



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist
801 535-7930 or kelsey.lindquist@slcgov.com
Date: November 2, 2017
Re: PLNHLC2017-00791 Minor Alteration
PLNHLC2017-00792 Special Exception

MAJOR ALTERATIONS & SPECIAL EXCEPTIONS

PROPERTY ADDRESS: 772 2nd Avenue
PARCEL ID: 09-32-380-008-0000
HISTORIC DISTRICT: Avenues Historic District
ZONING DISTRICT: H Historic Preservation Overlay District
SR-1A Special Development Pattern Residential District
MASTER PLAN: Avenues Community Master Plan, Community Preservation Plan
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST –

Steve Scoville, on behalf of the property owner Darrel Thomas, is requesting a Certificate of Appropriateness and Special Exception approval to restore the second story and rear addition of the subject property located at 772 East 2nd Avenue. No additional height or modifications outside of the restoration are currently proposed. The principal structure is a contributing building in the Avenues Local Historic District. In addition to the reconstruction of the second story, the applicant is also proposing to reinstate the damaged porch, windows and additional damaged exterior elements. This proposal requires a special exception application for an inline addition and additional height. Both special exception requests are required in order to reconstruct the missing second story and rear addition.

- a. Proposed Reconstruction and Addition– Requesting a Certificate of Appropriateness for the restoration of the second story, rear addition and various exterior elements. Case number PLNHLC2017-00791
- b. Two Special Exceptions: Case Number PLNHLC2017-00792
 1. Request for an inline addition for the restoration of the addition which is located within the eastern interior side yard setback.
 2. Request to restore the **second story to a height of 26’10”**.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, Staff recommends that the Commission approve the Certificate of Appropriateness and associated Special Exceptions required to construct the proposal to the condition that it previously existed.

ATTACHMENTS:

- A. Site Map
- B. Application Information (Project Description, Plans and Elevations)
- C. Site & Context Analysis for Height

- D. Existing Conditions
- E. Analysis of Special Exception Standards
- F. Applicable Design Guidelines
- G. Analysis of Design Guidelines and Standards for Minor Alterations
- H. Photographs
- I. Public Process and Comments

BACKGROUND:

The site is located on the western side of 2nd Avenue between L and M Street. The property owner submitted a Minor Alteration Application on November 22, 2016 to construct a new rear dormer, replace the existing shingles, reinstate a missing window and door, and to install new gutters. The proposal was administratively approved and the application was closed on December 29, 2016.

During an exploratory interior demolition (BLD2016-05981) of the second story, the roof collapsed which subsequently caused the rear addition to become structurally damaged. According to the property owner, who is also the contractor, an employee removed a structural support in the roof which caused the subsequent damage. The roof collapsed, which caused a significant portion of the weight to rest on the porch and the rear addition. The porch, roof form, dormers, and rear addition were a loss. Civil Enforcement required that the property be secured and subsequent emergency demolition of the structurally damaged features occurred. It was at this time that the property owner began meeting with Building Services Staff and Planning Staff to work through the required documents in order to restore the subject property to its original state.







As evidenced in the photos above, little remains of the rear portion of the structure, the porch and the second story.

In the 1980 Intensive Level Survey, the subject property is noted to have been constructed near the turn of the century in a Victorian cottage style. The front shed dormer was a 20th century addition. The base zoning district for this site is Special Development Pattern Residential (SR-1A), and the site and context lie within the H Historic Preservation Overlay defining the Avenues Local Historic District. The subject property is still considered to be contributing to the Avenues Local Historic District and the proposal was reviewed as a restoration of the lost and damaged historic features. **The National Park Service defines “restoration” as:**

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from another period in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

With this restoration, the contributing status will not diminish or be altered. While the roof form, front porch and rear addition were structurally damaged beyond repair, the subsequent removal of these features has not impacted the contributing status of the subject property. The building form and building location are intact and with existing pictorial evidence the missing features will be restored to their original appearance.

PROJECT DESCRIPTION:

The proposal is to reconstruct the second story of the subject property. The second story contained two dormers on the northern elevation, one shed dormer and one gabled – both are evidenced in the photos above. Due to the shed dormer being a 20th century addition, the applicant is proposing to reconstruct a similarly sized dormer with

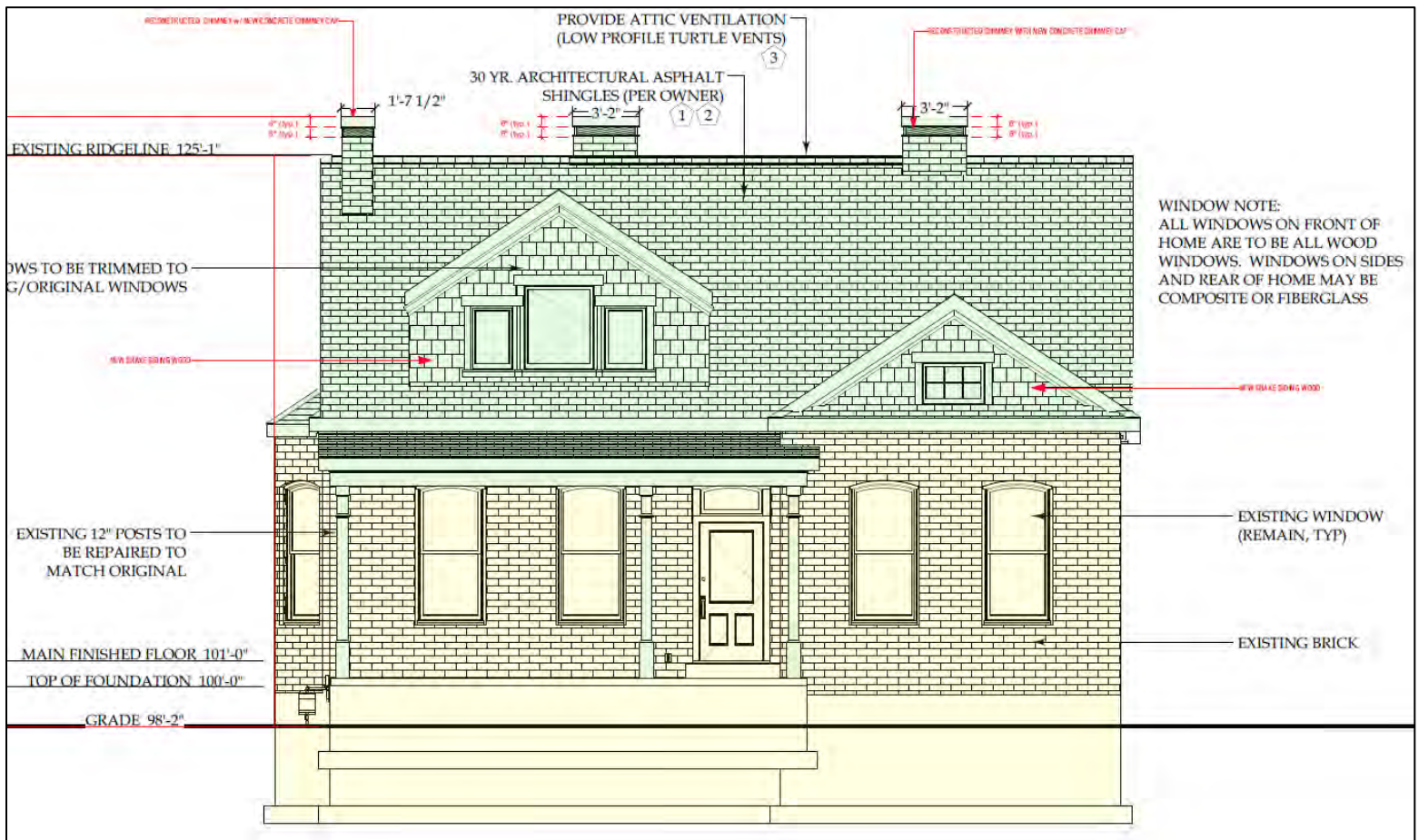
a gabled roof. The gabled dormer will mirror the same pitch as the western dormer, and will be constructed utilizing the same materials. The applicant is appropriately placing the dormer away from the roof peak and in the same location as the previous shed roofed dormer.

In addition to modifying the front eastern dormer and reinstating the western dormer, the applicant is proposing to restore the previous chimneys, roof structure, height, rear addition, two rear dormers, porch and columns. The rear addition, porch, and two rear dormers will all be constructed in the same footprint and dimensions. The previously existing materials, scale and dimensions are not being modified. The Special Exception request for additional height is to reinstate the original height of the ridgeline. No additional height beyond what originally existed is being requested.

PROPOSED SCOPE OF WORK

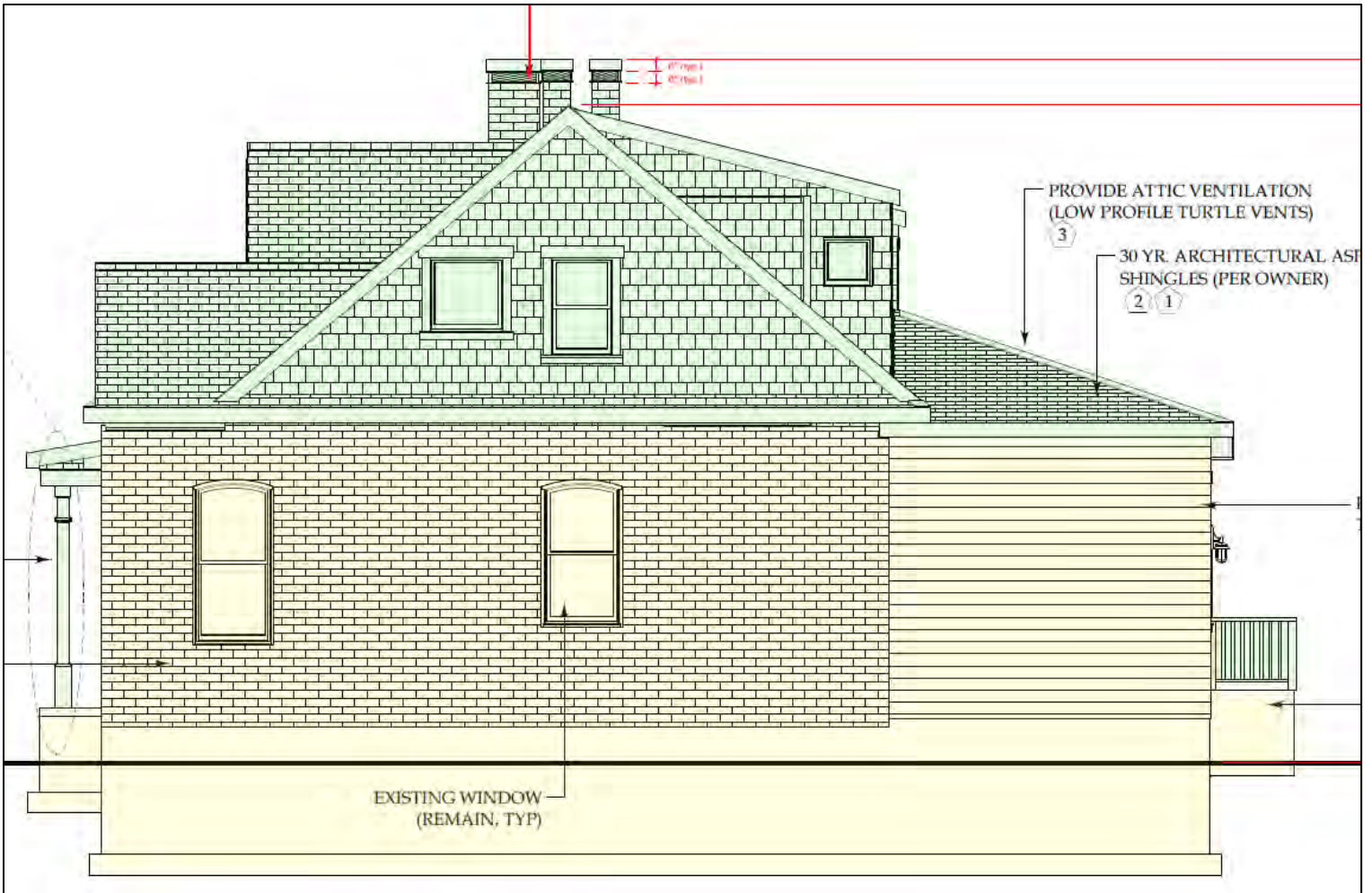
Front (North) Elevation:

- Restore the porch roof to match the original depicted in the photos and the archived photo.
- Restore the original fascia and entablature to the original dimensions, utilizing wood as the primary material.
- Restore the columns. Columns are proposed to be square with square terminations at the top and the bottom. Columns will closely resemble the original columns.
- Restore the western dormer utilizing cedar shake siding and restore the 3 over 3 window pattern, which previously existed.
- Modify the roof line of the eastern dormer to a more appropriate gable style utilizing cedar shake siding.
- The applicant is proposing to construct a tripartite window in the center of the gabled dormer. The window dimensions mimic the window dimensions found on the ground floor.
- The windows on the second story will be constructed out of wood.
- The three remaining windows on the ground floor will be repaired and restored.
- Restore and instate the missing eastern double hung window on the ground floor to match the existing ground floor windows.
- Prior to the structural event, the original front door had been replaced. The applicant is proposing to install a new compatible wooden front door, see attachment B for additional information.
- Restore a transom above the front door.
- Low profile turtle vents will be installed on the rear roof form to provide for required ventilation.
- Restore the ridgeline chimneys utilizing bricks from the structural episode.



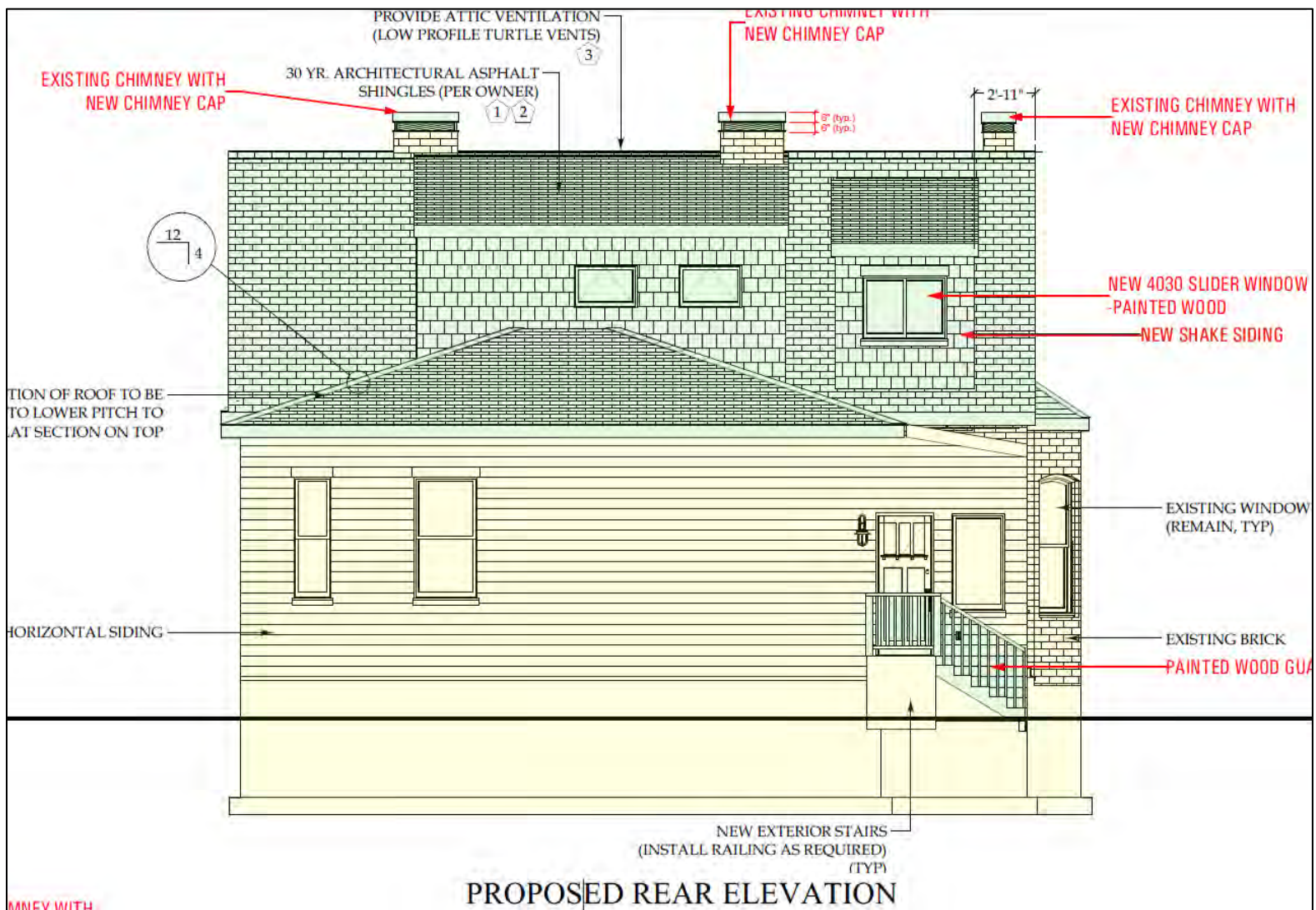
Side (Western) Elevation:

- Restore the gabled roof on the second level according to the photos and plans found in Attachments B.
- Reinstate the two previously existing windows in the gabled portion of the second story according to the photos and plans found in Attachments B. The new windows on this elevation will be constructed out of wood.
- The two ground floor wooden windows will be restored.
- Reconstruct the addition to the original footprint and location. The western elevation of the addition did not contain windows.



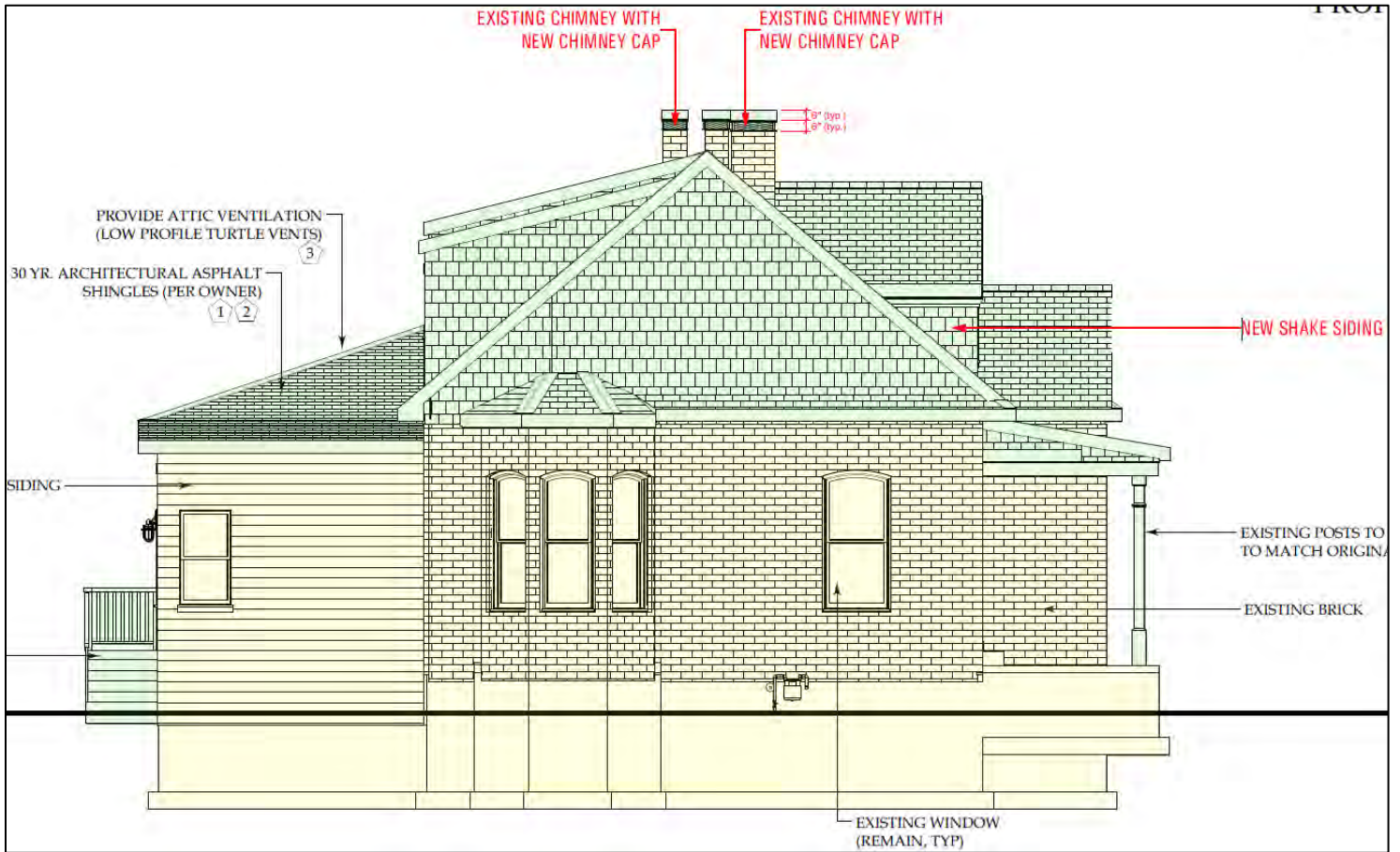
Rear (South) Elevation:

- Restore the previously existing shed roof dormer, utilizing the pictorial evidence and plans.
- Construct the previously approved dormer, which is found in Attachment B.
- Reinstate the roofline **to the proposed 26'10"**.
- Reconstruct the rear addition in the same location and footprint. The addition will contain wood horizontal lap siding. The two western windows will be reinstated utilizing composite or fiberglass materials. The eastern window and basement window will not be restored with this proposal, please refer to Attachment H for images of the previous eastern and basement windows.
- The window located to the east of the rear entry will be replaced utilizing a large picture window constructed out of fiberglass or composite materials. The previous window had divided lites, please refer to Attachment H for photos of the previous window.
- The applicant is repairing and relocating the stairs located at the rear of the structure. The stairs, railing and entry will meet code. The door, balusters and railing will all consist of wood as the material.
- All of these alterations are located on a tertiary façade and will not be visible from the public way.



Side (East) Elevation:

- Reinstall the gabled roof lines according to the existing pictorial evidence and plans found in Attachments B and H.
- Restore the rear addition in the same location and footprint that it previously existed. This will be done utilizing similar materials and the pictorial and plan evidence.
- Install a new double hung window which will either be fiberglass or composite on the rear addition.
- The ground floor bay windows and window towards the north are existing and will be restored.



PROJECT LOCATION:



KEY ISSUES

The following key issues were identified:

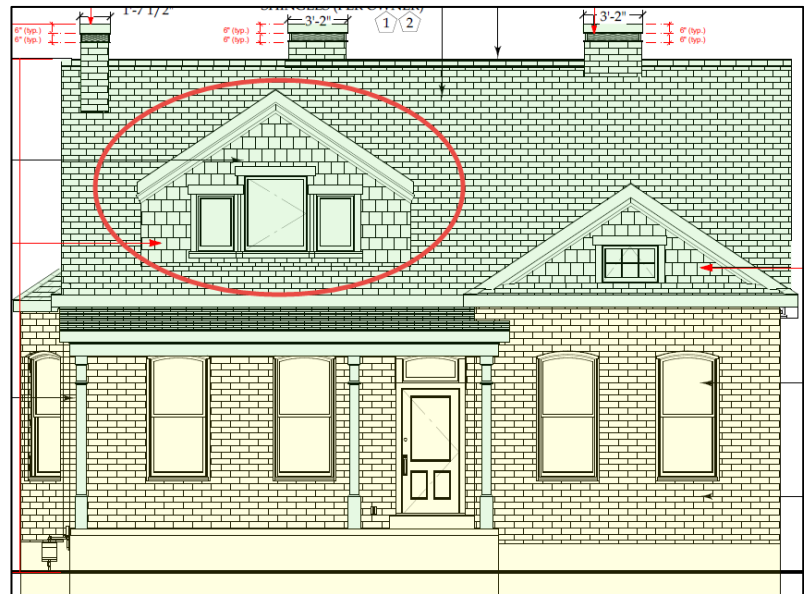
Issue 1: Loss of Character Defining Features

While the structural failure was a mistake and was unanticipated, it did cause a loss of architectural features which includes the front porch, roof form, gabled dormer, windows and additional historic materials. The proposal to restore the lost and damaged features is in line with the adopted Secretary of the Interior Standards for Historic Preservation. The dimensions, materials and form of the lost features will be derived from existing pictorial evidence, as well as the proposed plan set. The proposal will restore the subject property to a higher degree of integrity than it previously contained. The contributing status of the subject property has not faltered with the loss of these features and will be again supported with the completion of the restoration.

Issue 2: Modification of Front Facing Dormer

The applicant is proposing to replace the previous shed roofed dormer with a gable style roof dormer. The dormer will be similarly dimensioned as the previously existing dormer. The placement of the dormer is compatible and in line with the Residential Design Guidelines and the adopted Secretary of the Interior Standards for Historic Preservation. The double window will be replaced with a wooden tripartite window that has a casement centrally located and flanked with two picture windows. The window dimensions for the proposed dormer mirror the dimensions found on the existing ground floor windows.

In regards to the shed roofed dormer, it had little to no historic significance to the primary structure. The dormer was noted as an inappropriate 20th Century modification in the 1980 Intensive Level Survey. The shed roofed dormer does appear in the archived photo, found in Attachment H. The gabled dormer is a more sympathetic design for the Victorian Cottage and allows the applicant to maintain the head space and occupancy of the second level while being appropriately designed and located.



Issue 4: Windows

After the structural episode, the subject property experienced a loss of windows, some of which were original to the structure. The windows that remained after the episode, are located on the ground floor of the northern, western and eastern elevations. All of the windows in the roof form and windows located on the rear addition were lost. The applicant is proposing to replace the windows located within the dormers on the street facing façade with wood. The second story and addition windows that are missing on secondary facades will also be replaced with wood. The windows will be appropriately recessed from the façade planes. The installation will mimic windows found on a historic structure. All windows will be appropriately installed to mimic those found on historic structures.

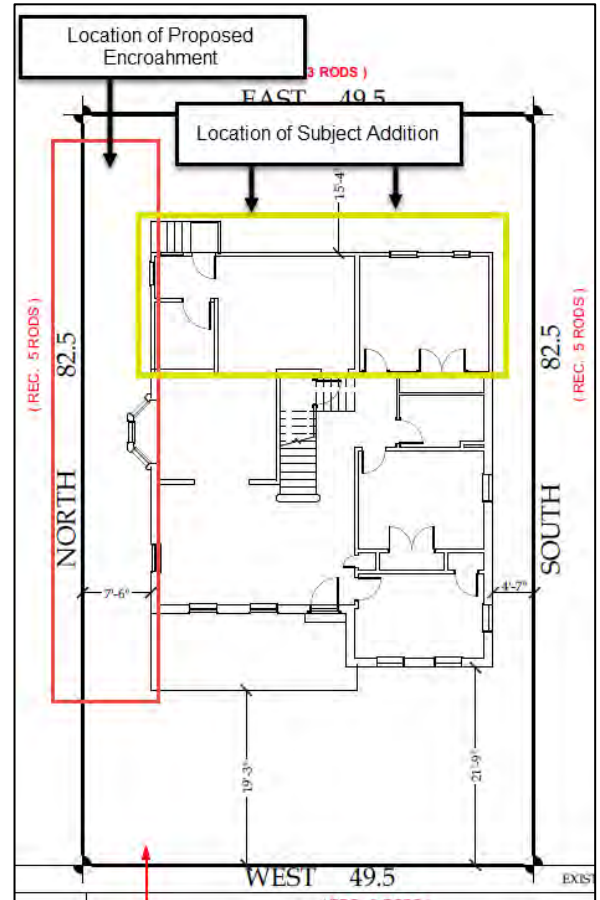
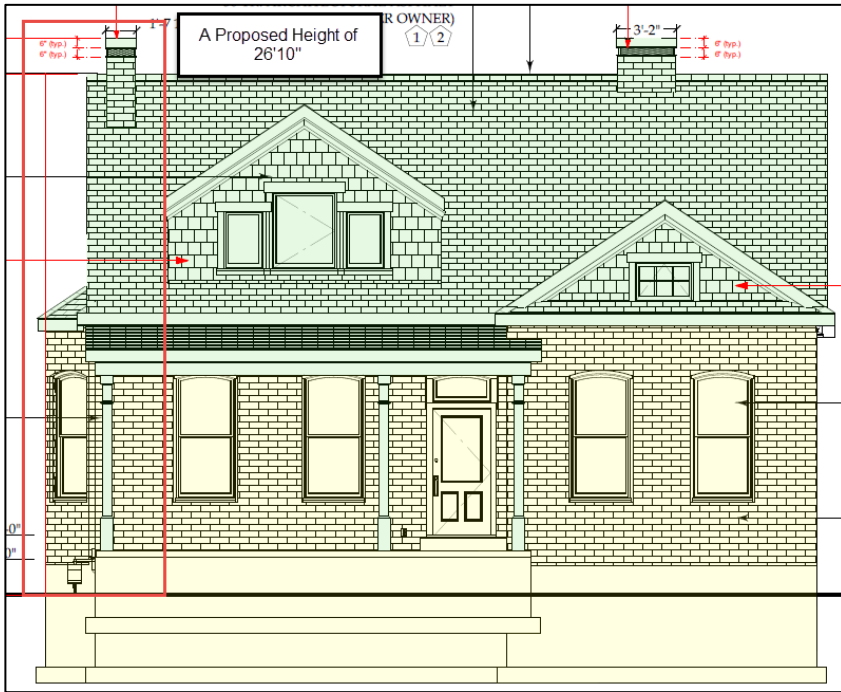
Issue 4: Special Exception Request

Two special exception requests are required for the reconstruction of the lost features of the contributing structure. The rear addition was located approximately **3'6" in the eastern interior side yard**. In order to restore the addition, a request for an inline addition is required. Additionally, the remaining portion of the foundation wall and partial basement has not been demolished. The rear addition will be sited on top of the remaining foundation and partial basement wall.

The second requested special exception is required to construct the second story to its original height. The subject **property had a height of approximately 26'10". The applicant is requesting to reinstate the height to 26'10". The SR-1A zoning district permits a height of 23' for new construction** or an average of other principal buildings on the

subject block face. The applicant submitted an averaging of the block and the block face. The average height is approximately 24'. The proposal is approximately 2'10" above the average height for the block face.

The requested special exceptions are purely required to reconstruct what previously existed onsite. There are no anticipated adverse impacts associated with these requests.



DISCUSSION:

Staff has been working with the property owner since the structural episode occurred at the subject property. Due to the restoration proposal and the modification of the front facing dormer, Staff scheduled this item for the Historic Landmark Commission to review.

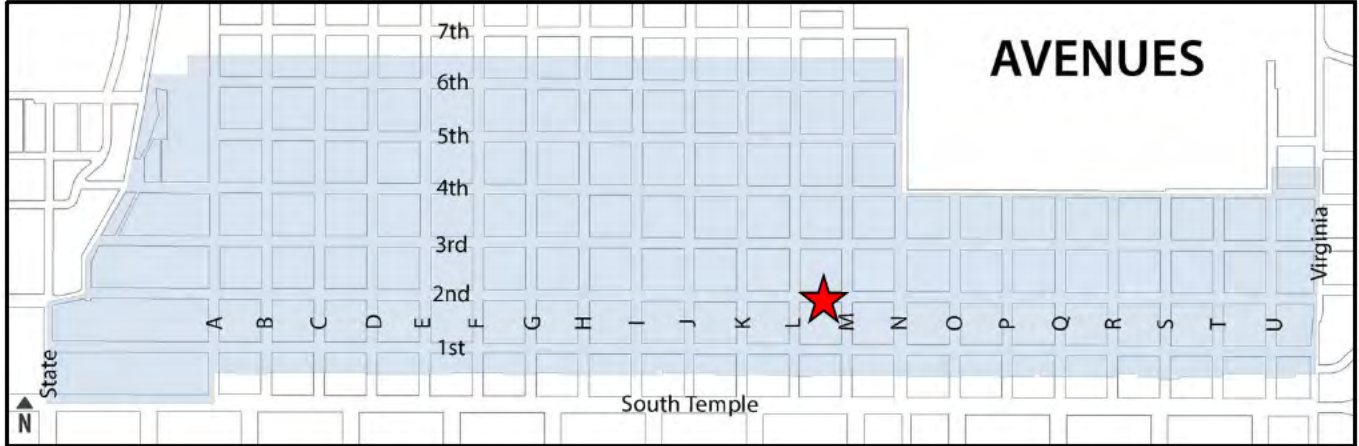
NEXT STEPS:

If the project is approved, as recommended by Planning Staff, the applicant would be able to reconstruct the missing and lost features of the subject property as proposed, subject to obtaining all necessary building permits and applicable approvals.

If the application is denied, the applicant would not be able to proceed with the proposed project.

ATTACHMENT A: SITE MAP & SURVEY INFORMATION

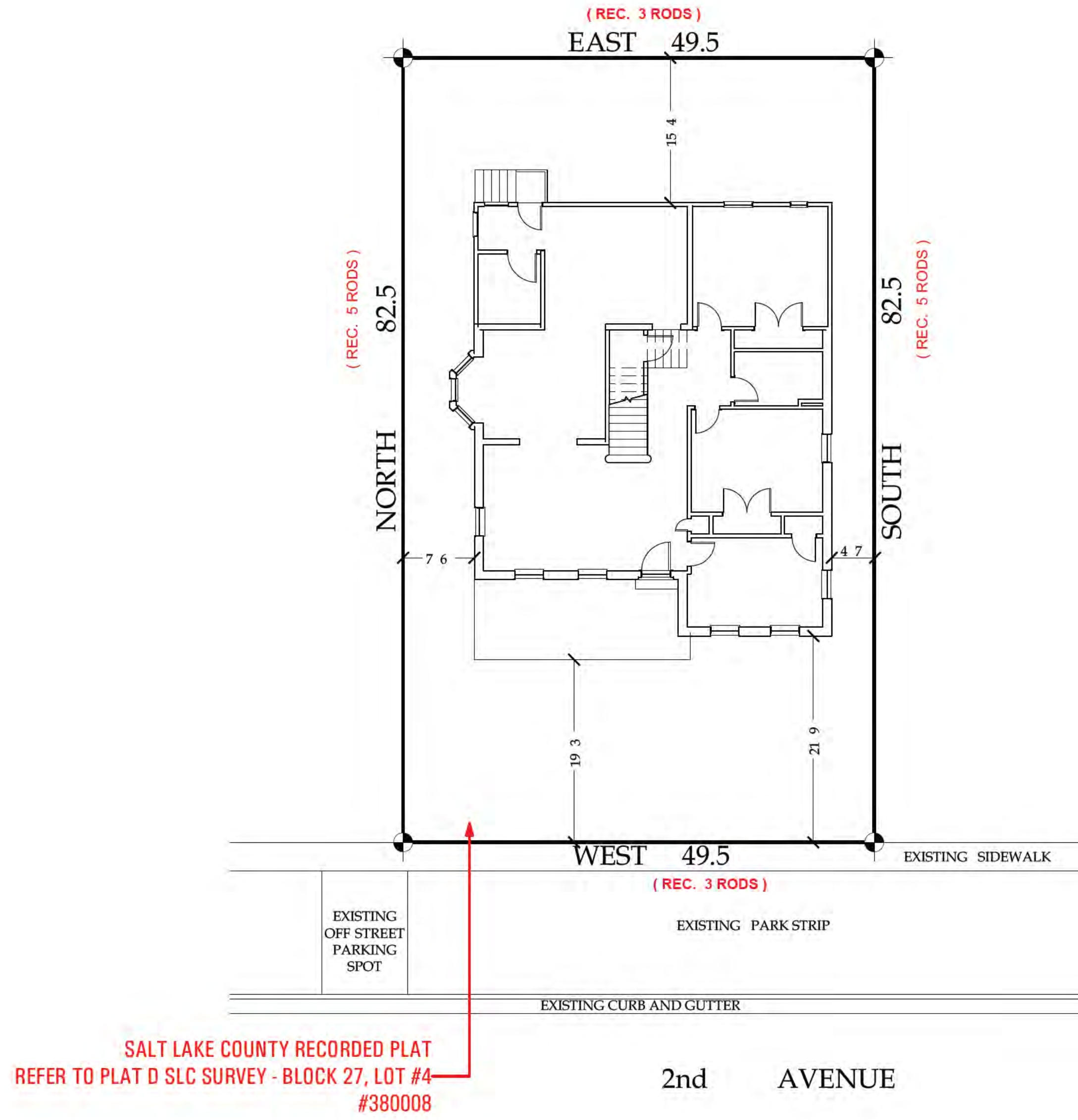
★ *Approximate Project Location*



ATTACHMENT B: SITE PLAN



1" = 10'



SITE NOTES:

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT BLUE STAKES AT 801-208-2100 or www.bluestakes.org PRIOR TO CONSTRUCTION.
3. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%). R401.3
4. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
5. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
6. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
7. PLEASE NOTE THAT THE FOOTPRINT OF THE EXISTING HOME IS NOT CHANGING.

DESCRIPTION:

SALT LAKE COUNTY RECORDED PLAT.
PLAT D SLC SURVEY, BLOCK 27, LOT #4
PARCEL #380008



PROJECT:
2nd AVE. REMODEL
772 EAST 2nd AVENUE
SALT LAKE CITY, UTAH

SITE PLAN

AREAS:
MAIN FLOOR 1564 sq.ft.
SECOND FLOOR 904 sq.ft.

DESIGNER: JSB
DATE: 9/11/2017
SCALE: 1/4" = 1'
PROJECT #: 2016-25

SHEET:
SP-1.0

THIS PLAN SHALL BE USED FOR CONSTRUCTION OF THE HOME ON THE LOT SHOWN HEREON. ANY OTHER USE OF THIS PLAN WITHOUT PERMISSION FROM BARKER DESIGN AND DEVELOPMENT IS A FEDERAL CRIME UNDER SECTION 104 OF THE COPYRIGHT ACT.

ATTACHMENT C: APPLICATION INFORMATION (PLAN SET AND MATERIAL PROPOSAL)



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PLNHLC 2017-00791</i>	Received By: <i>MUMA</i>	Date Received: <i>9/20/17</i>	Zoning: <i>SR-1A</i>
Project Name: 772 East 2nd Avenue			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Approval & Permissions to Re-Built Failed Structure with Associated Alterations as Shown

Address of Subject Property:
772 East 2nd Avenue

Name of Applicant: Steve Scoville	Phone: (801) 577-5132
Address of Applicant: 228 East 500 South #101, <i>SLC-UT 84111</i>	
E-mail of Applicant: steve@arcflo.com	Cell/Fax: (801) 577-5132

Applicant's Interest in Subject Property:

Owner Contractor Architect Other: *OWNER'S AGENT*

Name of Property Owner (if different from applicant):
Darrel Thomas

E-mail of Property Owner: darrelbthomas@gmail.com	Phone: (801) 641-4862
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➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

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

WHERE TO FILE THE COMPLETE APPLICATION

<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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SIGNATURE

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

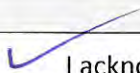
Signature of Owner or Agent: 	Date: <i>2017-09-19</i>
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SUBMITTAL REQUIREMENTS

Staff Review

- 1. Project Description** (please attach additional sheet)
Written description of your proposal
- 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 of the area of change
 - Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.
- 3. Photographs**
 - Historic photographs of existing building/s (if available)
 - Current photographs of each side of the building
 - Close up images of details that are proposed to be altered
- 4. Materials**
 - List of proposed materials
 - Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



Special Exception NOTICE OF APPLICATION

SALT LAKE CITY PLANNING

Planning Commission

Historic Landmark Commission

OFFICE USE ONLY

Project #: PLNHLC2017-00792	Received By: MLWA	Date Received: 9/20/17	Zoning: SR-1A
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Project Name:

772 East 2nd Avenue

PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:

ENCROACHMENT - Eastern Side Yard of Existing Building Footprint

Address of Subject Property:

772 East 2nd Avenue

Name of Applicant:

Steve Scoville

Phone:

[Redacted]

Address of Applicant:

[Redacted]

E-mail of Applicant:

steve@arcflo.com

Cell/Fax:

[Redacted]

Applicant's Interest in Subject Property:

Owner

Contractor

Architect

Other:

OWNER'S AGENT

Name of Property Owner (if different from applicant):

[Redacted]

E-mail of Property Owner:

[Redacted]

Phone:

[Redacted]

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.

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
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REQUIRED FEE

Filing fee of \$253, plus additional cost of postage for mailing notice to abutting property owners and tenants

SIGNATURE

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

Signature of Owner or Agent:

[Redacted]

Date:

2017-09-19

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|---|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Project Description (please attach additional sheet) |
| | | Written description of your proposal |
| 2. Minimum Plan Requirements | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | One paper copy (24" x 36") of each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | A digital (PDF) copy of the each plan and elevation drawing |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing |
| 3. Site Plan | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site plan (see <i>Site Plan Requirements</i> flyer for further details) |
| 4. Elevation Drawing (if applicable) | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

**772 e 2nd Avenue
Salt Lake City, Utah
84103**

Re: Project Description - Special Exception for Minor Alterations

In spring on 2017 the two story structure underwent an exploratory demolition in order to facilitate the concurrent planning and design for a renovation of the existing home originally built in 1889.

As purchased in June of 2016, the home contained the original foot print built in 1889 which included the two story height as well as an addition to the rear portion of the home. During the exploratory demolition phase, the home experienced a structural event in which the 2nd story of the home collapsed into the main level of the home. The scope of work that is being proposed is to rebuild and restore the two story structure and previously existing rear addition to the original scale and form that included in the purchase of the property in 2016 prior to the structural event.

Careful attention to the original form, and materials has been part of the design process. The reconstruction includes the previously existing 2nd story as well as the previously existing rear addition. The exterior wood materials that are being proposed for use are painted wood modules of channel siding which match the original material and profile of the channel siding that was apart of the exterior of the previously existing rear addition. The cedar shake siding detail is of the same material and form that was apart on the previously existing exterior front façade and compatible with other siding materials found in this neighborhood. The windows that are required to be replaced will be replaced with a wood frame window with a painted exterior color. Previously existing chimneys will be rebuild out of wood structure to the original scale and height of the previously existing chimneys and will be cladded in painted brick veneer. Restoring the building to the existing proportions and materials will assist in preserving what has been part of the historic block face of the neighborhood over the last 128 years.

**772 e 2nd Avenue
Salt Lake City, Utah
84103**

Re: Project Description - Special Exception for Modification of Lot and Bulk

In spring on 2017 the existing two story structure on 772 East 2nd Avenue underwent an exploratory demolition in order to facilitate the concurrent planning and design for a renovation of the existing home originally built in 1889.

As purchased in June of 2016, the home contained the original foot print built in 1889 which included the two story height as well as an addition to the rear portion of the home. During the exploratory demolition phase, the home experienced a structural event in which the 2nd story of the home collapsed into the main level of the home. The scope of work that is being proposed is to rebuild and restore the two story structure and previously existing rear addition to the original scale and form that included in the purchase of the property in 2016 prior to the structural event.

The scope of work that is being proposed is a rebuild of the original 2nd story as well as the rear addition that was included in the purchase of the property in 2016. The original dimensions and scale have been incorporated into the design to create a result that is compatible with the original structure. Careful attention to the scale and original form has been part of the design process and we feel that by re-building to reflect the original scale and form will assist in preserving what was part of the historic block face of the neighborhood.

Lot and bulk: (Inline addition)

The original primary structure was positioned on the property with a footprint which is noncompliant with today's current zoning standards for side setback in the SR-1A zone. Currently the side yard setbacks required by the SR-1A are 4' and 10' respectively. The side-yard setbacks of the existing structure are measured at 4'-7" on the west side and 7'-6 on east side. That being said, in order to have the ability to rebuild the on the footprint of the original structure and previously existing rear addition, the owner would like to request an exception on the basis of meeting the requirements of In-line additions to existing residential buildings which are noncomplying as to the yard area.

The test for qualifications for approval of an inline addition are is based on the following three (3) requirements.

- A. The addition follows the existing building line and does not create any new noncompliance.
- B. No additional dwelling units are added to the structure.
- C. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.

Based on the proposed design, all requirements for inline addition are met by the following merits.

- a. The proposed design meets the requirements of A. because it follows the exact building line and footprint of the originally built structure and addition and does not create any new noncompliance.
- b. The proposed design meets the requirements of B. because it does NOT create or add any additional dwelling units to the structure
- c. The proposed design meets the requirements of C. because it is proposed to rebuild to the original rooflines and materials in order to be compatible with the original structure.

Lot and Bulk – (Building Height)

The maximum building height in the SR-1A zoning is 23' measured to the ridge of the roof, or the average height of other principal buildings on the block face. With the proposal to rebuild the proportions of the original structure, the proposed ridgeline height is 26'-10 ½". While this is 3-10 ½" taller than specified in the current zoning ordinance for the SR-1A it is compatible with surrounding structures. The adjacent house located directly west of the subject property has an original ridgeline which is greater than the proposed 26'-10 ½". A portion of this special exception for modification of lot and bulk directly relates to the final ridgeline height. While the replacement of the original ridgeline height is higher than the building height limit in the SR-1A zone, it has been presented that the proposed height is compatible with surrounding structures.

In addition the proposed development shows that it is appropriate in the proposed location and the proposal exhibits consideration of the general standards set forth in 21A.52.060, and other applicable areas of title 21A.52 the specific conditions for certain special exceptions.

- A- As demonstrated above the current conditions of the primary structure on this property along with the proposed design solution make this project and excellent candidate for consideration of special exception for modification of lot and bulk. In conjunction with compliance to requirements associated with approval of inline addition the proposed design shows an ability to comply with existing zoning ordinances and district purposes. The proposed development will be in harmony with the general and specific purposes for which this title was enacted.
- B- Moreover, the reconstruction of this residence will not cause any substantial impairment of property value.
- C- Based on the current condition of the property, the proposed development will not have a material adverse effect upon the character of the area, public health, safety and general

welfare. On the contrary, making the proposed improvements will enhance the character of the neighborhood and improve the safety and general welfare of the area.

- D- The proposed special exception for modification of lot and bulk will be compatible with the neighboring properties and restore the historic character to this portion of the neighborhood.
- E- The proposed reconstruction does not result in the destruction, loss or damage of natural, scenic or historic features of significant importance to the community.
- F- The proposed development does not add any material pollutant of the environment and will not cause air, water, soil, noise or other types of pollutants.
- G- Upon consideration of the requirements associated with approval of inline addition it is demonstrated that the proposed design complies with additional standards imposed on it pursuant to chapter 52 of Title 21A.

In summary, by granting a special exception for modification to lot and bulk with the demonstrated qualifications for in-line addition and building height, this property will be restored in a manner which preserves the scale and form found on this location. In doing so, this will allow this property to continue to contribute to historic character of the Avenues.



PREPARED FOR:
JD REDEVELOPMENT

PROJECT:
2nd AVE. REMODEL

748 EAST 2nd AVENUE
 SALT LAKE CITY, UTAH

SHEET INDEX	
LABEL	TITLE
A-0.0	COVER SHEET
A-0.1	EXISTING CONDITIONS
SP-1.0	SITE PLAN
A-1.0	RENDERINGS
A-1.1	ELEVATIONS
A-1.2	ELEVATIONS
A-2.0	MAIN FLOOR
A-3.0	SECOND FLOOR
A-5.0	BASEMENT AND FOUNDATION
A-6.0	SECTIONS
E-1.0	ELECTRICAL PLANS
D-1.0	DETAILS
SD.0	STRUCTURAL NOTES
SD.1	STRUCTURAL DETAILS
F-1.0	ROOF FRAMING
F-1.1	MAIN FLOOR FRAMING

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IRC (INTERNATIONAL RESIDENTIAL CODE) AND ALL STATE AND LOCAL CODES.
2. CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND NOTES ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY CONSTRUCTION.
3. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND / OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.

THERMAL AND MOISTURE PROTECTION NOTES:

1. ALL EXTERIOR WALLS TO BE INSULATED WITH R-19 BATT INSULATION, (MIN.) UNLESS NOTED OTHERWISE.
2. PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER IRC.
3. ALL ATTIC AREA TO BE INSULATED WITH R-38 BLOWN INSULATION (MIN.)

MECHANICAL, ELECTRICAL AND PLUMBING NOTES:

1. MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICES TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
3. WHENEVER POSSIBLE, ALL VENTS AND OTHER MECHANICAL OR PLUMBING ELEMENTS THAT PENETRATE ROOF ARE NOT TO BE VISIBLE FROM FRONT OF BUILDING.
4. ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.
5. MECHANICAL CHASE CONSTRUCTION TO BE ONE HOUR FIRE RATED AS REQUIRED BY IRC.
6. ALL PLUMBING VENTS THROUGH THE ROOF SHALL BE A MIN. 3" PIPE.
7. INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, UNHEATED GARAGES, AND ANY OTHER COLD AREAS WITH R-8 MIN. PER IRC N1103.2.1.
8. GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIAMETER.
9. AN EXPANSION TANK SHALL BE INSTALLED ON THE WATER SUPPLY LINE TO THE WATER HEATER AND AN ANTI-SCALD DEVICE SHALL BE INSTALLED.
10. ALL BASEMENT FIXTURES MUST PASS THROUGH A BACKWATER VALVE. UPPER LEVELS MUST CONNECT TO THE MAIN DRAIN LINE AFTER THE BACKWATER VALVE (P3008).
11. ANY MECHANICAL EQUIPMENT LOCATED IN THE ATTIC SPACE SHALL BE ACCESSIBLE WITH A FLAT LEVEL SURFACE TO REST ON WITH SERVICE SPACE, AND THE ACCESS SHALL BE LARGE ENOUGH TO ALLOW FOR REMOVAL OF THE LARGEST PIECE OF EQUIPMENT PER IRC M1305.1.3.
12. ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR PER IRC R303.3 AND M1507.4.
13. AN ICC-ES REPORT IS REQUIRED FOR EACH NEW MANUFACTURED FIREPLACE.
14. THE MAX FLOW AND CONSUMPTION OF FAUCETS MUST NOT EXCEED 2.2gpm @ 60psi PER IRC 2903.2.
15. ALL TUBS AND SHOWERS SHALL BE EQUIPPED WITH A WATER TEMP. LIMITING DEVICE THAT IS SET TO 120°F MAX. PER IRC P2708.3 AND P2713.
16. SHOWER PAN SHALL BE PROVIDED PER IRC P2709.
17. PLUMBING FIXTURES SHALL MEET CLEARANCE REQUIREMENTS PER IRC R307 AND P2705.1.
18. SUBSTRATE FOR TILED WET AREAS SHALL CONFORM TO IRC R702.4.2. NON-ABSORBANT SURFACE MUST EXTEND A MINIMUM OF 6" ABOVE THE FLOOR AT SHOWER LOCATIONS PER IRC R307.2.
19. INSTALLATIONS ARE TO COMPLY WITH THE LATEST EDITION OF THE IRC AND AS FOLLOWS: MECHANICAL - IRC AND IFGC; PLUMBING - IRC; ELECTRICAL - IRC AND NEC.

WINDOW AND DOOR NOTES:

1. ALL WINDOWS HAVE HEADS AT 6'-8" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH FLOOR PLANS AND ELEVATIONS.
2. ALL WINDOW SIZES AS PER FLOOR PLANS AND / OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
3. WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY THE OWNER.
4. ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.
5. ALL ARCHED WINDOWS TO BE ARCHED AS PER ELEVATIONS. ARCH RADIUS TO EQUAL WINDOW WIDTH UNLESS NOTED OTHERWISE. COORDINATE WITH OWNER, FRAMING CONTRACTOR, AND WINDOW MANUFACTURER.
6. ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF BATHTUB, SHOWER ENCLOSURE OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT UNIFORM BUILDING CODE REQUIREMENTS. SEE FLOOR PLANS AND / OR WINDOW AND DOOR SCHEDULES.
7. ALL DOORS BETWEEN GARAGE AND HOUSE TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY IRC.

FINISH NOTES:

1. COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.
2. ALL INTERIOR WALLS TO BE WRAPPED WITH ½" GYPSUM WALL BOARD, TAPED, FILLED AND FINISHED AS PER OWNER.
3. OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.
4. OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.
5. RAILINGS AND GUARD RAILS TO BE PER IRC
6. ARCHWAYS TO HAVE JUMP POINT AT 7'-0" ABOVE FINISH FLOOR. ARCH RADIUS TO EQUAL WIDTH OF OPENING. U.N.O.

FRAMING NOTES:

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
2. COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND / OR OPENINGS IN FLOOR FRAMING.
3. CONTRACTOR AND ALL SUBCONTRACTORS TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, AND LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
4. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK.
5. FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FOR ANY VARIATIONS FROM THESE PLANS.
6. ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND SECTION 2311 TABLES 23-I-C AND 23-I-D OF THE UNIFORM BUILDING CODE.
7. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
8. ALL LUMBER IN CONTACT WITH CONCRETE OR WITH IN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
139. PROVIDE BASE PLATES AS PER SECTIONS ON FOUNDATION WALLS WITH ANCHOR BOLTS AS PER FOOTING & FOUNDATION PLAN. ANCHOR BOLTS MUST GO THROUGH BOTH BASE PLATES.
10. ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
11. FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING ETC. AS RECOMMENDED BY THE U.B.C. AND THE MANUFACTURER.
12. CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
13. WHEN POSSIBLE BEAMS SHALL BE RECESSING FLOOR / CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.
14. ALL JOISTS AND RAFTER SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
15. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT THE FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
16. NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEARWALLS AS PER SHEARWALL SCHEDULE AND STRUCTURAL CALCULATIONS.
17. ALL ROOF PITCHES TO BE AS NOTED ON ROOF ELEVATIONS.
18. PRE-FABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT U.B.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC. TRUSS TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLAN'S AND STRUCTURAL CALCULATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PRE-FABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.
20. FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO- JACK TRUSSES. HUS26 HANGERS FOR ALL TRUSSES ON GIRDBERS AND HGUS28-2 GIRDER TO GIRDER HANGERS, OR AS PER STRUCTURAL CALCULATIONS.
21. ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2x SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
22. COMPLETELY SHEATH ROOF UNDER OVERBUILD AREA PRIOR TO FRAMING OVERBUILD. OVERBUILD AREAS TO BE FRAMED WITH 2x10'S AT 24" O.C. SUPPORT ALL SPANS OVER 10'-0" WITH PONY WALLS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.
23. TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.
24. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL PRE-ENGINEERED TRUSSES.
25. ALL DIAGONAL WALLS ARE TO A 45° ANGLE UNLESS NOTED OTHERWISE.
26. STRUCTURAL CALCULATIONS ASSOCIATED WITH THIS PLAN SET SHALL GOVERN THESE NOTES AS APPLICABLE.

UTAH DIVISION OF AIR QUALITY:

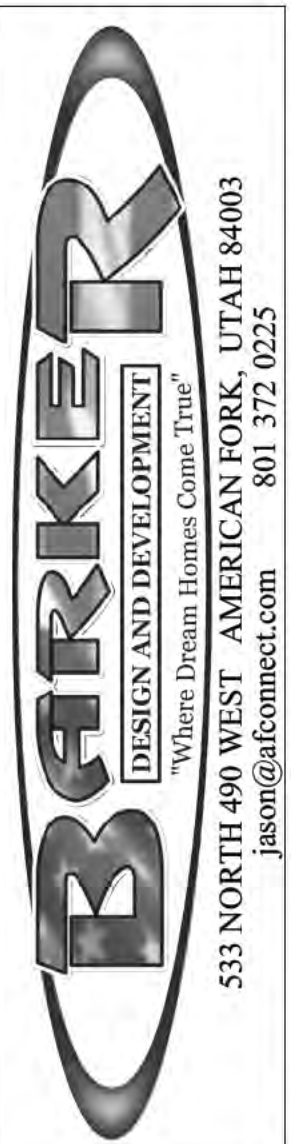
THE CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY (801-536-4000):
 R307-309 DUST CONTROL (<http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#t6>)
 R307-801 ASBESTOS CONTROL (<http://www.rules.utah.gov/publicat/code/r307/r307-801.htm>)
 R307-840 LEAD CONTROL (<http://www.rules.utah.gov/publicat/code/r307/r307-840.htm>)

KEYED NOTES:

- 1) ROOFING MATERIAL AND APPLICATION AS PER 2012 IRC. (R-905)
- 2) PROVIDE VALLEY FLASHING.
- 3) PROVIDE ATTIC VENTILATION (RIDGE OR TURTLE VENTS). (R806)
- 4) PROVIDE 36" HIGH RAILINGS. A 4" SPHERE SHALL NOT PASS THROUGH THE BALUSTER PATTERN.
- 5) APPLY BRICK AND STONE AS PER 2012 IRC. (R-606, R-609)
- 6) PROVIDE WINDOW WELL WITH LADDER AS REQ'D. (R310.1)
- 7) ALL TOILETS SHALL BE 1.6 GALLON. (R2903.2)
- 8) ALL TUBS AND SHOWERS SHALL HAVE 2.5 GPM HEADS. (P2903.6)
- 9) ALL HOSE BIBS MUST BE BACKFLOW PROTECTED.
- 10) PROVIDE JETTED TUB MOTOR ACCESS.
- 11) PROVIDE DRAIN PAN FOR WASHER.
- 12) VENT DRYER TO OUTSIDE. (R1501.3)
- 13) PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES.
- 14) *0" CLEARANCE GAS FIRE PLACE TO HAVE GAS SHUT-OFF VALVE WITHIN 4' OF FIREPLACE. (G2420.5)
- 15) PROVIDE 20 MINUTE FIRE RATED DOOR. (R309.1)
- 16) PROVIDE SAFETY GLAZING. (R308.4)
- 17) PROVIDE 1 HOUR FIRE RATING ON ALL WALLS AND CEILING UNDER STAIRS. (R311.2.2)
- 18) SHEETROCK ALL WALLS, CEILINGS AND BEAMS WITH 5/8" TYPE "X" GYPBOARD AND SCREW @ 6" O.C. @ PERIMETER AND 12" O.C. IN THE FIELD.
- 19) PROVIDE 22 x 30 (20 MIN. FIRE RATED) ATTIC ACCESS. (IRC R801)
- 20) PROVIDE 36" HIGH RAILINGS. A 4" SPHERE SHALL NOT PASS THROUGH THE BALUSTER PATTERN.
- 21) PROVIDE CONTINUOUS HANDRAIL. (R311.5.6)
- 22) PROVIDE SEISMIC STRAPS FOR WATER HEATERS AT TOP AND BOTTOM 1/3. (P2801.7)
- 23) PROVIDE FLOOR DRAIN
- 24) PROVIDE COMBUSTION AIR FOR FURNACE AND WATER HEATER. (M1701)

DEFERRED SUBMITTALS:

1. MECHANICAL DESIGN AND FUEL GAS PLAN.
2. PLUMBING DESIGN PLAN



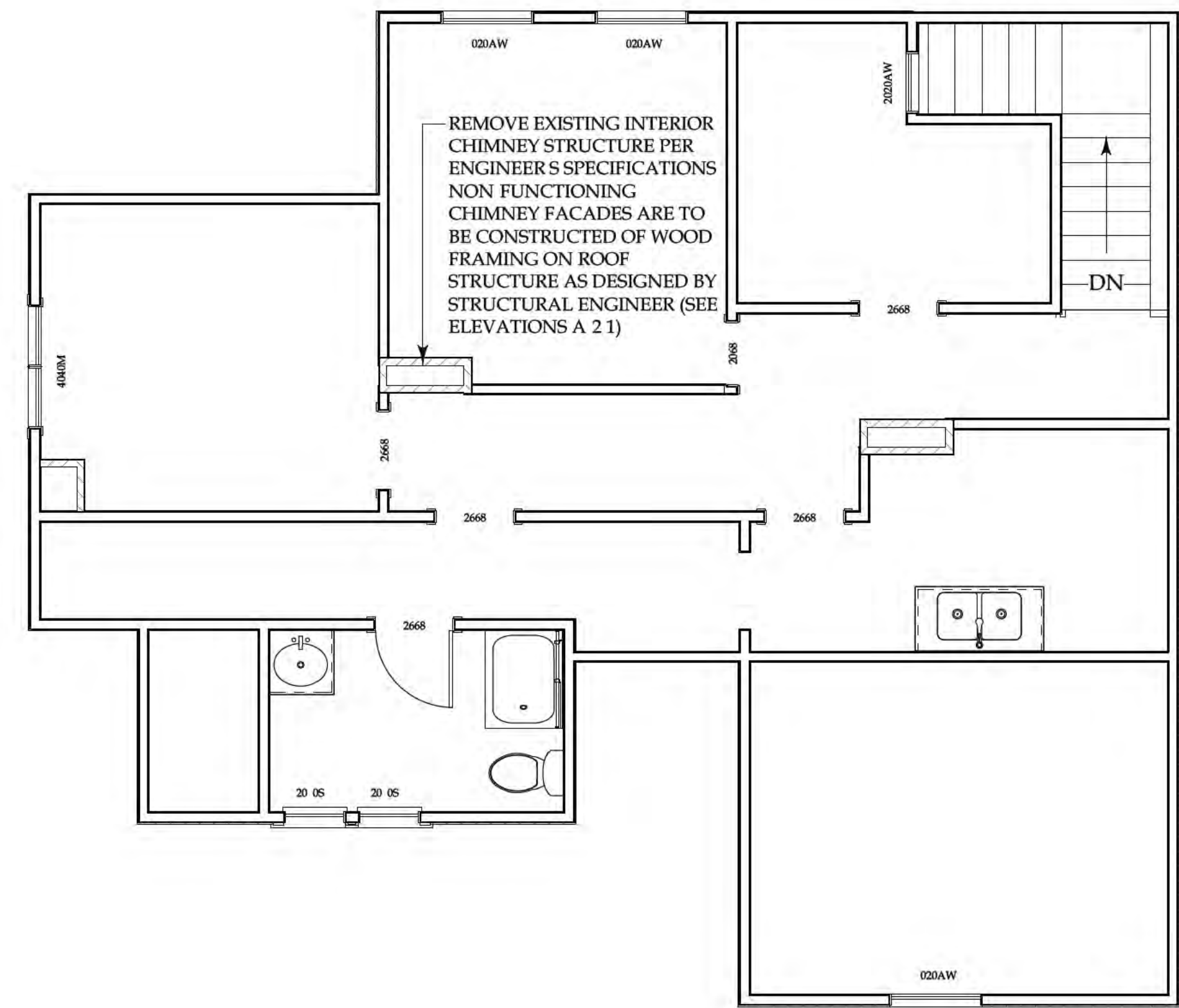
PROJECT:
2nd AVE. REMODEL
 748 EAST 2nd AVENUE
 SALT LAKE CITY, UTAH

COVER SHEET

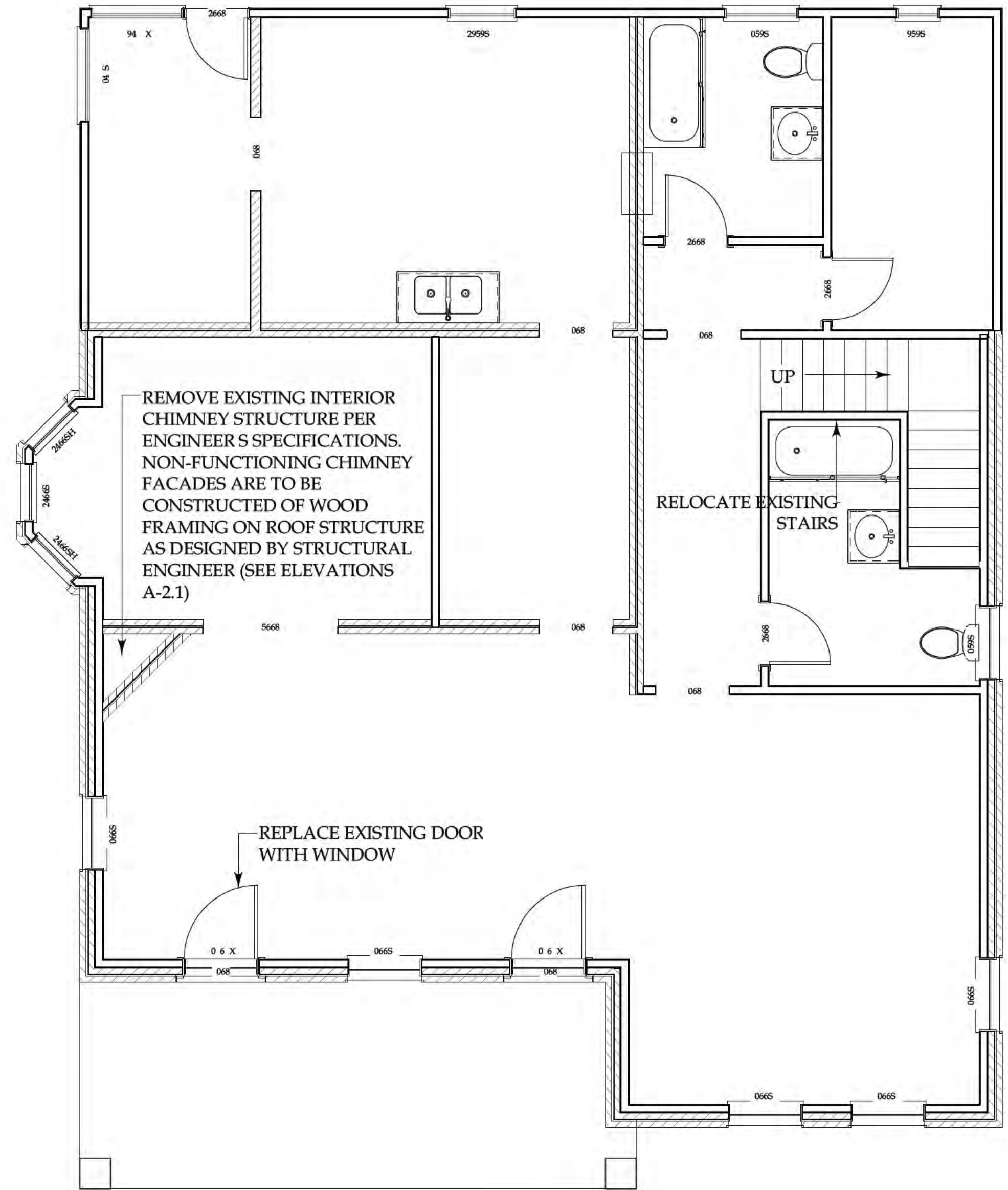
AREAS:
 MAIN FLOOR 1564 sq.ft.
 SECOND FLOOR 904 sq.ft.

DESIGNER: JSB
 DATE: 7/24/2017
 SCALE: 1/4" = 1'
 PROJECT #: 2016-25

SHEET:
A-0.0



EXISTITNGN UPPER FLOOR PLAN



EXISTITNG MAIN FLOOR

PLUMBING TABULATIONS:
EXISTING PLAN
 MAIN FLOOR: 7 PLUMBING FIXTURES
 SECOND FLOOR: 4 PLUMBING FIXTURES
 BASEMENT: 1 WATER HEATER
 1 FURNACE

PROPOSED PLAN
 MAIN FLOOR: 7 PLUMBING FIXTURES
 SECOND FLOOR: 4 PLUMBING FIXTURES
 1 WATER HEATER
 1 FURNACE



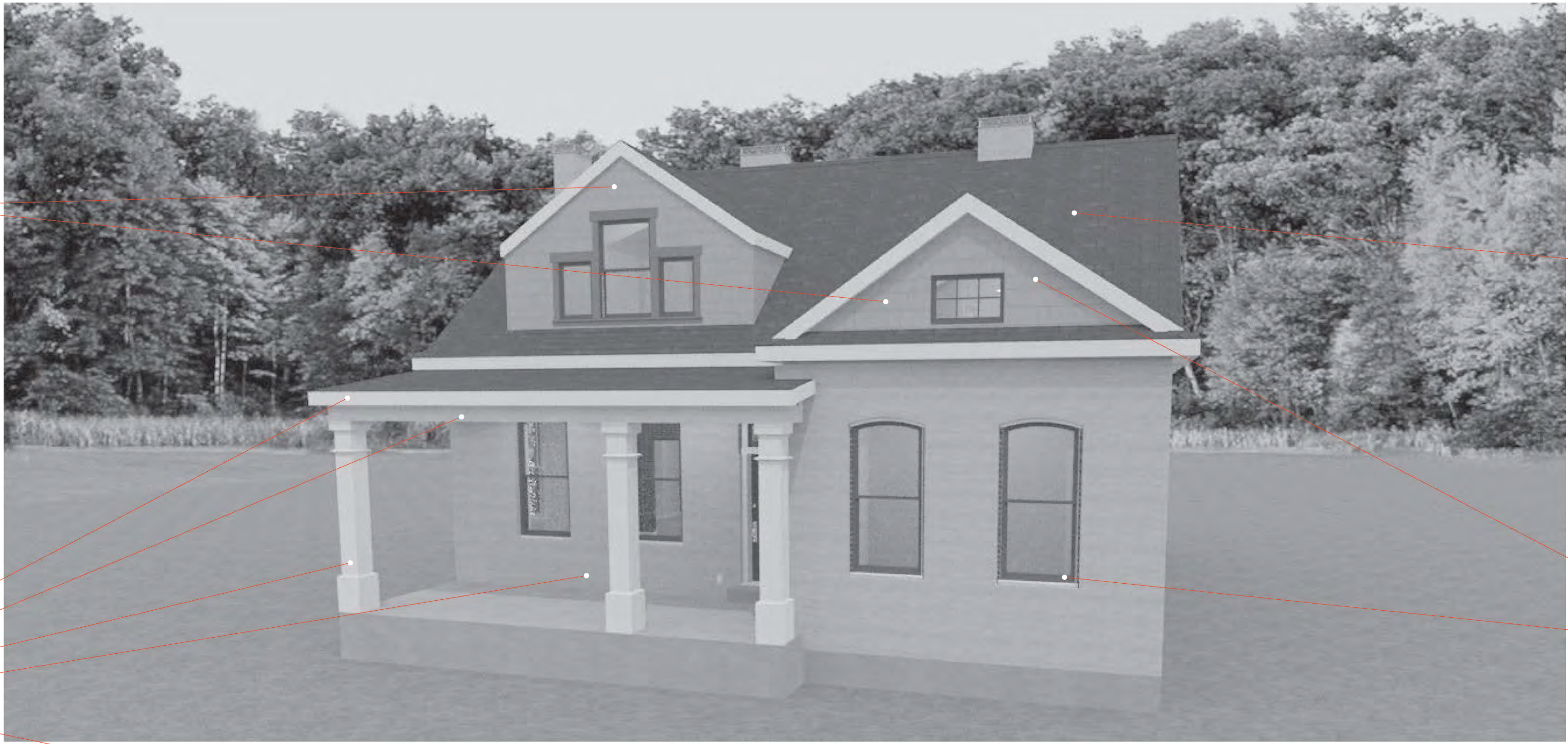
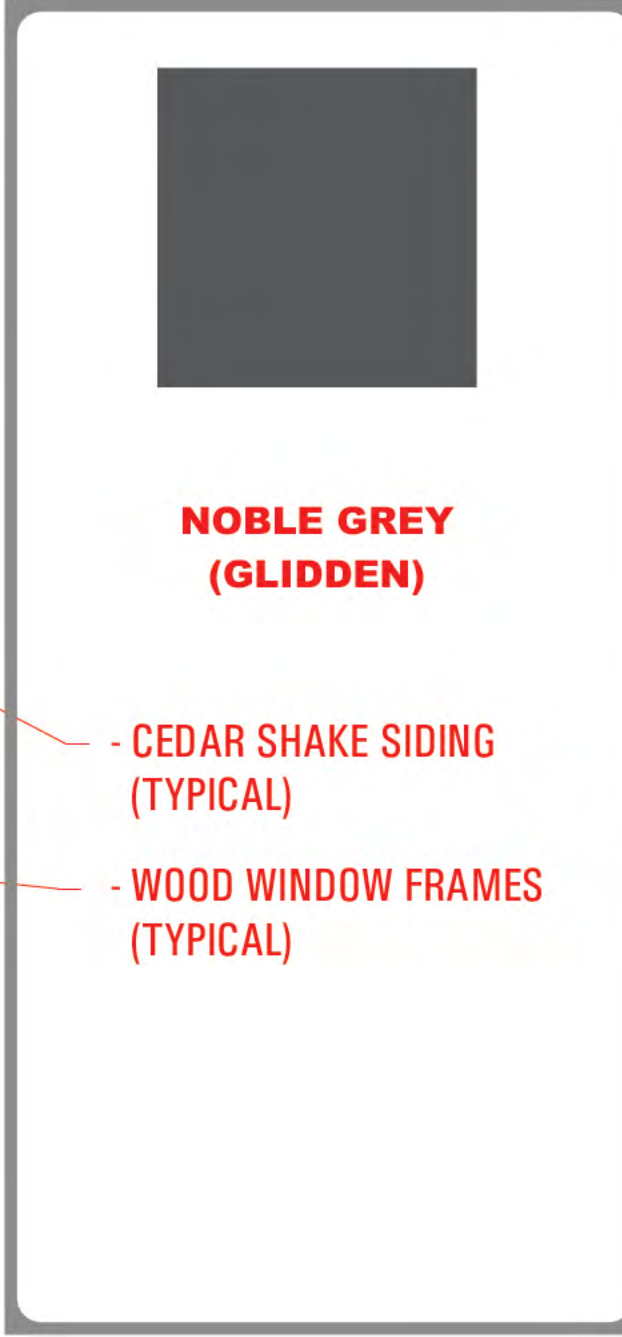
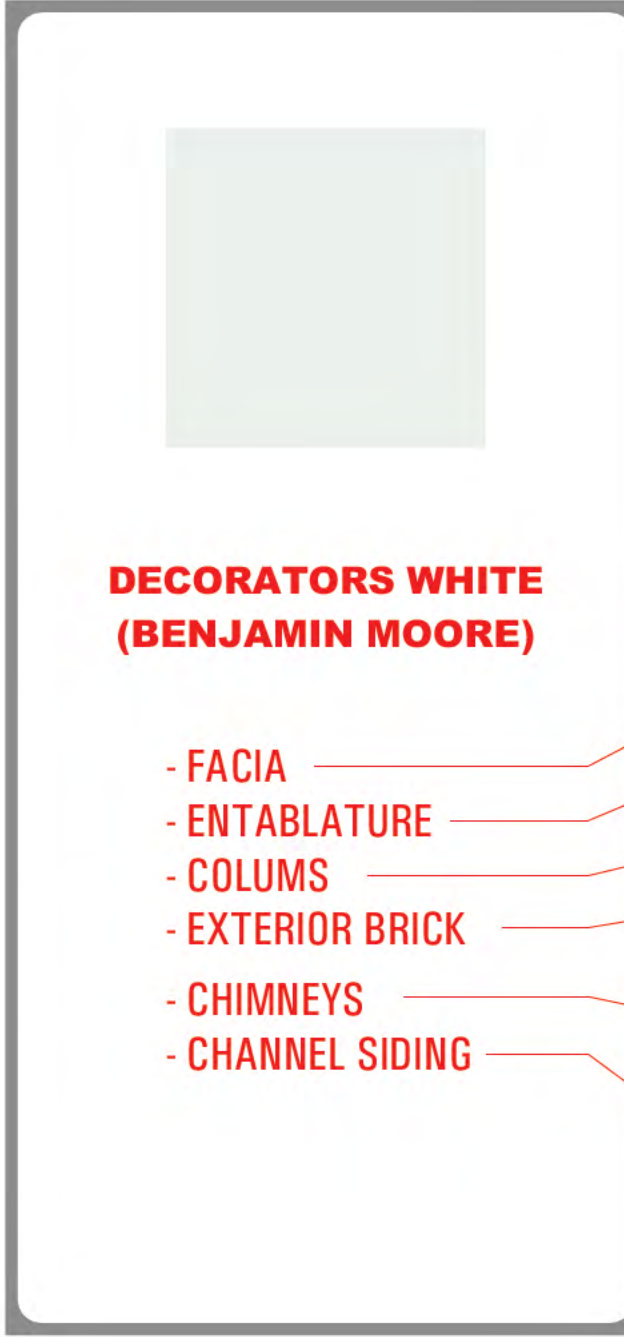
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EXISTING CONDITIONS

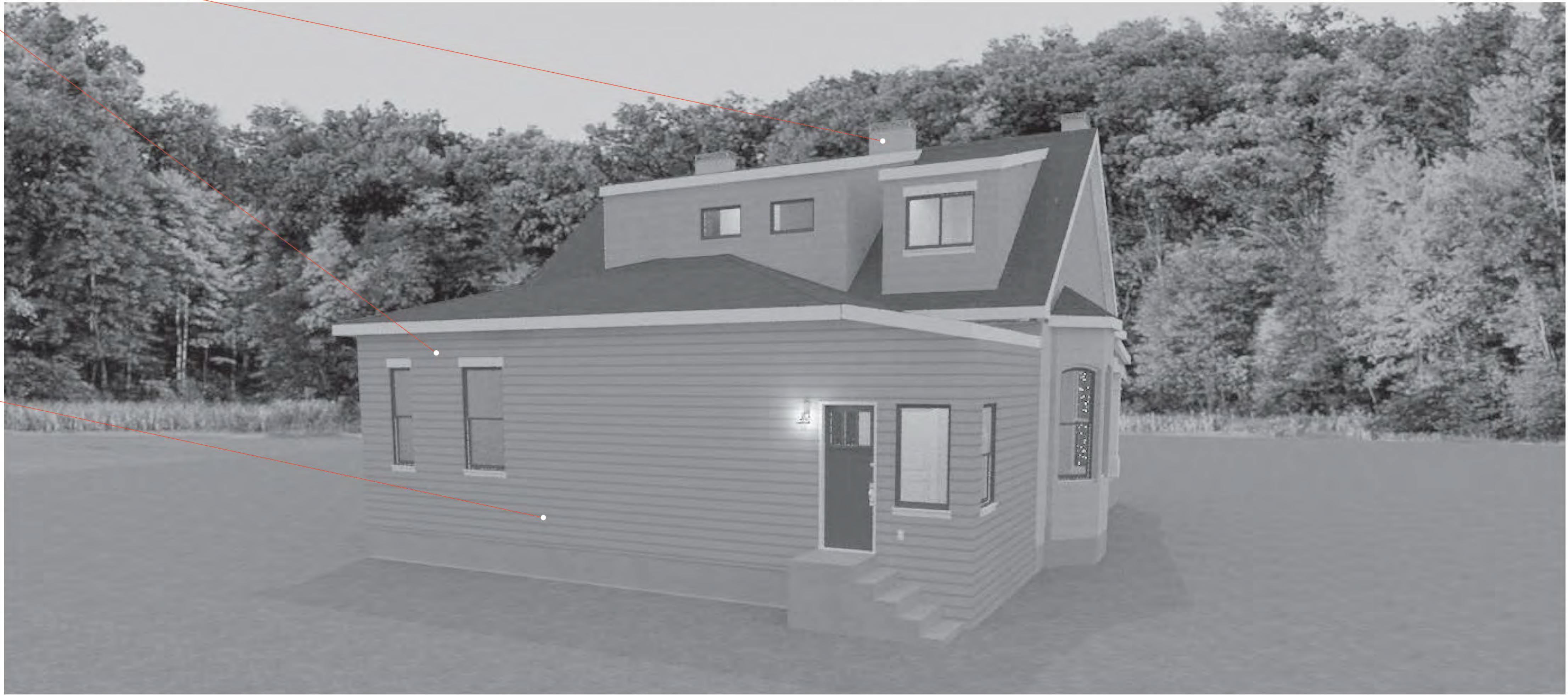
AREAS:
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 SECOND FLOOR 904 sq.ft.

DESIGNER: JSB
DATE: 7/24/2017
SCALE: 1/4" = 1'
PROJECT #: 2016-25

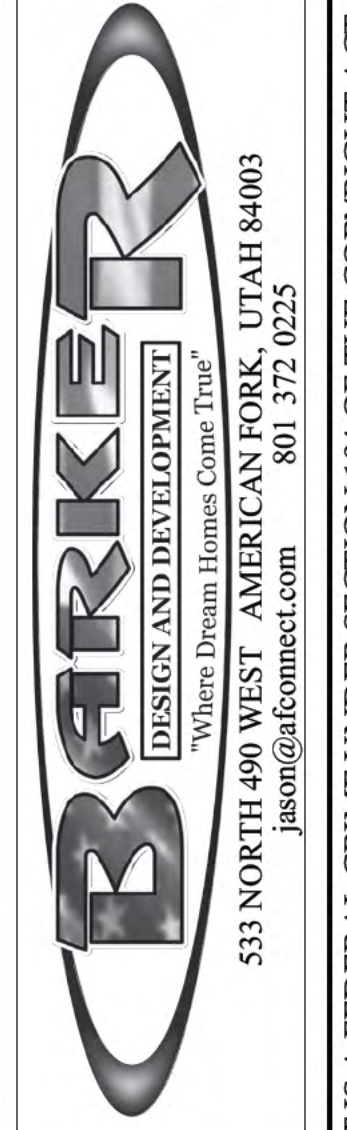
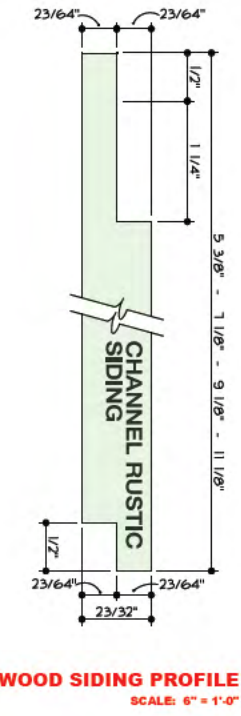
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FRONT PERSPECTIVE VIEW



REAR PERSPECTIVE VIEW



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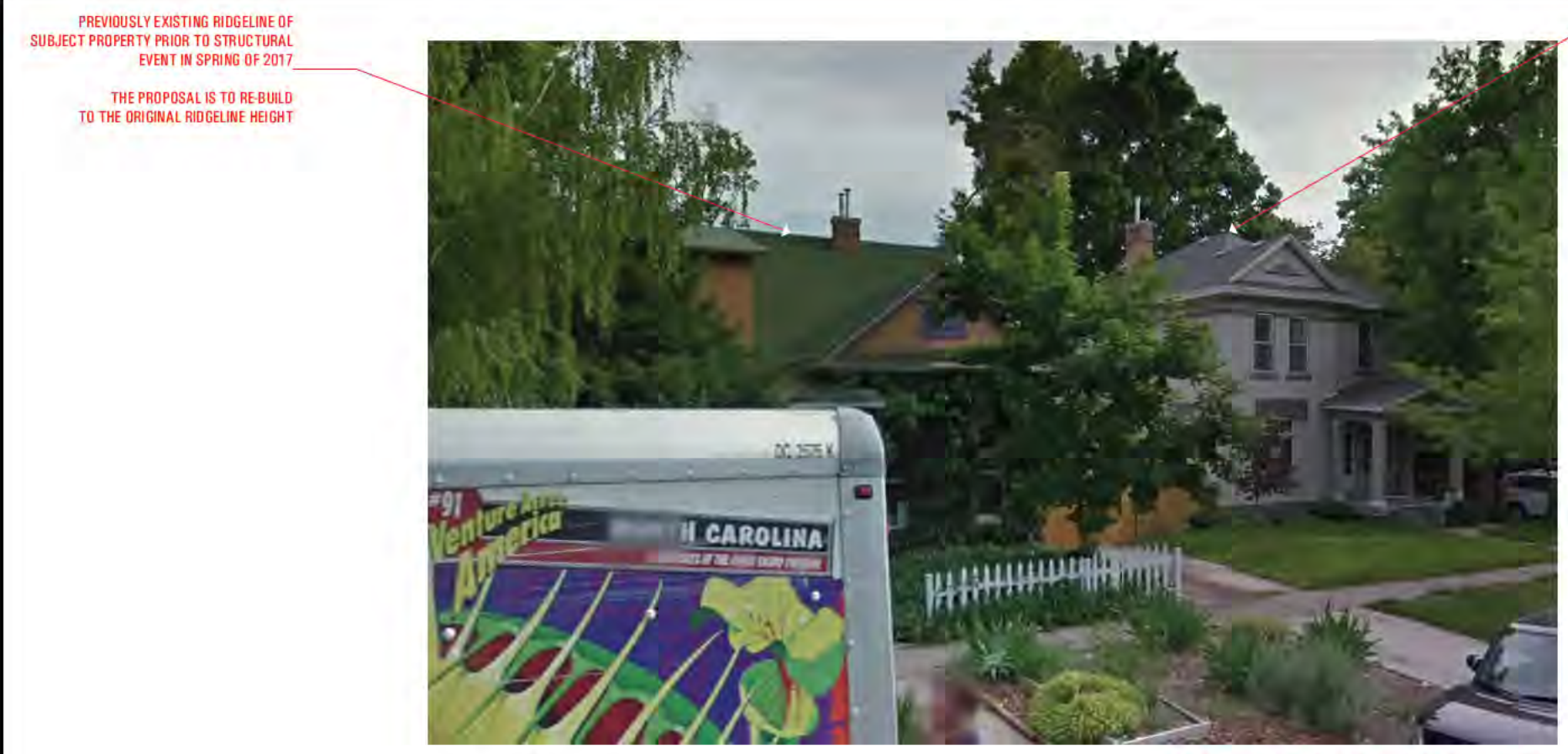
RENDERINGS

AREAS:	1564 sq.ft.
MAIN FLOOR	904 sq.ft.
SECOND FLOOR	

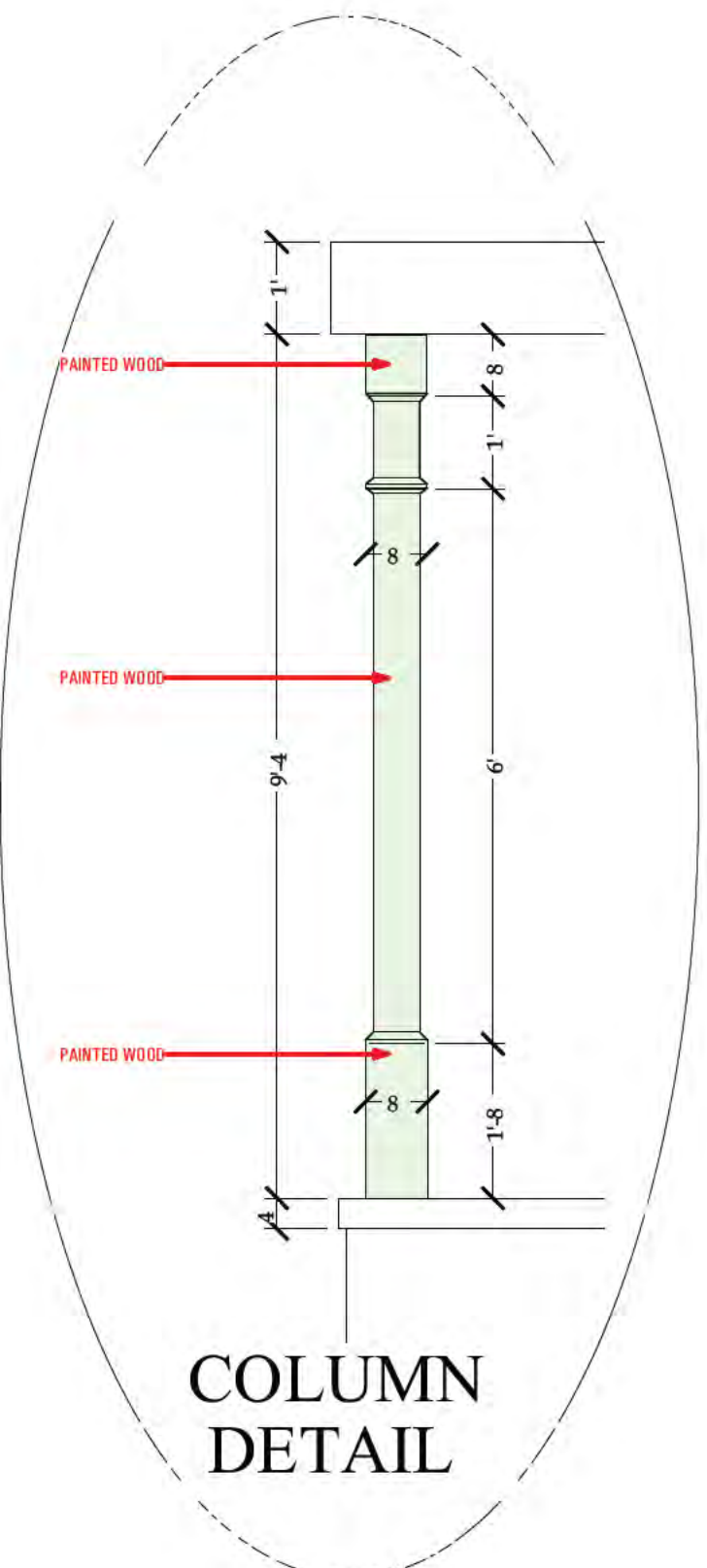
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SCALE: 1/4" = 1"
PROJECT #: 2016-25

SHEET:
A-1.0

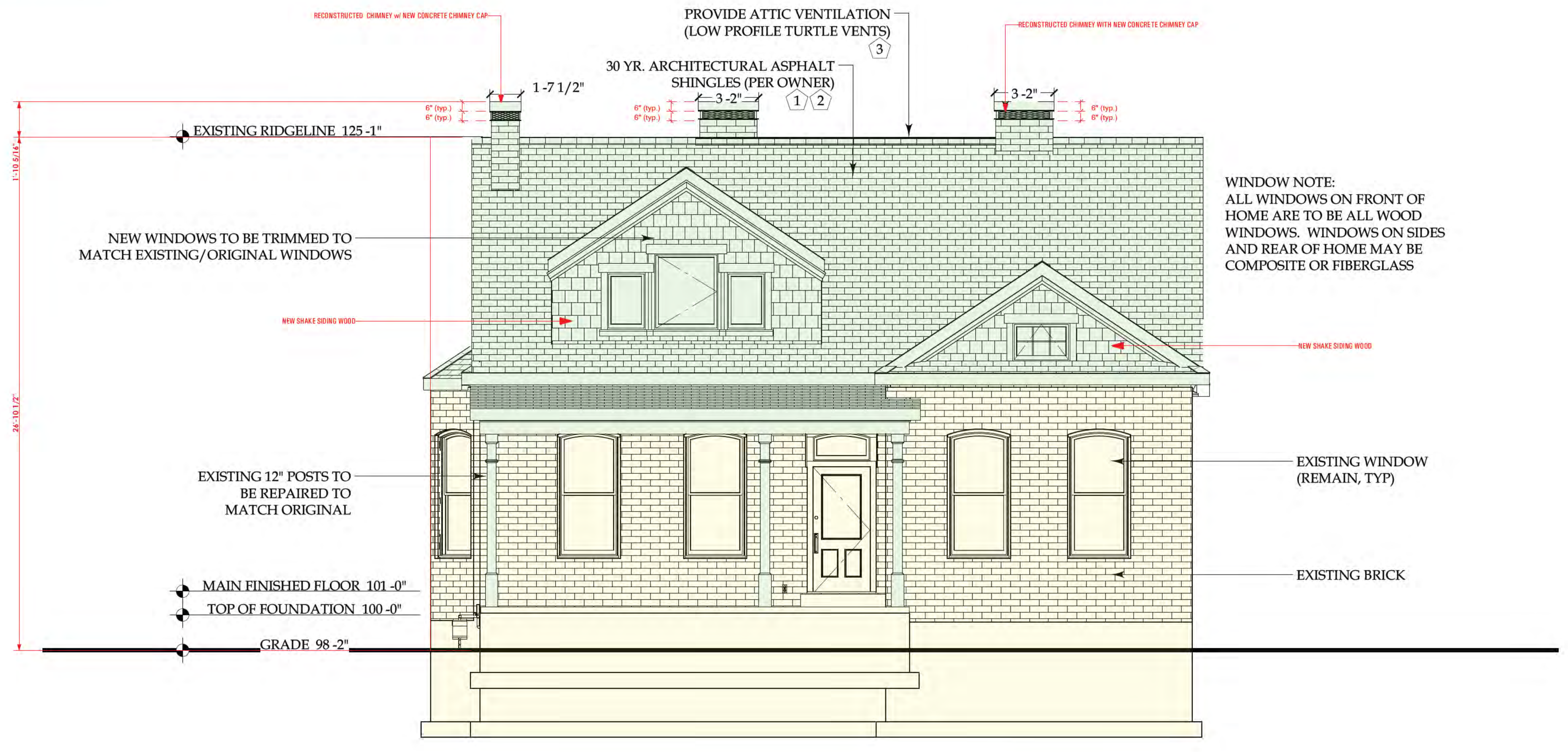
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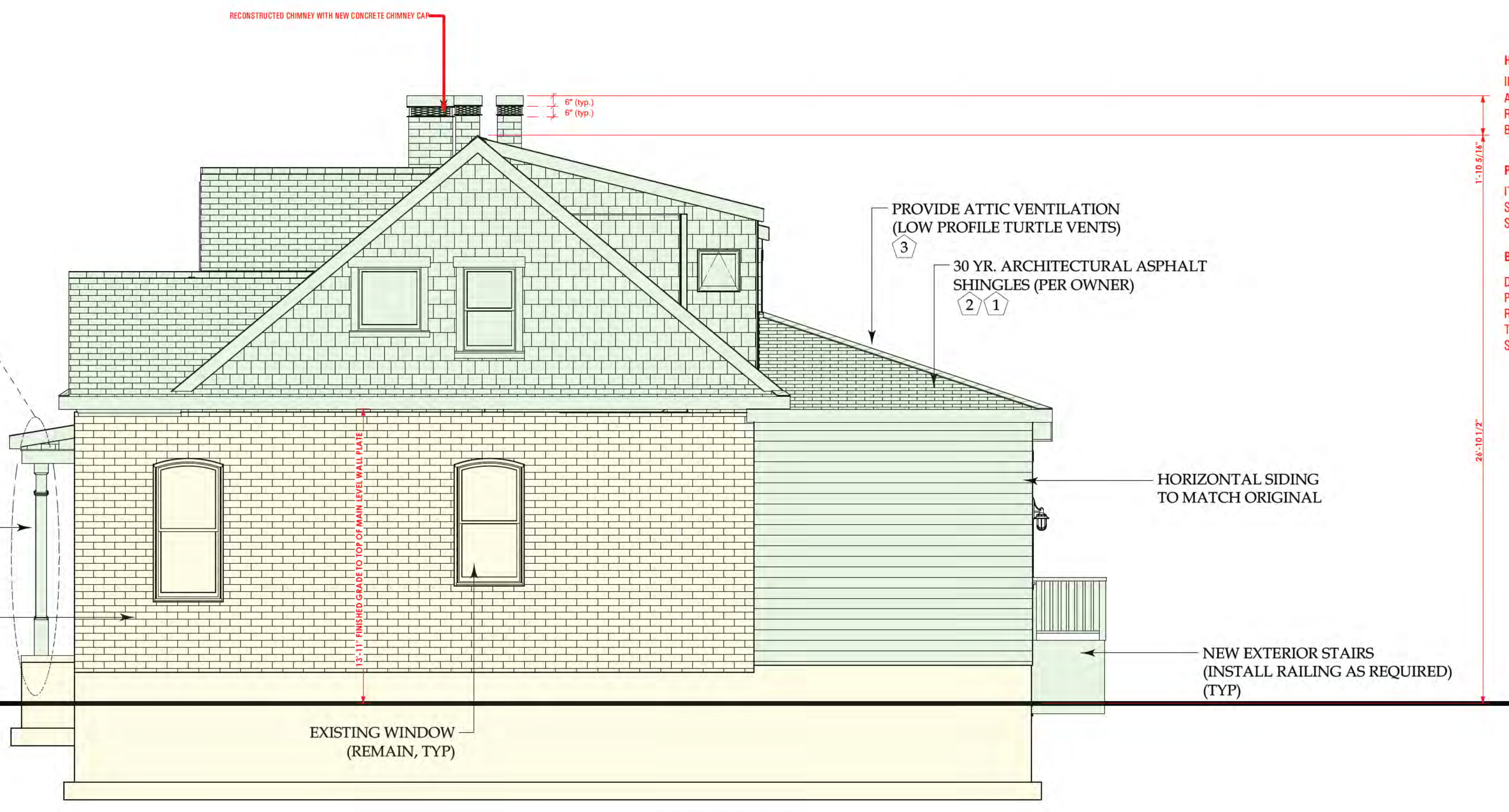
Building Height Visual Aid 40



COLUMN DETAIL



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

HEIGHT REQUIREMENTS: IN THE SR-1A RESIDENTIAL ZONING DISTRICT PITCHED ROOFS ARE PERMITTED UP TO 23' MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF THE OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE.

PROPOSED CONSTRUCTION: IT IS PROPOSED TO REBUILD AND REPLACE THE ORIGINAL SECOND STORY STRUCTURE TO THE HEIGHT OF THE ORIGINAL STRUCTURE PRIOR TO THE STRUCTURAL EVENT OF 2017.

BULK MODIFICATION: DUE TO THE STRUCTURAL EVENT AND REMOVAL OF THIS PORTION OF THE ORIGINAL STRUCTURE, THE OWNER IS REQUESTING A MODIFICATION TO LOT AND BULK, TO BE ABLE TO REBUILD TO THE ORIGINAL HEIGHT AND SCALE PRIOR TO STRUCTURAL EVENT.

LEGEND:

	NEW CONSTRUCTION
	EXISTING STRUCTURE

NOTES:
1. REFER TO COVER SHEET FOR GENERAL NOTES AND ADDITIONAL INFORMATION.
2. REFER TO COVER SHEET FOR KEYED (X) NOTES LEGEND.
3. THE EXTERIOR OF THIS HOME IS TO REMAIN UNALTERED STRUCTURALLY WITH THE EXCEPTION OF THE REAR ROOF SECTION WHICH WILL BE RE-FRAMED TO LOWER THE PITCH TO ELIMINATE THE EXISTING FLAT SECTION. ALL OTHER EXTERIOR CHANGES WILL BE COSMETIC IN NATURE.



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ELEVATIONS

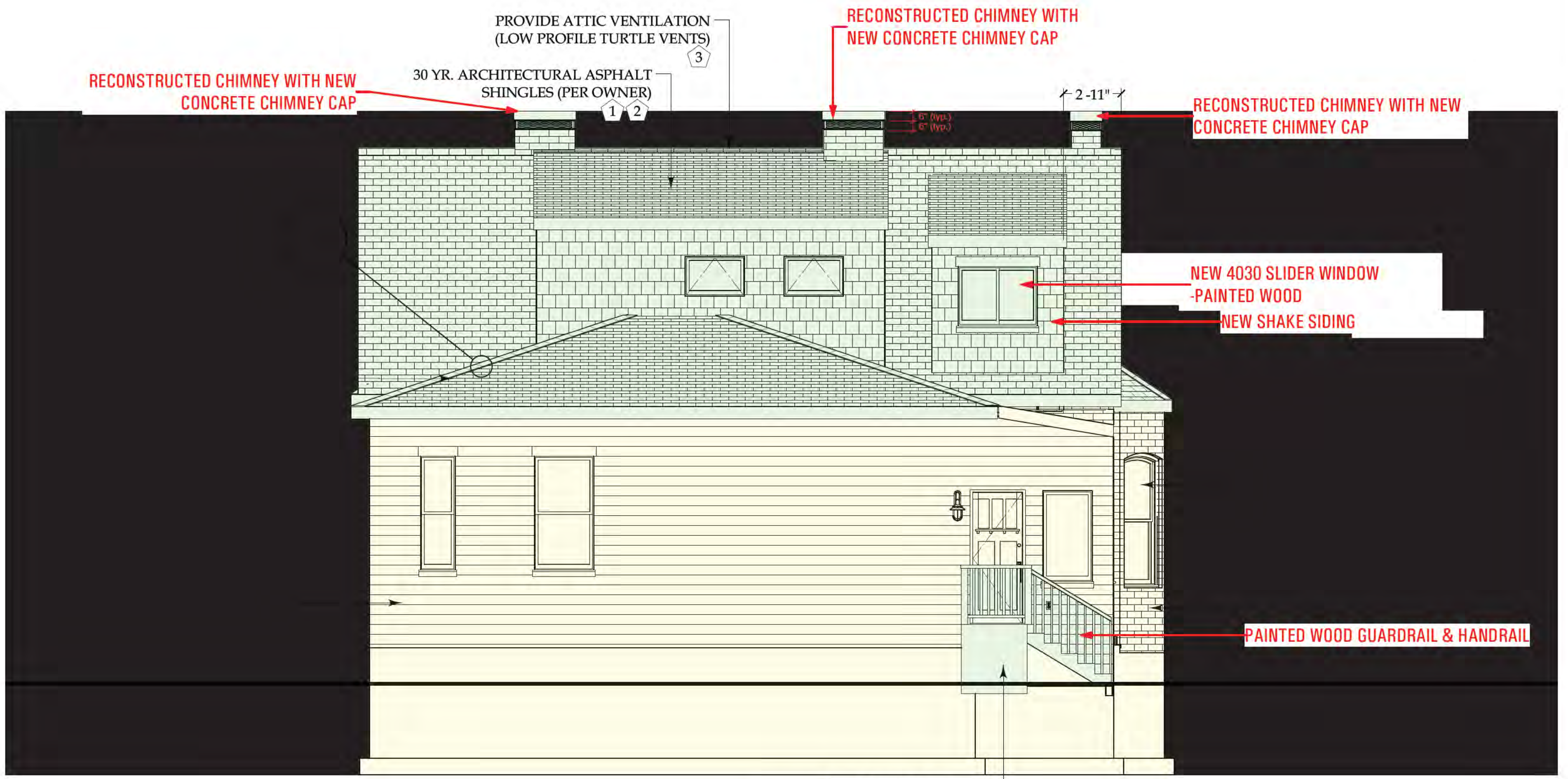
AREAS:
MAIN FLOOR 1564 sq.ft.
SECOND FLOOR 904 sq.ft.

DESIGNER: JSB
DATE: 7/24/2017
SCALE: 1/4" = 1'
PROJECT #: 2016-25

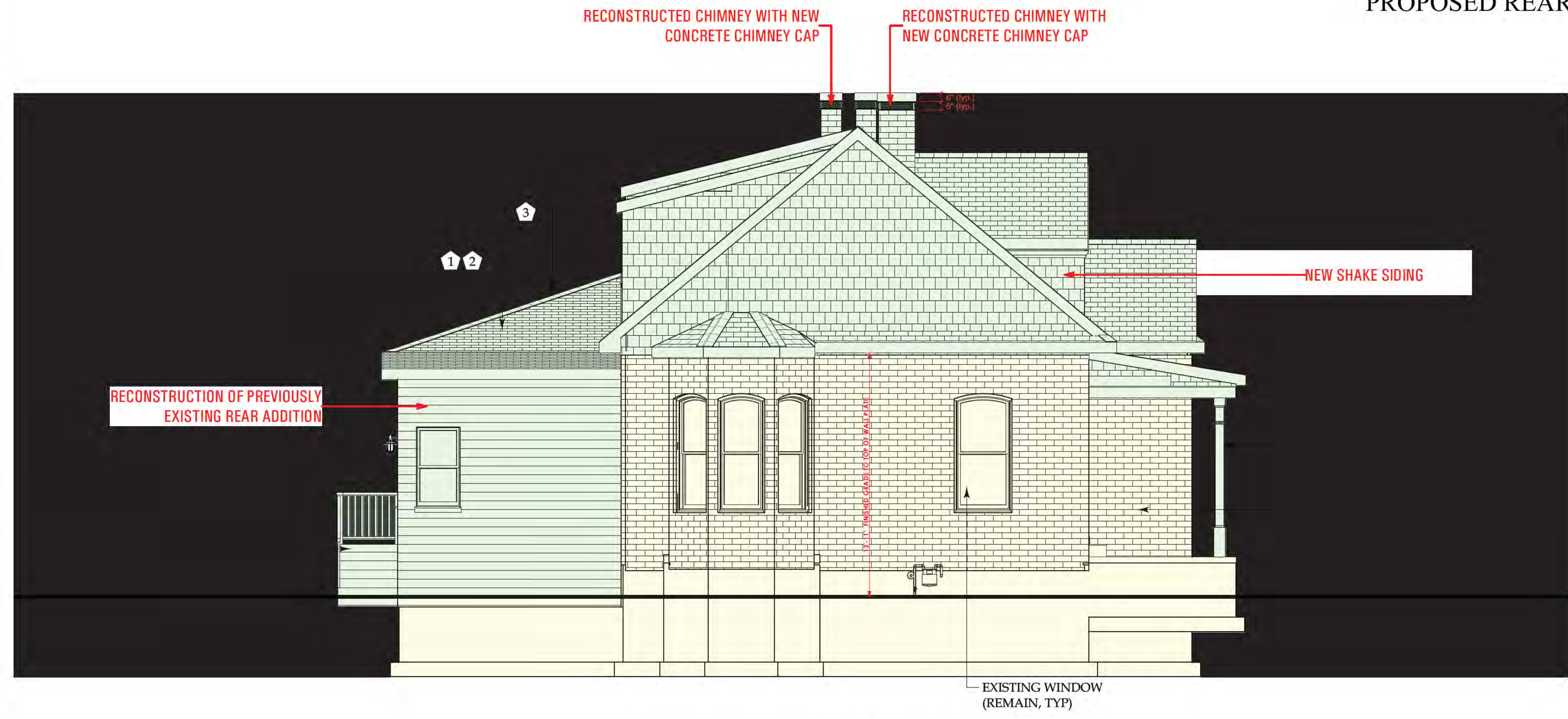
SHEET:
A-1.1

THIS PLAN SHALL BE USED FOR CONSTRUCTION OF THE HOME ON THE LOT SHOWN HEREON. ANY OTHER USE OF THIS PLAN WITHOUT PERMISSION FROM BARKER DESIGN AND DEVELOPMENT IS A FEDERAL CRIME UNDER SECTION 104 OF THE COPYRIGHT ACT.

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PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION

LEGEND:

- NEW CONSTRUCTION
- EXISTING STRUCTURE

BARKER
 DESIGN AND DEVELOPMENT
Where Dream Homes Come True
 533 NORTH 490 WEST AMERICAN FORK, UTAH 84003
 801.372.0225
 jason@barkdesign.com

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ELEVATIONS

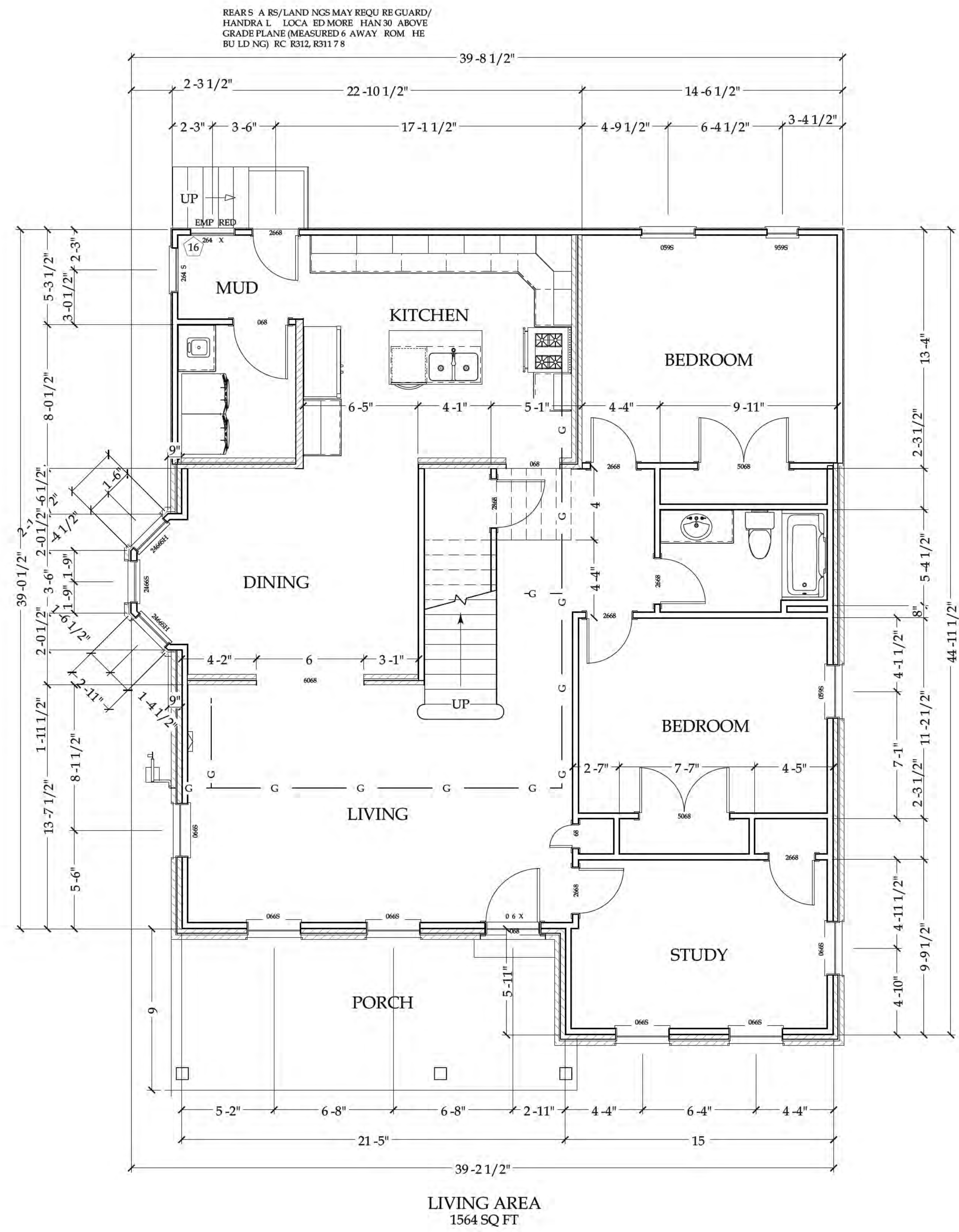
AREAS:	1564 sq.ft.
MAIN FLOOR	904 sq.ft.
SECOND FLOOR	

DESIGNER: JSB
 DATE: 7/24/2017
 SCALE: 1/4" = 1'
 PROJECT #: 2016-25

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A-1.2

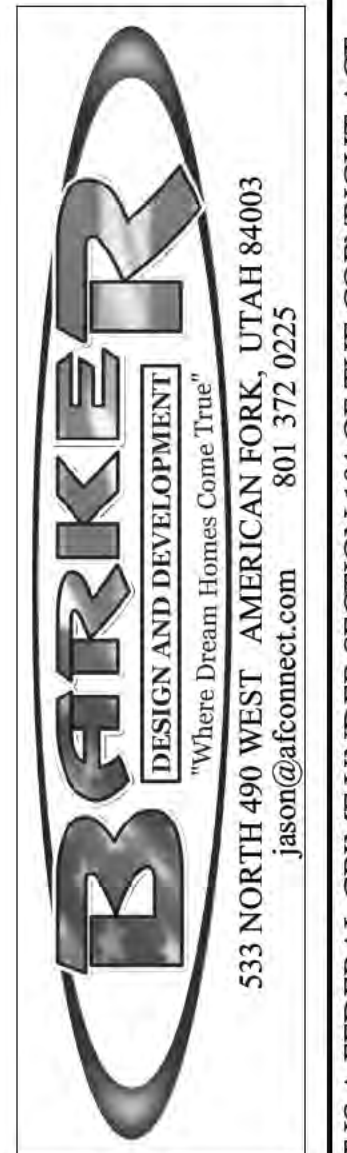
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- NOTES:**
1. REFER TO COVER SHEET FOR GENERAL NOTES AND ADDITIONAL INFORMATION.
 2. REFER TO COVER SHEET FOR KEYED (X) NOTES LEGEND.

PROPOSED MAIN FLOOR



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SALT LAKE CITY, UTAH

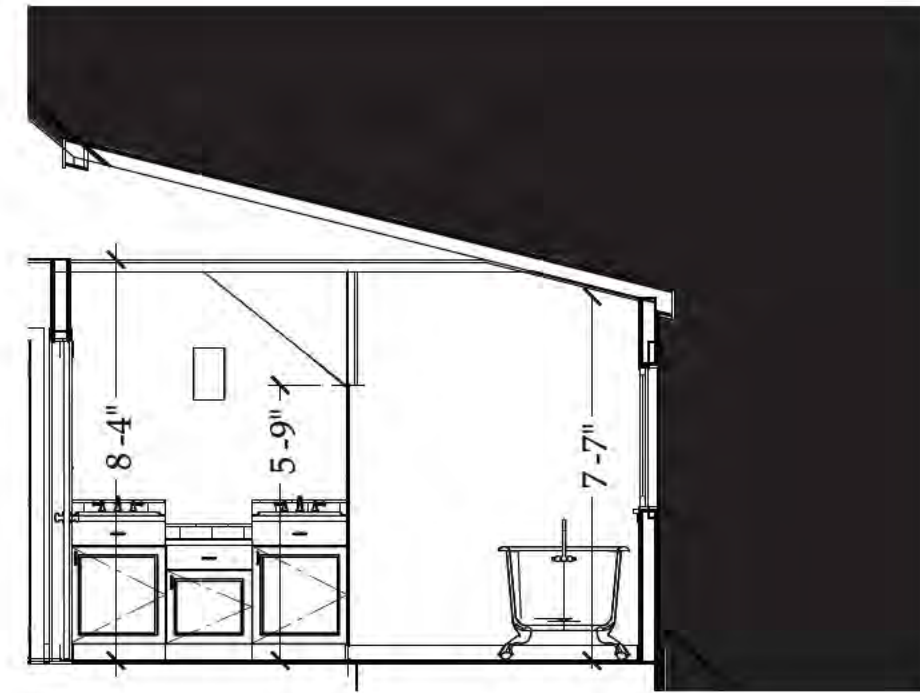
MAIN FLOOR

AREAS:	1564 sq.ft.
MAIN FLOOR	904 sq.ft.
SECOND FLOOR	

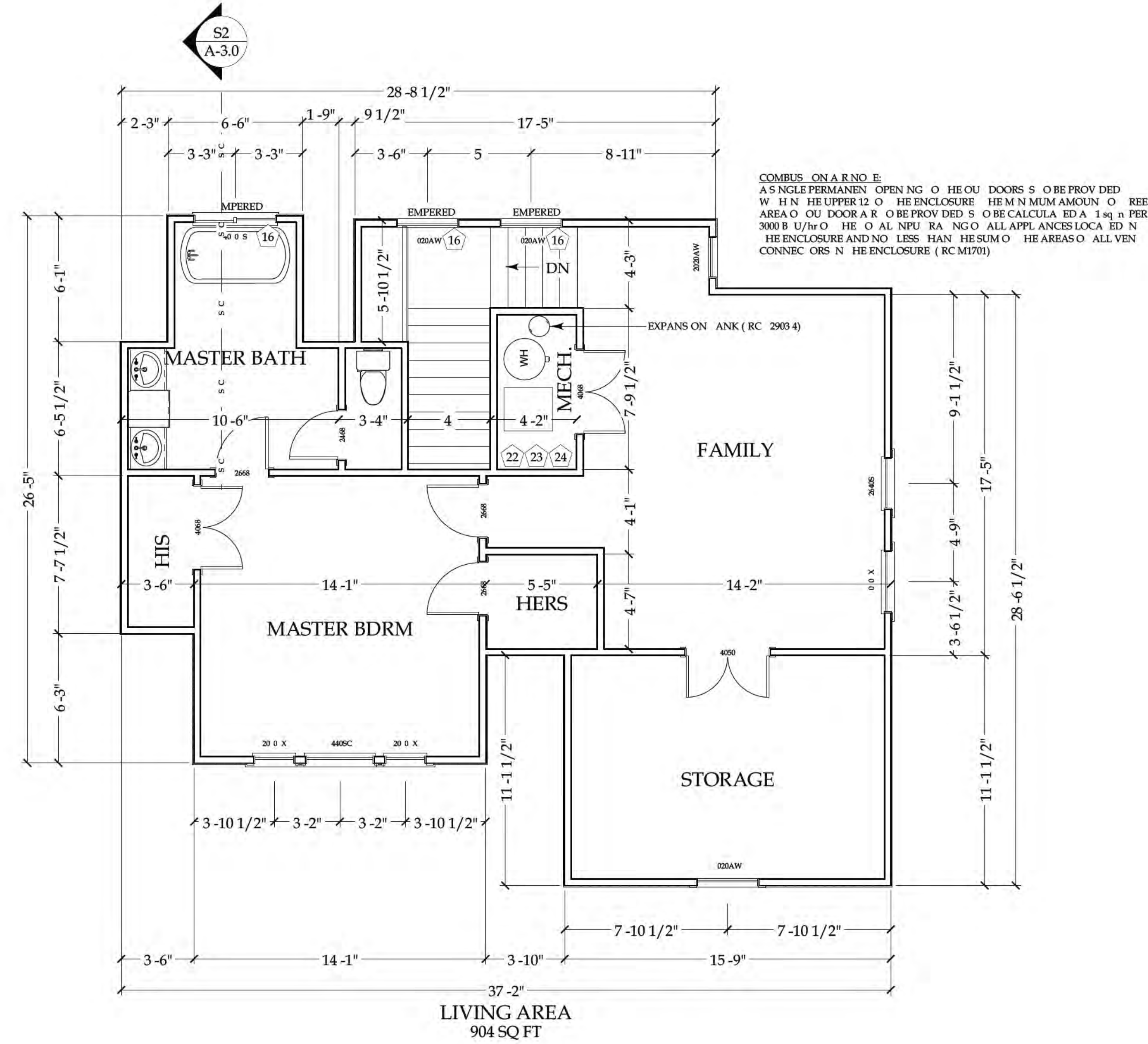
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SCALE: 1/4" = 1'
PROJECT #: 2016-25

SHEET:
A-2.0

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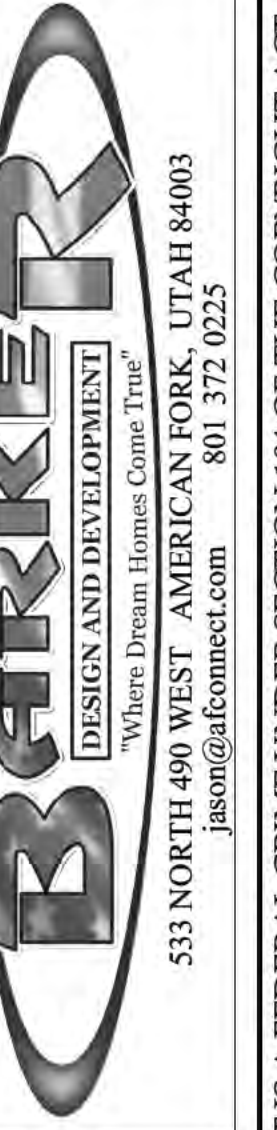
MASTER BATH SECTION



PROPOSED SECOND FLOOR

NOTES:

1. REFER TO COVER SHEET FOR GENERAL NOTES AND ADDITIONAL INFORMATION.
2. REFER TO COVER SHEET FOR KEYED (X) NOTES LEGEND.



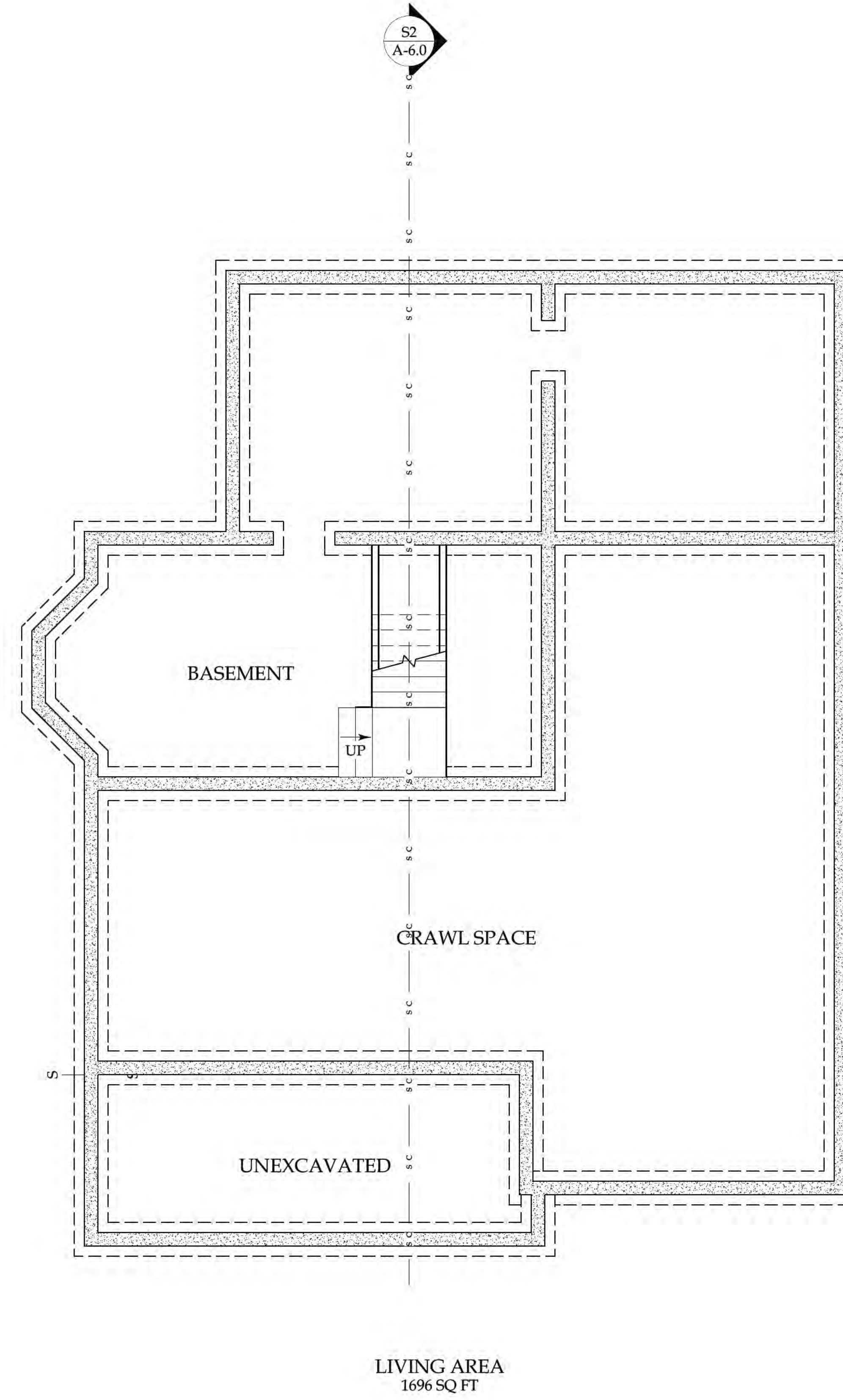
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SECOND FLOOR

AREAS:
 MAIN FLOOR 1564 sq.ft.
 SECOND FLOOR 904 sq.ft.

DESIGNER: JSB
 DATE: 7/24/2017
 SCALE: 1/4" = 1'
 PROJECT #: 2016-25

SHEET:
A-3.0



BASEMENT / FOUNDATION

DESIGNER: JSB
 DATE: 7/24/2017
 SCALE: 1/4" = 1'
 PROJECT #: 2016-25

SHEET:
A-5.0

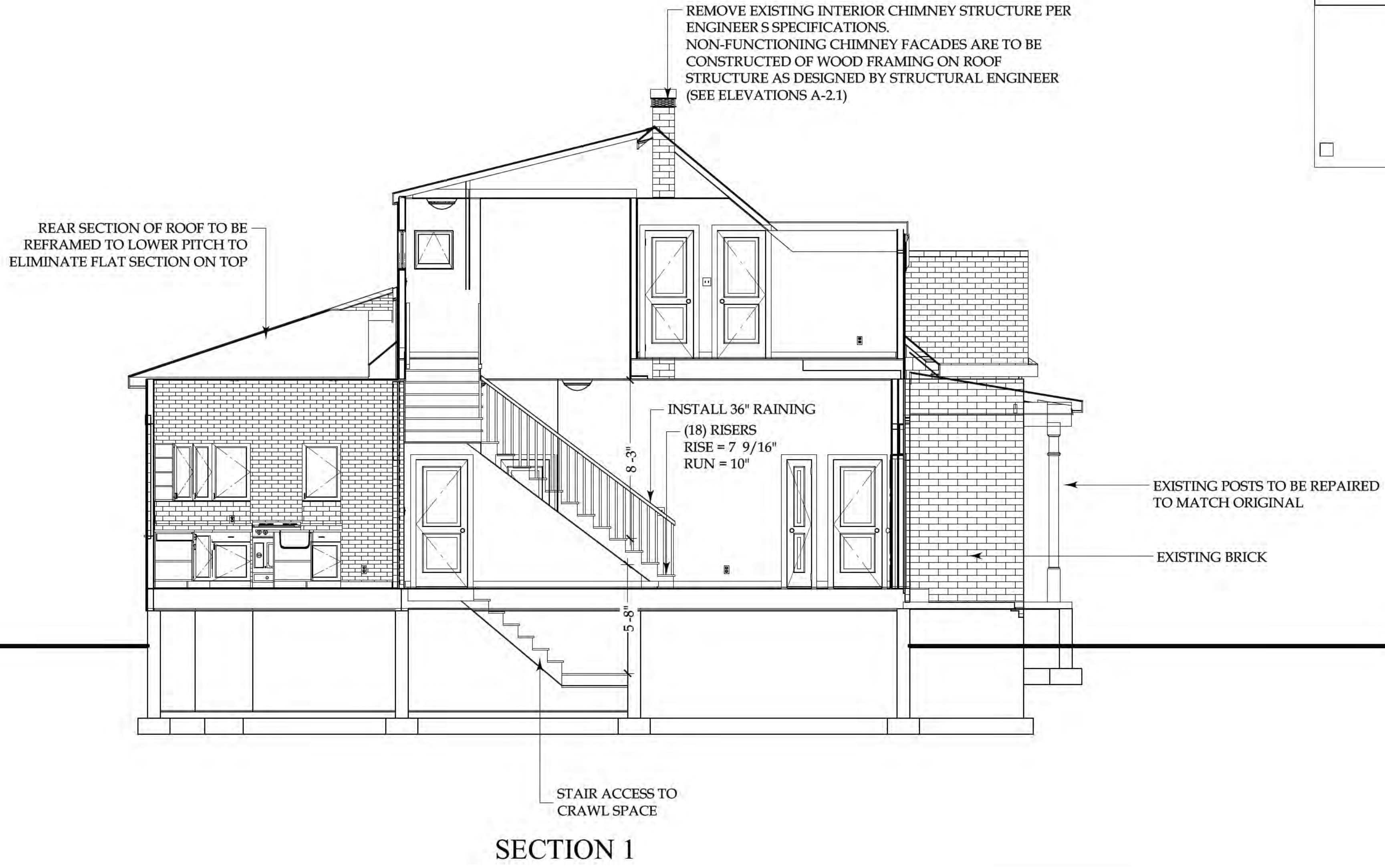
AREAS:
 MAIN FLOOR 1564 sq.ft.
 SECOND FLOOR 904 sq.ft.

**BASEMENT AND
 FOUNDATION**

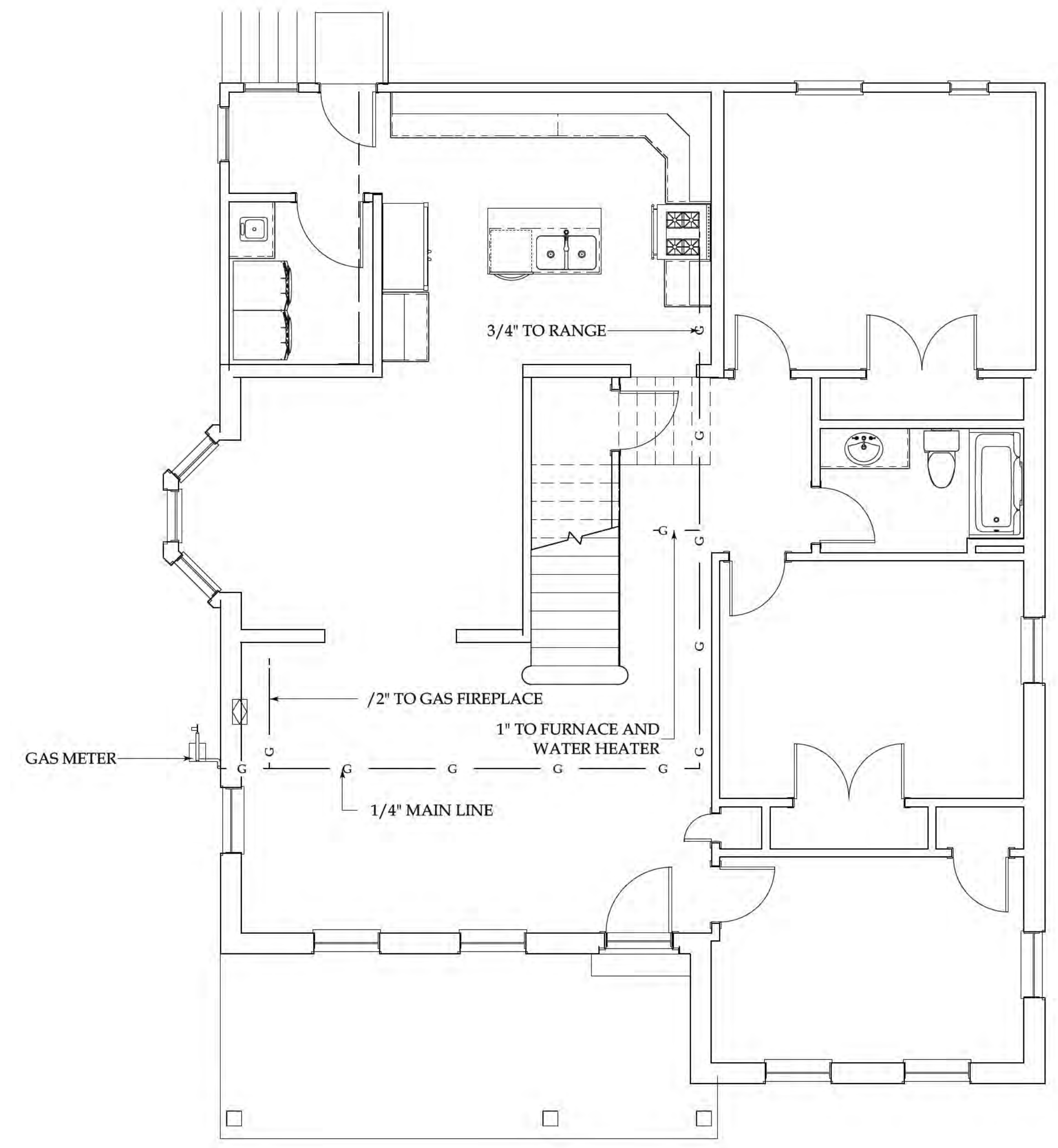
**PROJECT:
 2nd AVE. REMODEL**
 748 EAST 2nd AVENUE
 SALT LAKE CITY, UTAH



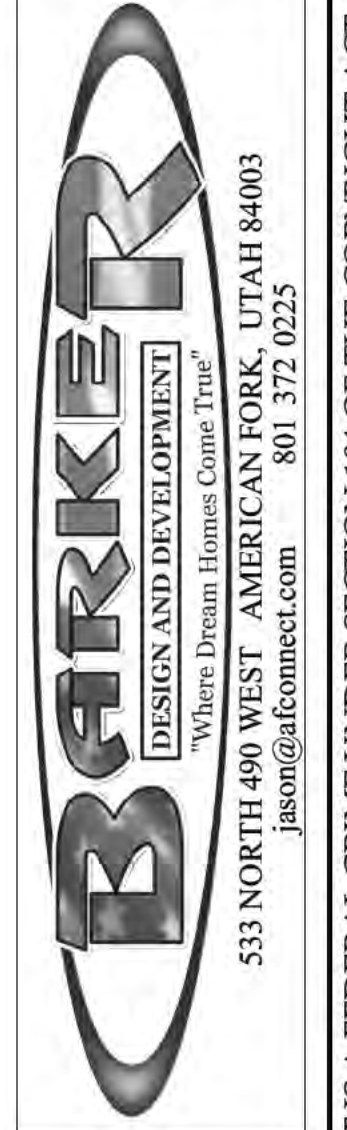
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SECTION 1



GAS LINE DIAGRAM



PROJECT:
2nd AVE. REMODEL
 748 EAST 2nd AVENUE
 SALT LAKE CITY, UTAH

SECTIONS

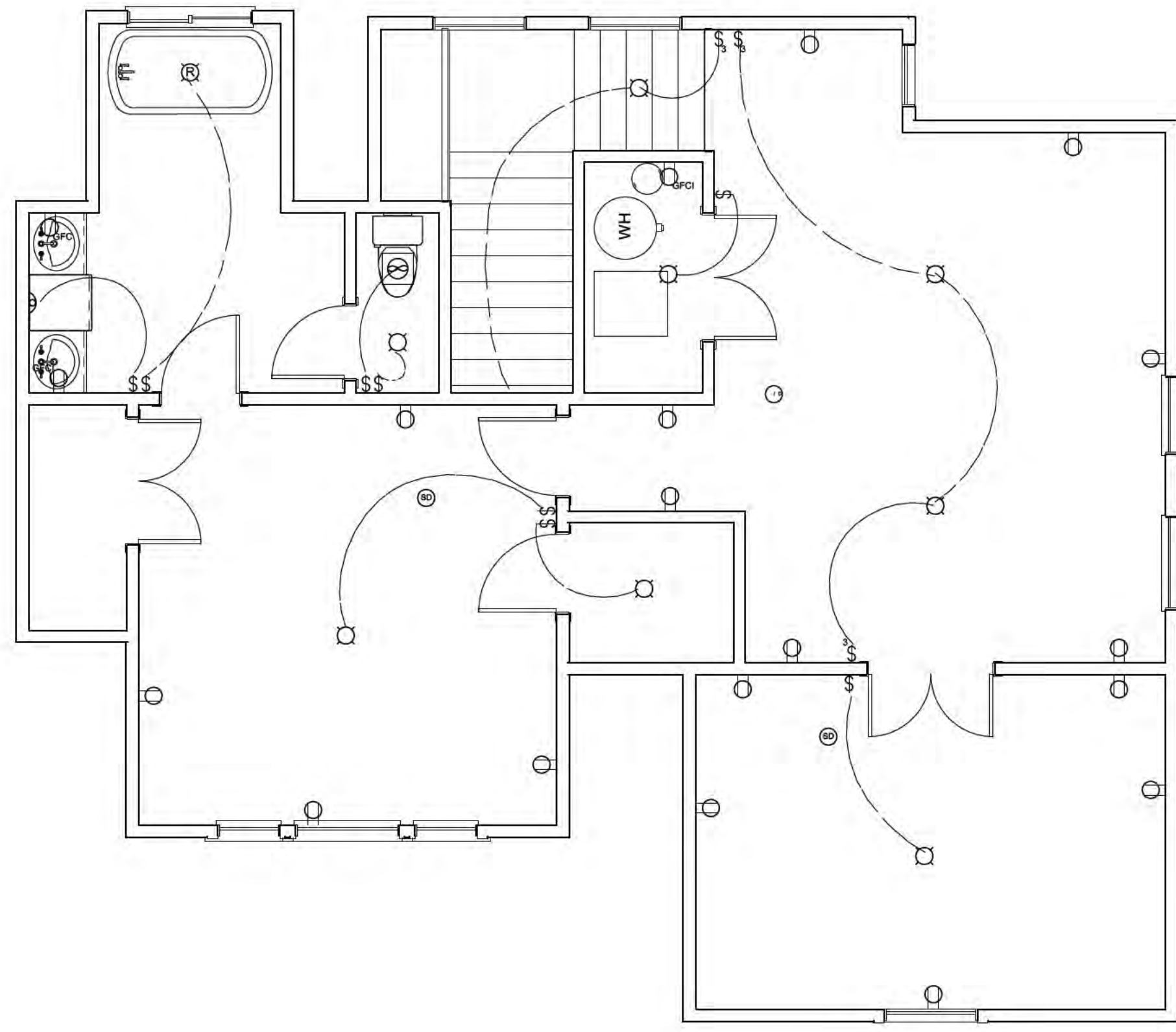
AREAS:
 MAIN FLOOR 1564 sq.ft.
 SECOND FLOOR 904 sq.ft.

DESIGNER: JSB
DATE: 7/24/2017
SCALE: 1/4" = 1'
PROJECT #: 2016-25

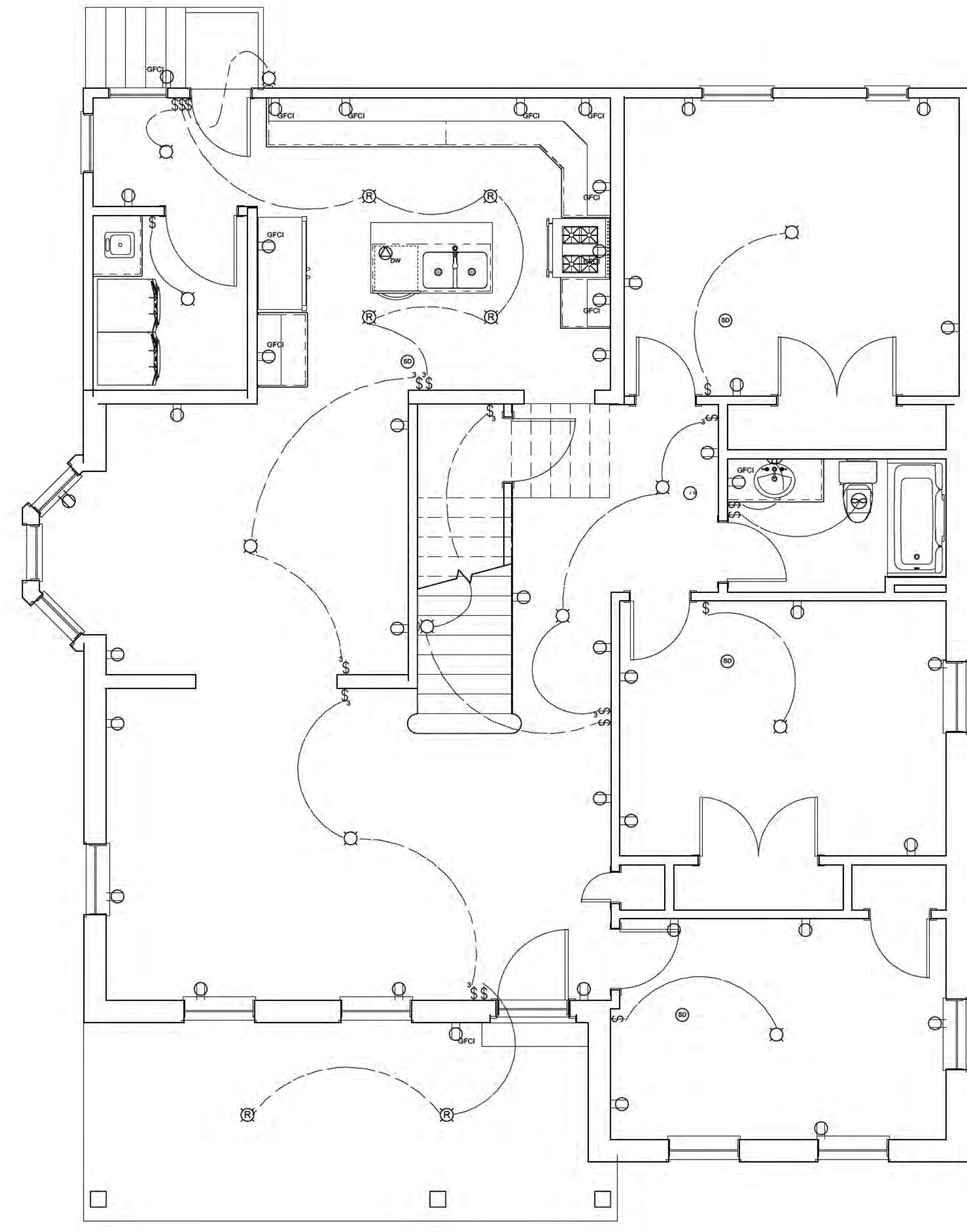
SHEET:
A-6.0

THIS PLAN SHALL BE USED FOR CONSTRUCTION OF THE HOME ON THE LOT SHOWN HEREON. ANY OTHER USE OF THIS PLAN WITHOUT PERMISSION FROM BARKER DESIGN AND DEVELOPMENT IS A FEDERAL CRIME UNDER SECTION 104 OF THE COPYRIGHT ACT.

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SECONG FLOOR ELECTRICAL



MAIN FLOOR ELECTRICAL

ELECTRICAL NOTES:

1. GENERAL CONTRACTOR AND SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IRC AND LOCAL CODES.
3. ALL EXTERIOR, GARAGE, BATHROOM, KITCHEN COUNTER TOP, UNFINISHED BASEMENTS AND FURNACE ROOM RECEPTACLES ARE TO BE GFCI.
4. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.
5. ALL SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED SO THAT ACTUATION OF ONE WILL ACTUATE ALL SMOKE ALARMS. (R313.1)
6. ALL SMOKE ALARMS ARE REQUIRED TO BE WIRED TO THE PRIMARY POWER SOURCE AND HAVE A BATTERY BACKUP. (R313.2)
7. CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. (IRC 313.2 AS AMENDED BY THE STATE.)
8. 120V RECEPTACLES FOR SERVICE AND MAINTENANCE SHALL BE LOCATED WITHIN 25' OF FURNACE AND AIR CONDITIONING EQUIPMENT IN ATTICS AND CRAWL SPACES. E3801.11
9. HYDRO-MASSAGE (JETTED) BATH TUBS SHALL BOND ALL METAL PARTS, PUMP MOTORS, ETC. WITH #8 SOLID CONDUCTORS. E4109
10. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL 15 AND 20 AMP RECEPTACLES (NEC 406.11)
11. INSTALL SHOWER TRIM KITS ON ALL RECESSED LIGHTS LOCATED IN SHOWERS OR ABOVE BATHTUBS.
12. ALL CANS TO BE ON DIMMER SWITCHES.
13. ALL PHONE JACKS AND CABLE TV JACKS ARE TO FIELD LOCATED BY OWNERS.
14. PROVIDE U-FER GROUND PER E3508.1.2 AND NEC 250.50.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

BARKER
DESIGN AND DEVELOPMENT
"Where Dream Homes Come True"
533 NORTH 490 WEST AMERICAN FORK, UTAH 84003
801.372.0225
jason@barkerd.com

PROJECT:
2nd AVE. REMODEL
748 EAST 2nd AVENUE
SALT LAKE CITY, UTAH

ELECTRICAL PLANS

AREAS:	MAIN FLOOR	1564 sq.ft.
	SECOND FLOOR	904 sq.ft.

DESIGNER:	JSB
DATE:	7/24/2017
SCALE:	1/4" = 1'
PROJECT #:	2016-25

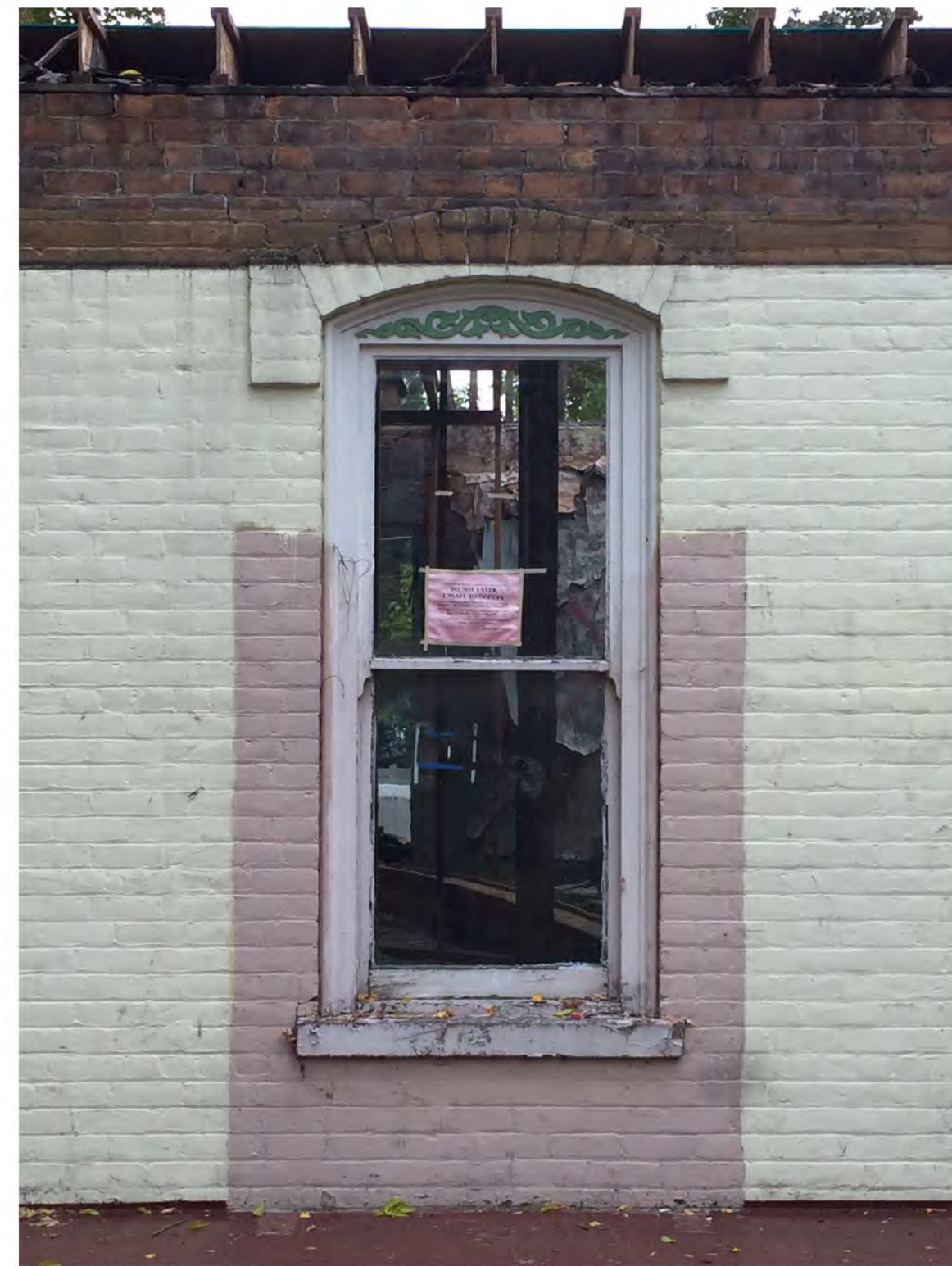
SHEET:
E-1.0

THIS PLAN SHALL BE USED FOR CONSTRUCTION OF THE HOME ON THE LOT SHOWN HEREON. ANY OTHER USE OF THIS PLAN WITHOUT PERMISSION FROM BARKER DESIGN AND DEVELOPMENT IS A FEDERAL CRIME UNDER SECTION 104 OF THE COPYRIGHT ACT.

APPENDIX: CURRENT PROPERTY CONDITIONS



772 E. 2nd AVENUE CURRENT CONDITIONS BLOCKFACE PANORAMIC VIEW 3A



772 E. 2nd AVENUE CURRENT CONDITIONS NORTH EAST WINDOW 10



772 E. 2nd AVENUE CURRENT CONDITIONS FRONT ELEVATION 1B




772 E. 2nd AVENUE CURRENT CONDITIONS NORTH WEST WINDOW 1A

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Home » Windows » Awning » W-2500 Wood Awning Window

W-2500 WOOD AWNING WINDOW







Options [View product details for more options](#) Price Range: \$








Model

Exteriors  

Grille Designs

No Grille    

Exterior Color Options

Brilliant White       

WAYS TO BUY THIS PRODUCT

[▶ REQUEST A CONSULTATION](#) [▶ FIND A STORE](#)

[Product Overview](#) | [Design Options](#) | [Glass Options](#) | [Build & Installation](#)

FRAME OPTIONS

[Frame Options](#)

Block Frame [Integral Nailing Fin](#)

Block Frame



For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.

[Back to Top](#)

MERANTI MAHOGANY PREMIUM SASH DOORS

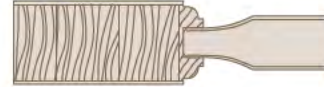
DOORS & SIDELIGHTS



5104

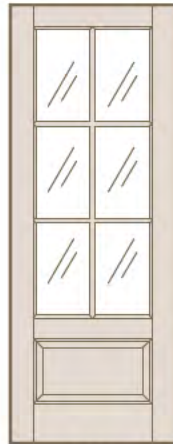


5102SL



1-1/8" Single Hip
Raised Panel Profile

8'0" DOORS & SIDELIGHTS



5106



5103SL

GLASS OPTIONS (ALL GLASS INSULATED)



Clear
PRIVACY RATING 1



Clear Beveled
PRIVACY RATING 1

MERANTI MAHOGANY is a high-density, long-lasting hardwood with deep, rich looking grain and a natural elegance. It accepts stain well.

Meranti Mahogany



Historic Home Remodel

772 E 2nd Ave, SLC

Materials List

WINDOWS

Windows that are missing will be replaced with all wood Jeld Wen windows. Refer to 2nd floor proposed A-3.0 drawing for window dimensions and single hung vs fixed, etc.

GABLES

All gables on the 2nd story will be clad with cedar shake shingles. Real cedar, not composite.

ADDITION SIDING

Rear addition will be clad with “channel rustic pattern” wood siding. Our exterior sub-contractor viewed pictures of the rear addition prior to it being removed and concluded the “channel rustic pattern” is what was installed. See attached wood siding horizontal.pdf file for a picture of what it looks like.

SOFFIT

The soffit everywhere on the exterior of the home will be 2.25” wide oak slats with custom wood vents per code. This includes the soffit on the porch.

PORCH PILLARS

Porch pillars will be custom built on-site per 0005 A-1.1 Elevations (column note). Pillars will be constructed out of yellow pine and painted.

PORCH RAILING

We will construct a railing on-site to match what was existing. Attached to the email is Porch Railing.pdf, we will construct a railing similar to the picture with a “top plate” & “bottom plate” with square “spindles” made of wood, close together similar to picture.

CHIMNEYS

The chimneys will be constructed of brick removed from the home during interior demolition. Attached to email is an example of the chimney that will be constructed to match what was original.

ATTACHMENT D: SITE & CONTEXT ANALYSIS FOR
HEIGHT



AVERAGE ROOF HEIGHT IS 25' FEET.



772 E. 2nd Ave.
 Roof Height Exhibit

Date Created:	10/17/2017
Scale:	NTS
Drawn:	MPM
Job:	17-397
Sheet:	

ATTACHMENT E: EXISTING CONDITIONS

Existing Condition

The site is currently occupied by a single family dwelling.

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

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

Standard	Existing	Proposed Reconstruction	Finding
Minimum Lot Area: 5,000 sq ft	4,064 sq ft	No modification	Noncomplying – the subject property is undersized for the SR-1A zoning district.
Minimum Lot Width: 50 ft	49.5 ft	No modification	Noncomplying – the subject lot width does not meet the required minimum for the SR-1A zoning district.
Setbacks:			
Front Yard - Average or 20 ft	19' 3"	No modification	Complies
Rear Yard - 25% of depth or 25 ft	15' 4"	No modification	Noncomplying – the subject property does not meet the minimum required for the SR-1A. A Special Exception is not required for this portion of the proposal, due to existing foundation and building wall.
Interior Lots: 4 feet on one side 10 feet on the other	4' 7" 7' 6"	No modification No modification	Complies Noncomplying – the structure encroaches into this required side yard. Requires a special exception.
Maximum Height for House:			
Pitched Roof – 23 ft	26' 10"	26' 10"	Requires Special Exception
Wall Height – 16 ft	13' 11"	13' 11"	Complies
Lot Coverage - 40% of lot area or 1,625 sq ft	Approximately 2,000 square feet	No modification	Noncomplying – the existing structure exceeds the maximum lot coverage. This will not be modified.

Special Exceptions

This project will require a special exception for an inline addition and building height.

Historic Landmark Commission - Jurisdiction & Authority – 21A.06.050.C.6

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

21a.52.060: General Standards and Considerations for Special Exceptions

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49087#sq28661

Review of Maximum Building Height 21.24.080.D.1.b and Inline Addition 21A.24.080.E.3B

Standard	Finding	Rationale
<p>A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p style="text-align: center;">Complies</p> <p style="text-align: center;">Complies</p>	<p>Building Height: The purpose for height restrictions is to limit the height of new principal structures within the SR-1A zoning district.</p> <p>The principal structure, prior to the collapse, reached the height of 26’10”. The additional height is being requested to reinstate the second story. The height would be visually compatible with the surrounding structures.</p> <p>Inline Addition: The requested special exception is to reconstruct the addition and ensure that the design closely matches the original as best as possible.</p> <p>The inline addition would have no greater impact on the existing adjacent and abutting properties than the previous collapsed wall. The addition will be located to the rear of the principal structure and will not be readily visible from the public way. The encroachment of the addition will be in harmony with the purposes of the district.</p>
<p>B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	<p style="text-align: center;">Complies</p> <p style="text-align: center;">Complies</p>	<p>Building Height: The use and reconstruction will not diminish the value of the property or impair the value of those in the neighborhood. In fact, reconstruction and reinstatement of lost architectural details keep the building contributing and the streetscape intact. The value of the surrounding properties would most likely increase with the proposed reconstruction.</p> <p>Inline Addition: The value of the surrounding properties would most likely increase with the proposed restoration.</p>
<p>C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the</p>	<p style="text-align: center;">Complies</p>	<p>Building Height: The request for additional height will reinstate the original height that previously existing and will not impose any adverse effect upon the character of the area. Additionally, a new building permit for the restoration of the second story</p>

<p>public health, safety and general welfare.</p>	<p>Complies</p>	<p>would guarantee that the building would comply with all public health, safety and general welfare standards.</p> <p>Inline Addition: The proposed inline addition would not have an adverse effect on the character of area. The addition had acquired historic significance and is compatible and appropriate with the principal structure.</p>
<p>D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.</p>	<p>Complies</p> <p>Complies</p>	<p>Building Height: The proposed restoration is compatible with the development of the neighboring property. The second story was existing, since the date of construction until the roof collapse. The height will be constructed to its original state, which reflects its original architectural qualities therefore it is compatible with the surrounding historic development patterns.</p> <p>Inline Addition: The proposed reconstruction is compatible with the development of the neighboring properties. The special exception would reinstate the historic property to its original state.</p>
<p>E. No Destruction of Significant Features: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>	<p>Complies</p> <p>Complies</p>	<p>Building Height: There are no natural, scenic or historic features of significant importance on or near this site that will be destroyed, lost or damaged.</p> <p>Inline Addition: There are no natural, scenic or historic features of significant importance on or near this site that will be destroyed, lost or damaged.</p>
<p>F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>	<p>Complies</p> <p>Complies</p>	<p>Building Height: The proposed development will not produce air, water, soil or noise pollution, or other types of pollution.</p> <p>Inline Addition: The proposed development will not produce air, water, soil or noise pollution, or other types of pollution.</p>
<p>G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>Complies</p> <p>Complies</p>	<p>Building Height: The proposed development complies with all other standards imposed on it pursuant to this chapter.</p> <p>Inline Addition: The proposed development complies with all other standards imposed on it pursuant to this chapter.</p>

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

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 the alteration of a contributing structure in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. The proposal is reviewed in relation to those that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City Chapters 2, 3, 4, 5, 6, 7, and 8 are the relevant design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G), and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment G to this report.

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

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#sq28576

Standard	Rationale	Findings
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;	The property will continue to be used as a single family residence. The changes that are proposed will reinstate the character defining features and will bring the property closer to its original appearance.	Complies
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;	While some of the historic character was damaged and subsequently lost through the roof collapse, the site and building form have remained contributing to the Avenues Local Historic District. Additionally, the reinstatement through the compliance with the adopted Standards and referenced Residential Design Guidelines will retain the historic character that exists and that is proposed for restoration. The proposal does not conflict with this standard.	Complies
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.	The proposed restoration will match the original structure as closely as possible based on pictorial evidence and the use of, will not create a false sense of history or architecture. Additionally, prior to the roof collapse the applicant obtained engineering dimensions for the subject property. The applicant is utilizing this information for the plan set, so that the principal structure is restored back to its original footprint and dimension, to the best of their ability.	Complies

<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Prior to the roof collapse, significant changes had occurred to the original structure. However, these changes were not compatible with the original structure. Specifically, the shed roofed dormer was an inappropriate 20th century modification and the applicant submitted a redesign of the dormer. The new dormer includes a gabled roof to mimic the roof to the western edge. There are no alterations or additions to the structure that have acquired historic significance that are not being restored or reinstated.</p>	<p>Complies</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Some of the distinctive features were damaged and lost during the roof collapse. Those will be restored in this project in a manner reflecting the original architecture and craftsmanship. The features that remain will be preserved and maintained. No additional distinctive features of historic craftsmanship are proposed to be removed.</p>	<p>Complies</p>
<p>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.</p>	<p>The proposal includes restoring and reconstructing the missing and damaged sections of the principal structure. The remaining architectural features will be repaired and the missing architectural features will be reconstructed to reflect the composition, design, texture and other visual qualities as the original. The new front dormer is the exception as it is replacing an inappropriate alteration with a more appropriate feature. All features proposed for replacement are dimensions accurately utilizing pictorial evidence and engineering dimensions that were previously obtained.</p>	<p>Complies</p>
<p>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.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p>This standard is not applicable.</p>

<p>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.</p>	<p>The footprint and dimensions of the proposed rear addition mimics the addition that previously existed. The addition will be clad with horizontal wood siding. The alterations that are occurring to the proposed addition include the fenestration pattern, entryway, railing and door. While these do not reflect the placement or material that previously existed, the addition will remain subordinate and compatible with the historic structure. The proposed addition will not destroy significant cultural, historical, architectural or archaeological materials and the design is compatible with the property, neighborhood and environment.</p>	<p>Complies</p>
<p>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.</p>	<p>The proposed addition would be in-line with the existing house on the east and west sides of the structure. The addition will be constructed in the same footprint, height and materials as the previous addition.</p> <p>The proposed addition is one story in height with a hipped roof. The height and material distinction establishes the addition as a subordinate feature to the principal structure.</p>	<p>Complies</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>None of the prohibited materials are being proposed on this project.</p>	<p>This standard is not applicable.</p>
<p>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.</p>	<p>No signs are being proposed.</p>	<p>This standard is not applicable.</p>

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the zoning ordinance standards applicable for altering a contributing structure and on the right are the applicable design guidelines.

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

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

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 2.1 Primary historic building materials should be retained in place whenever feasible.</p> <ul style="list-style-type: none"> • Limit replacement to those materials that cannot be repaired. • When the material is damaged beyond repair, match the original wherever feasible. • Covering historic building materials with new materials should be avoided. • Avoid any harsh cleaning treatments, since these may cause permanent damage to the material. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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; 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 materials, 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.

<p>Design Objective 2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <ul style="list-style-type: none"> Regular maintenance will help to avoid undue deterioration in either structural integrity 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p>
<p>Design Objective 2.4 Match the size, proportions, finish, and color of the original masonry unit, if replacement is necessary.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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</p>

	different architectural elements from other structures or objects;
<p>Design Objective 3.1 The functional and decorative features of a historic window should be preserved.</p> <ul style="list-style-type: none"> • Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows. • Frames and sashes should be repaired rather than replaced whenever conditions permit. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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;
<p>Design Objective 3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.</p> <ul style="list-style-type: none"> • Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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,

	<p>substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 3.5 The size and proportion of a historic window opening should be retained.</p> <ul style="list-style-type: none"> • An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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;
<p>Design Objective 3.6 A replacement window should match the original in its design.</p> <ul style="list-style-type: none"> • If the original is double-hung, then the replacement window should also be double-hung, or at a 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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

	<p>replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.</p> <ul style="list-style-type: none"> • 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. • 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 accentuated 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. 	<p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 3.8 In a replacement window, use materials that appear similar to the original.</p> <ul style="list-style-type: none"> • 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. 	<p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>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</p>

	<p>unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 4.3 Materials and design that match or that appear similar to the original should be used when replacing a door.</p>	<p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 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.</p>	<p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>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</p>

	and architectural features to protect the historic integrity of the property and its environment.
<p>Design Objective 5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.</p> <ul style="list-style-type: none"> • Use materials similar to the original where possible. • On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. • Avoid applying decorative elements that are not known to have been used on the house or others like it. • Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives. • The height of the railing and the spacing of balusters should appear similar to those used historically. 	<p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 7.5 When planning a roof-top addition, the overall appearance of the original roof should be preserved.</p> <ul style="list-style-type: none"> • An addition should avoid interrupting the original ridgeline whenever possible. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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</p>

	<p>different architectural elements from other structures or objects;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>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</p>

	<p>essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be setback 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. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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; 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 materials, 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.
<p>Design Objective 8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or

	<p>alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.6 A new addition should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>

	<p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p>

	<p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>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</p>

	<p>the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.14 When designing an attic addition, the mass and scale of alterations to the rooflines should be subordinate to and compatible with the scale of the historic building.</p> <ul style="list-style-type: none"> • An addition should not overhang the lower floors of the historic building in the front or on the sides. • Dormers should be subordinate to the overall roof mass and should be in scale with those used originally on the building (or on similar styles of building if none are present originally). • Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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; 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 materials, 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.
<p>Design Objective 8.16 The roof form and slope of the addition should be in character with the historic building.</p> <ul style="list-style-type: none"> • If the roof of the historic building is symmetrically proportioned, the roof of the addition should be similar. • Eave lines on the addition should be similar to those of the historic building or structure. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

	<p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>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;</p> <p>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 materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 6.1 Protect and maintain significant stylistic elements wherever possible.</p> <ul style="list-style-type: none"> • Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. • The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required. • Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint as well as maintenance of roof drainage and water removal systems. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event</p>

	<p>replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 6.2 If replacement is necessary, design the new element using accurate information about the original features.</p> <ul style="list-style-type: none"> • The design should be substantiated by physical or pictorial evidence. • In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. • Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. • Replacement details should match the original in scale, proportion, finish and appearance. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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 objectives 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;

ATTACHMENT H: PHOTOGRAPHS



Salt Lake County Archives, 1936



Salt Lake County Archives, 1964



Photos from Site Visit, 2016





Photos from Site Visit, 2016





BCE Photos, 2017





BCE Photos, 2017

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal includes:

- Notice mailed on October 19, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on October 19, 2017.

Comments:

- No public comments have been received.
- Staff has received one email and one phone call with questions regarding the proposal.