

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community  
and Economic Development

## Peterson Residence Property Modifications

Major Alterations

1126 2<sup>nd</sup> Avenue

PLNHLC2014-00585

Meeting Date: November 6, 2014

**Applicant:** Kimble Shaw,  
Architect

**Staff:** Maryann Pickering, AICP  
at (801) 535-7660 or  
[maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)

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

**Property Size:** 0.18 acres or  
approximately 7,840 square feet

**Master Plan Designation:** Low  
Density (4-8 units per acre)

**Council District:** District 3 –  
Council Member Stan Penfold

**Community Council District:**  
Greater Avenues

### Applicable Land Use

#### Regulations:

- 21A.24.080
- 21A.34.020

#### Notification:

- Notice mailed: 10/23/14
- Posted to the Planning  
Division and Utah Public  
Meeting Notice websites:  
10/23/14
- Property posted with sign on  
October 24, 2014

#### Attachments:

- A. Application Materials
- B. Site Plan and Elevations
- C. Photographs

### **Request**

Kimble Shaw, architect, representing the property owners, Dean and Tiffani Peterson is requesting major alteration approval to:

- 1) extend the existing front porch around the side of the residence,
- 2) modify the existing covered entry along the west side elevation of the residence, and
- 3) replace concrete areas along the drive strips, front walkway and driveway approach with new concrete at the above listed address.

This type of project must be reviewed as a Major Alteration by the Historic Landmark Commission as is it for substantial alterations on façades readily visible from the public right-of-way.

### **Staff Recommendation**

Staff recommends that the Historic Landmark Commission review the application, and approve the proposed modifications to the front porch, the west side entryway and concrete paving in the front yard area pursuant to the findings, analysis and conditions of approval in this staff report.

### **Potential Motions**

**Consistent with Staff Recommendation:** Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a major alteration for the modification of the front porch and west side façade entry way and also for concrete paving in the front yard area for the residence located at approximately 1126 E. 2<sup>nd</sup> Avenue. Specifically, the Commission finds that the proposed project complies with the review standards.

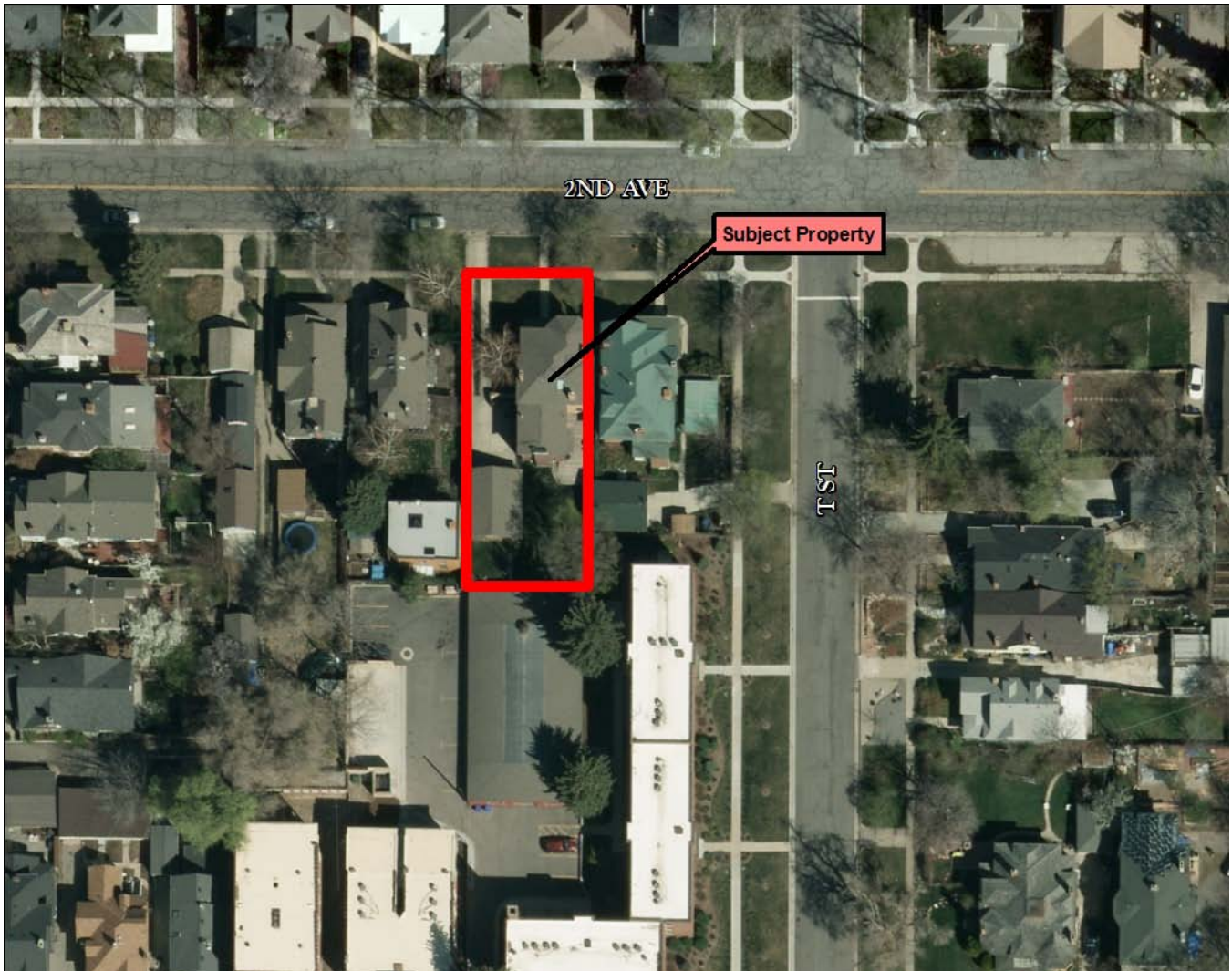
– or –

**Not Consistent with Staff Recommendation:** Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for a major alteration for the modification of the front porch and west side entry way and also for concrete paving in the front yard area for the residence located at approximately 1126 E. 2<sup>nd</sup> Avenue. The Commission makes this recommendation based on the following findings:

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;

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;
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
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;
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;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;
10. Certain building materials are prohibited including the following:
  - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.

## Vicinity Map and Site Photos



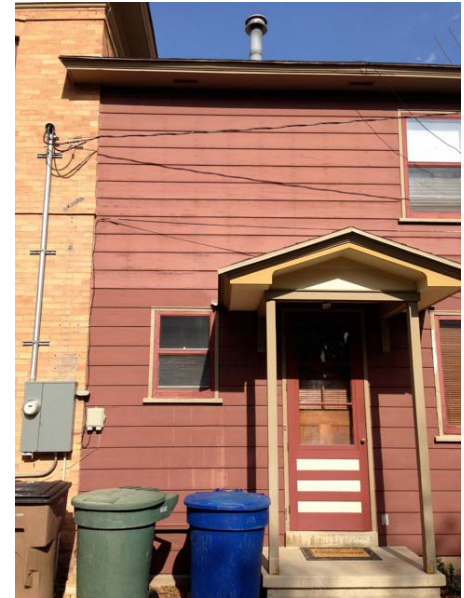
*View from 2<sup>nd</sup> Avenue*



*Front porch to be modified*



*Area of side porch expansion*



*Covered west entry that would have relocated columns*

### ***Background and Project Description***

The subject property located at 1126 E. 2<sup>nd</sup> Avenue is considered a contributing historic property in the Avenues Historic District. The residence is located on the south side of Second Avenue and is classified in the most recent survey as a Victorian Eclectic structure built in 1895. The house is two stories in height and has an existing porch that is one of the primary character defining features on the front façade. The proposed wrap around extension of the porch to the west side and façade would connect to and extend the existing porch feature. The applicant has indicated that the property owners would like to add this extension in order to make a larger porch that would allow for outdoor seating and lounging. The applicant is also proposing to modify the existing entryway over the existing side door entrance on the west elevation.

As part of this request, the applicant has proposes to retain the original roof structure and existing concrete slab of the porch. In addition to the porch extension, the applicant is also proposing to modify the west side façade entry way and do improvements to the concrete driveway and walkway. The new components have been designed to be architectural features that are compatible, yet differentiated from the original construction. Below is a summary of all the proposed changes.

The proposed changes to the porch include:

1. Extend and wrap the front porch around to the west side of the residence. The height will be the same as the existing porch and the roofline will be similar with the same slope. All of the materials on the roof form of the existing porch will be retained. The new porch roof will have the same asphalt shingles but will have a smooth Hardie board finish at the gable end, rather than the fish scale shingle pattern that exists on the current porch. The existing porch is approximately 112 square feet in size and the addition is approximately 144 square feet in size. The total size of the porch will be approximately 256 square feet in size. The applicant has also shown a different pattern on the ceiling or soffit to help further differentiate the expansion from the original porch.

2. A total of ten new columns will be added to the modified front porch. These columns are the same diameter as the existing columns and are proposed to be painted wood columns. The existing non-original front porch columns will be salvaged for the modified entryway on the west side of the residence.
3. A new concrete slab will be poured for the new porch extension on the side of the home but the existing porch slab on the front facade will remain.

The proposed changes to the walkway include:

4. The existing concrete walkway leading to the porch will be replaced with new concrete.

The proposed changes to the west entryway include:

5. The proposed modifications to the existing entryway along the west side of the residence include replacing the existing stick type columns with the salvaged decorative columns from the front of the residence and a new concrete landing and steps.

This proposed concept represents an evolution of development ideas. The applicant had originally proposed the expansion of the porch around the side of the residence duplicating the materials found on the existing porch. Staff expressed concerns to the architect that the project as proposed could not be approved as there needed to be differentiation between the original porch and the proposed construction. After a few different designs were discussed, staff is of the opinion that this proposal is more consistent with the standards of the ordinance and design guidelines. The final design reflects input from staff and is the proposal before the Historic Landmark Commission.

### **Public Comments**

No public comment regarding this application was received as of the date of the distribution of this staff report.

### ***Zoning Ordinance and Design Guidelines***

**21A.24.080 SR-1A Special Development Pattern Residential District:** The purpose of the SR-1A Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. 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, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

**Analysis:** Staff has reviewed the zoning requirements as seen on the table below.

Ordinance Requirement	Standard	Proposed	Meets
Front Yard Setback	No greater than existing established setback line of the existing building	20 feet	Yes
Rear Yard Setback	25% of lot depth not less than 15 feet not more than 30 feet	57 feet	Yes
Side Yard Setback	Interior side 4 feet	17 feet	Yes
Building Coverage (principal and accessory structures)	40% of lot area	31%	Yes

**Finding:** The project meets the applicable zoning requirements for the SR-1A zoning district.

### 21A.34.020 H Historic Preservation Overlay District

**G. Standards for Certificate of Appropriateness for Altering 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 shall find that the project substantially complies with all of the 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 building was constructed in approximately 1895 as a single family home. No change of use is proposed.

**Finding:** This standard is met.

**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;

*A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*

**Design Objective 2.1:** Primary historic building materials should be retained in place whenever feasible.

**Design Objective 5.2:** The historic materials and the details of a porch should not be removed or covered.

**Design Objective 8.1:** An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.

**Design Objective 8.2:** An addition should be designed to be compatible in size and scale with the main building.

**Design Objective 8.4:** A new addition should be designed to be recognized as a product of its own time.

**Design Objective 8.6:** A new addition or alteration should not hinder ones' ability to interpret the historic character or the building or structure.

- Design Objective 8.5:** A new addition should be designed to preserve the established massing and orientation of the historic building.
- Design Objective 8.8:** Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.
- Design Objective 8.11:** A new addition should be kept physically and visually subordinate to the historic building.
- Design Objective 8.12:** Roof forms should be similar to those of the historic building.

**Analysis:** The home is located in the interior of the block and although the proposed porch extension it will be visible from the public right-of-way, the applicant has made an effort to make the porch extension compatible, yet differentiated from the original construction. In addition to being designed to stand on its own, the extension is compatible with the size and scale of the building and similar to the original porch in materials and design. The materials and roofline are also compatible with the main historic residence. The proposed extension of the porch could be easily removed in the future with little impact the historic residence.

The existing non-original porch columns proposed to be removed and placed at the west side entryway will remain part of the historic character of the property. The new columns on the front porch that will replace these two will be painted wood and will be the same diameter as the existing columns. Staff has determined that the existing columns on the front porch are not original to the structure. When the Reconnaissance Level Survey was done in 1978 for this part of the Avenues Historic District, the researcher noted in the description of the property that the original wood columns had been replaced with wrought iron. Therefore, relocating the existing non-original columns to the west side facing façade helps to retain the historic character of the property. The only other change that will be made to the west side façade entryway is a new concrete landing and steps. The roof covering with the gable shape will not be altered in any manner.

The front porch expansion could have an impact on the appearance and character of the residence but is not likely to affect the historic integrity of the building. The design of the porch has been done in such a manner, and as noted previously, that it can be removed at some point in the future will little impact to the main historic property. The owners of the property would like to have this patio on the front of residence to encourage social activity and interaction with the neighborhood which is a common feature in the Avenue Historic District.

There are no specific design objectives regarding the proposed replacement of the concrete walkway, driveway drive strips and the driveway apron. However, there is general discussions on Chapter 1 of *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City* that discuss replacing paving materials with similar or like materials and maintaining the drive strips if they are present. The applicant intends to do replace the paving with concrete and retain the drive strips.

**Finding:** The proposal substantially complies with the standard above design guidelines and therefore the historic integrity of the property will largely be retained and preserved. The character of the property could be affected, but it is not expected to be a significant impact.

**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.

**Analysis:** The applicant has designed the extension with different materials and patterns along the fascia, soffit and porch slab in order to help differentiate it as an addition that is not original to the residence. The asphalt shingles, trims and moldings around the edge of the porch extension are the only two items that will be similar. The remainder will be differentiated with either different patterns or new concrete paving that will not exactly match the original.

The modification of the west side entryway is not an original part of the structure and the columns that will be placed there do not appear to be original to the historic portion of the residence. Placing the columns as part of this west side façade entryway will not create a false sense of history and would result in salvaging columns. The same also applies to the proposed concrete paving modifications. The paving pattern is established and has some deterioration from several years of use and it is being replaced with the same material.

**Finding:** The additions and modifications are proposed in such a manner as to be recognized as a product of their own time and do not create a false sense of history.

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

**Analysis:** No significant historic features will be lost as part of this porch expansion. The columns at the front are not original to the residence according to the 1978 Reconnaissance Level Survey, and will be reused on another portion of the residence. The west side façade entryway cover or roof will still remain, but will have the existing non-historic columns from the front of the residence relocated to this location. The new columns are needed on the west side facing façade as the existing stick type columns are being relocated to maintain an overall design consistency on the site. The proposed concrete paving modifications will match materials and design of what is being replaced.

**Finding:** The additions or modifications will not eliminate any historic features of the existing home.

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

**Analysis:** The existing home will retain a majority its historic and architectural integrity. The only portion of the existing home that will be affected is where the front porch expansion will tie into the new construction. The main form of the residence including the original walls, roof form and windows will not be altered or removed as part of this request. The porch extension will however alter one of the distinctive features of the residence by taking the existing front porch and wrapping it along the west facing façade of the residence. However, the only feature of the existing porch that will no longer be visible is the end of the gable wall that is currently accentuated with a fish shingle pattern. It will no longer be visible as this is where the porch extension will be tied into the original porch. The fish shingle pattern on the front of the existing porch that is readily visible from the street will remain untouched. The applicant has made every effort to remove as little of the original material as possible.



**Finding:** The proposed changes reflect the preservation of a majority of the original structure with the exception of the end of the side gable of the existing porch. The existing main residence will remain unaltered. The porch extension is proposed to be supported by the columns and will not need to be structurally attached to the original part of the residence. The roof for the porch extension will have minimal attachment in order to preserve the brick exterior.

**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:** The proposed new material on the addition will be complementary to the existing architectural features on the main residence including the scale, design and visual components that are complementary to the architecture of the residence. The non-historic columns at the front the residence will be relocated to the west side entry façade to replace the missing architectural features of that entryway to achieve an overall design consistency for the property.

The concrete paving located along the driveway drive strips, walkway and driveway approach have deteriorated at over the years to the point they need to be replaced. The applicant has proposed to replace with the same material as what exists today.

**Finding:** The proposed changes and replacement of the concrete paving features of the front yard area will be with similar materials of what exists today on the site. The drive strips will remain and the concrete walk will be in the same location. No significant impact is anticipated.

**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 chemical or physical treatments of historic materials.

**Finding:** This standard is not applicable.

**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.

*A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*

**Design Objective 5.1:** Preserve an original porch whenever feasible.

**Design Objective 5.2:** The historic materials and the details of a porch should not be removed or covered.

**Design Objective 5.4:** The open character and integrity of a historic front porch should be retained.

- Design Objective 8.1:** An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.
- Design Objective 8.2:** An addition should be designed to be compatible in size and scale with the main building.
- Design Objective 8.5:** A new addition should be designed to preserve the established massing and orientation of the historic building.
- Design Objective 8.11:** A new addition should be kept physically and visually subordinate to the historic building.

**Analysis:** With the exception of the front porch alterations, no other element of the original structure will be removed or altered. The proposed porch addition is designed in such a manner that it will have minimal effect on the existing brick exterior and is compatible with the size, scale and materials of the existing porch. The proposed porch extension is compatible with the character of the residence and has been designed to maintain and not remove the small window along the west façade. It has also been designed in a manner not to compete with the historic views of the home from the public way thus maintaining the character of the property, neighborhood and environment in a sensitive manner.

In addition to the proposed porch extension, the proposed replacement of the concrete paving along the driveway, drive strips and walkway would not impact and significant feature of the property. The replacement material is similar and no new contemporary designs or paving materials are proposed.

**Finding:** The proposed design for the addition does not destroy significant cultural, historical, architectural or archaeological material, and is compatible with the size, scale, color, material, and character of the property and neighborhood.

**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.

*A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*

- Design Objective 8.1:** An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.
- Design Objective 8.2:** An addition should be designed to be compatible in size and scale with the main building.
- Design Objective 8.4:** A new addition should be designed to be recognized as a product of its own time.
- Design Objective 8.8:** Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.
- Design Objective 8.9:** Original features should be maintained wherever possible when designing an addition.

**Analysis:** The porch as proposed, for the most part, preserves the majority of the original porch in both form and physical integrity, and if the wraparound porch addition was to be built and subsequently removed, the original structure is relatively unimpaired. The material of the new gable end will be different and the applicant has noted that a new concrete slab will be poured next to the existing to differentiate it from the original.

The change to the side entryway on the west side of the residence is not original to the residence and does not appear to be that old. The change to this area is minimal in nature.

**Finding:** The new addition is differentiated from the old, and is compatible in size, scale, and architectural features. This standard is met.

**Standard 10:** Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.

**Analysis:** The applicant is not proposing to use any of the materials noted above for any component of this project. All of the materials proposed to be used are durable and compatible with historic materials.

**Finding:** No inappropriate materials are proposed at this time. 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.

**ATTACHMENT A**  
**APPLICATION MATERIALS**



# HP: Major Alteration & New Construction

RECEIVED  
SEP 15 2014  
BY: *[Signature]*

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #: <i>PLN HLC2014-00585</i>	Received By: <i>Thomas Juvich</i>	Date Received: <i>9/3/14</i>	Zoning: <i>SR-1A</i>
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Project Name:  
*PETERSON RESIDENCE SIDE PORCH ADDITION*

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:  
*SIDE PORCH ADDITION*

Address of Subject Property:  
*1126 E 2ND AVENUE*

Name of Applicant: <i>KIMBLE SHAW</i>	Phone: <i>801.971.3318</i>
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Address of Applicant:  
*1127 E 2ND AVENUE*

E-mail of Applicant: <i>KIMBLEKSHAW@GMAIL.COM</i>	Cell/Fax: <i>801.971.3318</i>
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Applicant's Interest in Subject Property:  
 Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):  
*TIFFANY & DEAN PETERSON*

E-mail of Property Owner: <i>RMTIFF@ME.COM</i>	Phone:
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➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

<b>Mailing Address:</b> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<b>In Person:</b> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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### REQUIRED FEE

- ➔ Major Alteration: Filing fee of \$30, plus additional cost of postage for mailing notice.
- ➔ New Construction: Filing fee of \$238, plus additional cost of postage for mailing notice.

### SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: <i>[Signature]</i>	Date: <i>9/3/2014</i>
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SUBMITTAL REQUIREMENTS

Staff Review

- 1. **Project Description** (please attach additional sheet)  
Written description of your proposal and any Special Exception requested  
*FRONT PORCH ADDITION TO MAKE IT "WRAP-A-ROUND" TO THE SIDE*
- 2. **Plan Requirements**
- One paper copy (24" x 36") of each plan and elevation drawing
- A digital (PDF) copy of the each plan and elevation drawing
- One 11 x 17 inch reduced copy of each plan and elevation drawing
- a. **Site Plan**
- Site plan (see *Site Plan Requirements* flyer for further details)
- b. **Elevation Drawing** (if applicable)
- Detailed elevation, sections and profile drawings with dimensions drawn to scale
- Show type of construction
- Design and dimension for details such as railings, posts, roofing, siding, porch, etc
- N/A* Show section drawings of windows and doors if new windows and doors are proposed
- 3. **Streetscape Drawings** (for new construction) *N/A*
- Streetscape drawn to scale at a minimum 1: 80  
Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)
- If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face
- 4. **Photographs**
- Historic photographs of existing building/s  
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
- Current photographs of each façade
- Close up images of details that are proposed to be altered
- 5. **Materials**
- List of proposed materials
- Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

**KIMBLE SHAW LLC ARCHITECTURE INTERIORS**  
1127 2ND AVENUE SALT LAKE CITY UTAH 84103

September 3, 2014

Planning Department  
Salt Lake City Corporation  
451 South State Street  
Salt Lake City, Utah 84114

RE: 1126 2<sup>ND</sup> AVENUE PORCH ADDITION  
HP: MAJOR ALTERATION APPLICATION

To Whom It May Concern:

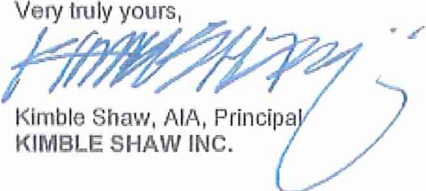
The scope of this particular project is to add a side porch to an already existing front porch. The existing front porch is small for a seating arrangement; therefore, the owners would like to add a side porch that would allow for outdoor seating and lounging.

Our approach to the project is simple and straight-forward: preserve the existing front porch as is, hip the corner at the roof, and seamlessly wrap a side porch around the corner of the house. We would precisely match the existing porch columns, along with precisely matching the existing trims, moldings and shingles on the addition. The existing porch deck is concrete and we would pour a new concrete deck to match. Finally, we would roof the existing and the new porch areas with dimensional asphalt shingles to match the existing house.

It is our professional opinion that the proposed porch addition is compatible with the architecture of the existing house and does nothing to detract from its integrity; furthermore, we feel the addition would be sympathetic to the character of the block face and the neighborhood while embodying the spirit of front porches that abound in the Avenues District.

Please feel free to contact me with any questions concerning our proposal. Thank you for your consideration.

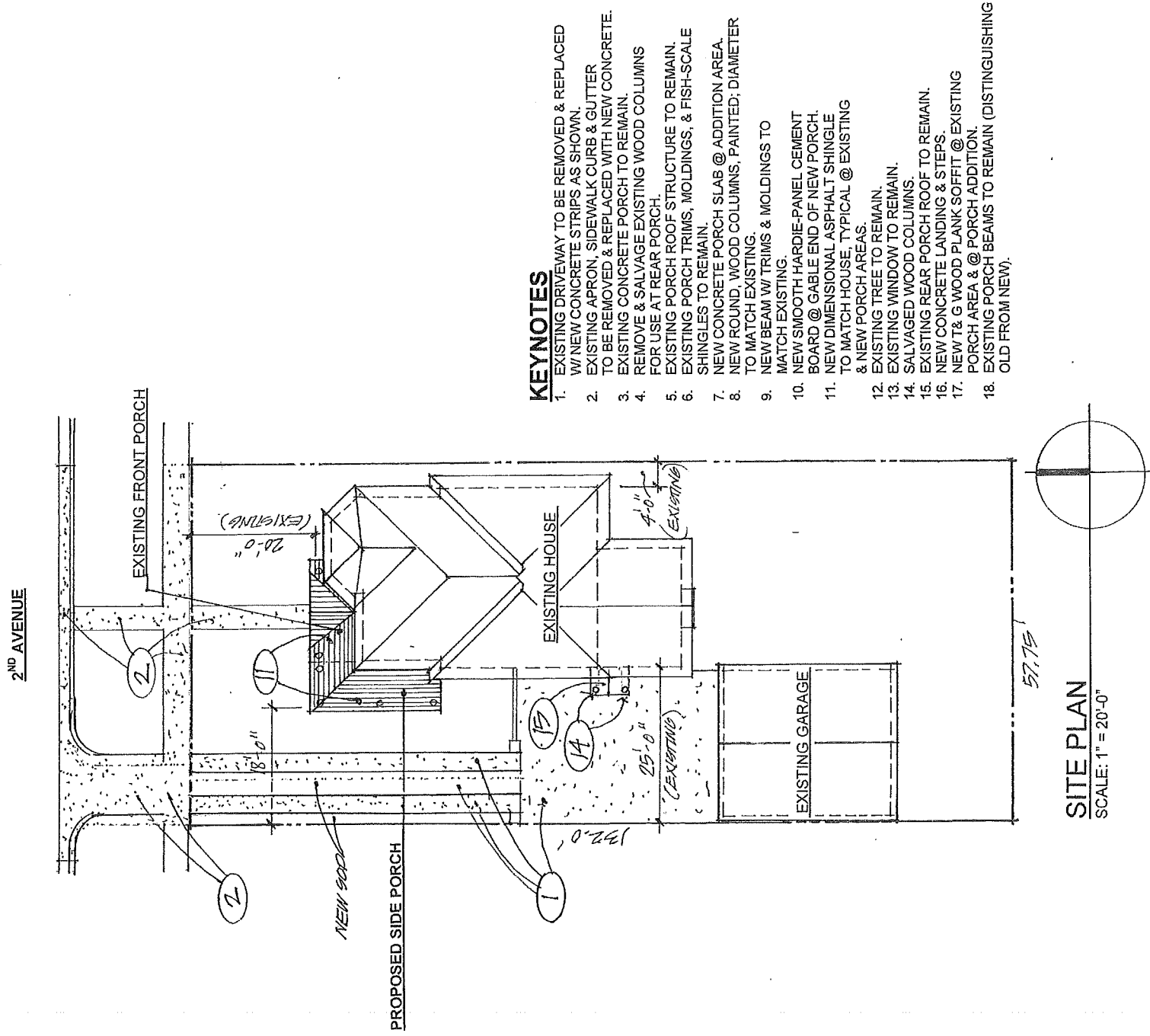
Very truly yours,

  
Kimble Shaw, AIA, Principal  
KIMBLE SHAW INC.



**ATTACHMENT B**  
**SITE PLAN AND ELEVATIONS**





**PETERSON RESIDENCE  
SIDE PORCH ADDITION**

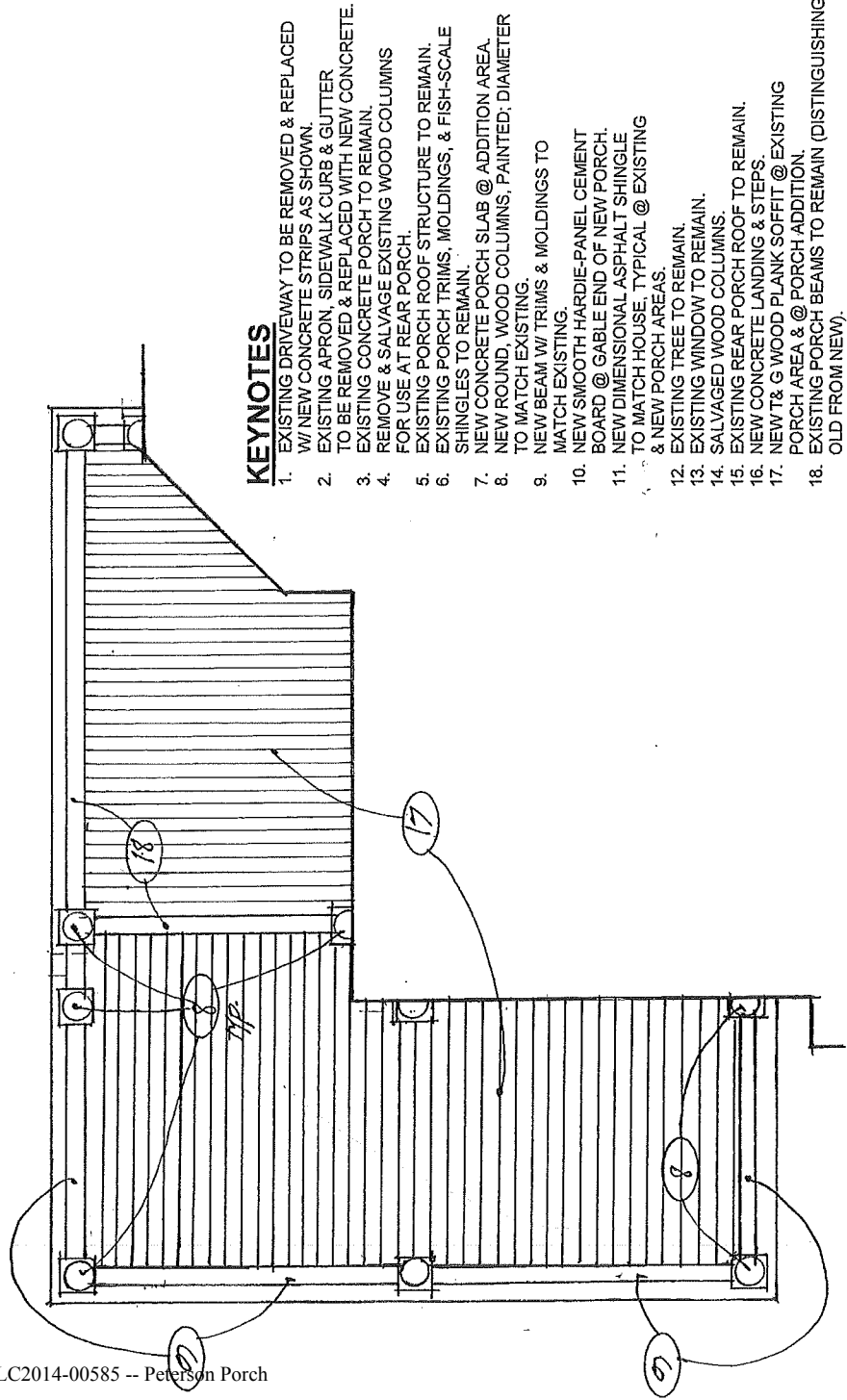
1126 SECOND AVENUE/ SLC/ UT/ 84103  
AUGUST 30, 2014

REVISED 10/10/2014

**KIMBLE SHAW INC.**

KIMBLE SHAW INC. ARCHITECTURE INC. 305  
1172ND AVENUE SATE LAKE CITY, UT 84103 801-971-3318  
KIMBLESHAW@GMAIL.COM

**A1**

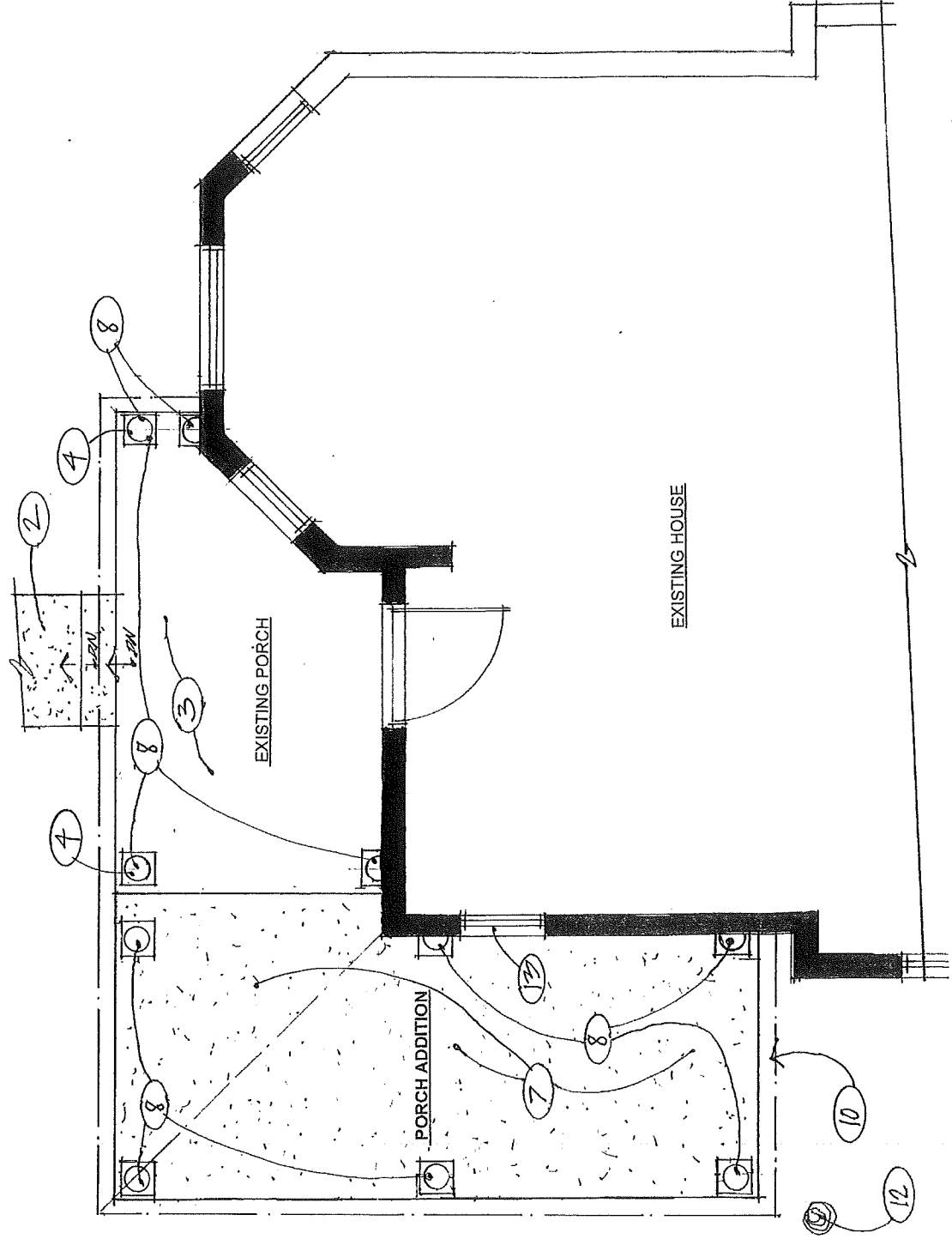


**KEYNOTES**

1. EXISTING DRIVEWAY TO BE REMOVED & REPLACED W/ NEW CONCRETE STRIPS AS SHOWN.
2. EXISTING APRON, SIDEWALK CURB & GUTTER TO BE REMOVED & REPLACED WITH NEW CONCRETE.
3. EXISTING CONCRETE PORCH TO REMAIN.
4. REMOVE & SALVAGE EXISTING WOOD COLUMNS FOR USE AT REAR PORCH.
5. EXISTING PORCH ROOF STRUCTURE TO REMAIN.
6. EXISTING PORCH TRIMS, MOLDINGS, & FISH-SCALE SHINGLES TO REMAIN.
7. NEW CONCRETE PORCH SLAB @ ADDITION AREA.
8. NEW ROUND WOOD COLUMNS, PAINTED; DIAMETER TO MATCH EXISTING.
9. NEW BEAM W/ TRIMS & MOLDINGS TO MATCH EXISTING.
10. NEW SMOOTH HARDIE-PANEL CEMENT BOARD @ GABLE END OF NEW PORCH.
11. NEW DIMENSIONAL ASPHALT SHINGLE TO MATCH HOUSE, TYPICAL @ EXISTING & NEW PORCH AREAS.
12. EXISTING TREE TO REMAIN.
13. EXISTING WINDOW TO REMAIN.
14. SALVAGED WOOD COLUMNS.
15. EXISTING REAR PORCH ROOF TO REMAIN.
16. NEW CONCRETE LANDING & STEPS.
17. NEW T&G WOOD PLANK SOFFIT @ EXISTING PORCH AREA & @ PORCH ADDITION.
18. EXISTING PORCH BEAMS TO REMAIN (DISTINGUISHING OLD FROM NEW).

**REFLECTED CEILING PLAN @ PORCH**

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



**PORCH PLAN**

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

**PETERSON RESIDENCE**

**SIDE PORCH ADDITION**

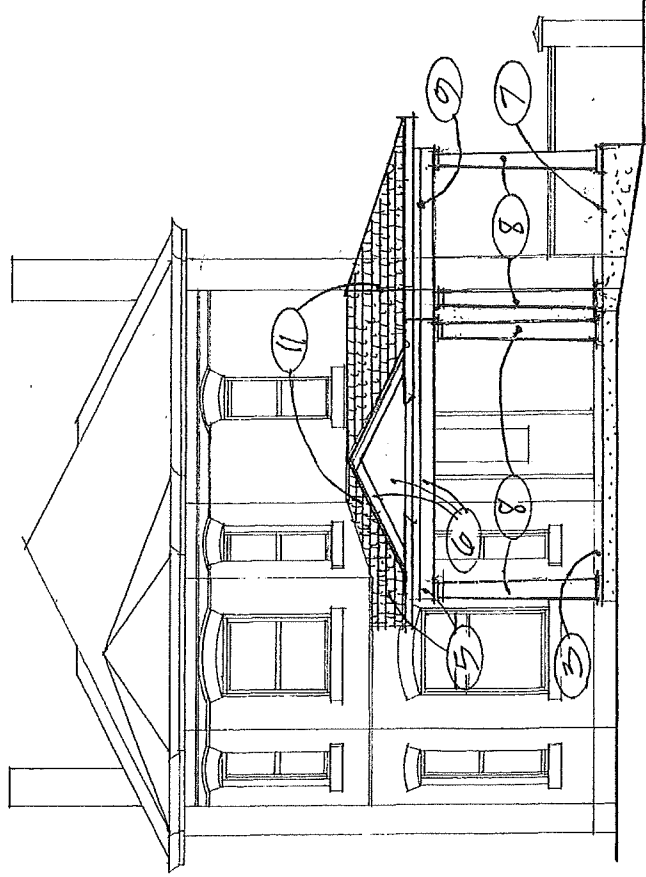
1126 SECOND AVENUE/ SLC/ UT/ 84103  
AUGUST 30, 2014

REVISED 10/10/2014

*KIMBLE SHAW INC.*

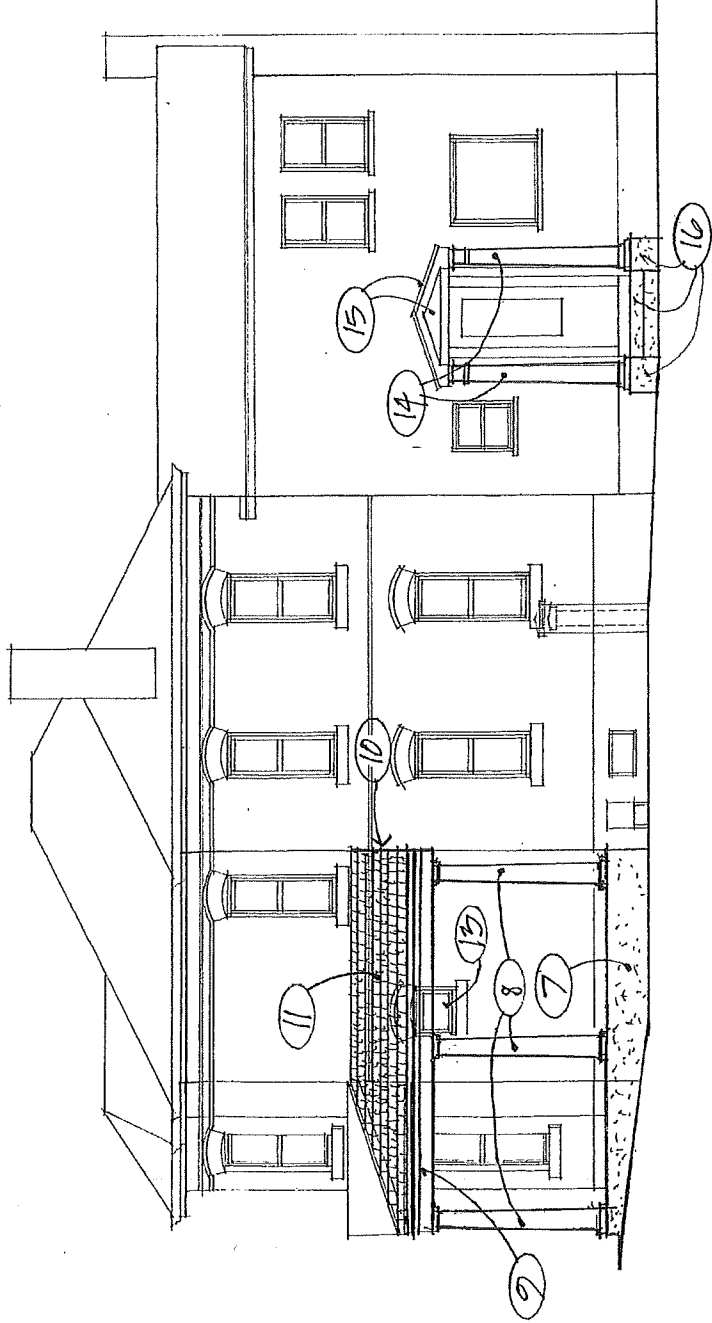
KIMBLE SHAW ARCHITECTURAL RECORDS  
12721N GRANBY AVE, CHURCHVILLE, UT 84106  
KIMBLESHAW@GMAIL.COM 801-971-1318

**A2**



**NORTH ELEVATION STUDY (FRONT)**

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



**WEST ELEVATION STUDY (SIDE)**

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

**PETERSON RESIDENCE  
SIDE PORCH ADDITION**

1128 SECOND AVENUE/ SLC/ UT/ 84103  
AUGUST 30, 2014

REVISED 10/10/2014

*Kimberly Shaw*

KIMBLE SHAW ARCHITECTURE INTERIORS  
1128 SECOND AVENUE, SUITE 200, SALT LAKE CITY, UT 84103  
801.477.1316  
KIMBLESHAWARCHITECT.COM

**KEYNOTES**

1. EXISTING DRIVEWAY TO BE REMOVED & REPLACED W/ NEW CONCRETE STRIPS AS SHOWN.
2. EXISTING APRON, SIDEWALK CURB & GUTTER TO BE REMOVED & REPLACED WITH NEW CONCRETE.
3. EXISTING CONCRETE PORCH TO REMAIN.
4. REMOVE & SALVAGE EXISTING WOOD COLUMNS FOR USE AT REAR PORCH.
5. EXISTING PORCH ROOF STRUCTURE TO REMAIN.
6. EXISTING PORCH TRIMS, MOLDINGS, & FISH-SCALE SHINGLES TO REMAIN.
7. NEW CONCRETE PORCH SLAB @ ADDITION AREA.
8. NEW ROUND, WOOD COLUMNS, PAINTED; DIAMETER TO MATCH EXISTING.
9. NEW BEAM W/ TRIMS & MOLDINGS TO MATCH EXISTING.
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17. NEW T & G WOOD PLANK SOFFIT @ EXISTING PORCH AREA & @ PORCH ADDITION.
18. EXISTING PORCH BEAMS TO REMAIN (DISTINGUISHING OLD FROM NEW).

**ATTACHMENT C**  
**PHOTOGRAPHS**



*View from 2<sup>nd</sup> Avenue*



*Front porch to be modified*



*East side view of front of residence*



*Area of porch expansion*



*Porch addition will extend to the break in the wall plane*



*Porch addition will be against this wall and the window will remain*



*Covered entryway will remain – the existing porch columns will replace these ‘stick’ columns*



*Area to the left of the proposed modified entryway*