Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Kelsey Lindquist, Associate Planner
(801) 535-7930 or kelsey.lindquist@slcgov.com

Date: March 2, 2017

Re: PLNHLC2015-01031 Roofline and Exterior Alterations

MAJOR ALTERATIONS

PROPERTY ADDRESS: 136 West 600 North
PARCEL ID: 08-36-228-019-0000
HISTORIC DISTRICT: Capitol Hill Local Historic District
ZONING DISTRICT: SR-1A (Special Development Pattern Residential District)
MASTER PLAN: Low Density Residential (5-15 Dwelling Units per Acre)

REQUEST: This is a request by Ryan Rudd, representative for the property owner, for major alterations to the property located at approximately 136 West 600 North, in the Capitol Hill Historic District, and within the SR-1A (Special Development Pattern Residential District).

The original scope of the project was started with the proper approvals and permits, but is currently under enforcement for conducting work outside of the original scope.

STAFF RECOMMENDATION:
Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the following alterations generally meet the applicable standards and staff recommends approval:

- Replace the recently installed windows on the north elevation with the approved windows
- Correct the installation issues for the south elevation windows (primary façade)
- Reconstruct the 5 removed chimneys
- Retaining wall

Staff recommends denial for the rear addition roofline alteration that was performed on site.

RECOMMENDED MOTION: 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 the roofline alteration and approve the request to modify the installation of the south elevation windows, replace the north elevation windows, reconstruction the 5 chimneys and the recently constructed retaining wall.

BACKGROUND AND PROJECT DESCRIPTION:
Context
The subject property is located on a .1851 acre parcel, which is approximately 8,062 square feet. The subject property is located within the Capitol Hill Historic District and is considered a contributing structure. The parcel is zoned SR-1A and has historically and currently been utilized as a four-unit row house. The parcel is a corner property on 600 North and Wall Street. The row house was constructed circa 1884. The "row" house was noted to follow popular vernacular style in early Salt Lake City and was noted as one of the last vernacular "rows" in the City. In the 2006 Reconnaissance Level Survey, this particular structure was designated to have a B rating. The property

had been noted as "altered" with the construction of a rear addition. The rear addition was a later addition, with no record of a permit for the addition. The previous addition appeared to have most likely been constructed in the 1950s. Prior to the current property owner and the recent enforcement case, the property had been issued several housing and zoning enforcement violations, building code violations and boarding cases. The following list summarizes the history of violations on the subject property:

- Building Code Enforcement – 6/02/1989 the property was issued a Notice and Order for the following deficiencies:
  1. Chimney bricks are loose or missing
  2. Gutters and downspouts are unsound or deteriorated
  3. Exterior trim and soffits are missing, decayed, buckling or unsound
  4. Mortar is loos or missing in the walls
  5. Siding is broken, missing or rotted
  6. The stairway is required to have no more than 3/8 inches variation in the rise
  7. Guardrails are improperly installed, in disrepair, or loose
  8. Exterior doors are in disrepair
  9. Windows are not operable
  10. The window frames are broken or in disrepair
  11. Windows are broken, missing, loose or boarded
  12. Exterior wood requires weather protection with paint or other approved covering
  13. Exterior electric fixtures are in disrepair

- Building Code Enforcement – 4/17/1989 the property was issued a Notice and Order for the following deficiencies:
  1. Roof is leaking
  2. Porch supports are sagging, splitting, leaning or unsecured
  3. Porch beam or roof members are sagging, buckling or improperly supported
  4. The window frames are broken or in disrepair
  5. Windows are broken, missing, loose or boarded
  6. Waste pipe is leaking – kitchen sink
  7. Improper trap arm is installed – washer
  8. Improper traps are installed – washer
  9. Improper vents are installed – washer
  10. Faucets are leaking, broken or defective
  11. Water closet (toilet) is broken or not operating properly
  12. Water heater relief valve is not drained properly
  13. A minimum of seven (7) feet size (6) inches is required – rear second bedroom
  14. The minimum ventilation from outside is not provided
  15. The ceiling covering is sagging or missing
  16. Floor members are sagging, splitting, buckling or settling
  17. Floor is weak, un-level or has holes
  18. Floor covering is unsafe
  19. Exterior doors do not seal properly
  20. Exterior doors are in disrepair
  21. Light fixture is not functioning or hanging by wires – bathroom and utility
  22. Wiring is exposed, spliced, lacks fitting or not firmly secured – utility
  23. Flexible cords are being used as permanent wiring – bathroom and utility
  24. Insufficient amperage is provided to the dwelling unit
  25. Fuse or breaker box is in disrepair
  26. Multiple adaptors and portable cords are being used in a hazardous way
  27. Stove is defective
  28. Gas shut off is missing or defective on stove

- Building Code Enforcement – 2/23/1990 the property was boarded due to head room deficiency, which was specified to the bedrooms. The violation required a HAAB Hearing.

- Building Code Enforcement – 7/02/2004 the property was issued a violation for lack of obtaining proper permits for base board heaters.

In regards to the application and permitting process for the property, there have been numerous Building Code Enforcement citations and Minor Alteration Applications. The following is the list and a brief explanation of each application:

- BCE2015-08528 (Building Code Enforcement) – Issued on 10/13/2015 for conducting demolition work without a permit.

- PLNHLC2015-00839 (Minor Alteration) – Issued on 10/14/2015 for a reroof of the existing roof with architectural asphalt shingles in a neutral color. The Certificate of Appropriateness noted that there "will not change shape of roof."

- BLD2015-08603 (Building Permit) – Issued on 10/14/2015 for and interior non-structural demolition permit.

- PLNHLC2015-01031 (Minor Alteration) – Applied on 12/29/2015 and issued Certificate of Appropriateness on 2/24/2016.

PLNHLC2015-01031 – This Minor Alteration Application and approval was specifically for the reconstruction of the previous addition, replacement of the vinyl windows located on the north and the aluminum and vinyl windows on south, west and east elevations. Additionally, new doors for the north and in the "reconstructed" addition were part of this approval. The original project description that was submitted, consisted of requesting the replacement of the windows with wood windows. After subsequent conversations, the applicant wished to replace the non-original windows with vinyl double/single-hung windows. The windows that were being replaced consisted of vinyl hung windows on the front façade, a vinyl sliding window on the east façade, aluminum sliding windows on the north and a vinyl hung window on the west.

The proposed reconstruction of the previous addition, only involved the exact reconstruction of the previous roofline and footprint. Windows and doors were to be installed in a logical fashion that would allow access and ventilation to the rear of the property. The applicant wished to include the porch reconstruction with this application. The elevations and proposal for the porch reconstruction was deficient in regards to detail. The porch reconstruction was not included in this application and was applied for and approved at a later date. During the construction and permitting phase of the project, the applicant submitted additional information to amend the previous Certificate of Appropriateness on three separate occasions. The amendments involved the style and material of the approved doors, a request to change the approved double-hung windows to single-hung, and the type of siding.

While conducting a site visit in January 2017, it was discovered that the exterior alterations went beyond the original and amended Certificate of Appropriateness. Several additional changes were made without proper approval. The Planning Division worked with enforcement and a stop work order has been placed on the home. This stop work order was put in place to allow the applicant to resubmit a comprehensive and updated set of plans for review by the Historic Landmark Commission, until historic approvals are amended and permits are issued.

Extent of Work Proposed Versus Work Completed

The original Certificate of Appropriateness contained the following:

Windows

- Replace the 9 windows on the south elevation with 9 new vinyl double-hung windows.
- Install 6 new double-hung windows on the reconstructed addition on the north elevation.
- Install one new vinyl sliding window to replace the previous sliding window on the east elevation.
- Install one new vinyl double-hung window on the west elevation
- All windows were to be recessed from the building face.

Addition

- Reconstruct the previous addition in the same footprint and roofline line, which was indicated on the plan set.

- No alteration of the roofline, which was noted on the plan set.

Doors

- Install 4 new doors on the south elevation, which were to be wood (amended at a later time).
- Install new doors on the reconstructed rear addition (amended at a later time).

Other

- No review or proposal included modifying the chimneys.
- No review or proposal included the construction of a retaining wall.

The extent of work completed is different than the above approved work issued in the original and the amended Certificate of Appropriateness. The front windows were approved in the initial COA and in each subsequent COA, these windows were not installed as approved. The sub-frames had been removed with the removal of the vinyl window sashes. The applicant didn't re-install a sub-frame which caused a gap between the window sash and the rough window opening. This gap was filled with concrete, which was patterned to mirror the surrounding brick. The window removal resulted in brick damage around each window opening. This installation caused the windows to be installed flush with the wall plane.

The windows that were installed on the rear elevation were to be vinyl double-hung windows, later amended to vinyl single-hung windows. The windows that were installed are vinyl sliding windows. A new retaining wall was installed to the north of the rear elevation, which was not proposed, reviewed or included in the COA or the building permit process. Additionally, the roofline of the addition was modified to a steeper pitch than what was initially proposed and the five original chimneys were removed. This roofline alteration caused the roofline of the addition to cut into the original roofline by approximately 4 feet. These alterations were not consistent with the COA or the amended COA, which specified that the windows be recessed from the front façade, the rear windows consist of vinyl hung and appropriately recessed, and no rooflines to be altered. Subsequent communications with the applicant did not include a proposal to amend the COA, so that these alterations could be included.

Request

Planning Staff determined that the scope of the requested work was beyond what could be approved administratively, because the changes have altered original features of the home including the original roofline. Additionally, many changes that have been made to the home appear to have been done in an insensitive and uncoordinated manner. The applicant has ceased to conduct work on the property after the stop work order has been placed and has continued to work diligently with the City to correct the issues.

In response to items that are beyond the original scope, the applicant has proposed the following solutions:

1. Windows
    a. Installation issues and repairs on the south elevation.

        The applicant proposes to correct the damage that occurred to the brick surrounding the window opening and to correct the installation issues that were not in accordance with the original or the amended COA. The applicant installed the 8 single-hung vinyl windows per the amended COA, however the removal of the previous windows and sub-frame caused damage to the opening. The applicant then placed cement from the window sash onto the brick surrounding the opening. The cement was then patterned to mirror the surrounding brick.

        The proposal includes removing the cement around the window frames and openings. The cement removal will allow the applicant to properly recess the vinyl windows from the wall plane. Since the removal of the previous window frames resulted in damage to the brick and the adobe in the openings, the applicant is proposing to remove the damaged brick and replace it in-kind. The applicant is also proposing an alternative solution to replacing the brick and adobe, which would consist of patch work around the opening.

        Each of these specific proposals would meet the requirements established for patching and repairing adobe brick outlined in the National Park Service Preservation Brief #5, *Preservation of Historic Adobe Buildings.* Once the brick and the adobe bricks are repaired or replaced, the applicant is

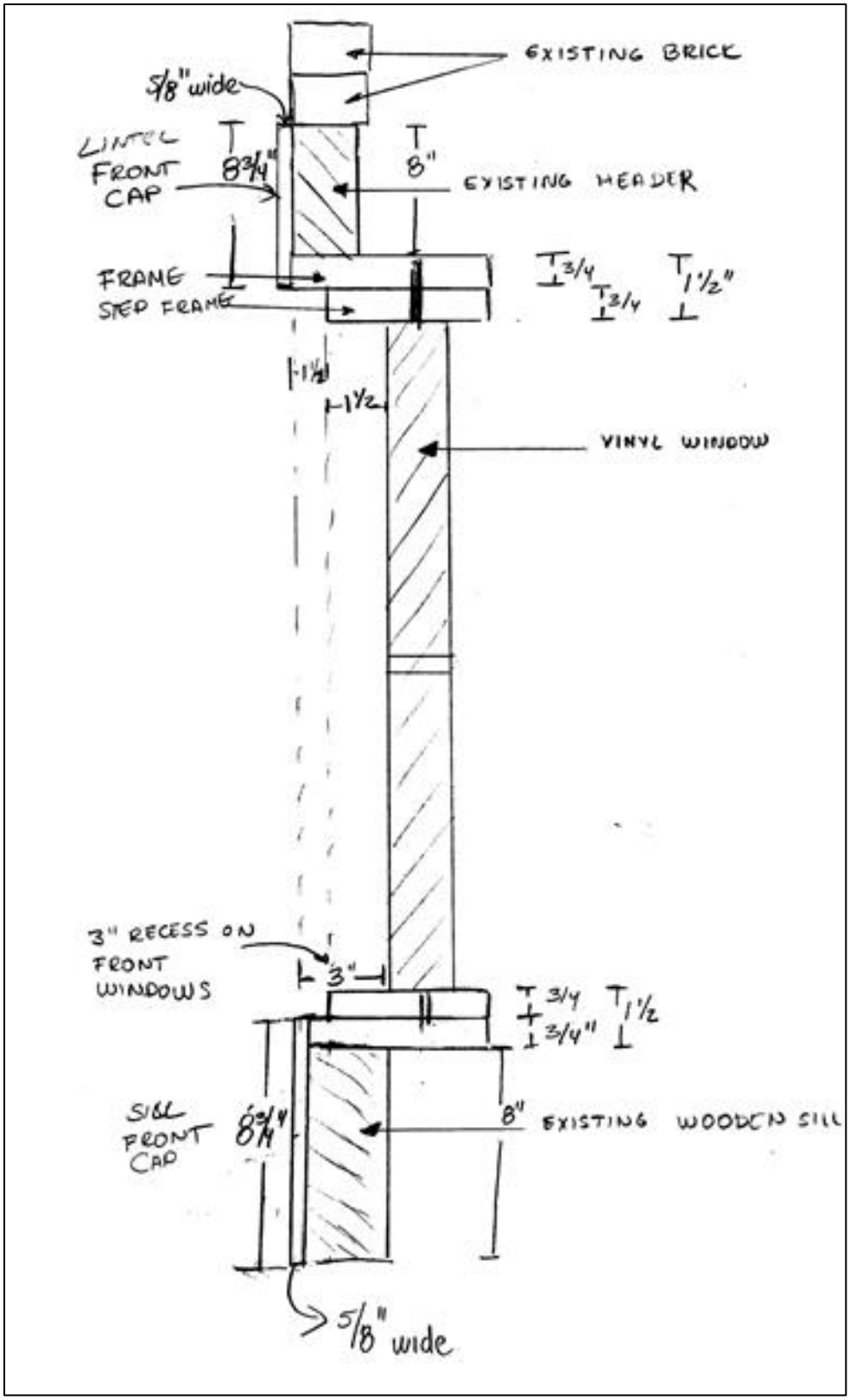
proposing to install a new wooden sub-frame for the window to recess. The vinyl window will be recessed approximately 3 inches in depth, please refer to the section below. Additionally, the applicant is proposing to install a new wooden sill and lintel cap approximately 5/8" in size. The proposed caps will aid in further articulating the fenestration.

Image Illustrating the Previous Non-Historic Windows

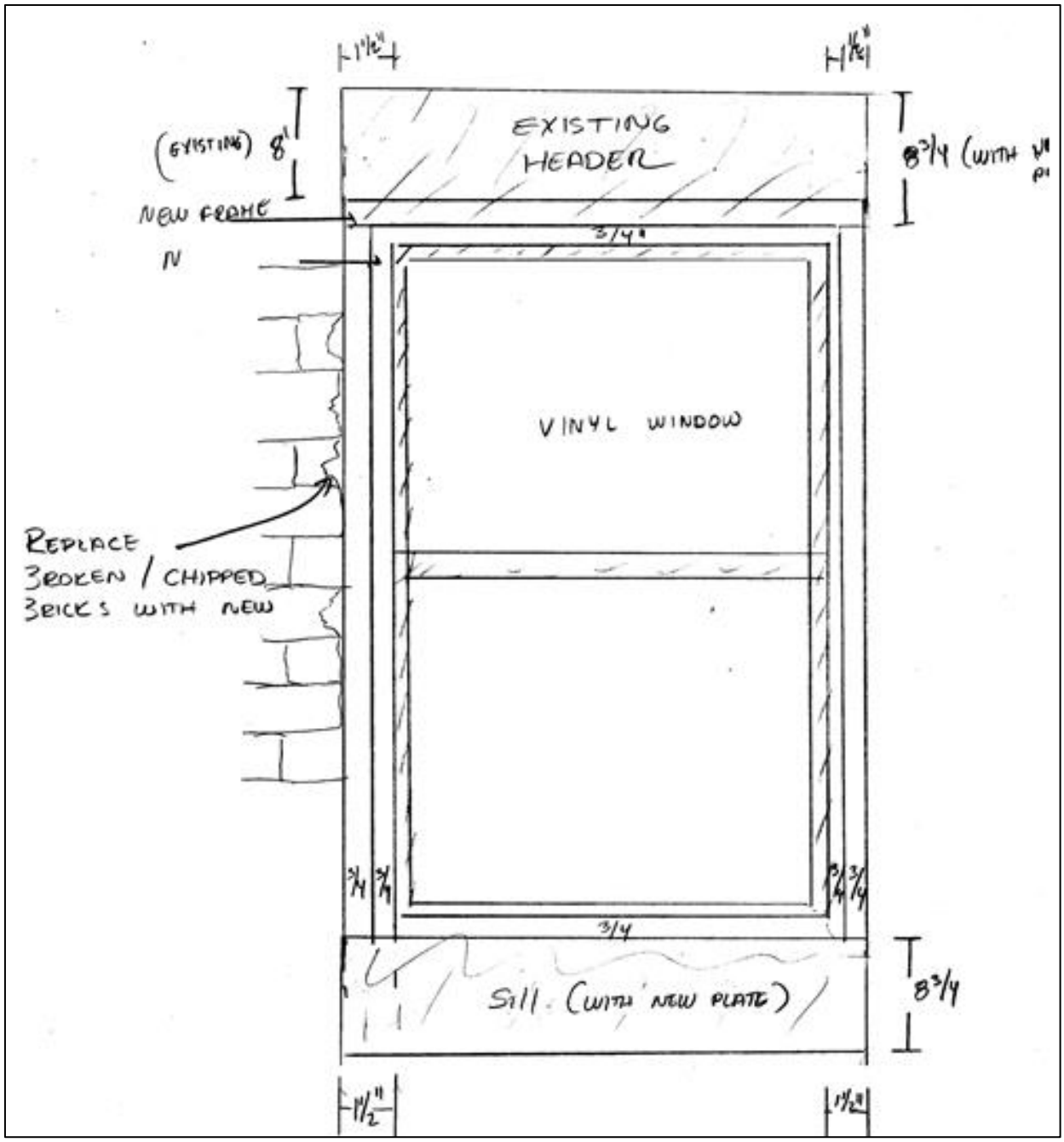
Image Illustrating the Previous Window Recession and the Sub-Frame

Vinyl Single-Hung Windows Installed

Illustration of the Brick Damage

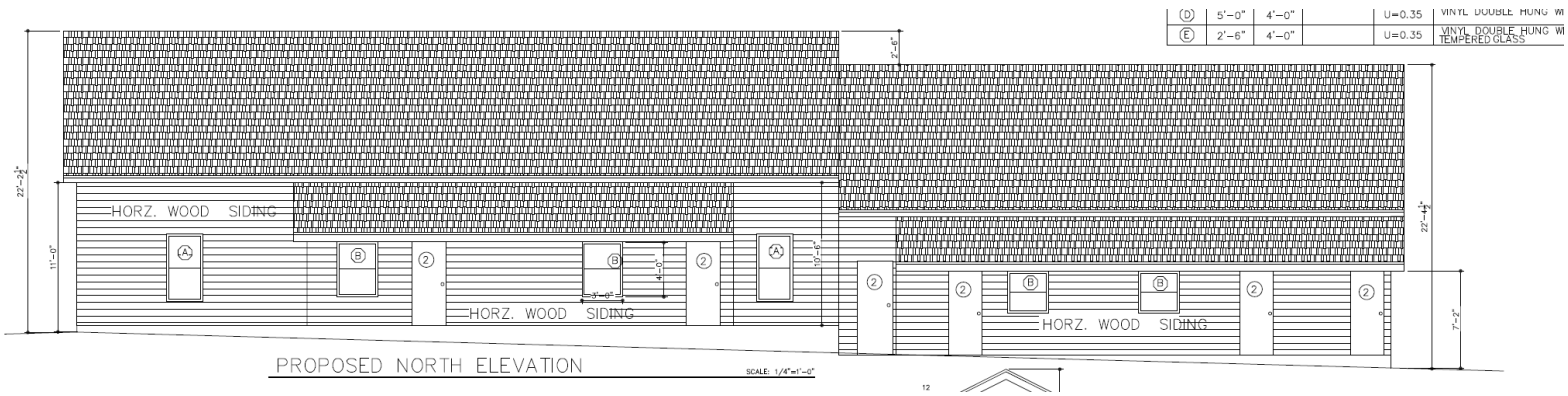


Section Proposal



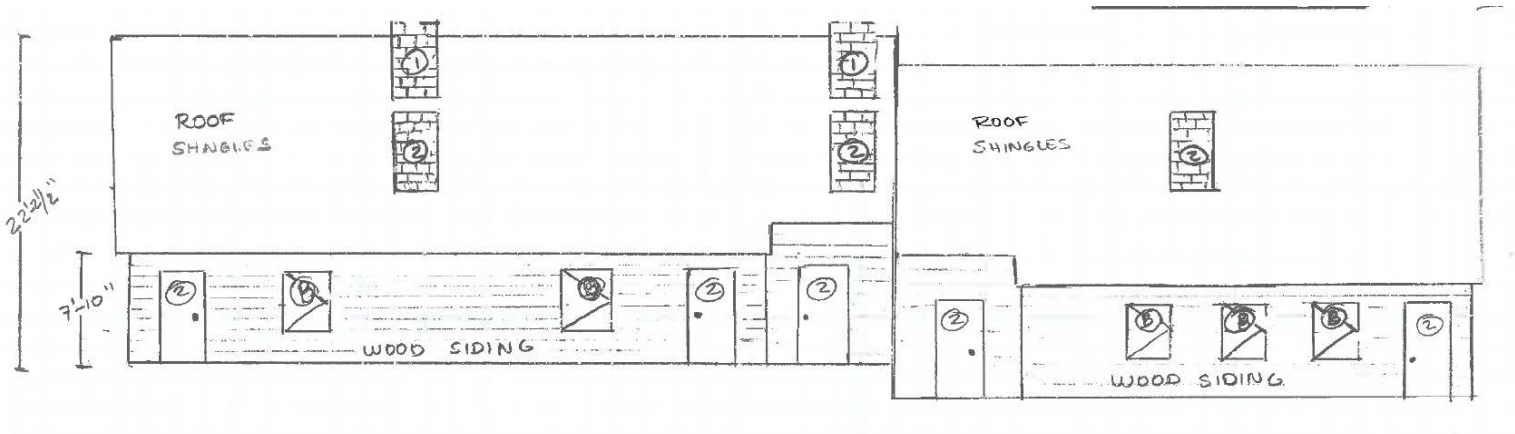
Elevation Proposal

The windows located on the recently constructed addition are the incorrect windows and do not follow the specifications, per the original COA. The original addition had a variety of sliding windows installed. The proposal to reconstruct the previous addition included the installation of 6 vinyl double-hung windows. There was a request to amend the original COA to accommodate vinyl single-hung windows on the north elevation. The applicant did not follow the proposed vinyl single-hung window proposal and installed 5 vinyl horizontal sliding windows. Additionally, the windows were installed to be flush with the wall plane. The applicant is proposing to install 5 vinyl casement windows and to recess them to the dimensions illustrated above in the section proposal.



Approved Double-Hung Vinyl Windows

Illustration of the Installed Vinyl Sliding Windows



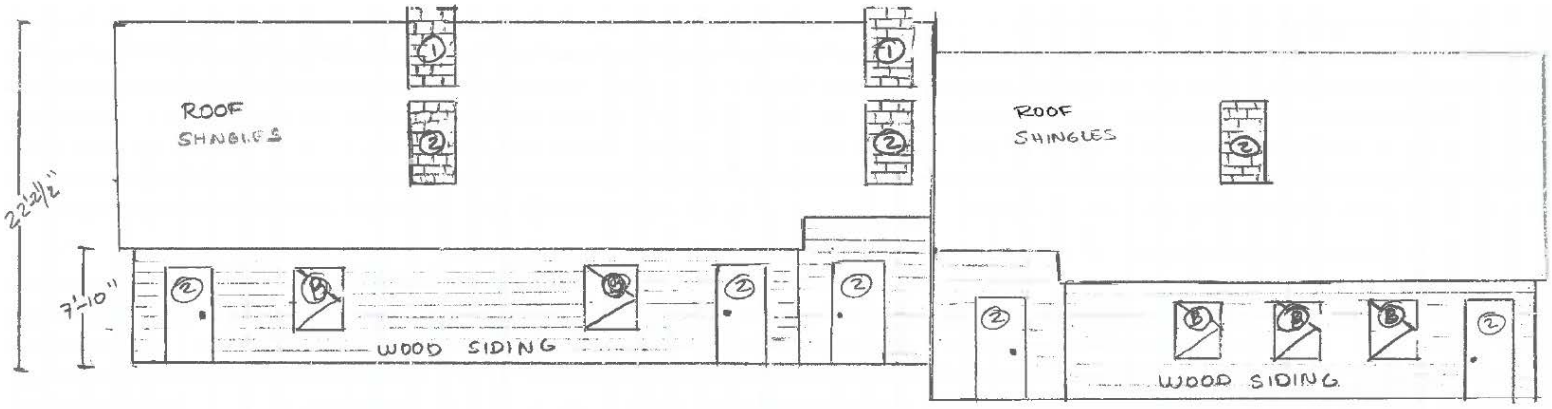
Proposed North Elevation with Casement Windows

2. Chimneys
    a. Reconstruction of the previous chimneys.

    The applicant is asking for approval to reconstruct the chimneys that were removed during the construction and reconstruction of the roof and addition. The original proposal and plan set did not indicate any modifications to any existing chimneys. Additionally, no modifications or proposal for a removal were reviewed during the minor alteration phase or permitting phase. The applicant is proposing to reconstruct the previous chimneys. The chimneys that are proposed for reconstruction are two three foot (3') chimneys and three four foot (4') chimneys. Please reference the images of the chimneys and the proposed chimney schedule, below. The chimneys are proposed to be constructed from the bases left in the interior. Once they are constructed, the chimneys will be capped.

Photo Illustrating the Previous Chimneys

Photo Illustrating the Previous Chimneys



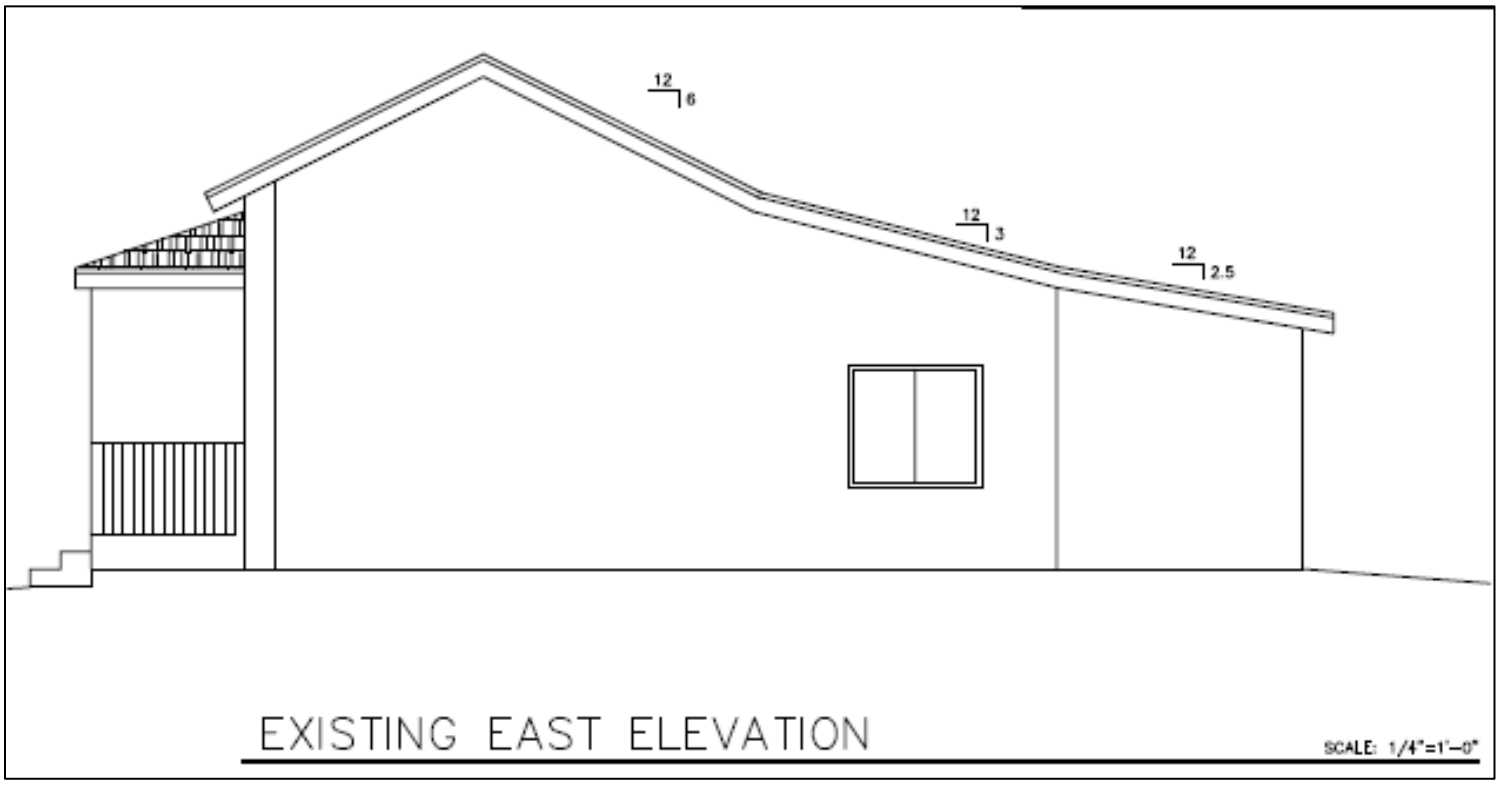
Chimney Reconstruction Proposal

3. Addition

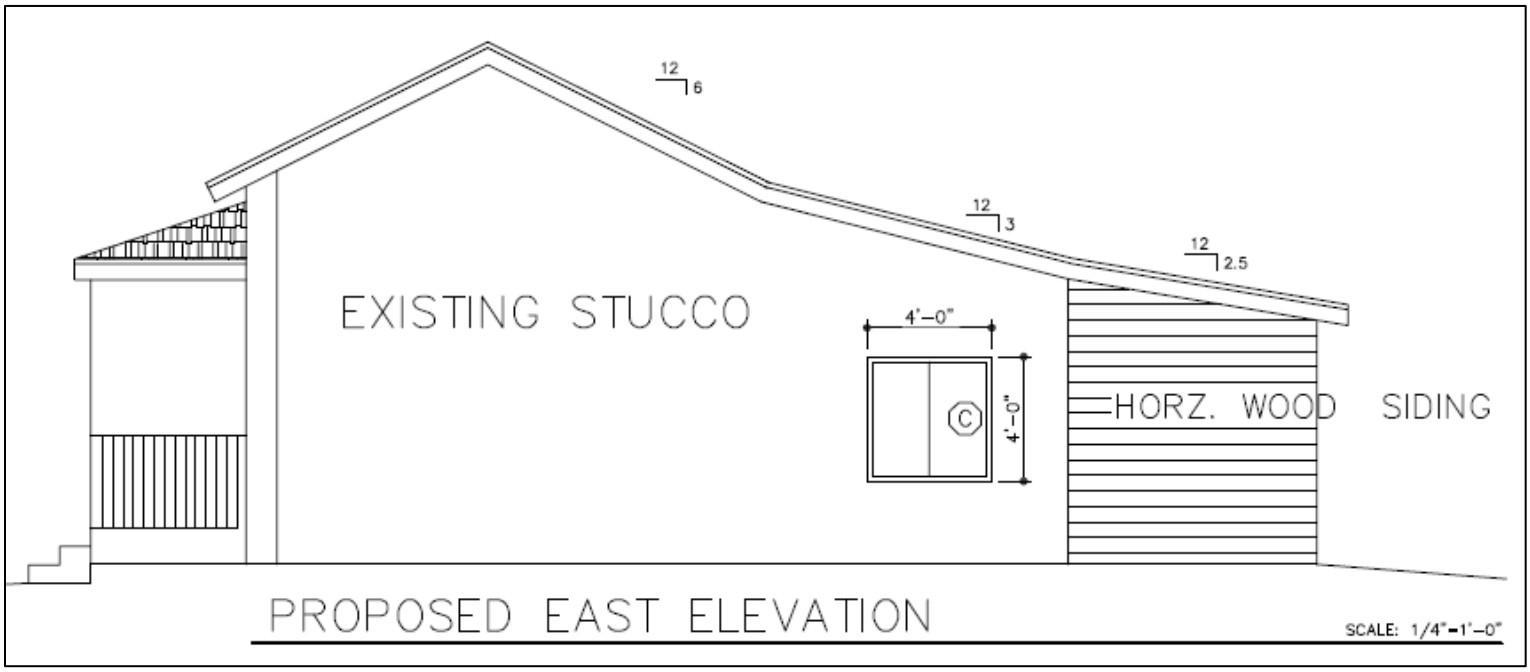
a. Request to approve the roofline alteration.

The original plan set and proposal did not indicate a modification to the existing roof line. As explained by the applicant, the previous addition was constructed without a foundation. This caused the addition to become unstable, which resulted in the demolition. The applicant proposed to reconstruct the previous addition in the same foot print, utilizing similar materials and to match the previous rooflines. Essentially, the proposal was a reconstruction utilizing contemporary materials, in a compatible fashion. Additionally, a foundation was constructed to accommodate the reconstructed addition. The original plans, which are attached below and found in Attachment C, illustrate the original elevation proposal.

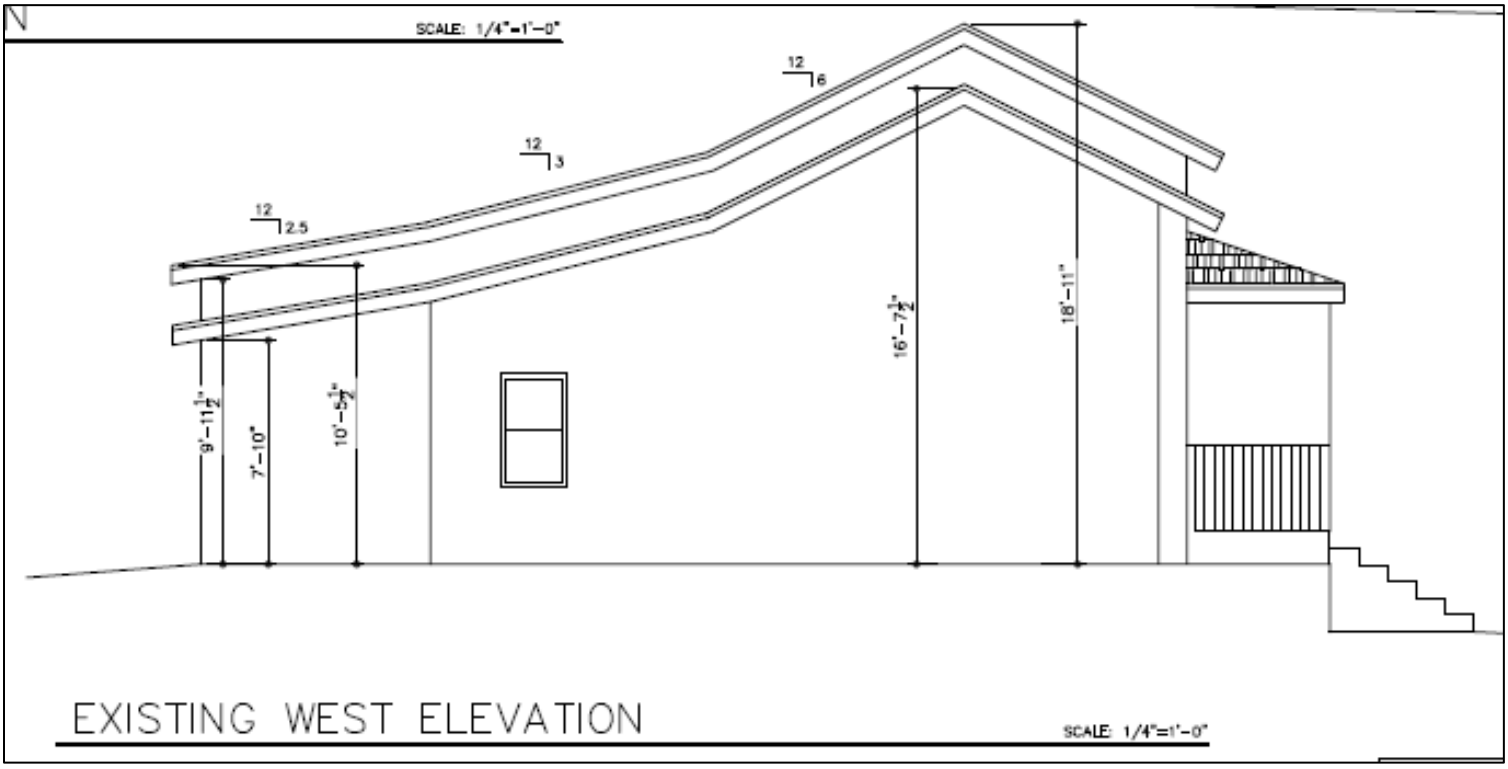
The roofline on the addition was modified from a 2.5/12 to a 3/12 for the entire addition. This increased degree caused the roofline of the addition to cut into the original roofline by approximately four feet (4'). The applicant is requesting that the roofline alteration be approved as constructed. The applicant has explained that the roof was constructed as an over build of the original roofline. The minor alteration review and permit review did not include a review of an overbuild proposal. The increased pitch wasn't discussed with Building Code Reviewers or Planning Staff. The overall footprint of the addition remained the same.



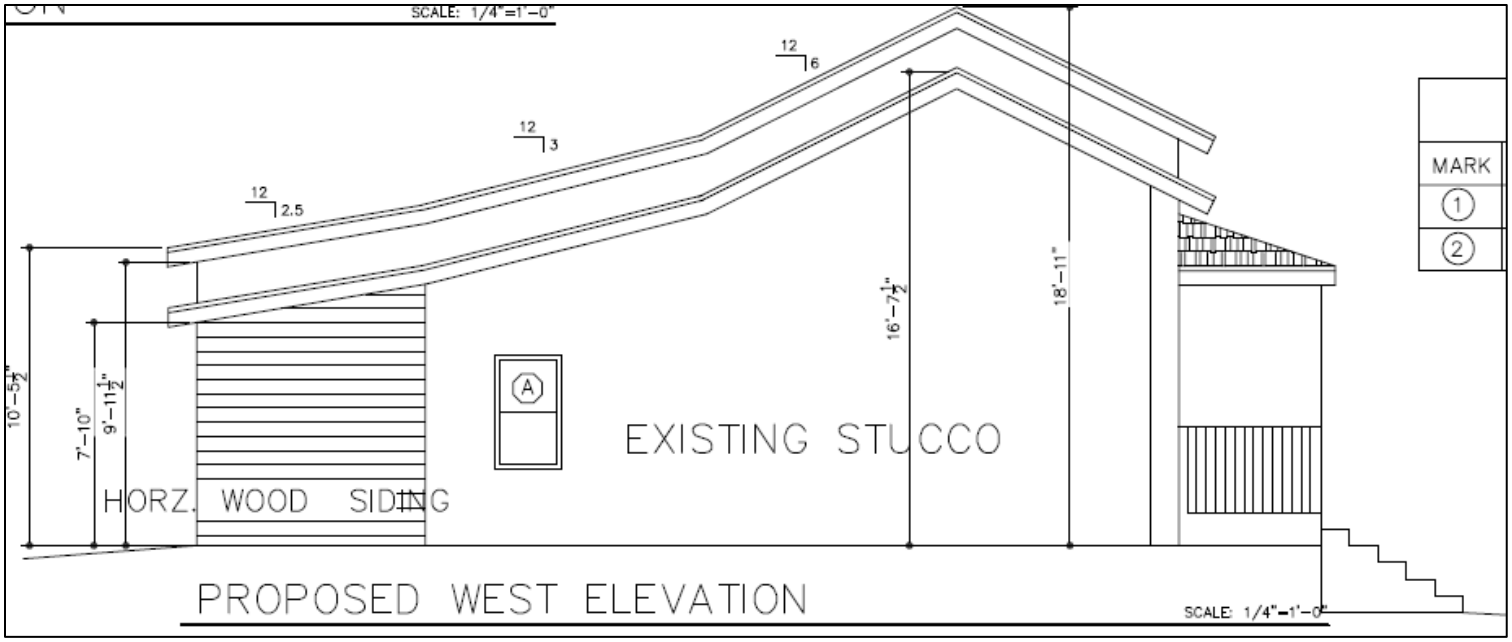
Original Plan Set with Existing East Elevation



Approved East Elevation



Original Plan Set with Existing West Elevation



Approved West Elevation

East Elevation Roofline Constructed

4. Retaining Wall and Stairs
    a. Approval of the constructed retaining wall.

    The constructed retaining wall is located to the rear of the property. The applicant would like to have the recently constructed retaining wall approved. This retaining wall replaced a previous retaining wall in-kind. The retaining wall is under 4 feet in height, which doesn't require Special Exception review. The retaining wall is illustrated below.

Previous Retaining Wall

Constructed Retaining Wall

Project Location

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor input and department review comments.

Issue 1: Loss of Character Defining Features

Window Installation:

As stated within this report, the installation of the front façade windows defined a unique fenestration pattern on the simple vernacular building. The fenestration pattern was noted within the RLS Survey, which was conducted in 1980 and updated in 2006. While the fenestration pattern wasn't altered, the articulation was modified and

lost. Window replacements on historic properties are required to mirror the previous window or the original window installation. The applicant is proposing to reverse this alteration, which would be in keeping with the applicable standards.
As stated previously, the subject property is a vernacular style "row" house and is located in the Capitol Hill Local Historic District. As such, the property is subject to regulations contained within Salt Lake City Code 21A.34.020, entitled H Historic Preservation Overlay District, which include the following design guidelines adopted by the Salt Lake City Council:

- Replacement Windows. "Match the profile of the sash and its components, as closely as possible to that of the original window."(Chapter 3, 3.7)
- Design Objective. "The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades." (Chapter 3)

Issue 2: Loss of Architectural Integrity

Chimney Removal:
The wholesale removal of five original chimneys is not in keeping with the applicable standards. As stated previously, the subject property is a vernacular style "row" house. Chimneys are often considered key character defining features. Due to the simple vernacular character of the historic structure, the chimneys were distinctive character defining features. Whereas chimneys are a character defining feature, staff finds the alteration is in conflict with the applicable design guidelines and standards. The applicant is requesting approval to reconstruct the chimneys, which would be in-line with the applicable design guidelines and standards. As stated previously, the subject property is a vernacular style "row" house and is located in the Capitol Hill Local Historic District. As such, the property is subject to regulations contained within Salt Lake City Code 21A.34.020, entitled H Historic Preservation Overlay District, which include the following design guidelines adopted by the Salt Lake City Council:

- Architectural Integrity of Chimneys. "Chimneys and dormers can be major character defining features of the roofscape, and are often designed to great effect to crown and embellish the architectural composition. In many instances they combine functionality with great decorative impact." (Chapter 7)
- Design Objective. Original chimneys should be retained and repaired. (Chapter 7, 7:1)

Roofline Alteration:
The modified roofline on the addition affects the historic integrity of the original structure and roofline. The new roofline cuts into the original roofline by approximately four feet (4'). The alteration of an original roofline is not in-line with the applicable standards. The original roofline was distinctive and the roofline of the previous addition was compatible. The new roofline is in conflict and is not subordinate to the roofline of the historic structure. The subject property is a vernacular style "row" house and is located in the Capitol Hill Local Historic District. As such, the property is subject to regulations contained within Salt Lake City Code 21A.34.020, entitled H Historic Preservation Overlay District, which include the following design guidelines adopted by the Salt Lake City Council:

- New Additions. "A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure." (Chapter 8, 8.6)
- **Design Objective. "**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. (Chapter 8)

DISCUSSION:
Staff has worked with the applicant on updating the plan set to include the modifications that were outside of the original scope of approval. Due to the nature of this enforcement case, this petition was forwarded to the Historic Landmark Commission for review.

NEXT STEPS:
If the Certificate of Appropriateness is approved, the applicants may proceed with the project and the modifications that have occurred, the applicant will be required to obtain and update all necessary building permits.

If denied the applicants would not be allowed to modify the roofline for the addition. Any decision of the Historic Landmark Commission may be appealed to the Appeals Hearing Officer within 10 days of the notice of decision.

ATTACHMENTS:

A. Vicinity Map
B. Historic District Map
C. Applicant Information
D. Approved Plan Set
E. Photographs Documenting Work Conducted
F. Updated Plan Set and Proposal
G. Existing Conditions
H. Analysis of Standards
I. Applicable Design Guidelines
J. Public Process and Comments
K. Motions

ATTACHMENT A: VICINITY MAP

ATTACHMENT B: HISTORIC DISTRICT MAP

Approximate project location

ATTACHMENT C: APPLICANT INFORMATION

SALT LAKE CITY PLANNING

HP: Minor Alterations

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNHLC2015-01031	[illegible]	12/29/15	SR-1A

Project Name:
Marmalade Four Plex Remodel

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Replace existing windows and front doors with wood, repair rear of building

Address of Subject Property:
136 W 600 N

Name of Applicant:
Jeremy Horejs

Phone: [redacted]

Address of Applicant: [redacted]

E-mail of Applicant: [redacted]

Cell/Fax: [redacted]

Applicant's Interest in Subject Property:

☐ Owner ☒ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Joseph and Deborah Billiteri Trust

E-mail of Property Owner:
joe@premiercommercialrealty.com

Phone:
8478335004

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

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

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

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

Signature of Owner or Agent: [signature]

Date: 12/28/15

136 W 600 N Four-plex

Salt Lake City, UT 84103

Project Description:

We propose to replace the existing windows (vinyl) with new wood windows, on the front, west, and east sides of the house, and new aluminum clad wood on the back of the house. These will be painted to match original if needed.

We propose to replace the existing (4) front doors with new wood doors to be painted.

We propose to replace the existing wrought iron porch railings with new wood to match the period. (See attached pictures)

We propose to keep the existing roofline, only replacing the shingles (we already have approval for this)

We propose to keep the existing plaster and paint it.

The rear of the house has an addition that we believe was constructed around 1950. There were newer 2x4 studs than the rest of the house, and drywall from the same time period. The addition was poorly constructed, and water damage was present. We propose to rebuild this portion, using similar materials (fir studs and drywall), stucco or plaster to match the rest of the house, keeping the exact same footprint and roofline as original.

Subsequent Correspondence – Updated the Window Proposal

Thanks again for meeting with Ryan and I last week. I finally have the revised site plan for you. Please see page Site 1.1 attached. It shows the brass cap in the correct position. It also shows how we are going to frame the rear section of the house back in with framing notes on page S1.0. We added a drawing for the front porch, which along with the detailed drawing (also attached here) I sent you previously, I'm hoping will suffice.

Also attached is the requested brochure for the proposed windows that we are replacing the existing windows with, as they are the same, just a better version.

Please let me know if there is anything else. Once I hear back from you if we are conforming, I can resubmit these plans to the building department and move forward with this project.

Thanks for your assistance,

Hide imagery

BCE Lack
2015-08578

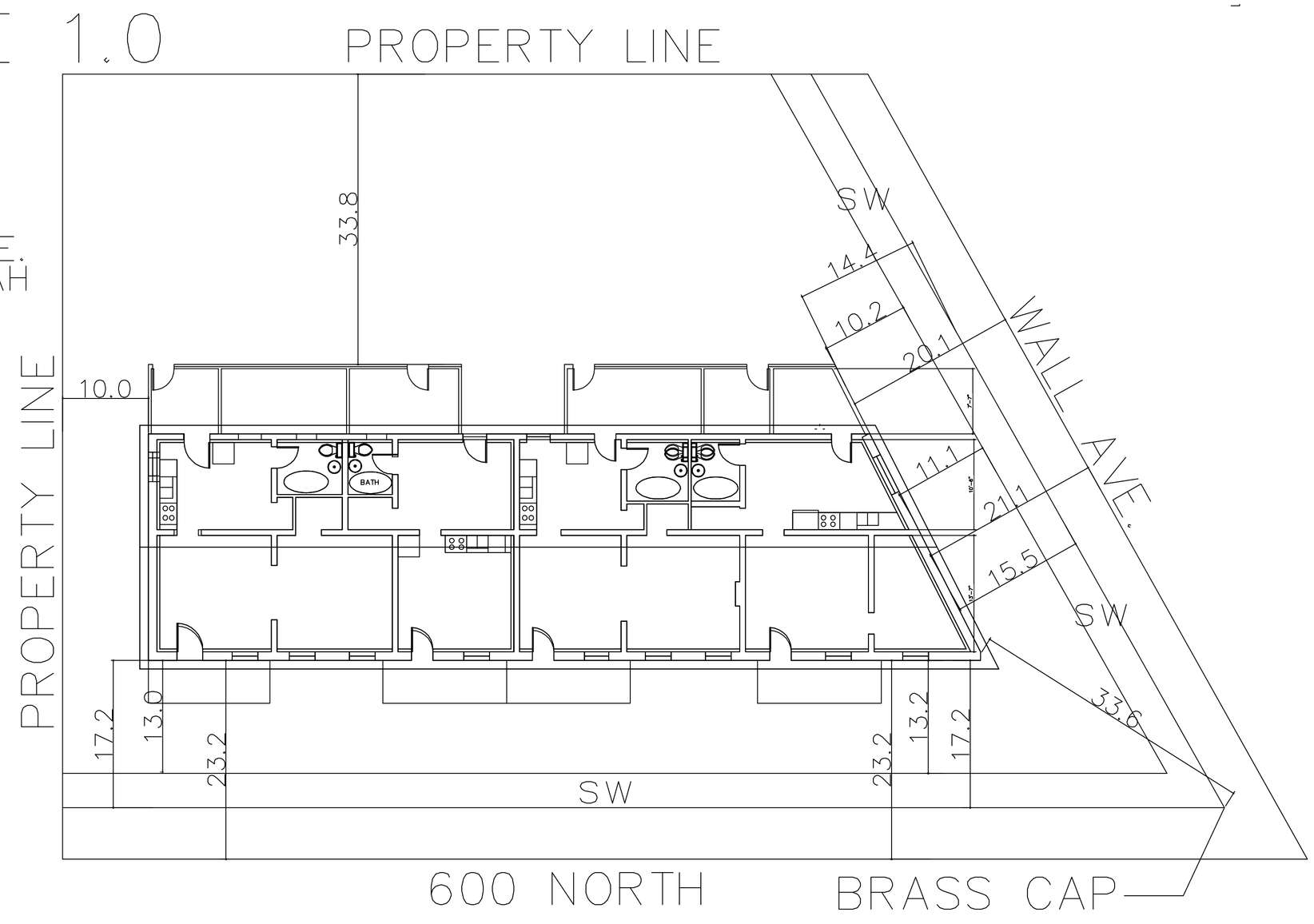
Thank you for your time today accepting my additional notes, documents, and pictures for this property. Per your request, attached are updated photos of the rear of the building. Please let me know if they are acceptable, and what else you need for us to proceed to the permit phase.

ATTACHMENT D: APPROVED PLAN SET

SHEET SITE 1.0
EXISTING
SITE PLAN

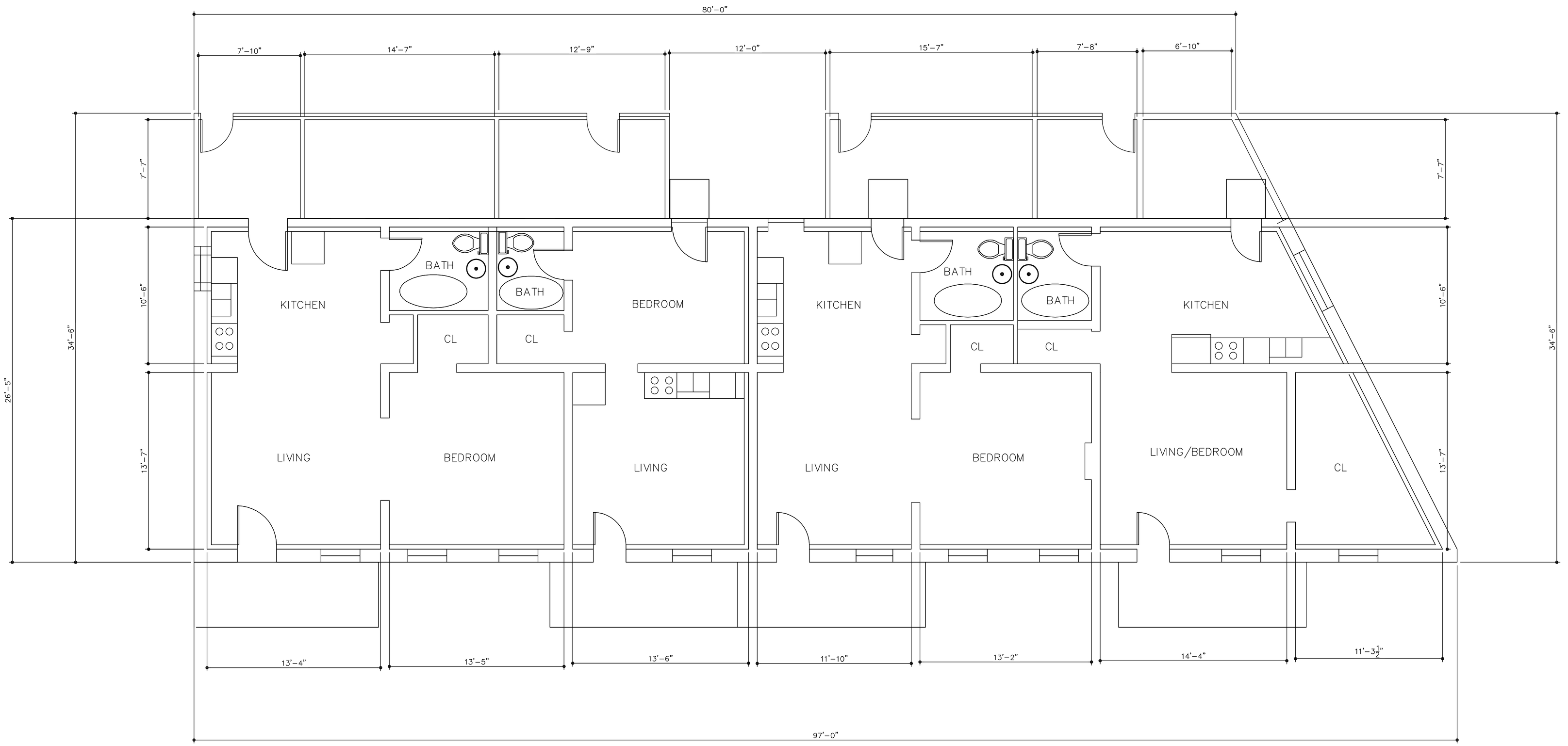
SCALE: 1"=20'-0"

6TH NORTH WALL AVE.
SALT LAKE CITY, UTAH



NOTE:

CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



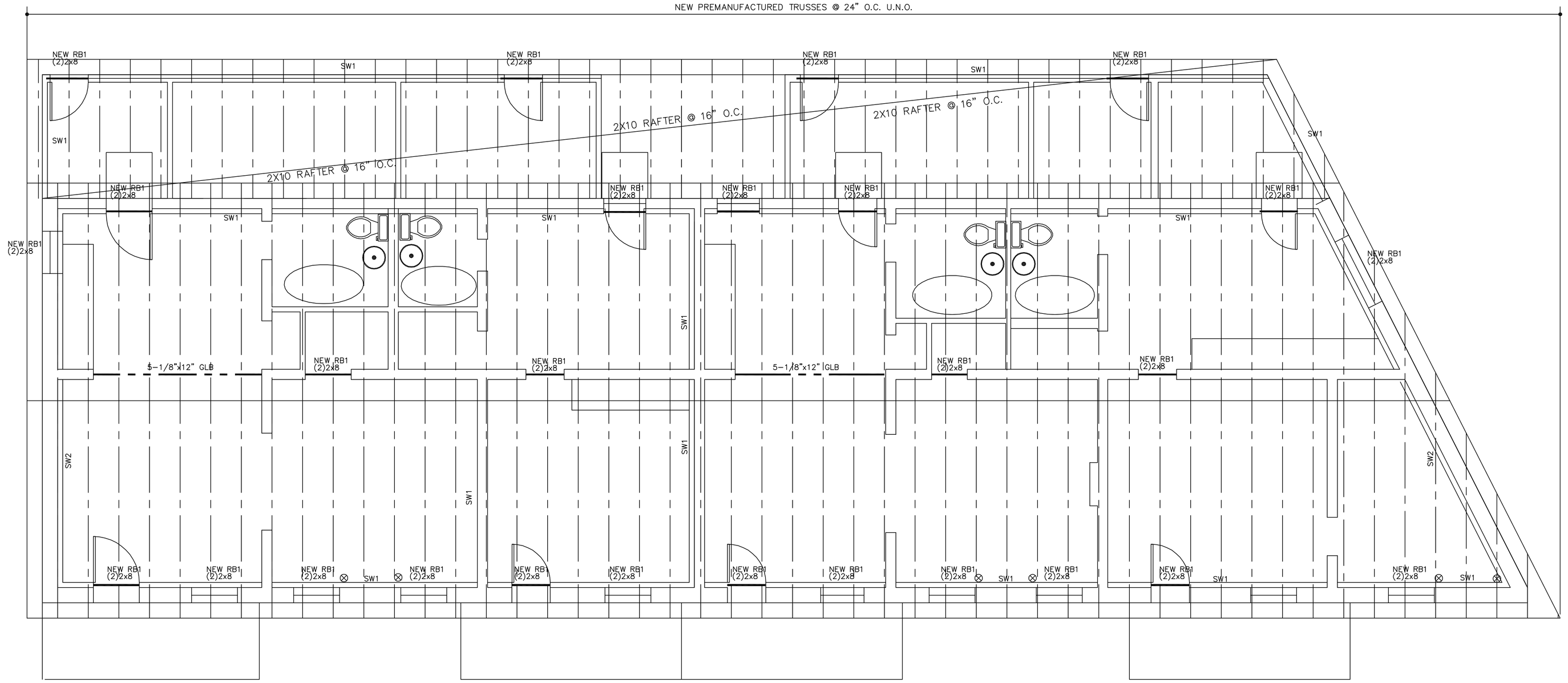
PROPOSED MAIN FLOOR PLAN

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

3062 SQFT

SCALE: 1/4"	MICHAEL SOTUYO DESIGN & ENGINEERING	DRAWING NUMBER A1.1
DATE: 8/11/14	(801) 649-6357	
6TH NORTH WALL AVE. SALT LAKE CITY, UTAH		

⊗ =SIMPSON MST48 HOLDOWN STRAP INDICATED END OF SHEARWALL TO FOUNDATION W/ ONE 1/2"x4" EMBED SIMPSON EXPANSION ANCHOR



ROOF FRAMING PLAN

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

SHEAR WALL SCHEDULE			ALLOWABLE SHEAR (PLF)
MARK	MATERIAL	NAILING	
SW1	7/16" STRUCTURAL II PLYWOOD OR OSB	8d @ 6" O.C. EDGE 8d @ 12" O.C. FIELD	260
SW2	7/16" STRUCTURAL II PLYWOOD OR OSB	8d @ 4" O.C. EDGE 8d @ 12" O.C. FIELD	350
SW3	7/16" STRUCTURAL II PLYWOOD OR OSB	8d @ 3" O.C. EDGE 8d @ 12" O.C. FIELD	490
SW4	7/16" STRUCTURAL II PLYWOOD OR OSB	8d @ 2" O.C. EDGE 8d @ 12" O.C. FIELD	640
1.ALL NAILS COMMON UNO.			
2.ALL NAILS COMMON UNO.			
3. ALL SHEAR WALL ARE BLOCKED AT ALL FREE EDGES 2x TYP. AND 3x FOR "SW3" , "SW4" 3x SILL FOR "SW3" , "SW4" & 5/8" DIA. A.B. @ 16" O.C.			

GENERAL FRAMING NOTES

1.) ALL WORK AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST EDITION OF BUILDING CODE AND ALL LOCAL ORDINANCES

2.) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

3.) ALL 2X DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER UNLESS INDICATED OTHERWISE. ALL 4X AND LARGER LUMBER SHALL BE DOUGLAS FIR LARCH NO.1 OR BETTER UNLESS INDICATED OTHERWISE.

4.) I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN STRICT COMPLIANCE WITH THEIR LISTINGS.

5.) ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS, ROOF JOISTS TO HAVE SIMPSON H8 HURRICANE TIES OR TRUSSES TO HAVE SIMPSON H-10 HURRICANE CLIPS AT 24"

6.) GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.

7.) VERSA-LAM AND MICROLLAM MEMBERS SHALL BE GRADE 1.9E. UNO.

8.) ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL WOOD CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICBO LISTED CONNECTIONS.

9.) THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.

10.) BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI AND TJI RAFTERS.

11.) ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBER THAT THEY ARE SUPPORTING

12.) ALL EXTERIOR WALL SHALL BE SHEATHED WITH 7/16" THICK 2-M-W SHEATHING OR EQUAL WITH 8D COMMON NAILS AT 4" O.C. EDGES AND 12" O.C. FIELD, UNLESS OTHERWISE NOTED. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.

13.) ENDS OF ALL GLULAM BEAMS SHALL BE ADEQUATELY RESTRAINED.

14.) SUBSTITUTES FOR TJI'S AND MICROLLAM MEMBERS MAY BE MADE ONLY WITH THE PROJECT ENGINEER'S WRITTEN APPROVAL.

15.) ANY WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

16.) ALL WOOD CONNECTORS SHALL BE INSTALLED WITH ALL REQUIRED FASTENERS IN COMPLIANCE WITH THEIR LISTING.

17.) ALL WOOD MEMBERS SHALL BE FASTENED IN COMPLIANCE WITH 2012 IBC/IRC UNLESS NOTED OTHERWISE.

18.) ALL JOIST AND BEAM HANGERS TO BE TOP FLANGED TYPE UNLESS NOTED OTHERWISE.

19.) ROOF SHEATHING TO BE 7/16" THICK & 8D NAILING @ 6" O.C. EDGE & 12" O.C. FIELD U.N.O.

20.) ALL WATERPROOFING DESIGN TO BE PROVIDED BY THE HOME BUILDER / SUB-CONTRACTOR.

21.) CONTRACTOR TO PROVIDE ENGINEER OF RECORD STEEL SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ERECTION.

22.) ALL COLUMNS TO BE FRAMED WITH SIMPSON COLUMN BASE AND COLUMN CAP TYP. U.N.O.

23.) ALL GIRDER TRUSSES TO BEAR ON C4 COLUMN U.N.O. ALL TRUSS DESIGN & BEAM CONNECTIONS BY TRUSS MANUFACTURE.

24.) SIMPSON "HGLT" HANGER TYP. @ BEAM TO BEAM CONNECTION

25.) HIP RAFTER SHALL HAVE A MINIMUM DEPTH OF NOT LESS THAN THE CUT END OF RAFTER

HEADERS

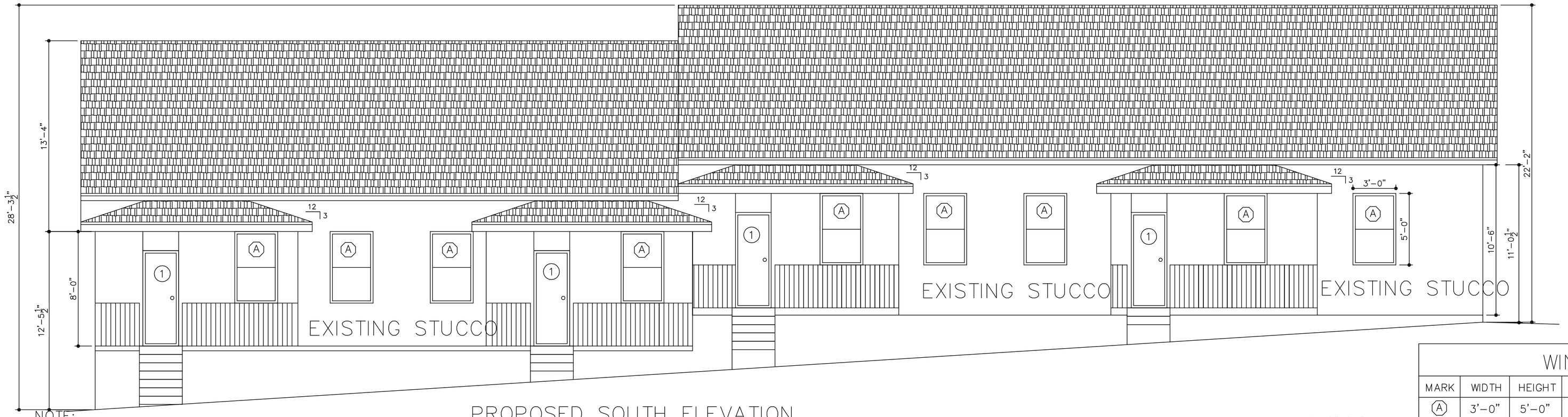
ALL HEADERS OVER OPENINGS TO BE (2) 2 X 10 UNLESS NOTED OTHERWISE

COLUMNS

ALL COLUMNS TO CONTINUOUS FROM BEAM OR HEADER TO BE SUPPORTED TO FOUNDATION OR TRANSFER BEAM BELOW. SOLID BLOCK FULL WIDTH AND DEPTH OF COLUMN DIMENSION BETWEEN FLOORS WHERE REQUIRED. ALL BEAMS AND HEADERS TO BE SUPPORTED BY (2) 2x4 COLUMN UNLESS NOTED OTHERWISE.

SCALE: 1/4"	MICHAEL SOTUYO DESIGN & ENGINEERING	DRAWING NUMBER S1.0
DATE: 8/11/14	(801) 649-6357	
6TH NORTH WALL AVE. SALT LAKE CITY, UTAH		

NO WORK WILL BE CONDUCTED ON THE FRONT ELEVATION, EXCEPT FOR REPLACEMENT OF NONHISTORIC DOORS & WINDOWS.



PROPOSED SOUTH ELEVATION

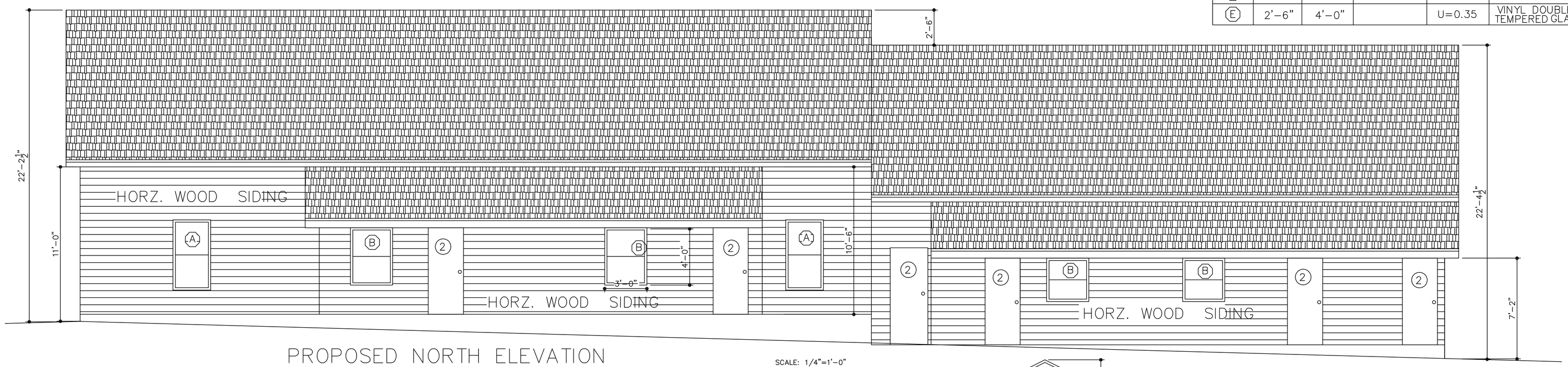
SCALE: 1/4"=1'-0"

NOTE:

CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

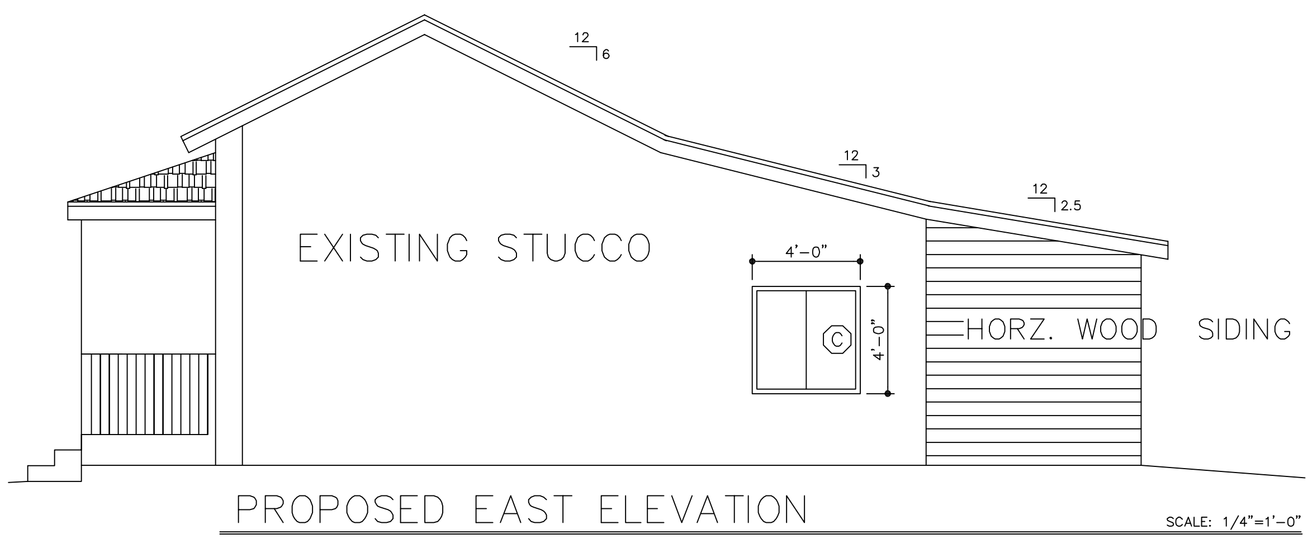
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT		TYPE	DESCRIPTION
A	3'-0"	5'-0"		U=0.35	VINYL DOUBLE HUNG WINDOWS
B	3'-0"	4'-0"		U=0.35	VINYL DOUBLE HUNG WINDOWS
C	4'-0"	4'-0"		U=0.35	VINYL DOUBLE HUNG WINDOWS
D	5'-0"	4'-0"		U=0.35	VINYL DOUBLE HUNG WINDOWS
E	2'-6"	4'-0"		U=0.35	VINYL DOUBLE HUNG WINDOWS TEMPERED GLASS



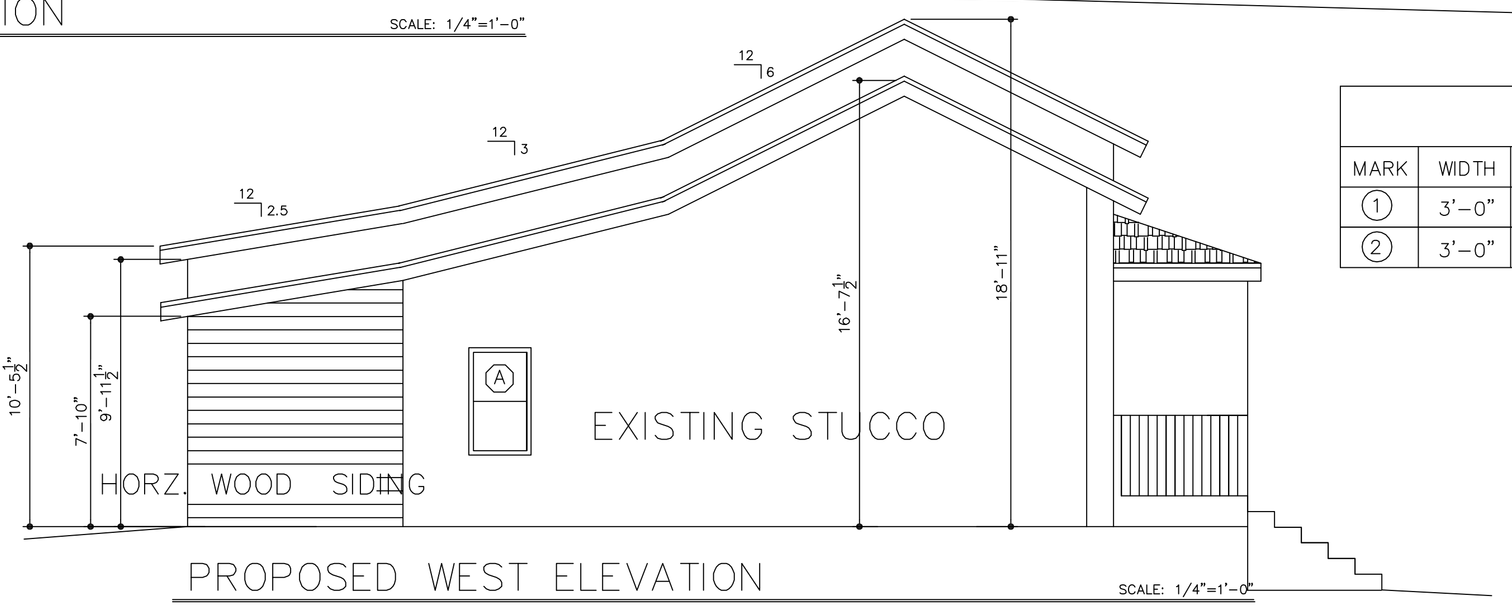
PROPOSED NORTH ELEVATION

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



PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

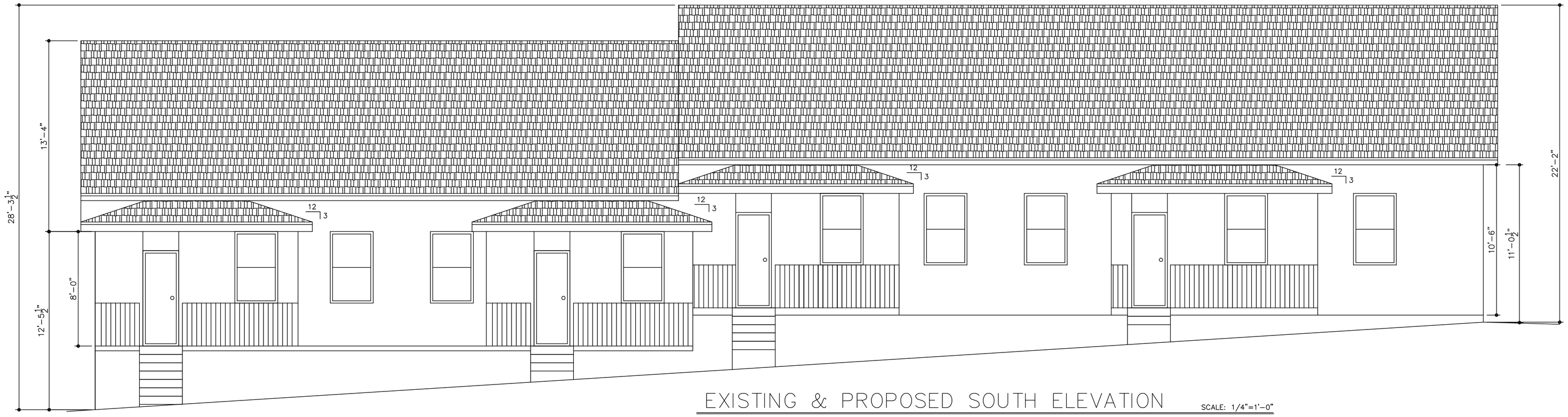
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	TYPE	DESCRIPTION
1	3'-0"	6'-8"	WOOD	ENTRY	
2	3'-0"	6'-8"	STEEL	ENTRY	FOUR PANEL

ALL CHANGES PER CERTIFICATE OF APPROPIATNESS #PLNHLC2015-01031 DESCRIPTION OF APPROVED WORK: NO WORK WILL BE CONDUCTED ON THE FRONT ELEVATION, EXCEPT FOR REPLACEMENT OF NONHISTORIC DOORS & WINDOWS. THE FRONT DOORS WILL BE THE APPROVED WOOD DOORS. THE WINDOWS WILL BE VINYL DOUBLE HUNG. THE REAR ADDITION WILL BE REPLACED IN THE SAME FOOT PRINT BUT WILL BE CONSTRUCTED OF HORIZONTAL WOOD LAP SIDING, DOUBLE HUNG VINYL WINDOWS, AND FOUR PANEL STEEL DOORS.
THE REAR ADDITION WILL REMAIN IN THE SAME FOOT PRINT AS THE PREVIOUS ADDITION AND WILL BE COMPOSED OF SIMILAR MATERIALS.
THE WINDOWS ARE CURRENTLY VINYL AND ARE NOT HISTIRIC, THEY WILL BE REPLACED WITH VINAL DOUBLE HUNG WINDOWS. NO ROOF LINES WILL BE ALTERED.

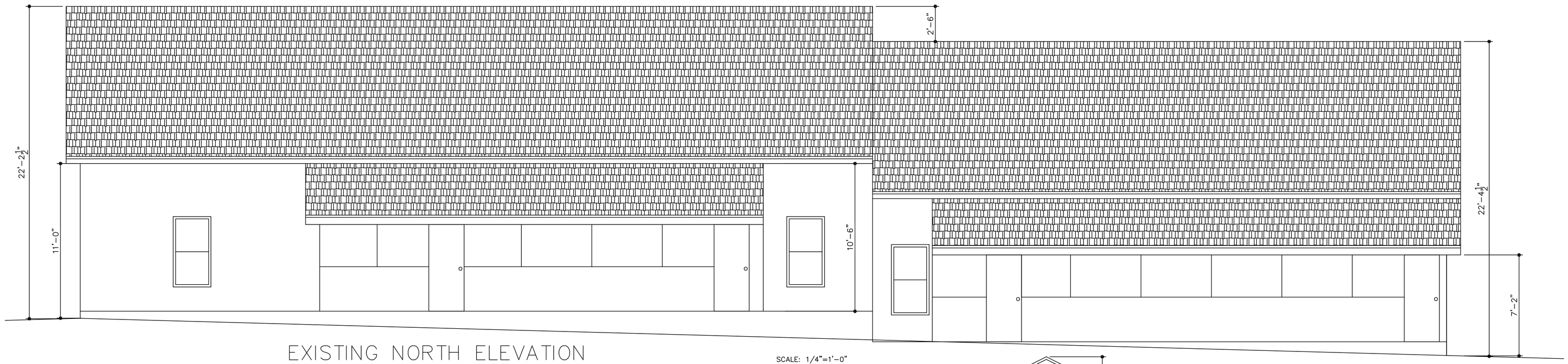
SCALE: 1/4"	MICHAEL SOTUYO DESIGN & ENGINEERING
DATE: 3/31/16	(801) 649-6357
6TH NORTH WALL AVE. SALT LAKE CITY, UTAH	DRAWING NUMBER A3.1



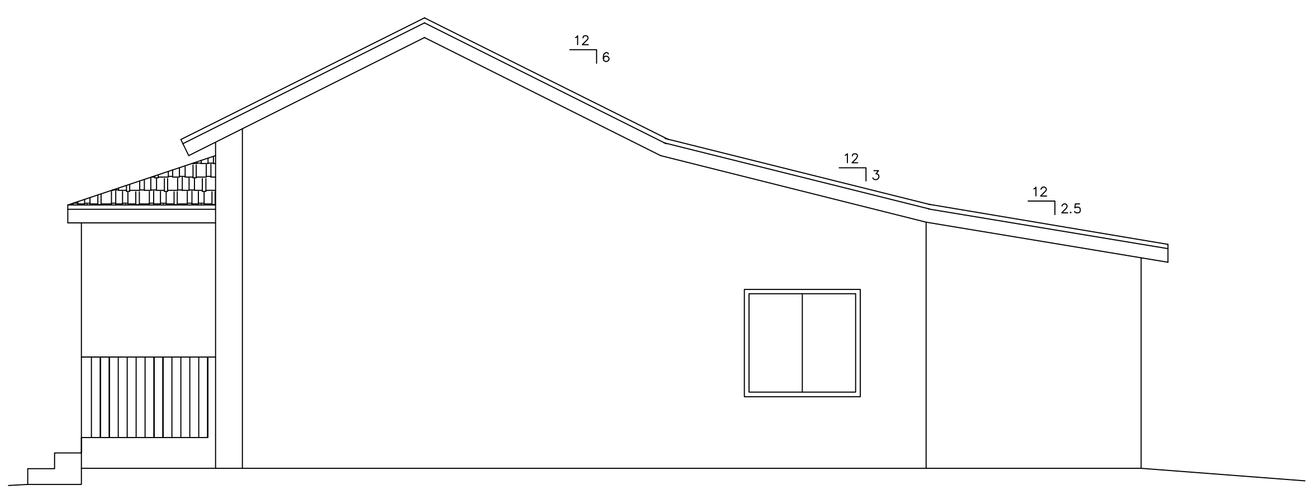
EXISTING & PROPOSED SOUTH ELEVATION SCALE: 1/4"=1'-0"

NOTE:

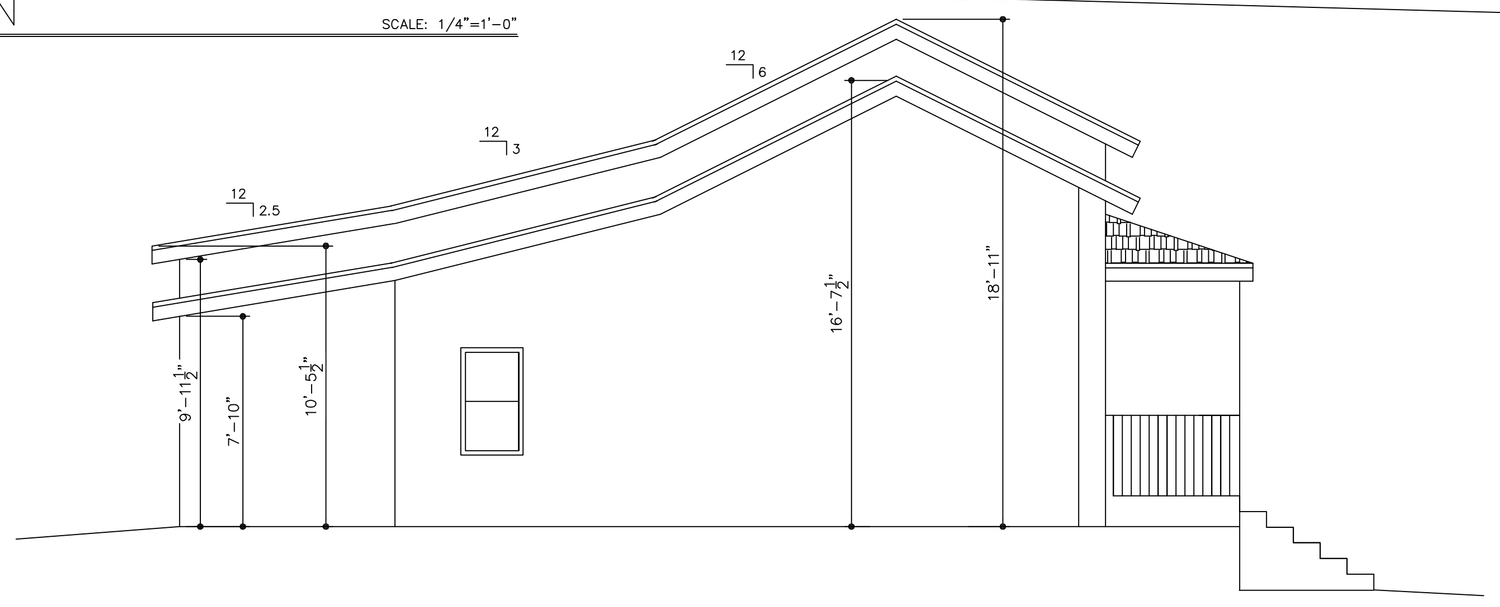
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



EXISTING NORTH ELEVATION SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION SCALE: 1/4"=1'-0"

SCALE: 1/4"	MICHAEL SOTUYO DESIGN & ENGINEERING
DATE: 8/11/14	(801) 649-6357
6TH NORTH WALL AVE. SALT LAKE CITY, UTAH	DRAWING NUMBER A3.0

ATTACHMENT D: ISSUED CERTIFICATES OF APPROPRIATENESS

The applicant requested that the original proposal for the door material and siding material be amended. The following Certificates of Appropriateness are for the requested amendments.

1. Certificate of Appropriateness – Issued 2/22/2016 (Original COA)
2. Certificate of Appropriateness – Issued 04/04/2016 (Horizontal siding specification)
3. Certificate of Appropriateness – Issued 05-18-2016 (Double-hung windows to single-hung and door material modification)
4. Certificate of Appropriateness – Issued 12/01/2016 (Door removal on the north elevation)

CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY
Petition No. PLNHLC2015-01031
Reviewed By: Kelsey Lindquist

University Historic District

SALT LAKE CITY PLANNING

Feb 2008

Address of Subject Property: 136 W 600 N

Project Name: 136 W. 600 N.

Name of Applicant: Jeremy Horejs

Address of Applicant: PO Box 522444
SALT LAKE CITY, UT 84152

E-mail Address of Applicant: jeremy@stoicdb.com

Ordinance Standards: 21.34.020(G) 1, 2, 4, 5, 6, 8, 10

Design Guidelines this project meets: Chapter 8: Additions 8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features. -The addition will not destroy any architectural historic features. The addition is located to the rear and will be in the same footprint of the previous addition.
8.2 An addition should be designed to be compatible in size and scale with the main building. -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. The addition will be setback from the primary façade, since it will be constructed on the rear of the structure. The design is in-kind to what was previously there.
8.3 An addition should be sited to the rear of a building or set back form the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. -The addition will be located on the rear of the structure.
8.4 A new addition should be designed to be recognized as a product of its own time. -The addition will be constructed in the same foot print as the previous addition. The addition will be cladded with stucco. The materials are not distinctly contemporary but are compatible with the historic structure.
8.5 A new addition should be designed to preserve the established massing and orientation of the historic building. The massing is quite smaller than the historic structure.
8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure. The new addition will be composed of materials that differ from the historic structure. The addition will not be mistaken for something of an earlier period.
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. -the roofline of the addition is quite lower than the existing roofline of the historic structure.
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. -The addition will be cladded with vertical wood lap siding and stucco, will have vinyl double hung windows and four panels wood doors.
8.9 Original features should be maintained wherever possible when designing an addition. -The original structure will be maintained and preserved. The addition will not alter or deter from the historic integrity of the structure.
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. The windows on the historic structure are vinyl and will be replaced with vinyl double hung windows, the windows on the addition will match.
Chapter 3: Windows 3.1 The functional and decorative features of a historic window should be preserved -The windows are not original. The details were lot with the original windows. The vinyl windows will be replaced with vinyl double hung windows.
3.2 The position, number, and arrangement of historic windows in a building wall should be preserved. -The number and position and arrangement of the historic window pattern will be preserved.
3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window. -The windows are not historic. The are currently vinyl and will be replaced with vinyl double hung

windows.
3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved. -The ratio of window openings will remain same. No new openings or enlargements will occur.
Chapter 4: Replacement Doors
4.3 Materials and design that match or that appear similar to the original should be used when replacing a door. -The doors on the front will be a traditional three panel wood door.
The doors on the rear will be a four panel composite or steel door. They are less visible from the right of way.
4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door.
-The doors located on the primary façade will be a three panel wood door.

Are there attached plans or photographs?

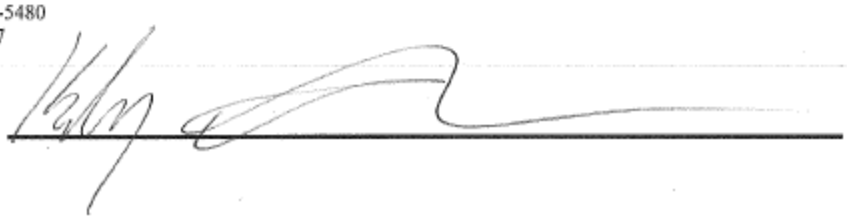
Date of HLC Approval: **Date of Administrative Approval:** 02/22/2016

Description of Approved Work: Replacing rear addition, installing new windows and doors. The rear addition will remain in the same foot print as the previous addition and will be composed of similar materials. The windows are currently vinyl and are not historic; they will be replaced with vinyl double hung windows. The doors will be composed of popular and the rear addition will be cladded with vertical wood lap siding and stucco to match the original addition.

Staff Analysis and Findings: The rear addition, door and window replacement are appropriate. The rear addition will be constructed in the same foot print as the previous addition. The addition will have new composite or steel doors that are four panel in style. The addition will also be cladded in vertical wood lap siding and stucco. The elevations match the previous addition. The previous addition had structural issues that required demolition. The current existing windows are vinyl replacements and the proposed windows are vinyl double hung windows. Since the existing windows are not historic, the replacement windows are appropriate. The doors will be replaced with a four panel wood door.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner 

CERTIFICATE OF APPROPRIATENESS

Capitol Hill Historic District

OFFICE USE ONLY
Petition No. PLNHLC2015-01031
Reviewed By: Kelsey Lindquist

SALT LAKE CITY PLANNING

Address of Subject Property: 136 W 600 N

Project Name: 136 W. 600N.

Name of Applicant: Jeremy Horejs

Address of Applicant: PO Box 522444
SALT LAKE CITY, UT 84152

E-mail Address of Applicant: jeremy@stoicdb.com

Ordinance Standards: 21A.34.020(G) 1, 2, 4, 5, 6, 8, 10

Design Guidelines this project meets: Chapter 8: Additions 8. 1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically imp01iant architectural features.
-The addition will not destroy any architectural historic features. The addition is located to the rear and will be in the same footprint of the previous addition.
8.2 An addition should be designed to be compatible in size and scale with the main building.
-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. The addition will be setback from the primary facade, since it will be constructed on the rear of the structure. The design is in-kind to what was previously there.
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.
-The addition will be located on the rear of the structure.
8.4. A new addition should be designed to be recognized as a product of its own time.
-The addition will be constructed in the same foot print as the previous addition. The addition will be cladded with stucco. The materials are not distinctly contemporary but are compatible with the historic structure.
8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.
The massing is quite smaller than the historic structure.
8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.
The new addition will be composed of materials that differ from the historic structure. The addition will not be mistaken for something of an earlier period.
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.
-the roofline of the addition is quite lower than the existing roofline of the historic structure.
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.
-The addition will be cladded with horizontal wood lap siding and stucco, will have vinyl single-hung windows and four panels wood doors.
8.9 Original features should be maintained wherever possible when designing an addition.
-The original structure will be maintained and preserved. The addition will not alter or deter from the historic integrity of the structure.
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.
The windows on the historic structure are vinyl and will be replaced with vinyl single-hung windows, the windows on the addition will match.
Chapter 3: Windows
Windows 3. 1 The functional and decorative features of a historic window should be preserved
-The windows are not original. The details were lot with the original windows. The vinyl windows will be

Feb 2008

replaced with vinyl single-hung windows.
3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.
-The number and position and arrangement of the historic window pattern will be preserved.
3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.
-The windows are not historic. The windows are vinyl and will be replaced with vinyl single-hung windows.
3.4 The historic ratio of window openings to solid wall on a primary facade should be preserved.
-The ratio of window openings will remain the same. No new openings or enlargement.

Are there attached plans or photographs? Plans and Photographs are uploaded to Accela

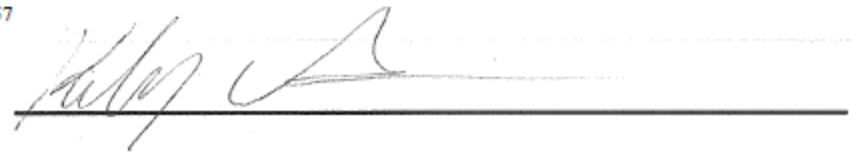
Date of HLC Approval: **Date of Administrative Approval:** 04/04/2016

Description of Approved Work: No work will be conducted on the front elevation, except for replacement of the nonhistoric doors and windows. The front doors will be the approved wood doors. The windows will be vinyl single-hung. The rear addition will be replaced in the same footprint, but will be constructed of horizontal wood lap siding, double hung vinylwindows, and four panel steel doors. The rear addition will remain in the same foot print as the previous addition and will becomposed of similar materials. The windows are currently vinyl single-hung and the sashes and glass are broken, they are not historic, they will be replaced with vinyl single-hung windows. The windows will be appropriately recessed from the façade. No rooflines will be altered.

Staff Analysis and Findings: The rear addition, door and window replacement are appropriate. The rear addition will be constructed in the same foot print as the previous addition. The addition will have similarly matching doors as the front. The previous addition had structural issues that required demolition. The current existing windows are vinyl replacements and the proposed windows are vinyl single-hung windows. Since the existing windows are not historic, the replacement windows are appropriate. The doors will be replaced with a four panel wood door. No work will take place on the porch and no rooflines will be altered.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner 

CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY
Petition No. PLNHLC2015-01031
Reviewed By: Kelsey Lindquist

Capitol Hill Historic District

SALT LAKE CITY PLANNING

Feb 2008

Address of Subject Property: 136 W 600 N

Project Name: 136 W. 600 N.

Name of Applicant: Jeremy Horejs

Address of Applicant: PO Box 522444
SALT LAKE CITY, UT 84152

E-mail Address of Applicant: jeremy@stoicdb.com

Ordinance Standards: 21.34.020(G) 1, 2, 4, 5, 6, 8, 10

Design Guidelines this project meets: Chapter 8: Additions 8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.
-The addition will not destroy any architectural historic features. The addition is located to the rear and will be in the same footprint of the previous addition.
8.2 An addition should be designed to be compatible in size and scale with the main building.
-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. The addition will be setback from the primary façade, since it will be constructed on the rear of the structure. The design is in-kind to what was previously there.
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.
-The addition will be located on the rear of the structure.
8.4 A new addition should be designed to be recognized as a product of its own time.
-The addition will be constructed in the same foot print as the previous addition. The addition will be cladded with stucco. The materials are not distinctly contemporary but are compatible with the historic structure.
8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.
The massing is quite smaller than the historic structure.
8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.
The new addition will be composed of materials that differ from the historic structure. The addition will not be mistaken for something of an earlier period.
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.
-the roofline of the addition is quite lower than the existing roofline of the historic structure.
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.
-The addition will be cladded with vertical wood lap siding and stucco, will have vinyl double hung windows and four panels wood doors.
8.9 Original features should be maintained wherever possible when designing an addition.
-The original structure will be maintained and preserved. The addition will not alter or deter from the historic integrity of the structure.
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.
The windows on the historic structure are vinyl and will be replaced with vinyl double hung windows, the windows on the addition will match.
Chapter 3: Windows
Windows 3.1 The functional and decorative features of a historic window should be preserved
-The windows are not original. The details were lot with the original windows. The vinyl windows will be

replaced with vinyl double hung windows.
3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.
-The number and position and arrangement of the historic window pattern will be preserved.
3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.
-The windows are not historic. The are currently vinyl and will be replaced with vinyl double hung windows.
3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.
-The ratio of window openings will remain same. No new openings or enlargement.

Are there attached plans or photographs? Plans and Photographs are uploaded to Accela

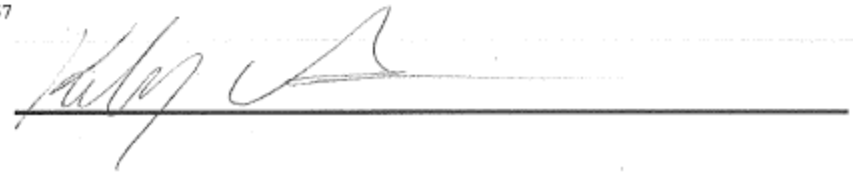
Date of HLC Approval: **Date of Administrative Approval:** 04/04/2016

Description of Approved Work: No work will be conducted on the front elevation, except for replacement of the nonhistoric doors and windows. The front doors will be the approved wood doors. The windows will be vinyl double hung. The rear addition will be replaced in the same footprint, but will be constructed of horizontal wood lap siding, double hung vinyl windows, and four panel steel doors. The rear addition will remain in the same foot print as the previous addition and will be composed of similar materials. The windows are currently vinyl and are not historic, they will be replaced with vinyl double hung windows. No rooflines will be altered.

Staff Analysis and Findings: The rear addition, door and window replacement are appropriate. The rear addition will be constructed in the same foot print as the previous addition. The addition will have similarly matching doors as the front. The previous addition had structural issues that required demolition. The current existing windows are vinyl replacements and the proposed windows are vinyl double hung windows. Since the existing windows are not historic, the replacement windows are appropriate. The doors will be replaced with a four panel wood door. No work will take place on the porch and no rooflines will be altered.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner 

CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY
Petition No. PLNHLC2015-01031
Reviewed By: Kelsey Lindquist

Capitol Hill Historic District

SALT LAKE CITY PLANNING

Address of Subject Property: 136 W 600 N

Project Name: 136 W. 600N.

Name of Applicant: Jeremy Horejs

Address of Applicant: PO Box 522444
SALT LAKE CITY, UT 84152

E-mail Address of Applicant: jeremy@stoicdb.com

Ordinance Standards: 21A.34.020(G) 1, 2, 4, 5, 6, 8, 10

Design Guidelines this project meets: Chapter 8: Additions 8. 1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.
-The addition will not destroy any architectural historic features. The addition is located to the rear and will be in the same footprint of the previous addition.
8.2 An addition should be designed to be compatible in size and scale with the main building.
-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. The addition will be setback from the primary facade, since it will be constructed on the rear of the structure. The design is in-kind to what was previously there.
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.
-The addition will be located on the rear of the structure.
8.4. A new addition should be designed to be recognized as a product of its own time.
-The addition will be constructed in the same foot print as the previous addition. The addition will be cladded with stucco. The materials are not distinctly contemporary but are compatible with the historic structure.
8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.
The massing is quite smaller than the historic structure.
8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.
The new addition will be composed of materials that differ from the historic structure. The addition will not be mistaken for something of an earlier period.
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.
-the roofline of the addition is quite lower than the existing roofline of the historic structure.
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.
-The addition will be cladded with horizontal wood lap siding and stucco, will have vinyl single-hung windows and four panels wood doors.
8.9 Original features should be maintained wherever possible when designing an addition.
-The original structure will be maintained and preserved. The addition will not alter or deter from the historic integrity of the structure.
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.
The windows on the historic structure are vinyl and will be replaced with vinyl single-hung windows, the windows on the addition will match.
Chapter 3: Windows
Windows 3. 1 The functional and decorative features of a historic window should be preserved
-The windows are not original. The details were lot with the original windows. The vinyl windows will be

Feb 2013

replaced with vinyl single-hung windows.
3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.
-The number and position and arrangement of the historic window pattern will be preserved.
3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.
-The windows are not historic. The windows are vinyl and will be replaced with vinyl single-hung windows.
3.4 The historic ratio of window openings to solid wall on a primary facade should be preserved.
-The ratio of window openings will remain the same. No new openings or enlargement.

Are there attached plans or photographs? Plans and Photographs are uploaded to Accela

Date of HLC Approval: **Date of Administrative Approval:** 04/04/2016

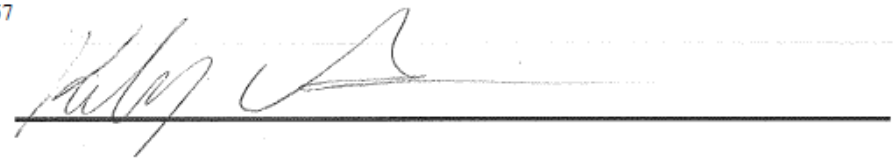
Description of Approved Work: No work will be conducted on the front elevation, except for replacement of the nonhistoric doors and windows. The front doors will be the approved wood doors. The windows will be vinyl single-hung. The rear addition will be replaced in the same footprint, but will be constructed of horizontal wood lap siding, double hung vinylwindows, and 5 four-panel steel doors. Originally approved 6 doors, applicant wished to continue the siding in the place of the third door from the west. All other items remain as illustrated in the plans.

The rear addition will remain in the same foot print as the previous addition and will becomposed of similar materials. The windows are currently vinyl single-hung and the sashes and glass are broken, they are not historic, they will be replaced with vinyl single-hung windows. The windows will be appropriately recessed from the façade. No rooflines will be altered.

Staff Analysis and Findings: The rear addition, door and window replacement are appropriate. The rear addition will be constructed in the same foot print as the previous addition. The addition will have similarly matching doors as the front. The previous addition had structural issues that required demolition. The current existing windows are vinyl replacements and the proposed windows are vinyl single-hung windows. Since the existing windows are not historic, the replacement windows are appropriate. The doors will be replaced with a four panel wood door. No work will take place on the porch and no rooflines will be altered.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner 

ATTACHMENT E: PHOTOGRAPHS DOCUMENTING WORK

East Elevation

East Elevation

North Elevation

East Elevation

Retaining Wall and Stairs

South Elevation

ATTACHMENT F: UPDATED PROPOSAL

Proposal of work progression

1. Front windows
    a. Photos of damaged brick
    b. Proposal from the mason
        i. Methodology
        ii. Mortar proposal
        iii. Brick replacement proposal
        iv. Previous experience with adobe
        v. Removing the existing coating
        vi. Analysis and recommendations
    c. Specifics of the windows that were installed for the front windows (Bruce)
    d. Section proposal for the front windows
        i. Include the dimensions
        ii. Proposal for the sill and lintel
        iii. Proposal for the brick
    e. Elevation of the window proposal
        i. Dimensions
        ii. Brick replacement
        iii. Lintel and sill
        iv. Framing
    f. Previous dimensions of the opening
        i. Dimensions of how the opening was modified
2. Addition
    a. Extension of the modified roof pitch
    b. Dimensions of height modifications from original roofline
    c. Changes of dimensions between roofline and window on East elevation
3. Chimneys
    a. Proposal on how the chimneys will attach to the roof
    b. The height and width of the chimneys and what the dimensions are
    c. Placement of the chimneys
        i. Provide Images of the interior
4. North windows
    a. Proposal to replace windows
    b. Specifications
    c. Sections
        i. Dimension of how they will be recessed
    d. Egress
        i. Casements that swing open are fine
        ii. Provide dimensions
    e. Non- egress

i. Double or single hung

1. a. Photos of damaged brick/ see bottom pictures

   b. Methodology

Patching and Repairing Adobe Brick

In patching and replacing adobe brick. Every reasonable effort should be made to find clay with a texture and color similar to the original fabric. When an individual adobe brick has partially disintegrated, it may be patched in place. The deteriorated material may be scraped out and replaced with appropriate adobe mud. Often fragments of the original adobe brick have been ground up, mixed with water, and reused to patch the eroded area. However, some professionals advise against the reuse of material which has spalled off because it frequently contains a high concentration of salts.

If a substantial amount of the brick has been destroyed or spalled, commercially made adobe bricks and half-bricks can be obtained, or they may be made at the site or nearby. Generally these are 3 or 4 inches thick, and ideally they are composed of unstabilized adobe (that is, without any chemical additives). The deteriorated adobe bricks should be scraped out to insert the new bricks. If most of the brick is not deteriorated, then the deteriorated portion may be replaced with a half-brick. It may be necessary to cut back into undeteriorated portions of the brick to achieve a flush fit of the new or halfbricks. Spray (do not soak) the new brick and surrounding area lightly with water to facilitate a better bond. Too much moisture can cause swelling. Always use traditional adobe mud mortar.

When entire bricks or sections of the brick walls have to be replaced, caution should be exercised when buying ready-made bricks. Many are now manufactured using stabilizing agents (portland cement, lime, or emulsified asphalt) in their composition. While the inclusion of these agents in new adobe bricks is a technical advancement in their durability, they will prove incompatible with the fabric of the historic adobe building. Concrete blocks and cinderblocks are likewise tempting solutions to extensive adobe brick replacement; but, like commercially stabilized adobe bricks, they are not compatible with older and more unstable adobe bricks. However, concrete blocks have been used for interior partitions successfully.

Patching and Replacing Mortar

In repairing loose and deteriorated adobe mortar, care should also be taken to match the original material, color, and texture. Most important, never replace adobe mud mortar with lime mortar or

portland cement mortar. It is a common error to assume that mortar hardness or strength is a measure of its suitability in adobe repair or reconstruction. Mortars composed of portland cement or lime do not have the same thermal expansion rate as adobe brick. With the continual thermal expansion and contraction of adobe bricks, portland cement or lime mortars will cause the bricks—the weaker material—to crack, crumble, and eventually disintegrate.

It is recognized, however, that some late historic adobe buildings have always had portland cement or lime mortars in their initial construction. The removal and replacement of these mortars with mud mortar is not advised because their removal is usually destructive to the adobe bricks.

In repairing adobe cracks, a procedure similar to repointing masonry joints may be used. It is necessary to rake out the cracks to a depth of 2 or 3 times the width of a mortal joint to obtain a good "key" (mechanical bond) of the mortar to the adobe bricks. The bricks should be sprayed lightly with water to increase the cohesive bond. A trowel or a large grout gun with new adobe mud mortar may then be used to fill the cracks.

Repairing and Replacing Wooden Members

Rotted or termite infested wood members such as vigas, savinos, lintels, wall braces, or flooring should be repaired or replaced. Wood should always be replaced with wood. For carved corbels, however, specially formulated low-strength epoxy consolidants and patching compounds may be used to make repairs, thus saving original craftsmanship. Tests, however, should be made prior to repairs to check on desired results since they usually are not reversible. This is an area of building repair that ought not be attempted by the amateur.

Patching and Replacing Surface Coatings

Historically, almost every adobe building surface was coated. When these coatings deteriorate, they need to be replaced. Every effort should be made to recoat the surface with the same material that originally coated the surface.

When the coating has been mud plaster, the process requires that the deteriorated mud plaster be scraped off and replaced with like materials and similar techniques, attempting in all cases to match the repair work as closely as possible to the original. It is always better to cover adobe with mud plaster even though the mud plaster must be renewed more frequently.

The process is not so simple where lime plaster and portland cement stuccos are involved. As much of the deteriorated surface coating as possible should be removed without damaging the

adobe brick fabric underneath. Never put another coat of lime plaster or portland cement stucco over a deteriorated surface coating. If serious deterioration does exist on the surface, then it is likely that far greater deterioration exists below. Generally this problem is related to water, in which case it is advisable to consult a professional.

If extensive recoatings in lime plaster or portland cement stucco are necessary, the owner of an adobe building might consider furring out the walls with lathing, then plastering over, thus creating a moisture barrier. Always patch with the same material that is being replaced. Although lime plaster and portland cement stucco are less satisfactory as a surface coating, many adobe buildings have always had them as a surface coating. Their complete removal is inadvisable as the process may prove to be more damaging than the natural deterioration.

Analysis and Recommendations

Adobe surfaces are notoriously fragile and need frequent maintenance. To protect the exterior and interior surfaces of new adobe walls, surface coatings such as mud plaster, lime plaster, whitewash, and stucco have been used. Such coatings applied to the exterior of adobe construction have retarded surface deterioration by offering a renewable surface to the adobe wall. In the past, these methods have been inexpensive and readily available to the adobe owner as a solution to periodic maintenance and visual improvement. However, recent increases in labor costs and changes in cultural and socioeconomic values have caused many adobe building owners to seek more lasting materials as alternatives to these traditional and once inexpensive surface coatings.

Traditionally, adobe surface coatings that protected the fragile adobe building fabric were renewed every few years.

Mud Plaster

Mud plaster has long been used as a surface coating. Like adobe, mud plaster is composed of clay, sand, water, and straw or grass, and therefore exhibits sympathetic properties to those of the original adobe. The mud plaster bonds to the adobe because the two are made of the same materials. Although applying mud plaster requires little skill, it is a time-consuming and laborious process. Once in place, the mud plaster must be smoothed. This is done by hand; sometimes deerskins, sheepskins, and small, slightly rounded stones are used to smooth the plaster to create a "polished" surface. In some areas, pink or ochre pigments are mixed into the final layer and "polished."

Whitewash

Whitewash has been used on earthen buildings since before recorded history. Consisting of ground gypsum rock, water, and clay, whitewash acts as a sealer, which can be either brushed on the adobe wall or applied with large pieces of coarse fabric such as burlap.

Initially, whitewash was considered inexpensive and easy to apply. But its impermanence and the cost of annually renewing it has made it less popular as a surface coating in recent years.

Lime Plaster

Lime plaster, widely used in the 19th century as both an exterior and interior coating, is much harder than mud plaster. It is, however, less flexible and cracks easily. It consists of lime, sand, and water and is applied in heavy coats with trowels or brushes. To make the lime plaster adhere to adobe, walls are often scored diagonally with hatchets, making grooves about 1-1/2 inches deep. The grooves are filled with a mixture of lime mortar and small chips of stone or broken roof tiles. The wall is then covered heavily with the lime plaster.

Cement Stucco

In the United States, cement stucco came into use as an adobe surface coating in the early 20th century for the revival styles of Southwest adobe architecture. Cement stucco consists of cement, sand, and water and it is applied with a trowel in from 1 to 3 coats over a wire mesh nailed to the adobe surface. This material has been very popular because it requires little maintenance when applied over fired or stabilized adobe brick, and because it can be easily painted.

It should be noted however, that the cement stucco does not create a bond with unfired or unstabilized adobe; it relies on the wire mesh and nails to hold it in place. Since nails cannot bond with the adobe, a firm surface cannot be guaranteed. Even when very long nails are used, moisture within the adobe may cause the nails and the wire to rust, thus, losing contact with the adobe.

Other Traditional Surface Coatings

These have included items such as paints (oil base, resin, or emulsion), portland cement washes, coatings of plant extracts, and even coatings of fresh animal blood (mainly for adobe floors). Some of these coatings are inexpensive and easy to apply, provide temporary surface protection, and are still available to the adobe owner.

c. Specifics of the windows that were installed for the front windows (Bruce) and proposed rear windows

AMSCO ARTISAN SERIES VINYL WINDOWS (REAR WINDOWS)

Creating a beautiful appearance by combining unique design and energy efficiency.

Artisan Series Features

Artisan Series combines superior design and quality with broad flexibility in colors and options for vinyl windows to complement any décor.

-  Styles: Double hung tilt, single hung, arch top single hung, horizontal slider, casement, awning, picture window (direct set or sash and frame) and specialty shapes
- Unique beveled-in exterior frame creates depth and interest
- Standard equal-lite design offers clean sight lines that is more appealing
- Colors: White, Almond and Taupe
- Exterior Colors: SuperCap® color technology in Bronze, Evergreen and Autumn Red; each with a white interior
- Color matched locks include the SentryLock design with magnetic positive action that features and audible click to ensure the window is locked. A visual unlocked indicator provides a visual cue when the window is unlocked. A cam lock option is also available.
- Sturdy 3 1/4" frame depth is perfect for retrofit and new construction projects

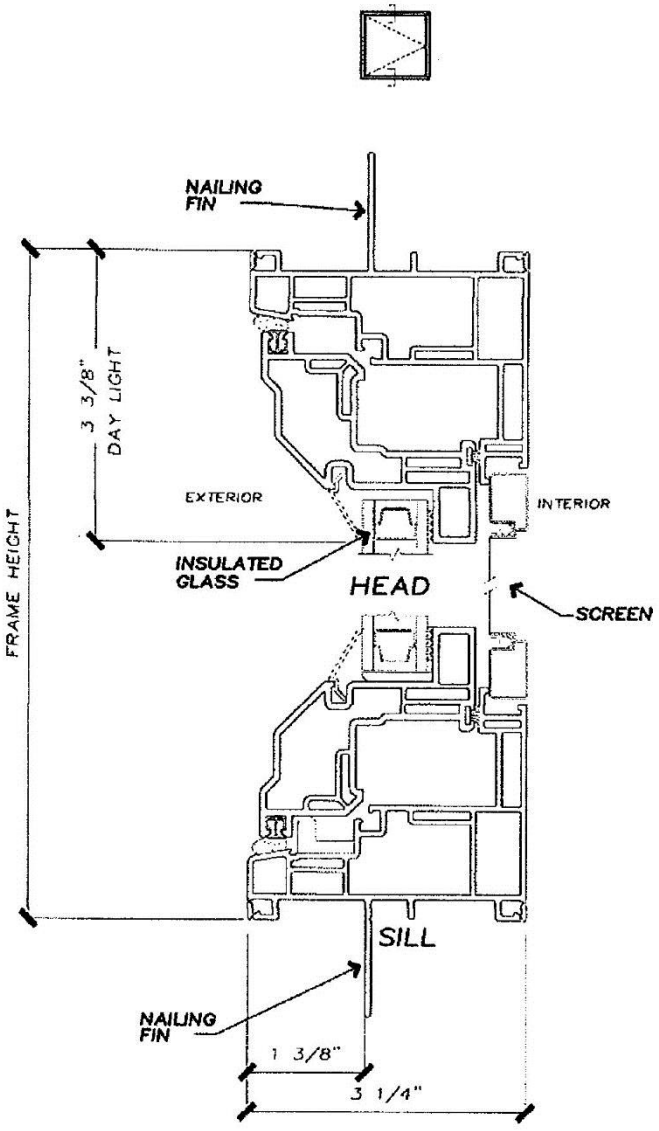
- Multiple chamber frame with four strategically placed air spaces for added thermal performance and structural integrity
- Hidden accessory groove maintains a clean appearance and zips out for special attachments when necessary
- Multiple grid options include; 5/8 or 13/16 inch flat in between the glass grids, 3/4 or 1 inch sculptured in between the glass grids or 1 inch sculptured or beveled simulated divided lite grids for a more traditional look
- Dual wall glazing tower on vent sash for added thermal performance

AMSCO WINDOWS

CASEMENT

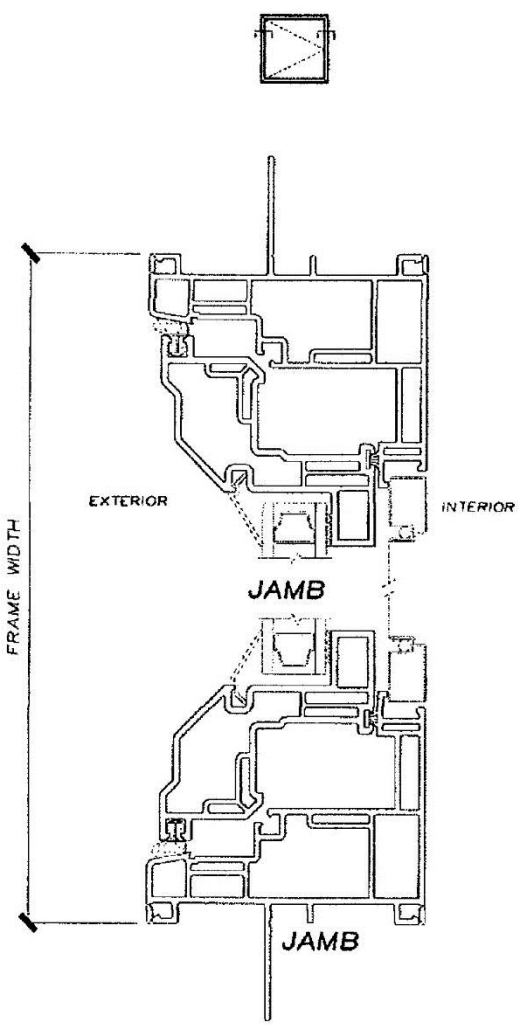
DETAIL SECTIONS

ARTISAN SERIES



VERTICAL SECTION

SCALE 6" = 1'-0"



HORIZONTAL SECTION

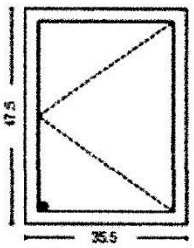
SCALE 6" = 1'-0"

USI - ALL PURPOSE WINDOWS
950 W. 2610 S
SALT LAKE CITY, UT, 84119

Phone # 801 641-0392
Fax # 801 487-8876

QUOTE #	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA
2216502	12/2/2016	brucesmith	RYAN RUDD	Will Call
	ORDER DATE	ORDERED BY	Quote Name	Expiration Date
	Quote Not Ordered	brucesmith	RYAN RUDD	Quote Not Certified

LINE #	DESCRIPTION	QUANTITY
100-1	**RO:** 36" X 48" **Overall Unit:** 35.5" X 47.5" Artisan Casement Left, 35.5 x 47.5, , Complete Unit, Left, White, 3/4" Insulated, CozE (LowE), SS over SS, Standard, White Hardware, White Screen, Egress = Yes, Protective Wrap **Room Location** None Assigned	5



U-Values, Visual Light Transmittance and Solar Heat Gain values listed are NFRC certified.

ACCEPTED BY: _____ DATE: _____

PROJECT	QUOTE
RYAN RUDD	RYAN RUDD

Customer Sub	$1,556.25
Labor:	$0.00
Freight :	$50.00
Tax:	$109.72
TOTAL:	$1,715.97

How to Install a Casement Window into a Rough Opening (proposal)

The rough opening should be slightly larger than the window.

Casement windows open outward like a door, in contrast to sash windows that slide up and down, sliding windows that glide back and forth or tilting windows that open from the top or bottom. Installation poses no particular difficulties, as long as the rough opening is the right size and the latch of the window is closed before installation.

1

Set the window into the rough opening to make sure it fits. There should be about 1/2-inch clearance on all sides. If the opening is too large, nail strips of plywood to the framing. If the opening is too small, modify the framing to enlarge it.

2

Install 8-inch-wide moisture-sealing tape around the entire frame. Wrap the tape around the frame, completely covering the wood. Staple the tape with a staple gun.

3

Put two 4-inch shims made from 1/2-by-1-inch lumber on the sill and position them about two inches from the corners. Put a level on them and move them back and forth until the bubble is centered. Predrill an 1/8-inch hole in each one and secure it to the sill with a 6d finish nail.

4

Caulk the flanges of the window, if it has them, by laying a single bead of silicone caulk on the side that faces the house. Place the window into the opening -- which is usually a two-person job -- and push it in until the flange is flush against the framing.

5

Go inside and set a level on the bottom of the window frame. Adjust the window as needed to center the bubble. Go outside and screw the flanges to the framing with 1-inch exterior screws.

6

Push the window into the rough opening until the outside edge of the casing is flush with the framing, if the window has no flange.

7

Insert a wood spacer between one side of the casing and the frame about an inch from the top of the window. The spacer should fit snugly in the space, and its end shouldn't extend past the edge of the frame. Drive a 2-inch screw through the window casing so it penetrates the spacer and the framing.

8

Check the level again and insert another spacer on the same side of the window about an inch from the bottom. Drive another screw through that space. Drive two more screws through the casing on the other side of the window the same distances from the top and bottom.

9

Trim the outside of the window after you install the siding. Caulk both edges of the trim with weatherproof caulk.

Things Needed for proper install

- Plywood
- Moisture-sealing tape
- Staple gun
- 1/2-by 1-inch lumber
- Level
- Drill
- 1/8-inch drill bit
- 6d finish nails
- Hammer
- Silicone caulk
- 1-inch exterior screws
- 2-inch wood screws
- Trim
- Weatherproof caulk

Tip

- Before you install interior trim, insulate the gap between the casing and the framing with foam or fiberglass insulation.

Warning

- If you're screwing through the casing, don't drive the screws too tightly or you'll pull the window out of alignment. If the wood bends while you're screwing, the screws are too tight.

AMSCO STUDIO SERIES VINYL WINDOWS (FRONT AND SIDE WINDOWS)

Meeting higher expectations for appearance, strength, energy efficiency and durability.

Studio Series Features

With the Studio Series, AMSCO combines energy efficiency, sturdy design and good looks into a value-packed vinyl window.

-  Styles: Side-load or tilt-sash single hung, arch top single hung, horizontal slider, picture window (direct set or equal lite) and specialty shapes
- Sturdy 3" frame depth gives you great value without sacrificing structural strength
- CōzE performance glass standard in all windows
- Colors: White, Almond and Taupe
- Equal sight line option for an architecturally pleasing look
- Standard cam lock is color matched to the frame. An easy-to-operate positive-action lock is also available.
- Multiple grid options include; 5/8 or 13/16 inch flat in between the glass grids, 3/4 inch sculptured in between the glass grids or 1 inch sculptured simulated divided lite grids
- No accessory grooves on the exterior or interior for a clean appearance.
- Multiple frame options including integrated stucco key or J-channel frames and a flush fin retrofit frame option.
- Multiple chamber frame for excellent thermal and structural performance

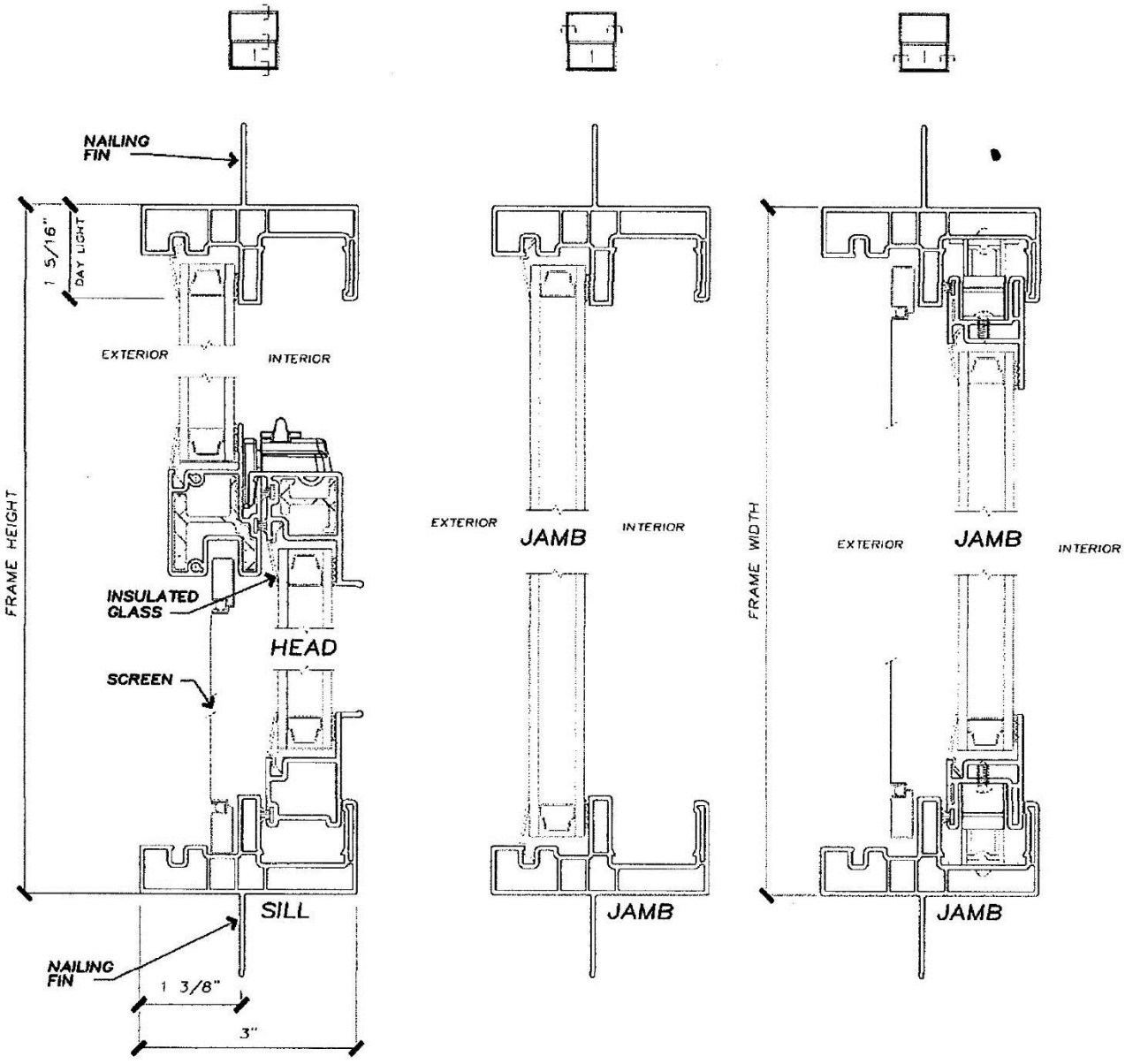
AMSCO WINDOWS

SINGLE–HUNG

DETAIL SECTIONS

STUDIO SERIES

1 3/8" NAIL FIN



VERTICAL SECTION
SCALE 6" = 1'-0"

HORIZONTAL SECTION FIXED LITE
SCALE 6" = 1'-0"

HORIZONTAL SECTION VENT
SCALE 6" = 1'-0"

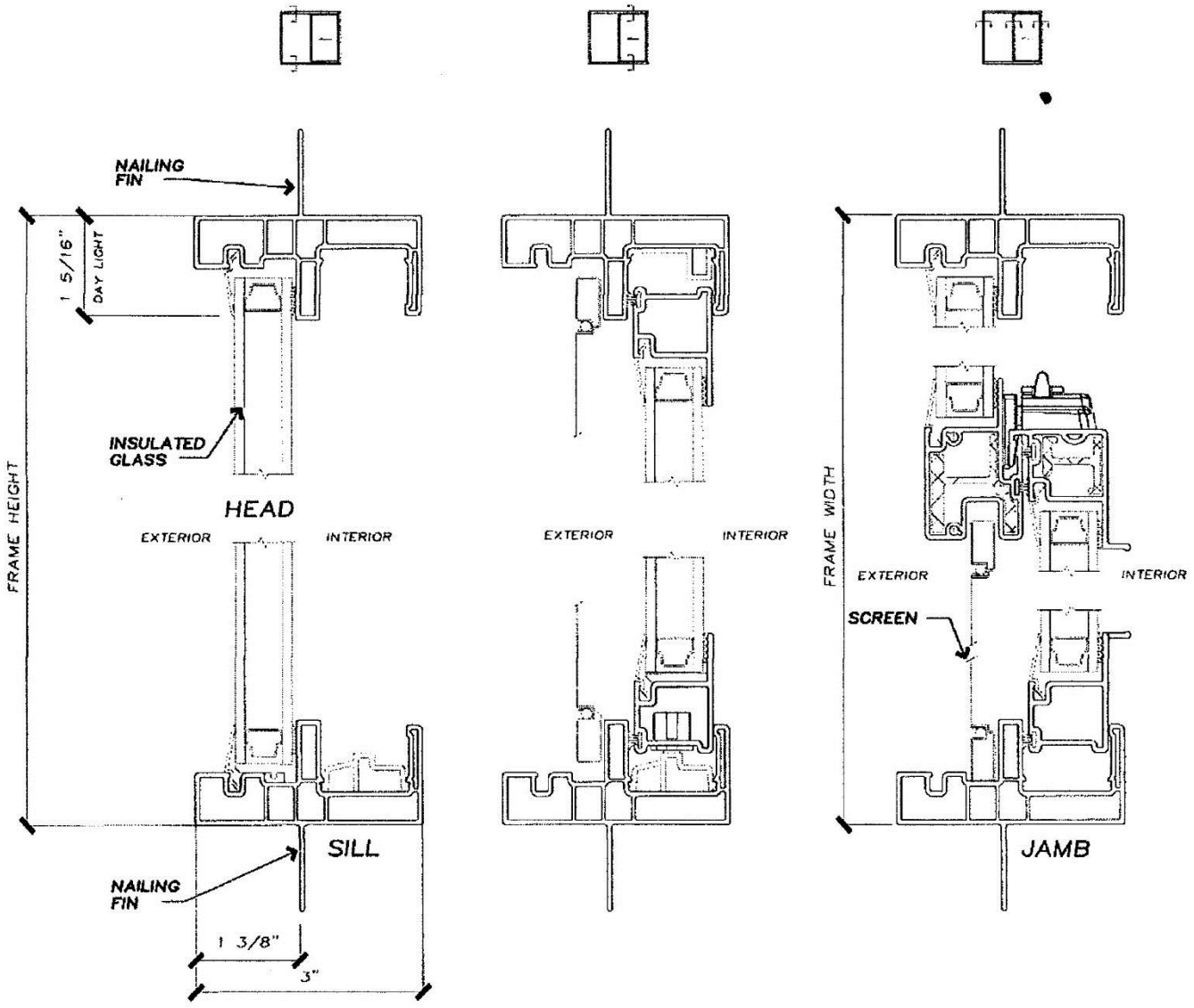
AMSCO WINDOWS

HORIZONTAL SLIDER

DETAIL SECTIONS

STUDIO SERIES

1 3/8" NAIL FIN



VERTICAL SECTION FIXED LITE
SCALE 6" = 1'-0"

VERTICAL SECTION VENT
SCALE 6" = 1'-0"

HORIZONTAL SECTION
SCALE 6" = 1'-0"

Order Confirmation

PO Box 25368
1880 South 1045 West
Salt Lake City, UT 84125
www.amscowindows.com

Telephone: (801) 972-6441
Toll Free: (800) 748-4661
Fax: (801) 974-0498
amscowinnav@amscowindows.com

BILL TO: ALL PURPOSE WINDOWS & DOORS (SALT
2625 SOUTH 600 WEST

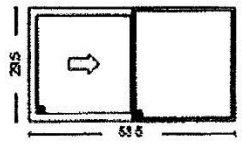
SO. SALT LAKE CITY UT 84115
801-487-8807 Fax: 801-487-8876

SHIP TO: ALL PURPOSE WINDOWS & DOORS (SALT LAKE CITY
2625 SOUTH 600 WEST

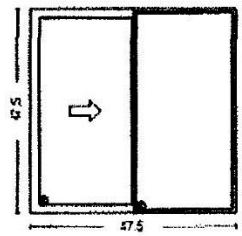
SO. SALT LAKE CITY UT 84115
801-463-6623 Fax: 801-487-8876

QUOTE #	ORDER #	CUSTOMER PO#	Dealer #
2202380	11-557.16	1016722 140 118229 (627)	884
QUOTED BY:	ORDER DATE	Delivery Method	Yard #
sydniecarson	11/2/2016	Will Call	1
Quote Name			
APTS.			

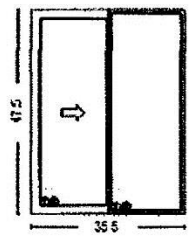
LINE #	DESCRIPTION	QUANTITY
100-1	**RO:** 54" X 30" **Overall Unit:** 53.5" X 29.5" Studio Single Vent XO, 53.5 x 29.5, , Complete Unit, XO, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = No **Room Location** EAST	1



LINE #	DESCRIPTION	QUANTITY
200-1	**RO:** 48" X 48" **Overall Unit:** 47.5" X 47.5" Studio Single Vent XO, 47.5 x 47.5, , Complete Unit, XO, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** NORTH	4

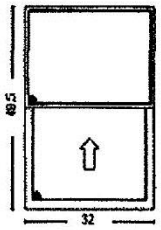


LINE #	DESCRIPTION	QUANTITY
300-1	**RO:** 36" X 48" **Overall Unit:** 35.5" X 47.5" Studio Single Vent XO, 35.5 x 47.5, , Complete Unit, XO, Taupe, 3/4" Insulated, Tempered, CozE (LowE), DS over DS, Cam Latch, Taupe Screen, Egress = No **Room Location** NORTH	1

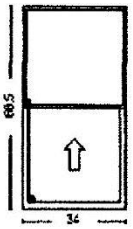


QUOTE #	ORDER #	CUSTOMER PO#	Dealer #
2202380	11-557.16	1016722 140 118229 (627)	884
QUOTED BY:	ORDER DATE	Delivery Method	Yard #
sydniecarson	11/2/2016	Will Call	1
Quote Name			
APTS.			

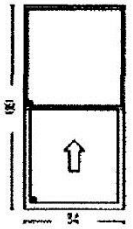
LINE #	DESCRIPTION	QUANTITY
400-1	**RO:** 32.5" X 50" **Overall Unit:** 32" X 49.5" Studio Single Hung, 32 x 49.5, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = No **Room Location** WEST	1



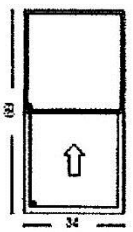
LINE #	DESCRIPTION	QUANTITY
500-1	**RO:** 34.5" X 67" **Overall Unit:** 34" X 66.5" Studio Single Hung, 34 x 66.5, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1



LINE #	DESCRIPTION	QUANTITY
600-1	**RO:** 34.5" X 69.5" **Overall Unit:** 34" X 69" Studio Single Hung, 34 x 69, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1

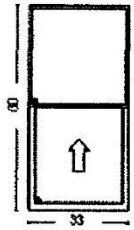


LINE #	DESCRIPTION	QUANTITY
700-1	**RO:** 34.5" X 69.5" **Overall Unit:** 34" X 69" Studio Single Hung, 34 x 69, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	2

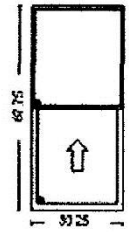


QUOTE #	ORDER #	CUSTOMER PO#	Dealer #
2202380	11-557.16	1016722 140 118229 (627)	884
QUOTED BY:	ORDER DATE	Delivery Method	Yard #
sydniecarson	11/2/2016	Will Call	1
Quote Name			
APTS.			

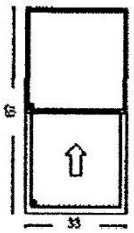
LINE #	DESCRIPTION	QUANTITY
800-1	**RO:** 33.5" X 68.5" **Overall Unit:** 33" X 68" Studio Single Hung, 33 x 68, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1



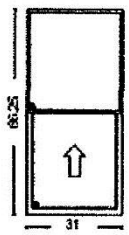
LINE #	DESCRIPTION	QUANTITY
900-1	**RO:** 30.75" X 68.25" **Overall Unit:** 30.25" X 67.75" Studio Single Hung, 30.25 x 67.75, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1



LINE #	DESCRIPTION	QUANTITY
1000-1	**RO:** 33.5" X 67.5" **Overall Unit:** 33" X 67" Studio Single Hung, 33 x 67, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1



LINE #	DESCRIPTION	QUANTITY
1100-1	**RO:** 31.5" X 66.75" **Overall Unit:** 31" X 66.25" Studio Single Hung, 31 x 66.25, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1



QUOTE #	ORDER #	CUSTOMER PO#	Dealer #
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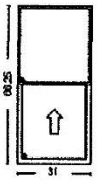
QUOTED BY:	ORDER DATE	Delivery Method	Yard #
sydniecarson	11/2/2016	Will Call	1
	Quote Name		
	APTS.		

LINE #	DESCRIPTION	QUANTITY
1200-1	**RO:** 31.5" X 66.75" **Overall Unit:** 31" X 66.25" Studio Single Hung, 31 x 66.25, , Complete Unit, Operating, Taupe, 3/4" Insulated, CozE (LowE), SS over SS, Cam Latch, Taupe Screen, Egress = Yes **Room Location** SOUTH	1



AMSCO Windows confirms this order has been received and is being processed for production.

WE APPRECIATE YOUR BUSINESS!

How to Install a Single-Hung Window (front of building)

A single-hung window can be opened from the bottom to allow for ventilation.

Single-hung windows are commonly found in older homes, but are not as common when looking for replacement windows. Whereas double-hung windows will allow the top sash to be moved downward (in addition to moving the bottom sash upward), on a single-hung window only the lower sash can be raised. Either single-hung or double-hung windows can be opened to allow for ventilation of outside air into the home, but the sashes can be locked in the closed position for security.

1

Center the single-hung window into the window frame opening, and rest the bottom of the window along the sill. Verify that the gap on each side of the window is about 1/4 inch and the gap above the window is about 3/4 inch. Remove the window.

2

Measure the width of the window opening with a tape measure, and cut a piece of flashing tape 4 inches longer than the width of the opening. Remove the backer and install the tape with 2 inches extending past each end and 2 inches overlapping the front, outside edge of the frame. Cut the corners of the flashing tape diagonally to allow the corners to fit into the frame smoothly.

3

Measure the window opening vertically, and cut a piece of flashing tape 4 inches longer than the height of the opening. Apply this piece of tape to the left side of the opening, extending over the ends by 2 inches and overlapping the front of the frame by 2 inches. Repeat with the right side of the opening, followed by a final piece of flashing tape across the top, overlapping in a similar manner.

4

Place a wood shim on each end of the base of the opening from the inside of the home. Position a carpenter's level across the two shims, and adjust the shims until the bubble on the level is centered between the reference lines. If the gap between the bottom of the level and the base of the window opening is more than 1/2 inch, slide the shims inward until it is both level and the gap is a little less than 1/2 inch.

5

Remove the level without disturbing the shims. Apply a generous bead of door and window caulking around the outside lip of the window opening. Lift the window into the opening, and gently place it onto the shims. Adjust the window horizontally until it is centered in the opening, and press the window against the caulking around the frame.

6

Tack a 2-inch galvanized roofing nail through the nail strip in one of the upper corners of the nailing fin of the window with a hammer to hold the window in place in the frame. Go inside the building and check the window for level and plumb. Insert additional shims between the window around the frame as

needed to keep the window plumb and level. Return outside, and tack the remaining three corners of the nailing fins with 2-inch nails.

7

From the inside, open the window sash to see if it opens and closes smoothly. If it pinches, adjust any shims on the sides of the window until the window sash moves easily. Return outside, and hammer a nail through every hole in the nailing fin.

8

Cut a piece of flashing tape about a foot longer than the width of the window, and apply it over the nailing fin beneath the window. Repeat with two strips for the sides of the window, followed by one across the top.

9

Return inside, and spray a very thin bead of foam insulation in the gap between the window and the frame. After the first bead expands, apply a second and then a third until all air pockets within the gaps have been filled.

Things You Will Need

- Roll of 8-inch flashing tape
- Tape measure
- Utility knife
- Level
- Wooden shims
- Door and window caulk
- Hammer
- 2-inch galvanized roofing nails
- Spray foam insulation

Tip

- Once the window has been installed, you may apply trim to the inside and outside of the window as needed. Depending on the installation, you may choose to add a piece of metal drip-edge flashing above the exterior of the window to help shed water and prevent leaks.

How to Install Horizontal Sliding Windows (sides)

1

Measure from the window sill to the highest point of the bottom window frame sliding channels; this is the height of the wooden support strip. Measure the area of the new window frame bottom that will extend beyond the existing frame channel onto the interior window sill when it is installed; this is the width of the wooden support strip. Measure the length of the window sill; this is the length of the wooden support strip. Transfer these measurements to a 2-by-4 and cut it to size to make the wooden support strip. The wooden support strip fits on the interior window sill, next to the frame channel, to provide support for the replacement sliding window sill.

2

Nail the wooden strip to the interior window sill. Have a helper assist you with placing the new sliding window into the window frame opening. Check to see if the exterior window flange -- the outer part of the frame that runs all the way around the window -- is flat against the side of the house and adjust accordingly. Remove the sliding window.

3

Apply an even bead of silicone outdoor window sealant all the way around the interior and exterior edges of the existing window frame. Do not cover any weep holes located on the bottom of the exterior of the window sill with sealant. The weep holes allow moisture to drip out of the frame and prevent water damage and mold growth.

4

Have your helper assist you and tilt the bottom of the sliding window frame into the window frame opening from the exterior of the house. Hold the window in place while your helper checks to see if it is centered on the opening from the interior of the building. There should be an equal-sized gap on all sides of the window. Once it is centered, push the window frame top into place against the exterior of the house.

5

Drill two holes on the inside sliding window channel located on the left and right sides of the window frame. Position the drill holes 1/2 inch apart from each other and 4 inches away from the top and bottom corners of the window. Insert the bottom of the hinged screw cover into the screw holes. Drive screws into the holes with an electric screwdriver to secure the window to the house and then snap the screw covers in place.

6

Inspect the position of the window and check for small gaps or uneven areas of the window frame. Adjust the position of the window with the screws -- if there is a gap on one side, loosen the screws on the opposite side and then tighten the screws on the side with the gap to move the window over and close the gap.

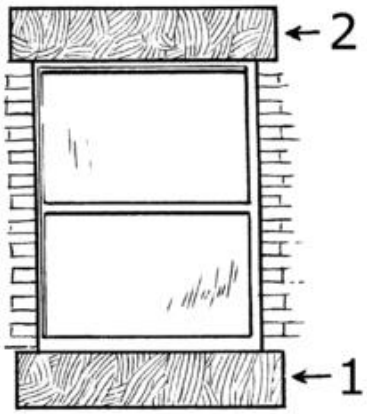
7

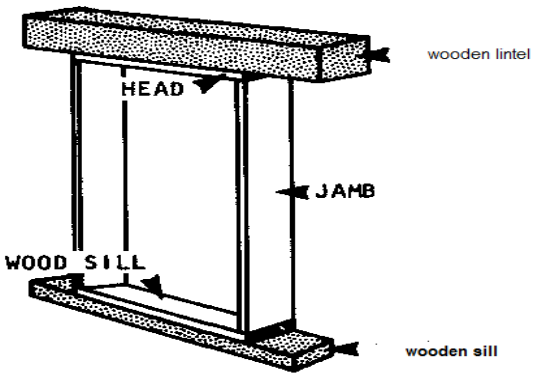
On the exterior of the house, run a bead of window sealant caulk along the outer perimeter of the window frame that touches both the outer window edge and the side of the building. In the caulk at the bottom of the frame, leave two 1-inch gaps in the bead, 4 inches in from both corners, to create weep holes. Smooth the caulk and press it down against the frame edge and the house by dragging a finger down it. Wipe off your finger with a clean rag as you work. Smoothing the caulk gives the window a professional, finished look.

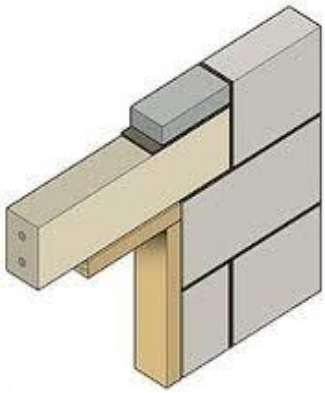
Things You Will Need

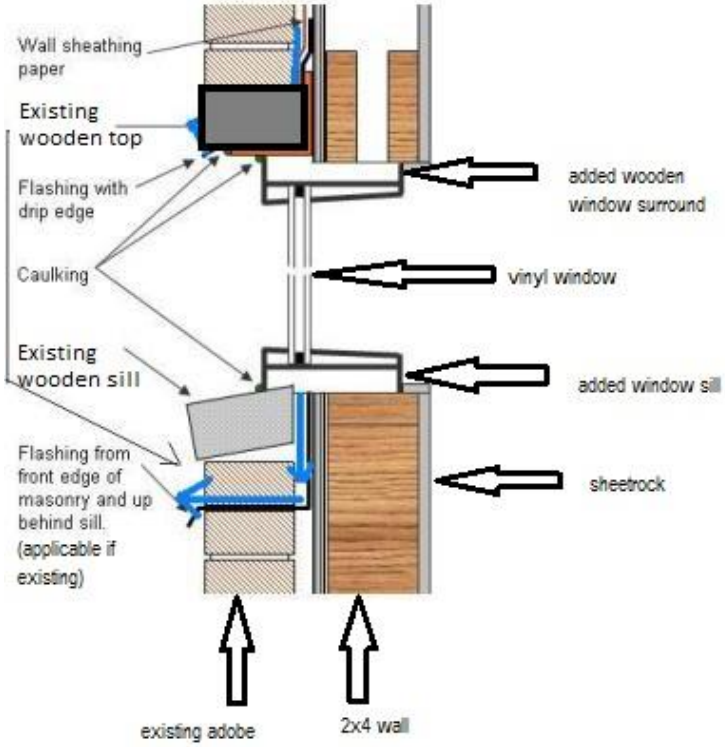
- Measuring tape
- Screwdriver
- Hammer
- 2-by-4
- Saw
- Nails
- Hammer
- A helper
- Silicone outdoor window sealant
- Drill
- Electric screwdriver
- Exterior-grade window sealant caulk

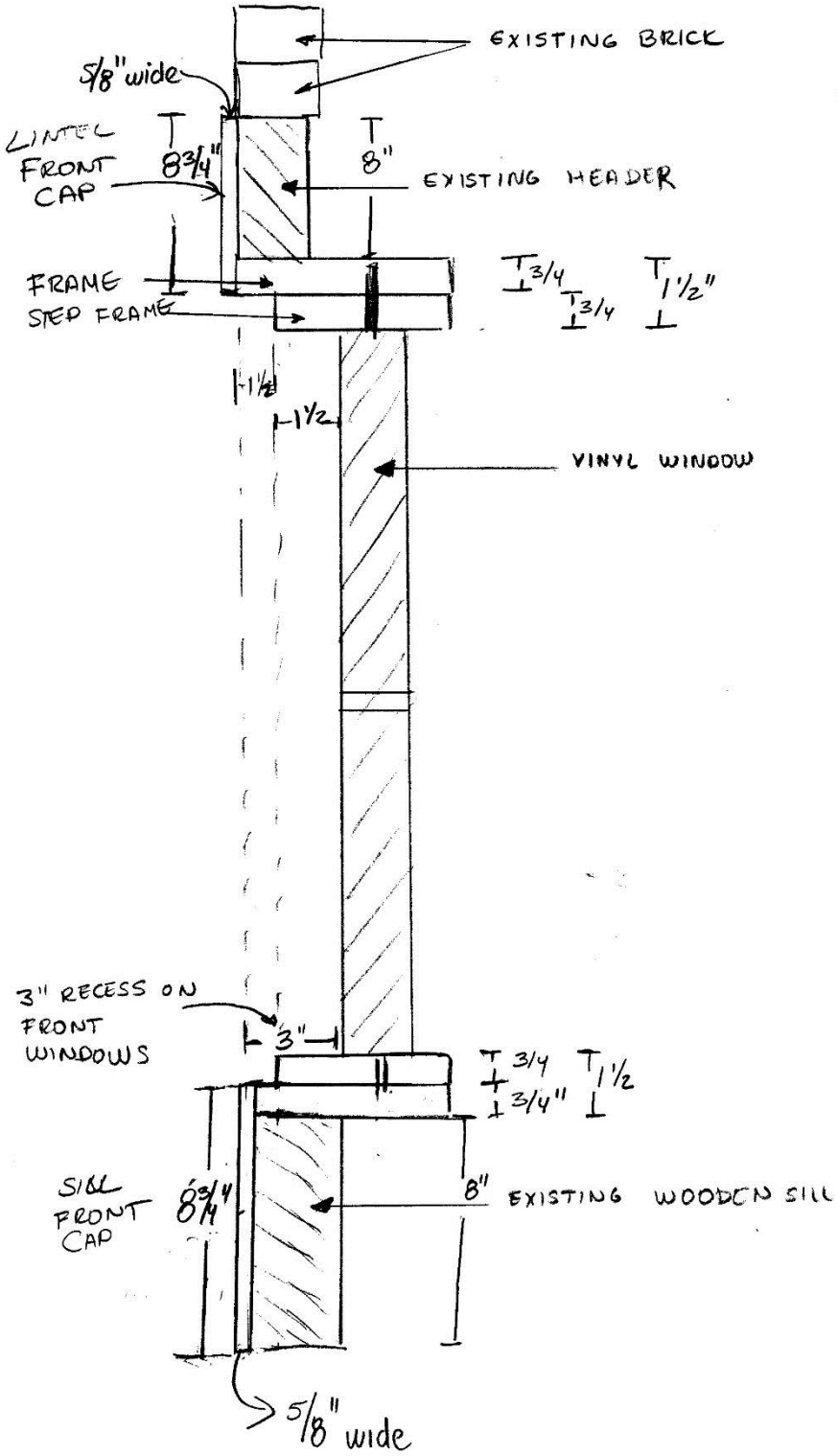
d. Section proposal for the front windows

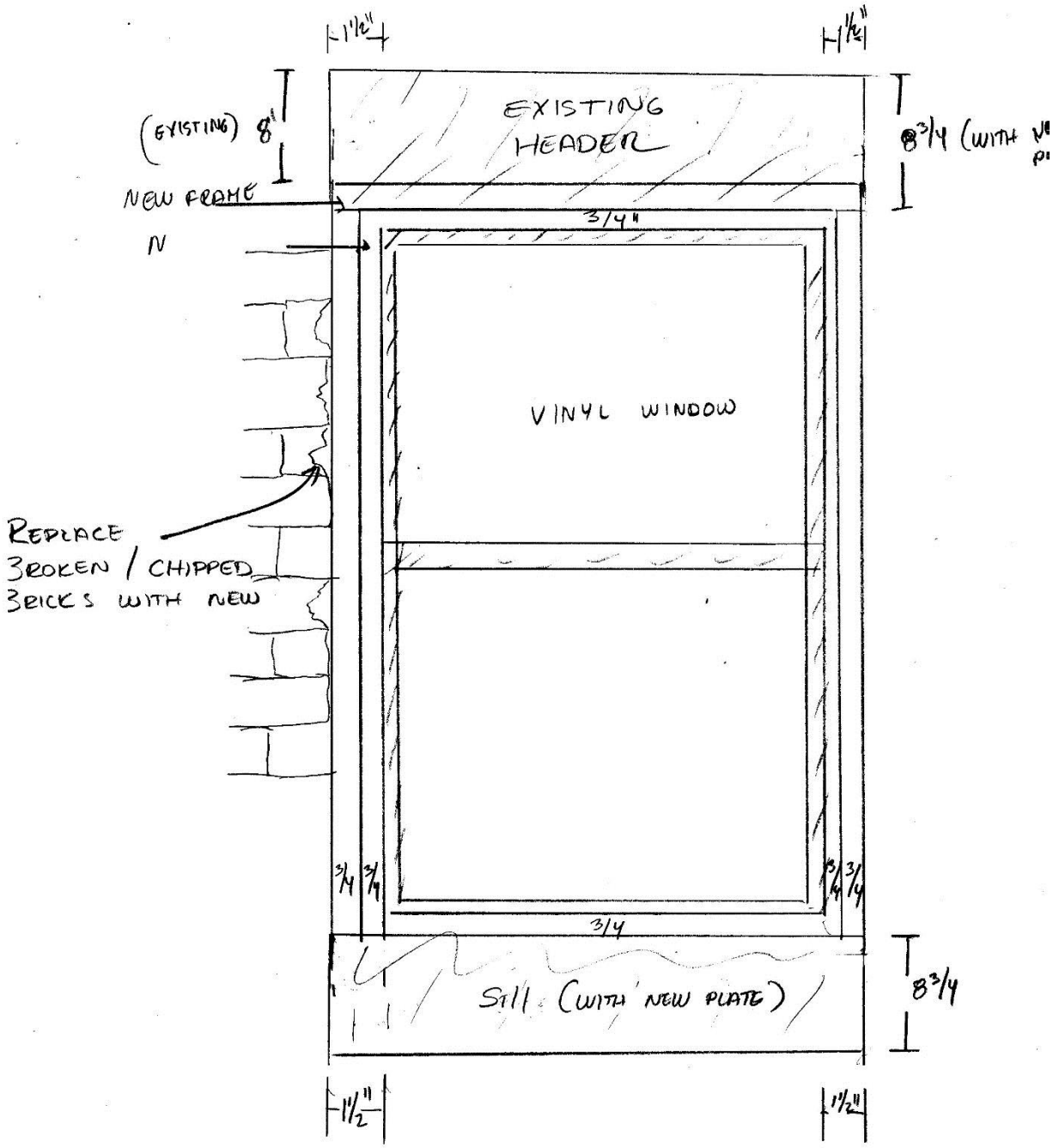

2
1


wooden lintel
HEAD
JAMB
WOOD SILL
wooden sill




Wall sheathing paper
Existing wooden top
Flashing with drip edge
Caulking
Existing wooden sill
Flashing from front edge of masonry and up behind sill. (applicable if existing)
added wooden window surround
vinyl window
added window sill
sheetrock
existing adobe
2x4 wall


EXISTING BRICK
5/8" wide
LINTEL FRONT CAP
8 3/4"
8"
EXISTING HEADER
FRAME
STEP FRAME
3/4
3/4
1 1/2"
1 1/2
1 1/2
VINYL WINDOW
3" RECESS ON FRONT WINDOWS
3"
3/4
3/4"
1 1/2
SILL FRONT CAP
8 3/4"
8"
EXISTING WOODEN SILL
5/8" wide

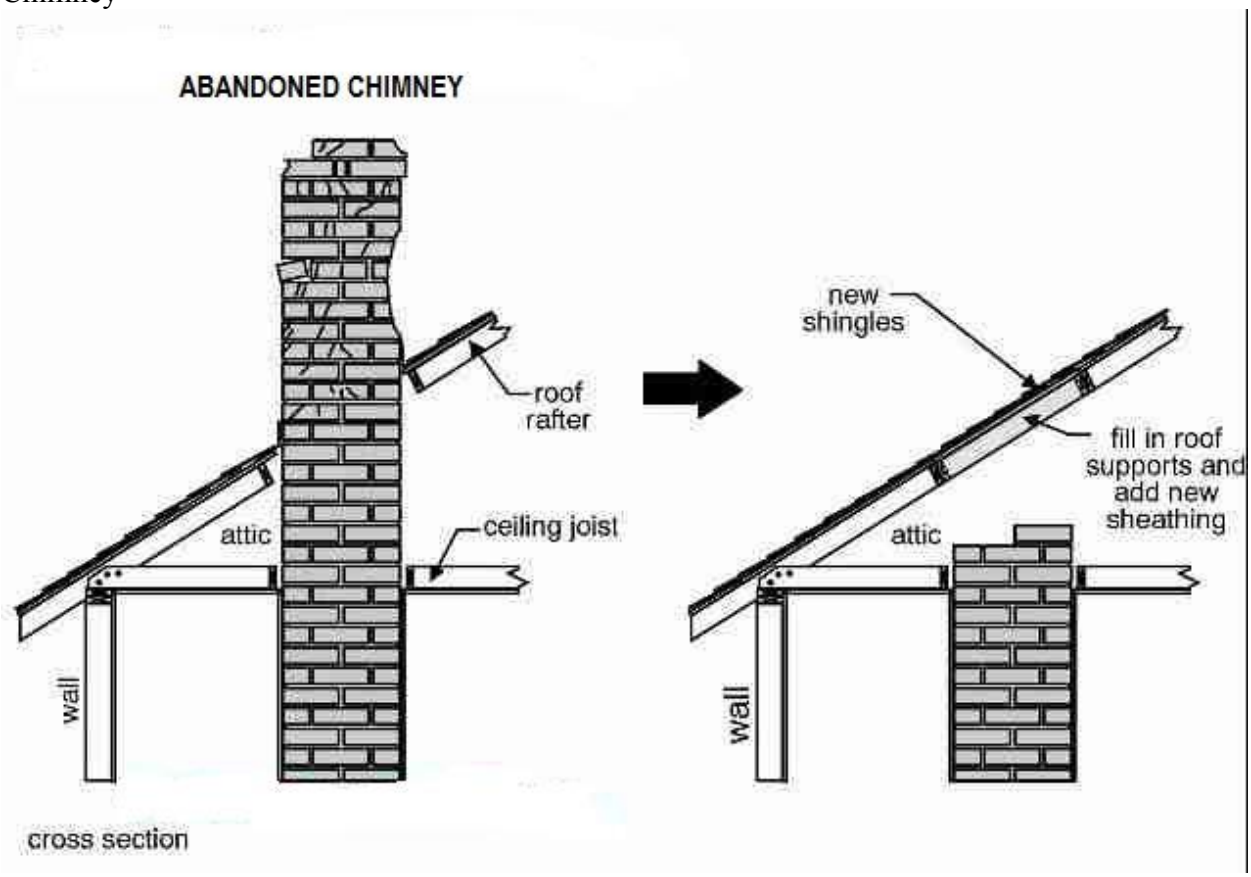

1 1/2"
1 1/2"
(EXISTING) 8"
EXISTING HEADER
8 3/4 (WITH
NEW FRAME
N
3/4"
VINYL WINDOW
REPLACE BROKEN / CHIPPED BRICKS WITH NEW
3/4
3/4
3/4
3/4
3/4
SILL (WITH NEW PLATE)
8 3/4
1 1/2"
1 1/2"

Rough Opening Dimensions for Front Windows

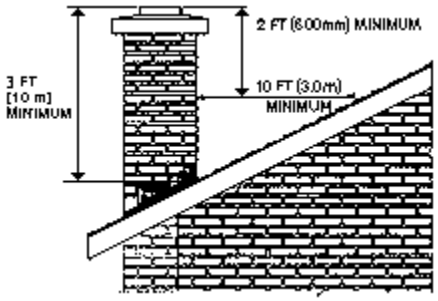
Window Schedule / RO Dimensions

MARK	WIDTH	HEIGHT
A	37"	70"
B	37"	73"
C	37"	73"
D	37"	73"
E	34"	71"
F	37"	71"
G	37"	71"
H	35"	70"
I	35"	70"

Chimney



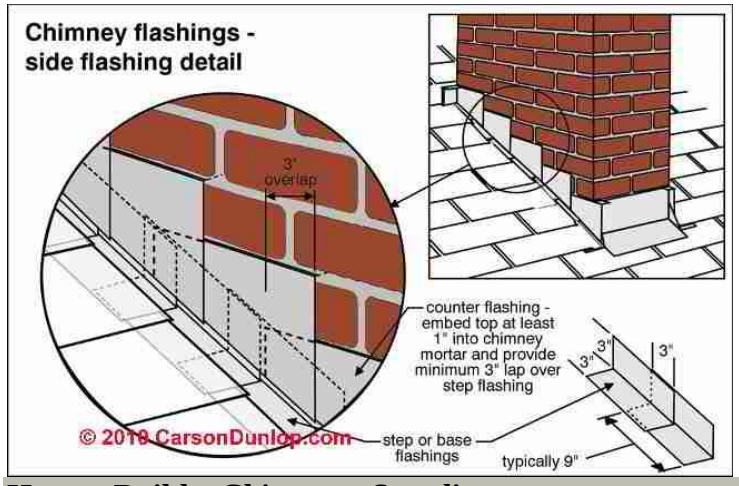
- The minimum chimney height for fire safety is the greater of 3 ft. above the highest point where the chimney penetrates the roofline, or 2 ft. higher than any portion of the structure or adjoining structures within 10 ft. of the chinmey.



- A chimney flue shall not change in size or shape within 6 in. above or below any point where the chimney passes through a combustible floor, ceiling, or roof component.
- Residential masonry chimney wall thickness should be a nominal 4 inches.
- Masonry chimneys should be lined. The selection of the lining material should be appropriate for the class of chimney service and the type of appliance to it in accordance with the terms of the appliance listing and the manufacturers instructions.

- Chimney clearance from combustible material is a minimum of 2 in. except where the chimney is located outside the structure, in which case I in. is acceptable.
- According to most building codes, flues may be constructed to discharge their by-products with other flues as long as the following conditions are met:

    1. The flues do not slope more than 30 degrees from vertical.
    2. The flues are discharging by-products of similar fuels (for instance, you can't combine a flue venting gas by-products with one venting wood by-products).
    3. When combining flues, the main discharge flue should be sized for the maximum combined flow of both smaller flues.



How to Build a Chimney - Supplies

Before you jump up and start building the chimney, make sure you have all your basic supplies on hand so you don't have to stop in the middle of the project and run to the store.

Masonry Chimney Supplies:

- Cured adobe Bricks, cement mortar (a mix of one-part Portland cement, one-part hydrated lime and six parts builder's sand is recommended), flashing, precast chimney cap made of concrete or stone, sheet metal and masonry tools such as a masonry trowel and level.

How to Build a Chimney - Construction

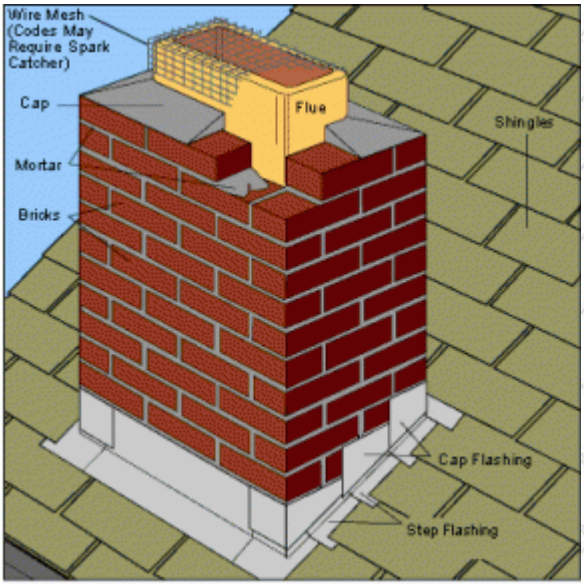
When building the chimney you should always work from the ground upward, which usually means you will start the project on top of the fireplace, if the chimney's purpose is venting a fireplace.

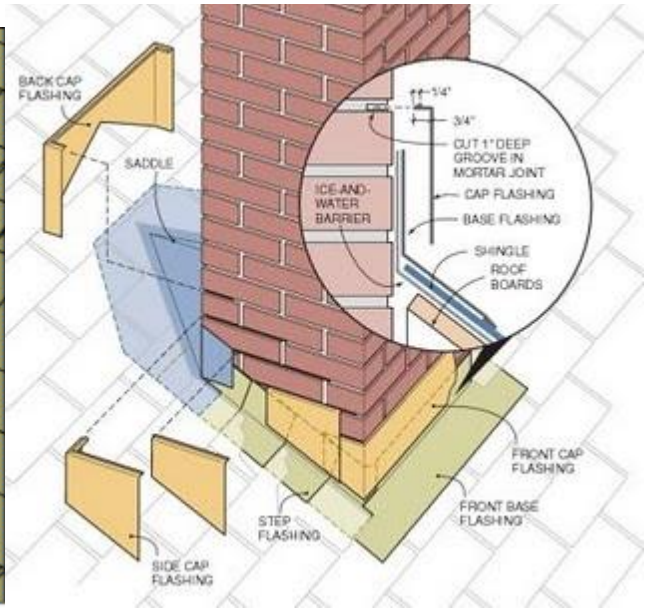
Make sure you are building the chimney on a reinforced concrete pad. If not, you will have to lay a pad of concrete 8 to 12 inches thick before you build the chimney, depending on how many stories the house has.

1. Mix the mortar with the suggested portions of cement, lime and builders sand. The consistency is right when the mix resembles the thickness of peanut butter. Using the masonry trowel, layer

each brick with enough mortar that it oozes out between the joints. This guarantees the joints are filled without any air space.

2. Lay the brinks on top of each other, building up the chimney's walls on each side. Periodically use a level to make sure the brick wall is level both horizontally and vertically. Adjust if needed before the mortar dries.
3. As you are building the outside of the chimney, lay the flue tiles at the same time and use the mortar to seal them together. If the chimney becomes too high before you install the flue tiles, it makes it difficult to impossible to install them.
4. Once the chimney is built, install sheet metal on all four sides of the 2-inch opening between the outside of the chimney and the combustible materials.
5. Install metal flashing where the chimney goes out through the walls. Use the flashing where the chimney and roof meet and as a lining installed under the chimney cap. Seal the flashing using waterproof silicone caulk.
6. Install the chimney cap over the top portion of the brick flue housing, making sure it extends past the wall of the chimney by a minimum of 2-inches and isn't sloped toward the flue but away from the structure. Make sure the cap has an edge that allows water to flow away from the chimney to reduce moisture from coming inside.





Roof Pitch alterations

Prior contractor did an overbuild starting at a 7’-10” assumption provided by engineer drawings. Going at a 3/12 pitch from that point up is what created the overbuild to meet the roof line at a higher line closer to the roof peak. (as seen on the pictures below)


PF
10
YEAR
WARRANTY

ATTACHMENT F: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently developed with a four-unit residence and is surrounded primarily by single and multi-family residential zoning.

SR-1A (Special Development Pattern Residential District)

The purpose of the SR-1A special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Zoning Ordinance Standards for SR-1A ZONING ORDINANCE STANDARDS (21A.24.080)

Zoning Standard	Finding	Rationale
Minimum Lot Area: 8,000 Square Feet	Not Applicable	The subject property is utilized as a four-unit row house and is approximately 8,276 square feet in size. The use is considered legal nonconforming.
Minimum Lot Width: 50 Feet	Complies	The subject property is approximately 92 feet in width.
Maximum lot size: 150% of the minimum lot size allowed	Complies	Approximately 8,276 square feet in size.
Minimum front yard requirement is An average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.	Complies	According to the geographic information system (GIS) data published by Salt Lake City, the front yard setback is approximately 7'. The existing front yard setback is considered to be complying.
Minimum interior side yard requirement is 4'-0"	Complies	According to the applicant and the submitted site plan, the interior side yard is approximately 10 feet.
Corner Side Yard: 10 feet	Complies	According to the applicant and the submitted site plan, the corner side yard is approximately 11.1 feet.
Minimum rear yard requirement is 25% of the lot	Complies	According to the applicant and the

depth, but not less than 15'-0" and need not exceed 30'-0"		submitted site plan, the rear yard setback is approximately 33.8 feet.
Maximum building height is 23'-0" measured to the ridge of the roof, or the average height of other principal buildings on the block face.	Complies	According to the submitted elevations, the height is approximately 18'11".
Maximum Building Coverage for principal and accessory buildings shall not exceed 40% of the lot area.	Complies	According to the geographic information system (GIS) data published by Salt Lake City, the current property is well under the 45%

ATTACHMENT G: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Compliant	The use of the structure will remain a four-unit residential property. No change of use is proposed.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Not Compliant as built Current proposals to reinstate the chimneys and reinstall the windows meet this standard	Windows The manner in which the replacement windows were installed has changed the character of the property. The wholesale removal of the sub-frame and the inappropriate techniques utilized has adversely affected the integrity of the brick and adobe brick. The installation of unapproved windows on the rear addition also affects the character of the historic property. The windows are not compatible nor similar to the original fenestration design of the structure. Chimney The wholesale removal of the five chimneys has also affected the historic integrity of the structure. Chimneys, whether functional or decorative, are considered to be key character defining features. Roofline The alteration of the roof pitch on the addition has impacted and negatively affected the historic structure. The new roofline cuts into the historic roofline by approximately 4 feet and changes the roof form in an inappropriate manner. It is difficult to decipher the original roof line. Retaining Wall The reconstruction of the retaining wall and stairs did not impact the historic character of the property. The retaining wall and stairs were constructed in the same location as the previous wall and stairs.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Not Compliant as built Current proposals to reinstate the chimneys and reinstall the windows meet this standard	Planning Staff asserts that it was not the intention of the applicant to create a false sense of history with the window installation and roofline alteration. That said, the alterations that have occurred do not have a solid historical basis and both should not be allowed. The reconstruction of the retaining wall and stairs hasn't created a false sense of history or any conflicts with this standards.

Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Compliant	The addition that was previously demolished had not gained historic significance and was not considered to be a contributing feature to the historic property or the Capitol Hill Historic District.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Not Compliant as built Current proposals to reinstate the chimneys and reinstall the windows meet this standard	The removal of the sub-frames and the inappropriate installation of windows on the front façade, has adversely affected the character of the property. The removal of the five original historic chimneys and the roofline alteration has also adversely affected the historic structure. The wholesale removal of distinctive architectural features and examples of craftsmanship has compromised the historic integrity of the property.
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	Not Compliant as built Current proposals to reinstate the chimneys and reinstall the windows meet this standard	Replacement of the windows was necessary. However, the replacement windows should have been appropriately installed into wooden sub-frames and recessed from the front wall plane in order to match the composition, design, texture and other visual qualities of original windows. The recession of the windows should provide adequate articulation to meet this standard. The original chimneys should have been repaired rather than removed. Replacement should be based on the historic photos.
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Not Applicable	The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.	Not Compliant as built	The approved addition included contemporary materials. However, the addition was overbuilt in height and constructed in such a manner that it destroyed and altered the roofline on the original structure. As previously noted, significant architectural features of the roof form were lost.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	Not Compliant as built Current proposals to reinstate the chimneys and reinstall the windows meet this standard.	While the majority of these items can be reversed, the popped roofline is a substantial alteration that has resulted in a negative change to the essential form of the building thus the building's historic integrity. The reinstallation of windows and alteration of the character defining articulation is proposed to be reversed, through the solution presented by the applicant. Additionally, the applicant is proposing to re-instate the removed chimneys and install the approved windows on the rear elevation.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Compliant	This proposal does not include the use of vinyl or aluminum cladding applied to original or historic material.
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.	Not Applicable	Signage is not part of this proposal. The standard does not apply.

ATTACHMENT H: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
Design Guideline 3.1 Windows The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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; integrity of the property and its environment;

Design Guideline: 3.6 A replacement window should match the original in its design. • If the original is double-hung, then the replacement window should also be double-hung, or at minimum appear to be so. • Match the replacement also in the number and position of glass panes. • Matching the original design is particularly important on key character-defining facades.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 3.7 Match the profile of the sash and its components, as closely as possible to that of the original window. • A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments (see illustrations of frame sections on page 3:9). • These increments, which individually are measured in fractions of an inch, are important details. • They distinguish the actual window from the surrounding plane of the wall. • The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure. • These profiles provide accentuate shadow details and depth to the facades of the building. • In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades. • Non-wood materials, such as vinyl or aluminum will be reviewed on a case-by-case basis. The following will be considered: o Will the original casing be preserved? o Will the glazing be substantially diminished? o What finish is proposed? o Most importantly, what is the profile of the proposed replacement window?	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guidelines 3.8 In a replacement window, use materials that appear similar to the original. • Using the same material as the original is preferred, especially on key character-defining facades. • A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish. • Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 7.1 The original roof form and features should be preserved. • Altering the angle of a historic roof should be avoided. • Maintain the perceived line and orientation of the roof as seen from the street wherever possible. • Historic chimneys and their details should be retained. • Historic dormers and their details should be retained.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features. • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 8.3 An addition should be sited to the rear of a building or setback 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.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 8.4 A new addition should be designed to be recognized as a product of its own time. • 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 structure design to resist earthquake damage, while helping to define it as a later addition.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

8.6 A new addition or alterati**on should not hinder one's** ability to interpret the historic character of the building or structure. • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period that that of the building should be avoided. • An alteration that covers historically significant features should be avoided.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

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. • 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.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 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. • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

Design Guideline 8.12 Roof forms should be similar to those of the historic building. • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof.	City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure. 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. 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; 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;

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments
The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Notice of the public hearing for the proposal includes:

- Notice mailed on February 14, 2017
- Property was posted on Friday February 17, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on February 14, 2017.

One email and three phone calls have been received. Two callers expressed support for the roof line alteration. The other caller had concerns with the roof line alteration.

Any other correspondence received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

Lindquist, Kelsey

From: Doug Wortham [redacted]
Sent: Sunday, February 26, 2017 4:01 PM
To: Lindquist, Kelsey
Subject: Comment regarding 136 West and 600 North

Hello Mr/Ms Lindquist,

First, I apologize for gender confusion, I have known male and female Kelsey's in my life.

I am writing in support of Mr. Rudd's request of approval for various exterior alterations including the roofline at 136 West 600 North, case # PLNHLC2015-01031

I have never met Mr. Rudd. I am however grateful to him for improving our neighborhood. As you may know, the property that he is improving has long a been a tremendous eye-sore for our neighborhood: it harbored drug dealers for literally decades and was the source of a lot of disturbances of all kinds. I know. I lived directly across the street from it for thirteen years. Eventually, I moved out soley - I do mean soley - to escape the turmoil caused by the four-plex. It had become so bad that I literally no longer felt safe. I love the neighborhood so much that I elected to stay in it and moved only one block away. After the owner, Mr. Robbins, was murdered, all of us in the neighborhood were anxious wondering if the Robbins family would maintain the slumlord ways of Mr. Robbins or if they would sell. If they sold, would the new owner improve it or maintain it as a slum?

To our great relief, the new owner is improving it! I, too, care about the historical nature of the neighborhood. The roofline change is so slight that it in no way detracts from the looks of the building before current renovation. The slope of the rear roof is respectful and non-ostentatious. The other improvements to be made are necessary! Had it not been for Mr. Rudd, the only real option was razing it to the ground. It had been for a long time a filthy, dangerous slum!

I don't know if Mr. Rudd has followed every element of city ordinances in a historic district, but I do know that his efforts have greatly improved the neighborhood already! It is my understanding - and maybe I am wrong - that one of the units will be owner occupied. This changes everything when it comes to the quality maintenance of the property.

I ask you, plead really, that you allow Mr. Rudd to go forward. Our neighborhood is slowly changing for the better, and Mr. Rudd's efforts are highly valued by me. Although I have not been elected to speak for others, I know that others are grateful, we have spoken about often amoung ourselves and I have not heard one single dissenting voice. We live here! It is so vital that this property be reintegrated into our neighborhood as a safe and well maintained property.

I will try to come to the meeting on Thursday if I can leave work early.

Thank you for your great work in maintaining our historical neighborhoods!

Doug Wortham
[redacted]
Salt Lake City
[redacted]

ATTACHMENT J: MOTIONS

STAFF RECOMMENDATION:
Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the following alterations generally meet the applicable standards and staff recommends approval:

- Replace the recently installed windows on the north elevation with the approved windows
- Correct the installation issues for the south elevation windows
- Reconstruct the 5 removed chimneys
- Retaining wall

Staff recommends denial for the rear addition roofline alteration that was performed on site.

RECOMMENDED MOTION (Consistent with Staff Recommendation): Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for a certificate of appropriateness for the roofline alteration and approve the request to modify the installation of the south elevation windows, replacement of the north elevation windows, reconstruction of the 5 chimneys and the recently constructed retaining wall at 136 West 600 North.

Motion to Approve (Not Consistent with Staff Recommendation):
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the current window installation on the front and rear facades, the removal of the 5 chimneys, the roofline alteration and the retaining wall at 136 West 600 North. Specifically, the Commission finds that the proposed project complies with the review standards based on the following findings (Commissioner then states findings based on the Standards to support the motion):

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.