

# HISTORIC LANDMARK COMMISSION STAFF REPORT

## Brunisholz Duplex New Construction PLNHLC2012-00637 University Historic District 1122 East 300 South November 1, 2012



Planning Division  
Department of Community and  
Economic Development

**Applicant:** Ed Brunisholz on behalf of Albert Brunisholz

**Staff:** Katia Pace, 535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)

**Tax ID:** 16-05-258-004

**Current Zone:** R-2 Single and Two Family Residential

**Master Plan Designation:** Central City Community Plan, Low Density Residential

**Council District:** District 4, Luke Garrott

**Community Council:** East Central Community, Gary Felt and Esther Hunter

**Lot Size:** 8,476.88 square feet

**Current Use:**  
▪ Vacant

**Applicable Land Use Regulations:**

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

**Notification:**

- Notice mailed 10/19/12
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites 10/19/12

**Attachments:**

- A. Site Plan
- B. Department Comments
- C. Photos (*and University Historic District Survey Notes*)

### **Request**

This is a request by Ed Brunisholz, on behalf of the property owner, Albert Brunisholz, to construct a new two- family dwelling on a vacant lot located at approximately 1122 East 300 South. The property is located in the University Historic District and in the R-2 (Single and Two Family Residential) zoning district. The site is 0.20 acres and is currently vacant.

### **Staff Recommendation**

Based on the findings listed in the staff report, it is Planning Staff's opinion that the proposed new construction substantially complies with the standards in 21A.34.020.H but does not meet standard 2 based on the fact that the relationship of solids to voids in the facade of the structure is not visually compatible with surrounding structures and streetscape.

Staff recommends that the Historic Landmark Commission approve the proposed new construction subject to the following conditions and that the Commission delegates final design approval to Staff:

1. Level and lower the stone work in the front façade.
2. Change the material from stucco to brick.
3. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission.

### **Potential motions:**

#### **Consistent with Staff Recommendation:**

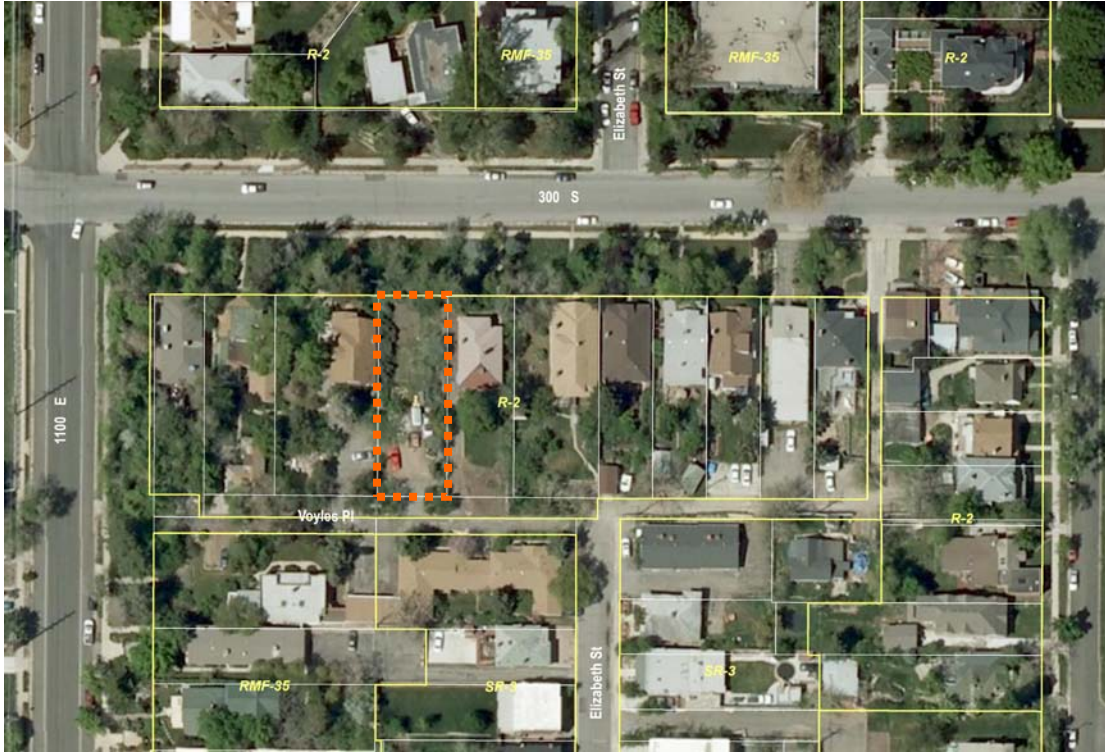
From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission approve the request to construct a new two- family dwelling at 1122 East 300 South based on the findings listed in the staff report and conditions listed above.

#### **Not Consistent with Staff Recommendation:**

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission deny the request to construct a new two- family dwelling at 1122 East 300 South based on the findings that the development is not appropriate.

(Note that the Commission would have to make alternative findings and list the standards that the project does not meet.)

## VICINITY MAP



## Background

### Project Description

The site is located on the south side of 300 South between 1100 and 1200 East. It rises in elevation approximately 20 feet from the street to the front property line. Houses on this stretch of 300 South are for the most part, built in the late 1800s and early 1900s, the architectural styles vary including traditional designs and more contemporary architecture built in the 1960s and 1970s (please see Attachment C.)

The proposed building is a two-family dwelling with three levels. The first level, basement, will accommodate a small dwelling with its entrance at the rear of the structure on the west side of the building. The main dwelling will be on the second and third levels. A two car garage will be attached to the rear of the building; it will be accessed through a private alley, Voyles Place, which runs east/west along the rear of the property. The garage will have two doors.

The roof design is a series of gabled roofs, with different heights and broken down into distinct sections: a projecting front office room, a third level, and the garage. The roof form is also broken by a slender and tall chimney. The roof pitches will be 6:12 and the eaves will be approximately 12 inches except the eaves that are parallel to the front and rear façades which will be 2 feet. The front façade of the building includes a porch element and a projecting front bay. The proposed material used for the exterior of the building is stucco with a stone veneer foundation and a stone veneer chimney. The fascia will be two stepped and will be wood. The proposed roof material is asphalt shingles.

The windows and doors will be wood with a wood trim that will match the fascia. On the side and rear façades, the windows will be double hung. On the front bay there will be two matching picture frame windows with

awning windows on the bottom. Another set of windows will be located on the eastern side of the front façade. On the front gable end there will be a six-light window configuration and the top three panels peak the gable. There will be a transom window and sidelight window at the front entrance door.

The lot size is 0.20 acres (8,459 SF). The house surface coverage would be 2,926 SF, or approximately 34% of the lot area. The proposed setback is 20 ft and the average for the block face is 14 ft. Maximum building height above grade as proposed is 26'-8 ¼", with an average height of 25' 7" for the principal buildings on the block face.

## Comments

### Public Comments

No public comments have been received at the time of this writing.

### Transportation Division Comments

The Division of Transportation review comments and recommendations are as follows:

The proposed plan indicates four parking stalls on site, two in the attached garage and two on grade in the rear yard. The vehicular access is shown by way of a private right of way "Voyles Place." There needs to be a pedestrian access walkway from the building to the public ROW sidewalk on 300 South. Final plan approval is subject to fully dimensioned permit drawings per city standards (please see Attachment B.)

### Zoning Considerations

The purpose of the R-2 single- and two-family residential district is to preserve and protect the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.

Zoning considerations are summarized as follows:

Requirement	Standard	Proposed	Meet
Height	28'	26'-8 ¼"	Yes
Wall Height	20'	17'-9"	Yes
Front Yard Setback*	block average = 14'	20'	Yes
Side Yard Setback	10' and 4'	10' and 4'	Yes
Rear Yard Setback	need not exceed 25'	54'	Yes
Minimum Lot Width	50'	51.38'	Yes
Minimum Lot Area	8,000 SF	8,459 SF	Yes
Building Coverage for all structures **	40% of lot area	34%	Yes

\*Abutting Properties Average = 21.17'

\*\* Proposed building footprint = 2,926 SF  
Lot size = 8,459 SF

## ***Analysis and Findings***

### **Standards of Review**

For determinations regarding certificates of appropriateness for new construction, the Historic Landmark Commission must based its decision on the Zoning Ordinance criteria found in Section 21A.34.020H.

#### **1. Scale and Form:**

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

### **Guidelines for New Construction**

#### **11.4 Construct a new building to reinforce a sense of human scale.**

A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar in size to those seen traditionally.

#### **11.5 Construct a new building to appear similar in scale to the scale that is established in the block.**

Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

#### **11.6 Design a front elevation to be similar in scale to those seen traditionally in the block.**

The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

#### **11.7 Build to heights that appear similar to those found historically in the district.**

This is an important standard which should be met in all projects.

#### **11.12 Use roof forms that are similar to those seen traditionally in the block.**

Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and four-plexes. In commercial areas, a wider variety of roof forms may occur.

### **11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.**

The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about façade proportions.

**Analysis:** The width of the proposed building is similar with the existing buildings on the south side of the street. The heights of the buildings along the street frontage vary from 22.23 feet to 29.70 feet. The proposed height of the subject building will be 26 feet 8 ¼ inches, and falls within the range of building heights on the block face.

The proposed building extends to the rear beyond the adjacent buildings because of the attached garage. However, this section of the building will not be visible from the street. The height of the building drops from 26’-8 ¼” to 16’ at the rear so the garage will appear less dominant as viewed from the private alley.

The proposed roof form reflects the strong gable elements used in the buildings along the street. Many of the buildings have gable dormers, gabled roof porches, or gabled ends. In this context the proposal reflects the character of the existing sequence of roof shapes.

**Finding:** The proposed building is similar in terms of height, width, proportion of principal façade and scale with other buildings on the block and within the University Historic District. Given the architectural development of this block and the range of shapes found historically, the proposed house form fits into the overall character of the streetscape and neighborhood.

## **2. Composition of Principal Facades:**

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

## Guidelines for New Construction

### **11.10 Use a ratio of wall-to-window (solid-to-void) that is similar to that found on historic structures in the district.**

Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

### **11.15 Use building materials that contribute to the traditional sense of scale of the block.**

This will reinforce the sense of visual continuity in the district.

**11.17 Use building components that are similar in size and shape to those found historically along the street.**

These include windows, doors, and porches.

**11.19 Contemporary interpretations of traditional details are encouraged.**

New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

**11.21 Windows with vertical emphasis are encouraged.**

A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

**11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.**

Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

**Analysis:** The proposed building design does not imitate the architectural styles of the block. However, some suggestions are made in this staff report for changes in design elements and material. These changes would ensure that the building is visually compatible with the character of the street, area and district.

Out of the 15 buildings on the block 13 buildings use brick as the primary material on the exterior. Changing the proposed stucco with brick would visually reflect the predominant material found on the buildings within this block. Also, the proposed stone foundation should be limited to the upper level stairs and the height should be consistent across the face of the building. Stone foundations are common on many of the buildings on the block; however the stone is not a predominant material.

**Finding:** The design of the building meets the standards of the ordinance. Nonetheless, staff finds that improvements to the design and material could be made such as changing the material from stucco to brick, and leveling the stone work in the front façade to be more compatible with the other buildings in the block.

**3. Relationship to Street:**

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

## Guidelines for New Construction

### **11.1 Respect historic settlement patterns.**

Locate new buildings such that they are arranged in ways similar to historic buildings in the area. These include consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

### **11.2 Preserve the historic district's street plan.**

Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail. The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

### **Street pattern**

The University district developed according to a grid system, which is characterized by wide streets and large blocks. Sidewalks are detached with a planting strip between the sidewalk and the curb. Narrow lanes with small cottages sometimes occur, contrasting with the broader streets. This traditional rectilinear pattern, along with a uniformity of siting and somewhat homogeneous housing stock, created the district's distinct continuity of the streetscape. Preservation of this street pattern is a high priority.

### **Alleys**

A system of alleys provides a contrast to the wide, formal streets and large blocks on the University district. Aside from creating visual diversity in the neighborhood, alleys are functional spaces that relieve traffic on larger streets and provide access to parking and service areas. Thus, the historic character of alleys should be maintained.

**Analysis:** The proposed building maintains the traditional grid orientation and pattern of this block and of the University District. The private alley, Voyles Place, will be used to access off street parking. The streetscape of this section of 300 South is unique because of the steepness of the street and in particular the steepness from the street level to the lot. Lots on the south side of the street have access steps from the sidewalk leading to the front façade of the buildings. The applicant is aware of the requirement by the Division of Transportation and is already working with the City to include the stair access from the sidewalk to the property.

The proposed front yard setback is 20 feet and although the average setbacks for the block face is 14 feet the two abutting buildings are setback further back at 17.41 feet and 24.93 feet. The proposed setback of 20 feet is a gradual setback change between the existing abutting buildings and is more compatible with the established development than the 14 feet average.

**Finding:** The configuration of the lot, the setting of the proposed building and the use of the alley, are consistent with the development pattern in the immediate area and of the University District. Staff finds that the project meets the intent of this standard.

#### **4. Subdivision of Lots**

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

**Finding:** This application has no subdivision issues.



**Attachment A  
Site Plan**

OWNER:  
**ALBERT C. BRUNISHOLZ**

TAX ID NO. 16-05-258-004  
 CONTAINS 8,476.88 SQ/FT  
 OR 0.20 ACRES

- SITE PLAN & GRADING NOTES:**
- 2% FINAL GRADE SLOPE AWAY FROM BUILDING FOR 10' MIN. REQUIRED.
  - STEEP GRADES 2:1+ REQUIRE ENGINEERING AS TO SOIL STABILITY.
  - ROCK WALLS HIGHER THAN 5' TO BE ENGINEERED.
  - TOP OF FOUNDATION WALLS TO BE 6" ABOVE ADJACENT FINISHED GRADE.
  - FOR DRIVEWAY LESS THAN 100', FIRST 20' 10% OR LESS.
  - FOR DRIVEWAY MORE THAN 100', FIRST 20' 5% OR LESS.
  - MAX. ALLOWED GRADE OF 12% FOR UP TO 250', 10% MAX REMAINING.
  - DRIVEWAY STAKING & PROPERTY CORNER INSPECTION PRIOR TO RECEIVING BUILDING PERMIT.
  - PIPE MAY BE REQUIRED IN RIGHT-OF-WAY FOR NATURAL DRAINAGE TO OCCUR (12" MIN) DETERMINED AT STAKING POSITION.
  - MAX 2:1 SLOPES.

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND ANY REVISIONS THEREON. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, AND PUBLICATION BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED AS PROVIDED BY COPY RIGHTS LAWS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTES AGREEMENT TO THESE RESTRICTIONS.

**BRUNISHOLZ**  
 TAX ID NO. 16-05-258-004

**PARK CITY DESIGN+BUILD.**  
 PO BOX 981958  
 PARK CITY, UT 84098  
 435.513.2178

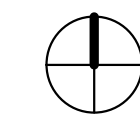
24 x 36 Scale: **1" = 10'-0"**  
 11 x 17 Scale: 50% OF 24 x 36

**SITE PLAN**

**C-1**



1 Site  
 1" = 10'-0"



## SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE ABOVE)

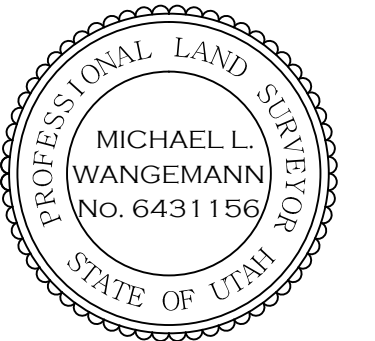
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES, THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRONCH UPON ADJOINING PROPERTIES, AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRONCH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Michael L. Wangemann, PLS

Date of Plat or Map: June 8, 2012

PLS# 6431156-2201



## LEGAL DESCRIPTION

### DEED LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY FRONTING ON 3RD SOUTH STREET IN SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 7 RODS WEST OF THE NORTHEAST CORNER OF LOT 5, OF BLOCK 22, PLAT "F," SALT LAKE CITY SURVEY, ACCORDING TO A SURVEY MADE BY CHARLES W. HARDY IN ABOUT THE YEAR 1874 AND 1876 AS DESIGNATED BY A CERTAIN DECREE, A CERTIFIED COPY OF WHICH IS OF RECORD IN BOOK "6-T" OF DEEDS, PAGE 302 TO 304 INCLUSIVE, RECORDS OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH (WHICH SAID LOT CORNER IS APPROXIMATELY 3 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 5 AS DESIGNATED BY AN OFFICIAL SURVEY MADE BY SALT LAKE CITY IN THE YEAR 1890 REFERRED TO IN SAID DECREE) AND RUNNING THENCE SOUTH 10 RODS; THENCE WEST 51.375 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF PROPERTY OF PETER A. NIELSON AS DESCRIBED IN SAID DECREE; THENCE NORTH ALONG THE EAST LINE OF SAID NIELSON PROPERTY 10 RODS; TO THE NORTHEAST CORNER THEREOF; THENCE EAST 51.375 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY FOR ALL PURPOSES COMMON TO A RIGHT-OF-WAY TO BE USED IN CONNECTION WITH OTHER PARTIES OVER THE FOLLOWING DESCRIBED LAND: COMMENCING AT THE NORTHWEST CORNER OF LOT 4, OF SAID BLOCK 22 AND RUNNING THENCE SOUTH 12 FEET; THENCE EAST 19 RODS; THENCE SOUTH 70-112 FEET; THENCE EAST 1 ROD; THENCE NORTH 5 RODS; THENCE WEST 20 RODS, TO THE POINT OF THE BEGINNING

### UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



## GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.
3. THE AVERAGE SETBACK FOR THE FRONT ALONG THE BLOCK FACE IS 1407 FEET.
4. THE AVERAGE BUILDING HEIGHT FOR THE BLOCK FACE IS 2570 FEET.

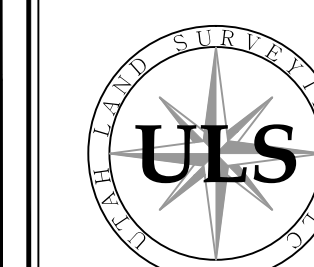
## SHEET TITLE BOUNDARY SURVEY

PREPARED FOR ED BRUNISHOLZ  
1122 EAST 300 SOUTH  
SALT LAKE CITY, UT 84102

LOCATION LOT 5, BLOCK 22, PLAT "F", SALT LAKE CITY SURVEY

REV	DATE	DESCRIPTION	DATE:
1			06/13/2012
2			SCALE: 1" = 20'
3			DRAWN: MLW
4			CHECKED: MLW
5			

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



2302 WEST 2100 SOUTH  
SYRACUSE, UT 84075

PHONE 801.725.8395  
FAX 801.820.7775

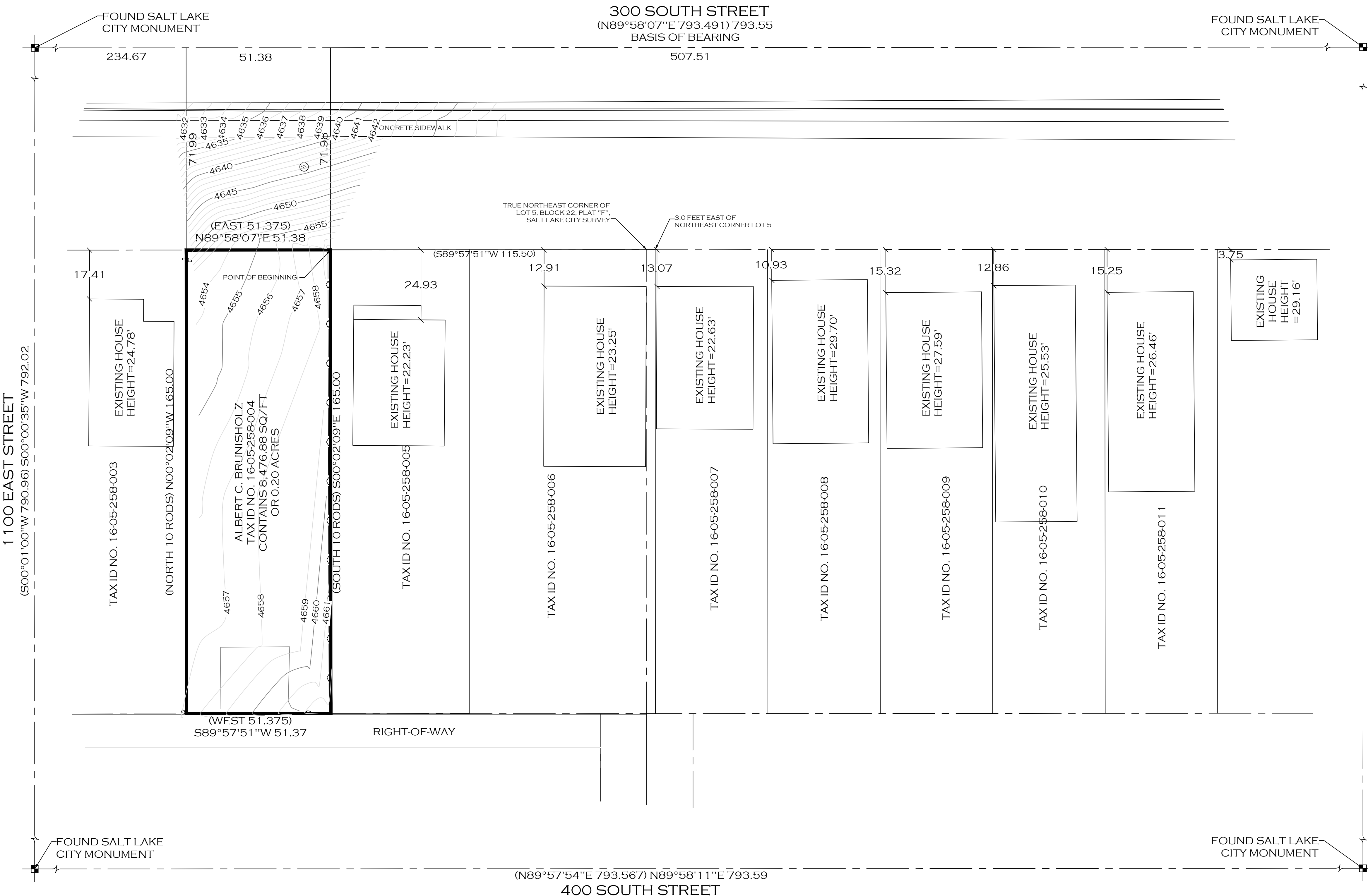
www.utahlandsurveying.com

**JOB NUMBER**

0546-12

**SHEET**

1 OF 1



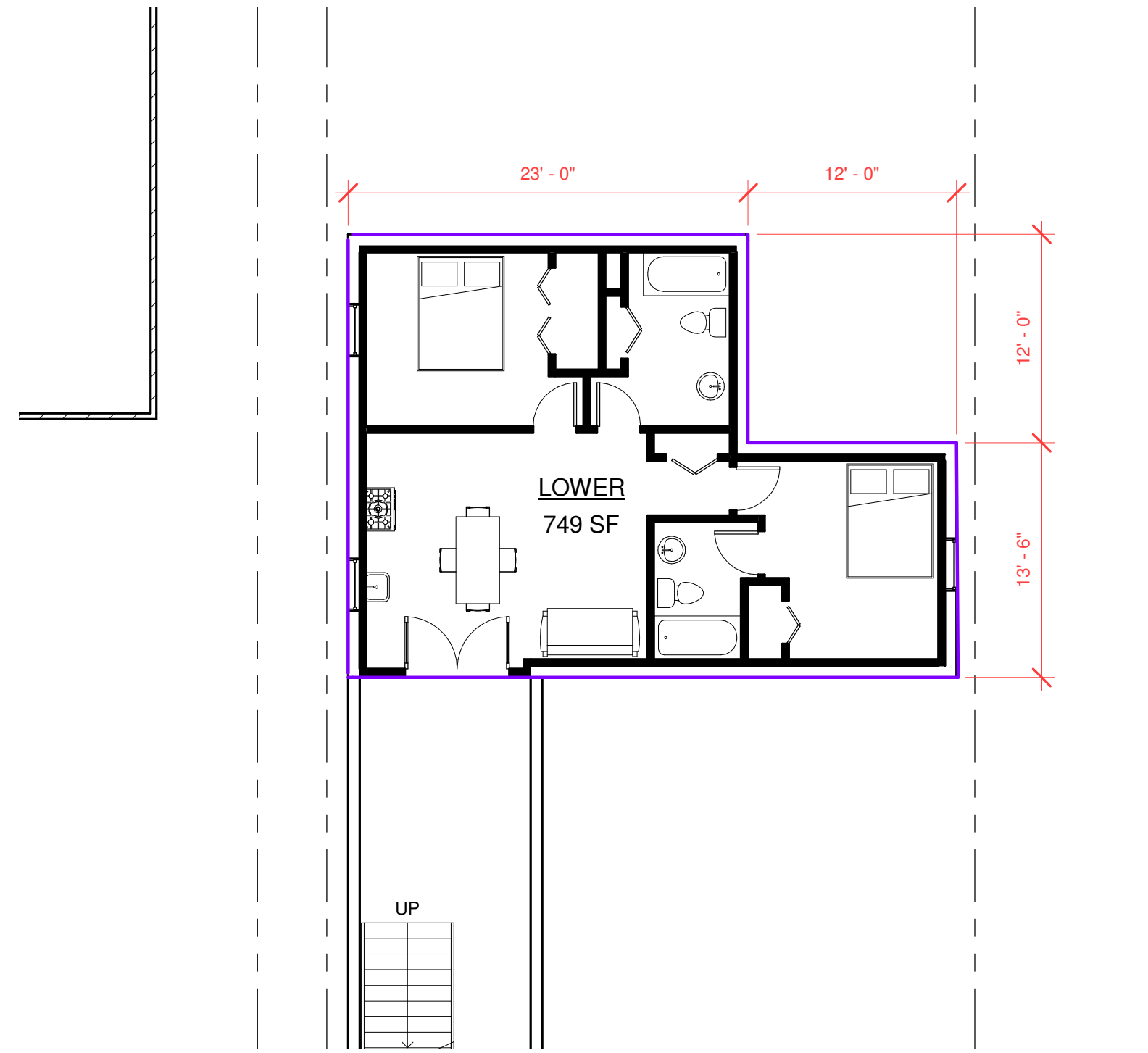
### LEGEND

- |                  |                  |                            |
|------------------|------------------|----------------------------|
| SECTION MONUMENT | STREET MONUMENT  | REFERENCE/WITNESS MONUMENT |
| PROPERTY CORNER  | BREAK LINE       | SANITARY SEWER MANHOLE     |
| PROPERTY LINE    | CHAIN LINK FENCE |                            |
| SECTION LINE     | CURB & GUTTER    |                            |
| CENTER LINE      | CURB WALL        |                            |

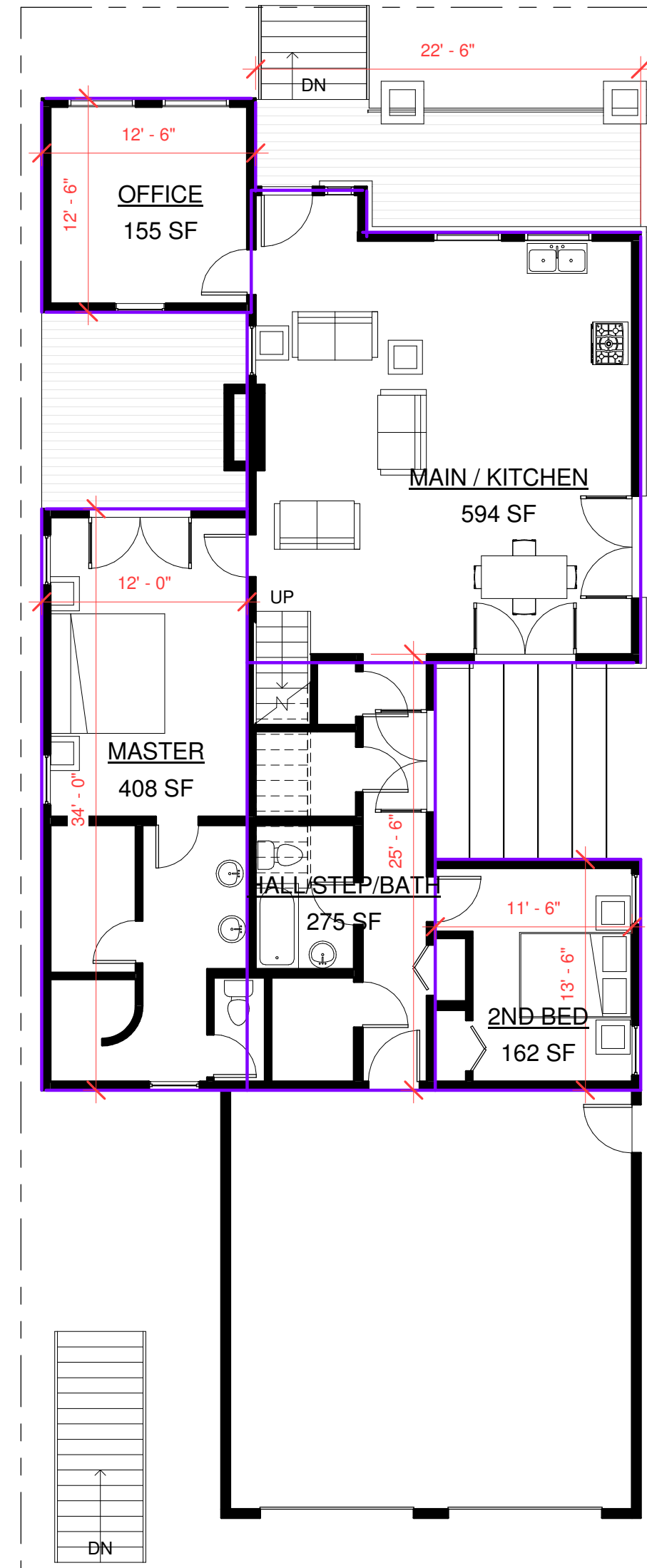
### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF 100 EAST STREET AND 1200 EAST STREET WITH 300 SOUTH STREET AS SHOWN ON THIS SURVEY PLAT.

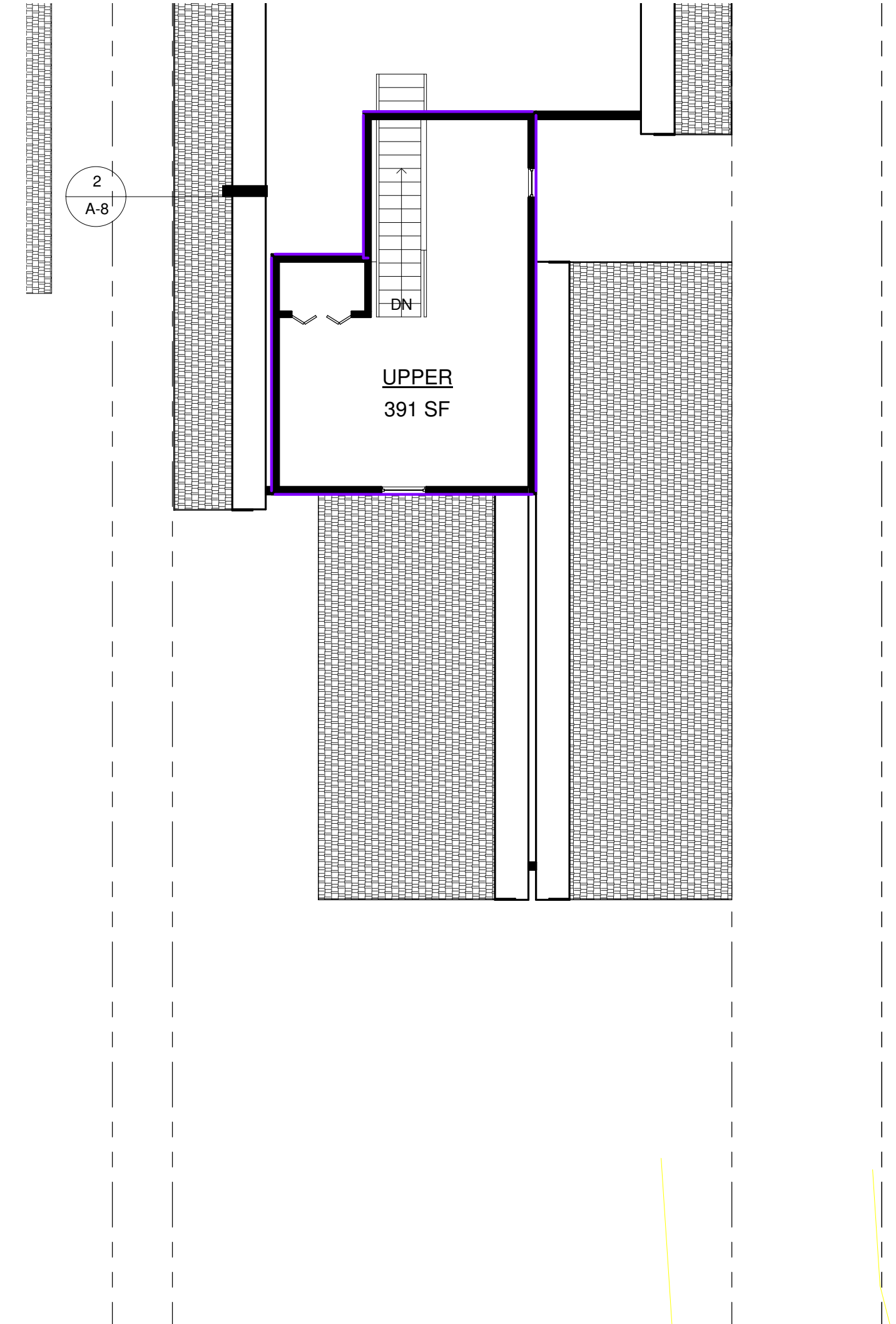
① Level 1  
1/8" = 1'-0"



② Level 2  
1/8" = 1'-0"



③ Level 3  
1/8" = 1'-0"



Area Schedule (Gross Building)	
Name	Area
LOWER	749 SF
HALL/STEP/BATH	275 SF
UPPER	391 SF
MASTER	408 SF
2ND BED	162 SF
MAIN / KITCHEN	594 SF
OFFICE	155 SF
	2734 SF

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND NOT BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, REPRODUCTION, AND PUBLICATION BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED AS PROVIDED BY COPY RIGHTS LAWS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTES AGREEMENT TO THESE RESTRICTIONS.

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24 x 36 Scale: 1/8" = 1'-0"  
11 x 17 Scale: 50% OF 24 x 36

AREAS

**A-4**

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND SITE. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THESE PLANS CONSTITUTE AN AGREEMENT TO THESE RESTRICTIONS.

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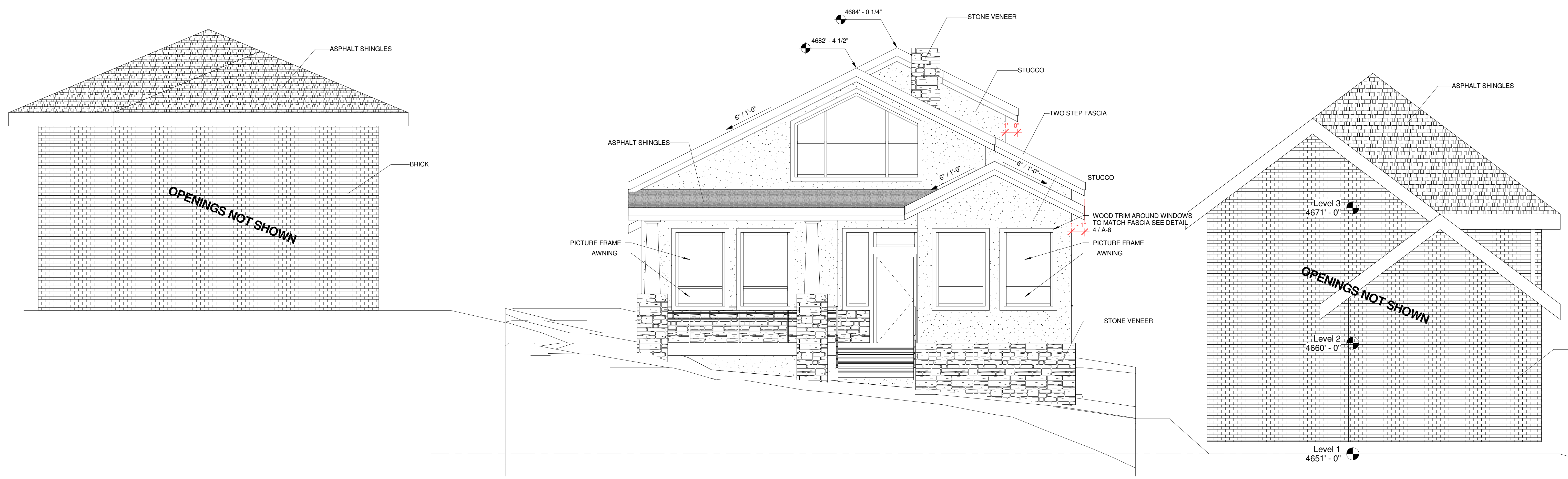
24 x 36 Scale: **1/4" = 1'-0"**  
11 x 17 Scale: 50% OF 24 x 36

**ELEVATIONS**

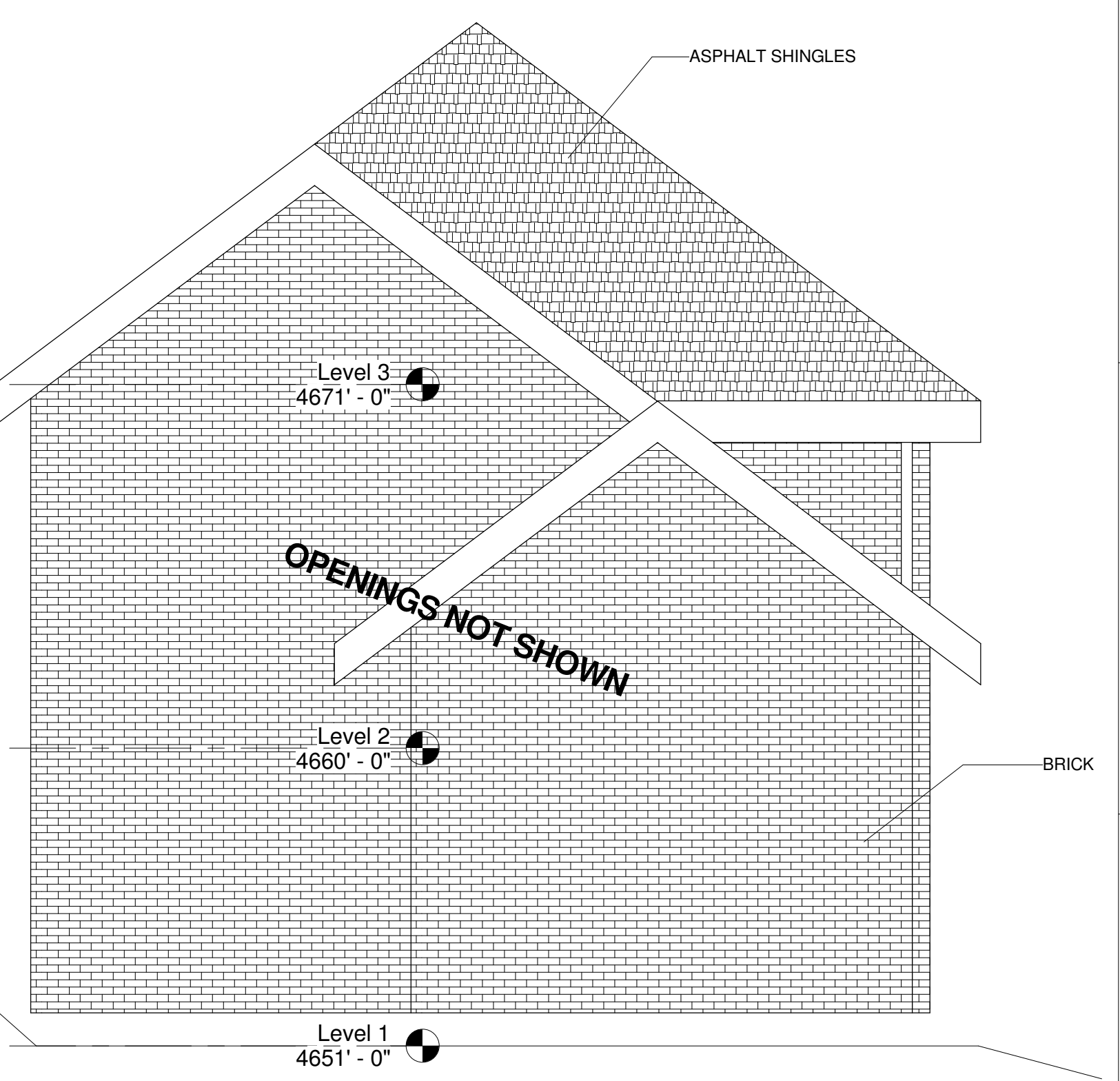
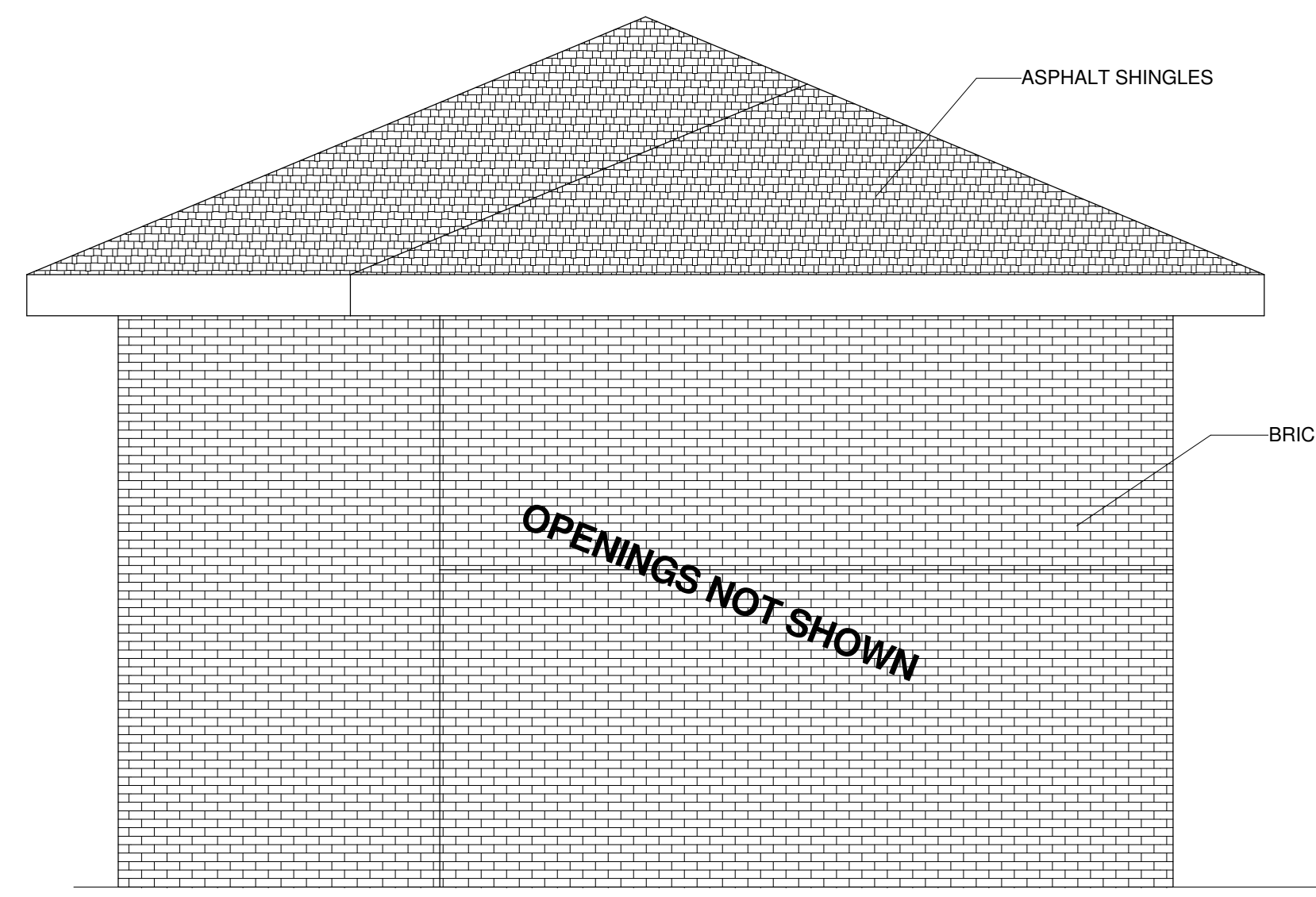
**A-5**

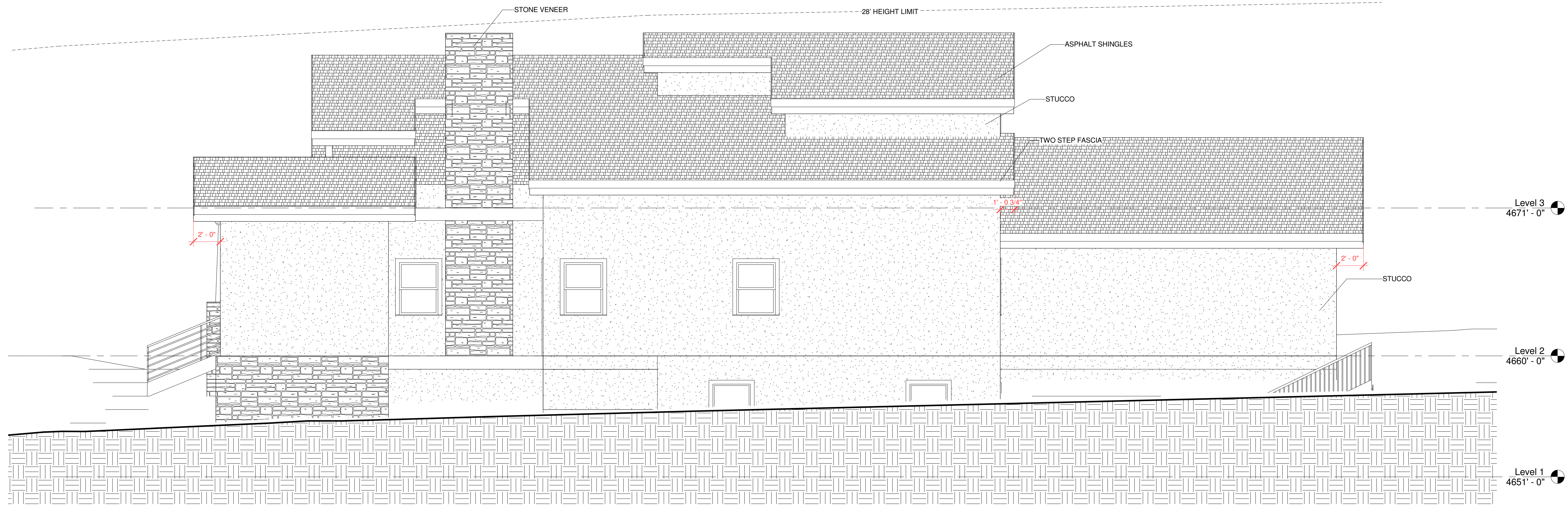


1 East  
1/4" = 1'-0"

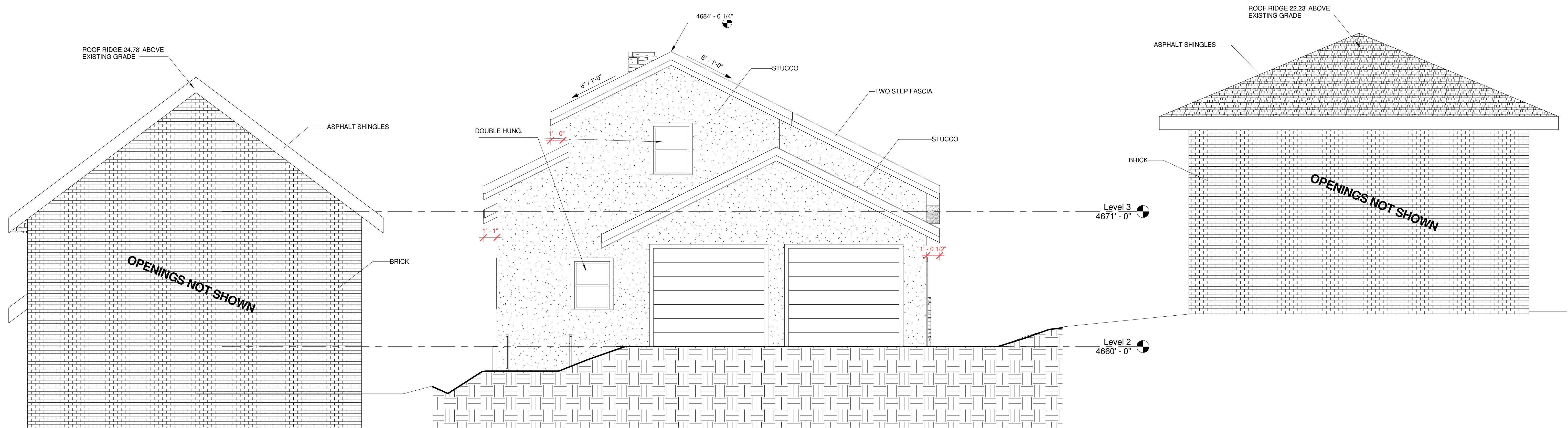


2 North  
1/4" = 1'-0"





1 West  
1/4" = 1'-0"



2 South  
1/4" = 1'-0"

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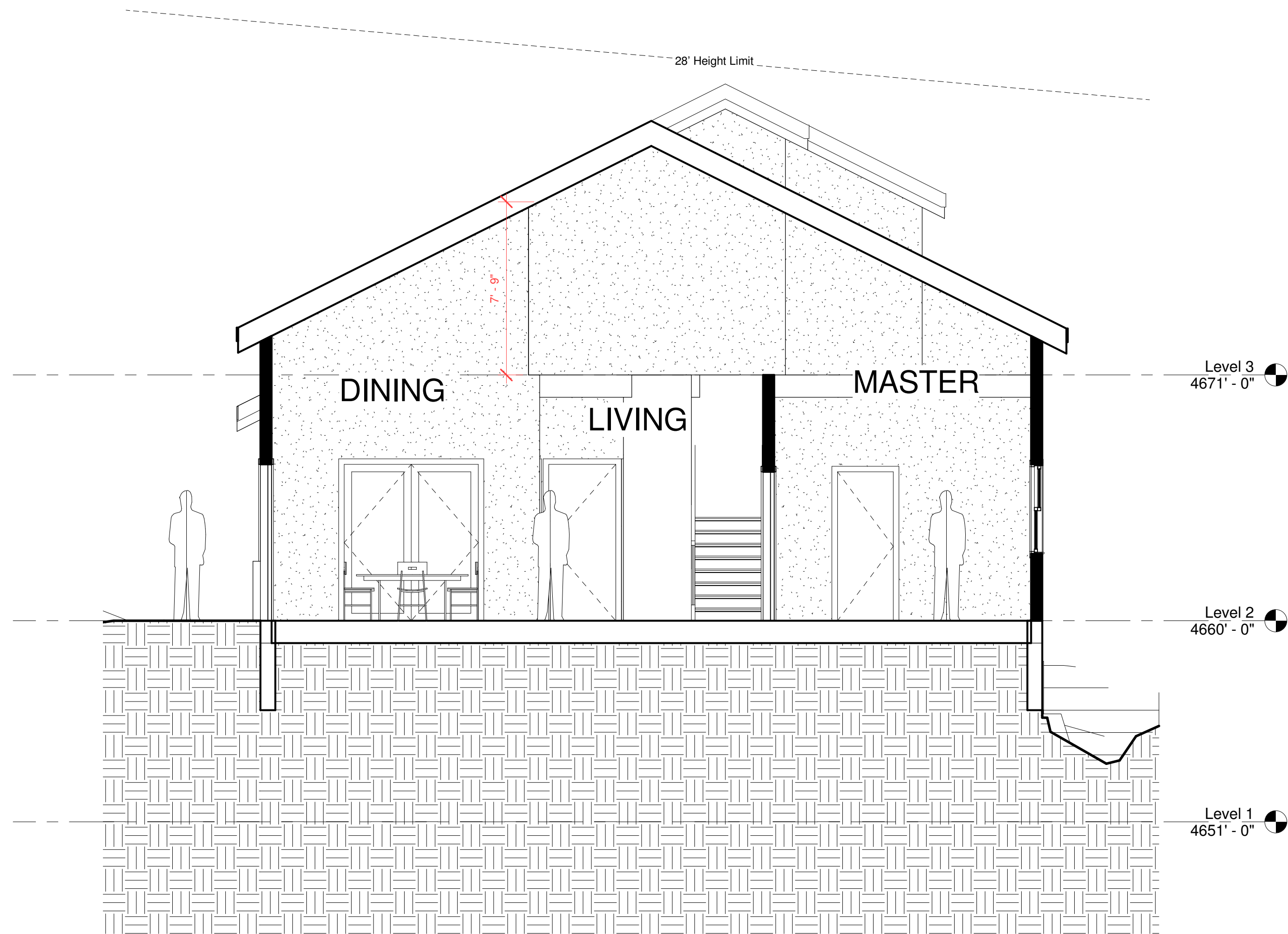
**BRUNISHOLZ**  
TAX ID NO.  
16-05-258-004

**PARK CITY DESIGN+BUILD.**  
PO BOX 981958  
PARK CITY, UT 84098  
435.513.2178

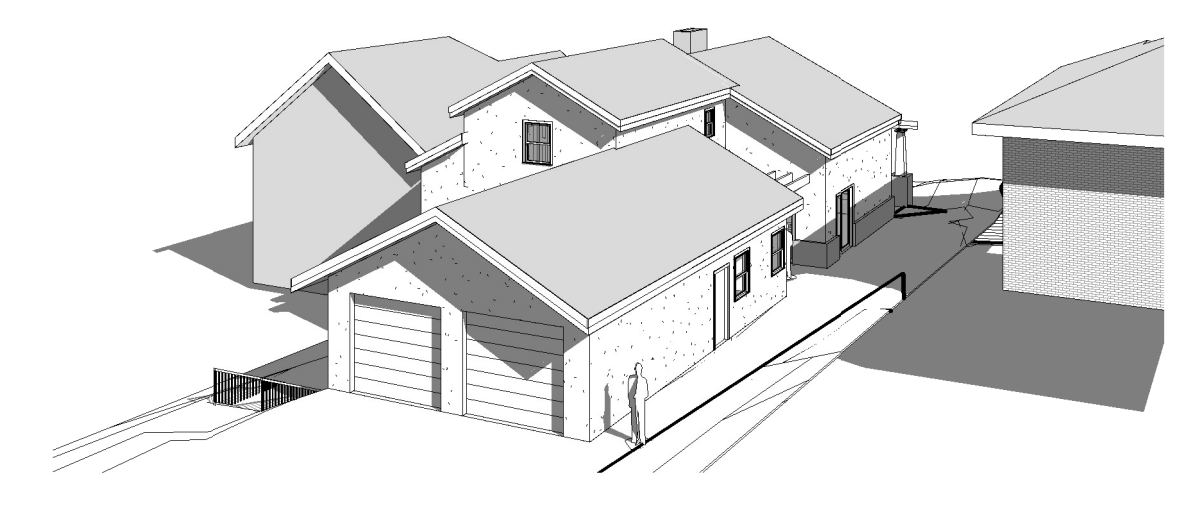
24 x 36 Scale: 1/4" = 1'-0"  
11 x 17 Scale: 50% OF 24 x 36

**ELEVATIONS**

**A-6**



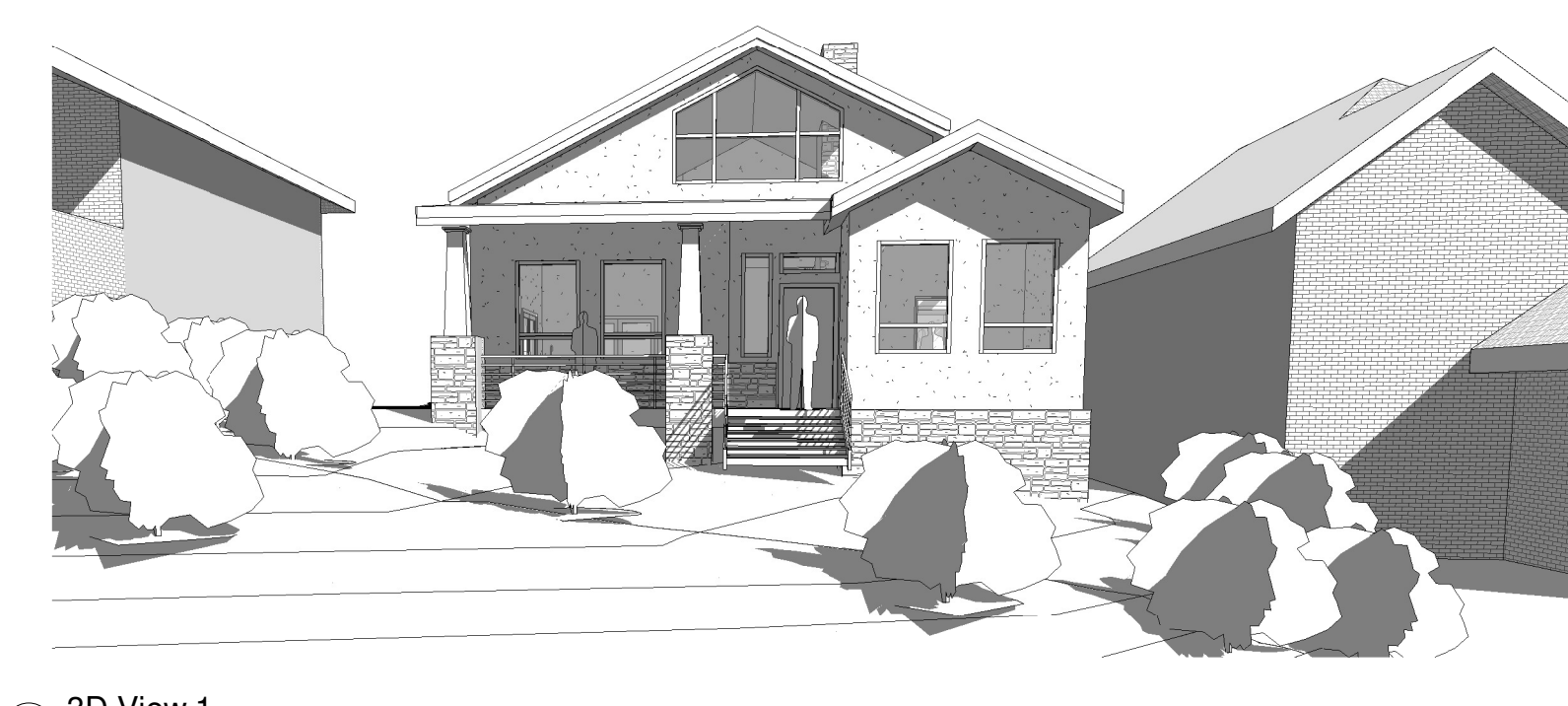
1 Section 1  
1/4" = 1'-0"



4 3D View 3



3 3D View 2



2 3D View 1

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24 x 36 Scale: 1/4" = 1'-0"  
11 x 17 Scale: 50% OF 24 x 36

SECTION & 3D

**A-7**





**Attachment B  
Department Comments**

**From:** [Walsh, Barry](#)  
**To:** [Pace, Katia](#)  
**Cc:** [Young, Kevin](#)  
**Subject:** RE: PLNHLC2012-00637 - 1122 East 300 South  
**Date:** Wednesday, October 03, 2012 11:21:12 AM

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October 3, 2012

Katia Pace, Planning

Re: PLNHLC2012-00637 Residential Duplex at 1122 E 300 South.

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

The proposed plan indicates four parking stalls on site, two in the attached garage and two on grade in the rear yard. The vehicular access is shown by way of a private right of way "Voyles Pl." There needs to be a pedestrian access walkway from the building to the public ROW sidewalk on 300 South. Final plan approval are subject to fully dimensioned permit drawings per city standards. (the driveway grade notation noted on the drawing does not apply)

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
File

No Accela task to date.

---

**From:** Pace, Katia  
**Sent:** Wednesday, October 03, 2012 9:49 AM  
**To:** Walsh, Barry  
**Subject:** PLNHLC2012-00637 - 1122 East 300 South

Barry,

Here is the site plan and drawings for the new construction at 1122 East 300 South (PLNHLC2012-00637.) The proposal is to build a duplex on the site, and the zoning district is R-2 (Single- and Two-Family) residential district. Please let me know your comments by October 17, 2012.

Thank you.

Katia Pace  
Principal Planner  
SLC Planning Division  
801.535.6354

**Attachment C**  
**Photos**  
*(and University Historic District Survey Notes)*



**1104 East 300 South**

Masonry, bungalow-prairie, 1916 - multifamily  
Low hip roof with wide eaves, brick exterior, concrete belt and sill courses, with band of windows (glassed-in porch) concrete foundation.



**1108, 1112, and 1114 East 300 South**

Frame, builder's vernacular, 1895  
Gable roof parallel to street, gabled porch with paired square column, stucco exterior, scalloped trim under eaves.



**1116 East 300 South**

Masonry, pattern book, 1895  
Hip roof with gabled projecting porch roof, fishscale shingles in gable ends, also large Palladian windows, brick exterior; transomed door and window.



**1122 East 300 South**



**1130 East 300 South**

Masonry, bungalow-prairie, 1923  
Low hip roof with projecting hipped porch, brick exterior; concrete foundation; wide eaves; aggregate concrete coping and sill.



**1138 East 300 South**

Masonry, bungalow, 1914  
Hip roof with front gable over porch, with half-timbering and returns in gable end; full-width porch; brick exterior, Prairie-style leaded glass windows.



**1142 East 300 South**

Masonry, bungalow, 1907  
Hip roof with centered hip dormer; recessed full-width porch with wooden balustrade and tapered columns; brick exterior.



**1144 East 300 South**

Masonry, bungalow-craftsman, 1905  
Broad gable roof parallel to street with large gabled dormer with porch; exposed rafters; recessed full-width porch with paneled brick columns; brick exterior; leaded glass transomed windows; sidelights in door; half timbered gable ends; rough stone foundation.



**1150 East 300 South**

Masonry, pattern book, 1905  
Hip roof with front gable; brick exterior; segment arched side windows; bowed brick bay; fishscale shingled gabled end.



**1154-56 East 300 South**

Masonry, apartment (1970 ?)  
Concrete foundation, parking under building; window, aluminum slides; low pitched gable roof.



**1162 East 300 South**

Masonry, builder's vernacular, 1908  
Hip roof with hipped front bay; wide eaves, brick exterior; rectangular bay window or side; decorative muntin design in window.



**1180 East 300 South**

Masonry, (1960 ?)  
Sandstone foundation; side windows, double hung windows.

## Across the Street:



### 1133 East 300 South

Masonry, colonial revival, 1909  
Gabled roof parallel to street; centered, gabled roofed second story porch; brick exterior first floor, stucco second floor; rough stone foundation; broad projecting porch with rounded openings; shed dormers; sidelights in doorways.



### 1125 East 300 South

Frame, contemporary post beam, 1956  
Brick with field stone veneer on south side; post and beam construction on west side; glassed window/walls west side; builtup roof; stone terraced landscaping; garage 2-cars.



### 1155 East 300 South

Frame, contemporary commercial, 1970 - apartment



### 1159 East 300 South

Masonry, bungalow-prairie, 1928  
Hip roof with hipped projecting porch, brick exterior; concrete foundation; aggregate concrete coping and sills.

