

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

**PLNHLC2011-00500**  
**Wallace Residence Rear Addition**  
**724 East 4<sup>th</sup> Avenue**  
**October 20, 2011**

**Applicant:** Larry Rowe, PHI

**Staff:** Elizabeth Reining  
801-535-6313  
elizabeth.reining@slcgov.com

**Tax ID:** 09-32-317-007

**Current Zone:** SR-1A

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

**Council District:**  
Council District 3,  
Stan Penfold

**Community Council:**  
Avenues

**Lot Size:** .16 acres

**Current Use:** Single-Family

**Applicable Land Use**  
**Regulations:**

- 21A.24.080
- 21A.34.020

**Notice:**

Mailing Notice: October 6,  
2011  
Property Posted: October 6,  
2011  
Agenda Published: October 6,  
2011

**Attachments:**

- Proposed Elevations
- Photographs
- Certificate of  
Appropriateness

## ***Request***

Larry Rowe, on behalf of property owner Austin Wallace, is requesting the Historic Landmark Commission to grant an exception to the maximum height allowed in the SR-1A Special Development Pattern residential zoning district from twenty three feet (23') above established grade for a pitched roof structure to thirty feet four inches (30'4") feet above established grade for a proposed rear addition.

## ***Staff Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project, in whole, substantially complies with the standards that pertain to the application and therefore, recommends the following:

1. That the Historic Landmark Commission approve the maximum height exception in the SR-1A zoning district as identified in this staff report. The proposal generally meets the standards of Section 21A.34.020G of the Zoning Ordinance and Sections 7.0 and 8.0 of the Design Guidelines for Residential Historic Districts in Salt Lake City.

## VICINITY MAP



### **Background**

The Wallace residence, built circa 1908, is a contributing one and a half story Victorian cottage with a main hip roof and front gable. The structure is contributing because it represents the type of house built in the Avenues in the early twentieth century.

### **Project Description**

Staff issued a certificate of appropriateness for a rear addition and replacement windows at 724 East 4<sup>th</sup> Avenue on September 8, 2011 (See Attachment C, Certificate of Appropriateness). The rear addition is an extension of the roof structure over an existing porch which will remain (See Attachment A, Building Elevations). It extends the roofline ten feet (10') toward the rear of the property and is not visible from the street. The addition's materials are proposed to be constructed to match the existing roof structure. The windows to be replaced are aluminum. They will be replaced with vinyl windows.

The existing structure exceeds the maximum building height of its zoning district. The maximum building height allowed for pitched roof structures in the SR-1A Special Development Pattern residential zoning district is twenty-three feet (23'). The existing structure has a maximum height of twenty-nine feet (29'). The proposed rear addition will continue the roofline of the existing structure and have a maximum height of thirty feet four

inches (30’4”). The height difference between the current structure and proposed rear addition is attributed to a drop of elevation from the front of the property to the rear. Section 21A.24.080.D.6.b allows the Historic Landmark Commission to grant exceptions to the allowed maximum building height within historic districts.

**Public Comment**

No public comment regarding this application has been received.

**City Department Comments**

This type of project is not required to be routed for departmental review.

**Project Review**

**Avenues Historic District**

The historic preservation goal of the Avenues Historic District, as found in the Design Guidelines for Residential Historic Districts in Salt Lake City, is to preserve the historic scale and unique character, while accommodating compatible new construction. The distinctive design characteristics of individual building types and styles should be preserved. New construction should be compatible with the historical context while also reflecting current design.

**SR-1A Special Development Pattern Residential Zoning District**

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

**Analysis and Findings**

**Project Details**

The following table is a summary of Zoning Ordinance requirements:

<b>Ordinance Requirement</b>	<b>Proposed</b>	<b>Comply</b>
<b>Maximum Building Height:</b> 23 feet or block face average	Maximum height of the proposed addition is 30’4”. The average height of the existing structure is 29’. The surrounding houses average 28’.	No
<b>Maximum Lot Coverage:</b> 40%	Proposed overall building coverage is approximately 21%.	Yes
<b>Minimum Rear Yard Required:</b> 25% of lot depth (btw 15 to 30 feet)	Site plan shows approximately 70 feet.	Yes

*Analysis:* The addition will exceed the maximum height allowed in the district but Chapter 21A.24.070.D.6.b allows the Historic Landmark Commission to modify the maximum height limit in historic districts subject to the standards of review in Chapter 21A.34.020. This height exception is acceptable because it continues the roof line of the existing structure and appears to substantially meet the standards discussed below. Also, the height is close to the average of the surrounding structures. The addition meets all other zoning standards.

## Findings

21A.34.020(G) *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure*: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City:

- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**

**Analysis and Finding for Standard 1:** No changes are proposed in the use of the building for residential purposes. The proposed project is consistent with this standard.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;**

*Applicable Design Guidelines for Standard 2:*

*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.

**Analysis and Findings for Standard 2:** The proposed addition will be located to the rear of the existing structure, over an existing porch. It will not be visible from the street. The addition will use the same materials as the existing structure and extend the roof line ten feet (10'). Without the maximum allowable height exception, the addition will have a greater visual impact as the roofline would have to drop six feet to meet the district standard. Staff finds that the proposed addition is consistent with this standard as it will not destroy or obscure historically significant features to the existing structure.

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

*Applicable Design Guidelines for Standard 3:*

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

**Analysis and Findings for Standard 3:** The design of the addition makes it indistinguishable from the existing roof structure. It extends the roofline of the structure and uses the same building materials as the current roof and dormers. Since the roof is only to be extended ten feet (10'), it would be difficult to create a differentiation between existing and new roof. The addition does not meet this standard.

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

**Analysis and Findings for Standard 4:** The proposed rear addition will not impact an existing addition or major alteration to the structure. This standard does not relate to the proposal.

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

*Applicable Design Guidelines for Standard 5:*

*6.1 Protect and maintain significant stylistic elements.* Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint.

**Analysis and Findings for Standard 5:** The roof form of the proposed rear addition will match the form of the existing structure. The proposed rear addition will not alter and distinctive sections of the home that characterize skilled craftsmanship or style. The addition will not be visible from the street, and will match the existing structure in scale, mass, architectural design and materials. The proposed addition meets this standard.

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

*Applicable Design Guidelines for Standard 6:*

*3.1 Preserve the functional and decorative features of a historic window.* Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. Repair frames and sashes rather than replacing them whenever conditions permit.

**Analysis and Findings for Standard 6:** The proposed addition does not include the repair or replacement of any significant architectural features. The windows to be replaced are not original to the structure and do not have historic significance. The proposed addition meets this 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 Findings for Standard 7:** No chemical or physical treatments are proposed as part of this request. This standard does not relate to the proposal.

- 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 archeological 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;**

*Applicable Design Guidelines for Standards 8 and 9:*

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

*8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is inappropriate.*

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

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

*8.14 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.*

**Analysis and Findings for Standards 8 and 9:** The proposed addition will continue the existing structure’s roof line and use the same building materials as the existing structure. The proposed addition is to the rear of the existing structure and not visible from the street. While it will be compatible with the existing structure it will be difficult to distinguish between the original structure and the rear addition. The proposal generally meets these standards but not completely.

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

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

*Applicable Design Guidelines for Standards 10:*

*13.9 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. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

**Analysis and Findings for Standard 10:** The proposed addition will be constructed of the same materials as the existing structure. No inappropriate materials are proposed at this time. The proposal meets this standard.

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

**Analysis and Findings for Standard 11:** Signage is not a component of the proposed project. This standard does not apply to this proposal.

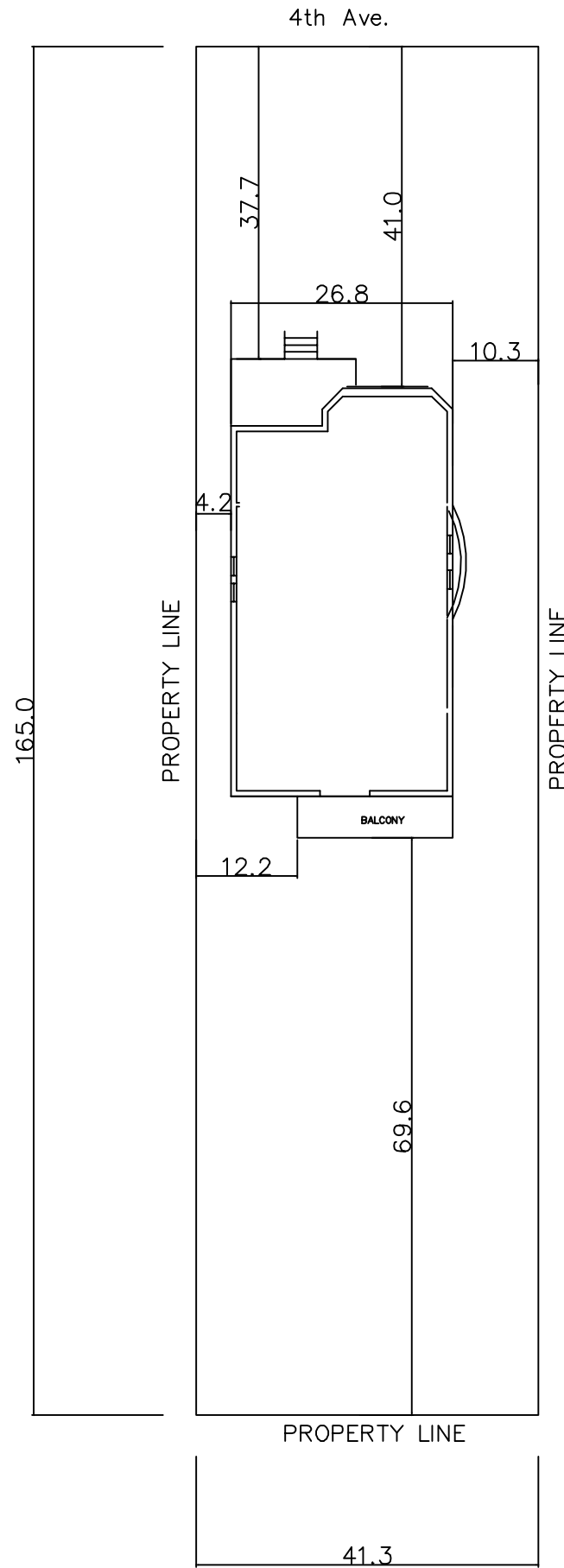
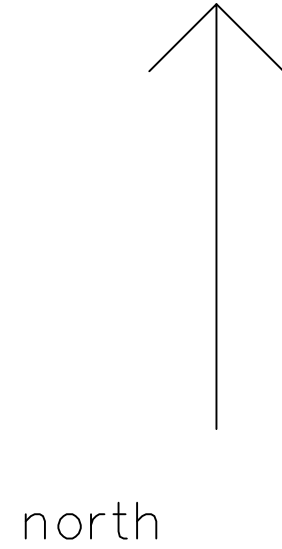
- 12. Additional design standards adopted by the Historic Landmark Commission and City Council;**

**Analysis and Findings for Standard 12:** No other design standards apply. This standard does not apply to the proposal.

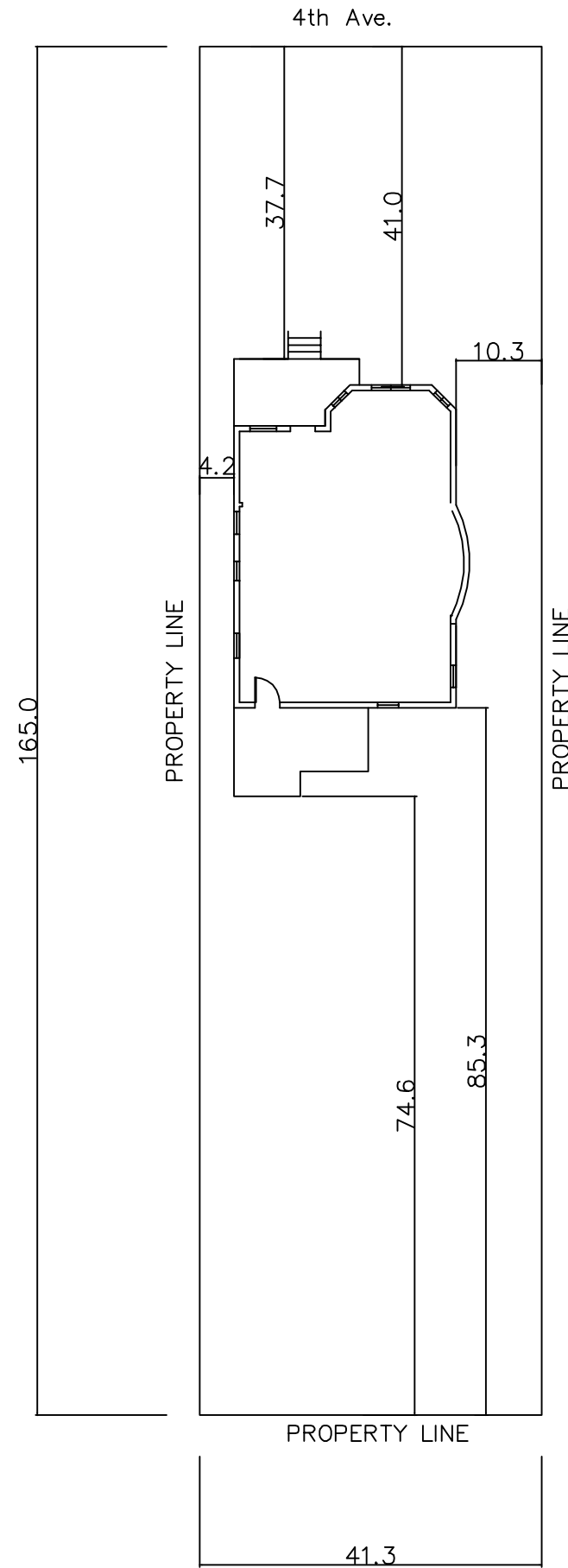
**Attachment A  
Proposed Elevations**



SITE PLAN  
REMODEL  
724 EAST 4TH AVE  
SALT LAKE CITY, UTAH  
SCALE: 1"=20'-0"



REVISED  
9



EXISTING



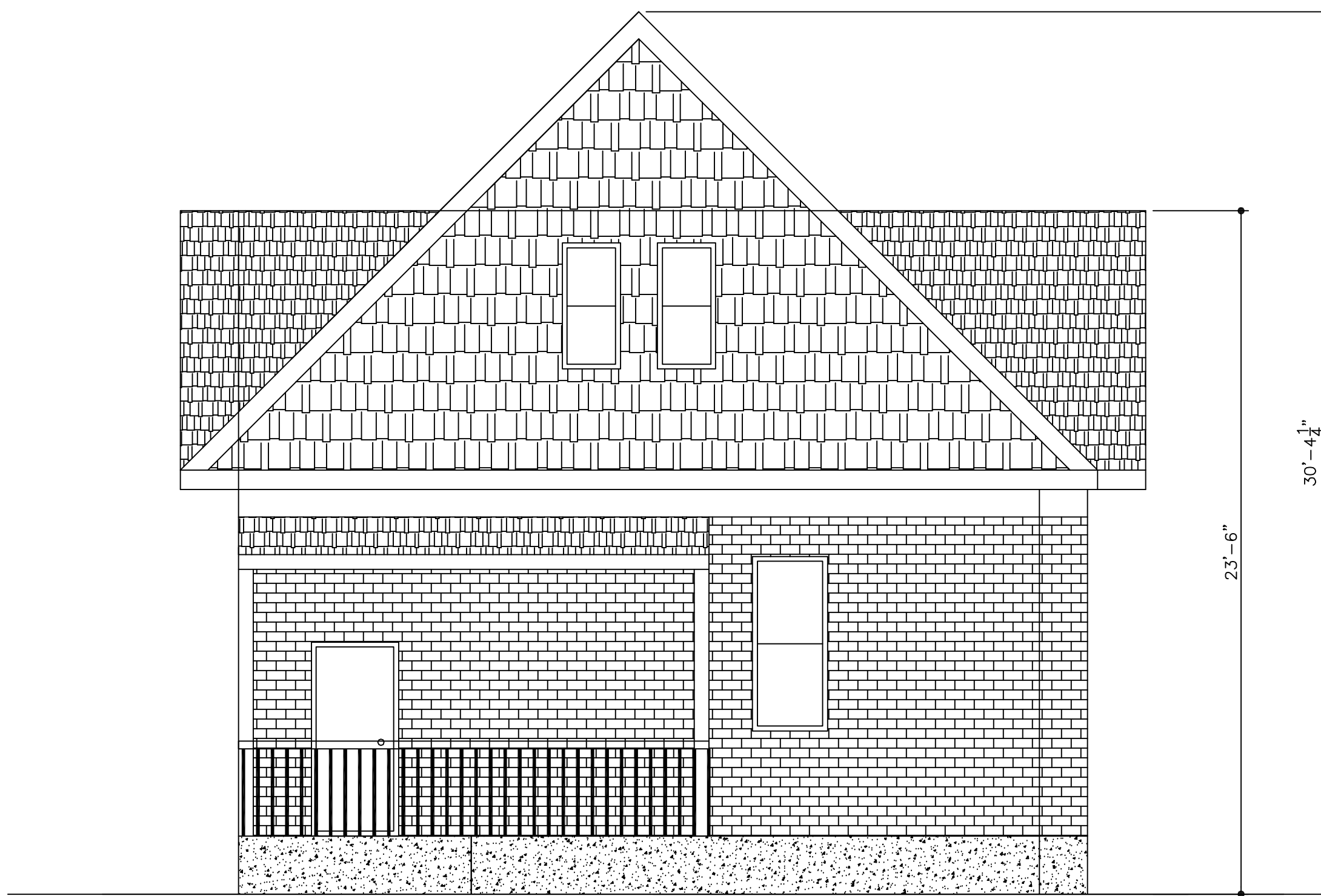
EXISTING FRONT ELEVATION

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



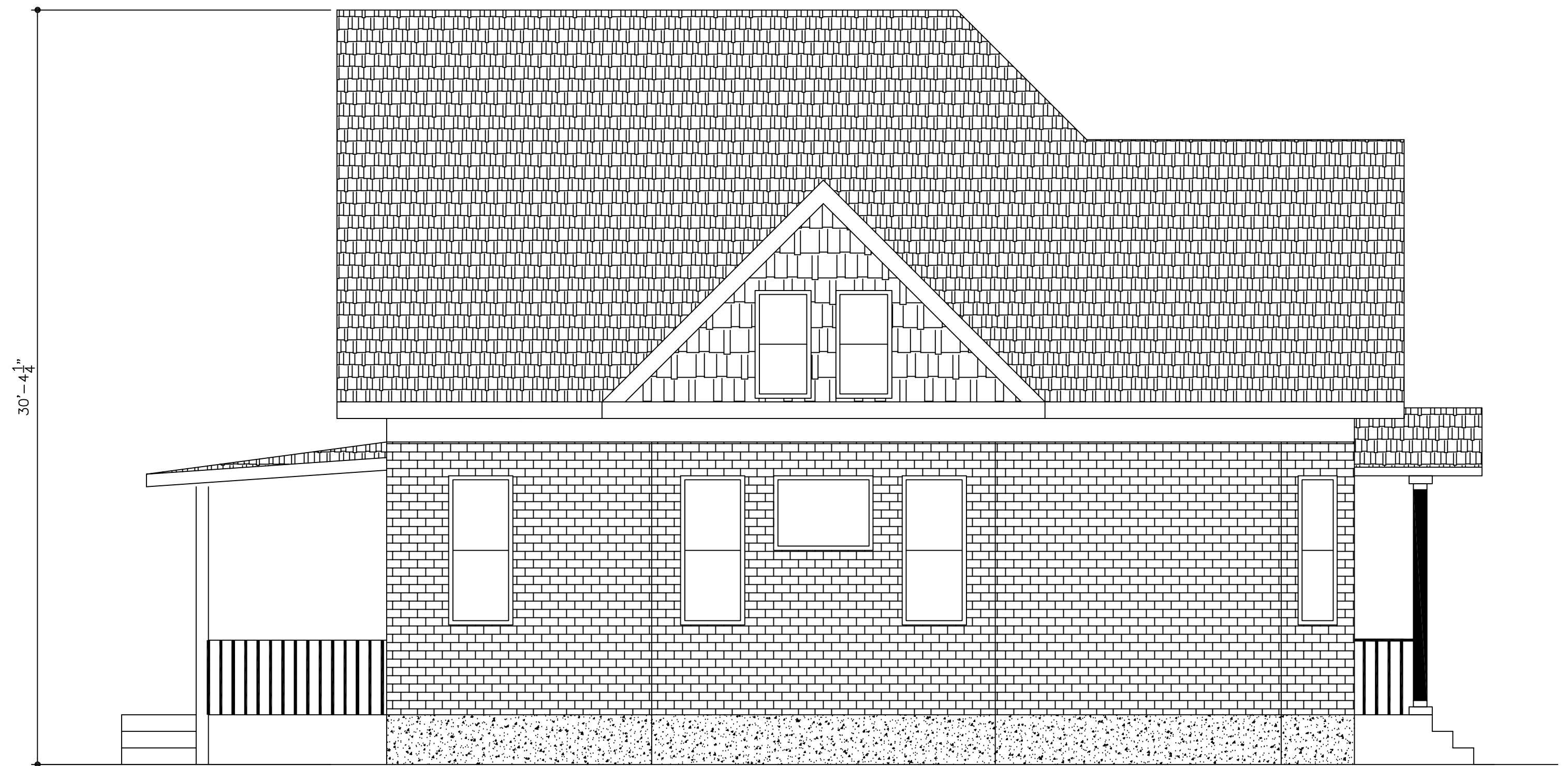
EXISTING RIGHT SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

REMODEL/ADDITION

SCALE: 1/4" DATE: 10/11/11 MICHAEL SOTUYO DESIGN & ENGINEERING (801) 649-6357

724 EAST 4TH AVE  
SALT LAKE CITY, UTAH

DRAWING  
NUMBER  
A3.0



REVISED REAR ELEVATION

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



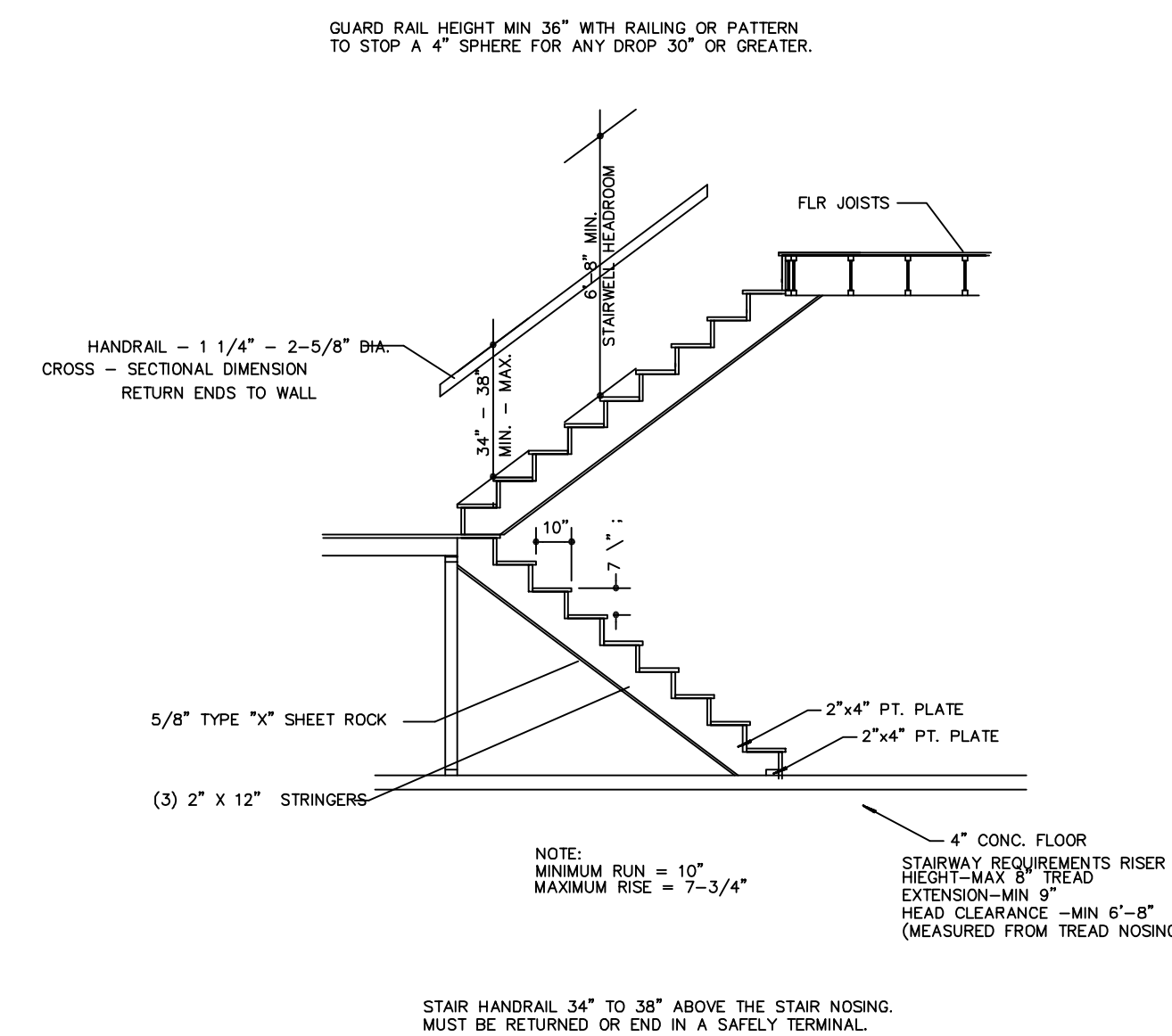
REVISED RIGHT SIDE ELEVATION

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



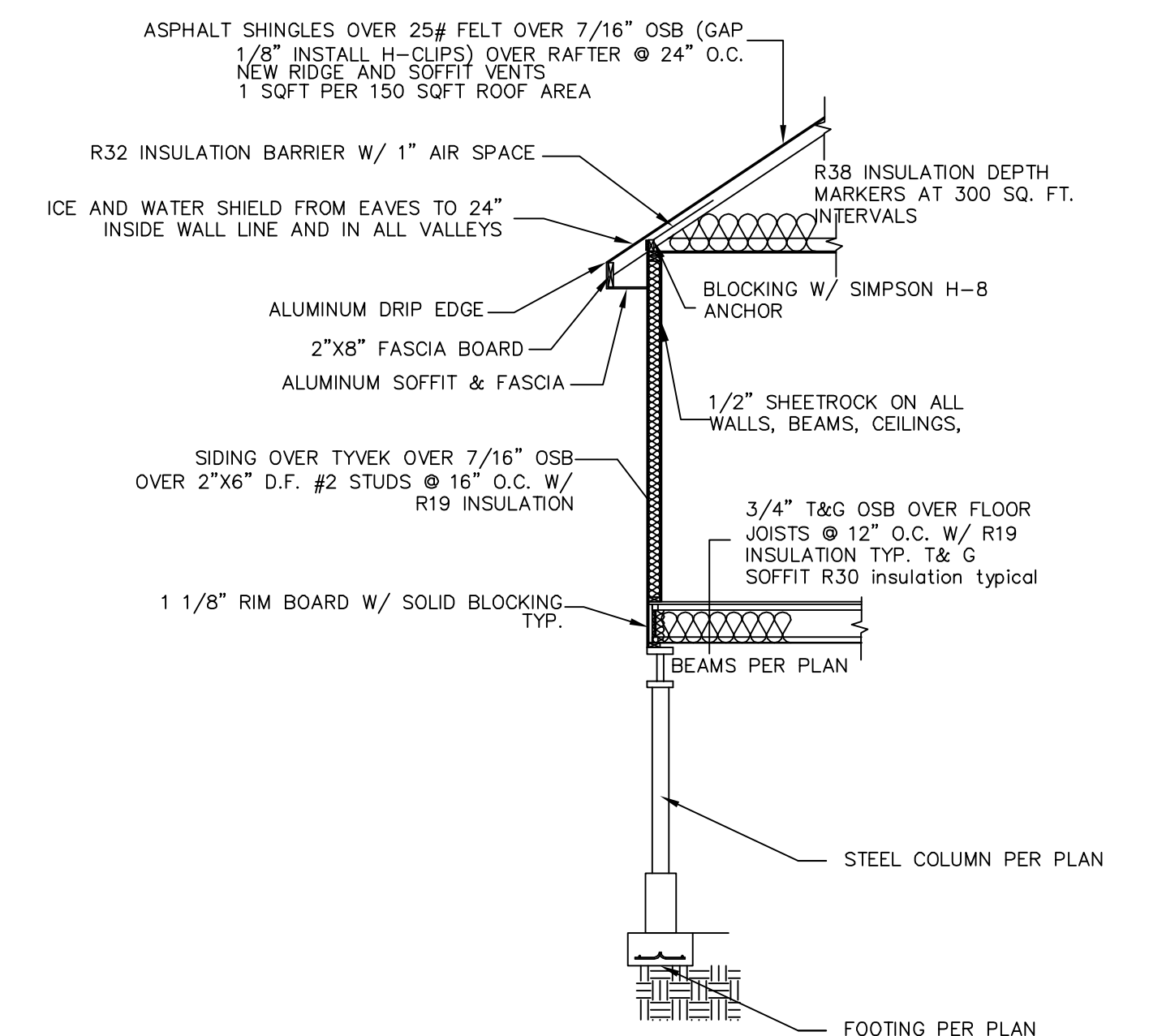
REVISED LEFT SIDE ELEVATION

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



STAIR DETAIL

SCALE = NOT TO SCALE



ADDITION SECTION

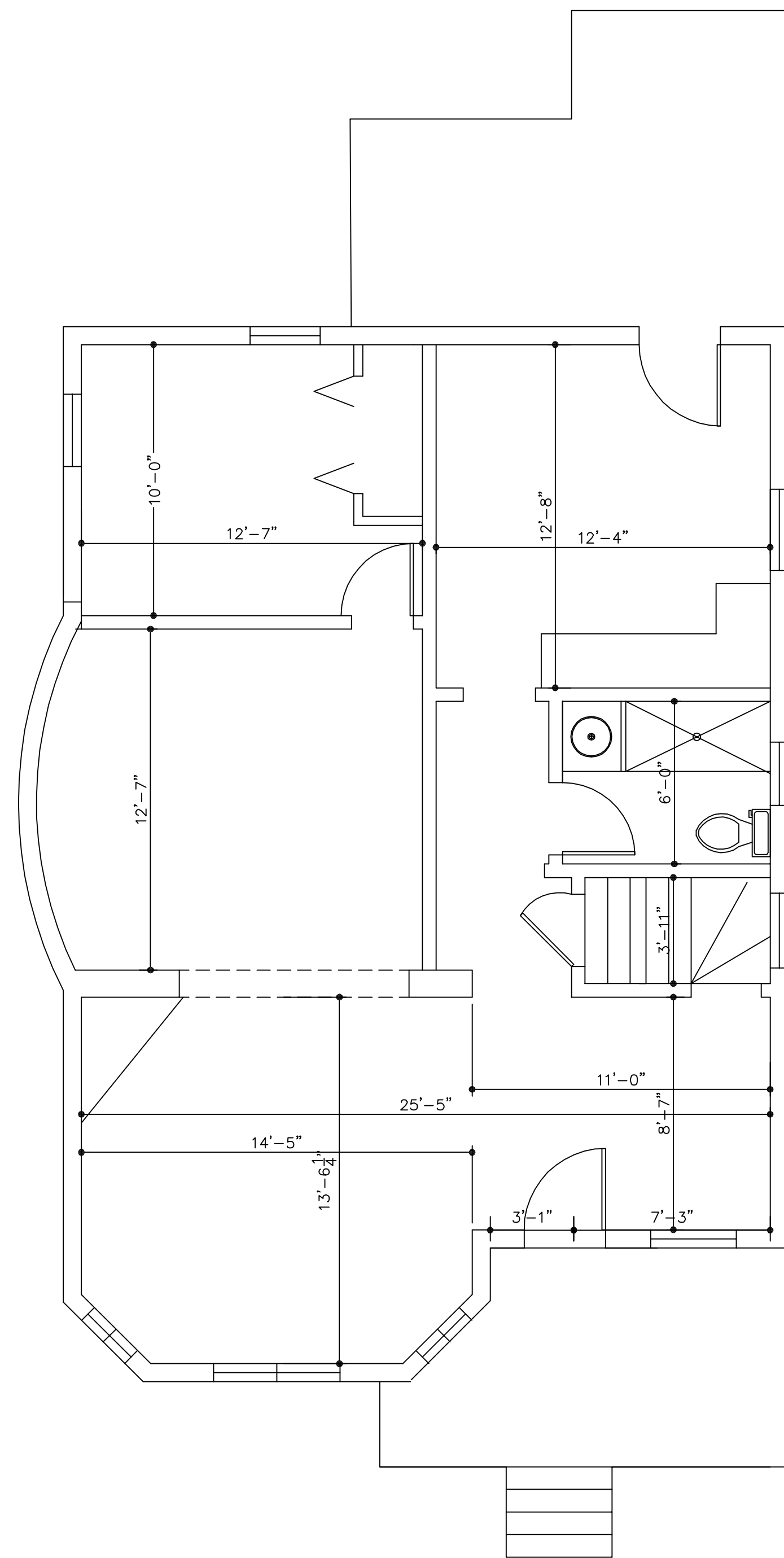
SCALE: NTS

REMODEL/ADDITION

SCALE: 1/4" MICHAEL SOTUYO DESIGN & ENGINEERING  
DATE: 10/11/11 (801) 649-6357

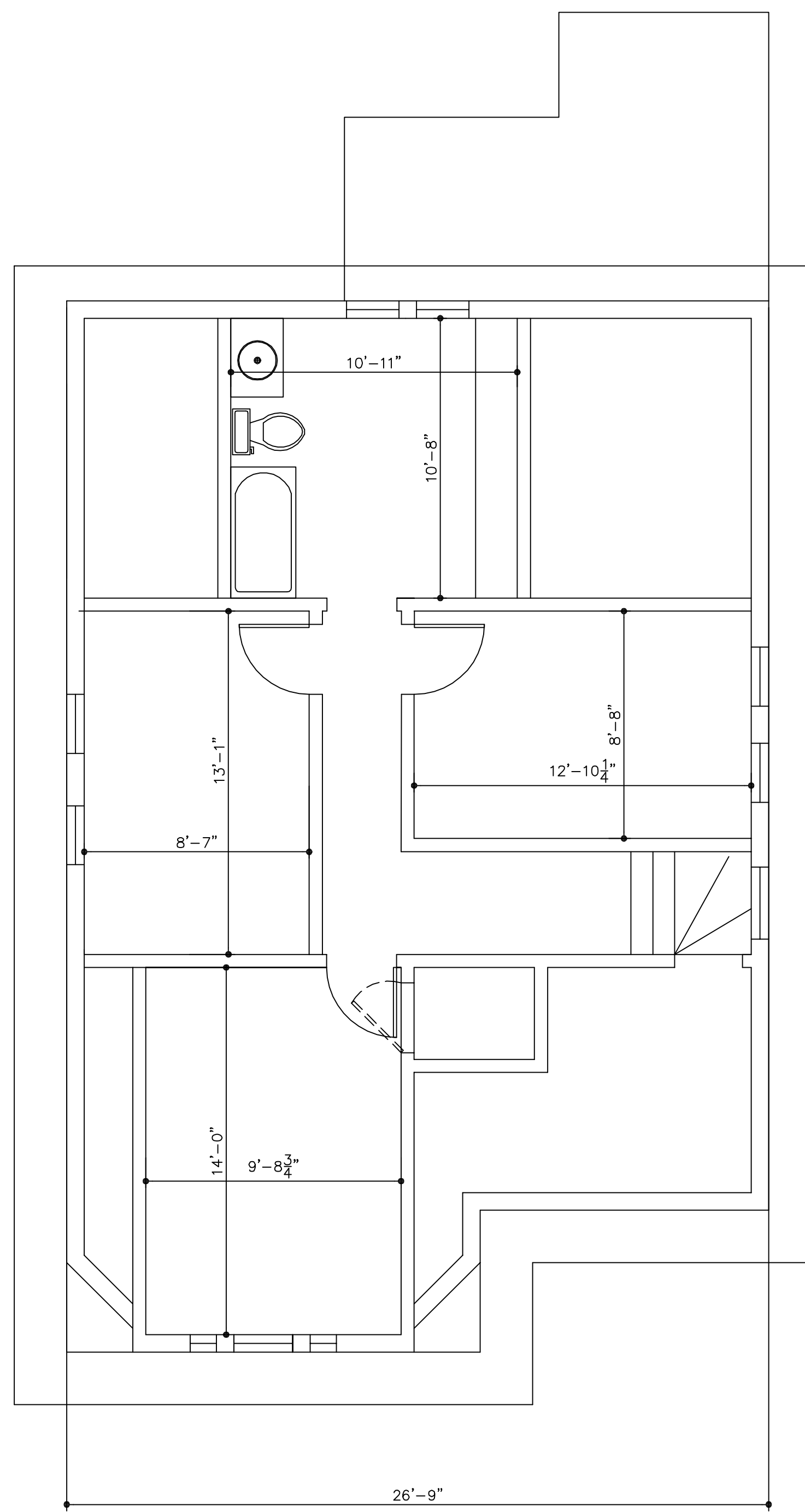
724 EAST 4TH AVE  
SALT LAKE CITY, UTAH

DRAWING  
NUMBER  
A3.1



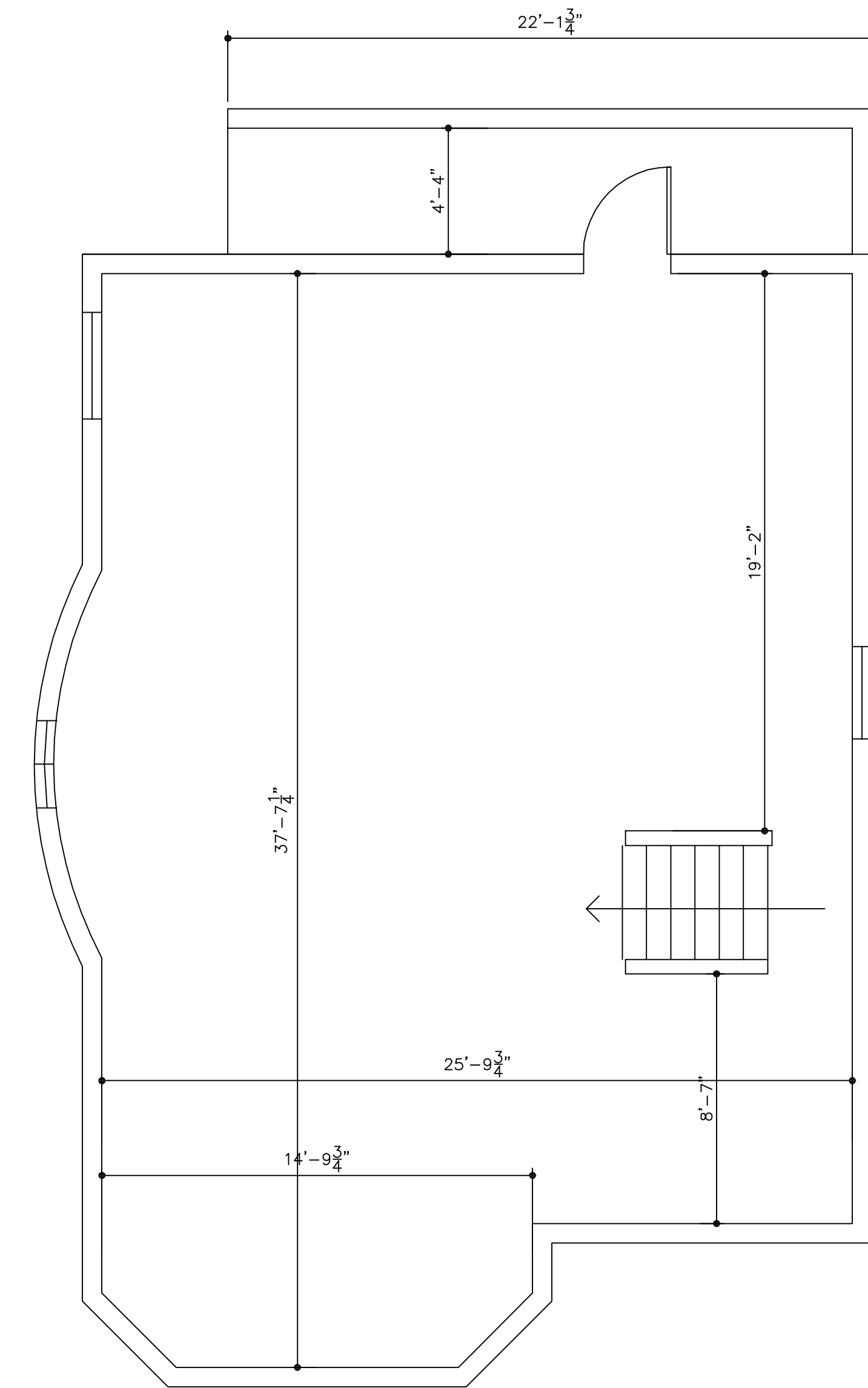
EXISTING MAIN LEVEL PLAN

SCALE: 1/4"=1'-0"  
1027 SQFT



EXISTING UPPER LEVEL PLAN

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



EXISTING LOWER FLOOR PLAN

SCALE: 1/4"=1'-0"  
1027 SQFT

REMODEL/ADDITION

SCALE: 1/4" MICHAEL SOTUYO DESIGN & ENGINEERING  
DATE: 10/11/11 (801) 649-6357

724 EAST 4TH AVE  
SALT LAKE CITY, UTAH

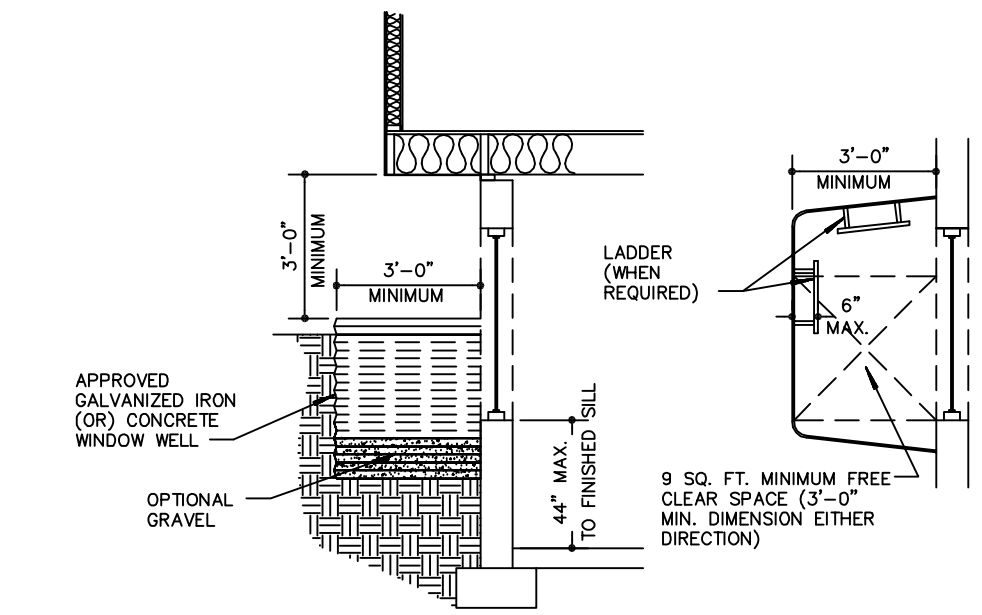
DRAWING  
NUMBER  
A1.0

### WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	DESCRIPTION
(A)	2'-3"	6'-0"	ALUMINUM	EXIST.	SLIDER
(B)	3'-6"	6'-0"	ALUMINUM	EXIST.	SLIDER
(C)	2'-4"	4'-6"	ALUMINUM	EXIST.	SLIDER TEMPERED GLASS
(D)	4'-0"	3'-0"	ALUMINUM	EXIST.	SINGLE HUNG
(E)	2'-3"	3'-0"	ALUMINUM	INSULATED U=0.5	SLIDER TEMPERED GLASS
(F)	2'-3"	4'-4"	ALUMINUM	EXIST.	SINGLE HUNG
(E)	1'-0"	2'-6"	ALUMINUM	EXIST.	FIXED

### DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	DESCRIPTION
(1)	3'-0"	6'-8"	WOOD	ENTRY	
(2)	2'-8"	6'-8"	WOOD	INTERIOR	
(3)	2'-0"	6'-8"	WOOD	BATH	
(4)	6'-0"	6'-8"	WOOD	EXTERIOR	NEW FRENCH DOOR
(5)	6'-0"	6'-8"	WOOD	EXTERIOR	NEW SLIDING DOOR



### WINDOW WELL REQUIREMENTS:

ESCAPE AND RESCUE WINDOWS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL. WINDOW WELLS AT ESCAPE OR RESCUE WINDOWS SHALL COMPLY WITH THE FOLLOWING:

1. THE CLEAR HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SQ. FT., WITH A MINIMUM DIMENSION OF 36".
2. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED (\*) PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPEN POSITION. (DO NOT POSITION LADDER SUCH THAT LADDER WILL BE BEHIND OPERABLE PORTION OF CASEMENT WINDOW WHEN WINDOW IS IN OPEN POSITION). THE LADDER OR STAIRS SHALL NOT ENDOUR INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 INCHES.

BARS, GRILLES, GRATES, DOMES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS OR WINDOW WELLS, PROVIDED:

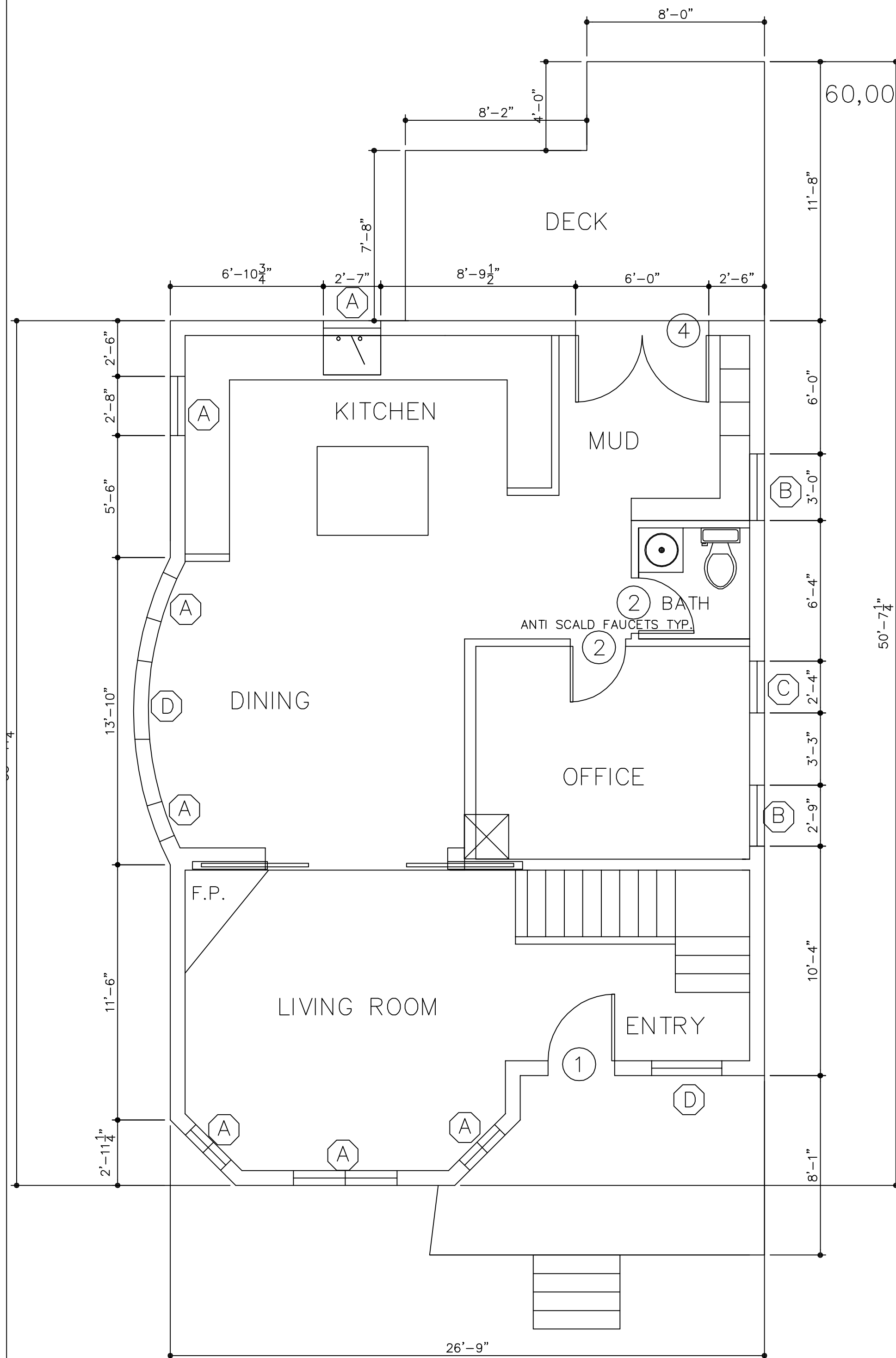
1. THE DEVICES ARE EQUIPPED WITH APPROVED (\*) RELEASE MECHANISMS WHICH ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT AND;
2. WINDOW WELL REQUIREMENTS SHALL CONFORM WITH 2009 IRC.

(\*) = APPROVED PER LOCAL BUILDING OFFICIAL'S REQUIREMENTS.

NOTE:  
EGRESS / RESCUE WINDOWS ARE REQUIRED TO BE 5.7 SQ. FT. CLEAR OPEN, WITH A MINIMUM NET CLEAR OPENING WIDTH OF 20" (FOR A TALL WINDOW), AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24" (FOR A WIDE WINDOW), AND A FINISHED SILL HEIGHT NOT TO EXCEED 44" ABOVE THE FLOOR.

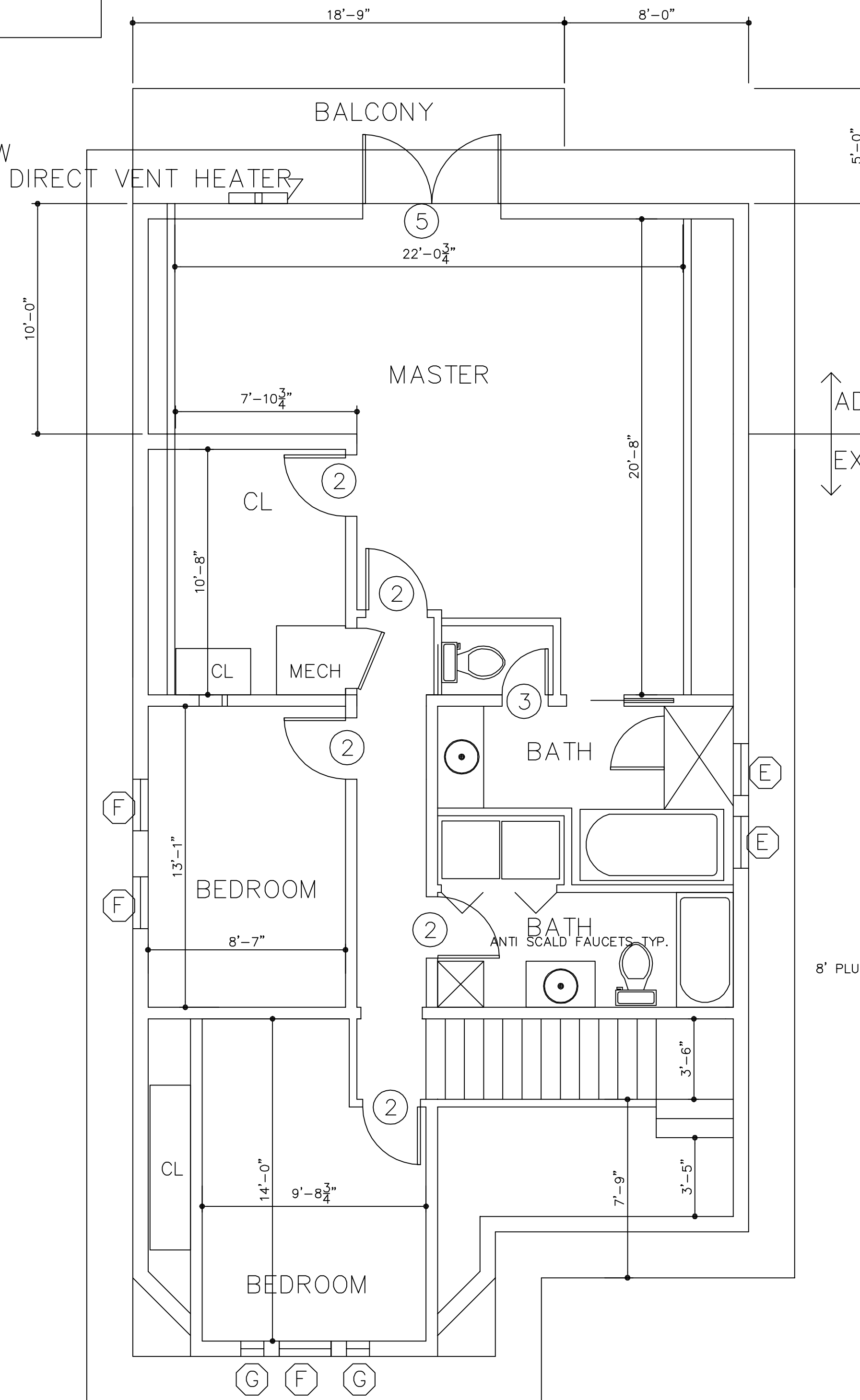
EGRESS / RESCUE WINDOWS ARE REQUIRED IN EVERY BEDROOM AND AT LEAST ONE IN A BASEMENT. (FUTURE USE MAY REQUIRE MORE THAN ONE IN A BASEMENT.)

VERIFY WINDOWS TO BE INSTALLED MEET EGRESS REQUIREMENTS, AS NET CLEAR OPENINGS VARY WITH INDIVIDUAL MANUFACTURER.



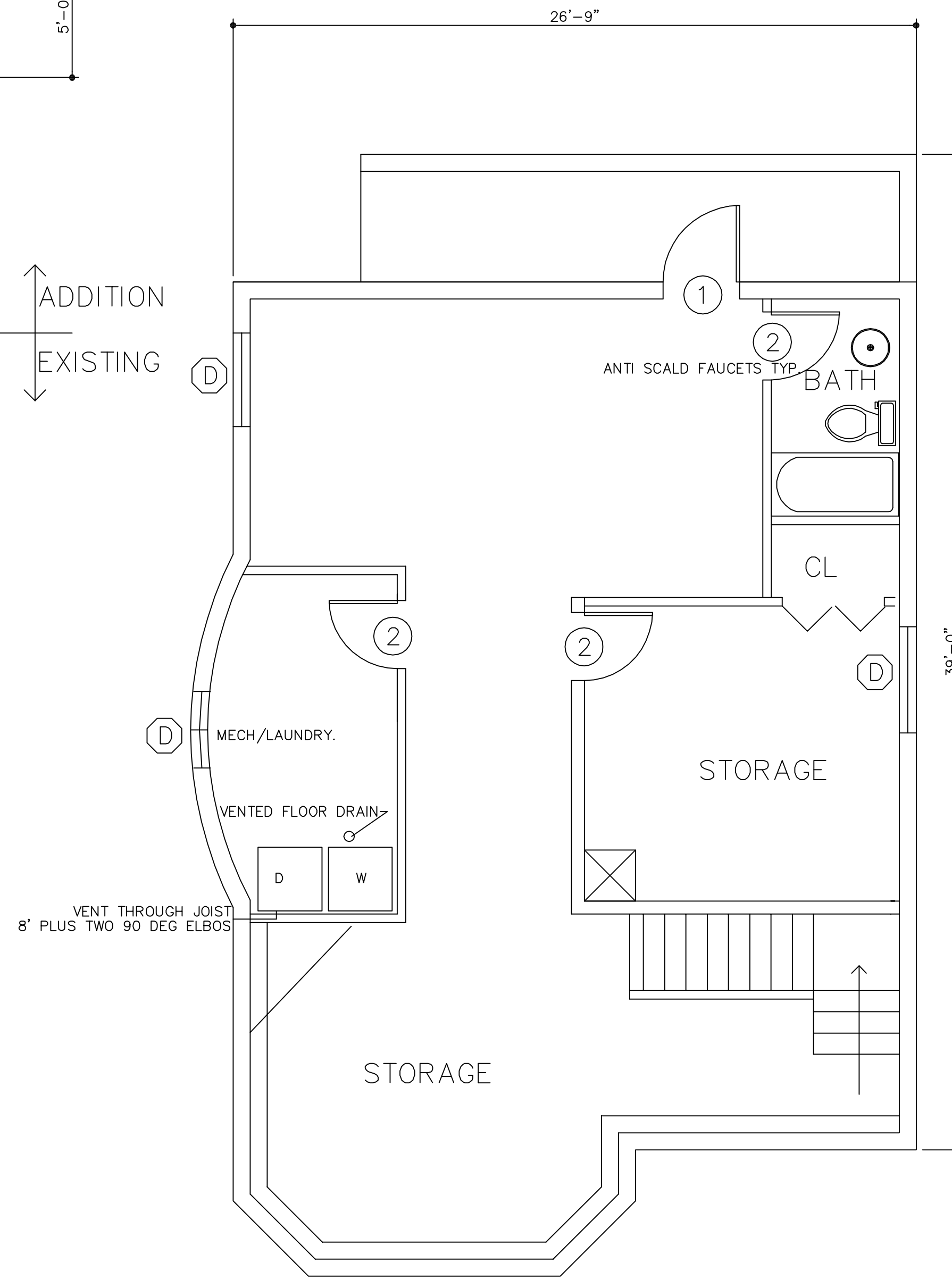
REVISED MAIN LEVEL PLAN

SCALE: 1/4"=1'-0"  
1027 SQFT



REVISED UPPER LEVEL PLAN

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



8'-0" CEILING HEIGHT  
REVISED LOWER FLOOR PLAN

SCALE: 1/4"=1'-0"  
1027 SQFT

### REMODEL/ADDITION

SCALE: 1/4" MICHAEL SOTUYO DESIGN & ENGINEERING  
DATE: 10/11/11 (801) 649-6357

724 EAST 4TH AVE  
SALT LAKE CITY, UTAH

DRAWING  
NUMBER  
A1.1

**Attachment B  
Photographs**



Front View of Residence



Rear View of Residence

## **Attachment C Application**





# CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY	
Petition No.	PLNHLC-2011-00500
Project Planner:	Elizabeth Reining

Address of Subject Property: 724 E. 4<sup>th</sup> Avenue

Name of Applicant: Larry Rowe, PHI

Property Owner

(If different than Applicant): Austin Wallace

Date of HLC Approval:	Date of Administrative Approval:	September 8, 2011
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Ordinance standards	21A.34.020(G)	Design Guideline standards	Standards for Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure
this project meets:		this project meets:	

Are there attached plans or photographs? Yes

**Description of Approved Work:** This is an approval regarding historical appropriateness of a rear addition and replacement windows. This approval is for historical appropriateness only and does not constitute approval of the proposed rear addition or windows in regards to Chapter 21A.24.080 of the Code of Ordinances.

A second floor rear addition may be constructed. The addition shall extend the main roof line and existing gable over the existing main floor porch. The addition's roof, gable, soffits, fascia, decking and railing will be constructed to match the existing materials. Existing aluminum windows may be replaced with Pella vinyl or equivalent windows. The Transom windows with stained glass may have storm windows installed over them.

The dimensions and materials of the rear addition and replacement windows must be the same as submitted in the plans for this review.

**Staff Analysis:** Property is located within the designated Avenues Historic District. The proposed rear addition and replacement windows generally meets the standards of that district. Staff has reviewed the petition against all applicable standards contained within *Design Guidelines for Residential Historic Districts in Salt Lake City*, and has found the proposal to be compliant with the design standards.

**NOTE:** Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for building permit issuance.

Salt Lake City Planning  
451 South State Street, Room 215  
PO Box 145480  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-7757

Signature of Planner

SALT LAKE CITY PLANNING



# HLC: Minor Alterations

Use for: Minor alteration of or addition to a contributing site, substantial alteration of or addition to a non-contributing site, partial demolition of either a landmark site or a contributing structure; demolition of an accessory structure; and signage.

OFFICE USE ONLY	
Petition No.	PLHLC 2011-00500
Date Received:	8-31-11
Reviewed By:	<i>[Signature]</i>

SALT LAKE CITY PLANNING

Address of Subject Property: 724 E 4th Ave

Project Name: Wallace, Austin

Name of Applicant: Larry Rowe PHI Phone: 801-232-9544

Address of Applicant: P.O. Box 1401 Riverton UT 84065

E-mail Address of Applicant: LRPHI@MSN.COM Cell/Fax: 801-232-9544

Applicant's Interest in Subject Property: G.C.

Name of Property Owner: Austin Wallace Phone: \_\_\_\_\_

E-mail Address of Property Owner: LRPHI@MSN.COM Cell/Fax: 801-232-9544

County Tax ("Sidwell #"): \_\_\_\_\_ Zoning: \_\_\_\_\_

Legal Description (if different than tax parcel number): \_\_\_\_\_

**Please include with the application:**

*Attach additional sheets, if necessary*

- Recent and historic photographs of the subject property. Current photographs should include one of each elevation of the structure and close up images of details that are proposed to be altered.
- Written explanation of the reason for the request
- Description of the project that includes information such as:
  - Site plan with square footage of existing and proposed buildings and lot, percentage of lot coverage, all setback, landscaping, all elevations with dimensions called out on the drawings, all floor plans with major dimensions called out on the drawings, proposed materials for the exterior of the building, windows and door section drawings with information about materials and dimensions, as applicable.
- Other information as requested by Zoning Administrator.

**Notice:** Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

**File the complete application at:**

SLC Planning Division  
451 S State, Room 215  
PO Box 145471  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-7700

RECEIVED

AUG 31 2011

BY: NL.

Signature of Property Owner  
*Or authorized agent*

*[Signature of Larry Rowe]*

- a. Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion Of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale Of A Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

2. Composition Of Principal Facades:

- a. Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

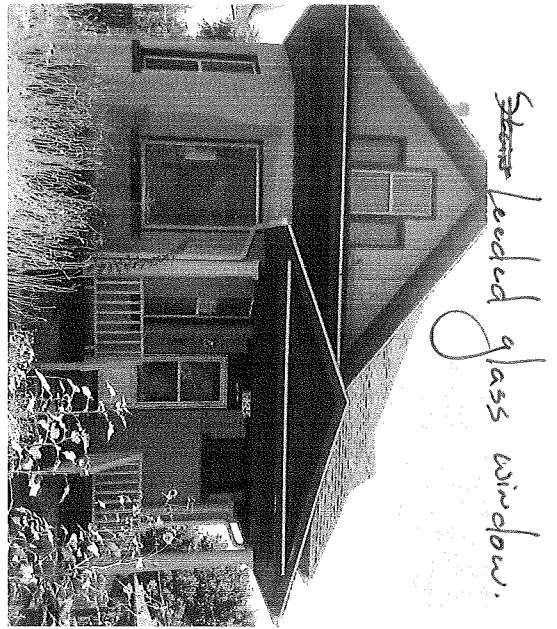
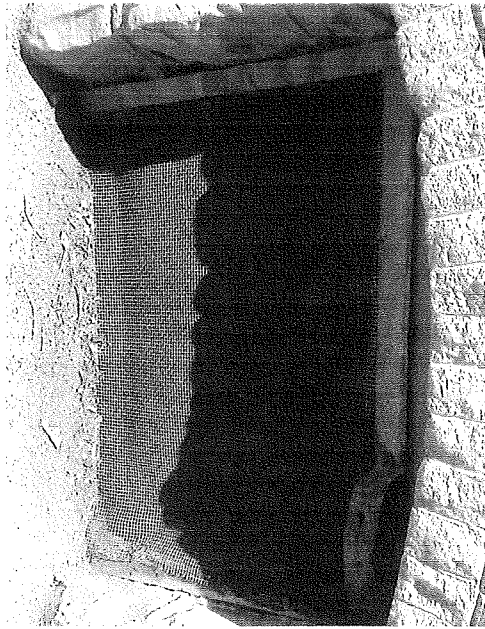
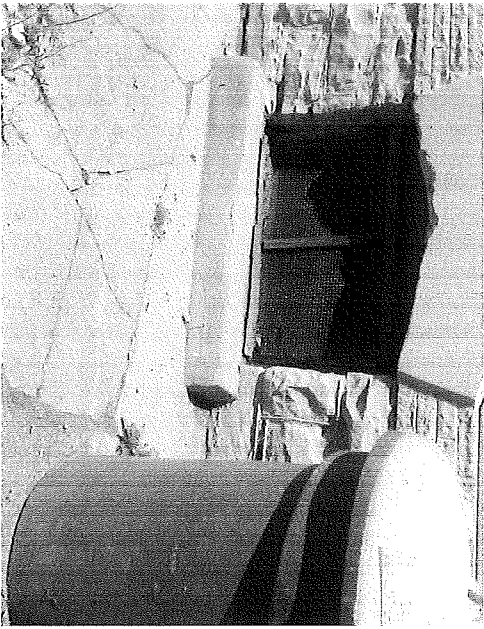
3. Relationship To Street:

- a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

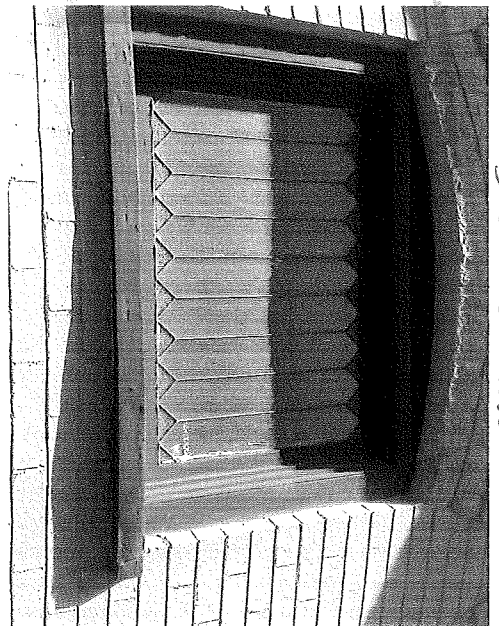
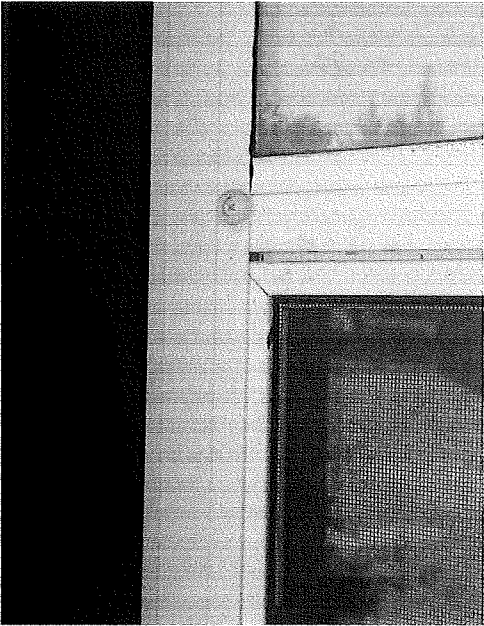
4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Decision:** On the basis of written findings of fact, the administration may make a decision on minor alterations and that decision shall become effective at the time the decision is made. The planning director may choose to refer an application to the Historic Landmark Commission.

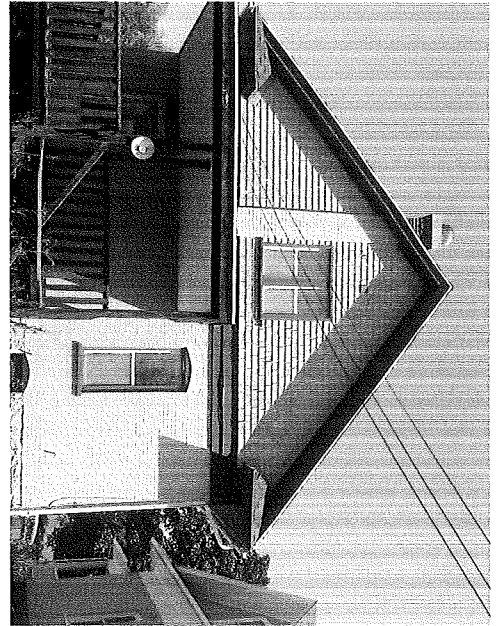
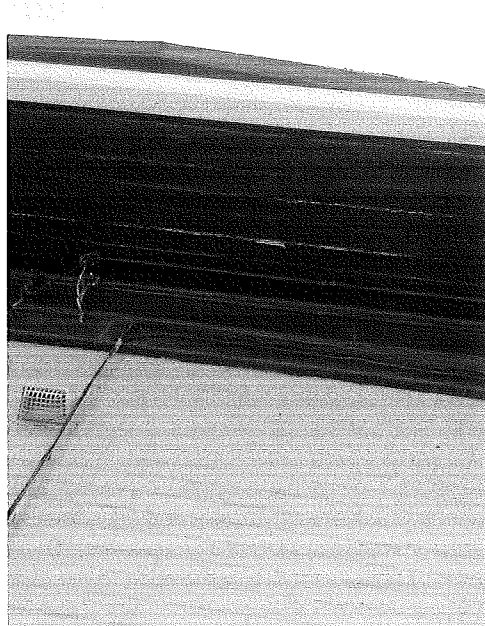
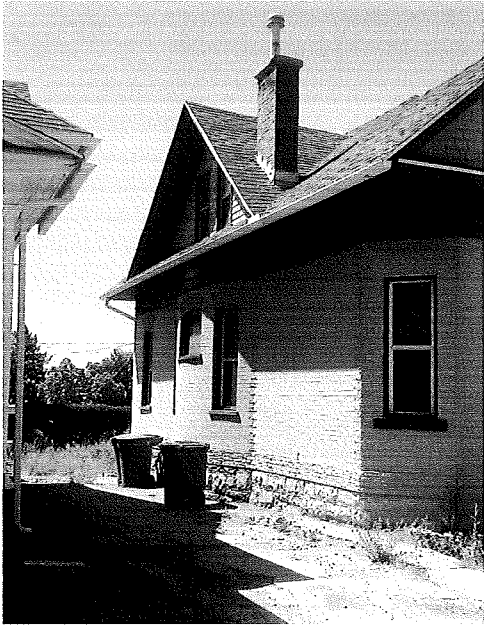
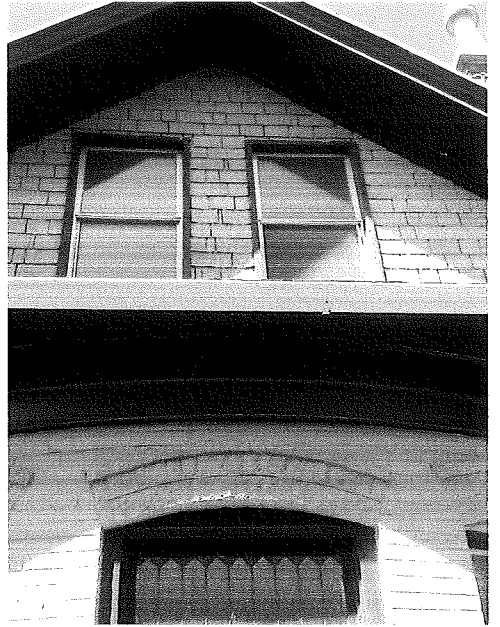
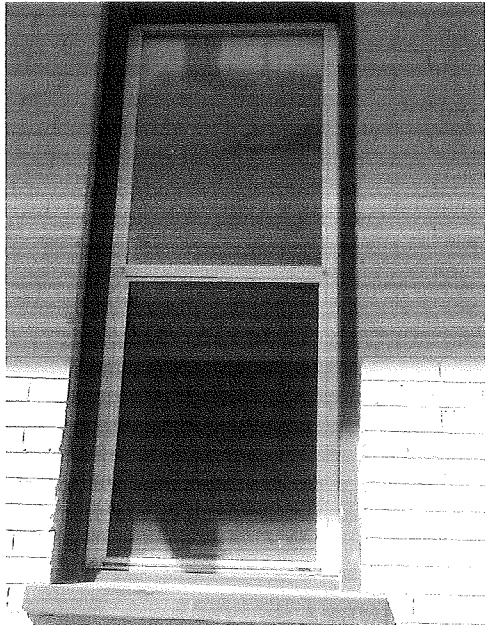
**Appeal Of Administrative Decision To Historic Landmark Commission:** The applicant, if aggrieved by the administrative decision, may appeal the decision to the historic landmark commission within thirty (30) days following the administrative decision.

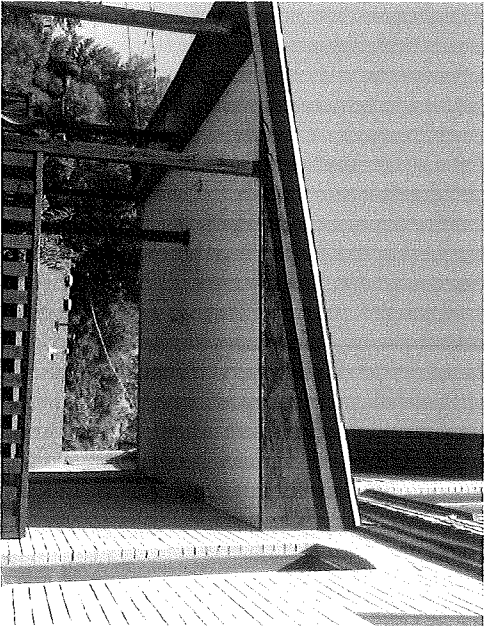
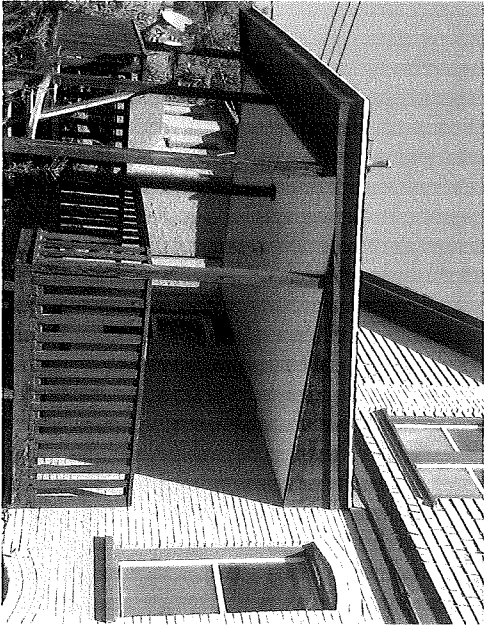


*Storm leaded glass window.*



*Storm windows.*





August 31, 2011

To Whom It May Concern:

Work to be completed at the home on 724 E. 4<sup>th</sup> Ave. is a full interior remodel and addition on the back of the house and replacement of all windows.

The addition will not be visible from the front or the sides of the home. It just extends the main roof line and existing gable further back over the existing deck. The roof will be replaced with similar asphalt shingles and the gable will be finished to match the existing one. Same for the soffits and fascia. The decking and rails will also match the existing deck and rails but brought up to code as needed.

Replacement of the windows will be with Pella vinyl or something equivalent. We will be replacing all of the old windows that have already been changed to aluminum framed windows. The Transom windows with stained glass will stay and have storm windows installed over them. Every effort will be made to make the addition look like the existing home with similar materials.

Thank you for your time and consideration.

Sincerely,

Larry H. Rowe  
Professional Home Improvement

