

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

## 935 3<sup>rd</sup> Avenue Avenues Historic District Retaining Wall & Fence PLNHLC2010-00772 January 5, 2011

**Applicant:** Brandon Reed,  
Landform Design Group

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

**Tax ID:** 09-32-402-019

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

**Master Plan Designation:**  
Avenues Community Master  
Plan - Low Density Residential  
4-8 Units/Acre

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

**Avenues Neighborhood  
Community Council Chair:**  
Jim Jenkin

**Lot Size:** 0.10 acres

**Current Use:**  
Single Family Residential

### **Applicable Land Use**

#### **Regulations:**

- Section 21A.34.020
- Historic Residential Design Guidelines

#### **Notification:**

- Notice mailed on 12/23/10
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites 12/23/10

#### **Attachments:**

- A. Application
- B. Photographs
- C. Applicant Examples

### **Request**

This is a request by Brandon Reed, Landform Design Group, representing property owners Erik and Sandy Brunvand, to request retroactive approval for the construction of a retaining wall to the front and partial construction of a fence to the front, side and rear of the property, and complete the construction as proposed. The property, located at approximately 935 3rd Avenue, is a single family residence and is located in the Avenues Historic District and 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 are not consistent, in whole or in part, with the design objectives of Standards 2, 5 & 8 of section 21A.34.020.G of the ordinance, and Guidelines 1.1, 1.3, 1.4 & 1.8 of the adopted Design Guidelines for Residential Historic Districts in Salt Lake City. If the Commission concurs with the staff findings in this report then staff recommends that the petition for these alterations be denied.

Alternatively,

If the Commission does not concur with the staff findings in this report then the Commission should approve this request, and consider attaching the following conditions to reduce the streetscape impact of these alterations:

- a) That the height of the retaining wall is reduced and the garden graded accordingly,
- b) That the height of the fence is reduced to a suggested height of 3 ft., and
- c) That the 6 ft rear fence begins along the side of the residence in line with the rear façade of the house, to enclose rear yard only.

The Historic Landmark Commission shall make findings on the following Standards for a Certificate of Appropriateness for a Contributing Structure:

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;

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;
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;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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;
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;
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;
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;
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;

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

### VICINITY MAP



## **Background**

### **Context**

The property is situated on the north side of 3<sup>rd</sup> Avenue and the site forms the corner with the west side of P Street. The elevation of the site rises to the east and to the north. The rear of the site faces the rear alley providing access to the double garage. To the north of the site, on P Street, the adjacent church buildings step back from the side façade of 935 3<sup>rd</sup> Avenue, ensuring that the building and property line have a significant role in defining the corner.

The house is a two and a half story, front gabled, brick residence dating to c. 1906. It is described as “Victorian Eclectic” in the 1978 Survey, and as “Victorian Eclectic Bungalow” in the 2007 R L Survey, with additional comment referencing the “transition between Victorian and Craftsman”. The house is identified in status as Contributing.

The 3<sup>rd</sup> Ave. street block residences between O and P Streets, nine in all, vary in height, scale, massing, style and profile. As with many street frontages in the Avenues they share several unifying characteristics. These include the common set back line, an introductory single story scale of the varying front porch designs and the semi-public to semi-private progression through park strip with mature street trees, sidewalk and open front lawns with their pathways, steps and landscaping. The first floor of the property is raised above the grade of the front of the site, which in turn slopes gradually down to the sidewalk and then more steeply across the park strip to the street. Proceeding further north along P Street there are examples of retaining walls enclosing the steeper and more abrupt site gradients.

## **Project Description**

This proposal includes the grading of the front garden to create a level lawn, a new front retaining wall to contain the raised garden area, a 4 ft high steel/iron fence, set behind the retaining wall along the frontage and then defining the property/side walk line along the side of the house on P Street. The retaining wall, at approximately 4 ft high maximum at its SW corner, is faced in red sandstone with matching sandstone coping. The front and the first section of the side fence would be comprised of square section steel posts, supporting rectangular, framed, iron lattice panels. The grading, retaining wall and fencing are proposed within the public right-of-way.

On the east side of the property the fence line would continue as a 6 ft high fence of horizontal wood boarding, topped by matching ornamental iron lattice panels. The change in fence type and height would occur at the point where the front porch return meets the foremost side facade of the house. This form of fencing would continue to the rear of the lot to meet the garage, forming a refuse enclosure at that point. Fencing along the side of the property follows the edge of the sidewalk. Prior to construction of the current fencing the side yard was open and unfenced. The rear garden was previously enclosed by an ivy-covered fence. (See photographs in Attachment B of this report.)

Construction to date includes the retaining wall, the steel fence posts for the front garden, and the wood posts and panels of the side and rear fence, currently without the upper steel lattice panels. Current construction, coupled with the accompanying design drawings, gives a clear impression of the appearance of the proposal. Photographs attached record the previous form and appearance of the front, side and rear yards of the property, the current situation and the applicant’s photographs of local examples of retaining wall inspiration. (See Attachments A, B & C)

## **The Application**

The applicant, on behalf of the owners, makes the following case for the alterations. The first goal is identified as:

“To create a historically compatible yet current design that preserves the historic scale and unique character of the area, as stated on page 149 of the ‘Design Standards for Historic Districts in Salt Lake City.’”

The new construction elements to the front yard are described as:

1. Masonry wall faced in sandstone (to match the house), kept to the minimum necessary to level out the yard and work with existing grades.
2. A four foot high ornamental iron fence, placed approximately 1-2 ft behind the wall, to create a barrier for the dog while retaining an open feel and view of the front yard and the house.

The reasons stated are:

1. The use of historic and approved materials like the sandstone wall and 4' high ornamental iron fence lend a sense of continuity and character to the streetscape that is ever present and desired throughout the Avenues Historic District.
2. To increase the amount of usable and level front yard grass space for the dog and for the owners enjoyment.
3. The fence height and material was specially designed to create an open feel to the yard and also serve as enclosure for the dog, while respecting and preserving the unique historic character that the Avenues are known for.

The final application note confirms that:

“... the front walkway was replaced with a new walkway but kept in the same location in order to maintain the visual continuity on the block and preserve the progression of walking experiences encountered along the street, as the ‘Standards for Site Features’, page 56 – Walkways, sp clearly states.”

The application includes a complete set of design drawings (Attachment A), photographs of the property prior to any works (Attachment B), recent photographs of the alterations carried out to date (Attachment B) and photographs of “Wall inspiration & similar/local examples” (Attachment C)

## **Current Status**

No permits have been issued for the current construction. An enforcement case has been opened on the matter. Additional approvals required include a Special Exception for a grade change or retaining wall in excess of 2 feet in a required yard and a revocable permit for the construction within the public right-of-way. At the time of this report these applications have not been submitted.

## **Comments**

### **Public Comment**

The initial construction was drawn to the City’s attention by an anonymous source. No further 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 findings based on the applicable standards that the proposed retaining wall and fence are appropriate.
- 2.
3. Approve the request in whole or in part with modifications in size, design, and/or materials. This option requires that the Commission make a finding that a retaining wall and a fence are appropriate. Under this option the Commission might consider approving the retaining wall with modifications to its height by requiring the wall to step-down to the west consistent with the general grade along the block face, and or a reduction to the height of the fence in the front yard.
4. Deny the request, based on a findings presented in the staff report, or as altered by the Commission, that the proposed retaining wall and fence are not appropriate.

## Avenues Community Master Plan 1987

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 following zoning requirements for accessory structures apply in the SR-1A zone.

Requirement	Standard	Proposed	Meet
Fence/Wall/Hedge Height – Front Yard	4 ft	4 ft	Yes
Fence/Wall/Hedge Height - Side Yard (rear of line of front façade)	6 ft	6 ft	Yes
Fence/Wall/Hedge Height - Rear Yard	6 ft	No change ?	Yes

\* Note: since construction will be within the Public Right of Way the proposals will be subject to the City’s revocable permit requirements. Also, a Special Exception approval is required to allow a grade change or retaining wall in excess of 2 feet in a required yard.

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.

## Analysis and Findings

### Standards of Review

21A.34.020 G 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.

**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;

**Analysis:** The Avenues neighborhood is characterized by a rich and varied architectural landscape within a strong and consistent grid pattern of small street blocks, park strips, open front lawns and mature tree cover, and usually common building setbacks. Variations in topography, rising generally to the north and the east, add further streetscape character within this pattern. Occasional retaining walls become more frequent on properties subject to steeper slopes, which tend to be more common on the north-south oriented streets. Overall, however, the streetscape character tends to be a progression from the public street to the private entrance, experienced primarily as a characteristic of the street block, rather than property by property. The gentle incline of this section of 3<sup>rd</sup> Avenue includes a gradual and related grading of the front yard area of each property, in turn helping to create a visual continuity along the street frontage.

By raising the level of this front yard behind a new retaining wall, and fencing this and the side of the property, the proposal would alter the open landscape relationship and sense of common public and private space shared by the many houses along the street frontage. This open relationship is an historic and common characteristic of the Avenues. In doing so the proposal would adversely affect this character-defining feature in this context.

**Finding:** For these reasons the proposals would not be consistent with the objectives of this standard.

**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;

**Analysis and Finding:** The proposals combine a more traditional expression of retaining wall, constructed in a natural stone characteristic of the city and the property, with a more contemporary fence design in steel/iron. The combination is unlikely to be confused with the original form of the site and its neighboring relationships. No conflict with the objectives of this standard is identified.

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

**Analysis and Finding:** The standard does not relate to this proposal.

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

**Analysis:** In as far as this standard relates to site features, the common relationship of the open space created by front gardens within the street block characterizes this and neighboring properties, and is a distinctive site feature of this property and its context. (See also the analysis under Standard 2 above.) In departing from this form and relationship, the proposed alterations would remove the complementary role and contribution of this property within this streetscape context. It consequently would adversely affect this historic spatial relationship and character.

**Finding:** For the reasons outlined in the analysis the proposals would conflict with the objectives of this standard.

**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 standard does not relate to this proposal.

**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:** The standard does not relate to this proposal.

**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:** In as far as this standard relates to site features, the alterations combine a relatively traditional retaining wall with a more contemporary design for the steel fencing. The combination may create visual interest in its own right. The steel lattice panels would create a perforate fence screen, although the materials and design do not readily relate to the character of the property and might emphasize the degree of departure from the shared relationship to neighboring properties. The fence would not be compatible with materials or character of the property, or its neighborhood context. Initially, however, it is the addition of the fence, and the retaining wall, in themselves rather than their design, which would adversely affect the harmony and relationship of the private open space along this street frontage.

**Finding:** For the reasons set out above the proposals would not conflict with the first two objectives of this standard, but would in staff's opinion, be inconsistent with the last objective which relates to materials and character of property and neighborhood.

**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.

**Analysis and Finding:** The proposed alterations could be reversed and the form and grade of the front garden space, and relationship between private side yard and the public sidewalk and park strip, could be reinstated. Although this standard relates more directly to the building, no conflict with the objectives of this standard is identified.

**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 and Finding:** The standard does not relate to this proposal.

**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:** The standard does not relate to this proposal.



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

**Analysis and Finding:** The Residential Design Guidelines are the additional design standards adopted for historic districts. The proposals are evaluated in relation to relevant design guidelines below.

## **Design Guidelines for Residential Historic Districts in Salt Lake City**

### **Chapter 1 Historic Site Features**

The Residential Design Guidelines section for Historic Site Features includes the following policy statement:

*Historic landscape features that survive should be preserved when feasible. In addition, new landscape features should be compatible with the historic context.*

The background character discussion sets the context for the design guidelines and includes the following:

*A variety of site features appeared in early Salt Lake City neighborhoods. Fences were popular and often defined property boundaries; masonry walls were used to retain steep hillsides and various paving materials, particularly concrete and sandstone, were used for walkways. A variety of plantings, including trees, lawns and shrubbery also was seen. In a few cases, distinctive lawn ornaments or sculpture were introduced, or an irrigation ditch ran across a site. Each of these elements contributed to the historic character of a neighborhood. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.*

#### **Historic Fences**

*Originally, painted wood picket fences were used to enclose many front yards. The vertical slats were set apart, with spaces between, and the overall height of the fence was generally less than three feet. Wrought iron and wire fences also were used in early domestic landscapes. Where such fences survive, they should be preserved. More frequently, however, original fences are missing. Replacement with a fence similar in character to that used historically is encouraged in such conditions. Historic photographs portray fence heights at a much lower level than we are used to seeing today, probably because of the current prevalence of chain link, which has been installed at a standard height of four feet for residential uses. While fence heights that are the maximum height allowed by the zoning code (generally 6' in the rear yard and 4' in the side and front yards) are allowed, depending on the material, consider using a lower height for a fence in the front yard, so as to better enhance both the individual house and the streetscape.*

#### **Masonry Retaining Walls**

*Sandstone retaining walls were often used in neighborhoods where steep slopes occurred. Many of these walls survive and often are important character-defining features for individual properties and for the districts in which they are found. Some early concrete retaining walls also exist. These should be preserved. As retaining walls frequently align along the edges of sidewalks, they help establish a sense of visual continuity in neighborhoods.*

#### **Historic Grading Characteristics**

*In some areas, steep topography dictated that building sites be sloped. Portions of the Capitol Hill Historic District are examples. Yards typically incline steeply in these locations, reflecting the original topography. This historic grading pattern is an important characteristic that should be preserved. Modifying this historic slope as it is seen from the street can negatively affect the historic character of an individual site and its context.*

## **Walkways**

*Walkways often contribute a sense of visual continuity on a block and convey a "progression" of walking experiences along the street. This progression, comprised of spaces between the street and the house, begins with a walkway that leads from the sidewalk; this is often in turn punctuated by a series of steps. Because many of the neighborhoods in Salt Lake City were plotted on a grid, this progression of spaces, coupled with landscape features such as fences and walls, greatly enhances the street scene.*

*New site work that alters the historic character of the block can negatively affect its visual continuity and cohesiveness. The use of appropriate materials is a key factor in preserving the historic character and the relationship between the historic building and its context.*

## **The Avenues: Design Character Discussion - Landscape Design Features**

### **Fences and Retaining Walls**

*In many sections of the Avenues, yards are bounded by retaining walls. Because many yards have natural slopes, retaining walls have always been features of the district. Walls or terraced yards are often used to create level building sites. Historically, these walls were often topped with cast iron fences. The repetition of masonry retaining walls and fences throughout the district lends a sense of continuity and character to the streetscape that should be continued.*

#### **1.1 Preserve historically significant site features.**

*These may include historic retaining walls, irrigation ditches, gardens, driveways and walkways. Fences and street trees are also examples of original site features that should be preserved. Sidewalks, parkways, planting strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.*

**Analysis:** The site feature which helps to define the character of the street and this section of 3<sup>rd</sup> Avenue is the shared relationship of a common building setback line and gently sloping open front garden spaces, punctuated by walkways and steps. These elements interact directly with sidewalks, park strips and mature street trees to create the characteristic streetscape in the Avenues. Grading and leveling of the garden, construction of the retaining wall and the addition of a fence along both street frontages of the building would remove the role and contribution of this corner site in this sequence of properties, altering this communal character-defining feature. The historic grading pattern, a historically significant site feature, would consequently not be preserved.

**Finding:** The proposals, for the reasons set out above, would conflict with the objectives of this design guideline.

## **Fences**

#### **1.2 Preserve original fences.**

*Replace only those portions that are deteriorated beyond repair.*

**Analysis & Finding:** On current evidence there was no original fence associated with this property. This design guideline is not pertinent in this case.

#### **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. A simple metal fence, similar to traditional "wrought iron" or wire, also may be considered. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.*

**Analysis:** The proposal is not a replacement fence. The design principle however identifies the importance of materials and scale of components in the design of a (replacement) fence. The material proposed here is a steel fence with framed, latticed panels, of contemporary design. The design is of some interest in its own right. The scale of the components is not traditional in character, either in terms of the width of the panel units or the height of the fence. As identified in the character discussion above these components would have been smaller, and the fence would have been lower in height. The front fence would have been lower, often 3 ft or less (see character discussion), whereas the proposed is 4 ft in height for the front section of the property. This in turn would sit above and behind a retaining wall and raised front garden, which would enhance the impression of height. The increase in fence height to 6 ft for the side and rear of the property, given the transparent upper panels, becomes a balance between streetscape character and privacy for the rear yard. As proposed and currently constructed, however, this fence also encloses the side of the building as well as the rear garden.

**Finding:** In relation to the design principles identified in the character discussion and this guideline, as defined above, the proposals would conflict in part with this design guideline and associated fence design principles.

***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. Chain link is not allowed as a fence material where it would be visible from the street. Vinyl fencing is reviewed on a case by case basis. In some instances, it is allowed if it is not seen from the street, if the style of the fence is compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.*

**Analysis:** Although not a 'replacement fence' the design of this proposal does achieve a transparent quality which does allow views from the street along the frontage. The upper steel section of the side wood fencing is also proposed as a matching steel transparent panel, although the fencing is extended down the side yard from the rear of the property.

**Finding:** On the basis of the above discussion, the proposed fencing would accord with the objectives of this design guideline as it relates to transparency for the front fence, although in height and design would conflict in part with the design objectives for the side yard.

## ***Retaining Walls***

### ***1.5 Maintain the historic height of a retaining wall.***

*Increasing the height of a wall to create a privacy screen is inappropriate. If a fence is needed for security, consider using a wrought iron one that is mounted on top of the wall. This will preserve the wall, allow views into the yard and minimize the overall visual impact of the new fence.*

**Analysis & Finding:** A retaining wall does not appear to be a characteristic of the gentle topography of this property in the past. This guideline is not therefore relevant in this case.

### ***1.6 Maintain the historic finish of a masonry retaining wall.***

*If repointing is necessary, use a mortar mix that is similar to that used historically and apply it in a joint design that matches the original. Painting a historic masonry retaining wall, or covering it with stucco or other cementitious coating, is not allowed.*

**Analysis & Finding:** This guideline is not relevant in this case.

### ***1.7 Preserve the materials of a historic masonry retaining wall.***

*If portions of the wall are deteriorated, replace only those portions that are beyond repair. Any replacement material shall match the original in color, texture and finish. Masonry units of a size similar to that used historically shall be employed.*

*Site grading*

**Analysis & Finding:** This guideline is not relevant in this case.

## ***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.*

**Analysis:** The overall appearance of the historic grading, identified in the character discussion as an important characteristic, is a character-defining streetscape feature of this section of 3<sup>rd</sup> Avenue and of the Avenues district. The proposed raising and leveling of the front yard, the construction of the retaining wall, the addition of a front fence and the proposed height of the fence, would combine to establish the boundary of this property as a separate element within this building and streetscape sequence. The overall historic grading character would not be preserved. (See also discussion above under guideline 1.1 & Standard 2)

In the character discussion for landscape design features in the Avenues Historic District section of the Residential Design Guidelines cast iron fences and retaining walls are both identified as elements of neighborhood character, as is the role of their repetition in creating a sense of continuity in the character of the streetscape. Whereas this would be the case in many streets and properties on relatively steep slopes, this is counterbalanced by the sense of continuity created by the openness of the landscape grading on gentler street and site topography. This property is characteristic of the more gently sloping open form and appearance of the streetscape. The proposals would detach this lot and garden from this

relationship, with negative impact upon this visual continuity. These changes are not, consequently, subordinate to the overall historic grading character, and would not preserve it.

**Finding:** The proposed alterations to the grading and appearance of this property would conflict with the design objectives of this guideline and the preservation of the streetscape character of this part of the district as defined in the character discussion, for the reasons outlined above.

# Attachment A

## Application

SLC Planning Division or to whom it may concern:

We, Landform Design Group, representing our clients, Erik and Sandy Brunvand, located at 935 E. 3<sup>rd</sup> Avenue, respectfully submit to you a brief description of the property changes they wish to make in the below bulleted paragraphs:

**Our First Goal was this:** To create a historically compatible yet current design that preserves the historic scale and unique character of the area, as stated on page 149 of the "Design Standards for Historic Districts in Salt Lake City".

The Brunvands felt it was necessary to add the following new construction elements to their front yard:

- 1) Masonry Wall faced in Sandstone (to match sandstone on home)
  - This was kept to a bare minimum height to level out the yard and work with the existing grades and sloping of the front sidewalk from east to west.
- 2) 4' high (max height) ornamental iron fence (placed approximately 1-2' behind the sandstone wall)
  - This was important to help create a barrier for their dog while maintaining an open feel and view to the front yard and house.

Our reasons for these additions are the following:

- The use of Historic and Approved Materials like the Sandstone Wall and 4' high ornamental iron fence lend a sense of continuity and character to the streetscape that is ever present and desired throughout the Avenues Historic District.
- To increase the amount of usable and level front yard grass space for their dog (Scruggs) to use and also for their own enjoyment.
- The fence height and material was specially designed to create an open feel to the yard and also serve as an enclosure for the dog, while still respecting and preserving the unique historic character that the Avenues are known for.

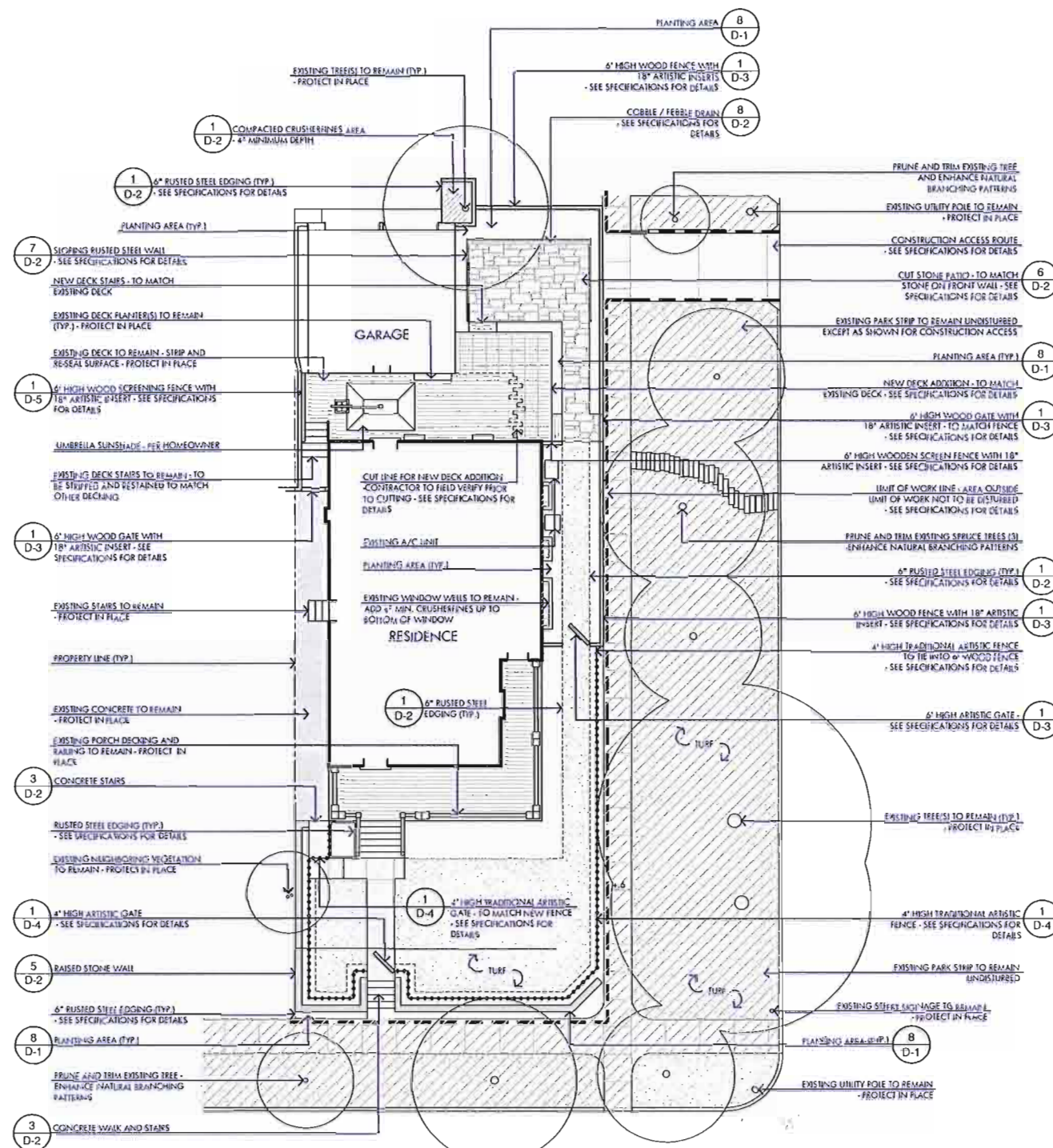
Please note also, that the front walkway was replaced with a new walkway but kept in the same location in order to maintain the visual continuity on the block and preserve the progression of walking experiences encountered along the street, as the "Standards for Site Features", page 56 – Walkways, so clearly states.

Thank you all in advance for your time and consideration in reviewing our plan and getting us back a quick response.

Brandon Reed,





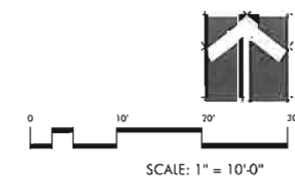


**BRUNVAND RESIDENCE**  
935 3rd Ave  
Salt Lake City, UT

SCALE:	1" = 10'-0"
DESIGN BY:	JRK
DRAWN BY:	JRK
CHECKED BY:	JRK
PROJECT NUMBER:	2010033
ISSUE DATE:	07/27/10
REVISIONS:	

SHEET TITLE:  
**LAYOUT PLAN**  
SHEET NUMBER:

**L-1**





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 Salt Lake City, UT

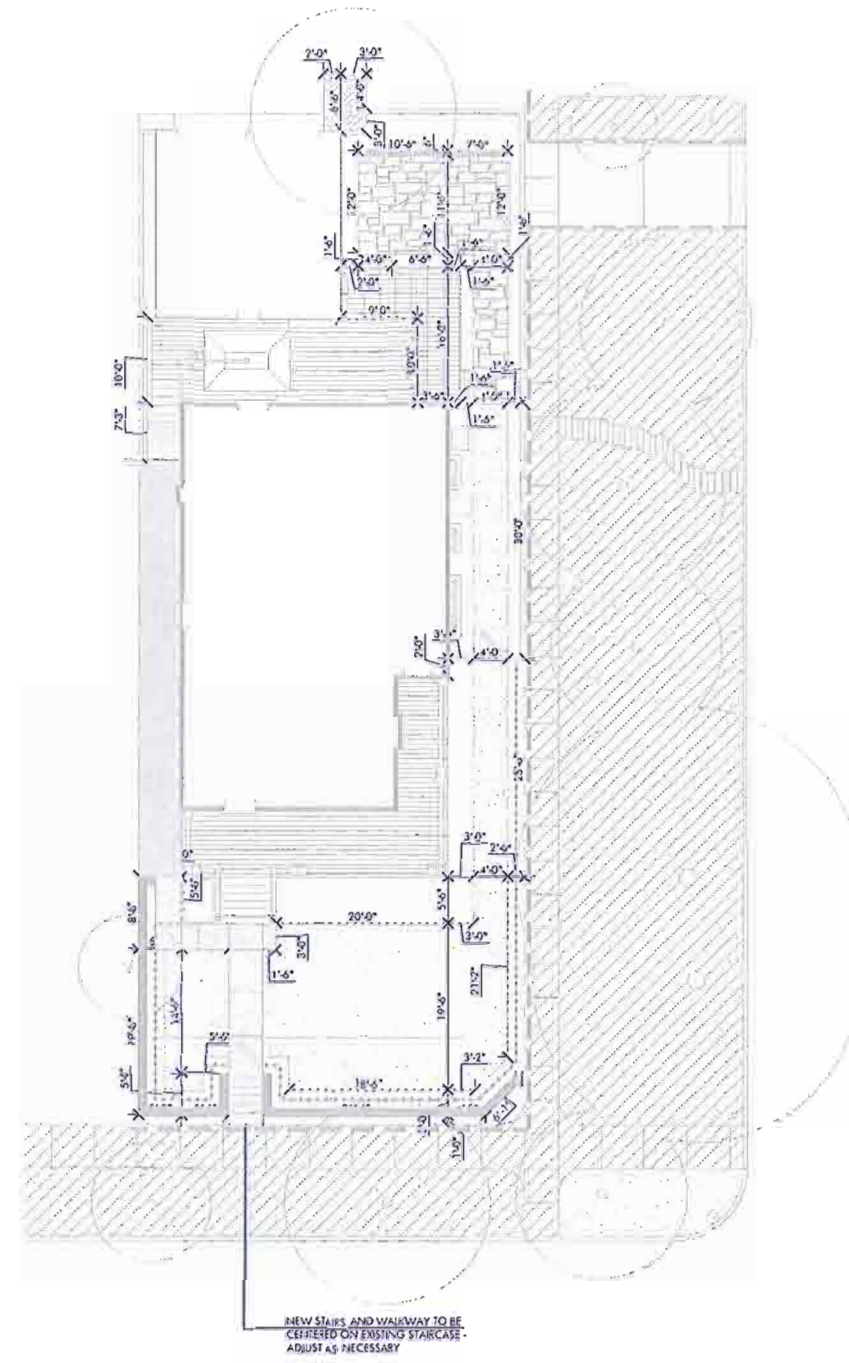
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DRAWN BY:	JKH
CHECKED BY:	JMS
PROJECT NUMBER:	2010029
ISSUE DATE:	01/21/10
REVISION:	

SHEET TITLE:

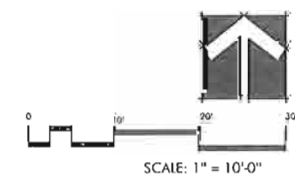
**DIMENSION PLAN**

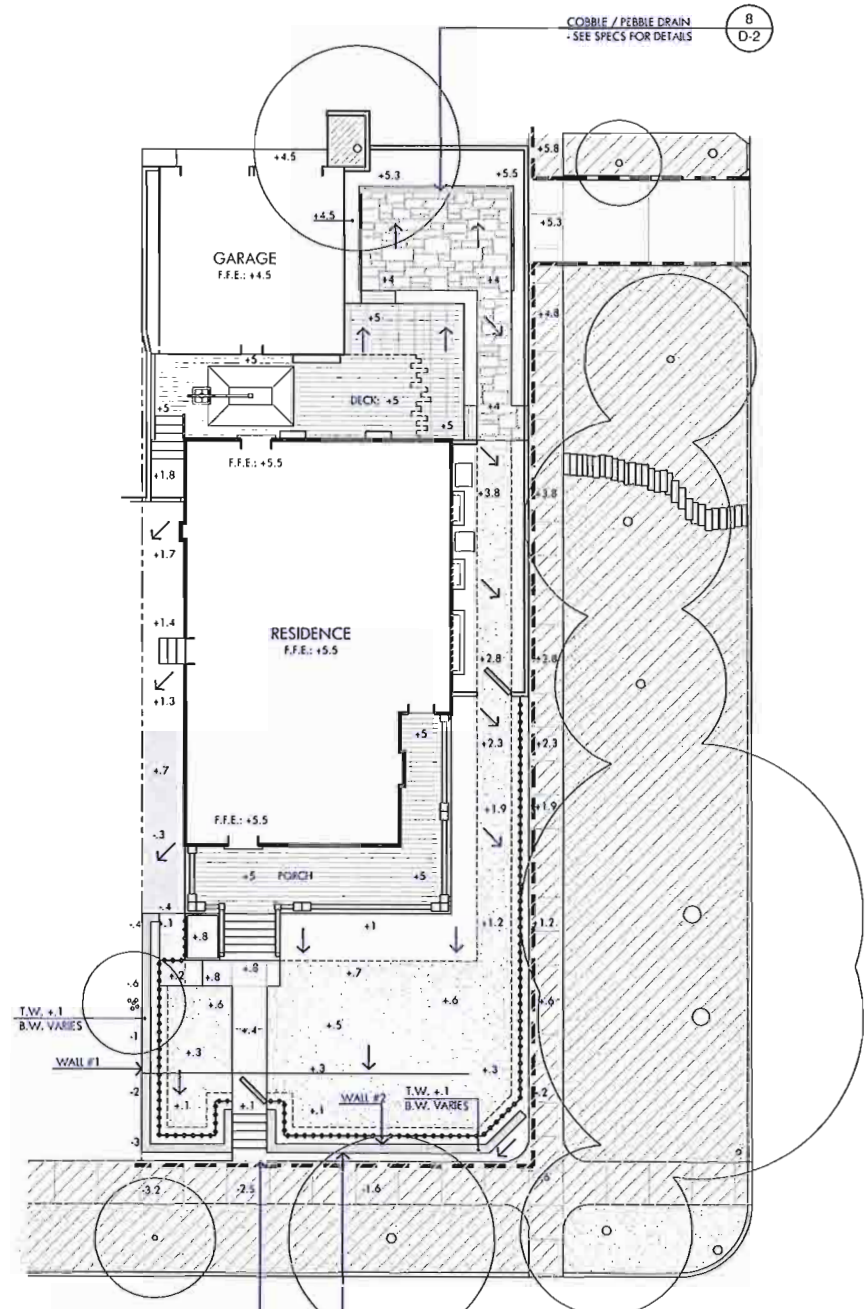
SHEET NUMBER:

**L-2**



**\*\*\*IMPORTANT NOTE:**  
 DIMENSION PLANS FOR QUICK REFERENCE ONLY. CONTRACTOR  
 TO VERIFY ALL MEASUREMENTS WITH ENGINEER SCALE.  
 CONTRACTOR TO BE RESPONSIBLE TO NOTIFY LANDFORM DESIGN  
 GROUP OF ANY AND ALL DISCREPANCIES FOUND.





ALL STAIRS CALCULATED AT 7" RISERS  
(TYP.) - ADJUST AS NECESSARY TO FOLLOW DESIGN INTENT

CONTRACTOR TO DETERMINE LOCATION FOR DRAINAGE PIPE TO BE DAYLIGHTED - LOCATION TO BE APPROVED BY LFDG AND HOMEOWNER

GRADING LEGEND	
---	PROPERTY LINE
+0	TYPICAL SPOT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
T.W.	TOP OF WALL ELEVATION
B.W.	BOTTOM OF WALL ELEVATION
←	CONCEPTUAL DRAINAGE ARROWS - TO SHOW DIRECTION OF WATER FLOW
---	3" PERFORATED DRAIN PIPE WITH SOCK TO GO BEHIND ALL WALLS - STONE, CONCRETE, ETC.

GRADING NOTES:	
1.	ELEVATIONS MAY ALTER PENDING ON-SITE LAYOUT AND MINIMUM SLOPES THAT NEED TO BE ON ALL HARDSCAPE AREAS
2.	REFER TO GRADING NOTES ON SHEET GN-1 FOR MORE DETAILED INFORMATION REGARDING PROJECT
3.	CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE AND ANY / ALL STRUCTURES.
4.	SEE SPECIFICATION SHEETS FOR ADDITIONAL GRADING AND DRAINAGE NOTES.



LANDSCAPE ARCHITECTURE  
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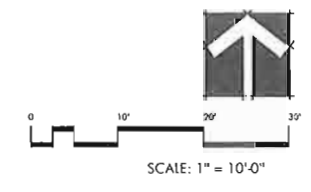
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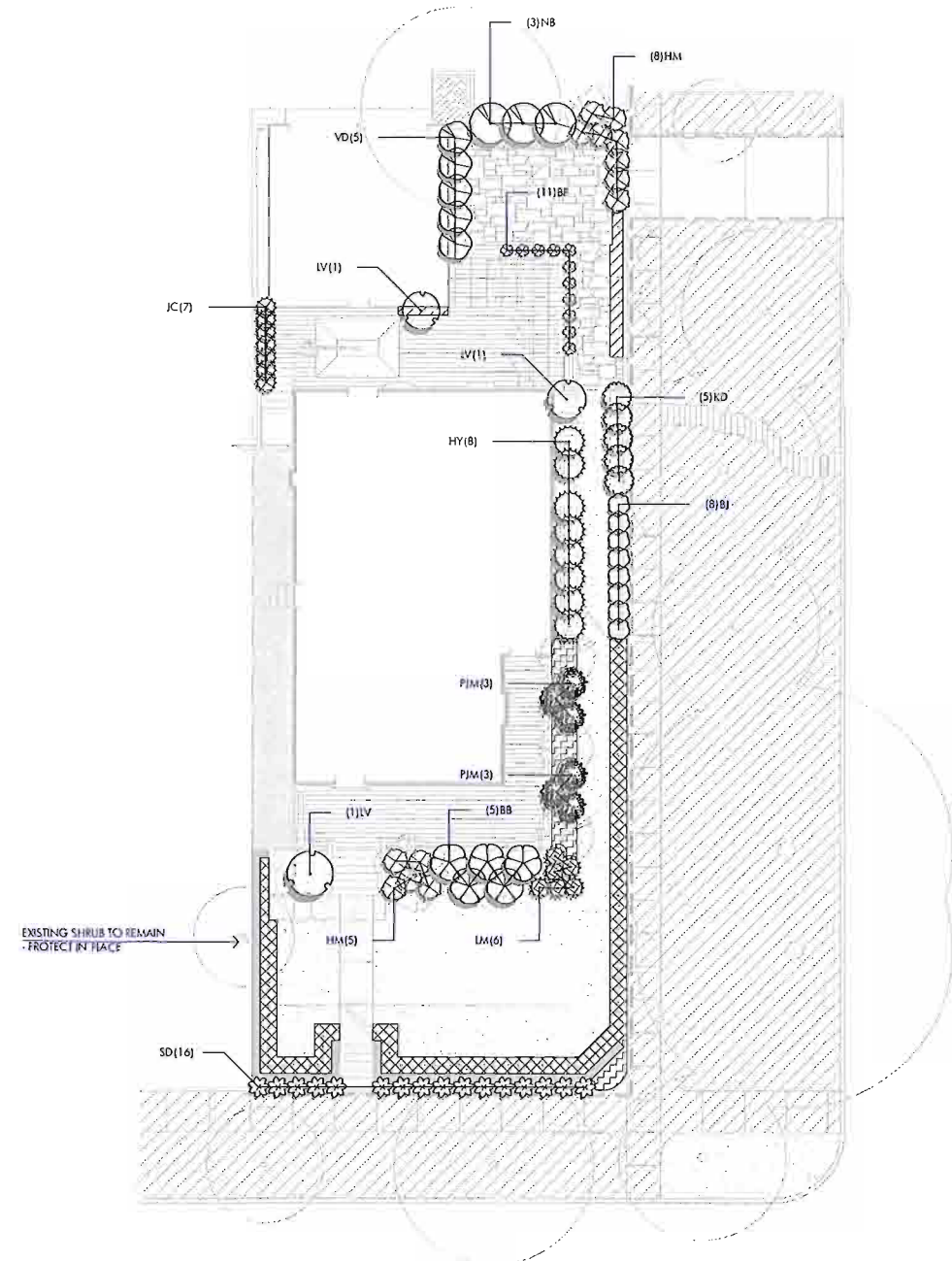
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DESIGN BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	JRC
PROJECT NUMBER:	2011 033
ISSUE DATE:	07/27/10
REVISIONS:	

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**L-3**



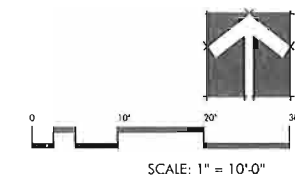
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**PLANT SCHEDULE**

SHRUBS	BOTANICAL NAME / COMMON NAME	QTY
BJ	BRUNNERA MACROPHYLLA 'JACK FROST' TM / SIBERIAN BUGLOSS	8
JC	CIEMATIS X JACKMANII / JACKMAN CIEMATIS	7
KD	CORNUS SERICEA 'KEISEYI' / KEISY DWARF DOGWOOD	5
BB	EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH/DWARF BURNING BUSH	5
BF	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	11
SD	HEMEROCALLIS HYBRID 'STELLA DE ORO' / STELLA DE ORO DAYLILY	16
HM	HOSTA ASSORTED / ASSORTED COLORS WHITE, BLUE, AND VERGATED	13
NB	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	3
UM	LUPINUS X 'RUSSELL HYBRIDS' / RUSSELL HYBRID LUPINE MIX COLORS - RED, WHITE, PURPLE, YELLOW	6
PJM	RHODODENDRON AZALEA 'PJM' / AZALEA	6
HY	TAXUS MEDIA 'HICKSII' / HICKS YEW	8
VD	VIBURNUM DAVIDII / DAVID VIBURNUM	5
LV	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM	3

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	DELOSPERMA COOPERI / PURPLE ICE PLANT	FLAT @ 12" OC
	DELOSPERMA NUBIGENUM 'YELLOW' / YELLOW ICE PLANT	FLAT @ 12" OC
	GALIUM ODOBATUM / SWEET WOODRUFF	FLAT @ 18" OC
	PHLOX SUBULATA 'RED WINGS' / MOSS PINK	FLAT @ 18" OC



SCALE:	1" = 10'-0"
DESIGN BY:	JRK
DRAWN BY:	JRK
CHECKED BY:	JRK
PROJECT NUMBER:	2010-033
ISSUE DATE:	07/21/10
REVISIONS:	

SHEET TITLE:  
**SHRUB PLAN**  
 SHEET NUMBER:  
**L-5**



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SCALE:	1" = 10'-0"
DESIGNED BY:	JMG
DRAWN BY:	JMG
CHECKED BY:	JMG
PROJECT NUMBER:	2010.033
ISSUE DATE:	07/21/10
REVISIONS:	

SHEET TITLE:

**LIGHTING PLAN**

SHEET NUMBER:

**L-6**

**LIGHTING LEGEND**



(10) - F/X LUMINAIRE - OPATH LIGHT  
 #AP-20 - COPPER FINISH - 20 WATT BULB  
 - 12" RISER TO BE USED WITH STAKE FOR  
 GROUND INSTALLATION



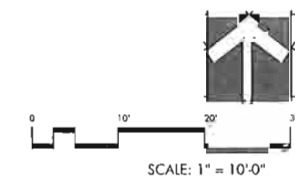
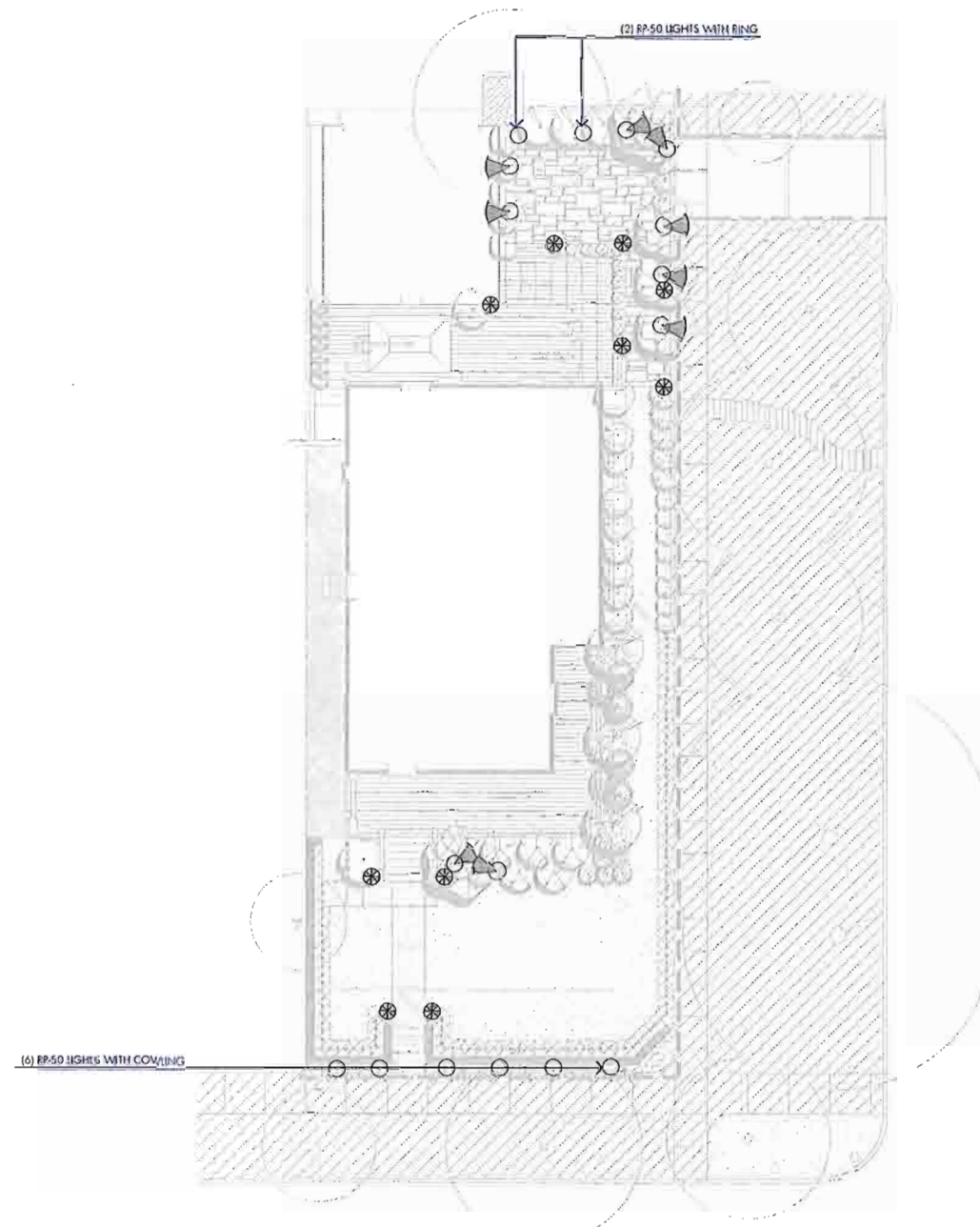
(9) - F/X LUMINAIRE - V-SPOT LIGHT  
 #10-35 - BRASS FINISH - 35 H BULB - 35  
 WATT BULB FOR WIDE SPRAY - WITH  
 STAKES FOR GROUND INSTALLATION

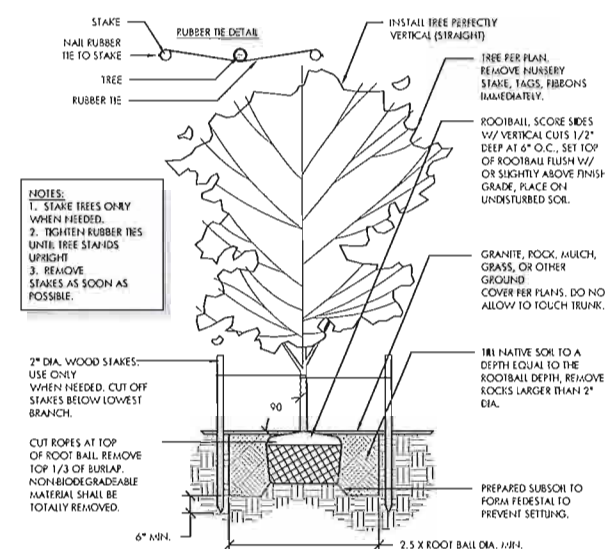


(8) - F/X LUMINAIRE - IN GROUND  
 ACCENT LIGHT - (2) #RP-50 WITH RING -  
 (6) #RP-50 WITH COVERING - BRASS  
 FINISH - 50 H BULB - 50 WATT BULB

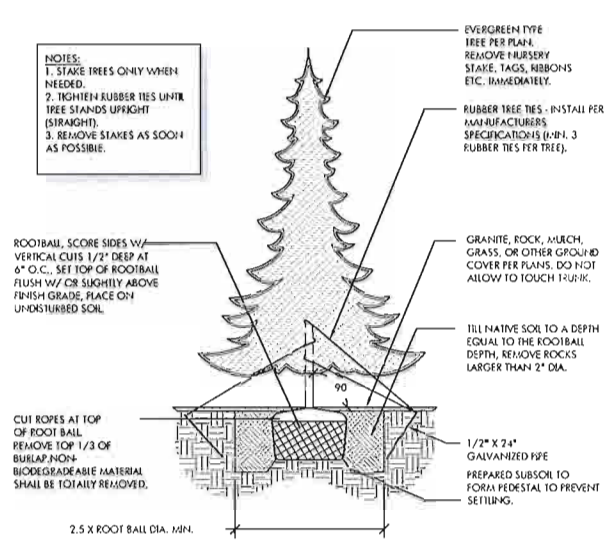
**LIGHTING NOTES:**

1. ALL LIGHTING TO BE PLACED ON A PHOTO CELL TRANSFORMER - INSTALLED PER MANUFACTURER STANDARDS
2. ALTERNATIVE LIGHTS MAY BE USED BASED ON HOMEOWNERS APPEAL - SUGGESTED USE OF POWDERCOATED ALUMINUM, CAST, OR COPPER FINISH - LIGHT WATTAGE SHALL BE MAINTAINED AS DESIGNED.
3. ALL PROPOSED FIXTURES ARE TO MATCH EXISTING FIXTURES IN MANUFACTURER, STYLE, AND COLOR - CONTRACTOR TO SITE VERIFY PRIOR TO ORDERING LIGHT FIXTURES.
4. SEE SPECIFICATIONS SHEET FOR LIGHTING DETAILS.

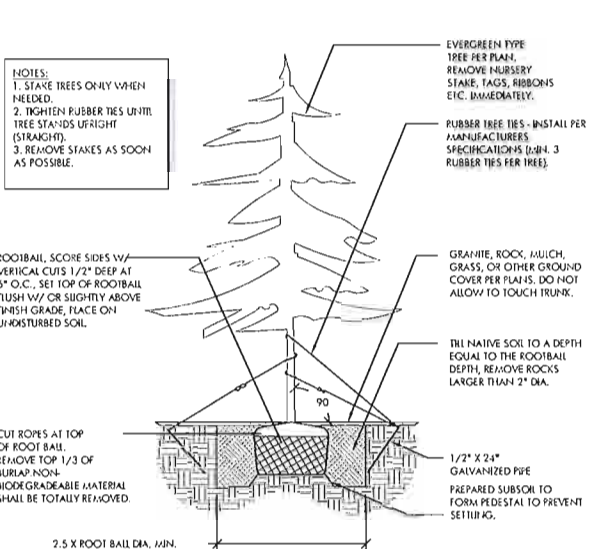




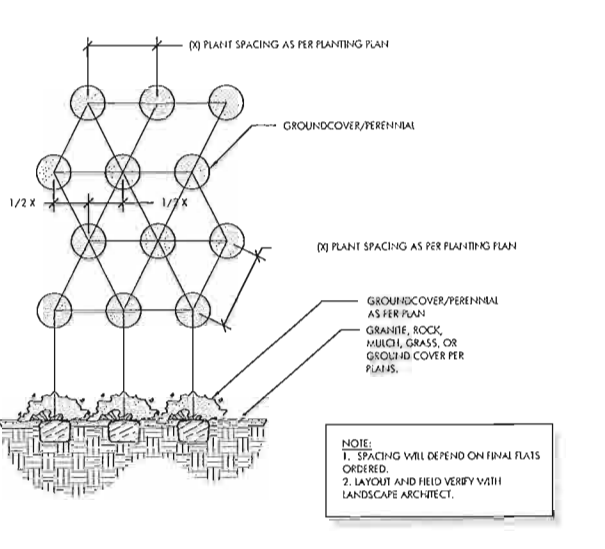
**1 DECIDUOUS TREE PLANTING**  
SCALE: NOT TO SCALE  
LFDG-PLA-03



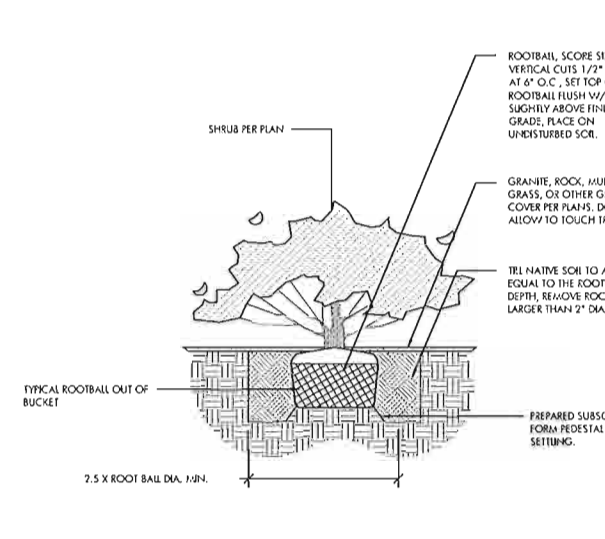
**2 EVERGREEN TREE PLANTING**  
SCALE: NOT TO SCALE  
LFDG-PLA-04



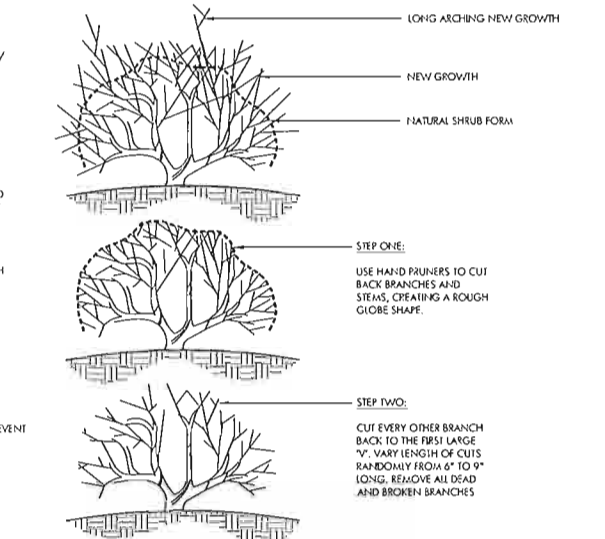
**3 EVERGREEN SPECIMEN TREE PLANTING**  
SCALE: NOT TO SCALE  
LFDG-PLA-13



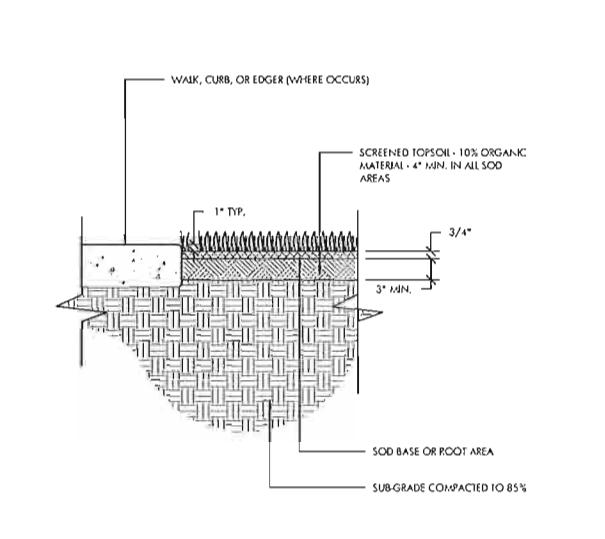
**4 GROUNDCOVER PLANTING**  
SCALE: NOT TO SCALE  
LFDG-PLA-11



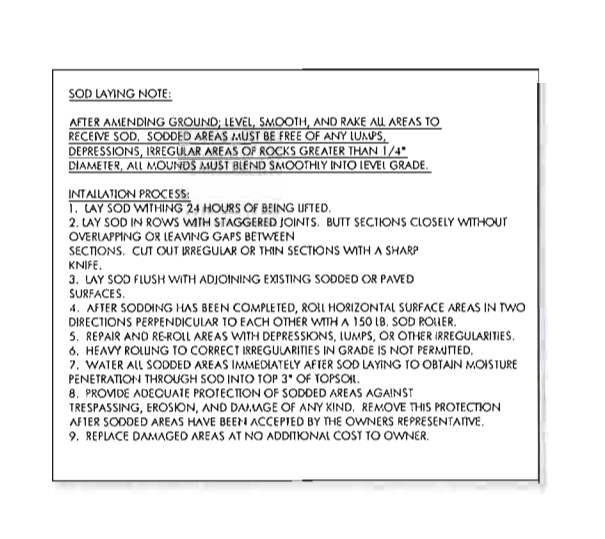
**5 SHRUB PLANTING AND PRUNING**  
SCALE: NOT TO SCALE  
LFDG-PLA-05



**6 GRASS PLANTING AND PRUNING**  
SCALE: NOT TO SCALE  
LFDG-PLA-07



**7 SOD PLANTING AND LAYING**  
SCALE: NOT TO SCALE  
LFDG-PLA-06

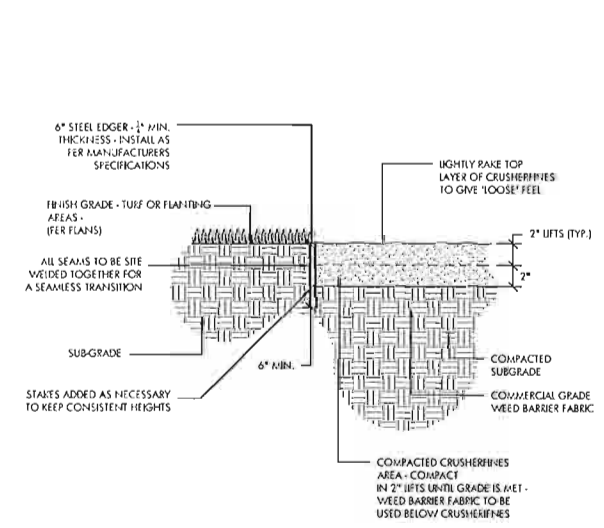


**8 PLANTING AREA**  
SCALE: NOT TO SCALE  
LFDG-PLA-09

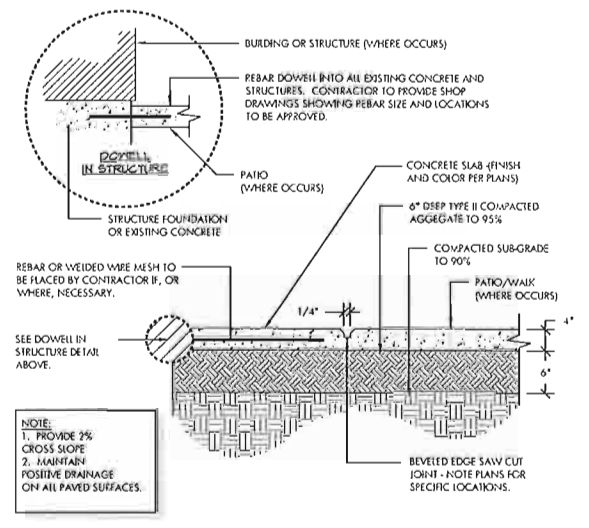
**SOD LAYING NOTE:**  
AFTER AMENDING GROUND, LEVEL, SMOOTH, AND RAKE ALL AREAS TO RECEIVE SOD. SODDED AREAS MUST BE FREE OF ANY LUMPS, DEPRESSIONS, IRREGULAR AREAS OF ROCKS GREATER THAN 1/4" DIAMETER. ALL MOUNDS MUST BLEND SMOOTHLY INTO LEVEL GRADE.

**INSTALLATION PROCESS:**  
1. LAY SOD WITHING 24 HOURS OF BEING LIFTED.  
2. LAY SOD IN ROWS WITH STAGGERED JOINTS. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.  
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.  
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 LB. SOD ROLLER.  
5. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES.  
6. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.  
7. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 3" OF TOPSOIL.  
8. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNERS REPRESENTATIVE.  
9. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

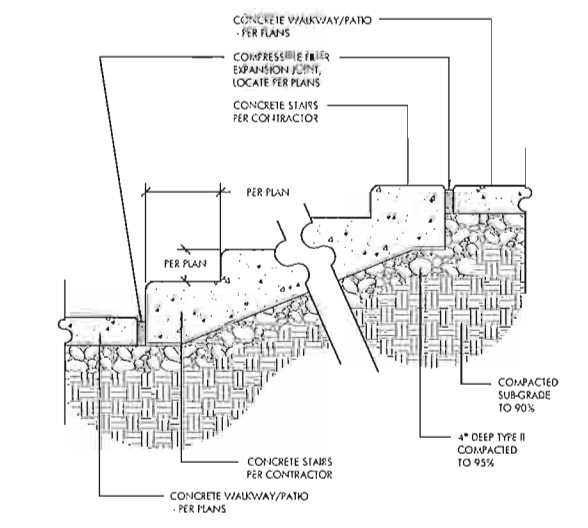




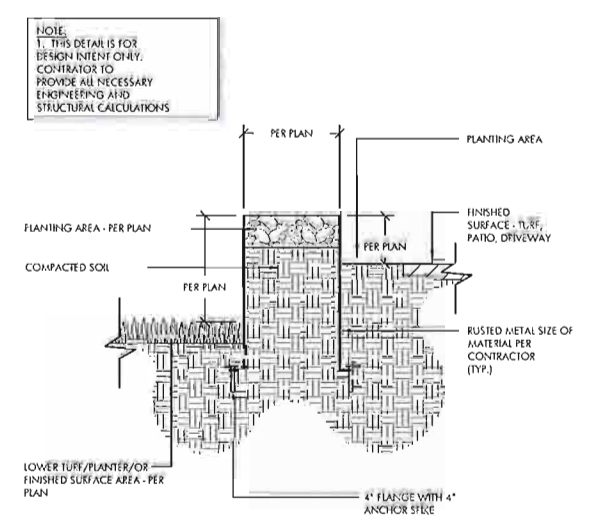
1 STEEL EDGING/ CRUSHERFINES DETAIL  
SCALE: NOT TO SCALE LFDG-SITE-66



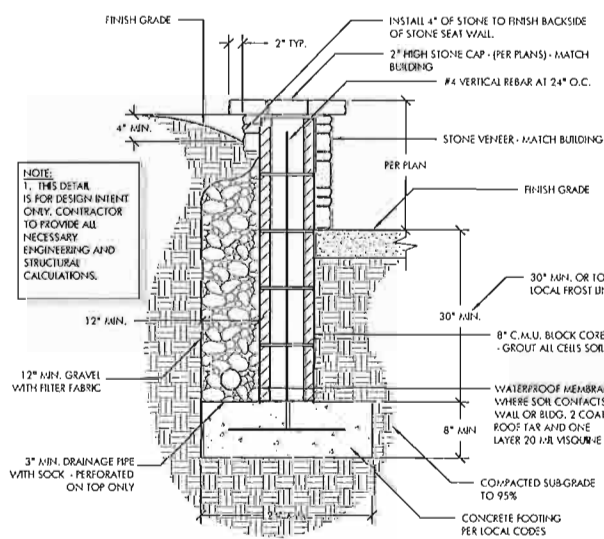
2 CONCRETE PATIO/WALK - BEVELED EDGE SAW CUT  
SCALE: NOT TO SCALE LFDG-SITE-18



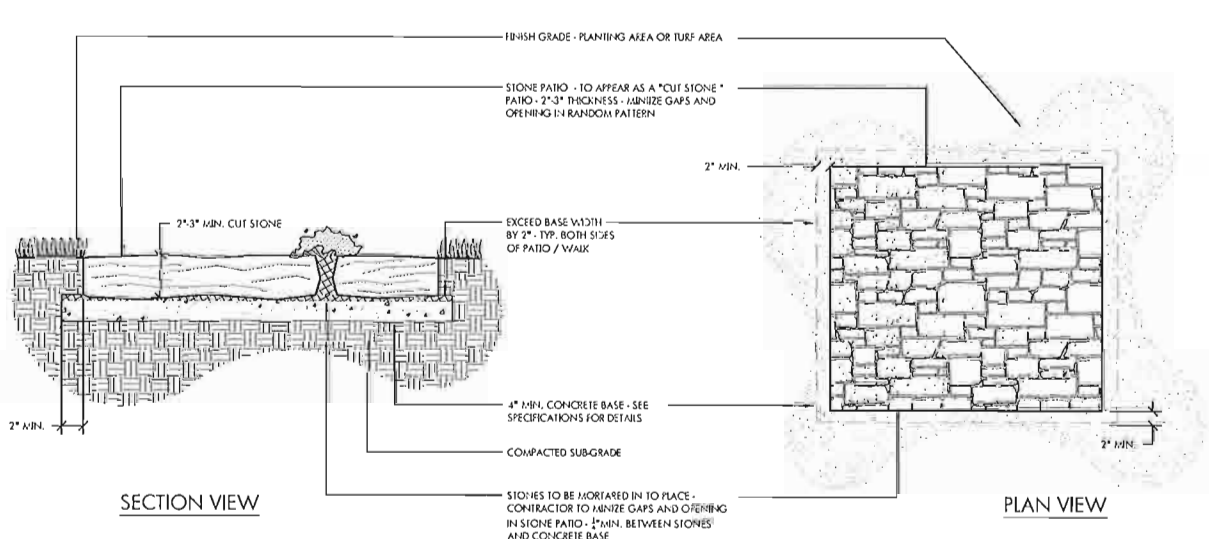
3 CONCRETE STAIRS  
SCALE: NOT TO SCALE LFDG-SITE-39



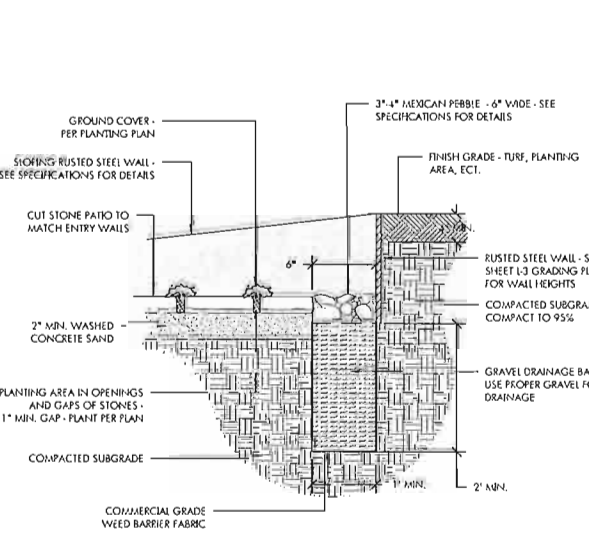
4 RUSTED METAL RETAINING WALL  
SCALE: NOT TO SCALE LFDG-SITE-48



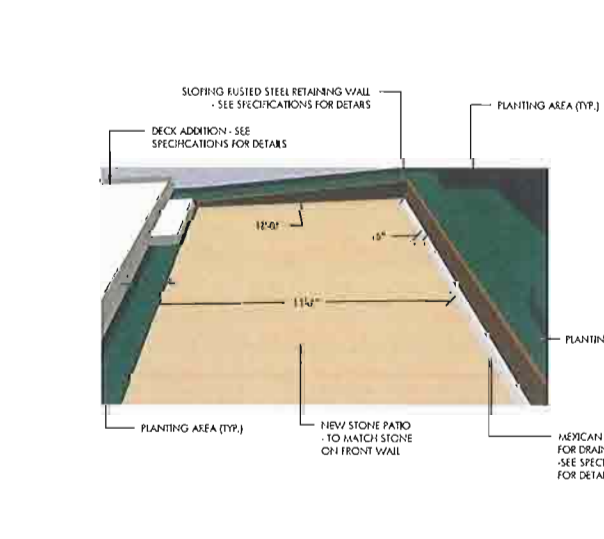
5 RAISED STONE WALL - CMU CORE  
1" = 1'-0" LFDG-SITE-77



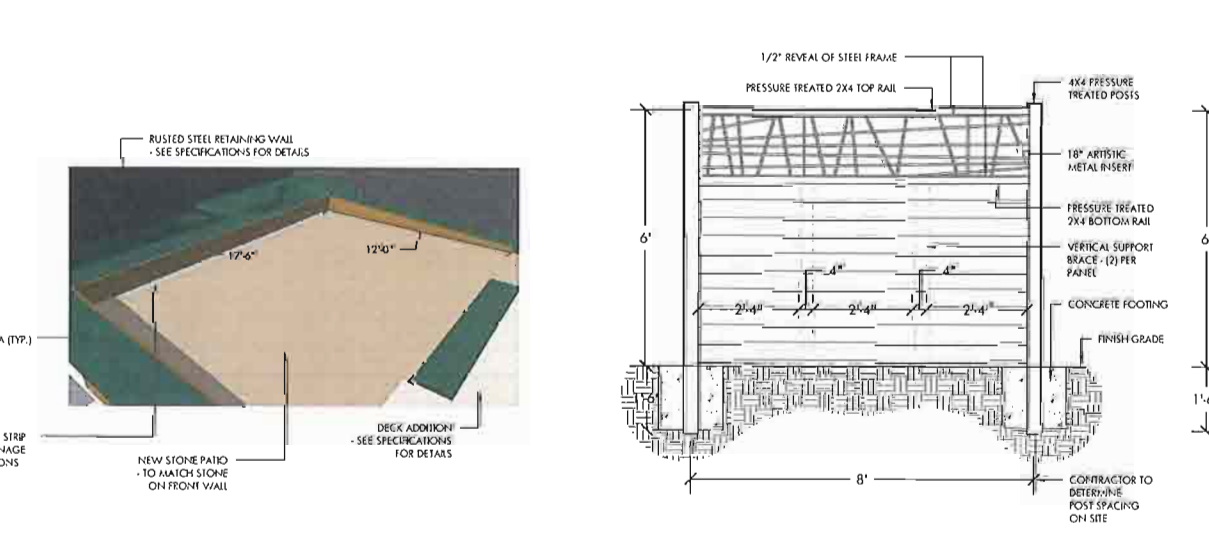
6 CUT STONE PATIO/WALK DETAIL  
SCALE: NOT TO SCALE LFDG-SITE-79



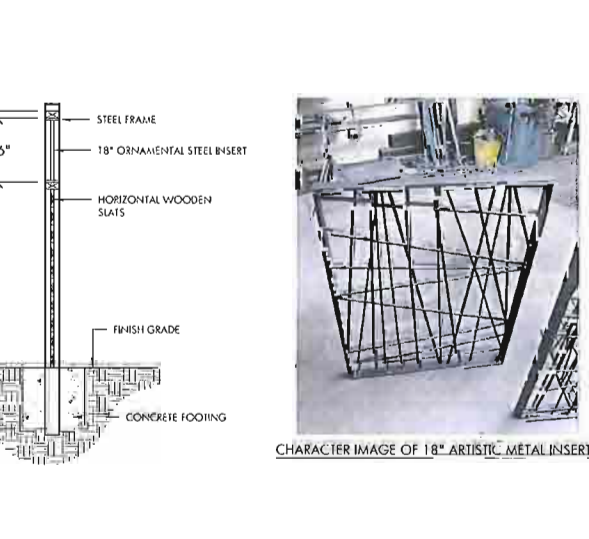
8 COBBLE / PEBBLE DRAIN  
3/4" = 1'-0" PROJ-10.033-85



7 SLOPING STEEL WALL DETAIL  
1" = 1'-0"



9 WOOD FENCE WITH STEEL INSERT DETAIL  
1/2" = 1'-0" PROJ-10.033-86



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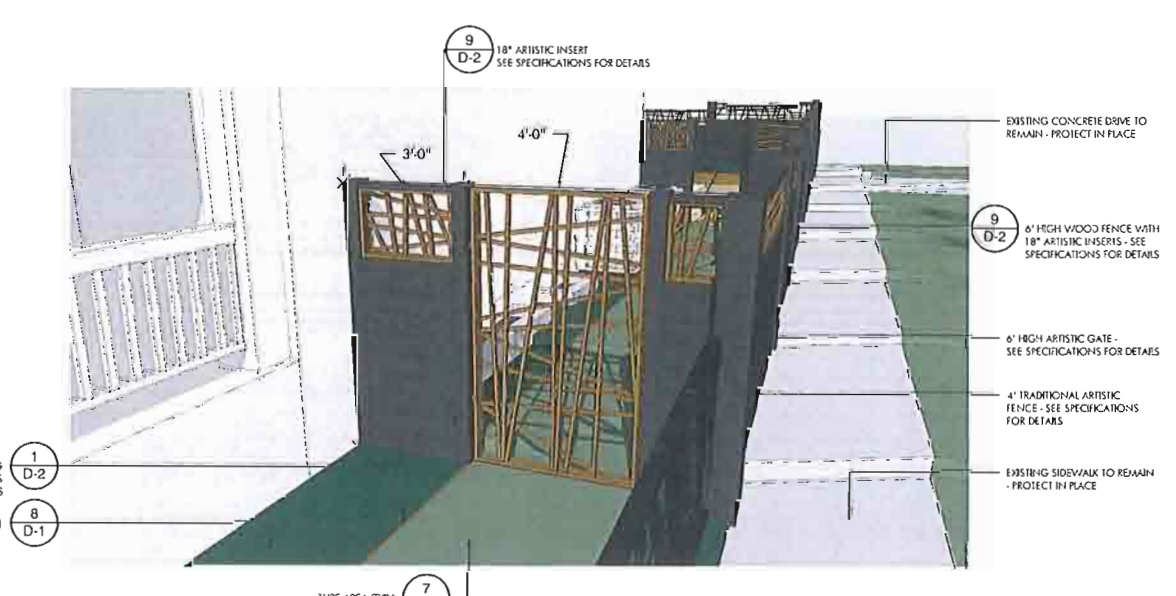
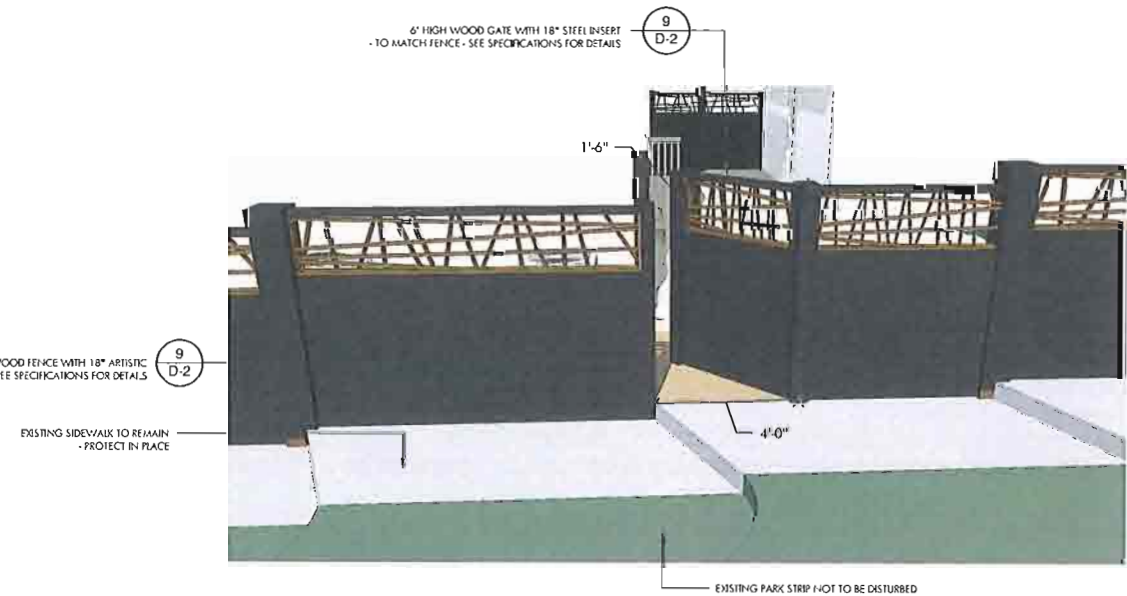
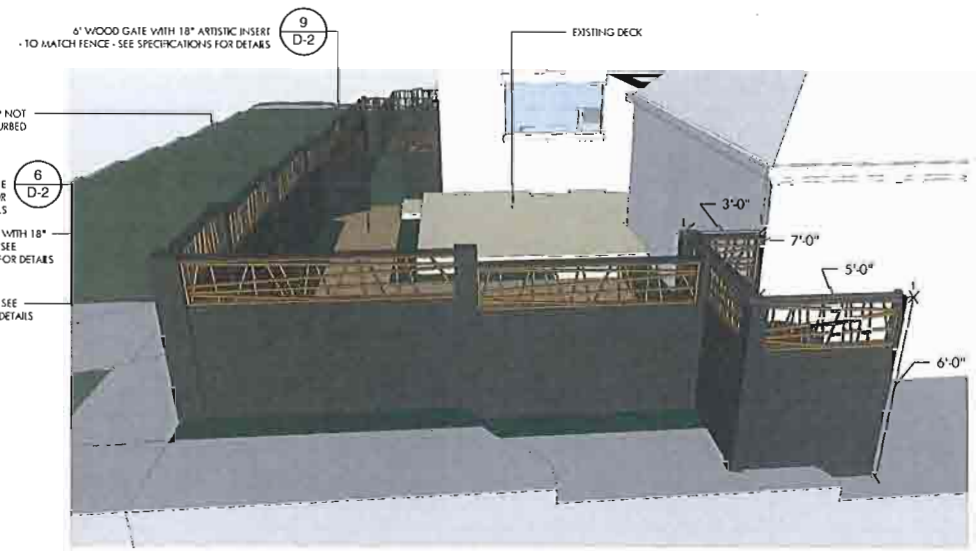
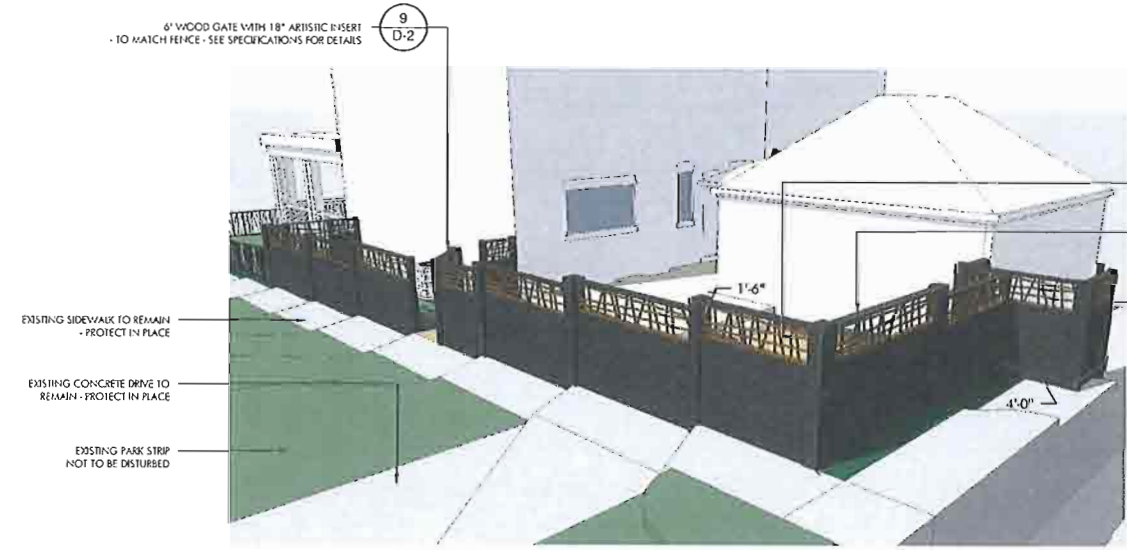
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**1** WOOD FENCE WITH STEEL INSERTS DETAIL  
1" = 1'-0"

SCALE:	1" = 10'-0"
DESIGNED BY:	JMK
DRAWN BY:	JMK
CHECKED BY:	JMK
PROJECT NUMBER:	2010.033
ISSUE DATE:	07/27/10
REVISIONS:	

SHEET TITLE:  
**SITE DETAILS SHEET**  
SHEET NUMBER:



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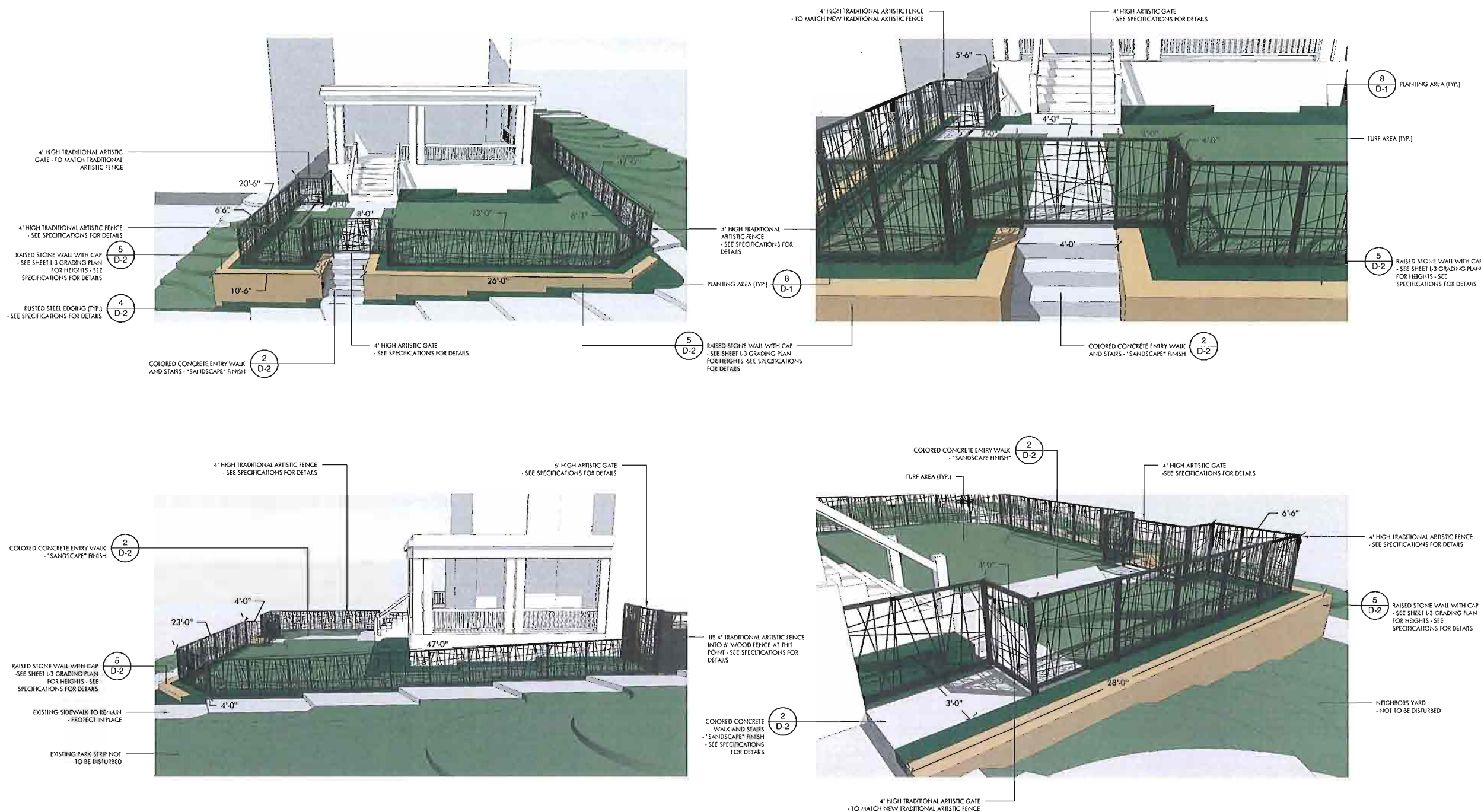
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DRAWN BY:	JRS
CHECKED BY:	JRS
PROJECT NUMBER:	2010.033
ISSUE DATE:	01/27/10
REVISIONS:	

SHEET TITLE:

**SITE DETAILS SHEET**

SHEET NUMBER:

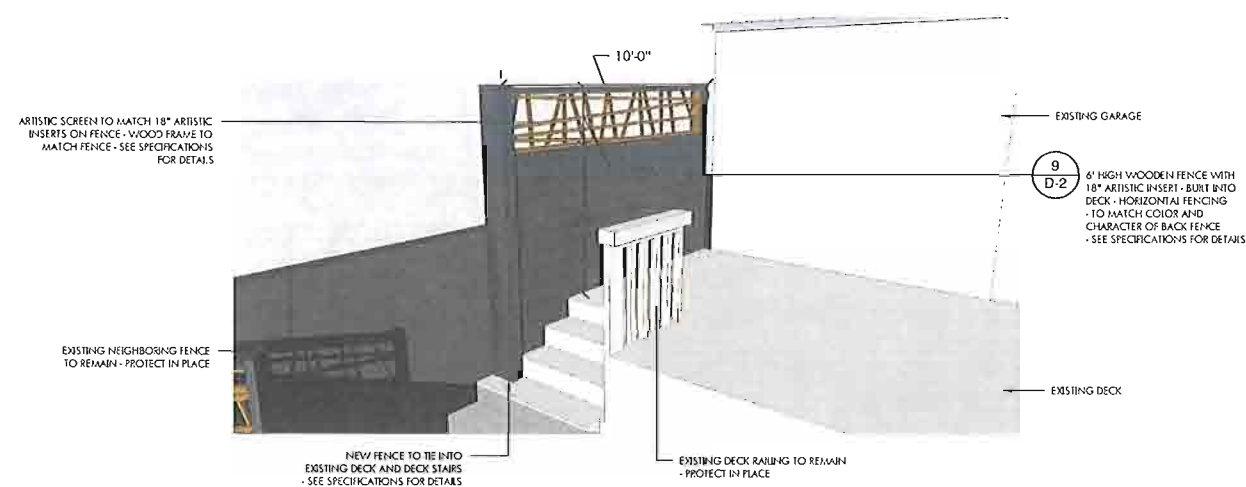
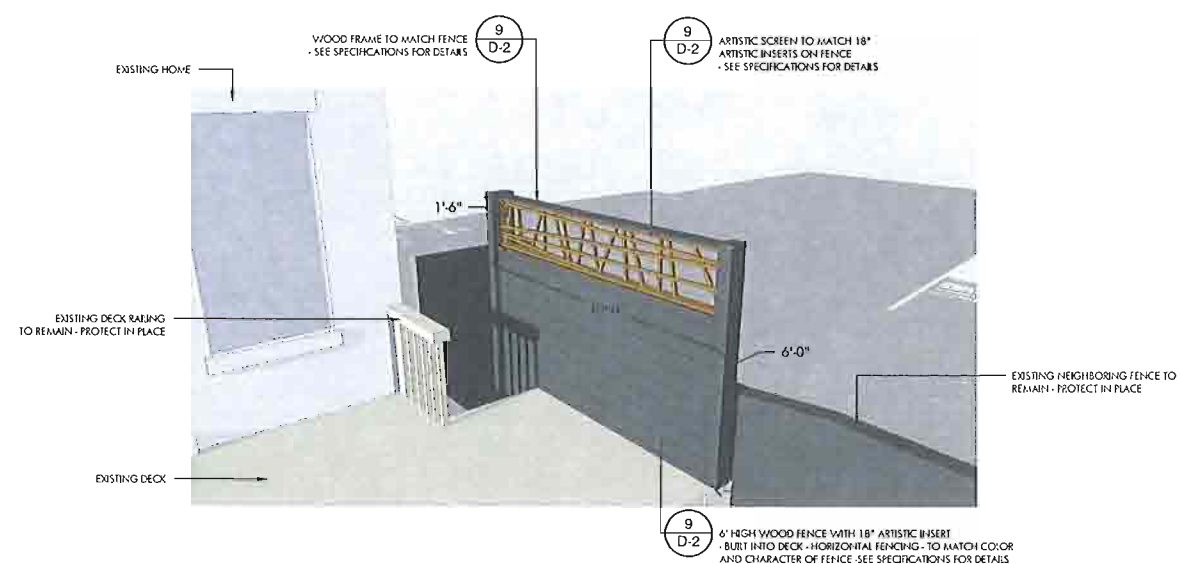
**D-4**



**1** ORNAMENTAL FENCE AND STONE WALL DETAIL  
 1" = 1'-0"



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 Salt Lake City, UT



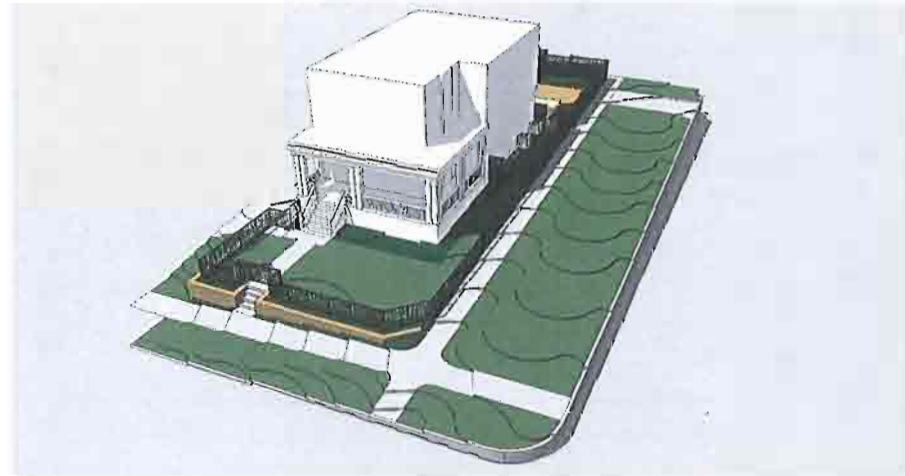
CHARACTER IMAGE OF ARTISTIC SCREEN

**1** ARTISTIC SCREEN AND DECK FENCE DETAIL  
 1" = 1'-0"

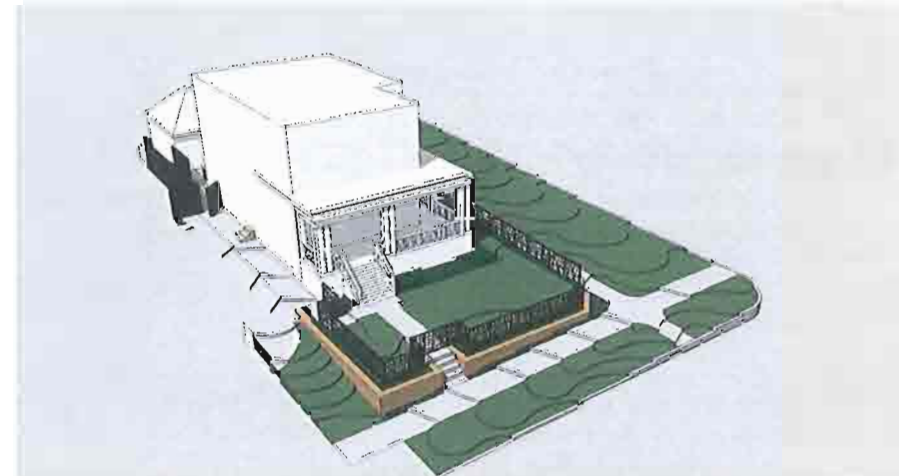
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DRAWN BY:	JRK
CHECKED BY:	JRK
PROJECT NUMBER:	2010.033
ISSUE DATE:	07/27/10
REVISIONS:	

SHEET TITLE:  
**SITE DETAILS SHEET**

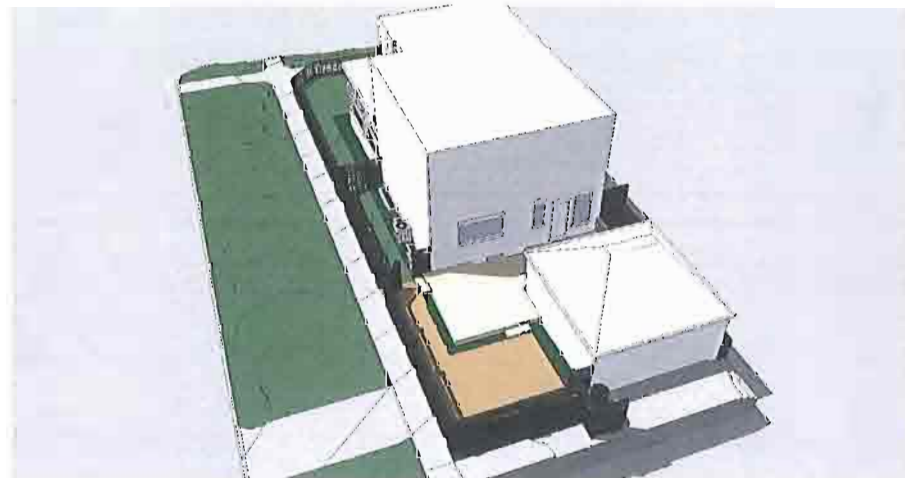
SHEET NUMBER:  
**D-5**



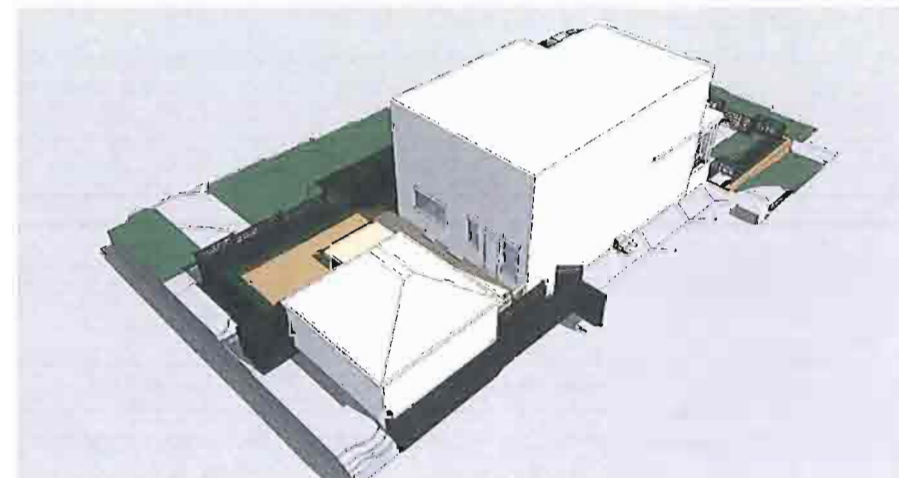
SITE OVERVIEW 1



SITE OVERVIEW 2



SITE OVERVIEW 3



SITE OVERVIEW 4

**BRUNVAND RESIDENCE**  
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SCALE:	1" = 10'-0"
DESIGN BY:	JMG
DRAWN BY:	JMG
CHECKED BY:	JMG
PROJECT NUMBER:	2010.033
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REVISIONS:	

SHEET TITLE:

SITE DETAILS SHEET

SHEET NUMBER:

**D-6**



# Attachment B

Photographs - Before

























# Attachment B

Photographs - Current















# Attachment C

## Photographs - Application "Wall Inspiration & Similar/Local Examples"



935 E. 3RD AVE  
WALL INSPIRATION  
& SIMILAR/LOCAL EXAMPLES









































