

HISTORIC LANDMARK COMMISSION STAFF REPORT

Wright Addition & New Garage 1204 East First Avenue Avenues Historic District PLNHLC2012-00139 June 7, 2012



Planning Division
Department of Community
and Economic Development

Applicant: Merrick Wright

Staff: Katia Pace, 535-6354,
katia.pace@slcgov.com

Tax ID: 09-32-489-001

Current Zone: SR-1A Special
Development Pattern Residential

Master Plan Designation:
Avenues Master Plan, Low Density
Residential

Council District:
District 3, Stan Penfold

Community Council:
Greater Avenues, John K. Johnson

Lot & Building Size:
0.15 acre (6,612 square feet)

Current Use:
▪ Single-Family Residence

**Applicable Land Use
Regulations:**

- 21A.34.020
- 21A.24.080
- Historic Design Guidelines
- Policy Document

Notification:

- Notice mailed 5/2/12
- Sign posted 5/7/12
- Agenda posted on the Planning
Division and Utah Public Meeting
Notice websites 5/2/12

Attachments:

- A. Site Plan
- B. Photos
- C. Architectural Survey
- D. Department Review
- E. Public Comments

Request

This is a request by Merrick Wright, for an addition to the rear of the home, a new detached garage proposed to be 528 square feet and 14 feet high, and new fence at the property located at 1204 E. First Avenue and in the Avenues Historic District. The subject property is within the SR-1A (Special Development Pattern Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the proposed addition and the proposed garage meet for the most part the relevant ordinance standards. Staff recommends that the Commission approve the addition, new garage, new fence and special exception for the addition and garage height according to the findings of this staff report with the following conditions:

1. That a special exception approval for the in-line addition be obtained.
2. That the project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission.

If the Commission finds that the proposal does not meet the objectives of the ordinance standards, then staff recommends that the Commission deny the request based on specific findings of the Commission, or approve it with modifications.

VICINITY MAP



Background

Existing

This house is considered contributing to the Avenues Historic District. It is a two-story brick house with a hip roof; it is a Foursquare Box with a Victorian Eclectic style. The house was built in 1901. The projecting front bay has pilasters at the corners and a curved front of rough-faced brick with stone belt courses at the window sills. Most windows have stone lintels and concrete sills except for the small window above the entry which has a decorated arch, and swag molding below the sill.

The house is located on the corner of First Avenue and “U” Street, the front entrance faces First Avenue. The location of the house at the west end of the lot makes the east yard function as the rear yard. There is approximately a 2.5 foot setback between the south wall of the home and the property line.

Historically a two car garage was located at the southeast corner of the property. The garage is first mentioned on record in 1916. The structural notes indicate that the garage was a two car garage with dimensions of 20 feet by 18 feet. The structure had wood siding with sloped shingle roof. The garage collapsed in 1996. The driveway leading to First Avenue is still in place.

Proposed

Addition

The project consists of an in-line addition extending 30 feet (varying between 12 feet and 15 feet wide) from the southeast corner of the house eastward. The purpose of this addition is to create a sunroom. The sunroom will have three sets of French doors opening to the yard/patio area, on the north elevation, with engaged columns in between, and one French door on the east elevation and a French door on the east elevation. The proposed roof of the sunroom will have a 5/8 pitch and a 15 inch overhang on the north elevation and 12 inch overhang on the east elevation. The addition is in-line with the existing south wall and will be 2.5 feet from the property line. There will be no windows or overhang on the south wall of the addition because the wall is less than 3 feet from the property line.

The applicant is also proposing an addition on the second level extending 8 feet (12 feet wide) over the westerly most section of the addition, where it attaches to the house. This roof of the second floor addition will have a 4/6.5 pitch and a 12 inch overhang on the north and east elevations. This area will serve as an extension of a walk-in closet for the upstairs master bedroom which currently has minimal closet space. There will be two windows on the second floor, the one in the east elevation will be half of the existing window that is being proposed to be removed, and the window in the north elevation will be similar in design to the other windows in the principal structure with a cement lintel and sill.

In order to accommodate the addition some of the elements from the original building will need to be removed such as a door, a second story window and portion of the entryway on the east elevation. The window has a stone lintel that is arched and a sill, it is long and narrow (1.75 feet by 6.75 feet). The door also has a stone lintel. The entryway has a crescent shape with four steps on each side and with decorated iron railings. The entryway was probably not original to the house because underneath the door, in the basement, there is evidence of a window opening filled with bricks. The door might have been a window at some point in time, however, according to the County Assessor records, in 1936 there was a door at that location. This entryway is an architecturally significant element of the house that is visible from First Avenue.

Garage

The project also includes a new two car garage proposed to be 22 feet wide by 24 feet deep, or 528 square feet, and 14 feet tall. The roof will be a cross-hip with a 12 inch overhang on the east, west, and north elevations and the roof will have a 5/12.5 pitch and a gable with a roof with a 5.5/11.5 pitch on the north elevation. There will be double garage door on the north elevation, and on the west elevation there will be a human door and a sliding window.

A drainage collection system will be established to minimize the potential of water run-off from the garage, and driveway negatively affecting the neighbor's property. Water will be conveyed to 'U' Street via a buried 4 inch pipe, subject from approval from Public Utilities.

Fence

A six foot fence is proposed along the north property line that will run parallel to First Avenue. This fence is proposed to be set back one foot from the sidewalk but still within the street right-of-way. It will require a revocable permit from the City at this distance. The fence will connect to the house on the northeast corner.

The bottom of the fence is proposed to be cinder block, faced with concrete foundation plaster (colored) or painted brick veneer. The bottom will be 3 feet high. Every 8 or 10 feet there will be 6 foot high column (16 inches by 16 inches) and will be topped with a concrete cap. An iron fence will fill the gaps between the columns. The overall fence height will be 6 feet.

This fence/wall would be back planted with evergreens. There will be a 24 inch high planter box inside of the fence wall to provide a planting area for the verdant screen. An iron gate may be installed at a later date.

Prior Approval

The following items were given a Certificate of Appropriateness prior to this meeting:

1. A cement retaining wall along 'U' Street, 2.5 feet tall tapering to roughly 1.5 feet.
2. A six foot tall cedar fence that will run along the east property line.
3. Removing and replacing cement steps on the entryway leading to the front door of the north elevation.
4. Removing the driveway within the property.

Proposed Materials

Addition

Feature	Proposed Material	Historic Features
Siding	Cement fiber shingles	Painted brick
Roof	Asphalt shingles	Match existing
French Doors	Clad wood French doors with divided "lites"	Match existing
Window	Wood or Clad wood frame, double hung and existing wood window	Match existing
Facia and Soffit	Wood facia and soffit	
Columns	Fiberglass column	New element
Entry Door (east elevation)	Clad wood French door with divided "lites"	New element
Patio floor	Stone or concrete patio	New element

Garage

Feature	Proposed Material
Siding	Cement fiber shingles
Roof	Asphalt shingles
Garage Door	Double metal panel doors with grid glass on top
Human Door	Panel door
Window	Clad wood sliding
Driveway	Apply acid stain to the new concrete driveway

Fence

Feature	Proposed Material
Fence (north elevation)	Bottom wall and columns – cinder block and plaster or brick veneer Top wall wrought iron

Comments

Public Comments

The subject property abuts to a lot on the south side and a lot on the east side that are owned by the same person. This property owner has comments and concerns about this request (please see Attachment E for complete comments.) However, one of the major concerns is that the garage should not be setback less than 10 feet from the principal structure on the adjacent lot. The importance for the setback is due to the fact that the property on the east side, 1216 First Avenue, is an adobe structure built in 1866 and is one of the oldest adobe

structures in Salt Lake City. The owner of this property is afraid of water damage from runoff from the garage. She feels that the adobe structure is extremely vulnerable to water and due to the importance of the adobe building all efforts to preserve this building should be taken.

Division of Transportation Comments

The Division of Transportation review comments and recommendations are as follows (see Attachment D for redline mark-up of site plan):

1. The driveway indicates excess paving to be reviewed by Planning for front yard parking. The 3:1 taper and the 28 foot turning radius vehicle access path are shown on the marked up PDF.
2. There are no elevations or grades shown for review of the driveway proposal, for slope transitions and staging.
3. There is a gate indicated on the elevation sketch. Gates need to be set back 17.5 feet from the back of sidewalk. Indicate type - role gate or swinging inward?
4. The carriage walk needs to be detailed in compliance with city standards.
5. Coordinate with the City Forester for removal of trees in the park strip and new tree varieties.

Project Review

Zoning Considerations

The subject property is located in the Avenues Historic District. The base zoning of the property is SR-1A, Special Development Pattern Residential District, the purpose of which is "to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The development requirements for primary buildings and accessory structures and their compliance with the zoning ordinance are listed below.

Addition

Requirement	Standard	Proposed	Meet
Height	23'	23' – second floor 14' - sunroom	Yes
Exterior Wall	16'	19' – second floor 9' – sunroom	Will need special exception for additional height
Rear Yard Setback	25% of the lot depth, but not less than 15' and need not exceed 30'	64'	Yes
Corner Side Yard Setback	10' and 4'	10.5' and 2.5'	Will need special exception for in-line addition
Building Coverage for principal and accessory structures *	40% of lot area	35%	Yes

* Existing footprint = 1,392 ft²
 New addition footprint = 426 ft²
 Proposed Garage = 528 ft²
 Lot size (57.75' x 114.5') = 6,612 ft²

Garage

Requirement	Standard	Proposed	Meet
Height	14' for primary structure and 10' for secondary structure	14'	HLC can approve additional height for the secondary accessory structure
Foot Print of Accessory Structure	480 ft ² , and a second structure of 120 ft ² (total of 600 ft ²)	528 ft ²	Yes
Exterior Wall Height	9'	8.5'	Yes
Side Yard Setback	1' from property line and 10' from adjacent principal structure	10'	Yes
Rear Yard Setback	1'-5'	1'	Yes
Yard Coverage	50% of the rear yard	27%	Yes

Garage Location

The original garage would have been considered a noncomplying structure according to existing zoning regulations. It was located one foot from the east property line and 3 feet from the principal structure on the adjacent lot, and according to section 21A.40.050.A.5 of the Zoning Ordinance, no portion of an accessory building may be built closer than ten feet (10') to any portion of a principal structure on an adjacent lot.

Although the applicant would have liked the new garage to be built on the original location, the proposed location of the garage is 10 feet from the principal structure on the adjacent lot. Since the garage collapsed in 1996, reconstruction of a new garage at the original location will not be possible because there is a one year limit for restoration of a noncomplying structure according to section 21A.38.090.C.2 of the Zoning Ordinance.

Findings: The applicant may request for a variance to locate the garage closer than 10 feet from the principal structure on the adjacent lot. However, the applicant was informed that in order to have a variance approved he would have to demonstrate a property related hardship. It is the opinion of Staff that no property related hardship could be documented to meet the Zoning Ordinance standards for a variance.

Garage Square Footage

The proposed garage is 22 feet wide and 24 feet long, or 528 square feet and the proposed height is 14 feet. The maximum footprint for an accessory structure within the SR-1A is 480 square feet with an additional 120 square feet allowed for a secondary accessory structure. The secondary accessory structure may be attached to the primary accessory structure so long as all structures conform to the required wall and roof ridge height restrictions. The maximum height for the principal accessory structure is 14 feet and for the secondary structure is 10 feet.

Findings: The Historic Landmark Commission has the authority to approve a special exception for additional building height for the secondary accessory structure if it finds that the size and height of the garage are appropriate.

Fence and Driveway

A six foot fence is proposed at one foot from the sidewalk that will run parallel to First Avenue. The fence will connect to the northeast corner of the house. When reviewing setbacks on a corner lot such as this one, the City will routinely treat what appears to be the largest side yard as the rear yard. As such, the City would allow a six

feet tall fence along the property line beyond the rear façade of the home. The Commission could consider requiring a fence with a more appropriate height along this property line.

The applicant is proposing to widen the driveway to provide off street parking because street parking is limited to two hours at this location. If the City treats the side yard as the rear yard, then the wider driveway to provide off street parking is allowed.

Findings: Staff feels that the fence and the wider driveway should be reviewed in the context of the Historic District. If the fence is not approved at the setback requested, the applicant will be able to locate the fence in-line with or behind the façade of the building which will be 18 feet from the sidewalk.

Addition

The proposed addition is in-line with the south wall of the existing structure and 2.5 feet from the property line. The proposed height on the second floor addition is 19 feet and the maximum height allowed in the SR-1A zoning district is 16 feet. The reason for the additional height is because the original home has 10 foot ceilings plus 1 foot of structure between floors.

Findings: The in-line addition will require a special exception which the Historic Landmark Commission does not have the authority to approve. If the Historic Landmark Commission decides to grant approval of the addition, it should be conditioned on the approval of the special exception.

The Historic Landmark Commission has the authority to approve a special exception for additional building height for the second floor addition if it finds that the height of the addition is appropriate.

Analysis and Findings

Standards of Review

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

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: The use of the structure will not change. It was constructed as a single-family dwelling and will continue to be a single-family dwelling.

Finding: The building was constructed in 1901 as a single family home, and has remained continuously in use as a single family home ever since. No change of use is proposed.

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

Applicable Design Guidelines

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

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

8.3 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.

8.10 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.

8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate. Flat roofs are generally inappropriate.

Analysis:

- The proposed addition attaches to the rear (east side) of the building. The important architectural elements are located on the north and west elevations facing First Avenue and ‘U’ Street. However, in order to accommodate the addition some of the elements from the original building will need to be removed such as a door, a second story window and portion of the entryway on the east elevation.
- The dimension of the principal structure is 42 feet deep by 33 feet wide. The dimension of the addition varies from 12 and 15 feet deep and 30 feet wide. Where it attaches to the house the addition will be two stories high, with a second story footprint of 12 feet by 8 feet.
- The French doors match the existing rear door on the east elevation. There will be two windows on the second floor. On the east elevation the window will be half of the existing window that is being proposed to be removed, and the window on the north elevation will be similar in design to the other windows in the principal structure.
- The roof forms and slopes do not match.
Existing house: hip roof with 7/12 pitch
Sunroom: pitch roof with 5/8 pitch
Second floor addition: pitch roof with 6.5/4 pitch
Garage: cross hip with 5/12.5 pitch and garage gable with 5.5/11.5 pitch roof.

Finding: Staff finds that the roof shape and pitch of the proposed addition and garage should be compatible with each other and with the principal structure. The addition is subordinate to the original structure due to its size.

Standard 3: All sites, structure 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

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

8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure. A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. 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: The proposed addition will inset 33 feet from the front façade of the home, and after 8 feet it comes out 3 feet to inset 30 feet from the façade. The proposed material for the siding is cement fiber and while being compatible with the principal structure will also differentiate the new work from the old.

Finding: The inset on the addition and the change in the material are features that will distinguish the addition from the contributing structure.

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

Analysis: The applicant is proposing to remove portion of the entryway on the east elevation. The entryway has a crescent shape with four steps on each side with decorated iron railings. Although the entryway was probably not original to the house it has been there since before 1936. This entryway is an architecturally significant element of the house that is visible from the street.

Finding: Staff finds that this project does not comply with this standard and that the entryway is a significant architectural element that will be partially destroyed. In order to retain this architectural element, the area between the home and the sunroom 8 feet wide and 12 feet deep, could be inset even further to accommodate the entire entryway. Consequently, the second story addition, an extension of a walk-in closet, would have to be eliminated.

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

Analysis: As mentioned above, the entryway has a crescent shape and is unique to this house.

Finding: The addition will compromise the entryway a distinctive feature of the building. The size, scale, massing, height and location of the addition are compatible with the existing house.

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: Prior to this project, Certificates of Appropriateness for the replacement of the front entry steps was issued and consequently will not be part of this submittal. The original steps had been taken out before any review was requested.

Finding: The proposed addition will not affect historic features of the structure.

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

Analysis: The proposed work does not include any treatments of historic materials.

Finding: This standard is not applicable for the project.

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

Analysis: The design for the addition is not contemporary; it is similar to a colonial revival style.

Finding: The addition to the home is subordinate to the original historic design of the building. The new architectural elements introduced with this proposed addition do not interfere with the existing historic design.

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

Applicable Design Standards

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

8.14 Keep a new addition physically and visually subordinate to the historic building. The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

Analysis: The addition is subordinate to the original structure due to its size and height. The materials, while compatible, will help differentiate the old and the new.

Finding: The proposed changes will not deflect the prominence of the existing home.

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;

Applicable Design Standards

13.9 Use primary materials on a building that are similar to those use historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

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.

Analysis: The primary material proposed for the siding of the addition and the garage is cement fiber. For more detail on materials, see “Proposed Materials” chart at the top of this staff report.

Finding: Alternative materials such as cement fiber products have been approved for new construction by the Commission in the past. The project complies with this standard.

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

Analysis: No signs are proposed.

Finding: This standard is not applicable.

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

Analysis: In addition to the standards above, the following design guidelines and policies are applicable to this project:

Applicable Design Standards

9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include

horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the walls but are acceptable for the soffits. In the case of a two car garage two single doors are preferable and present a less blank look to the street; however, double doors are allowed.

12.9 The use of traditional site structures is encouraged. Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate. See also Section 1.0.

Applicable Policies

9.0 DRIVEWAYS

Where a new driveway which will replace lawn and/or landscaping is being proposed, the Historic Landmark Commission shall approve drive strips with lawn in between rather than a solid hard surfaced drive to mitigate the change from greenery to hard surfacing. Additional landscaping may be required. The Historic Landmark Commission may require this treatment in cases where solid hard surfaced driveways are being replaced, upgraded, or resurfaced.

11.0 STREET TREES

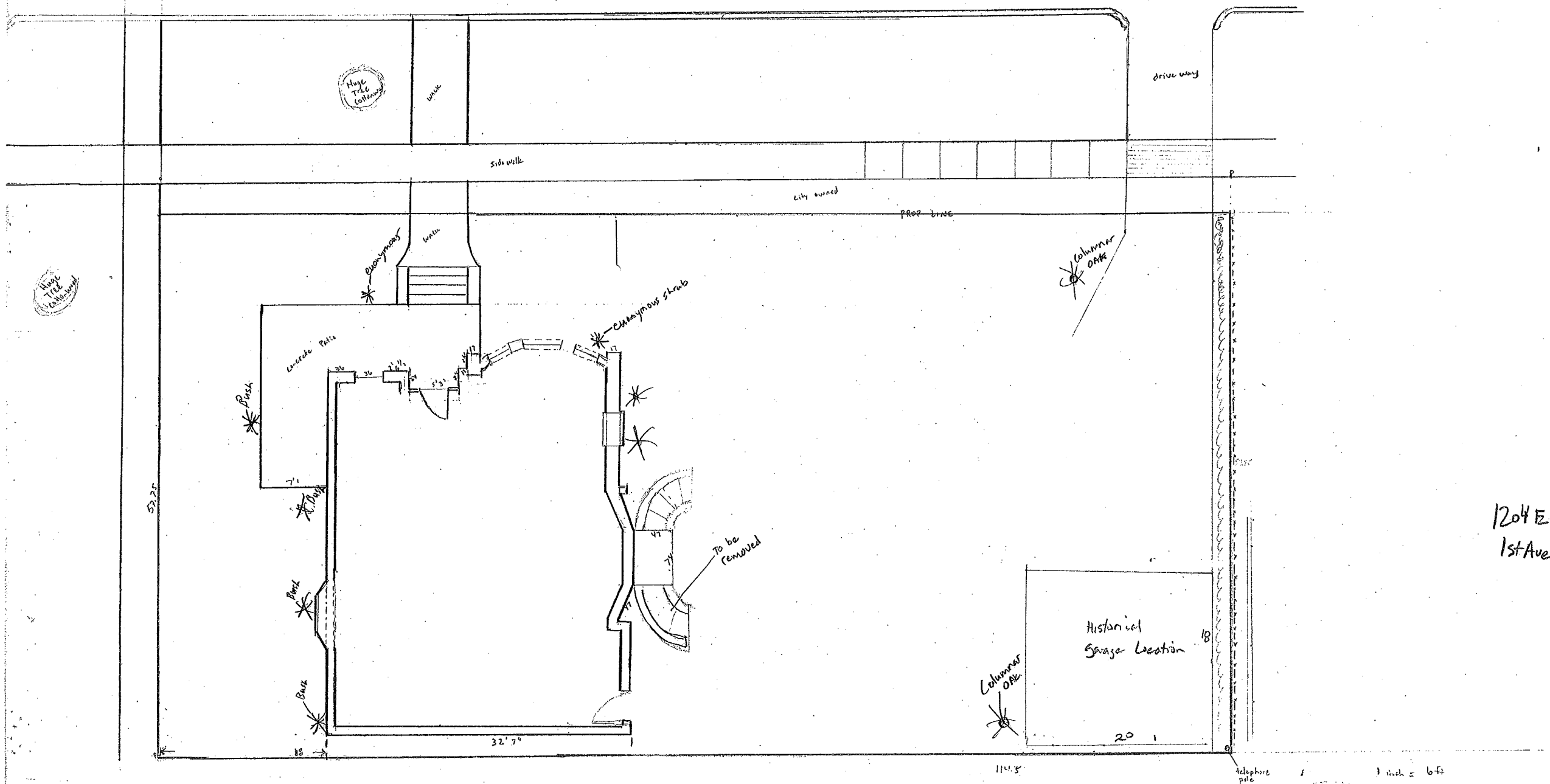
Street tree plantings will be required of all new construction projects, landscaping proposals, and other major applications. Street tree plantings will be installed according to the Historic Landmark Commission's specifications as to size, type, spacing, and location.

14.0 FENCES

The relationship between a historic building and landscape features help to define the historic character of the site. Among the various visual aspects relating to the setting of an historic property are such site features as fences, including their design and materials.

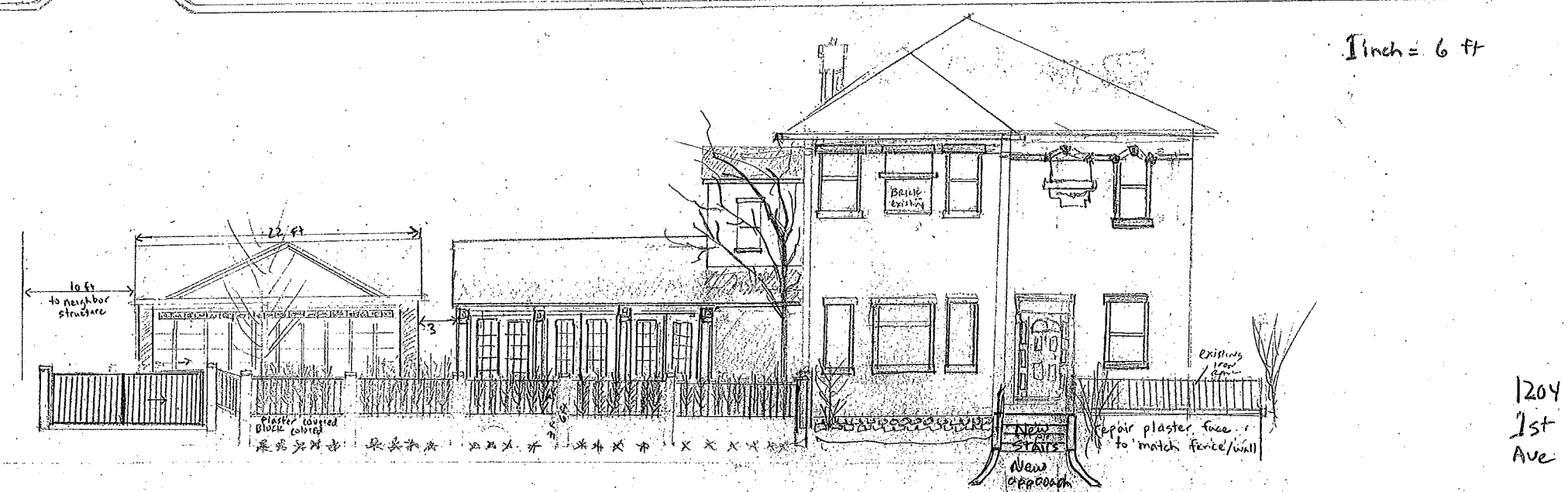
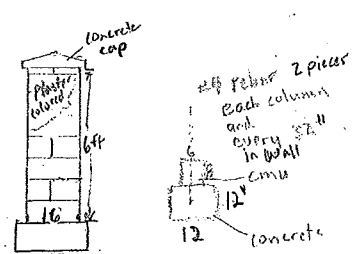
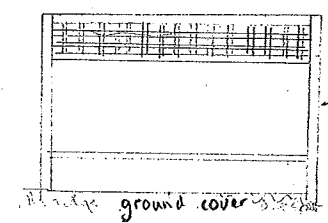
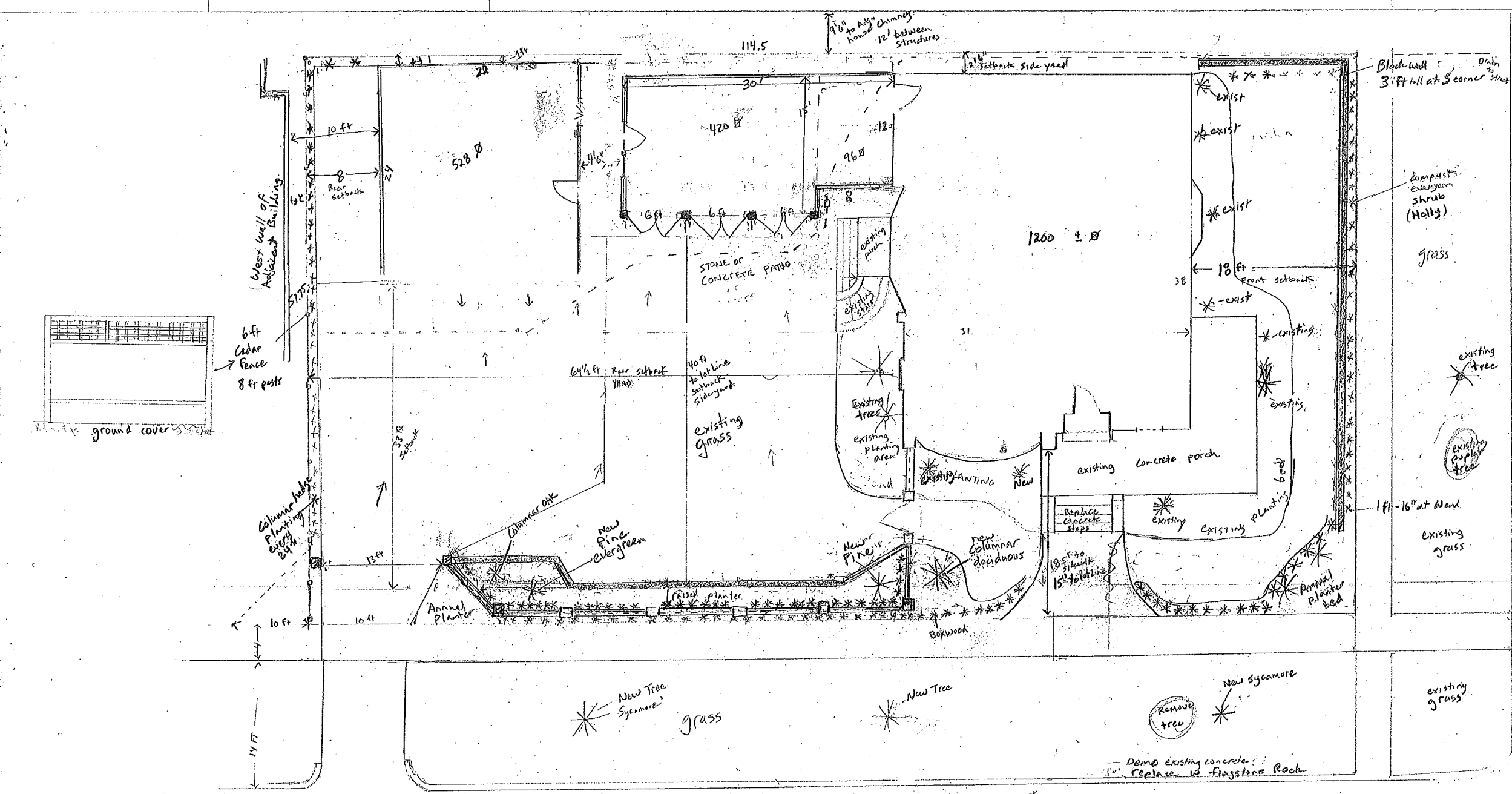
Finding: The roof pitch of the garage should match the existing home and the proposed addition. The design and material proposed for the fence is appropriate for the Historic District. The applicant has been in contact with the Urban Forester in order to make changes to the street trees in the public right-of-way. Staff finds that since the applicant is requesting additional space to park in the driveway, that the driveway should be mitigated with additional landscaping. Also, the eastern end of the yard should not have concrete, and it should be landscaped to further protect the significant historic property at 1216 First Avenue.

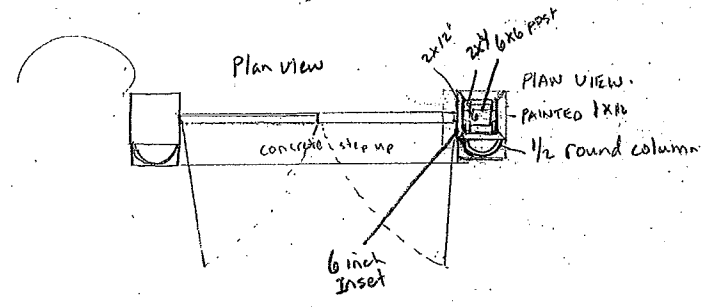
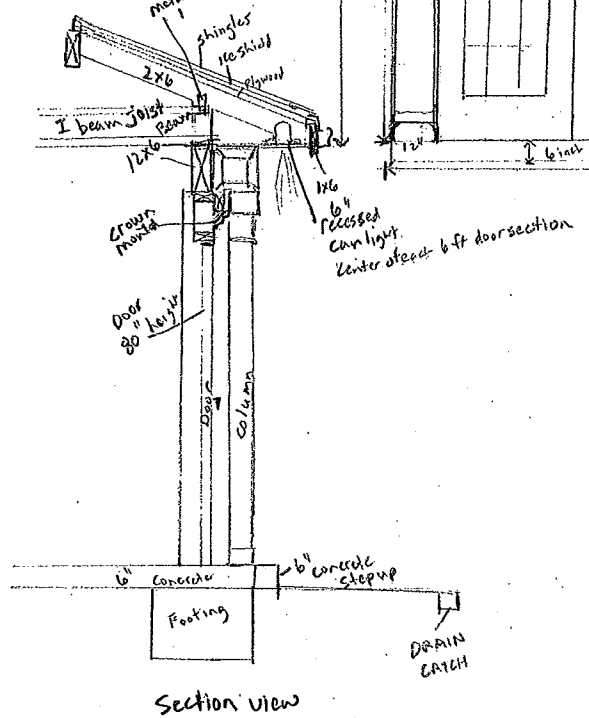
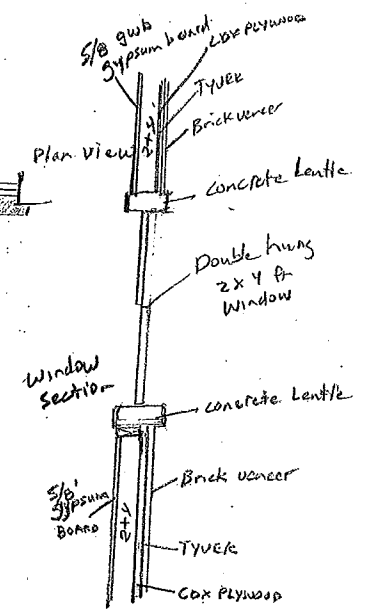
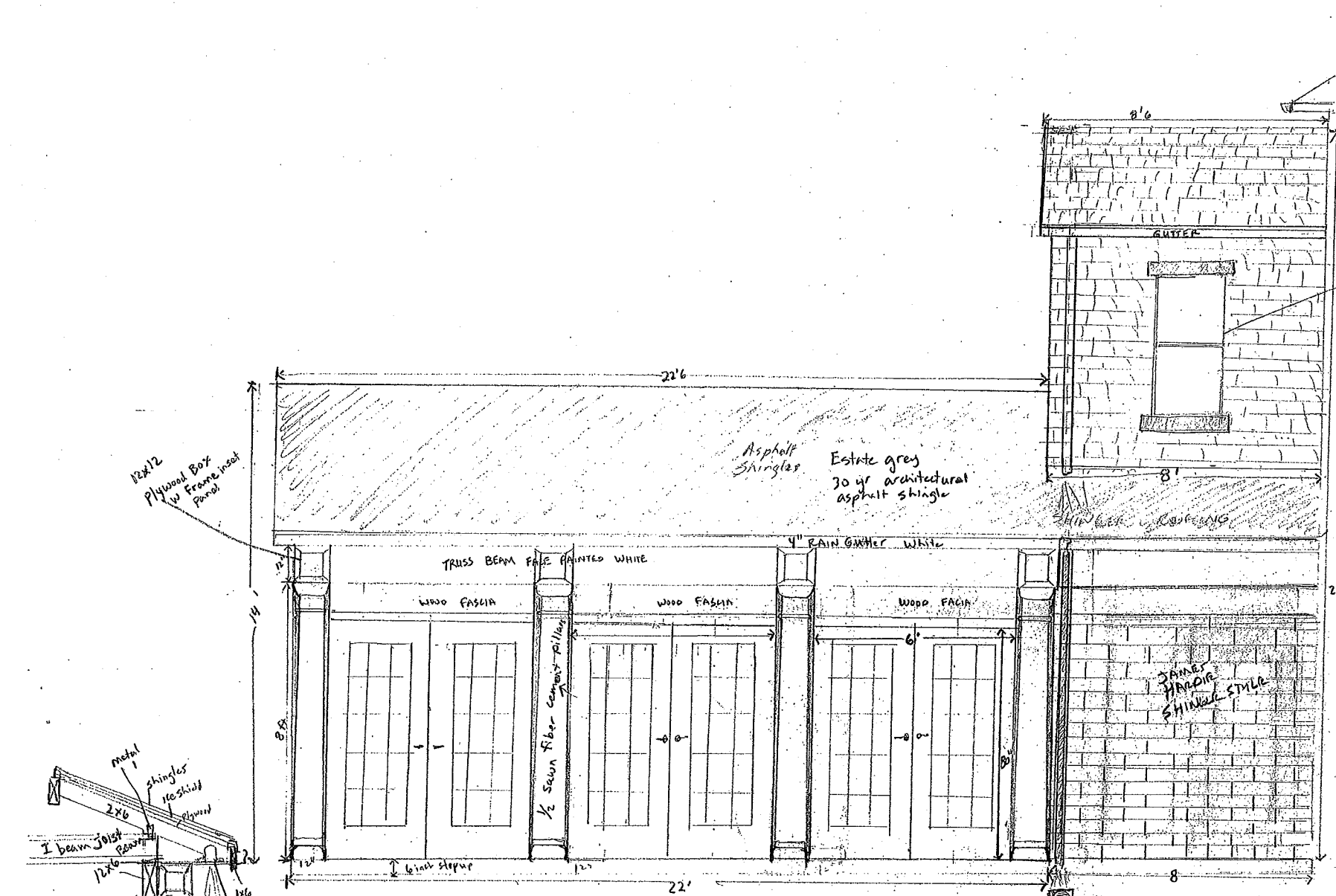
Existing 1204 E 1st Ave.



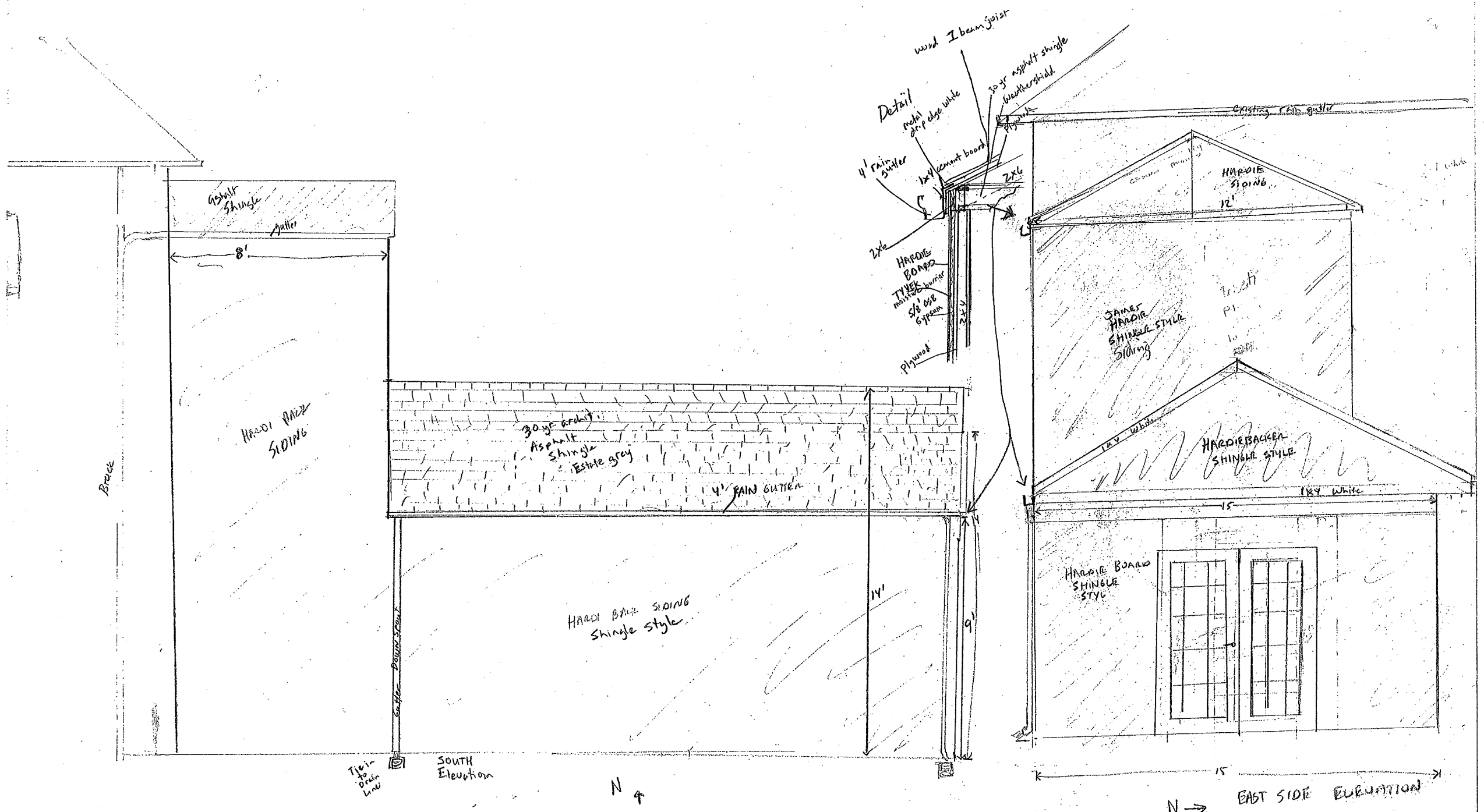
1204 E
1st Ave

1 inch = 6 ft





1 inch = 2 ft



Tie in
to
Drain
Line

SOUTH
Elevation

N ↑

N → EAST SIDE ELEVATION

1 inch = 2 Feet

Detail
metal
dr-p
edge white

wood I beam joist

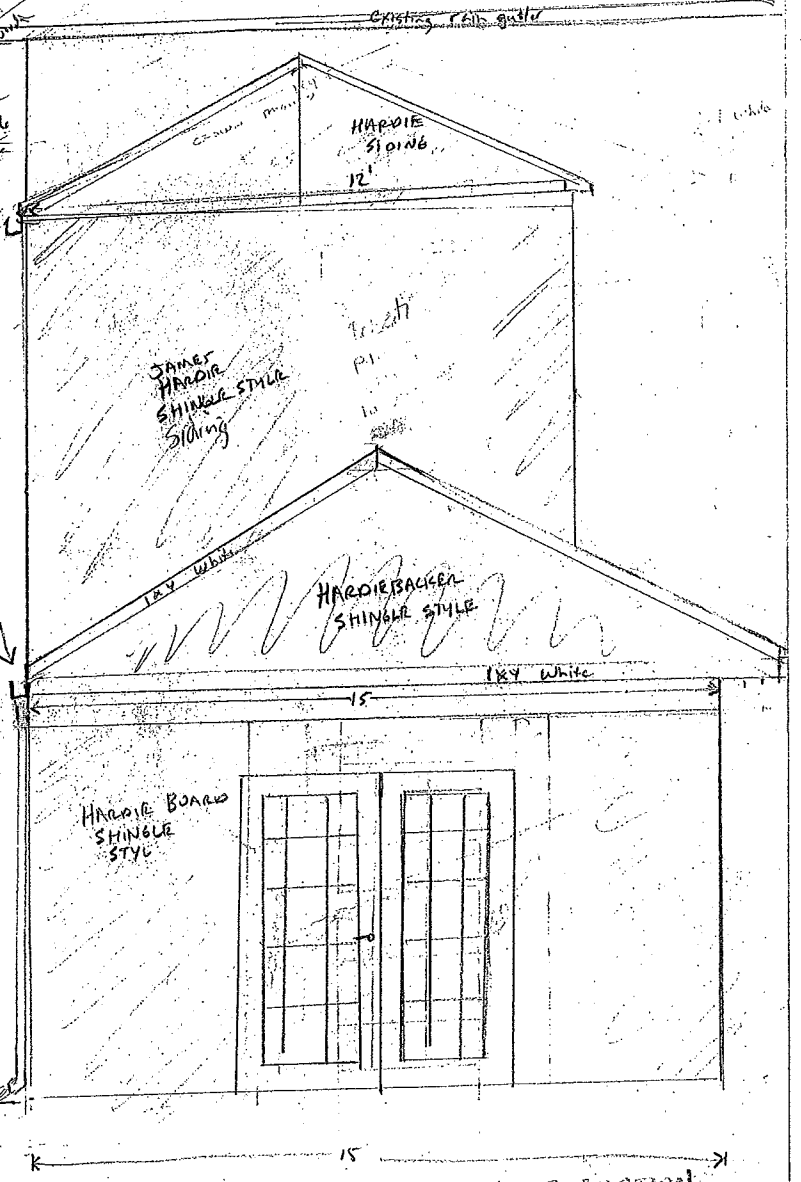
30 yr asphalt shingle
weather shield

4" rain
stutter

independent board

plywood

2x6
HARDIE BOARD
TYNEX
moisture barrier
5/8" OSB
system



Asphalt
Shingle
Gutter

8'

HARDIE BOARD
SIDING

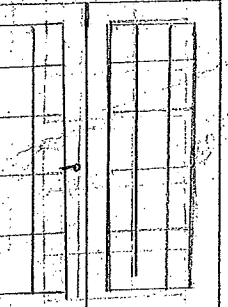
30 yr asphalt
Asphalt
Shingle
Estate Gray

4" RAIN GUTTER

HARDIE BOARD SIDING
Shingle style

14'

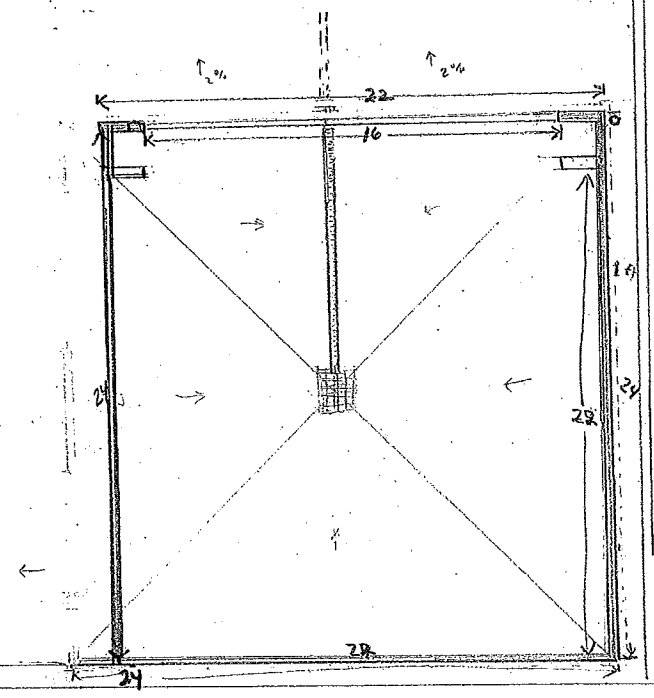
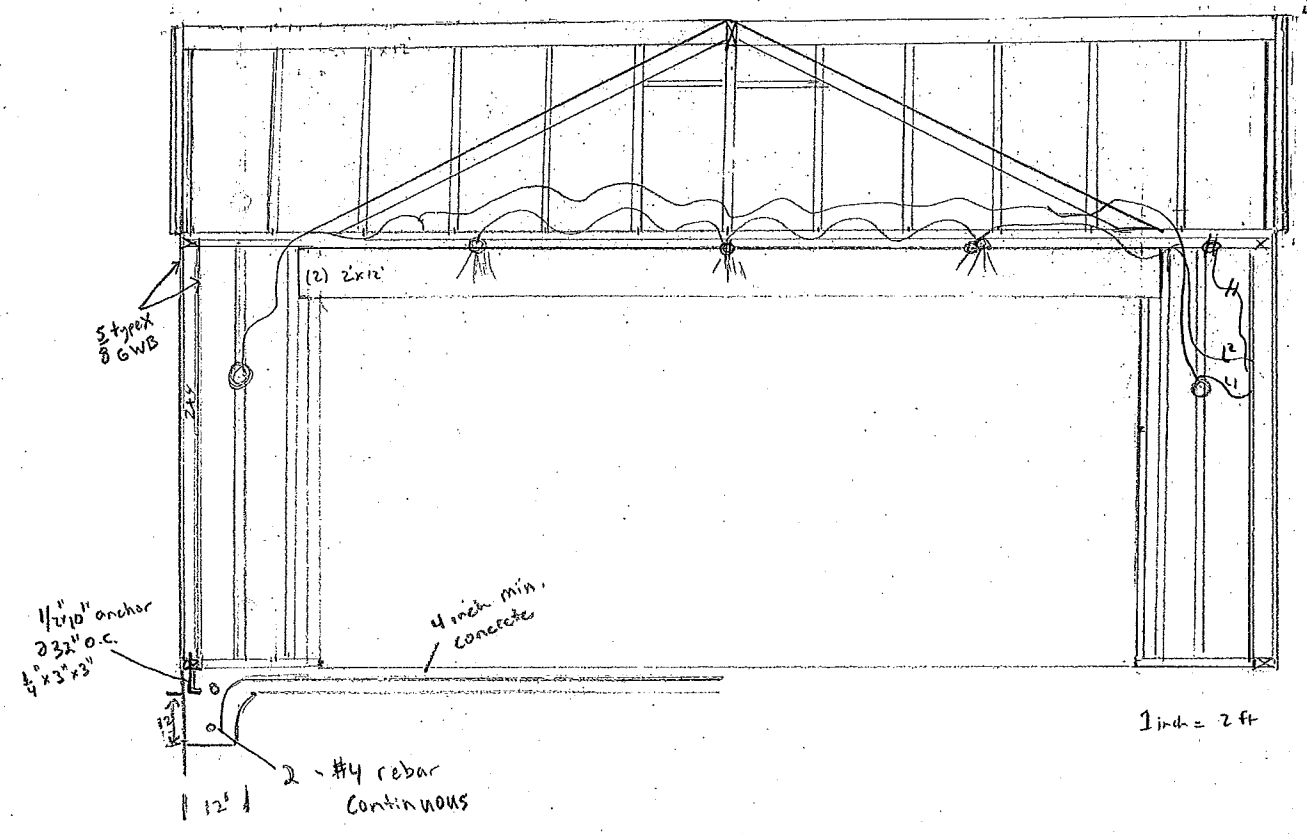
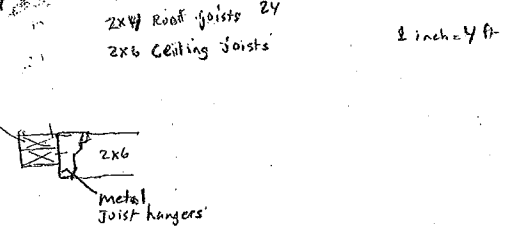
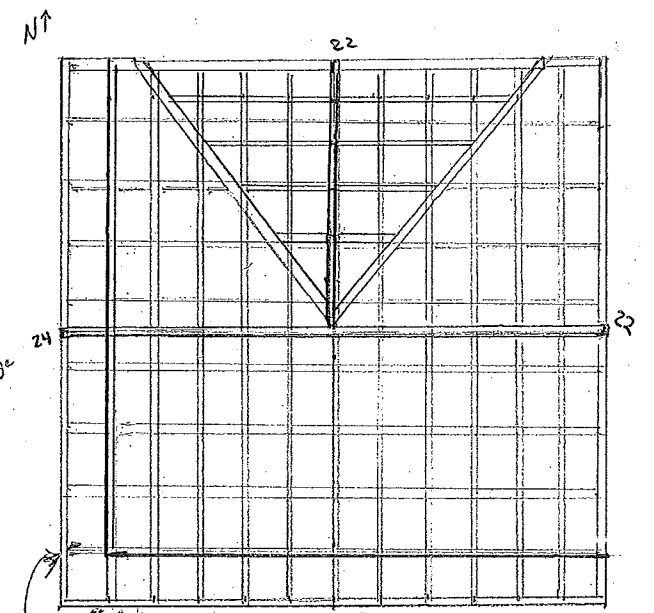
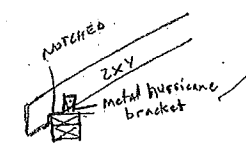
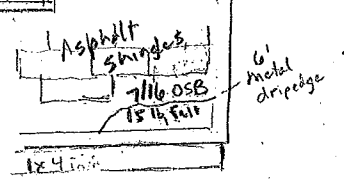
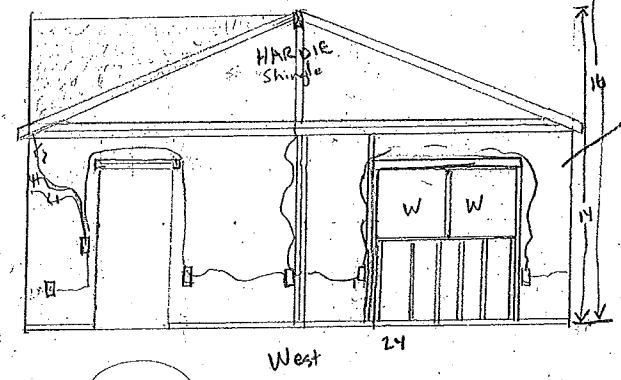
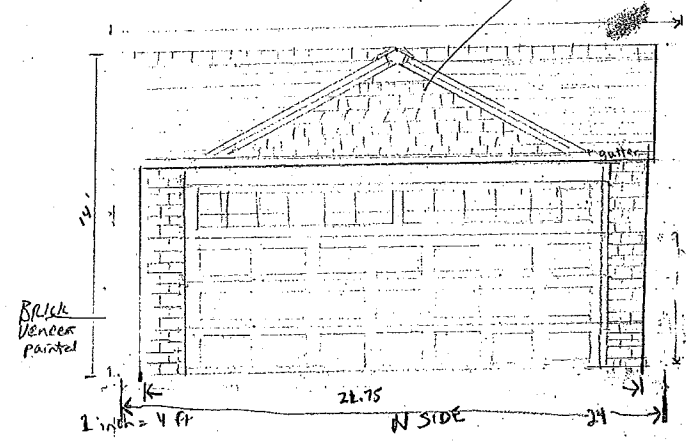
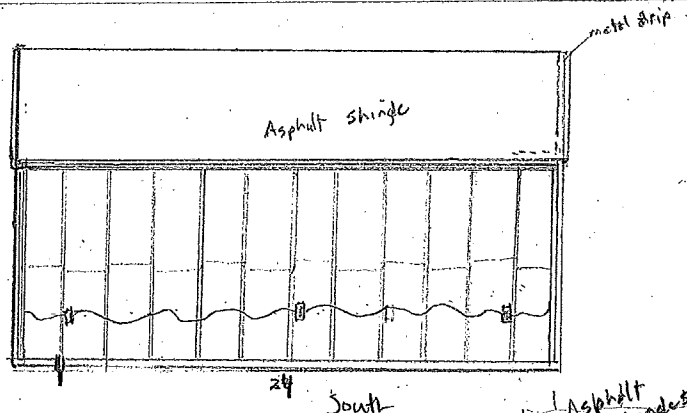
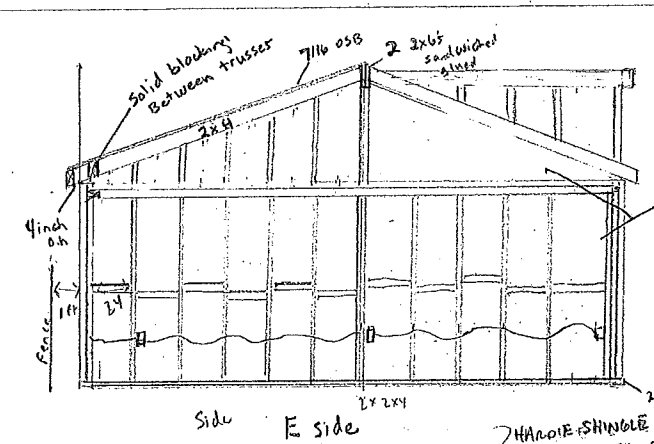
HARDIE BOARD
SHINGLE
STYLE



15

EAST SIDE ELEVATION

1 inch = 2 Feet



MU/D

1204 1st Ave



Historic Photos from approximately 1936



Original Garage
Collapsed in 1996



North Elevation
Facing First Avenue



West Elevation
Facing 'U' Street



Corner of First Avenue
and 'U' Street



East Elevation

Proposed Addition



East Elevation
Entryway to be
partially removed



West and South Elevations

Attachment C
Architectural Survey

Published Date: 5/30/12

Researcher: JohnMcCormick
Date: October, 1978

Site No. _____

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

1 IDENTIFICATION

Street Address: 1204 1st Avenue Plat G Bl. 17 Lot
Name of Structure: Charles M. Bell House T. R. S.
Present Owner: Allred, J. Franklin & Gaydi S. UTM:
Owner Address: Tax #: 05 - 1509

2 AGE/CONDITION/USE

Original Owner: Charles M. Bell Construction Date: 1901 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

3 STA.

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

4 DOCUMENTATION

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.):

Deseret News, May 2, 1938, p.16; May 15, 1968, p.B-11.
Polk, SLC Directories, 1902, 1937, 1968.
Salt Lake City Building Permit, #1816, May 25, 1901.

Architect/Builder: J.H. Headlund/

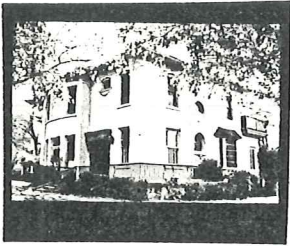
Building Materials: brick

Building Type/Style:

Description of physical appearance & significant architectural features:

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

This is a two-story brick house with hip roofs. The projecting front bay has pilasters at the corners and a curved front of rough-faced brick with stone belt courses at the window sills. Most windows have stone lintels and sills except for the small window above the entry which has a decorated arch, and swag molding below the sill.



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 checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

The house is a two-story brick house of pattern book design of the kind built throughout the Avenues around the turn of the century. It was built in 1901 for Charles M. Bell, a travelling salesman who was born in Illinois in 1853 and came to SLC in 1879. Following his death in 1938, it was sold to Sherman B. Neff, who had a long career as a professor of English at the University of Utah. He was born in Ridgeway, Missouri in 1886, son of Francis M. and Caroling Neff. He married Jessie Utz in 1912 in St. Joseph, Mo. In 1908 he received a bachelor's degree from Yale University, and in 1916 a Ph. D. degree from Harvard. From 1926 until 1952 he was chairman of the English Department at the University of Utah, and before that, taught at New Mexico, A and M, North Texas State University, Washington, and Lee University. After retiring from the University of Utah, he was head of the English Department and Chairman of the Department of Humanities at Wayland Baptist College in Plainview, Texas. He was the author of several books, among them The Province of Art, An Approach Through Literature, and Lazarus and Other Poems. In 1953 he sold the house to Rulon H. Sanders, a life insurance salesman.

**AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah**

**RECONNAISSANCE LEVEL SURVEY – 2007
1st Avenue, Page 19**



**1166 E 1st Avenue
(garage)**



**1171 E 1st Avenue
B**



**1172 E 1st Avenue
B**



**1177 E 1st Avenue
B**



**1180 E 1st Avenue
B**



**1181 E 1st Avenue
B**



**1184 E 1st Avenue
A**



**1185 E 1st Avenue
B**



**1201 E 1st Avenue
B**



**1204 E 1st Avenue
B**



**1207 E 1st Avenue
B**

Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office

1st Avenue — Avenues Historic District (SLC Landmark District)

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1171 E 1ST AVENUE MORRIS L RICHTER/EDWARD R	B	0/1 2	1893	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
1172 E 1ST AVENUE	B	0/1 1	1925	STRIATED BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	07	N04
1177 E 1ST AVENUE EDWARD MERRILL HOUSE	B	1/0 2	1893	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
1180 E 1ST AVENUE ORAN W OTT/FRANCIS B	B	0/1 1	1908	SHINGLE SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	07	DC DART/RADEBAUGH N04
1181 E 1ST AVENUE ALBERT H BALL HOUSE	B	1/0 1.5	1901	DROP/NOVELTY SIDING	VICTORIAN: OTHER BUNGALOW	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
1184 E 1ST AVENUE WALTER E WARE HOUSE	A	2/0 1.5	1905	SHINGLE SIDING	DUTCH COLONIAL REV. COLONIAL REVIVAL	OTHER RESIDENTIAL SINGLE DWELLING	07	WARE & TREGANZA N04
1185 E 1ST AVENUE RACHEL SPAFFORD HOUSE	B	1/0 2	1898	REGULAR BRICK	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	07	N04
1201 E 1ST AVENUE	B	0/0 1.5	1901	REGULAR BRICK SHINGLE SIDING	DUTCH COLONIAL REV.	BUNGALOW SINGLE DWELLING	07	78 N04
1204 E 1ST AVENUE CHARLES M BELL HOUSE	B	0/0 2	1901	REGULAR BRICK	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	07	JH HEADLUND N04
1207 E 1ST AVENUE GEORGE A EVANS HOUSE	B	0/1 1.5	1919	REGULAR BRICK STUCCO/PLASTER	BUNGALOW	BUNGALOW SINGLE DWELLING	07	CLAWSON - BUILDER N04

**Attachment D
Department Review**

Published Date: 5/30/12

From: [Walsh, Barry](#)
To: [Pace, Katia](#)
Cc: [Young, Kevin](#)
Subject: RE: PLNHLC2012-00139 New Garage
Date: Wednesday, April 18, 2012 10:26:41 AM
Attachments: [PLNHLC2012-00139_1204E_1stAve_Site Plan 4-18-12.pdf](#)

April 18, 2012

Katia Pace, Planning

Re: PLNHLC2012-00139 at 1204 East First Avenue.

The division of transportation review comments and recommendations are as follows:

Per the redline mark up site plan the:

Clear sight zone abutting the driveway for this lot and the lot to the south are in conflict with the 6' cedar fence and the 3' high block wall.

The driveway indicates excess paving to be reviewed by Planning for front yard parking. The 3;1 taper and the 28 foot turning radii vehicle access path is shown on the mark up PDF.

There are no elevations or grades shown for review of the driveway proposal, for slope transitions and staging.

There is a gate indicated on the ELEVATION sketch. Gates need to be set back 17.5 feet from the back of sidewalk. Indicate type - role gate or swinging inward?

The carriage walk needs to be detailed in compliance with city standards.

Coordinate with the City Forester for removal of trees in the park strip and new tree varieties.

Sincerely,

Barry Walsh

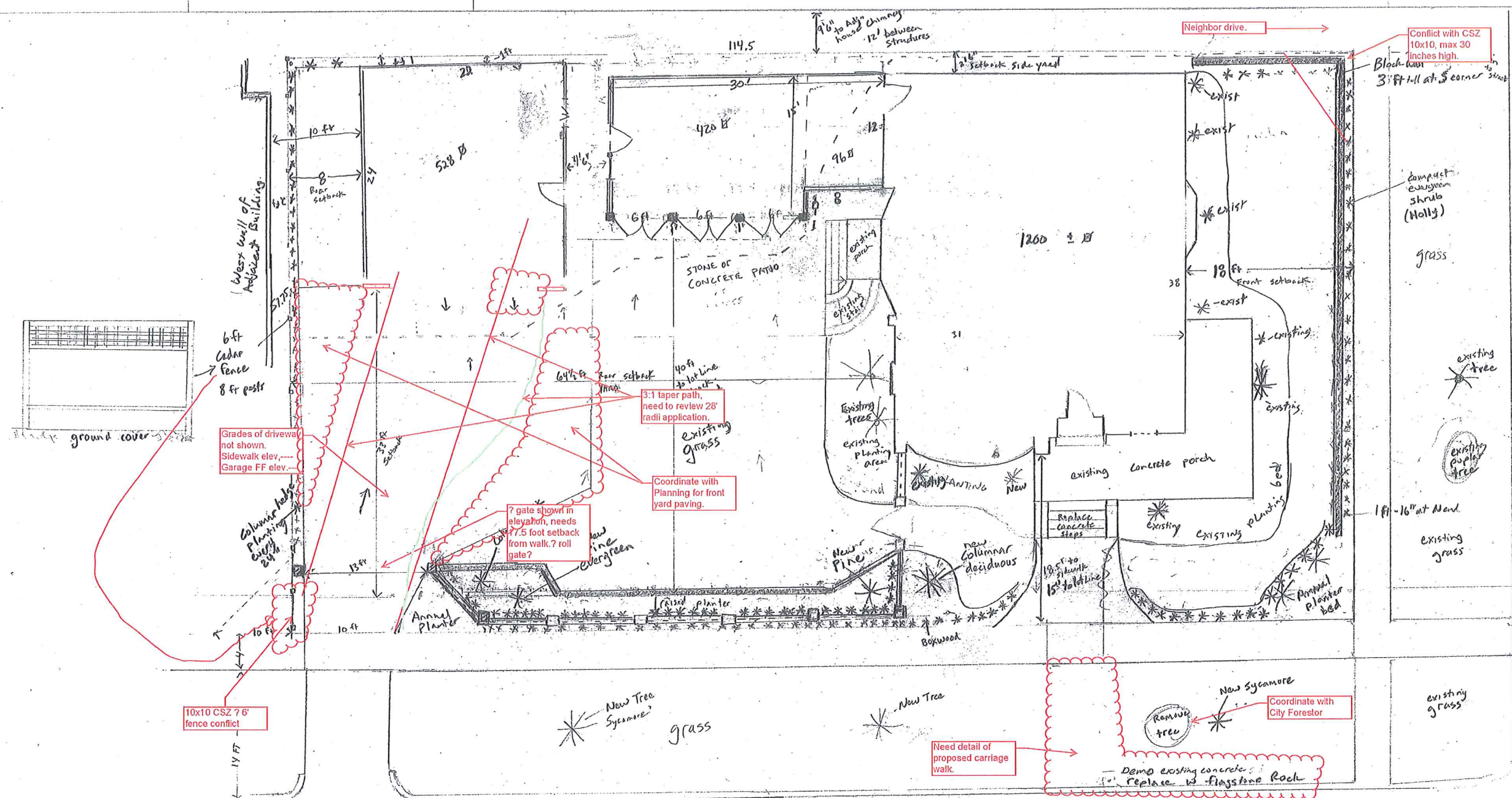
Cc Kevin Young, P.E.
File

No Accela task access.

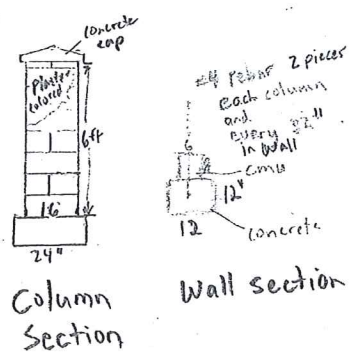
From: Pace, Katia
Sent: Tuesday, April 17, 2012 5:08 PM
To: Walsh, Barry
Subject: PLNHLC2012-00139 New Garage

Barry,

Attached please find information for application **PLNHLC2012-00139**, by Merrick Wright, a request to build an addition to the rear of a contributory home located at 1204 E. First Avenue and in the Avenues Historic District. The subject property is located in the S-R1A (Special Development Pattern Residential) zoning district.



1 inch = 6 ft



1204 1st Ave

From: [Rutherford, Bill](#)
To: [Pace, Katia](#)
Subject: RE: PLNHLC2012-00139 New Landscape
Date: Thursday, April 19, 2012 8:31:58 AM

Katia,

Although I am not familiar with development plans for the property I did recommend and authorize removal of a public property parkstrip tree on the 1st Ave side of the parcel. Merrick has requested a sycamore be planted as a replacement which we will do in the fall. Please let me know if there is any other information I can provide.

Bill

From: Pace, Katia
Sent: Thursday, April 19, 2012 8:22 AM
To: Rutherford, Bill
Subject: PLNHLC2012-00139 New Landscape

Barry,

Attached please find information for application **PLNHLC2012-00139**, by Merrick Wright, a request to build an addition to the rear of a contributory home located at 1204 E. First Avenue and in the Avenues Historic District. The subject property is located in the S-R1A (Special Development Pattern Residential) zoning district.

As part of this review, the applicant is requesting the following:

1. An addition on the rear of the home.
2. A new detached garage.
3. Fence
4. Landscaping.

It's my understanding that the applicant has been working with you about removing some of the trees on the public right-of-way. Please review and let me know if you have any concerns or questions.

Thank you.

Katia Pace
Principal Planner
SLC Planning Division
801.535.6354

From: [Genevieve Atwood](#)
To: [Walkingshaw, Nole](#); [Pace, Katia](#); [landmarks@slcgov.com](#); [Planning Web Site Comments](#); [Permits Mail](#); [Planning Web Site Comments](#); [Council Comments](#); [gwenspring@gmail.com](#)
Subject: 1204 First Ave ... please protect 1216 First Ave... and historic neighborhood
Date: Thursday, April 12, 2012 12:26:40 AM

To:
Nole Walkingshaw: Nole.Walkingshaw@slcgov.com
Katia Pace: Katia.Pace@slcgov.com

Anne Oliver landmarks@slcgov.com – please forward to Anne as I have only this email address

Nannette Larsen **Email Address** planning@slcgov.com -- please forward to Nannette
Richard Nielsen **Email Address** permits.mail@slcgov.com -- please forward to Richard
Wilf Sommerkorn **Email Address** planning@slcgov.com -- please forward to Wilf
Stan Penfold/Carlton Christensen/Jill Remington Love at council.comments@slcgov.com please forward to Stan, Carlton, and Jill
Gwen Springmeyer, chair-elect GACC gwenspring@gmail.com

The purpose of this letter is to make sure that I have not been remiss in informing Salt Lake City departments / individuals of concerns vis a vis plans and progress at 1204 First Ave. Based on conversations with a few folks at the Greater Avenues Community Council Board meeting, I realize I have should not have assumed that information among city departments is easily shared. All of the contents of this email have been discussed with one or more SLCity staff.

First and foremost, all folks I've talked to / emailed have been totally friendly and informative (Nole Walkingshaw; Katia Pace; and Ken Brown). Many thanks.

Ownership: New owners have acquired 1204 First Ave. But even there I am not positive as the SLCity nifty web site shows ownership still as Bleu Moon of California versus Merrick Wright, of SLC who I believe now owns the property. 1204 First Ave (1204) has been vacant for about four years and it is positive that it now has owners who care about it and intend to have family live there. The property to the east of 1204 First Ave is 1216 First Ave, owned by me since 1976; and the property to the south of 1204 First Ave is 30 U Street, that we've owned since 1987. My husband and I used to rent out 1216 First Ave after we moved into 30 U, but found that the income was not worth the risk of losing 1216 First Ave to some unforeseen event. 1216 is one of the oldest houses in SLC and adobe. It even has pioneer meat hooks in the basement dating from the 1860s-1870s when now-Federal Heights was Butcherville. An overflowing bathtub could literally be the demise of the house.

Observations:

The new owners of 1204 First Ave have progressed at an awesome pace with preparations for expansion and remodeling. Their work has been slowed but not stopped by stop-work-order(s). Some work has been approved after the fact, and recently work for site preparation. I had not realized how much work could be done without a permit. (Please forgive me if I use inaccurate terms such as permitted, approved, etc as I am a bit dismayed at my lack of knowledge of process.) Work at 1204 First Ave has included site re-grading, landscaping, even exterior remodeling such as renovation of a balcony, removal of driveway and parking pad, change in front and side entry, abundant inside demolition; electrical connection; and excavation to deepen / extend their basement. Site re-grading continues; even work on the

balcony continues perhaps to protect against weather but is it okay for exterior renovations to occur without approval/permits?

So here are my three primary concerns:

- (a) Setback of the proposed garage from 1216 First Ave primary residential structure (adobe wall):
- (b) Height of proposed garage including elevation of its foundation.
- (c) Fences.

(a) the setback between the proposed garage and 1216 First Ave is not simply an issue of holding firm to neighborhood zoning, issues of fire, etc... it also is an issue of historic preservation. 1216 First Ave is an adobe house built in the 1860s. Adobe houses are vulnerable to water damage. Even well-meaning actions such as constructing a retaining wall can change hydrology adversely. The field-stone foundation with horsehair and clay mortar and the walls of houses similar to 1216 have wicked water and resulted in failure. Such an action is due to lack of understanding and unintended consequences of what seem to be perfectly reasonable actions. **Please hold firm to the 10-ft set back from the wall of 1216 First Ave. It is the primary structure / residence of that property. Consider all actions along the east boundary of 1204 First Ave in the context of groundwater as the arch enemy of adobe houses.**

(a – continued) the new owners of 1204 have gone over their plans with us and have been sensitive to drainage issues. They have assured us that all drainage will be collected and sent west to U Street. Indeed that is a worthy goal and assumes their drainage collection system will not fail... logical thinking. However, if the enlarged **driveway with its impermeable surface could drain ever so slightly southwest away from 1216** it would protect the historic house. I assume there is no way to assure that the snow shoveled from the driveway / pad will not harm the adobe. But snow accumulation is another reason to hold firm to the 10 ft setback from the adobe wall.

(b) Size and height of the proposed garage.

Two issues: (1) the drawings / plans posted to the web show the crest of the garage and the crest of the eastward addition of the main house. The notes say both are 16 ft above grade. But the drawings show the garage crest at a higher elevation than the addition. The new owners have removed the parking pad and have deposited considerable fill from the excavated basement east of 1204 including across the old parking pad. **Please enforce that the base for the garage not be higher than that of pre-site base.** My fear is that the new garage will be constructed on a foundation higher in elevation than the parking pad, and therefore be a more massive structure, and a more light- and neighbor-blocking structure because it “begins” on recent fill. And... the old grade took water south and west from the site but an elevated foundation could dam the natural egress. (Again, the new owners intend to capture all drainage and send it across their property to exit on U Street.)

(b-continued) (2) Is the **proposed garage larger than that zoned for**? Larger garage = more surface area for roof draining toward adobe. Repeat: the new owners assure that all drainage will be captured... and that the drip irrigation system will not harm the adobe.

(c) Fences, walls, and new-owner desire for privacy: At present, 1204 has a south fence along the property line that is of no historic significance. This south fence has chain link sections and wood slat sections. We have no concerns with preserving that fence and look forward to

improvements. The east boundary line of 1204 has a sweet picket fence along the property line shared with 1216 First Ave. That picket fence is not historic as we built it in the 1990s to match the historic north and east picket fences of 1216 First Ave. We constructed it to be inside (on the 1216 side) of the property line, but, in reality, sections of it encroach as much as a few inches into 1204 property. It is a friendly picket fence once discussed by Jack Goodman when he drew 1216 as a quaint historic structure for the SLTribune. I am concerned that the new-owner proposed eastern fence of 1204 will be hostile in comparison (taller, solid vs open). Will we have to take out the picket fence on the boundary line? I understand but do not share a love of walls and fences. **As you review plans, please do not assume that fences are “minor” issues.** Is it true that the new owners may build a wall abutting the sidewalk on the north side of their property? I believe their intention is to have it be only 3 feet tall with wrought iron above... but it will be impressive and its intent is for privacy, of course.

Finally: neighbors on U Street and on First Ave have been surprised by the amount of work that has / and continues to go on at 1204 First Ave. I look forward to positive relationships with my new neighbors, but feel an obligation to protect 1216 First Ave as a bit of historical Utah... Utah vernacular I believe is the formal term. 30 U Street is not as historic but of course it will be too bad to lose views of foothills to views of a blank wall. But, if indeed, that is within zoning, of course that work will progress. I trust that Salt Lake City will be vigilant, but am told that city employees are overly worked and that I must communicate, even communicate often. Please do not be annoyed. I am not familiar with process, for example, **will I be notified as a contiguous owner of dates/times of landmark hearings? Please do not take actions that involve judgment (such as fences, grading, set back) without considering consequences of the project as a whole.** For example: by allowing demolition of front and side entry steps, there is tacit approval of changes of appearance. Do not allow regarding if it means higher elevation of structures. I hope you understand my concerns. Best wishes in your responsibilities. I know there are many properties with issues. **I trust you will watch out for our neighborhood and the City's heritage.**

Yours sincerely,

Genevieve Atwood, genevieveatwood@comcast.net, 801-534-1896

Katia... thank you for including my email of April 12 as part of the packet to Landmarks Commission. The following comments are an addendum, to add to, not to replace, the prior email. If possible, please include it with your packet. This addendum seems necessary as the plans before Landmarks today differ from those of April. Specifically, in the present application, Merrick Wright asks for approval of plans that show (a) 10 ft separation from 1216 First Ave to 1204 First Ave; (b) 14 ft tall garage and addition versus 16 ft; and (c) I believe, a smaller foot print of the garage than the April plans. Those changes improve compatibility with the neighborhood and partly address concerns of my April email... but not entirely.

HISTORIC PRESERVATION OF 1216 First Ave. With respect to 1216 First Avenue, the neighboring property east of 1204 First Avenue: it is historic, adobe (in part), and vulnerable. Not many 1860s and earlier adobe houses remain in Salt Lake City. It is difficult for me to convey how easily they can be lost. Actually, I have confidence that members of the Landmarks Commission members appreciate their vulnerability. At the Greater Avenues Community Council Board meeting just yesterday (May 9), when I mentioned my concerns with water and adobe... immediately two members spoke up. One said how a roof leak on a home on 2nd Avenue between C and D had taken out a wall, so quickly, that it was a safety issue. The other said how an adobe house on C Street between 5th and 6th Avenue (265 North) had “melted” just like that. We almost inadvertently harmed 1216 by considering a retaining wall along the (purposely exposed) rock foundation. Fortunately we asked experts before acting, and did not build a wall that could have wicked moisture from below into the adobe and perhaps lost us our beloved house.

Putting in writing what preservation experts know... water is the enemy of adobe. Much of the knowledge that protected these houses in the 1800s is folk-history today. The water can be from a leaky roof; from water onto a wall; from surface water / snow from roofs saturating near-surface; from water wicking from below into the wall, from water fighting a fire, from water from a sprinkler system, or from a broken pipe. When you (I hope) admire the foundation of 1216 First Ave on your field trip, note how the purposefully-exposed foundation of stone with mud/horsehair mortar separates the adobe wall from the ground. Pioneers knew moisture could come from above or from below. Separating the garage of 1204 from the wall of 1216 First Ave is one way to protect the adobe house. Minimizing drainage from extensive concrete driveway surfaces (as per the suggestion of the transportation review) also is a logical protection. Merrick Wright’s drainage system also is an important step. Merrick assures me that he has taken all steps necessary to protect the house. However, I don’t think he, or most folks living today, can anticipate the events that can “melt” an adobe wall, hurt / destroy the house, and lessen the historic character of the lower Avenues.

REQUEST: The plans before you show the 10 ft separation of present code / ordinance. Merrick Wright had requested, and may request, a variance for the garage to locate it east of the plans before you, and closer to 1216 First Avenue’s principal structure’s wall. Please consider including in your report / recommendation / approval clear advice that such a move is not recommended. Also, please reiterate that the hard surface approach to the garage should not send drainage including snow removal where it will melt / drain / wick into the foundation of 1216 First Ave. The original grade is west, away from 1216 First Ave. The driveway to the 1900s garage that collapsed in 1996 was not a solid concrete driveway. It was two concrete paths with abundant infiltration to the sides and center. The red-line transportation review before you may address these concerns.

As for the shape of the garage: indeed the surface area of its roof is larger than that of the garage of the 1900s. We appreciate how the southern half of the garage roof will drain south as per Merrick Wright's plans. We also appreciate that the new plans show the crest of the roofs of the addition and the proposed garage as 14 ft above land surface. Both those factors seem "good" for the neighborhood feel. Please review what is meant by "land surface." The land surface along the south of the lot has been raised above original grade. Will the concrete pad of the new garage be significantly higher than that of the original grade / the surface of the concrete pad of the 1900s garage? The topography slopes west and south. Defining what 14 ft above grade really means may take some clarification.

OTHER:

What is most important to us is the separation / hydrology to protect 1216 First Avenue as an historic structure. We know it is Merrick Wright's intent to protect the structure, but we ask you to hold solid to the 10 ft separation.

That being said, know that we understand that changes happen with new neighbors. I'll express some concerns.

The fences and walls that give the Wrights privacy feel hostile to me. Do "good fences make good neighbors?" The effect of the Wright's retaining walls, gate, wood fences, iron fences, and even protective shrubbery will change the open character of the block. The sweet picket fence of the west boundary of 1216 First Ave already is a solid cedar fence of the east boundary of 1204 First Avenue. Defining, but hardly charming.

According to plans before you, the inviting, rather handsome, east entrance of 1204 First Ave will be chopped back to allow for the sun room addition. Of course the neighborhood feel will change. Some may find the "upgrade to be more like Federal Heights" an improvement to our Lower Avenues style. I kind of like the Lower Avenues low-key charm.

Further, I understand houses have no rights to their vistas. Therefore, 30 U Street, looking north across 1204 First Ave, has no "right" to its present vista of foothills. However, the idea of a vista of over 300 sq ft of "cement fiber" from our north-facing windows is saddening. We have talked with Merrick Wright and encouraged Boston ivy or some other cover to lessen the starkness of what may look like a Baroque fortress from 30 U Street's perspective. The ground floor sun room extension appears compatible in concept with the neighborhood. The 14 ft-from-grade crest rooflines seems to fit in with the neighborhood. But the second floor extension, at least in the plans, looks ... odd. For clarification, the house continues as two-story residence without stairways, etc to the attic, right?

On the bright side: Merrick Wright's ambition appears to be to move himself or family members into one of the finest houses of the neighborhood. With all that is said in this addendum about concerns for his plans... it has been awesome to watch the Wrights, especially Merrick and two sons, shape up a neglected property, attack problems outside and inside of the house, and make 1204 First Avenue into a house they admire. Merrick has shared plans with us. We continue to communicate. For example, earlier this week Merrill asked how we felt about his 6 ft fence becoming taller than 6 ft where terrain dropped. In response to our conversation, he has stepped the cedar fence along the east boundary down with topography. We share our concerns with him. We have different visions. There is plenty of respect. Nothing in this addendum or my April email should be a surprise to the Wrights. We want to be good neighbors to the Wrights, to the

Avenues, and to the City. I hope that by communicating concerns, we work toward that goal ... including that these communications provide additional information for your weighing alternatives. Thank you for your mission and your work for our fine city.