

## HISTORIC LANDMARK COMMISSION STAFF REPORT

876 E 4<sup>th</sup> Avenue  
The Avenues Historic District  
Rear Addition  
PLNHLC2011-00390 Revised  
October 6, 2011



Planning Division  
Department of Community and  
Economic Development

**Applicant:** James Carroll,  
Architect

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

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

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

**Master Plan Designation:**

Avenues Master Plan  
Low Density Residential

**Council District:**

District 3 – Stan Penfold

**Greater Avenues Community**

**Council Chair:**

Dave Van Langeveld

**Lot Size:** 0.22 acres

**Current Use:**

Single Family Residential

**Applicable Land Use**

**Regulations:**

- Section 21A.24.080
- Section 21A.34.020

**Notification:**

- Notice mailed on 9/22/11
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites 9/22/11

**Attachments:**

- Revised Application  
Drawings & Statement
- Previously Proposed &  
Approved Application  
Drawings
- Photographs
- Letter of concern 8/1/11
- Section of Minutes 8/4/11

### **Request**

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

This request was reviewed by the Historic Landmark Commission on August 4, 2011. The Commission approved the request subject to a revised design for the new front dormer window, with approval of these revised design delegated to staff. A revised design for the dormer was submitted, reviewed by Staff in the light of Commissioners concerns and approved on September 2, 2011.

In revising the design for the dormer, and in the light of Commission discussions on August 4, 2011, the architects also analyzed an alternative design which would raise the height of the roof ridge. This would achieve a matching roof pitch for the proposed addition and a redesign of the form and proportion of the proposed roofscape and dormers. The proposed design exceeds the maximum height limit of the SR1-A zone, however the HLC may approve additional height. This revised design is the subject of this report and a design statement from the architects is attached. See Attachment A.

### **Staff Recommendation**

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

The revised proposal is slightly in excess of the SR1-A maximum roof height and the Commission would need to conclude that this increase is justified in the interests of a design which is compatible with the buildings and this context.

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

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

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

### **Description from Staff Report on the Application reviewed by the Commission on August 4, 2011 (for comparison)**

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

### **Revised Design Proposal**

The application as revised retains the plan form, setbacks and floor areas of the previously proposed addition. The proposed height would increase from a current 19.1 ft roof ridge height to 23.5 ft for the new roof ridge height (previously 20.18 ft). Dormer window heights, profiles, sill, lintel and design details have been added or revised. The roof and dormer pitches would reflect those of the existing house, within a simpler roofscape.

### **Public Comment**

A letter expressing concern from the adjacent owners to the east (Len & Tina Thomas) about the earlier proposal was received after the previous staff report had been completed. This letter was available to the Commission and formed part of the discussions on August 4, 2011. It is also attached to this report as Attachment D. No further objection has been received.

### **Project Review**

### **Options**

The Historic Landmark Commission has the following options:

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

### **Avenues Community Master Plan**

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

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

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

#### **Analysis and Finding**

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

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

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

##### **Preservation Principles**

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

##### **Design Policy - Additions**

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

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

Many historic buildings have experienced additions over time, as need for additional space occurs, particularly with a change in use. In some cases, an owner would add a wing for a new bedroom, or to expand the kitchen. An early addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and was often located to the side or rear, such that the primary facade remained predominate. An addition was often constructed of materials that were similar to those in use historically. Clapboard siding, brick and vertical, narrow bead boards were the most common. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure. This tradition of adding onto historic buildings should be continued. It is important, however, that new additions be designed in such a manner that they preserve the historic character of the primary structure.

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating

### **Analysis & Finding**

The established massing of the structure is of a single story cottage, expressed with an uninterrupted roof ridgeline running from front to rear, albeit with additional accommodation to the rear in the form of a semi-basement. The principal roofline is intersected by the ridgeline of the east wing which is set just below the main ridge. The proposed addition would interrupt the main ridgeline and raise this by approximately 4.4 ft., with the addition using a similar roof pitch and profile to the existing. The massing of the rear of the building would change. Set back on the rear half of the structure, however, the altered massing and increased bulk would be less prominent. The increase in maximum height is held to the minimum that would enable similar roof pitches and dormer window proportions. The orientation of the building, in terms of its roof ridgelines, would be retained. This proposal would alter the massing of the building and to some extent create a slightly more dominant rear section. The proposed design would echo the profiles and elements of the current building. The change in massing, scale and bulk is situated to the rear of the structure which helps to minimize the impact it would have upon the existing front section of the house. The height of the new addition would alter the massing of the existing building. At the same time the design of the addition helps to complement the character of the front section of the house. Staff would conclude that on balance the proposals would meet the intent of the objectives of this design guideline.

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

### **Analysis & Finding**

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

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

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

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

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

*Preservation Principles*

*Design Policy - Additions*

*Background and Basic Principles for New Additions*

See outline above.

**8.4 Design a new addition to be recognized as a product of its own time.** An addition shall be made

features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

**Analysis and Finding**

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

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**Analysis and Finding**

No cleaning or treatment of existing materials is currently specified.

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

**Analysis and Finding**

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

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

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

*Preservation Principles*

*Design Policy - Additions*

*Background and Basic Principles for New Additions*

See outline above.

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

**Analysis and Finding**

The proposed addition will be approximately 4.4 ft higher than the existing roof height, a readily discernable step up from the existing. The profiles of the addition, in most areas apparent from the street, closely reflect those of the existing building. Accompanying dormer profiles and

#### **Analysis and Finding**

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

**8.10 Use windows in the addition that are similar in character to those of the historic building or structure.** If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.

#### **Analysis and Finding**

No details of what is proposed are currently available. The addition is sufficiently set back from the street that the finer detail and materials of the windows will be not be readily apparent. The general proportions and design of the windows closely reflect those of the existing building, and do so to a notably greater degree than the earlier proposals. Much alteration to the original house has taken place in the past, and the design of the addition reflects some of the established character of the building. The proposals consequently will be consistent with the objectives of this design guideline.

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

#### **Analysis and Finding**

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

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

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

#### **Analysis and Finding**

The proposed roof form and slope of this addition would closely echo those of the current building. The eave lines are also designed to reflect the existing, while the dormers would be subordinate to the overall roof mass and generally in scale. Overall, the proposals appear to be

**Attachment A**  
Revised Application Drawings & Design Statement

SEPTEMBER 28, 2011

**CARL O. LEITH**

SENIOR HISTORIC PRESERVATION PLANNER  
SALT LAKE CITY PLANNING DIVISION

RE: REQUEST FOR ADDITIONAL HEIGHT FOR PROPOSED SECOND STORY REAR ADDITION AT 876 EAST 4TH AVENUE, SALT LAKE CITY, UTAH.

THE ORIGINALLY SUBMITTED ARCHITECTURAL DESIGN FOR A NEW SECOND STORY REAR ADDITION PRESENTED SOME CLEAR DESIGN ISSUES RESULTING IN A LESS THAN FAVORABLE EXTERIOR BUILDING ELEVATIONS. MUCH OF THIS WAS DUE TO THE ALLOWABLE HEIGHT AS PER CITY ORDINANCES.

THE HOME OWNERS HAD EMPLOYED EARLY ON THE PROFESSIONAL SERVICES OF A CIVIL ENGINEER TO SURVEY THE HEIGHTS OF THE STRUCTURES ALONG THE BLOCK FACE BETWEEN THE NEAREST INTERSECTING STREETS AS PER CITY ORDINANCE. THIS DETERMINED AN ALLOWABLE HEIGHT OF 20'-2-1/2" -- ONLY 1'-1-1/2" TALLER THAN THE EXISTING ROOF.

HOWEVER; ALONG THIS BLOCK FACE, THE HEIGHT OF ALL OF THE HOMES ARE DIMINISHED IN SCALE BY ONE LARGE ONE AND ONE HALF STORY HOME. THIS PARTICULAR HOME HAS A TOTAL HEIGHT OF 27'-0" AND IS LOCATED DIRECTLY WEST OF THE PROPOSED ADDITION BY A DISTANCE OF ONLY 4'-0".

THE APPLICABLE DESIGN GUIDELINES FOR STANDARD 9 IS MEANT TO ALLOW FUTURE HOMES AND ADDITIONS TO HOMES TO BLEND AND FIT WITHIN THE EXISTING FABRIC OF THE NEIGHBORHOOD. THE CITY ORDINANCE TO DETERMINE ALLOWABLE DOES NOT ADDRESS A MAXIMUM DISTANCE TO MEASURE ADJACENT HOMES TO, OTHER THAN "BETWEEN INTERSECTING STREETS". THEREFORE THE NUMBER OF HOMES TO TAKE AN AVERAGE HEIGHT FROM IN THE FEDERAL HEIGHT NEIGHBORHOOD IS MUCH GREATER THAN IN THE CASE OF THIS PROPOSED ADDITION. IF WE WERE ABLE TO TAKE THE SAME LENGTH OF MEASUREMENT AS ALONG A FEDERAL HEIGHT STREET, THEN WE WOULD BE ABLE TO INCLUDE HOMES FURTHER TO THE EAST AND WEST WHICH WOULD ALLOW US AN INCREASE IN THE HEIGHT AND WOULD BE A BETTER REPRESENTATION OF THE AVERAGE NEIGHBORHOOD HEIGHT - THE WAY THE CITY ORDINANCE WAS INTENDED AS WELL AS MEETING THE APPLICABLE GUIDELINES MORE ACCURATELY.

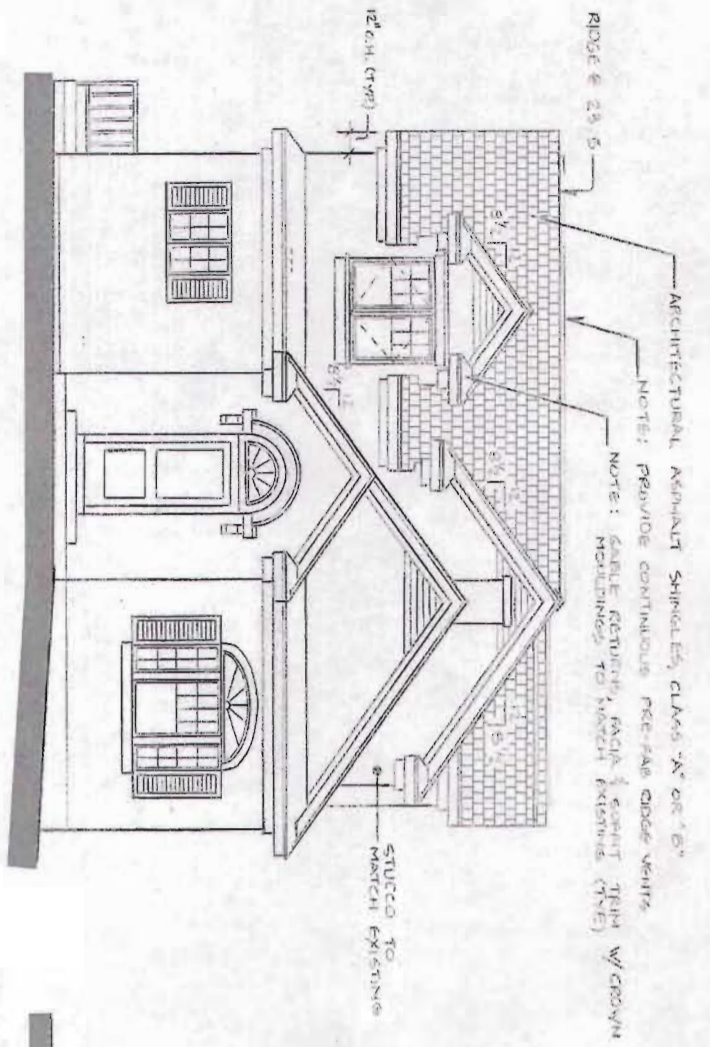
THE BLOCK FACE DIRECTLY ACROSS THE STREET TO THE EAST OF THIS PROPOSED PROJECT FOR EXAMPLE; HAS A MUCH GREATER HEIGHT OVERALL, AS ALL THE HOMES ALONG THAT BLOCK FACE ARE A FULL TWO STORY PLUS ROOF -- THE SAME IMMEDIATE NEIGHBORHOOD YET A COMPLETELY DIFFERENT LOOK AND FEEL.

ADDITIONALLY, THE ORIGINALLY SUBMITTED ROOF DESIGN WHICH MET THE 20'-2-1/2" HEIGHT DOES NOT LOOK COMPATIBLE AT ALL WITH THE ORIGINAL STRUCTURE -



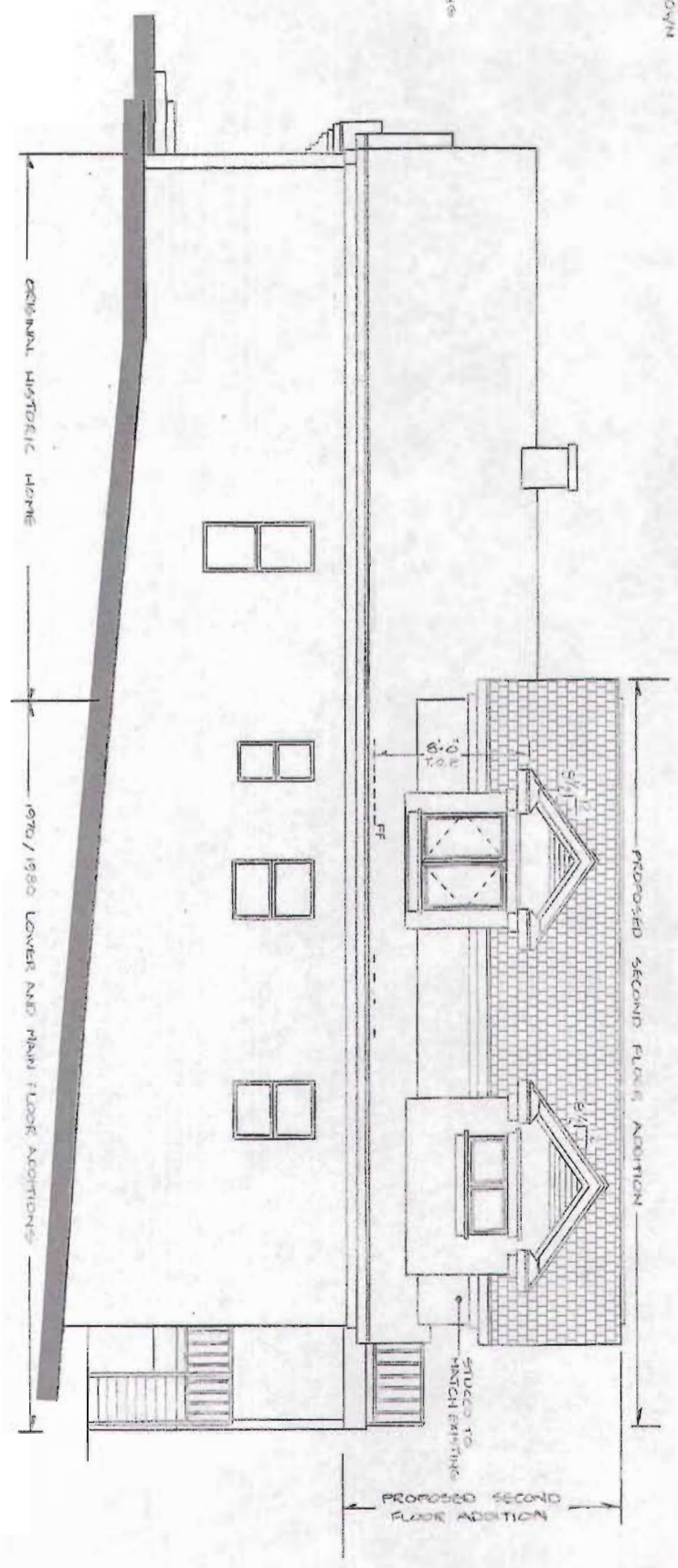
1  
A-12

PROPOSED FRONT ELEVATION OP. 2  
SCALE: 1/4" = 1'-0"



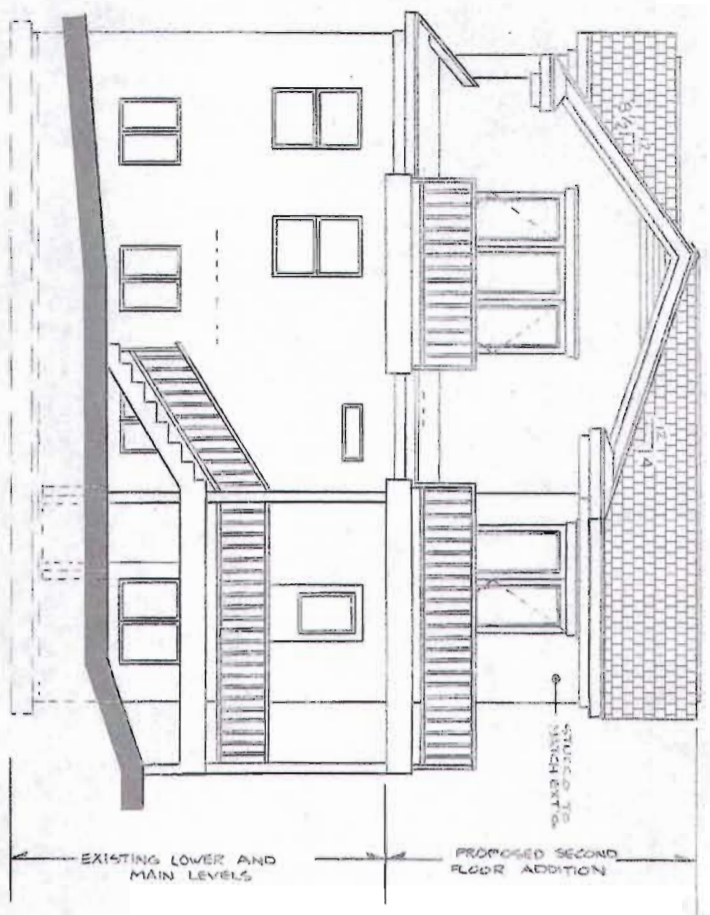
2  
A-12

PROPOSED WEST ELEVATION OP. 2  
SCALE: 1/4" = 1'-0"



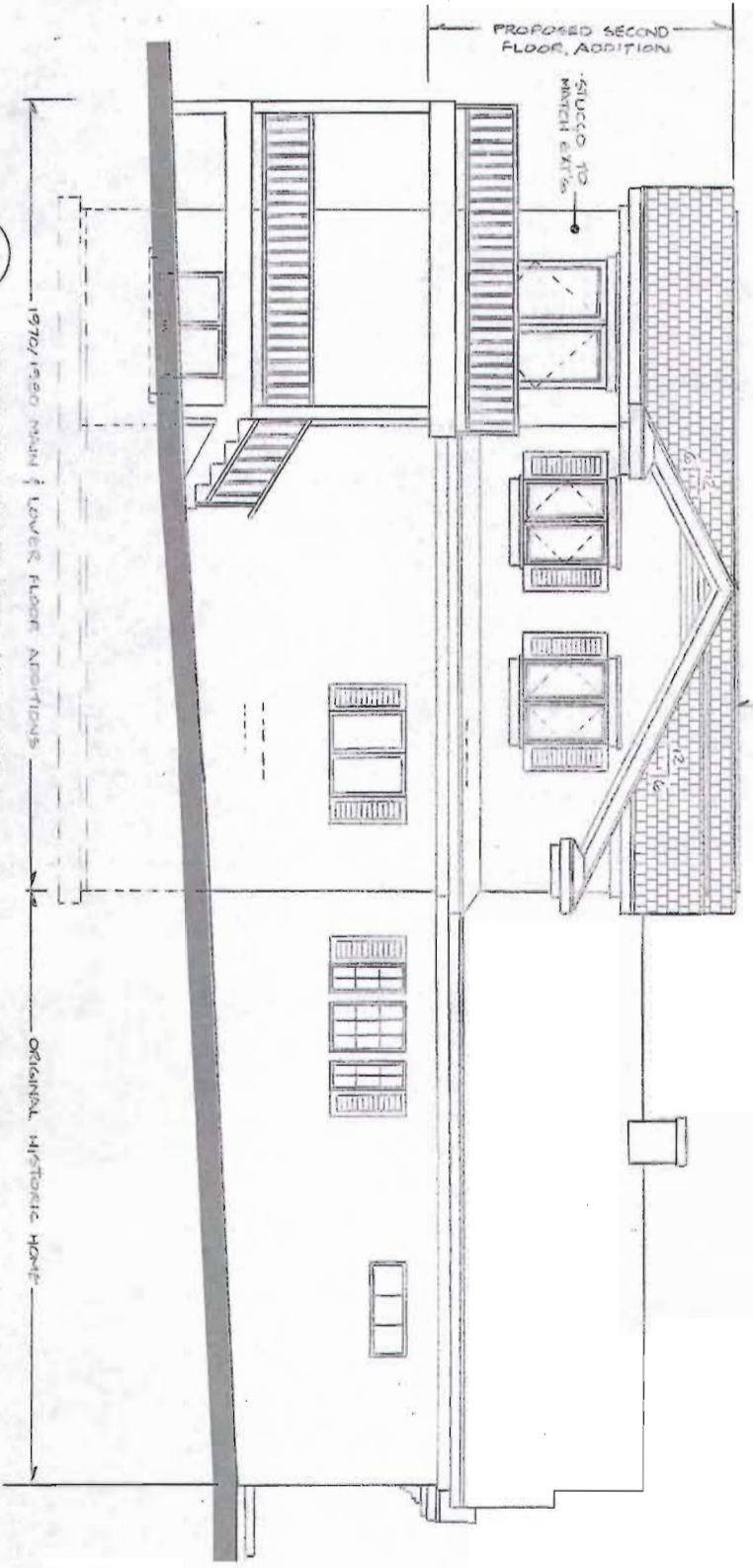
3  
A-12

PROPOSED REAR ELEVATION OP. 2  
SCALE: 1/4" = 1'-0"



4  
A-12

PROPOSED EAST ELEVATION OP. 2  
SCALE: 1/4" = 1'-0"



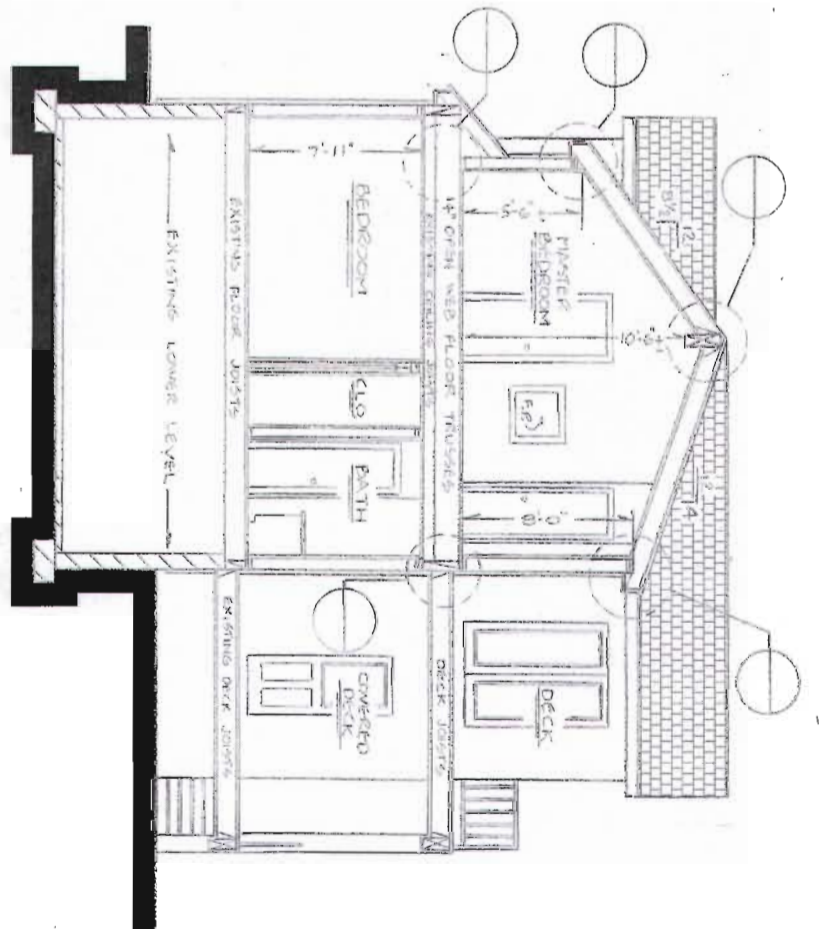
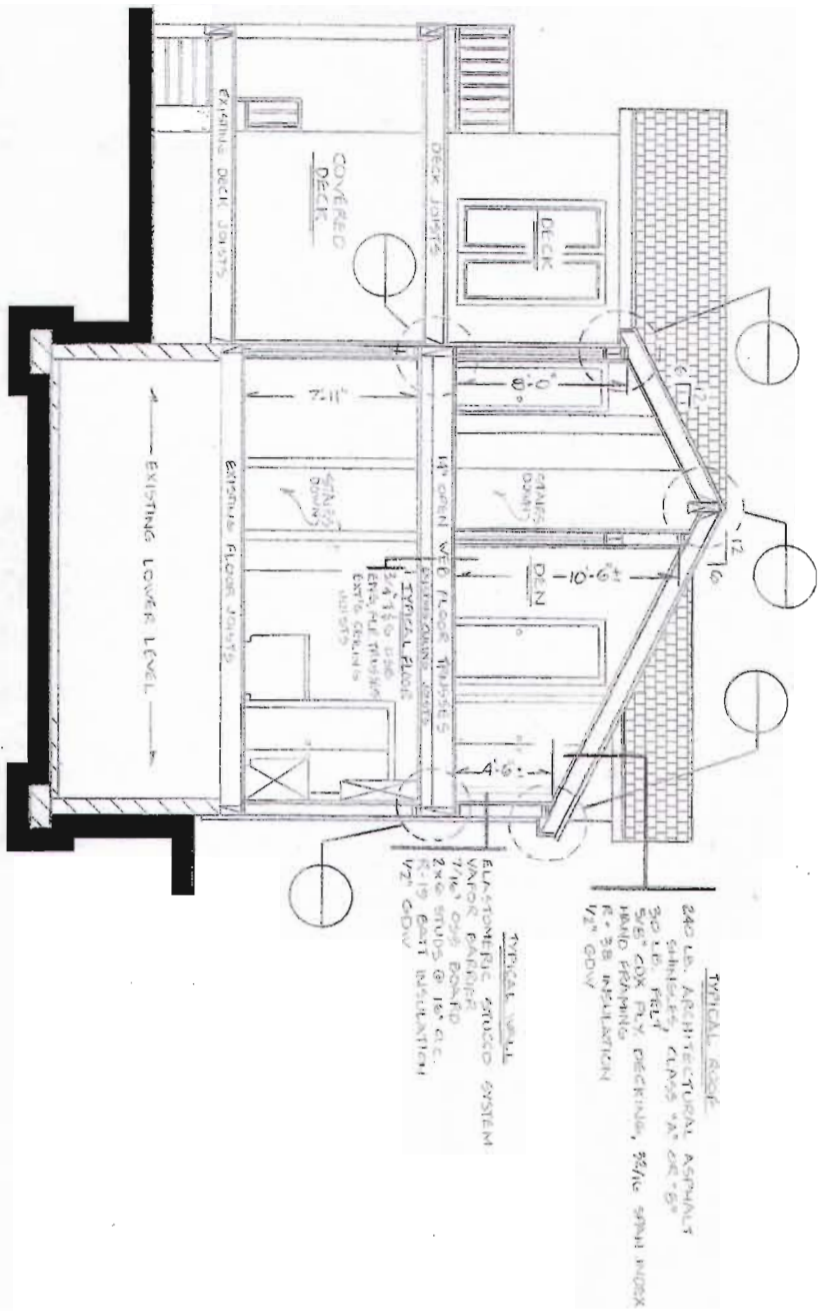
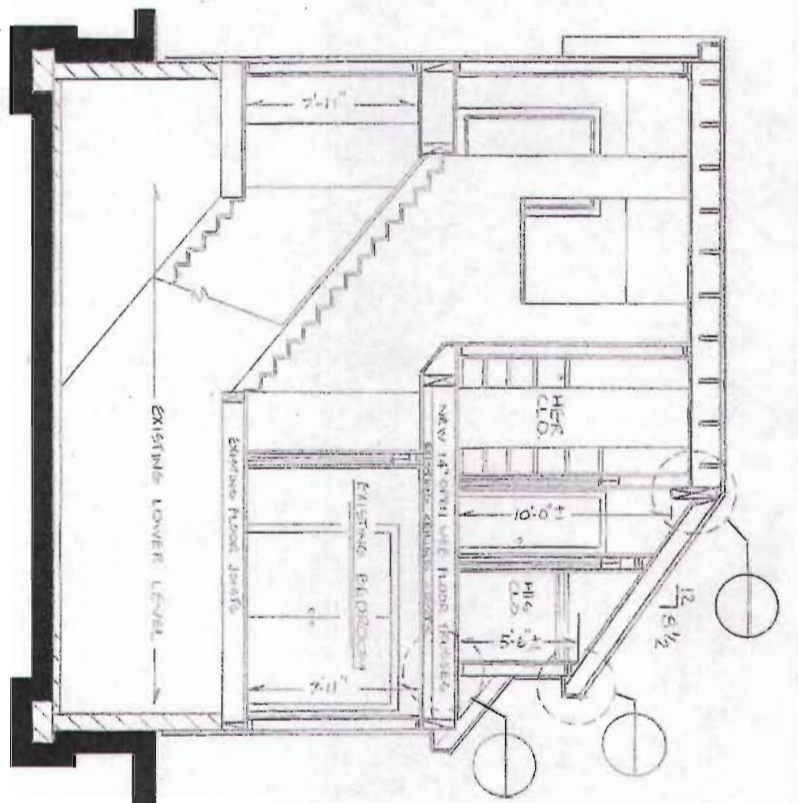
PROJECT: GOSZYLA - WIET  
PLAN DATE: 9-7-2011  
DRAWN BY: JASON T. ROBERTS  
REVISED BY:  
REVISED DATE:  
PLOT DATE:  
DESCRIPTION: ADDITION / REMODEL ELEVATIONS

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY CHANGES OR ERRORS IN THE CONSTRUCTION OF THESE DRAWINGS.  
THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. OWNER'S SIGNATURE OF PROJECT. THESE PLANS ARE BEING USED FOR CONSTRUCTION ON THE SITE DESCRIBED HEREIN AND NO OTHER.

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

**James L. Carroll & Associates**  
"INNOVATORS OF AWARD WINNING DESIGN"  
455 EAST 400 SOUTH SUITE #403  
SALT LAKE CITY, UTAH 84111 (801) 359-8517  
www.jamescarrollassociates.com

SHEET #  
A-1.2



PROJECT:	GOSZTYLA - WIET
PLAN DATE:	9-13-2011
DRAWN BY:	JASON T. ROBERTS
REVISED BY:	
REVISED DATE:	
PLOT DATE:	
DESCRIPTION:	ADDITION / REMODEL
CROSS SECTIONS	

ALL WORK SHOWN ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND UTAH BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY CHANGES IN STRUCTURAL VALUES DUE TO ANY CONDITIONS OR ERRORS IN THE EXISTING AND THIS DRAWING.

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**GOSZTYLA-WIET RESIDENCE**

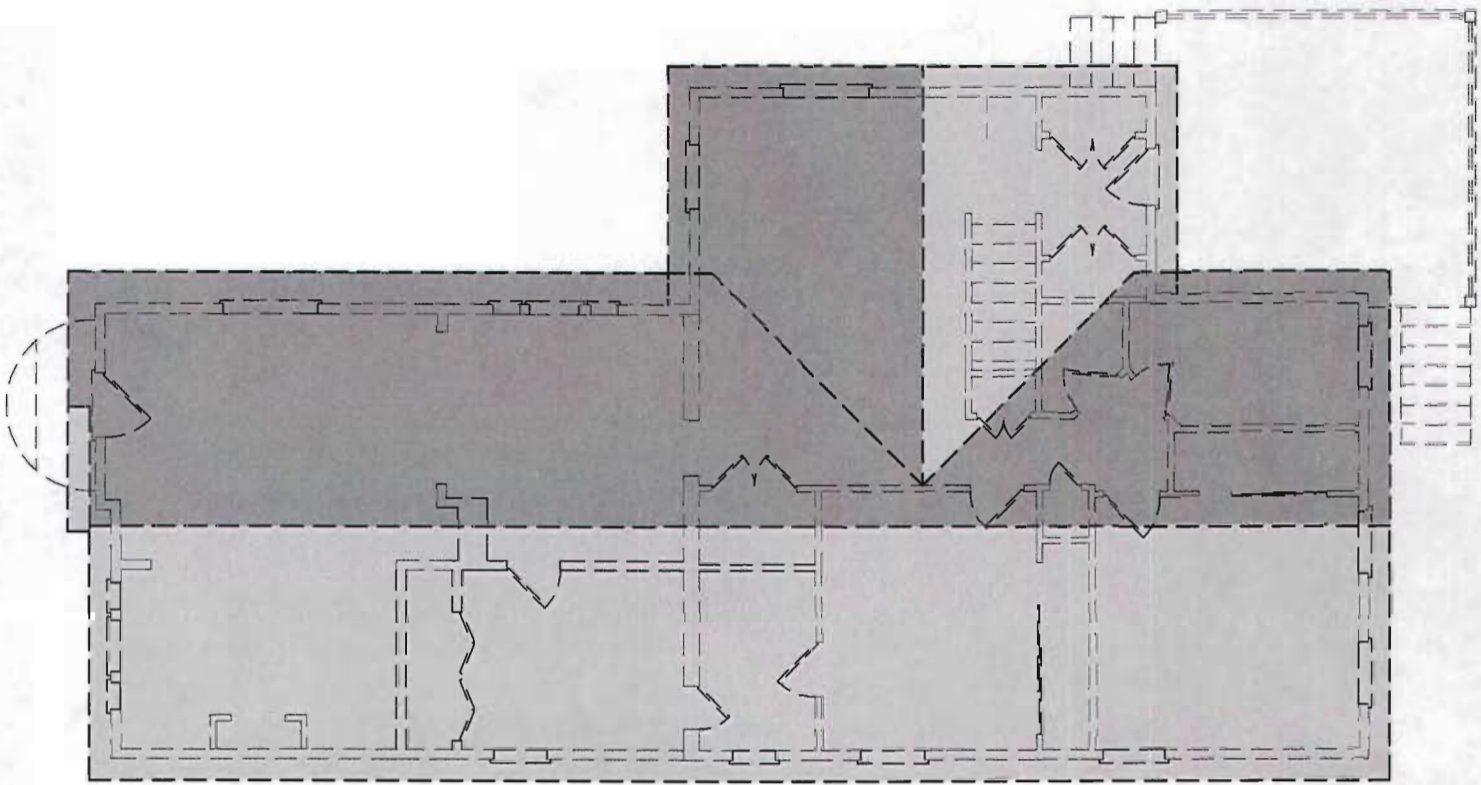
ADDITION / REMODEL  
876 EAST 4TH AVENUE  
SALT LAKE CITY, UTAH, 84103

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"INNOVATORS OF AWARD WINNING DESIGN"

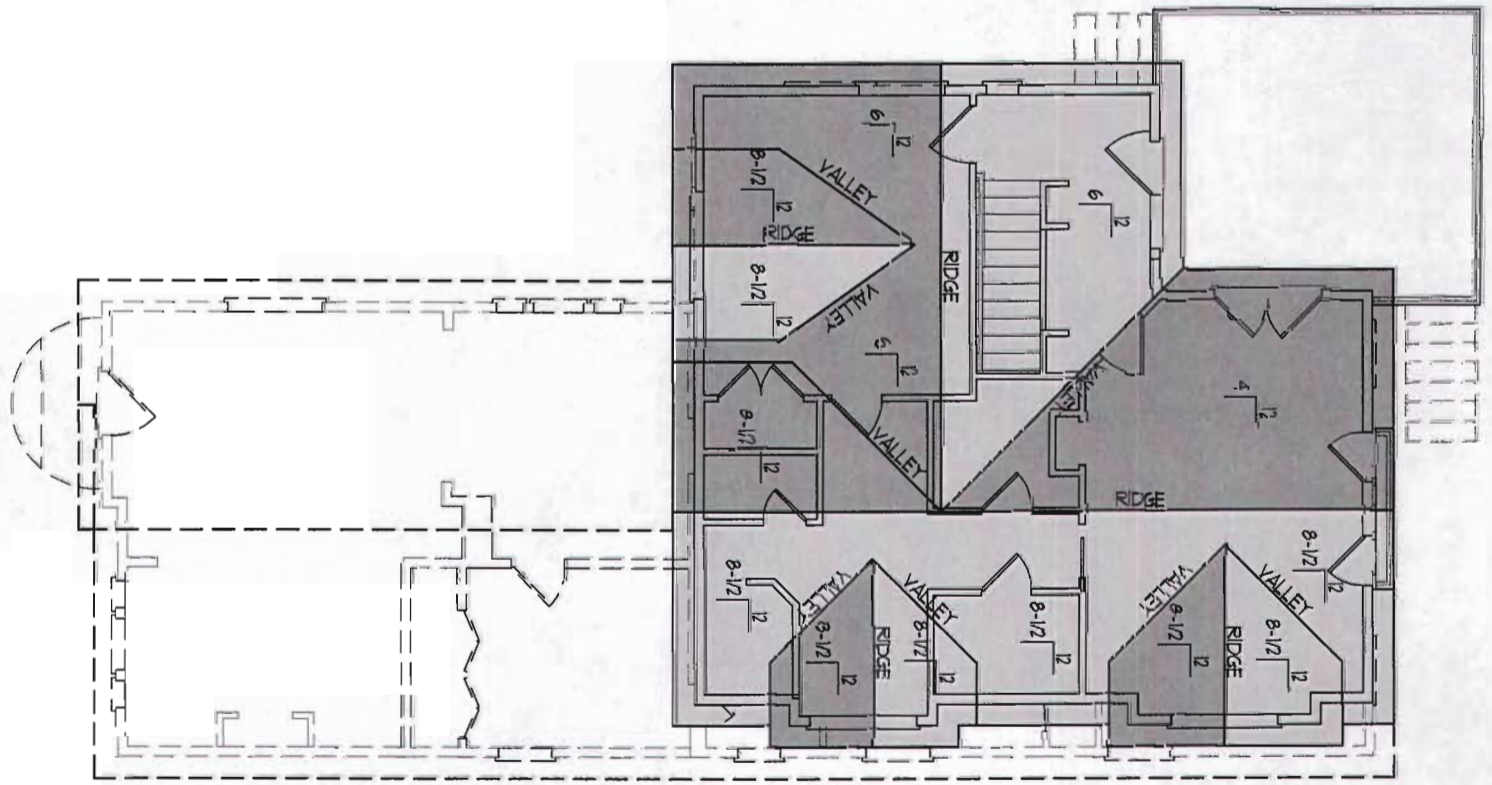
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SHEET #  
A-4.0



1  
S-4.0

EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



1  
S-4.1

ROOF PLAN ADDITIONAL HEIGHT  
SCALE: 1/4" = 1'-0"

PROJECT:	GOSZTYLA - WIET
PLAN DATE:	9-13-2011
DRAWN BY:	JASON T. ROBERTS
REVISED BY:	
REVISED DATE:	
PLOT DATE:	
DESCRIPTION:	ADDITION // REMODEL
ROOF FRAMING PLAN:	

ALL WORK PERFORMED BY THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS OF THE DRAWINGS/WORK THESE DRAWINGS.

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JAMES L. CARROLL & ASSOCIATES, UNDER PENALTY OF PROFESSIONAL MISFEASANCE, RELEASES THE CONTRACTOR FROM THE OBLIGATION TO DEFEND AND HOLD HARMLESS THESE DRAWINGS.

**GOSZTYLA-WIET RESIDENCE**

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

**James L. Carroll & Associates**

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SHEET #  
S-4.1

PROPOSED CONSTRUCTION:  
 ADDITION / REMODEL  
 876 EAST 4TH AVENUE  
 SALT LAKE CITY, UT, 84103

PREPARED FOR:  
 GOSZTYLA-WIET RESIDENCE  
 876 EAST 4TH AVENUE  
 SALT LAKE CITY, UT, 84103  
 (801) 915-3698

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

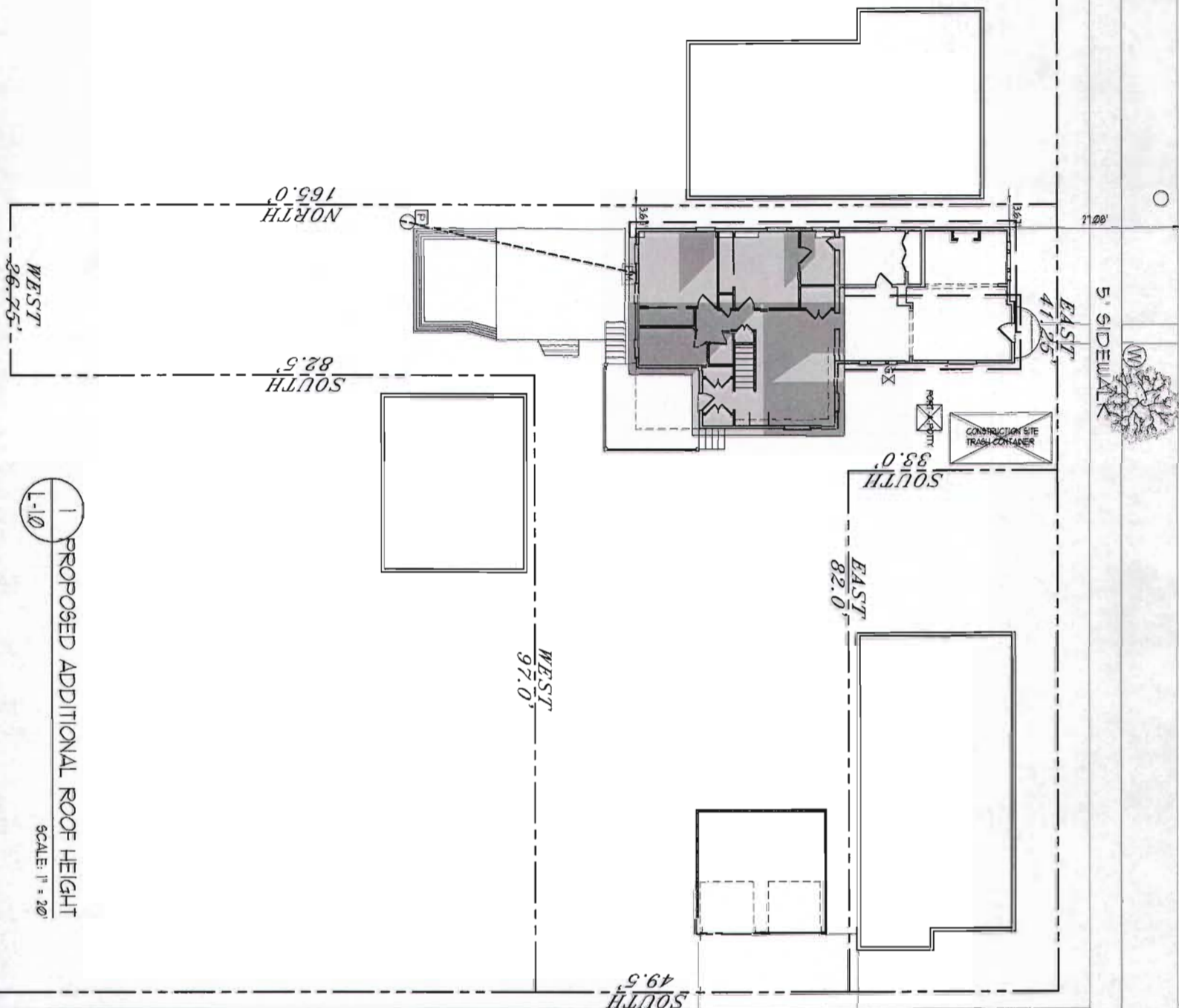
FLOOR ELEVATIONS

LEGEND

EXISTING GRADE \_\_\_\_\_ PROPOSED GRADE \_\_\_\_\_

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

1. PROVIDE ROOF & FLOOR TRUSS DETAILS AS PER MANUFACTURER'S & RAISING INSTRUCTIONS. RISE: 1:1
2. PROVIDE ROOF & FLOOR TRUSS LAYOUT & FRAMING INSPECTION. RISE: 1:1
3. PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM AS PER RISE: 1:1
4. PROVIDE MAKE, MODEL #, & I.C.E.D. # OF FIREPLACE UNITS.
5. PROVIDE MAKE, MODEL #, EFFICIENCY, & BTU OUTPUT OF MECHANICAL SYSTEMS.
6. PROVIDE MAKE, MODEL #, & I.C.E.D. # OF SHOWER STEAMER APPLIANCES.
7. PROVIDE MAKE, MODEL #, & BTU OUTPUT OF BOILERS.
8. RADIANT HEAT SYSTEMS LAYOUT PLANS, CALCULATIONS, & SPECIFICATIONS. NOTE: NO PIPING ALLOWED IN RABLE RIGHT OF WAY FOR SNOW MELT.
9. PROVIDE CONSTRUCTION DETAILS FOR SPECIAL STRIPS CONSTRUCTION (i.e. SPECIAL SLOPE SUPERSEDED).
10. PROVIDE MANUFACTURER'S ENGINEERING & DATA SHEET FOR ALL FLOOR SYSTEMS.
11. PROVIDE MANUFACTURER'S ENGINEERING, DATA SHEETS, AND INSTALLATION METHODS FOR SPANDREL PANELS AT SUPERSEDED SLOPE AREAS.
12. THE SPRINKLER PLANS & DETAILS AS PER ENGINEERING CONSULTANTS AND SHALL TO MODIFIED FROM I.S.
13. PROVIDE DETAILS ON ELEVATOR AND SHWET.
14. LISTING FOR THE FIRE-RATE (O) SHOWN ON PLANS SHALL BE PROVIDED BY MANUFACTURER'S LITERATURE. IF MODEL DRAWING PERFORMANCE (O) SHOWN (O) SHOWN FROM COMPLIANCE (MAYBE).
15. PROVIDE LISTING FOR THE RT.
16. PROVIDE DUCT DESIGN AS PER ACCA MANUAL, 9<sup>th</sup> EDITION FOR THIS STRUCTURE (MAYBE).
17. PROVIDE SEPARATE PLAN REINFORCING WALLS, SWIMMING POOLS, SPA, AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS. SPECIFICATIONS AND CALCULATIONS ARE REQUIRED TO BE SUBMITTED AND RETAINED PERMANENT TO REMAIN IN THE PERMANENT RECORD.
18. PROVIDE A DETAIL SHOWING GROUNDWATER PLACEMENT AND GEOMETRY PRIOR TO INSTALLATION. RISE: 1:1
19. PROVIDE LISTING APPROVAL NUMBER FOR FIREPLACES STONE, FIREPLACE INSERT, OR SHOWER STEAMER APPLIANCES. RISE: 1:1
20. ALL STRUCTURAL MASONRY WALLS ARE TO BE PROFESSIONALLY DESIGNED IN ACCORDANCE WITH ASSETEN ENGINEERING PRACTICE. PER RISE: 1:1 MASONRY WALLS SHALL BE CONSTRUCTED WITH PER RISE: 1:1 FOR SEISMIC DESIGN CATEGORY "C". ALL STRUCTURAL MASONRY (IF USED) MUST BE INSPECTED BY A SPECIAL INSPECTOR.



1 PROPOSED ADDITIONAL ROOF HEIGHT  
 SCALE: 1" = 20'



NOTE: MINIMUM OF 3% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 12" x 12" 2% SLOPE THEREAFTER  
 NOTE: ALL GRADINGS TO BE IN COMPLIANCE W/ SECTION IRC R402.1.13  
 NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3102.4.1 REQUIREMENT.

GOSZTYLA-WIET RESIDENCE

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

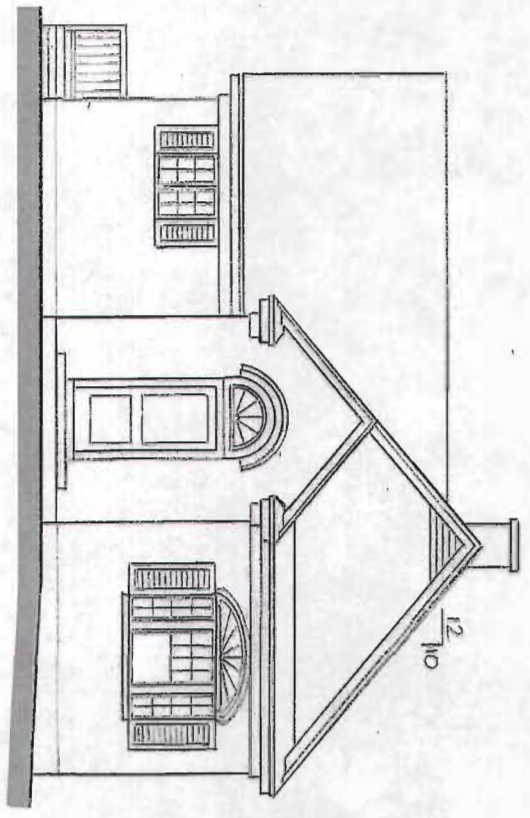
James L. Carroll & Associates

"INNOVATORS OF AWARD WINNING DESIGN"  
 455 EAST 400 SOUTH SUITE #403  
 SALT LAKE CITY, UTAH 84111 (801) 359-8517  
 www.jamescarrollassociates.com

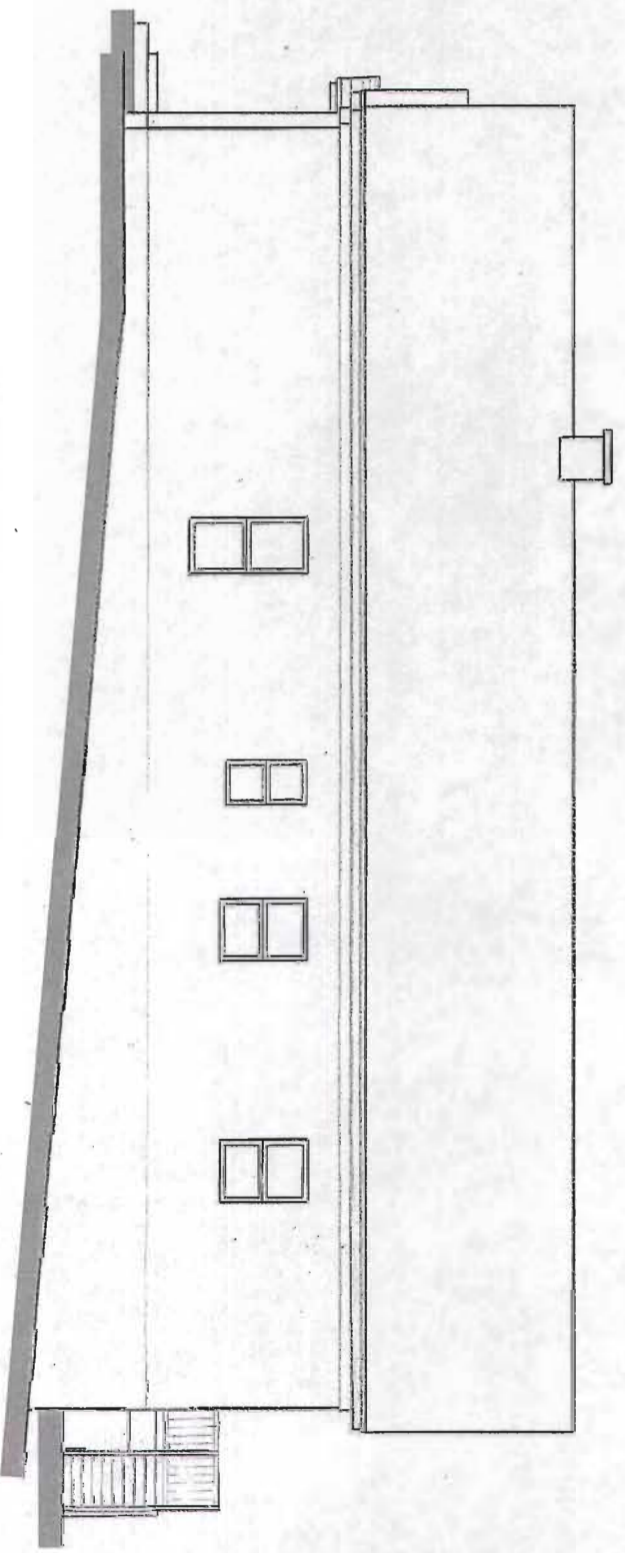
PROJECT: GOSZTYLA - WIET  
 PLAN DATE: 9-13-2011  
 DRAWN BY: JASON T. ROBERTS  
 REVISED BY:  
 REVISED DATE:  
 PLOT DATE:  
 DESCRIPTION: ADDITION / REMODEL  
 SHEET # L-1.0  
 SITE PLAN

ALL WORK PERFORMED BY THIS DESIGNER SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND INSURE RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY ERRORS OR OMISSIONS IN THE DESIGN AND/OR THESE DRAWINGS.  
 THESE PLANS, DRAWINGS, AND DESIGN ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF AN OFFICE OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERSECUTION, THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE DATE DESCRIBED HEREON AND/OR OTHER.

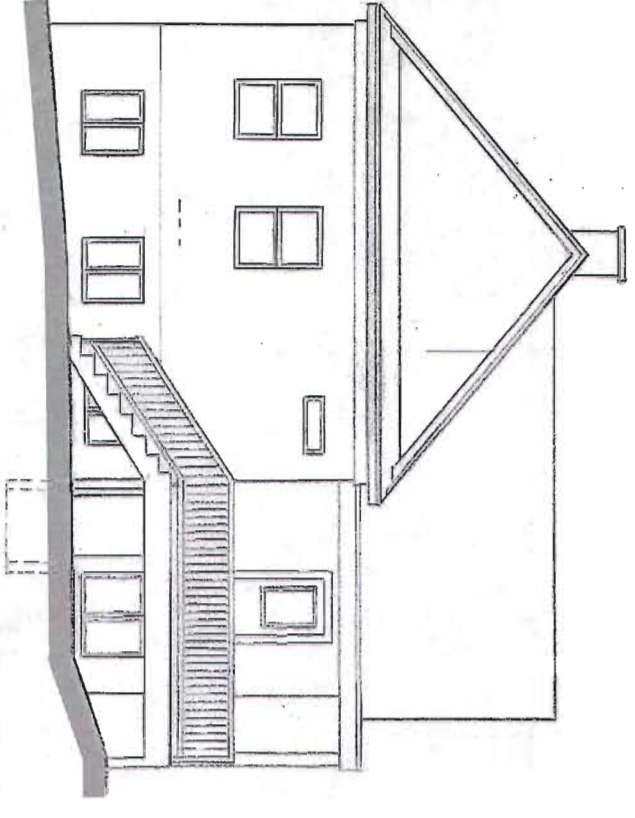
**Attachment B**  
Previously Proposed and Approved Application Drawings



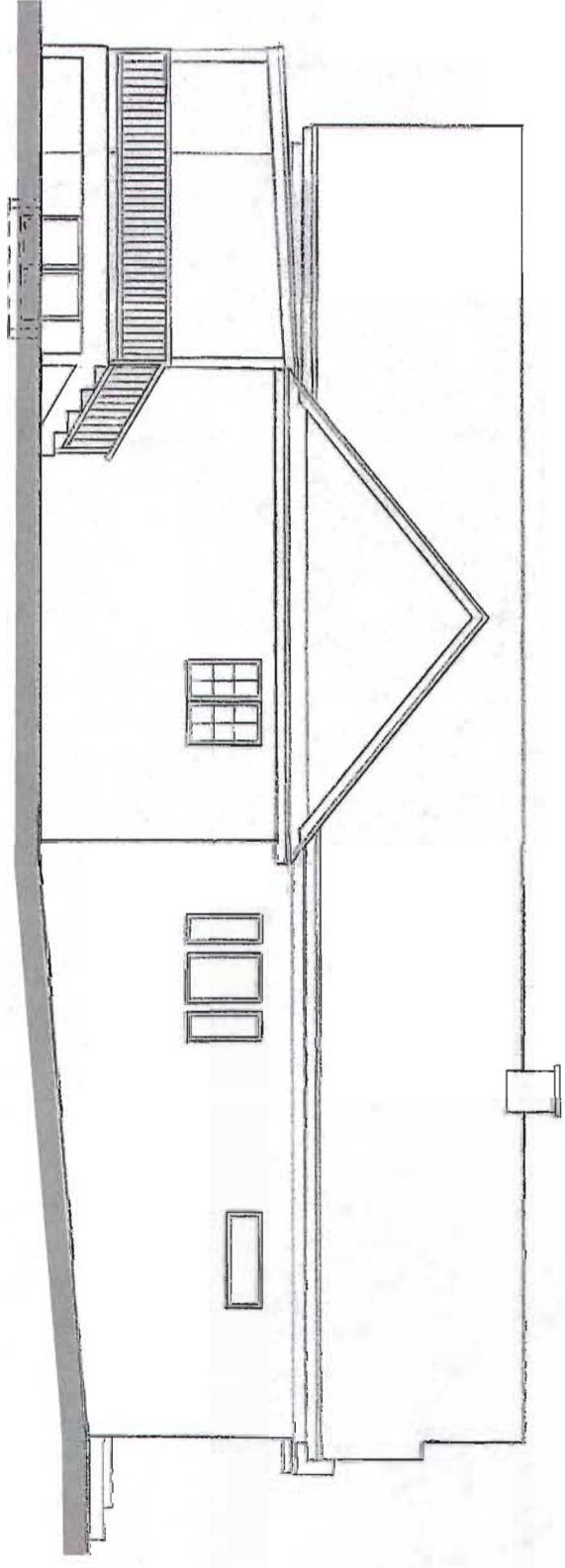
1  
A-1.0  
EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

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

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL SUPPLIERS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR THESE DRAWINGS.

THESE PLANS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERJURY, THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE SITE SPECIFICALLY HEREON AND NO OTHERS.

**GOSZTYLA-WIET RESIDENCE**

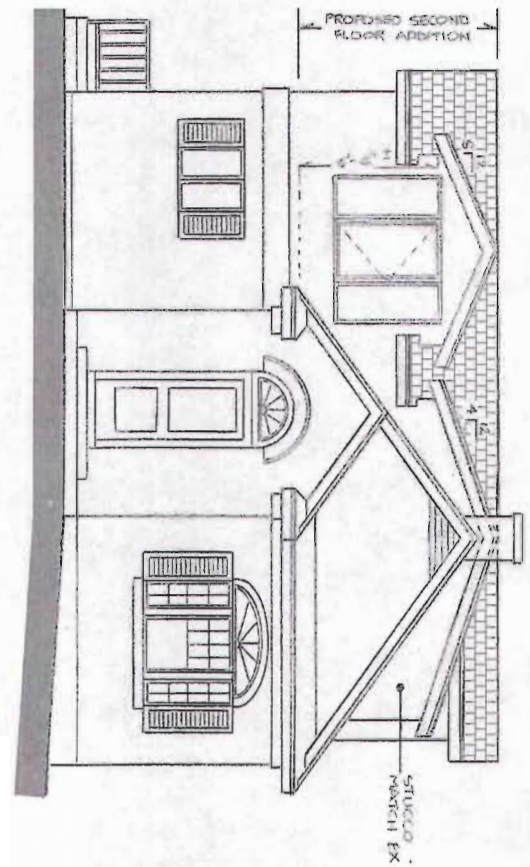
ADDITION / REMODEL  
876 EAST 4TH AVENUE  
SALT LAKE CITY, UTAH, 84103

**James L. Carroll & Associates**

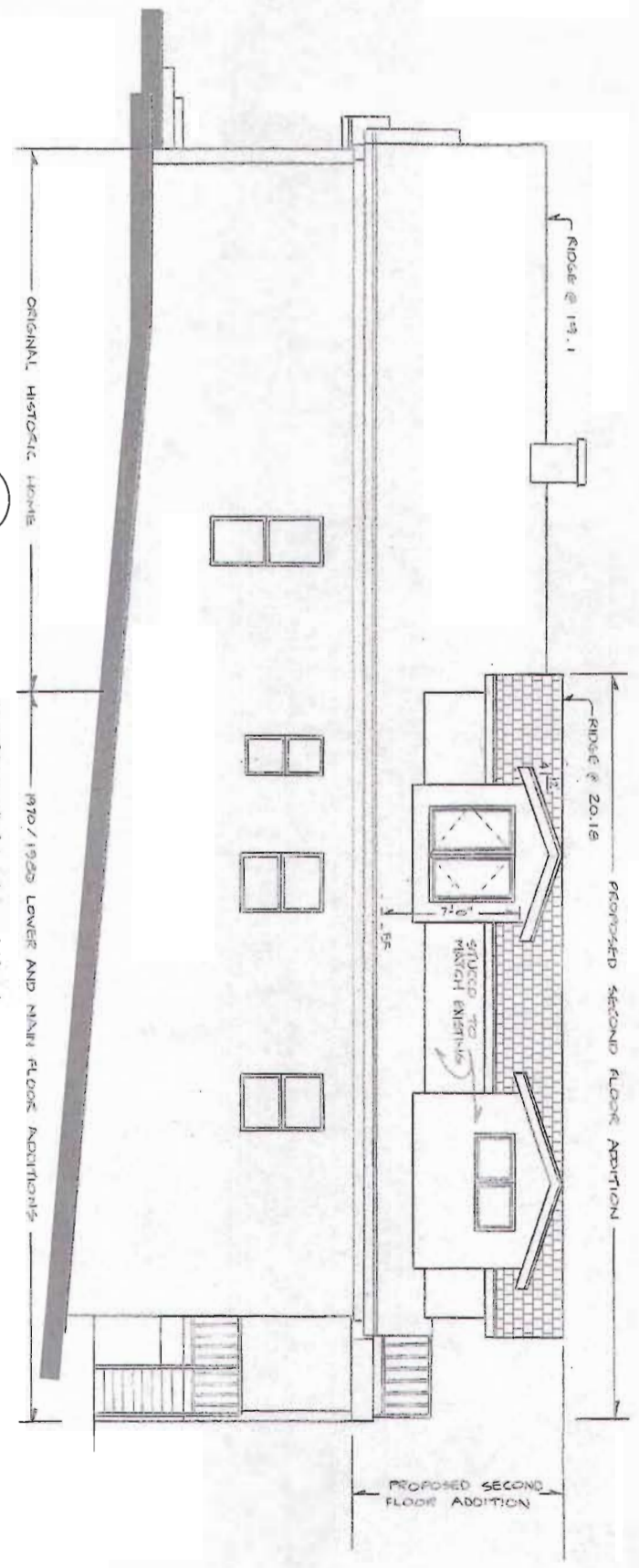
"INNOVATORS OF AWARD WINNING DESIGN"

455 EAST 400 SOUTH SUITE #403  
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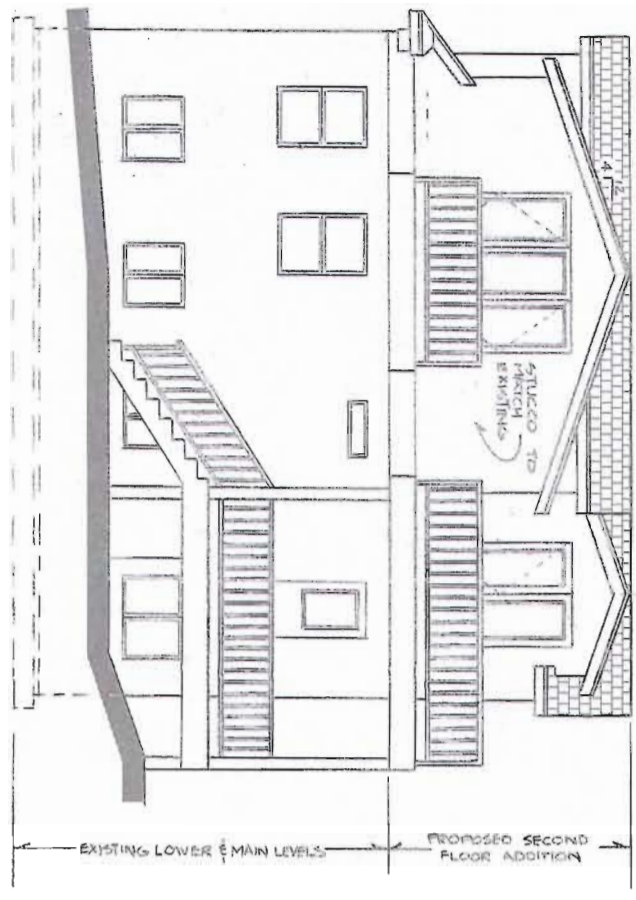
A-1.0



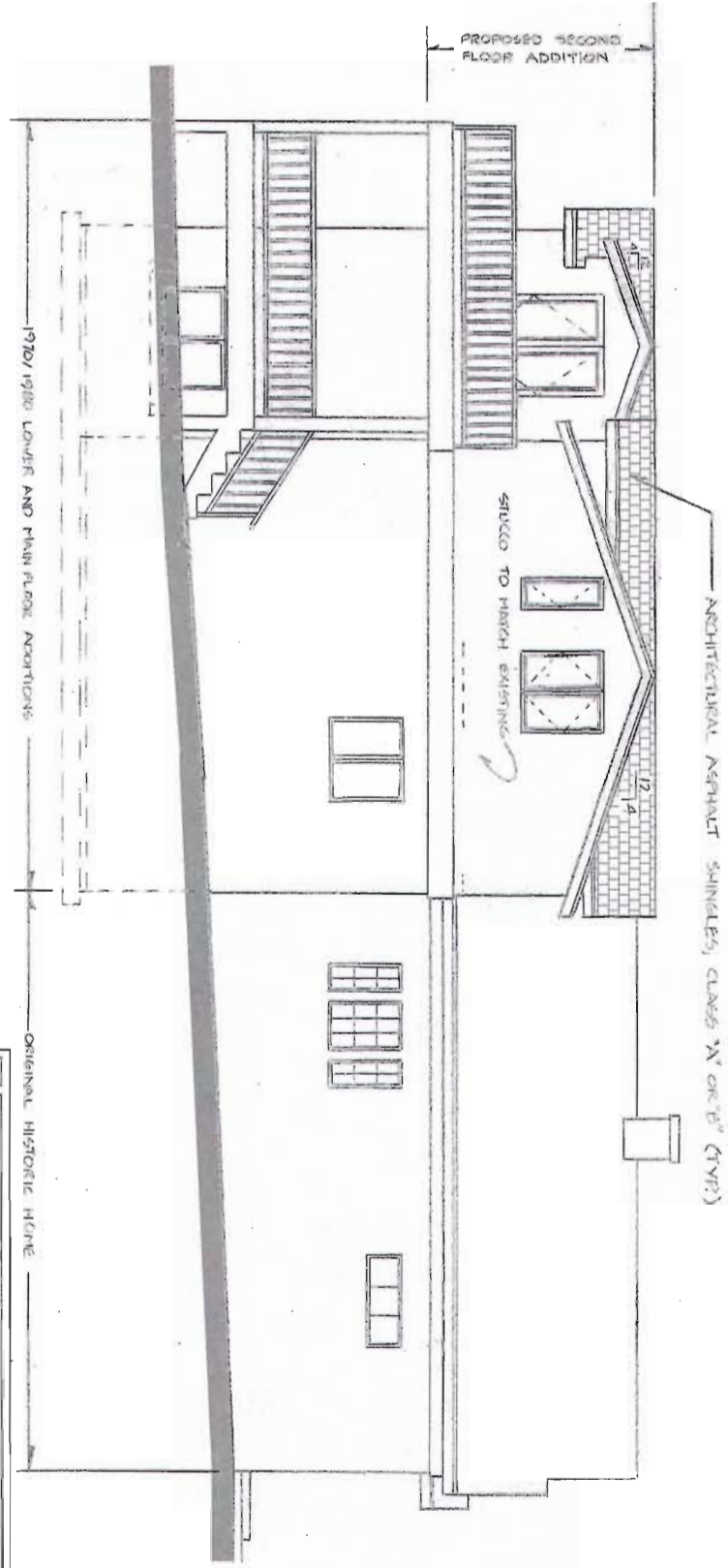
1  
A-11  
PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-11  
PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A-11  
PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4  
A-11  
PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:**
- ROOFING MATERIALS SHALL COMPLY WITH IRC TABLE 1203.1.
  - ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS A DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC TABLE 1203.1.
  - PROVIDE ICE BARRIERS FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE, SEE PARALLEL.
  - ENCLOSED ATTIC AND RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY MEANS OF VENTILATING OPENINGS PROTECTED AGAINST THE RETURN OF RAIN AND SNOW. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1% TO 1.5% OF THE AREA OF THE SPACE VENTILATED. TOTAL VENTILATING AREA SHALL NOT BE REDUCED TO LESS THAN 1% TO 1.5% OF THE SPACE VENTILATED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR (2) A 1" PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING, SEE NOTE 17.
  - 1/2" X 1/2" POLYETHYLENE VAPOR BARRIER OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILING, SEE NOTE 17.
  - PROVIDE 2 LAYERS OF WEATHER BARRIER UNDER STUCCO SYSTEMS & "SLATED" STONE.
  - CHIMNEYS SHALL EXTEND 24" ABOVE PEAK OF BUILDING PORTION WITHIN A 12" RADIUS, BUT NOT LESS THAN 36" ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF, SEE TABLE 1203.1.
  - CONTRACTOR SHALL PROVIDE AN ISO EVALUATION REPORT FOR ANY STUCCO OR EPS SYSTEM USED. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EPS SYSTEMS, SEE RESULTS SPECIAL INSPECTIONS REQUIRED FOR EPS SYSTEM.
  - EXTERIOR GUARDRAILS SHALL COMPLY WITH IRC TABLE 1203.1.
  - FINISH GRADE AT STRUCTURE SHALL BE 4" BELOW TOP OF FOUNDATION, SEE TABLE 1203.1.
  - FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT INTRUSION FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR AS PER IRC TABLE 1203.1.
  - EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE EXTERIOR WALL ENVELOPE. PROVIDE WEATHER-RESISTIVE BARRIER FLASHING DETAIL FOR WINDOWS, DOORS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE, FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - CALL FOR INSPECTION OF ALL FLASHINGS AS REQUIRED BY UTAH STATE APPEALMENT TO IRC, SEE TABLE 1203.1.
  - PROVIDE CONTINUOUS PRE-FAB RIDGE VENTS AT ROOF.
  - AT THE INTERSECTION OF FOUNDATION TO STUCCO, MASONRY, BRICK, STONE OR BLOCK WHEN AN APPROVED CONNECTION RESISTANT FLASHING WITH A 2" OVER LAP EXTENDING INTO THE EXTERIOR SIDE OF THE FOUNDATION IS REQUIRED.
  - PROVIDE MEMBRAN R-20 INSULATION AT ALL ROOF LOCATIONS.
  - PROVIDE MEMBRAN R-20 INSULATION AT ALL EXTERIOR WALLS.
  - INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EPS SYSTEMS, INSURE PRODUCE INSPECTIONS AND "ISO" EVALUATION REPORT (OR EQUIV) FOR ANY STUCCO OR EPS SYSTEMS USED, SEE RESULTS.
- MAXIMUM ALLOWABLE HEIGHT  
PROPOSED FINISHED GRADE  
EXISTING GRADE

SHEET # A-1.1	PROJECT: GOSZTYLA - WIET	ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR THESE DRAWINGS.  THESE PLANS, DRAWINGS, AND DESIGN ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICER OF JAMES L. CARROLL & ASSOCIATES. UNDER PENALTY OF PERSECUTION, THESE PLANS ARE RELEASED FOR CONSTRUCTION ON THE DATE SPECIFIED HEREIN AND NO OTHER.
	PLAN DATE: 7-6-2011	
	DRAWN BY: JASON T. ROBERTS	
	REVISED BY:	
	REVISED DATE:	
	PLOT DATE: 7-21-2011	
DESCRIPTION: ADDITION / REMODEL ELEVATIONS		

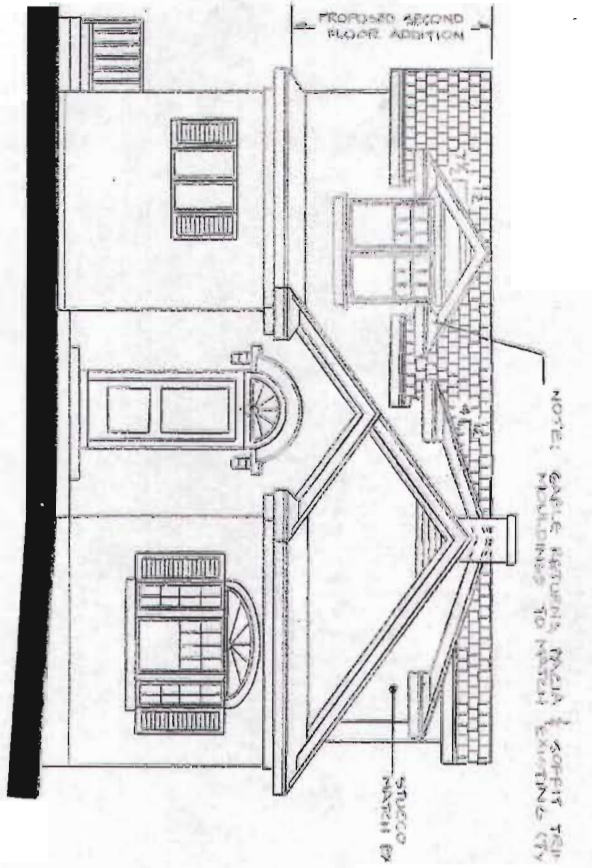
**GOSZTYLA-WIET RESIDENCE**

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

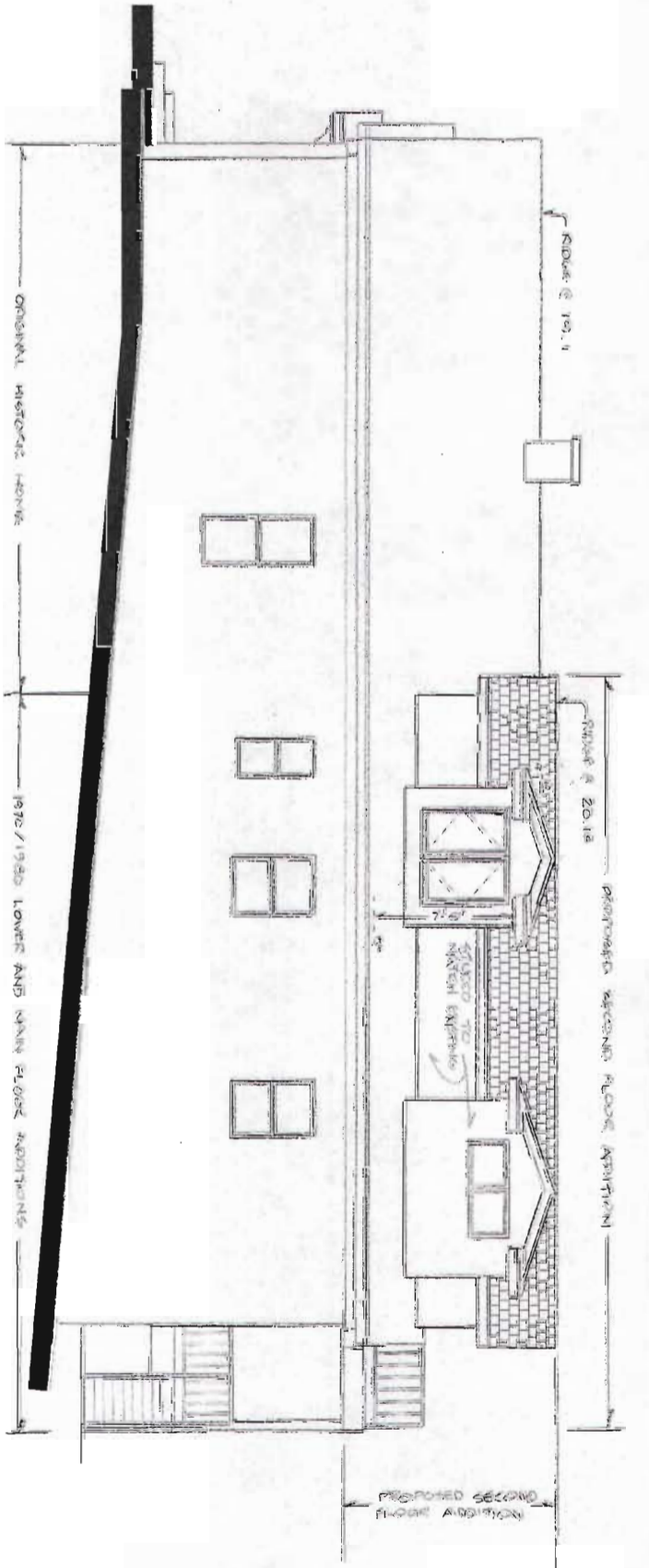
**James L. Carroll & Associates**

"INNOVATORS OF AWARD WINNING DESIGN"

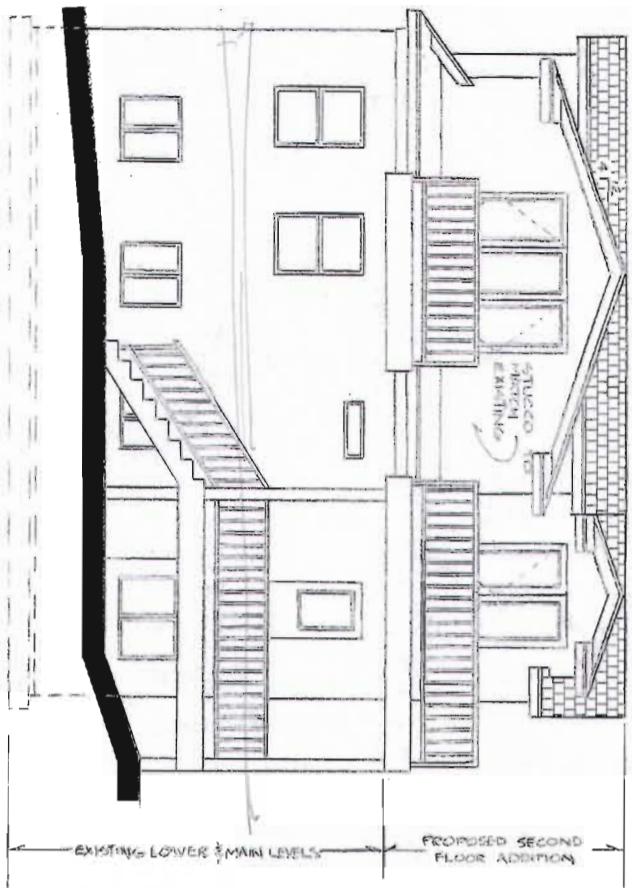
455 EAST 400 SOUTH SUITE #403  
SALT LAKE CITY, UTAH 84111 (801) 359-8517  
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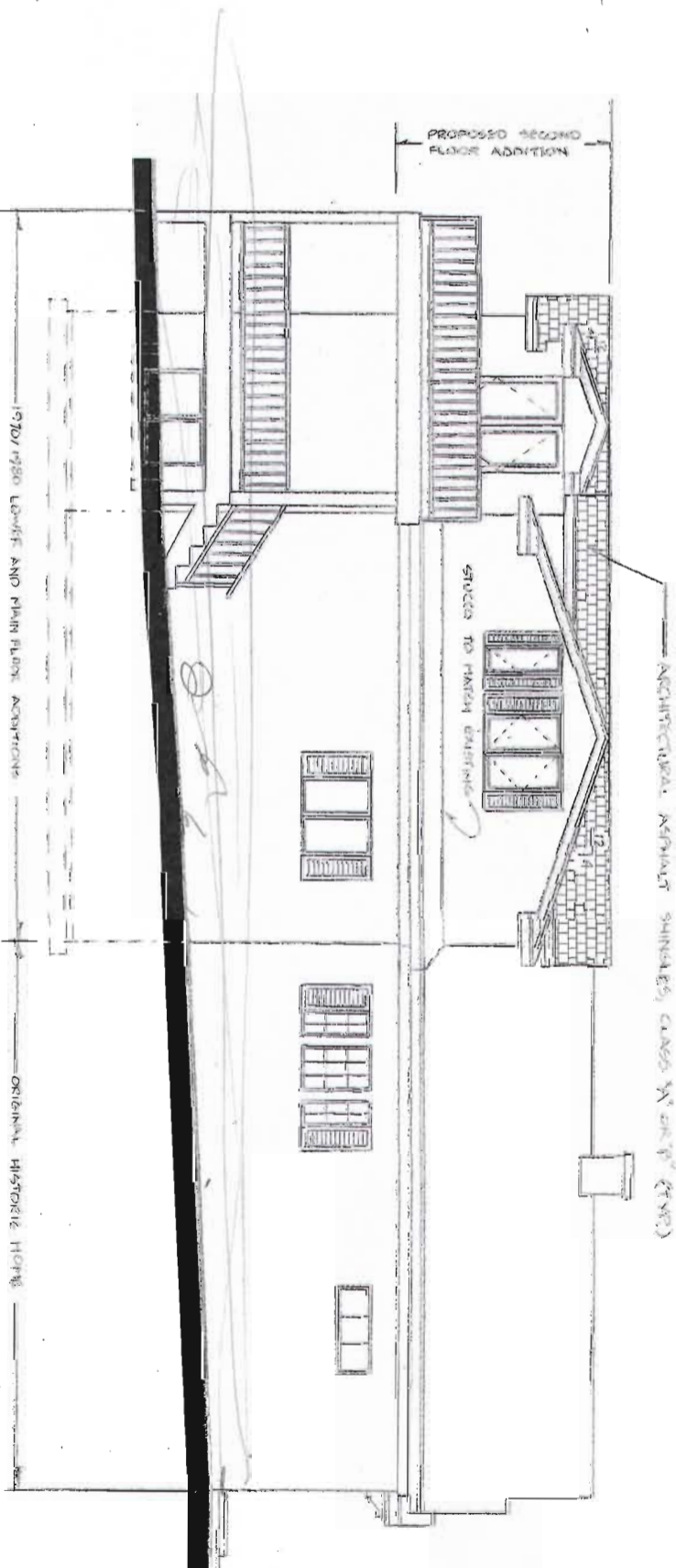
1  
A-11  
**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A-11  
**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
A-11  
**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



4  
A-11  
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

- 1. ROOFING MATERIALS SHALL COMPLY WITH IRC CODES.
- 2. ROOF FLASHINGS SHALL NOT BE INSTALLED OVER WOODEN ROOFING. FLASHINGS SHALL BE INSTALLED OVER ROOFING MATERIALS.
- 3. EXTERIOR WALL FINISHES SHALL BE INSTALLED TO A POINT AT LEAST 2" ABOVE THE EXTERIOR WALL LINE. (SEE NOTE 7)
- 4. EXTERIOR WALL FINISHES SHALL HAVE CROSS VENTILATION FOR EACH SQUARE SPACE OF VENTILATION OPENING PROVIDED AGAINST THE INTERIOR OF WALL AND SHALL PROVIDE 100% VENTILATION AREA SHALL NOT BE LESS THAN 1% TO 2% OF THE AREA OF THE WALL. UNVENTILATED TOTAL VENTILATION AREA SHALL BE AT LEAST 1% TO 2% OF THE TOTAL AREA OF THE WALLS AND CEILING IN EACH ROOM OR AREA. UNVENTILATED TOTAL VENTILATION AREA SHALL NOT BE LESS THAN 1% TO 2% OF THE TOTAL AREA OF THE WALLS AND CEILING IN EACH ROOM OR AREA. UNVENTILATED TOTAL VENTILATION AREA SHALL BE AT LEAST 1% TO 2% OF THE TOTAL AREA OF THE WALLS AND CEILING IN EACH ROOM OR AREA. UNVENTILATED TOTAL VENTILATION AREA SHALL BE AT LEAST 1% TO 2% OF THE TOTAL AREA OF THE WALLS AND CEILING IN EACH ROOM OR AREA.
- 5. WALLS AND CEILING SHALL HAVE VAPOR BARRIERS OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILING. (SEE NOTE 6)
- 6. PROVIDE 2 LAYERS OF WEATHER BARRIER OVER EACH CEILING SYSTEMS. (SEE NOTE 5)
- 7. EXTERIOR WALL OPENINGS SHALL HAVE WEATHER BARRIERS OVER OPENINGS TO PREVENT AIR AND WATER INTRUSION. WEATHER BARRIERS SHALL BE INSTALLED TO A POINT AT LEAST 2" ABOVE THE EXTERIOR WALL LINE. (SEE NOTE 7)
- 8. EXTERIOR WALLS SHALL PROVIDE AIR CIRCULATION SYSTEM FOR AIR BRICKS OR BRICK SYSTEMS. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. (SEE NOTE 8)
- 9. EXTERIOR WALLS SHALL PROVIDE AIR CIRCULATION SYSTEM FOR AIR BRICKS OR BRICK SYSTEMS. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. (SEE NOTE 8)
- 10. EXTERIOR WALLS SHALL PROVIDE AIR CIRCULATION SYSTEM FOR AIR BRICKS OR BRICK SYSTEMS. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. (SEE NOTE 8)
- 11. EXTERIOR WALLS SHALL PROVIDE AIR CIRCULATION SYSTEM FOR AIR BRICKS OR BRICK SYSTEMS. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. (SEE NOTE 8)
- 12. EXTERIOR WALLS SHALL PROVIDE AIR CIRCULATION SYSTEM FOR AIR BRICKS OR BRICK SYSTEMS. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. (SEE NOTE 8)
- 13. CALL FOR INTERSECTION INFORMATION TO DETERMINE GRADE, STONE OR BRICK COURSE AND APPROVED CONSTRUCTION REQUIRED. WITH A 1/2" SLOPE EXTENDING FROM THE EXTERIOR SIDE OF THE FOUNDATION IS REQUIRED.
- 14. PROVIDE INSULATION R-38 INSULATION AT ALL ROOF LOCATIONS.
- 15. PROVIDE INSULATION R-20 INSULATION AT ALL ROOF LOCATIONS.
- 16. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. WEATHERING AND WEATHERING SHALL BE PROVIDED ON EXTERIOR WALLS. (SEE NOTE 8)

SHEET # <b>A-1.1</b>	PROJECT: <b>GOSZTYLA - WIET</b>	ALL WORK PERFORMED BY THIS DESIGNER SHALL BE SUBJECT TO THE LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK ALL LOCAL BUILDING CODES AND PERMITS FOR ANY CHANGES OR CORRECTIONS TO THESE DRAWINGS. THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF JAMES L. CARROLL & ASSOCIATES. ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT FROM AN OFFICE OF JAMES L. CARROLL & ASSOCIATES. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE REPRODUCED OR COPIED ON THE SITE DESCRIBED HEREIN AND NEARBY.
	PLAN DATE: <b>7-6-2011</b>	
	DRAWN BY: <b>JASON T. ROBERTS</b>	
	REVISED BY:	
	REVISED DATE: <b>7-21-2011</b>	
	DESCRIPTION: <b>ADDITION / REMODEL ELEVATIONS</b>	

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

**James L. Carroll & Associates**  
 "INNOVATORS OF AWARD WINNING DESIGN"  
 455 EAST 400 SOUTH SUITE #403  
 SALT LAKE CITY, UTAH 84111 (801) 359-8517  
[www.jamescarrollassociates.com](http://www.jamescarrollassociates.com)



## Attachment C

Photographs





**SIDE & REAR FACADES**





**TO THE WEST**



**Attachment D**  
Letter of Concern 8/1/11

**Attachment D**  
Letter of Concern 8/1/11

**Leith, Carl**

---

**From:** Len thomas [lenthomas2001@yahoo.com]  
**Sent:** Monday, August 01, 2011 3:18 PM  
**To:** Leith, Carl  
**Subject:** major alterations to 876 E. 4th Avenue. PLNHLC2011-00390

Hi Carl. Leonard and Tina Thomas here at 187 O street next door to 876 E. 4th Avenue. We live next door to the neighbors and are already surrounded by their property. Our concern is that we already have little privacy. If they build as proposed we will have even less privacy and as our little side yard at our already dominated by their house,, we would have even less with the upward addition added and a balcony as well. We enjoy looking at the sky in the evening and there will be less to look at. We would simply have less room and privacy and would request that this be looked into. We enjoy our neighbors and they are our friends, but we would request that they build out on their already large lot instead of up!  
Thank You for your consideration!  
Leonard and Tina Thomas  
801-537-1327.

**Attachment E**  
Section of HLC Minutes 8/4/11

### **PUBLIC HEARINGS 7:10:36 PM**

#### **PLNHLC2011-00390, 876 East 4<sup>th</sup> Avenue, Certificate of Appropriateness for Major Alterations –**

A request by James Carroll, architect, for major alterations to a single family residence located at 876 East 4<sup>th</sup> Avenue, Salt Lake City. The request is for an addition to the rear of the property, increasing the current roof height to the rear to create accommodation on two levels. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district, in City Council District 3, represented by Stan Penfold. (Staff contact: Carl Leith, 801-535-7758, [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)

#### **Staff Presentation 7:11:04 PM**

Mr. Leith reviewed the request. He noted the applicant proposed to construct a second story addition to the rear of the home while maintaining the present footprint. Mr. Leith noted that the front façade faced Fourth Avenue, but also contained a narrow frontage along 'O' Street with a garage facing the street. Mr. Leith reviewed current and historic elevation photographs, drawings and sections for the Commission as well as photographs of surrounding structures. He noted the increase in maximum height for the addition was limited to approximately one foot. Mr. Leith stated that the home dated to approximately 1890 and was considered contributing, with substantial alterations. He noted that the home had likely undergone further substantial alterations during the 1970s and 1980s after receiving contributing status; particularly to the east wing and rear of the building.

Mr. Leith noted a comment had been received from the public regarding the request after the staff report had been published. (A copy of that email has been kept with the record of these minutes.) Mr. Leith noted the email stated the neighbors were concerned about the loss of their view and privacy in their yard.

Mr. Leith stated staff found the proposal was in keeping with the design standards and the guidelines. He noted that the only concern of staff was the slight lift of the rear section of the home higher than the front of the home. He noted this was something staff would normally not approve, however the configuration of the lot presented particular design challenges; therefore, staff felt the proposal should be reviewed by the Commission.

#### **Questions from the Commission 7:19:30 PM**

Commissioner Harding inquired if the increase in height would be visible from the street.

Mr. Leith noted it would be visible primarily in approaching the northeast elevation.

Seeing no further questions, Acting Chairperson Oliver invited the applicant forward to speak.

#### **Applicant Presentation 7:20:32 PM**

James Carroll, project architect, noted he had nothing to add to staff's presentation but could answer any questions. He stated he thought it was difficult to perceive how visible the addition would be as it would be set far back on the home. He noted it was likely one would catch glimpses of the addition walking along Fourth Avenue and on 'O' Street.



Ms. Wiet stated that when she originally saw the design she felt that front corner did look massive, however, the main roofline would be maintained and the addition would likely look much smaller than the drawings indicated because the setback couldn't be perceived.

Commissioner James inquired if the Commission should be concerned about the existing character of the home being altered.

Commissioner Richards noted he felt the character had already been substantially altered in the 1970s and 80s.

Commissioner Harding stated that most historic buildings experienced additions over time and staff found that the proposal was within the realm of what was appropriate.

Commissioner James concurred that a home can change and grow over time; however, suggested the proposed addition represented a modification which would not work to enhance the existing character of the home. Commissioner James noted he felt there should be a more sensitive way to do so.

Mr. Carroll stated there was a similarly executed and beautiful addition to a home on 'O' Street, however, that home had more height to work with at the time they completed their addition. He noted that if there were an exception the Commission could make to allow the roofline to be built higher it might be possible.

Commissioner James stated that the earlier addition was significant, if not in terms of age, then in its scale and proportion to the home.

Acting Chairperson Oliver noted the side wing of the house appeared to be the only original portion; the front gable end of the home was in fact a later addition from the 1970s. She stated two main points to be considered should be, firstly; the home was still considered contributing and while that might be a point for later debate, the design should respect the current home; secondly; the proposed design should not impact that character too much. She noted the Commission could consider forming another architectural committee to address this issue should they choose to do so.

Commissioner James inquired after Standard 8.5 which indicated an addition should respect the established massing and orientation of a historic building. He noted the established massing should be preserved and didn't feel this proposal achieved that objective.

Commissioner Davis concurred with Commissioner Richards' earlier point that the perspective drawings were deceptive. He noted he was comfortable with the proposal as it was, particularly because the addition would be set back at least 20 feet on the home and not highly visible.

Commissioner Hart noted the east face of the home was not very visible from any elevation; it was close to the adjacent property, set back from the sidewalk and obscured by several trees.

Acting Chairperson Oliver stated it seemed the most objectionable portion of the proposal was the left (east) dormer. She inquired if there was something that might be changed about that portion of the addition which could bring it more into character with the existing structure.

Commissioner James stated he was sensitive to the comments of the architect in that they were somewhat stuck in terms of maximizing the plate area and there was not much more to be done if the applicant wanted that interior room, however, the proposal did not fit with the home.

**No one seconded the first motion. The motion failed.**

**Second Motion [7:59:12 PM](#)**

**In the case of petition PLNHLC2011-00390, Commissioner Davis moved that the Commission concur with the staff recommendation to approve the request with the exception of the north facing dormer on the second floor, requesting that the design be altered in terms of window size and the dormer pitch, leaving final approval of that modification to staff, consistent with these comments.**

**Commissioner Hart seconded the motion.**

**Discussion of the Motion**

Commissioner Funk expressed her doubts this would do enough to preserve the integrity of the front façade.

Seeing no further comments, Acting Chairperson Oliver called for a vote.

**Commissioners Bevins, Davis, Harding, Hart and Richards voted, "Aye". Commissioners Funk and James voted, "Nay". The motion carries, 5-2.**