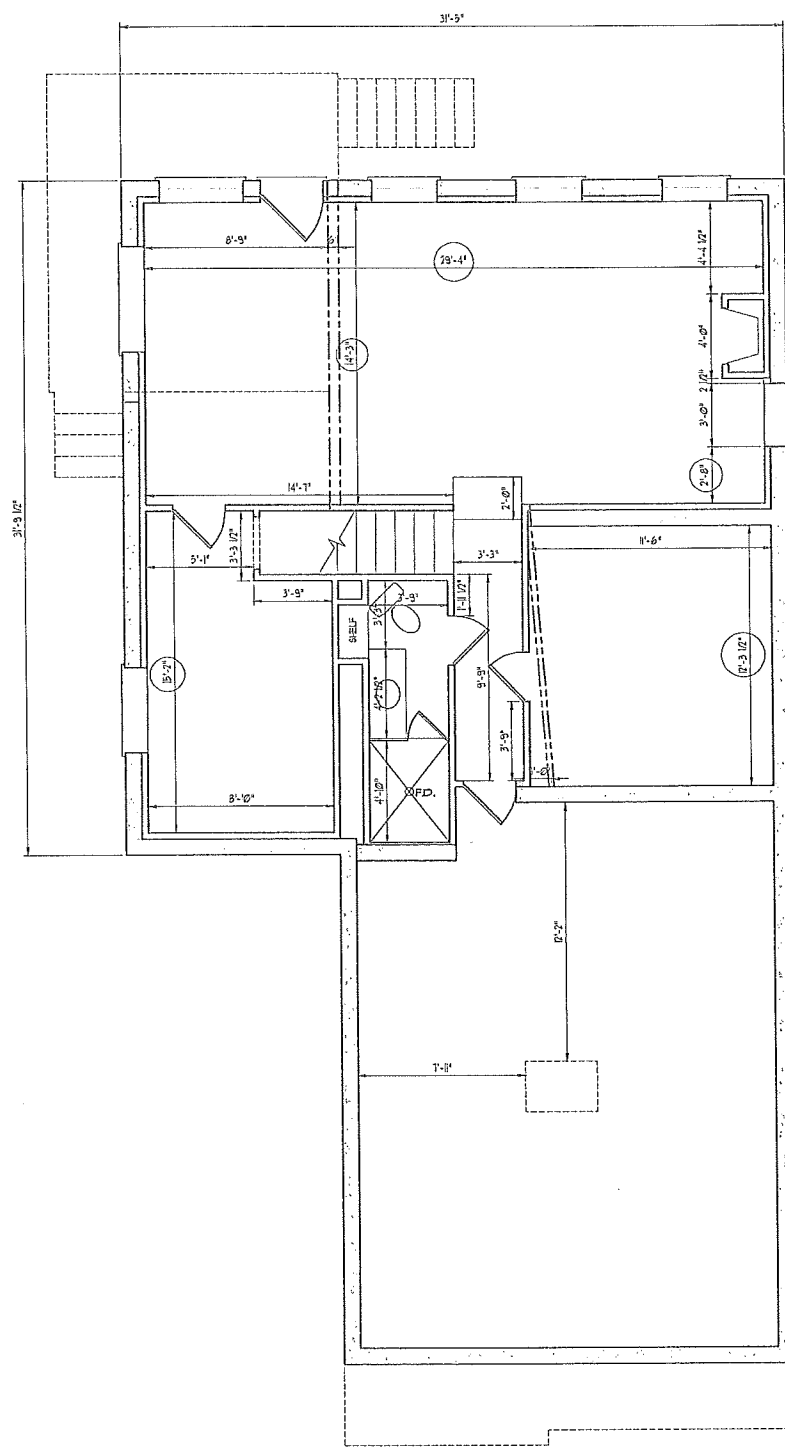
1. ROOFING MATERIALS SHALL COMPLY WITH THE PERMITS.
2. ALL ROOFING MATERIALS SHALL BE INSTALLED ON ROOFING DECKING AS PER THE PERMITS.
3. ROOFING SHALL BE INSTALLED ON ROOFING DECKING AS PER THE PERMITS.
4. EXTERIOR WALLS AND PARTS SHALL HAVE CROSS VENTILATION FOR EACH ROOM AND SHALL BE INSTALLED AS PER THE PERMITS.
5. EXTERIOR WALLS SHALL BE INSTALLED AS PER THE PERMITS.
6. EXTERIOR WALLS SHALL BE INSTALLED AS PER THE PERMITS.
7. EXTERIOR WALLS SHALL BE INSTALLED AS PER THE PERMITS.
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19. EXTERIOR WALLS SHALL BE INSTALLED AS PER THE PERMITS.
20. EXTERIOR WALLS SHALL BE INSTALLED AS PER THE PERMITS.

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GOSZYLA-WIET RESIDENCE  
 ADDITION / REMODEL  
 876 EAST 4TH AVENUE  
 SALT LAKE CITY, UTAH, 84103

PROJECT: GOSZYLA - WIET  
 PLAN DATE: 7-6-2011  
 DRAWN BY: JASON T. ROBERTS  
 REVISED BY:  
 PLOT DATE: 7-21-2011  
 DESCRIPTION: ADDITION / REMODEL  
 ELEVATIONS





1  
A-2.0

EXISTING LOWER FLOOR PLAN

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

PROJECT: GOSZYLA - WIET  
 PLAN DATE: 7-6-2011  
 DRAWN BY: JASON T. ROBERTS  
 REVISED BY:  
 REVISED DATE: 7-21-2011  
 PLOT DATE:  
 DESCRIPTION: ADDITION / REMODEL  
 LOWER FLOOR

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GOSZYLA-WIET RESIDENCE

ADDITION / REMODEL  
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 SALT LAKE CITY, UTAH, 84103

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A-2.0





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GOSZYLA-WIET RESIDENCE

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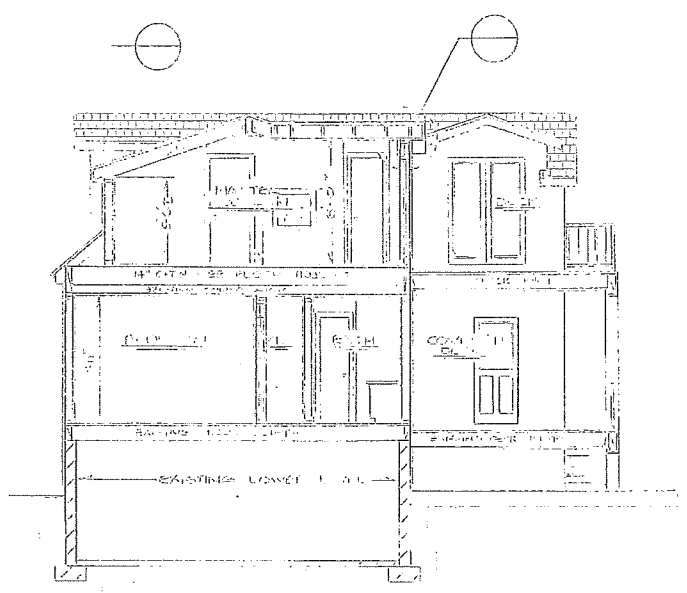
PROJECT: GOSZYLA - WIET  
 PLAN DATE: 7-6-2011  
 DRAWN BY: JASON T. ROBERTS  
 REVISED BY:  
 REVISED DATE: 7-21-2011  
 PLOT DATE:  
 DESCRIPTION: ADDITION / REMODEL  
 CROSS SECTIONS

SHEET #  
 A-5.0

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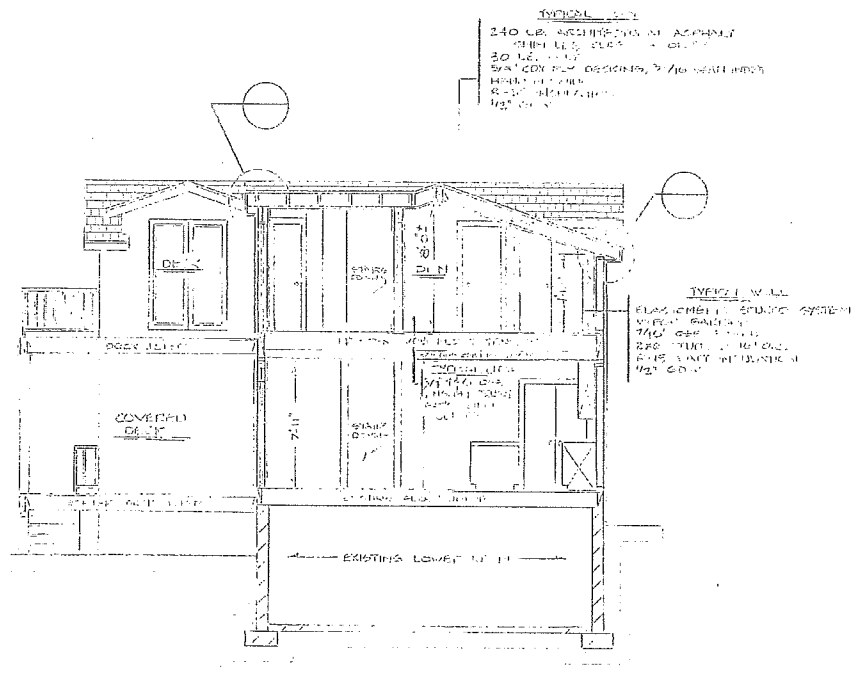
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DATE: 7-21-2011



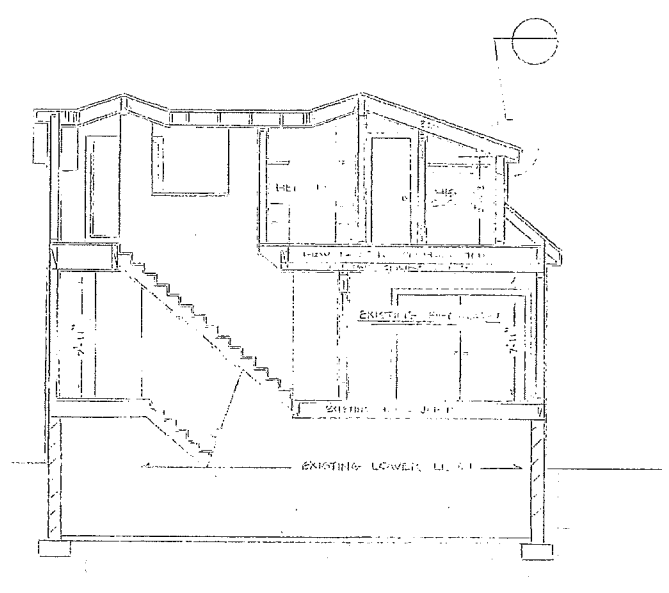
3  
 A-5.0

CROSS SECTION  
 SCALE: 3/16" = 1'-0"



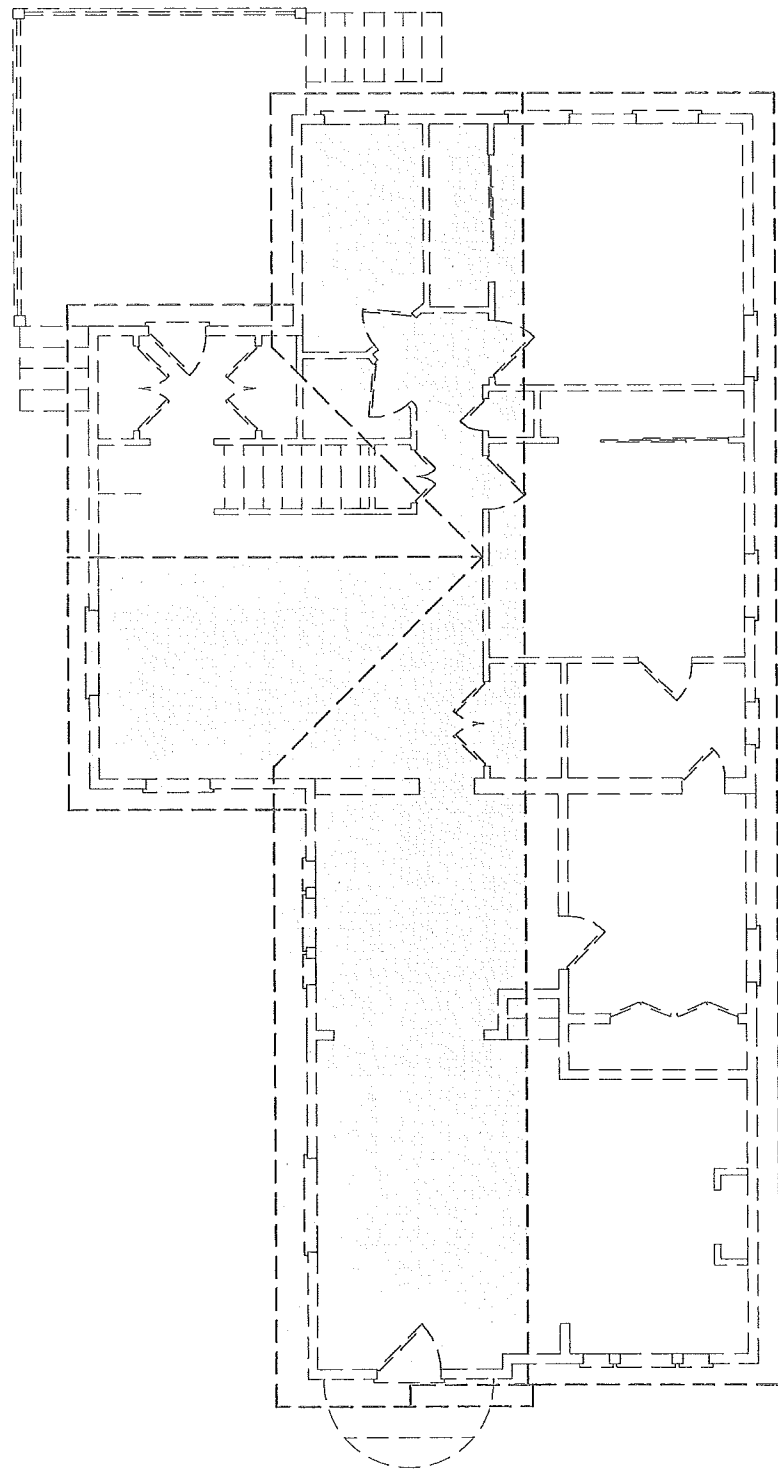
2  
 A-5.0

CROSS SECTION  
 SCALE: 3/16" = 1'-0"



1  
 A-5.0

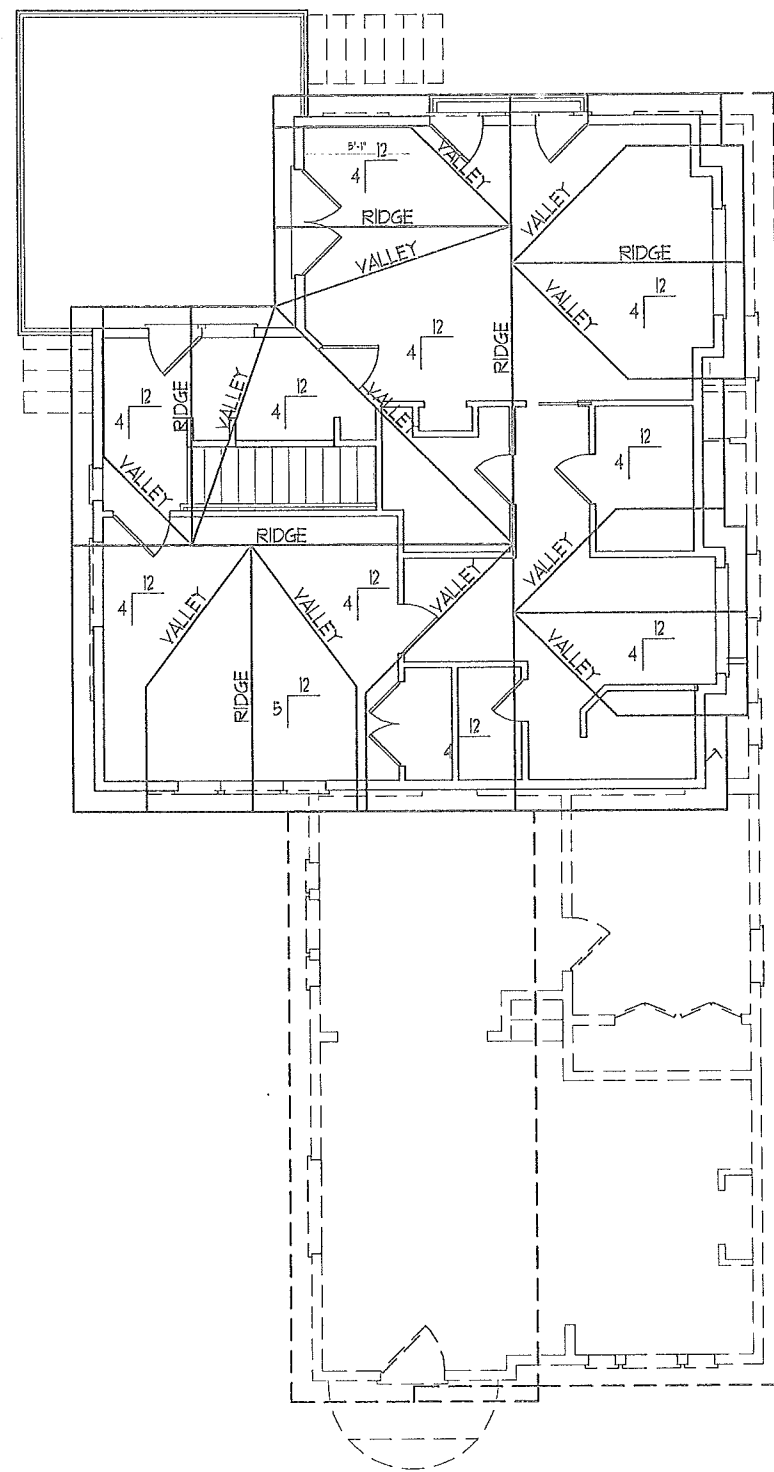
CROSS SECTION  
 SCALE: 3/16" = 1'-0"



S-4.0

EXISTING ROOF PLAN

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



S-4.0

PROPOSED ROOF PLAN

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

PROJECT: GOSZYLA - WIET

PLAN DATE: 7-6-2011

DRAWN BY: JASON T. ROBERTS

REVISED BY:

REVISED DATE: 7-21-2011

PLOT DATE: 7-21-2011

DESCRIPTION: ADDITION / REMODEL

ROOF FRAMING

SHEET # S-4.0

GOSZYLA-WIET RESIDENCE

ADDITION / REMODEL  
876 EAST 4TH AVENUE  
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# Attachment B

## Photographs





**876 4<sup>th</sup> AVENUE & O STREET**





**SIDE & REAR FACADES**







**TO THE EAST**





**TO THE WEST**





**TO THE WEST**

