



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Amy Thompson, Principal Planner
801-535-7281 or amy.thompson@slcgov.com
Date: July 6, 2017
Re: New Construction -PLNHLC2017-00330

NEW CONSTRUCTION – SINGLE FAMILY DWELLING

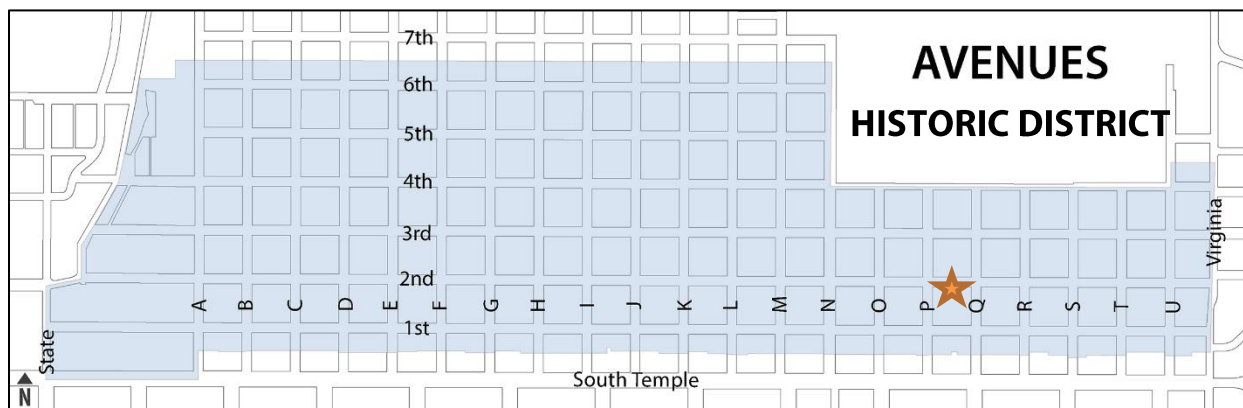
PROPERTY ADDRESS: 970 E 2nd Avenue
PARCEL ID: 09-32-455-013
HISTORIC DISTRICT: Avenues Local Historic District
ZONING DISTRICT: H Historic Preservation Overlay District; SR-1A (Special Development Pattern Residential District)
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Dallas Davis, the architect and the owner of the property, is requesting New Construction approval from the Historic Landmark Commission for the design of a single family dwelling located in the Avenues Local Historic District. The base zoning for the property is SR-1A (Special Development Pattern Residential). All new construction in a Local Historic District requires approval from the Historic Landmark Commission.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion the request for a Certificate of Appropriateness for New Construction of a single family dwelling at approximately 970 E. 2nd Avenue meets the applicable standards of approval and recommends the Historic Landmark Commission approve the request. Staff recommends any final design details identified by the Commission be delegated to Planning Staff.

ATTACHMENTS:

- A. [Application Information \(Project Description, Site Plans, Elevations\)](#)
- B. [Site Map](#)
- C. [Site & Context Photographs](#)
- D. [Analysis of Standards & Design Guidelines for New Construction in a Historic District](#)
- E. [Analysis of SR-1A Zoning Standards](#)
- F. [Department Comments](#)
- G. [Subject Lot History](#)
- H. [Public Process](#)



★ *Approximate location of subject property*

SITE CONTEXT

The subject property is a vacant lot situated on the south side of 2nd Avenue. The lot has approximately 2,722 square feet in lot area and is approximately 33 feet wide. The lot is recognized as a legal lot by Salt Lake City, however the lot is noncomplying to the SR-1A zoning district in regards to lot width and lot area requirements (See Subject Lot History in Attachment F). The SR-1A Zone requires 50 feet of lot width and 5,000 square feet of lot area for single family dwellings



Subject Property – view looking south from 2nd Avenue



 *Subject Property (birds eye view looking south)*

The existing streetscape includes only one primary structure and two accessory structures; the two corner structures have frontage on the north/south running letter streets. The surrounding structures are all identified as contributing structures to the Avenues Local Historic District in the 2013 Reconnaissance Level Survey. The general scale of the buildings in this context, on 2nd Avenue, ranges from one to two stories. Construction materials include a spectrum encompassing masonry in the form of brick, and wood in the form of horizontal and shingle siding. Roof forms tend to be pitched with gables, clipped gables, or hipped roof forms. The style of surrounding structures include Victorian eclectic, Dutch colonial revival, 20th Century other, and Queen Anne Victorian.

PROJECT DESCRIPTION

The request is to construct a 1,227 square foot single family dwelling. The proposed structure includes 794 square feet on the main floor, and a 433 square foot basement.

The narrative prepared by the applicant for the application states that, *“the design of the home draws from the vernacular forms of the neighborhood. The proportions of the windows and the pitch of the roof relate to the historic homes of the street, yet reinterpret them with a modern sensibility. The pitch of the roof echoes the home directly to the west, yet the forms are simplified and paired back to a more minimal expression. The front porch is similar in scale to those throughout the neighborhood yet is also more minimal in design. The goal for the design was one that compliments the historic homes of the community, while still being a modern home.”*



Rendering of proposed development

The proposal meets all of the required setbacks for the zoning district (see analysis in Attachment E). The proposed front yard setback is 10 feet, which matches the adjacent structure to the west—the only other primary structure on the block face that faces 2nd Avenue. There is a 4 foot easement on the east side of the subject property to allow Rocky Mountain Power access to a utility pole.



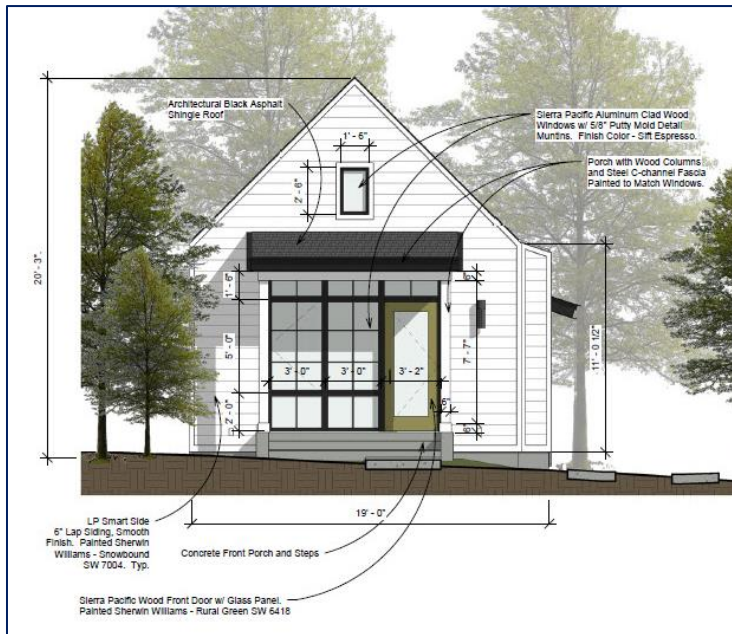
Proposed west elevation. Full plans are located in [Attachment A](#)

The proposed structure has a gabled roof and a maximum height of 20 feet 10 ½ inches. The massing of the proposed development creates multiple volumes with differing roof heights, stepping down towards the rear section of the building. The proposed structure is articulated using several changes in wall plane reflecting the volumes of the massing which is visually accentuated with the use of projecting eaves over the front porch and west entry.

The front façade is designed with a porch that has a shed roof, wood columns and a steel c-channel fascia that will match the proposed windows. The front porch depth is approximately 5 FT.

The street facing façade of the proposed structure combines large areas of glazing accomplished with a combination of casement and awning windows with a small individual rectangular upper window seen in upper levels of some of the surrounding structures. The south elevation (rear) is proposed with a similar fenestration pattern to the front façade, achieved with subdivided glass patio doors. The west elevation has individual vertically proportioned window and door openings, contrasted with a larger horizontal window opening that is visually compatible with the wall to window ratio of surrounding structures. The east elevation has a series of **individual 'hole in the wall'** vertically proportioned windows. Lower level windows are lit by window wells. The windows and doors will be installed with a 3 ½ inch recess into the face of the walls. This profile detail provides a deeper shadow line on the face of each façade. The window frames will have 1 ½ inch sash and will be trimmed with 3 inch painted trim boards.

The proposed exterior materials include 6 inch smooth finish lap siding, aluminum clad wood windows, and wood doors with glass panels.



Proposed north elevation



Proposed east elevation

There is an existing drive approach on the west side of the property, and the applicant is proposing to retain the drive approach as access to the required two required off-street parking spaces for the site. Two tandem off street parking spaces are proposed on the west side of the house in the driveway area. In the future, the applicant may apply for approval to construct a detached garage in the rear yard of the property, however a detached garage is not being proposed at this time.



KEY ISSUES:

The key issues listed below have been identified through the analysis of the project.

Issue 1: Revisions to Proposal (*resolved*)

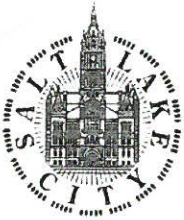
The side yard setback on the east side of the property is 4 feet, and because of that short distance to the adjacent property, the applicant initially designed the proposal with very minimal window openings on the east elevation. This elevation of the proposed structure would abut accessory structures on the neighboring properties. Planning Staff worked with the applicant, and the proposal was revised to include two additional individual vertically oriented windows. The rhythm of solids to voids on that façade characteristically recognizes this proximity and a need for greater privacy, while the design is still characteristic of the surrounding structures.

Staff also worked with the applicant and recommended some slight modifications to the positioning, size and shape of the upper window on the front and rear façade. Staff is of the opinion the revisions made help achieve an overall design that is more visually compatible with the structures on the streetscape.

NEXT STEPS:

If the project is approved subject to any conditions recommended, the applicant may proceed with the project as identified and will be required to obtain all necessary permits and approvals. If the Commission **disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness** for the proposed New Construction and any new proposal would require submittal of a new application.

ATTACHMENT A: APPLICATION INFORMATION



HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
PLNHLC2017-00339	Chris Lee	5/5/2017	SR-1A

Project Name: 970 E 2nd Ave - New Construction (SFD)

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: New Construction of Single Family Residence on the Lot located at 970 East and 2nd Avenue.

Address of Subject Property: 970 East 2nd Avenue, Salt Lake City UT 84103

Name of Applicant: Dallas Stong Davis 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):

E-mail of Property Owner: Phone:

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

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

- Major Alteration: Filing fee of \$31, plus additional cost of postage for mailing notice.
- New Construction: Filing fee of \$248, plus additional cost of postage for mailing notice.

SIGNATURE

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

Signature of Owner or Agent:

Dale S. Orr

Date:

5/5/2017

SUBMITTAL REQUIREMENTS

Staff Review



1. Project Description (please attach additional sheet)

Written description of your proposal and any Special Exception requested

The attached is the design for a single family residence located at 970 East and 2nd Avenue in Salt Lake City. The proposal is to construct a small home on the lot of approximately 1227 square feet with a main level footprint of 794 square feet and a basement of 433 square feet. The overall goal of the design was to create a small home which complimented the human scale and character of the Avenues, yet in a more modern architectural expression. As such, traditional building typologies of the surrounding neighborhood were looked at and used as a jumping off point for the final design of the home. The steep gable of the home has been pared back to its most simple form. The windows and doors, in their scale and proportions also reflect a more modern interpretation of the historic double hung and casement windows of the neighborhood, recessed into the walls to give deeper shadow lines where they break the wall surface. The front porch is reminiscent of those found throughout the neighborhood, but is once again a more minimal expression of the historic form. The siding is a simple smooth clapboard painted a soft white. In analyzing the streetscape, the home has been situated on the lot to be similar to the front yard of the neighboring home to the west. Drawings also show plans for a detached garage to be built at the back of the lot at a future date.

2. Drawings to Scale



One paper copy (24" x 36")



A digital (PDF) copy



One 11 x 17 inch reduced copy of each of the following

a. Site Plan



Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. Elevation Drawing



Detailed elevation, sections and profile drawings with dimensions drawn to scale



Show type of construction, materials



Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc



Show section drawings of windows and doors if new windows and doors are proposed

c. Streetscape Drawings (for new construction)



Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

Updated 2/20/15

970 East 2nd Avenue Davis Residence

970 East 2nd Avenue
Salt Lake City, UT 84103

Historic District Design Review

June 20th 2017



Historic District Design Review

June 20th 2017



970 East 2nd Avenue

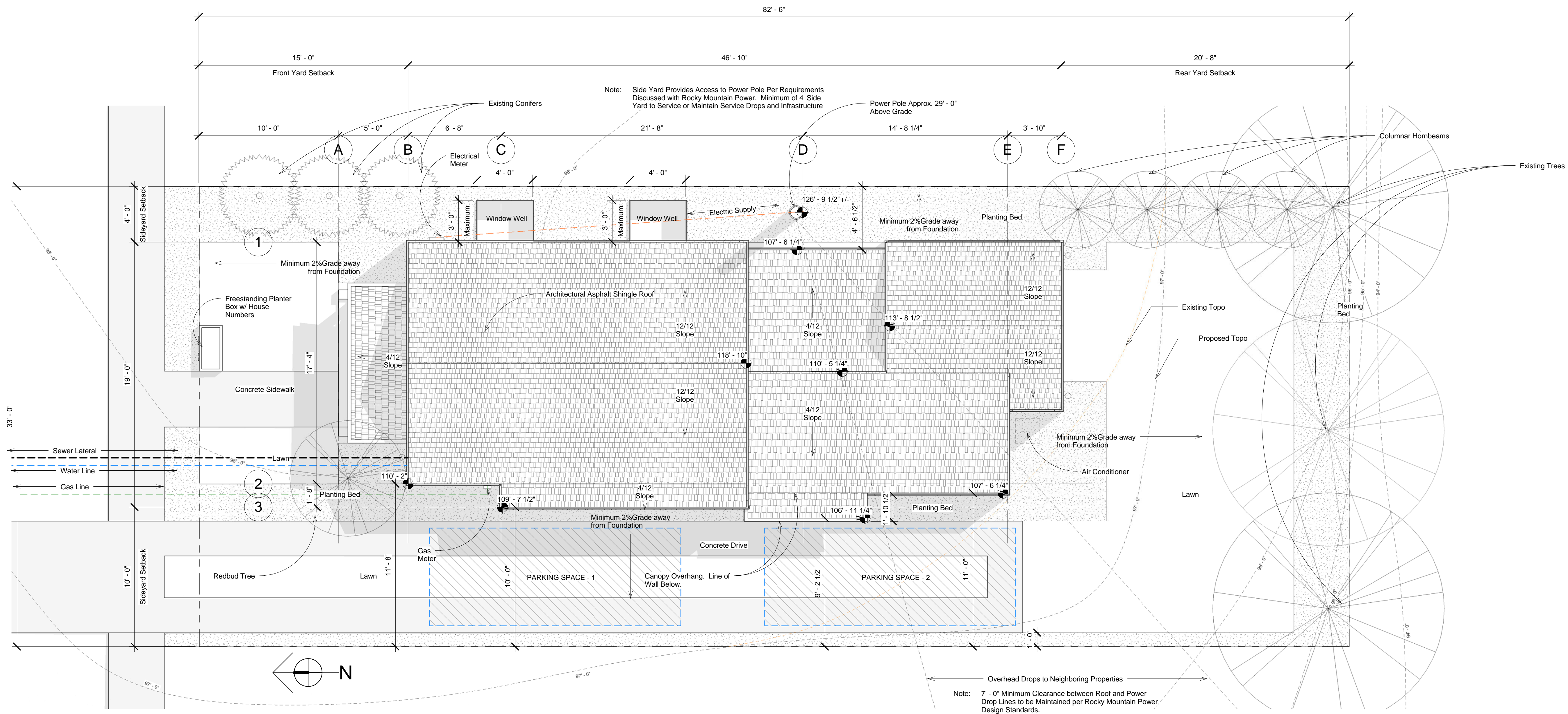
Davis Residence

Project Contact Information

Owner	Architect
Dallas S. Davis 531 S. 900 E. APT A5 Salt Lake City, UT 84102 801-472-1176	Dallas S. Davis 531 S. 900 E. APT A5 Salt Lake City, UT 84102 801-472-1176

Drawing List	
Sheet Number	Sheet Name
HDDR-001	Cover Sheet
HDDR-002	Site / Landscape Plan
HDDR-003	Historic District Drawings - Plans
HDDR-004	Historic District Drawings - Elevations
HDDR-005	Historic District Drawings - Context

Cover Sheet
HDDR-001



970 East 2nd Avenue
 Davis Residence
 Site / Landscape Plan

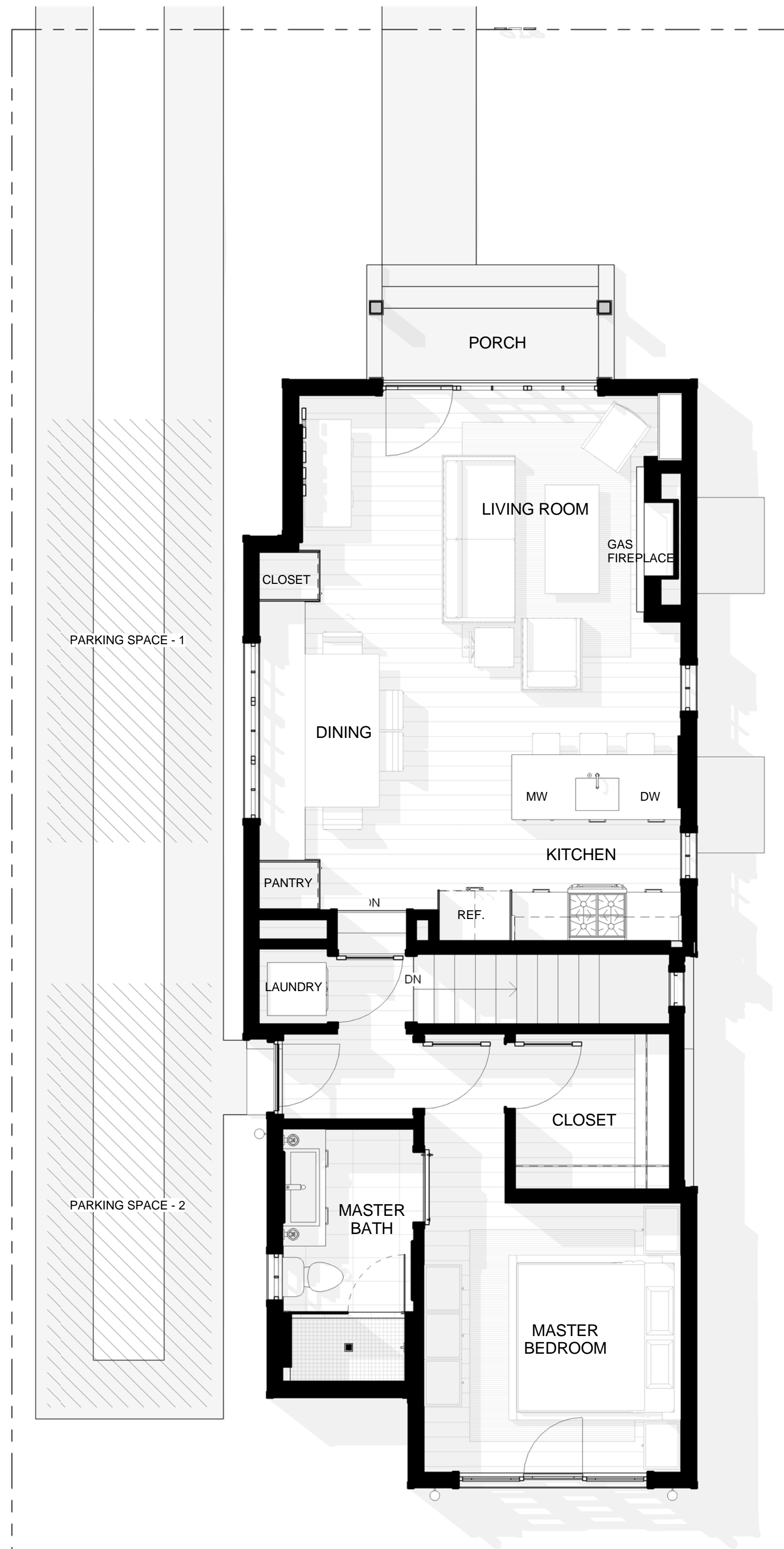
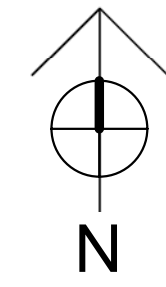
1 Site / Landscape Plan
 1/4" = 1'-0"

Project number	003
Date	June 20th 2017
Drawn by	DSD
Checked by	DSD

HDDR-002

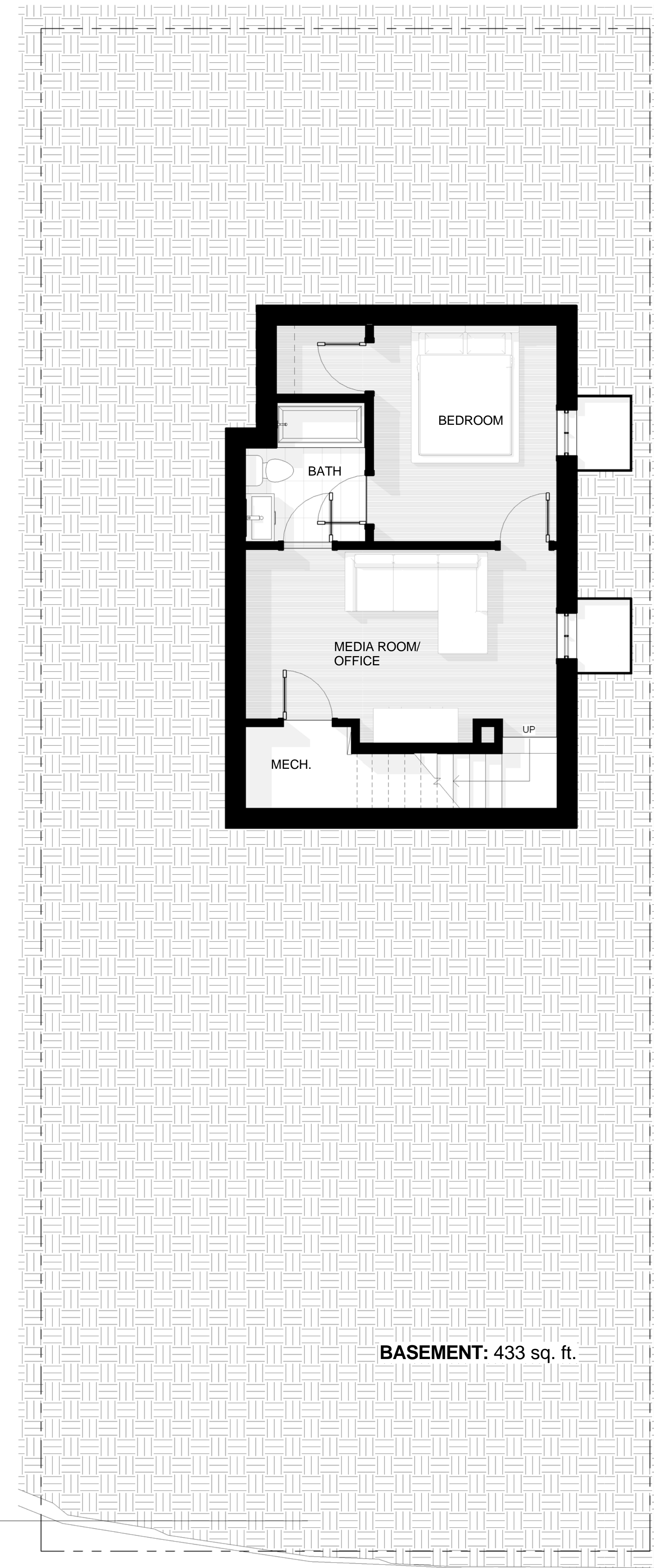
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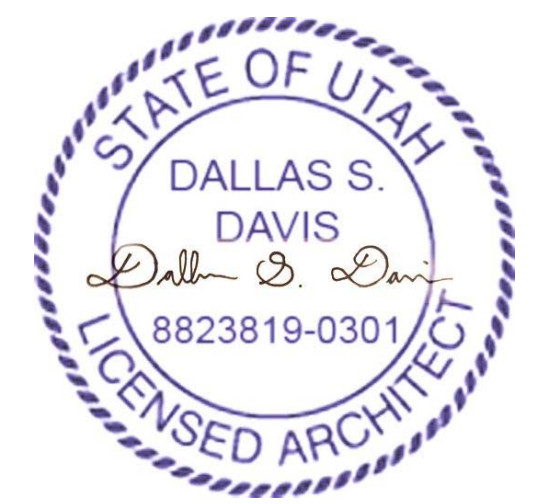
MAIN LEVEL INTERIOR: 786 sq. ft.
LOT AREA: 2723 sq. ft.
LOT COVERAGE: 886 sq. ft.
COVERAGE: 32.5%

① Schematic Plan - Main Level
1/4" = 1'-0"



BASEMENT: 433 sq. ft.

② Schematic Plan - Basement
1/4" = 1'-0"



dSTUDIO
architecture

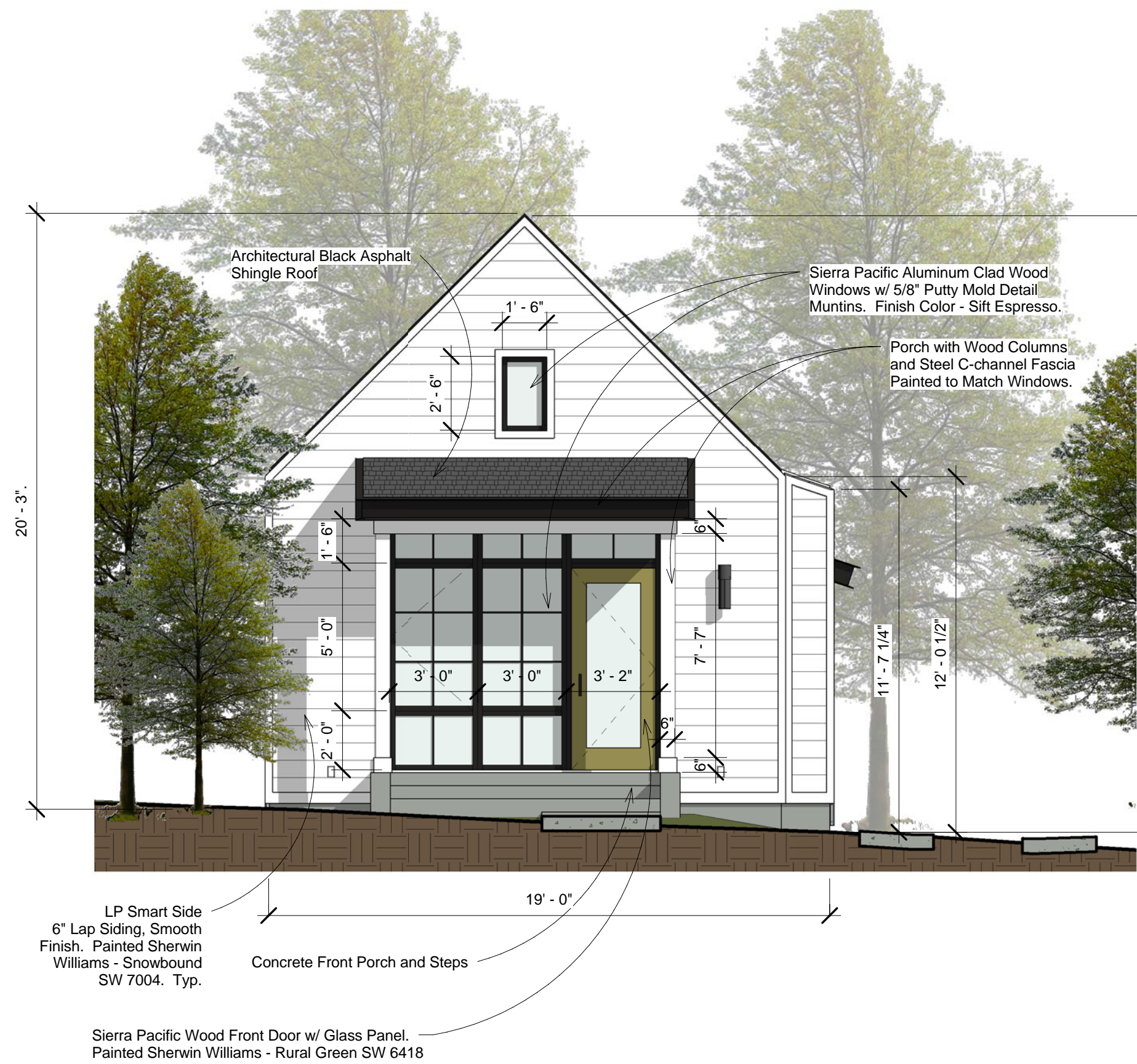
970 East 2nd Avenue
 Davis Residence
 Historic District Drawings -
 Plans

Project number 003
 Date June 20th 2017
 Drawn by DSD
 Checked by DSD

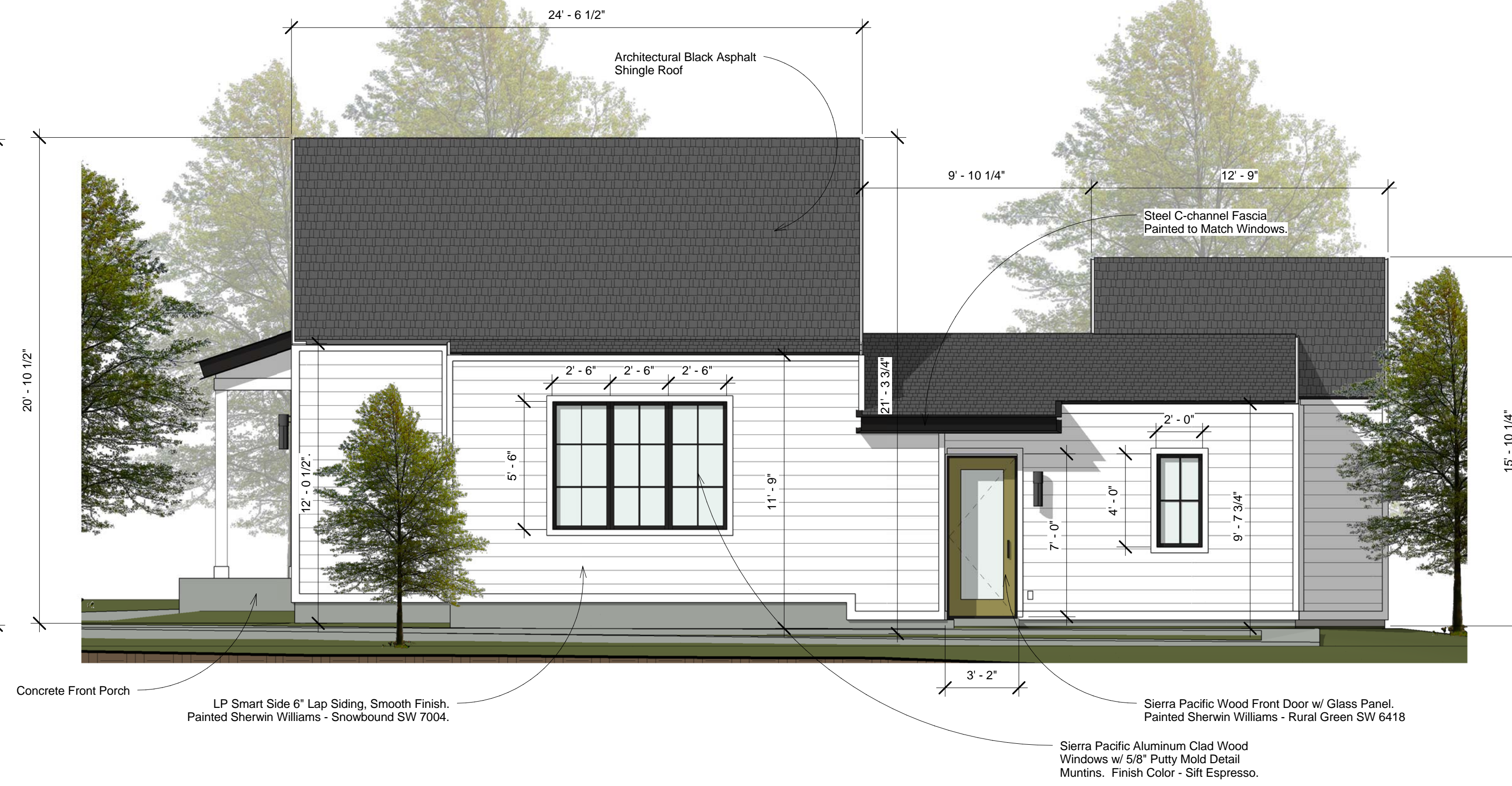
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Scale 1/4" = 1'-0"

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① NORTH ELEVATION - Color
1/4" = 1'-0"



② WEST ELEVATION - Color
1/4" = 1'-0"



③ SOUTH ELEVATION - Color
1/4" = 1'-0"



④ EAST ELEVATION - Color
1/4" = 1'-0"



dSTUDIO
architecture

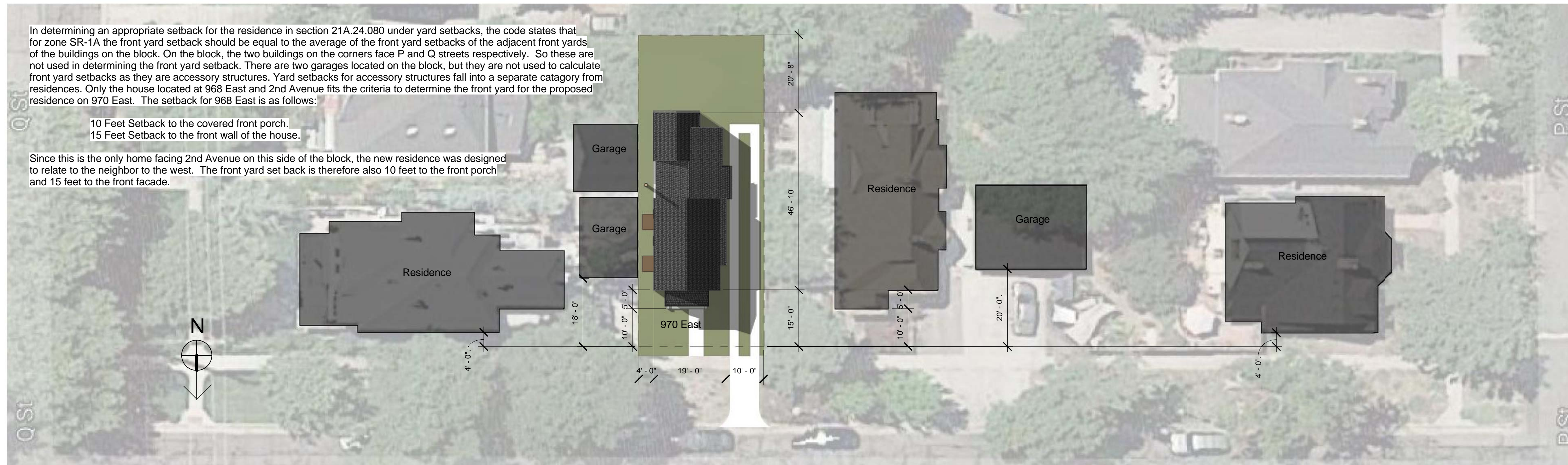
970 East 2nd Avenue
Davis Residence
Historic District Drawings -
Elevations

Project number 003
Date June 20th 2017
Drawn by DSD
Checked by DSD

HDDR-004

Scale 1/4" = 1'-0"

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① Streetscape Setback Plan
1/16" = 1'-0"

In elevation the design of the home for 970 East 2nd Avenue draws from the vernacular forms of the neighborhood. The proportions of the windows and the pitch of the roof relate to the historic homes of the street, yet reinterpret them with a modern sensibility. The pitch of the roof echoes the home directly to the west, yet the forms are simplified and paired back to a more minimal expression. The front porch is similar in scale to those throughout the neighborhood yet is also more minimal in design. In all the goal for the design was one that compliments the historic homes of the community, while still being a modern home.



② Streetscape - 2nd Avenue Between P and Q
1/16" = 1'-0"

Exterior Materials



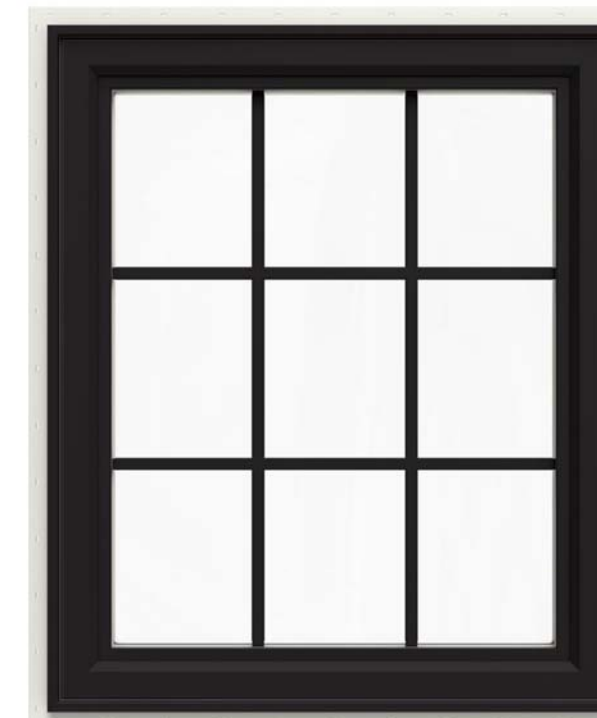
LP SmartSide Smooth Lap Siding
6" Lap - Painted - Sherwin Williams
SW 7004 Snowbound



Front Door - Sierra Pacific Wood Door with Glass Panel Painted - Sherwin Williams - SW 6418 Rural Green

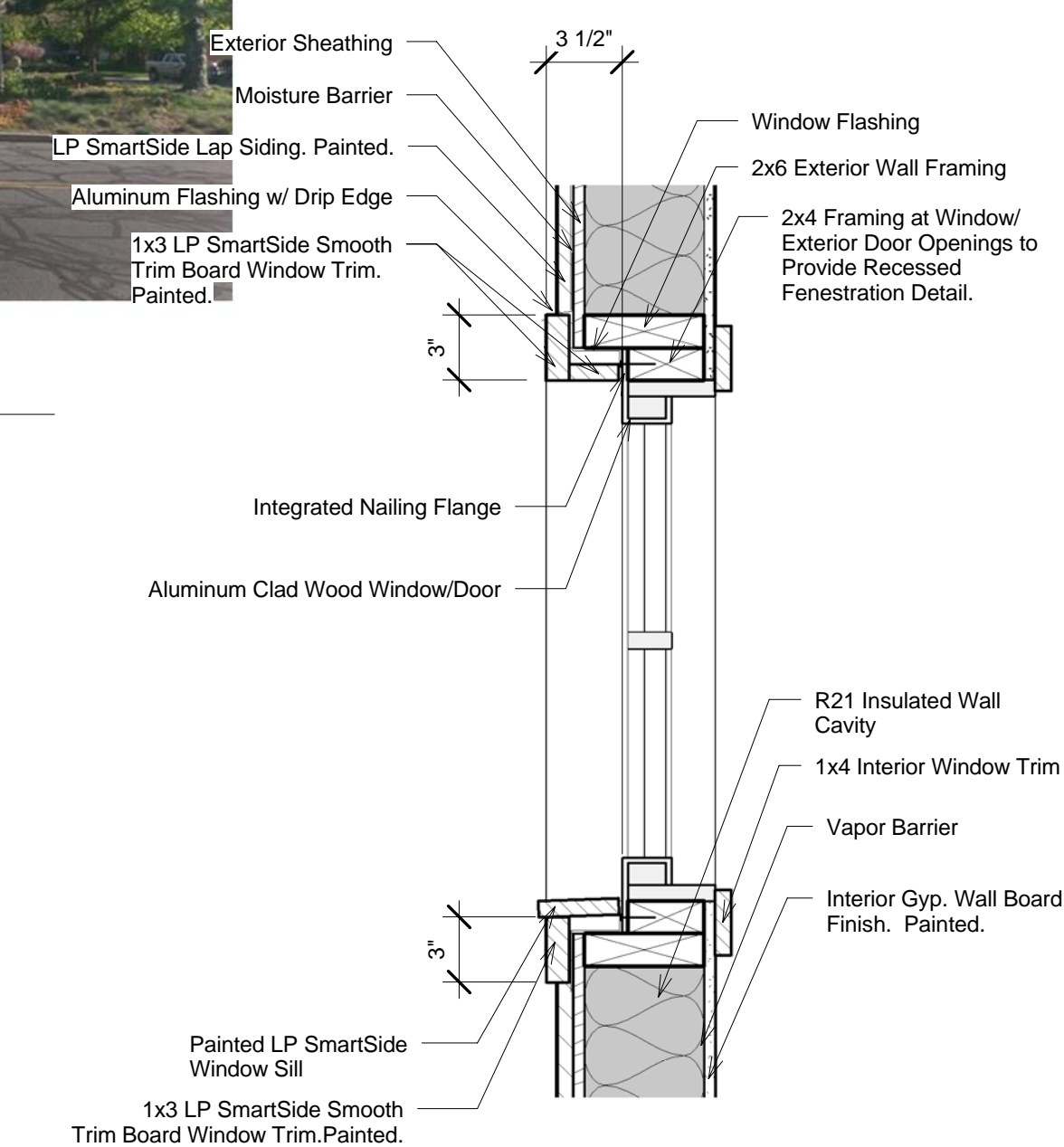


Architectural Asphalt Shingles - Textured Black



Sierra Pacific Aluminum Clad Wood Windows Casement and Awnings with 5/8" Putty Mold Muntins - Aluminum Finish - Sift Espresso

Windows and Doors will be installed with a 3 1/2" Recess into the face of the walls. This profile detail provides a deeper shadow line on the face of each facade. The window frames will have 1 1/2" Sash and will be trimmed with 3" Painted trim boards.



③ Exterior Window and Door Framing and Profile Detail
1 1/2" = 1'-0"



970 East 2nd Avenue
Davis Residence
Historic District Drawings - Context

Project number 003
Date June 20th 2017
Drawn by DSD
Checked by DSD

HDDR-005

Scale As indicated

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CASEMENT WINDOWS

Our casement windows are a solid favorite of homeowners and builders. They're energy efficient, durable, secure, beautiful, and provide superb ventilation. Our casements complement virtually any architectural style, and can be used alone or in combination with other window types and shapes.

On most Sierra Pacific casements, the sash opens to a full 90 degrees. Choose crank-open or push-out, French or radius top styles, plus bay or bow units and mulled configurations.

Available with a wood or aluminum clad exterior and with narrow or wide stiles and rails.



AWNING WINDOWS



Photo courtesy of Douglas Knight Construction



Awning windows open outward from the bottom to give you fresh air even if it's raining. Use them as clerestory windows high on your wall to let natural light fill your room, or combine several above or below a picture window to provide ventilation without obstructing your view.

Architecturally speaking, Sierra Pacific awning windows are extremely versatile and functional. They close easily, lock securely and are weathertight.

Choose crank-open or push-out, picture units, or mullied configurations. Available with a wood or aluminum clad exterior.

SWINGING PATIO DOORS



Sierra Pacific patio doors give you several distinctive ways to open any room or bring the outdoors in.

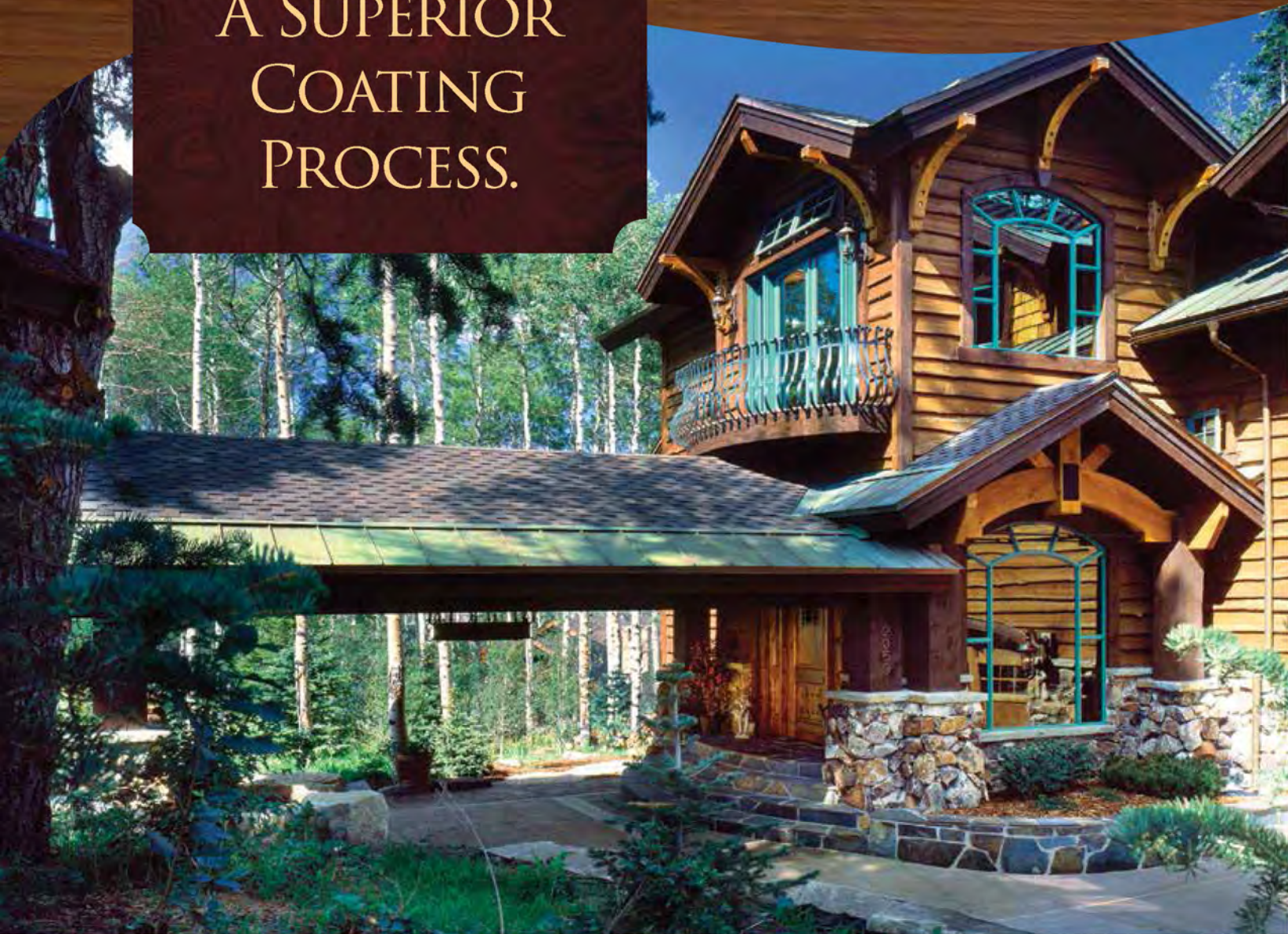
Our swinging patio doors are an eloquent answer to access and ventilation. We offer our French door, with both panels swinging in or out, and our Shasta door, with one inswing French door panel and one fixed panel. All of them can be enhanced dramatically by combining with transoms or sidelites or additional door panels.

For optimum security and superior weather resistance, we feature a multi-point locking system that has passed the most stringent forced entry requirements. Our handles and escutcheon plates are forged solid brass, in a wide variety of styles and finishes to enhance any architectural style and any décor.

Available with a wood or aluminum clad exterior.



THE PERFECT COLOR PLUS A SUPERIOR COATING PROCESS.



For the exterior of your aluminum clad windows and doors, choose from a color palette that mimics nature, and ranges from rich and vibrant, to cool and muted. We offer more than 60 colors in 7 industry-leading palettes, including our unique Textured and Weathered Collections.

Equally as important as the color is our coating process. We use a superior, highly resilient, AAMA 2605 or 2604 powder coated finish. Our 100% fluoropolymer 2605 powder coatings meet or exceed all AAMA criteria, and have more surface hardness and scratch resistance than ordinary liquid paint.

Our powder coating process emits zero or near zero volatile organic compounds, and virtually eliminates the generation of hazardous waste.

HERITAGE COLLECTION

White 001	Linen 032	Sandstone 003	Tan 043	Seawolf 044	Gull Gray 007	Slate Gray 045
Light Blue 046	Slate Blue 008	Teal 047	Patina Green 051	Hemlock Green 048	Sage Green 005	Forest Green 049
Evergreen 009	Green 004	Hartford Green 050	Greek Olive 081	Moss 031	Caramel 052	Terra Cotta 053
Clay 026	Colonial Red 054	Harvest Cranberry 010	Burgundy 055	Deep Taupe 077	ICI Brown 056	Antique Bronze 057
TW Brown 058	Regal Brown 059	Brown 002	Bronze 024	Black Sable 060	TW Black 061	Black 023

AAMA 2604 — TEXTURED COLLECTION — AAMA 2605

Sift Espresso 07	Mocha 098	Cajun Spice 099	Pesto 100	Peppered Steel 110	Cafe Royale 104	Cocoa 105	Red Pepper 106	Basil 107
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METALLIC COLLECTION

Alpine Silver 062	Metallic Champagne 063	Bronze Classic 064	Classic Copper 088	Copper Penny 065
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PEARL METALLIC COLLECTION

Platinum 067	El Cajon Silver 068	Light Bronze 069	Medium Bronze 070	Dark Bronze 071
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ANODIZED COLLECTION

Clear Anodized 103	Dark Bronze 195	Light Bronze 096	Light Bronze 101	Dark Bronze 102
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INDUSTRIAL SERIES

WEATHERED COLLECTION

Weathered Patina Green 094	Weathered Green 080	Weathered Bronze 078	Weathered Brown 034	Weathered Rust 076	Weathered Clay 075
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The colors shown on this page are not exact. For the most accurate color choices, ask your sales representative for a color panel.



HARDWARE THAT'S EASY TO LOVE.

ASPEN COLLECTION



Handle and Operator Cover



Concealed Sash Lock

CASEMENT & AWNING

Matte Black



Coppertone



White



Oil Rubbed Bronze



Chestnut Bronze



Bronze



Western Pewter



Brushed Chrome



Bright Chrome



Satin Nickel



Antique Brass



Brushed Brass



Bright Brass



Handle and Operator Cover



Tilt Latch



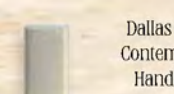
Sash Lift



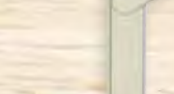
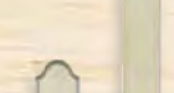
DOUBLE HUNG



SWINGING PATIO DOORS



Dallas Series Contemporary Handle Set



Available in:
Satin Nickel
Matte Black
Polished Brass
Dark Metallic Bronze

New Orleans Handle with 216 Escutcheon

Munche Handle with 374 Escutcheon

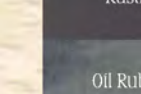
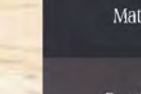
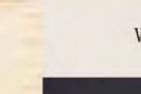
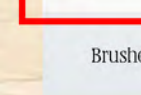
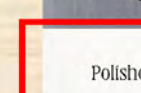
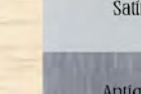
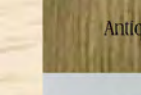
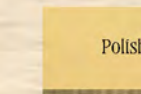
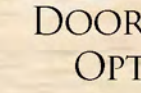
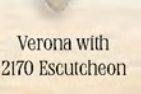
Verona Handle with 216 Escutcheon

Athina Handle with 216 Escutcheon

Rodos Handle with 216 Escutcheon

Toronto Handle with 374 Escutcheon

SLIDING PATIO DOORS



Verona with 2170 Escutcheon

Genoa with 2165 Escutcheon

PATIO & SPECIALTY DOOR FINISH OPTIONS

Polished Brass

Antique Brass

Satin Nickel

Antique Nickel

Polished Chrome

Brushed Chrome

White

Matte Black

Rustic Umber

Oil Rubbed Brass

ACCESSORIES



Handle Extension

Interior Thumbturn

Exterior Keylock

We offer a stylish selection of superbly engineered, beautifully finished handles and locking mechanisms. Our handles and escutcheon plates are forged solid brass, in a variety of styles and finishes to enhance any architectural style and any décor.

Pricing and lead time vary according to finish and style. Finishes shown are representative only. For an actual color sample, please contact your sales representative.

LITES LIGHT UP ANY ROOM.



Nothing enhances the architectural style of a building and lights up a room as dramatically as divided lite windows.

Divided lites allow you to mimic traditional architecture, or create contemporary patterns that are uniquely your own.



SIMULATED DIVIDED LITES.

Sierra Pacific simulated divided lites look just like true divided lites, but are far more energy-efficient, easier to care for, and more durable.

They feature a wooden interior bar (of varying species and profiles), an optional internal shadow bar, and an exterior bar that's either aluminum clad or all-wood to match your window.

Different bar widths can be combined in single units to satisfy any design criteria. Lite patterns are limited only by your imagination.

GRILLES BETWEEN THE GLASS.



Here's an easy-cleaning, affordable alternative. We offer aluminum grilles in the airspace between the panes of the insulated glass. They're available in 5/8" or 1" widths in champagne, white, or any of our clad color offerings.



5/8 Putty Glazed
Available on aluminum clad wood windows and doors only.



The Atherton
Available on all-wood windows and doors only.



7/8" Colonial



7/8" Contemporary



1 5/16" Colonial



1 5/16" Contemporary



2" Colonial



2" Contemporary

FINE TUNE YOUR WINDOWS FOR EXACTLY WHERE YOU LIVE.



Sierra Pacific also offers standard dual or triple pane glazing options.

The right glazing will make your home more comfortable and potentially improve your energy efficiency. It can capture the sun's heat, or reflect it. You can also reduce outside noise, block more of the sun's damaging UV rays, or even enhance your privacy.

Some of the most advanced glazing options in the window industry are available from Sierra Pacific. Your builder will help you select the best glazing for your location and your specific weather conditions.

CARDINAL LOE²-272

A dramatic improvement in comfort—summer or winter. Rejects the sun's heat and damaging UV rays.

CARDINAL LOE³-366

With an unprecedented triple layer of silver, this is the ultimate performance glazing. It blocks even more solar heat gain while providing very clear visibility.

CARDINAL LOE³-340

This advanced tinted glass reduces glare while providing superior insulation against heat or cold.

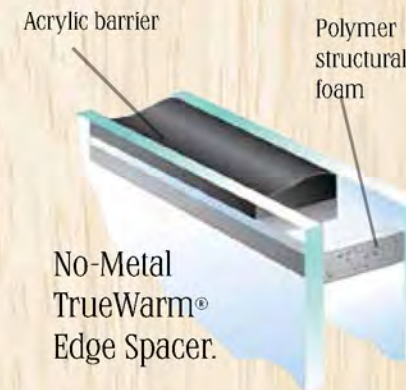
CARDINAL LOE-180

Our choice for passive solar applications. It's ideal at capturing the sun's heat and blocking heat loss to the outside.

CARDINAL LOE-i89

Thanks to energy-saving coatings on all 4 surfaces,* this is the double pane window that gives you triple pane performance.

All values shown are center of glass. *Surface #4 coatings are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation.



LOW-E IS JUST THE BEGINNING.

Most homeowners have heard of low-E glazing. Low-E is a "spectrally-selective" coating that acts as invisible insulation on your windows. Amazingly, it keeps you cooler in the summer and warmer in the winter.

Thankfully, glazing technology keeps getting better and better, and now you can enjoy even higher performance with double or triple low-E coatings.

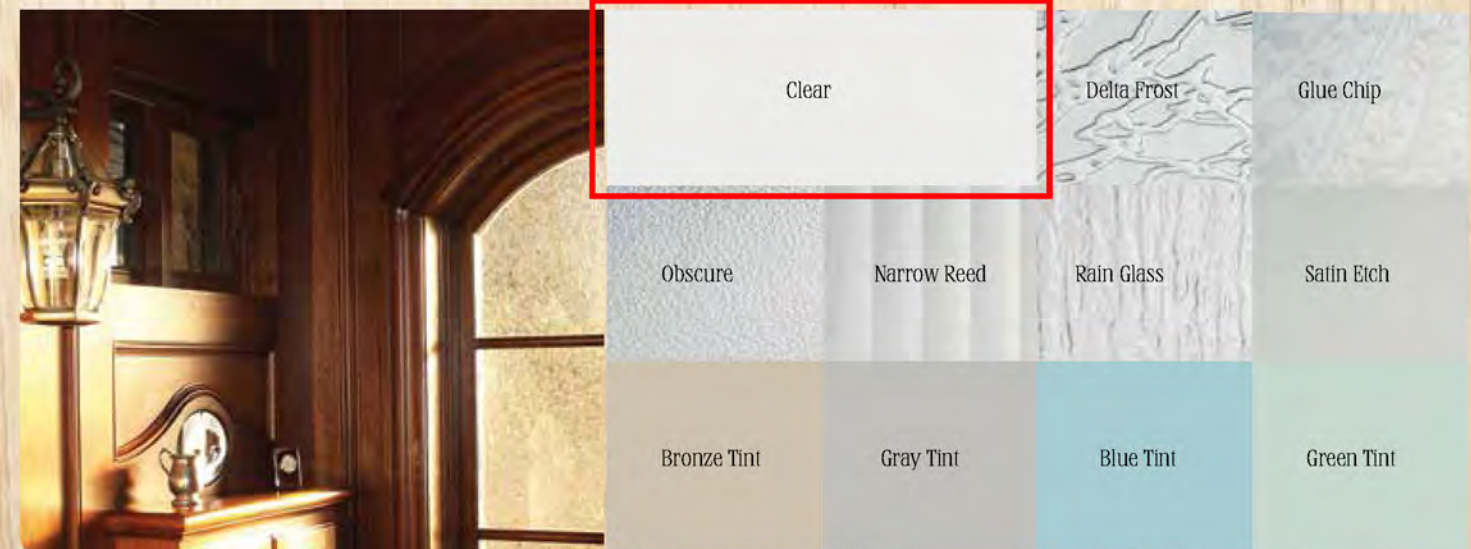
WHY A WARM EDGE IS VERY COOL AND A COLD EDGE ISN'T.

Many window manufacturers use aluminum spacers between their panes of glass. These metal spacers conduct cold and heat, and that's not good for anybody.

Warm edge, non-metal foam spacers will give you greater thermal efficiency and more comfort. That sounds easy, right? Not quite.

Many of the warm edge spacers on the market actually contain metal—the very thing they're trying to avoid. Not surprisingly, most Sierra Pacific windows and doors are manufactured with No-Metal TrueWarm[®] Edge polymer structural foam spacers. They'll give you excellent thermal performance and a superior seal.

DECORATIVE GLASS



Tinted, patterned, obscure or specialty glass can be a very smart choice for specific windows in your home.

THE REAL BEAUTY OF TREATED ENGINEERED WOOD

Product Guide & Specifications

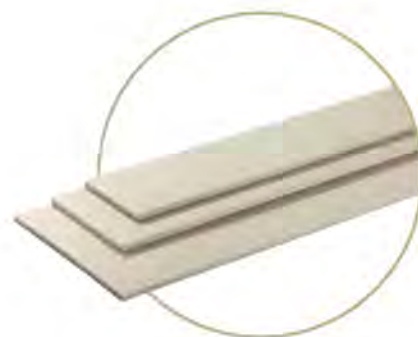


Exterior Clapboard Siding

Smooth Finish Lap

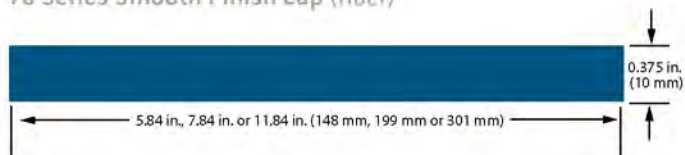
A Traditional, Subtle Look

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



Smooth finish

76 Series Smooth Finish Lap (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER
76 Series Smooth Finish Lap (fiber)	16 ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25919
	16 ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25920
	16 ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25921

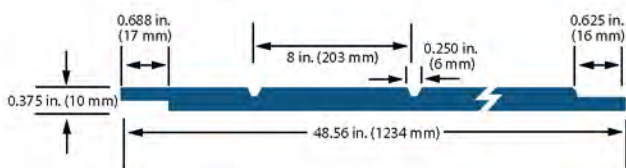
Front Porch Ceiling Smooth Finish Panel

Designed For Ease And Performance

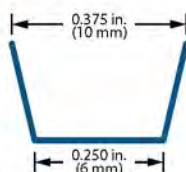
- The shiplap edge makes it easier to install
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Smooth finish
- Treated engineered wood fiber substrate



76 Series Smooth Finish Panel 8" o.c. (fiber)

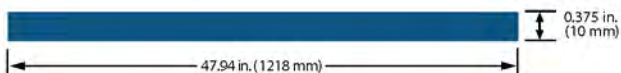


Groove Detail



Smooth finish

76 Series Smooth Finish Siding Panel and Soffit - Square Edge (fiber)



DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER
76 Series Smooth Finish Panel 8" o.c. (fiber)	8 ft. (96 in.)(2438 mm)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25932
76 Series Smooth Finish Panel 8" o.c. (fiber) with slip sheets	8 ft. (96 in.)(2438 mm)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	39051
76 Series Smooth Finish Siding Panel and Soffit - Square Edge (fiber)	8 ft. (96 in.)(2438 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25930
	9 ft. (108 in.)(2743 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25931

Exterior Trim

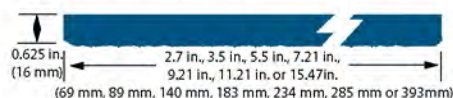
Reversible Trim

Two Great Looks In One

- The natural look of cedar on one side and smooth on the other
- Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate
- Reversible trim has a 1/8" bevel cut on its cedar texture side, and is square cut on the smooth finish side.



440 Series Reversible Trim (fiber)



540 Series Reversible Trim (fiber)



Smooth finish



Window, Door
Corner and
Roof Trim Cedar texture

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER
440 Series Reversible Trim (fiber)	16 ft. (192 in.)(4877 mm)	2.70 in. (69 mm)	0.625 in. (16 mm)	25940 *
	16 ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25941
	16 ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25942
	16 ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25943
	16 ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25944
	16 ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25945
	16 ft. (192 in.)(4877 mm)	15.47 in. (393 mm)	0.625 in. (16 mm)	38445
540 Series Reversible Trim (fiber)	16 ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in. (23 mm)	25946
	16 ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in. (23 mm)	25947
	16 ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in. (23 mm)	25948
	16 ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in. (23 mm)	25949
	16 ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in. (23 mm)	25950
	16 ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in. (23 mm)	25951

Front Porch Columns
and Trim

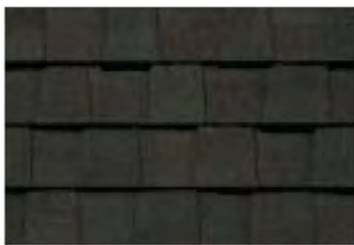
*Special order item. Requires minimum quantity and extended lead times.
Metric units are rounded to the nearest millimeter.

LANDMARK[®] SERIES

LUXURY & DESIGNER ROOFING SHINGLES



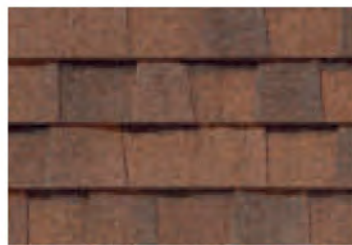
LANDMARK COLOR PALETTE



Black Walnut



Birchwood



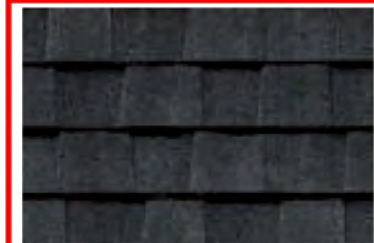
Burnt Sienna



Cobblestone Gray



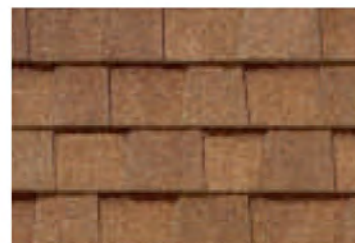
Hunter Green



Moire Black



Mojave Tan



Resawn Shake



LANDMARK PRO

SPECIFICATIONS

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 250 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5


Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty 
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.



LANDMARK

SPECIFICATIONS

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 230-235 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:


- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

Landmark Silver Birch is an ENERGY STAR rated product and may qualify for a federal tax credit.

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter® algae-resistance warranty 
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

ATTACHMENT B: SITE MAP



ATTACHMENT C: SITE/CONTEXT PHOTOS



Panorama of 2nd Avenue streetscape facing south



View of subject lot from 2nd Avenue facing south



East side yard of subject property and adjacent property/accessory structures. Side yard setback requirement is 4 FT.



West side yard of subject property and adjacent property. Side yard setback requirement is 6 FT, 10 FT is proposed to accommodate driveway. Driveway on adjacent property abuts subject property's west side yard/proposed driveway.



View from 2nd Avenue of subject property and adjacent structures to the east.



View from 2nd Avenue of subject property and adjacent structures to the west.

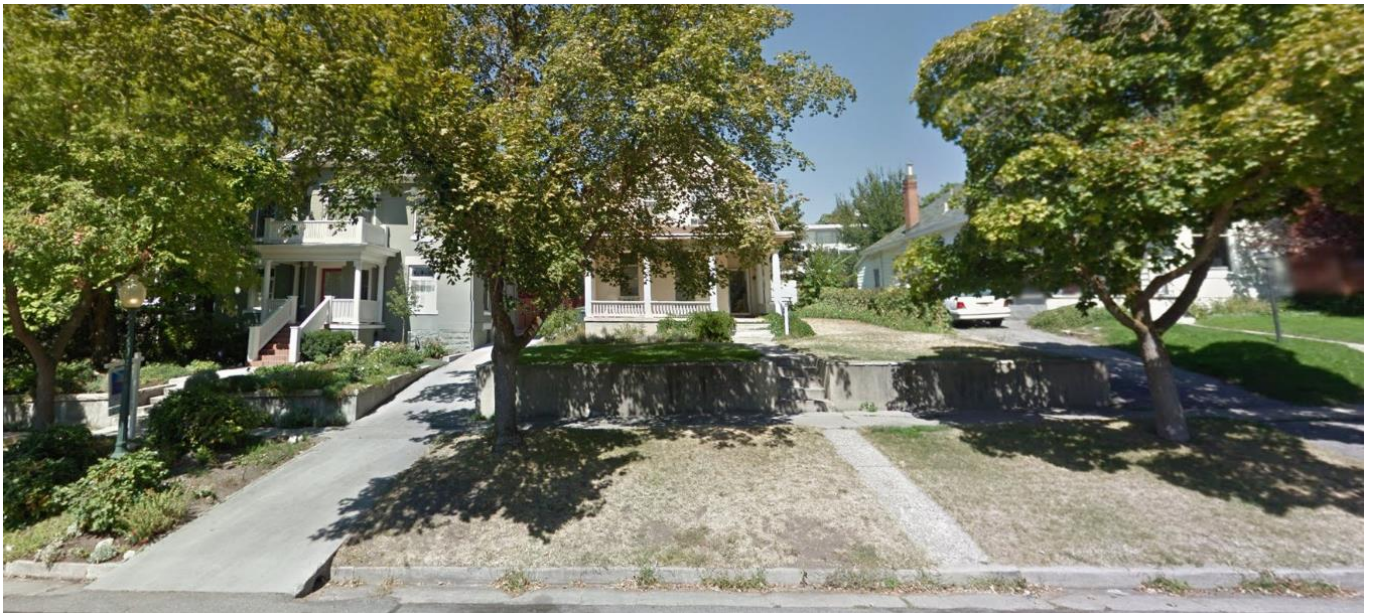


View of south side of 2nd Avenue looking east from the corner of P Street.



View of south side of 2nd Avenue looking west from the corner of Q Street.

Surrounding development - Streetscape views of north side of 2nd Avenue



ATTACHMENT D: ANALYSIS OF STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 12, New Construction, provides the relevant historic design guidelines for this design review. The Design Guidelines are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).

[Residential Guidelines – Chapter 12](#)

Standard & Guidelines	Analy	Finding
<p>1. SCALE & FORM</p> <p>1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p> <p>Residential Design Guidelines</p> <p><i>12.5 A new building should be designed to reinforce a sense of human scale.</i></p> <p><i>12.6 A new building should appear similar in scale to the established scale of the current street block.</i></p> <p><i>12.8 A front facade should be similar in scale to those seen traditionally in the block.</i></p> <p><i>12.9 Building heights should appear similar to those found historically in the district.</i></p> <p><i>12.11 A new building should appear similar in width to that established by nearby historic buildings.</i></p>	<p>Scale & Form - Height</p> <p>The proposal is designed for a narrow lot. Limited regrading is proposed to create a basement level, while window wells are employed on the east side of the building to achieve light to lower level living spaces. The proposed maximum building height is 20 FT 10.5 IN, adopting a pitched roof building form. The proposed height falls within the lower height range of nearby pitched roof buildings, and is similar in height to property directly adjacent to the west. There is an existing power pole with overhanging power lines that also limits the height of the structure. Staff is of the opinion the proposed height and width of the building is compatible with the general scale of development in this context. Developing this lot, in a sensitive manner, is in itself a positive move in relation to the historic and architectural character of the district.</p> <p>Scale & Form - Width</p> <p>The constraints of this lot prompt a slightly different and narrower width of building frontage when compared with other buildings within this setting. The proposal complies with zoning setback requirements and area for required off street parking spaces, resulting in the buildable area of this lot being extremely limited in terms of building width. Overall, the massing and articulation of the proposed building, would help to recognize the human scale character of this setting and would be compatible with the general scale and form of the setting and the district.</p>	<p>Height</p> <p><i>Complies</i> - The proposal meets the objectives of this design standard.</p> <p>Width</p> <p><i>Complies</i> - The proposal meets the objectives of this design standard.</p>

<p>1. SCALE & FORM 1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> <i>12.6 A new building should appear similar in scale to the established scale of the current street block.</i></p> <p><i>12.13 Building forms should be similar to those seen traditionally on the block.</i></p> <p><i>12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.</i></p>	<p>Scale & Form - Façade Proportion This is a narrow, undersized, interior lot. The proposal equates as closely as possible with the proportion of principal facades in this immediate setting. The street-facing façade of the building is designed with a large area of glazing and a porch element that helps to temper the perceived façade proportions and enhance the sense of compatibility in this context. The front porch helps to emphasize the entry as is a feature which is a characteristic of many buildings on the street and larger historic district context. The elements used in combination on the front façade help to accentuate a sense of human scale on the street frontage.</p> <p>Overall, the relationships of width to height of the principal elevations, with the degree of modulation and articulation proposed, would create a series of proportions which would be in scale with the surrounding structures and streetscapes.</p>	<p>Façade Proportion <i>Complies</i> - The proposal meets the objectives of this design standard.</p>
<p>1. SCALE & FORM 1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p> <p>Residential Design Guidelines <i>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</i></p> <p><i>12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.</i></p>	<p>Scale & Form - Roof Shape The proposal is for a pitched roofed dwelling that has a slope that is visually compatible with roof forms seen in surrounding structures and the streetscape. The immediate context of 2nd Avenue is characterized by a variety of pitched roof residential forms, with a combination of front or side facing gables, or hipped roof in form.</p>	<p>Roof Shape <i>Complies</i> - The proposal meets the objectives of this design standard.</p>

<p>1. . SCALE & FORM</p> <p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p> <p><u>Residential Design Guidelines</u></p> <p><i>12.5 A new building should be designed to reinforce a sense of human scale.</i></p> <p><i>12.6 A new building should appear similar in scale to the established scale of the current street block.</i></p> <p><i>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</i></p> <p><i>12.8 A front facade should be similar in scale to those seen traditionally in the block.</i></p> <p><i>12.9 Building heights should appear similar to those found historically in the district.</i></p> <p><i>12.11 A new building should appear similar in width to that established by nearby historic buildings.</i></p> <p><i>12.13 Building forms should be similar to those seen traditionally on the block.</i></p> <p><i>12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood</i></p>	<p>Scale & Form - Scale of a Structure</p> <p>The proposed development is effectively rectangular in form, with variation employed in massing through varying roof height and in façade articulation, Roof forms, façade heights, widths, and façade proportions interact to achieve a sense of human scale and compatibility with the size and mass of the buildings and streetscape within this part of the historic district. Staff is of the opinion the proposal would be visually compatible within this historic context, while contributing to this character in an individual manner.</p>	<p>Scale of a Structure</p> <p><i>Complies</i> - The proposal meets the objectives of this design standard.</p>
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<p>2. COMPOSITION OF PRINCIPAL FACADES</p> <p>2.a Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p>Residential Design Guidelines <i>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</i></p> <p><i>12.20 Windows with vertical emphasis are encouraged.</i></p> <p>2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p>Residential Design Guidelines <i>12.12 The ratio of wall-to- window (solid to void) should be similar to that found in historic structures in the district.</i></p>	<p>Façade Composition – Proportion of Openings The glazing area on the front façade is subdivided into smaller into smaller windows helping to convey a sense of human scale and to integrate the design with the setting. The solid to void ratio closely reflects that characteristic of the setting of the historic neighborhood. The proposed height and width of doors and windows is visually compatible with surrounding structures & streetscape.</p> <p>Façade Composition – Rhythm of Solids to Voids In general the rhythm and ratio of solids to voids proposed for the street facing facades would equate with the buildings in this setting. Larger voids or openings are subdivided into smaller lights to express the framing pattern and a degree of architectural detail and interest. The combination is likely to achieve a visual compatibility with the buildings in this context. The east façade, less visible from the street, directly faces the neighboring lot at relatively close proximity. The rhythm of solids to voids on that façade characteristically recognizes this proximity and a need for greater privacy.</p>	<p>Proportion of Openings <i>Complies</i> - The proposal meets the objectives of this design standard.</p> <p>Rhythm of Solids to Voids <i>Complies</i> - The proposal meets the objectives of this design standard.</p>
<p>2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> <i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p> <p><i>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</i></p>	<p>Façade Composition - Building Character & Scale The proposed house is designed with the front entrance oriented toward 2nd Avenue. A porch element is proposed, echoing in contemporary manner the front porch elements of many buildings in this setting and the district.</p>	<p>Rhythm of Porch & Projections <i>Complies</i> - The proposal meets the objectives of this design standard.</p>

<p>2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.</p> <p>Residential Design Guidelines <i>12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.</i></p> <p><i>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</i></p> <p><i>12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</i></p>	<p>Façade Composition - Building Materials, Windows, Elements & Detailing</p> <p>The design proposed concentrates upon horizontal lap siding as the primary external material. Window framing proposed is aluminum clad wood. The windows and doors will be installed with a 3 ½ inch recess into the face of the walls providing shadow lines on the face of each facade. The window frames will have 1 ½ inch sash and will be trimmed with 3 inch painted trim boards. Proposed window detailing is similar to historic features of surrounding structures. Proposed materials are characteristic of and would be visually compatible with this context.</p>	<p>Relationship of Materials <i>Complies</i> - The proposal meets the objectives of this design standard.</p>
<p>3. RELATIONSHIP TO THE STREET</p> <p>3.a Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;</p> <p><u>Residential Design Guidelines</u> <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p> <p><i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p>Relationship to the Street - Walls of Continuity</p> <p>The proposed new single family dwelling will occupy a vacant interior site on the south side of 2nd Avenue. The development of this site will complete a gap in what is otherwise a sequence of residential buildings along the primary street. The proposals recognize the historic development patterns of this context and respects those characteristics in the design proposed. Site structures and landscaping proposed should help to complement and integrate the development in this setting. Staff is of the opinion the proposal would enhance the visual compatibility of the streetscape.</p>	<p>Relationship to the Street – Walls of Continuity <i>Complies</i> - The proposal meets the objectives of this design standard.</p>

<p>3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;</p> <p>Residential Design Guidelines <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p>	<p>Relationship to the Street - Rhythm of Spacing & Structures on Streets The proposed residence largely respects and also echoes the existing rhythm created by the spacing of structures along this street, and the open spaces retained therein. The proposal retains the existing driveway approach which is in scale with historic development patterns in regards to spacing between structures and open spaces. The historic pattern of development should be reinforced by a new building on this site, filling in a gap on the south side of 2nd This void in the otherwise historic settlement pattern would be addressed, to the benefit of the character, continuity and rhythm of the character of this setting in the district.</p>	<p>Rhythm of Spacing & Structures on Streets <i>Complies</i> - The proposal meets the objectives of this design standard.</p>
<p>3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;</p> <p><u>Residential Design Guidelines</u> <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p> <p><i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p>Relationship to the Street - Directional Expression This is an interior site. The proposed building is oriented towards the primary street frontage (2nd Avenue), with the length of the building parallel with the lot. In directional expression the proposal addresses the constraints of the site and also respects the established settlement pattern and orientation of buildings in this context.</p>	<p>Directional Expression <i>Complies</i> - The proposal meets the objectives of this design standard.</p>
<p>3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.</p> <p>Residential Design Guidelines <i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p>Relationship to the Street - Streetscape & Pedestrian Improvement The development will occupy this vacant lot and in doing so will enhance the environmental character and public experience of this context. The building itself, combined with the landscaping of the site, will enhance the immediate setting and the broader context.</p>	<p>Streetscape & Pedestrian Improvements <i>Complies</i> - The proposal meets the objectives of this design standard.</p>

<p>4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).</p>	<p>Subdivision of Lots No subdivision of lots is requested.</p>	<p>Subdivision of Lots <i>Not Applicable</i> - No change is proposed. This standard is not applicable.</p>
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ATTACHMENT E: SR-1A ZONING STANDARDS

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-(21A.24.080)

Standard	Proposed	Complies
Lot Area: 5,000 SF for single-family detached dwellings	Existing Lot Area: 2,722 SF	Complies; Subject property is noncomplying but is recognized as a legal lot
Minimum Lot Width: 50 FT	Existing Lot Width: Approximately 33 FT	Complies; Subject property is noncomplying but is recognized as a legal lot
Building Coverage: All principal and accessory buildings shall not exceed sixty percent (40%) of the lot area.	Building Coverage: 33%	Complies
Front Yard Setback: 10 FT (average setback of principal structures on the block face)	Front Yard Setback: 10 FT	Complies
Rear Yard Setback: 25% of the lot depth, but not less than 15 FT and need not exceed 30 FT	Rear Yard Setback: 20 FT 8 IN	Complies
Interior Side Yard Setback: Where the width of a lot is 47 FT or narrower, the total minimum side yard setbacks shall be equal 30% of the lot width with one side being 4 FT and the other side being 30% of the lot width minus 4 FT rounded to the nearest whole number. (The required side yard setbacks for the subject property are 6 FT on one side and 4 FT on the other.)	Interior Side Yard Setback: 10 FT on one side, 4 FT on the other	Complies
Maximum Building Height: Pitched Roofs: 23 FT measured to the ridge of the roof, or the average height of other principal buildings on the block face.	Maximum Building Height: 20 FT 10 ½ IN	Complies

ATTACHMENT F: DEPARTMENT COMMENTS

If the proposal is approved, the applicant will need to provide the required information showing compliance to the Building Services department before a building permit will be issued. Following some of these department review comments, revisions were made to the plans. In those instances, Planning Staff has provided a response to the department comment.

Zoning: (Anika Stonick at PatriciaAnika.Stonick@slcgov.com or 801-535-6192)
PLNHLC2017-00339, 970 E. 2nd Ave, new single family dwelling proposed in SR-1A zoning district that is also within local historic district;

Setback, front yard: Site plan shows 10 foot front yard setback-- minimum front yard setback requirement to be met is per average of principal building locations of blockface (per 21A.24.080.E.1.b, including unique calculation for determining front average setback in the SR-1A district) or may be reviewed by HLC per S.E. application per 21A.06.050.C.6.g;

Setback, side yards: Site plan shows building extent at minimum required side yards of 4 and 10 feet;

Setback, rear yard: Site plan shows building rear extent of building at 20 foot deep rear yard—however, the 20 foot deep yard is less than minimum rear yard that is required (per 21A.24.080.E.4 is to be 25% depth of lot, which, in the case of subject lot that is 82.5 feet deep, the minimum rear yard requirement is 20 feet 7 ½ inches), to provide minimum required rear yard or may be reviewed by HLC per S.E. application per 21A.06.050.C.6.g;

Projections: Maximum 2 foot deep eaves may project into required yard of less than 20 feet per 21A.36.020(B), eave over man door of west façade might be exceeding;

Lot Coverage: Maximum coverage of lot by buildings in zoning district is 40%;

Driveway and Parking: 12 foot wide driveway (21A.44.020.F.7.b) and minimum 6 foot setback of driveway from side property line (21A.44.020.F.7.a(2)) are not shown on the site plan— would need to be approved by Transportation reviewer; tandem parking shown in site plan also a condition needing approval by Transportation reviewer;

Landscaping: park strip minimum tree plantings and landscaping to be per 21A.48.060; front yard minimum landscaping to be per 21A.48.090; grade changes in required yards limited to 4 feet of fill or excavation per 21A.36.020(B);

Height: structure heights to be per 21A.24.080.D (and, overall height is compared to existing grade location and interior side yard wall height is compared to proposed grade location);

Other: Other minimum design standards for residential development include front façade controls, outdoor mechanical equipment locations, perimeter foundation requirements and others to be per zoning ordinance; development of new principal structure will require that a Certificate of Address is obtained; impact fees for new development will be assessed when building permit is sought.

Planning response to zoning comments: The proposal does meet the front yard setback requirements because there is only one other primary structure that fronts 2nd Avenue and the proposed construction is in line with that setback. In regards to the side yard setbacks, the SR-1A zoning district indicates that when the width of a lot is forty seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number. The required side yard setbacks for the subject property are 6 FT on one side and 4 FT on the other, the proposal exceeds the required side yard setbacks. Following this review from building services, the applicant revised the plans to comply with the rear yard setback and the projection of awnings.

Transportation (Scott Vaterlaus at scott.vaterlaus@slcgov.com or 801-535-7129)

Due to the narrowness of the lot, Transportation approves using the existing drive approach even though **it's closer than 6 feet to the side property line. Transportation has also reviewed and approved the proposed tandem parking spaces** in regards to location and dimensional and access standards.

Engineering: Scott Weiler (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

It is recommended that any tripping hazards in the public sidewalk be remedied as part of this project.

ATTACHMENT G: SUBJECT LOT HISTORY

The subject property is recognized by Salt Lake City as a legal complying lot. The subject property has approximately 2,722 SF in lot area and is approximately 33 FT wide. The SR-1A Zone requires 50 feet of lot width and 5,000 square feet of lot area for single family dwellings. Section 21A.38.100 of the Salt Lake City Zoning Ordinance states,

“A lot that is noncomplying as to lot area or lot frontage that was in legal existence on the effective date of any amendment to this title that makes the existing lot noncomplying shall be considered a legal complying lot.”

The following is a timeline of previous applications and determinations related to the subject property:

July 18, 2006 – Administrative Interpretation: An Administrative interpretation was requested for the property to confirm if the lot was a legal complying lot for the purpose of constructing a single family dwelling on the property. The findings indicated the lot could not be considered a legal complying lot for the following reasons:

- The subject property does not comply with the current minimum lot size requirement of the SR-1 zoning district;
- The subject property did not comply with the minimum lot size requirement of the zoning district at the time it was created; and
- There are no records indicating that the City granted a variance to allow the creation of a lot that did not meet the minimum zoning requirements.

2006 – Appeal of Administrative Decision to the Board of Adjustment: The Board of Adjustment upheld the Administration’s decision that the lot was not a legal complying lot.

July 21, 2008 – Variance Request: A variance was requested to reduce the minimum required lot area and lot width of the property for the purpose of constructing a single family dwelling on the property. The proposal was tabled to until August 18, 2008 to give the City an opportunity to provide the Board of Adjustment an opinion on whether or not a variance could be granted on an illegal lot.

August 18, 2008 – Re-review of Previously Tabled Variance Request: The request was withdrawn.

2014 Amendments to section 21A.06.050 Decision Making Bodies - Historic Landmark Commission: Amendment to the zoning ordinance that authorized the Historic Landmark Commission to review and approve or deny certain special exceptions. One of those special exceptions is any modification to bulk and lot regulations of the underlying zoning district.

June 6, 2016 – HLC Special Exception: A request to modify the minimum lot size and lot width requirements of the underlying zoning district through the Special Exception process under the authority of the Historic Landmark Commission in accordance with 21A.06.050. The request was administratively approved.

September 13, 2016 – Subdivision Approval: The purpose of this request was to record the existing configuration of the lot as a legal lot. The configuration of the lot was not changed with the approval of the subdivision.

Summary: The Historic Landmark Commission was not granted authority to modify lot and bulk regulations of the underlying zoning district through the Special Exception process until 2014; the Administrative Interpretation and Variance requests were submitted prior to 2014. Because the subject property did not meet the zoning standards for lot size when it was created in 1930, a determination could not be made that it was a legal complying lot in 2006. The standards of review for a variance are very specific

in regards to a hardship associated with the property. There was not a decision related to the variance request because the request was withdrawn. The 2016 request to modify the minimum lot size and width requirements of the subject property was reviewed for compliance with the general standards and considerations for Special Exceptions as listed in 21A.52.060, and was approved.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of any public meetings that have been held, and other public input opportunities and public notices related to the proposed project.

Notice of the public hearing for the proposal include:

- Notice mailed on June 22, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 22, 2017
- Public hearing notice posted on property June 27, 2017

Staff received one phone call and one email from surrounding property owners in support of new construction that is in character with the neighborhood. Any comments received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

Public comments:

- Phone Call, June 26, 2017: Nancy Anselmi – 965 E 2nd Avenue: In favor of the project.
- Email, June 24, 2017: Bill Peterson – 986 E 1st Avenue: In favor of the project.

From: Bill Peterson
Sent: Saturday, June 24
To: Thompson, Amy
Subject: 970 E 2nd Ave

Ms. Thompson,

Thanks for the zoning notice regarding 970 E 2nd Avenue.

As a homeowner in the Avenues close to the above address, it is my desire that the character of the neighborhood be retained. Unless the proposed single family home is completely out of character with the surrounding homes, I see no problem in granting new construction. Many of the older homes are not up to code, nor safe if an earthquake were to happen.

Single family is the predominant use in this area, and in my view the best use to retain the wonderful character of that part of town. I have no objection to allowing new construction of a single family house at that location, provided it is not significantly "out of character" with the surrounding homes.

Thank you very much,

Bill Peterson
986 E 1st Ave