

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**



Planning Division
Department of Community and
Economic Development

**206 E Street
The Avenues Historic District
Second Story Addition, New Porch, Fencing &
Drive
PLNHLC2012-00277
June 7, 2012**

Applicant: Adam & Jessica
Collings

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

Tax ID: 09-31-435-025

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: 0.11 acres

Current Use:
Single Family Residential

**Applicable Land Use
Regulations:**

- Section 21A.34.020
- Historic Residential Design
Guidelines

Notification:

- Notice mailed on 5/23/12
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 5/23/12

Attachments:

- A. Survey Information
- B. Application
- C. Photographs

Request

This is a request by Adam & Jessica Collings, represented by Annie Schwemmer, architect, Renovation Design Group, for major alterations to a single family residence located at 206 E Street, in the Avenues Historic District. The request is for an additional story to the single story addition to the rear of the property, a new porch added to the south façade of the building, and removal of existing fencing and retaining wall, and replacement with two sections of new fencing and an automatic gate, and widening the driveway. The property is located in the SR-1A (Special Development Pattern Residential) zoning district.

Staff Recommendations

1. Based on the analysis and findings of this report, it is the Planning Staff's opinion that the proposals to construct a second story addition, a new south porch and widening the driveway accord with the objectives of design standards in the ordinance. If the Commission concurs with the staff analyses and the findings relating to these proposals in this report then Staff recommends that they are approved.
2. Based on the analysis and findings of this report, it is the Planning Staff's opinion that the proposals to remove and replace the historic iron fence and supporting retaining wall, and install a new 6 ft high fence would conflict with the objectives of the design standards 2, 5 and 9. If the Commission concurs with the staff analyses and the findings relating to these proposals in this report then Staff recommends that they should be denied.

VICINITY MAP



Background

Project Description

The property is situated on the north-east corner of E Street and 4th Avenue. The lot is rectangular, with the entrance facing E Street and the primary orientation North-South. The property comprises the house which is two stories over basement space, and a detached double garage building with floor space above. Both buildings appear to extend to the east property line, with the garage building also extending to the north property line. The current use is single family. The house appears to have been in rental use for many years and in multi-family use for some, perhaps a majority, of this time. The garage, northern addition, bay window, slate roof and current appearance date to a thorough rehabilitation in the 1980s.

The house is identified in the 2008 Avenues Survey as a category B contributing building, and is described as “Second Empire Victorian: Other” in style and as “Crosswing, Single dwelling” in type, dating from c.1881. The entry in Haglund and Notarianni’s ‘blue book’ on *The Avenues* (1980) contains the following description.

“Mansard roofs are uncommon in the Avenues. The Second Empire design of this 2-story home was taken from a popular pattern book of the period, A.J. Bicknell’s *Village Builder*. A garage was added in 1925 and some alterations were made to the home. Recent renovation work has included the addition of a new slate roof and the removal of the aluminum siding.

Built by carpenter Brice W. Sainsbury during the early 1880s, this house was purchased in 1912 by Brigham Clegg who maintained it as a rental. William Nelson Morris, a professional musician and president of the Utah Federation of Musicians, moved into the house in 1918. Morris or members of his family lived in the house for thirty years”.

The 1977/78 Avenues Survey was carried out while the house was still in multi-family use, and clad in asbestos shingle siding. The building is however noted as being in good condition and evaluated as contributory. The survey carried the following initial note.

“This is a two and a half story home with dormered Mansard roof, uncommon in the Avenues. There is a Crager Wire and Iron Company iron fence and gate along the street. A garage was added to the rear in 1925.” See Attachment A for additional historical background and biographical survey information.

The house largely retains its historic form, with a small addition and bay window added to the northern façade. The roof of the addition forms a rooftop deck which is accessed externally and from the second floor of the building. There is an external access stair to the basement along the south façade of the building facing 4th Avenue. A slate roof has been added to the dwelling, apparently in the 1980s rehabilitation of the property. The detached garage building apparently replaces an earlier garage and is designed to echo the architectural character of the house. Dormer windows provide light to additional space above. The current driveway access to the garage is offset to the south by a concrete planting container. The principal part of the lot and the house is enclosed by an original or early decorative iron fence and low concrete retaining wall.

The immediate setting has a single story, stucco cottage to the east on 4th Avenue and a two story brick house to the north on E Street.

The application and current proposals would add a new addition at second floor level on top of the current first floor addition on the north façade of the house. The design would reflect the current addition, with sections of the current boundary fencing used as cresting above a new cornice line. Proposals also include a new section of porch roof and support along the south façade to provide shelter for the south facing window and the external stair to the basement area. The porch is designed to be symmetrical with south façade and to reflect the existing porch roof profile on the west façade. The application also includes a proposal to alter the landscaping around the drive and to widen the driveway to provide more direct access to the garage from the street. Proposals also include the removal of the current iron fence and concrete retaining wall, and their replacement with new concrete retaining wall and fence of similar design, although without the current sharp pointed profile. Additionally, a new six foot iron fence is proposed for the northern section of the lot, with a motorized gate across the driveway.

Public Comment

No public comment regarding this application has been received.

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the proposed additions, fence and retaining wall replacement, new landscaping and fence are appropriate.
2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission makes a finding that the proposals, subject to these revisions, are appropriate in relation to the Ordinance standards.
3. Deny the request, in whole or in part, based on findings in relation to the Ordinance standards that the proposals are not appropriate.

Avenues Community Master Plan

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

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

The urban design goal is to:

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

Zoning Considerations

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

Although the Historic Landmark Commission’s jurisdiction does not relate to many of the development requirements of the Zoning Ordinance, the Commission does have the authority to approve specific special exceptions. Section 21A.06.060 grants the Historic Landmark Commission the authority to review and approve or deny the following special exceptions within the H historic preservation overlay districts.

- a. Building wall height
- b. Garage height
- c. Garage square footage
- d. Fence height
- e. Overall building height, and
- f. Signs

All other proposed work must comply with height, yard and bulk requirements of the SR-1A district. Zoning considerations, subject to other provisions, are summarized as follows.

Requirement	Standard	Proposed	Meet
Height – Pitched Roof	23' to the ridge, or Average height of other principal buildings on the block face	23'-6" from front ground level (HLC can approve if considered compatible)	No
Exterior Wall Height	16' at the building minimum side yard setback requirement (assuming setback line of 4'). Side setback line here is approximately 0', creating a maximum standard wall height of 12'.	21' (HLC can approve if considered compatible)	No
Front Yard Setback	Average of front setbacks in block face – 17.97'	New front porch setback – 18'	Yes
Side Yard Setback	4' one side, 10' the other	Building built along east property line. Separate special exception approval for in-line addition will be required for 2 nd floor addition & new porch.	No
Rear Yard Setback	25% of the lot depth, but not less than 15' and need not exceed 30'	No change	No
Building Coverage for all structures	40% of lot area	42% (Lot area is 4483 SF, with required minimum SR-1A of 5000 SF)	No

New addition: approximately 196 ft²
Lot size: 40.25' x 111.37' = 4483 ft² [5000 SF is SR-1A minimum]

The current property does not conform to the SR-1A minimum lot size, being approximately 10% smaller in area. The house and garage are built to the property line to the east side, and the garage to the north property line, thus not conforming to the required setback standards.

Analysis and Findings

Standards of Review

21A.34.020 H Historic Preservation Overlay District

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

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

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

Analysis and Finding

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

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

The current proposals include a second story addition and the addition of a new porch structure. Since the Residential Design Guidelines address the treatment of an existing porch rather than the construction of a new porch, this proposal is consequently reviewed using the guidelines for Additions.

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

General 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.

ADDITIONS

Design Policy - Additions

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

Background and Basic Principles for New Additions

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

designed in such a manner that they preserve the historic character of the primary structure.

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

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

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

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

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

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

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

Analysis & Finding

SECOND STORY REAR ADDITION: The proposed second story rear addition would be situated directly above, and would be similar in plan to, the current single story addition dating to the 1980s. In form, design and placement, the addition would affect the rear portion of the existing roof profile and cornice/eaves line. In doing so, however, this small addition would be achieved with minimal disruption to the role of these architectural features in the composition of the building. As such, the proposal would meet the design objectives of this guideline.

FRONT PORCH STRUCTURE: The proposed new porch would be a new architectural feature of the south façade of the building. This façade has a single window symmetrically composed of three sliding sash windows, itself symmetrically placed with the dormer above in the composition of this façade. The proposed porch would be symmetrically placed on this façade, with the porch roof above this window and below the cornice/eaves line. It would not destroy,

alter or obscure these features. It would change the appearance and visual emphasis of this façade, although it would do so in a manner which is relatively sensitive to the design of the building. The porch addition would also be a feature that could be removed at a later time, with little if any adverse affect upon the building. The proposal would, in Staff's opinion, meet the design objectives of this guideline.

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

Analysis & Finding

SECOND STORY REAR ADDITION: The second story addition would be readily visible from the street. It is however designed to be contiguous with the existing addition and the rear façade of the property, and in this case placed along the property line. As such the visual impact of the proposed addition would be minimized and would be only fully visible in direct, rather than oblique, views from the street. The original proportions and character of the building would remain prominent, and the proposal would consequently meet the design objectives of this guideline.

FRONT PORCH STRUCTURE: The proposed south porch is reviewed here as an 'addition' and also as a porch which is intended to provide shelter for this southern window and the access stair to the basement. It is not intended to provide living space which in this location would obscure and consequently adversely affect the architectural integrity of the building. As a porch design it is open to ground level below the roof, which would minimize its visual impact. The original proportions and character would remain visible and prominent, albeit viewed as the setting for the porch. It is Staff's opinion that, in its placement, form and role, the proposed porch would not conflict with the design objectives of this guideline.

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

Analysis & Finding

SECOND STORY REAR ADDITION: The proposed second story addition would alter the established massing of the existing building in adding height to the 1980s rear addition. In doing so it would recognize and complement the vertical orientation and emphasis of the building. The proposal consequently would be consistent with the design objective of this guideline.

FRONT PORCH STRUCTURE: The proposed south porch would affect the emphasis of the south façade of the building, although with the combined horizontal eaves line and vertical support columns would do so in a relatively neutral manner. In consequence the proposal does not appear to conflict with the design objectives of this guideline.

Analysis & Findings for Design Standard 2 - Proposed Second Story Addition and South Porch

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

SITE FEATURES

Design Policy – Site Features

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

Background and Basic Principles for Site Features

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. These walls also may have distinct mortar characteristics. Some joints are deeply raked, with the mortar recessed, creating strong shadow lines. Others have mortar that is flush with the stone surface, while some have a bead that projects beyond the stone face. The color and finish of the stone, as well as its mortar style, are distinctive features that contribute to the historic character of the neighborhoods. In some cases, the mortar has eroded from retaining walls. Such walls should be repointed, using a mortar mix that appears similar in color, texture and design to that of the original (see section on materials). On occasion, some stones are badly deteriorated or may even be missing. New replacement stones should match the original when this occurs.

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.

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 & Finding

REMOVAL OF IRON FENCE & RETAINING WALL: The current proposal would remove and replace the existing decorative iron fencing and the supporting retaining wall. The replacement is described as "similar in design (height & openness) to the original but without the sharp pointed top profile" on grounds of concern for child safety. Part of the original fencing is proposed as cresting for the second story addition. The fencing and retaining wall appear to be original or very early site features, and in this corner location play a significant role in the historic character of the streetscape. The retaining wall appears to be sound and in good condition. The fencing is generally in good condition, although is missing several decorative finials towards the northern section. The fence and the gate appear to require minor repairs in places. The loss of both wall and fence would remove historically significant, character-defining site features and would adversely affect the historic character of the property and the streetscape on this corner. The loss of these features would be contrary to the design objectives of this guideline.

NEW IRON FENCE & GATE: The current proposal is for a 6 ft high iron fence and motorized gate which would enclose the northern section of the yard and the driveway to create a secure children's play area. The west facing yard of this corner property is effectively the front yard since the building faces E Street. This open yard space is part of the common open character of the sequence of front yards facing E Street. Fencing appropriate to this setting would be 4 ft high or less. The proposed iron fencing & gate would maintain a degree of transparency, but would conflict with the height of fencing characteristic of this location. Staff would conclude that this proposal would conflict with the design objectives of this guideline, and the design policy and principles above.

WIDENING DRIVEWAY: The current proposal is to widen the drive to improve direct access to the garage. The current driveway dates to the 1980s garage construction. Widening this would not affect historic character, although it would increase the area of concrete. An alternative might be the construction of a drive strip to accommodate the widened access. This proposal does not conflict with the design objectives of this guideline.

Fences

1.2 Preserve original fences. Replace only those portions that are deteriorated beyond repair.

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.

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 & Finding

On the basis of the analysis for guideline 1.1 Staff would conclude that the proposal to remove the fence would conflict with the design objectives of guideline 1.2, and would be consistent with the design objectives for guidelines 1.3 & 1.4. The proposed height of the new fence and gate proposed for the northern section of the yard would conflict with the objectives of the design policy and principles for historic site features and streetscape.

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.

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.

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.

Analysis & Finding

The current proposal is to remove and rebuild the retaining wall to a similar height. No conflict with the design objectives of guideline 1.5 is identified. Replacing the wall would involve the loss of this historic feature, with its materials, finish and patina of age, adversely affecting the historic integrity of this site and setting. The proposal to remove and rebuild the wall would consequently conflict with the design objectives of guidelines 1.6 & 1.7, and the associated design policy and principles. See also the analysis for guideline 1.1 above.

Analysis & Findings for Design Standard 2 - Replacement of Iron Fence & Retaining Wall, New Fence & Gate, Widened Driveway

From the analysis and findings relating to pertinent design guidelines 1.1, 1.2, 1.3, 1.4, 1.5, 1.6 & 1.7, together with related preservation principles, policy and character and design objectives defined above, Staff concludes that the proposals to remove the historic iron fence and concrete retaining wall would conflict with the design objectives of guidelines 1.1, 1.2, 1.6 & 1.7 and consequently the objectives of Design Standard 2, in that the proposals would remove or alter features and spaces that characterize this property, and its historic character would not be retained and preserved.

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

Applicable Design Guidelines for Standard 3:

Preservation Principles

Design Policy - Additions

Background and Basic Principles for New Additions

See outline above.

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

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

Analysis & Finding

The proposed second story addition adopts a design similar to the 1980s first floor addition, and consequently can be readily distinguished from the original house, yet would remain compatible with this. The proposed south porch takes its design cue from the current porch on grounds of compatibility, yet in its form and role can be identified as a later addition to the historic house. Both proposals appear consistent with the design objectives of these guidelines.

Analysis & Finding for Design Standard 3

From the analysis and findings relating to pertinent design guidelines 8.4 and 8.6, the current proposals are likely to be recognized as recent additions and alterations to the building. The proposals appear to be consistent with the objectives of this design standard.

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

Analysis and Finding

Proposals do not impact alterations and additions that have acquired historic significance. Proposals are consequently consistent with this standard.

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

Analysis and Finding

The proposal to remove and replace the iron fence and retaining wall, as analyzed in relation to design guidelines 1.1, 1.2, 1.6 & 1.7, associated design policy and principles, and design standard 2 above, would remove distinctive features and examples of craftsmanship that characterize this historic property and its setting. These proposals would consequently conflict with the objectives of design standard 5. See also the analysis for design standard 2 above.

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

Aside from the issues identified above the proposals do not impact any further architectural features.

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 and treatment of existing materials are currently identified.

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

See the 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.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features. For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

8.2 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.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition. Painted wood clapboard and brick are typical of many traditional additions. See also the discussion of specific building types and styles.

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

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.

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

As analyzed in part in relation to design standard 2 above, the proposed second story addition and south porch would not obscure or destroy historically important features, appear compatible in scale, preserve the established massing and orientation, use compatible materials, minimize technical effects, adopt similar window characteristics and roof forms. The proposed south porch would be in a prominent position but would not obscure the historic character of the house. It is also designed to avoid adverse impact on the historic structure if removed in the future. These proposals are found to be consistent with the design objectives of guidelines 8.1, 8.2, 8.3, 8.5, 8.8, 8.9, 8.10 & 8.13

Analysis & Finding for Design Standard 9

From the analysis and findings relating to pertinent design guidelines 8.1, 8.2, 8.3, 8.5, 8.8, 8.9, 8.10 & 8.13 the proposed second story addition and south porch appear to be consistent with the objectives of design standard 9. See also the analysis relating to design standard 2, and associated design policy and principles, above.

As analyzed under design standards 2 and 5 above the removal and replacement of the historic fence and retaining wall would remove distinctive features and examples of craftsmanship, and would fail to protect the integrity of the property and its environment. These proposals would conflict with the objectives of design standard 9.

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

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

Analysis & Finding

No prohibited building materials are proposed in this case.

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

Analysis and Finding

No signs are proposed in this case.

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

Analysis and Finding

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

Attachment A

Survey & Historical Information – 206 E Street

Researcher: Kathryn MacKay

Site No. _____

Date:

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

IDENTIFICATION 1

Street Address: 206 E Street (401-405 4th Avenue, 403 4th Avenue) Plat D Bl. 65 Lot 2
 Name of Structure: _____ T. R. S.
 Present Owner: Vandorn, Virginia A. G. UTM: _____
 Owner Address: _____ Tax #: _____

AGE/CONDITION/USE 2

Original Owner: Brice W. Sainsbury Construction Date: c. 1881 Demolition Date: _____
 Original Use: single family
 Present Use: _____ Occupants: _____
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
 Building Condition: _____ Integrity: _____
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS 3

Preliminary Evaluation: _____ Final Register Status: _____
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: _____
 Date of Slides: 5/77 Date of Photographs: _____
 Views: Front Side Rear Other Views: Front Side Rear Other
 Research Sources: _____
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Polk, Salt Lake City Directory, 1879-.
 Salt Lake City Building Permit, #2616, April 4, 1925.
 "Morris" Salt Lake Tribune, July 28, 1938.
 "Abstract of Title," in possession of David Merrill.

Architect/Builder:

Building Materials: Asbestos shingle siding Building Type/Style: Second Empire

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a two and a half story home with a dormered Mansard roof, uncommon in the Avenues. There is a Crager Wire and Iron Company iron fence and gate along the street. A garage was added to the rear in 1925.

--Thomas W. Hanchett



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

The 2nd Empire Style and massing of this home contribute to the architectural character of the Avenues. It is one of the few examples of this style in the district.

This home was built in the early 1880's by Brice W. Sainsbury (1851-1906), a carpenter. Sainsbury had come to Utah from England in 1870 as one of the many converts to Mormonism. He was a noted tenor, sang for many years with the Mormon Tabernacle Choir. His son Hyrum became a noted Utah Photographer (See also 423 7th Avenue).

After Brice's death, his wife Martha Z. continued to live here until she sold it in 1912 to Brigham Clegg who became a prominent lawyer and justice of the peace. Clegg maintained this property as rental. In 1918 William Nelson Morris (1873-1946) moved into this home. Clegg finally transferred full title to Morris in 1935. Morris was another Mormon convert from England. Like Sainsbury, he was a musician, but as a profession rather than a pasttime. At the time he moved into the home, he was a salesman with Beesley Music Company. He later taught horn and string lessons and played violin with the Utah Symphony. He became president of the Utah Federation of Musicians.

Morris and his wife Mary E. allsop (1874-1947) lived here until they were divorced about 1937. William married Martha Savage and moved to 789 7th Avenue. Mary E. continued to live in this home until her death. She also was a musician, sang for thirty years in the Tabernacle Choir.

At Mary's death, the home was inherited by her only child, Harold N. Morris. Harold was divorced from his wife Lila Hoffman. In 1948 Harold and his second wife Nola sold it to Nicholas J. and Florence W. Gilbert. Nicholas ran the Penquin Lounge (112 West 3rd South) and lived at 317 D Street. It was their son Nicholas Jr, a mechanic with the Utah Air National Guard who lived at this home.

THE AVENUES OF SALT LAKE CITY

KARL T. HAGLUND & PHILIP F. NOTARIANNI

Prepared by the
Utah State Historical Society
for the City of Salt Lake



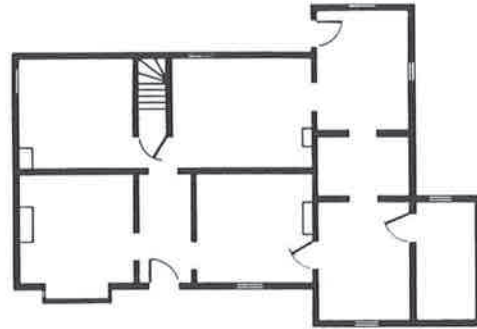
FIRST EDITION

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300 Rio Grande
Salt Lake City, Utah 84101

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Department of the Interior.



The Barton house at 157 B Street, a central-hall cottage, includes a steeply pitched Gothic Revival cross gable.

Although few early residents of the city could afford the elaborate, double-depth house type, a similar plan half as large could be built. Depending on the width of city lots, either the broad side or the narrow side of the house faced the street. The 1-story house built for Henrietta Simmons at 379 *Fifth Avenue* and the 2-story house built next door for her sister Rachel Simmons (385 *Fifth Avenue*) are examples of these vernacular plans.

In the eastern United States a variation of the narrow, gable facade plan which utilized a side hall was introduced. Although rarely employed in vernacular or Federal/Greek Revival houses in Utah, this plan became at least as popular as the earlier hall-and-parlor and central-hall house plans during the Victorian era of house construction. The popularity of this new plan resulted largely from the enormous impact of house-pattern books on the builders' tradition.

The nineteenth-century house builder often used builders' guides that showed scale drawings of all the decorative detailing — moldings, doorways, balustrades, mantels — required in a proper residence. The Utah Territorial Library catalogue of 1852 listed several of the most popular builders' guides, including works by Minard Lafever, Asher Benjamin, and Peter Nicholson.² By midcentury these builders' guides had been supplanted by the so-called pattern books that consisted almost entirely of complete house plans and facades. Potential home owners or builders could browse through these books, in the same way they examined the new mail-order catalogues of the period, to choose the type of house they wanted. There was no longer the need for measured drawings of ornamental trim, since it, too, could now be ordered from catalogues. By 1890 even mail-order houses, ready to assemble, could be bought from large cities in the East or in California.³

Many houses on the Avenues are copies or simplified versions of plans from the most popular pattern books. The Sainsbury house at 206 *E Street* is a close copy of a



"Design for a French Cottage" from
A. J. Bicknell's *Village Builder*.



Architect's drawing for the restoration of the
Sainsbury house, 206 E Street.

plan found in A. J. Bicknell's *Village Builder*.⁴ The two single windows on each facade have been changed to paired windows framed in a single opening, but the plan and most of the other details are copied directly from Bicknell's book.

Most of the homes built before 1900, perhaps a third of all Avenues residences, are much plainer than most pattern-book houses of the period. Although incorporating a few elements of various styles, for example the irregular plans and massing of the Queen Anne style, most homes lack elaborate detailing and decorative trim. These houses might more accurately be called Builders' Victorian Eclectic. Such a phrase lacks the definition of traditional stylistic categories of the period, but it does indicate the more casual approach to house design reflected in most Avenues homes. These eclectic designs are not landmarks themselves but they do form a consistent background for the more intricate examples of pattern-book and architect-designed homes.

By the 1880s real estate developers were active in the growth of the neighborhood. The early Sanborn maps of the Avenues from 1898 show a large number of the original quarter-block lots still intact, but later, as the city's population increased and as the original Avenues lots were sold, the dividing of lots became more frequent.⁵ Lots were increasingly sold to developers, who served a new function as brokers between builders and home buyers.

The history of Darlington Place, described earlier, is one example of Avenues development. Because of existing patterns of ownership, Elmer Darling and Frank McGur-in were unable to buy whole blocks or formally plat their "subdivision." They nonetheless succeeded in buying a large number of lots in the area between P and T streets, and built at least fifty houses on the Avenues. Development concerns and streetcar companies affected the growth of each other's business; improved transit and expanding utility lines accelerated the pace of house construction east of N Street on Plat G and north above Seventh Avenue.⁶

Nine subdivisions were formally platted and recorded on the northern and eastern edges of the Avenues. All but two of these subdivisions occupied only one Avenues block, and all of them tried to solve two problems that had become apparent throughout the Avenues: confusing right-of-ways and unused land in the center of blocks that had been divided piecemeal by separate owners. For most of these subdivisions the

206 E Street

Style: Second Empire

Original Owner: Brice W. Sainsbury

Built: ca. 1881



Mansard roofs are uncommon on the Avenues. The Second Empire design of this 2-story home was taken from a popular pattern book of the period, A. J. Bicknell's *Village Builder*. A garage was added in 1925 and some alterations were made to the home. Recent renovation work has included the addition of a new slate roof and the removal of the aluminum siding.

Built by carpenter Brice W. Sainsbury during the early 1880s, this house was purchased in 1912 by Brigham Clegg who maintained it as a rental. William Nelson Morris, a professional musician and president of the Utah Federation of Musicians, moved into the house in 1918. Morris or members of his family lived in the house for thirty years.

68 G Street

Style: Victorian Eclectic

Original Owner: Lewis P. Kelsey

Built: ca. 1888



The upper walls of this 2-story Victorian home flare out over a brick first story. An elaborate carved wood shingle fascia on the front gable and tiny dentil molding along the cornice decorate the exterior. The original front porch with Doric columns and turned balusters and its excellent interior woodwork are still intact.

Lewis P. Kelsey, of the real estate company Gillespie and Pomeroy, had the house built during the late 1880s. Among the many owners of the home were Utah banker William W. Armstrong and mining man Charles Scheu.

SECOND EMPIRE



33 C Street, ca. 1881



206 E Street, ca. 1881

The most prominent element of the Second Empire style is the Mansard roof, often originally covered with slate or metal. The style was widely used for public architecture in France during the reign of Napoleon III. One of the best-known local examples of the style is the Devereaux House on West South Temple, which received a Second Empire addition to the original Gothic cottage in the 1860s. The most elaborate example, now razed, was the Gardo House on South Temple and State streets. These elaborate mansions employed many of the other characteristics of the style, including projecting pavilions and heavily molded classical ornament.

Early photographs of Salt Lake City show a number of Second Empire houses, most of which were demolished to make way for later historical styles. Only a few examples of the style remain on the Avenues.

1. Square or rectangular massing
2. Mansard roof with straight, concave, or convex sides
3. Angled pavilion
4. Large porch
5. Roof cresting
6. Belt course
7. Elaborate window surrounds
8. Paired window openings
9. Hipped dormer
10. Round arched dormer
11. Double door entry with transoms
12. Molded cornice and entablature

Attachment B

Application

The homeowners, Adam & Jessica Collings, are seeking Historic Landmark Commission approval for the following Major Alterations to their home at 206 E. St. in the Avenues Historic District.

1. Add a 2nd story over a previous rear addition that was added in the 1980's.

The north wall of the original house and the 1980's addition are built at the property line. So, the proposed addition would require an in-line special exception to the SR-1A side yard setback of 4'-0". In addition, the proposed wall height is 21'-0" which exceeds the maximum wall height of 12'-0" (16'-0" minus 4'-0" because it's at the property line). The proposed roof height is 23'-6" which exceeds the maximum roof height of 23'-0" for a pitched roof.

The style selected for the 1980's addition was complimentary to the original style of the home. Currently, there is a leaky roof deck on top of the addition. The Collings are proposing to continue the stylistic theme of the addition onto the 2nd story, matching the painted wood siding, trim, and wood windows of the previous addition. The new design incorporates a "link" between the original roof line and the new structure that allows the proportions and character of the original mansard roof to remain intact and visually sets the addition apart from the historic building. Additionally, the homeowner is proposing to reuse portions of the existing iron fence as cresting around the top cornice of the new roof.

2. Add a porch covering over an existing basement entrance stairwell on the south side of the house.

The south facing windows are original and have sustained significant water and sun exposure damage. In an effort to protect them from further deterioration, the Collings would like to build a porch roof that mimics (in scale and materials) the porch on the west side of the house. They would also replace the fence surrounding the existing stairwell with a railing that matches the existing front porch railing.

This addition falls within the corner side yard setback as calculated by averaging the setbacks of the other homes on the block face. However, it does project 2'-3" into the east side yard 4'-0" setback which would require a special exception. It will also push the building coverage to 42% (40% is allowed in a SR-1A zone). However, consideration should be made for the fact that the lot itself is smaller than the allowed minimum (it is 4,483 SF and the required minimum for an SR-1A is 5,000). Also, the lot width is smaller than the allowed minimum (it is 40.25' and the required minimum for an SR-1A is 50').

The proposed porch roof has been specifically designed to be compatible with the style of the home but physically and visually subordinate to it. Its construction would not require any alterations to the existing historic structure. It would be attached to the house via a ledger placed over the existing siding. Roof flashing would be slipped under the existing siding in a manner that would allow it to be easily removed in the future, requiring only minimal patching to restore it.

3. Landscaping elements.

* Remove a 1980's concrete planter box in the northwest corner of the lot and widen the driveway to the north to allow a wider approach to the existing 2-car garage.

* Remove the existing wrought iron fence and concrete retaining wall along the southwest, south, and southeast property lines (reuse fencing as cresting on addition roof). Replace it with a new concrete retaining wall and wrought iron fence similar in design (height & openness) to the original but without the sharp pointed top profile which the Collings are concerned will be a danger to their children.

* In an effort to enclose their back yard and create a secure place for their children to play, the Collings would like to add a 6'-0" high wrought iron fence from the northwest corner of the existing house, west to the property line, north to the property line, and east to the front of the garage, with a motorized gate across the driveway (there is currently no fence in this location).

Carl,

My name is Adam Collings and I own the house on 206 E Street. My architect Annie Schwemmer wanted me to give you a brief write up on the timeline for construction on the house. I've tried my hardest to get a hold of the home owners or at least get copies of construction permits, but with no luck so far. So I am hoping my synopsis is sufficient for the time being.

1872 – House was built

1970's – House was turned into slum with 3 units, 1 upstairs, 1 main level and 1 unit in the basement. The house also had a 4 car garage in the back where the current 2 car garage is located. This garage was made from metal sheeting and river rock and was designed for use by the tenants. One of which was a nurse at my wife's OBGYN's office.

1980's – Dave Merrill bought and began restoring the house. He took out the different units and invested \$200k+ in restoration. This included building a new porch, the current one, that is nowhere near the original design of the house found in the Avenues blue book.

He also added the bay window on the north side of the home that was not part of the original design of the home.

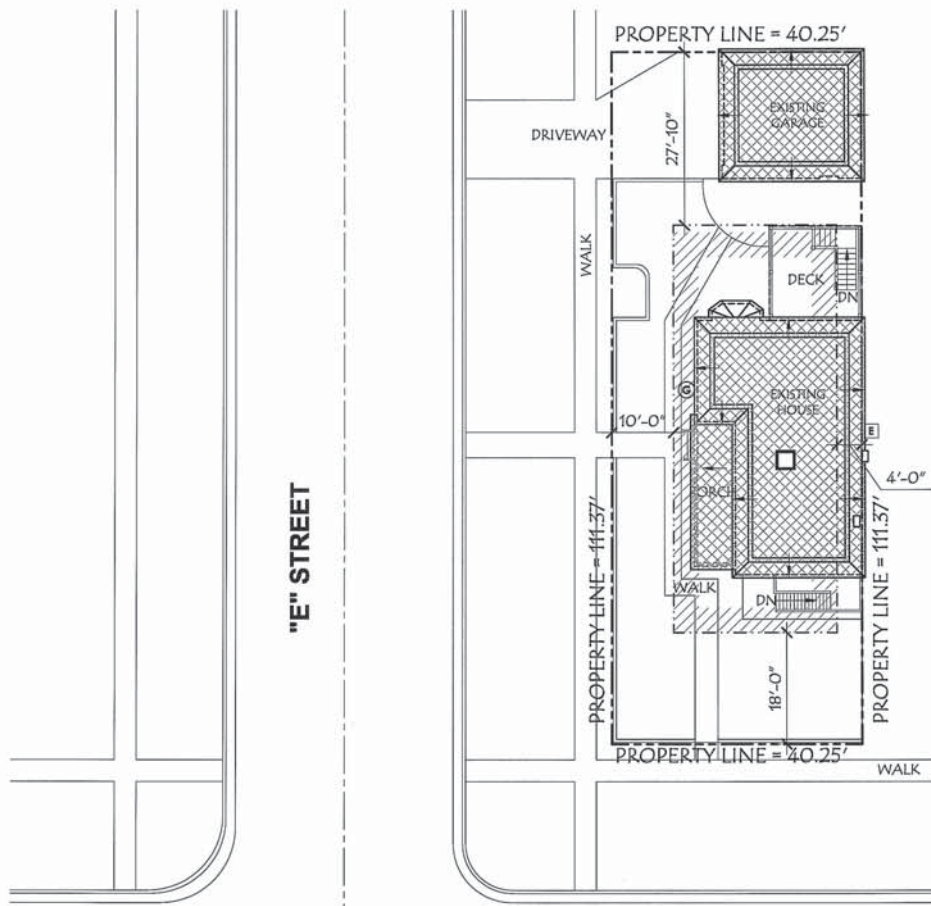
He added the current addition that is on the north side of the house that is the current main level bath and mudroom/laundry area. This addition also has an exterior stair case leading to a deck and door into the upper level of the home. None of which was part of the original home.

2004 – The two car garage currently located on the north end of the property was built in a similar style to the house.

2012? – We would like to add a second story to the addition from the 1980's connecting it internally via the current doorway that leads from the 2nd story out to the deck on the North side.

Thanks for considering our project.

Adam Collings



"E" STREET

4TH STREET

LOT COVERAGE	
EXISTING HOME FOOTPRINT	1,331 FT ²
EXISTING GARAGE FOOTPRINT	450 FT ²
TOTAL BUILDING FOOTPRINT	1,781 FT ²
SITE =	4,483 FT ²
LOT COVERAGE = 40%	1,781 / 4,483 FT ²

"THIS IS NOT A SURVEY"
SITE VERIFY ALL DIMENSIONS
SITE PLAN - EXISTING
 SCALE = 1" = 20'-0"
 10' 0 20' 40'

CALL BEFORE YOU DIG
IT'S FREE & IT'S THE LAW
 (TOLL FREE)
1-800-462-411
208-2100
UTAH DEPARTMENT OF HERITAGE AND ARTS
 DIVISION OF UTILITY SERVICES
 260 SOUTH STATE STREET
 SALT LAKE CITY, UT 84143

ADAM & JESSICA COLLINGS
 206 N E ST, SALT LAKE CITY, UTAH 84103
 LOT 2, BLK 65, PLAT D (0.11 ACRES)
PARCEL No. 09-31-435-025

ZONING DATA
SR-1A & HISTORIC PRESERVATION DISTRICT

FRONT YARD (1)	AVG. OF FRONT YARDS
REAR YARD (25% OF LOT DEPTH)	27.8 ft.
INT. SIDE YARD	4.0 ft.
CORNER SIDE YARD	10.0 ft.
MAX. MAIN BUILDING HEIGHT	23.0 ft.

SITE PLAN LEGEND

---	PROPERTY LINE (SEE NOTE # 1 and 2)
- . - . - .	MAIN BUILDING SETBACK (SEE NOTE # 1 and 2)
W	WATER LINE
(W)	WATER METER
S	SEWER LINE
E	ELECTRIC SERVICE LINE
(E)	ELECTRIC METER
G	NATURAL GAS LINE
(G)	GAS METER
□	FENCE
→	DIRECTION OF SLOPE
(C)	A/C UNIT
[Hatched]	EXISTING CONSTRUCTION
[Diagonal Lines]	PROPOSED CONSTRUCTION

- GENERAL NOTES**
- THIS IS NOT A SURVEY, FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS .
 - OWNER TO VERIFY PROPER LOCATION OF PROPERTY LINES AND MAIN BUILDING SET BACKS WITH TOPOGRAPHY SURVEY.
 - CALL BEFORE YOU DIG, IT'S FREE and IT'S THE LAW
 1-800-662-411, 801-208-2100 SALT LAKE METRO AREA.

BLOCK FACE MEASURE DATA - 4TH ST

PARCEL NUMBER:	ADDRESS	FRONT SETBACK IN INCHES
1 09-31-435-017	---	294
2 09-31-435-018	---	192
3 09-31-435-019	---	362
4 09-31-435-020	---	380
5 09-31-435-021	---	23
6 09-31-435-022	---	126
7 09-31-435-023	---	152
AVERAGE =		215.6 in.

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5331
 Fax: 801.533.5111
 www.rdg-arch.com



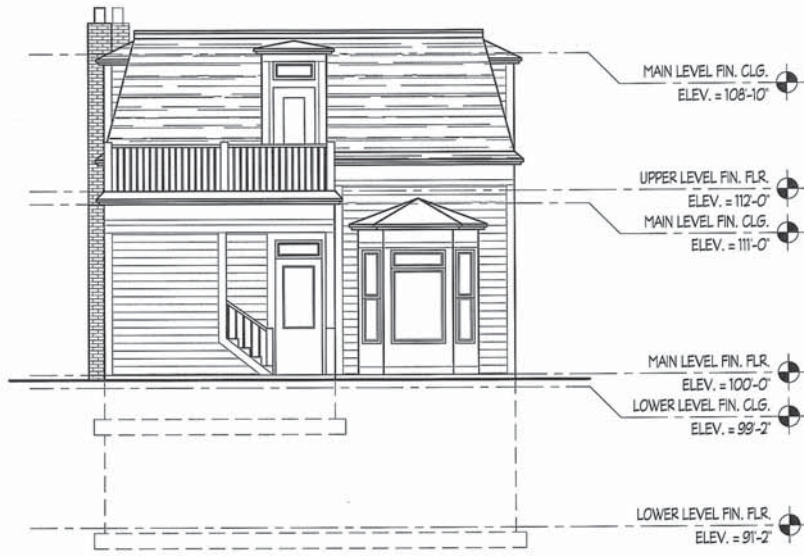
COLLINGS
RESIDENCE
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

SITE
 PLAN

A1.0

05-03-12



NORTH ELEVATION - EXISTING

SCALE = 1/8" = 1'-0"
 8' 0 8' 16'

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5331
 Fax: 801.533.5111
 www.rdg-arch.com



**COLLINGS
 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

EXTERIOR
 ELEVATION

A3.0

05-03-12

NOT FOR CONSTRUCTION



WEST ELEVATION - EXISTING

SCALE = 1/8" = 1'-0"



NOT FOR CONSTRUCTION

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5351
 Fax: 801.533.5111
 www.rdg-arch.com



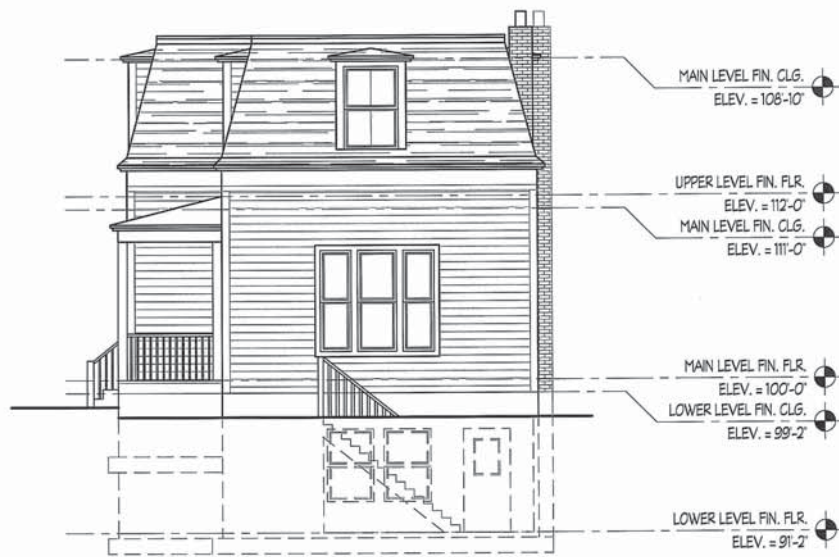
**COLLINGS
 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

EXTERIOR
 ELEVATION

A3.0

05-03-12



SOUTH ELEVATION - EXISTING

SCALE = 1/8" = 1'-0"



NOT FOR CONSTRUCTION

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5331
 Fax: 801.533.5111
 www.rdg-arch.com



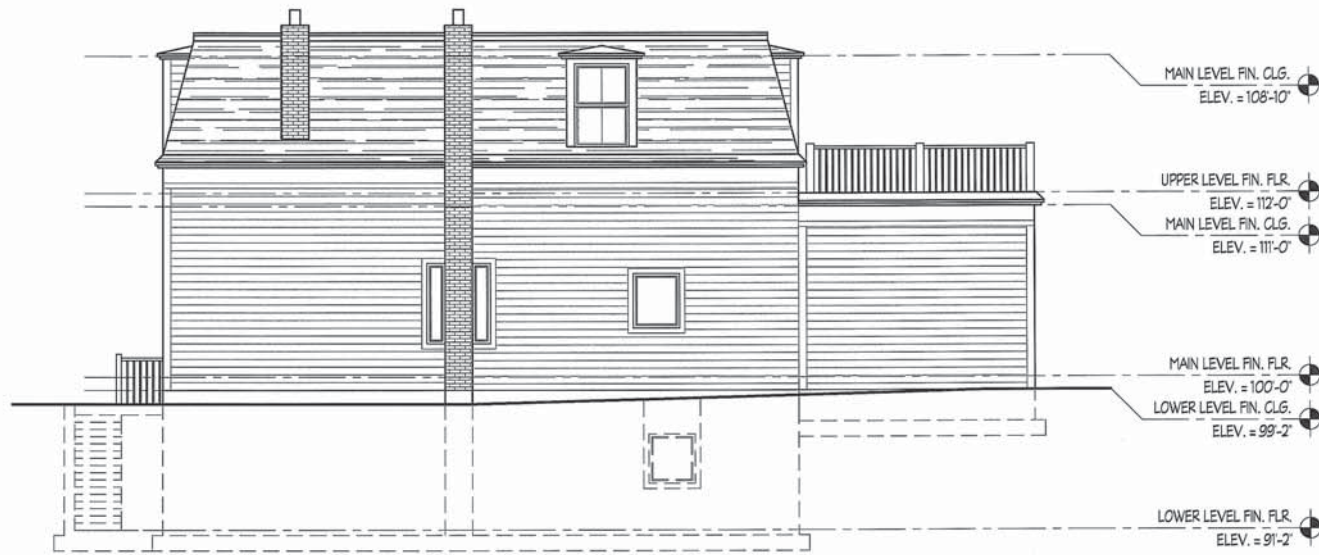
**COLLINGS
 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

EXTERIOR
 ELEVATION

A3.0

05-03-12



EAST ELEVATION - EXISTING

SCALE = 1/8" = 1'-0"



NOT FOR CONSTRUCTION

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5331
 Fax: 801.533.5111
 www.rdg-arch.com



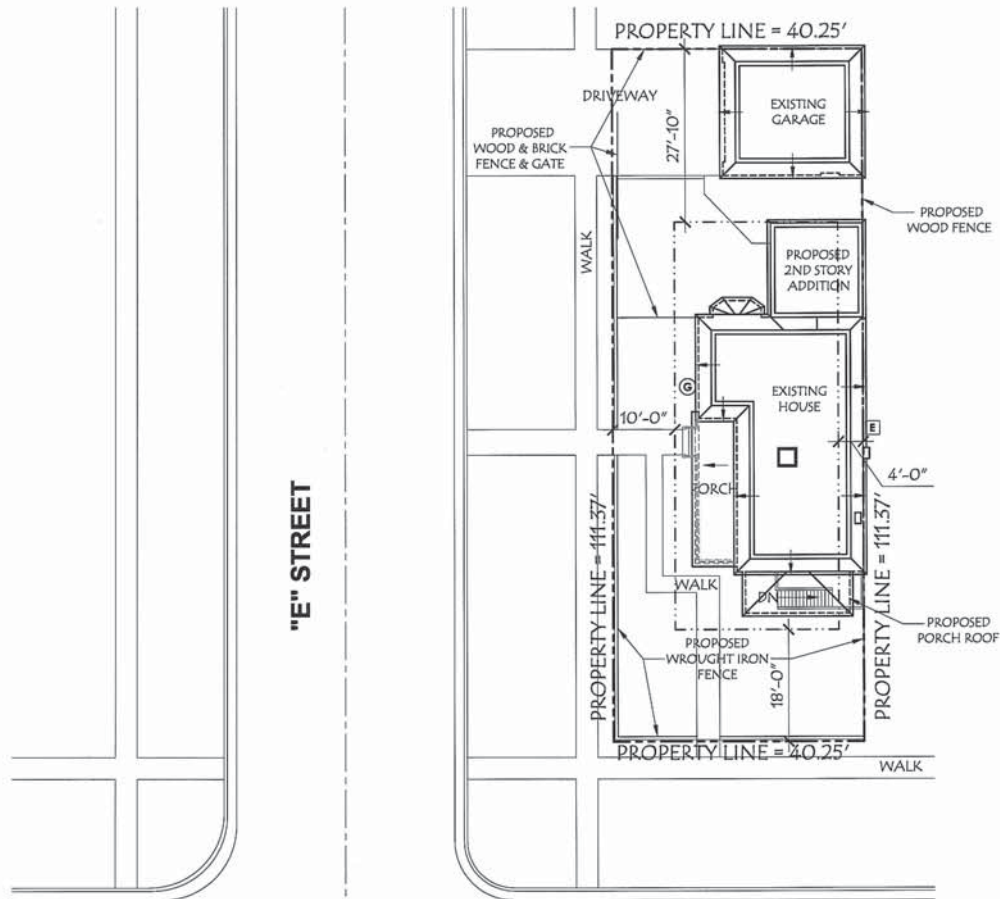
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 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

EXTERIOR
 ELEVATION

A3.0

05-03-12



"E" STREET

4TH STREET

LOT COVERAGE	
EXISTING HOME FOOTPRINT	1,331 FT ²
EXISTING GARAGE FOOTPRINT	450 FT ²
NEW SOUTH PORCH	112 FT ²
TOTAL BUILDING FOOTPRINT	1,893 FT ²
SITE =	4,483 FT ²
LOT COVERAGE = 42%	1,893 / 4,483 FT ²

"THIS IS NOT A SURVEY"
SITE VERIFY ALL DIMENSIONS
SITE PLAN - PROPOSED

SCALE = 1" = 20'-0"
 10' 0 20' 40'



ADAM & JESSICA COLLINGS
 206 N E ST, SALT LAKE CITY, UTAH 84103
 LOT 2, BLK 65, PLAT D (0.11 ACRES)
PARCEL No. 09-31-435-025

ZONING DATA
SR-1A & HISTORIC PRESERVATION DISTRICT

FRONT YARD (%)	AVG. OF FRONT YARDS
REAR YARD (25% OF LOT DEPTH)	27.8 ft.
INT. SIDE YARD	4.0 ft.
CORNER SIDE YARD	10.0 ft.
MAX. MAIN BUILDING HEIGHT	23.0 ft.

SITE PLAN LEGEND

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---	MAIN BUILDING SETBACK (SEE NOTE # 1 and 2)
W	WATER LINE
(W)	WATER METER
S	SEWER LINE
E	ELECTRIC SERVICE LINE
(E)	ELECTRIC METER
G	NATURAL GAS LINE
(G)	GAS METER
□	FENCE
→	DIRECTION OF SLOPE
(A/C)	A/C UNIT
▨	EXISTING CONSTRUCTION
▩	PROPOSED CONSTRUCTION

- GENERAL NOTES**
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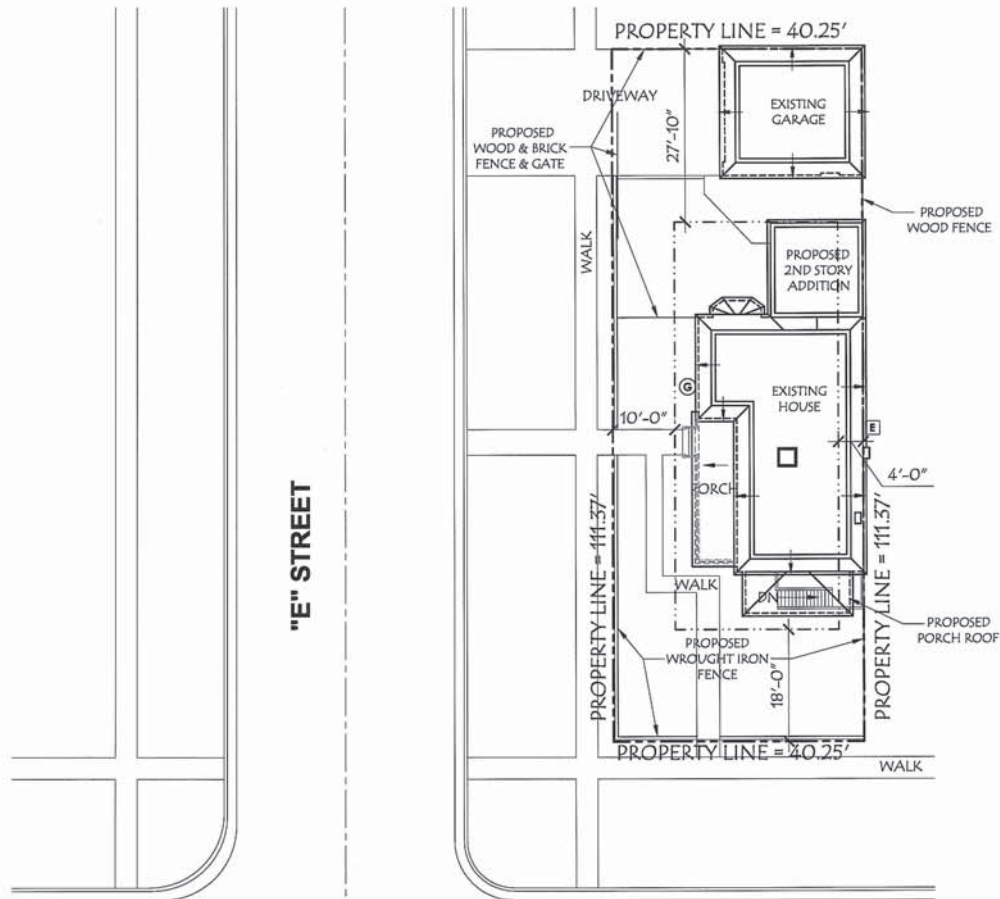
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 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

SITE
 PLAN

A1.0

05-03-12



"E" STREET

4TH STREET

LOT COVERAGE	
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EXISTING GARAGE FOOTPRINT	450 FT ²
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TOTAL BUILDING FOOTPRINT	1,893 FT ²
SITE =	4,483 FT ²
LOT COVERAGE = 42%	1,893 / 4,483 FT ²

"THIS IS NOT A SURVEY"
SITE VERIFY ALL DIMENSIONS
SITE PLAN - PROPOSED

SCALE = 1" = 20'-0"
 10' 0 20' 40'



ADAM & JESSICA COLLINGS
 206 N E ST, SALT LAKE CITY, UTAH 84103
 LOT 2, BLK 65, PLAT D (0.11 ACRES)
PARCEL No. 09-31-435-025

ZONING DATA	
SR-1A & HISTORIC PRESERVATION DISTRICT	
FRONT YARD (%)	AVG. OF FRONT YARDS
REAR YARD (25% OF LOT DEPTH)	27.8 ft.
INT. SIDE YARD	4.0 ft.
CORNER SIDE YARD	10.0 ft.
MAX. MAIN BUILDING HEIGHT	23.0 ft.

SITE PLAN LEGEND	
---	PROPERTY LINE (SEE NOTE #1 and 2)
---	MAIN BUILDING SETBACK (SEE NOTE #1 and 2)
W	WATER LINE
(W)	WATER METER
S	SEWER LINE
E	ELECTRIC SERVICE LINE
(E)	ELECTRIC METER
G	NATURAL GAS LINE
(G)	GAS METER
□	FENCE
→	DIRECTION OF SLOPE
(C)	A/C UNIT
▨	EXISTING CONSTRUCTION
▩	PROPOSED CONSTRUCTION

- GENERAL NOTES**
- THIS IS NOT A SURVEY, FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS.
 - OWNER TO VERIFY PROPER LOCATION OF PROPERTY LINES AND MAIN BUILDING SET BACKS WITH TOPOGRAPHY SURVEY.
 - CALL BEFORE YOU DIG, IT'S FREE and IT'S THE LAW 1-800-662-411, 801-208-2100 SALT LAKE METRO AREA.

BLOCK FACE MEASURE DATA - 4TH ST			
PARCEL NUMBER:	ADDRESS	FRONT SETBACK IN INCHES	
1	09-31-435-017	---	294
2	09-31-435-018	---	192
3	09-31-435-019	---	362
4	09-31-435-020	---	380
5	09-31-435-021	---	23
6	09-31-435-022	---	126
7	09-31-435-025	---	132
AVERAGE =			215.6 in.

515 South 700 East, PH
 Salt Lake City, UT 84102
 Tel: 801.533.5331
 Fax: 801.533.5111
 www.rtdg-arch.com



**COLLINGS
 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

SITE
 PLAN

A1.0

05-03-12



NORTH ELEVATION - PROPOSED

SCALE = 1/8" = 1'-0"



NOT FOR CONSTRUCTION

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**COLLINGS
 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

EXTERIOR
 ELEVATION

A3.0

05-03-12



WEST ELEVATION - PROPOSED

SCALE = 1/8" = 1'-0"



NOT FOR CONSTRUCTION

515 South 700 East, PH
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 Fax: 801.533.5111
 www.rdg-arch.com



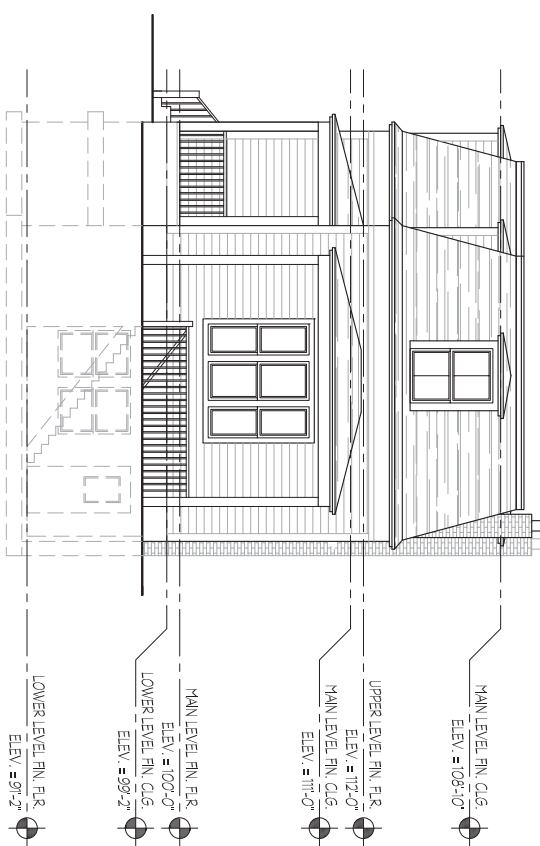
**COLLINGS
 RESIDENCE**
 206 NORTH E STREET
 SALT LAKE CITY, UT 84103

ARCHITECT: AS
 DRAWN BY: DJB

EXTERIOR
 ELEVATION

A3.0

05-03-12



SOUTH ELEVATION - PROPOSED

SCALE = 1/8" = 1'-0"
 0 8' 16'

MAIN LEVEL FIN. CL.G.
 ELEV. = 108'-10"

UPPER LEVEL FIN. F.R.
 ELEV. = 112'-0"
 MAIN LEVEL FIN. CL.G.
 ELEV. = 111'-0"

MAIN LEVEL FIN. F.R.
 ELEV. = 107'-0"
 LOWER LEVEL FIN. CL.G.
 ELEV. = 99'-2"

LOWER LEVEL FIN. F.R.
 ELEV. = 91'-2"

NOT FOR CONSTRUCTION

ARCHITECT: AS
 DRAWN BY: DB

ELECTRICAL
 PLAN

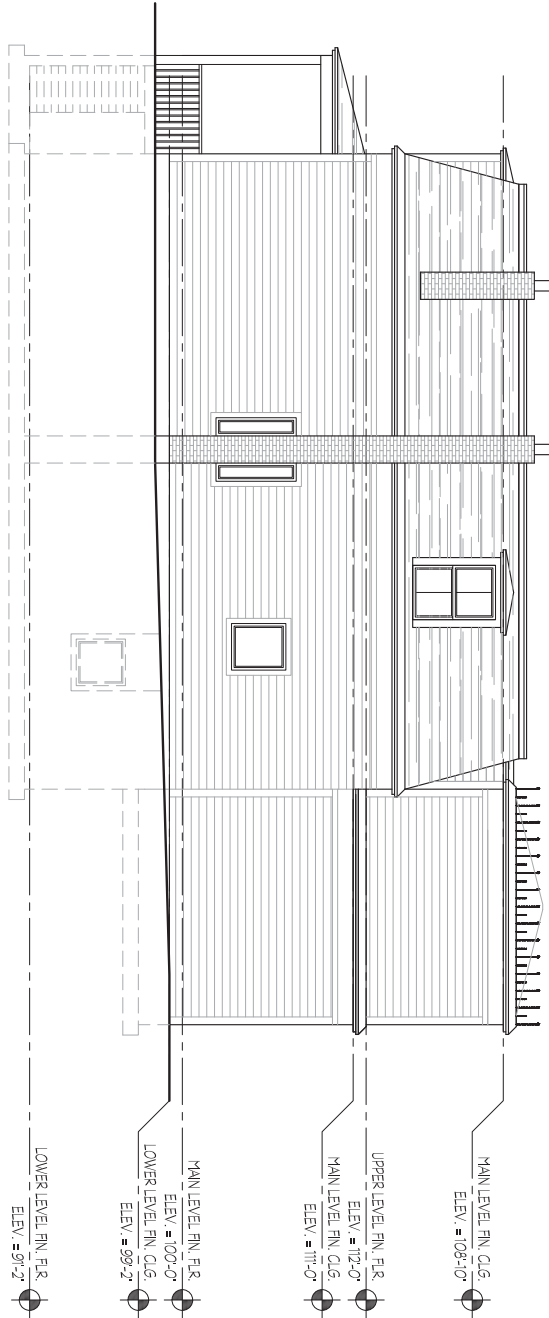
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05-29-12

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EAST ELEVATION - PROPOSED

SCALE = 1/8" = 1'-0"



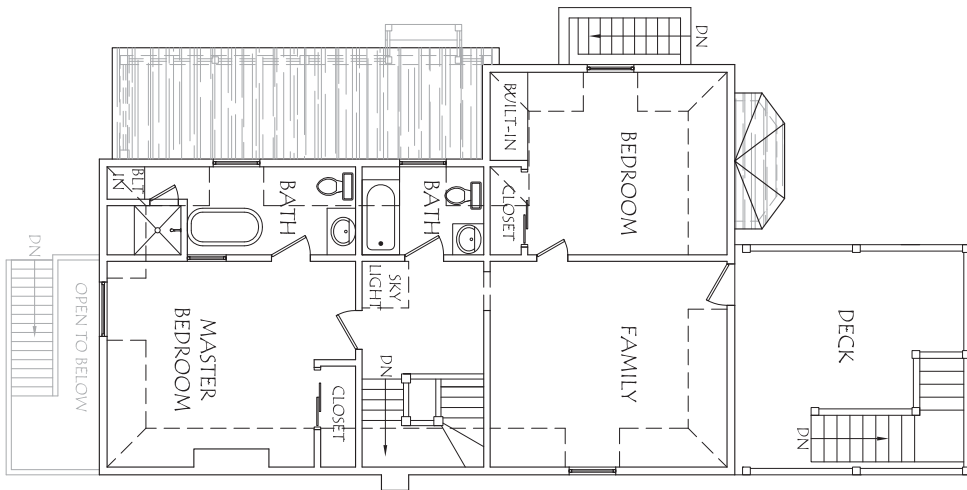
NOT FOR CONSTRUCTION

ARCHITECT: AS
 DRAWN BY: DBB
 ELECTRICAL
 PLAN
 A9.0
 05-29-12

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 RESIDENCE**
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 SALT LAKE CITY, UT 84103



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UPPER LEVEL - EXISTING



NOT FOR CONSTRUCTION

05-29-12

A2.0

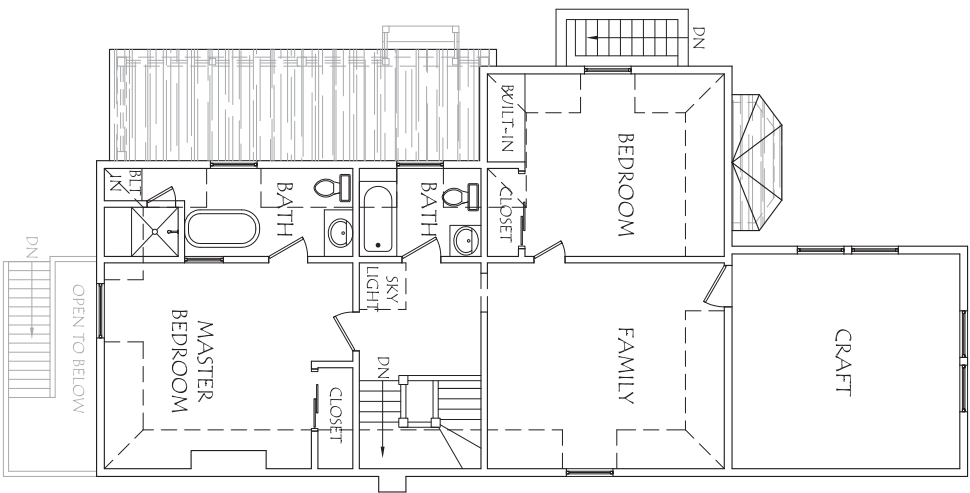
FLOOR
PLAN

ARCHITECT: AS
DRAWN BY: DJB

**COLLINGS
RESIDENCE**
206 NORTH E STREET
SALT LAKE CITY, UT 84103



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UPPER LEVEL - PROPOSED



NOT FOR CONSTRUCTION

ARCHITECT: AS
DRAWN BY: DBB

FLOOR PLAN

A2.0

05-29-12

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Attachment C

Photographs











