



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: January 5, 2017
Re: PLNHLC2015-00586 Major Alterations
PLNHLC2015-00587 Special Exception

MAJOR ALTERATIONS – SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 638 6th Avenue

PARCEL ID: 09323060120000

HISTORIC DISTRICT: The Avenues Local Historic District

ZONING DISTRICT: H Historic Preservation Overlay District. SR-1A Special Development Pattern Residential District

MASTER PLAN: Avenues Community Master Plan

DESIGN GUIDELINES: Residential Design Guidelines

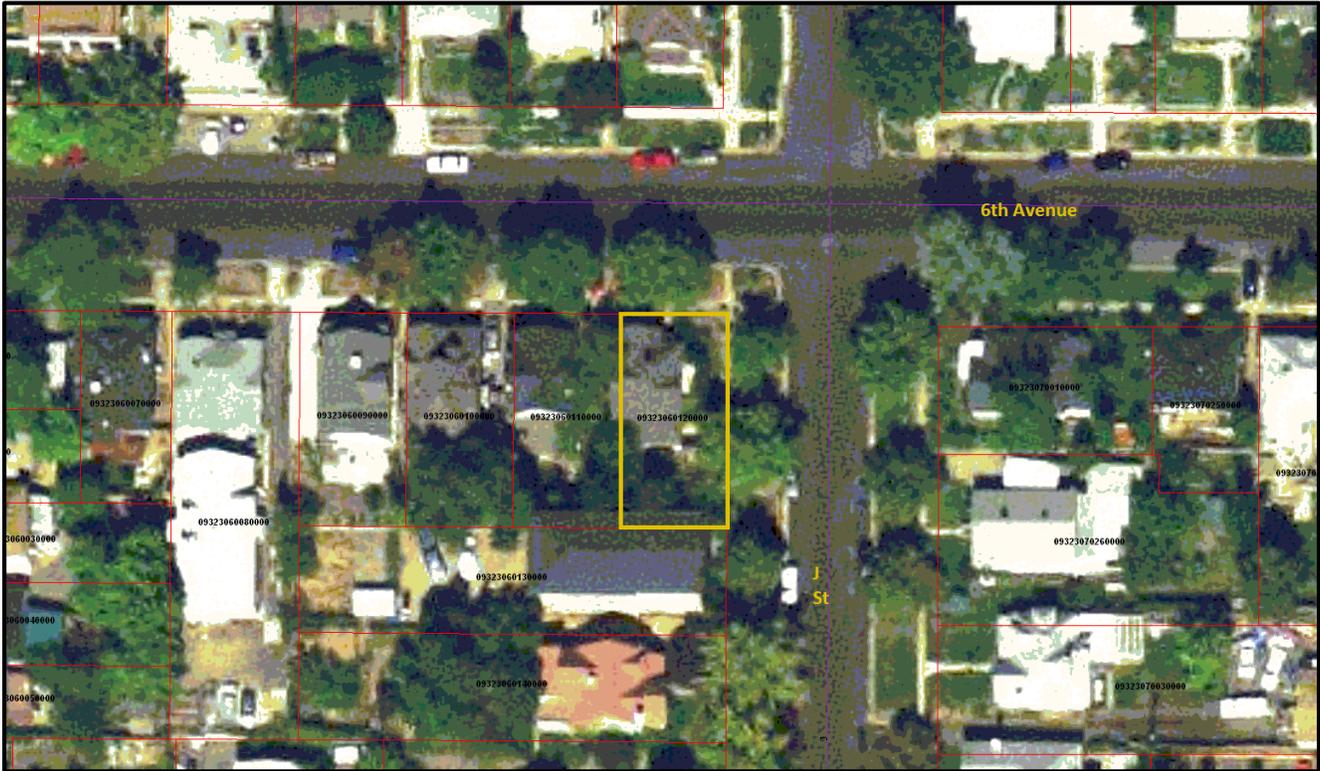
REQUEST: New Rear Addition and Side Porch to Single Family Residence at approximately 638 6th Avenue – Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition with basement to the rear of the existing house and the reconstruction of a new porch to match the original. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence, and because special exception approval is required for proposals exceeding the SR-1A zone standards.

- A. **Proposed Addition and Porch** – The proposed addition is situated to the rear and porch along the east side of this original dwelling on a corner lot, both facing onto J Street. Case Number PLNHLC2015-00586
- B. **Special Exception** – Special exception approval is sought for a section of the proposed porch and stair that is proposed to taper to a maximum of two feet within the side yard setback area, increased lot coverage to 48.4%, wall height adjacent to the interior side yard of 9.5 feet, rear yard depth of 15 feet and grade changes in excess of four feet to provide access to the proposed addition in the rear and corner side yard setbacks. Case Number PLNHLC2015-00587

STAFF RECOMMENDATION: Based on the analysis and findings listed in this staff report, Staff recommends that the Commission considers whether a reduction in height and/or bulk would achieve an addition more appropriate to the scale and character of this site and neighboring development, and if the Commission concurs with that conclusion, to table this proposal to allow for revisions accordingly.

MOTION: Based on the analysis and findings listed in this staff report, the testimony and the proposal presented, I recommend that the Commission requests that the height and/or bulk should be tabled to allow for revisions to achieve an addition more appropriate to the scale and character of this site and neighboring development.

LOCATION PLAN



The Historic Landmark Commission reviewed previous proposals for a rear addition to the house on this site at Commission meeting on January 7th and February 4th, 2016, as summarized below. The proposals were tabled for further review and revision. This is a new approach and a new design for the addition resulting in part from previously expressed concerns.

SITE & CONTEXT – THE AVENUES HISTORIC DISTRICT AT 6TH AVENUE & J STREET

The base zoning district for this site is Special Development Pattern Residential (SR-1A), and it lies within the H Historic Preservation Overlay protecting The Avenues Historic District.



As a reminder on the site and context, the residence is located at the south-west corner of 6th Avenue and J Street in the Avenues Historic District. The existing building is a 1.5 story dwelling, described in the 2007 Avenues Survey as dating to c.1900, Victorian Eclectic in style, and identified as a contributing building in the district. The

rear of the house has a two story hipped roof addition, with the lower level occupied by sub-standard garage space. This appears to be a later addition or perhaps a significantly altered and re-clad early addition.

The J Street façade of the house has a more recent upper deck & porch structure which detracts from the character of the building. An early (199?) Board of Adjustment decision approved the degree of encroachment of this structure within the corner side yard setback area. Earlier photographs of the house record the original ‘wrap around’ porch on the north and east facades of the residence, although even this had been altered towards the south to provide upper level ‘deck’ access from an assumed later door in the east facing gable. This original key element of the building has been completely removed. Refer to Photographs in Attachment B.

The current garage space to the rear of the house is approached by a steep and narrow drive descending from the street level and the existing driveway on J Street. The garage is not used by the owners due to the constraints of access and dimensions. The applicant summarizes the factors on this issue as the short drive length, related steep drive slope with grade angles, garage door height clearance of 8’ 6”, and the periodic flooding of the basement area of the house. Current parking for the owners is consequently on the street. Refer again to Photographs in Attachment B.

The rear yard of the property abuts a previous commercial structure, 285 J Street, understood to be an early grocery store, converted to multifamily use in more recent years. The latter is a building of notable scale in this context and streetscape of generally 1.5 to 2 story buildings and rises immediately adjacent to the southern boundary and the rear yard of the application site at 638 6th Avenue.

BACKGROUND – REVIEW OF PREVIOUS PROPOSALS

Initial Proposals - Historic Landmark Commission Meeting 1/7/16

The initial design for the addition to this house was reviewed by the Historic Landmark Commission on January 7, 2016. A public hearing was held and Mr. Kirk Huffaker, Executive Director of Utah Heritage Foundation commented that, while supporting the proposal, he was concerned about retaining the character and details of the existing building, and the effect of a proposed awning defined on the drawings. In discussion, commissioners expressed concerns regarding height, massing and design, and the number of special exceptions being sought.

Specific areas of discussion and/or concern at this meeting included:

- The height, scale and massing of the addition,
- The size and prominence of the addition relative to the primary building,
- The reduced size of the back yard,
- The design being a statement of its time,
- The compatibility or otherwise of large areas of glazing,
- The number of special exceptions sought, and
- The feasibility of off-street parking in the space available.

Staff confirmed at the meeting that there had been noticing errors for the application relating in part to an incorrect street number on the application drawings, resulting in the standard public notice for the public inquiry not being sent to the correct 300 foot radius of residences. Neighboring owners therefore received inadequate notice of the application and the meeting.

In the light of concerns and noticing circumstances, the commission decided to table the application to allow for review and revisions, and public notices, Commissioner Harding made the following motion:

“In the case of PLNHLC2015-00586 and PLNHLC2015-00587 New Rear Addition to Single Family Residence at approximately 638 6th Avenue, she moved that the Historic Landmark Commission table the discussion to allow the Applicant time to make changes to the proposal and the proper public notice could be sent.”

Commissioner Peters seconded the motion. The motion passed unanimously.

The relevant extract from the Minutes of the Historic Landmark Commission meeting on 1/7/16 can be reviewed as part of Attachment H to this report. The Staff Report for the January meeting can be accessed at the following link. <http://www.slcdocs.com/Planning/HLC/2016/586.pdf>

Revised Proposals – Historic Landmark Commission Meeting 2/4/16

Informed by above mentioned concerns in Commission review and public commentary, the proposals for the rear addition were reconsidered and revised for Commission consideration at the next meeting on 2/4/16.

Application revisions included:

- Revising the roof form to create an inverted pitch which sloped from the NE to the SW, creating more of a “shed” roof form, reducing in height towards the SW corner.
- The scale, massing and volume was revised and reduced in part by redesigning the previous full height cantilevered bays on the east and the south facades, in the form of a two story and a single story oriel bay window, respectively.
- The redesign for the new projecting bay windows included more subdivision of the glazing than was proposed with the previous full height windows.
- The two story cantilevered bay on the south façade was redesigned as a second story oriel bay window, reducing the volume of encroachment into the rear setback area.
- Redesigned as bay windows, rather than cantilevered floor space, the lot coverage was reduced to 39.94%, and as such would fall within the 40% SR-1A standard.
- The proposed off street parking space was no longer part of this application.

Additionally, in response to concerns raised by adjacent residents and specifically responding to neighbor concern about the impact of the proposals upon solar access to their recently installed solar array on the neighboring east facing roof slope, the proposals had been revised to:

- Step back the west facade of the addition to create a sloping roof over the internal stair, reducing in height with the descent of the stair from the south-west corner to the north-west corner.
- Reduce the sheer height of the west façade of the proposed addition accordingly for the width of the stairway.
- Alter the profile of the proposed addition as it approaches the western lot line.
- Subdivide the west facing window along the line of revised roof slope, setting back the upper second floor section of this window by the width of the stairway.

Public Commentary Received Prior to 2/4/16 HLC Meeting

The owners of the immediately adjacent property to the west, 634 6th Avenue, had expressed their concerns regarding the proposals. Their concerns were set out in an email included with that report, and which forms part of Attachment H to this report. In summary, these address:

- Inadequate community outreach and consequent lack of neighborhood awareness.
- Concerns regarding the compatibility of the proposal with the character of the neighborhood.
- The fact that the neighboring apartment building has been increased in height and in that respect is not a historic building.
- An ‘unsustainable’ increase in lot coverage and, in relation to special exception provisions.
- The impairment of property values through loss of natural light, loss of solar production (the owners recently installed a solar array on the east facing roof slope), loss of privacy and loss of open space.

The staff report reconfirmed the noticing errors for the initial application relating to an incorrect street number and public notice, as reported verbally at the January meeting, and confirmed all the necessary noticing for the revised application and the February meeting.

Revisions to the proposals were still being submitted at the time of the completion of the Staff report for the February meeting, affording insufficient time for adequate review for and in the report. In the light of that circumstance, coupled with an identified need for additional time for public review, Staff recommendation to the Commission at the February meeting was to continue the public hearing to permit further time for review of the proposals as revised.

During the public hearing five people spoke, covering points relating to noticing of the proposals, the impact on solar panels and the incompatibility of the proposal with the existing buildings. Further time for consideration of and revisions to the proposals was requested.

In the light of public comments received, together with Staff evaluation of the revisions and inadequate time for consideration, the Commission reviewed the revised proposals and, following questions and discussion, concurring with the Staff recommendation, Commissioner Harding made the following motion:

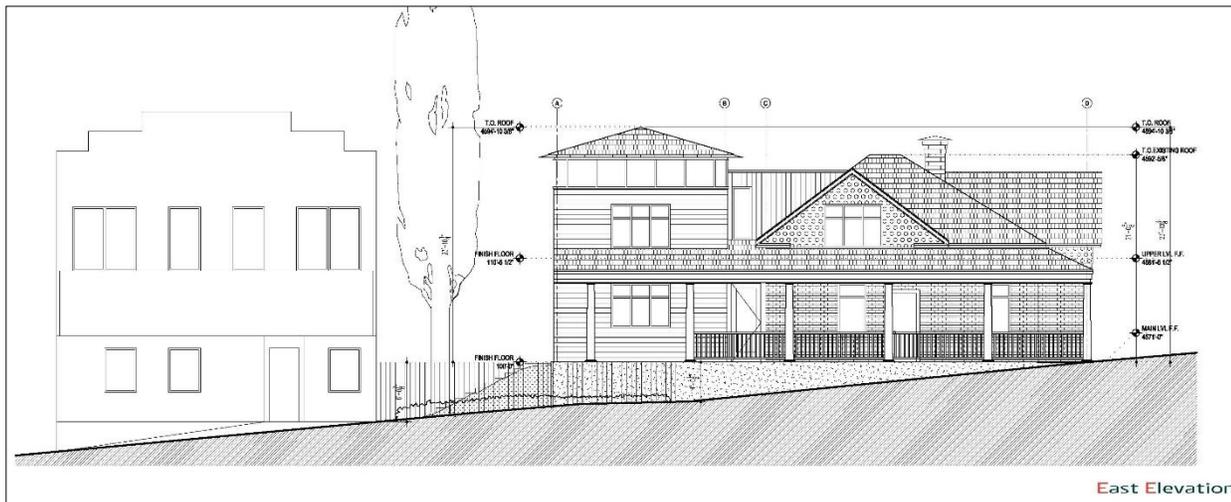
“Regarding PLNHLC2015-00586 and PLNHLC2015-00587, New Rear Addition to Single Family Residence, based upon the extensive and recent revisions to the proposed design for this rear addition, and the limited time for public outreach and review occasioned by these revisions and past noticing errors for these applications, she moved that the Historic Landmark Commission continues the Public Hearing and the review of the proposals to a forthcoming meeting to provide adequate time for Staff, Commission and Public review of the proposals as revised.”

Commissioner Quist seconded the motion. The motion passed unanimously.

An extract of the Minutes of this meeting is provided as part of Attachment I to this report. The Staff Report can be reviewed at the following link. [http://www.slcdocs.com/Planning/HLC/2016/586\(2\).pdf](http://www.slcdocs.com/Planning/HLC/2016/586(2).pdf)

CURRENT PROJECT DESCRIPTION

The current application is for a two story rear addition with basement level to a revised design. It includes the reconstruction and reinstatement of the original porch to the house for the north entrance and the east facade, continuing across the frontage of the proposed addition to integrate the two elements of the building. The existing lower ‘lean-to’ addition with garage, as previously, would be removed.



The new design for the addition differs distinctly from the previous approaches. As redesigned, it is rectangular in plan, reduced from the footprint of the previous proposals, includes no projecting floor space, and would be attached to the original house by a narrower link section which reduces in width for each higher floor. The location of the addition has been pulled back from the neighboring lot line to the west to meet the standard SR-1A interior side yard setback dimension, and is further recessed on the upper floors for the link section. The east façade of the addition would continue the alignment of the east façade of the house beyond the recessed link. The roof is shallow pitched and ‘pyramidal’ in form, with a strong eaves line above a continuous sequence of clerestory windows.

A notable element of the current proposal is the reconstruction of the previously removed original porch, designed with similar proportions and detailing. The reinstatement of the original porch was not a proposal of the initial application reviewed by the Commission. The porch would recreate the original and then would be carried beyond the current house and across the east frontage of the proposed addition, effectively linking and helping to integrate the existing and the new addition. The southern section of the new porch deck would terminate in the exterior stair access to the basement of the proposed addition.

The fenestration would take the form of a centrally-placed tripartite window on the main floors of the east façade, a similar asymmetrically placed window and door to the main level on the south façade, and a narrow vertical

window which lights the internal spiral stair on west façade. The west link façade has a large vertical window on the main level. The narrower bridge link on the top floor has narrow vertical windows facing east and west on this stepped back section. The roof is carried on a continuous ribbon of ‘clerestory’ windows wrapping around all facades of the addition. Proposed materials are identified as cedar shingles with a black/brown finish, and a painted concrete foundation, with metal cladding to the link connection where not otherwise occupied by door or window area.

HISTORIC DESIGN STANDARDS & RESIDENTIAL DESIGN GUIDELINES

Design standards are defined by chapter 21A.34.020.G of the Ordinance, and the Residential Design Guidelines for Additions form Chapter 8 of the Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City. The guidelines provide more detailed advice and guidance on the design considerations defined by the design standards in the Ordinance. The design standards and pertinent guidelines are identified in Attachment G of this report, with evaluation of the proposals in relation to the standards as informed by the guidelines in Attachment H. Chapter 8 of the Design Guidelines can also be accessed at the following link. <http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

SPECIAL EXCEPTIONS

Special exceptions may be approved or denied by the Historic Landmark Commission as assessed against the historic design standards and the special exception standards in the ordinance. This is an undersized lot in the Avenues Historic District and within the SR-1A base zone district. SR-1A specifies a minimum lot area of 5000 SF. This lot is 3403 SF, which is approximately 68% of that standard lot area. To construct the proposed addition and porch, the applicant is seeking Special Exception approval for the following:

- Reinstated ‘wrap-around’ porch, retaining wall and stair access within corner side yard tapering to a maximum encroachment (SE corner) of 2 feet. Only the southern section (21 feet) of this is additional to the original porch of the house.
- Reduction in rear yard from 20 feet 8 inches (25% of SR-1A lot depth = 20 feet 8 inches) to 15 feet, although SR-1A provides for a rear yard setback spectrum of 15 to 30 feet.
- Grade change within rear yard in excess of 4 feet – built up step access to rear entrance to proposed addition.
- Wall height adjacent to interior side yard setback line rising to a height of 25 feet 7 inches, which is approximately 9.5 feet higher than the SR-1A specified wall height (16 feet) at the SW corner of the proposal.
- Maximum lot coverage proposed, including the reinstated and extended side porch, of 48.4%.

The proposals are reviewed against the Special Exception Standards in relation to the H Historic Preservation Overlay Zone and the SR-1A Zone in Attachment F of this report. Conclusions are further addressed under Key Issues below.

PUBLIC COMMENTARY

Comments expressing concerns regarding these proposals have been received from the immediate neighbors to the west, Adrienne Cachelin & Russell Norvell, owners of 634 6th Avenue. The concerns are summarized below and included in full in Attachment J of this report. The concerns are identified in relation to the notification process, receipt of notices and the timing of this over the holiday period. The comments contend that the information portrayed is deceptive and question the ethical standards, and identify the following:

1. The validity of using the adjacent “illegal construction” as a reference point for the proposal.
2. The definition of height measurement of buildings along J Street as a context for the proposed height of the addition.
3. The drawings of the setting do not accurately represent the reality of the context in relation to sidewalk and neighboring buildings.
4. Incomplete information on the measurements included on the application drawings.

They also contend, in relation to special exception standards relating to “substantial impairment of property values” and advice from their realtor that the proposals would detract from the value of their property on four counts.

1. The natural light to five of their windows would be compromised or blocked by the proposals.
2. The addition would adversely affect the performance of their solar array on the east facing roof.
3. The proposed addition would adversely affect their privacy and consequently the value of their home.
4. Exceptions for height, decreased setbacks, and increased bulk and massing would adversely affect the open space enjoyed by the property and consequently its value.

A further comment objecting to the proposals has been received from a resident in The Avenues, who wishes to remain anonymous. The objections focus upon design and neighborhood views, with the full comment included in Attachment J of this report. Please refer to Attachment J of this report and the Key Issues identifies below.

Any public commentary received after the completion of this report will be forwarded to the Commission for their review.

KEY ISSUES

From the analysis of the proposals in this report, public comments and department review comments received, the following key issues are identified. See in particular Attachments E, F, G & H of this report.

Issue 1: REPLACEMENT OF REAR ADDITION & LOSS OF GARAGE SPACE Resolved

Proposals would replace the existing 'lean-to' rear addition. This is of undetermined date and if partly original is now so altered as to detract the character of the house. The loss of this rear addition would not adversely affect the historic character of the house. The lower level of the current rear addition takes the form of garage space which may be a subsequent conversion. The applicants identify that the garage is not practicable, given its dimensions and steep approach, has been the source of previous flooding of the house, and cannot be used. Salt Lake City Transportation Division confirms that it would not be defined as a legal parking space on the basis of drive slope angles and garage door width. Please refer to Attachment E for parking information and correspondence. There would be no loss of a legal parking space with the current proposals.

Issue 2: LOSS OF EXISTING SIDE PORCH & SECOND FLOOR DECK Resolved

Currently the house has a combined porch and second floor deck of relatively recent vintage. This addition to the house, and it seems an earlier and larger version of this, appears to have been constructed without permits and approved by the Board of Adjustment on Zoning in 1981 (Zoning R-2 in 1981). The structure replaces the original porch on this house which ran from the front entrance facing 6th Avenue and then along the east side of the house. See photographs in Attachment B and 1936 photograph in Attachment C. With its current form and design the side porch and deck adversely affect the historic character of the property. The application includes the removal of this structure and its replacement by a new porch to replicate the original. The proposed loss of this structure would not adversely affect the historic architectural character of the house or this setting.

Issue 3: DESIGN OF THE PROPOSED ADDITION Yet to be Resolved

Location. The addition is situated to the rear of the house, would replace the current smaller rear addition and would extend further south and west into the rear yard area. The west façade of the current house is between 1 and 1.5 feet away from the west boundary. The proposed addition would be 4 feet from the west boundary, and would consequently comply with the inner side yard setback requirement. The proposed east facade would continue the line of the east façade of the house. The addition would extend 21.5 feet from the south wall of the house into the rear yard, creating a 15 foot rear yard setback. SR-1A zoning maxims for rear yard setback define a 25% of lot depth requirement and specify a range of 15 to 30 feet. The proposal would encroach into the required 20.625 rear yard (25%) by approximately 5.5 feet but would fall within the range of the 15 feet minimum.

Special exception approval would be required. This is a small lot, as defined by SR-1A standards, at approximately 68% of the 5000 SF requirement, thus restricting the scope for construction to the rear of the house. Staff would conclude that special exception approval could be justified in these circumstances.

Form, Height & Massing. The addition is designed as a distinct element of the house, linked to the original by a narrowing 'corridor' space on each floor. Maximum height of the addition as proposed would be 28 feet 10 inches. The average height of the buildings on this street block face is 31 feet 2 inches and thus the proposal falls within that average. Sheer height would rise to that of the maximum height of the roof ridge of the existing house, capped by a shallow pitched 'pyramidal' roof form. Thus the proposed addition would exceed the maximum height of the current house. The massing proposed, due to the setback and linking section, Staff would conclude would not overwhelm or otherwise adversely affect the historic character of the house. Existing grade slopes to the south across this site and the proposed addition would rise to a maximum height of 25.5 feet at its SW corner. The SR-1A wall height requirement is 16 feet at the inner side yard setback line and consequently a Special exception approval would be required for an increase in wall height.

The sheer height of the proposed addition would require special exception approval for an additional 9.5 feet in height with this requested height gradually reducing as the existing grade rises towards the rear of the house. Given that this proposed addition extends further into the rear yard area, and would be located 4 feet from the neighboring western lot line, the height, mass and scale of the proposal as perceived from the neighboring property would be significant. The owners of the neighboring property have raised several concerns which relate to the impact of the proposal on their enjoyment of and related value of their property, as summarized above and recorded in Attachment J of this report. Staff would conclude that, while the proposed addition is unlikely to adversely affect the historic character of the existing contributing building as it would be appreciated in this public context within the historic district (see Attachments G & H), the height and volume proposed would raise questions in relation to Special Exception Standards A, B, C and D, and their approval in that context. Staff would conclude that in relation to sheer height in the context of the SR-1A purpose and standards, the proposals would not meet these Special Exceptions Standards. See review and evaluation in Attachment F of this report.

Design & Materials. The design for the addition is vertical in proportion and is capped by continuous ‘clerestory’ windows and a strong eaves line. Fenestration is relatively simple, with a subdivided single window to the east and the south, and a tall vertical strip window to the stair on the west side. External materials are proposed as cedar shingles to match the upper floors of the house with a brown/black stain, above a painted concrete foundation and a metal-clad link bridge. The design and the materials would create a distinctive element of the building, yet one which uses several echoes of the existing.

Issue 4: PORCH – REINSTATEMENT & EXTENSION

Resolved with Special Exception

The application, as revised, now includes the reconstruction of the original porch for the house, and its extension across the face of the proposed new addition. This facet of the proposals would restore the single most important historic characteristic of the original house. At the same time, by extending it southward to front the proposed addition, it would reduce the apparent height and scale of the addition at the same time as it would effectively help to integrate the new addition with the original house. The applicant identifies some of the footings from the original porch as being still apparent on site. It would project no further than the existing porch and deck structure. To the south of that point the extension of the porch would gradually encroach into the corner side yard setback area of 10 feet up to a maximum of two feet at its SE corner.

This would require separate Special Exception approval which Staff would conclude could be justified by the positive impacts of restoring historic character for this house and this corner in the Avenues.

Issue 5: LOT COVERAGE

Resolved with Special Exception

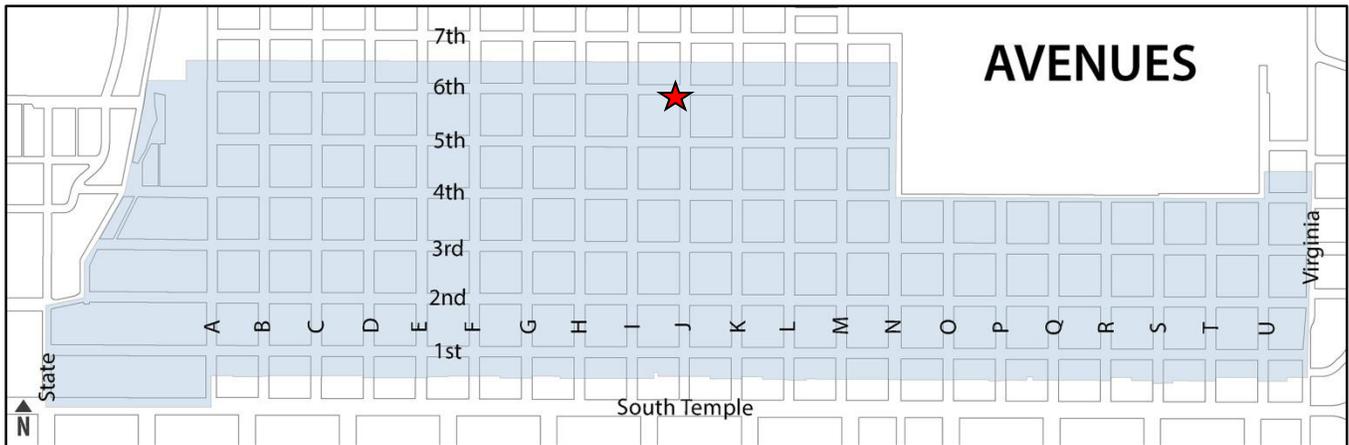
The combined area of the proposed addition and the reinstated porch, at 1646 SF, would increase the lot coverage on this site to 48.4%. The proposed addition itself, coupled with the footprint of the house, achieves an area of 1259.5 SF and a lot coverage of 38%, which falls within the 40% SR-1A maxim. The requisite lot area for SR-1A is 5000 SF which at 40% provides a lot coverage maximum of 2000 SF.

The lot coverage would require Special Exception approval in the circumstances of the latterly applied SR-1A zoning requirements. In the context of the constraints of this small corner site, with an area of 3804 SF or approximately 68% of the SR-1A minimum lot size, the currently proposed lot and an associated Special Exception approval request recognize the current lot constraints and would appear justifiable.

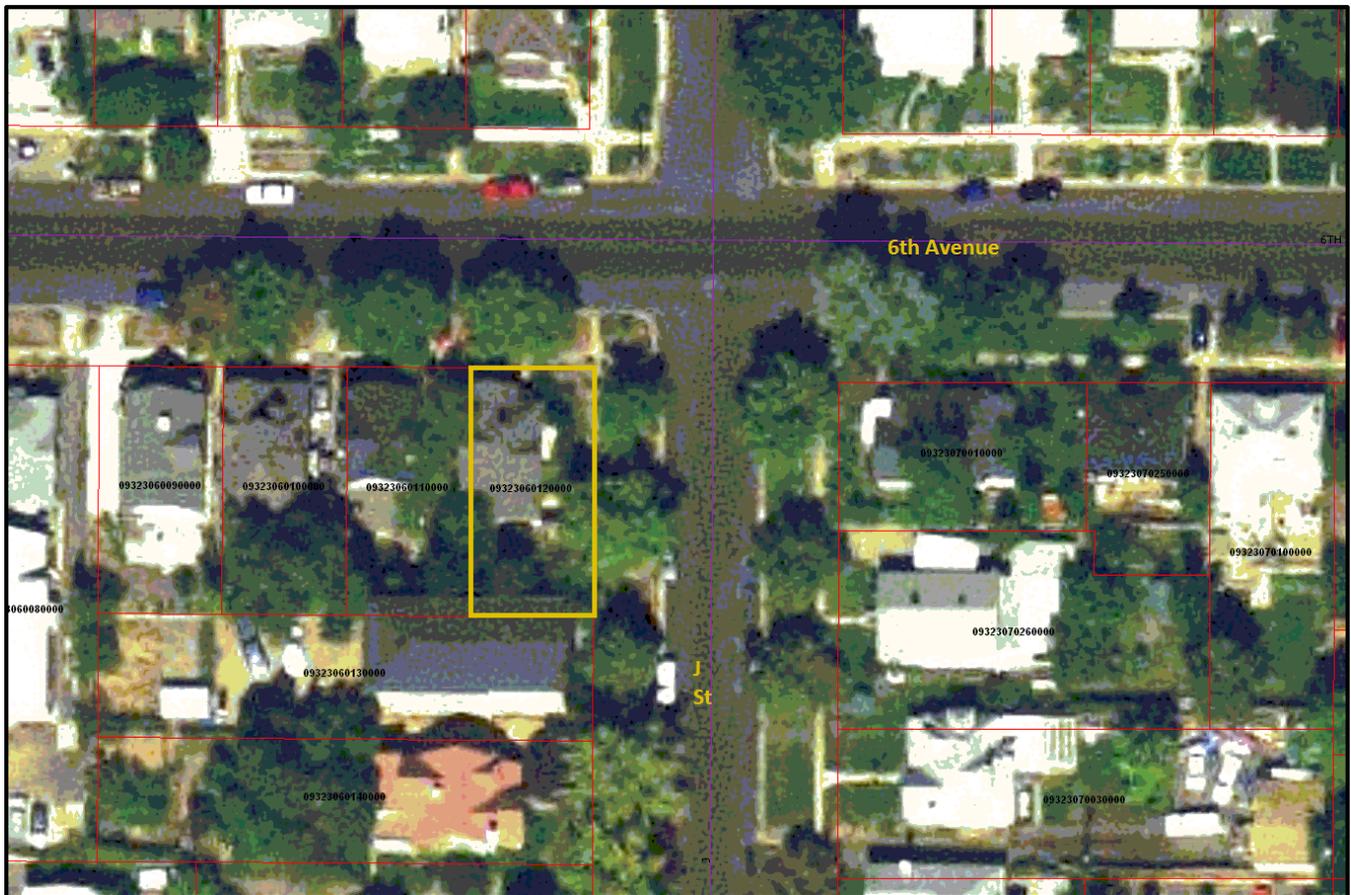
ATTACHMENTS:

- A. Historic District & Vicinity Maps
- B. Photographs
- C. Historic Photograph & Surveys
- D. Application Statements, Photographs & Plans
- E. Current Parking Space Information & Correspondence
- F. SR-1A Zoning Standards & Special Exception Standards
- G. Design Standards for Alteration of a Contributing Structure & Guidelines for Additions
- H. Design Standards for Alteration of a Contributing Structure in a Historic District
- I. Previous HLC Minutes (Extracts: 1/7/16 & 2/4/16)
- J. Public Process and Comments
- K. Motions

ATTACHMENT A: HISTORIC DISTRICT & VICINITY MAPS



★ *Approximate project location*



ATTACHMENT B: PHOTOGRAPHS – SITE & CONTEXT



J STREET



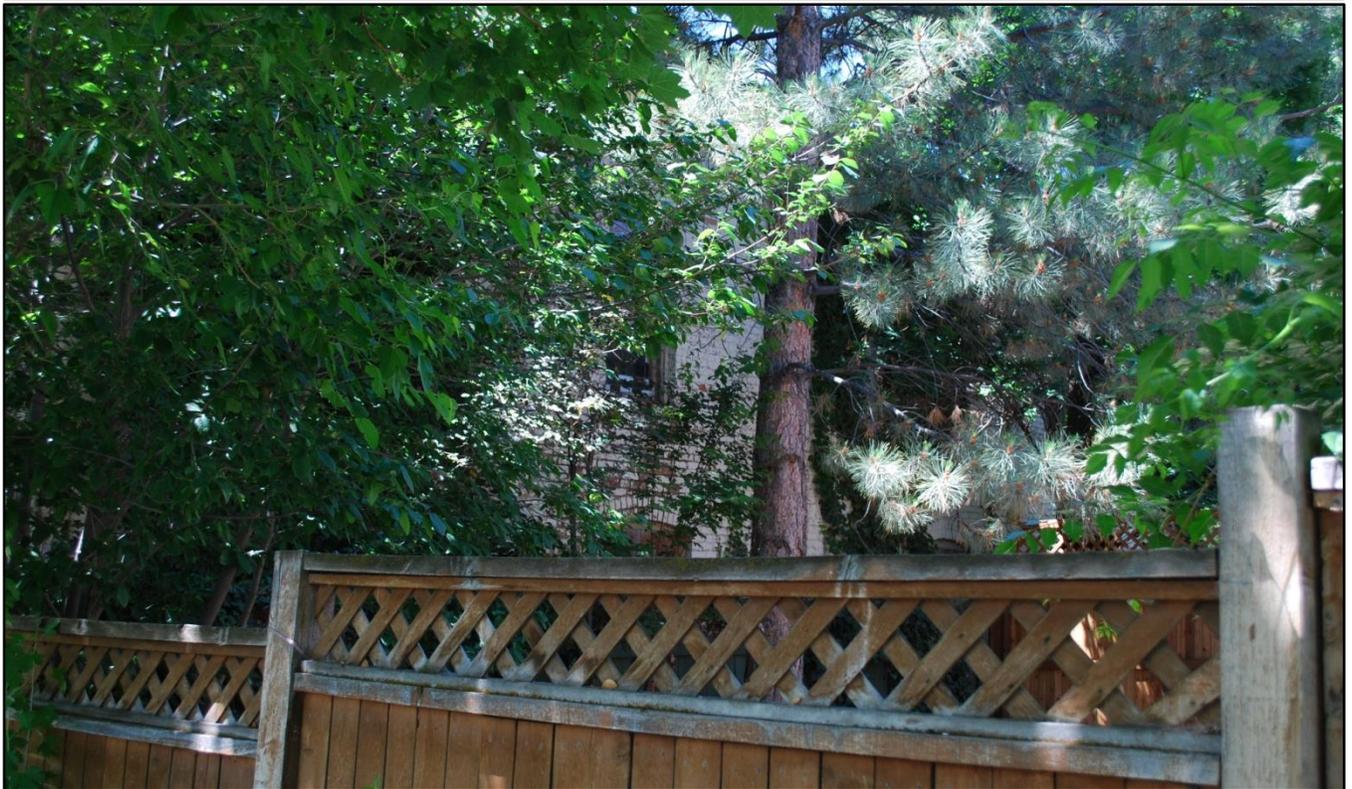


J STREET





638 6TH AVENUE – J STREET FACADE





638 6TH AVENUE





J STREET FAÇADE



LOCATION OF EXISTING & PROPOSED ADDITION ON J STREET



6TH AVENUE SETTING

ATTACHMENT C: HISTORIC PHOTOGRAPH & SURVEYS



Researcher: Lois Harris
Date: Feb. 26, 1979

Site No. _____

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

1 IDENTIFICATION

Street Address: 638 6th Avenue Plat ^D Bl. 80 Lot 4
Name of Structure: T. R. S.
Present Owner: Finn, Daniel W. UTM:
Owner Address: 86 B Street, Salt Lake City Tax #: 041251

2 AGE/CONDITION/USE

Original Owner: James T. Shore Construction Date: 1900 ca 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 STATUS

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.):

Salt Lake County Plat Abstract Records.
Polk, Salt Lake City Directory, 1898-1977.
"Shore, James T.," Deseret News, July 3, 1941, p.14.

Architect/Builder:

Building Materials: brick

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a one-and-a-half story Victorian home. The main (west) part of the house has gable roofs and there is a hip-roofed east wing. The gables have returns. Upper walls are covered with patterned wood shingle siding, while the first story is brick. The sill and lintel of the front window are stone, and there is a transom. Side windows have brick arches with corbelled drip molding. A small aluminum and wrought iron front porch has been added.

-----Thomas W. Hanchett.



Statement of Historical Significance:

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

The Victorian Style and massing, characteristic complex roof shape, and wood shingle siding and brick construction of this home contribute to the architectural character of the Avenues.

According to the Plat Abstracts and the Salt Lake City Directory, this house was built for James T. Shore in 1900. James T. Shore was a native of Salt Lake, born to James and Harriet W. Shore on August 24, 1879. He lived at 275 J Street from 1893 to 1900. The Shore family owned many houses in this area including 638, 629, 633 and 627 5th Avenue. In the 1890's, James T. Shore was a blacksmith. Later he was an employee at the City Cemetery. He lived here until 1909. He died in SLC in 1941 and was survived by his wife Lily Ash Shore, two sons and two daughters.

In 1910 James T. Shore sold this house to Julius A. Hauerbach, a musician. Hauerbach lived here one year and sold it to John Hagman in 1911. Hagman, a tailor lived here until 1915. In 1918 Hagman sold the house to Kirtland D. Young. Mr. Young was the Assistant manager of the Utah Paper Box Company. He lived here from 1919 to 1925. In 1925 Albert Toronto bought this house. He was the manager of the Albert Toronto Real Estate Company and owned a number of rental properties in the Avenues.

From 1926 to 1948 John E. and Clara Oakason lived here. They purchased the house from Albert Toronto in 1932. John E. Oakason was a lieutenant in the Fire Department, From 1948 to 1952 Jesse P. and Jessie D. Bassett owned this house. The Bassetts sold this house to Eugene W. Sloan in 1952. He owned it until 1967 when it was sold to Daniel Nievaard. In 1976 Nievaard sold the house to Daniel Finn.





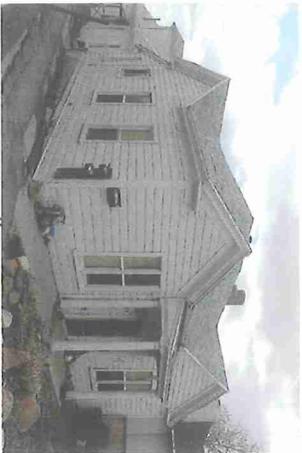
*Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office*

6th 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
618 E 6TH AVENUE	B	0/0	1907	DROP/NOVELTY SIDING	VICTORIAN: OTHER GREEK REVIVAL	OTHER RESIDENTIAL	08 79	SEPARATE DOUBLE HOUSE IN REAR: TAX RECORD SAYS 1903
? 618 E 6TH AVENUE	B	0/0	1907	DROP/NOVELTY SIDING	VICTORIAN: OTHER GREEK REVIVAL	DOUBLE HOUSE/ MULTIPLE DWELLING	08 79	BEHIND 618: 618 1/2 & 1/4 6TH
621 E 6TH AVENUE	B	1/0	1899	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	UHF EASEMENT N04
622 E 6TH AVENUE	B	0/0	1900	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	RECTANGULAR BLOCK	08 79	N04
626 E 6TH AVENUE	B	0/0	1901	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	SINGLE DWELLING	08 78	N04
627 E 6TH AVENUE	C	1/0	1898	REGULAR BRICK ALUM./VINYL SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	ROOFLINE MODIFIED c. 1975?
633 E 6TH AVENUE	B	1/0	1903	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	N04
634 E 6TH AVENUE	B	0/0	1898	REGULAR BRICK ASBESTOS SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	LATER HISTORIC ROOF? N04
638 E 6TH AVENUE	B	0/0	1900	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	N04
641 E 6TH AVENUE	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	N04
653 E 6TH AVENUE	B	0/0	1945	STRIATED BRICK FLAGSTONE	POST-WWII: OTHER	ROW HOUSE MULTIPLE DWELLING	08	AKA 304 J ST N04
657 E 6TH AVENUE	B	1/0	1901	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08 79	N04

?=approximate address

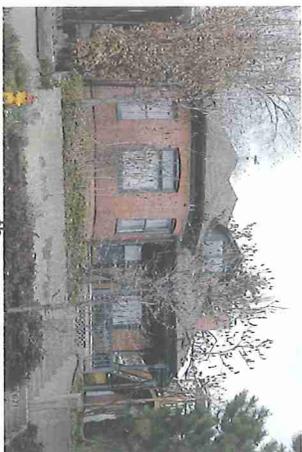
Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterred D=ineligible/out of period U=undetermined/lack of info X=demolished



618 E 6th Avenue
B



618? E 6th Avenue
B (in rear)



621 E 6th Avenue
B



622 E 6th Avenue
B



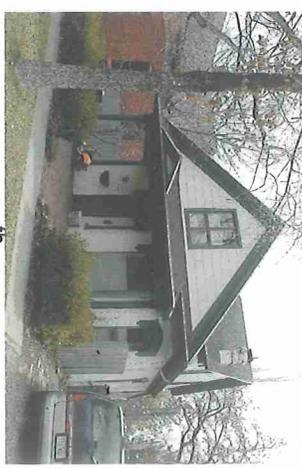
626 E 6th Avenue
B



627 E 6th Avenue
C



633 E 6th Avenue
B



634 E 6th Avenue
B



638 E 6th Avenue
B



641 E 6th Avenue
B



653 E 6th Avenue
(aka 304 J Street)



657 E 6th Avenue
B

ATTACHMENT D: APPLICATION STATEMENTS, PHOTOGRAPHS & PLANS

Summary 12.28.16

WILLIAMSON RESIDENCE

Address Williamson Residence Lot # 09-32-306-012-0000
638 East 6th Avenue
Salt Lake City, Ut. 84103

Zoning Districts

Existing Districts

1. SR-1A Special Development Pattern Residential
1. Historic District

Our Intention was to create an addition and remodeling to an existing pioneer home on the corner of 6th Avenue and J Street. The existing house has presently a lean- to addition which is in disrepair and does not serve as an appropriate size kitchen or any use for that matter.

We were asked to provide a bedroom, kitchen and storage.

The house is presently over shadowed by a two and half story commercial structure (to the south) which has been turned into a residence and does not have the appropriate side yard in this area and places our clients south border of the property with no setbacks. The south structure also is up to the sidewalk to the east and provides shadows into our clients' rear yard. We created a foundation which provides the required coverage allotted by the lot. We have surveyed the block J street and took an overall view of the heights of the structures with regards to the topography as well as the house across the street to 6th Avenue on J street. The avenue height is 31'-2" which the drawings show. The height of the proposed addition 28'-10" still under the south structure's height.

We also continued the porch, which was on the historical photographs south to provide cover for the entry to the lower level and around the south end to protect the stairway to the rear door. The south

commercial structure , by our studies creates shadows for both properties to the north.

Solution

Our solution has 1 exception the porch which provides the historical link as well as functional cover for the house.. The floor basically a square floor plate, three levels including basement. The building coverage is based on the building lot square footage.

Building Coverage Lot : 3,403 Sq. Ft.

40 % of lot is 1,61.2 Sq. ft.

Existing : 786 Sq. ft.

Addition : 473.5 Sq. ft.

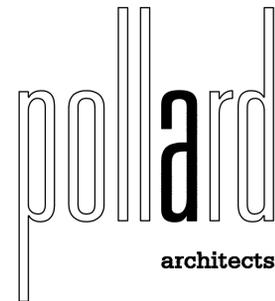
Total : 1,259.5 Sq. ft.

The ramp on the east, stairway and porch/deck on the east we consider landscape and historical linkage to the new addition, based on the photographs and previous structure (footings for the porch are still there and will be used for the columns) they are 386.6 Sq ft. If you add them to the overall that would be 1,646.1 sq.ft. Over the amount by 284.9 sq.ft. For sake of scale and historical precedent we believe this should be allowed.

The structure materials are wood siding -painted black to balance and offset the historical pioneer red brick.

The roof is a grey metal. The windows are wood /aluminum clad, black exterior and in scale/matching the proportions on the existing pioneer home. The new roof which is low profile is the only element above the existing roof, and matches the height of the chimney. The fence which existing will stay in the same position and will be redone to the same height. Color will be black. The existing trees remain. The east front yard will be re landscape and balance both new and old together.

KEY NOTES



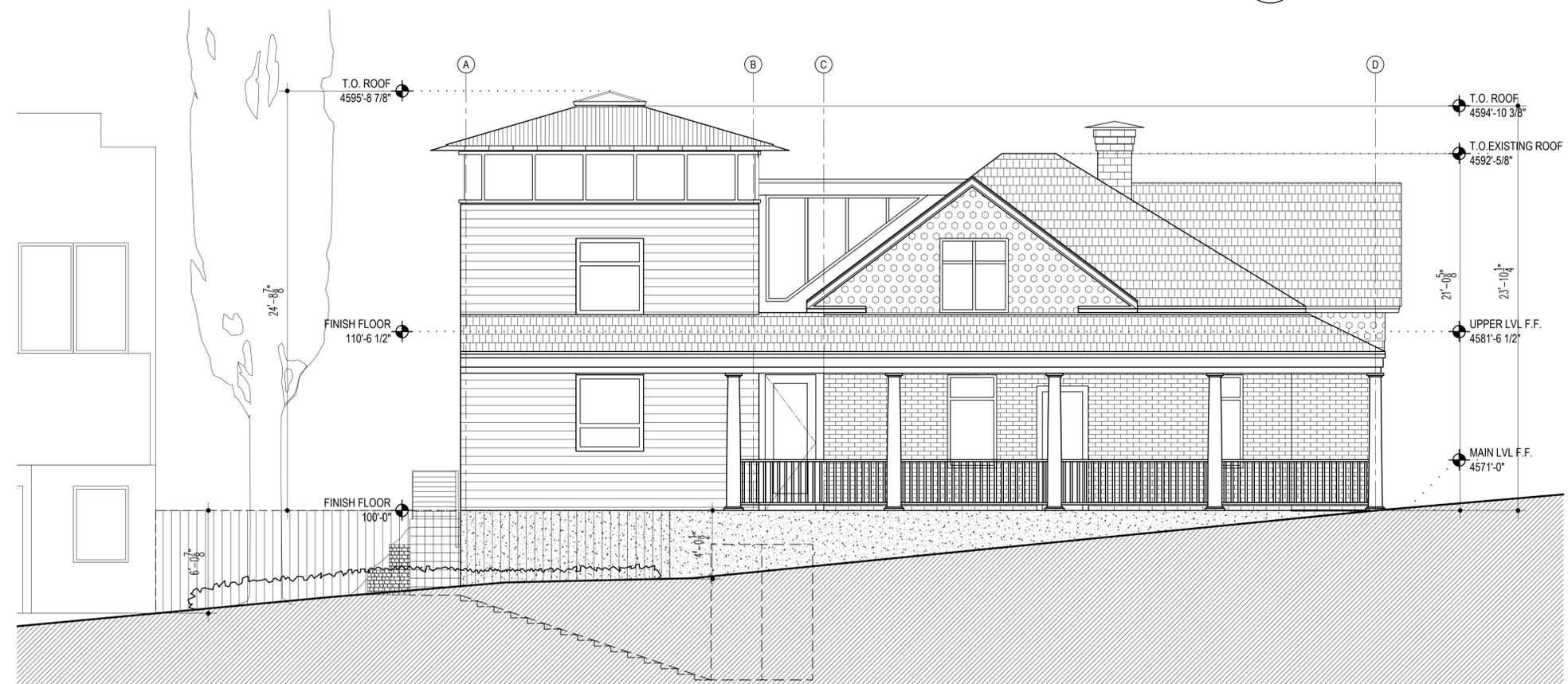
250 East 100 South
S.L.C. Ut. 84111

tel. 801.531.1133
fax. 801.531.1211

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without written consent of Architect.



7 NORTH ELEVATION
A-201 SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
A-201 SCALE: 1/4" = 1'-0"

WILLIAMSON RESIDENCE
638 6th Avenue Salt Lake City, Utah 84103

REVISIONS		
No.	Description	Date
01	SWEETNESS	09/04/14
02	REVIEW 01	05/13/15

BUILDING ELEVATIONS			
Date	Drawn	Checked	Approved
12/29/16			
Drawing No. A-201			

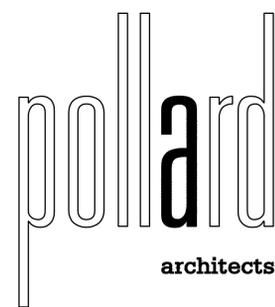


7 SOUTH ELEVATION
A-202 SCALE: 1/4" = 1'-0"



5 WEST ELEVATION
A-202 SCALE: 1/4" = 1'-0"

KEY NOTES



250 East 100 South
S.L.C. Ut. 84111

tel. 801.531.1133
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WILLIAMSON RESIDENCE
638 6th Avenue Salt Lake City, Utah 84103

REVISIONS		
No.	Description	Date
01	SWEETNESS	09/04/14
02	REVIEW 01	05/13/15

BUILDING ELEVATION			
Date	Drawn	Checked	Approved
12/29/16			
Drawing No.			
A-202			



638 6TH AVENUE

Salt Lake City, Utah

Pollard **A**rchitects
250 East 100 South
Salt Lake City, Utah 81111



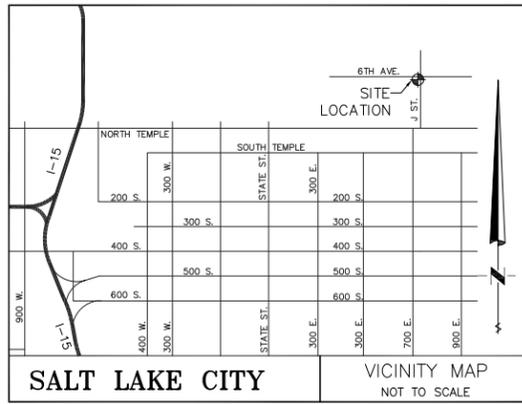
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

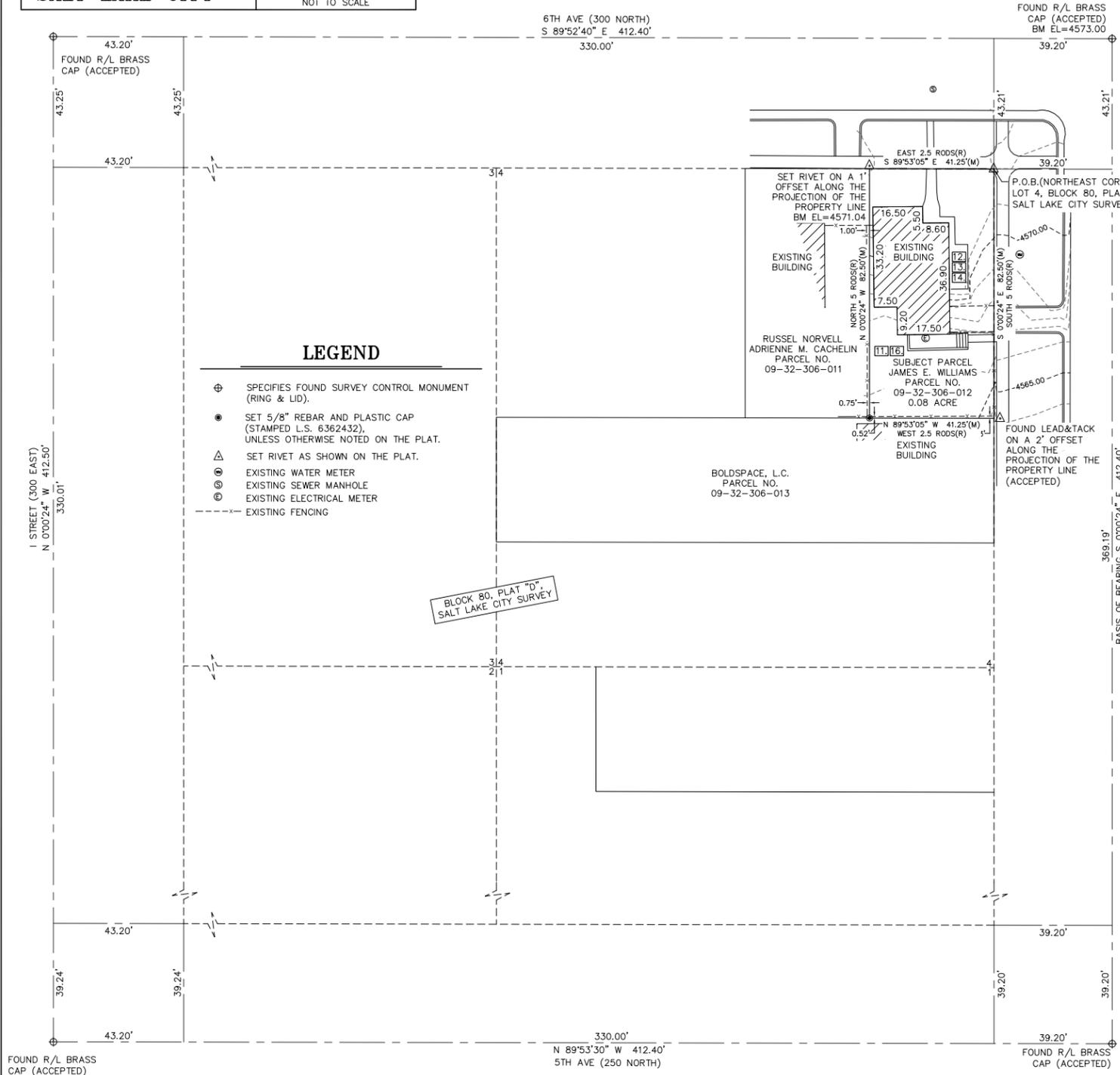
PREPARED FOR:
JUDY WILLIAMSON

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/ACSM LAND TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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.
4. THE FIELD WORK WAS PERFORMED ON MAY 19, 2014.



SALT LAKE CITY VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

TO: LENDER, OWNER OR BUYER, TITLE COMPANIES AND THE SUCCESSORS, ASSIGNS, NOMINEES AND/OR DESIGNEES OF EACH OF THE FOREGOING NAMED PARTIES.

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6362432 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:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 10(A), 11(A), 11(B), 13, 14, 16, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



DATE:
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 80, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 5 RODS; THENCE WEST 2.5 RODS; THENCE NORTH 5 RODS; THENCE EAST 2.5 RODS TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°00'24" E ALONG THE CENTER LINE OF J STREET, BETWEEN TWO RING AND LID MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

SCHEDULE B - SECTION 2: EXCEPTIONS

WESTCOR LAND TITLE INSURANCE COMPANY
FILE NUMBER: 14-6502, MAY 20, 2014 AT 8:00 A.M.

[9] TAXES FOR 2014, WHICH ARE NOW A LIEN BUT ARE NOT YET DUE, AND SUBSEQUENT YEARS THEREAFTER. TAXES FOR 2013 HAVE BEEN PAID IN THE AMOUNT OF \$1,589.28 (SERIAL NO. 09-32-306-012). NOT PLOTTABLE

[10] SUBJECT REAL PROPERTY IS LOCATED WITHIN THE BOUNDS OF SALT LAKE CITY AND IS SUBJECT TO CHARGES AND ASSESSMENTS THEREOF. SPECIAL ASSESSMENTS BALANCE IS ZERO. NOT PLOTTABLE

[11] NOTICE OF LOCATION WITHIN AN HISTORIC DISTRICT, WHEREIN NOTICE IS GIVEN THAT THE SUBJECT REAL PROPERTY IS LOCATED WITHIN THE SALT LAKE CITY AVENUES HISTORIC DISTRICT; RECORDED JULY 25, 1995, AS ENTRY NO. 6125822, IN BOOK 7191, AT PAGE 2168, SALT LAKE COUNTY RECORDER. AS SHOWN

[12] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 7800, RECORDED SEPTEMBER 25, 1978, AS ENTRY NO. 3172973, IN BOOK 4744, AT PAGE 1127, SALT LAKE COUNTY RECORDER. AS SHOWN

[13] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 8464, RECORDED DECEMBER 2, 1980, AS ENTRY NO. 3508993, IN BOOK 5185, AT PAGE 447, SALT LAKE COUNTY RECORDER. AS SHOWN

[14] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 8464, RECORDED MARCH 9, 1981, AS ENTRY NO. 3541975, IN BOOK 5222, AT PAGE 1146, SALT LAKE COUNTY RECORDER. AS SHOWN

[15] DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. NONE OBSERVED

[16] DEED OF TRUST DATED AUGUST 1, 2011, SECURING AN INDEBTEDNESS IN THE AMOUNT OF \$200,777.00, TOGETHER WITH ANY OTHER AMOUNTS PAYABLE THEREUNDER, EXECUTED BY JAMES E. WILLIAMSON, AN UNMARRIED MAN, AS TRUSTOR(S) IN FAVOR OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR CITYWIDE HOME LOANS AND ITS SUCCESSORS AND ASSIGNS, AS BENEFICIARY, WITH PARAMOUNT TITLE CORPORATION, AS TRUSTEE, RECORDED AUGUST 2, 2011, AS ENTRY NO. 11222003, IN BOOK 9940, AT PAGE 7306, SALT LAKE COUNTY RECORDER. AS SHOWN

TABLE "A" REQUIREMENTS

2. THE SURVEYED PROPERTY ADDRESS IS: 638 EAST 6TH AVENUE, SALT LAKE CITY, UT.
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0163C.
4. GROSS LAND AREA = 3,403 SQUARE FEET OR 0.08 ACRE.
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GROUND SURVEY OR AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
- 6(A). THIS PROPERTY IS IN BUILDING ZONE "SR-1A", SPECIAL DEVELOPMENT PATTERN RESIDENTIAL.
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.
(B). EXTERIOR FOOTPRINT OF ALL BUILDINGS, AT GROUND LEVEL, AS SHOWN.
(C). BUILDING HEIGHTS, AS SHOWN.
8. OBSERVED SUBSTANTIAL VISIBLE IMPROVEMENTS, SIGNS, PARKING, STRUCTURES AND UTILITIES, AS SHOWN.
9. THERE ARE 0 REGULAR AND 0 HANDICAP PARKING STALLS ON SITE.
- 10(A). OBSERVED IMPROVEMENTS ALONG ALL PROPERTY LINES ARE AS SHOWN.
- 11(A). OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.
- 11(B). OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES ARE AS SHOWN.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SIDWELL NO. AND/OR RECORDING DATA, AS SHOWN.
14. DISTANCE TO THE NEAREST INTERSECTING STREET, AS SHOWN.
16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

PARCEL NO. 09-32-306-012

No.	Date	By	Revision

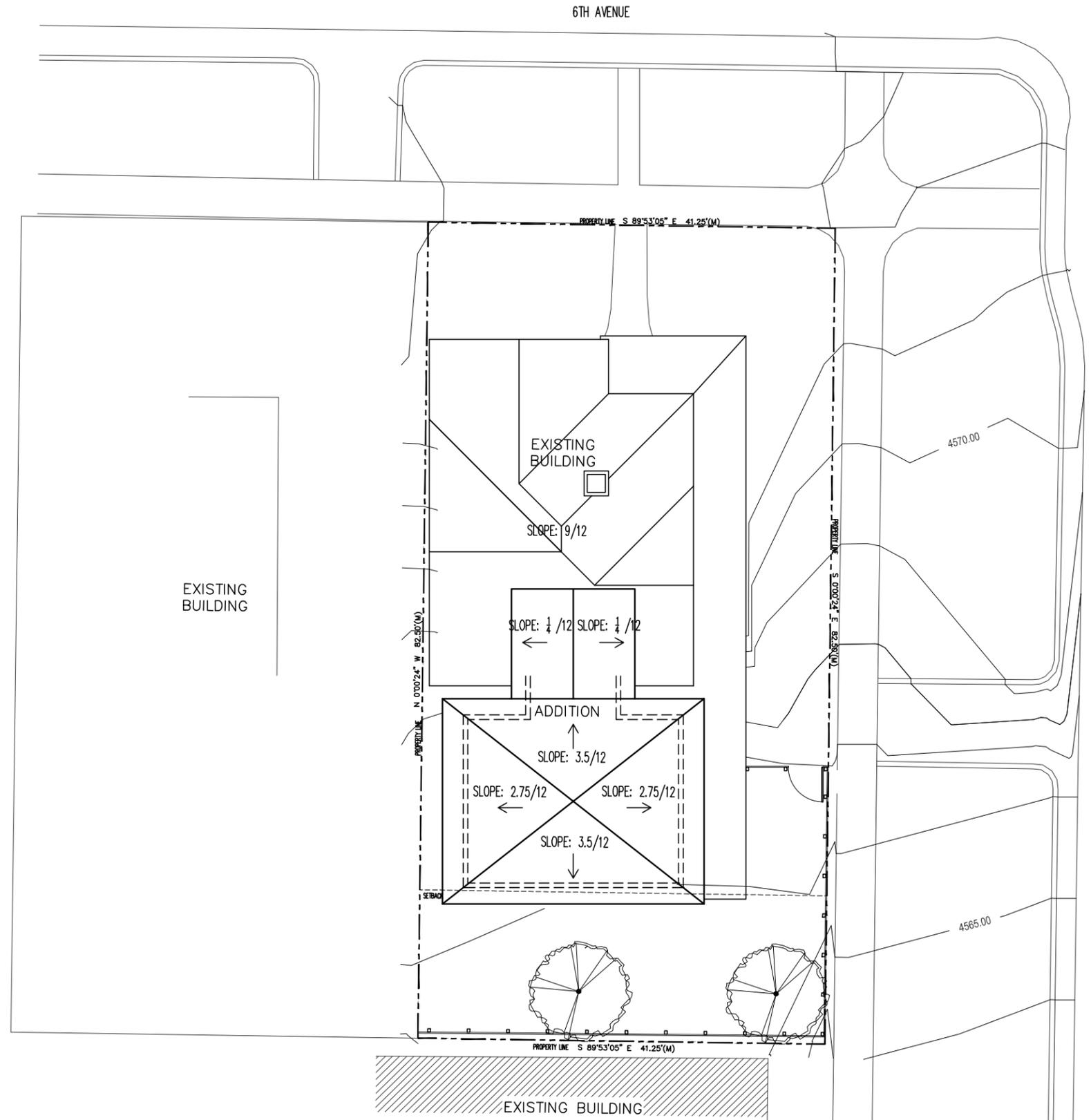
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
605 East 400 South, Suite #100
Salt Lake City, Utah 84107
Phone: (801) 466-6165
www.bushandgudgell.com



Drawn: BBS Date: 6/2/2014
Designer: RBH
Checked: RBH
Approved: RBH
Scale: 1"=20'
Job No.: 142050

ALTA/ACSM LAND TITLE SURVEY
LOCATED IN
SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST,
638 EAST 6TH AVENUE, SALT LAKE CITY, UTAH
PREPARED FOR: JUDY WILLIAMSON

SHEET
1
1 SHEETS
FILE: 142050



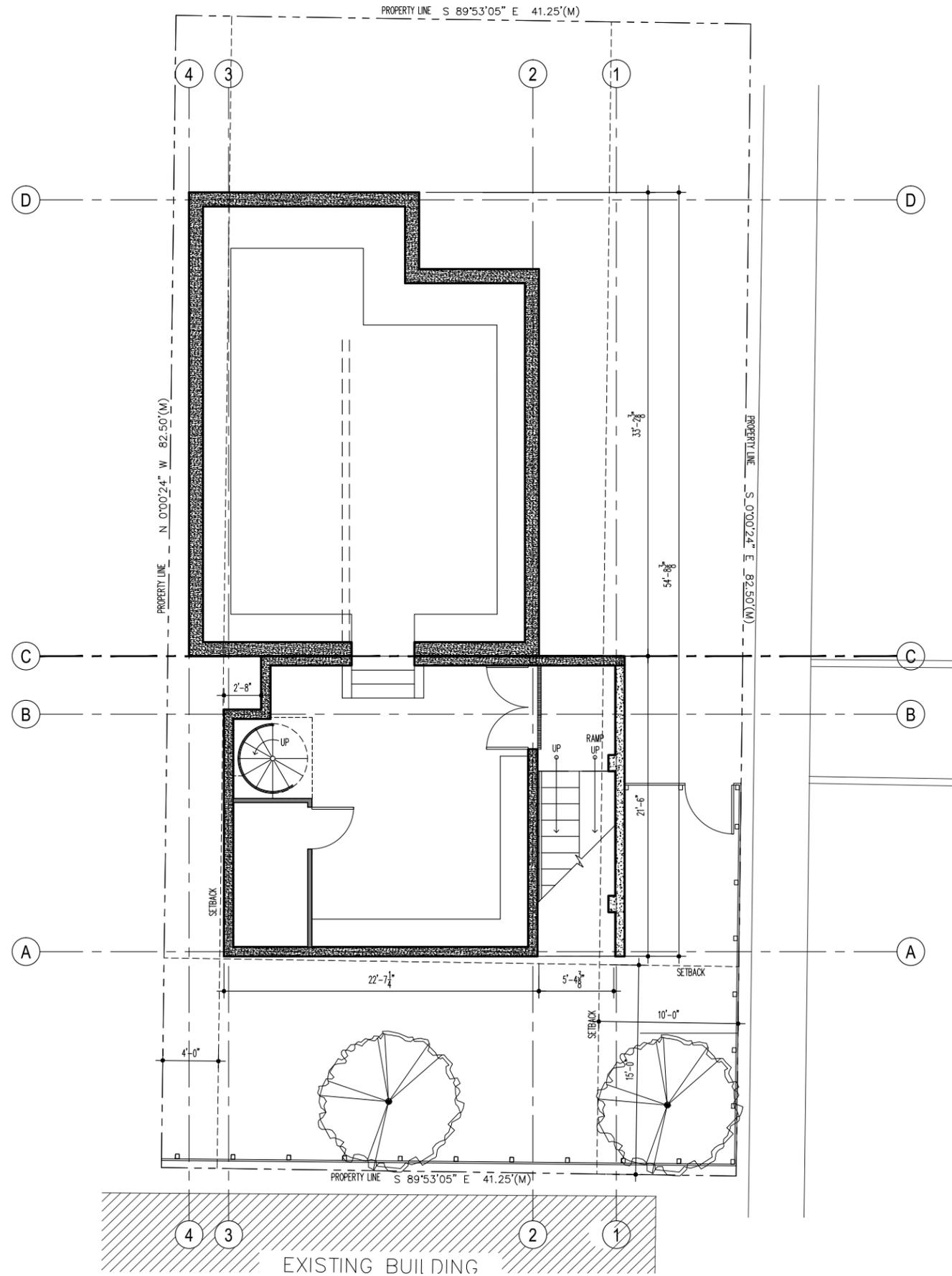
Site Plan

Existing
 Lower Level: 786 sq.ft.
 Main Level: 786 sq.ft.
 Upper Level: 794 sq.ft.
 Existing Total: 2,366 sq.ft.

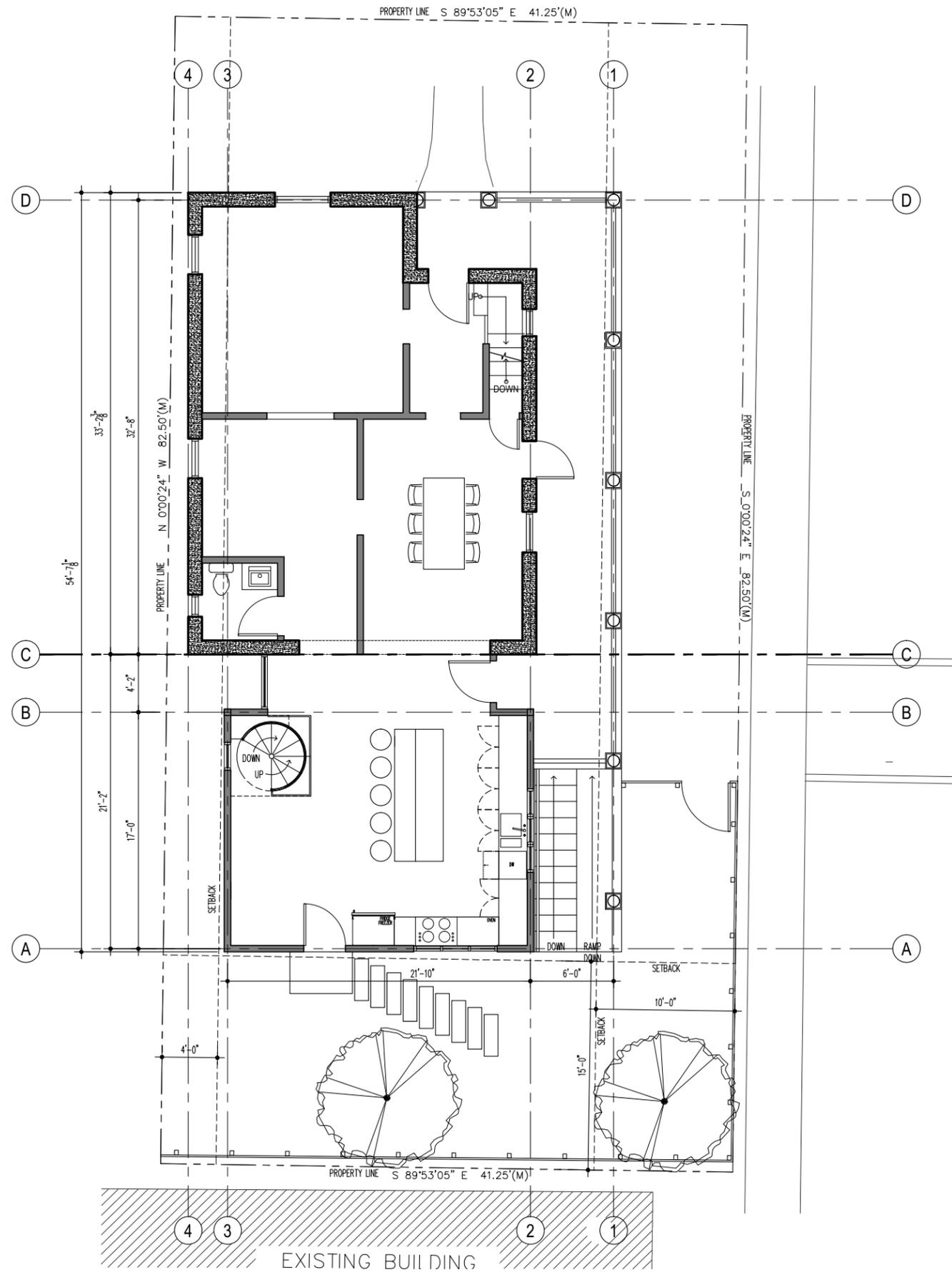
Addition
 Lower Level: 474 sq.ft.
 Main Level: 456 sq.ft.
 Upper Level: 439 sq.ft.
 Addition Total: 1,369 sq.ft.

Existing & Addition Total:
 3,735 sq.ft.

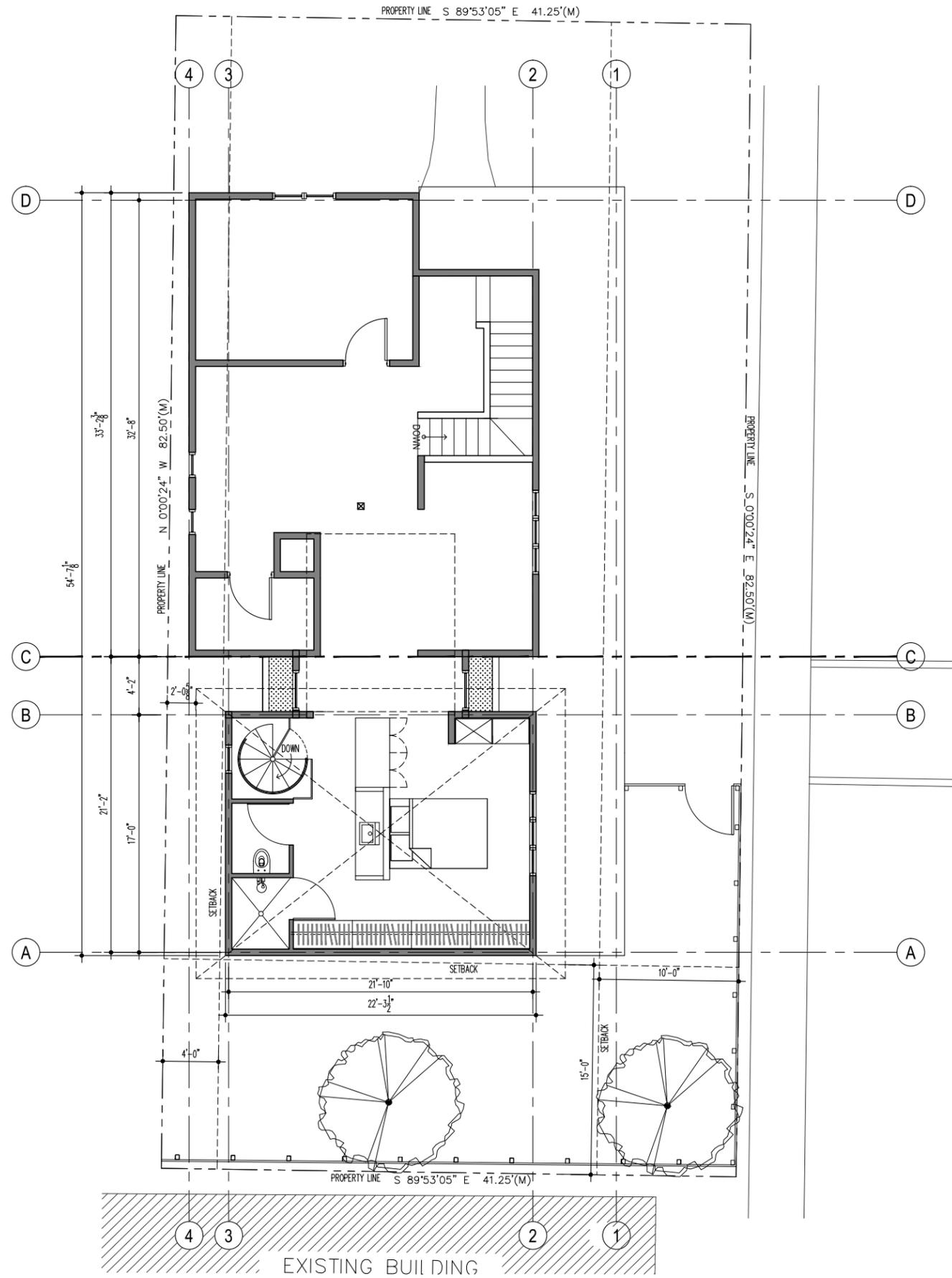




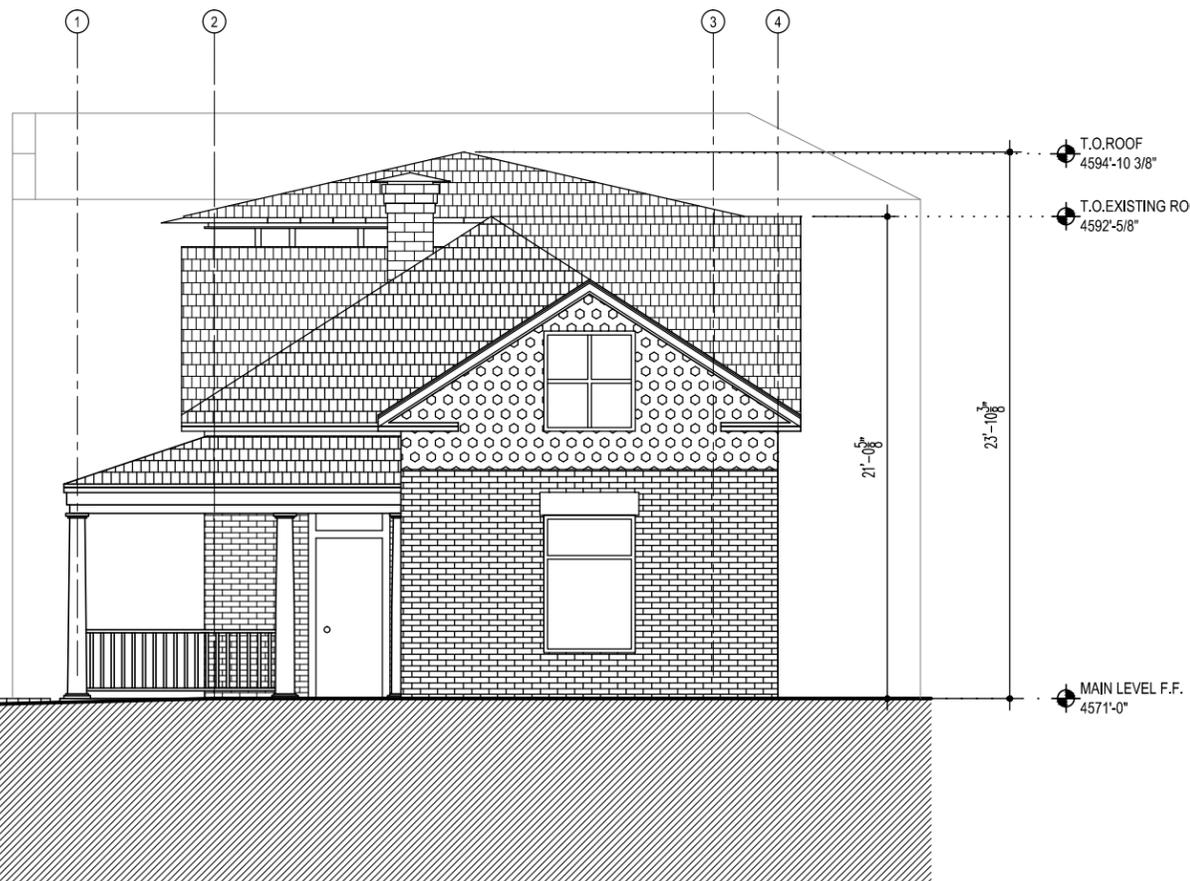
Lower Level Plan



Main Level Plan



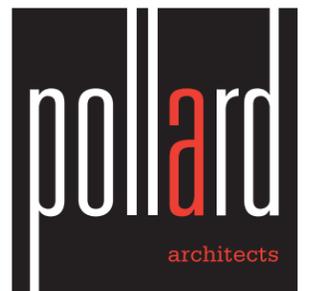
Upper Level Plan



North Elevation

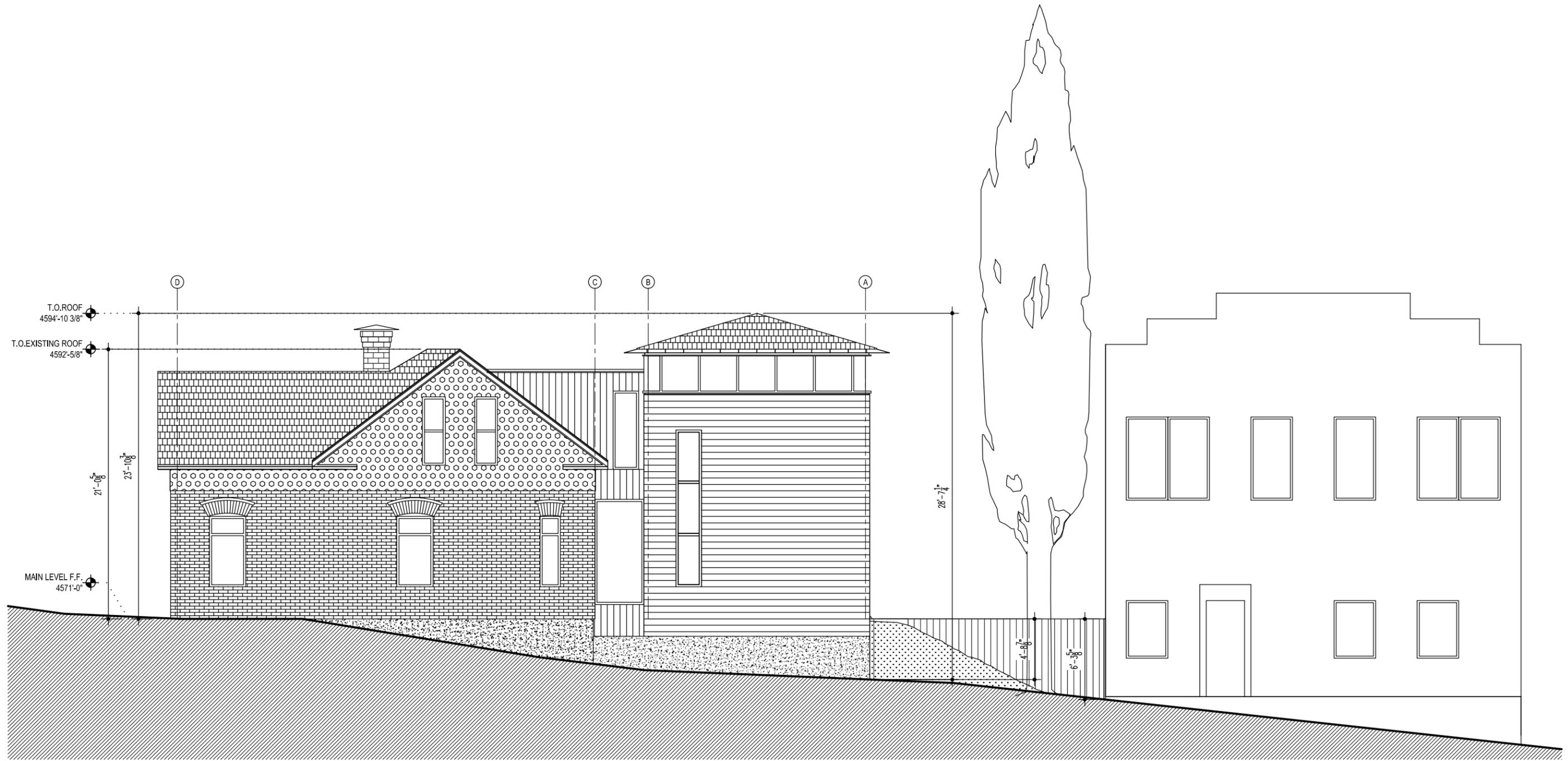


East Elevation

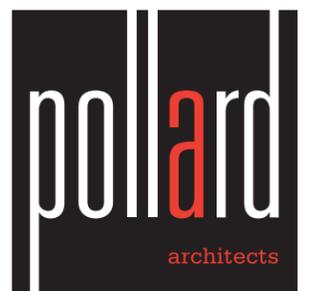


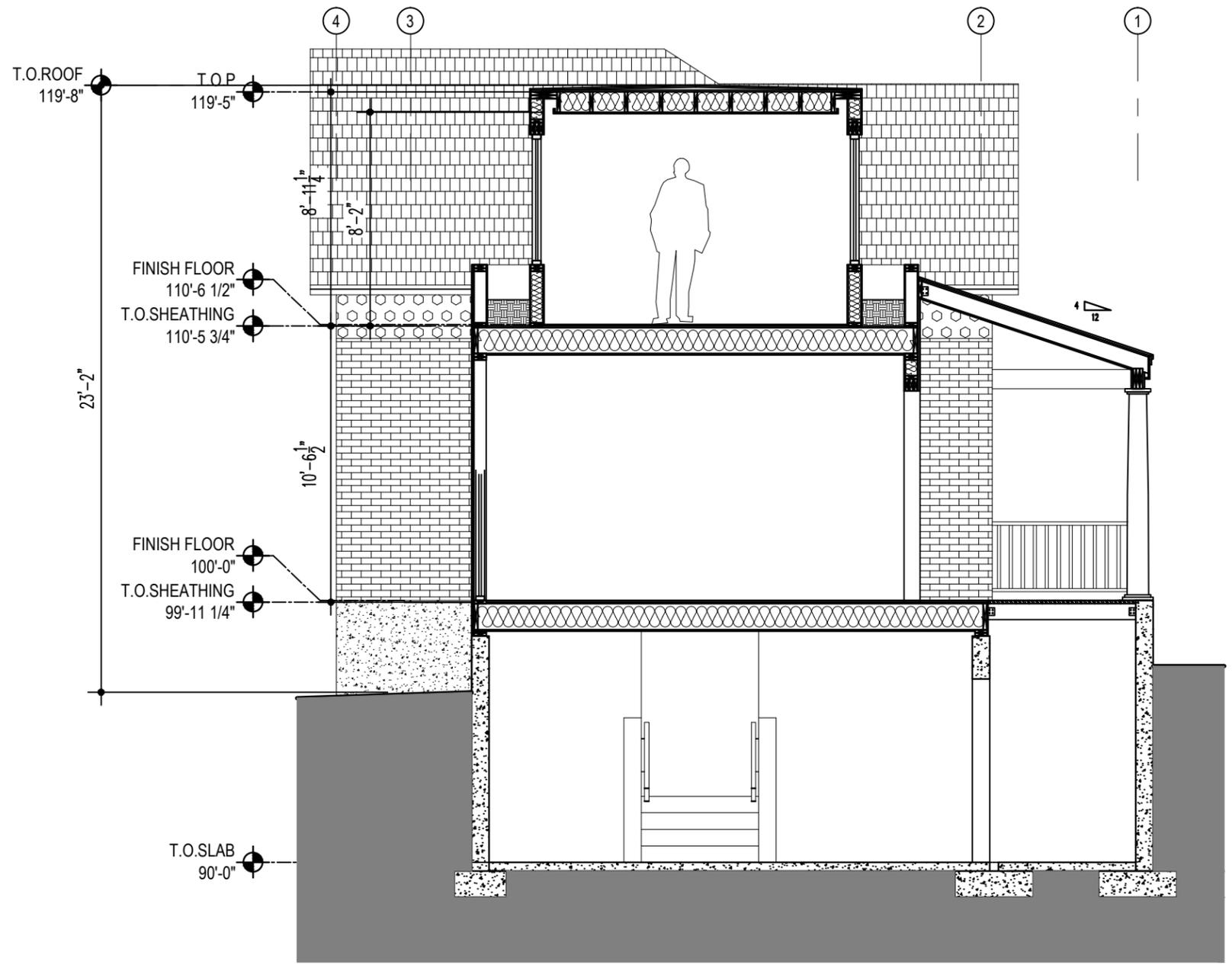


South Elevation

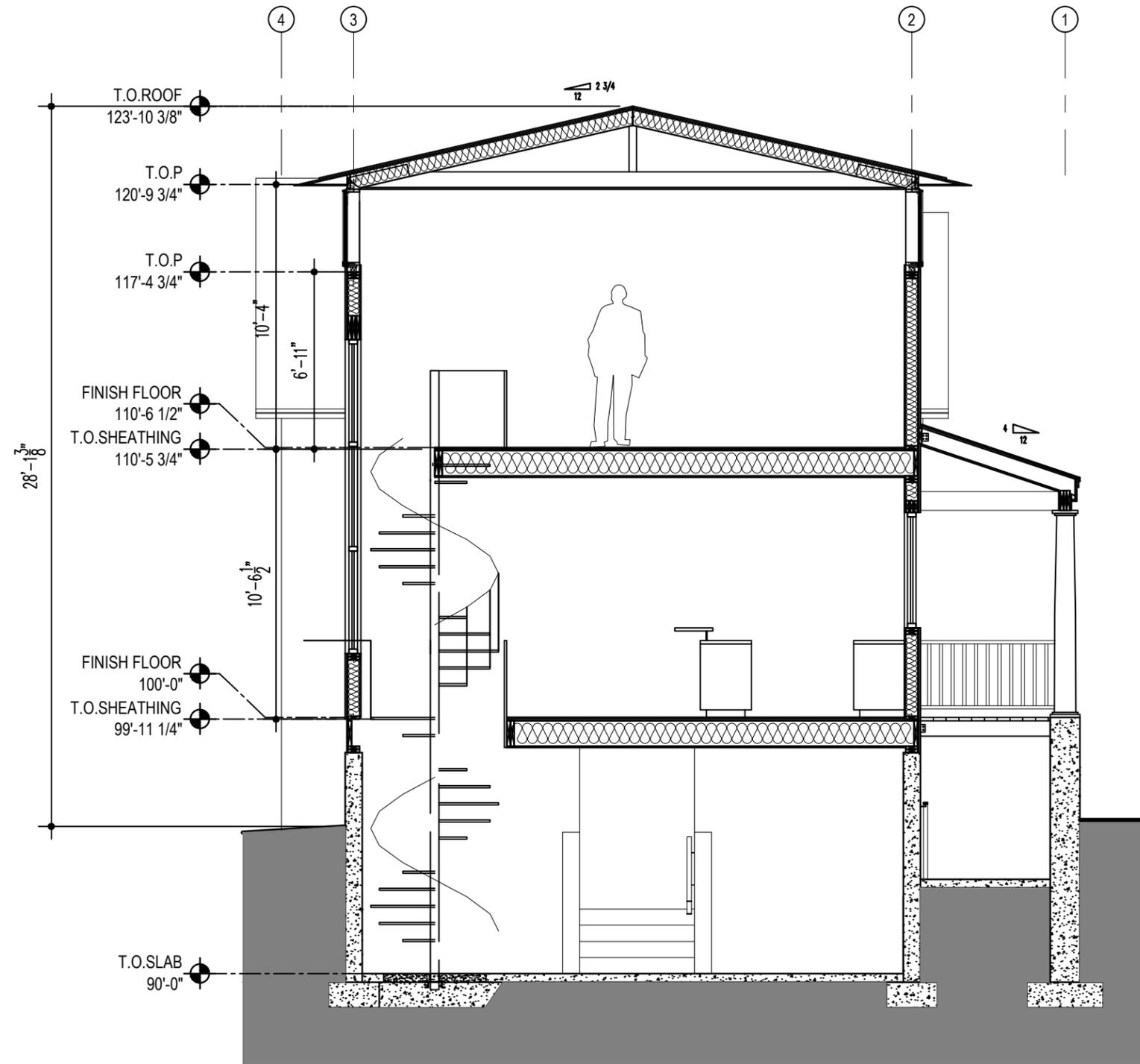


West Elevation

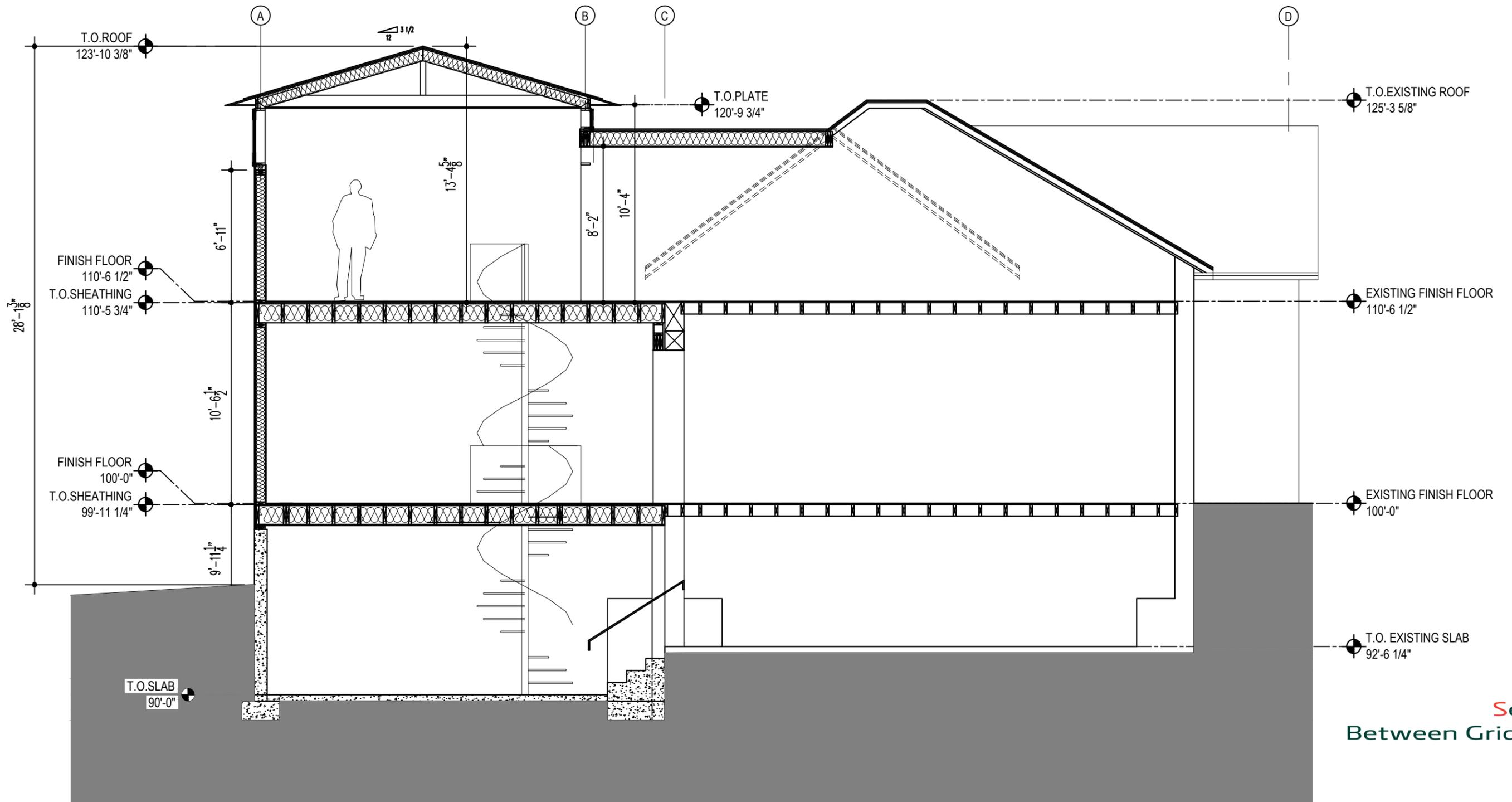




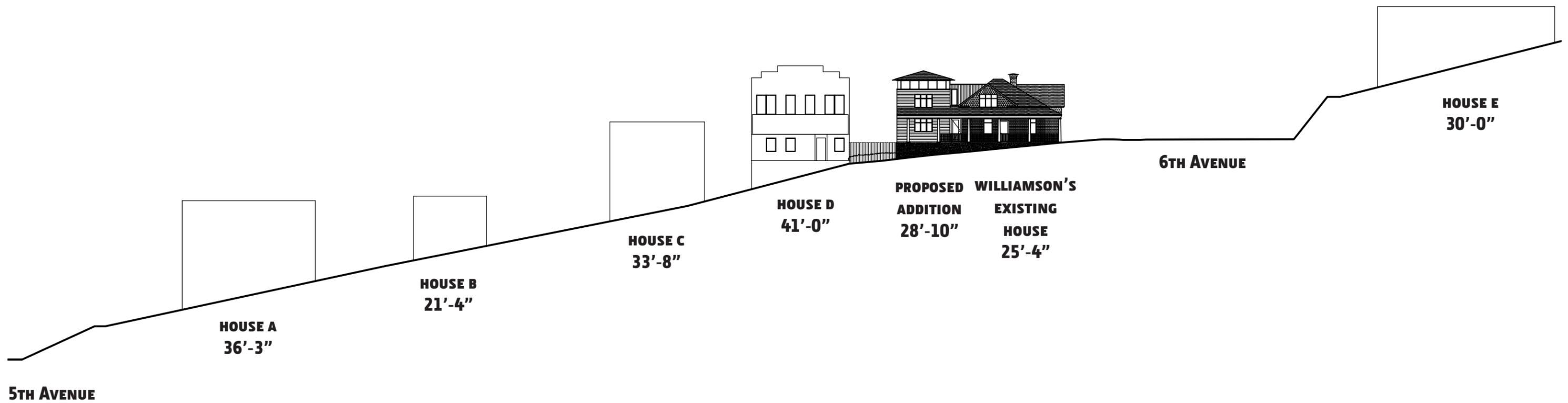
Section
Between Grid B & C



Section
Between Grid A & B

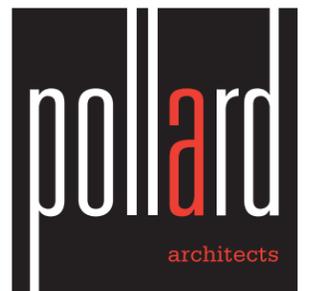


Section
Between Grid 2 & 3



THE AVERAGE OF ADJACENT BUILDING HEIGHTS ON J STREET IS 31'-2"
THE HEIGHT OF THE PROPOSED ADDITION IS 28'-10"

Adjacent
 Building Heights
 on J Street





HOUSE A



HOUSE B



HOUSE C



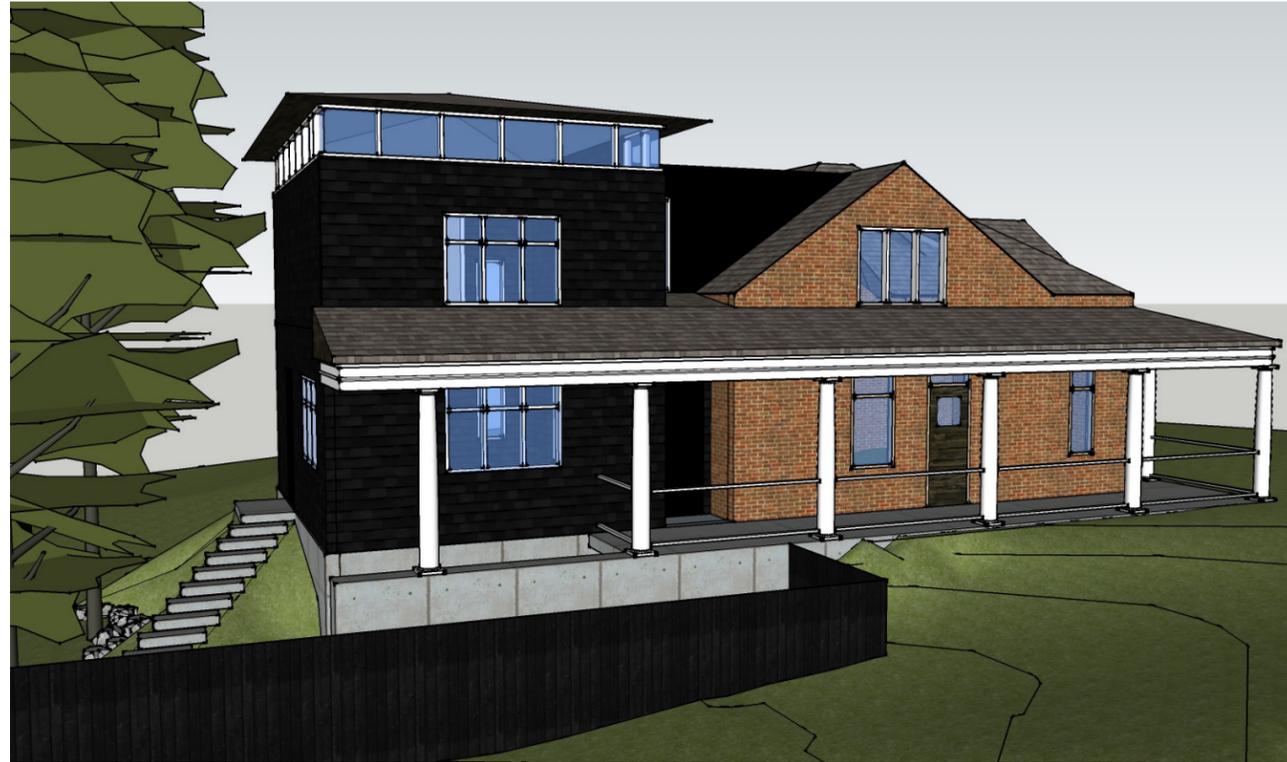
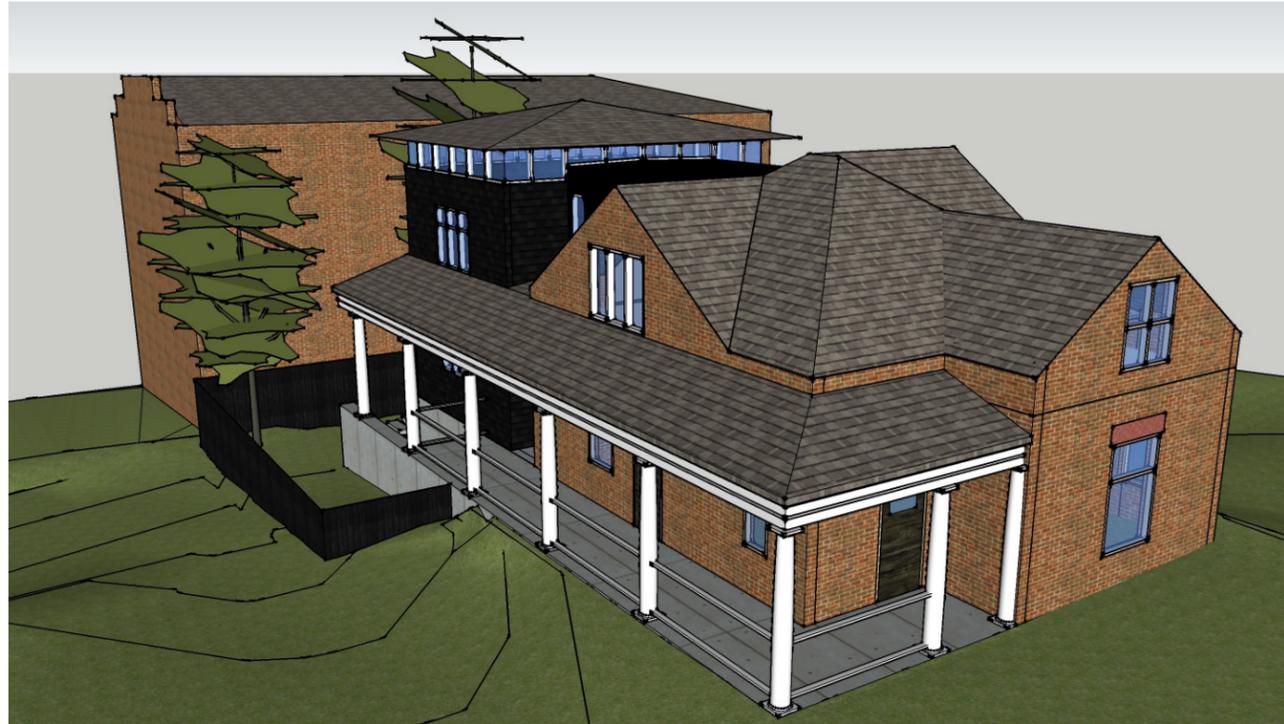
HOUSE D



WILLIAMSON'S EXISITING HOUSE



HOUSE E

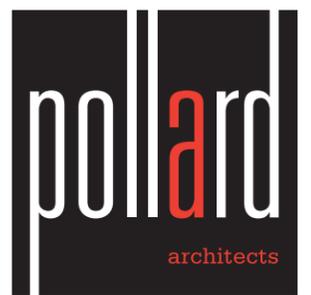


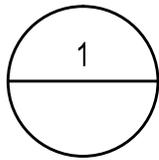
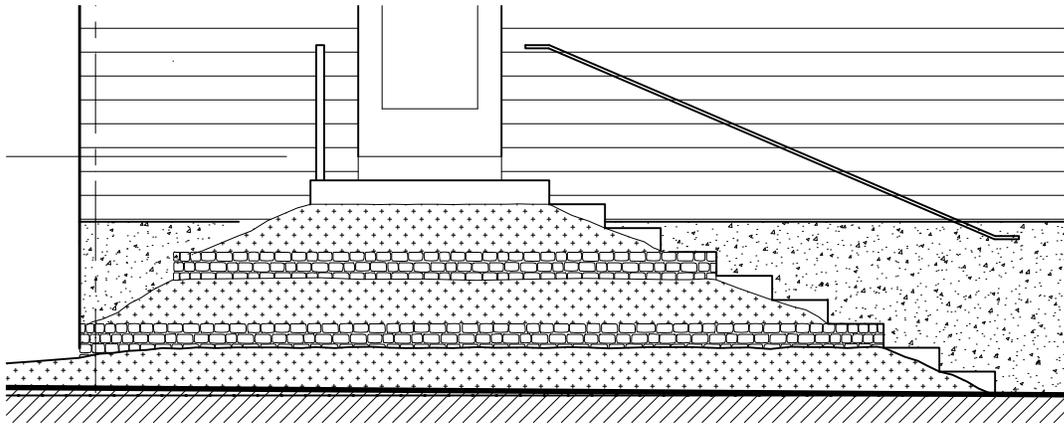
Rendered
Images





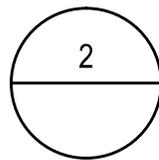
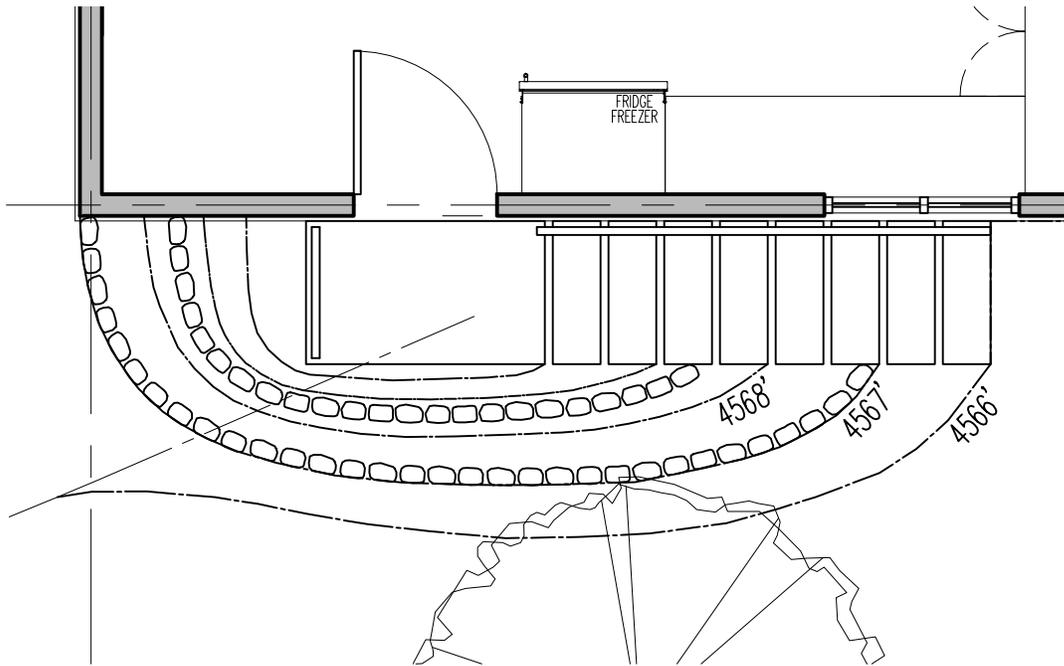
Precedents





BACK DOOR ENTRANCE ELEVATION

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



BACK DOOR ENTRANCE PLAN

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

pollard
architects

T. 801.531.1133
F. 801.531.1211
290 E. 100 S.
S.L.C. UT. 84111

SEAL:

SHEET TITLE:

BACK DOOR ENTRANCE ELEVATION/PLAN

PROJECT:

WILLIAMSON RESIDENCE

638 6TH AVENUE SALT LAKE CITY, UTAH 84103

PROJ NO:

DATE: 12/29/2016

SUPPLEMENTAL DRAWING:

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of architect.

**ATTACHMENT D2: PREVIOUS APPLICATION PHOTOGRAPHS &
PLANS – JANUARY 2016**



638 6TH AVENUE

Salt Lake City, Utah

Pollard **A**rchitects
256 East 100 South
Salt Lake City, Utah 81111



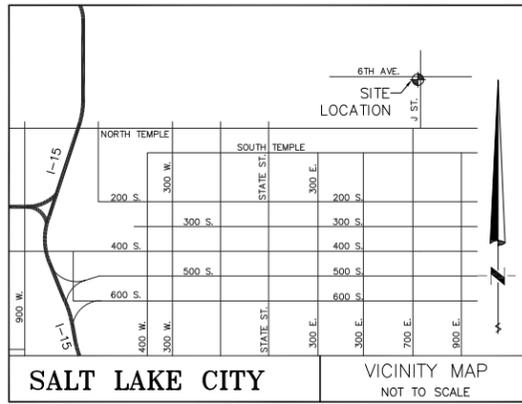
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

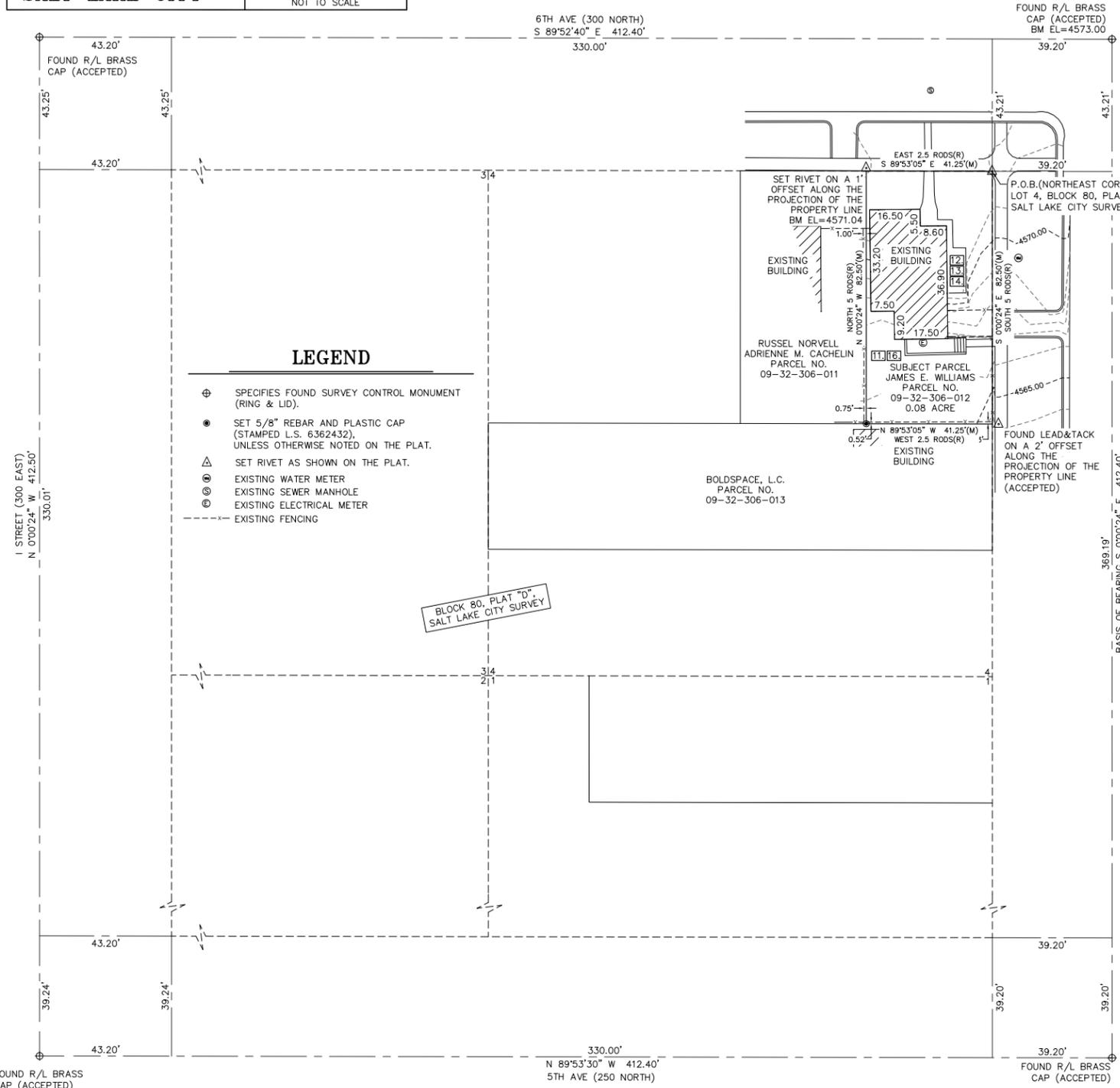
PREPARED FOR:
JUDY WILLIAMSON

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/ACSM LAND TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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.
4. THE FIELD WORK WAS PERFORMED ON MAY 19, 2014.

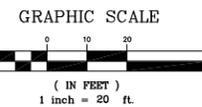


SALT LAKE CITY VICINITY MAP
NOT TO SCALE



LEGEND

- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT (RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED L.S. 6362432), UNLESS OTHERWISE NOTED ON THE PLAT.
- △ SET RIVET AS SHOWN ON THE PLAT.
- ⊙ EXISTING WATER METER
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING ELECTRICAL METER
- - - EXISTING FENCING



SURVEYOR'S CERTIFICATE

TO: LENDER, OWNER OR BUYER, TITLE COMPANIES AND THE SUCCESSORS, ASSIGNS, NOMINEES AND/OR DESIGNEES OF EACH OF THE FOREGOING NAMED PARTIES.

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6362432 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:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 10(A), 11(A), 11(B), 13, 14, 16, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



DATE:
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 80, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 5 RODS; THENCE WEST 2.5 RODS; THENCE NORTH 5 RODS; THENCE EAST 2.5 RODS TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 0°00'24" E ALONG THE CENTER LINE OF J STREET, BETWEEN TWO RING AND LID MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

SCHEDULE B - SECTION 2: EXCEPTIONS

- [9] TAXES FOR 2014, WHICH ARE NOW A LIEN BUT ARE NOT YET DUE, AND SUBSEQUENT YEARS THEREAFTER. TAXES FOR 2013 HAVE BEEN PAID IN THE AMOUNT OF \$1,589.28 (SERIAL NO. 09-32-306-012). NOT PLOTTABLE
- [10] SUBJECT REAL PROPERTY IS LOCATED WITHIN THE BOUNDS OF SALT LAKE CITY AND IS SUBJECT TO CHARGES AND ASSESSMENTS THEREOF. SPECIAL ASSESSMENTS BALANCE IS ZERO. NOT PLOTTABLE
- [11] NOTICE OF LOCATION WITHIN AN HISTORIC DISTRICT, WHEREIN NOTICE IS GIVEN THAT THE SUBJECT REAL PROPERTY IS LOCATED WITHIN THE SALT LAKE CITY AVENUES HISTORIC DISTRICT; RECORDED JULY 25, 1995, AS ENTRY NO. 6125822, IN BOOK 7191, AT PAGE 2168, SALT LAKE COUNTY RECORDER. AS SHOWN
- [12] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 7800, RECORDED SEPTEMBER 25, 1978, AS ENTRY NO. 3172973, IN BOOK 4744, AT PAGE 1127, SALT LAKE COUNTY RECORDER. AS SHOWN
- [13] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 8464, RECORDED DECEMBER 2, 1980, AS ENTRY NO. 3508993, IN BOOK 5185, AT PAGE 447, SALT LAKE COUNTY RECORDER. AS SHOWN
- [14] TERMS AND CONDITIONS OF THAT CERTAIN ABSTRACT OF FINDINGS AND ORDER, CASE NO. 8464, RECORDED MARCH 9, 1981, AS ENTRY NO. 3541975, IN BOOK 5222, AT PAGE 1146, SALT LAKE COUNTY RECORDER. AS SHOWN
- [15] DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. NONE OBSERVED
- [16] DEED OF TRUST DATED AUGUST 1, 2011, SECURING AN INDEBTEDNESS IN THE AMOUNT OF \$200,777.00, TOGETHER WITH ANY OTHER AMOUNTS PAYABLE THEREUNDER, EXECUTED BY JAMES E. WILLIAMSON, AN UNMARRIED MAN, AS TRUSTOR(S) IN FAVOR OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR CITYWIDE HOME LOANS AND ITS SUCCESSORS AND ASSIGNS, AS BENEFICIARY, WITH PARAMOUNT TITLE CORPORATION, AS TRUSTEE, RECORDED AUGUST 2, 2011, AS ENTRY NO. 11222003, IN BOOK 9940, AT PAGE 7306, SALT LAKE COUNTY RECORDER. AS SHOWN

TABLE "A" REQUIREMENTS

2. THE SURVEYED PROPERTY ADDRESS IS: 638 EAST 6TH AVENUE, SALT LAKE CITY, UT.
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035C0163C.
4. GROSS LAND AREA = 3,403 SQUARE FEET OR 0.08 ACRE.
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GROUND SURVEY OR AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
- 6(A). THIS PROPERTY IS IN BUILDING ZONE "SR-1A", SPECIAL DEVELOPMENT PATTERN RESIDENTIAL.
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.
(B). EXTERIOR FOOTPRINT OF ALL BUILDINGS, AT GROUND LEVEL, AS SHOWN.
(C). BUILDING HEIGHTS, AS SHOWN.
8. OBSERVED SUBSTANTIAL VISIBLE IMPROVEMENTS, SIGNS, PARKING, STRUCTURES AND UTILITIES, AS SHOWN.
9. THERE ARE 0 REGULAR AND 0 HANDICAP PARKING STALLS ON SITE.
- 10(A). OBSERVED IMPROVEMENTS ALONG ALL PROPERTY LINES ARE AS SHOWN.
- 11(A). OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.
- 11(B). OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES ARE AS SHOWN.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SIDWELL NO. AND/OR RECORDING DATA, AS SHOWN.
14. DISTANCE TO THE NEAREST INTERSECTING STREET, AS SHOWN.
16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

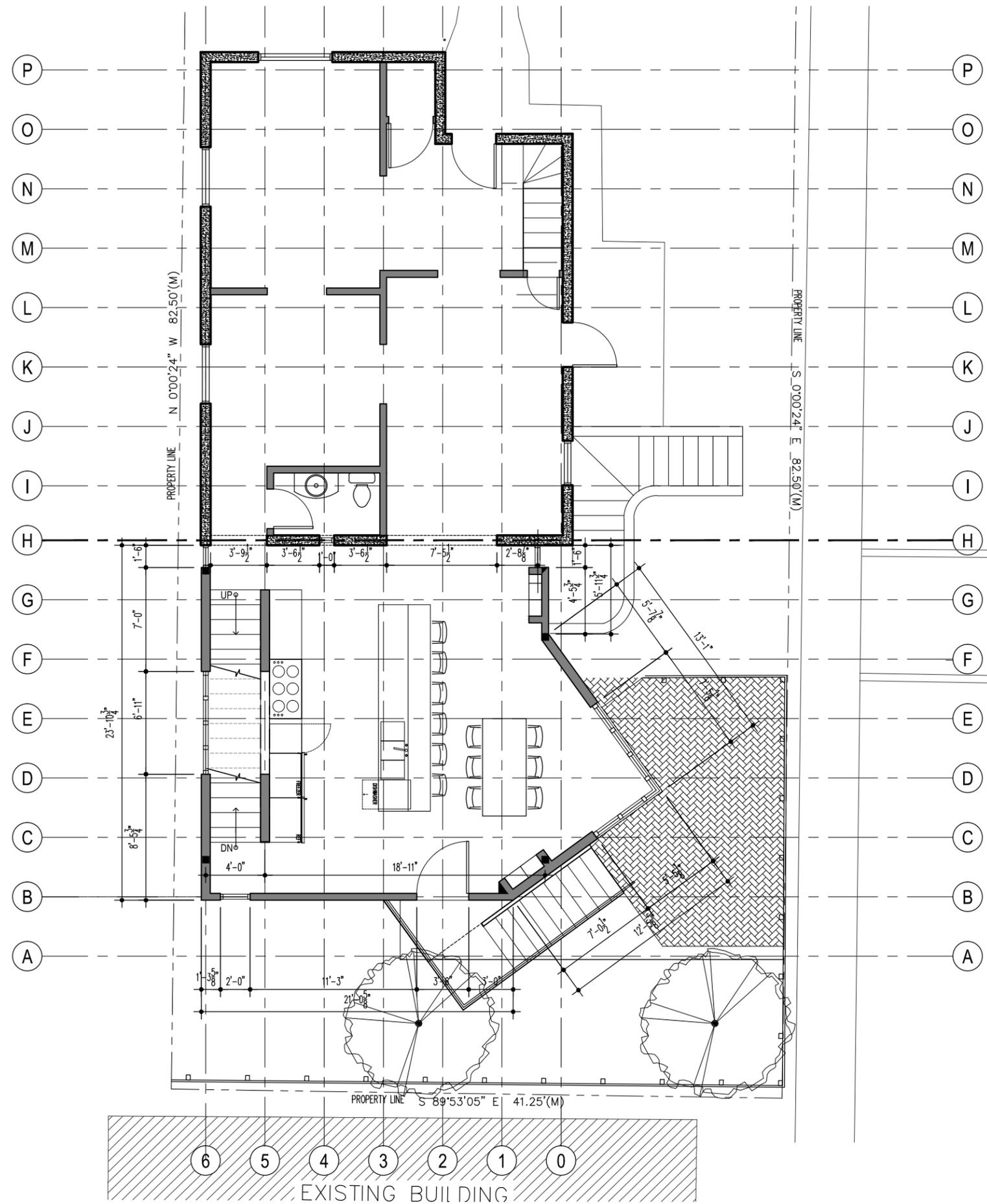
PARCEL NO. 09-32-306-012

Drawn: BBS	Date: 6/2/2014
Designer: RBH	Checked: RBH
Approved: RBH	Scale: 1"=20'
Job No: 142050	

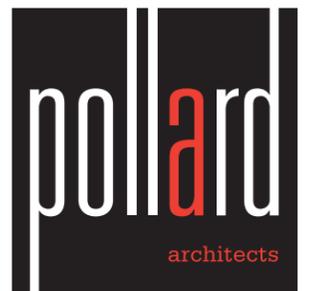
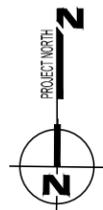
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
605 East 400 South, Suite #100
Salt Lake City, Utah 84117
Phone: (801) 466-6165
www.bushandgudgell.com

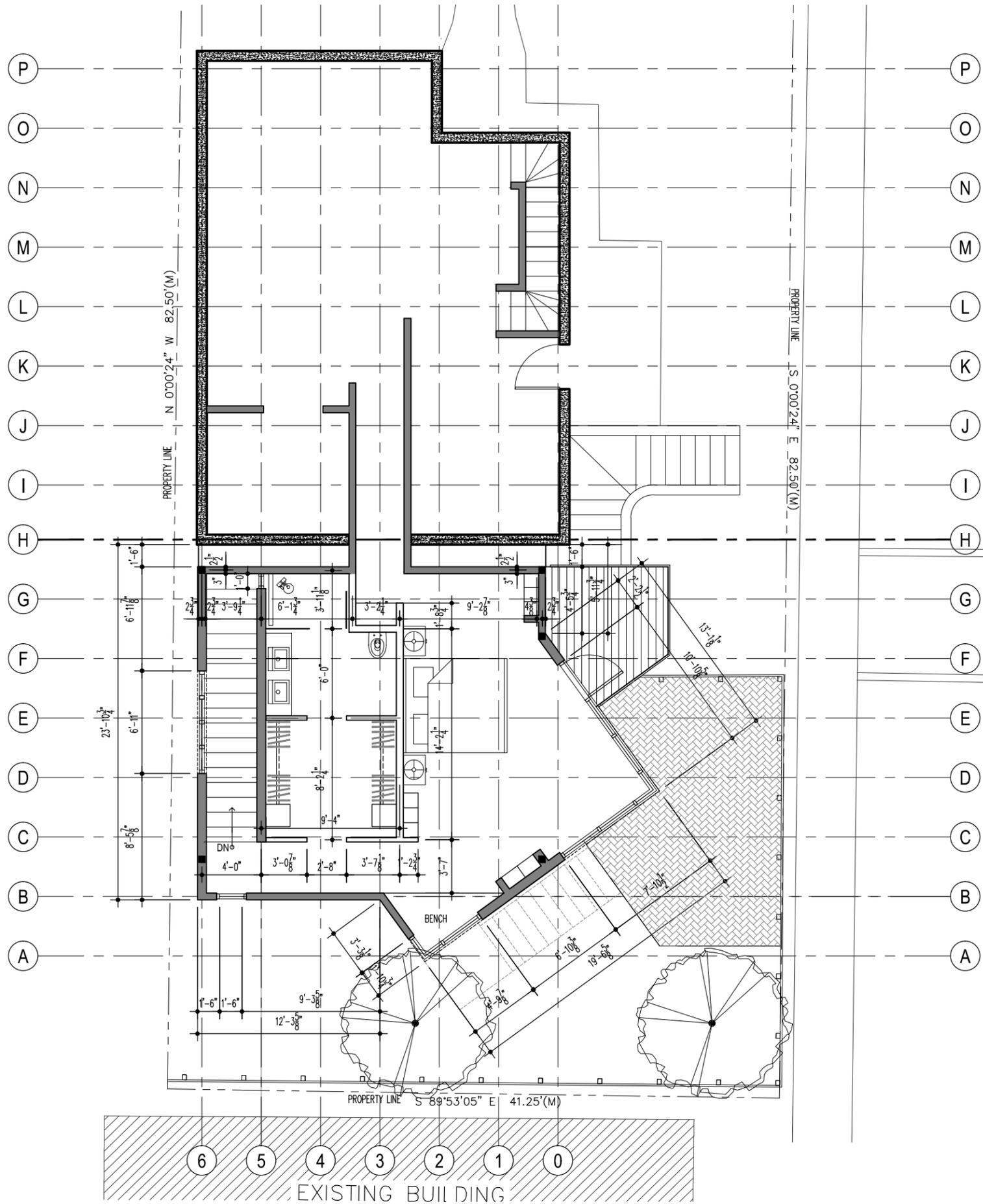
ALTA/ACSM LAND TITLE SURVEY
LOCATED IN: SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
638 EAST 6TH AVENUE, SALT LAKE CITY, UTAH
PREPARED FOR: JUDY WILLIAMSON

SHEET	1
SHEETS	1
FILE:	142050

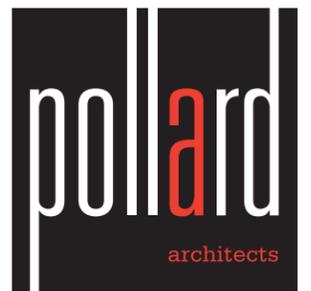


Main Level Plan





Upper Level Plan





North Elevation



East Elevation



South Elevation



West Elevation

ATTACHMENT E: CURRENT PARKING SPACE INFORMATION & CORRESPONDENCE

ORDINANCE PARKING PROVISIONS

21A.44.020.F

7. Driveway Standards: In addition to further restrictions elsewhere in this title or [title 12](#), "Vehicles And Traffic", of this code, the following standards shall apply to driveways:

a. Driveway Location:

(2) Residential Districts: With the exception of legal shared driveways, driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters. Except for entrance and exit driveways leading to properly located parking areas, no curb cuts or driveways are permitted.

b. Driveway Widths: In front and corner side yards, driveway widths shall not exceed twenty two feet (22') in SR-1 and SR-3 residential districts or sixteen feet (16') in the MH district. In all other districts, the driveways in front and corner side yards shall have a minimum single lane driveway width of twelve feet (12') and shall not exceed thirty feet (30') in width.

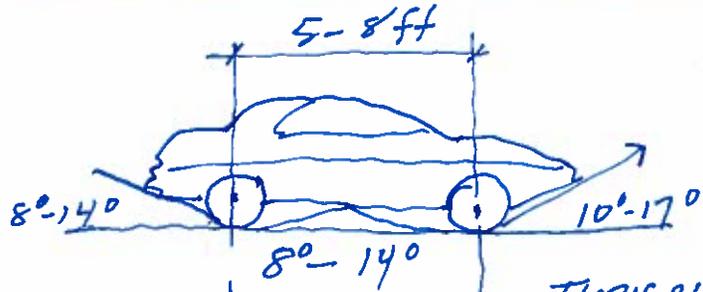
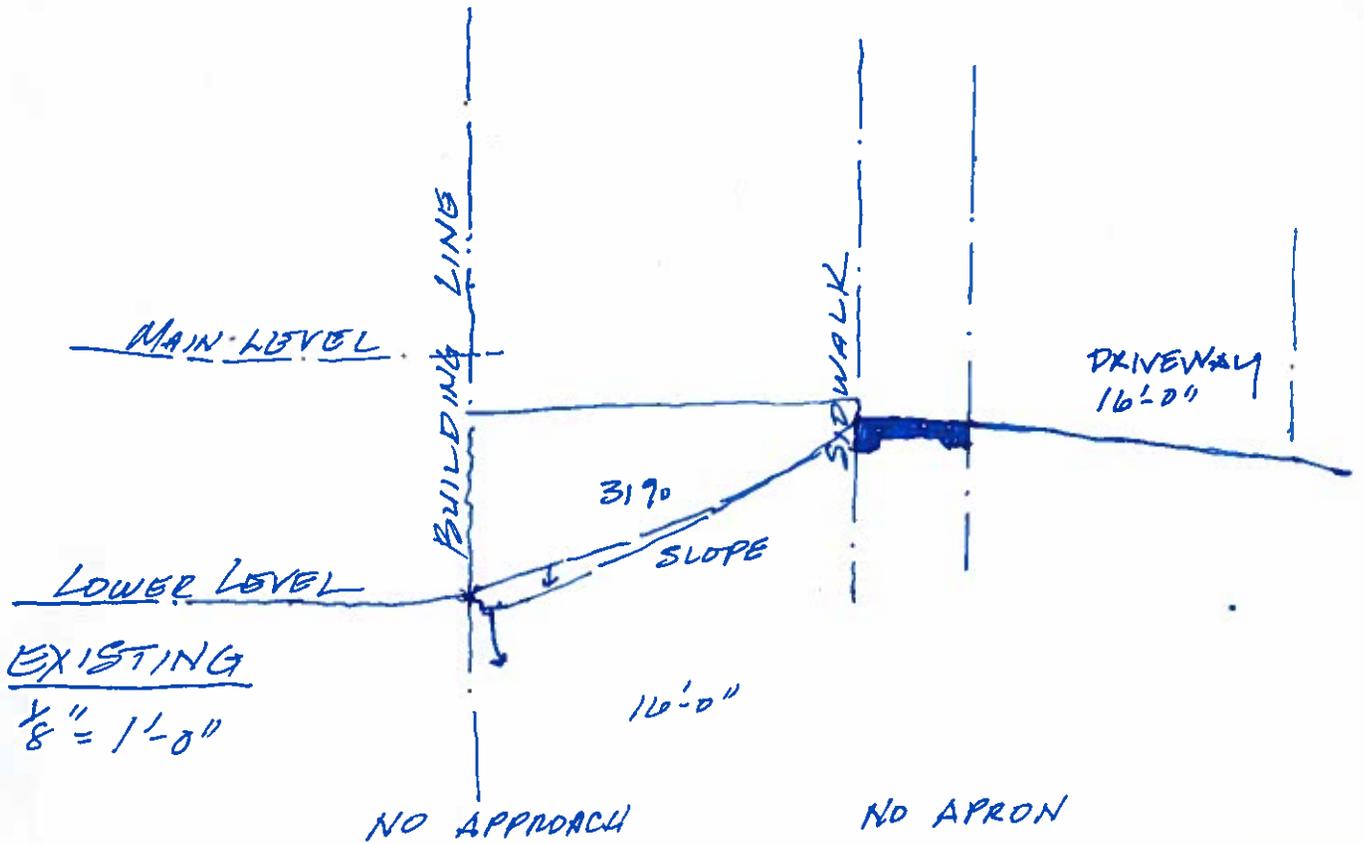
21A.44.020.G

G. Parking For Low Density Residential Districts: The following regulations shall apply to single-family detached, single-family attached and two-family dwellings in the FP, FR-1/43,560, FR-2/21,700, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3 and R-2 districts:

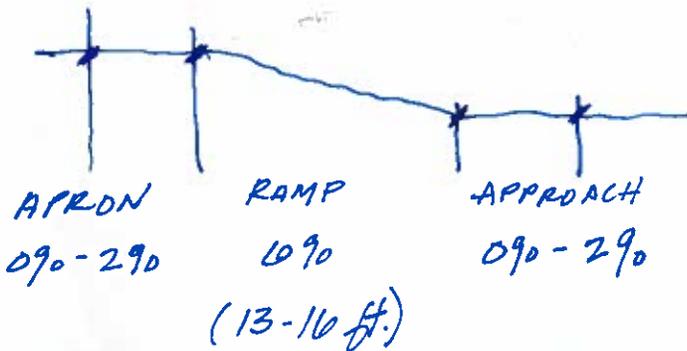
1. Parking spaces satisfying the requirements of section [21A.44.030](#) of this chapter shall be located only in an interior side yard or a rear yard unless approved as a special exception in accordance with subsection [21A.44.060B](#) of this chapter.
2. The provisions of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this chapter. Requirements for garages shall be as specified in chapter 21A.40 of this title.
3. No park strip shall be used for parking.
4. A maximum of four (4) outdoor parking spaces shall be permitted per lot. Recreational vehicle parking, where permitted, shall be included in this maximum.







TYPICAL
CAR ANGLE
WILL ALSO
DEPEND ON
SPEED



pollard
architects

T. 801.531.1133
F. 801.531.1211
260 E. 100 S.
S.L.C. UT. 84111

SEAL:

SHEET TITLE:

SECTION @ EXISTING DRIVE

PROJECT:

WILLIAMSON RESIDENCE

638 6TH AVENUE SALT LAKE CITY, UTAH 84103

PROJ NO.

DATE

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of architect.

SUPPLEMENTAL DRAWING

Leith, Carl

From: Barry, Michael
Sent: Tuesday, June 21, 2016 10:19 AM
To: Leith, Carl
Subject: RE: 638 6th Avenue - PLNHLC2015-00586 & 597
Attachments: E2.b1 Maximum Driveway Slopes and Critical Angles.pdf

Carl,
It still doesn't look to me that this is a legal parking space. The garage door is less than seven feet (7') wide and the slopes & angles of the driveway exceed design tolerances (see attached sheet for driveway slopes).
-Mike

MICHAEL BARRY, P.E.
Transportation Engineer

TRANSPORTATION DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7147

www.SLCOV.com
www.SLCTRANS.com

From: Leith, Carl
Sent: Monday, June 20, 2016 5:53 PM
To: Barry, Michael
Subject: FW: 638 6th Avenue - PLNHLC2015-00586 & 597

Hi Mike,

Thank you for your previous advice on proposals for 638 6th Ave. The applicant is coming back with revised proposals for an addition and I wanted to check with you on your definition as to whether what is there now would be defined as a "legal parking space". I attach 3 photos and a sketch from the applicant on existing angles of the approach drive, and he currently confirms that the garage door is 6 ft 10 ins wide. Although he states that the driveway is 8.5 ft wide, I assume that the available wheel width of the drive is less than that.

From: Leith, Carl
Sent: Thursday, February 04, 2016 9:36 AM
To: Barry, Michael
Subject: RE: 638 6th Avenue - PLNHLC2015-00586 & 597

Mike,

Many thanks for that. Very helpful and much appreciated.

Carl

CARL O LEITH
Senior Historic Preservation Planner

801 535 7758

carl.leith@slcgov.com

From: Barry, Michael
Sent: Thursday, February 04, 2016 9:24 AM
To: Leith, Carl
Subject: RE: 638 6th Avenue - PLNHLC2015-00586 & 597

Carl,
The minimum garage door width is 8 feet. Attached is a sheet which shows the maximum slope of the driveway. In essence, the slope of the driveway can change up to 6% for each 11 feet of lineal length. I hope this helps.
-Mike

From: Leith, Carl
Sent: Wednesday, February 03, 2016 3:11 PM
To: Barry, Michael
Subject: RE: 638 6th Avenue - PLNHLC2015-00586 & 597

Mike,

Thank you for finding the time to get to this and getting back to me. Very useful. Do you have specific requirements on garage door dimensions, plus angle of garage access drive approach, which may be an issue in this case as well? See photo.

Thanks again.

Carl

From: Barry, Michael
Sent: Wednesday, February 03, 2016 11:38 AM
To: Leith, Carl
Subject: RE: 638 6th Avenue - PLNHLC2015-00586 & 597

Carl,
The owner is not allowed to remove required parking from the site without providing a replacement space on site. For a single family dwelling, a minimum of two parking spaces are required; however, if they only had one parking space existing from many years back, that's okay, but we wouldn't allow them to remove a space without providing a replacement space. The next issue would be to figure out if what they currently have meets the standards for a parking space. The parking space should have a minimum clear space of 9'3" by 17'6" and the garage space should be otherwise functional. If the space is too small or not functional then we would not consider this to be a genuine parking space and it is okay to remove it. We would like, of course, for the owner to explore the possibility of making something work. Also, if they remove the garage they should also remove the driveway approach and install curb & gutter, etc., as is required by Engineering. Please feel free to contact me if you have any questions.

Thank you,

-Mike

MICHAEL BARRY, P.E.
Transportation Engineer

TRANSPORTATION DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7147

www.SLCGOV.com
www.SLCTRANS.com

From: Leith, Carl
Sent: Tuesday, February 02, 2016 3:55 PM
To: Barry, Michael
Subject: 638 6th Avenue - PLNHLC2015-00586 & 597

Hi Michael,

I wanted to run a proposal past you for your observations.

This is a small corner house in the Avenues – corner of 6th Ave & J St. Existing small rear lean-to addition with what appears to be an early garage conversion of the lower level. Current garage space & steep drive are very restrictive and not used by present owners, who also identify this as a source of periodic flooding of the basement. They currently park in the street. A current proposal for a new rear addition would remove the existing lean-to addition, including garage space. I'm assuming what they have falls short of current usable garage space, and wanted to have your observations on that. Photo and proposed plan attached.

I was hoping to be able to report on this to the Historic Landmark Commission when they review this proposal on Thursday evening. I know you guys are probably really pushed at the moment, but would appreciate any feedback if you can get to this. Appreciate your oversight.

Many thanks,

Carl

CARL O LEITH
Senior Historic Preservation Planner
801 535 7758
carl.leith@slcgov.com



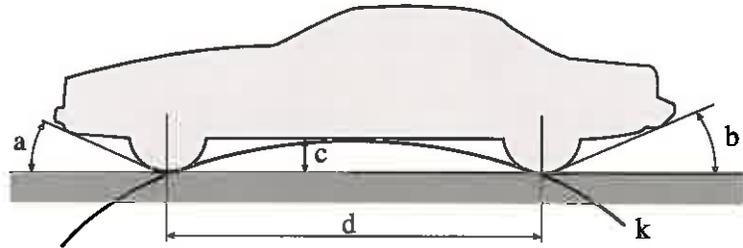
Standard

page 1 of 1

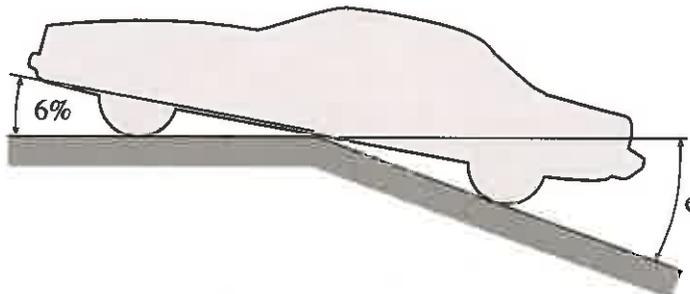
Section E2.b1

of the Division of Transportation
Salt Lake City Community Development

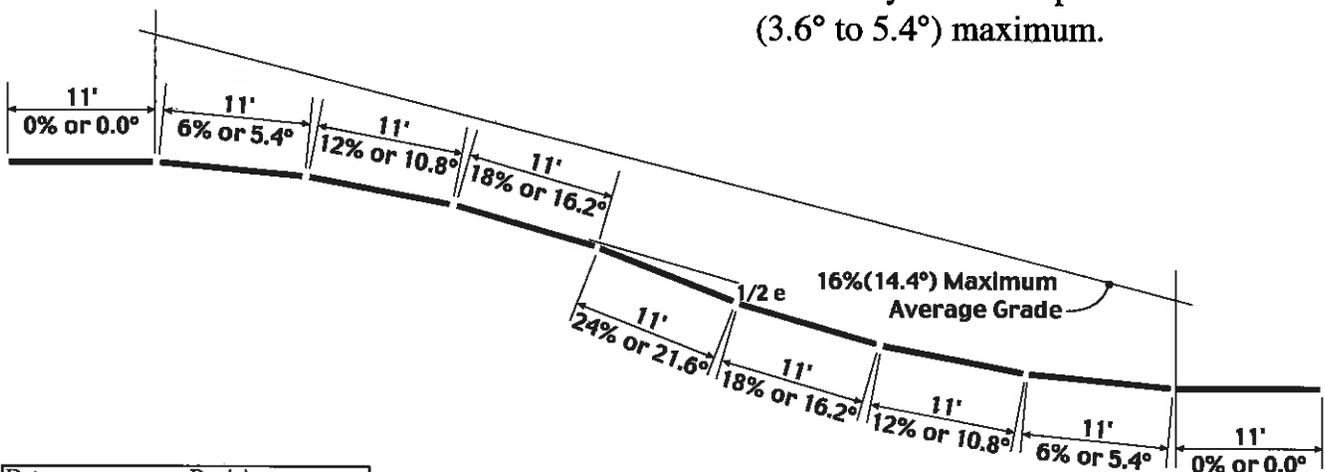
Maximum Driveway Slopes & Critical Angles



- a = Maximum approach angle = 20.2° = 36.8%
- b = Maximum departure angle = 9.2° = 16.2%
- c = Minimum running ground clearance = 4.3"
- d = Design vehicle wheelbase = 10.8' (Salt Lake City Design = 11')
- e = Maximum ramp breakover angle = 8.2° (Salt Lake City Design = 12% (6.84°))
- k = Crest of curve arc = $d \div e$ (Salt Lake City Design = 10)



Driveways leaving a public right-of-way should not exceed a maximum slope of 8% (7.2°) from gutter to property line. The slope should be transitioned beyond the property line no more than a maximum of 16% (14.4°) average grade to the parking pad. Driveway cross slopes of 4 % to 6% (3.6° to 5.4°) maximum.



Date	Revisions
8/12/91	changed layout/assigned #
7/31/02	revised data
2/24/03	revised data

ATTACHMENT F: SR-1A ZONING STANDARDS SPECIAL EXCEPTION STANDARDS - REVIEW

The proposals are reviewed in relation to the Historic Design Standards and Design Guidelines in Attachment H of this report.

Existing Condition

The site is currently occupied by a single family dwelling with small rear addition. This is an undersized lot in the Avenues Historic District and within the SR-1A base zone district. SR-1A specifies a minimum lot area of 5000 SF. This lot is 3403 SF, which is approximately 68% of that standard lot area.

Zoning Ordinance Standards for SR-1A (Special Development Pattern Residential District) (21A.24.180)

Purpose Statement: The purpose of the SR-1 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.

Standard	Proposed	Finding
Minimum Lot Area: 5000 sq ft	Current: 3403 sq ft	Undersized lot – No Change
Minimum Lot Width: 50 ft	Current: 41 ft	Undersized lot – No Change
Setbacks: Front Yard - Average or 20 ft	c.13 ft 6 in No Change	No Change
Corner Side Yard - 10 ft (Current side porch & 2 nd floor deck - 8 ft)	Reconstructed Porch, Retaining Wall & Stair – 8'	Special Exception Required
Rear Yard: 25% lot depth (undersized lot) = 20 ft 8 in SR-1A (within 15 – 30 ft spectrum)	Rear Yard Setback – 15' Grade Change 4'+	Special Exception Required Special Exception Required
Maximum Building Height for Pitched Roof – 23 ft or average of buildings on block face - 31 ft 2 in	28 ft 10 in	Complies
Wall Height at adjacent interior side yard – 16 ft	25 ft 7 in max at SW corner	Special Exception Required
Maximum Building Coverage: 40% of lot area	38% Exc. Reinstated Porch 48.4% Inc. Reinstated Porch	Complies Special Exception Required

* See attached preliminary zoning review of proposals dated 12/07/16

Historic Landmark Commission - Jurisdiction & Authority relating to Special Exceptions (21A.06.050.C.6)

The Historic Landmark Commission has the jurisdiction and authority to review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district. The certain special exceptions are listed as follows:

- a. Building wall height;
- b. Accessory structure wall height;
- c. Accessory structure square footage;
- d. Fence height;
- e. Overall building and accessory structure height;
- f. Signs pursuant to section [21A.46.070](#) of this title; and
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

Zoning Ordinance Definition & Standards for Special Exceptions – 21A.52.060

Special Exception Definition

A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

Special Exception Standards

- A. **Compliance with Zoning Ordinance and District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

Finding

The current development would require several special exception approvals within this SR-1A residential zone, occasioned by the height, location, lot coverage and grading proposed, within a lot area which would be defined as legal non-conforming due to the limitations of its current dimensions. The current lot area is 3403 SF, or approximately 68% of the 5000 SF specified as a minimum lot area in this zone. Given the constraints of the current lot area, it would be reasonable to anticipate the need for some special exception approvals to develop a new rear addition on this lot, subject to such proposals being compatible with the purpose and design standards of the H Historic Preservation Overlay. Current proposals also involve the reconstruction of the original porch to the house, and its extension across the frontage of the proposed addition. This has the effect of restoring a significant original feature of the building and consequently enhancing the historic architectural character of this context within The Avenues Historic District. The extension of the porch across the street frontage of the new addition would help to reduce the perceived height and scale of this otherwise tall addition. Staff would conclude that the development would meet the objectives of the historic district purpose and standards and generally be compatible with existing development as appreciated from the public way.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

Special exception approval is sought for height, lot coverage, and building within rear and corner side yard setback areas. Whereas total height lies within the average height established by existing buildings on this block face, the sheer wall height proposed along the inner side yard would be notably in excess of the SR-1A wall height requirement, exceeding it by approximately 9.5 feet. This is an under-sized lot relative to the SR-1A definition and standards, so some special exception approvals might be anticipated to build an addition. A

reduction in setback dimensions and lot coverage may be cases in point, and are supported in part in this application by limited site area and the reinstatement of the original porch and its extension. It becomes more difficult to argue the proposed wall height as compatible with the existing scale and character of the immediate neighborhood, when reviewed in the context of the sequence of residential development along this section of 6th Avenue. In the latter respect therefore the proposals may not be in harmony with the general and specific purposes of the SR-1A district. Staff would conclude that this special exception standard is not met.

- B. No Substantial Impairment of Property Value:** The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
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6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

Finding

The proposal will have an impact upon the neighboring properties, less so to the south and as appreciated from the public way. The property to the immediate south is a substantial building in this context, with its north façade facing the rear yard of this property and the proposed addition. Staff would conclude that, in the context of the overall development scale and character of the intersection of 6th Avenue and J Street, the proposals would not adversely affect the purpose and standards of the historic district overlay. Within this context, the proposals, tempered and integrated by the reinstatement of the original porch, would not be anticipated to substantially diminish or impair property values. Consequently, Staff would conclude that proposals in this context would meet this standard.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

The property to the west is a single story residence, also on a small lot, with the rear of the house and rear yard open space relatively close to the proposed addition. The latter would be located four feet east of the property line between the two. In this context, the proposed addition would exceed the 16 foot maximum wall height specified in the SR-1A zone for height at the inner side yard line by approximately 9.5 feet. The proposals would also reduce the rear yard depth by approximately 5.5 feet, thus increasing the volume of structure close to this property. In this context, given the small scale of both lots and buildings, the proposed height, combined with volume, might be anticipated to have an adverse impact upon immediately neighboring development, in relation to the purpose and standards of the SR-1A zone. The neighboring owners contend that the development, as currently proposed, would adversely affect, would impair, their property value in terms of daylight, solar production, privacy and open space. While the verification of this conclusion might warrant additional specialist evaluation, it would be reasonable to assume some adverse effect. Staff would conclude that, in the latter context, the proposals would not meet this special exception standard.

- C. No Undue Adverse Impact:** The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

Finding

This context on J Street and 6th Avenue is characterized by a variety in building scale. In review of the characteristics of these proposals, Staff would conclude that on balance the proposed development and use are unlikely to have a material adverse impact upon the character of the area, where that character is experienced from the public way. Similarly, it is not thought likely to have a material adverse impact upon public health, safety and general welfare in that context. In the context of the purpose and standards of the historic district overlay Staff would conclude that this standard could be regarded as largely met.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

Special exception approval is sought for lot coverage, reduction in setback lines, and sheer wall height. Given the under-sized dimensions of this lot relative to the SR-1A standards granting some relaxation might be argued as an aspect of a proposal to achieve a rear addition to the property. The purpose of the SR-1A zone defines several objectives including being 'compatible with the existing scale' and 'to preserve the existing character of the neighborhood.' In relation to these objectives Staff would question whether the proposed sheer height, requiring special exception approval for approximately 9.5 feet, would accord with the purpose of the SR-1A residential district. This height would not so readily equate with existing scale, development patterns and character where this context includes the sequence of smaller lots and buildings along this section of 6th Avenue. Staff would conclude that this special exception standard would not be met in that context.

- D. **Compatible with Surrounding Development:** The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

Finding

The existing development of neighboring property varies in character, form and scale, and to an extent in use. Larger buildings on J Street contrast with a smaller scale of residential development sequence along this part of 6th Avenue. Lots are generally small, and particularly so on this immediate section of 6th Avenue. Existing building height and scale tends to be larger on J Street where these proposals will be most readily appreciated. The proposed height and scale of the addition would be tempered by the reinstatement and extension of the original porch facing onto J Street. As it would be appreciated from the public way on J Street and 6th Avenue, Staff would conclude that the proposals would be compatible with the purpose and standards of the historic overlay and the use and development of surrounding property. In that context the proposals would meet this special exception standard.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

Several special exception approvals are sought to construct these proposals. Given the constraints of the lot dimensions and existing neighboring development, approval of special exceptions relating to lot coverage and setbacks to relax certain SR-1A dimensional standards might be anticipated. The proposed sheer height of the addition and its proximity to the scale of lots and the associated development patterns in this section of 6th Avenue could not be readily argued as compatible with this smaller scale sequence. As appreciated from immediately neighboring residential development consequently the proposals could be regarded as less compatible with the scale and character of surrounding development, which the immediate residents to the west currently contend. In the latter respects therefore the objectives of this special exception standard, Staff would conclude, would not be met

- E. **No Destruction of Significant Features:** The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

Finding

Staff is currently unaware of any destruction to natural, scenic or historic features of significant importance resulting from the current proposals. Reviewed in the context of the purpose and standards for the historic district overlay, the proposals would not have an adverse impact, and this special exception standard is met.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

Staff is unaware of any destruction to natural, scenic or historic features of significant importance as a result of the current proposals. In relation to the purpose and standards for the SR-1A district, Staff would conclude that this special exception standard is met.

- F. **No Material Pollution of Environment:** The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

Finding

The proposals are not thought to be a likely source of any material pollution of the environment. In relation to the purpose and standards for the historic overlay district Staff would conclude that this standard is met.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

The proposals are not thought to be a likely source of any material pollution of the environment. In relation to the purpose and standards for the SR-1A district Staff would conclude that this standard is met.

- G. **Compliance with Standards:** The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

Finding

In relation to the purpose and standards for the historic district overlay, no additional standards of this chapter are identified by Staff, and in that respect this special exception standard is met.

SR-1A Purpose Statement: The purpose of the SR-1 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.

Finding

In relation to the purpose and standards for the SR-1A district, no additional standards of this chapter are identified by Staff, and in that respect this special exception standard is met.

ZONING COMMENTS

Project: PLNHL2015-00586 & PLN2015-00587
Project Name: Williamson Residence,
Project Address: 638 East 6th Avenue
Planner: Carl Leith
Telephone: 801-535-7758
E-Mail: carl.leith@slcgov.com

Date: December 7, 2016
Zoning District: SR-1A
Overlay District: Historic
Reviewer: Alan R. Michelsen
Telephone: 801-535-7142
E-mail: alan.michelsen@slcgov.com

COMMENTS

- 1) Plans show a 15 feet rear yard setback for the new addition. A rear yard setback of 20.625 feet is required.
- 2) A new front porch cover, retaining wall/stairway/ramp encroaches into the 10 feet corner-side yard setback. See 21A.36.020.B for permitted encroachments into required yards.
- 3) There is a previous BOA case (#8464 on 10/27/80 and 1/5/81) to legalize an elevated deck and porch cover without the required corner-side yard setback.
- 4) The plans from BOA case 8464 and/or a dimensioned site plan and elevation plans from the applicant showing the elevated porch/deck encroachment is required to establish the full extent of any noncomplying rights in the relation to the corner-side yard setback.
- 5) The site plan needs to show proposed grade changes for the site. Grades (existing & proposed) shall be shown at 2 ft. intervals on the site plan or grading plan. Grade changes which exceed 4' in height, in the setback area, require Special Exception approval.
- 6) Height of structure exceeds the maximum 23 feet for the zoning district.
- 7) The structure exceeds the maximum 16 feet exterior wall height for buildings placed at the setback line adjacent to the 4 feet interior side yard.
- 8) An attached one car garage is being removed. Plans need to show the dead driveway and drive approach as also being removed and show new replacement parking being provided in a new legal location on the lot.
- 9) The total surface lot coverage needs to be documented on the plans. The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area.

ATTACHMENT G: DESIGN STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE & GUIDELINES FOR ADDITIONS

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure in the Avenues Historic District (21A.34.020.G).

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Design Standards for Alteration of a Contributing Structure	Design Guidelines for Additions
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;	No specific design guidelines for Additions relate to the use of the building.
2. <u>The historic character of a property shall be retained and preserved.</u> The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <ul style="list-style-type: none"> • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

	<p>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.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. <p>8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p> <ul style="list-style-type: none"> • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • 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 where possible. <p>8.12 Roof forms should be similar to those of the historic building.</p> <ul style="list-style-type: none"> • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof. <p>8.13 On primary facades of an addition, a ‘solid-to-void’ ratio that is similar to that of the historic building should be used.</p> <ul style="list-style-type: none"> • The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.
<p>3. All sites, structures and objects shall be recognized as <u>products of their own time</u>. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>8. <u>Contemporary design</u> 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;</p>	<p>Design Objective for Additions</p> <p>The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • 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 should be avoided. • An alteration that covers historically significant features should be avoided.

<p>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • 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 should be avoided. • An alteration that covers historically significant features should be avoided.
<p>5. <u>Distinctive features, finishes and construction techniques or examples of craftsmanship</u> that characterize a historic property shall be preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • 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 should be avoided. • An alteration that covers historically significant features should be avoided.
<p>6. <u>Deteriorated architectural features</u> 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;</p>	<p>This standard does not apply in this case.</p>

<p>7. <u>Chemical or physical treatments</u>, 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;</p>	<p>This standard does not apply in this case.</p>
<p>9. <u>Additions or alterations</u> 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;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set 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 usually inappropriate.</p> <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. <p>New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.</p> <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • 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 where possible.
<p>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>

<p>11. Any new <u>sign</u> 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.</p>	<p>This standard does not apply in this case.</p>
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ATTACHMENT H: DESIGN STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure in a historic district, 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. The proposal is reviewed in relation to those that pertain in the following table. A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G), and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment G to this report.

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

The proposals are reviewed in relation to SR-1A and Special Exception Standards in Attachment F of this report.

Standard	Analysis	Finding
<p>Retain Historic Character 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;</p>	<p><u>Retain Historic Character</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13</i> The proposed addition replaces the current lower lean-to rear addition and as situated extends into the rear yard towards the adjacent multifamily building to the south, retaining a rear yard setback of 15 ft. It complies with the SR-1A inner side yard setback of 4 ft on the west side. The height and massing of the addition is distinct from the character of the existing house and is attached to the house by a linking section which progressively narrows on each successive floor. The proposal would not destroy, obscure or adversely affect significant architectural features of the building. The proposed addition is taller than the existing building with the proposed eaves line equating with the top roof ridge of the house. The roof form proposed is generally 'pyramidal' and shallow pitched in form. External materials proposed are stained cedar shingles, which directly reference the existing house materials, above a painted concrete foundation. The current lean-to addition is of indeterminate date and in its current form adversely affects the character and appearance of the house. Its removal would consequently not adversely affect the historic character of the property. The depth of the rear yard on this site would be reduced in extent with this addition, although the existing mature tree in the rear yard would be retained. The proposal thus retains a characteristic space to the south and respects the rhythm of the street frontage on J Street. The application also proposes the reinstatement of the original porch to the house. The porch would be extended to the south to front the proposed addition, designed in part to provide external stair access to the basement below porch deck level. As proposed this feature would restore an essential significant feature of the historic character of the house. Extended to front the proposed addition, the porch would also help to reduce the scale and the apparent height of the addition while providing an element which would integrate and help to unify the original house and the proposed addition. The existing and more recent porch and deck structure to the east side of the house would be removed. This feature also detracts from the historic character of the house and consequently its loss would not adversely affect this character. The reconstruction of the original porch however would notably reinstate some of the historic character previously lost to the building.</p>	<p><u>Historic Character</u></p> <p>In review of the design guidelines which support this standard Staff would conclude that the proposed addition would not adversely affect the historic character of this property and would in terms of form and design respect and also complement the historic character of the house.</p> <p>The reconstruction of the original porch would both restore a significant historic feature of the property and, as designed to front both the house and the addition, would help to integrate both elements.</p> <p>The addition and the alterations proposed would therefore in Staff's opinion both preserve and also enhance the historic character of this property.</p> <p>Proposals would accord with the objectives of this standard.</p>

<p>Of Their Own Time 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;</p> <p>Contemporary Design 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;</p>	<p><u>Time & Contemporary Design</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.4, 8.6</i></p> <p>The proposed addition is designed to be sensitive to the historic character of the property, yet to be distinct from it. The proposals do not adversely affect any significant historic architectural characteristics of the property, and indeed seek to reinstate one major element in the form of the original porch which has been previously removed.</p> <p>The design proposed for the addition adopts a relatively simple yet considered contemporary form and massing, with several elements which reflect the palette of materials and visual emphasis of the original building. The addition would be marginally taller than the existing house but set apart from it would not dominate the original building. As perceived in J Street the addition would not be out of scale with the sequence of buildings on his street. The relatively vertical proportion of the addition is counterbalanced by the horizontal 'clerestory' windows and the extension of the reinstated porch which would front both the house and the addition facing J Street. Proposed materials echo part of the palette used in the original house, although the cedar shingles would be finished in a more contemporary brown black tone.</p>	<p><u>Time & Contemporary Design</u></p> <p>The proposed addition could be recognized as a product of its own time, while the reinstatement of the porch would reflect the original and would be designed to create a 'true' sense of history.</p> <p>No significant historic or architectural material is destroyed or adversely affected by these proposals. Contemporary design is employed in a manner which is sensitive to the existing building and historic context, with form, scale and composition tempered to respect and compliment this property and public neighborhood setting. The opportunity is taken here to reinstate a major architectural element significant to the original character of the house.</p> <p>Proposals would accord with the objectives of this standard.</p>
<p>Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p><u>Historically Significant Alterations / Additions</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.6</i></p> <p>The existing addition, if it was an early part of the building, has been significantly modified, and in its current form does not contribute in a positive manner to the character of the primary building. Its replacement would not adversely affect the historic character of the building. Some external materials and detailing would be lost to the rear façade of the building but the latter would otherwise retain its historic character. The reconstruction of the original porch would reinstate a significant historic element of the building. The proposals would not hinder ability to interpret the age of the building or the new addition.</p>	<p><u>Historically Significant Alterations / Additions</u></p> <p>The proposal would accord with the objectives of this design standard.</p>

<p>Preserve Historic Features 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><u>Preserve Historic Features</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.6, 8.9</i></p> <p>The proposed addition would not adversely affect the distinctive features, finishes or craftsmanship of the existing building, with the exception of where the new addition would link with the existing rear façade of the building. Limited visible characteristic features of the rear façade would be lost in part with this proposal although they would remain a feature of the other facades of the building. Associated with this proposal is the intention to remove the existing and recent porch and deck structure facing J Street. With its removal, and its replacement with a reconstruction of the original porch, a major historic feature of the building would be reinstated.</p>	<p><u>Preserve Historic Features</u></p> <p>No historic features would be lost to the building or site with these proposals. Conversely, a major distinctive historic feature would be reinstated.</p> <p>Proposals would accord with the objectives of this standard.</p>
<p>Reversibility, Differentiation & Compatibility 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;</p>	<p><u>Reversibility, Differentiation & Compatibility</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.3, 8.7, 8.9, 8.11</i></p> <p>The proposals identify a proportion of the existing rear walls of the primary building as being retained. Should removing the addition be contemplated in the future, much of the original building would remain intact. Differentiation between the new and the old would be readily apparent, although as currently proposed the addition is designed in a manner sensitive to the historic character of the original house. The addition is tall although it would not dominate the scale and character of the existing building or this setting. The roof form would be distinct from and yet would echo the interplay of roof slope in the original house. The recreation of the original porch extended across the new addition effectively integrates the new with the old, while reducing the apparent height and scale of the addition.</p>	<p><u>Reversibility, Differentiation & Compatibility</u></p> <p>The current proposals would be largely reversible, should such arise. The addition would be distinct from the original building, yet sensitive to that character. Massing, size, scale and architectural largely reflect and complement the original building.</p> <p>Proposals would accord with the objectives of this standard.</p>

**ATTACHMENT I: PREVIOUS HLC MINUTES (1/7/16 & 2/4/16 -
EXTRACTS)**

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
January 7, 2016

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:31:24 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Thomas Brennan, Vice Chairperson Charles Shepherd; Commissioners Sheleigh Harding, Kenton Peters and David Richardson. Commissioner Heather Thuet and Rachel Quist were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Michael Maloy, Senior Planner; Lex Traughber, Senior Planner; Anthony Riederer, Principal Planner; Tracy Tran, Principal Planner; Kelsey Lindquist, Associate Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Thomas Brennan and Kenton Peters. Staff members in attendance were Michaela Oktay, Carl Leith, Tracy Tran, Anthony Riederer, Michael Maloy and Kelsey Lindquist.

The following sites were visited:

- **454-466 E. South Temple** – Staff gave an overview of the proposal.
- **205 E 1st Avenue** - Staff gave an overview of the proposal.
- **683 6th Avenue** - Staff gave an overview of the proposal.
- **279 North J Street** - Staff gave an overview of the proposal.
- **Harvard Heights Local Historic District**- Staff gave an overview of the proposal.

REPORT OF THE CHAIR OR VICE CHAIR [5:31:48 PM](#)

Chairperson Brennan stated he had nothing to report.

Vice Chairperson Shepherd stated he had nothing to report.

DIRECTOR'S REPORT [5:32:00 PM](#)

Ms. Michaela Oktay, Planning Manager, reviewed the location of the Yalecrest Hillside Park Open House and the Utah Heritage Foundation and RDA competition for a house on Arctic Court.

APPROVAL OF THE DECEMBER 3, 2015, MINUTES [5:33:55 PM](#)

MOTION [5:34:20 PM](#)

Commissioner Harding moved to approve the minutes from December 3, 2015. Commissioner Peters seconded the motion. The motion passed unanimously.

PUBLIC HEARING [7:32:00 PM](#)

Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer stated removing the subject chimneys was inexcusable. She stated the argument that any character defining feature on a structure would need to be called out in the historic nominations was absurd besides the authority in this case was the city registered status not the national register nomination therefore, those comments were irrelevant. Ms. Cromer stated using the presence of children, in an adaptive reuse, as an excuse to justify removing elements, which are obviously important to the historic character of the structure, was manipulative. She stated the chimneys did not need to be functional as chimneys and could be stabilized and the children could remain safe.

Chairperson Brennan read the comment from Mr. Kirk Huffaker stating he was in favor of Staff's recommendation to deny the application.

Chairperson Brennan closed the Public Hearing.

Ms. Jill Baillie stated they apologize for removing the chimneys however; it was for the safety of the children that use the buildings. She reviewed the report of the seismic expert who stated the chimneys were unsafe.

The Commission discussed the following:

- The status of the chimneys on the neighboring building and if there were plans to remove those.
- What would happen if the petition were denied.
 - The property owner would be required to reconstruct the chimneys as close as possible and to current code.

The Commission made the following comments:

- The recommendation of the Staff was correct.

MOTION [7:39:13 PM](#)

Commissioner Shepherd stated in the case of PLNHLC2015-00815 Erbin Hall Chimney Removal, based on the analysis and findings listed in the Staff Report, testimony received and the proposal presented, he moved that the Commission deny the request for Certificate of Appropriateness for removal of two chimneys at Erbin Hall, located at approximately 205 E 1st Avenue and that the chimneys be reconstructed to match visual characteristic of the original chimneys. Specifically, the Commission found that the proposed project did not comply with the review standards. Commissioner Peters seconded the motion. The motion passed unanimously.

[7:40:57 PM](#)

New Rear Addition to Single Family Residence at approximately 683 6th Avenue – Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building

in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for proposed setbacks and height. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)

- a. Proposed Addition – The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586**
- b. Special Exceptions – Special exception approval is sought for an inline addition which continues the existing side yard setback lines exceeding the interior side yard by 2’6”, and exceeding the maximum roof height by 4’6”, and to provide parking space for one car in the side yard. Case Number PLNHLC2015-00587**

[7:40:58 PM](#)

Commissioner David Richardson recused himself from the meeting.

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The Special Exceptions for the proposal.
 - Special Exceptions were for height, setbacks and the overall lot coverage.
- The parking for the proposal.

Mr. Ken Pollard, Pollard Architects, stated the intent was to enhance the block and the historic nature of the house. He reviewed the proposal and the reasoning for the color and materials of the proposed addition.

The Commission and Applicant discussed the following:

- The outside staircase on the lower level of the structure.
- The side yard encroachments and why it was necessary.
- The floor heights of the addition versus the original home.
- The window forms and shapes for the addition.
- The exterior materials and fenestration materials for the addition.
- The glazing of the new canopy.
- If windows or doors in the original home would be replaced.
- The height of the addition and options for reducing it.

PUBLIC HEARING [8:07:10 PM](#)

Chairperson Brennan opened the Public Hearing.

Comment from Mr. Kirk Huffaker submitted a comment card stating he supported the

project and addition however, he was concerned about retaining character of the historic structures windows, doors, transoms and the importance to reveal of details and lintels that could be hidden from view by proposed new awnings.

Chairperson Brennan closed the Public Hearing.

The Commission made the following comments:

- The height was a concern as the trees would not block the mass forever.
- The glass awning would need to be resolved with Staff and made to better fit the historic nature of the home.
- Historically additions have been smaller and more compatible with the design of the main structure leaving the original structure as the main focus.
- The proposal was not compatible in design, size and scale.
- The house was small and any addition will look large on the home.
- The rear yard setback would make the backyard small.
- The addition was a clear statement of its time and fit the house nicely.
- The number of exceptions being requested for the proposal.
- The lot coverage was not noticed therefore, it would need to be brought back to the Commission at a future date.
 - The Commission could review the lot coverage and a letter could be sent to the neighbors notifying them of the option to appeal.
- Concerns over the large façade of glass.
- Creative proposal but the number of exceptions needed was a concern.
- Would like to allow other Departments to submit comments on proposed parking.

The Commission discussed the following:

- How the addition and the original home fit and did not fit together.
- Are there other options that would make the home better fit with the area.
- The parking impacts for the proposal.
- Whether to table or deny the petition.

The Commission and Applicant discussed the following:

- If tabling the petition would be acceptable to the Applicant.
- Standard 8.2 listed in the Staff Report.

MOTION [8:27:06 PM](#)

Commissioner Harding stated in the case of PLNHLC2015-00586 and PLNHLC2015-00587 New Rear Addition to Single Family Residence at approximately 683 6th Avenue, she moved that the Historic Landmark Commission table the discussion to allow the Applicant time to make changes to the proposal and the proper public notice could be sent. Commissioner Peters seconded the motion. The motion passed unanimously.

[8:27:47 PM](#)

Commissioner Richardson returned to the meeting.

New Construction at approximately 279 North J Street - A request by Jeseca Cleary

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
February 4, 2016

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:29 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Thomas Brennan, Vice Chairperson Charles Shepherd; Commissioners Sheleigh Harding, Rachel Quist, Kenton Peters and David Richardson. Commissioner Heather Thuet was excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Amy Thompson, Principal Planner; Kelsey Lindquist, Associate Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

No field trip was held.

REPORT OF THE CHAIR OR VICE CHAIR [5:34:48 PM](#)

Chairperson Brennan stated he had nothing to report.

Vice Chairperson Shepherd stated he had nothing to report.

APPROVAL OF THE JANUARY 7, 2016, MINUTES [5:34:55 PM](#)

MOTION [5:35:11 PM](#)

Commissioner Peters moved to approve the minutes from January 7, 2016. Commissioner Harding seconded the motion. The motion passed unanimously.

DIRECTOR'S REPORT [5:35:27 PM](#)

Ms. Nora Shepard, Planning Director, reviewed House Bill 223 regarding the Local Historic District Designation Process and how it would affect the City's role in the process.

The Commission and Staff discussed the percentage of signatures required to initiate a petition.

Ms. Michaela Oktay, Planning Manager, reviewed the Utah Heritage Foundation Conference to be held March 31, to April 1. She asked Commissioners to notify Staff if they wanted to attend. Ms. Oktay reviewed the workshops that Mr. Bob Yapp would be hosting and welcomed everyone to attend.

Mr. Carl Leith stated the historic preservation & windows workshop was scheduled for two days, Wednesday, March 30 and Thursday, March 31. He stated Wednesday was primarily a Salt Lake City Corporation day for Commissioners, City Council Members and City Staff, and

- If a large home could be built on the lots in the area.
 - Yes one could max out the base zone.
- The types of materials that were allowed in a Local Historic District regarding windows and exterior finishes.
- The process for initiating and designating a Local Historic District.

ADMINISTRATIVE SESSION

The Commission made the following comments:

- The fact that a Local Historic District could impact property values was not something the Historic Landmark Commission could discuss.
- The proposed district complied with the standards in the ordinance and should move forward.
- There was a lot of miss information about Local Historic Districts.
- It was easier to develop under Historic Districts than general zoning.
- The homes in the area were just as important as homes in other neighborhoods and should be protected.

MOTION [6:32:57 PM](#)

Commissioner Harding stated regarding PLNHLC2015-00697, Yalecrest-Hillside Park Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, she moved to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Hillside Park as proposed. Commissioner Richardson seconded the motion. The motion passed unanimously.

MOTION [6:33:53 PM](#)

Commissioner Harding stated regarding 2005 Reconnaissance Level Survey, based on the information presented, she moved to approve the proposed changes to the building ratings from the 2005 Reconnaissance Level Survey as attached in Attachment E. Commissioner Richardson seconded the motion. The motion passed unanimously.

[6:34:16 PM](#)

Commissioner Richardson recused himself for the next item.

New Rear Addition to Single Family Residence at approximately 638 6th Avenue - Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for proposed setbacks, height and lot coverage. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)

- a. **Proposed Addition – The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586**
- b. **Special Exceptions – Special exception approval is sought for an inline addition which continues the current side yard facade lines exceeding the interior side yard by 2’6”, the corner side yard by 2’6” (projecting bay window) and the rear yard setback line by 2’2”, and the maximum wall height at the SE corner by 13’. Case Number PLNHLC2015-00587**

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Historic Landmark Commission continued the Public Hearing and the review of the proposals to a forthcoming meeting to provide adequate time for Staff, Commission and Public review of the proposals as revised.

The Commission and Staff discussed the following:

- How the noticing errors affected the Commissions ability to make a decision on the petition.
- The changes to the application and why Staff was asking for the proposal to be tabled.

Mr. Ken Pollard, architect, reviewed the petition and the changes made in response to the comments from the Commission. He reviewed the history of the structure, the changes in the design and the light and shadow study conducted.

The Commission and Applicants discussed the following:

- The requested Special Exceptions for the petition.
- The parking for the proposal.
- The height of the addition.
- Why contemporary architecture was chosen for the addition.

PUBLIC HEARING [7:02:40 PM](#)

Chairperson Brennan opened the Public Hearing. He reviewed the comments in opposition to the proposal from people that did not wish to speak.

Mr. Dave Alderman, Greater Avenues Community Council, stated the Community Council supported tabling the petition to allow for further review and more public comments.

The following individuals spoke to the petition: Ms. Suzanne Darais, Mr. Tom Darais, Mr. Jim Gardner and Mr. Russell Norvell.

The following comments were made:

- The onsite postings were taken down therefore, adequate noticing was not done.
- Neighbors did not attend the meeting because there was not adequate notice for the meeting.
- The addition was not compatible with the older home.

- The addition would over shadow the neighbor's solar panels.
- Item should be tabled and revisions made.

Chairperson Brennan closed the Public Hearing.

The Commission and Staff discussed the following:

- Notification of the petition and if the standards were followed.
- The issue with the sign being removed from the property.

Mr. Pollard reviewed the shadowing from the building to the South and that the addition enhanced the home and area. He stated enhancing the present with the addition as well as the older home was important.

ADMINISTRATIVE SESSION

The Commission discussed the following

- Tabling the issue to allow for further information and discussion.

MOTION [7:11:54 PM](#)

Commissioner Harding stated regarding PLNHLC2015-00586 and PLNHLC2015-00587, New Rear Addition to Single Family Residence, based upon the extensive and recent revisions to the proposed design for this rear addition, and the limited time for public outreach and review occasioned by these revisions and past noticing errors for these applications, she moved that the Historic Landmark Commission continues the Public Hearing and the review of the proposals to a forthcoming meeting to provide adequate time for Staff, Commission and Public review of the proposals as revised. Commissioner Quist seconded the motion. The motion passed unanimously.

[7:13:51 PM](#)

Commissioner Richardson returned to the meeting.

[7:14:00 PM](#)

Chairperson Brennan stated the Applicant had contacted some of the Commissioners following the January Historic Landmark Meeting. The Commissioners reported they had received phone calls of which the conversations were short, nothing was discussed or phone calls were not returned.

[7:14:55 PM](#)

New Apartment Building at approximately 454-466 E. South Temple - Chris Huntsman, CRSA Architects, on behalf of owner Garbett Homes, is requesting a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The property is currently vacant. The proposed development would be approximately six stories and include 5,515 SF of commercial space, 166 apartment units and provision for parking 208 vehicles. The site is zoned R-MU (Residential / Mixed Use) and is located in the South

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on December 22, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on December 22, 2016
- Site notice posted on December 23, 2016

Public Inquiries

The residents immediately to the west of this site, and directly affected by the proposed addition, Adrienne Cachelin and Russell Norvell, have sought a copy of the drawings for review, and have submitted detailed comments on 12/28/16 setting out their concerns and their objections to the proposals. These comments are attached below and are summarized in the main staff report. The same owners have submitted objections to the initial proposals which were reviewed by the Historic Landmark Commission in January and February 2016.

A further comment objecting to the proposals on grounds of design and views has been received on 12/28/16 from a resident of The Avenues who wishes to remain anonymous. This comment is attached below.

No other public comments or correspondence have been received prior to the completion of this report. Subsequent comments will be forwarded to and/or made available to the Commission.

Leith, Carl

From: Adrienne Cachelin <Adrienne.Cachelin@health.utah.edu>
Sent: Wednesday, December 28, 2016 2:30 PM
To: Leith, Carl
Cc: Lindquist, Kelsey
Subject: Re: 638 6th avenue

Thanks Carl,

I thought the law was 12 days notice for the mailing before the commission meeting, and as this same thing happened at the same time last year when all are on vacation, I am a bit skeptical of this as a valid public process. A couple of other questions after having looked at the plans and I hope these concerns are communicated in your report. We are very concerned that the information being portrayed is deceptive and wonder if the following tactics are legal (or in keeping with ethical standards of the historic commission and the community)

1. The architect has used a comparison height from the apartment building below which was an illegal construction -because of its height. This is something the Committee was made aware of earlier, and needs to be reiterated. It seems like a shifting baseline will ruin the historic values of the area. Is it legal for the architect to use an illegal non-conforming structure for a baseline?
2. In addition, it appears the architect has averaged the heights of multiplex houses on 5th Avenue from their downhill sides, making it seem as though the proposed addition fits in. Fifth Avenue is quite steep, and the difference is significant. When looking at the centerline heights of neighboring houses, we see how much taller this addition will actually be. If he were to have used all the houses on the block, few of which are multiplexes, would the difference be even starker?
3. The renderings have the area surrounded by large non-existent lawns and fictitious trees all connoting a bucolic yet non-existent scene rather than portraying the actual sidewalk and neighboring buildings. If part of the responsibility of the commission is to protect the historic character of the neighborhood is rendering this building devoid of its real context legal/appropriate?
4. The architect cherry picks what measurements to include and exclude - specifically distances to neighboring properties and how much additional lot volume will be taken up with the proposed addition are missing (I believe that y'all refer to this as volume, bulk, and massing). Shouldn't these be a part of the rendering?

Tactics aside, we have the following concerns understanding that the exceptions code states "there should be no substantial impairment of neighboring property values" and, we recognize from our realtor (our home is actually currently on the market) that this would detract from the value of our property for at least 4 quantifiable reasons:

1. **NATURAL LIGHT**- In looking at a study cited in New York magazine, natural light is a main factor in property value. This study suggested that compromising natural light and or blocking it can cost up to \$10,000 per window blocked and this would compromise light from 5 of our windows directly. (This study was based on NY market values.)
2. **SOLAR PRODUCTION** - We have solar panels. Their placement was based on existing rooflines that we believed to be protected by the historic district. Our pay off time has been calculated on existing roof lines. After speaking to engineers and researchers at the U, we understand that this addition would change the solar insolation with direct financial cost to us.
3. **PRIVACY** - Privacy is recognized as a primary value in home buying. The proposed addition puts a complete end to our privacy.
4. **OPEN SPACE** - Open space is also a recognized value in home buying, this proposed addition, asking for exceptions for increased height, decreased setbacks, and increased bulk and massing significantly compromise this value.

Thank for your continued help with this matter,

Adrienne and Russell

From: "Leith, Carl" <Carl.Leith@slcgov.com>
Date: Tuesday, December 27, 2016 at 2:59 PM
To: Adrienne Cachelin <Adrienne.Cachelin@health.utah.edu>
Cc: "Lindquist, Kelsey" <Kelsey.Lindquist@slcgov.com>
Subject: FW: 638 6th avenue

Adrienne,

Again, thank you for your inquiry. You should be receiving notification by mail of this forthcoming public hearing. Your name and address are certainly on the mailing list – as is mine (for record purposes) and I have not received that as yet. I needed to post the notice at the site a few days early since our normal site posting date would have been yesterday and our office was closed. Hence you had a little advance notice on that. I will keep an eye on that though.

I attached a copy of the current drawings for the proposal as revised with my previous reply to your other inquiry addressed to me. Let me know if that fails to come through.

Let me know as and when other questions arise.

Thank you,

Carl

CARL O. LEITH MRTPI IHBC
Senior Historic Preservation Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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From: Lindquist, Kelsey
Sent: Tuesday, December 27, 2016 8:35 AM
To: Leith, Carl <Carl.Leith@slcgov.com>
Cc: Zoning <Zoning@slcgov.com>
Subject: FW: 638 6th avenue

Carl,

Could you respond to Adrienne's questions? Thank you!

From: Adrienne Cachelin [<mailto:Adrienne.Cachelin@health.utah.edu>]
Sent: Friday, December 23, 2016 6:04 PM
To: Zoning <Zoning@slcgov.com>
Cc: Happy Jim <rendrag2002@yahoo.com>; Russ Norvell <renorvell@gmail.com>; Dave Alderman

<davealderman@hotmail.com>

Subject: 638 6th avenue

Hello zoning!

I just noted that my neighbor's property was posted today to give public notice of a hearing to take place on January 5th. I did not receive any notice in this of the mail and when I go to the planning site (<http://www.slcgov.com/planning/planning-2017-historic-landmark-commission>) the plans are not posted there. As my partner and I have recently invested in solar power, we were hoping to get a copy of these plans in order to get a solar study done professionally and by a third party.

I wonder if you could help me understand a few things:

- 1) Why did I not receive any notice by mail? Will my neighbors (many of whom are out of town for the holidays)?
- 2) How might I get a copy of the plans in advance in order to have a solar study done?

I am concerned on both of these counts because when these neighbors tried to do this last year we did not receive notification properly the first time so the process needed to be postponed and also because without proper notice we did not have time for a solar study yet the architect assured the commission that there would be no solar loss. When our solar gurus looked at that plan they disagreed with the architect assuring us this would increase our payback time.

Thanks,
Adrienne Cachelin
634 Sixth Avenue

Leith. Carl

From: ----- Sent: Wednesday, December 28, 2016 9:17 PM To: Leith, Carl Subject: Carl, Opposed to Proposed Design (638 6th Ave, corner of 6th and J) Attachments: 638 6th Ave.png

Hi Carl, Please see below. I had your email address incorrect when I first sent the email.

-----Forwarded message -----From: ----- Date: Wed, Dec 28, 2016 at 9:13 PM Subject: Opposed to Proposed Design (638 6th Ave, corner of 6th and J) To: carl.leith@slc.gov Cc: stan.penfold@slcgov.com, gaccsecretary@slc-avenues.org

Hi,

I hope this email reaches the right person, but I wanted to express my opposition to the proposed design for the addition to 638 6th Ave, Salt Lake City UT 84103. On the corner of 6th and J. Please see the proposed design drawing attached. Apparently this proposal will be voted on or presented at the Historic Landmark Commission meeting on Jan 5th at 5:30 pm. I will not be able to attend.

I was under the impression that there were strict historic design rules for roughly 7th Ave. and below. I am surprised that this proposed design progressed to the public review stage and was not already rejected.

I am not opposed to building up as long as neighbors' views are not compromised, but frankly I think the proposed design is an eyesore and it is not of similar design to the original home, which was built in 1903.

I am a home owner in the Avenues. I would like to remain anonymous, but would be happy to speak with any city official if needed.

Thank you,



ATTACHMENT K: MOTIONS

STAFF RECOMMENDATION: Based on the analysis and findings listed in this staff report, Staff recommends that the Commission considers whether a reduction in height and/or bulk would achieve an addition more appropriate to the scale and character of this site and neighboring development, and if the Commission concurs with that conclusion, to table this proposal to allow for revisions accordingly.

MOTION (consistent with recommendation): Based on the analysis and findings listed in this staff report, the testimony and the proposal presented, I recommend that the Commission requests that the height and/or bulk should be tabled to allow for revisions to achieve an addition more appropriate to the scale and character of this site and neighboring development.

MOTION (to approve - not consistent with recommendation): Based on the analysis and findings listed in the staff report, the testimony and the proposal presented, I move that the Commission approve this application for this rear addition, porch reinstatement and the associated special exception requests required to construct the proposal, subject to the following condition:

- That design details for the proposed addition and porch are delegated to Staff for approval.

Motion (to deny – not consistent with 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 certificate of appropriateness for construction of a rear addition, porch reinstatement and requested special exceptions at 638 6th Avenue.

(Commissioner then states findings based on the Standards 1-11, as listed below, to deny the CoA).

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.

Special Exceptions

Specifically, the Commission finds that the proposed project does/does not comply with the review standards based on the following findings (Commissioner then states findings based on the Special Exception Standards to support the motion):

- A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. **No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.**
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. **Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.**
- E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.