

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

**Engeman Residence
Major Alterations
PLNHLC2011-00604
1363 S. Filmore Street**

Meeting Date: December 1, 2011



Planning Division
Department of Community and
Economic Development

Applicant: Warren Lloyd,
Lloyd Architects

Staff: Michaela Oktay,
(801) 535-6003,
michaela.oktay@slcgov.com

Tax ID: 16-16-127-003-0000

Current Zone: R-1/7,000
(Single-Family Residential
District)

Master Plan Designation:
East Bench Master Plan

Council District:
District 5 – Jill Remington-Love

Community Council:
Wasatch Hollow –John Bennion,
Chair

Lot Size:
Approximately 0.17 acres or
7,405 Sq. Ft. in area

Current Use:
Single-Family Residential

Applicable Land Use

Regulations:
▪ 21A.34.020 (G)

Notification:
▪ Notice mailed 11/18/11
▪ Sign posted 11/21/11
▪ Posted to Planning Dept and
Utah State Public Meeting
websites 11/18/11

Attachments:
A. Department Comments
B. Photos of Site
C. Application & Plans
D. Applicant examples of
other additions in U.S.

Request

This is a request by Warren Lloyd, architect, Lloyd Architects, representing Ken Engeman, for major alterations located at 1363 S. Filmore Street in the Westmoreland Place Historic District. The historic home is considered a “significant contributing” structure in the district.

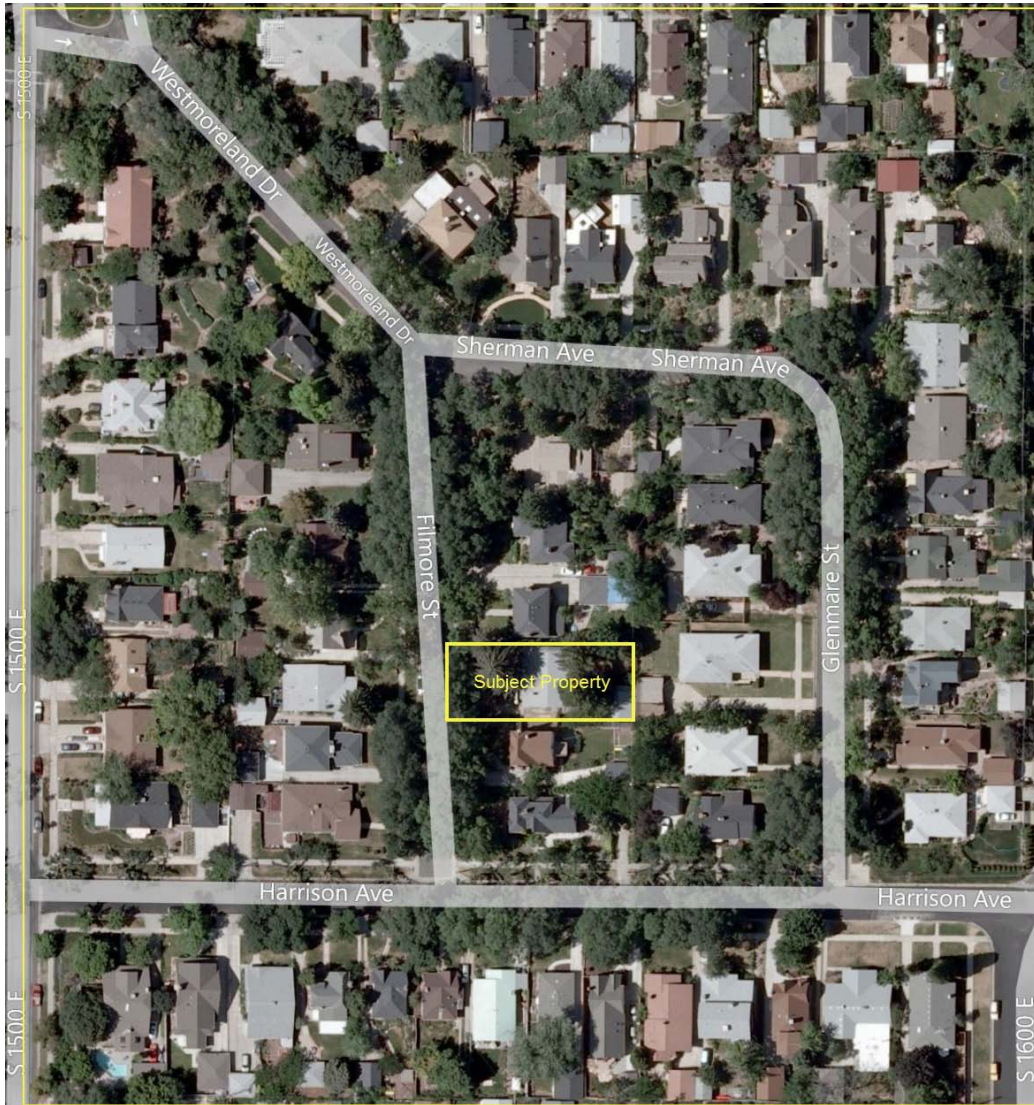
The request is to construct a rooftop addition on the primary residence that would extend towards the rear of the property. The request also includes demolition of an existing accessory structure for construction of a new two-story garage. The applicant requests approximately one foot six inches (1’6”) of additional garage building height over the limit and the Historic Landmark Commission has the authority to grant this additional height. The property is located in the R-1/7,000 (Single-family Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is Planning Staff’s opinion that the rooftop addition proposal does not substantially meet the relevant design standards for alterations to this significant contributing property in the Westmoreland Historic District. Staff finds that the new garage generally meets the standards of this ordinance with the exception of the additional height request.

If the Commission concurs with the staff analysis and the findings in this report the staff recommendation is that the Commission should convene an Architectural Subcommittee to review the design options with the applicant and make a decision as to the additional garage height after matters concerning a rooftop addition have been decided.

VICINITY MAP



Background

Westmoreland Place Historic District is a subdivision laid out in 1913 by the Dunshee brothers, Earl and C.O. Dunshee, using the then popular Craftsman style for the many bungalows that occupy its lots. The subject property is a fine example of a prominent design that was based on architect brothers, Green & Green's Westmoreland Place in Pasadena California.

Salt Lake City's Westmoreland Place was built to be a restricted residential neighborhood geared towards more affluent individuals. The district is known specifically for its collection of craftsman style bungalow and period revival cottages and it still remains a desirable residential neighborhood on the East Bench.

The district contains sixty-nine (69) primary residences all built within the historic period. The district retains a high degree of historic integrity as the majority, eighty-seven (87%) percent of the resources, sixty (60) contribute to the historic character of the district. There are several examples of two story additions and

renovations between 1966 and 2010 that have adversely affected the historic integrity of nine (13%) of the buildings that lie within the district (Westmoreland Place Reconnaissance survey, 2010).

According to the survey, the method used to evaluate the properties was based on age and architectural integrity as follows:

A-Eligible/significant: built within the historic period and retains integrity; excellent example of a style of style; unaltered or only minor alterations or additions; individually eligible for National Register architectural significance; also, buildings of know historical significance.

B-Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings, through overall integrity is retained eligible for National Register as part of a potential historic district of primarily for historical , rather than architectural, reasons. The additions do not detract and may be reversible.

C-Ineligible: built during the historic period but have had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D-Out-of-period: constructed outside the historic period.

The subject property was built in 1917 and is rated “A” due to its historic period, style and architectural integrity as it has been unaltered over time. It is a one-story California Bungalow with a gable roof with distinct cross gable and exposed rafters including purlins and ridge beams with brackets. A character defining feature of the property is that the gabled porch roof is suspended with chains from the front cross gable as well as by the porch posts and piers. It is a “significant contributing” structure in the Westmoreland Place Historic District.

Proposed Scope of Work

Major Alterations

The subject property has not been occupied for close to a decade, and is in need of general maintenance and repair. The owners are requesting to make major alterations to the property to accommodate for the modern needs of their family of five: a rooftop addition and a new two-story garage.

New Rooftop Addition

The residence is a single family one-story dwelling, approximately 1,600 sqft. in area, and is approximately sixteen feet (16’) in height. The proposal is to construct a 1,172 sqft. second level addition for additional bedrooms, bathrooms and a laundry area. The owners prefer bedrooms above ground rather than in the basement to accommodate their living/sleeping areas. The addition also involves a 502 sqft. extension of the first floor to expand the family room area, kitchen and eating area that will access a new rear yard covered porch. The proposed new height of the home with the rooftop addition is nearly twenty-three (23’) feet in height.

The applicant wishes to demolish it to build an approximately 485 sqft. two-story garage which is one foot six inches (1’6”) over height.

New Garage-Request for Additional Height

There is an existing 386 sqft. garage on the lot. The applicant is requesting approval of additional building height for a new two-stall, two-story garage (485 Sqft.) as part of this petition. The maximum building height

for accessory structures in the R-1/7,000 zoning district is 17 feet. The applicant is requesting approximately 1' 6" of extra building height to accommodate for clearance in the storage area above the garage.

Project Details

The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
R-1/7,000		
Maximum Building Height: 28 feet	Maximum height of the proposed addition is approximately 22' 7 1/2".	Yes
Interior Side Yards: 6/10 feet	Site plan shows that the addition meets minimum dimensions.	Yes
Rear Yard: Twenty-five feet (25')	Site plan show approximately (30').	Yes
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.	Proposed overall building coverage is approximately 3%.	Yes
Accessory Buildings (garages): 50% of footprint of principal structure	50% of 1600 is 800, proposed is 485 Sqft.	Yes
Maximum Height (pitched roof) 17 feet	The proposed height is 18' 6", the applicant is requesting 1' 6" in additional garage height.	No

Analysis: The proposed residential addition appears to meet all zoning ordinance standards as proposed. The applicant has submitted a block face average of 24'6" for Filmore Street. Although the block face average is higher than the proposed rooftop addition, Staff doesn't believe this has a significant bearing on the case as the primary issue at hand is the effect of the vertical rooftop addition to the horizontal massing and roofline of the significant structure.

The HLC has the authority to determine if the requested garage height is appropriate and to approve or deny the request for additional building height. Planning Staff asserts that although the proposed garage addition generally meets the requirements of the zoning ordinance, with exception of the proposed height, there should be no negative cumulative effect on the site or from views from the public right of way if the additional height is granted in conjunction with the rooftop addition. However, the original historic structure is approximately sixteen feet (16') in height and a garage should remain subordinate to the original structure, therefore if the Commission fails to approve the rooftop addition as proposed, Staff doesn't support additional height for the garage. More discussion on this matter is detailed in the Analysis and Findings portion of this Staff Report.

Findings: The proposed garage addition exceeds the height allowed in the R-1/7,000 Zone by one foot three inches (1'6"), if approved it would remain subordinate to the principal structure only if the rooftop addition is approved. The additional height request for the accessory structure may result in negative visual impacts.

Comments

Public Comments

No public comments have been received.

Analysis and Findings

Options

Staff has discussed the project with the applicant on various occasions. The owners have expressed their needs to renovate the property so that they have adequate bedrooms and facilities to meet the need of their family of five. Staff is sympathetic to the needs of the applicant and acknowledges the need to provide flexibility so that the property can receive significant reinvestment and meet the standards of the ordinance as closely as possible.

As discussed previously in the “Background” of this report, this particular bungalow is significant to the district and its architectural integrity is due to the fact that it has not been altered. There is a precedent in the neighborhood of rooftop additions which range in terms of compatibility with their original Bungalow house. (*See Photo Attachment*)

The horizontal massing and shallow roofline are character defining features of this bungalow which presents challenges with vertical expansion. The guidelines will be discussed in more detail but generally, the most important issue is to minimize negative effects to the character of the historic house and its architecture, namely the historic horizontal massing and roofline which is an important character defining feature of California Bungalow. An ideal scenario would be to construction an addition at the rear of the property completely or to begin a rooftop addition as sensitively as possible at or behind the historic roof line.

That being said, the architect has explored expansion primarily at the rear of the house and property which has brought certain constraints to light. First, the owners would like to preserve as much back yard as possible during this expansion. The 25’ rear yard setback reduces the buildable envelope on the lot and constrains the amount of rear addition allowed. Staff takes these as legitimate concerns and constraints into consideration as part of the review.

Staff met with the applicant to discuss the addition, particularly the vertical effect of the rooftop addition on the horizontal massing of the structure. The applicant has pushed the dormers closer to the ridgeline as a result of those conversations. Staff suggested pushing the dormers back further, and reconfiguring or eliminating the dormers, but the applicant has concerns about the effect on the design of the upper interior space. Pushing the dormers back or their removal would eliminate entrances off the hall which lead to two proposed upstairs bedrooms.

It is Staff’s opinion that the size of the lot and the Zoning Ordinance regulations in the R-1/7,000 district can be balanced to provide a delicate balance between bulk location, compatibility and preservation of the back yard. Although a rooftop addition is in conflict with the standards, the dormers as proposed further create a vertical effect which does not compliment the architecture of the historic bungalow style. Furthermore, the location of the rooftop addition should be setback to be subordinate and better preserve the original style of the building, with its horizontal massing, as seen from the street. A rooftop addition may be feasible which is the primary reason Staff is suggesting an architectural subcommittee to discuss more sensitive design options.

Standards applicable to Contributing Structure

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;

Applicable Design Guidelines for Standard 1

7.1 Preserve the original roof form.

Avoid altering the angle of a historic roof.

7.5 When planning a roof-top addition, preserve the overall appearance of the original roof.

An addition should not interrupt the original ridgeline when possible.

Analysis: The use of the structure will not change.

The character of the roof is a major feature for historic structures. When repeated along the street the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In this case the historic home is set between two two-story structures which would potentially minimize any negative effect a rooftop addition may have to the visual continuity on the block face.

However, the shallow pitched horizontal roof type is a character defining feature of the California Bungalow. Additional character defining features are the broad deep eaves, exposed rafters and brackets and building materials that evoke the structural composition of the building. The proposed rooftop addition will invariably affect the roofline, but should have no detrimental effect on the other character defining features of the bungalow. The goal of this project is to design the addition as compatible and subordinate as possible, maintaining the perceived historic roofline to the greatest extent possible.

The garage as designed maintains the character of the site and environment. The materials proposed will compliment the historic home and will also be compatible with those used on surrounding structures. The garage is designed in such a manner that it meets the standard.

Findings for Standard 1: No change of use is proposed. The rooftop addition is the greatest change to the character defining features of the property but potential exists to minimize negative effects. The project as proposed appears to conflict with this standard.

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;

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

- 1.3 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.
- 1.4 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.
- 1.5 Design a new addition to preserve the established massing and orientation of the historic building.** Forms and building orientation should be continued.
- 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.
- 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.

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.

13.26 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 general conflict with several of the above referenced Design Guidelines, specifically Design Guidelines 1.3, 8.2, 8.9, 8.14, 8.15, and 13.26.

Additions

In terms of the Guidelines, the historic residence has one primary façade and two secondary facades that are visible from the street. The question to ask is if the addition will be subordinate to the structure? The size of the roof top addition is essentially the same footprint and size as the historical structure and although a large portion of it is located behind the roofline of the property. Setting the front portion farther back would result in a less physically obtrusive effect on the horizontal massing. It would also be more visually subordinate to the structure and would allow the original roofline to be less disturbed. The addition is not adequately set back from the historical façade and will not be visually subordinate to the historic building as proposed.

Findings for Standard 2: The combination of location and vertical effect of the dormer designed addition is in conflict with this standard. Based on the analysis above, and the number of Design Guidelines in conflict with the proposed addition, staff concludes that proposed rooftop addition would result in construction that is incompatible with the historic home.

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 addition is proposed in a manner and the building materials 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.

Finding for Standard 3: The 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.

Analysis: The historic home has not been altered. The location of the existing detached garage, set at the rear of the lot, is historically significant as it is characteristic of the Westmoreland 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.

Finding for Standard 4: The proposal meets this standard.

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. The distinct features of the property should be preserved on the primary façade in this project, except for the rooftop addition and its affect on the horizontal massing and historic roofline as perceived from the street.

Finding for Standard 5: The proposal generally meets this standard except regarding the roofline, which is a distinctive feature of architectural style and a significant character defining feature of this home. This standard isn't applicable to the garage.

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: The applicant is not proposing replacement of any architectural features.

Finding for Standard 6: This standard is not applicable for the project.

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 treatment 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

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.

Analysis: This Standard and the associated Design Guidelines were discussed previously above. It is the opinion of Planning Staff that the rooftop addition as designed does not meet this Standard and associated Guidelines due to location and orientation, height and scale. The applicant has submitted examples of other modern rooftop additions as detailed in Attachment D. Staff has provided neighboring rooftop addition projects within the district which have rendered those properties non-contributing (Attachment B). Based on those alteration effects on contributing status, the rooftop addition at the front of the property will have a negative effect on this contributing structure. However, proposed building materials for the addition are not necessarily in conflict with the historic residence as proposed.

Finding for Standard 8: Staff notes that the project as designed is in conflict with some of the above referenced Design Guidelines, specifically Design Guidelines 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 addition were approved, the possibility of maintaining the integrity of the original structure is not likely. The essential form and roofline are important character defining features of the structure and would likely compromise the contributing status of the home.

Finding for Standard 9: The addition as proposed, would not preserve the original structure in both form and integrity therefore the project does not meet this standard.

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;

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 appropriate materials for the addition which include aluminum-clad windows, beveled lap wood siding, and other wood details that will be incorporated into the eaves.

Finding for Standard 10: The proposed materials are generally consistent with the design guidelines for building materials and the project meets this standard.

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

Finding for Standard 11: This standard is not applicable for the project.

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

Finding for Standard 12: There are no additional design standards.

**Attachment A:
City Department
Comments**

City Departmental Comments

PLNHLC2011-00604

1363 Filmore Street – Engeman Residence

Engineering: Scott Weiler

I checked the condition of the public way improvements along this frontage. Most of the sidewalk is badly heaved and cracked. The drive approach also needs replacement. All of the existing sidewalk and drive approach must be replaced as part of this project.

Building Permits/Zoning: Ken Brown

Along with addressing the garage height with this Major Alteration proposal, we would want the architect to document compliance to the following;

1. On the site plan;
 - a. The setback dimensions from the side and rear property lines to the proposed garage (1' minimum).
 - b. The footprint square footage of the principal building, along with the footprint square footage of all accessory buildings.
 - c. The percentage of accessory structure coverage as it relates to the principal building footprint (50% maximum).
 - d. The percentage of building coverage of all principal and accessory structures (40% maximum).
 - e. The area of the rear yard (that area between the rear façade of the principal building and the rear lot line) and percentage of accessory building coverage (50% maximum).
2. On the elevation drawings; the interior side yard wall heights (see 21A.24.060D for allowances).

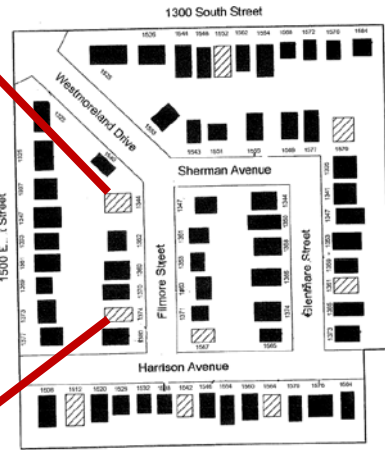
Public Utilities: Jason Draper

Public Utilities do not have any issues with the proposed addition. Sewer and water come in the front of the home from Filmore. We will review the plans and will have applicable connection fees due at with the building permit application.

**Attachment B:
Photos of site and
surrounding area**



1344 Filmore Street-Noncontributing



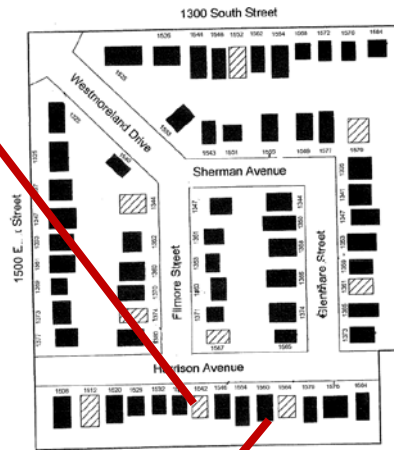
1374 Filmore Street-Noncontributing



SURROUNDING PROPERTIES WITH ADDITIONS



1542 Filmore Street-Noncontributing



1564 Filmore Street-Noncontributing



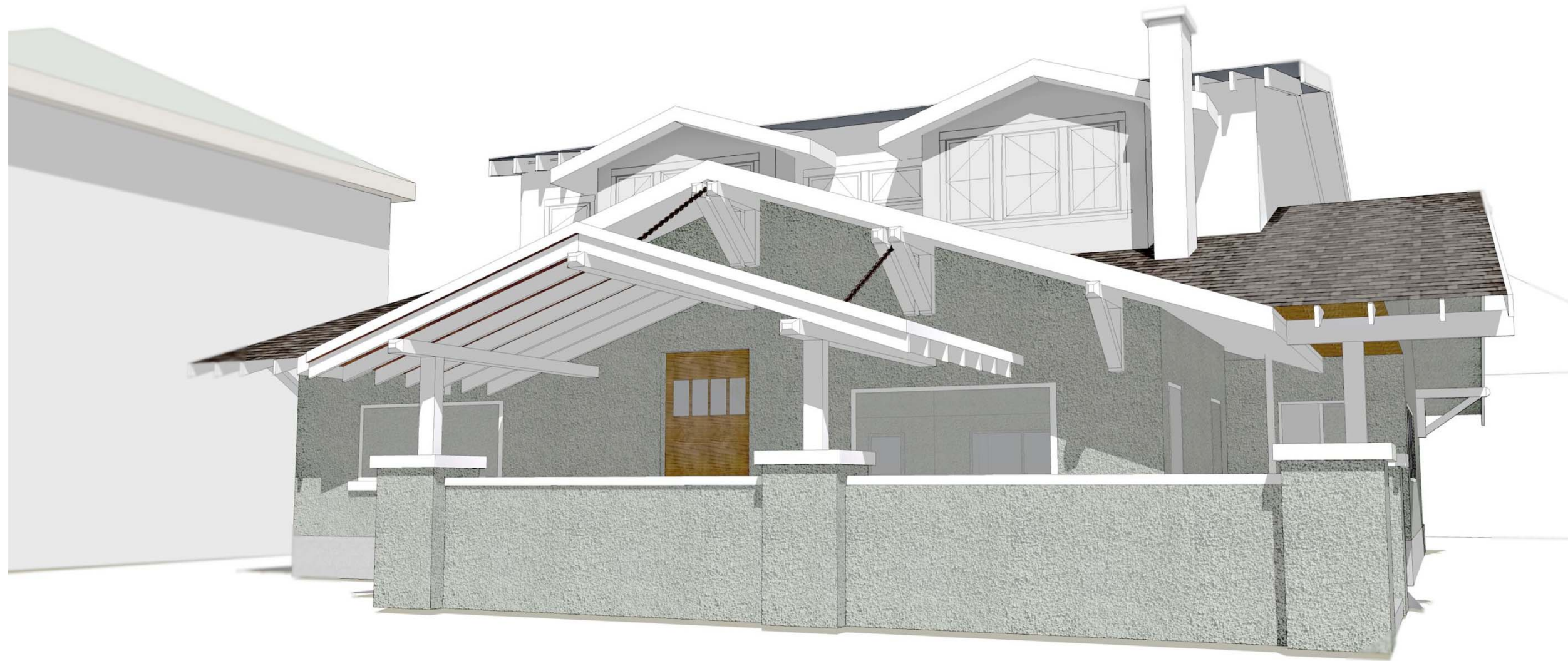
SURROUNDING PROPERTIES WITH ADDITIONS

**Attachment C:
Application and
Building plans**

RESIDENTIAL REMODEL:

FILMORE HOUSE

1363 FILMORE STREET, SALT LAKE CITY, UTAH



SHEET INDEX

A0.0	COVER SHEET
AS1.0	EXISTING SITE PLAN
AS1.1	EXISTING STREET PLAN
AS1.2	SITE PLAN
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.4	NEW GARAGE PLANS
A2.0	NEW GARAGE ELEVATIONS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ELEVATIONS
A2.4	ELEVATIONS
D1.1	EXISTING PLAN
D2.0	EXISTING ELEVATIONS
R1.0	PROPOSED RENDERING
R2.0	EXISTING PHOTOS
P1.0	REAR YARD AREA POTENTIAL

Lloyd Architects
 Salt Lake City, UT 84102
 573 East 600 South Seattle, WA 98107
 5308 Ballard Ave. NW (801) 328-3245

PARCEL NUMBER

16161270030000

BUILDING CODES

2006 RESIDENTIAL BUILDING CODE

ZONED

R-1/ 7,000

SYMBOLS

	NORTH ARROW		REVISION
	WINDOW NUMBER		DETAIL MARKER
	DOOR TYPE		WALL SECTION MARKER
	DIRECTION OF SLOPE		BUILDING SECTION MARKER
	ELEVATION MARKER		EXIT DISCHARGE (SHADED AREA)
	BREAKLINE		ROOF PITCH

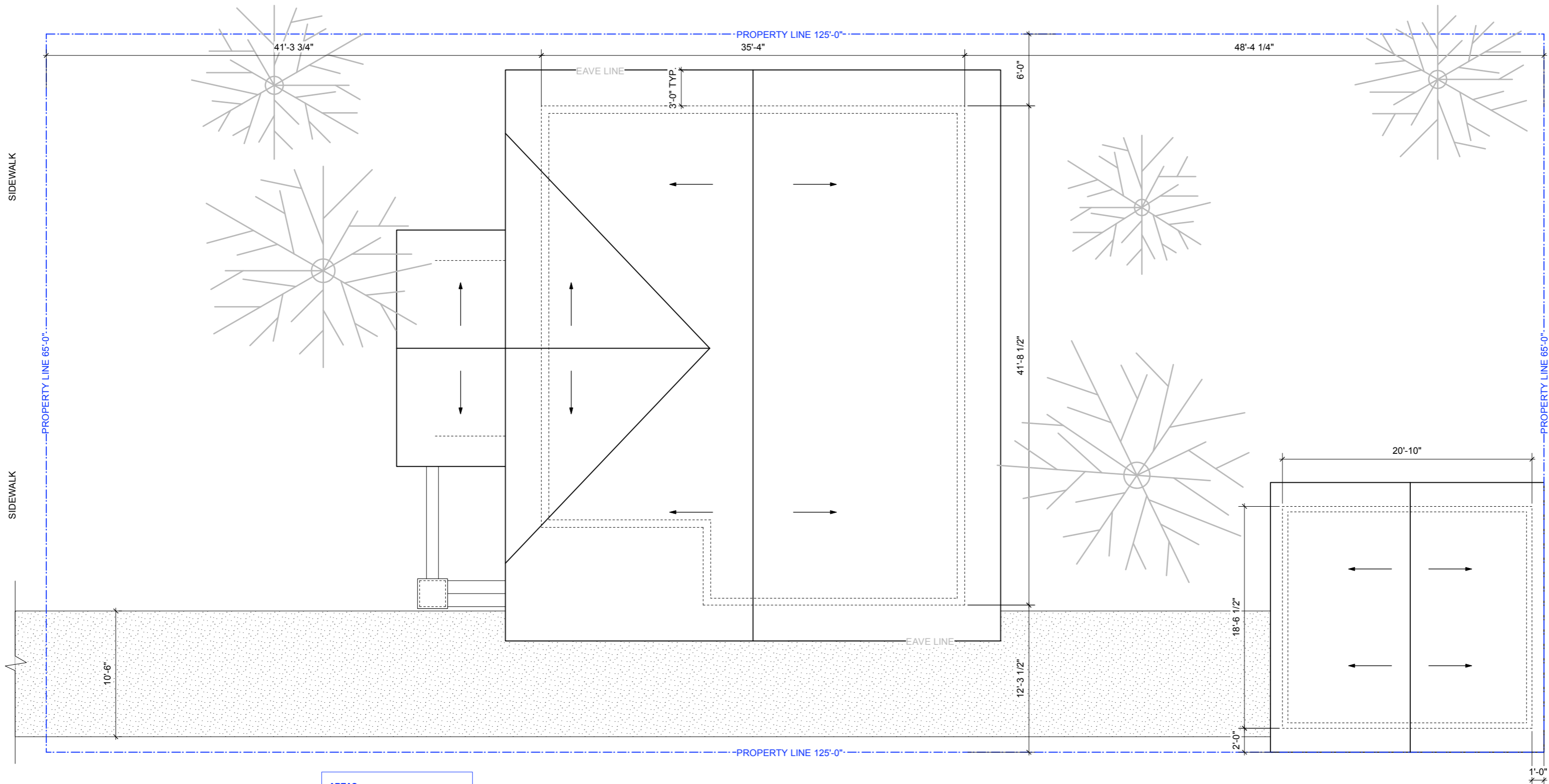
MR. KEN ENGEMAN HOUSE
 1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
OCT. 24, 2011

COVER

A0.0

OWNER	ARCHITECT	CONTRACTOR	STRUCTURAL
MR. KEN ENGEMAN	WARREN LLOYD 573 East 600 South Salt Lake City, Utah 84102 ph 801.328.3245		

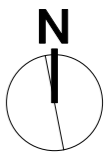


AREAS:

EXISTING GARAGE	392 SQFT
EXISTING HOUSE	1600 SQFT
EXISTING LOT	7500 SQFT
COVERAGE	26.56 %

1 EXISTING SITE PLAN (LOT AREA: 7500 SQ FT)
SCALE: 1/8" = 1'-0"

PARCEL NUMBER
16161270030000



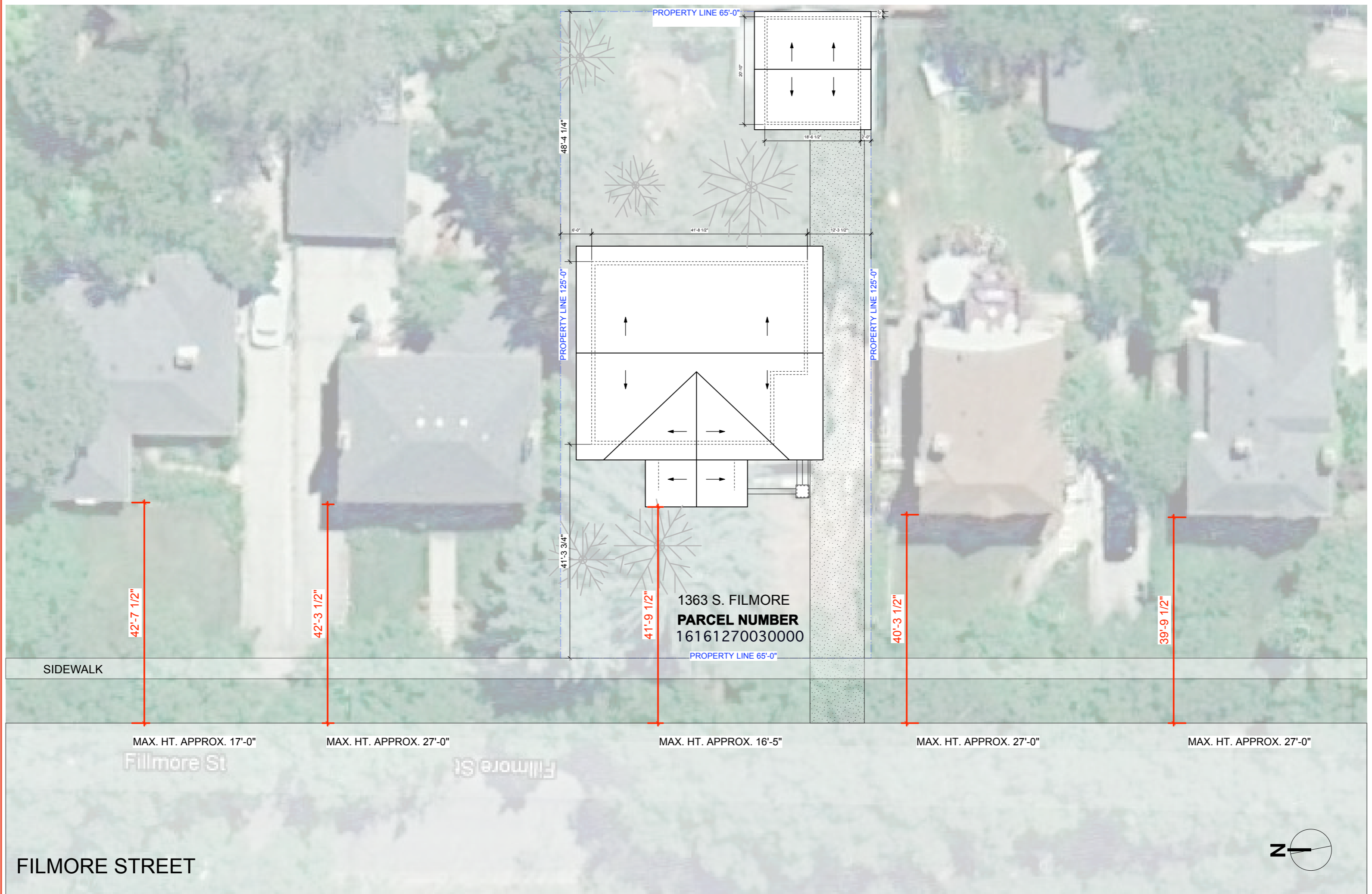
Lloyd Architects
573 East 400 South Salt Lake City, UT 84102
5308 Ballard Ave. NW Seattle, WA 98107
(801) 526-3245 [206] 791-5524

MR. KEN ENGEMAN HOUSE
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
OCT. 24, 2011

SITE PLAN
EXISTING SITE

AS1.0



1 EXISTING STREET PLAN (BLOCKFACE AVERAGES)
 SCALE: 1/16" = 1'-0"

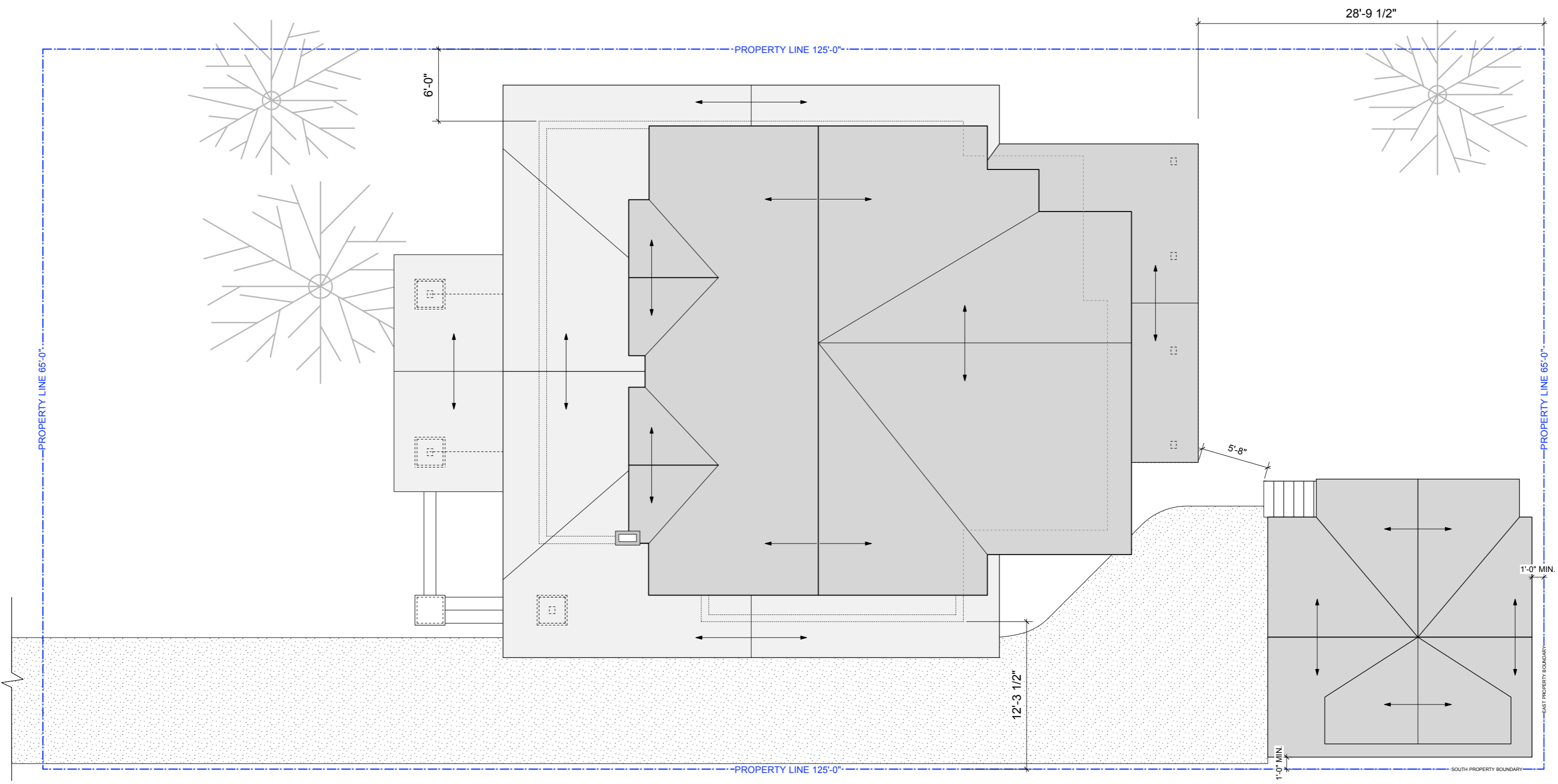
Lloyd Architects
 573 East 400 South Salt Lake City, UT 84102
 5308 Ballard Ave. NW Seattle, WA 98107
 (801) 526-3245 [206] 931-5524

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 1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
OCT. 24, 2011

SITE PLAN
 BLOCK

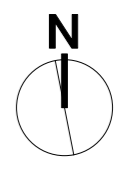
AS1.1



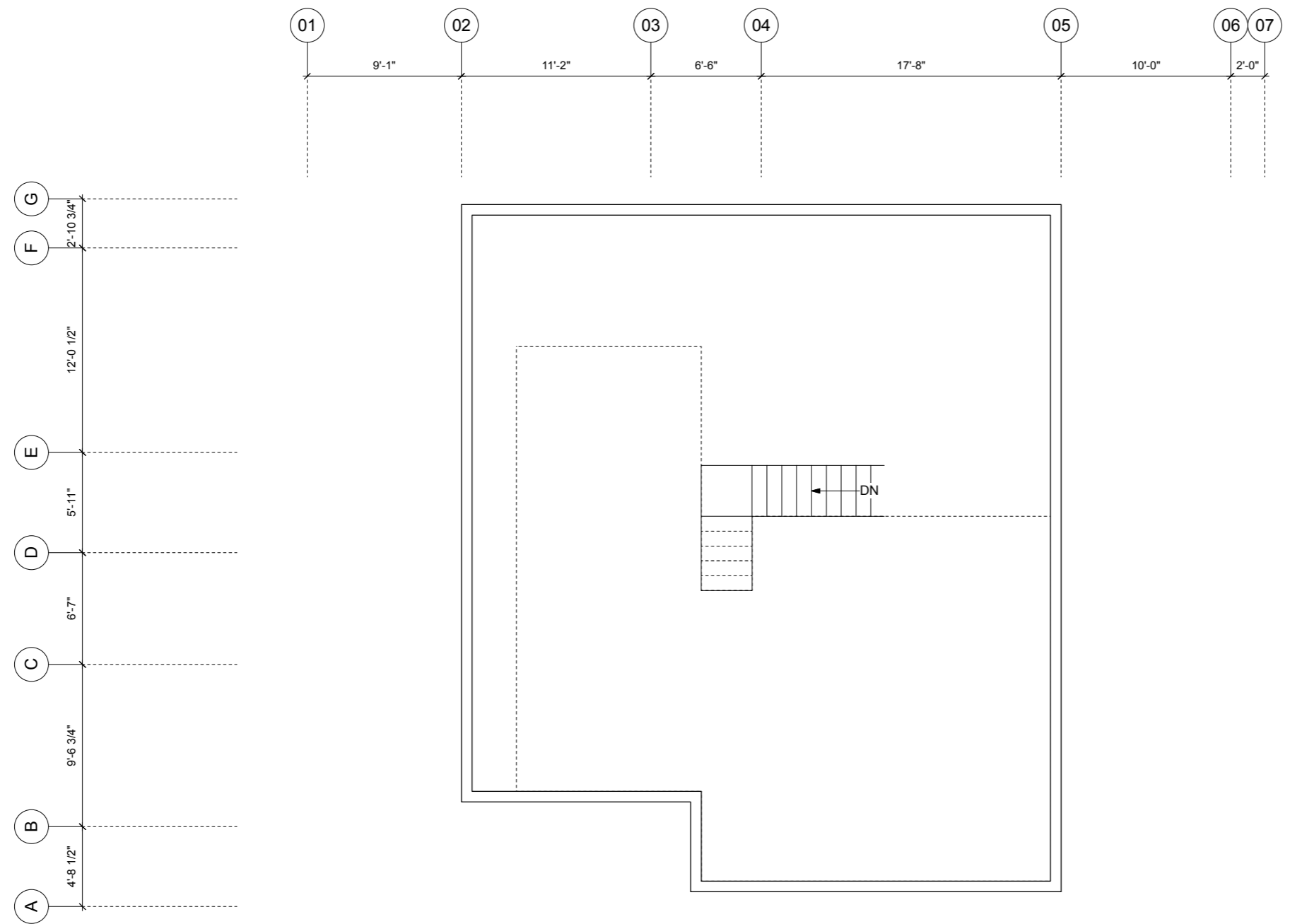
1 PROPOSED SITE PLAN (LOT AREA: 7500 SQ FT)
SCALE: 1/8" = 1'-0"

COVERAGE AREAS:	
PROPOSED GARAGE	485 SQFT
23 % OF PRINCIPAL BUILDING FOOTPRINT	
PROPOSED HOUSE	2102 SQFT
EXISTING LOT	7500 SQFT
TOTAL COVERAGE	34.49 %
REAR YARD	2180 SQFT
ACCESSORY COVERAGE	22.24 %

PARCEL NUMBER
16161270030000



1 EXISTING BASEMENT PLAN (AREA: 1385 SQ FT) (USUABLE: +700 SQ FT)
 SCALE: 1/8" = 1'-0"



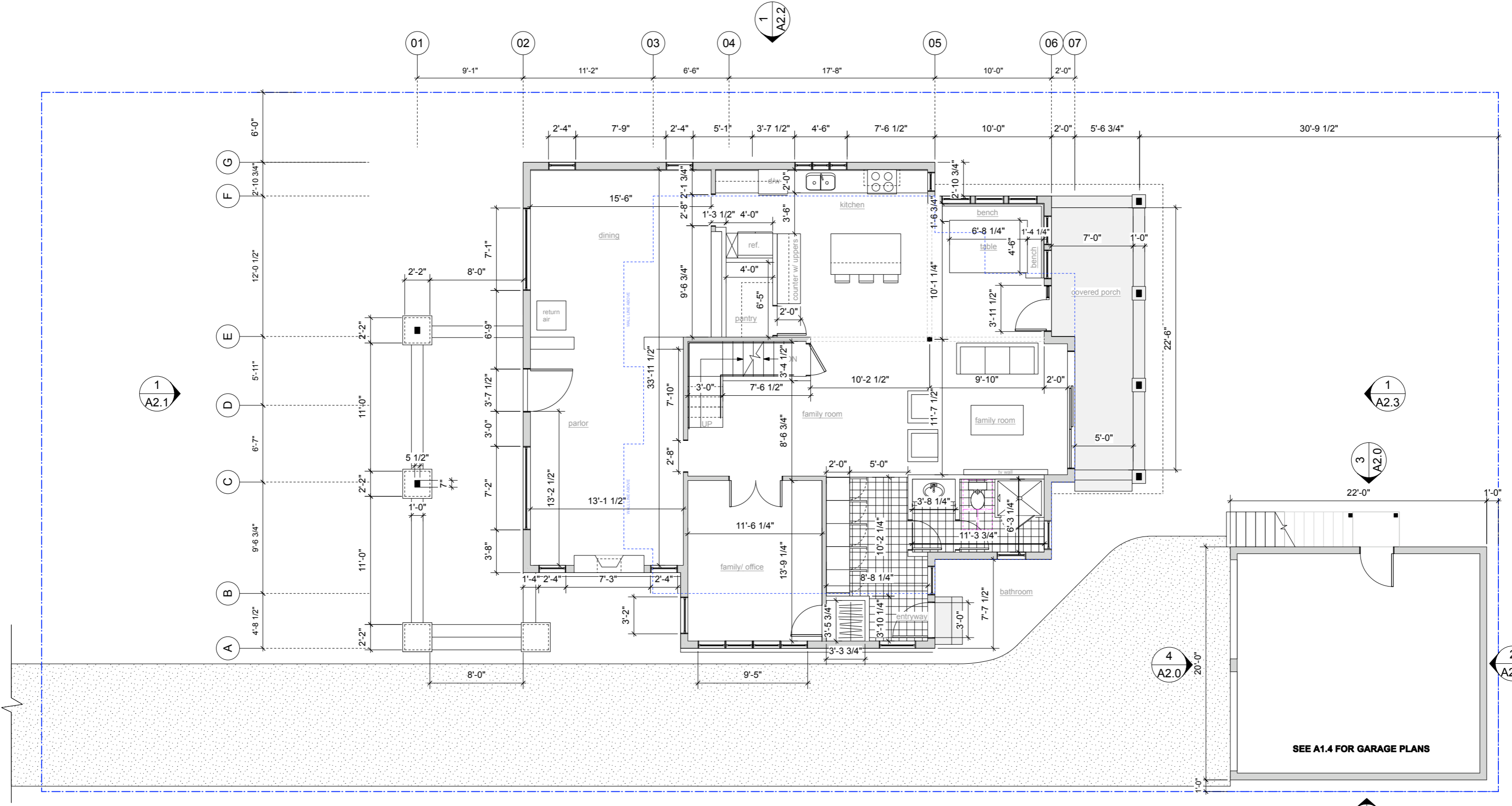
DATE
OCT. 24, 2011

PLAN
 BASEMENT

A1.0

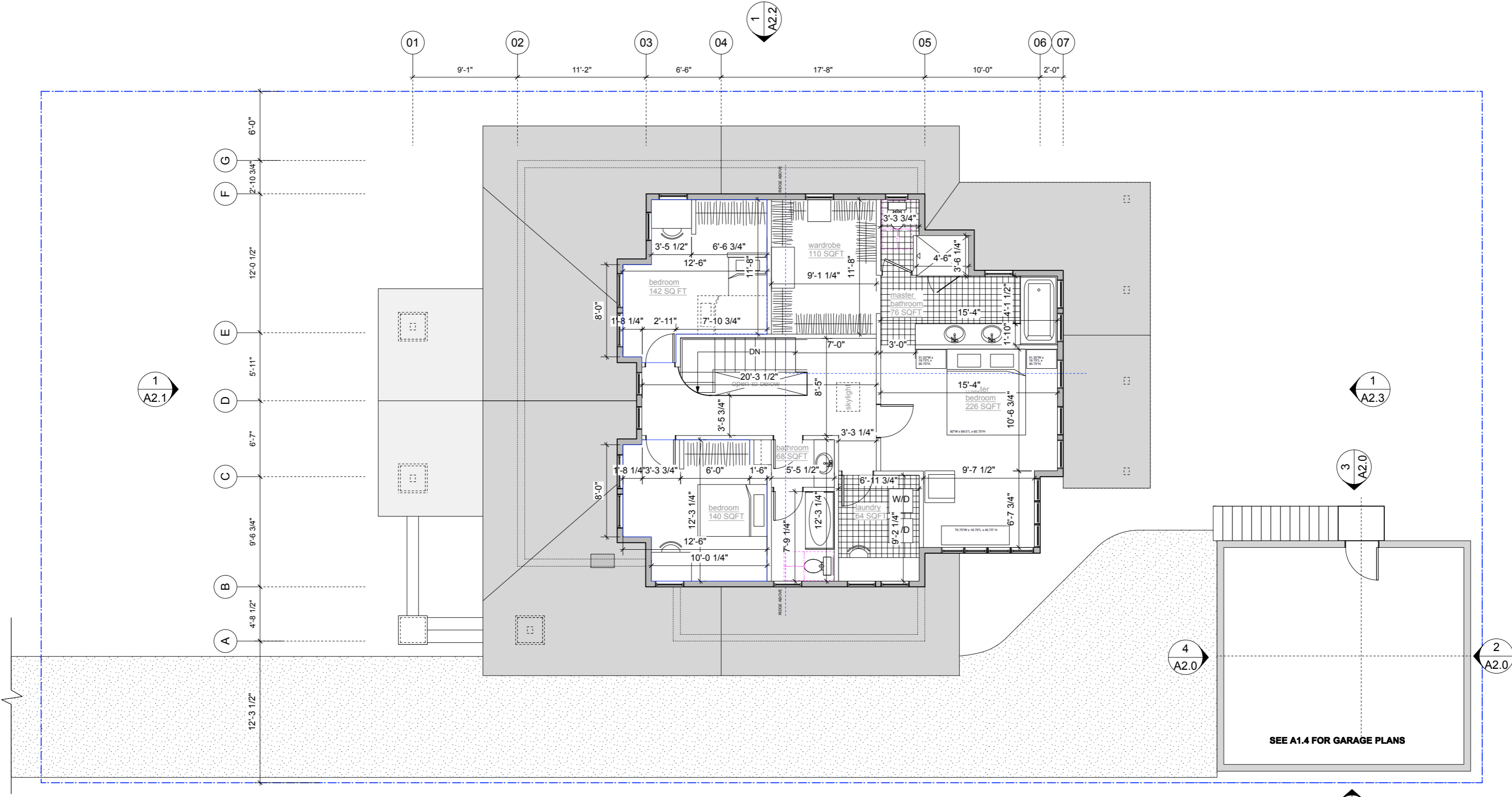
MR. KEN ENGEMAN HOUSE
 1363 FILMORE STREET, SALT LAKE CITY, UTAH

Lloyd Architects
 573 East 400 South Salt Lake City, UT 84102
 5308 Ballard Ave. NW Seattle, WA 98107
 (801) 526-3245 [206] 791-5524

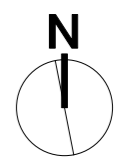


1 PROPOSED MAIN FLOOR PLAN (EXISTING: 1600 SQ FT) (NEW: 502 SQ FT) (TOTAL NEW AREA: 2102 SQ FT)
 SCALE: 1/8" = 1'-0"

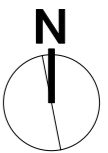
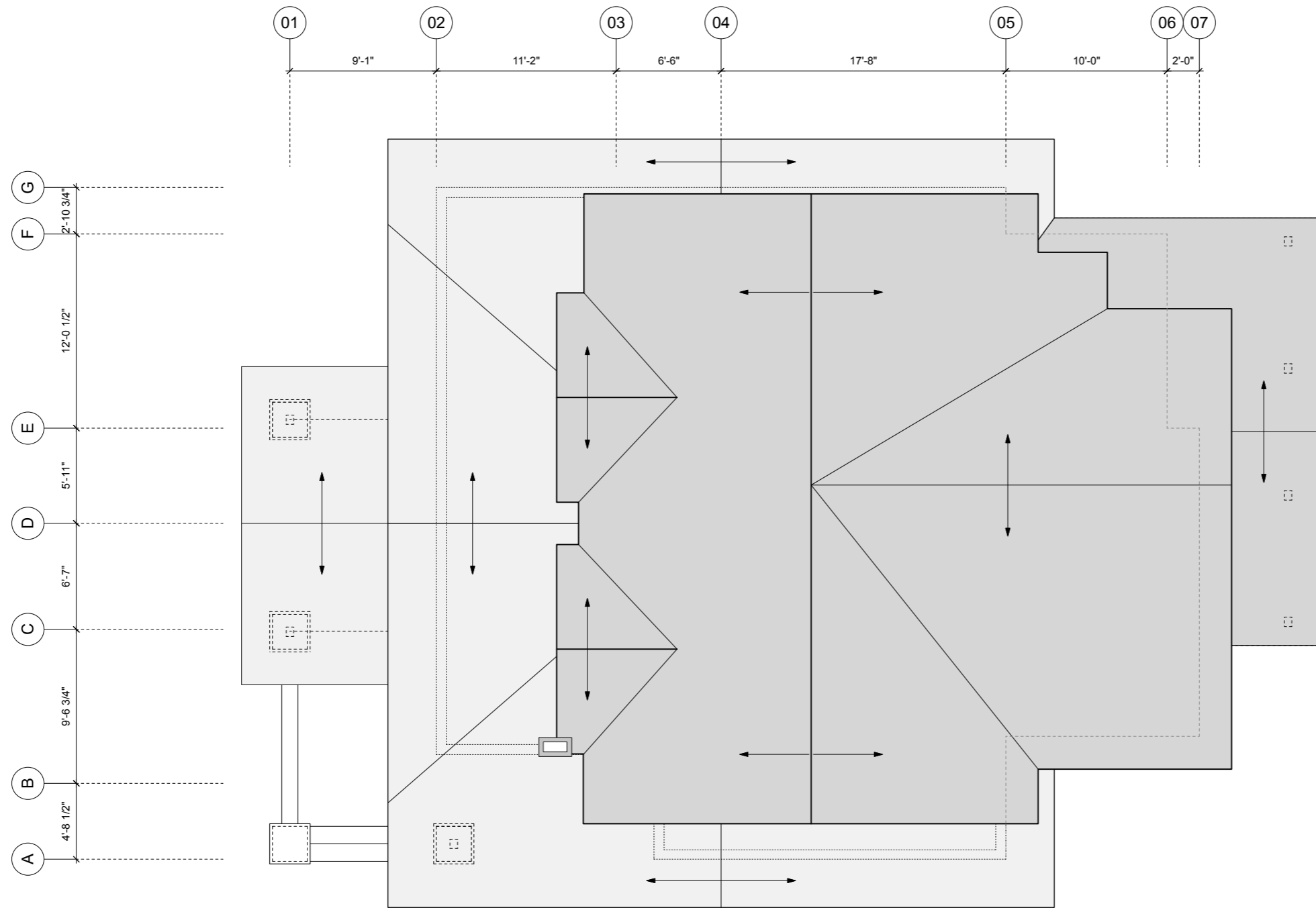
SEE A1.4 FOR GARAGE PLANS

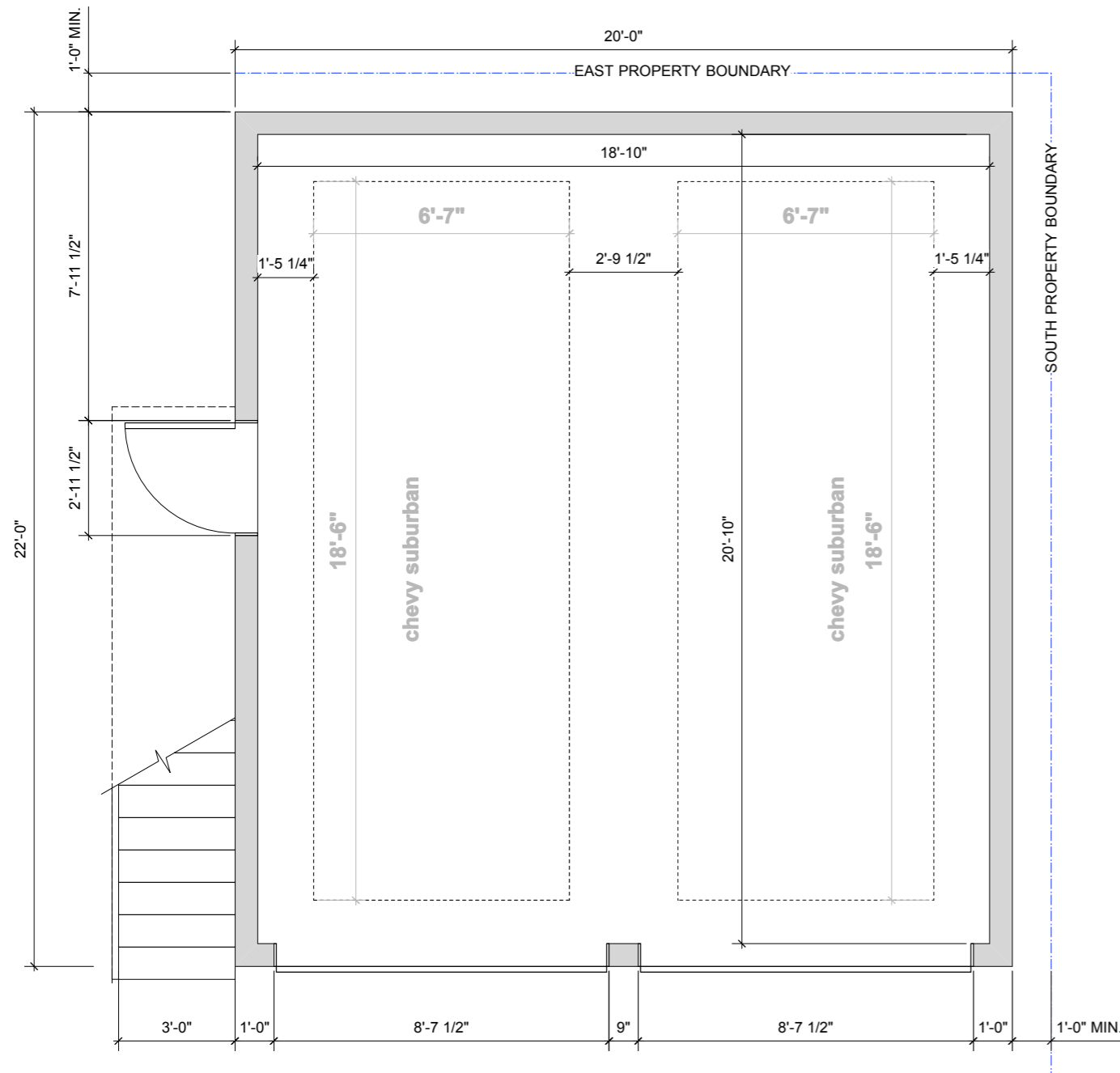


1 PROPOSED SECOND FLOOR PLAN (1105 SQ FT) + (DECK 79 SQ FT)
SCALE: 1/8" = 1'-0"

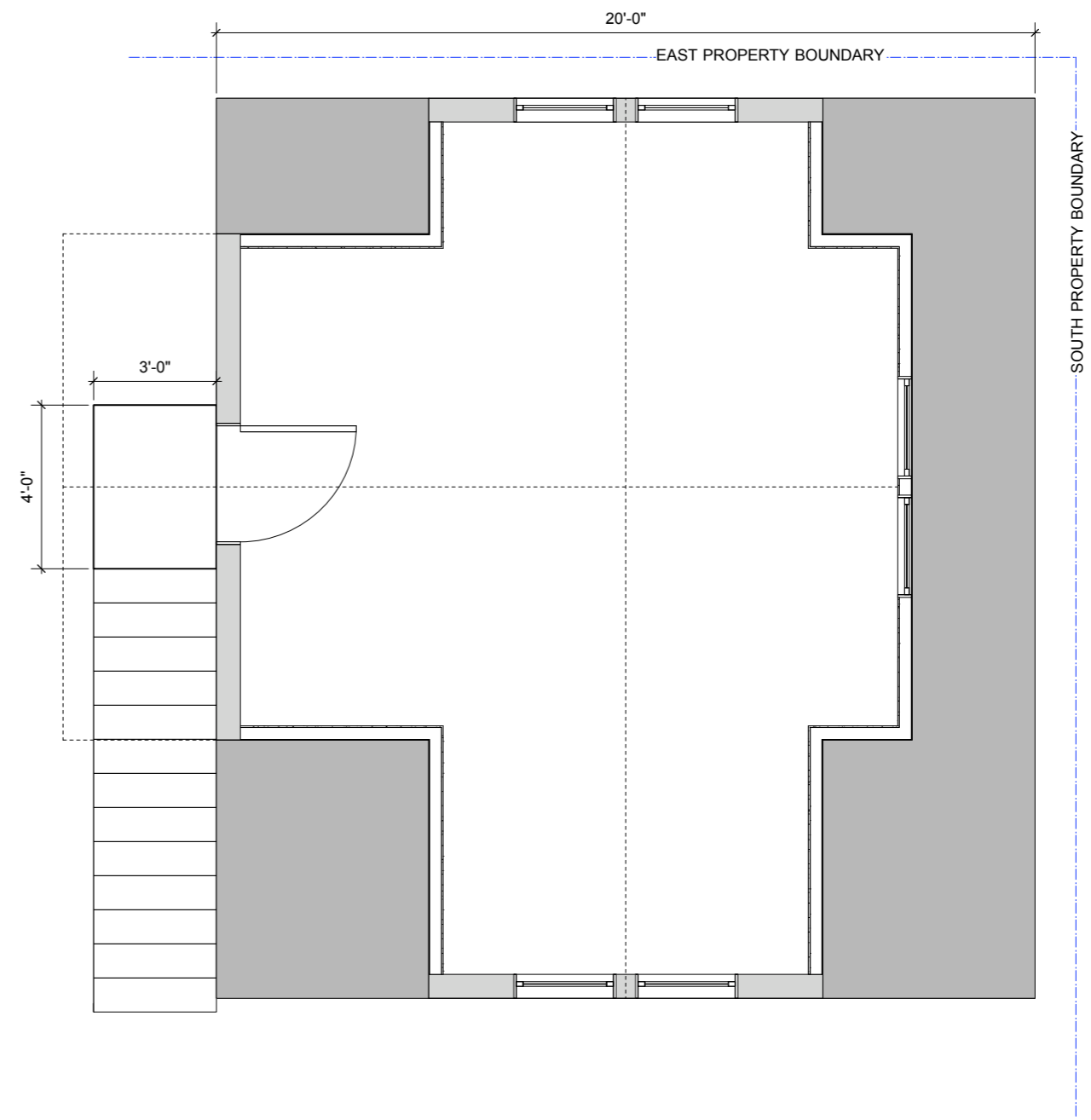


SEE A1.4 FOR GARAGE PLANS

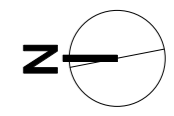




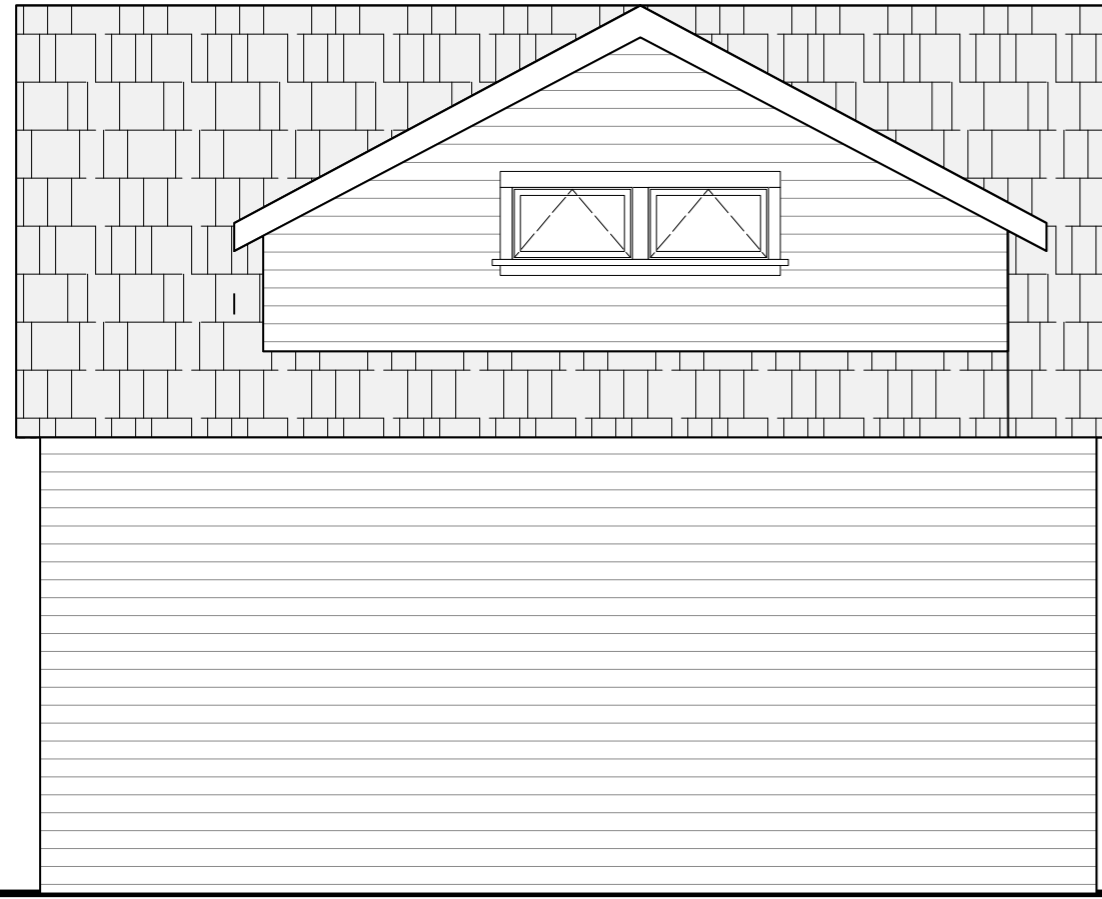
1 GARAGE 1ST FLOOR PLAN FOOTPRINT AREA: 485 SQFT
SCALE: 1/8" = 1'-0"



2 GARAGE 2ND FLOOR PLAN AREA: 303 SQFT
SCALE: 1/8" = 1'-0"



+118'-6"
2ND LEVEL F.F.



+109'-6"
2ND LEVEL F.F.

+100'-0"
LEVEL OF GRADE

1 PROPOSED NEW GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

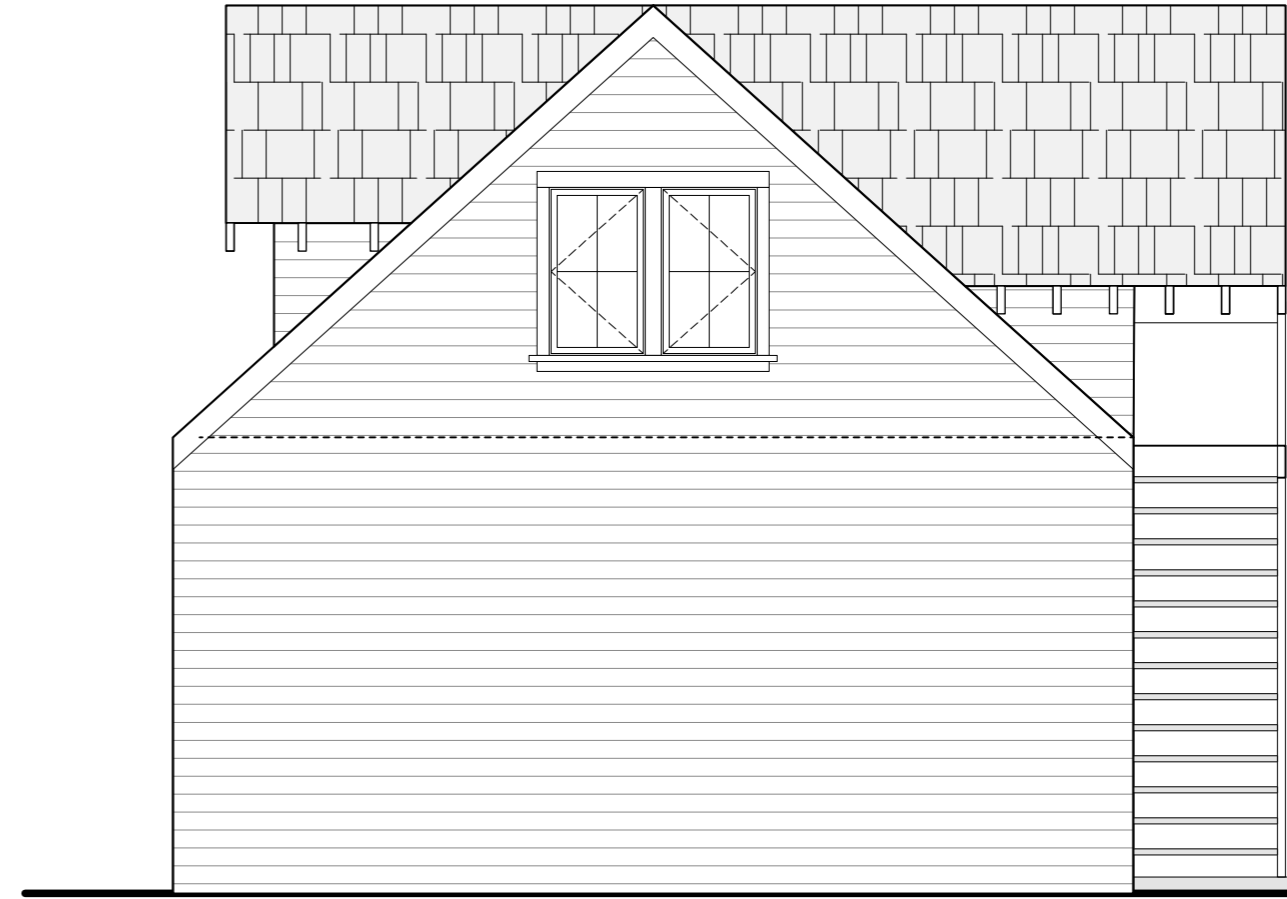
+118'-6"
2ND LEVEL F.F.



+109'-6"
2ND LEVEL F.F.

+100'-0"
LEVEL OF GRADE

3 PROPOSED NEW GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



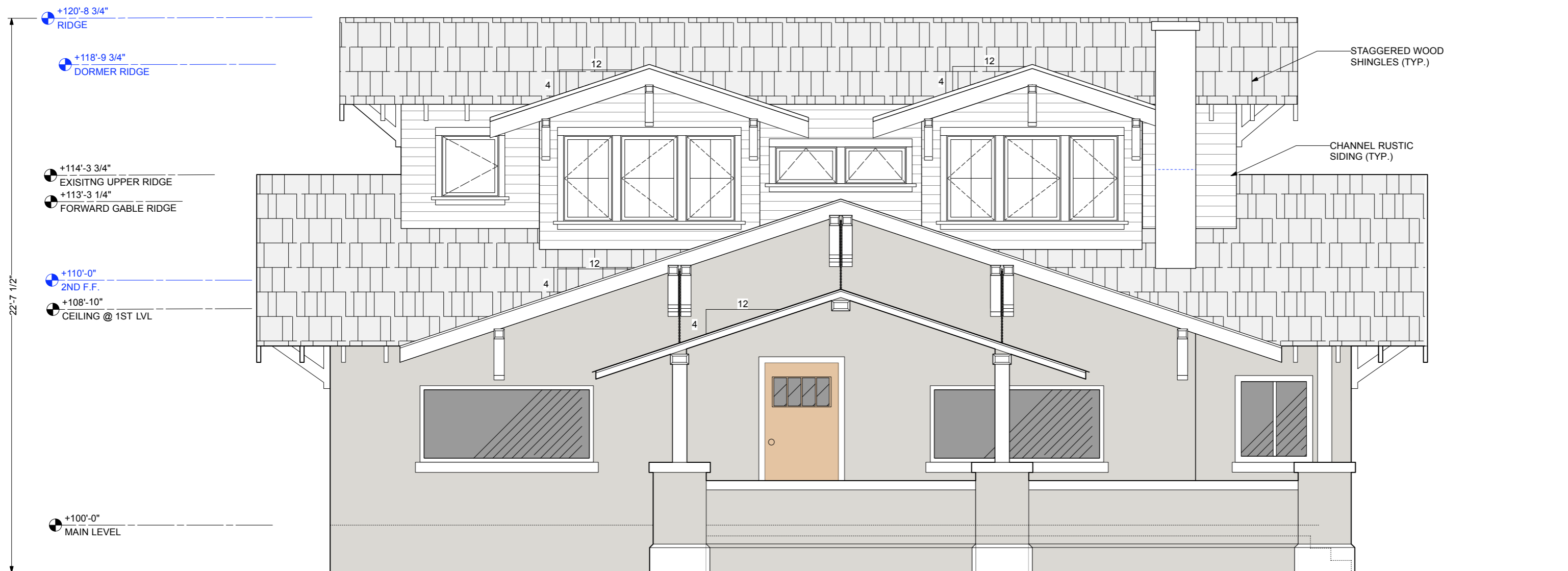
2 PROPOSED NEW GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



STAGGERED WOOD SHINGLES (TYP.)

CHANNEL RUSTIC SIDING (TYP.)

4 PROPOSED NEW GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION (STREET)
SCALE: 1/4" = 1'-0"

+120'-8 3/4"
RIDGE

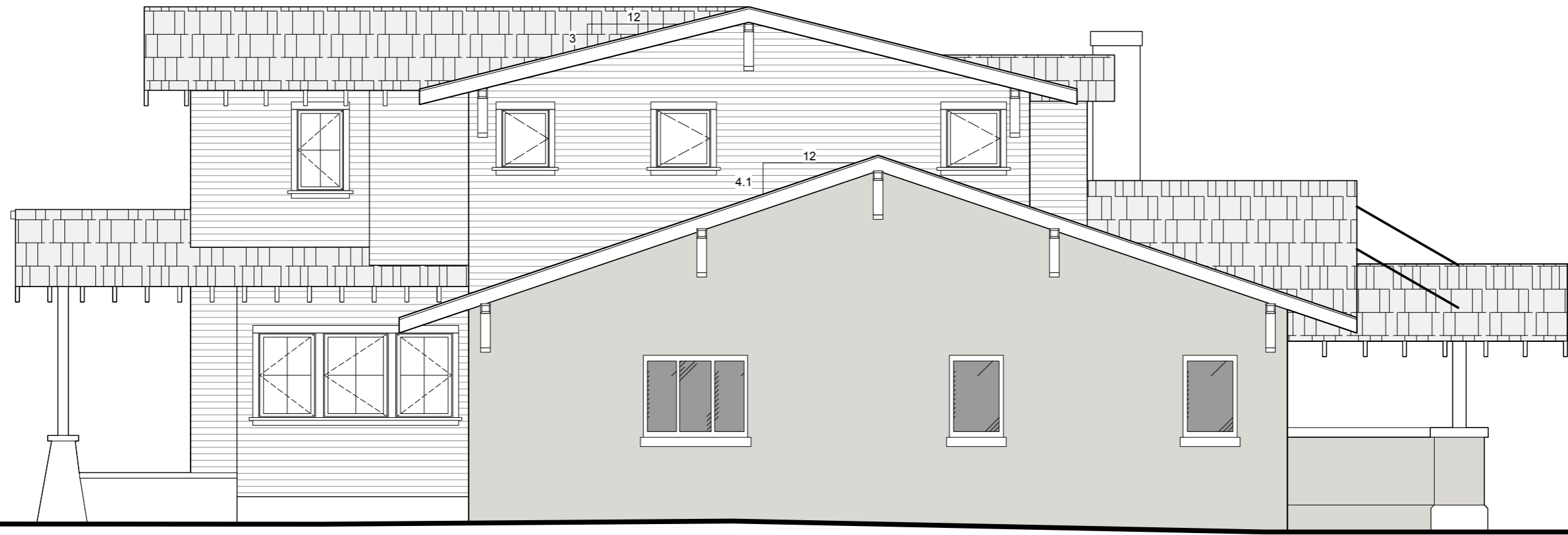
+114'-3 3/4"
EXISTING UPPER RIDGE

+11'-11 1/2"
REAR PORCH RIDGE

+110'-0"
2ND F.F.

+108'-10"
CEILING @ 1ST LVL

+100'-0"
MAIN LEVEL



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Lloyd Architects

573 East 400 South Salt Lake City, UT 84102
5308 Ballard Ave. NW Seattle, WA 98107
(801) 528-3245 (206) 791-5524

MR. KEN ENGEMAN HOUSE
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
OCT. 24, 2011

ELEVATION
NORTH

A2.2

+120'-8 3/4"
RIDGE

+114'-3 3/4"
EXISTING UPPER RIDGE

+11'-11 1/2"
REAR PORCH RIDGE

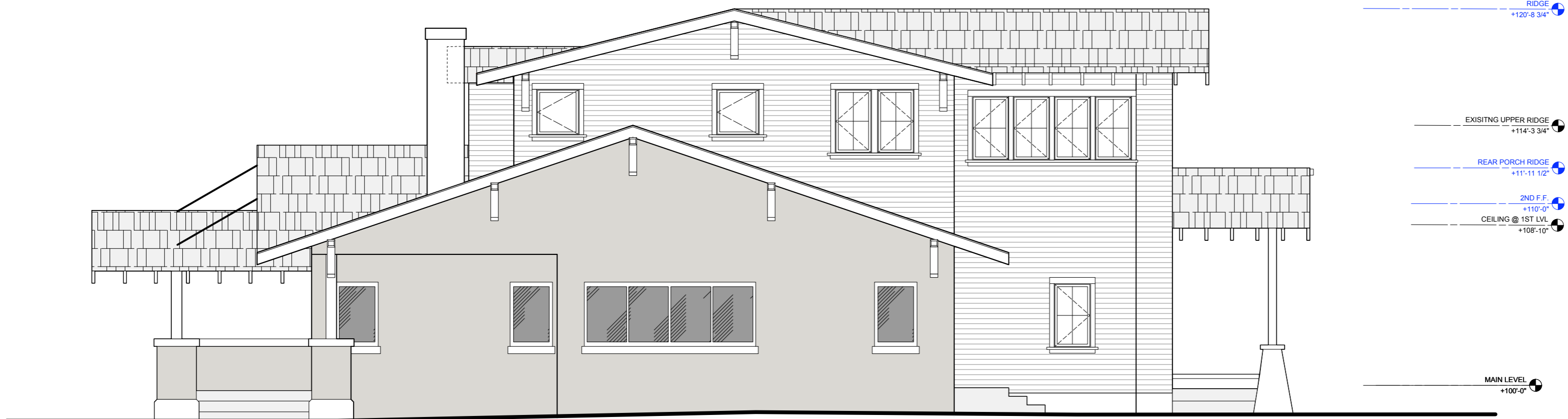
+110'-0"
2ND F.F.

+108'-10"
CEILING @ 1ST LVL

+100'-0"
MAIN LEVEL

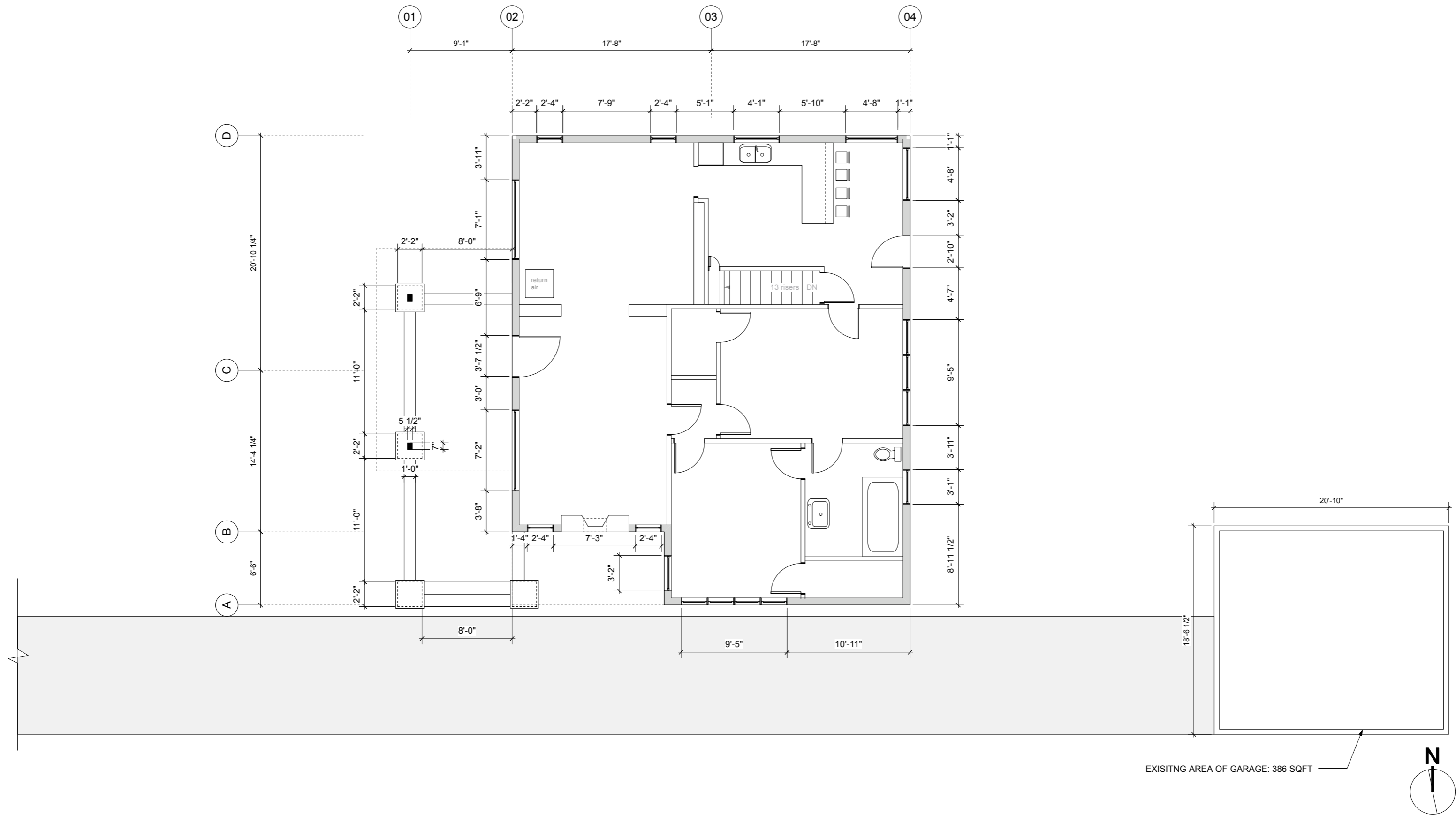


1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

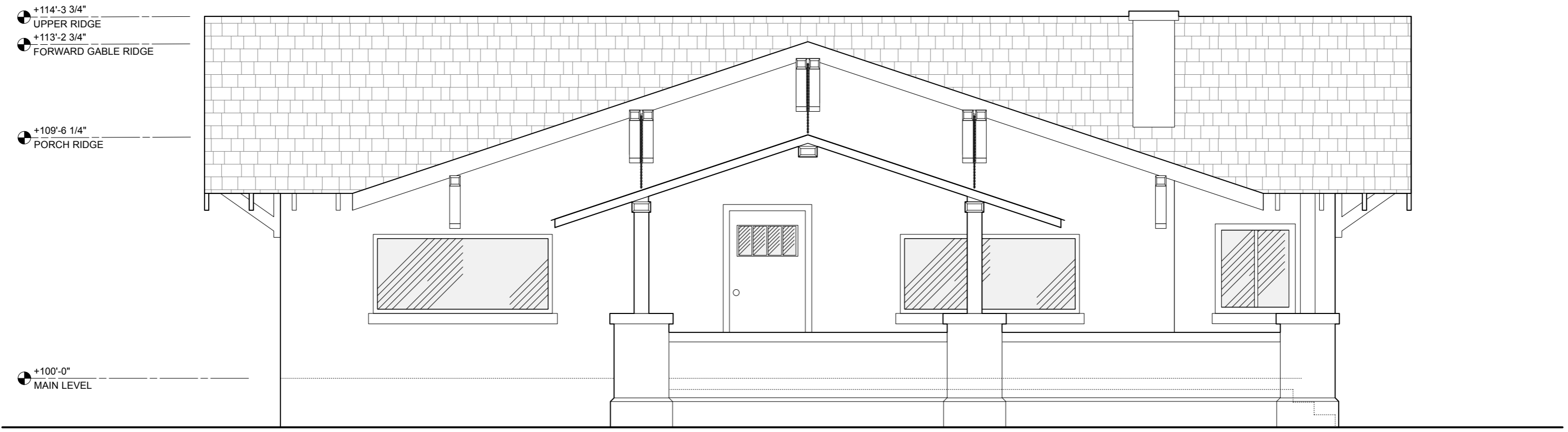


- RIDGE
 +120'-8 3/4"
- REAR PORCH RIDGE
 +11'-11 1/2"
- 2ND F.F.
 +110'-0"
- CEILING @ 1ST LVL
 +108'-10"
- EXISTING UPPER RIDGE
 +114'-3 3/4"
- MAIN LEVEL
 +100'-0"

1 PROPOSED SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 EXISTING MAIN FLOOR PLAN (AREA: 1600 SQ FT)
SCALE: 1/8" = 1'-0"



1 EXISTING STREET ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"



Lloyd Architects

573 East 600 South Salt Lake City, UT 84102
5308 Ballard Ave. NW Seattle, WA 98107
(801) 328-3245 (206) 931-5524

MR. KEN ENGEMAN HOUSE
1363 FILMORE STREET, SALT LAKE CITY, UTAH

DATE
OCT. 24, 2011

PROPOSED
RENDERING

R1.0



01 GARAGE WEST ELEVATION



02 WEST ELEVATION



03 SOUTHWEST CORNER



04 GARAGE NORTH ELEVATION



05 WEST PORCH DETAIL



03 EAST ELEVATION



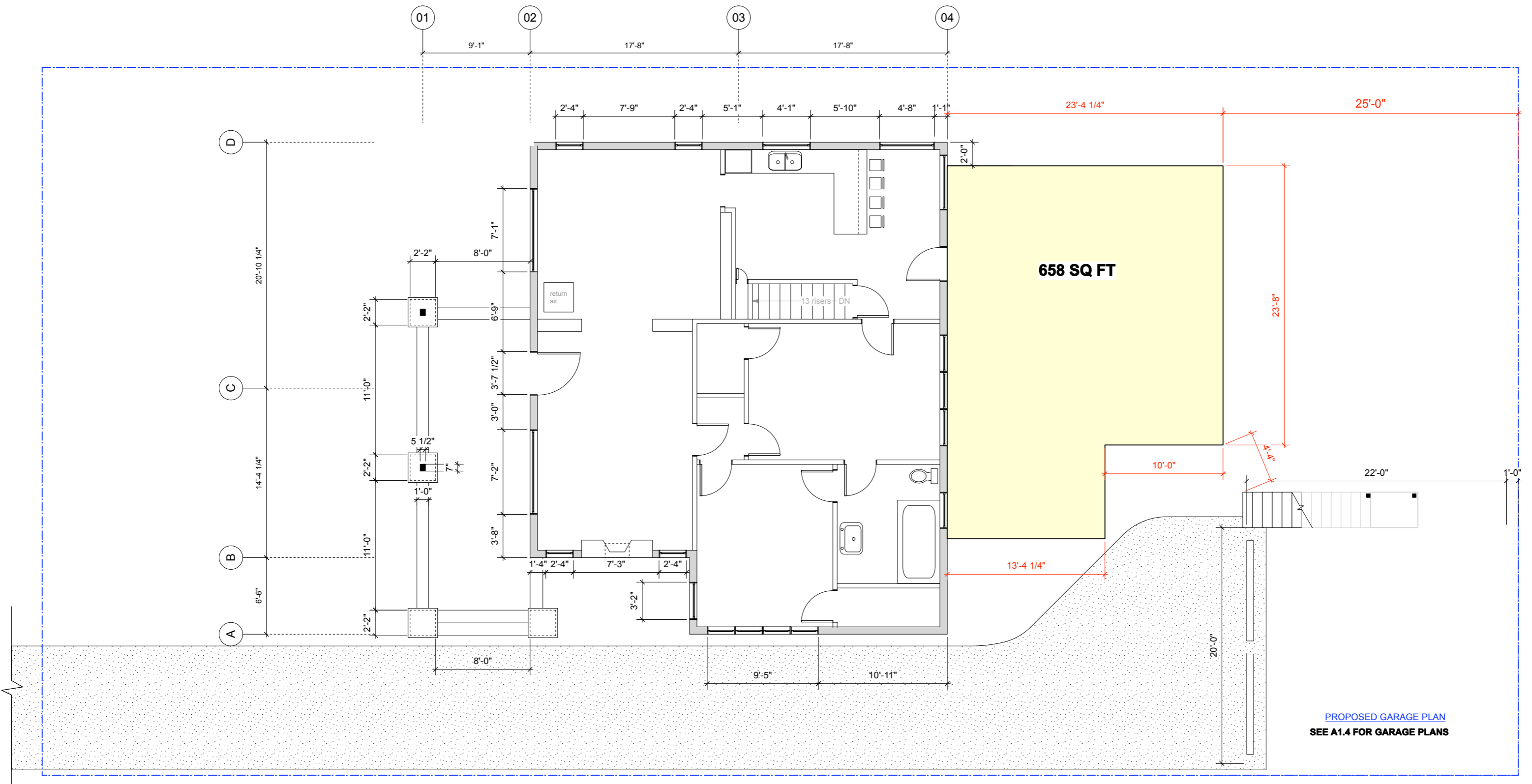
07 WEST ELEVATIONS WITH DRIVEWAY



08 INTERIOR LIVING AND DINNING SPACE WITH FRONT DOOR



09 WEST PORCH CANOPY DETAIL



1 EXISTING MAIN FLOOR PLAN (AREA: 1360 SQ FT) WITH PROPOSED REAR YARD ADDITION
SCALE: 1/8" = 1'-0"

**Attachment D:
Applicant
Submission**

**other rooftop
additions found in
America**

SURVEY OF THE TWO-LEVEL CRAFTSMAN BUNGALOW

Date: October 14, 2011

LloydArchitects
Salt Lake City + Seattle

In reviewing the variety of two-level type craftsman bungalows, three distinct typologies are evident in the United States. They include the true two level type, the 1-1/12 level variety utilizing dormers in a stepper pitch roof, and the airplane variety with a partial or offset second level with full height clearance. The (10) images that follow illustrate these three varieties from the exterior perspective and range in location across the United States.

What this provides for us is the formal language and details in which these strategies are used to compose living space.

In general each of these formal types are treated with similar detailing including lower pitched, gabled roof, wide overhang of eaves, exposed rafters under eaves, decorative brackets; incised porch (beneath main roof); tapered or square columns supporting roof or porch. ■

Online References:

<http://www.ci.glendale.ca.us/planning/CraftsmanSurvey/Craftsman%20Style%20Guide-PDF%20Version.pdf>

<http://jan.ucc.nau.edu/~twp/architecture/craftsman/>

<http://www.flickr.com/groups/craftsman/>

http://en.wikipedia.org/wiki/American_Craftsman

<http://www.bungalowheaven.org/>



2-Level Bungalow

Duncan-Irwin House



1-1/2 Level Bungalow

H. T. & Cora Bagley House



2-Level Bungalow

Twin Blue Dormers Bungalow - Menands, NY



Airplane type

Florida Bungalow



Airplane type

Thornton Park Bungalow



1-1/2 Level Bungalow

Highland Park, MI



1-1/2 Level Bungalow

Huntington Beach, CA



2-Level Bungalow

Ensley Highlands Birmingham



Airplane type

Mountain Brook, AL



2-Level Bungalow

Orlando, FL