



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: July 19, 2018
Re: PLNHLC2018-00247 Major Alterations
PLNHLC2018-00248 Special Exception

MAJOR ALTERATIONS – SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 774 3rd Avenue

PARCEL ID: 0932377004

HISTORIC DISTRICT: The Avenues Local Historic District

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

MASTER PLAN: Avenues Community Master Plan

DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Rear Addition to Dwelling at approximately 774 Third Avenue – A request by Hannah Vaughn, Vaughn Yribar Architecture, on behalf of owners Sara Baldwin-Auck and Nate Auck, for a Certificate of Appropriateness to construct a two-story addition to the rear of the existing single story house. The proposed addition is being referred to the Historic Landmark Commission because the rear addition would exceed the height of the principal structure. The proposed addition would require special exception approvals for an in-line addition and roof height exceeding the zoning standard. The subject property is located in the SDR-1A zone and The Avenues Historic District

A. Rear Addition to Single Family Residence. Case number: **PLNHLC2018-00247**

B. Special Exceptions. Case number: **PLNHLC2018-00248**

1. Request to construct an in-line addition to the existing house.
2. Request to construct a rear addition which would exceed the maximum roof height by approximately 3 feet 4 inches and maximum wall height by approximately 2 feet 3 inches.

STAFF RECOMMENDATION: Based on the analysis and findings listed in this staff report, Staff recommends that the Commission approve the application for a Certificate of Appropriateness for the new addition, the construction of the accessory building, replacement of the windows and approve the Special Exception requests associated with these proposals, with the following condition:

1. That approval of details is delegated to Staff.



LOCATION PLAN

THE PROPOSAL

The proposed development is for a two story addition to the rear of this one story house. It would include the removal of later lean-to additions, and the construction of a new accessory building at the south-east corner of the lot, replacing a smaller shed.

The side-gabled new addition to reflect the historic cottage would include two bedrooms and 1.75 bathrooms and would occupy less of the rear yard than the existing combination of lean-to additions. The new addition would be offset to the east side of the house reflecting the early single story range built behind the house which also extends slightly more to the east than the plan of the original house. As an in-line addition, the new structure would continue the line of the rear of the house which would encroach about one foot into the SR-1A specified side yard setback line. The addition would have the same roof pitch as the original historic front cottage, would rise to two stories in height with a cut-away for an entrance on the ground level and for a second floor covered balcony at the south-east corner. The proposed exterior material is cedar cladding in the form of a rain screen, with metal paneling and asphalt shingles. Cedar cladding is also proposed for the rear accessory building.

This application also includes a proposal to replace the existing windows. The earlier windows in the building have been previously replaced with vinyl replacements. The new windows would be a more durable fiber glass alternative with an improved profile. A current door at the east side of the offset rear addition would also be replaced by a new window.

The development design statement reviews the concept and approach, and identifies several areas of context-driven criteria. In summary these include:

- A sloping site, with the proposed addition on the down-slope side of the house
- The new addition replaces existing non-contributing additions.
- The proposed addition is significantly set back from the historic cottage and the street frontage.
- The house and proposed addition are framed by two more substantial buildings which are also set much closer to the street frontage.
- The addition is compact in plan to retain some private open space to the rear, is in scale with the surrounding neighborhood, and respectfully distinct from the original house.
- The proposed gabled roof form and pitch on the addition would match that of the existing historic cottage, acknowledging the scale, proportion and character of the existing building.
- Floor to ceiling dimensions on the addition have been limited in height to 8 feet to minimize maximum height.
- The first floor level for the addition is defined by the need to maintain the currently limited entrance height to the root cellar.
- The combination of first floor height and matching the roof pitch of the cottage creates a two story addition which would be 3 ft 4 ins above the SR-1A dimension standard.
- The height of the proposed addition is in scale with nearby buildings, and with its situation on the site any views will be partially obscured by these neighboring buildings and by the mature trees fronting the site.

SITE & CONTEXT – THE AVENUES HISTORIC DISTRICT AT 774 3rd AVENUE

This site is on the south side of 3rd Avenue. The immediate setting of the site and building includes a tall 1.5 story bungalow to the east and a two story 1970's apartment building with rear parking lot to the west. No.774 is set notably further back in the lot relative to the immediate neighbors, and is single story in stature, with a single pitch original or early lean-to addition to the rear.

This section of 3rd Avenue has a sequence of contributing buildings with the exception of the adjacent two story apartment building to the immediate west. The houses range in height from one to two stories. The grade declines from north to south across 3rd Avenue and across this site.

The current house, identified as Hill House after Jemima Powers Hill who built it, is a single story contributing cottage dating to c.1885. Originally built as rental housing, the cottage is described as “Classical: Other & Victorian: Other” and Hall-Parlor in plan in the 2007 Survey. It appears to have been previously clad in asbestos shingles (1978 Survey), since removed. (Survey Information in Attachment B) The house is a symmetrical composition with a central doorway and small front porch flanked by a segmental arched window to either side, with further windows in the gabled returns and rear addition.

HISTORIC DESIGN STANDARDS & RESIDENTIAL DESIGN GUIDELINES

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

SPECIAL EXCEPTIONS

Special exceptions may be approved or denied by the Historic Landmark Commission as assessed against the historic design standards and the special exception standards in the ordinance. At just over 41 feet this is a narrow lot as defined by the SR-1A standards. In that context the proposed addition would require approval of Special Exceptions in two areas.

- The existing residence does not meet the current side yard setback requirements, and this application consequently includes a request for a special exception approval for an in-line addition. Primarily, this would entail an encroachment of approximately 1 foot into a side yard setback requirement of 4 feet.
- The proposed addition is two stories in height. Maximum roof height as proposed would exceed the 23 ft zoning maximum by 3 feet 4 inches. It would exceed the 16 ft maximum wall height by 2 ft 3 ins.

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

PUBLIC COMMENTARY

No representations from the public have been received at the time of the publication of this report. Any comments received following publication will be forwarded to the Commission.

KEY ISSUES

From the analysis of the proposals in this report, the following issues are identified. See in particular Attachments E, F & G of this report.

Issue 1: The Height and Scale of the Proposed Addition

General design etiquette suggests that a new rear addition should not be taller than or overwhelm the primary structure. This principle is reflected in both the design standards and the residential design guidelines, for good reason. In this case the proposed addition, in replacing a combination of non-historic rear additions, would create a smaller footprint in the rear yard and would step markedly inboard of the historic house plan. The addition is designed to be similar in orientation to the house echoing the side facing gables and the roof pitch. This house is set well back from the front setbacks established by the adjacent and neighboring buildings. The addition would be positioned at the rear of historic lean-to addition at the back of the cottage. In some respects this addition acts like a link between the historic single story cottage and the proposed two story addition, an arrangement which can work as a way of reducing the adverse impact of the differential height and scale. In reality, in many views, this addition would be unlikely to be regarded as overwhelming and adversely impacting the historic cottage. From most oblique views it is likely to be completely obscured by taller nearby buildings. In more direct views of the addition it is likely to be largely obscured by the roof of the cottage and by the mature trees fronting the lot. The Special Exception approvals sought here recognize the constraints of the lot and the historic character of this setting. In this context, in the particular circumstances of this property and this proposal, Staff would conclude that this application can be favorably recommended.

Issue 2: The Design of the New Addition

The design of the proposed addition reflects some characteristics of the historic cottage and at the same time adopts a contemporary approach to design, construction and exterior materials. No conflict with design standards and guidelines is identified.

Issue 3: The New Accessory Structure

The proposed accessory building replaces the current smaller shed. The design and materials match those of the proposed addition. This raises no issue in relation to zoning standards or design standards and guidelines.

Issue 4: Replacement of the Existing Windows

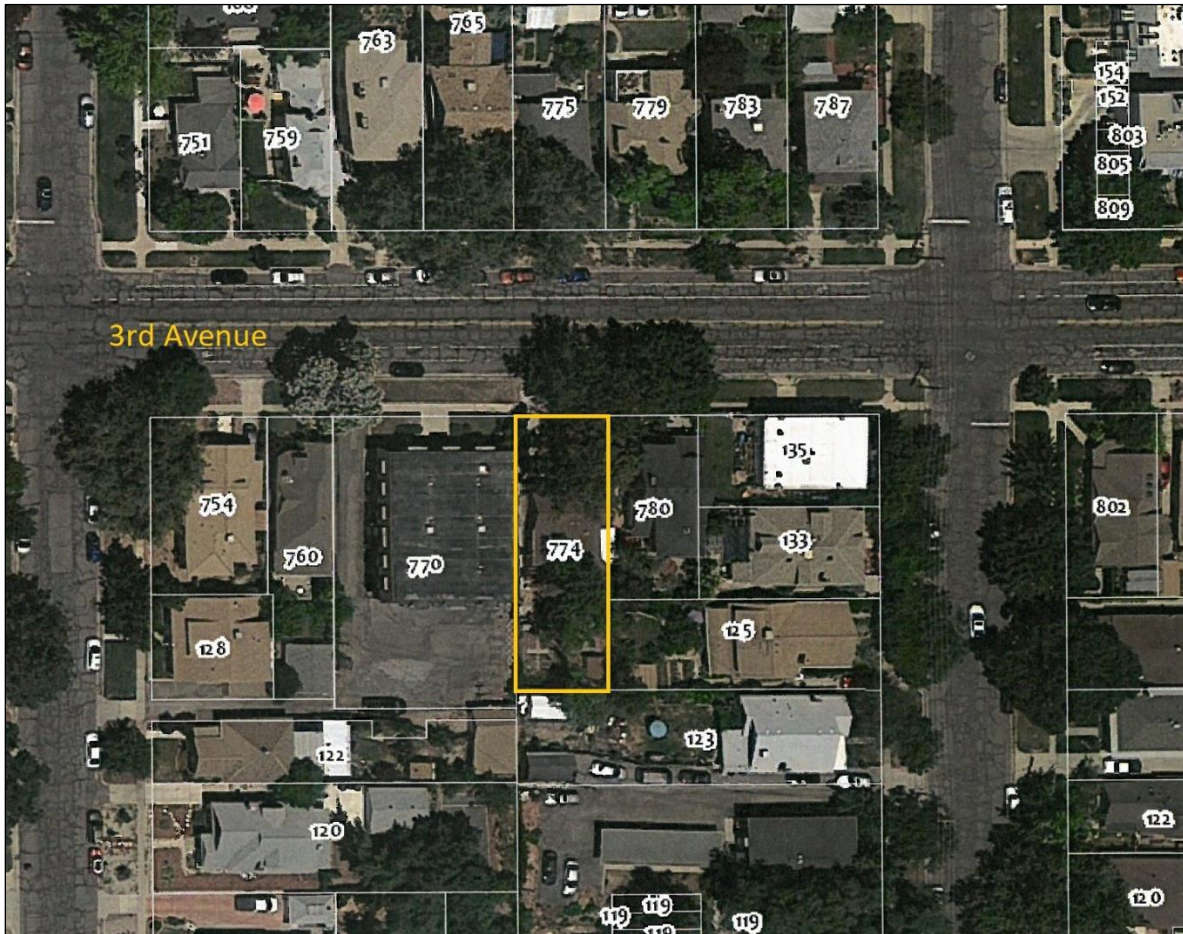
The existing windows in the property have previously been replaced. Their further replacement does not adversely affect any historic characteristic. The replacements are likely to improve the quality and durability of the windows. No issue is identified.

ATTACHMENTS:

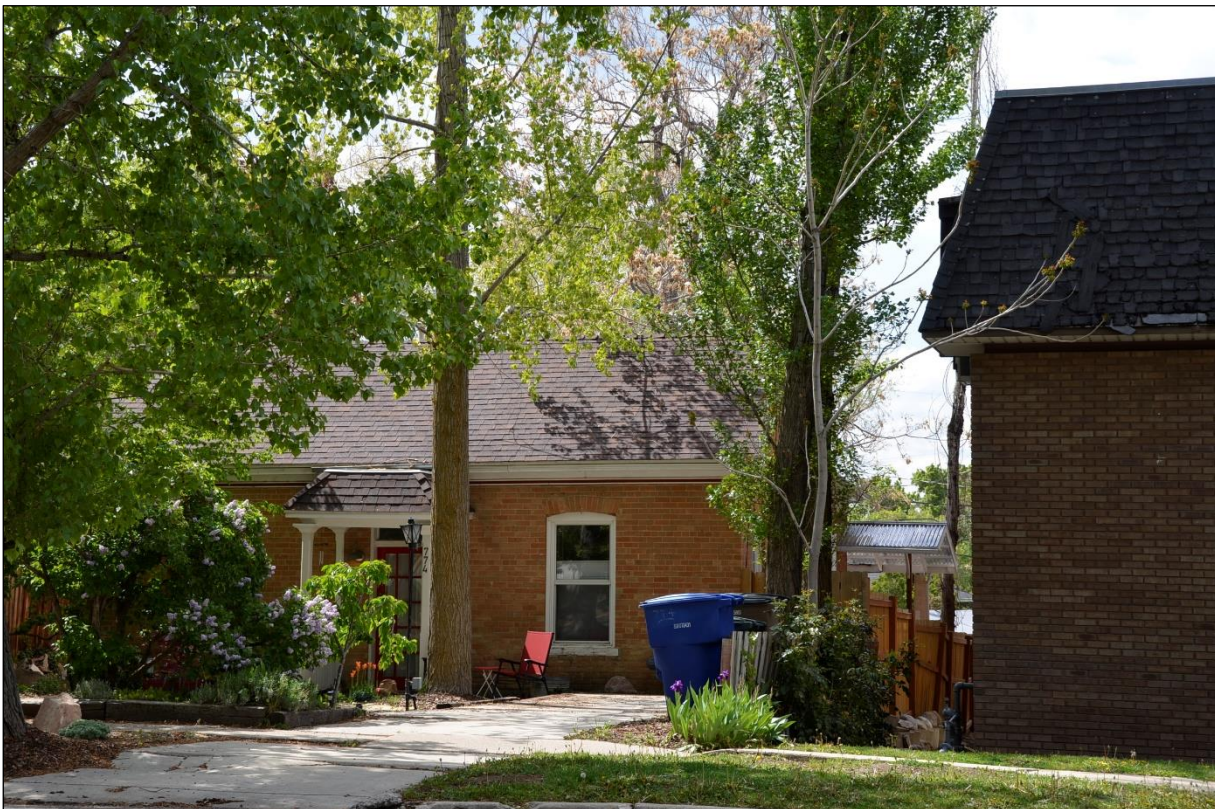
- A. Historic District & Vicinity Maps
- B. Photographs – Site & Context
- C. Survey Information
- D. Application Materials
- E. SR-1A Zoning Standards & Special Exception Standards

- F.** Design Standards for Alteration of a Contributing Structure & Guidelines for Additions
- G.** Design Standards for Alteration of a Contributing Structure in a Historic District
- H.** Public Process and Comments

ATTACHMENT A: HISTORIC DISTRICT MAP



ATTACHMENT B: PHOTOGRAPHS – SITE & CONTEXT



774 3rd Avenue







View of the Rear – West Side





View of the Rear – West Side

ATTACHMENT C: SURVEY INFORMATION

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

1
IDENTIFICATION

Street Address: 774 3rd Avenue Plat D Bl. 30 Lot 4
Name of Structure: Hill House T. R. S.
Present Owner: Armstrong, Gilbert P & Barbara UTM:
Owner Address: Tax #: 4-390

2

AGE/CONDITION/USE

Original Owner: Jemima Powers Hill Construction Date: ca 1885 Demolition Date:

Original Use: single family

Present Use:

Occupants:

- | | | |
|---------------------------------------------------|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

Integrity:

- | | | |
|------------------------------------------|--------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations |

3

STATUS

Preliminary Evaluation:

Final Register Status:

- | | | |
|--------------------------------------------------|--------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

4

DOCUMENTATION

Photography:

Date of Slides: 5/77

Date of Photographs:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

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

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

Polk, SLC Directories, 1884-
Salt Lake County Records

Deseret News obit: Emma Jane Hill Barrell, March 31, 1944.

Deseret News obit: Jemima P. Hill, Vol. 34:416, 1885.

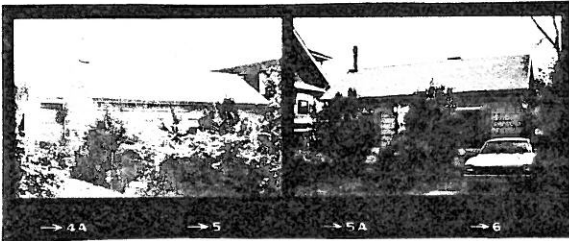
Architect/Builder:

Building Materials: asbestos shingle siding Building Type/Style: Vernacular

Description of physical appearance & significant architectural features:

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

This is a small one-story vernacular cottage. It has a gable roof with brick end chimneys, and a symmetrical window/door/window front facade. It has been covered with asbestos shingle siding and "colonial" door trim and shutters have been added. The west end chimney is gone.



Statement of Historical Significance:

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

This small vernacular cottage is representative of the kind occupied by working class families in the Avenues during the late 19th century. Built as a rental property, it also documents the trend away from owner-occupied housing that began to emerge in the Avenues in the late 19th century.

This house was built about 1885 by Jemima Powers Hill. Hill died in July of 1885 but had previously sold the property to Emma Jane Hill Barrell and Minnie Rosina Hill, her daughters. Minnie quickly sold her interest to John Barrell, her sister's husband and the Barrells, by 1892 are listed as the residents.

Emma Jane Hill Barrell was born in London November 4, 1861 and came to Salt Lake City in 1879. She died in SL, March 31, 1944 having survived her husband John.

In 1894 the Barrells moved to Payson, Utah and sold this property to Andrew Shores of the Shores and Shores firm. Shores lived at 721 3rd Avenue and maintained this as rental. In 1901 Shores sold the property to Oscar F. Peterson. Peterson sold to Caroline Elliot and Caroline Emilia Peterson in 1904 and they sold to Thomas H. Armstrong in 1905. Armstrong moved here from 528 3rd Avenue. He was a conductor for the Utah Light and Railway Co. The house remained in the Armstrong family since then.

AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah

RECONNAISSANCE LEVEL SURVEY – 2007
3rd Avenue, Page 12



725 E 3rd Avenue
D



728 E 3rd Avenue
B



729 E 3rd Avenue
B



730 E 3rd Avenue
B



735 E 3rd Avenue
B



736 E 3rd Avenue
A



740 E 3rd Avenue
B



751 E 3rd Avenue
B



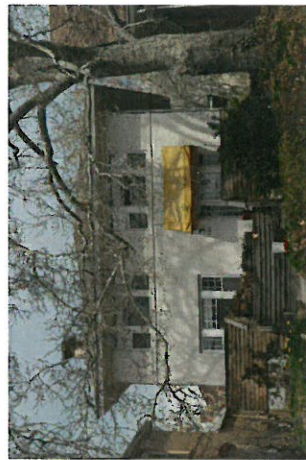
754 E 3rd Avenue
B



759 E 3rd Avenue
B



760 E 3rd Avenue
B



763 E 3rd Avenue
B

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

3rd Avenue — Avenues Historic District (SLC Landmark District)

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.:(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
725 E 3RD AVENUE	D	2/0 3	c. 1969	REGULAR BRICK	MODERN: OTHER	BOXCAR APT. MULTIPLE DWELLING	07	N04
728 E 3RD AVENUE	B	1/0 1.5	1899 1905	REGULAR BRICK SHINGLE SIDING	DUTCH COLONIAL REV.	RECTANGULAR BLOCK SINGLE DWELLING	07	N04
729 E 3RD AVENUE CASTLETON, FRANK M. HOUSE	B	0/1 2	1904	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	UHF EASEMENT N04
730 E 3RD AVENUE STEER, WILLAM C./HENRY	B	0/0 1.5	1899	REGULAR BRICK	DUTCH COLONIAL REV.	RECTANGULAR BLOCK SINGLE DWELLING	07	EDGAR DRUCE/WILLIAM STEERS N04
735 E 3RD AVENUE	B	0/0 2	1890	REGULAR BRICK	20TH C.: OTHER VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
736 E 3RD AVENUE	A	1/0 2	c. 1905	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	MAJOR REHAB 1994-95; UHF ESMT N04
740 E 3RD AVENUE	B	1/0 2	1905	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	79 N04
751 E 3RD AVENUE	B	0/0 1	1925	STRIATED BRICK	ENGLISH COTTAGE MINIMAL TRADITIONAL	PERIOD COTTAGE SINGLE DWELLING	07	MODIFIED ENGLISH BOND BRICK N04
754 E 3RD AVENUE	B	1/0 1.5	1909	SHINGLE SIDING REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	07	78 N04
759 E 3RD AVENUE STEERS, WILLAM C. HOUSE	B	1/0 2	1901	REGULAR BRICK	VICTORIAN ECLECTIC 20TH C.: OTHER	SIDE PASSAGE/ENTRY SINGLE DWELLING	07	N04
760 E 3RD AVENUE	B	0/1 1.5	1900	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	78 N04
763 E 3RD AVENUE	B	1/0 1.5	1909	REGULAR BRICK	20TH C.: OTHER PRAIRIE SCHOOL	FOURSQUARE (BOX) SINGLE DWELLING	07	YOUNG & SON/JL ECKERT N04

?=approximate address

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

AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah

RECONNAISSANCE LEVEL SURVEY – 2007
3rd Avenue, Page 13



765 E 3rd Avenue
B



770 E 3rd Avenue
D



774 E 3rd Avenue
B



775 E 3rd Avenue
B



779 E 3rd Avenue
B



780 E 3rd Avenue
B



783 E 3rd Avenue
B



787 E 3rd Avenue
B



801-809 E 3rd Avenue
D



801-809 E 3rd Avenue
(second view)



802 E 3rd Avenue
B



810 E 3rd Avenue
B

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

3rd Avenue — Avenues Historic District (SLC Landmark District)

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
765 E 3RD AVENUE SMITH, GEORGE H. HOUSE	B 0/0 1.5		1905	REGULAR BRICK	BUNGALOW NEOCLASSICAL	BUNGALOW SINGLE DWELLING	07	ERKINS & LILGENBERG/JL N04
770 E 3RD AVENUE	D 0/0 2	c.	1971	REGULAR BRICK	MANSARD	OTHER APT./HOTEL MULTIPLE DWELLING	07 78	N04
774 E 3RD AVENUE HILL HOUSE	B 0/0 1		1885	REGULAR BRICK	CLASSICAL; OTHER VICTORIAN; OTHER	HALL-PARLOR SINGLE DWELLING	07	RECENT REHAB N04
775 E 3RD AVENUE	B 1/0 1.5		1906	REGULAR BRICK	DUTCH COLONIAL REV.	RECTANGULAR BLOCK SINGLE DWELLING	07	N04
779 E 3RD AVENUE WEBB, MARY C HOUSE	B 0/1 1.5		1906	REGULAR BRICK	DUTCH COLONIAL REV.	RECTANGULAR BLOCK SINGLE DWELLING	07	N04
780 E 3RD AVENUE	B 0/0 1.5		1911	SHINGLE SIDING	BUNGALOW VICTORIAN; OTHER	BUNGALOW RESIDENTIAL (GEN.)	07 78	N04
783 E 3RD AVENUE RICHARDS, HEBER G. HOUSE	B 0/1 1		1906	REGULAR BRICK	VICTORIAN ECLECTIC GEORGIAN	FOURSQUARE (BOX) SINGLE DWELLING	07	LOUIS P. KJERGARD N04
787 E 3RD AVENUE HAVENOR, WILLIAM M. HOUSE	B 0/1 2.5		1906	REGULAR BRICK	VICTORIAN ECLECTIC GEORGIAN	FOURSQUARE (BOX) SINGLE DWELLING	07	N04
801 E 3RD AVENUE	D 0/0 2		1976	ALUM./VINYL SIDING	CONTEMPORARY	OTHER APT./HOTEL MULTIPLE DWELLING	07	801-809 E; ASSOCIATED WITH 152-162 M ST N04
802 E 3RD AVENUE DENTON, CHARLES T / EDMUND H	B 0/0 1.5		1907	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07	N04
810 E 3RD AVENUE	B 0/1 1		1907	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 78	N04

?=approximate address

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

ATTACHMENT D: APPLICATION MATERIALS

9 MARCH 2018
4 JUNE 2018
12 JULY 2018

PROJECT: 774 E Third Avenue
Salt Lake City, UT 84103

PROJECT DESCRIPTION

The 774 E Third Avenue house is a single family project that includes the demolition of a non-contributing structure and a new 2 story addition that houses two bedrooms, 1.75 baths, and an accessory storage building.

The project is located on a sloped site, with the contributing structure on the high-side of the slope, facing the street; and the addition in the rear, on the low-end of the slope. Prior to constructing the addition, an existing lean-to (non-contributing) structure will be demolished. The new addition will take its place on the site. The addition will connect to a linking structure that is thought to have been built shortly after the main structure and is constructed of brick. As a result, it will be significantly setback from the street front. The existing building and the addition are also well-bracketed between two much larger structures: a single family residence to the east, and a multi-family residential building to the west. Both considerably taller and closer to the streetfront than the existing structure. The existing vinyl windows on the contributing structure will also be replaced with new windows per details on 2/A310.

The addition is compact, allowing for maximum open space in the backyard for gardens and vegetation. It is also in scale with the surrounding neighborhood and respectfully distinct from the contributing historical structure.

We are requesting exceptions for an in-line addition and for additional height for the following purposes: The addition has a gable roof that is oriented similarly to the contributing structure and has the same roof pitch - a nod to the scale, proportion, and character of the existing building. The matching pitch of the roof is a critical design aspect, but results in a roof height that exceeds the 23'-0" maximum roof height by 3'-4" (26'-4" total), from the average grade. The proposed height is in line with "the average height of other principal buildings on the block face." Additionally, while the roof rises above the contributing structure, it is setback from the street, set back from the contributing structure, largely blocked from view by the two larger buildings flanking the east and west and by the mature trees in the front yard, and located down slope from the contributing structure.

In accordance with *Chapter 8: Additions*, of "A Preservation Handbook for Historic Residential Properties and Districts," the "building's early character is preserved" and the addition is "sensitive to the character and integrity of the [historically significant] building" (8.1). The addition is "designed in a way that will not destroy or obscure historically important architectural features" (8.1). Indeed, the design keeps all historically significant exterior walls in tact and opts to utilize existing openings to connect to the rear addition. The addition is also "designed to be compatible in size and scale with the main building" (8.2). It is considerably set back from the primary facade, "allowing the original proportions and character to remain prominent" (8.2). While not visually "subordinate," the significant setback distance and presence of surrounding larger structures minimizes the perceived presence of the addition. The addition is in the rear of the building and

9 MARCH 2018
4 JUNE 2018
12 JULY 2018

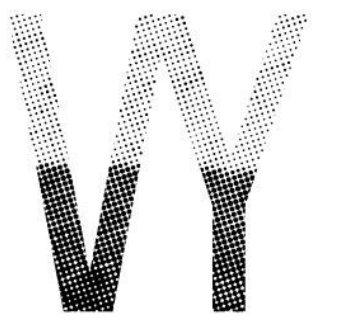
PROJECT: 774 E Third Avenue
Salt Lake City, UT 84103

PROJECT DESCRIPTION CONT'D

does “not obscure significant features of the historical building” (8.3). It takes advantage of an existing connecting feature, which allows the addition to be viewed, only with some distance from the contributing structure, and does not change the “sense of rhythm” of the block face (8.3). The proposed addition is also “designed to be recognized as a product of its own time” (8.4). While the materials, massing, and fenestration relief are sensitive to the historical context, the materials and methods reflect current building technology. The proposed addition is distinct from the contributing structure and maintains the character of the existing structures.

There were a number of factors contributing to our request for an increased roof height: The floor elevation of new addition could not be dropped more than one step in order to maintain access to a root cellar. The access point to the root cellar is located on the south side of the existing building. The doorway to the root cellar is currently quite low, and to lower the building would hinder access further. The floor to floor height was reduced to 8' ceiling heights - a comfortable minimum. Additionally, the envelope is designed to be a high-performing energy-efficient envelope and has additional outboard insulation on the roof.

The addition is appropriately sized relative to the scale of the block, will have a minimal impact on the streetfront presence, and improves the existing condition of the residence. While the proposed addition is not subordinate to the contributing historical structure, it will have minimal impact on the streetfront presence, is appropriate in the location according to the General Standards and Considerations for Exceptions (Salt Lake City Zoning Ordinance 21A.52.060), and follows the Design Guidelines described in *Chapter 8: Additions*, of “A Preservation Handbook for Historic Residential Properties and District.”



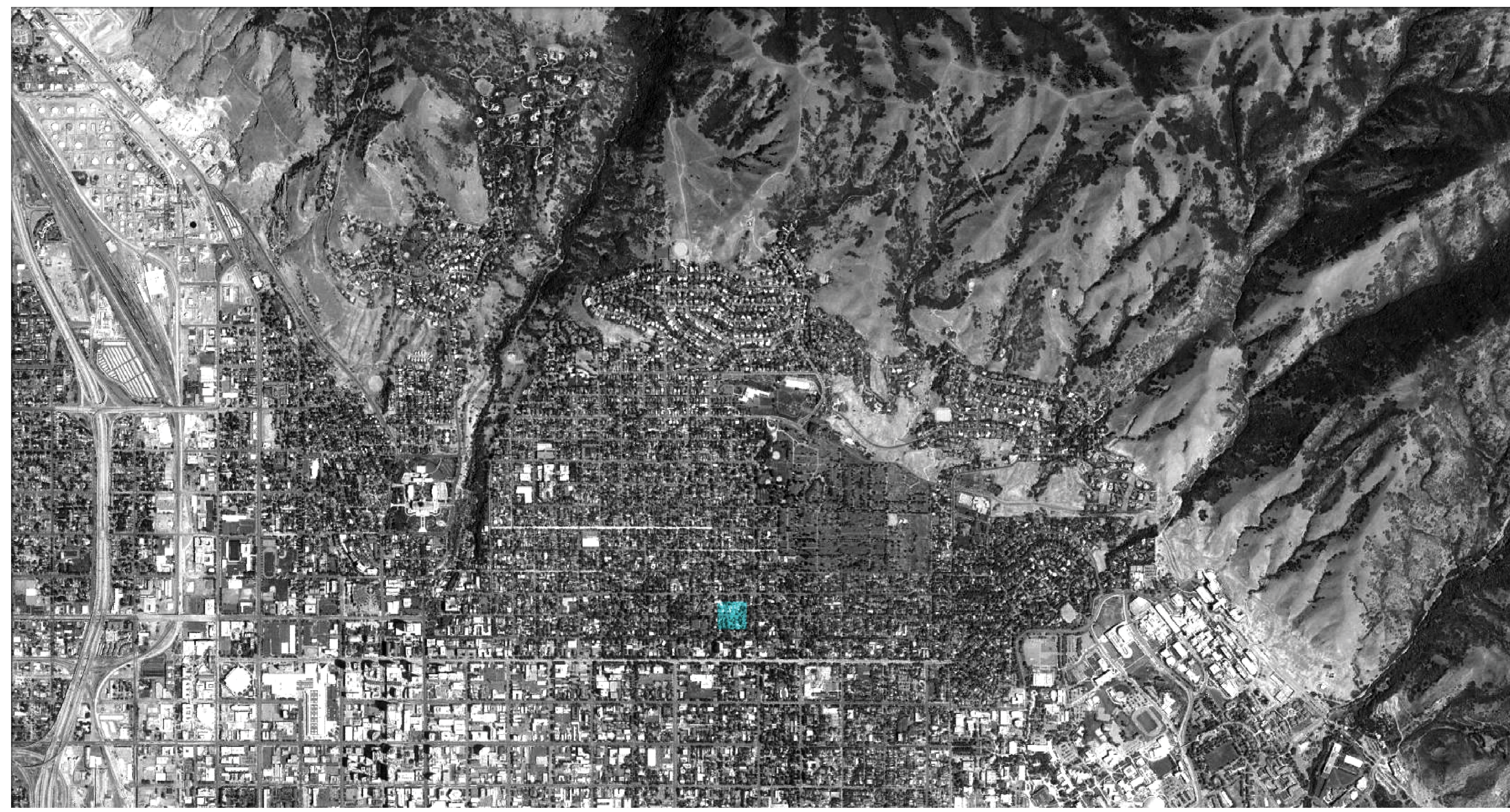
VAISHNI YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:



LANDMARKS SUBMITTAL: MAJOR ALTERATION & NEW CONSTRUCTION

GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED		
NO.	DATE	DESCRIPTION
1	03/09/2018	LANDMARKS SUBMITTAL

REVISION		
NO.	DATE	DESCRIPTION

COVER SHEET

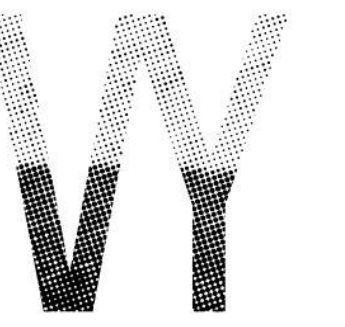
PROJECT NO.
SHEET NUMBER

A000

PROJ #
A000

NOT FOR CONSTRUCTION

ALL INFORMATION SHOWN IS TENTATIVE. DO NOT REPLY TO THIS DOCUMENT WITHOUT LAND APPROVAL. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT LAND APPROVAL IS VIOLATION OF THE MUNICIPAL ORDINANCES. ARCHITECT'S FIRM HAS ASSIGNED LIMITED LIABILITY TO THIS DRAWING.



**VAISHNI YRIBAR
ARCHITECTURE**
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED

NO.	DATE	DESCRIPTION
1	03/09/2018	LANDMARKS SUBMITTAL

REVISION

NO.	DATE	DESCRIPTION
-----	------	-------------

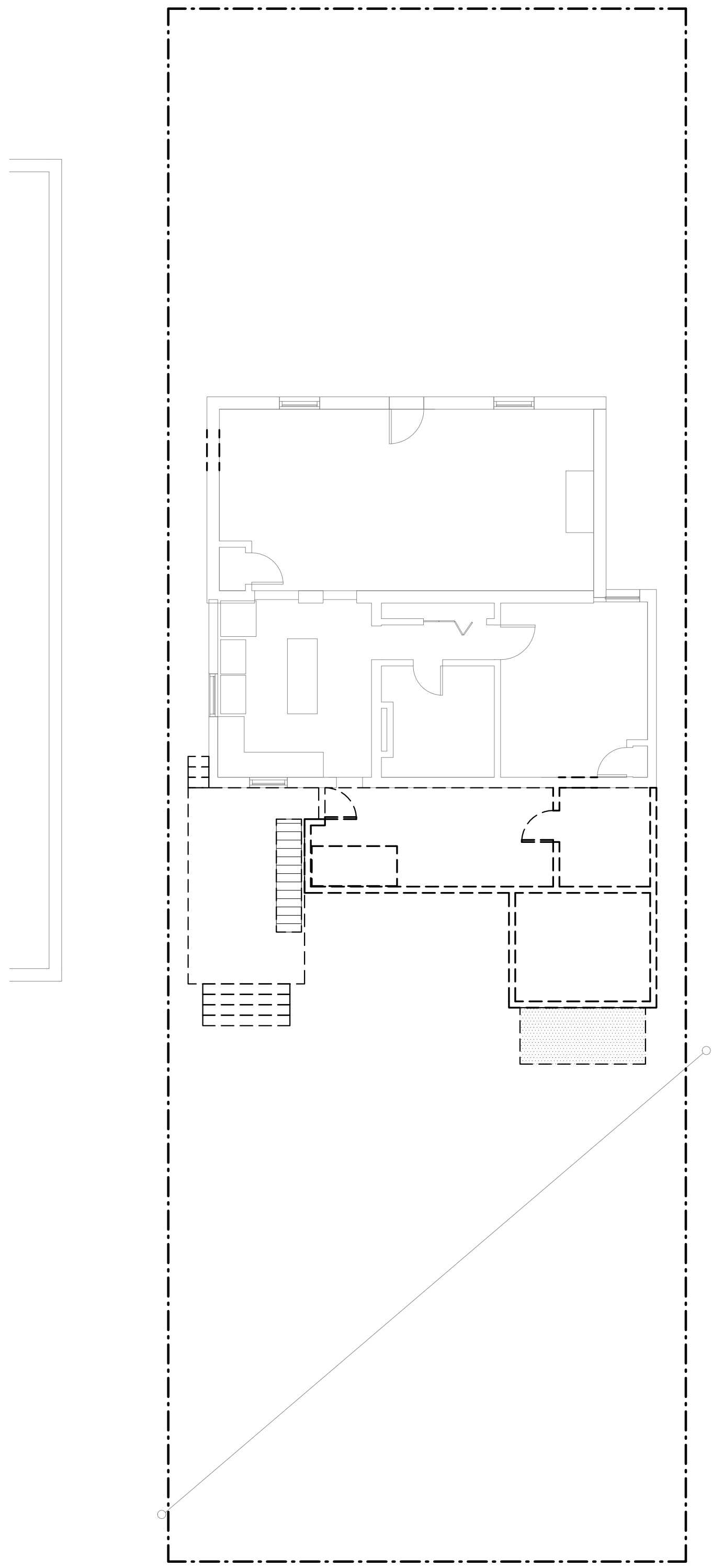
DEMOLITION PLAN

PROJECT NO.

SHEET NUMBER

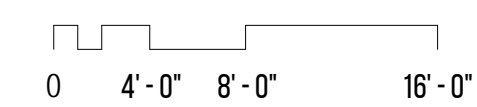
A001

A001



FIRST FLOOR - DEMO PLAN

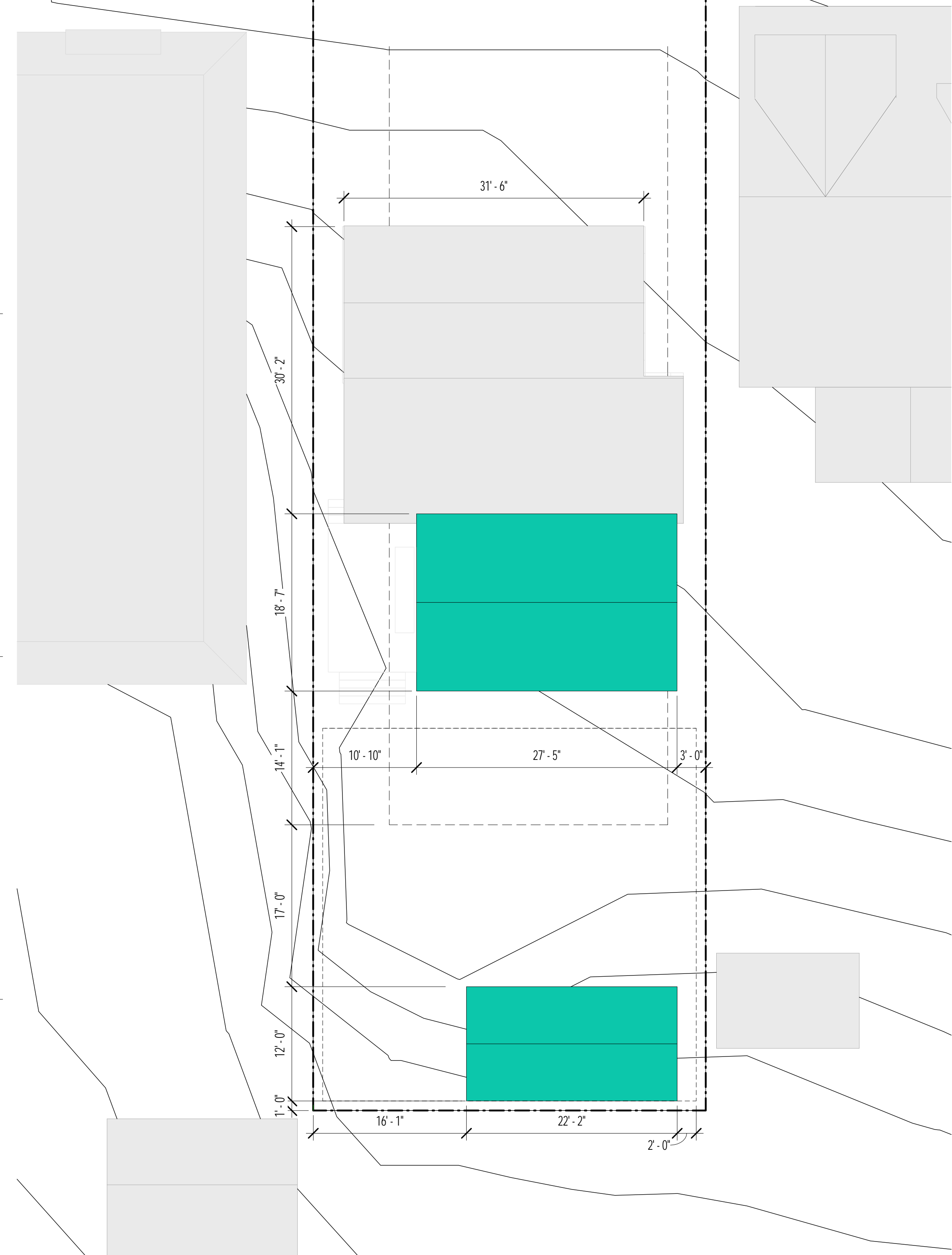
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

ALL INFORMATION SHOWN IS CONTAINED ON PRINTED OR ELECTRONIC MEDIA AND IS NOT TO BE USED FOR CONSTRUCTION. ANY USE OF THE DRAWING AND ITS CONTENTS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT IS PROHIBITED. ARCHITECT'S SEAL NOT ASSIGNED UNTIL FINAL REVIEW.

3RD AVENUE



ZONE: SR1-A

LOT COVERAGE:
 MAX LOT COVERAGE PER ZONING: 40%
 LOT AREA: 5,105 SF

ALLOWABLE LOT COVERAGE: 2,042 SF

EXISTING LOT COVERAGE: 1,022 SF

PROPOSED ADDITIONAL LOT COVERAGE: 795.5 SF

TOTAL EXISTING + PROPOSED:
 1,022 SF + (522 SF + 273.5 SF) = 1,818 SF

* DECK ABOVE 24' FR. GRADE CONSIDERED LOT COVERAGE.

PRIMARY SETBACKS:
 FRONT YARD SETBACK:
 AVERAGE SETBACK OF EXISTING BUILDINGS ON BLOCK (LANDMARKS)

REAR SETBACK: 25% OF DEPTH, NOT TO EXCEED 30'

SIDEYARD SETBACK: 30% OF LOT WIDTH WITH ONE SIDE BEING FOUR FEET (4) AND THE OTHER SIDE BEING THIRTY PERCENT (30%) OF THE LOT WIDTH MINUS FOUR FEET (4) ROUNDED TO THE NEAREST WHOLE NUMBER.

* LANDMARKS MAY ALLOW FOR SIDEYARD SETBACKS THAT ARE IN LINE WITH EXISTING STRUCTURE

ACTUAL SETBACK:
 FRONT: 31' - 1"
 EAST SIDE: 3' - 0"
 WEST SIDE: 10' - 10"
 REAR: 44'

PRIMARY HEIGHT RESTRICTIONS:
 23'-0" PITCHED ROOF, MEASURED TO THE RIDGE, "OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE."
 16'-0" WALL / FLAT ROOF

* LANDMARKS MAY ALLOW FOR HEIGHT CONSISTENT WITH THE AVERAGE HEIGHT OF THE BLOCK FACE.

PROPOSED BUILDING HEIGHT:
 26' - 4" WITH PITCHED ROOF

ZONING 21A.24.080
 6. ADDITIONAL BUILDING HEIGHT:
 A. FOR PROPERTIES OUTSIDE OF THE HISTORIC PRESERVATION OVERLAY DISTRICT, ADDITIONAL BUILDING HEIGHT MAY BE GRANTED AS A SPECIAL EXCEPTION BY THE PLANNING COMMISSION SUBJECT TO THE SPECIAL EXCEPTION STANDARDS IN CHAPTER 21A.52 OF THIS TITLE AND IF THE PROPOSED BUILDING HEIGHT IS IN KEEPING WITH THE DEVELOPMENT PATTERN ON THE BLOCK FACE. THE PLANNING COMMISSION WILL APPROVE, APPROVE WITH CONDITIONS, OR DENY THE REQUEST PURSUANT TO CHAPTER 21A.52 OF THIS TITLE.

B. REQUESTS FOR ADDITIONAL BUILDING HEIGHT FOR PROPERTIES LOCATED IN AN HISTORIC PRESERVATION OVERLAY DISTRICT SHALL BE REVIEWED BY THE HISTORIC LANDMARKS COMMISSION WHICH MAY GRANT SUCH REQUESTS SUBJECT TO THE PROVISIONS OF SECTION 21A.34.020 OF THIS TITLE.

ZONE: SR1-A

ACCESSORY BUILDING AREA RESTRICTION:
 50% OF PRIMARY FOOTPRINT
 *MAX 480 SF + 120 SF

PROPOSED FOOTPRINT: 273.5 SF

ACCESSORY BUILDING SETBACKS:
 REAR YARD SETBACK: 1'-0"
 SIDEYARD SETBACK: 1'-0"

ACTUAL SETBACK:
 FRONT: 100' - 9"
 EAST SIDE: 3' - 0"
 WEST SIDE: 18' - 4"
 REAR: 1'

4'-0" MIN. DISTANCE FROM PRINCIPAL BUILDING

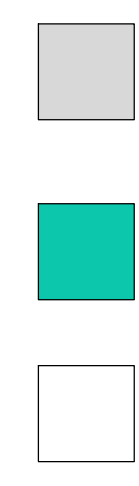
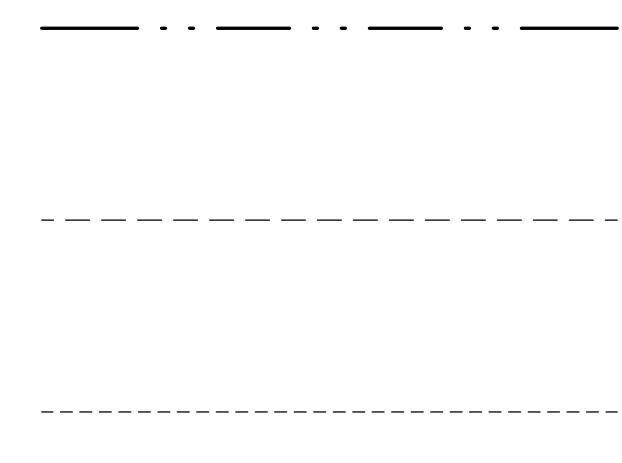
10'-0" FROM PRINCIPAL BUILDING ON ADJACENT LOT
 *CONDITION DOES NOT APPLY

*FIRE SEPARATIONS APPLY

ACCESSORY BUILDING HEIGHT RESTRICTIONS:
 480 SF PORTION, PITCHED ROOF: 12'-0"
 480 SF PORTION, FLAT ROOF: 9'-0"

PROPOSED BUILDING HEIGHT:
 12' WITH PITCHED ROOF

* LANDMARKS MAY ALLOW FOR HEIGHT CONSISTENT WITH THE AVERAGE HEIGHT OF THE BLOCK FACE.



PROPERTY LINE

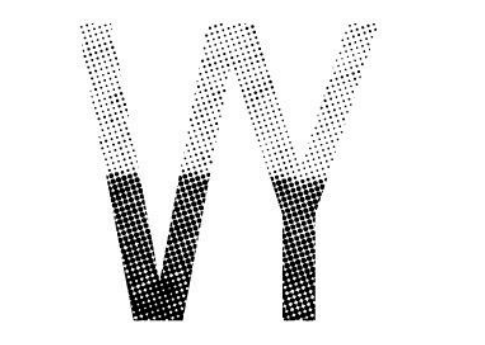
SETBACK

ACCESSORY STRUCTURE SETBACK

EXISTING STRUCTURE

PROPOSED STRUCTURE

NEW DECKS



VAISHN I VRBAR
 ARCHITECTURE
 252 S 1300 E, SUITE A
 SALT LAKE CITY, UT, 84102
 801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
 774 3RD AVE
 SLD, UT 84103

CONSULTANT:

SEAL:

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
 SALT LAKE CITY, UTAH 84103

ISSUED NO.	DATE	DESCRIPTION
1	03/09/2019	LANDMARKS SUBMITTAL

REVISION NO.	DATE	DESCRIPTION

SITE PLAN

PROJECT NO.
 SHEET NUMBER

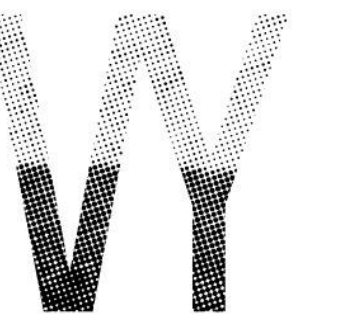
A100

NOT FOR CONSTRUCTION

SITE PLAN



ALL INFORMATION SHOWN IS NOT FINAL. DO NOT REPLY TO THIS DRAWING WITHOUT LAND APPROVAL. CONSULT THE MUNICIPAL ENGINEER. ARCHITECT SHALL NOT ASSUME LIABILITY FOR ANY ERRORS.



VAISHAV I YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED

NO.	DATE	DESCRIPTION
1	03/09/2018	LANDMARKS SUBMITTAL
3	07/12/2018	LANDMARKS REVISION 2

REVISION

NO.	DATE	DESCRIPTION

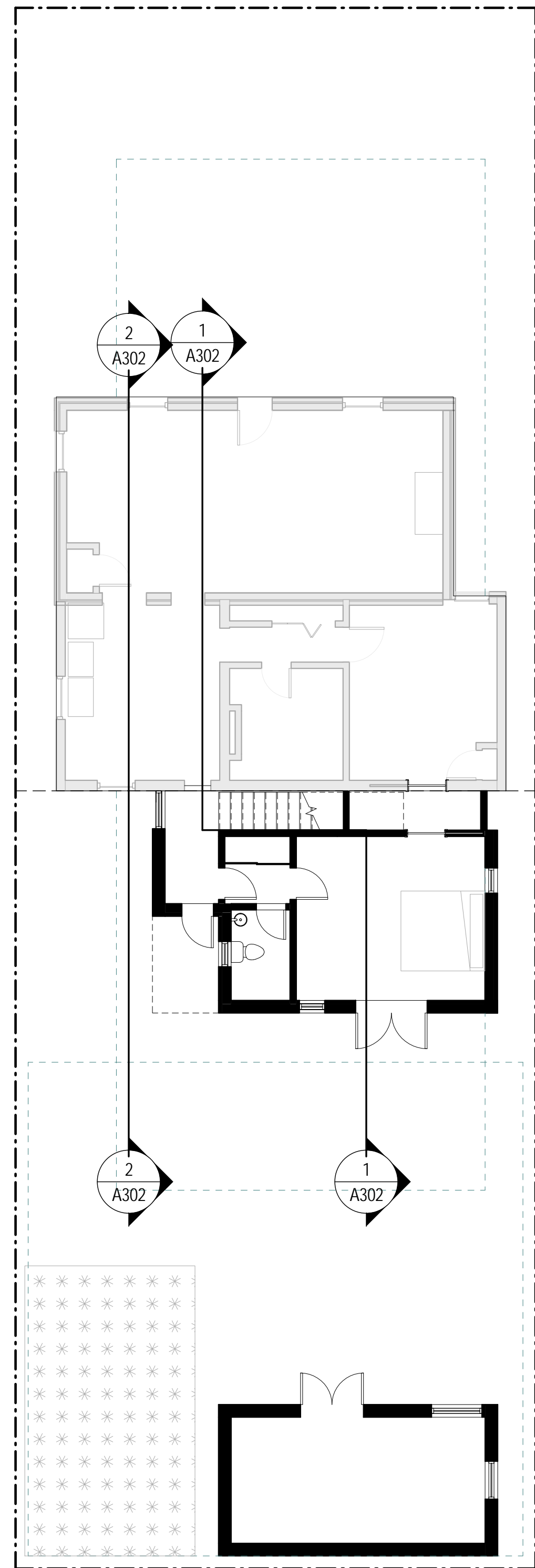
FLOOR PLANS

PROJECT NO.	PROJECT #
SHEET NUMBER	PROJ #

A101

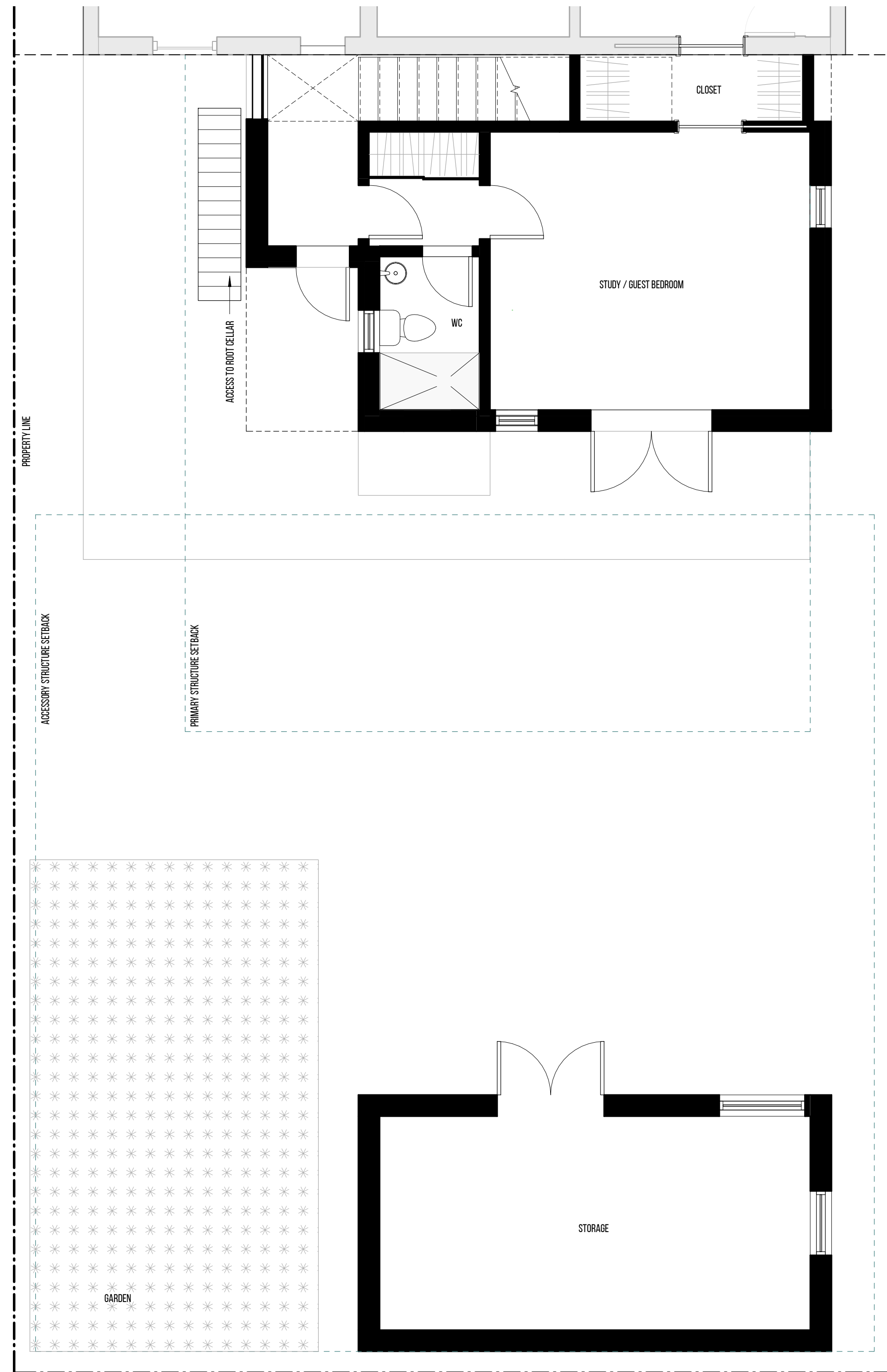
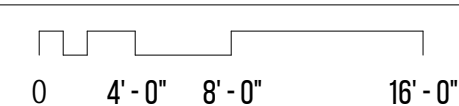
A101

ALL REVISIONS SHOWN IN CAPITAL OR PRINTED IN ITALIC. ORIGINALS MUST BE APPROVED BY THE ARCHITECT. ANY USE OF THE DRAWING AND CONTENTS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT IS PROHIBITED. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE.



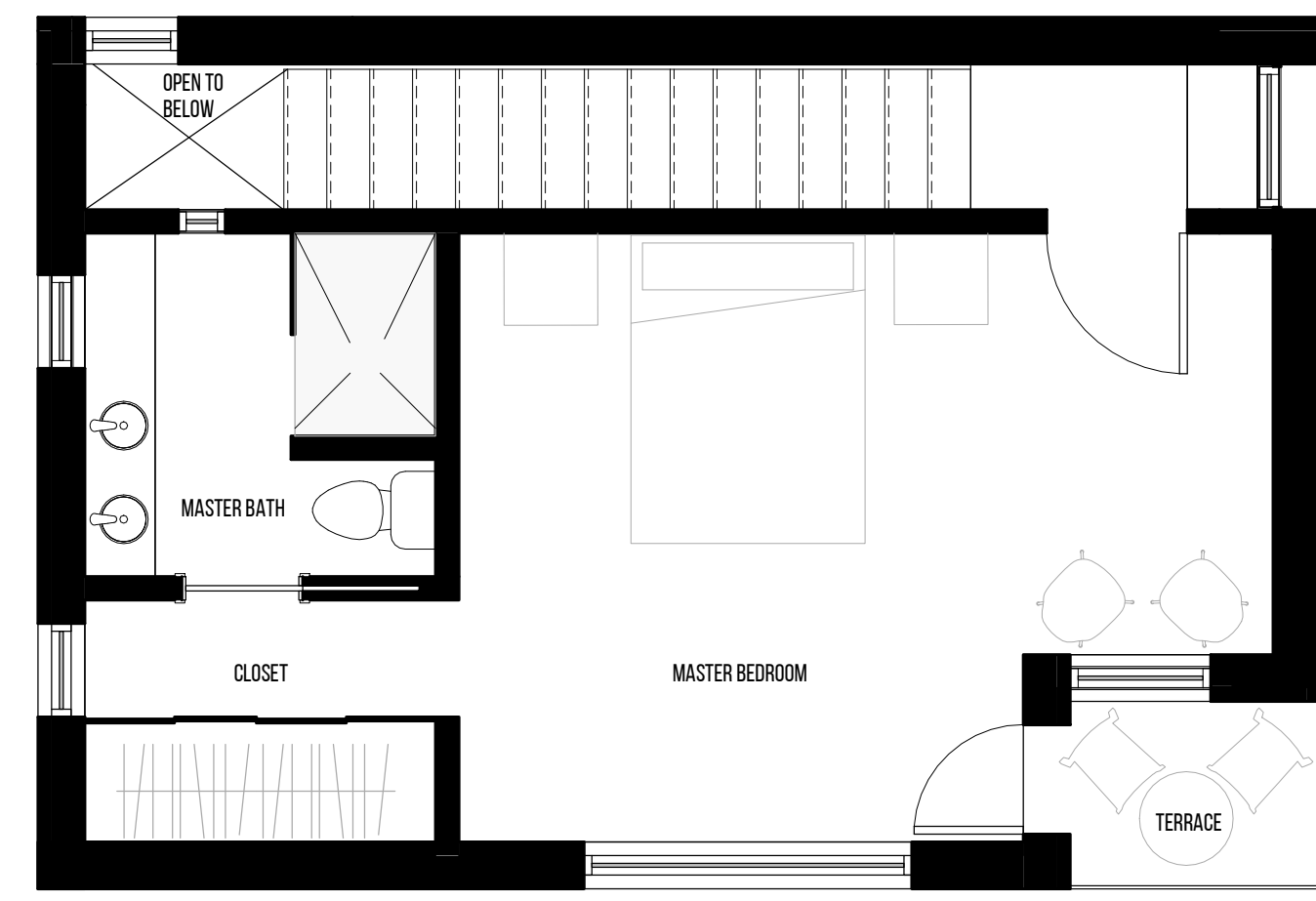
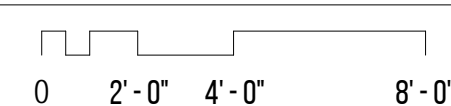
LEVEL 1

SCALE: 1/8" = 1'-0"



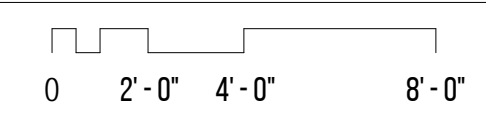
LEVEL 1 - ENLARGED

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



LEVEL 02 - ENLARGED

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

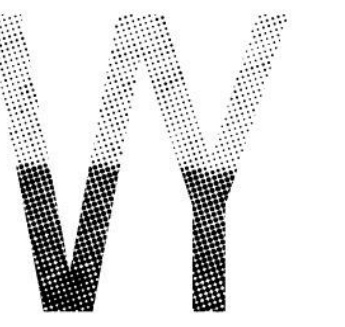


L1: 380 GSF
L2: 400 GSF

STORAGE: 265 GSF



NOT FOR CONSTRUCTION



VAISHNI YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

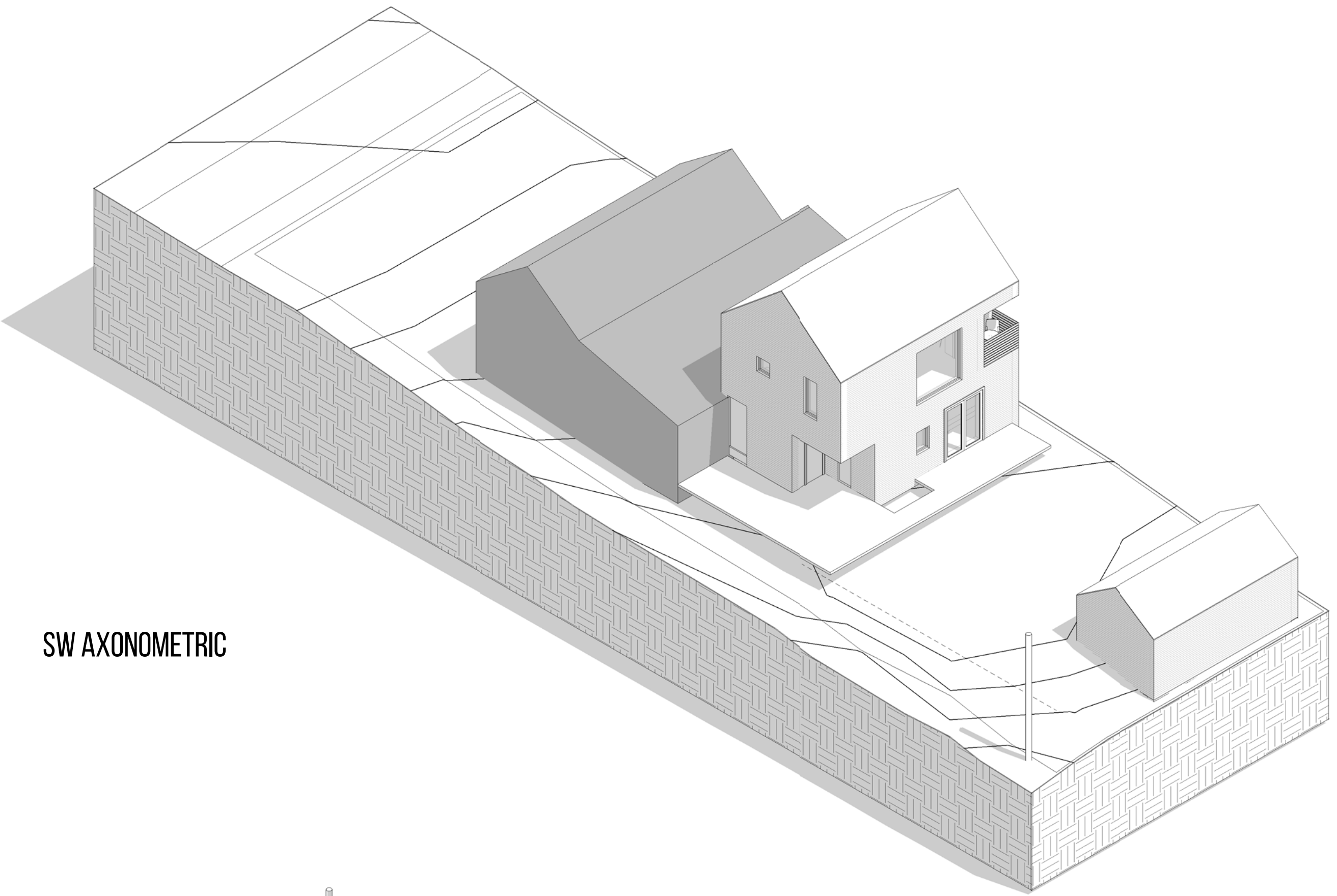
ISSUED	NO.	DATE	DESCRIPTION
	1	03/09/2018	LANDMARKS SUBMITTAL

REVISION	NO.	DATE	DESCRIPTION

AXONOMETRICS

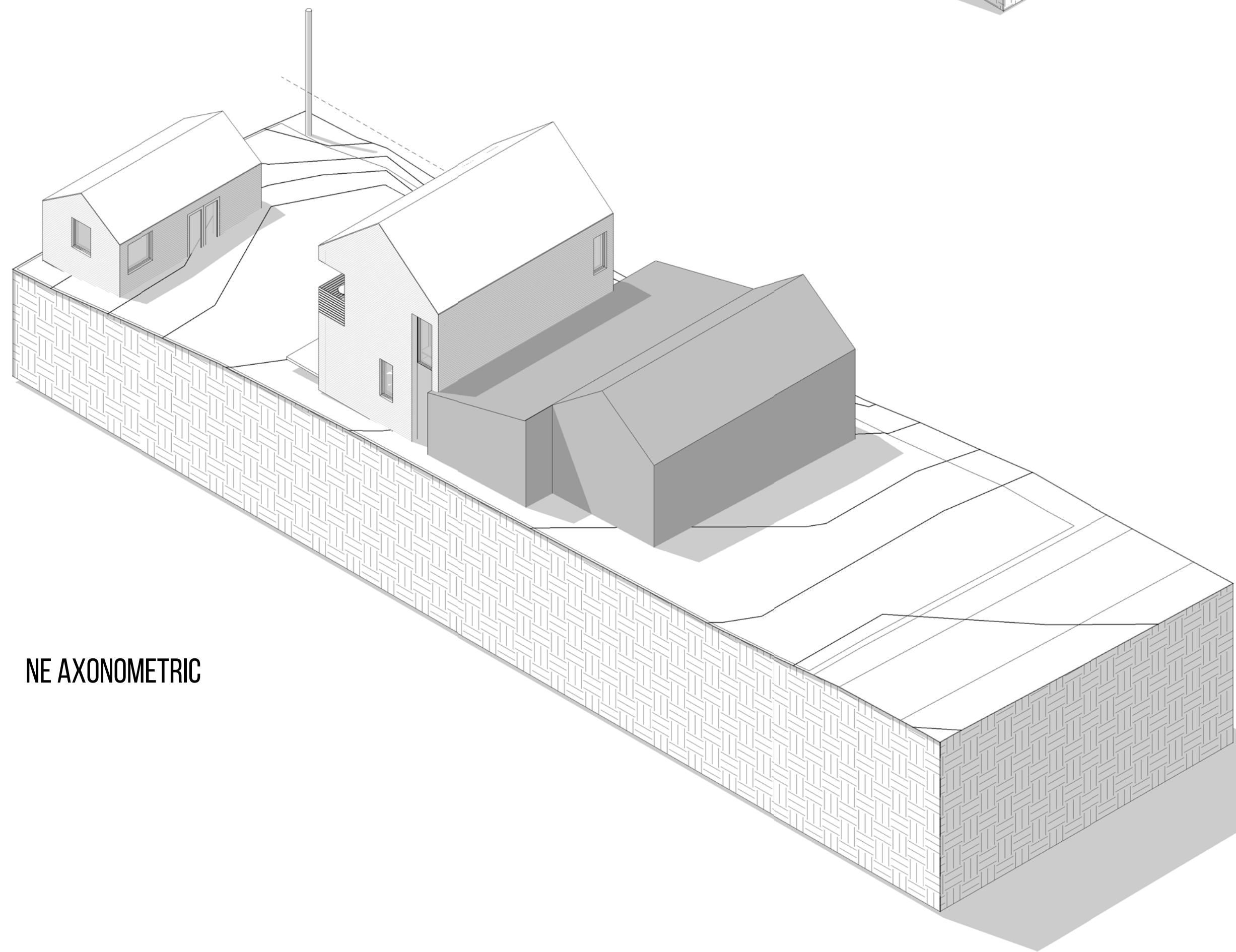
PROJECT NO.	SHEET NUMBER	PROJ #
	A200	A200

NOT FOR CONSTRUCTION

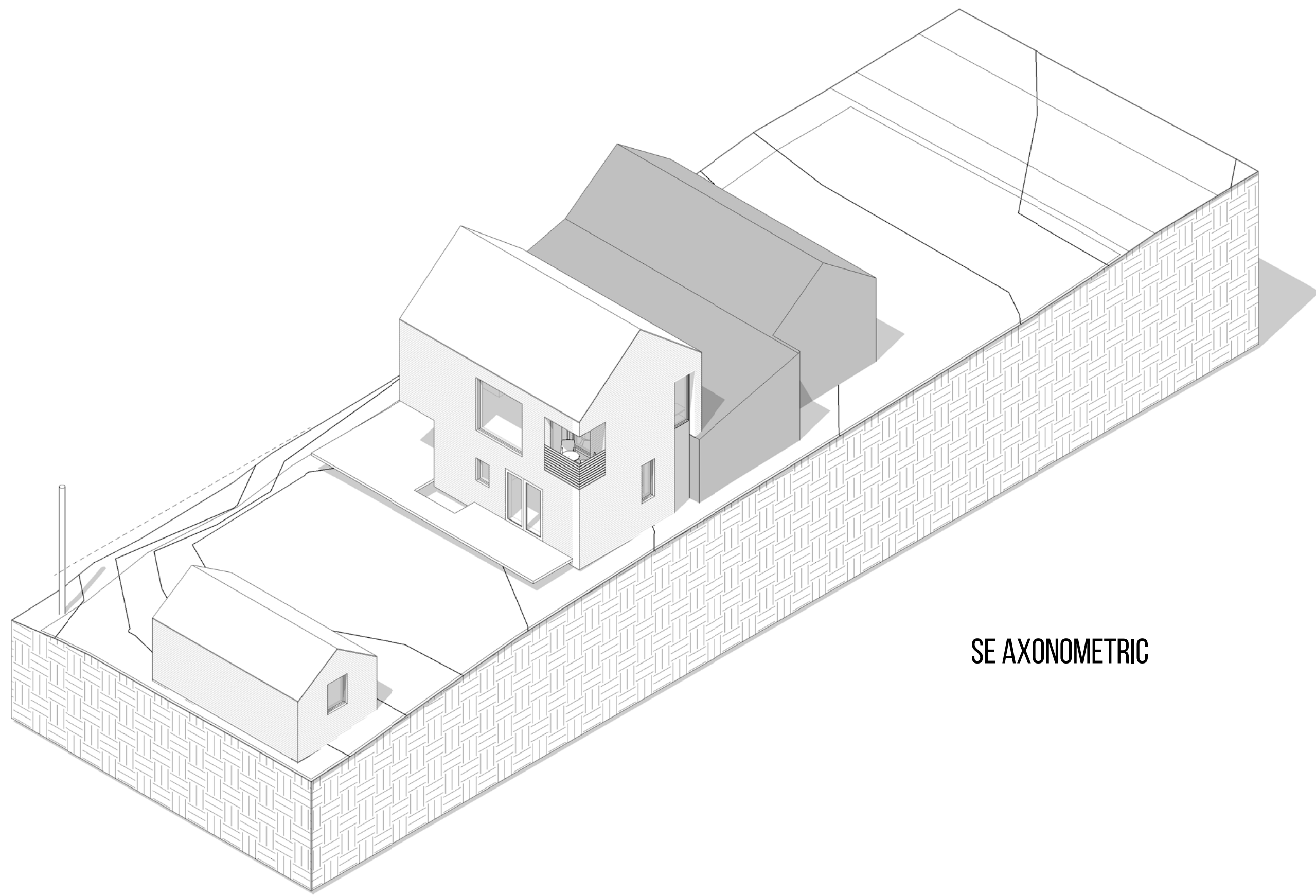


SW AXONOMETRIC

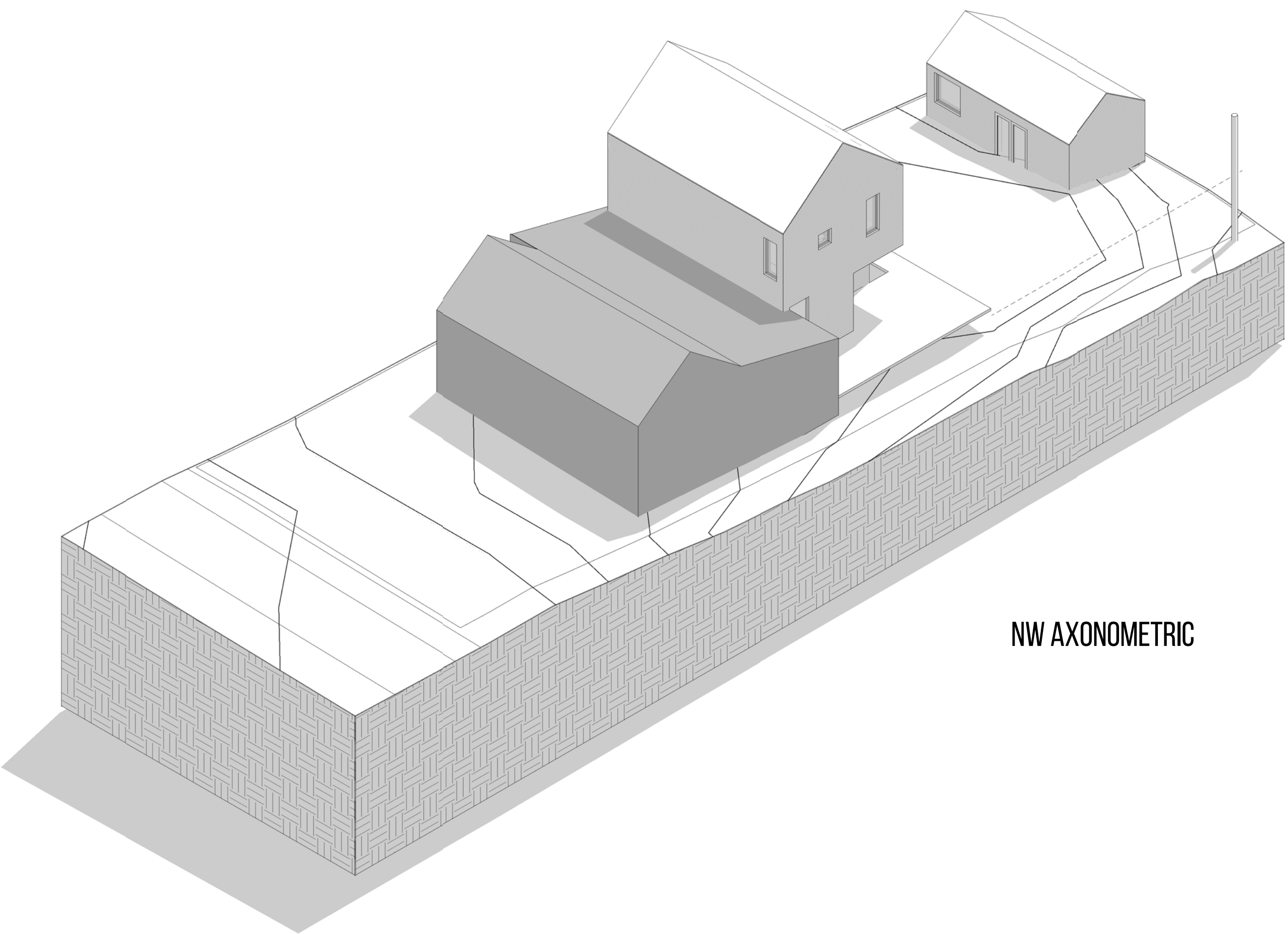
3RD AVE



NE AXONOMETRIC

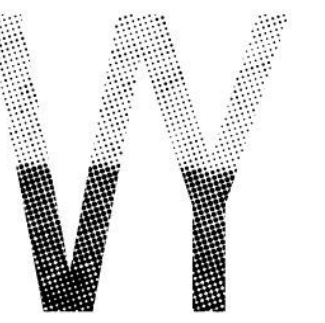


SE AXONOMETRIC



NW AXONOMETRIC

ALL REPRESENTATIONS ARE NOT FINAL. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ANY USE OF THE DRAWING AND ITS CONTENTS WITHOUT WRITTEN PERMISSION IS PROHIBITED. ARCHITECT'S SEAL NOT ASSIGNED UNTIL FINAL REVIEW.



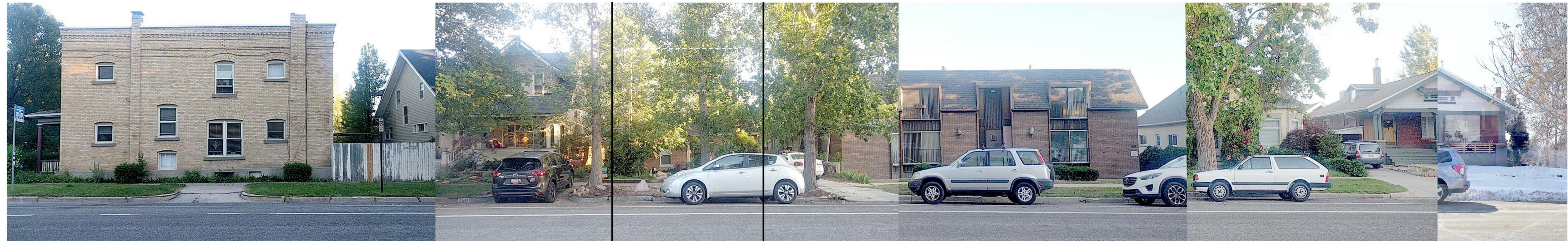
VAISHN I YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

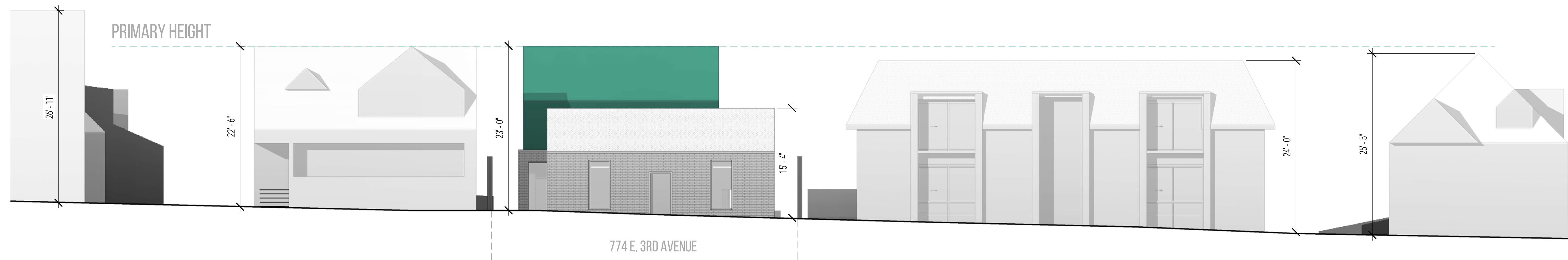
SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:



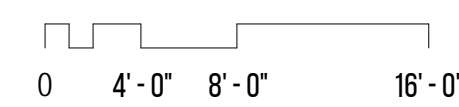
STREETFRONT PHOTO



DIMENSIONS ARE MEASURED TO THE SIDEWALK

STREETFRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED NO.	DATE	DESCRIPTION
1	03/09/2019	LANDMARKS SUBMITTAL

REVISION NO.	DATE	DESCRIPTION

STREETFRONT ELEVATION

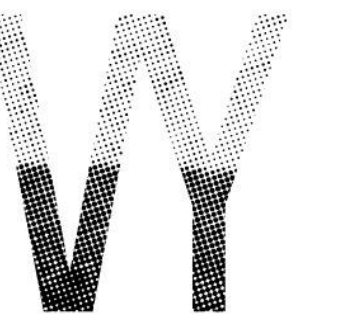
PROJECT NO.
SHEET NUMBER

A203

PROJ #
A203

NOT FOR CONSTRUCTION

ALL REPRESENTATIONS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE AN OFFER OF ARCHITECTURAL SERVICES. ANY USE OF THE DRAWINGS AND/OR CONTENTS WITHOUT WRITTEN APPROVAL IS STRICTLY PROHIBITED. ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE COVERAGE DOES NOT COVER ANY SUCH USE.



VAISHI I YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
SALT LAKE UT 84103

CONSULTANT:

SEAL:

GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED NO.	DATE	DESCRIPTION
1	03/09/2018	LANDMARKS SUBMITTAL

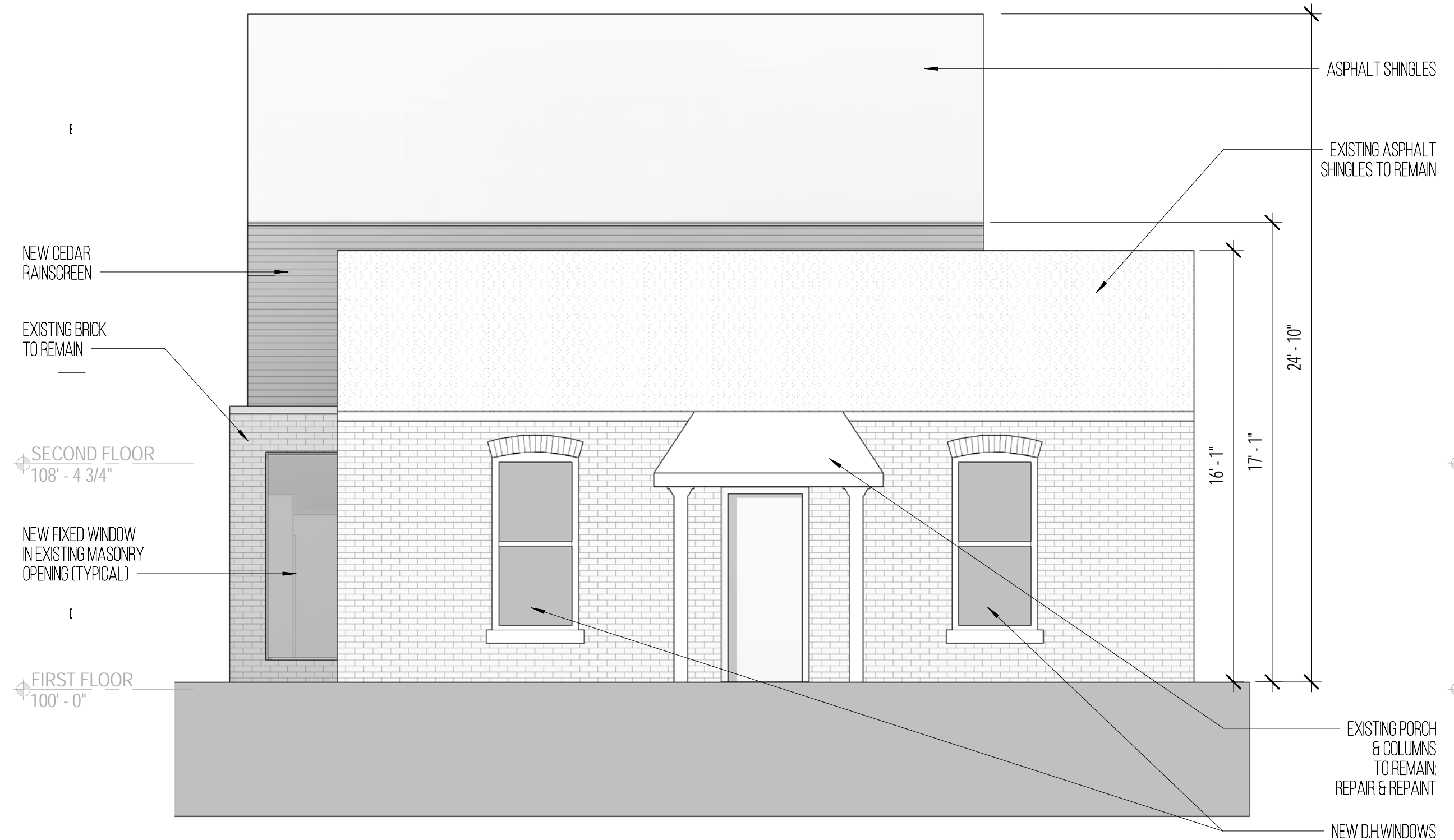
REVISION NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT NO.	SHEET NUMBER	PROJ #

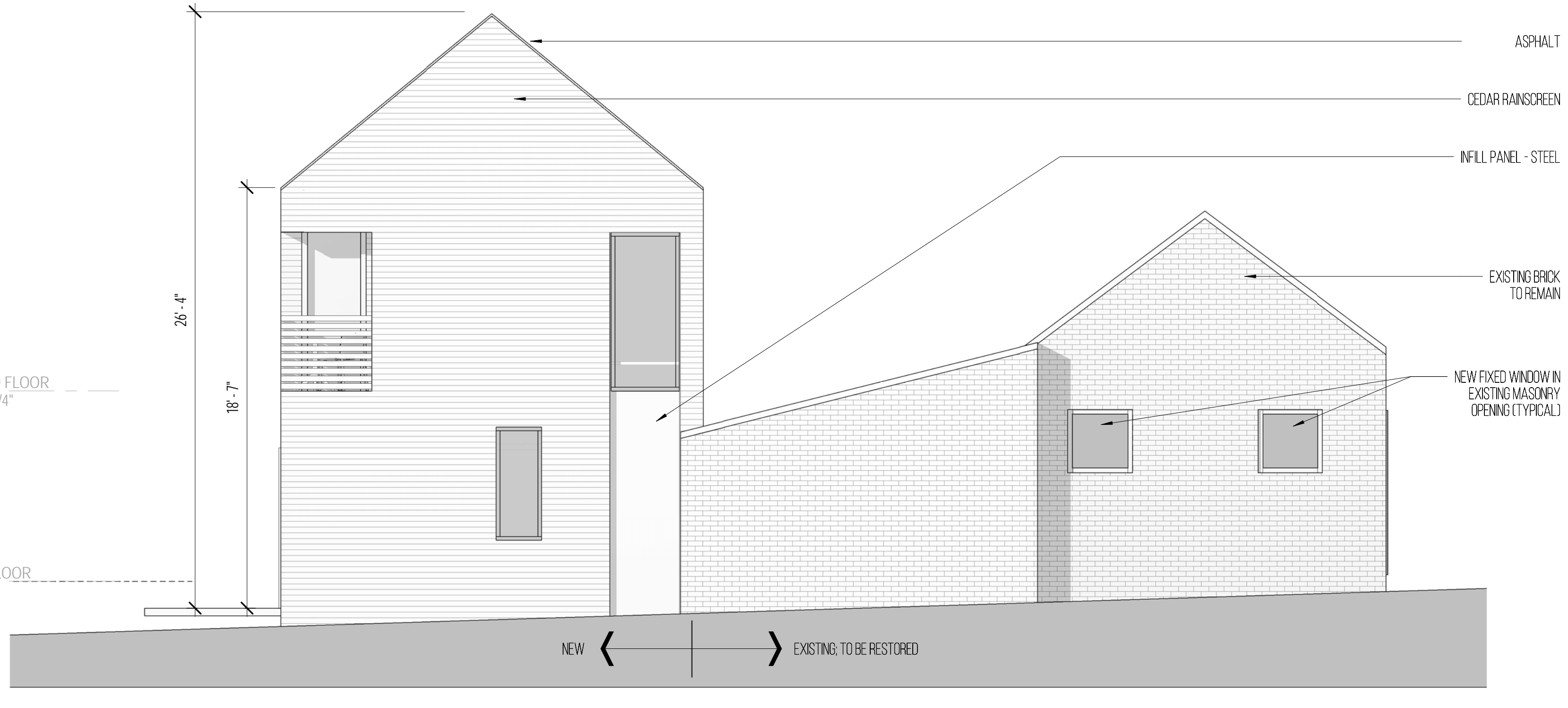
A210

A210



NORTH ELEVATION

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



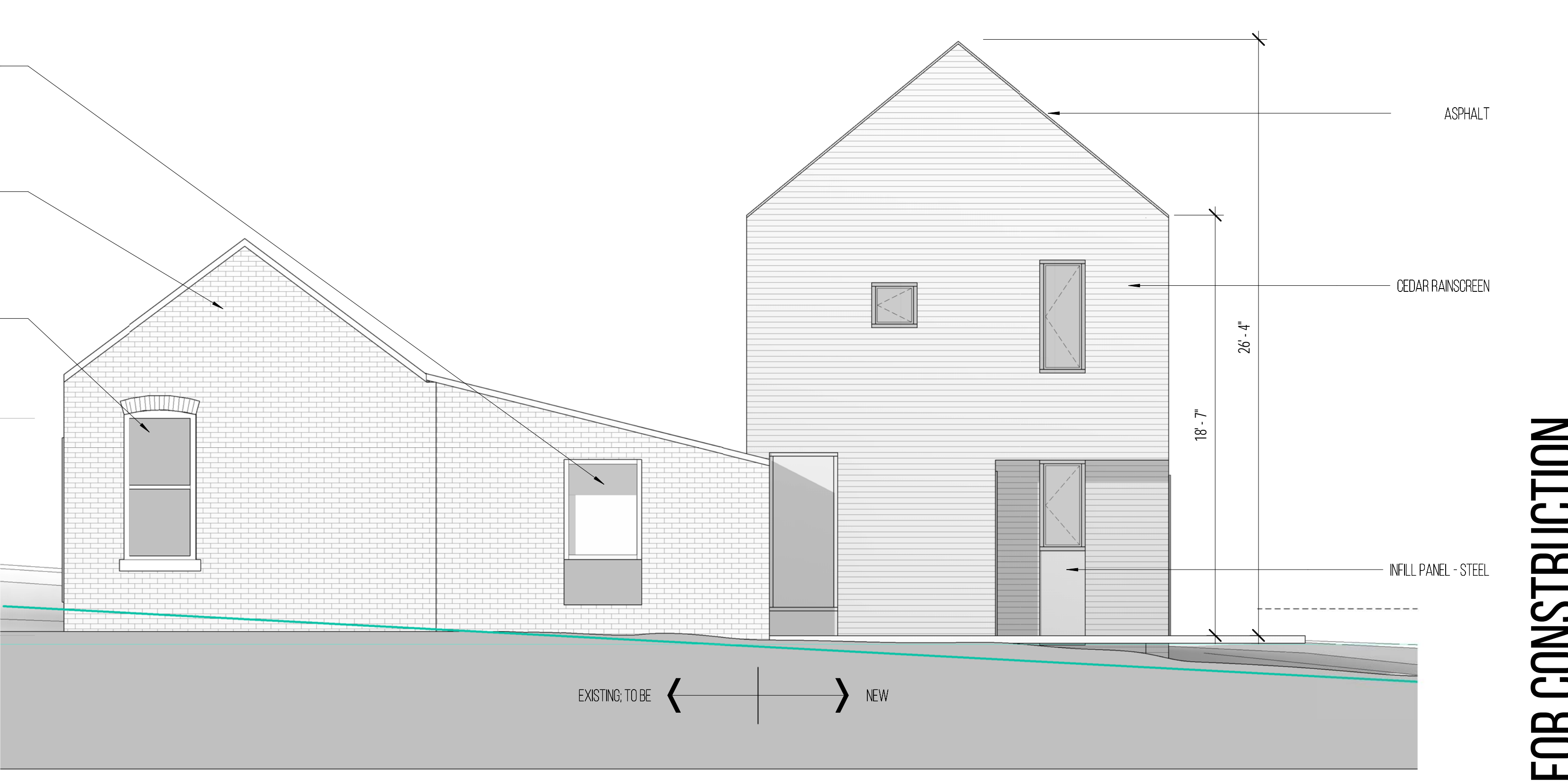
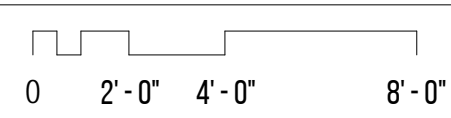
EAST ELEVATION

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



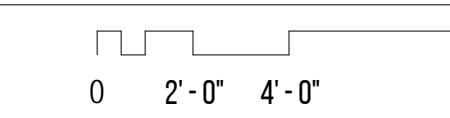
SOUTH ELEVATION

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



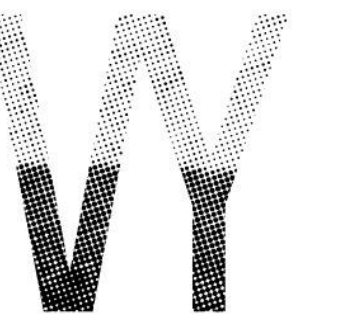
WEST ELEVATION

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



NOT FOR CONSTRUCTION

ALL REVISIONS SHOWN IN RED. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.



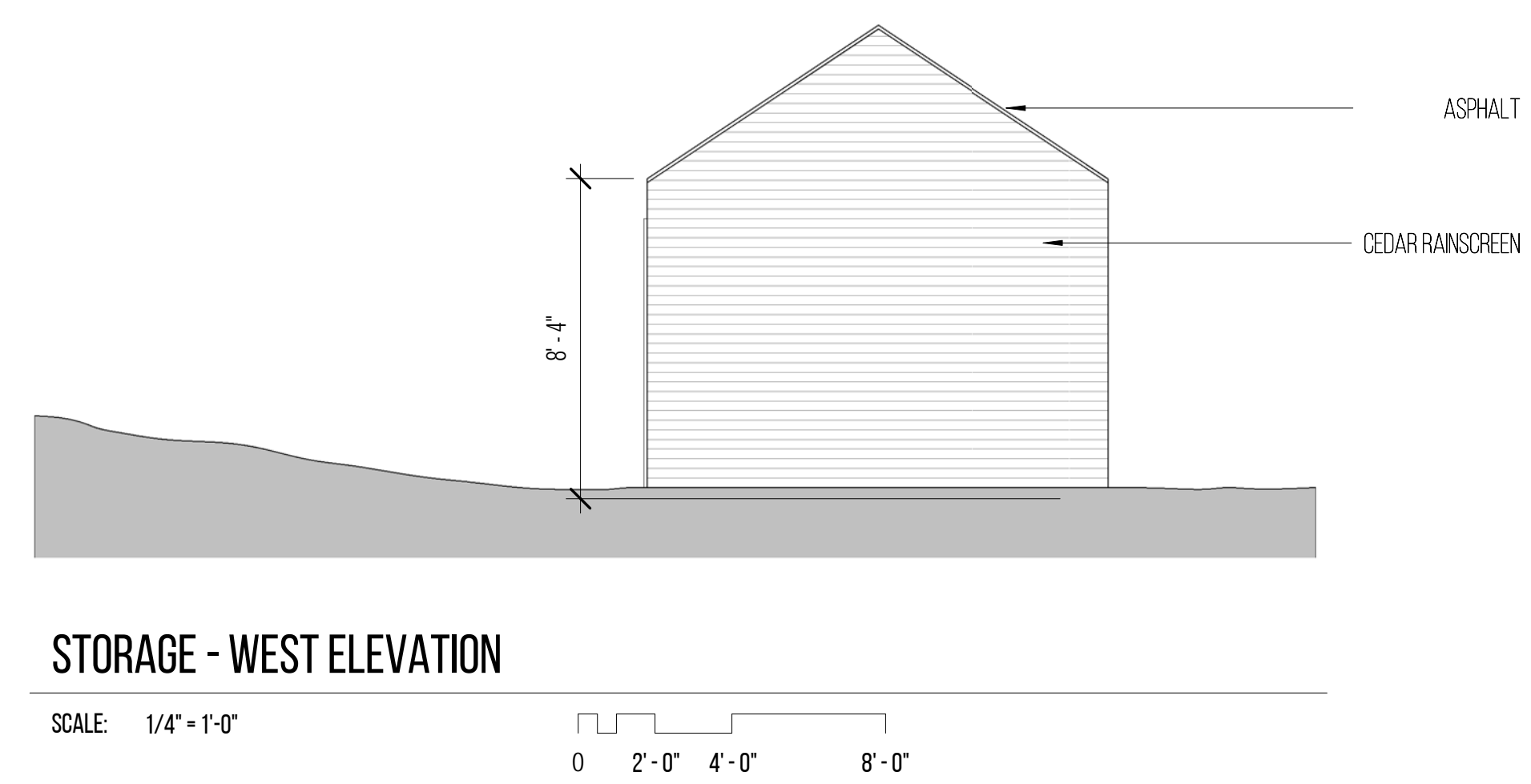
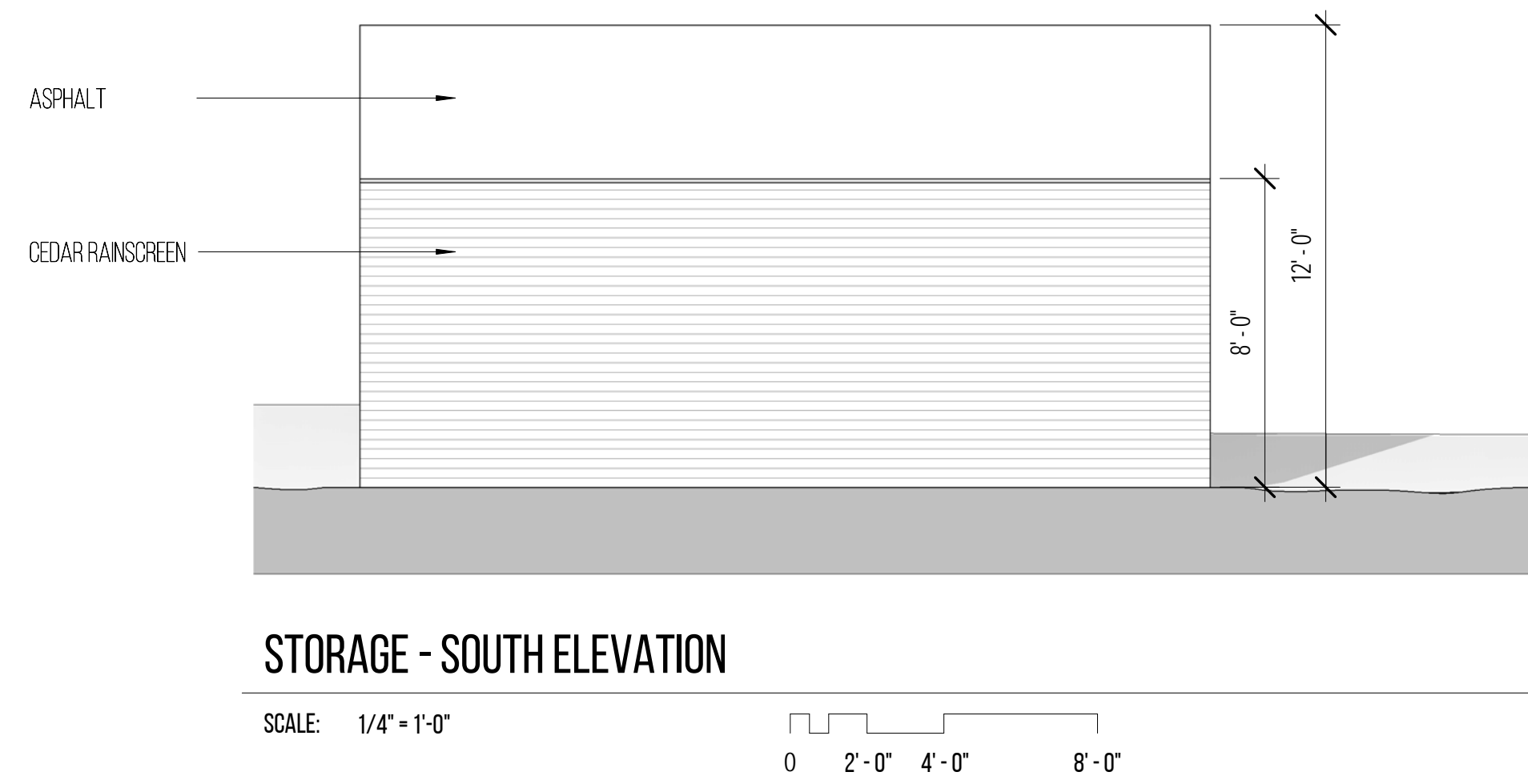
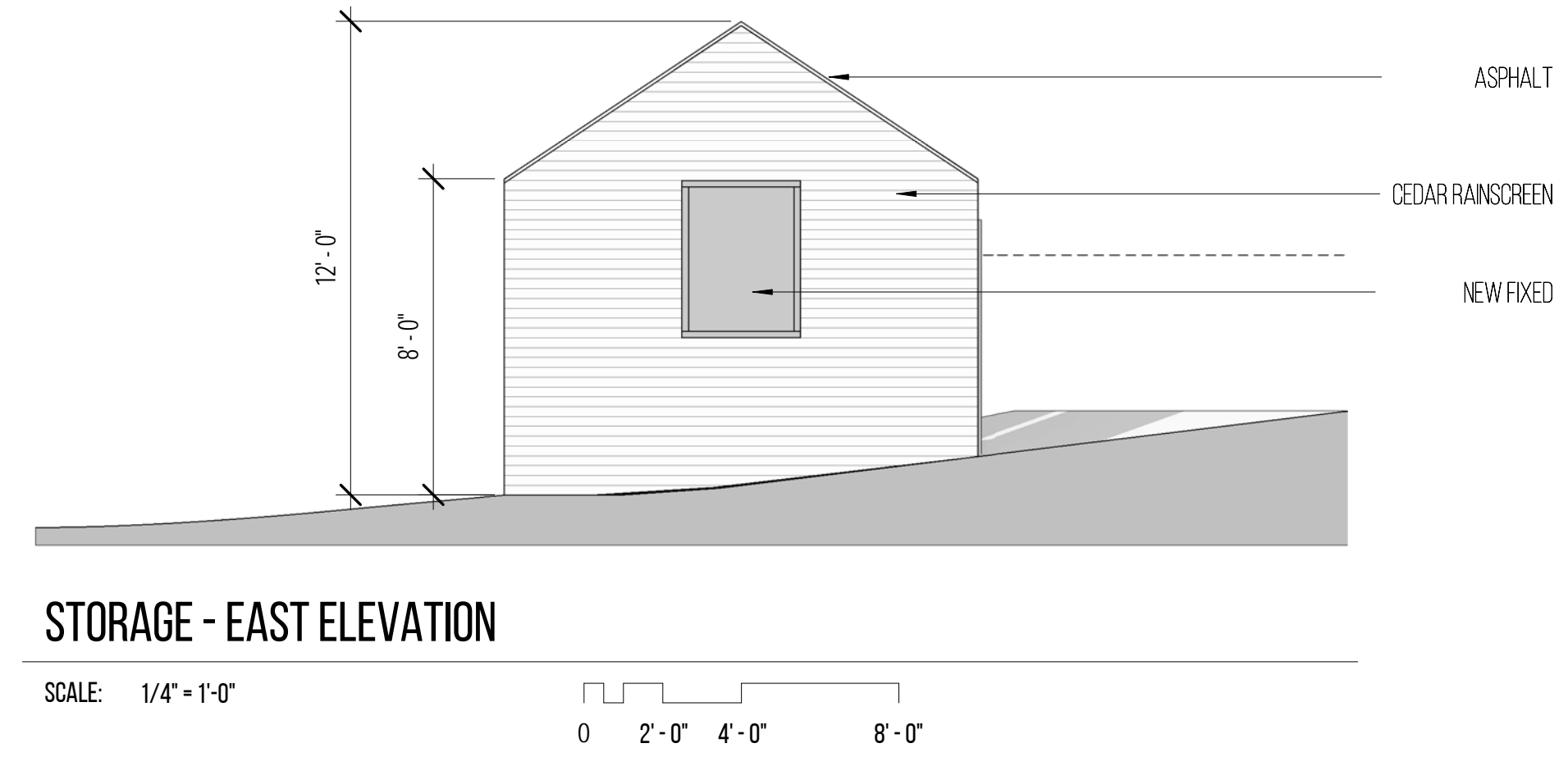
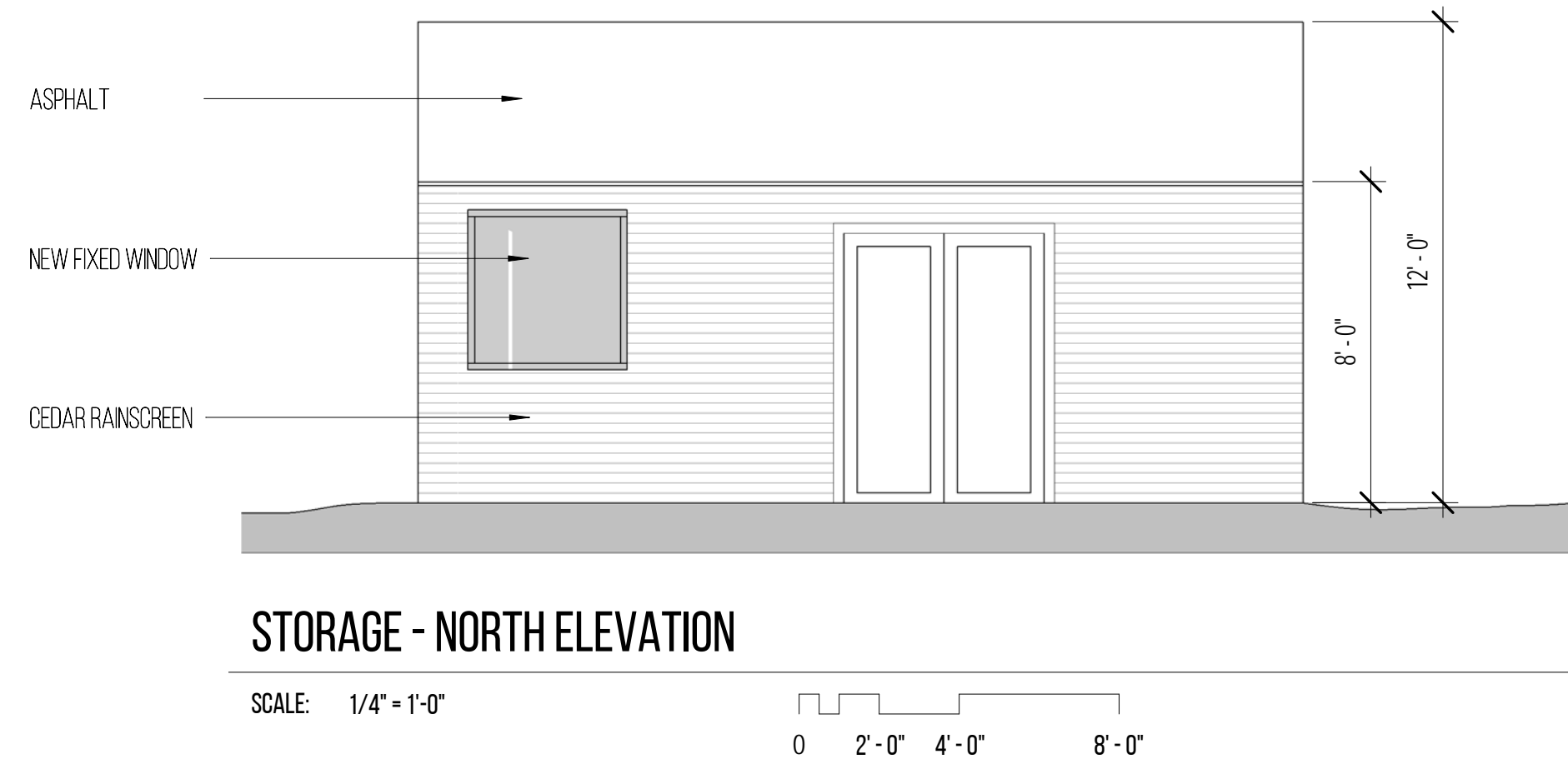
VAISHN I YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:



ALL INFORMATION SHOWN IS TENTATIVE. DO NOT BE USED FOR CONSTRUCTION. ANY USE OF THE DRAWING AND CONTENTS WITHOUT LAND APPROVAL IS VOID AT THE RELEVANT JURISDICTION. ARCHITECT SHALL NOT ASSUME LIABILITY FOR ANY DAMAGE.

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED	NO.	DATE	DESCRIPTION
	1	03/09/2018	LANDMARKS SUBMITTAL

REVISION	NO.	DATE	DESCRIPTION

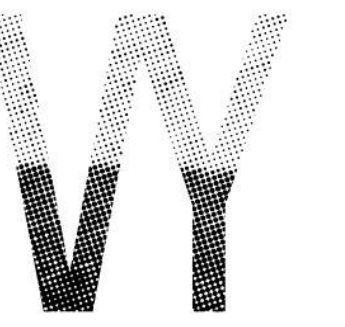
STORAGE ELEVATIONS

PROJECT NO.	PROJ #
SHEET NUMBER	

A211

A211

NOT FOR CONSTRUCTION



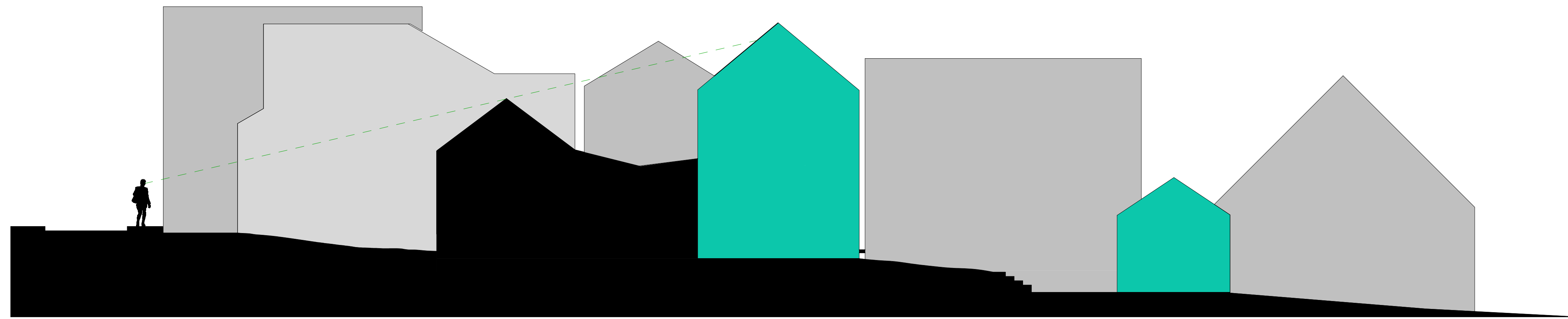
VAISHN I YRBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
SLC, UT 84103

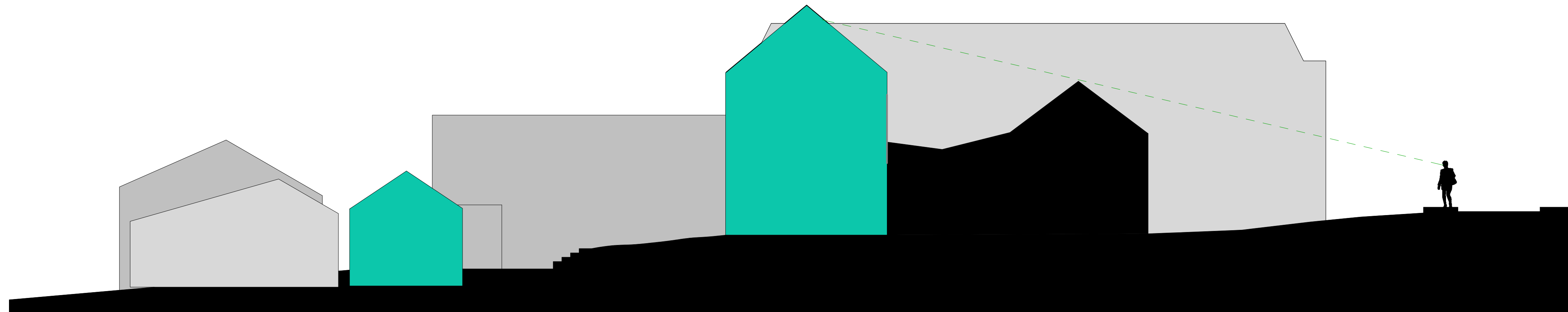
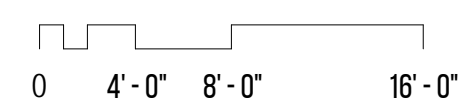
CONSULTANT:

SEAL:



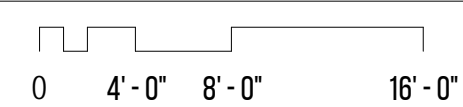
SITELINE FROM STREET - EAST

SCALE: 1/8" = 1'-0"



SITELINE FROM STREET - WEST

SCALE: 1/8" = 1'-0"



PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED

NO.	DATE	DESCRIPTION
1	03/09/2018	LANDMARKS SUBMITTAL
2	05/29/2018	LANDMARKS REVISION
3	07/12/2018	LANDMARKS REVISION 2

REVISION

NO.	DATE	DESCRIPTION

SITE SECTIONS

PROJECT NO.

SHEET NUMBER

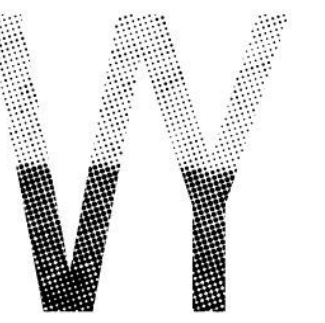
A301

PROJ #

A301

NOT FOR CONSTRUCTION

ALL REVISIONS SHOWN IN CAPITAL OR PRINTED IN RED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ANY USE OF THE DRAWING AND ITS CONTENTS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT IS STRICTLY PROHIBITED. ARCHITECT'S OFFICE: 252 S 1300 E, SUITE A, SALT LAKE CITY, UT 84102. TEL: 801-783-1531. FAX: 801-783-1532. WWW.VAISHNIYRBAR.COM



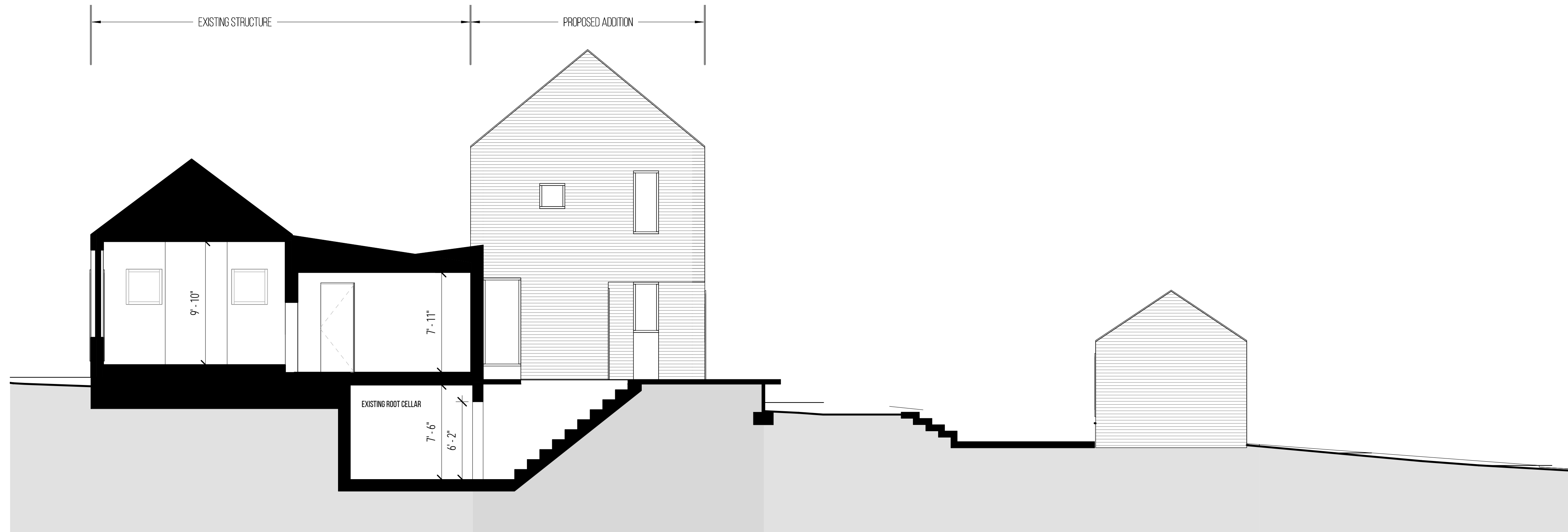
VAISHN I YRIBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

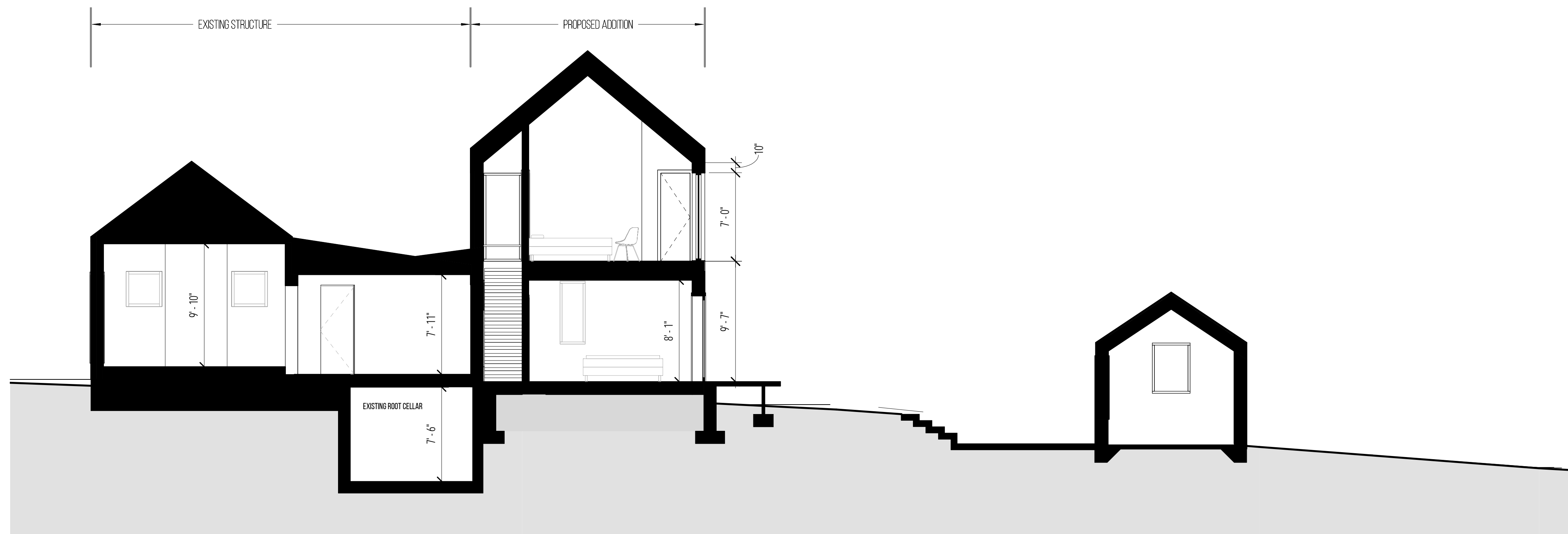
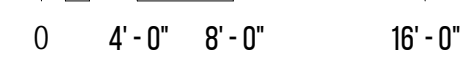
CONSULTANT:

SEAL:



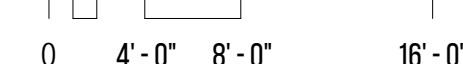
N/S SECTION THROUGH ROOT CELLAR STAIRS

SCALE: 3/16" = 1'-0"



N/S SECTION THROUGH ROOT CELLAR

SCALE: 3/16" = 1'-0"



ALL REVISIONS SHOWN IN CAPITAL OR PRINTED IN ITALIC. DIMENSIONS ARE SHOWN IN FEET AND INCHES. APPROVALS AND STAMPS ARE THE PROPERTY OF VAISHN I YRIBAR ARCHITECTURE. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT WRITTEN APPROVAL IS STRICTLY PROHIBITED. ARCHITECT SHALL NOT ASSUME LIABILITY FOR ANY DAMAGE.

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED NO.	DATE	DESCRIPTION
3	07/12/2018	LANDMARKS REVISION 2

REVISION NO.	DATE	DESCRIPTION

BUILDING SECTIONS

PROJECT NO.	PROJ #

A302

A302

NOT FOR CONSTRUCTION



VAISHN I YRBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:

PROJECT NAME
GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED	NO.	DATE	DESCRIPTION
	1	03/09/2018	LANDMARKS SUBMITTAL

REVISION	NO.	DATE	DESCRIPTION

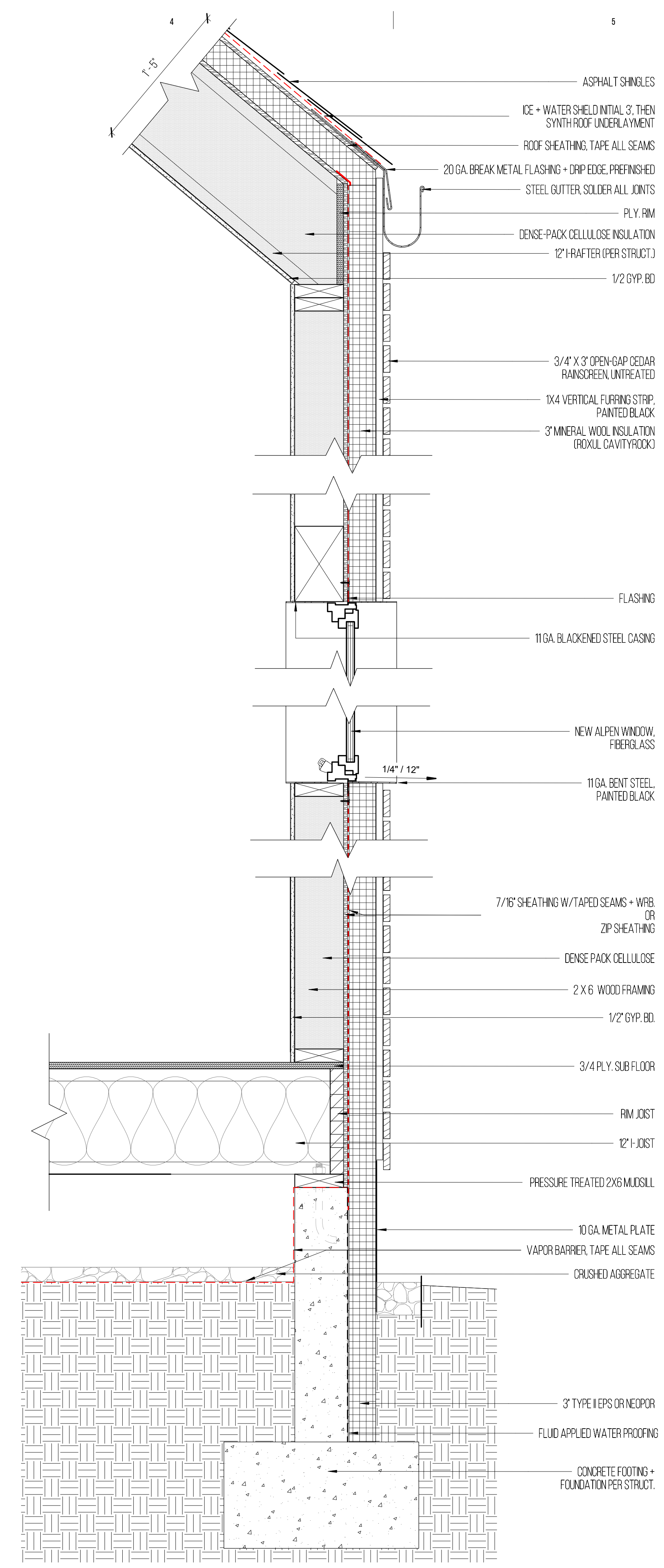
WALL SECTIONS

PROJECT NO.	SHEET NUMBER	PROJ #

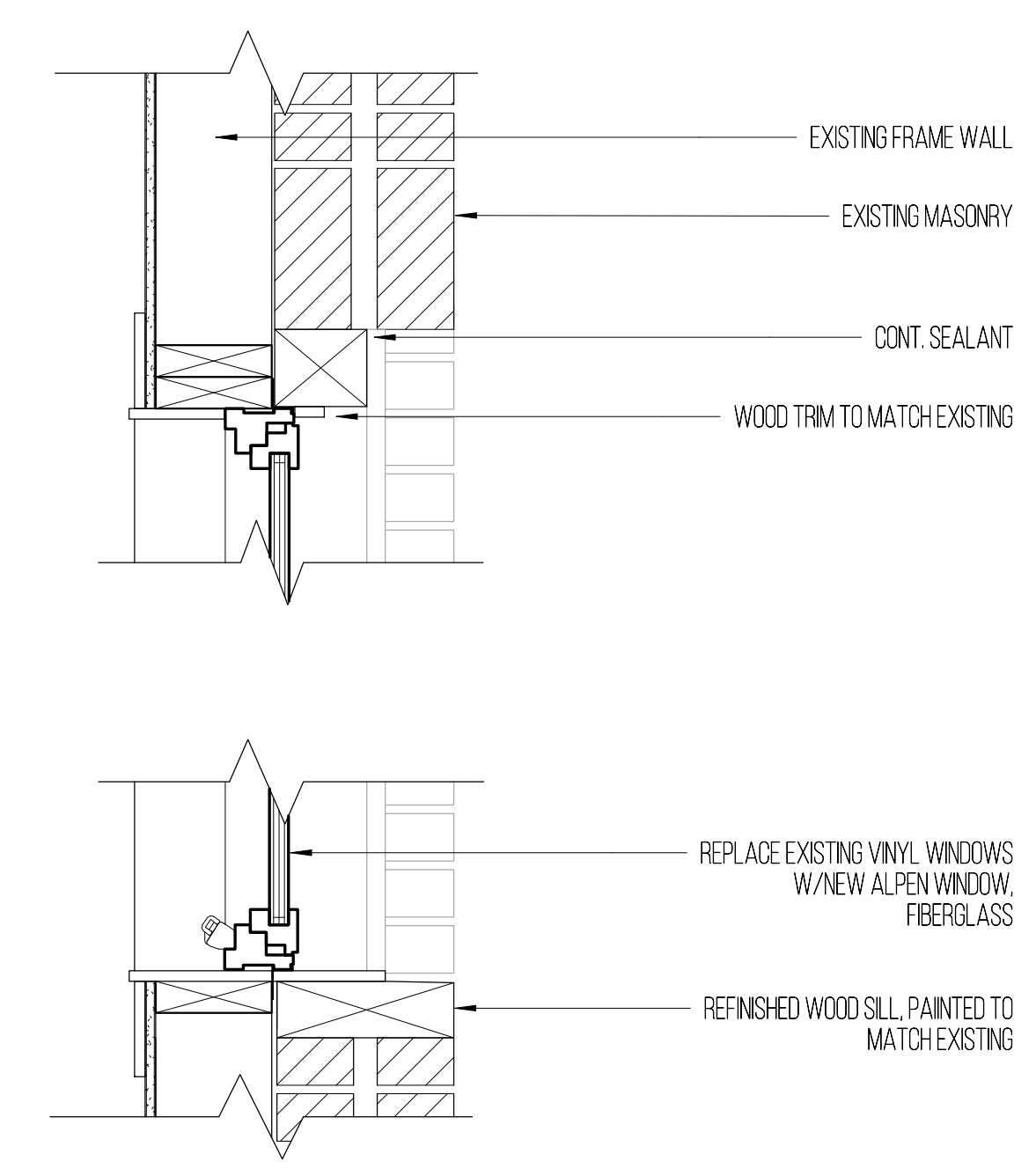
A310

A310

NOT FOR CONSTRUCTION

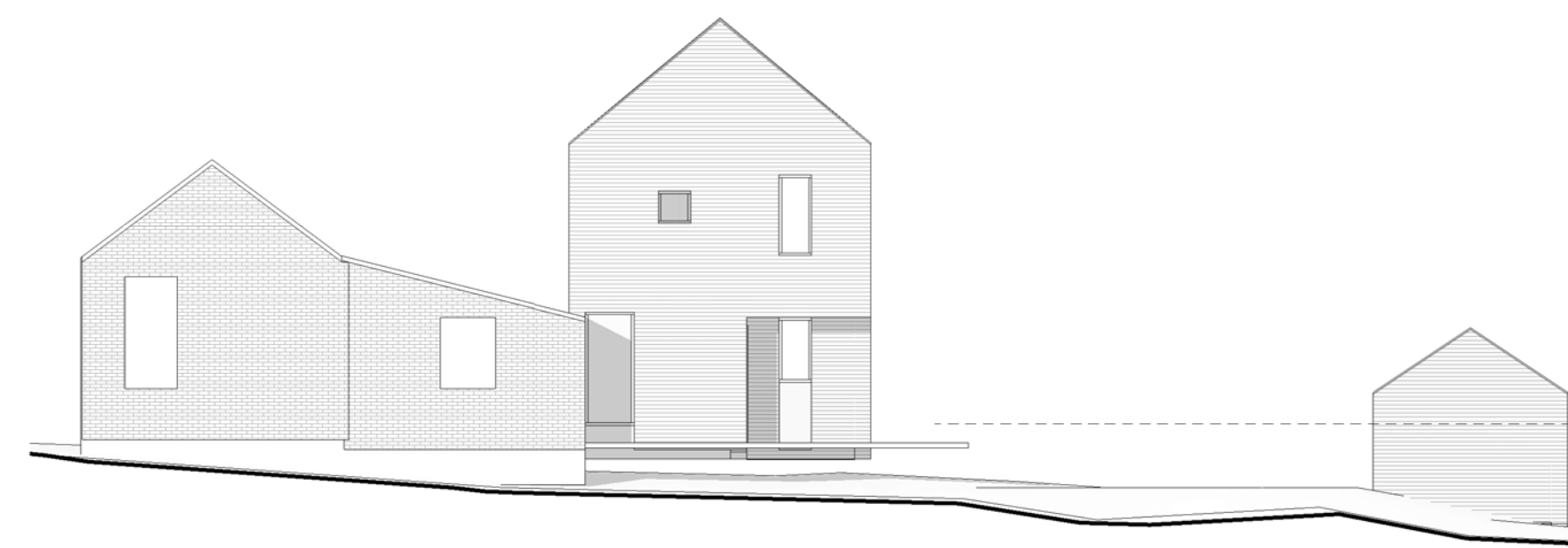
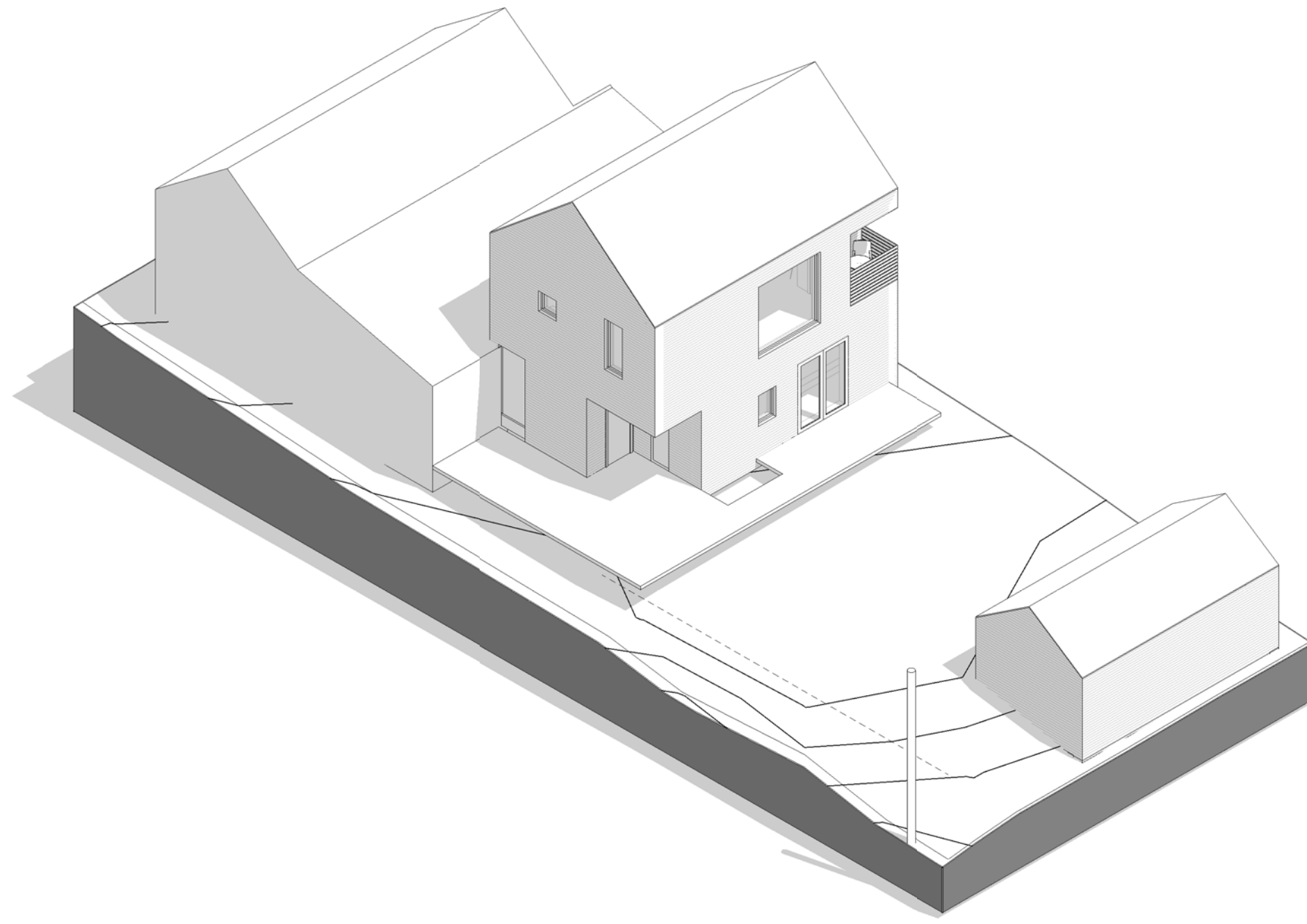


1 OVERALL WALL SECTION
SCALE: 1 1/2" = 1'-0"



2 EXISTING STRUCTURE - NEW WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

ALL INFORMATION SHOWN IS TENTATIVE OR APPROXIMATE UNLESS OTHERWISE NOTED. ANY USE OF THE DRAWING AND THE CONTENTS HEREON IS WITHOUT LIABILITY TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



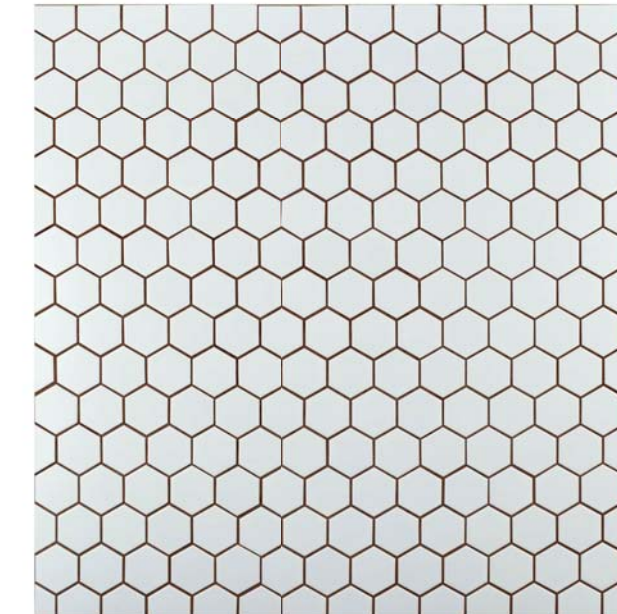
INTERIOR MATERIALS



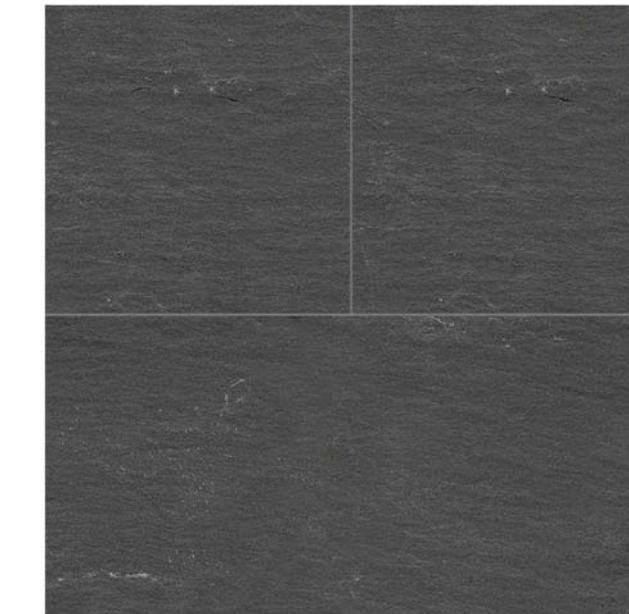
FIR/PINE FLOORING



LINEN



WHITE HEXAGON TILE



SLATE TILE

EXTERIOR MATERIALS



CEDAR RAIN SCREEN



STEEL INFILL PANEL

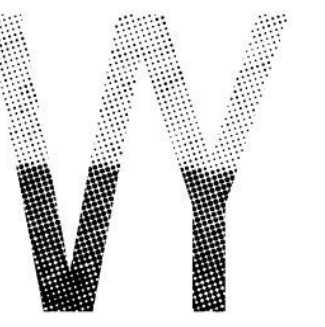
LANDSCAPE MATERIALS



REDWOOD DECK



STONE PAVERS



VAISHY I YRBAR
ARCHITECTURE
252 S 1300 E, SUITE A
SALT LAKE CITY, UT, 84102
801/783-1531

OWNER:

SARA BALDWIN-AUCK • NATE AUCK
774 3RD AVE
S.C. UT 84103

CONSULTANT:

SEAL:

GARDEN HOUSE

774 E. THIRD AVENUE,
SALT LAKE CITY, UTAH 84103

ISSUED NO.	DATE	DESCRIPTION
1	03/09/2019	LANDMARKS SUBMITTAL

REVISION NO.	DATE	DESCRIPTION

MATERIALS

PROJECT NO.	SHEET NUMBER	PROJ #

A400

A400

NOT FOR CONSTRUCTION

ALL REPRESENTATIONS ARE NOT FINAL OR APPROVED UNLESS INDICATED OTHERWISE. ANY USE OF THE DRAWING AND ITS CONTENTS WITHOUT WRITTEN APPROVAL IS ONE OF THE VIOLATIONS OF THE ARCHITECT'S ETHICS. ARCHITECT'S FIRM NOT ASSUME LIABILITY FOR ANY DAMAGE.



Zenith Series ZR-6 / 625 Windows and Doors

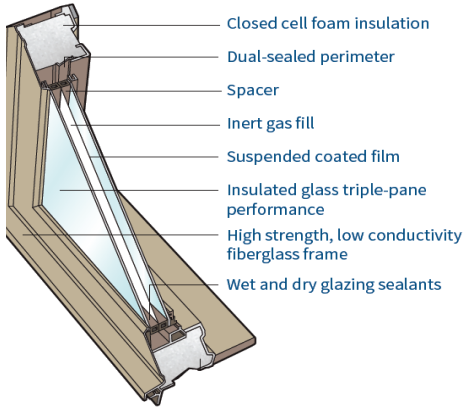
Alpen's Zenith Series ZR-6 fiberglass windows and doors deliver excellence in efficiency, comfort, durability and style. Combining the strength of high-quality pultruded fiberglass frames with the super-insulating power of suspended film Alpenglass™, Zenith Series ZR-6 / 625 achieves both industry-leading thermal performance and commercial-grade structural capabilities. Offering monumental sizes, limitless styles and an accessible price point, the ZR-6 / 625 line is one of the most versatile high performance windows on the market.

Benefits:

- NFRC whole-window ratings up to R-6.3 (U-0.16)
- Center-of-glass performances from R-7.4 (U-0.14) to R-8.2 (U-0.12)
- Powered by super-insulating triple-pane suspended film Alpenglass
- Multiple glazing options for climate-responsive design
- Superior air and water infiltration resistance
- Dramatic noise reduction
- AAMA certified for residential, commercial, industrial and multifamily applications
- Custom-built to order in wide range of architectural styles, colors and accessories



TECHNICAL SPECIFICATIONS



- Closed cell foam insulation
- Dual-sealed perimeter
- Spacer
- Inert gas fill
- Suspended coated film
- Insulated glass triple-pane performance
- High strength, low conductivity fiberglass frame
- Wet and dry glazing sealants

Triple weatherstrip on casements and awnings.

Double weatherstrip on sliding, single and double hung windows.

Zenith Series ZR-6 / 625 Full Frame NFRC Thermal Performance:

Styles	Alpenglass <i>Balanced-6</i>				Alpenglass <i>SolarControl-6</i>				Alpenglass <i>HighGain-6</i>			
	U-factor	R-value	SHGC	VT	U-factor	R-value	SHGC	VT	U-factor	R-value	SHGC	VT
Fixed Low Profile	0.16	6.3	0.30	0.49	0.17	5.9	0.22	0.51	0.18	5.6	0.48	0.62
Fixed High Profile	0.16	6.3	0.27	0.44	0.17	5.9	0.20	0.45	0.17	5.9	0.43	0.56
Casement	0.19	5.3	0.24	0.38	0.20	5.0	0.17	0.39	0.20	5.0	0.38	0.48
Awning	0.19	5.3	0.24	0.38	0.20	5.0	0.17	0.39	0.20	5.0	0.38	0.48
Single Hung	0.19	5.3	0.26	0.42	0.19	5.3	0.19	0.43	0.20	5.0	0.41	0.53
Double Hung	0.21	4.8	0.25	0.40	0.21	4.8	0.18	0.41	0.22	4.5	0.39	0.50
Horizontal Sliding	0.19	5.3	0.27	0.43	0.19	5.3	0.19	0.44	0.20	5.0	0.42	0.54
Sliding Glass Door	0.20	5.0	0.27	0.43	0.21	4.8	0.19	0.44	0.21	4.8	0.41	0.53

DESIGNING WITH ALPENGLASS:

Alpenglass <i>Balanced</i>	Optimal blend of low U-factor and moderate solar control, a well-rounded solution for high performance homes in all climates
Alpenglass <i>SolarControl</i>	Extra protection against unwanted solar gain to keep spaces cool in summer and swing seasons, ideal for West- and South-facing windows in most climates
Alpenglass <i>HighGain</i>	Maximum light and solar heat gain, ideal for passive solar homes and North-facing and well-shaded windows in spaces where more daylight is desired

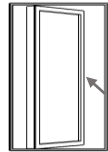
WINDOW TYPES



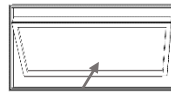
Fixed Low Profile
Up to 72" x 96"



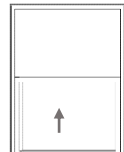
Fixed High Profile
Up to 72" x 96"



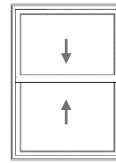
Casement
Up to 36" x 72"



Awning
Up to 60" x 36"



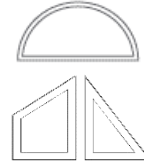
Single Hung
Up to 55" x 91"



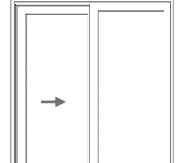
Double Hung
Up to 55" x 91"



Horizontal Slider
Up to 55" x 91"



Radius & Shapes
Custom Sizes



Sliding Patio Doors
XO, XOO, OXXO

Exterior Trim Accessories: Nailing Fin, Aluminum Brickmold, 3-1/4" and 2-5/8" Frame Extenders

Interior Trim Accessories: Jamb Extensions: 4-9/16", 6-9/16", Pine, Oak and Fir

SIMULATED DIVIDED LIGHTS

Zenith Series ZR-6 / 625 windows offer interior and exterior-applied Simulated Divided Light (SDL) Grids in classic styles and custom patterns.

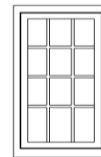
Interior (Wood)

Interior grille matches interior paint and color. For windows with interior wood veneer, grille arrives unfinished, ready to stain.

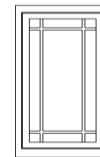
Exterior (Aluminum)

Exterior grille matches exterior paint color.

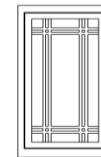
Contoured Grid Profile Widths: 7/8", 1-1/4" and 2"



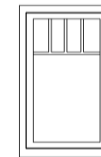
Colonial



Prairie



Double
Prairie



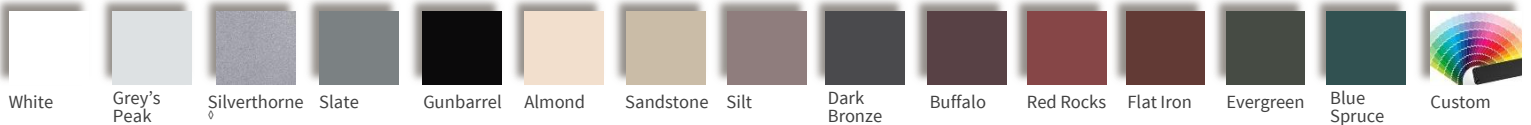
Ladder



Faux Interlock

PAINT AND FINISH OPTIONS

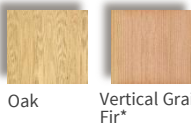
Standard Colors: Casement, Awning, Picture Windows and Sliding Patio Doors



Standard Colors: Single and Double Hungs, Horizontal Sliders

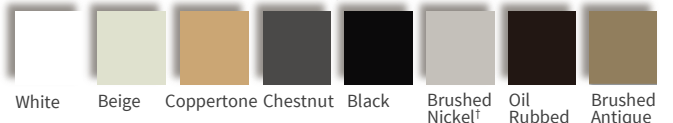


Real Wood Interiors:



*Vertical Grain Fir not available on sliding windows or doors

Hardware: Operable windows and Sliding Patio Doors



†Decorative metal upgrades are real metals with "living" finish, patina may change with age

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

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

Existing Condition

The site is currently occupied by a single family house with later small rear additions. This is an undersized lot in terms of lot width in the Avenues Historic District and within the SR-1A base zone district.

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

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

Standard	Proposed	Finding
Minimum Lot Area: 5000 sq ft	Current: 5105 sq ft	No Change
Minimum Lot Width: 50 ft	Current: 41 ft	Undersized lot width – No Change
Setbacks: Front Yard - Average or 20 ft	No Change	No Change
Inner Side Yards - 8 ft & 4 ft (narrow lot)	In-Line Addition - 3 ft East side	Special Exception Required
Rear Yard: 25% lot depth - need not exceed 30 ft	No Change	No Change
Maximum Building Height for Pitched Roof – 23 ft	26 ft 4 ins	Special Exception Required
Wall Height at adjacent interior side yard – 16 ft	18 ft 3 ins	Special Exception Required
Maximum Building Coverage: 40% of lot area	36.6% Proposed	Complies

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

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

- a. Building wall height;
- b. Accessory structure wall height;
- c. Accessory structure square footage;
- d. Fence height;
- e. Overall building and accessory structure height;

- f. Signs pursuant to section [21A.46.070](#) of this title; and
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

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

Special Exception Definition

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

Special Exception Standards

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

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

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

Finding

The special exceptions sought in this case include:

- Projection into 4 foot inner side yard of 1 foot.
- Building and wall height which would exceed the SR-1A standards by 3ft 4 ins and 2 ft 3 ins respectively.

The proposed addition at two stories exceeds the height of the historic cottage but limits the footprint of the addition while replacing existing non-historic additions. In this context of generally taller buildings and with the distance back from 3rd Avenue the height and width of the proposal are not incompatible with the special character of this part of the historic district. Staff would conclude that the special exceptions sought for this development would meet the objectives of the historic district purpose and standards, and generally be compatible with the historic character of existing development in this context within The Avenues Historic District.

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

Finding

The special exceptions sought in this case include:

- Projection into 4 foot inner side yard of 1 foot.
- Building and wall height which would exceed the SR-1A standards by 3ft 4 ins and 2 ft 3 ins respectively.

The proposals, including the special exceptions sought, are designed in the context of the variety of lot sizes and building scale found in The Avenues and the constraints arising from this particular lot dimensions and

area. As such Staff would conclude that the development would be in harmony with the purposes of the preservation overlay and would not conflict with the purposes of the SR-1A zoning district or the objectives of the special exception standard. This special exception standard would be met by these proposals.

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

Historic Preservation Overlay Purpose Statement:
The purposes of the H Historic Preservation Overlay is outlined above.

Finding

Overall the proposals should not diminish or impair neighborhood property values. Consequently, Staff would conclude that proposals in this context would meet this standard.

SR-1A Purpose Statement:
The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

Proposals reflect the existing roof forms and geometry, as well as the existing massing of the structure. Exceptions sought in this case are prompted in part by the constraints of the site, the existing building and its immediate setting, while seeking to achieve an increase in living space the form which should neither dominate nor detract from the character of the historic context. Staff would conclude that this standard is met.

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

Historic Preservation Overlay Purpose Statement:
The purposes of the H Historic Preservation Overlay is outlined above.

Finding

The proposals, in Staff's evaluation, are designed with reference to the existing house and in character and scale with the context. Staff would conclude that the proposals would have no material adverse effect upon area character, nor upon public health, safety or general welfare. This standard is met.

SR-1A Purpose Statement:
The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

Similarly, staff would conclude that the proposals would no adverse material effect upon area character, public health, safety or general welfare. The proposals meet this standard.

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

Historic Preservation Overlay Purpose Statement:
The purposes of the H Historic Preservation Overlay is outlined above.

Finding

The proposals appear to be carefully considered in the context of the use and development of neighboring property and to achieve a compatibility with that character and setting. Exceptions sought are limited, given the constraints of this site, and in many respects should harmonize with existing surroundings. In that context the proposals would meet this special exception standard.

SR-1A Purpose Statement:
The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

The particular characteristics of this context within the SR-1A zone and the historic district appear to have informed this development approach and the design of the addition. Staff would conclude that the proposals meet the objectives of this standard.

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

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

Finding

Staff is unaware of any destruction of natural, scenic or historic features of significant importance resulting from the current proposals. Indeed the proposed height of the addition is occasioned in part by the retention of the existing historic root cellar and its entrance. Reviewed in the context of the purpose and standards for the historic district overlay, the proposals would not have an adverse impact, and this special exception standard is met.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

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

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

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

Finding

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

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

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

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

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

Finding

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

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

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

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/Ch8.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>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <ul style="list-style-type: none"> • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

	<p>8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. <p>8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p> <ul style="list-style-type: none"> • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible. <p>8.12 Roof forms should be similar to those of the historic building.</p> <ul style="list-style-type: none"> • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof. <p>8.13 On primary facades of an addition, a ‘solid-to-void’ ratio that is similar to that of the historic building should be used.</p> <ul style="list-style-type: none"> • The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.
<p>3. All sites, structures and objects shall be recognized as <u>products of their own time</u>. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>8. <u>Contemporary design</u> for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p>Design Objective for Additions</p> <p>The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.

<p>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>5. <u>Distinctive features, finishes and construction techniques or examples of craftsmanship</u> that characterize a historic property shall be preserved;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>6. <u>Deteriorated architectural features</u> shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p>This standard does not apply in this case.</p>

<p>7. <u>Chemical or physical treatments</u>, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>This standard does not apply in this case.</p>
<p>9. <u>Additions or alterations</u> to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p>Design Objective for Additions The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</p> <p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent. Locating an addition at the front of a structure is usually inappropriate.</p> <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. <p>New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.</p> <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.
<p>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>

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

ATTACHMENT G: DESIGN STANDARDS FOR ALTERATION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT

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

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

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

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

Standard	Analysis	Finding
<p>Retain Historic Character 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p><u>Retain Historic Character</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13</i></p> <p>The new addition would replace rear lean-to additions which are not of historic interest. The more historic rear addition would be retained. Proposals would not destroy, obscure or adversely affect significant architectural features of the building. The early character would be retained and rear open space on the lot would remain. (RDG 8.1)</p> <p>The addition is situated to the rear of the house, behind the historic rear addition, and would thus be well set back from the historic cottage itself, minimizing its visual impact. In staff's evaluation the original proportions and character would remain prominent. (RDG 8.3)</p> <p>The proposal at two stories could not be defined as compatible in height with the main building. It is however designed to reflect the form, orientation and roof profile of the primary building, while being set apart from it, separated by the early rear addition. (RDG 8.2)</p> <p>The addition would not adversely affect the massing and orientation of the main building, although it, principally in terms of its roofscape, would become visible in views from the north side of 3rd Avenue. (RDG 8.5)</p> <p>It would be visually subordinate closer to the primary building but could not be readily argued as physically subordinate, although the roof form would be similar to the historic cottage. (RDG 8.11 & 8.12)</p>	<p><u>Historic Character</u></p> <p>Staff would conclude that in form and design the proposed addition would respect the historic character of the house. In massing and scale however the height of the proposal would not readily accord with the letter of all of the guidelines. Overall, on balance, Staff would conclude that it would accord with the objectives of this standard.</p>
<p>Of Their Own Time 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>Contemporary Design 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p><u>Contemporary Design</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.4, 8.6</i></p> <p>The proposed addition is designed to be sensitive to the historic form and character of the main building, yet to be distinct from it. The plan steps in from the wall planes of the house and would be clad in wood siding as distinct from, yet sensitive to, the original red brick of the house.</p> <p>Contemporary design is employed in this proposal with visual references to the form of the historic house in terms of its matching side gabled orientation and roof pitch. Incompatibility in this respect is not apparent, with the real challenge lying in creating harmony in the distinction of the addition, rather than contrast for the sake of contrast.</p>	<p><u>Contemporary Design</u></p> <p>Proposals would accord with the objectives of this standard.</p>

<p>Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p><u>Historically Significant Alterations / Additions</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.6</i></p> <p>The existing additions which would be removed with this proposal are not considered to be an element of acquired historic significance. Their replacement would not adversely affect the historic character of the building.</p>	<p><u>Historically Significant Alterations / Additions</u></p> <p>The proposal would accord with the objectives of this design standard.</p>
<p>Preserve Historic Features 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><u>Preserve Historic Features</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.6, 8.9</i></p> <p>The proposed addition would not adversely affect the distinctive features, finishes or craftsmanship of the existing building. (RDG 8.1)</p>	<p><u>Preserve Historic Features</u></p> <p>The proposals would accord with the objectives of this standard.</p>
<p>Reversibility, Differentiation & Compatibility 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p><u>Reversibility, Differentiation & Compatibility</u> Design Objective for Additions <i>The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.</i> <i>RDGs for Additions 8.1, 8.3, 8.7, 8.9, 8.11</i></p> <p>The applicants acknowledge the character of the existing rear historic addition in their approach, seeking to minimize the loss of existing fabric. New work would obviously be differentiated from the old. It would be incompatible with the massing, size and scale of the historic house but set back sufficiently from it to avoid overwhelming the cottage or harming its historic integrity.</p>	<p><u>Reversibility, Differentiation & Compatibility</u></p> <p>On balance, Staff would conclude that the proposals would accord with the objectives of this standard.</p>

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on July 5, 2018.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 5, 2018
- Site notice posted on July 3, 2018

Public Inquiries

No representations from the public have been received at the time of the publication of this report. Any comments received following publication will be forwarded to the Commission.