



# Work Session Memorandum

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission  
From: Carl Leith, Senior Planner  
801 535 7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)  
Date: July 19, 2018  
Re: **PLNHLC2018-00454 Rehabilitation of Cottage and New Additions at approximately 287 G Street and 480 6<sup>th</sup> Avenue**

## REHABILITATION OF COTTAGE & NEW ADDITIONS

**PROPERTY ADDRESS:** 287 G Street & 480 6<sup>th</sup> Avenue  
**PARCEL ID:** 09314310140000  
**HISTORIC DISTRICT:** The Avenues Local Historic District  
**ZONING DISTRICT:** H Historic Preservation Overlay District (21A.34.020) & SR-1A Special Development Pattern Residential District (21A.24.080)  
**MASTER PLAN:** Avenues Community Master Plan  
**DESIGN GUIDELINES:** Residential Handbook and Design Guidelines

**REQUEST: Rehabilitation of Cottage and New Additions at approximately 287 G Street and 480 6<sup>th</sup> Avenue** – The Historic Landmark Commission will hold a work session to provide preliminary review of a proposal and application by Rodrigo Schmeil, Smith Hyatt Architects, on behalf of owner Pamella Jones Bloland, to retain, rehabilitate and/or reconstruct the existing cottage with new basement area, linking this to new rear additions alongside the adjacent commercial building. The property is situated on the corner of G Street and 6<sup>th</sup> Avenue. This will be a work session review, no formal public hearing will be held and a decision will not be made at this meeting. The subject property lies within The Avenues Historic District (H Historic Preservation Overlay), is zoned SR-1A (Special Development Pattern Residential District) within Council District 3, represented by Chris Wharton. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)) Case number: **PLNHLC2018-00454**

**RECOMMENDATION:** This is an Historic Landmark Commission Work Session to discuss alternative proposals for the buildings. NO Staff recommendation is made in this current review.

### THE PROPOSAL – TWO OPTIONS

This application proposes alterations and additions to the present timber-framed cottage, 287 G St., linking it more directly with the adjacent commercial 480 6<sup>th</sup> Avenue. Both buildings occupy the same lot and are in the same ownership.

The application includes the following statement and goal.

*“Located in the heart of Salt Lake City, this historical cottage house located in “the avenues” has been neglected for several years. The main goal of the project is to restore the building to its original charm, and update the deteriorated property, retaining as much of the historical integrity as possible. We have prepared two proposals to accomplish this goals.”*

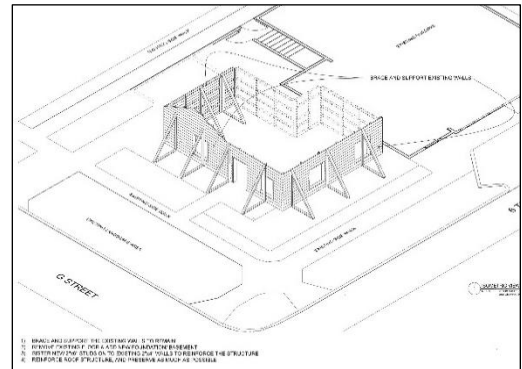


The applicant currently proposes to ‘rehabilitate’ the current historic cottage, constructing a new foundation and basement, removing three sections of rear wall and linking the building with a new addition adjacent to the east of the commercial building at 480 6<sup>th</sup> Avenue. This proposed additions would extend the interior area of the building, occupy the gap between the two buildings along the west side of the cottage, replace the existing garage structure and extend this towards G Street approximately half way along the original south wall of the cottage. Proposals would also remove the interior walls of the cottage. Identified future use of the building is currently proposed as ‘retail’. Two alternative options are presented in this application, each defined in a series of phases.

- **Proposal 1** would retain the north, east and south walls and the roof of the cottage, brace and reinforce the current structure, demolish sections of rear wall adjacent to 480 6<sup>th</sup> Avenue, demolish the garage structure to the south-west of the cottage, and construct a new addition extending eastward in place of the current garage structure along and enclosing part of the south facade of the cottage. Interior cottage walls would also be demolished.

The proposed phases of construction can be summarized as:  
Proposal #1

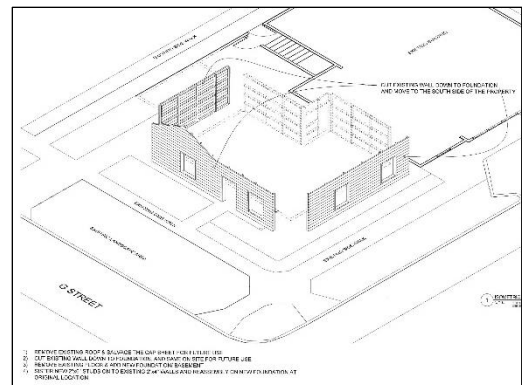
- Phase 1 – Regrade with new retaining wall to the NE of the house
- Phase 2 – Remove the existing garage
- Phase 3 – Brace & support the existing walls & roof
- Phase 4 – Remove the floor & construct new foundation walls & basement slab
- Phase 5 – Reinforce the walls & roof
- Phase 6 – Construct the new additions



- **Proposal 2** would include the same areas of demolition, with again the construction of a new foundation and basement and the construction of the additions. Alternatively, however, it would remove the roof of the cottage, cut the existing walls of the building at foundation level and move these aside to carry out the basement and foundation work, reassembling the walls at a subsequent phase of construction.

The proposed phases of construction can be summarized as:  
Proposal #2

- Phase 1 – Regrade with new retaining wall to the NE of the house
- Phase 2 – Remove the existing roof



- Phase 3 – Remove the existing garage
- Phase 4 – Cut the existing walls at foundation level and move aside
- Phase 5 – Remove the floor & construct new foundation walls & basement slab
- Phase 6 – Reinforce the walls & attach to new foundations
- Phase 7 – Rebuild the roof using original cap sheet
- Phase 8 – Construct the new additions

The applicant seeks the considered views and advice of the Historic Landmark Commission on the two alternative proposals, and/or on alternative proposals, which would be the best way forward to retain, restore and ensure the future of this historic cottage. While the Applicant expresses a preference for Option 2, disassembling the building for easier access to the site, their anticipation is that the expertise and views of the Commissioners will inform a revised proposal to be presented for review subsequently.

Refer to Application Materials in Attachment E.

**SPECIAL EXCEPTION APPROVALS**

The building and site are within the SR-1A residential zone. In terms of the current proposals, special exception approvals will be required, to include construction within the side yard setback area, building coverage and building/wall height. No application for special exception approval has to date been submitted, pending the Commission’s preliminary work session review of these proposals.

**THE BUILDING, THE SITE & THE CONTEXT**

The site and building, identified as 480 6<sup>th</sup> Avenue and specifically in terms of these proposals 287 G Street, are located at the south-west corner of 6<sup>th</sup> Avenue and G Street in the Avenues Historic District. Both buildings occupy the same parcel and 287 is at one part contiguous with the adjacent commercial 480 6<sup>th</sup> Avenue. Constructed around 1870, 287 G Street is a single story dwelling with partial basement. The building is the earliest of the current grouping of buildings on this site, it is adjacent to and physically abuts the c.1900 historic commercial store to the west, and is also immediately adjacent to a subsequent brick-built garage structure to the immediate south of the building. The sequence of the development of this site and context in recorded in part in the Sanborn Maps in Attachment C.

LOCATION PLAN





### Historic Architectural Surveys

No. 287 G Street is described in the 2007/8 Reconnaissance Level Survey (RLS) of The Avenues as a ‘vernacular’ ‘cross-wing single dwelling’, dated to approximately 1870, and evaluated as a ‘B - Eligible’ contributing structure in the historic district. The construction is wood frame, with broad shiplap siding.

This ‘B – Eligible’ evaluation is described in the methodology of The Avenues RLS report as:

“Built within the historic period and retains integrity; good example of type or style, but not as well executed as “A” buildings; more substantial additions or alterations than “A”; eligible for National Register as part of a potential historic district, or primarily for historical rather than architectural reasons. [Additions do not detract and alterations may be reversible]”

The building, 287 G Street, is evaluated in the earlier 1979 Avenues Survey as ‘contributory’, dated to ca. 1870, and includes the following description:

“This is a one story cottage, probably added to over the years. Possibly at one time it consisted of two gable-roofed wings forming an ‘L’. Today there is a gabled front bay and a north truncated hip-roofed section that may incorporate the rear let of the ‘L’, indicated by the strange placement of the chimneys. Windows are double hung. There is a paneled front door with a transom above. Walls are of ship-lap wood siding.”

“The materials and massing of this house contribute to the architectural character of the Avenues. Its present form may result from a late 19<sup>th</sup> century remodeling of an earlier and simpler vernacular house. It is one of the oldest houses in the Avenues.”



287 S St. c.1936 County Archives



287 G St. 1979 Survey Contact Print

The Avenues 2007/8 Report identifies only 28 buildings (1%) in the Avenues Historic District from its Earliest Settlement Period, 1860 -79. This building is one of the 28. The survey extracts are included in Attachment C of this report.

This cottage has been unoccupied and little maintained for some time, showing evidence of age and limited care. Damage by previous plant growth and the current ground level adjacent to the north wall is evident. Two previous brief structural reports have been produced for the building summarizing the current structural condition. These are included for information in Attachment D to this report.

### BACKGROUND

Commissioners may recall that a proposal to change the status of this building from contributing to non-contributing was reviewed by the Historic Landmark Commission on June 2, 2016, with a view to the prospective demolition of the building. The Commission concluded that the house was a contributing structure and was restorable, with the following motion:

*Commissioner Richardson stated regarding Determination of Contributing Status of a building at approximately 480 6th Avenue & 287 G Street – based on the analysis and findings listed in the Staff Report, testimony and the request received, he moved that the Commission confirmed the current status of this building as a contributing structure in the Avenues Historic District and it was very restorable. Commissioner Quist seconded the motion. The motion passed unanimously.*



The Staff Report and the Minutes for this meeting and review can be accessed here.

<http://www.slcdocs.com/Planning/HLC/2016/4806.pdf>

<http://www.slcdocs.com/Planning/HLC/2016/62min.pdf>

Since the question regarding contributing status was raised previously and addressed in detail in the above-mentioned staff report, it is pertinent to keep this in mind in a review of the current proposals.

The Ordinance (21A.34.020.B Definitions) defines a Contributing Structure:

*“A contributing structure is a structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.”*

The above mentioned Subsection C.10 of the Ordinance outlines these criteria as:

*“Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:*

- A. *Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:*
  - 1) *Events that have made significant contribution to the important patterns of history, or*
  - 2) *Lives of persons significant in the history of the city, region, state, or nation, or*
  - 3) *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
  - 4) *Information important in the understanding of the prehistory or history of Salt Lake City; and*
- B. *Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;”*

The Salt Lake City Ordinance criteria draw directly from the national preservation methodology and evaluation criteria developed by the U.S. Department of the Interior for the Secretary of the Interior’s Standards for Historic Preservation. In relation to criterion B, the National Park Service provides clarification and guidance on the definition of the seven aspects of “physical integrity” in National Register Bulletin 15 ‘How to Apply the National Register Criteria for Evaluation’. An extract from this Bulletin forms an attachment to the Staff Report to the meeting on June 2, 2016.

Also pertinent to this review is the Ordinance purpose statement for the Historic Preservation Overlay District

- A. *Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H Historic Preservation Overlay District is to:*
  - 1. *Provide the means to protect and preserve areas of the City and individual structures and sites having historic, architectural or cultural significance;*
  - 2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
  - 3. *Abate the destruction and demolition of historic structures;*
  - 4. *Implement adopted plans of the City related to historic preservation;*
  - 5. *Foster civic pride in the history of Salt Lake City;*
  - 6. *Protect and enhance the attraction of the City's historic landmarks and districts for tourists and visitors;*
  - 7. *Foster economic development consistent with historic preservation; and*
  - 8. *Encourage social, economic and environmental sustainability.*

This Work Session Memo includes the Ordinance Rehabilitation Standards aligned with the Residential Design Guidelines for Additions as Attachment F. A full evaluation of the proposals alongside the ordinance standards and guidelines does not form part of this review to enable open ended discussion on the proposals.

## **KEY CONSIDERATIONS**

The cottage in its present form is largely intact externally including what is either original and/or early wood siding. Internally, the walls have been stripped back to their structural framework, exposing the original construction timbers and subsequent alterations and repairs. Four original or early windows are largely intact. Window and door openings on the south façade have been fully or partially boarded up. Much exterior wood trim is still evident. The chimneys mentioned in the 1979 Survey are no longer evident externally.

An initial Staff review of these proposals would raise several issues prompted by a current understanding of the historic importance of the building in The Avenues Historic District, framed here in the form of questions. The issues and questions obviously overlap in presenting slightly different perspectives on the proposals. Each has a bearing on a future decision by the Commission on a balance that preserves the building and provides a formula for its preservation in the future.

### **1. Would either of the proposed options retain sufficient of the integrity of the historic building?**

Both proposals presented to the Commission include the loss of three sections of the rear walls of the cottage. They would also entail the removal of the interior walls. The building would acquire new additions to the west and south-west. The construction of new foundations, excavation of additional basement space and the regrading of the site to remove the higher ground level along the north side are common to both proposals. The exterior walls of the house would be structurally reinforced and where necessary in part replaced. Proposal #2 however includes the removal of the roof and the disassembly of the walls, with the subsequent reassembly of the component parts following excavation, and the basement and foundation reconstruction.

Rear walls would be removed. The sense of a discrete and detached cottage would be reduced, affecting to an extent the historic integrity of the building. Re-grading will improve the negative impact of higher ground alongside the north wall of the cottage. Bracing and reinforcing the retained existing fabric should ensure the future integrity of most of the exterior of the building.

Proposal #2 is a more radical approach to the proposed sequence of construction. The section of the building to be retained, essentially the three primary facades, would be dismembered and moved aside to facilitate excavation and construction, then re-assembled prior to construction of the additions. This approach retains less of the current building, takes the building apart as a series of components, and raises the level of risk, potential damage to and/or loss of the building or parts thereof.

### **2. Is the phased approach presented – either option – the most appropriate methodology for safeguarding and rehabilitating the building?**

The proposals in current form summarize two alternative approaches to construction on the site and the renovation of the historic building. The proposal is a balance of rehabilitation and new construction, a way of funding the repair and rehabilitation/reconstruction of building, with attendant compromises in finding a balance between the two in a manner that retains the majority of the existing historic cottage. These proposals represent variations on one approach to the building and site. The two proposals currently before the Commission may not be the only approach.

### **3. Would the proposed additions retain sufficient of the historic building fabric?**

The applicant and owner seek a funding solution to retaining and rehabilitating the cottage by creating new rentable space adjacent and within, currently proposed as retail space. Are there ways the proposals might be revised to retain more of the historic building? Do the proposals in their current form risk its integrity, potentially downgrading the contributing status of the building? If so, where lies a balance which would retain that contributing status?

### **4. Would the proposed additions overwhelm the historic building?**

Currently the historic cottage at one point on its west façade is physically contiguous with the adjacent commercial building (#480 4<sup>th</sup> Ave). In the majority of perspectives of #287 however it is still perceived as a separate building, a separate entity, as indeed it largely is. The proposals examined here remove sections of rear wall, adding internal space to the west and to the south of the historic plan, as well as at basement level. The new addition to the south side would extend about half way along the south façade of the cottage, thus absorbing part of the historic cottage into the addition as it replaces and extends the present garage structure. The height of the link between the cottage and the commercial building is also increased as internal ceiling height is raised. This raises the question

as to whether there are alternative layouts which would increase usable space on the site while retaining more of the sense of the historic cottage as a discrete entity, a discrete building.

**5. Is this an appropriate balance in the stewardship of this building?**

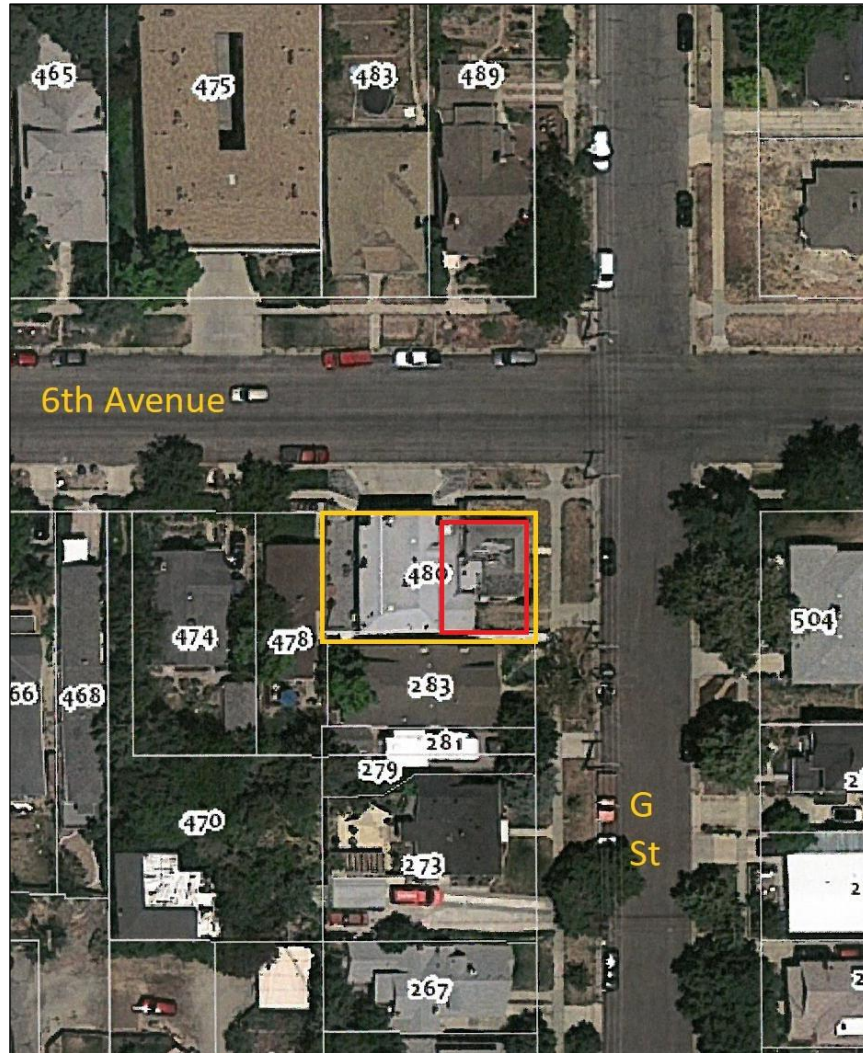
This question stands by itself as perhaps a summary and overview of the questions posed above.

**ATTACHMENTS:**

- A. Location
- B. Photographs
- C. Surveys & Sanborn
- D. Previous Structural Reports
- E. Application Materials
- F. Design Standards for Alteration of a Contributing Structure & Guidelines for Additions



# ATTACHMENT A: LOCATION



## ATTACHMENT B: PHOTOGRAPHS



6<sup>th</sup> Avenue



G Street





2007 Reconnaissance Level Survey Photograph

















South-East Corner





North Wall

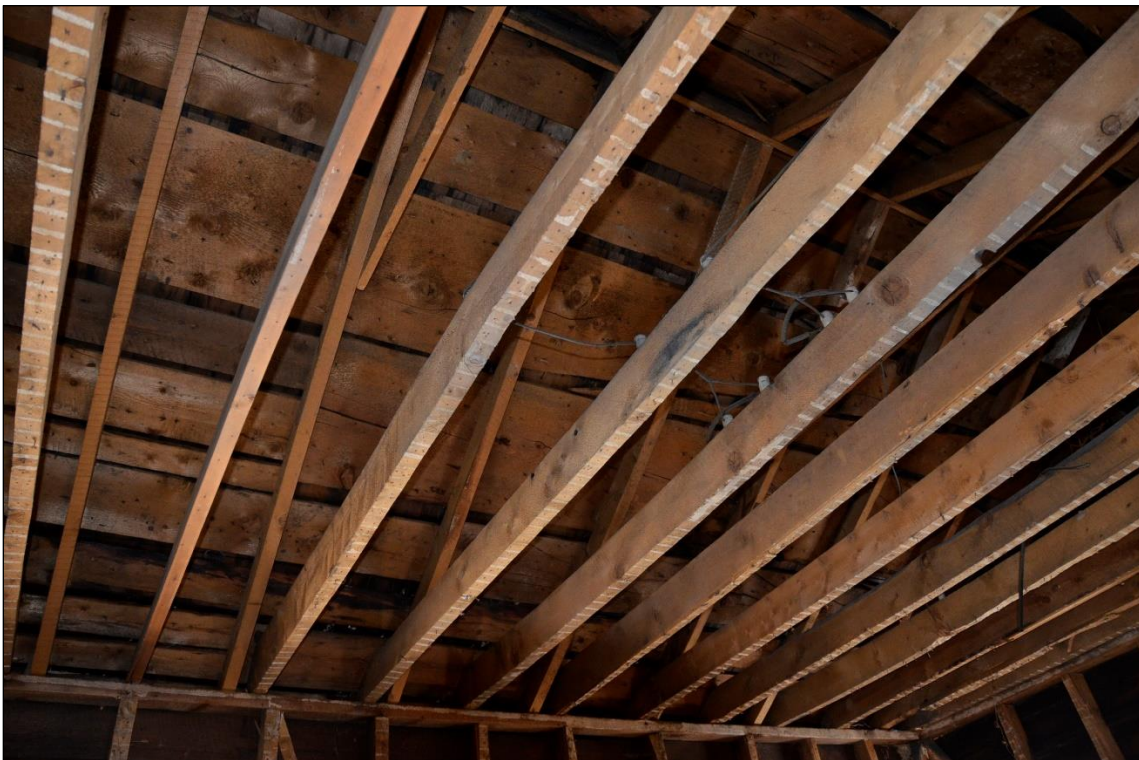


Looking NW from South Wing





West Wall

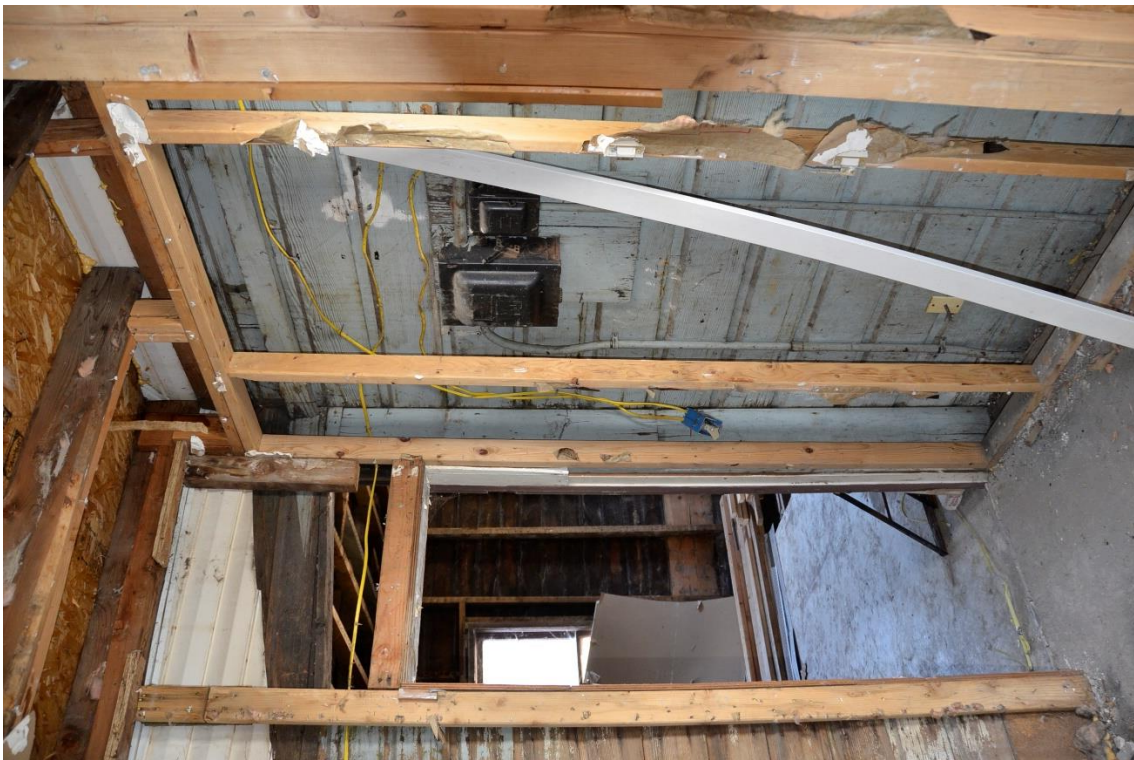


Roof Structure





Looking South West



Section of West Wall - Exterior



# ATTACHMENT C: SURVEYS & SANBORN MAPS



287 G Street c.1936 County Archives



287 G Street 1979 Survey Contact Print

Researcher: Kathryn L. MacKay/Jessie Embry  
Date: July 1979/January 1979

Site No. \_\_\_\_\_

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

1  
IDENTIFICATION

Street Address: 287 G Street, Salt Lake City Plat D Bl. 77 Lot 4  
Name of Structure: T. R. S.  
Present Owner: UTM:  
Owner Address: Tax #:

2  
AGE/CONDITION/USE

Original Owner: Samuel Sadler Construction Date: ca. 1870 Demolition Date:  
Original Use: single family  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

3  
STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

4  
DOCUMENTATION

Photography:  
Date of Slides: May 1979 Date of Photographs:  
Views: Front  Side  Rear  Other   
Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County records.  
Salt Lake City directory, 1869-.  
"Samuel S. Sadler," Deseret News, October 14, 1920, p. 2.

Architect/Builder:

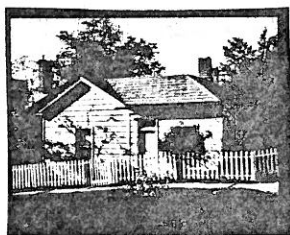
Building Materials: frame

Building Type/Style:

Description of physical appearance &amp; significant architectural features:

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

This is a one-story cottage, probably added to over the years. Possibly at one time it consisted of two gable-roofed wings forming an "L". Today there is a gabled front bay and a north truncated hip roofed section that may incorporate the rear let of the "L", indicated by the strange placement of chimneys. Windows are double-hung. There is a panelled front door with a transom above. Walls are of ship-lap wood siding.



Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce

- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry

- Military
- Mining
- Minority Groups
- Political
- Recreation

- Religion
- Science
- Socio-Humanitarian
- Transportation

The materials and massing of this house contribute to the architectural character of the Avenues. Its present form may result from a late 19th century remodelling of an earlier and simpler vernacular house. It is one of the oldest houses in the Avenues.

Samuel S. Sadler ( -1920) came to Utah from England in 1865. He is first listed at this location in the 1874 city directory. According to his obituaries he was a gardner and a lover of roses. His funeral was at his neighbor's house, Albert M. Olson, who lived at 283 G Street. He lived in this house for over fifty years.

Olson bought this house in 1919 from Sadler. Olson also owned the store at 480 6th Avenue. He maintained this house as rental.

Utah State Historical Society  
Historic Preservation Research Office

Site No. \_\_\_\_\_

BATCH KEY  
1804009055

Property Type: 111

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 00287 G ST

UTM: 10638 10639

Name of Structure:

T. 01.0 N R. 01.0 E S. 31

Present Owner: MAYO, VANDORA D. & LENA J.  
1865 E 3780 S

Owner Address: SLC, UTAH  
84105

Year Built (Tax Record): 1905 Effective Age: 1905 Tax #: 04 1188

Legal Description 01 Kind of Building: RESIDENCE

COM AT NE COR LOT 4 BLK 77 PLAT D SLC SUR W 82.5 FT S 45.77 FT E 82.5 FT N 45.77 FT TO BEG

STATUS/USE 2

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- |                                       |                                |  |   |                                     |  |   |
|---------------------------------------|--------------------------------|--|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent    | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered         | <input type="checkbox"/> Significant      | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> Good         | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory     | Historic Period                     | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated |                                | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory |                                     | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

Research Sources:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps               | <input type="checkbox"/> Newspapers                    | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/ Map | <input type="checkbox"/> City Directories           | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library    |
| <input type="checkbox"/> Tax Card & Photo  | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews           | <input type="checkbox"/> USU Library    |
| <input type="checkbox"/> Building Permit   | <input type="checkbox"/> Obituary Index             | <input type="checkbox"/> LDS Church Archives           | <input type="checkbox"/> SLC Library    |
| <input type="checkbox"/> Sewer Permit      | <input type="checkbox"/> County & City Histories    | <input type="checkbox"/> LDS Genealogical Society      | <input type="checkbox"/> Other          |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Date:







280 N “G” Street  
B



281? N “G” Street  
(outbuilding)



283 N “G” Street  
B



287 N “G” Street  
B



306 N “G” Street  
B



312 N “G” Street  
C



318 N “G” Street  
B



**Architectural Survey Data for SALT LAKE CITY**

*Utah State Historic Preservation Office*

**“G” Street — Avenues Historic District (SLC Landmark District)**

**RLS 2007-2008, PAGE 5**

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
280 N G STREET	B	1/0 2	1890	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	08	RECENT REHAB N04
283 N G STREET	B	0/0 1.5	1911	CLAPBOARD SIDING STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	08	N04
287 N G STREET	B	0/ 1	1870	DROP/NOVELTY SIDING	VERNACULAR	CROSSWING SINGLE DWELLING	08	ATTACHED TO 480 6TH AVE N04
306 N G STREET	B	0/1 1	1940	ALUM./VINYL SIDING	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	08	HISTORIC SIDING? N04
312 N G STREET	C	0/1 1	1940	ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	08	NEW SIDING & WINDOWS N04
318 N G STREET	B	0/1 1	1940	CLAPBOARD SIDING WOOD:OTHER/UNDEF.	POST-WWII: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	08	N04

?=approximate address

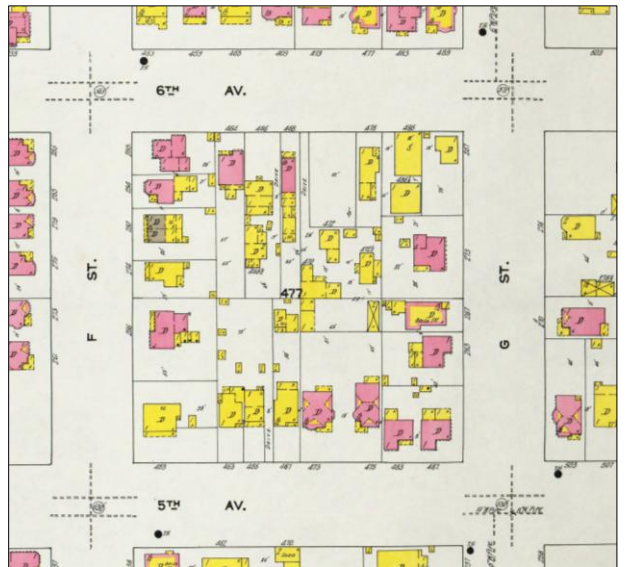
Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

# SANBORN

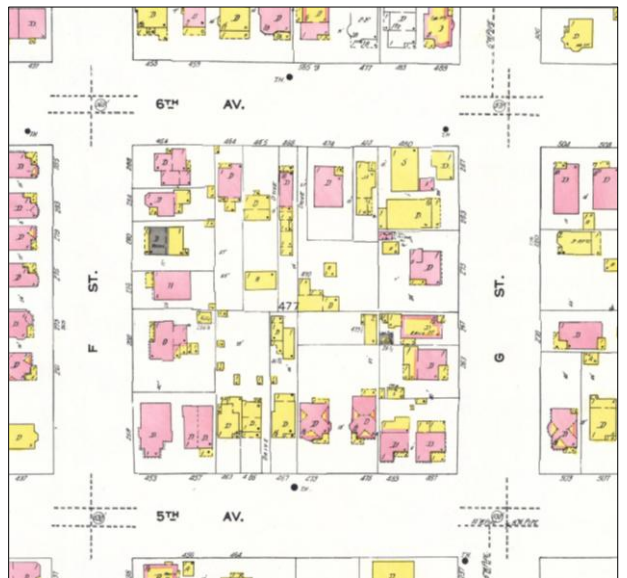
1898



1911



1949





# ATTACHMENT D: PREVIOUS STRUCTURAL REPORTS



70<sup>th</sup>  
Anniversary  
1945-2015



# Structural Evaluation and Recommendations

for

287 G Street  
Salt Lake City, Utah

submitted to:

Dragon Inc. c/o Ryan Willden  
1484 West Muletrain Drive  
Bluffdale, Utah

Solutions you can build on for over 70 years



contact:  
Jeff Turville, PE  
jturville@reeve-assoc.com  
5160 South 1500 West  
Riverdale, Utah 84405  
801.621.3100

May 2016  
Ref: 6547-03



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## 1 Executive Summary

### General observations:

- Many bearing wall studs have rotted out at the connection to the floor which has caused severe settlement of the roof and main floor walls.
- Many floor joists have rotted out at the connection to the foundation walls which has contributed to the severe settlement of the main floor in the north east corner and west wall.
- The north wall and possibly a portion of the west wall appear to currently retain soil. This has likely caused the bearing wall studs and exterior sheathing to become saturated and eventually rot out to the point of failure.
- The original connection to the foundation of the bearing wall studs and floor joists was difficult to locate due to deterioration and will need to be re-established in order to provide an adequate load transfer path to the foundation.

While the repair of some elements may be considered, a large portion of the exterior bearing walls and floor framing are of particular concern and currently appear to be in a state which is likely beyond repair. The repair and/or replacement of these items, due to their location, would likely involve the removal of the structure above to simply access the damaged areas. The wall and floor structural elements do not appear to be properly attached to an adequate foundation. The current foundation is deteriorating and does not appear to provide an adequate attachment or load path to transfer the necessary forces. These items should be considered critical to the integrity of the structure. The historic nature of the structure has been noted; however the extent of the deteriorated elements will require a large portion of the structure to be replaced. It should be considered that it may be more beneficial, both economically and structurally, for all parties involved to build a new building which has a similar architectural look and feel to match the surrounding neighborhood yet meets the current code requirements.

## 2 Project Overview

The single family residence at 287 G Street in Salt Lake City, Utah is approximately 670 square feet with a partial basement. The home appears to be constructed on a rubble foundation with concrete added in some areas. The walls appear to be wood framed with a wood framed roof. The current exterior appears to be original wood siding with vinyl siding on the rear. The roof and floor sheathing appear to be horizontal lumber planks. The date of original construction is unknown but appears to have been built approximately in the early 1900's. It appears there may have been an addition or modification to the original structure at an unknown date which has partially connected the home to the adjacent garage. The addition appears to be constructed with newer, yet similar materials.

In April 2016, Reeve & Associates was contracted to perform a structural evaluation and provide recommendations, where possible, to return the building to a performance level as close as possible to the originally intended structural performance.

The scope of work to be performed herein includes:

1. Perform a structural observation of the site to provide a visual baseline of the current condition of the structure and its connecting elements.
2. Provide recommendations, where possible, to return the integrity of the structural connections and the wood components as close as possible to the original intent.



### 3 Evaluation Procedure

On April 26, 2016, Jeff Turville of Reeve and Associates performed a visual assessment of the current condition of the structure. Observations were made of the accessible areas of the existing building. No building plans were made available. The age of the structure was estimated based on experience. The interior finishes had been mostly removed prior to the site visit but appeared to wood lath and plaster. The roofing materials and exterior finishes were still in place as of the date of the site visit. Reinforcing and details of the concrete/rubble foundation were not available hence examination of their adequacy along with an examination of foundations is beyond the scope of services provided herein.

The structural performance basis for this evaluation comes from the International Building Code chapter 34 section 3405, which states that repairs shall be allowed which restore the building to its pre-damage state using material properties and design strengths applicable at the time of original construction. New members and connections are required to comply with current detailing standards and practices. These recommendations for repair are being requested on behalf of the owner and the Salt Lake City Building Department. The extent of the repairs to be conducted after receiving this report and recommendations are at the discretion of the Salt Lake City Building Department.

### 4 Evaluation Results & Repair Recommendations

The following table identifies structural inadequacies and recommended repair actions.

No.	Inadequacy	Recommended Repair	Photo No.	Schematic Sketch
S-1	Deteriorated bearing wall studs, lumber plank wall sheathing.	Remove rotten or damaged bearing wall studs. Replace with new studs. Remove rotten lumber wall planking, replace with new OSB sheathing or new lumber planking. New planking should be installed with at least (3) 8d nails per stud with (5) 8d nails at each plank end. Joints should offset at least one stud space and should be at least two planks between joints on the same support.	1,2,8,10	
S-2	Inadequate load path/connection at deteriorating foundation	Foundation should be replaced or repaired with adequate reinforcing to transfer both vertical and lateral forces. Provide new sill plate to attach floor framing.	5,7	
S-3	Inadequate load path at roof to wall connection.	Add blocking between rafters at top of wall, provide nailing or metal clip from roof sheathing to blocking and blocking to top of wall. Add additional stud at roof rafter bearing locations. Revise roof framing so rafters fully bear on wall and not on adjacent ceiling joist.	3,9	2
S-4	Deteriorated floor joists, non-treated wood embedded in concrete.	Remove rotten or deteriorated floor joists, new floor joists should bear on a pressure treated sill plate attached to the foundation.	1,4,5,10	3

S-5	Inadequate support at wall openings.	Provide adequate header at wall openings. Support header with trim studs and full height king studs on each side of opening.	11	1
S-6	Severe settlement/partial collapse at west wall.	Replace deteriorated studs and floor joists. Repair or replace foundation to provide adequate bearing location for framing.	10,12	
S-7	Inadequate grading and north and west side.	Wood framed walls are not intended to retain soil. Lower finished grade elevation as needed to prevent soil from bearing against exterior walls. Revise exterior grading to provide adequate drainage away from the home.	13,14	

### 5 Disclaimer

This report is based on general visual observations, national standards, and typical methods and data currently available and generally used by the structural engineering profession. No warranty is given, expressed or implied, that all conditions were observed, or that the methods used will not change or improve in the future. It is likely that during the construction phase that additional information will become available that will affect these recommendations. Contingencies should be in place to cover this possibility.

The opinions expressed in this report represent our professional view, based on the information made available to us. In developing these opinions, we have exercised a degree of care and skill commensurate with that exercised by reputable structural engineers of this location. No other warranty, expressed or implied, is made as to the professional advice included in this report.

### 6 References

ASCE, (2010), *Minimum Design Loads for Buildings and Other Structures*, ASCE 7-10, American Society of Civil Engineers, Reston, Virginia.

IBC (2012). *International Building Code*, International Code Council, Country Club Hills, IL.





**Appendix A Photos**

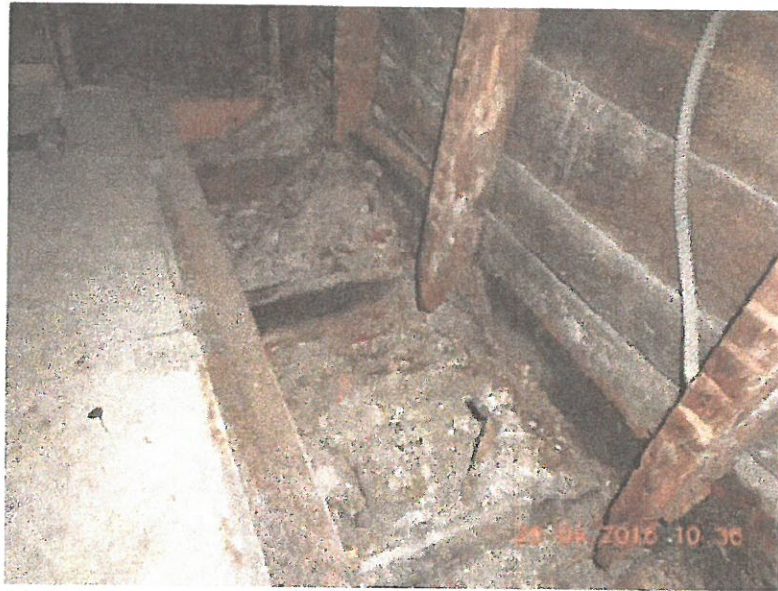


Photo 1 –Deteriorated wall studs and floor joists

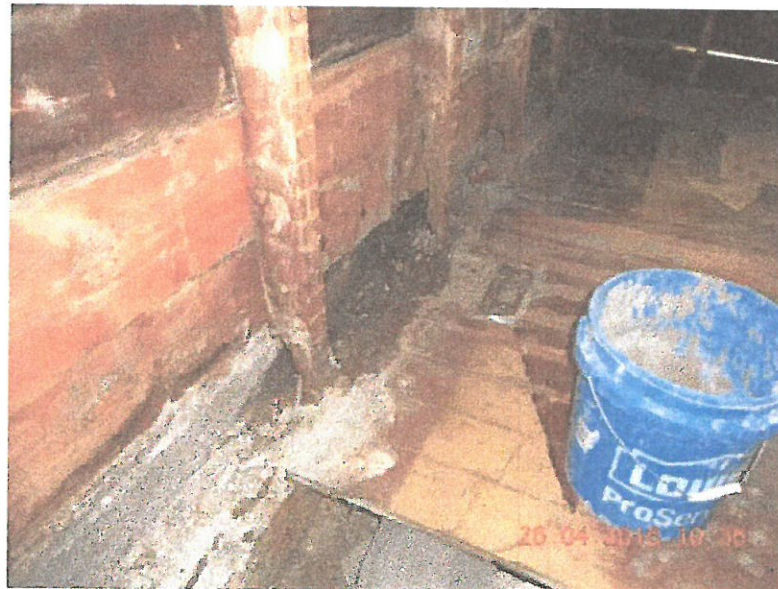


Photo 2 – Deteriorated wall studs and floor joists



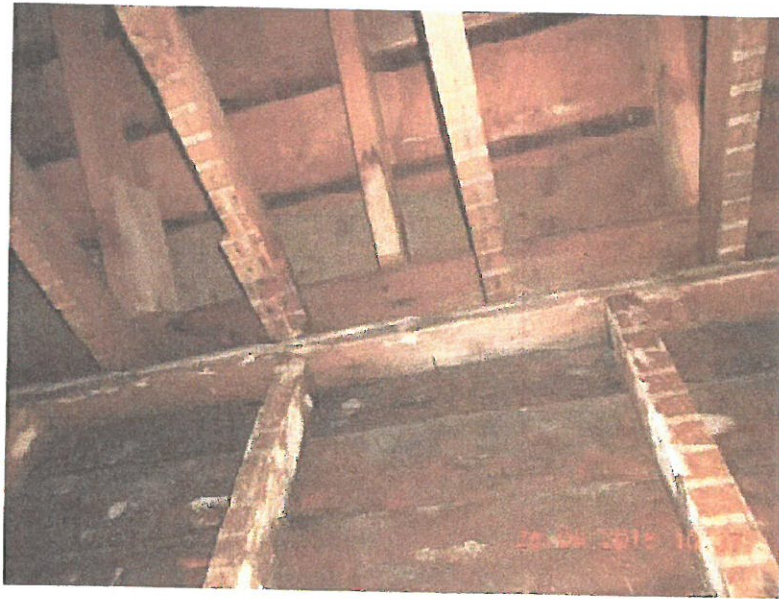


Photo 3 – Discontinuous load path at roof to wall connection

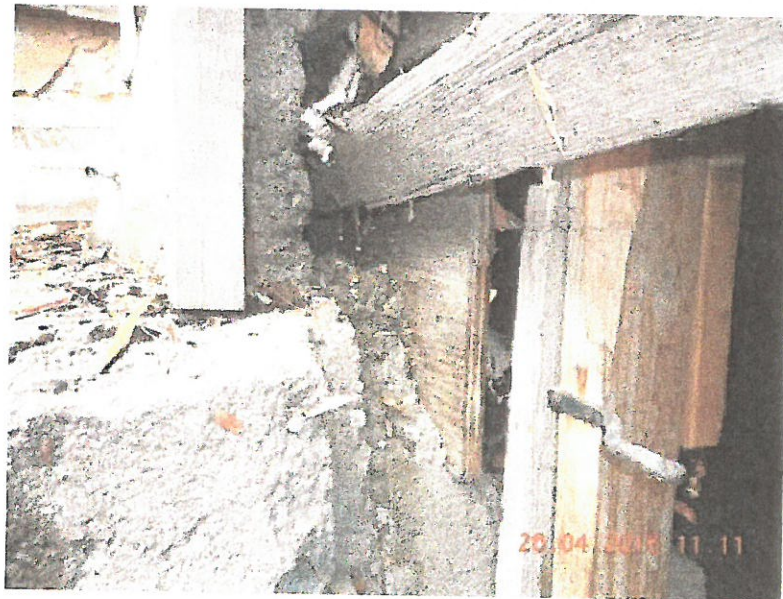


Photo 4 – Non-treated wood embedded in concrete



Photo 5 – Inadequate load transfer connection at deteriorating foundation



Photo 6 – Apparent added shoring for floor support





Photo 7 – Inadequate load transfer connection at deteriorating foundation



Photo 8 – Masonry infill in wall cavity



Photo 9 – Inadequate load path, rafters bearing on ceiling joist



Photo 10 – Deteriorated foundation, sill plate, studs, and floor joists





Photo 61 – No headers, king studs at wall openings



Photo 72 – Apparent settlement at west wall



Photo 13 – Retained soils at the north exterior wall



Photo 14 – Retained soils at the north exterior wall



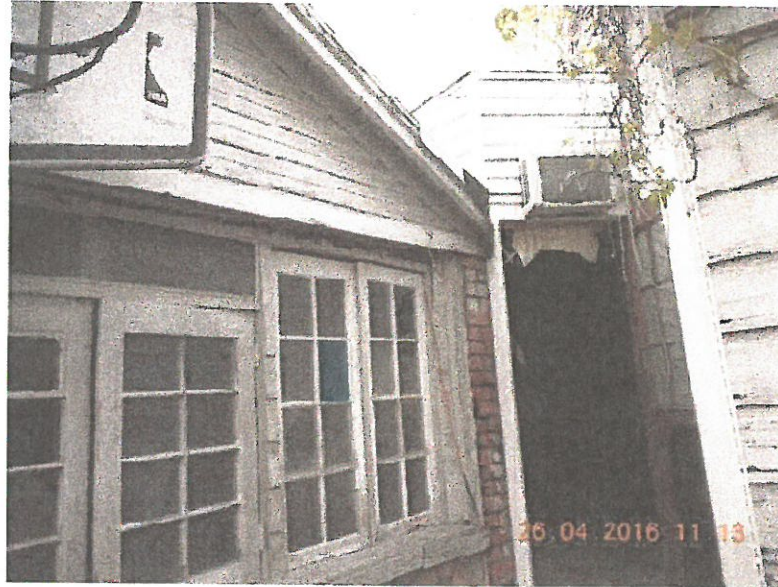


Photo 15 – Apparent addition between home and adjacent garage

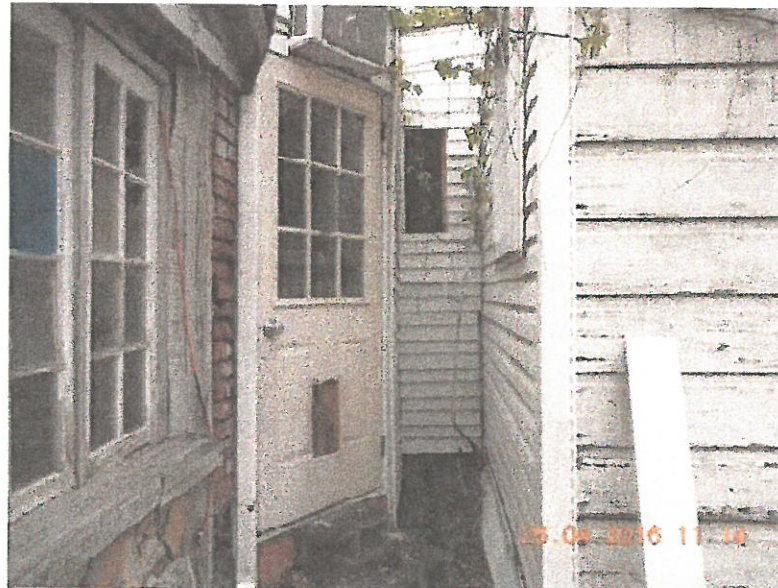


Photo 16 – Apparent addition between home and adjacent garage



**Appendix B Representative Repair Details**





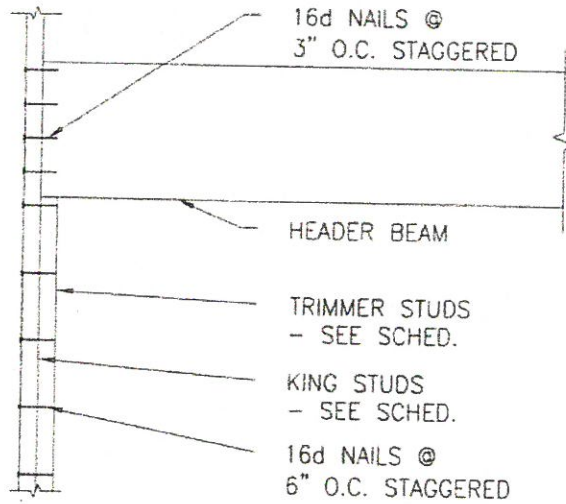
# Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

287 G STREET  
 SALT LAKE CITY, UTAH

Date:	MAY 2016	Project Number:	6547-03
Engineer:	J.M.T.	Drafter:	J.M.T.



2x4 WALL FRAMING		
OPENING SIZE	KING STUDS	TRIMMER STUDS
UP TO 6'-0"	(1) 2x4	(2) 2x4

1

## HEADER CONNECTION DETAIL

SCALE: NONE



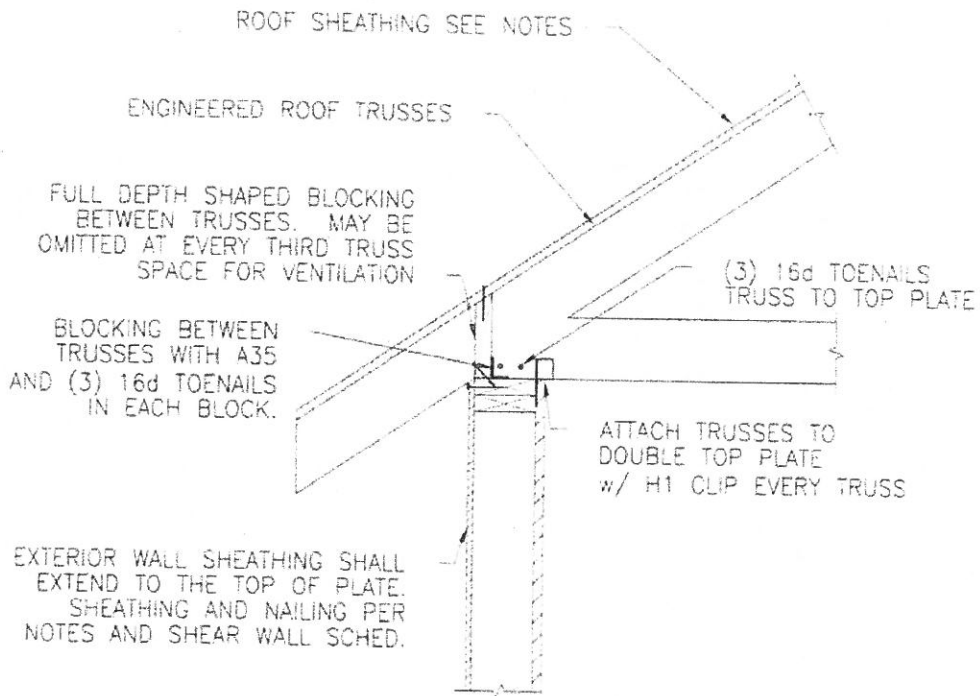
# Reeve & Associates, Inc.

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287 G STREET  
SALT LAKE CITY, UTAH

Date:	MAY 2016	Project Number:	6547-03
Engineer:	J.M.T.	Drafter:	J.M.T.
		Sheet	
		Sheets	



2

## TRUSS AT EXTERIOR WALL, TYP.

SCALE: NONE





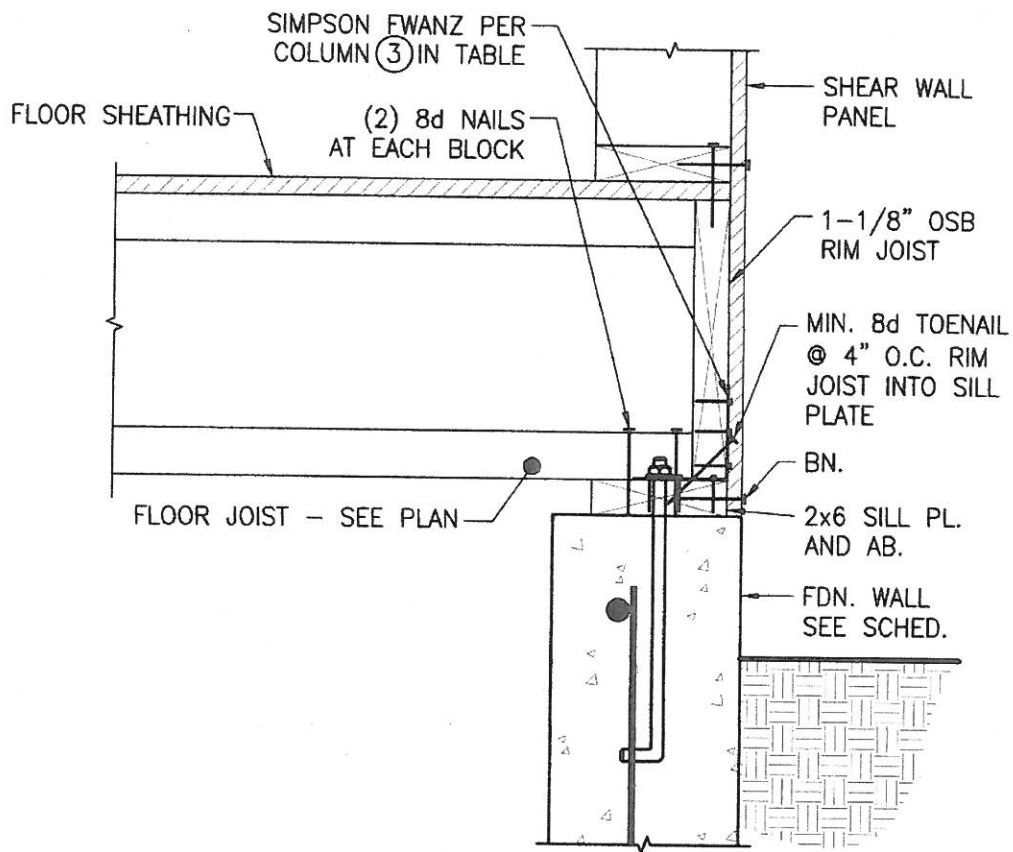
# Reeve & Associates, Inc.

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TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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287 G STREET  
SALT LAKE CITY, UTAH

Date:	MAY 2016	Project Number:	6547-03
Engineer:	J.M.T.	Drafter:	J.M.T.
		Sheet	
			Sheets



**3** TYPICAL FLOOR JOIST CONNECTION  
SCALE: NONE

Solutions you can build on



contact:  
Jeff Turville, PE  
5160 South 1500 West  
Riverdale, Utah 84405  
801.621.3100





Structural Engineering Inc  
442 Main Street, Suite 200  
Bountiful, UT 84010  
801.298.1118 F 801.298.1122

## Letter of Findings

---

**Project:** 6<sup>th</sup> and G Avenue

**Date:** October 3, 2017

---

### Findings/Observations:

WCA Structural Engineering was contacted by James Christensen of Smith Hyatt Architecture to evaluate the safety of the existing home at the corner of 6<sup>th</sup> and G Avenue in Salt Lake City. On September 22, 2017, WCA meet on site to observe the condition of the home. The existing home is constructed with wood framed roof, walls and floors sitting on rock foundations. Framing is typical of the era of when it was built, but most of the framing is insufficient based on current code and deterioration due to water infiltration. The roof framing lacks adequate connection between members. Double top plates have been cut for plumbing. The grade around the building is higher than the floor, and the wood walls are retaining soil. The wood stud walls retaining soil have deteriorated and now the north bearing wall is not continuous to the foundation. The roofing material is old and shows significant signs of failure. Portions of the roof drain into the west wall and into the home. There exists significant water damage and deterioration due to water infiltration. The floor framing in the basement is solid 2x members supported on a 4x4 wood beam and posts. The wood floor beam is inadequate, in strength and head height. The foundation walls are cobble stones set in grout. Based on the approximate year of construction the foundation walls most likely lack any steel reinforcing, and the grout appears to be deteriorating in locations.

---

### Recommendations/Conclusion:

Based on the observations made, this home is unsafe to occupy. The building lacks a continuous load path for both gravity and lateral loading. To bring this building up to current code, would require new footings, new and taller foundations, floor beams, spot footings, columns, wall framing, wall sheathing, roof trusses, roof sheathing, along with all interior and exterior finishes. The roof structure would need to be reframed to divert water away from portions of the building and provide proper roof drainage. The only thing salvageable would be the floor joists, and small portions of the roof framing. WCA recommends that this home be raised and a new structure be designed to be built in its place. The new structure would need to have foundations walls which extended a minimum of 6" above the surrounding grade. Typical photos of deficiencies are attached below.



Structural Engineering Inc  
442 Main Street, Suite 200  
Bountiful, UT 84010  
801.298.1118 F 801.298.1122

*If you have any questions or further concerns please give us a call.*

Respectfully,  
Travis Thurgood S.E.  
WCA Structural Engineering, Inc.





Structural Engineering Inc  
442 Main Street, Suite 200  
Bountiful, UT 84010  
801.298.1118 F 801.298.1122



**Photo 1: Deteriorated walls studs**



**Photo 2: Water damage from improper roof drainage**



Structural Engineering Inc  
442 Main Street, Suite 200  
Bountiful, UT 84010  
801.298.1118 F 801.298.1122



**Photo 3: Under sized floor beam and cobble foundations.**



**Photo 4: Home constructed below grade.**



# ATTACHMENT E: APPLICATION MATERIALS

## **6TH AVENUE AND 6 STREET HISTORICAL COTTAGE HOUSE**

**Owner:** Pamela Jones Bloland

Contact: (801) 867 2101

**Architect:** Smith Hyatt Architects

Contact: (801) 2985777

### **Project Description**

Located in the heart of Salt Lake City, this historical cottage house located in "the avenues" has been neglected for several years. The main goal of the project is to restore the building to its original charm, and update the deteriorated property, retaining as much of the historical integrity as possible. We have prepared two proposals to accomplish this goals.

### **Proposal number 1**

#### **Phase #1**

Re-grade the Northeast part of the property and create a retaining wall (As shown on A1.1 - Phase 1), to prevent the ground from pushing against the exterior wall (see Image 1)

#### **Phase #2**

Remove existing 'garage' (See A1.1 - site plan - phase 1), making some room for the next phase. (see Image 2)

#### **Phase #3**

Brace and support the existing original walls/roof (see Image 3, 4,5 and 6 and A2.1 - Isometric View)

#### **Phase #4**

Remove existing floor and add new foundations walls and basement slab (see Image 7)

#### **Phase #5**

Sister new 2"x6" studs on the existing 2"x4" walls to reinforce and thicken the structure, reinforce the roof structure similar to the exterior walls and preserve as much as possible.

#### **Phase #6**

Build new addition on the Southeast side of the property, recessed in a way to create a courtyard facing G street. (see A4.0 - Elevations)



## **Proposal number 2**

### **Phase #1**

Re-grade the Northeast part of the property and create a retaining wall, to prevent the ground from pushing against the exterior wall (see Image 1)

### **Phase #2**

Remove existing roof and salvage the cap sheet for future use. (see Image 3,4 and 6)

### **Phase #3**

Remove existing 'garage', making some room for the next phase. (see Image 2 )

### **Phase #4**

Cut existing walls down to foundations and move to the south side of the property for storing until phase 4 is done.

### **Phase #5**

Remove existing floor and add new foundation walls and basement slab (see Image 5 and 7)

### **Phase #6**

Sister new 2" x 6" studs on the existing 2"x4" walls and reassemble on new foundation walls at original location (see Image 1)

### **Phase #7**

Re-build roof and re use the original cap sheet.

### **Phase #8**

Build new addition on the Southeast side of the property, recessed in a way to create a courtyard facing G street.



Image 1 - Existing North exterior wall being pushed by the current grading to be reinforced with new exterior retaining wall and foundation wall.



Image 2 - Existing Garage proposed to be removed.





Image 3- Existing South exterior wall (to be restored)



Image 4- Existing East exterior wall (to be restored)



Image 5- Existing North exterior wall (to be restored)

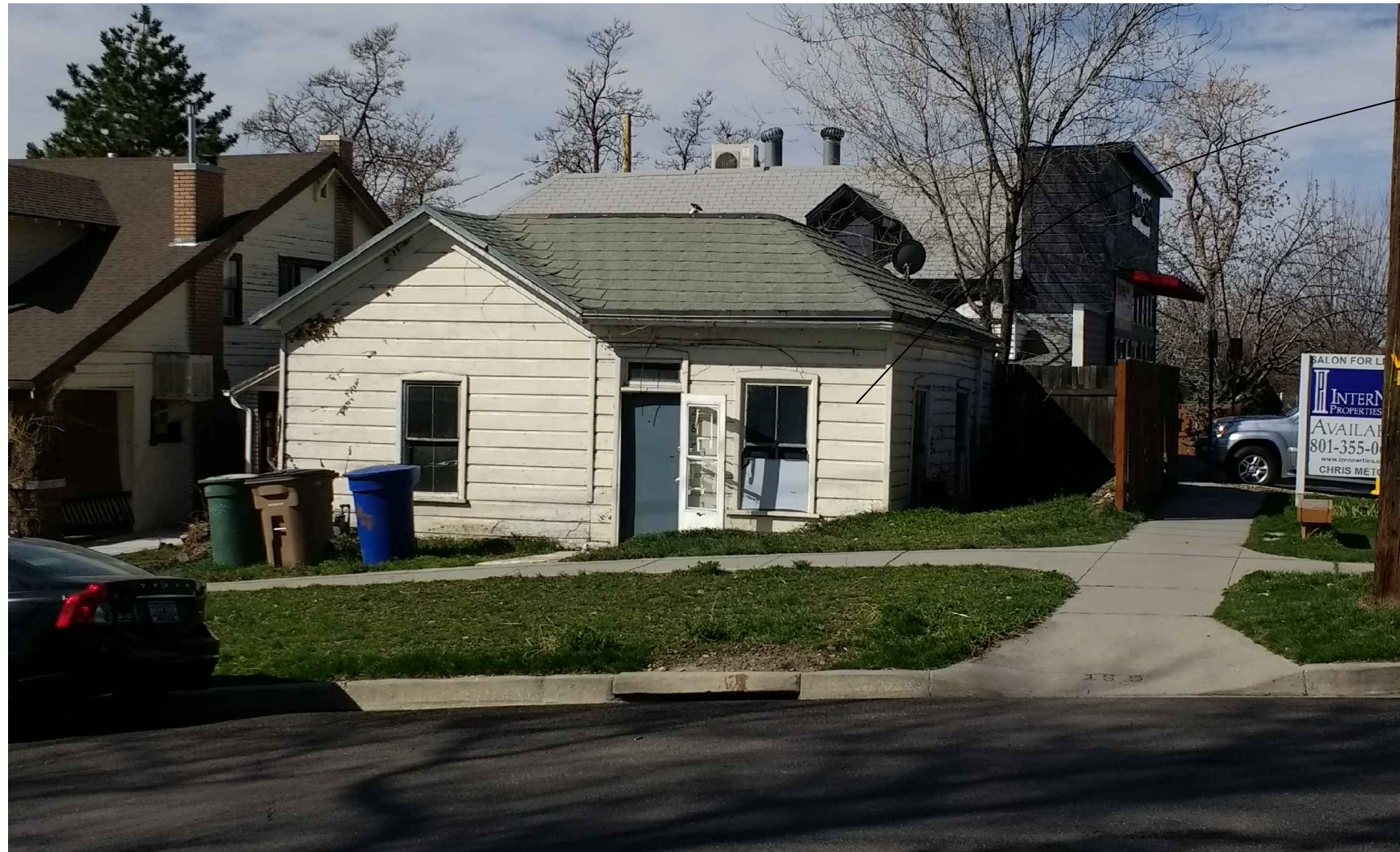


Image 6 - Existing roof ( to be reinforced and restored)



Image 7 - Existing basement/foundation (to be replaced.)





PHOTOGRAPHY OF THE NORTHEAST CORNER OF THE PROPERTY

ORIGINAL SHIP-LAP WOOD SIDING TO BE RESTORED AND PRESERVED IN THE BUILDING

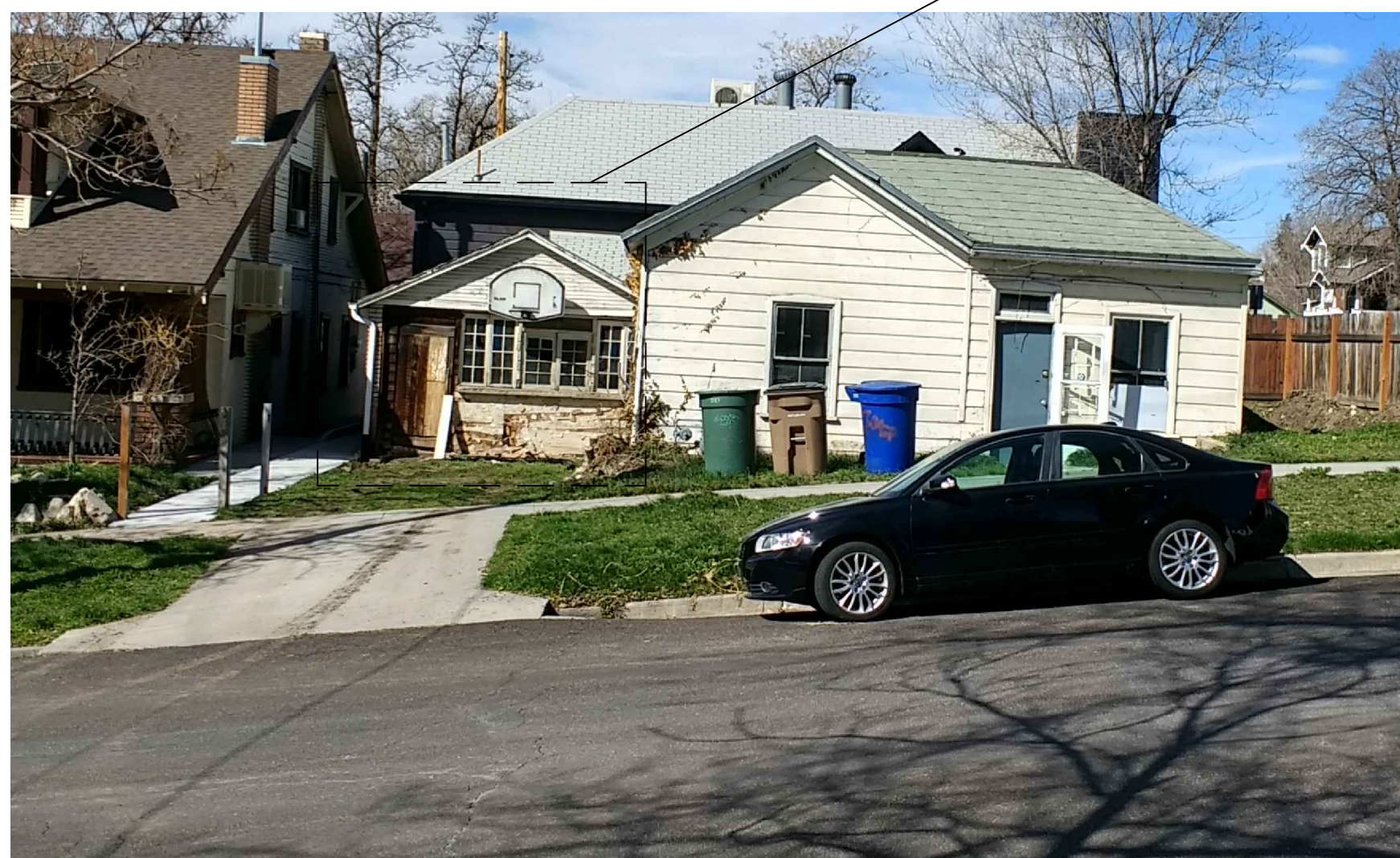


PHOTOGRAPHY OF THE SOUTH WALL OF THE HOUSE

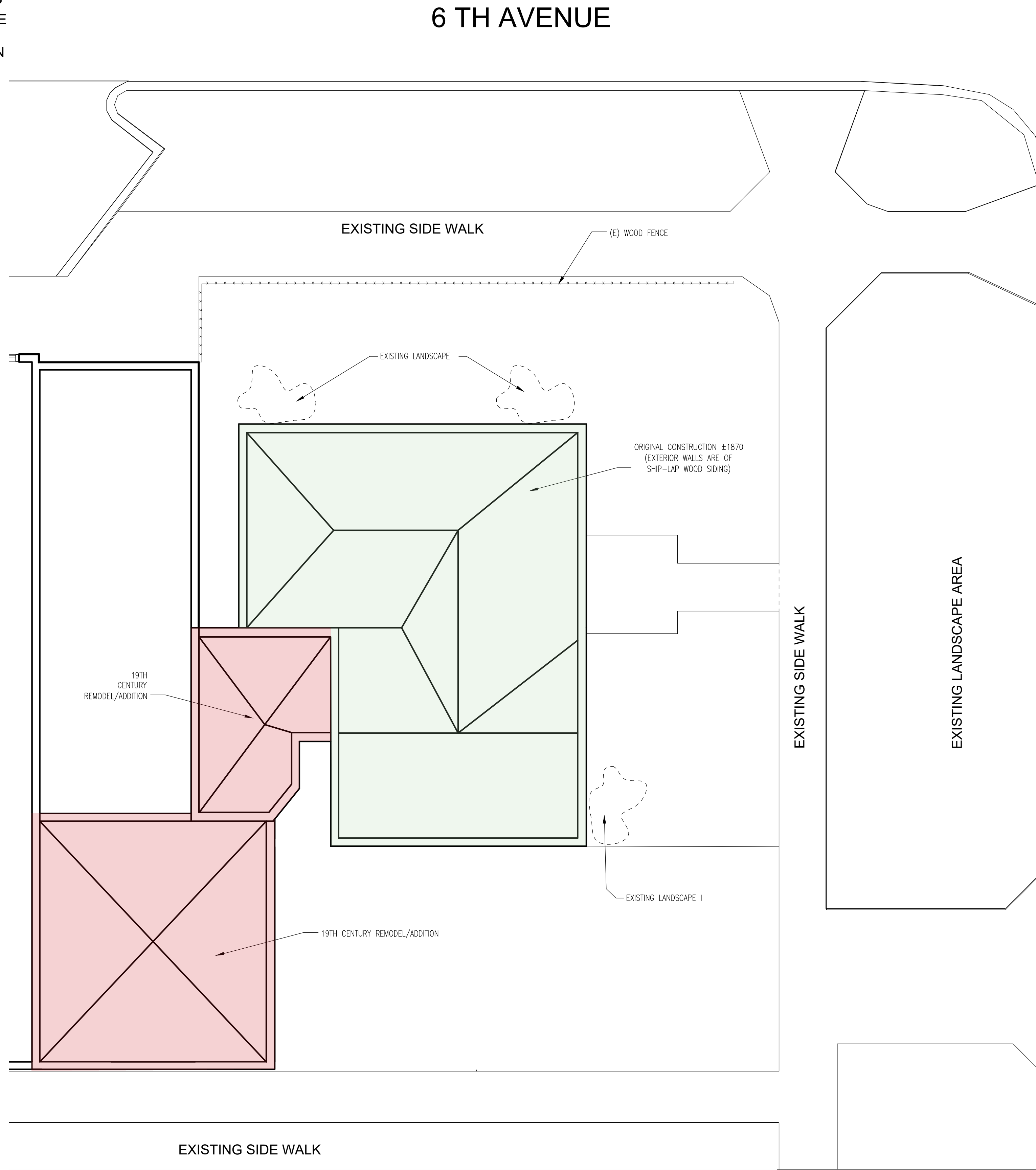
ORIGINAL WINDOW CLOSED DURING 19TH CENTURY REMODEL

BASEMENT ENTRANCE

19TH CENTURY ADDITION



PHOTOGRAPHY OF THE EAST ELEVATION OF THE HOUSE



6 TH AVENUE

EXISTING SIDE WALK

(E) WOOD FENCE

EXISTING LANDSCAPE

ORIGINAL CONSTRUCTION ±1870  
(EXTERIOR WALLS ARE OF SHIP-LAP WOOD SIDING)

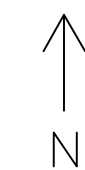
19TH CENTURY REMODEL/ADDITION

EXISTING SIDE WALK

EXISTING LANDSCAPE AREA

G STREET

EXISTING SIDE WALK



No	DATE	DESCRIPTION

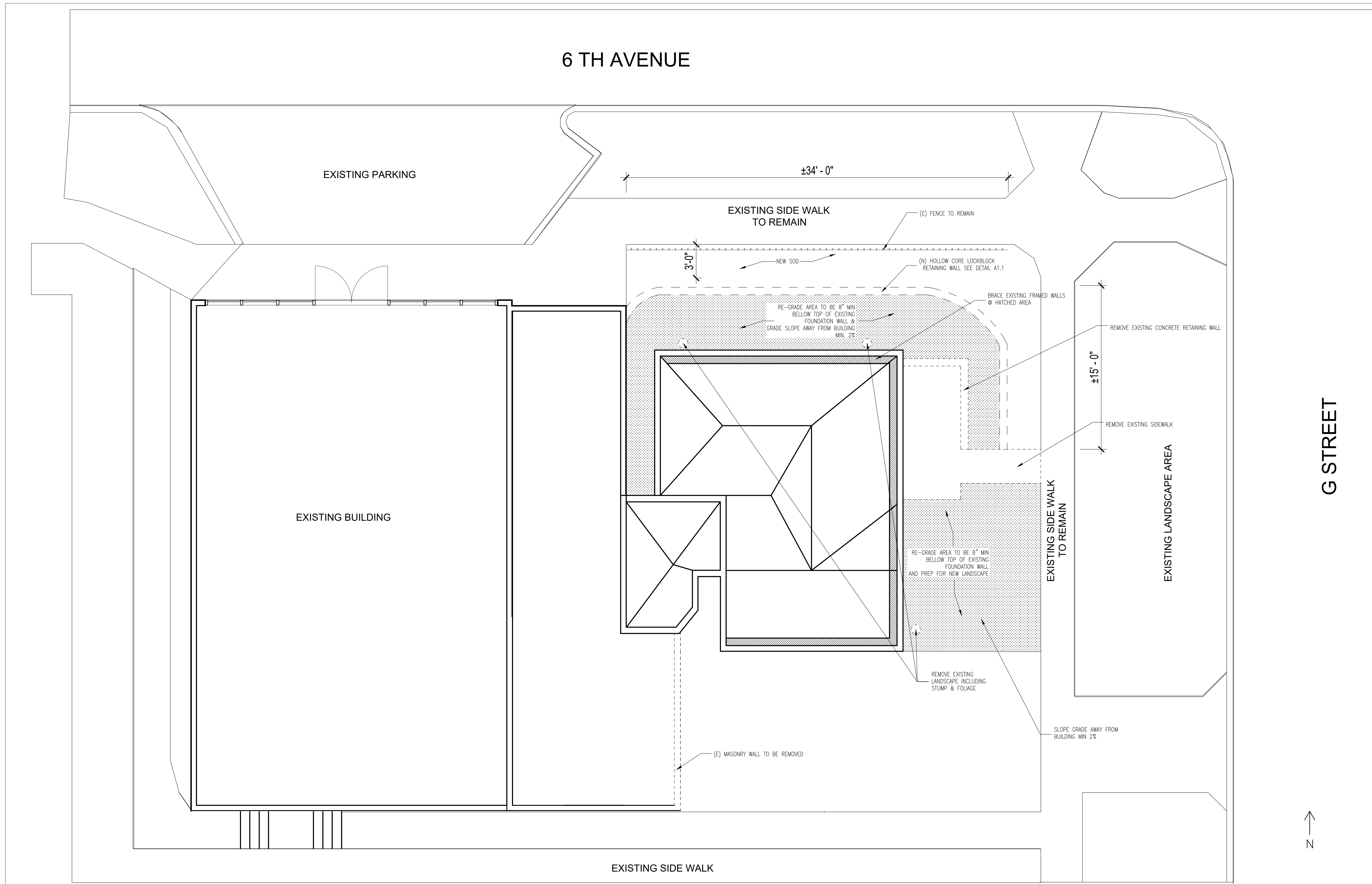
EXISTING FORM OF THE BUILDING

**A1.0**

**1** EXISTING BUILDING SITEPLAN

1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.





6 TH AVENUE

EXISTING PARKING

±34' - 0"

EXISTING SIDE WALK TO REMAIN

(E) FENCE TO REMAIN

3'-0"

NEW SOD

(N) HOLLOW CORE LOCKBLOCK RETAINING WALL SEE DETAIL A1.1

BRACE EXISTING FRAMED WALLS @ HATCHED AREA

RE-GRADE AREA TO BE 8" MIN BELLOW TOP OF EXISTING FOUNDATION WALL & GRADE SLOPE AWAY FROM BUILDING MIN. 2%

REMOVE EXISTING CONCRETE RETAINING WALL

±15' - 0"

REMOVE EXISTING SIDEWALK

EXISTING LANDSCAPE AREA

EXISTING BUILDING

RE-GRADE AREA TO BE 8" MIN BELLOW TOP OF EXISTING FOUNDATION WALL AND PREP FOR NEW LANDSCAPE

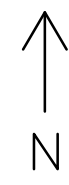
EXISTING SIDE WALK TO REMAIN

REMOVE EXISTING LANDSCAPE INCLUDING STUMP & FOLIAGE

SLOPE GRADE AWAY FROM BUILDING MIN 2%

(E) MASONRY WALL TO BE REMOVED

EXISTING SIDE WALK



JUNE 12th / 2018

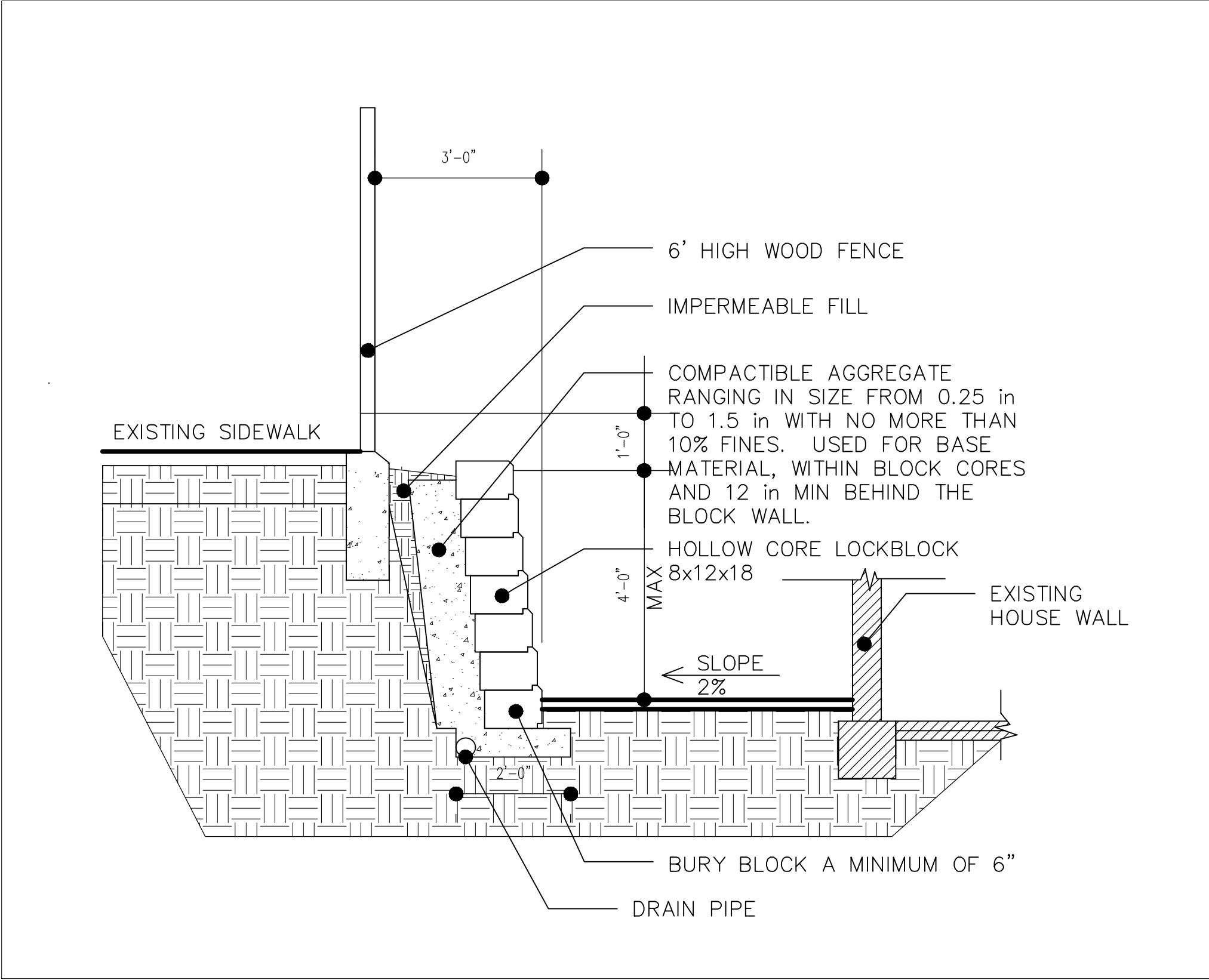
**6TH AND G STREET  
SALT LAKE CITY, UT  
PROPOSAL #1**

No	DATE	DESCRIPTION

**SCHEMATIC  
SITE  
PLAN  
PHASE I**

**1 SITE PLAN - PHASE 1**  
1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

**A1.0**  
17069-A



**1 KEystone RETAINING WALL**  
 1/2" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.



**SMITH HYATT ARCHITECTS**  
 846 SOUTH MAIN STREET BOUNTIFUL, UTAH (801) 296-5777

JUNE 12th / 2018

**6TH AND G STREET  
 SALT LAKE CITY, UT  
 PROPOSAL #1**

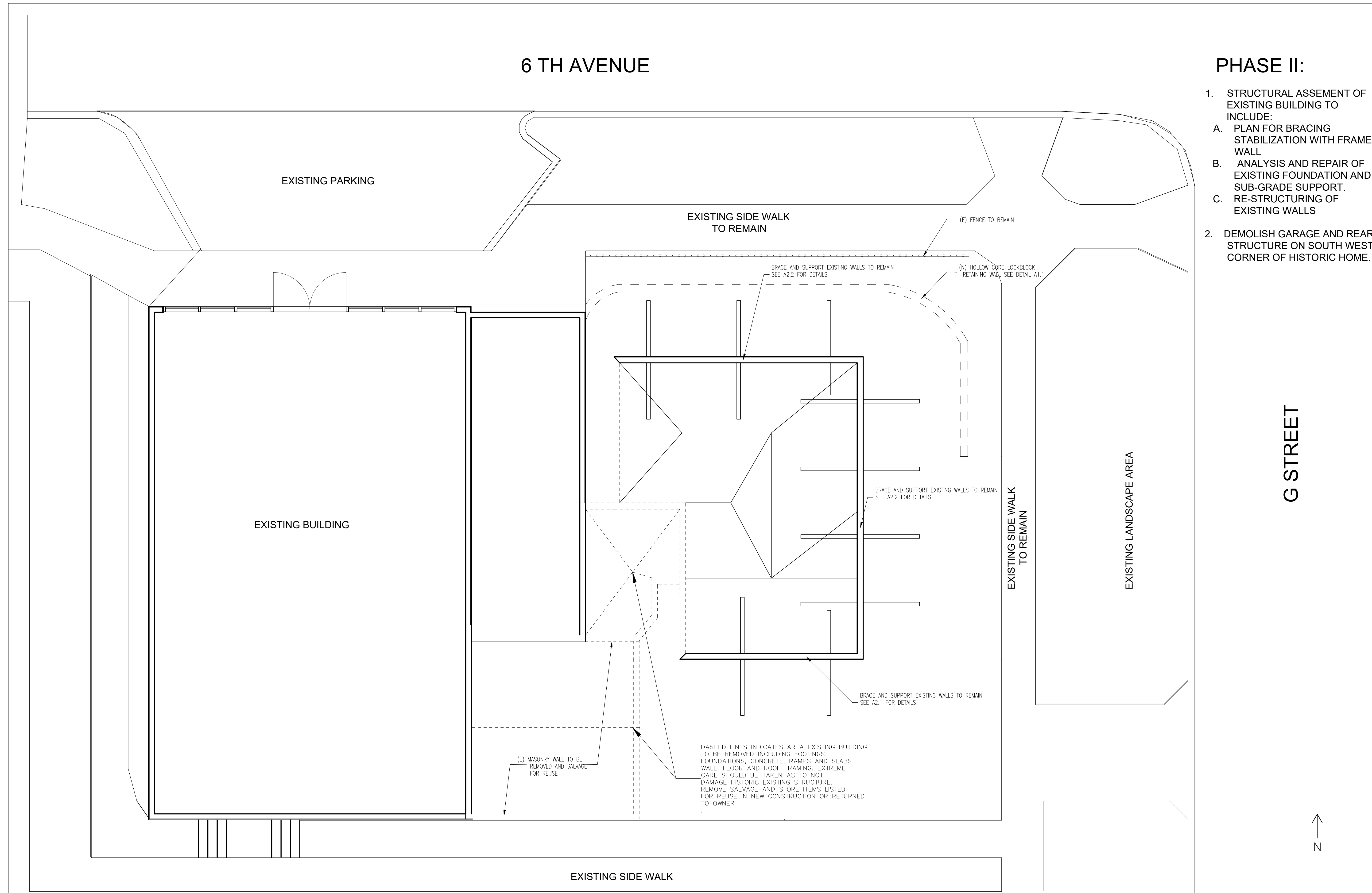
No	DATE	DESCRIPTION

SCHEMATIC  
 SITE  
 PLAN  
 PHASE I

**A1.1**

17069-A





**PHASE II:**

1. STRUCTURAL ASSEMENT OF EXISTING BUILDING TO INCLUDE:
  - A. PLAN FOR BRACING STABILIZATION WITH FRAMED WALL
  - B. ANALYSIS AND REPAIR OF EXISTING FOUNDATION AND SUB-GRADE SUPPORT.
  - C. RE-STRUCTURING OF EXISTING WALLS
2. DEMOLISH GARAGE AND REAR STRUCTURE ON SOUTH WEST CORNER OF HISTORIC HOME.

**SMITH HYATT ARCHITECTS**  
 846 SOUTH MAIN STREET BOUNTIFUL, UTAH (801) 296-5777

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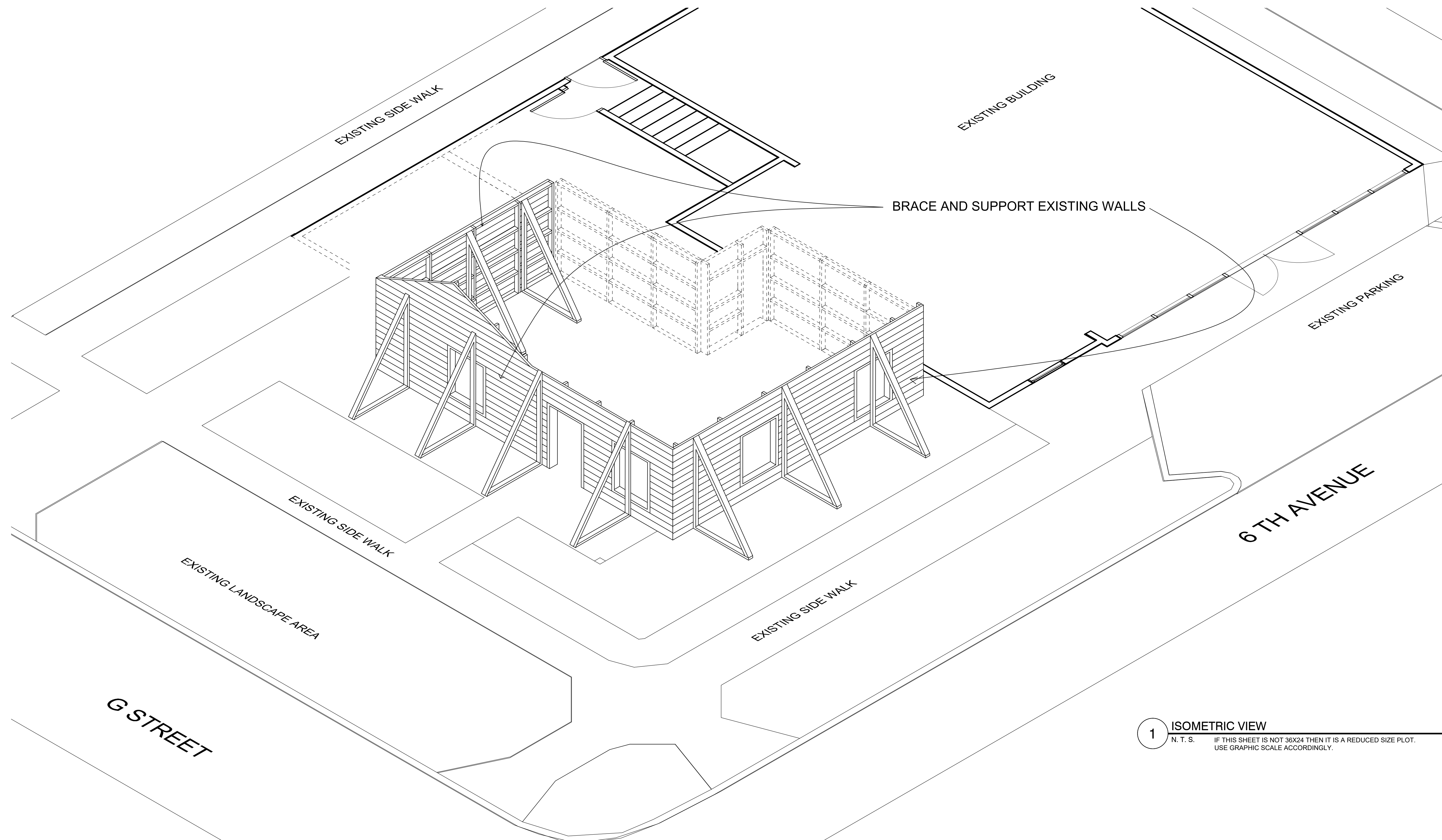
**6TH AND G STREET  
 SALT LAKE CITY, UT  
 PROPOSAL #1**

No	DATE	DESCRIPTION

**SCHEMATIC  
 SITE  
 PLAN  
 PHASE II**

**A2.0**  
 17069-A

**1 SITE PLAN - PHASE II**  
 1/4"=1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.



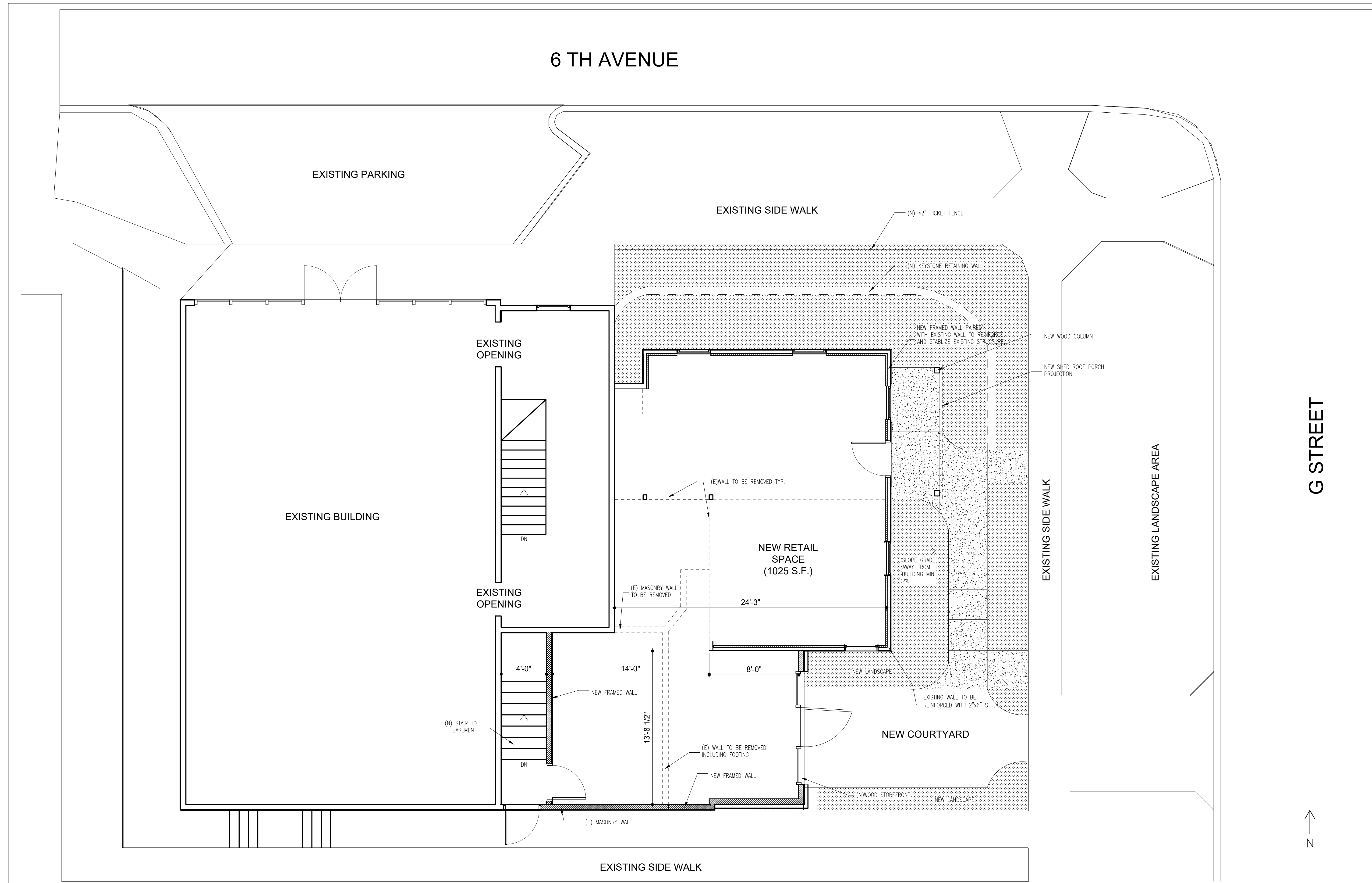
- 1) BRACE AND SUPPORT THE EXISTING WALLS TO REMAIN
- 2) REMOVE EXISTING FLOOR & ADD NEW FOUNDATION/ BASEMENT
- 3) SISTER NEW 2"x6" STUDS ON TO EXISTING 2"x4" WALLS TO REINFORCE THE STRUCTURE
- 4) REINFORCE ROOF STRUCTURE, AND PRESERVE AS MUCH AS POSSIBLE

1 ISOMETRIC VIEW

N. T. S. IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
USE GRAPHIC SCALE ACCORDINGLY.

No	DATE	DESCRIPTION





6 TH AVENUE

EXISTING PARKING

EXISTING SIDE WALK

(N) 42" PICKET FENCE

(N) KEYSTONE RETAINING WALL

NEW FRAMED WALL PAIRED WITH EXISTING WALL TO REINFORCE AND STABILIZE EXISTING STRUCTURE

NEW WOOD COLUMN

NEW SHED ROOF PORCH PROJECTION

EXISTING OPENING

EXISTING OPENING

EXISTING BUILDING

NEW RETAIL SPACE (1025 S.F.)

24'-3"

SLOPE GRADE AWAY FROM BUILDING MIN 2%

(E) MASONRY WALL TO BE REMOVED

(E) WALL TO BE REMOVED TYP.

EXISTING SIDE WALK

EXISTING LANDSCAPE AREA

G STREET

NEW LANDSCAPE

EXISTING WALL TO BE REINFORCED WITH 2"x6" STUDS

NEW COURTYARD

(E) WALL TO BE REMOVED INCLUDING FOOTING

NEW FRAMED WALL

(N) WOOD STOREFRONT

NEW LANDSCAPE

(N) STAIR TO BASEMENT

4'-0"

14'-0"

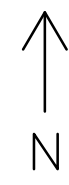
8'-0"

13'-8 1/2"

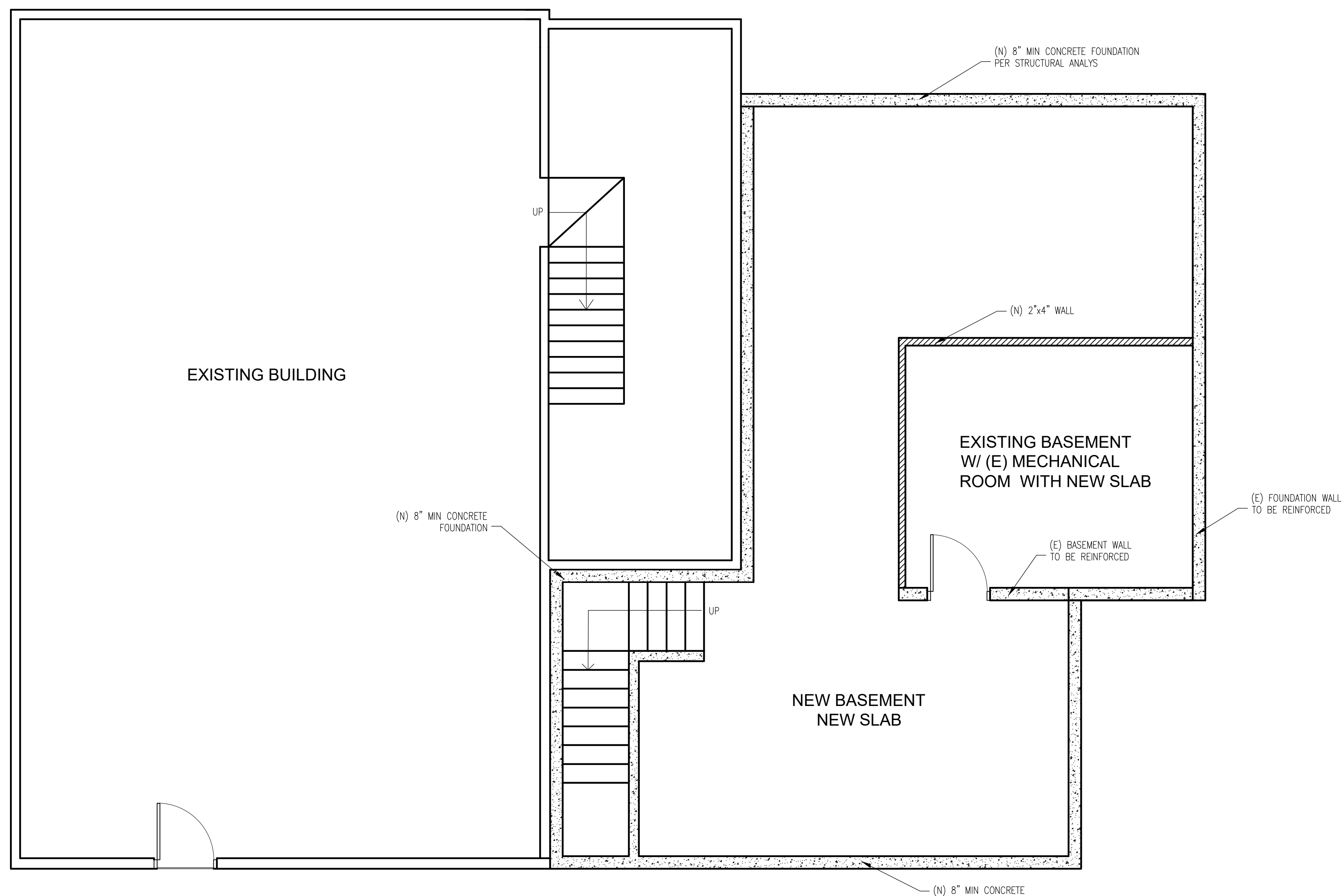
NEW FRAMED WALL

(E) MASONRY WALL

EXISTING SIDE WALK



No	DATE	DESCRIPTION



**2** Basement Floor Plan  
 1/4"=1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.

JUNE 12th / 2018

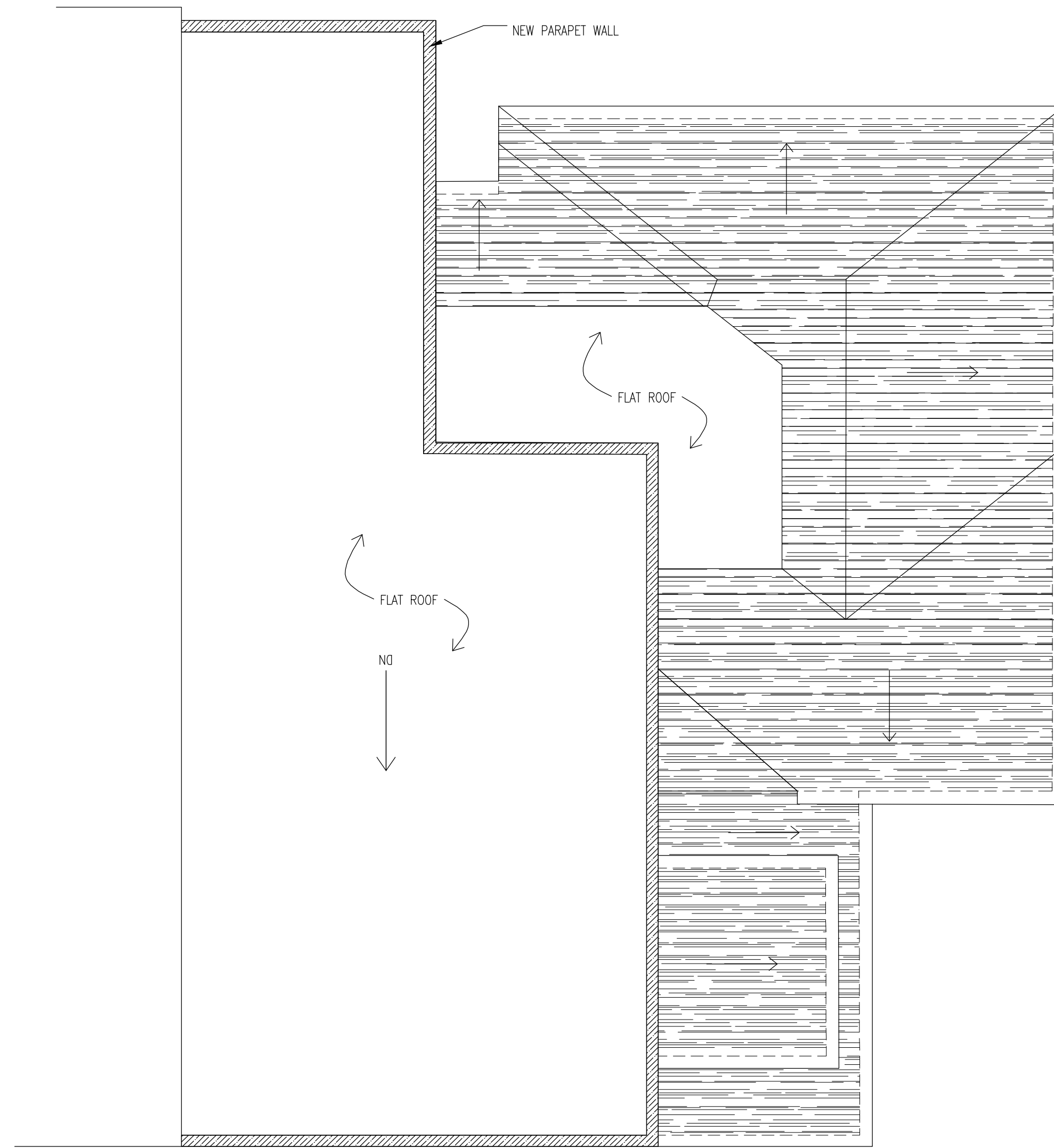
**6TH AND G STREET  
 SALT LAKE CITY, UT  
 PROPOSAL #1**

No	DATE	DESCRIPTION

**BASEMENT  
 PLAN  
 PHASE III**

**A3.1**





2 Roof Plan

1/4"=1'-0"

IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
USE GRAPHIC SCALE ACCORDINGLY.



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846 SOUTH MAIN STREET BOUNTIFUL, UTAH (801) 298-5777

JUNE 12th / 2018

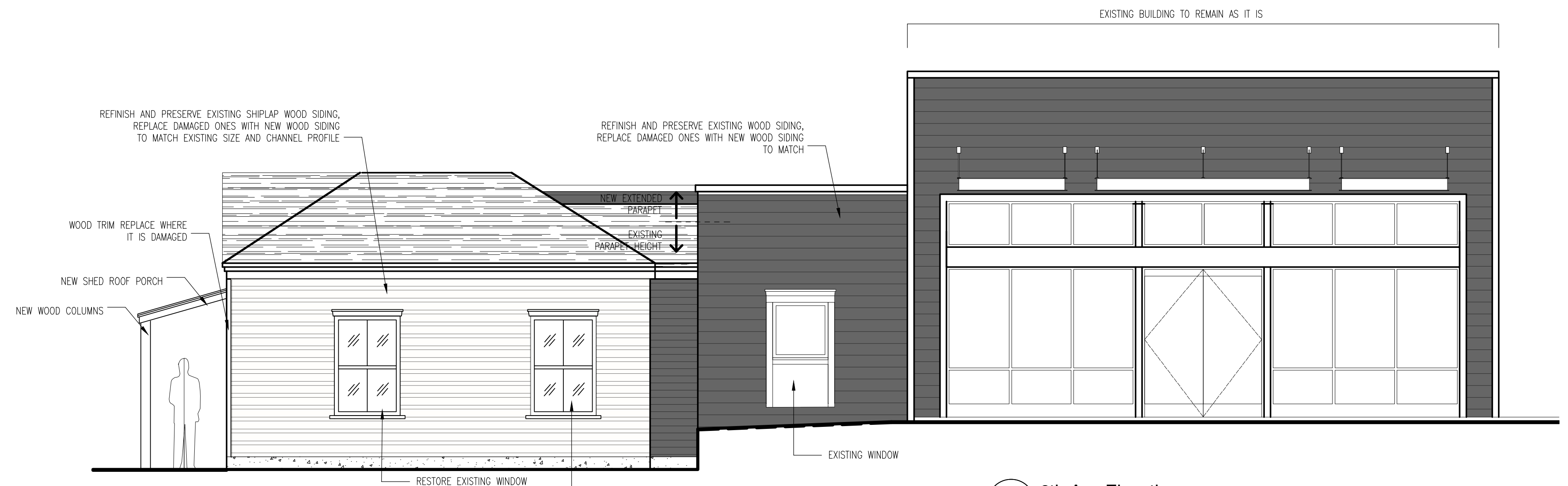
6TH AND G STREET  
SALT LAKE CITY, UT  
PROPOSAL #1

No	DATE	DESCRIPTION

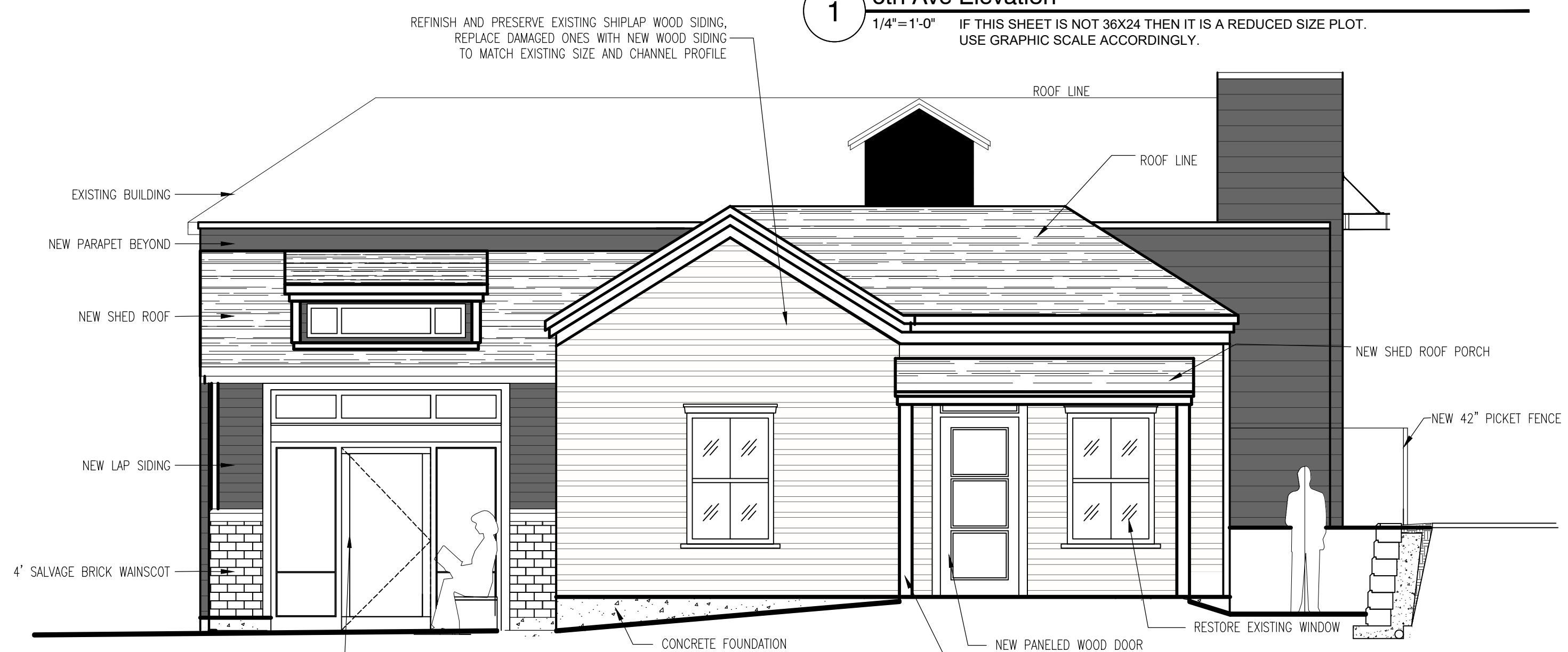
ROOF PLAN  
PHASE III

A3.2

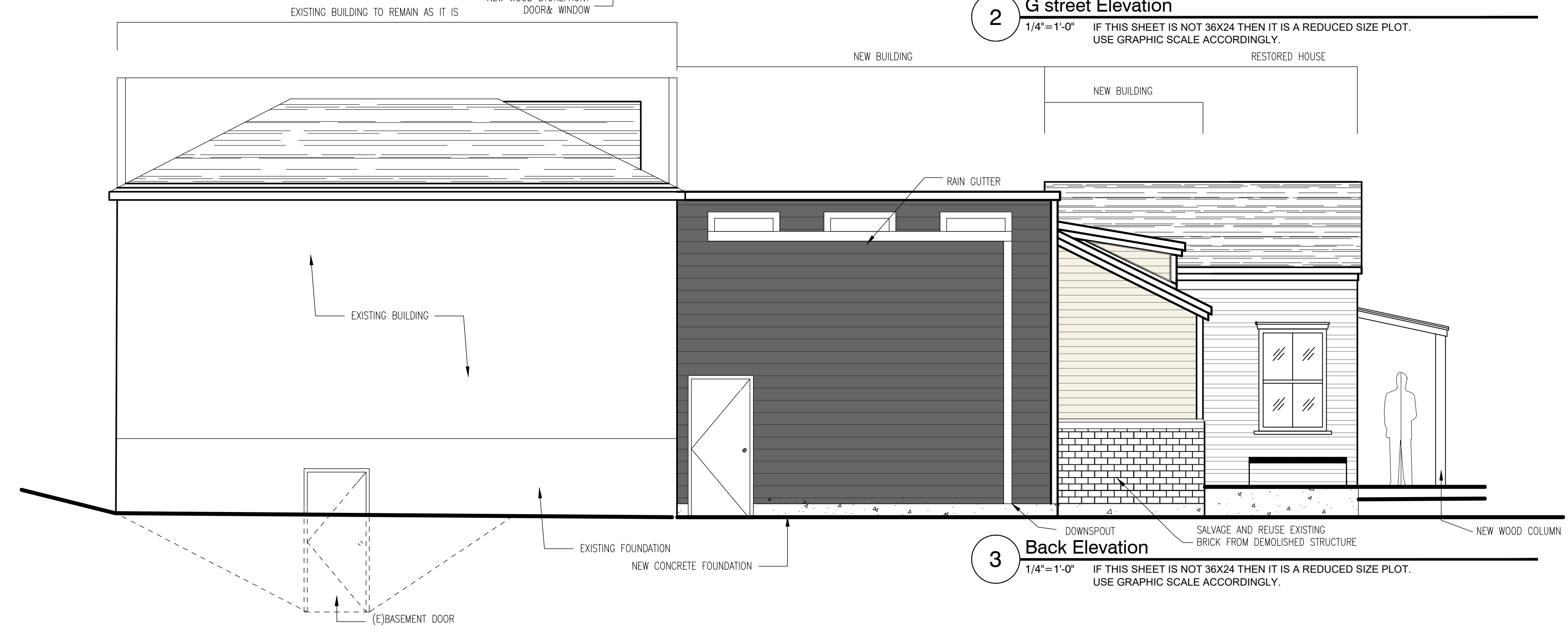
17069-A



**1 6th Ave Elevation**  
 1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.



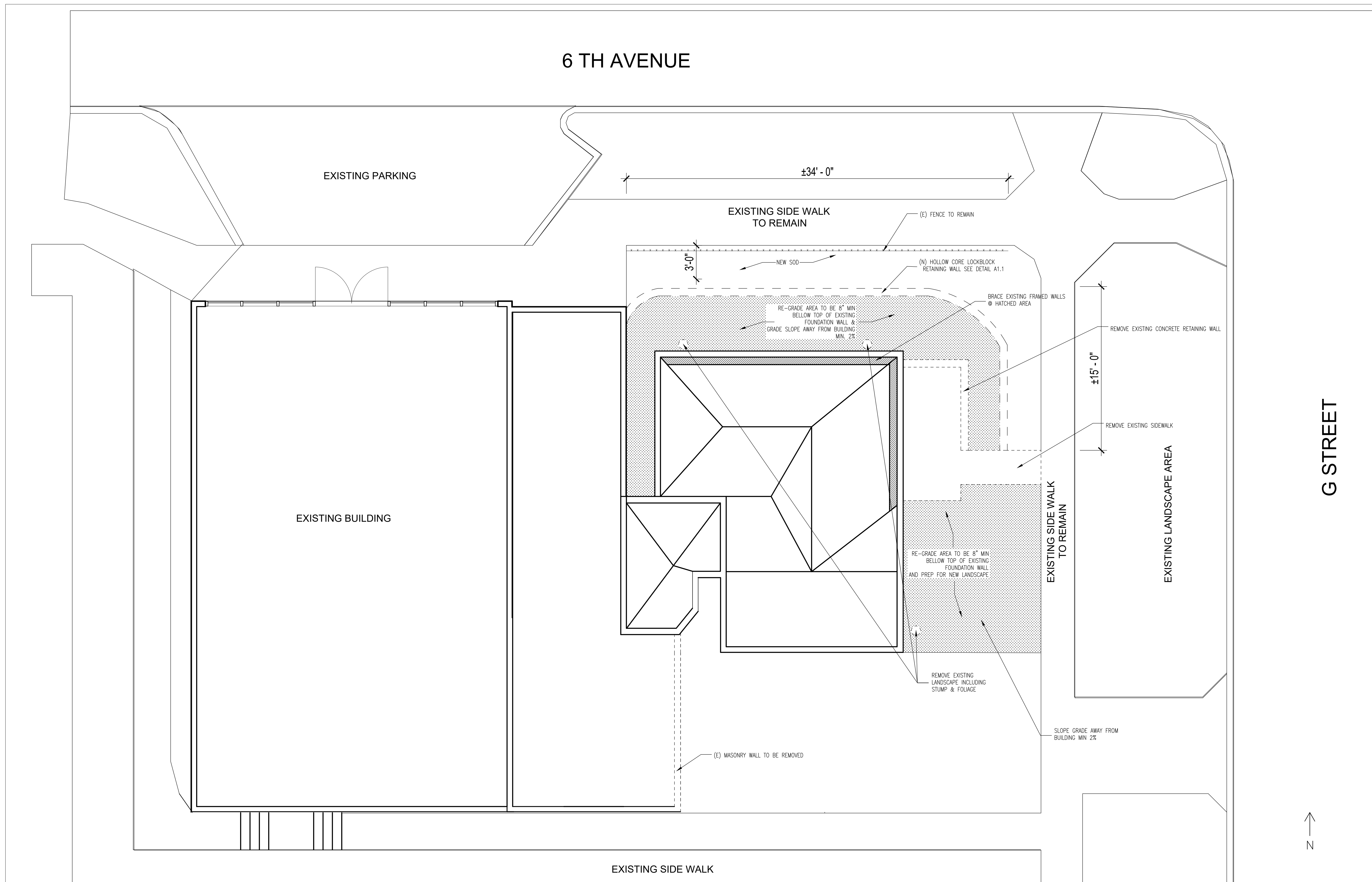
**2 G street Elevation**  
 1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.



**3 Back Elevation**  
 1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

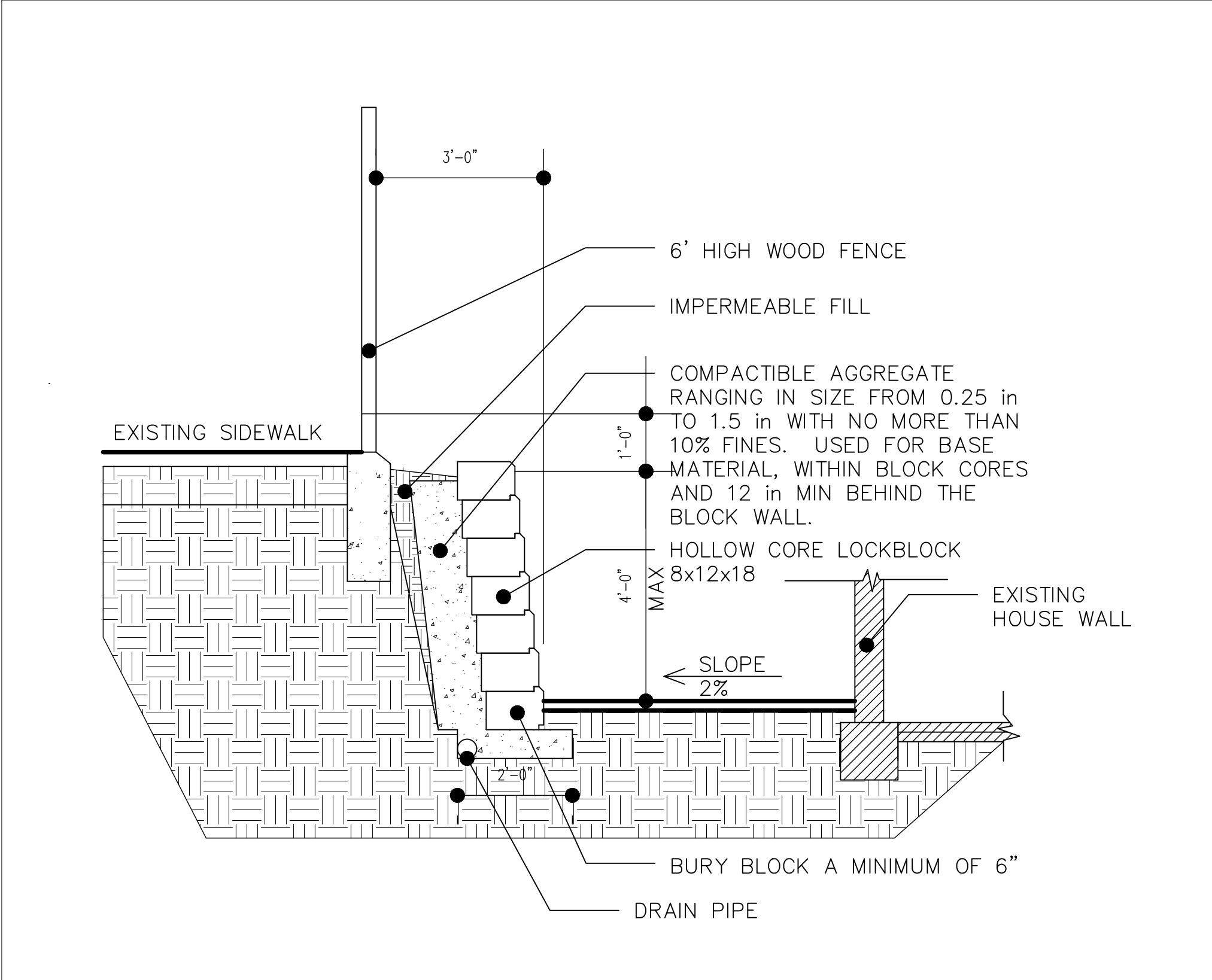
No	DATE	DESCRIPTION





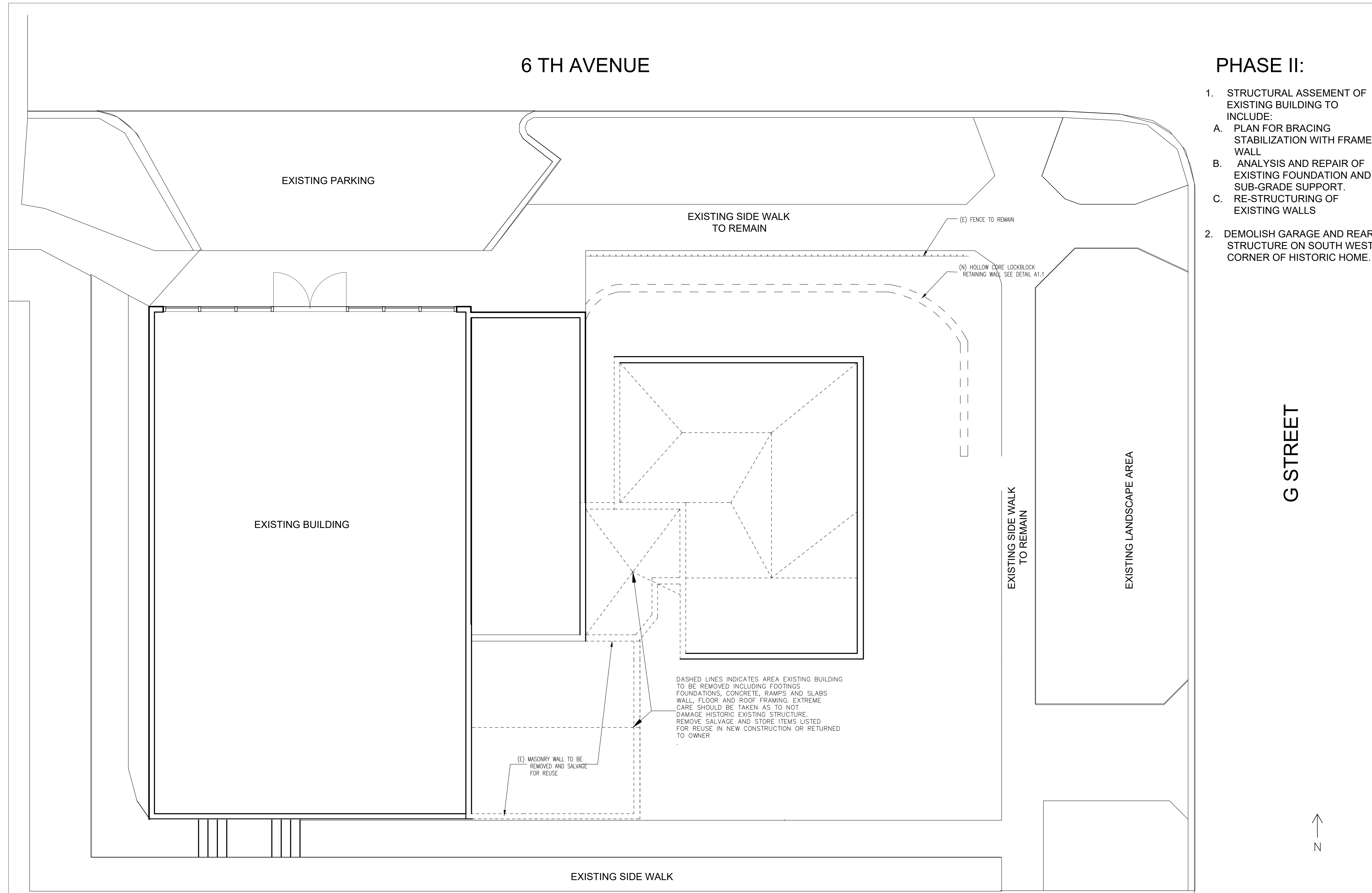
No	DATE	DESCRIPTION

**1 SITE PLAN - P H A S E 1**  
 1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.



**1 KEystone RETAINING WALL**  
 1/2" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.

No	DATE	DESCRIPTION



**PHASE II:**

1. STRUCTURAL ASSEMENT OF EXISTING BUILDING TO INCLUDE:
  - A. PLAN FOR BRACING STABILIZATION WITH FRAMED WALL
  - B. ANALYSIS AND REPAIR OF EXISTING FOUNDATION AND SUB-GRADE SUPPORT.
  - C. RE-STRUCTURING OF EXISTING WALLS
2. DEMOLISH GARAGE AND REAR STRUCTURE ON SOUTH WEST CORNER OF HISTORIC HOME.

DASHED LINES INDICATES AREA EXISTING BUILDING TO BE REMOVED INCLUDING FOOTINGS FOUNDATIONS, CONCRETE, RAMPS AND SLABS WALL, FLOOR AND ROOF FRAMING. EXTREME CARE SHOULD BE TAKEN AS TO NOT DAMAGE HISTORIC EXISTING STRUCTURE. REMOVE SALVAGE AND STORE ITEMS LISTED FOR REUSE IN NEW CONSTRUCTION OR RETURNED TO OWNER.

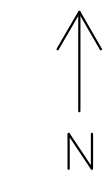
(E) MASONRY WALL TO BE REMOVED AND SALVAGE FOR REUSE

(E) FENCE TO REMAIN

(N) HOLLOW CORE LOCKBLOCK RETAINING WALL. SEE DETAIL A1.1

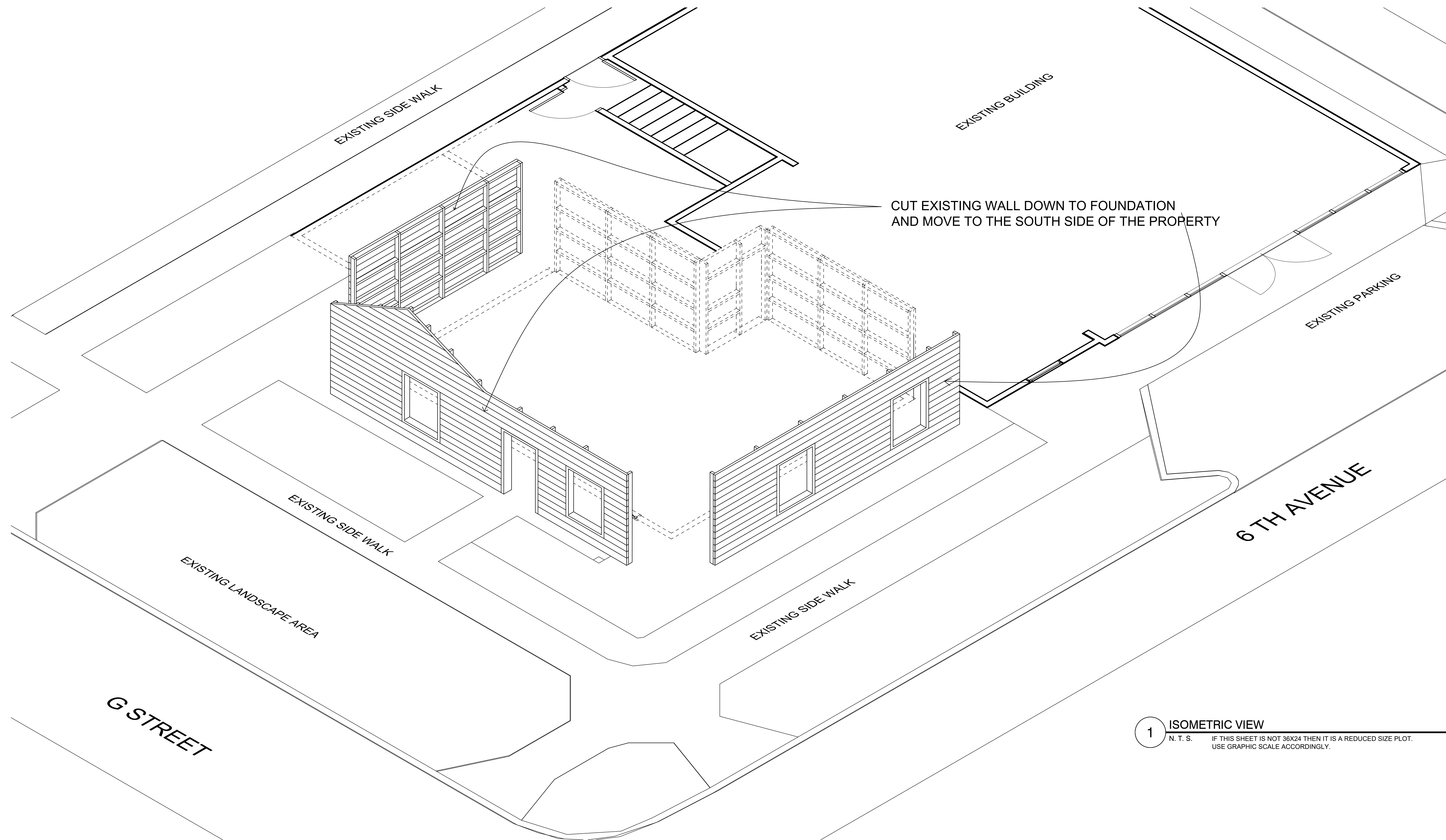
EXISTING SIDE WALK TO REMAIN

EXISTING LANDSCAPE AREA



No	DATE	DESCRIPTION





CUT EXISTING WALL DOWN TO FOUNDATION  
AND MOVE TO THE SOUTH SIDE OF THE PROPERTY

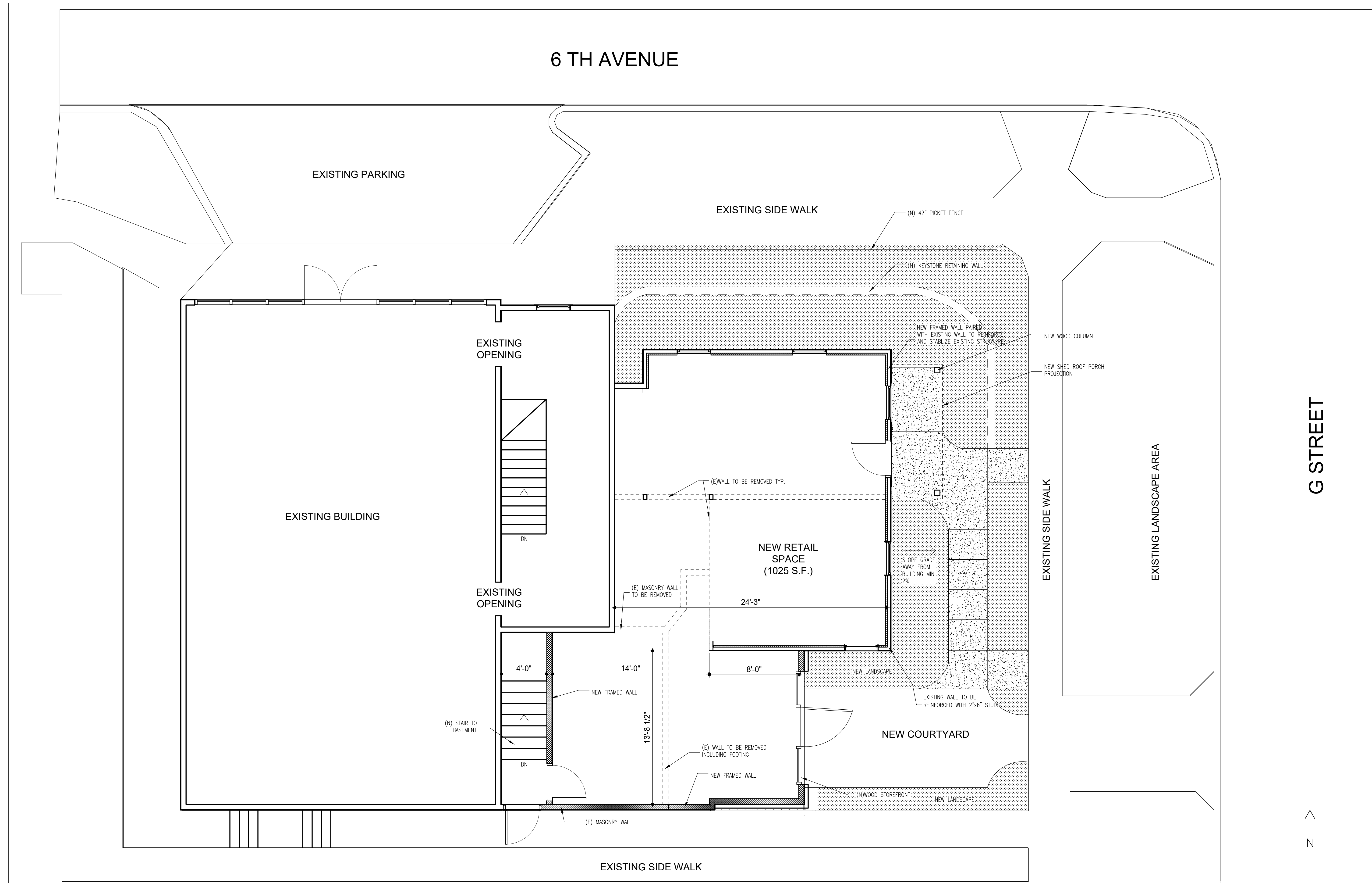
- 1) REMOVE EXISTING ROOF & SALVAGE THE CAP SHEET FOR FUTURE USE
- 2) CUT EXISTING WALL DOWN TO FOUNDATION, AND SAVE ON SITE FOR FUTURE USE
- 3) REMOVE EXISTING FLOOR & ADD NEW FOUNDATION/ BASEMENT
- 4) SISTER NEW 2"x6" STUDS ON TO EXISTING 2"x4" WALLS AND REASSEMBLY ON NEW FOUNDATION AT ORIGINAL LOCATION

1 ISOMETRIC VIEW  
N. T. S. IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
USE GRAPHIC SCALE ACCORDINGLY.

**6TH AND G STREET  
SALT LAKE CITY, UT  
PROPOSAL #2**

No	DATE	DESCRIPTION

**SCHEMATIC  
ISOMETRIC  
PHASE I**



6 TH AVENUE

EXISTING PARKING

EXISTING SIDE WALK

(N) 42" PICKET FENCE

(N) KEYSTONE RETAINING WALL

NEW FRAMED WALL PAIRED WITH EXISTING WALL TO REINFORCE AND STABILIZE EXISTING STRUCTURE

NEW WOOD COLUMN

NEW SHED ROOF PORCH PROJECTION

EXISTING OPENING

EXISTING OPENING

EXISTING BUILDING

NEW RETAIL SPACE (1025 S.F.)

NEW COURTYARD

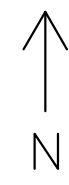
EXISTING SIDE WALK

EXISTING LANDSCAPE AREA

G STREET

(N) STAIR TO BASEMENT

EXISTING SIDE WALK



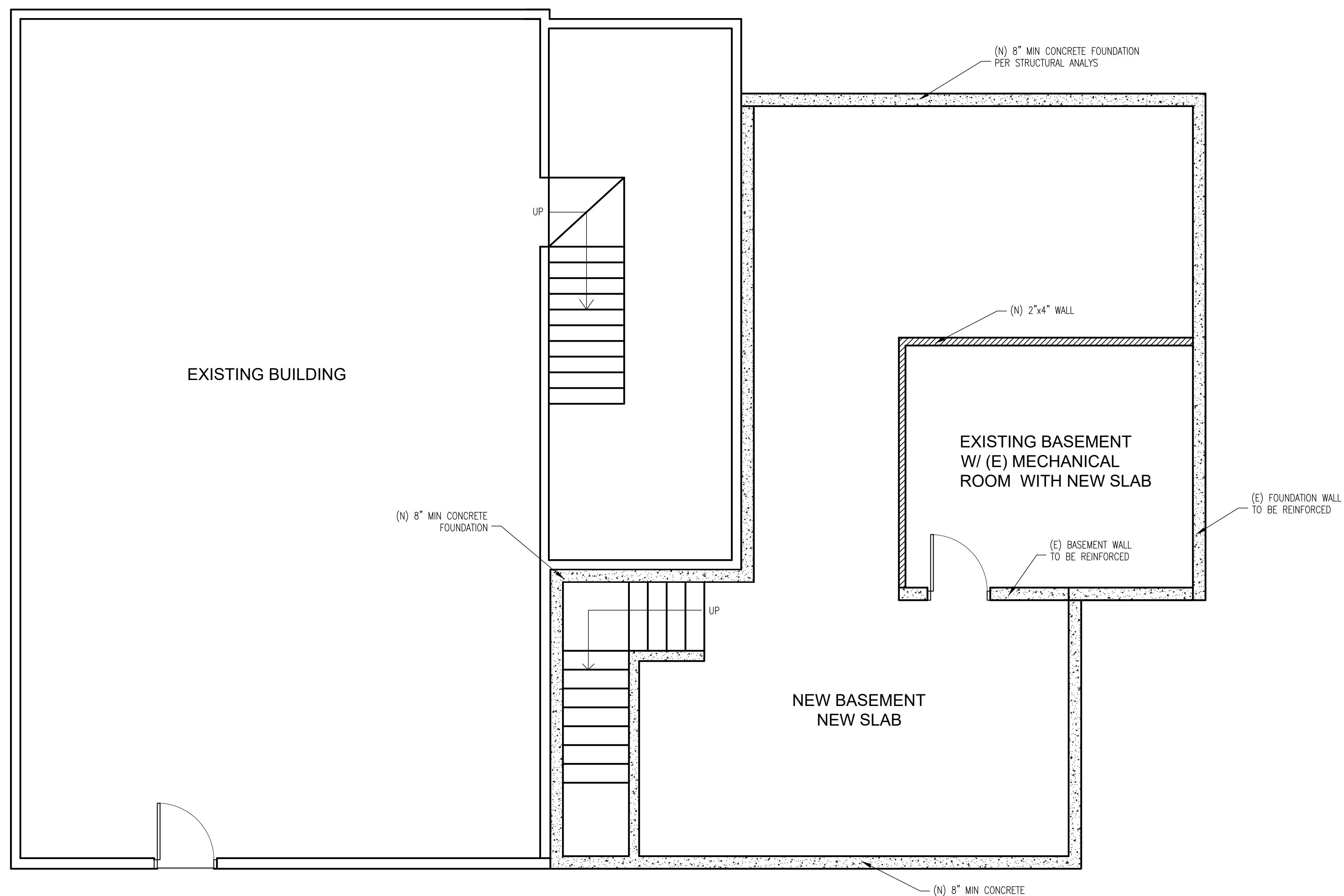
JUNE, 12th / 2018

**6TH AND G STREET  
 SALT LAKE CITY, UT  
 PROPOSAL #2**

No	DATE	DESCRIPTION

**SCHEMATIC  
 SITE PLAN  
 PHASE III**

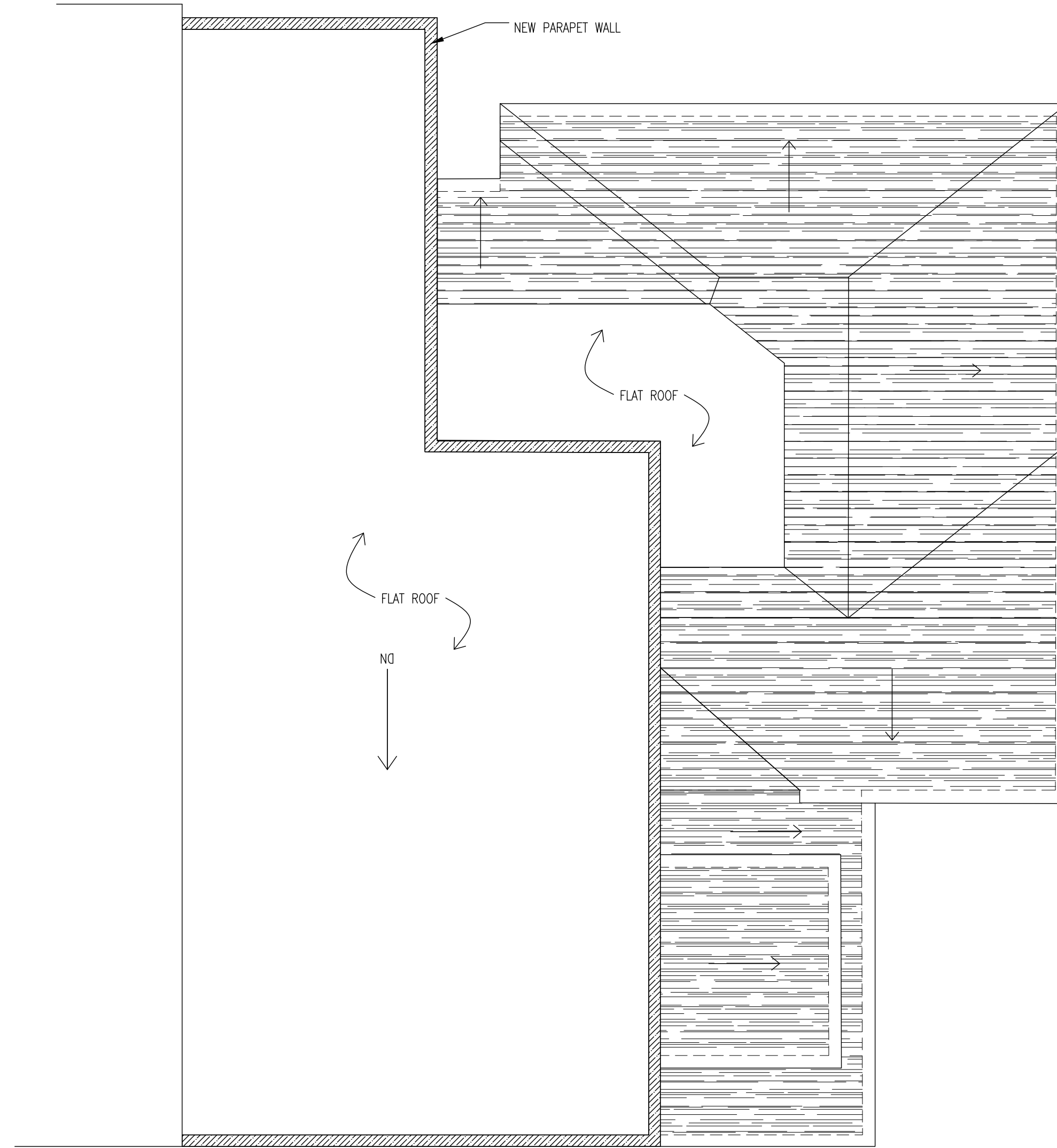
**1 SITE PLAN - P H A S E III**  
 1/4" = 1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.



**2** Basement Floor Plan  
 1/4"=1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

No	DATE	DESCRIPTION





2 Roof Plan

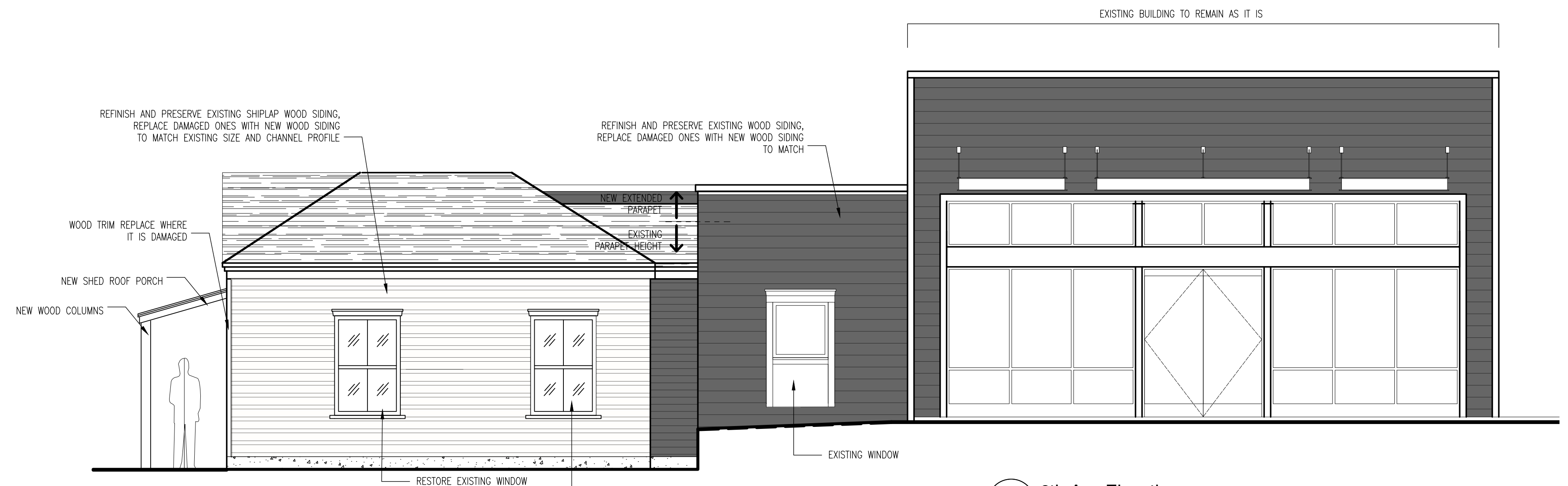
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**6TH AND G STREET  
 SALT LAKE CITY, UT  
 PROPOSAL #2**

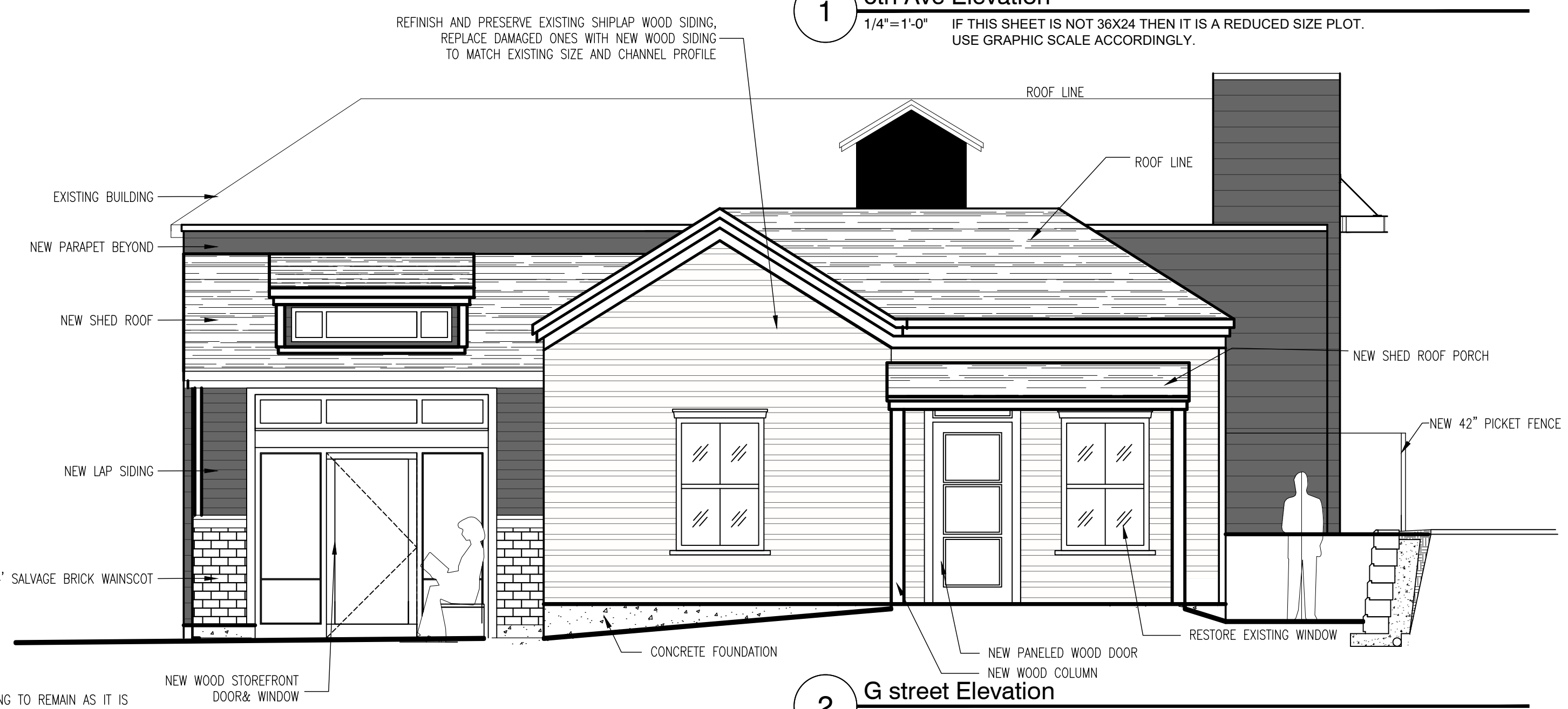
No	DATE	DESCRIPTION

ROOF PLAN  
 PHASE III

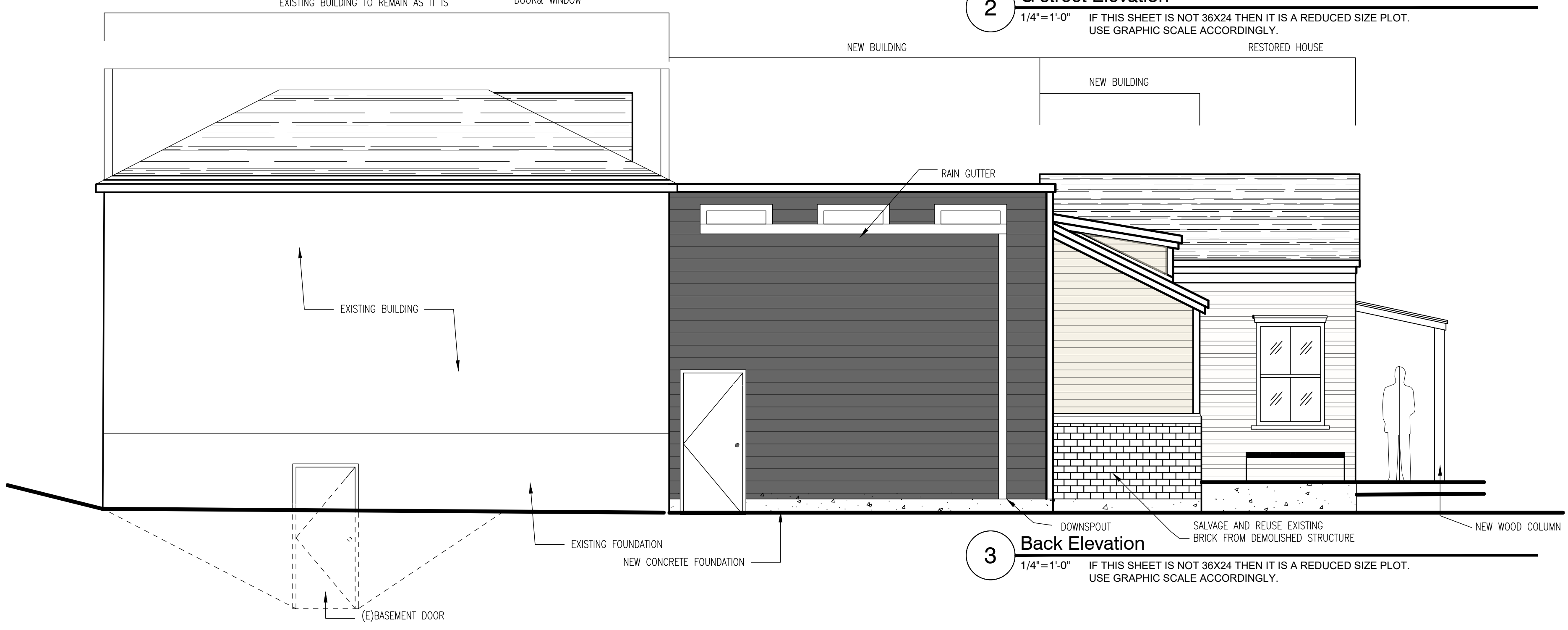
**A3.2**



**1 6th Ave Elevation**  
 1/4"=1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.



**2 G Street Elevation**  
 1/4"=1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.



**3 Back Elevation**  
 1/4"=1'-0" IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

No	DATE	DESCRIPTION

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

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions are the relevant historic design guidelines for this design review and are identified here as they relate to the corresponding Historic Design Standards for alteration to a contributing structure in the Avenues Historic District (21A.34.020.G).  
<http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf>  
<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

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



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

<p>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p><b>Design Objective for Additions</b>  The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p><b>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</b></p> <ul style="list-style-type: none"> <li>• Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.</li> </ul> <p><b>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</b></p> <ul style="list-style-type: none"> <li>• A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.</li> <li>• An alteration that seeks to imply an earlier period than that of the building should be avoided.</li> <li>• An alteration that covers historically significant features should be avoided.</li> </ul>
<p>5. <u>Distinctive features, finishes and construction techniques or examples of craftsmanship</u> that characterize a historic property shall be preserved;</p>	<p><b>Design Objective for Additions</b>  The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p><b>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</b></p> <ul style="list-style-type: none"> <li>• Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.</li> </ul> <p><b>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.</b></p> <ul style="list-style-type: none"> <li>• Locating an addition at the front of a structure is usually inappropriate.</li> </ul> <p><b>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</b></p> <ul style="list-style-type: none"> <li>• A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.</li> <li>• An alteration that seeks to imply an earlier period than that of the building should be avoided.</li> <li>• An alteration that covers historically significant features should be avoided.</li> </ul>
<p>6. <u>Deteriorated architectural features</u> shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p><b>Design Objective for Building Materials &amp; Finishes</b>  Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.</p> <p><b>2.1 Primary historic building materials should be retained in place whenever feasible.</b></p> <ul style="list-style-type: none"> <li>• Limit replacement to those materials that cannot be repaired.</li> <li>• When the material is damaged beyond repair, match the original wherever feasible.</li> <li>• Covering historic building materials with new materials should be avoided.</li> <li>• Avoid any harsh cleaning treatments, since these may cause permanent damage to the material.</li> </ul> <p><b>2.8 Original wood siding should be preserved.</b></p> <ul style="list-style-type: none"> <li>• Avoid removing siding that is in good condition or that can be repaired in situ.</li> <li>• Only remove the siding which has deteriorated beyond repair.</li> <li>• Match the dimensions, form, style, profile, detail and finish of the original or existing siding, if new siding is required.</li> </ul>

<p>7. <u>Chemical or physical treatments</u>, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>This standard does not apply in this case.</p>
<p>9. <u>Additions or alterations</u> to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p><b>Design Objective for Additions</b>  The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p><b>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</b></p> <ul style="list-style-type: none"> <li>• Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.</li> </ul> <p><b>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.</b>  Locating an addition at the front of a structure is usually inappropriate.</p> <p><b>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</b></p> <ul style="list-style-type: none"> <li>• Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.</li> <li>• Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.</li> </ul> <p><b>8.9 Original features should be maintained wherever possible when designing an addition.</b></p> <ul style="list-style-type: none"> <li>• Construction methods that would cause vibration which might damage historic foundations should be avoided.</li> <li>• New drainage patters should be designed to avoid adverse impacts to historic walls and foundations.</li> </ul> <p>New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.</p> <p><b>Ground Level Additions</b></p> <p><b>8.11 A new addition should be kept physically and visually subordinate to the historic building.</b></p> <ul style="list-style-type: none"> <li>• The addition should be set back significantly from primary facades.</li> <li>• The addition should be consistent with the scale and character of the historic building or structure.</li> <li>• Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.</li> </ul>
<p>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>



<p>11. Any new <u>sign</u> and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p>This standard does not apply in this case.</p>
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