



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist
801 535-7930 or kelsey.lindquist@slcgov.com
Date: February 1, 2018
Re: PLNHLC2017-00791 Minor Alteration
PLNHLC2017-00792 Special Exception

MAJOR ALTERATIONS & SPECIAL EXCEPTIONS

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

REQUEST: Steve Scoville, on behalf of JD Redevelopment LLC, is requesting approval to reconstruct the second story, rear addition, front porch, four dormers and additional exterior elements that were damaged after a structural failure of the second story. The subject property is located at the above listed address. The subject property is zoned SR-1A (Special Development Pattern Residential) and is within the Avenues Local Historic District. This proposal requires a special exception application for the rear addition and the restoration of the original height. Each special exception request is required, in order to restore the subject property.

- a. **Proposed Reconstruction and Addition**– Requesting a Certificate of Appropriateness for the restoration of the second story, rear addition and various exterior elements.
Case number PLNHLC2017-00791.
- b. **Two Special Exceptions:** Case Number PLNHLC2017-00792
 1. Request to reconstruct a noncomplying segment of a structure. The addition is considered noncomplying in regards to the western side yard and southern rear yard.
 2. Request to restore the second story to a height of 26’10”.

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

ATTACHMENTS:

- A. Site Map & Survey Information
- B. Application Information (Project Description, Plans and Elevations)
- C. Site & Context Analysis for Height
- D. Existing Conditions
- E. Analysis of Special Exception Standards
- F. Applicable Design Guidelines

G. Analysis of Design Guidelines and Standards for Minor Alterations

H. Photographs

I. Public Process and Comments

J. Minutes – November 7, 2017 HLC Meeting

The Historic Landmark Commission reviewed a previous proposal for the restoration of the second story and rear addition located at the subject property on November 2, 2017, as summarized below. The Commission made a decision at the November 2, 2017, meeting to table the request. This would allow for further revisions, a clear and refined proposal on the details, as well as additional information.

BACKGROUND:

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



During an exploratory interior demolition (BLD2016-05981) of the second story, the roof collapsed which subsequently caused the rear addition to become structurally damaged. When the roof collapsed, a significant portion of the weight rested on the porch and the rear addition. Subsequently, the porch, roof form, dormers, and rear addition were damaged beyond repair. Civil Enforcement required that the property be secured and emergency demolition of the structurally damaged features occurred. It was at this time that the property owner

began meeting with Building Services Staff and Planning Staff to work through the required documents in order to restore the subject property to its original state.



Photo of Subject Property Prior to Collapse.



Photo of Subject Property Prior to Collapse.



Photo of Subject Property Post Collapse.



Photo of Subject Property Post Collapse.

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

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

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

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

PROJECT DESCRIPTION:

The proposal is to reconstruct the second story of the subject property. The second story contained two dormers on the northern elevation, one shed dormer and one gabled – both are evidenced in the photos above. Due to the shed dormer being a 20th century addition, the applicant is proposing to reconstruct a similarly sized dormer with a gabled roof. The gabled dormer will mirror the same pitch (10/12) as the western dormer. The trim, fascia and windows will match what originally existed. The proposed dormer is located on the eastern portion of the front facing roof form. The gable extends from the roof peak. The proposed location mimics where the previous shed dormer was situated.

The applicant is proposing to reinstate the western gable dormer, chimneys, roof form, rear addition, porch, columns and the two rear dormers. Additionally, the applicant is proposing to reinstate the missing/lost architectural features which will include: fascia, trim and soffit. The missing windows will be reinstated with wood windows that mimic the profile and framing of the previous windows. Each restored feature will be reconstructed to the same dimension and location that it previously existed.

The applicant revised the plans and color coordinated the proposals. The areas highlighted in pink represent the features that were lost, due to the structural episode. The features that are highlighted in gray, represent the features that remain. The portions that are represented in green, illustrate the new features. Please reference Attachment B for images of the larger plan set.

PROPOSED SCOPE OF WORK

Front (North) Elevation Restored Features:

- The porch will be reconstructed to match the original and depicted porch in the archived photo.
- The fascia, entablature and soffit will be restored to the original dimensions.
- The columns mimic the historic square columns. The columns are approximately 1’2” at the widest point.
- The western dormer will be reconstructed in the same location and utilizing the same dimensions. The window will be replaced in the same location and dimensions.

Front (North) Elevation Proposed Features

- The applicant is proposing a gabled dormer on the eastern portion of the roof. This dormer is similarly sized as the previous shed roofed dormer. This dormer is proposed with a tripartite fenestration pattern. The central window mimics the proportions of the first story windows. The trim and fascia will match the western dormer.
- The applicant is also proposing to install a new wooden railing. This railing is evidenced in the archived photo, but was subsequently lost when the porch was enclosed. The applicant is matching the dimensions and location found in the pictorial evidence.

- Eastern first level window will be reinstated. The dimensions and profile will match the existing windows.
- A new door will be installed. The door that currently exists, is not original to the structure.
- The application is proposing to install wood windows in the same style, design, dimension and profile to what previously existed.
- The applicant is proposing to utilize wood for the columns, railing, fascia, entablature, soffit and trim.
- The siding will consist of traditionally cut cedar.
- The chimneys and partial door enclosure will be constructed utilizing bricks from the structural episode.



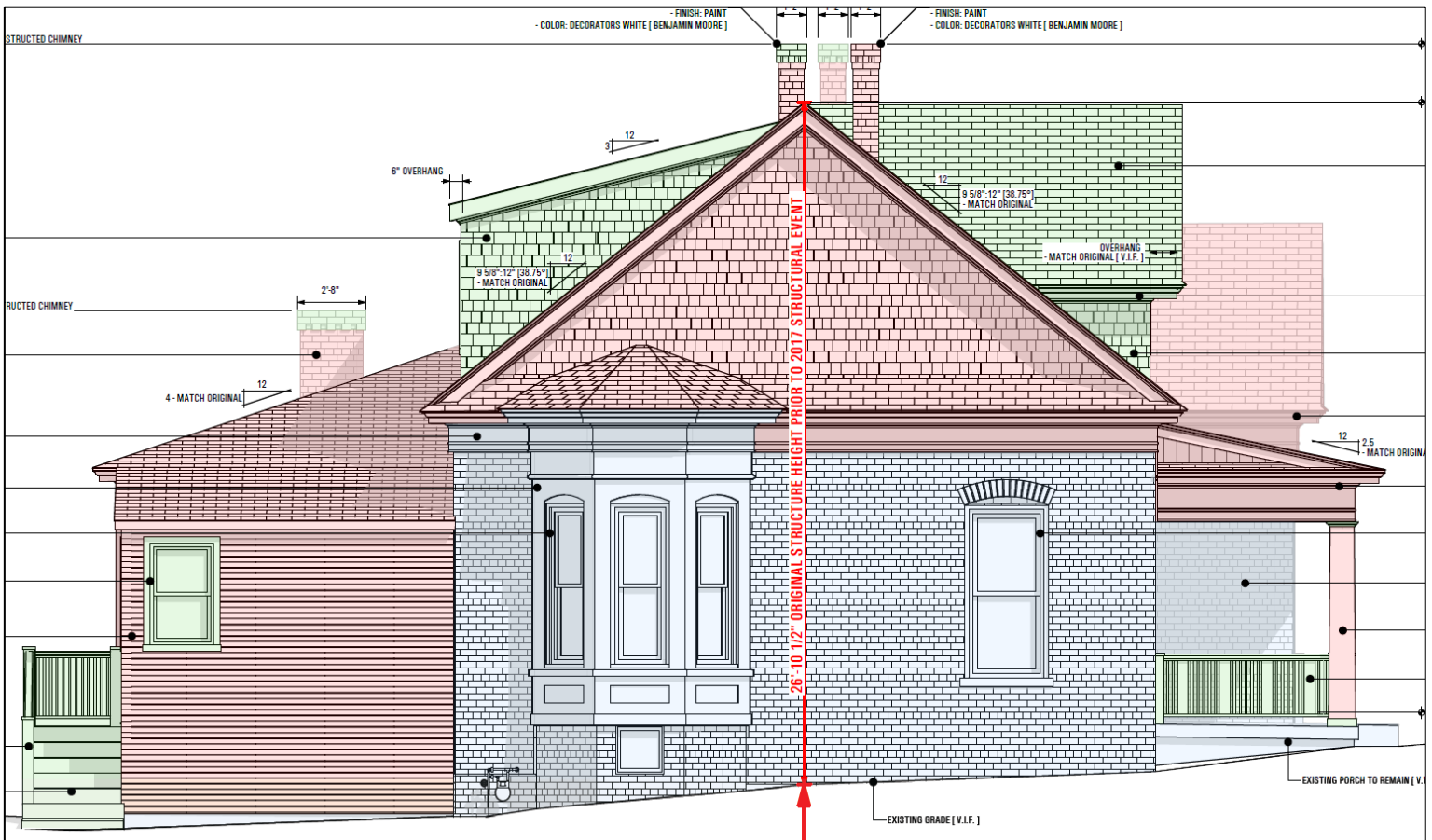
This illustration is enlarged. To see the full description and proposed plan, reference Attachment B.

Side (Eastern) Elevation Restored Features:

- The eastern gabled roof will be restored on the second level. This will consist of the same dimensions that previously existed.
- The roof of the bay window will be reconstructed.
- Eastern elevation of the rear addition will be reconstructed.

Side (Eastern) Elevation Proposed Features:

- The applicant is proposing to install a new wooden hung window on the eastern elevation of the rear addition.
- The applicant is also proposing to modify the existing steps and landing. The steps will be located as an entrance on the southern elevation of the rear addition.
- The applicant is proposing to utilize wood channel siding.
- The gable will contain traditional cut cedar cladding.
- All materials will match the previously existing materials.



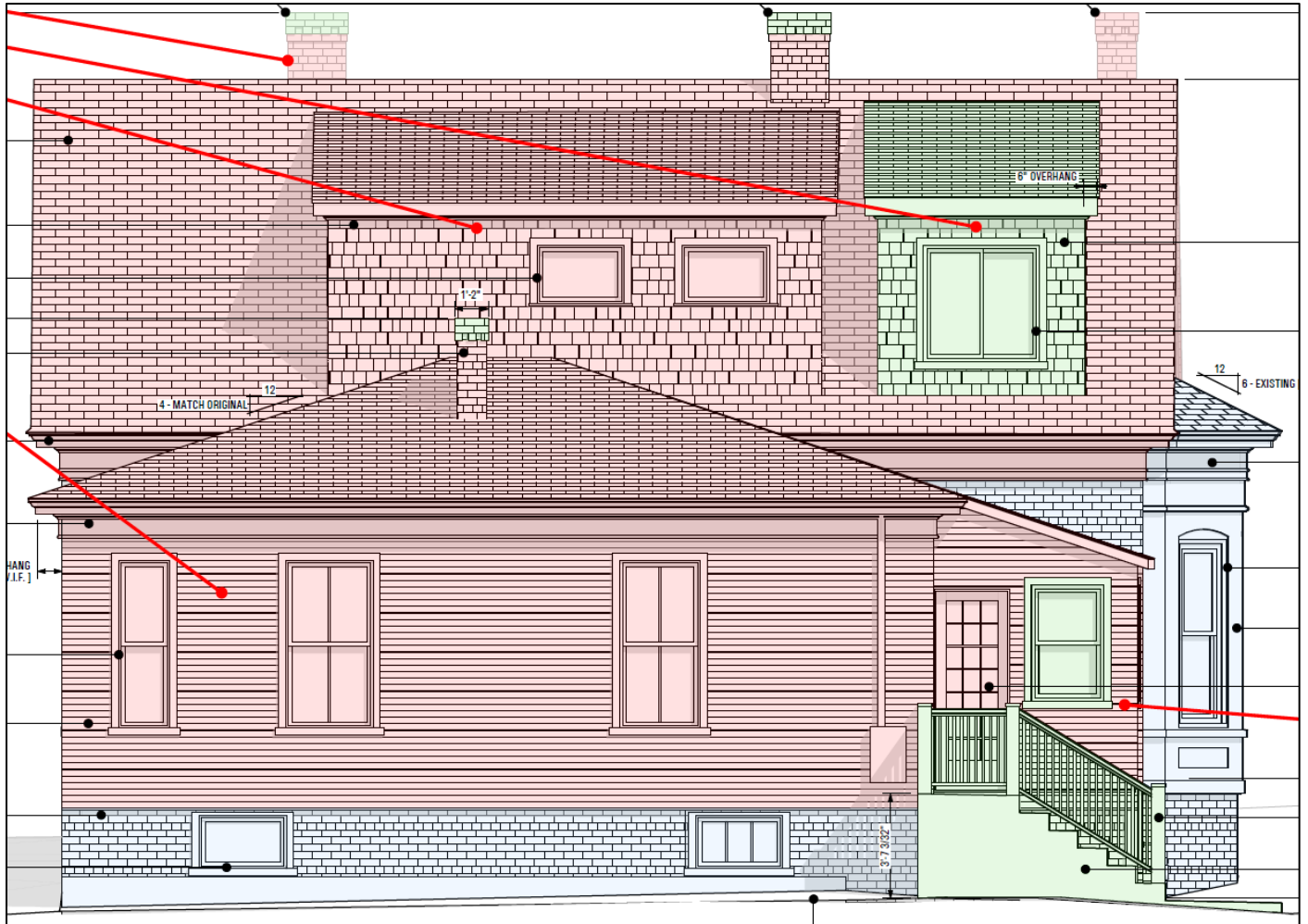
This illustration is enlarged. To see the full description and proposed plan, reference Attachment B.

Rear (South) Elevation Restored Features:

- The applicant is proposing to reinstate the previous shed roofed dormer on the central portion of roof.
- The rear addition is proposed to be constructed in the same footprint.
- The applicant is proposing to reinstate the second story roof form.
- The applicant is reinstating the three wooden hung windows on the first level of the rear addition (highlighted in pink).
- The rear door will be reinstated.

Rear (South) Elevation Proposed Features:

- The shed roofed dormer, which was approved in 2016, is proposed for the eastern portion of the roof (highlighted in green).
- One new window on the rear elevation is proposed. This window is located on the eastern portion of the rear addition (highlighted in green).
- The applicant is proposing to utilize wood channel siding.
- The two dormers will be clad in a traditional cut cedar.
- The door and windows will be constructed out of wood.
- New steps and landing are proposed. These will consist of concrete with a wooden railing. The stairs, railing and entry will meet code.
- All of these alterations are located on a tertiary façade and will not be visible from the public way.

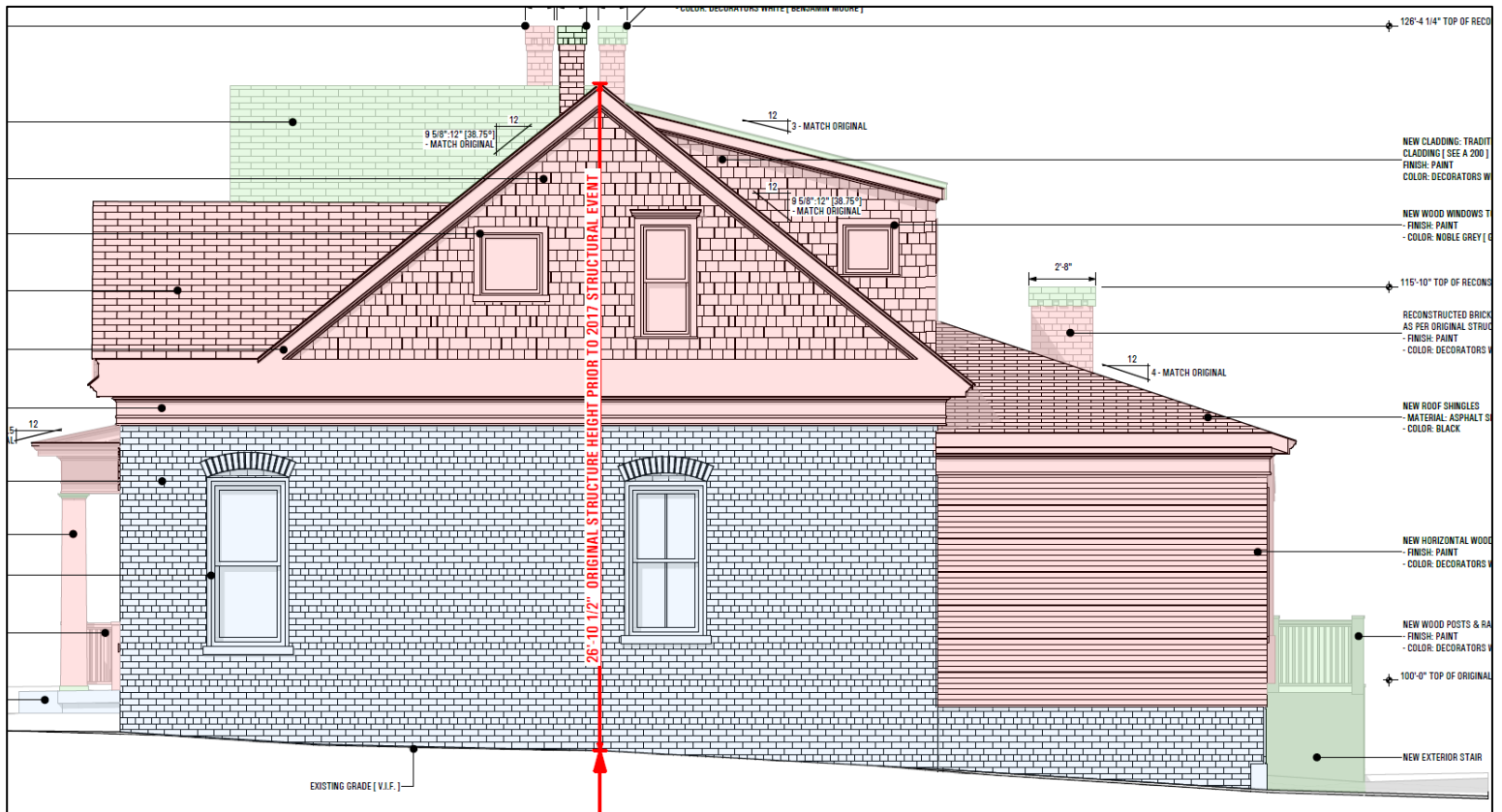


This illustration is enlarged. To see the full description and proposed plan, reference Attachment B.

Side (West) Elevation Restored Features:

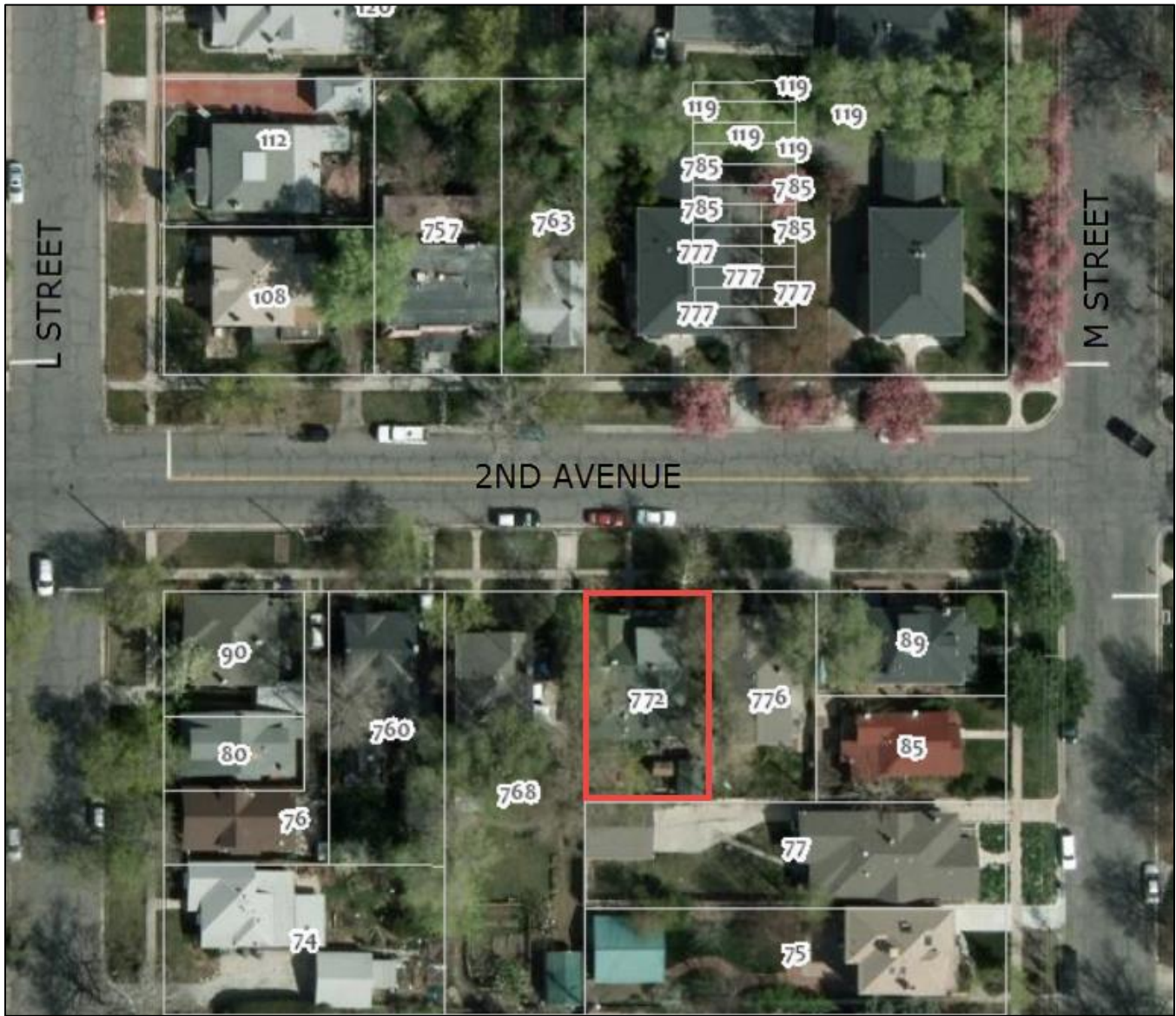
The proximity of the western elevation to the property line is problematic and was thoroughly discussed at the November 2, 2017 Historic Landmark Commission Meeting. Historically, the western elevation was constructed at the property line. To reconstruct the previously existing eaves, the applicant would need to obtain an easement or some other legal mechanism which permits the exact reconstruction. The applicant is seeking a resolution with the neighboring property owners, but has yet been able to obtain the necessary easement. The current application and proposal for the western elevation illustrates this elevation without the eaves. The windows on the first level are existing and will remain. Additionally, the applicant will seek an exception with Building Services through the State Historic Building Code to reinstate the upper gable windows. If the applicant is able to obtain an easement, the western elevation will be fully restored.

The proposed materials on the western elevation consist of traditional cut cedar siding and wood for the proposed windows, fascia and trim.



This illustration is enlarged. To see the full description and proposed plan, reference Attachment B.

PROJECT LOCATION:



KEY ISSUES

The following key issues were identified:

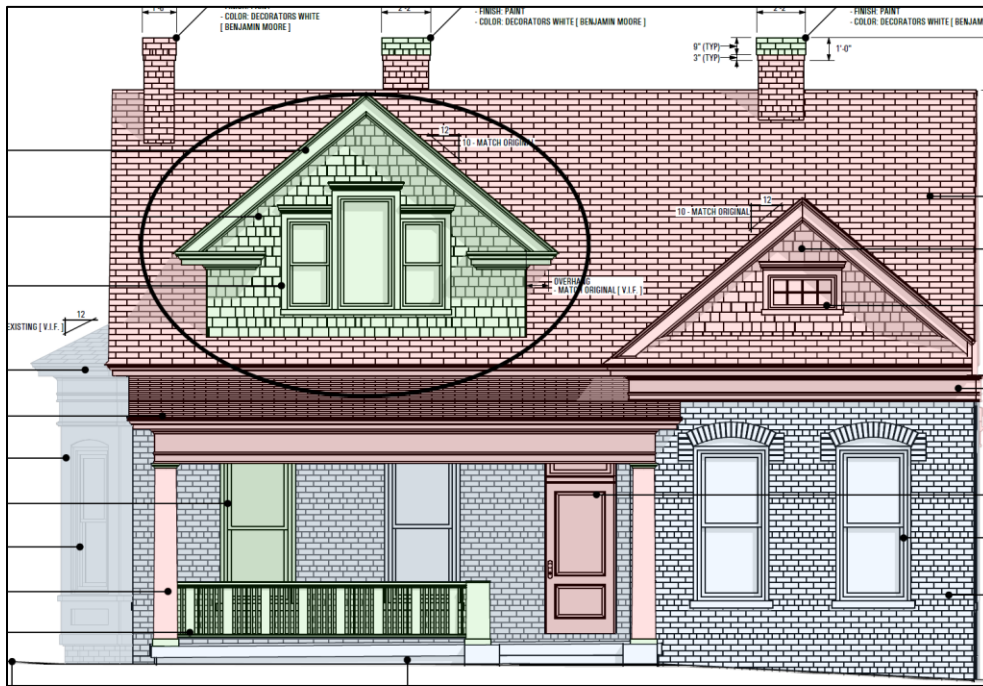
Issue 1: Loss of Character Defining Features

While the structural failure was unanticipated, it did cause a loss of architectural features. These features include the front porch, roof form, gabled dormer, windows and additional historic materials. The proposal to restore and reinstate the lost and damaged architectural features is compatible with the Secretary of the Interior Standards for Historic Preservation. The contributing status of the subject property has not faltered with the loss of these features and will again be supported with the completion of the restoration. The applicant is utilizing pictorial evidence and 3-D scans to derive the accurate dimensions and form of the lost features. This proposal will reinstate the subject property to a higher degree of integrity.

Issue 2: Modification of Front Facing Dormer

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

In regards to the shed roofed dormer, it had little to no historic significance to the primary structure. The dormer was noted as an inappropriate 20th Century modification in the 1980 Intensive Level Survey. The proposed gabled dormer is a sympathetic alteration for the Victorian style cottage and allows the applicant to maintain the head space and occupancy of the second level, while being appropriately designed.



Issue 3: Special Exception Requests

Two special exception requests are required for the reconstruction of the lost features of the contributing structure. The rear addition is located within the western interior side yard and the southern rear yard and is considered to be a segment of a noncomplying structure. A special exception is required to reconstruct a segment of a noncomplying structure. The rear addition will be reconstructed in the same footprint and location.

Additionally, the applicant is also seeking a special exception to the permitted height in the SR-1A zoning district, which permits approximately 23' for new construction or an average of other principal buildings on the subject block face. The subject property had a height of approximately 26'10". The applicant is requesting to reinstate the height to 26'10". The applicant submitted an averaging of the block and the block face. The average height is approximately 24'. The proposal is approximately 2'10" above the average height for the block face. The requested special exceptions are purely required to reconstruct what previously existed onsite. There are no anticipated adverse impacts associated with these requests.

DISCUSSION:

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

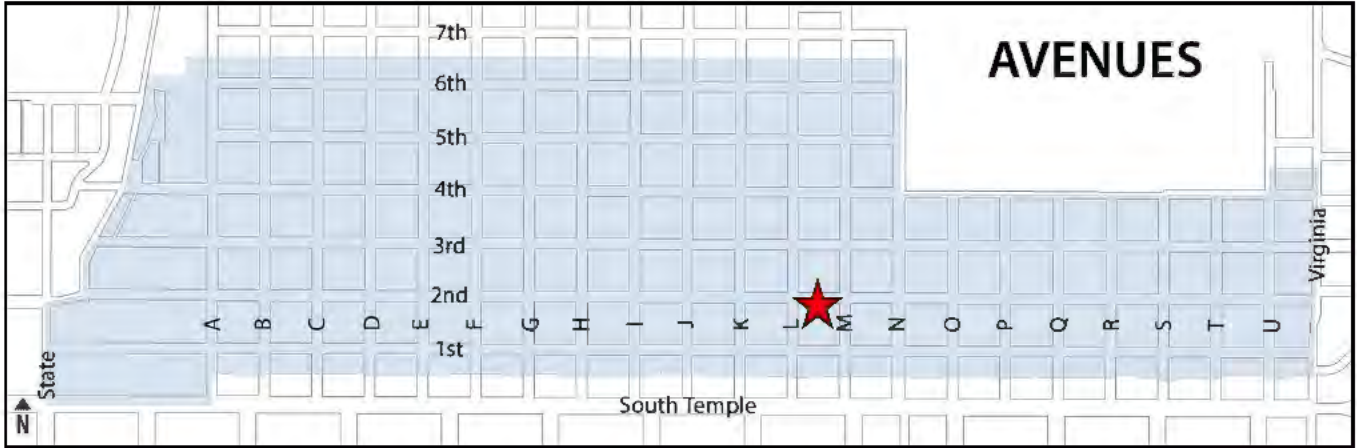
NEXT STEPS:

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

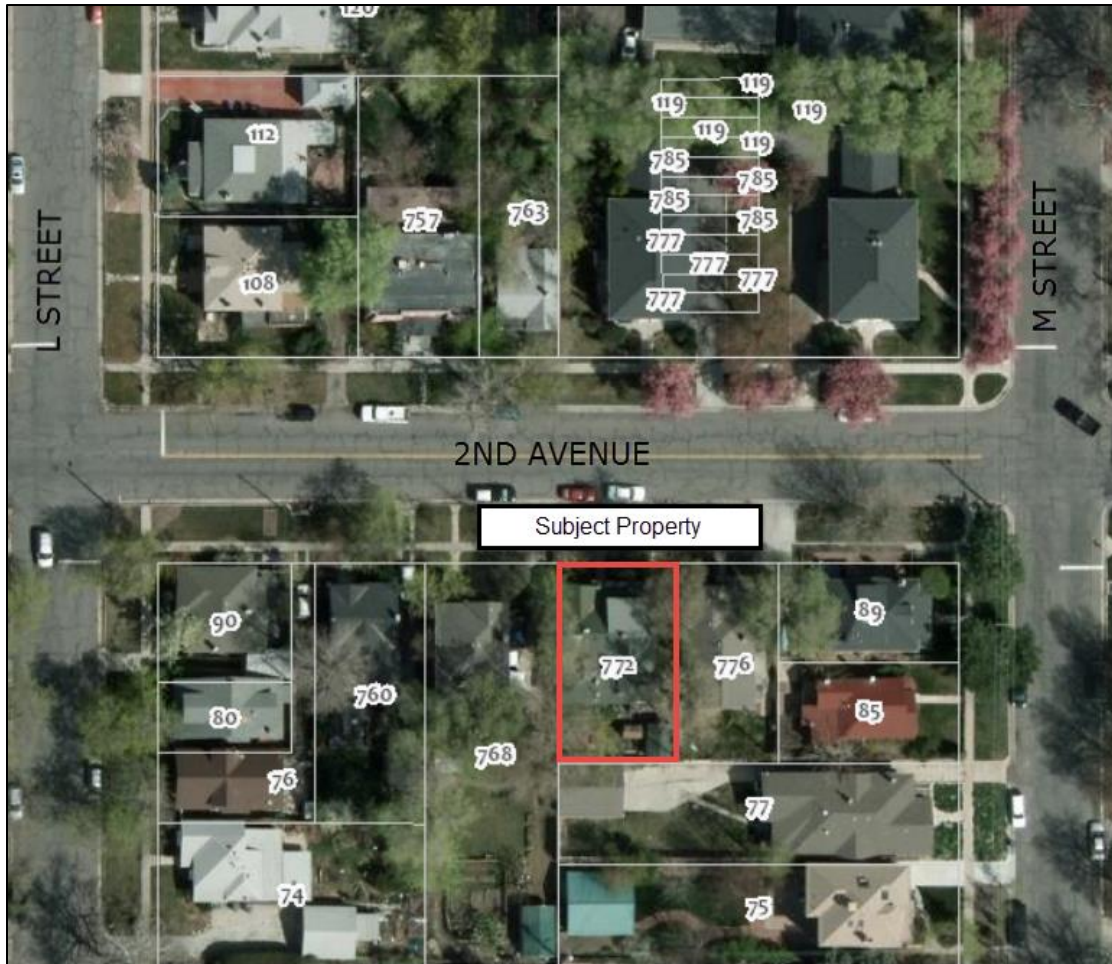
If the application is denied, the applicant would not be able to proceed with the proposed project.

ATTACHMENT A: SITE MAP & SURVEY INFORMATION

★ *Approximate Project Location*



ATTACHMENT B: SITE PLAN AND SURVEY INFORMATION



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

1 IDENTIFICATION

Street Address: 772 2nd Avenue Plat D Bl. 27 Lot
Name of Structure: L. Moth Iverson House T. R. S.
Present Owner: Guertler, Siegfried J & UTM:
Owner Address: Tax #:

2 AGE/CONDITION/USE

Original Owner: L. Moth Iverson Construction Date: 1889 Demolition Date:
Original Use: single-family residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3 STATU

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

4 DOCUMENTATION

Photography: Date of Slides: 5/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other

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

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

Polk, SLC Directories, 1892, 1922, 1944, 1958, 1965.
Deseret News, Jan. 3, 1921, p.8; Jan. 6, 1921, p.1. section 2.
Improvement Era, v.24:367.
"List of Buildings," Salt Lake Tribune, January 1, 1890, p. 5.
Salt Lake City Building Permit, #2964, May 5, 1898; #674, August 12, 1908.

Architect/Builder:

Building Materials: brick

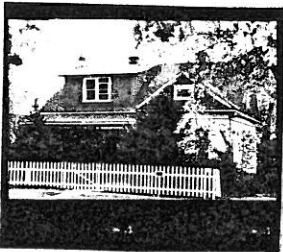
Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:

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

This is a one-and-a-half story Victorian cottage with gable roofs. Under the corbelled window arches is wood carving. The large front dormer window is a 20th century addition.

The house has been added to several times.



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input 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 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 type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This one-story brick house of pattern book design is representative of the kind built throughout the avenues during the latter part of the 19th century. It was built in 1889 for L. Moth Iverson. According to his obituary, "Just after he had borne his testimony and requested the the hymn 'Onward Christian Soldiers' be sung, L. Moth Iverson, well-known real estate man and notary public, died at the fast meeting in the 21st Ward Chapel Sunday sfternoon." Iverson was born in Copenhagen, Denmark in 1851. He graduated from the University of Copenhagen with a Ph.D. Degree and came to Utah in 1880. He was connected with Zion's Bank and Trust for twenty-three years, and with the Salt Lake Security and Trust Co. for several more. For the last twelve years of his life, he was in the real estate business for himself. Following his death in 1921, his widow, Elsie M. Iverson, continued to live in the house, until her own death in the early 1940's. The house was then converted into several small apartments and remained a multi-family dwelling until 1964, when Siegfried J. Guertler, a painter, bought the house and converted it back into a single-family residence.

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

RLS 2007, PAGE 10

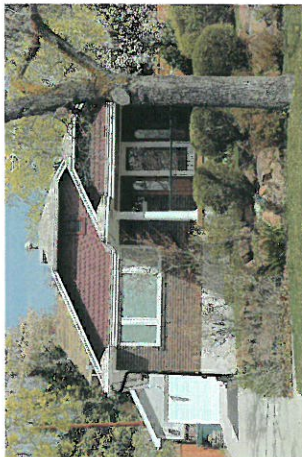
2nd Avenue — Avenues Historic District (SLC Landmark District)

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
733 E 2ND AVENUE LEVI RITER HOUSE	B	1/0 1	1914	REGULAR BRICK SHINGLE SIDING	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE COTTAGE SINGLE DWELLING	07 N04	
740 E 2ND AVENUE CASTLETON BROTHERS GEN	B	0/0 2	1891	REGULAR BRICK	VICTORIAN ECLECTIC	2-PART BLOCK MIXED COMM./RESID.	07 N04	(736) WAREHOUSE? - UHF ESMT
757 E 2ND AVENUE	B	0/0 2	1905	REGULAR BRICK ROMAN BRICK	20TH C.: OTHER	WALK-UP APT. MULTIPLE DWELLING	07 N04	757-759 E
760 E 2ND AVENUE HENRY R. COULAM HOUSE	B	0/1 1	1924	STRIATED BRICK STUCCO/PLASTER	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	07 N04	78
763 E 2ND AVENUE	B	0/0	1891	STUCCO/PLASTER REGULAR BRICK	VICTORIAN: OTHER	CROSSWING	07	
768 E 2ND AVENUE ISSAC MONTGOMERY FISHER	B	0/0 2	1903	REGULAR BRICK	VICTORIAN ECLECTIC 20TH C.: OTHER	SINGLE DWELLING FOURSQUARE (BOX) SINGLE DWELLING	07 N04 N04	
772 E 2ND AVENUE L. MOTH IVERSON HOUSE	B	0/1 1.5	1889	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	07 N04	78
776 E 2ND AVENUE ROBERT F. ANESON HOUSE	B	0/0 1	1905	SHINGLE SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 N04	78
777 E 2ND AVENUE	B	0/1 2	1948	STRIATED BRICK	MINIMAL TRADITIONAL	OTHER APT./HOTEL MULTIPLE DWELLING	07 00	79 SEE 119 M STREET AND 785 E 2ND AVE N04
785 E 2ND AVENUE	B	0/1 2	1948	REGULAR BRICK	MINIMAL TRADITIONAL	OTHER APT./HOTEL MULTIPLE DWELLING	07 00	4-PLEX; SEE 119 M STREET AND 777 E. 2ND AVE 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

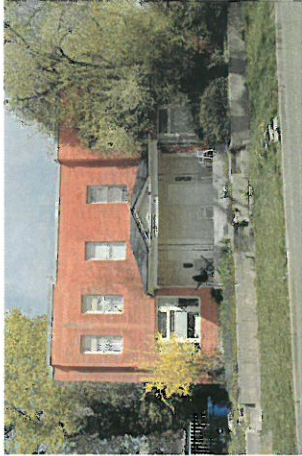
RECONNAISSANCE LEVEL SURVEY – 2007
 2nd Avenue, Page 10



733 E 2nd Avenue
 B



740 E 2nd Avenue
 B



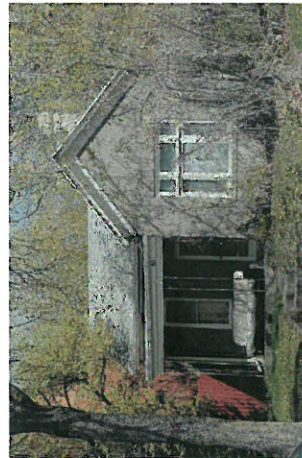
757-759 E 2nd Avenue
 B



760 E 2nd Avenue
 B



760 E 2nd Avenue
 (garage)



763 E 2nd Avenue
 B



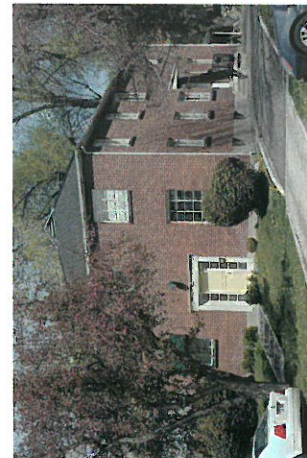
768 E 2nd Avenue
 B



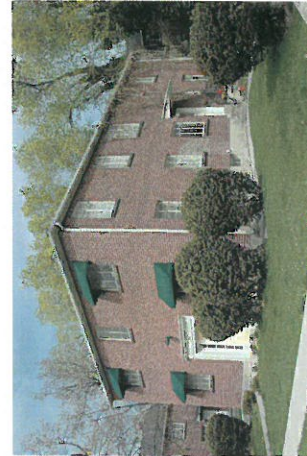
772 E 2nd Avenue
 B



776 E 2nd Avenue
 B



777 E 2nd Avenue
 B



785 E 2nd Avenue
 B



785 E 2nd Avenue
 (rear view)

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



Special Exception NOTICE OF APPLICATION

Planning Commission

Historic Landmark Commission

OFFICE USE ONLY

Project #: <i>PLNHLC2017-00792</i>	Received By: <i>MUNA</i>	Date Received: <i>9/20/17</i>	Zoning: <i>SR-1A</i>
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Project Name:
772 East 2nd Avenue

PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:

ENCROACHMENT - Eastern Side Yard of Existing Building Footprint

Address of Subject Property:
772 East 2nd Avenue

Name of Applicant:
Steve Scoville

Address of Applicant:
[Redacted]

E-mail of Applicant:
[Redacted]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other: *OWNER'S AGENT*

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

E-mail of Property Owner:
[Redacted]

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

WHERE TO FILE THE COMPLETE APPLICATION

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

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

SIGNATURE

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

Signature of Owner or Agent: [Redacted]	Date: <i>2017.09.19</i>
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SALT LAKE CITY PLANNING

SUBMITTAL REQUIREMENTS

Staff Review

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

AVAILABLE CONSULTATION

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PLNHLC2017-00791</i>	Received By: <i>MLIMA</i>	Date Received: <i>9/20/17</i>	Zoning: <i>SR-1A</i>
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Project Name:
772 East 2nd Avenue

PLEASE PROVIDE THE FOLLOWING INFORMATION

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

Address of Subject Property:
772 East 2nd Avenue

Name of Applicant: Steve Scoville	Phone: [REDACTED]
--------------------------------------	----------------------

Address of Applicant: [REDACTED]

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other: *OWNER'S AGENT*

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

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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SIGNATURE

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

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

Staff Review

- 1. Project Description** (please attach additional sheet)
Written description of your proposal
- 2. Drawings to Scale**
 - One paper copy (24" x 36")
 - A digital (PDF) copy
 - One 11 x 17 inch reduced copy of each of the following
 - a. Site Plan**
 Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)
 - b. Elevation Drawing**
 Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change
 - Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.
- 3. Photographs**
 - Historic photographs of existing building/s (if available)
 - Current photographs of each side of the building
 - Close up images of details that are proposed to be altered
- 4. Materials**
 - List of proposed materials
 - Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

772 e 2nd Avenue
Salt Lake City, Utah
84103

January 10th 2018

Re: Project Description - Special Exception for Minor Alterations

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

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

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

On November 2nd 2017, the project was heard at the SLC H.L.C. and it was decided to table the decision and allow for further work to be produced which would provide more clarity regarding some of the questions raised by Commissioners. Since then, a new set of documents has been produced which provides more thorough detail related to the column, entablature, trim and roof geometries.

ARCFLO

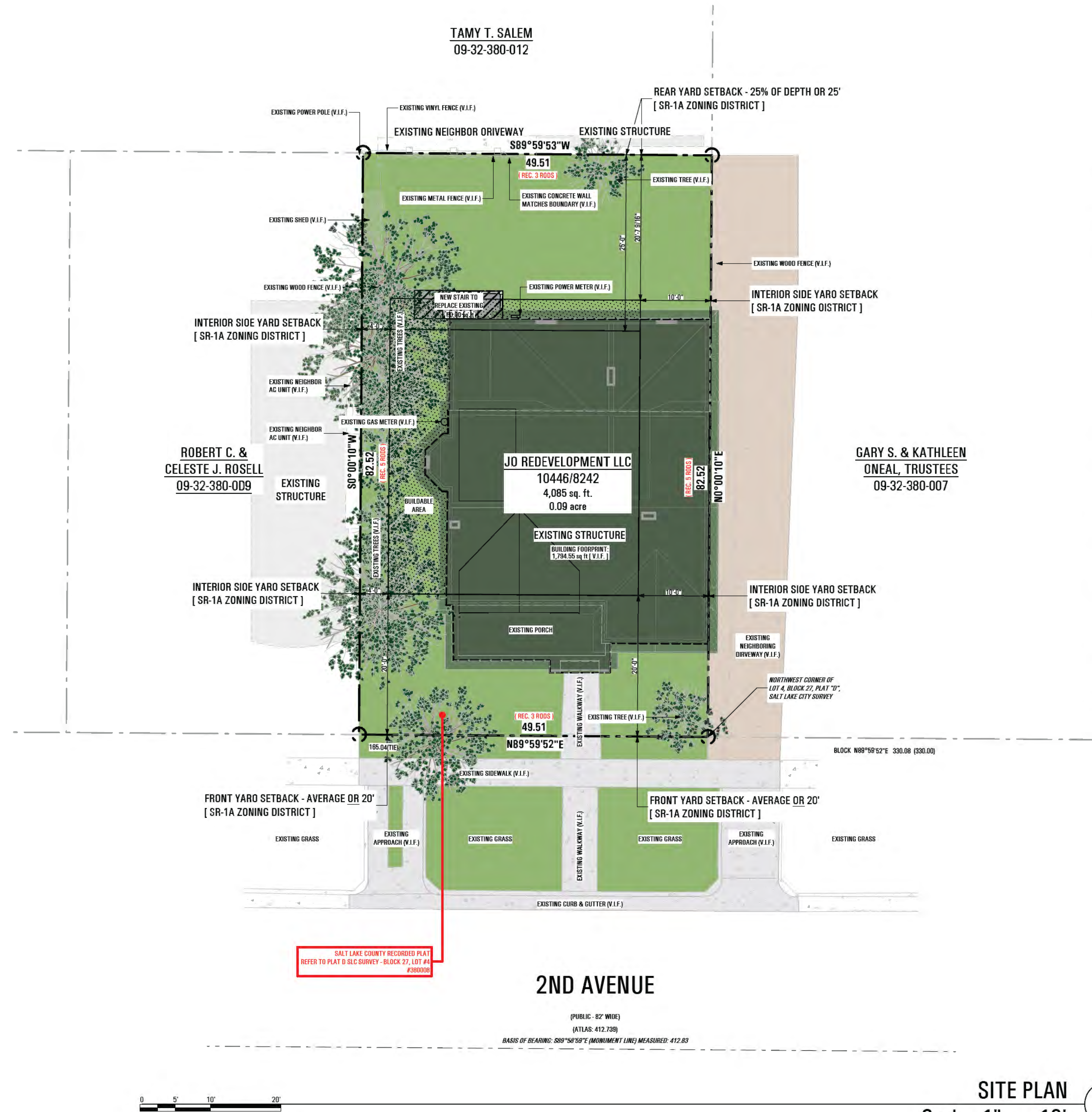
a visionary design firm

2ND AVE HISTORIC RENOVATION

772 EAST 2ND AVENUE
SALT LAKE CITY, UTAH 84103



2ND AVE HISTORIC RENOVATION



Zoning Ordinance Constraint Summary:

Authority Having Jurisdiction:

- Historic Landmark Commission

1- Zoning Classification:

- Special Development Pattern Residential District (SR-1A)

2- Minimum Lot Area & Width:

Standard Lot Area: 5,000 sq. ft.
Existing Lot Area: 4,085 sq. ft.

Proposed Reconstruction: No Modification - Noncomplying - Subject Property is Undersized for the SR-1A Zoning District
[Requires Special Exception]

Standard Lot Width: Fifty Feet (50')
Existing Lot Area: Forty-Nine Foot Six (49'-6")

Proposed Reconstruction: No Modification - Noncomplying - Subject Lot Width Does Not Meet the Required Minimum for the SR-1A Zoning District
[Requires Special Exception]

3a- Set-back: Front Yard:

Standard: Average OR Twenty Feet (20')
Existing: Nineteen Foot Three (19'-3")

Proposed Reconstruction: No Modification
[Requires Special Exception]

3b- Set-back: Rear Yard:

Standard: 25% of Depth or Twenty-Five Feet (25')
Existing: Fifteen Foot Four (15'-4")

Proposed Reconstruction: No Modification
[Requires Special Exception]

3c- Set-back: Interior Side Yard:

Standard: Four Feet on One Side (4')
Ten Feet on One Side (10')

Existing: Four Foot Seven (4'-7")
Seven Foot Six (7'-6")

Proposed Reconstruction: No Modification to Four Foot Seven (4'-7") Noncomplying to Seven Foot Six (7'-6") Setback - The structure encroaches into this required side yard. Requires Special Exception.
[Requires Special Exception]

4- Building Height & Envelope:

Standard: Twenty-Three Feet (23')
Existing: Twenty-Six Foot Ten & One Half Inches (26'-10 1/2")

Proposed Reconstruction: Twenty-Six Foot Ten & One Half Inches (26'-10 1/2")
[Requires Special Exception]

5a- Maximum Lot Coverage Allowed:

Standard: 40% of Lot Area or 1,625 sq. ft.
Existing: 43.9% or 1,795 sq. ft.

Proposed Reconstruction: No Modification - Existing Structure Exceeds the Maximum Lot Coverage. This Will Not Be Modified.
[Requires Special Exception]

5b- Lot Coverage Calculations:

Total Area of Existing Structure: 1,795 sq. ft.

Total Area of Lot: 4,085 sq. ft.

1,795 / 4,085 = 43.9

.439 X 100 = 43.9

5c- Maximum Impervious Coverage Allowed:

- NA

5d- Proposed Impervious Coverage Calculations:

Total Area of Proposed Impervious Coverage: 1,845 sq. ft.

Total Area of Lot: 4,085 sq. ft.

1,845 / 4,085 = 45.2

.452 X 100 = 45.2

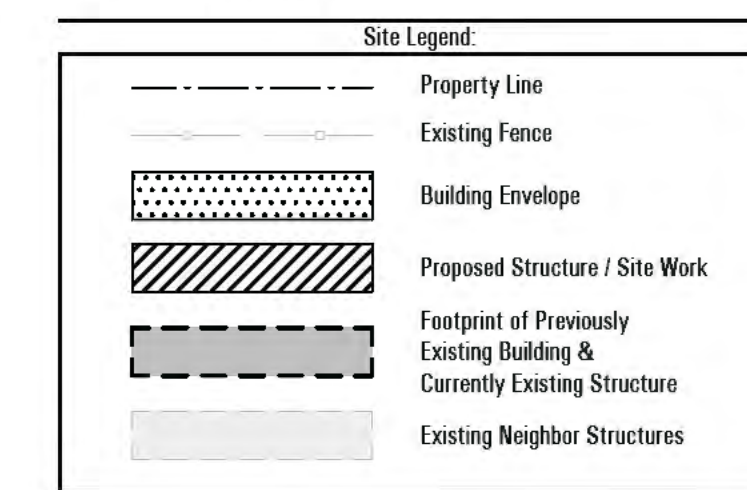


NORTH AERIAL PERSPECTIVE

Zoning Site Plan Information

Location:

772 EAST 2ND AVENUE
SALT LAKE CITY, UTAH 84103



2ND AVE HISTORIC RENOVATION



HISTORIC STREET VIEW [CIRCA 1940]



NORTH VIEW [CIRCA 2017 - PRIOR TO 2017 EVENT]



NORTH WEST VIEW [CIRCA 2017 - PRIOR TO 2017 EVENT]



NORTH EAST VIEW [CIRCA 2017 - PRIOR TO 2017 EVENT]

2ND AVE HISTORIC RENOVATION



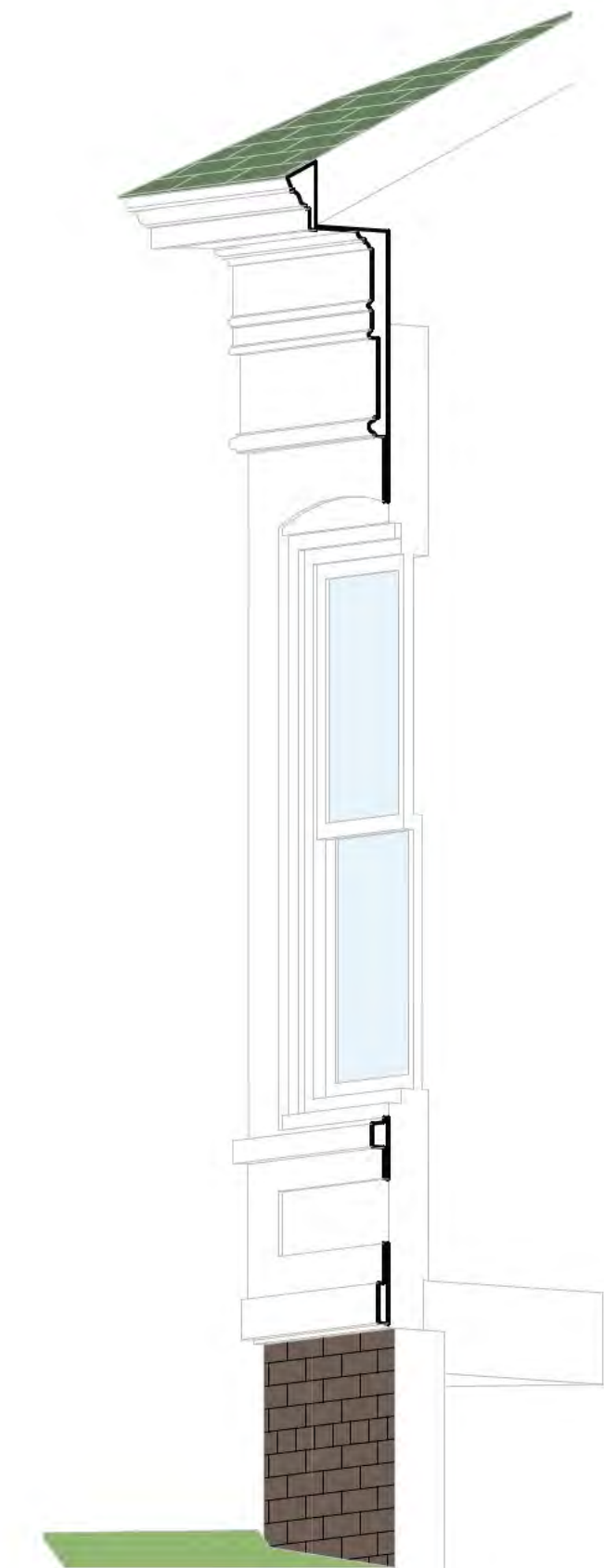
POINT CLOUD - HISTORIC STREET VIEW MATCH **2C**



POINT CLOUD DATA -
 BAY WALL PERSPECTIVE **2C**



POINT CLOUD DATA -
 EAST BAY WALL SECTION **2B**



3D MODEL DATA OBTAINED
 FROM POINT CLOUD DATA **2A**

2ND AVE HISTORIC RENOVATION



HISTORIC STREET VIEW [CIRCA 1940]



MODEL OF ORIGINAL HOUSE PRIOR TO 2017 EVENT
SUPERIMPOSED OVER POINT CLOUD SCAN DATA



MODEL OF PROPOSED HISTORIC RENOVATION
SUPERIMPOSED OVER POINT CLOUD SCAN DATA

RM-208-A-17_2ND AVE REMODEL_CD_2017-11-27
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2ND AVE HISTORIC RENOVATION



EXISTING NORTH VIEW [PRIOR TO 2017 EVENT]



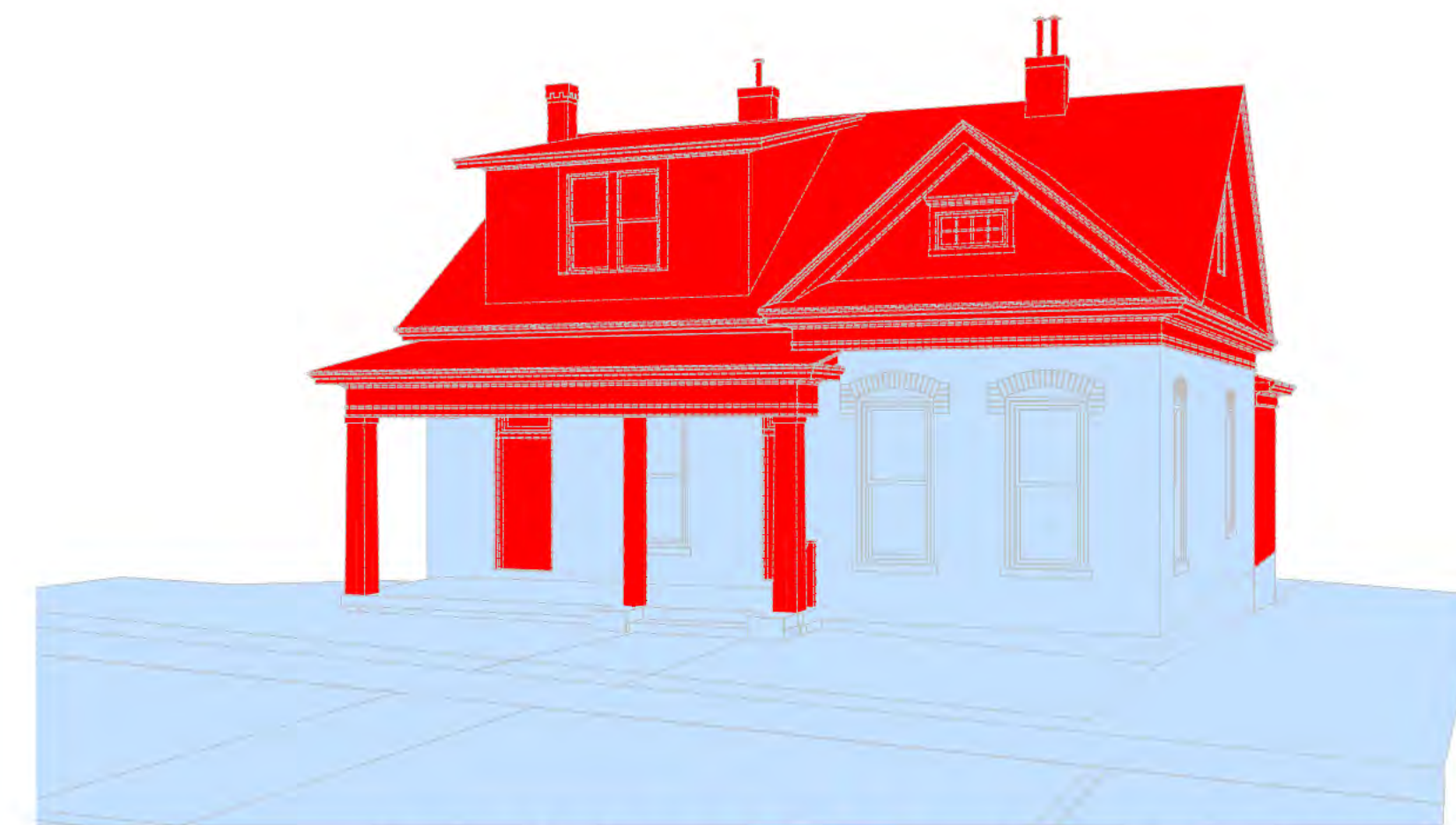
EXISTING NORTH WEST VIEW [PRIOR TO 2017 EVENT]



EXISTING NORTH EAST VIEW [PRIOR TO 2017 EVENT]



MODEL OF ORIGINAL STRUCTURE




MODEL VIEW OF: ■ EXISTING ELEMENTS TO BE RECONSTRUCTED
■ ORIGINAL ELEMENTS




MODEL VIEW OF: ■ EXISTING ELEMENTS TO BE RECONSTRUCTED
■ ORIGINAL ELEMENTS
■ NEW ELEMENTS TO BE BUILT

2ND AVE HISTORIC RENOVATION




**CLADDING: TRADITIONAL CUT
 YELLOW CEDAR SHINGLES**
 FINISH: PAINT
 COLOR: DECORATORS WHITE
 (BENJAMIN MOORE)




**DECORATORS WHITE
 (BENJAMIN MOORE)**

- FASCIA
- CLADDING: TRADITIONAL
 CUT YELLOW CEDAR CLADDING
- ENTABLATURE
- COLUMNS
- EXTERIOR BRICK

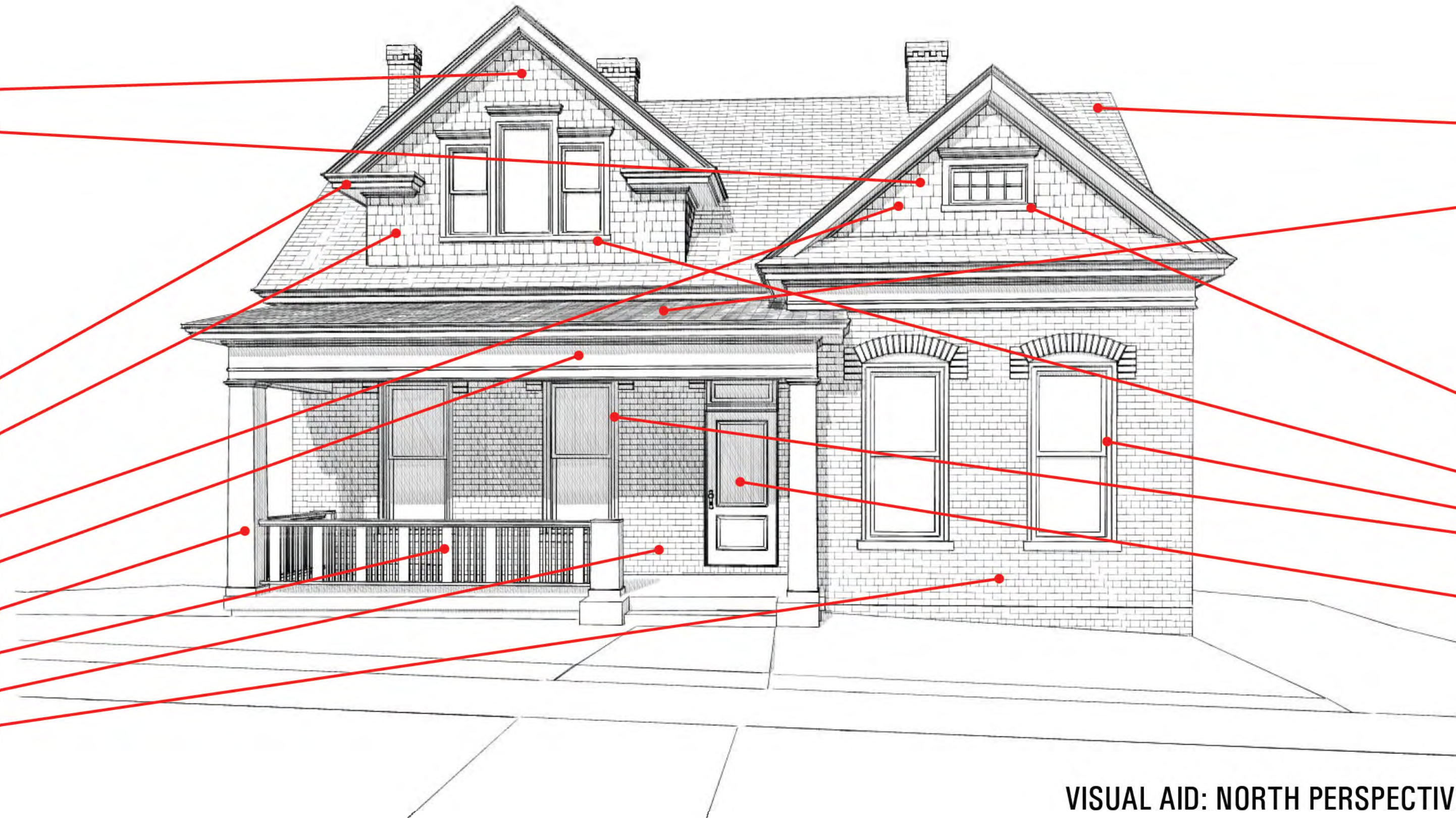


**BLACK SHINGLES
 (ASPHALT)**
 - ROOF (TYPICAL)



**NOBLE GREY
 (GLIDDEN)**

- WOOD WINDOW FRAMES
 (TYPICAL)
- WOOD DOOR FRAMES
 (TYPICAL)



VISUAL AID: NORTH PERSPECTIVE

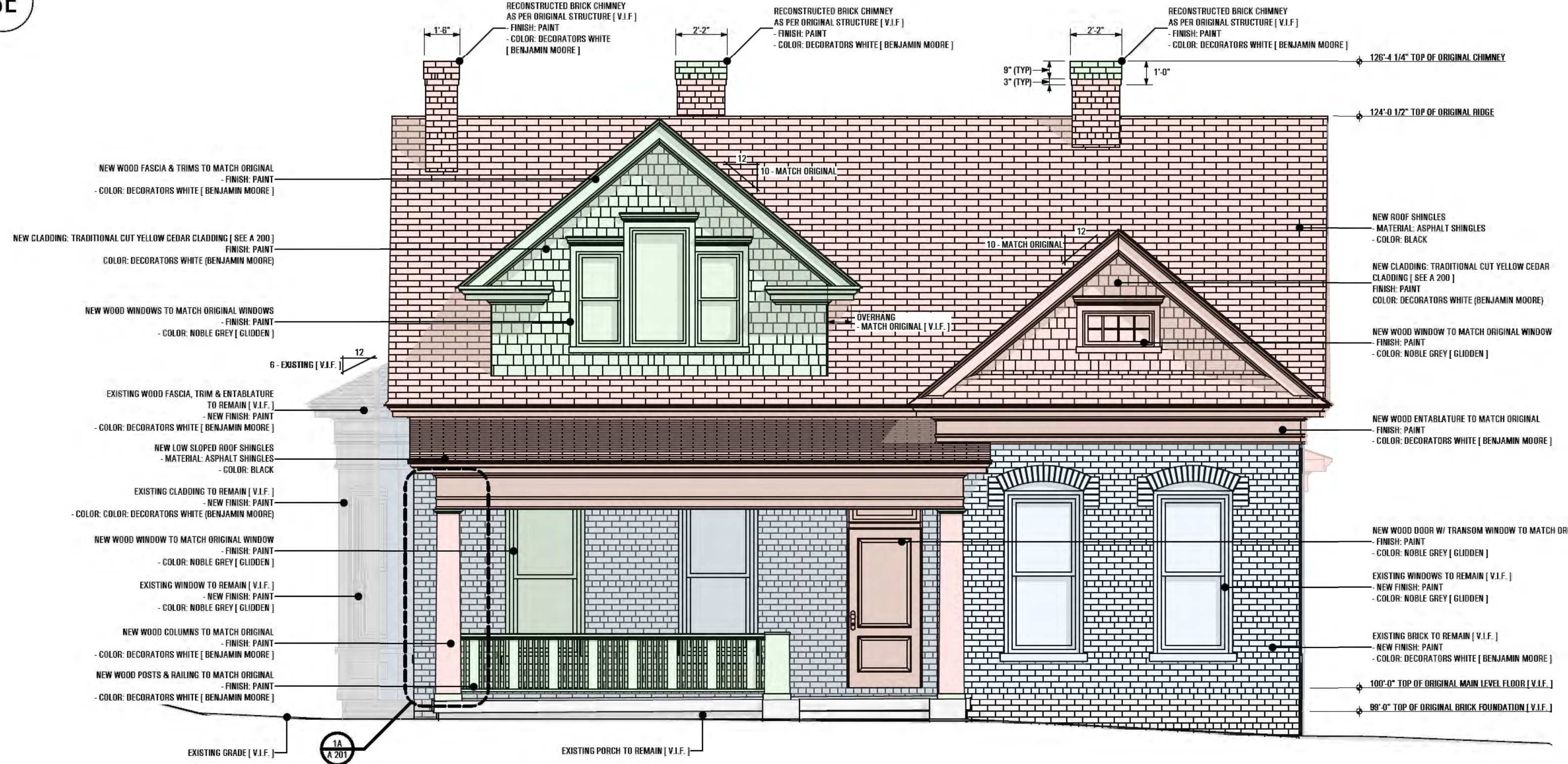
2ND AVE HISTORIC RENOVATION



BUILDING HEIGHT VISUAL AID (3E)



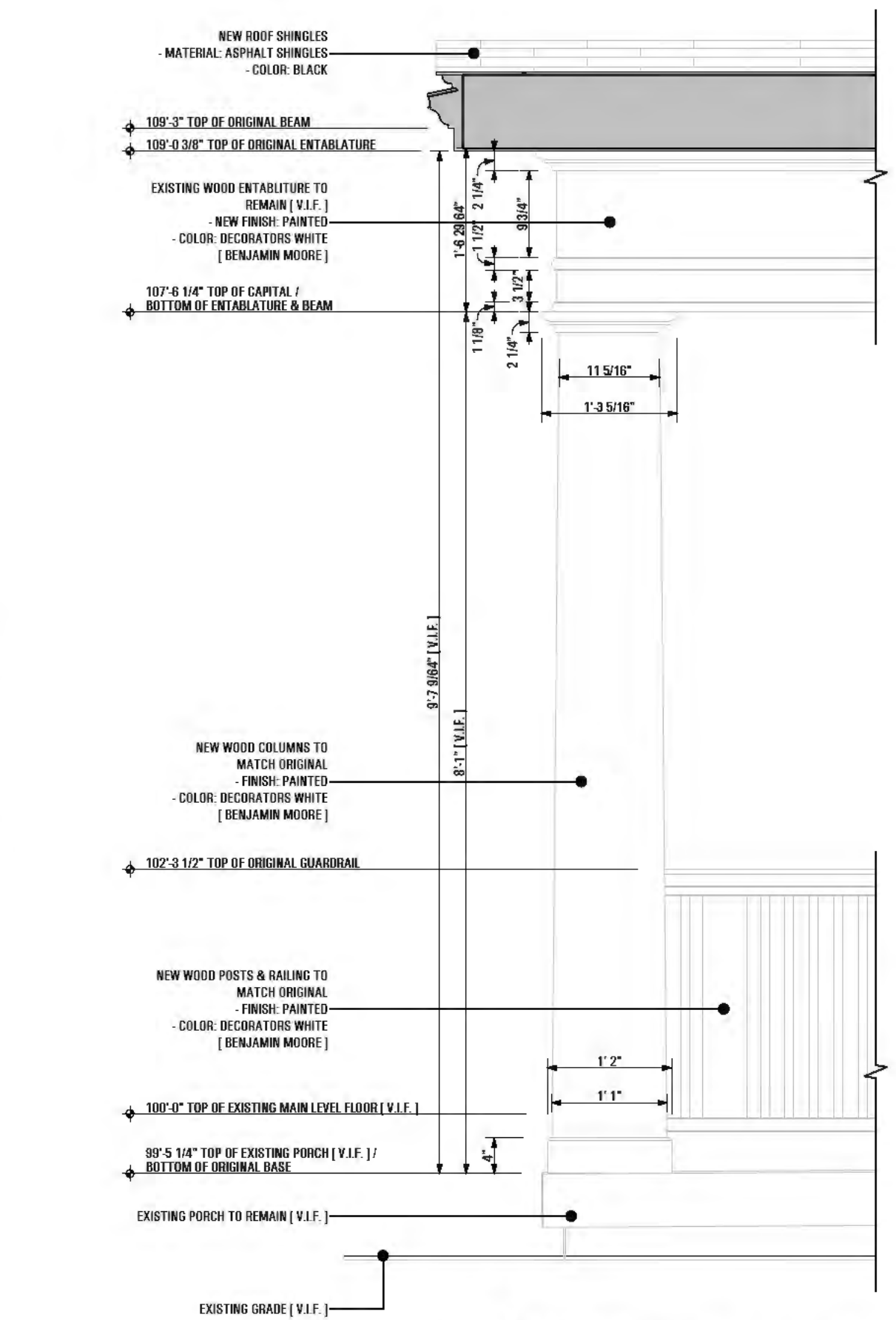
VISUAL AID: NORTH PERSPECTIVE



NORTH ELEVATION
 Scale: 1/4" = 1'-0" (1B)

LEGEND:

	EXISTING ELEMENTS TO BE RECONSTRUCTED
	ORIGINAL ELEMENTS
	NEW ELEMENTS TO BE BUILT



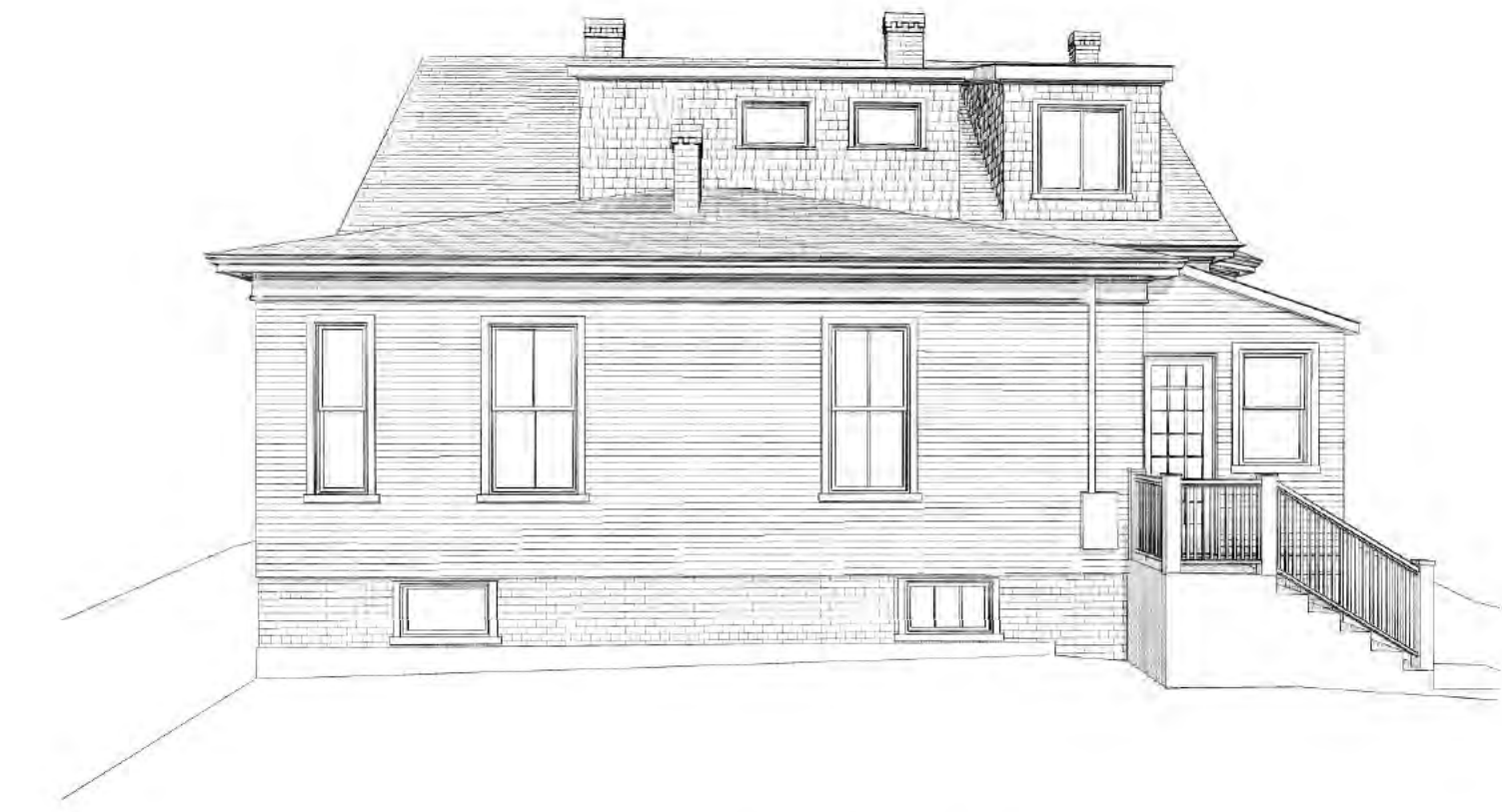
COLUMN DETAIL
 Scale: 3/4" = 1'-0" (1A)

ILLUSTRATIONS, LAYOUTS AND CALCULATIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED AND OBTAINED TO DATE. THIS INFORMATION IS PRELIMINARY AND CONCEPTUAL AND MAY VARY THROUGHOUT THE PROJECT. PRESENTED INFORMATION IS NOT INTENDED TO REPRESENT FINAL CONSTRUCTION OUTCOME OR RESULTS.

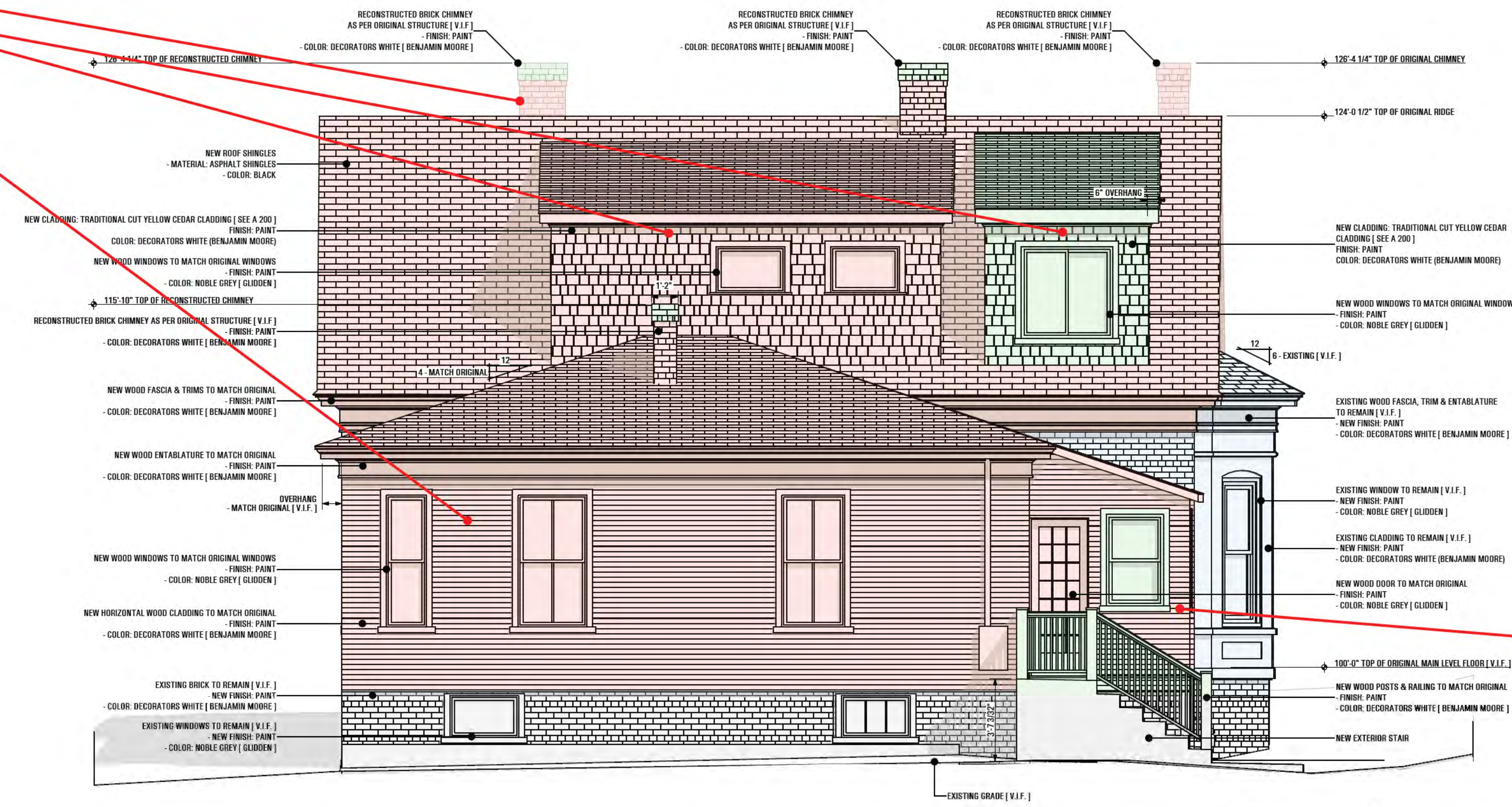
2ND AVE HISTORIC RENOVATION

**DECORATORS WHITE
 (BENJAMIN MOORE)**

- CHIMNEYS
- CLADDING: TRADITIONAL CUT YELLOW CEDAR CLADDING
- HORIZONTAL CHANNEL CLADDING



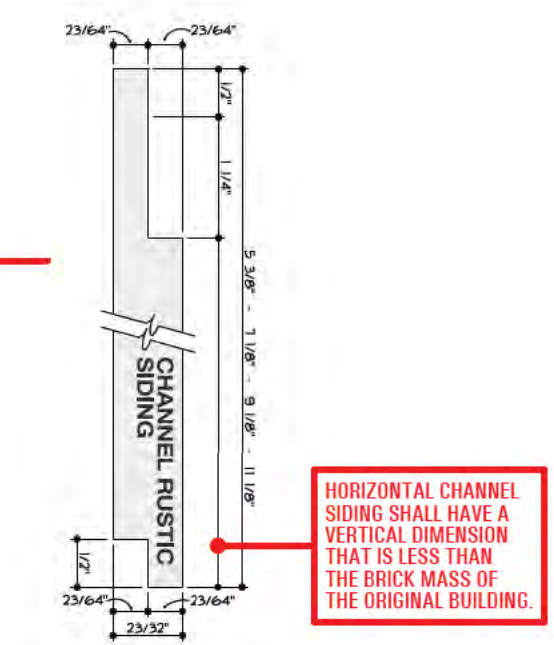
VISUAL AID: SOUTH PERSPECTIVE



SOUTH ELEVATION
 Scale: 1/4" = 1'-0" **1B**

LEGEND:

- EXISTING ELEMENTS TO BE RECONSTRUCTED
- ORIGINAL ELEMENTS
- NEW ELEMENTS TO BE BUILT

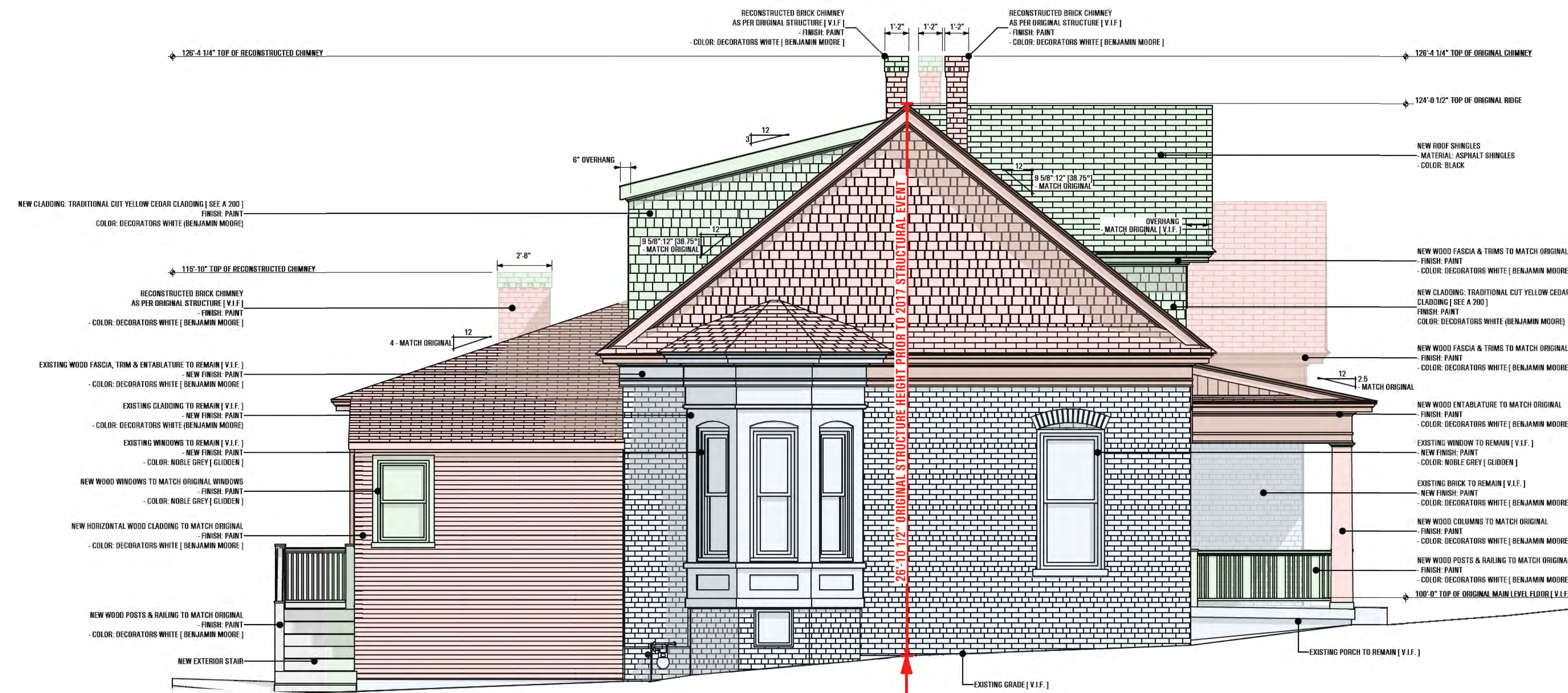


HORIZONTAL CHANNEL FLUTED SIDING SHALL HAVE A VERTICAL DIMENSION THAT IS LESS THAN THE BRICK MASS OF THE ORIGINAL BUILDING.

2ND AVE HISTORIC RENOVATION



VISUAL AID: EAST PERSPECTIVE



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

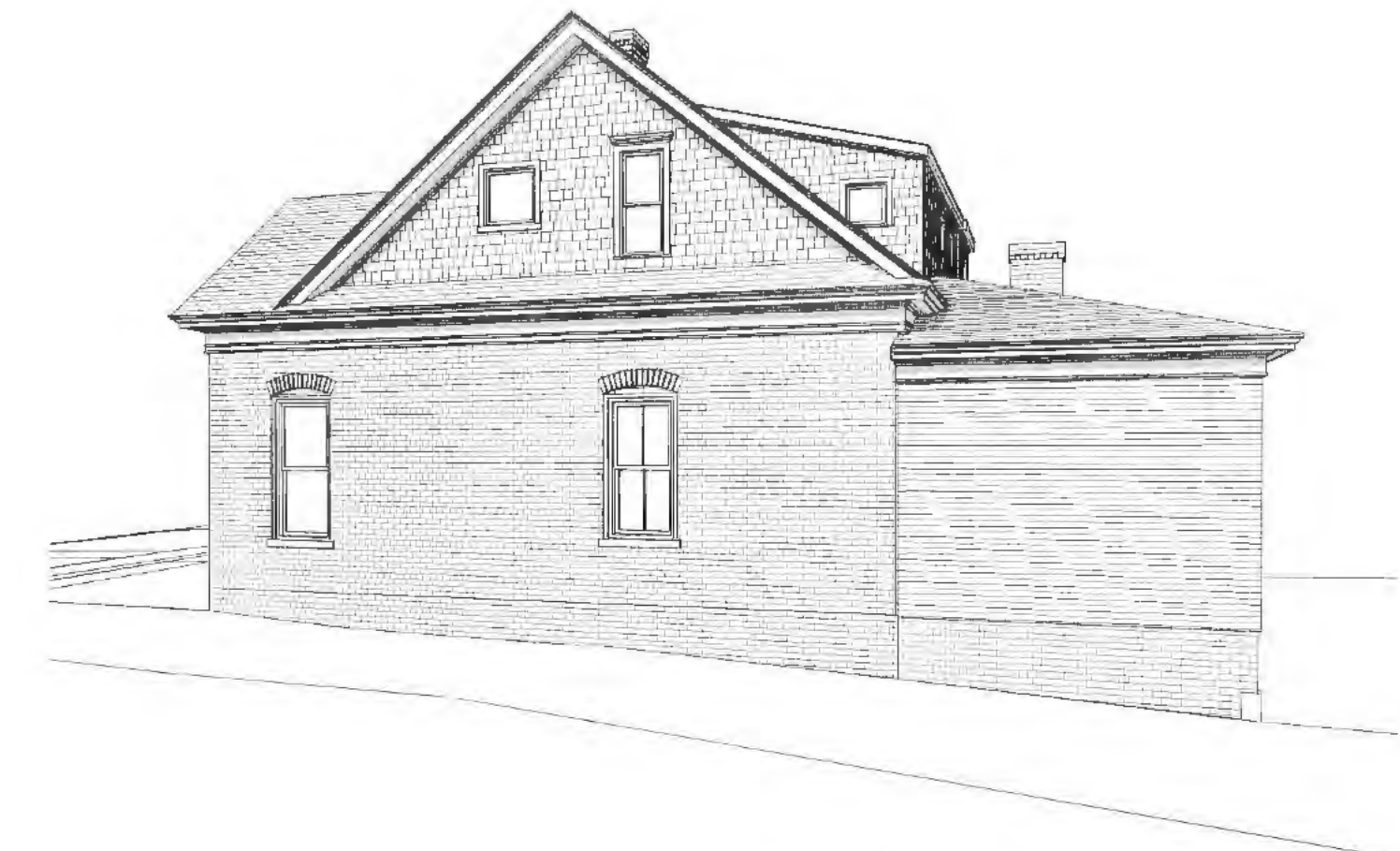
PROPOSED CONSTRUCTION:
IT IS PROPOSED TO REBUILT AND REPLACE THE ORIGINAL SECOND STORY STRUCTURE TO THE HEIGHT OF THE ORIGINAL STRUCTURE PRIOR TO THE STRUCTURAL EVENT OF 2017.

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

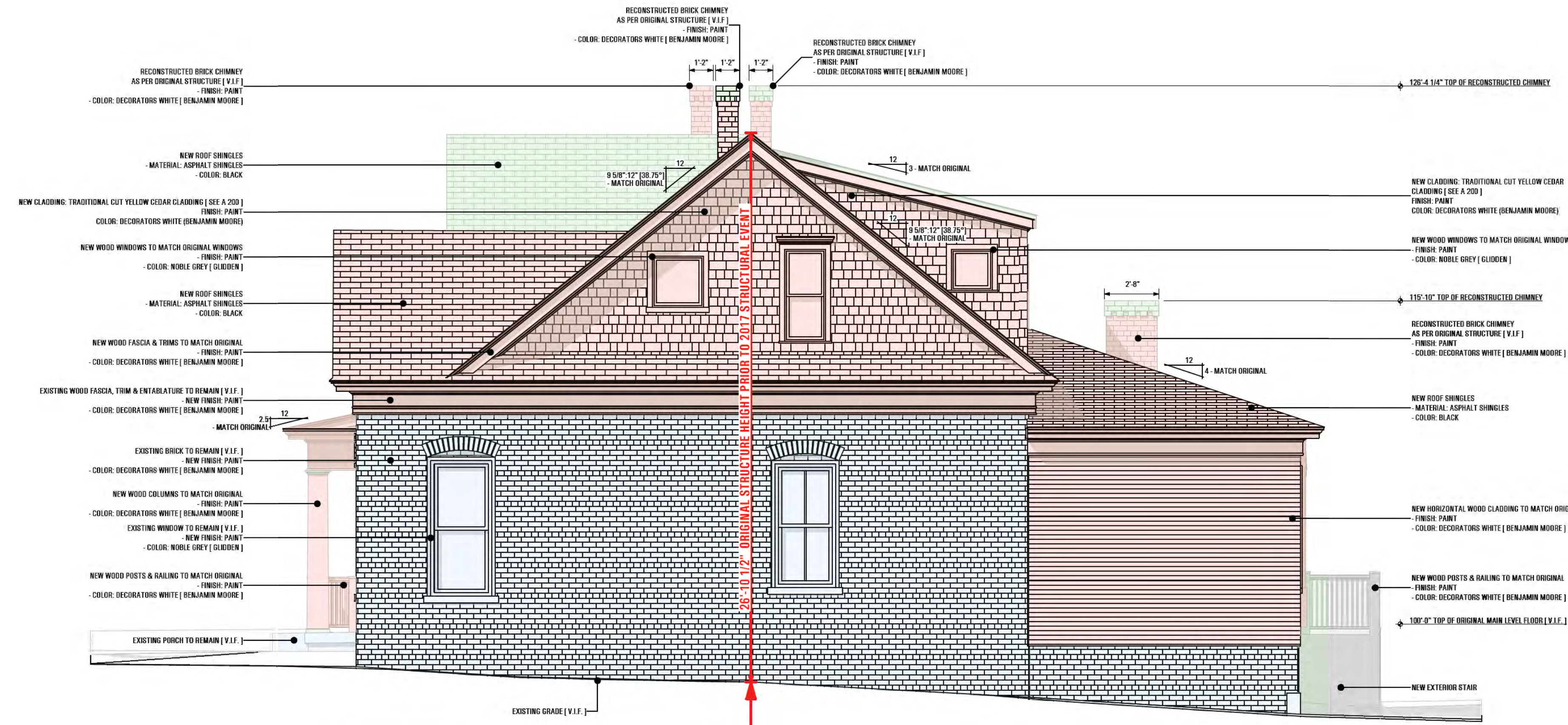
EAST ELEVATION 1B
Scale: 1/4" = 1'-0"

LEGEND:	
	EXISTING ELEMENTS TO BE RECONSTRUCTED
	ORIGINAL ELEMENTS
	NEW ELEMENTS TO BE BUILT

2ND AVE HISTORIC RENOVATION



VISUAL AID: WEST PERSPECTIVE



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

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

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

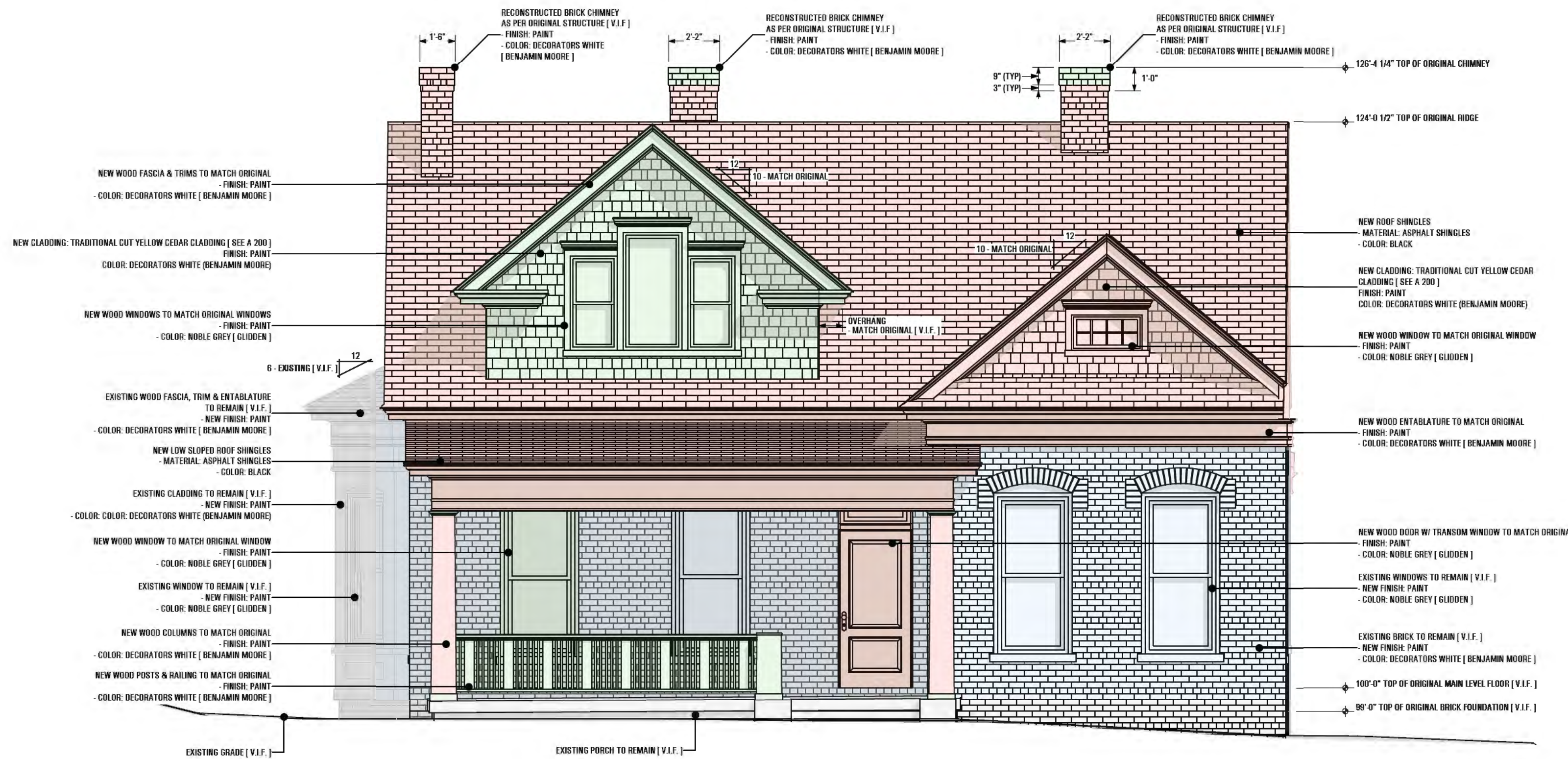
WEST ELEVATION 1B
 Scale: 1/4" = 1'-0"

LEGEND:	
	EXISTING ELEMENTS TO BE RECONSTRUCTED
	ORIGINAL ELEMENTS
	NEW ELEMENTS TO BE BUILT

2ND AVE HISTORIC RENOVATION - ZERO LOT LINE SETBACK



VISUAL AID: NORTH PERSPECTIVE



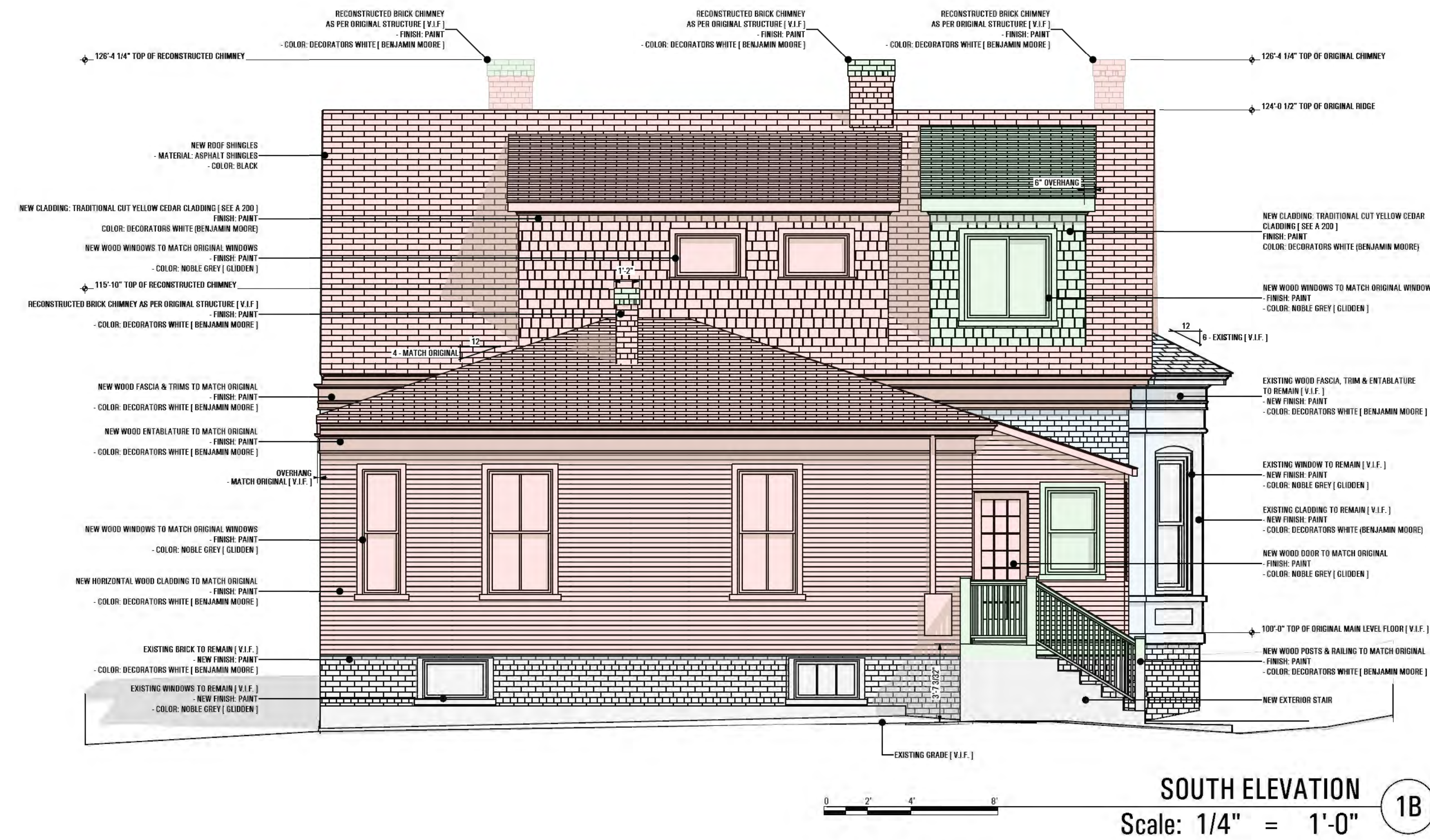
LEGEND:	
	EXISTING ELEMENTS TO BE RECONSTRUCTED
	ORIGINAL ELEMENTS
	NEW ELEMENTS TO BE BUILT

NORTH ELEVATION
 Scale: 1/4" = 1'-0" 1B

2ND AVE HISTORIC RENOVATION - ZERO LOT LINE SETBACK

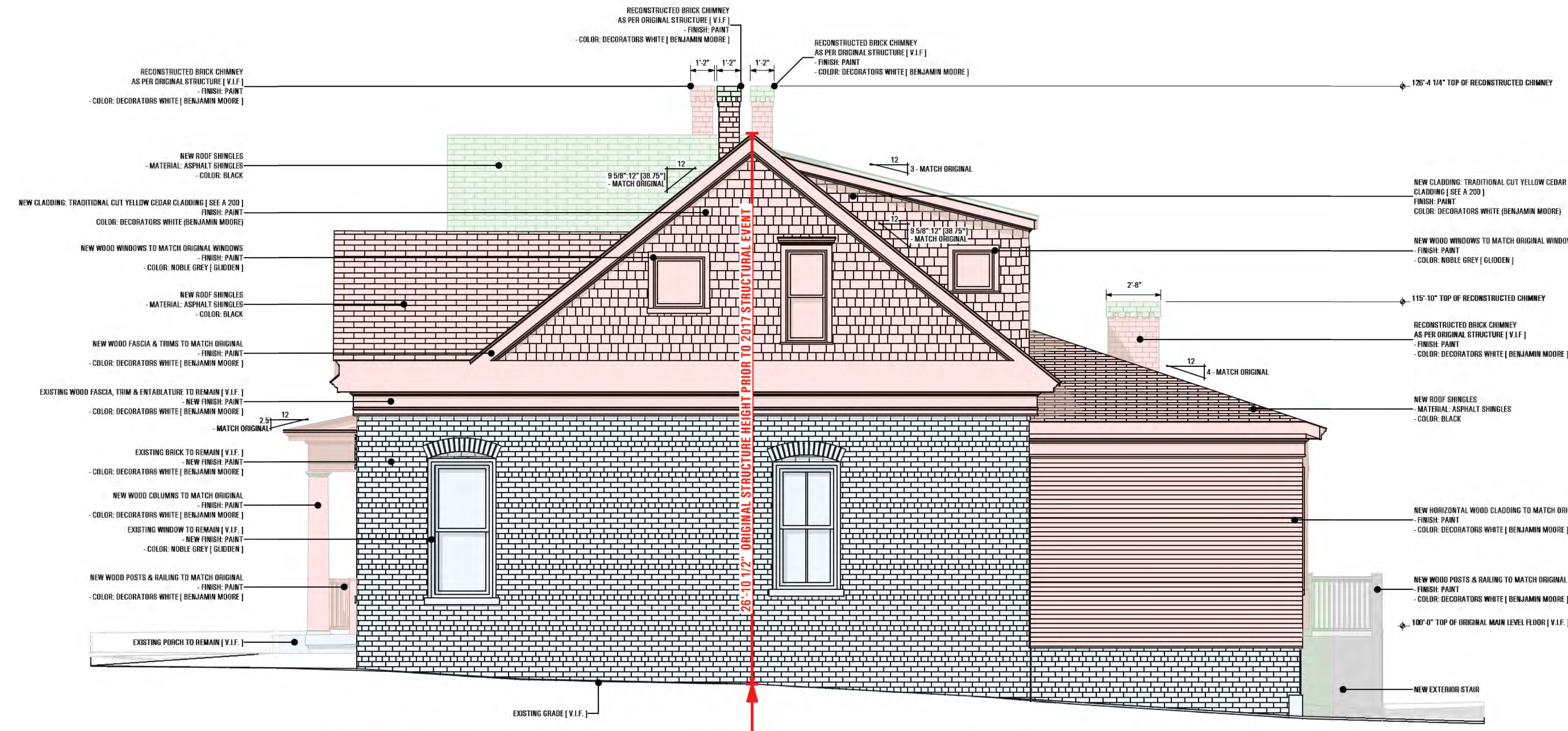


VISUAL AID: SOUTH PERSPECTIVE



LEGEND:	
	EXISTING ELEMENTS TO BE RECONSTRUCTED
	ORIGINAL ELEMENTS
	NEW ELEMENTS TO BE BUILT

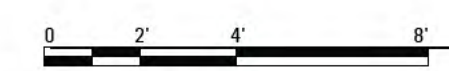
2ND AVE HISTORIC RENOVATION - ZERO LOT LINE SETBACK



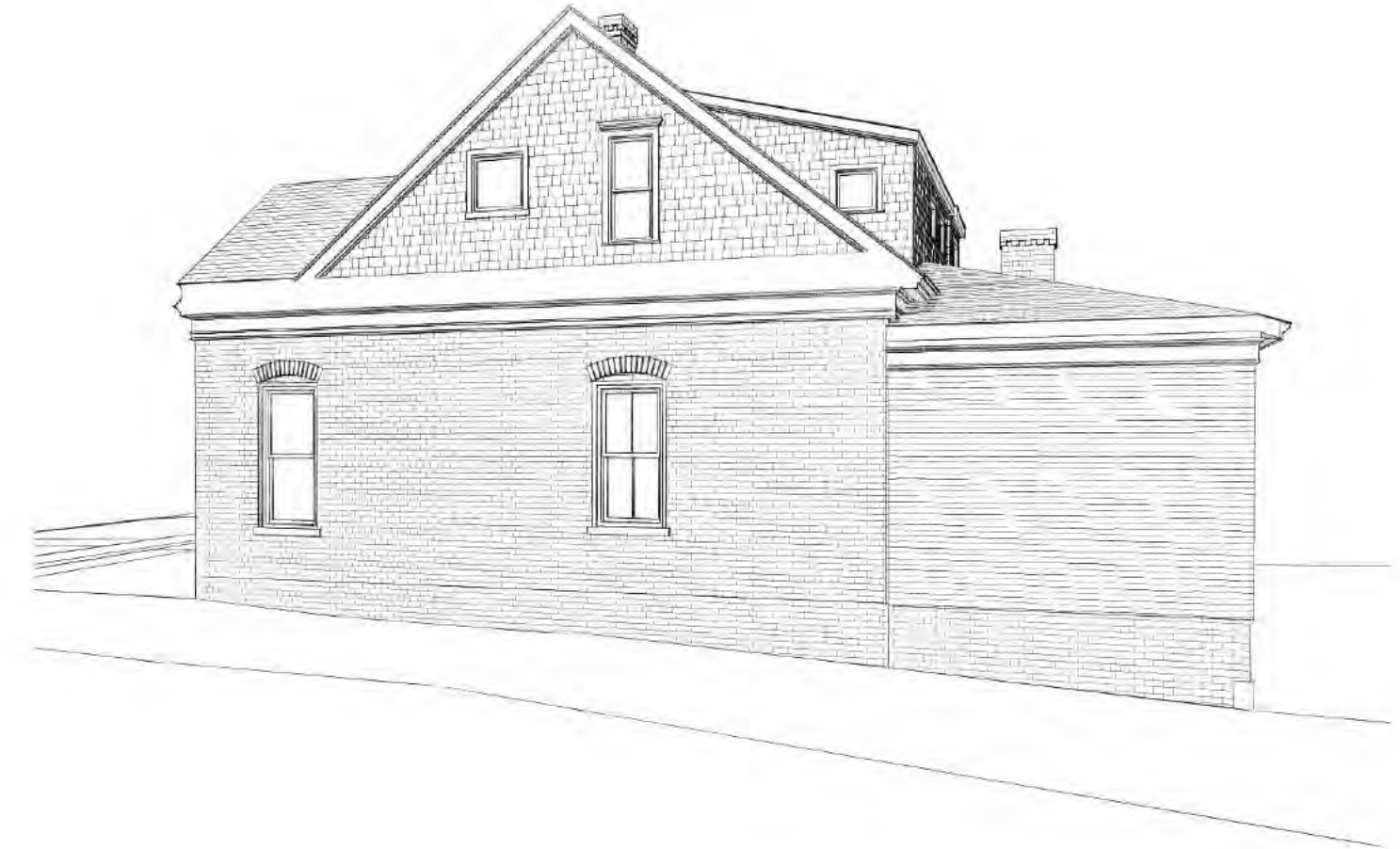
HEIGHT REQUIREMENTS:
 IN THE SR-1A RESIDENTIAL ZONING DISTRICT PITCHED ROOFS ARE PERMITTED UP TO 23' MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF THE OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE.

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

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



WEST ELEVATION 1B
 Scale: 1/4" = 1'-0"

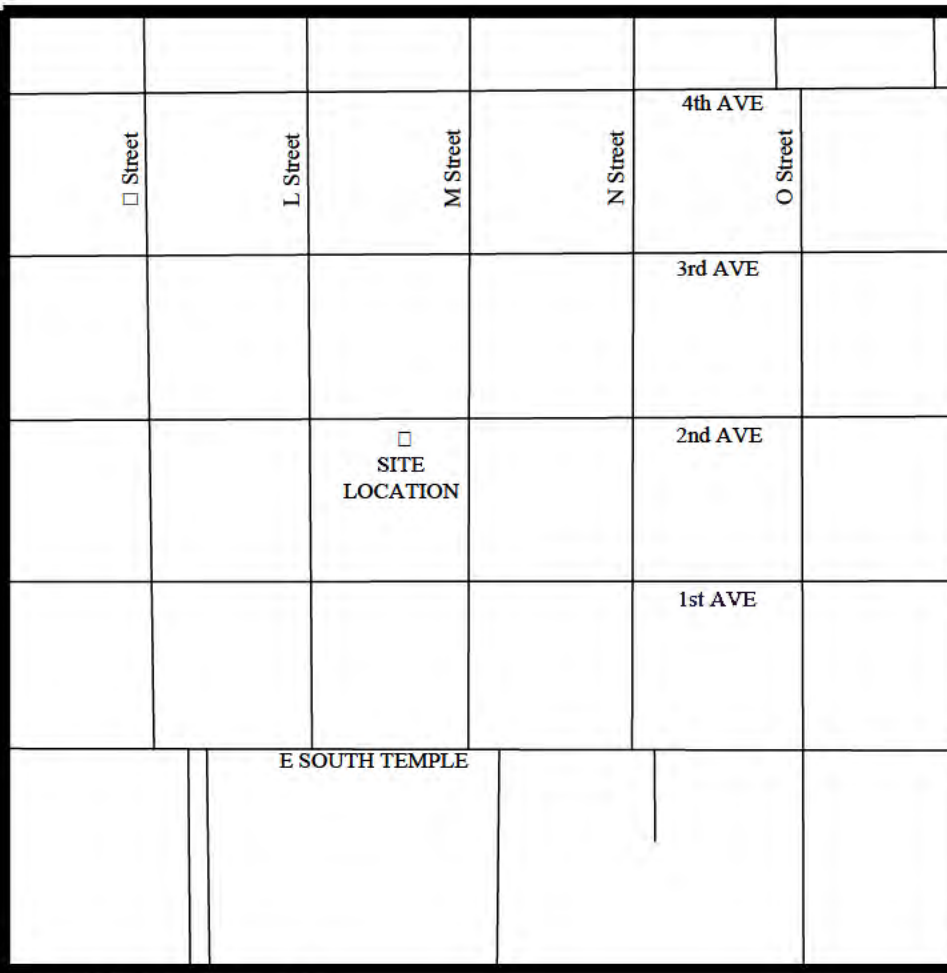


VISUAL AID: WEST PERSPECTIVE

LEGEND:	
	EXISTING ELEMENTS TO BE RECONSTRUCTED
	ORIGINAL ELEMENTS
	NEW ELEMENTS TO BE BUILT

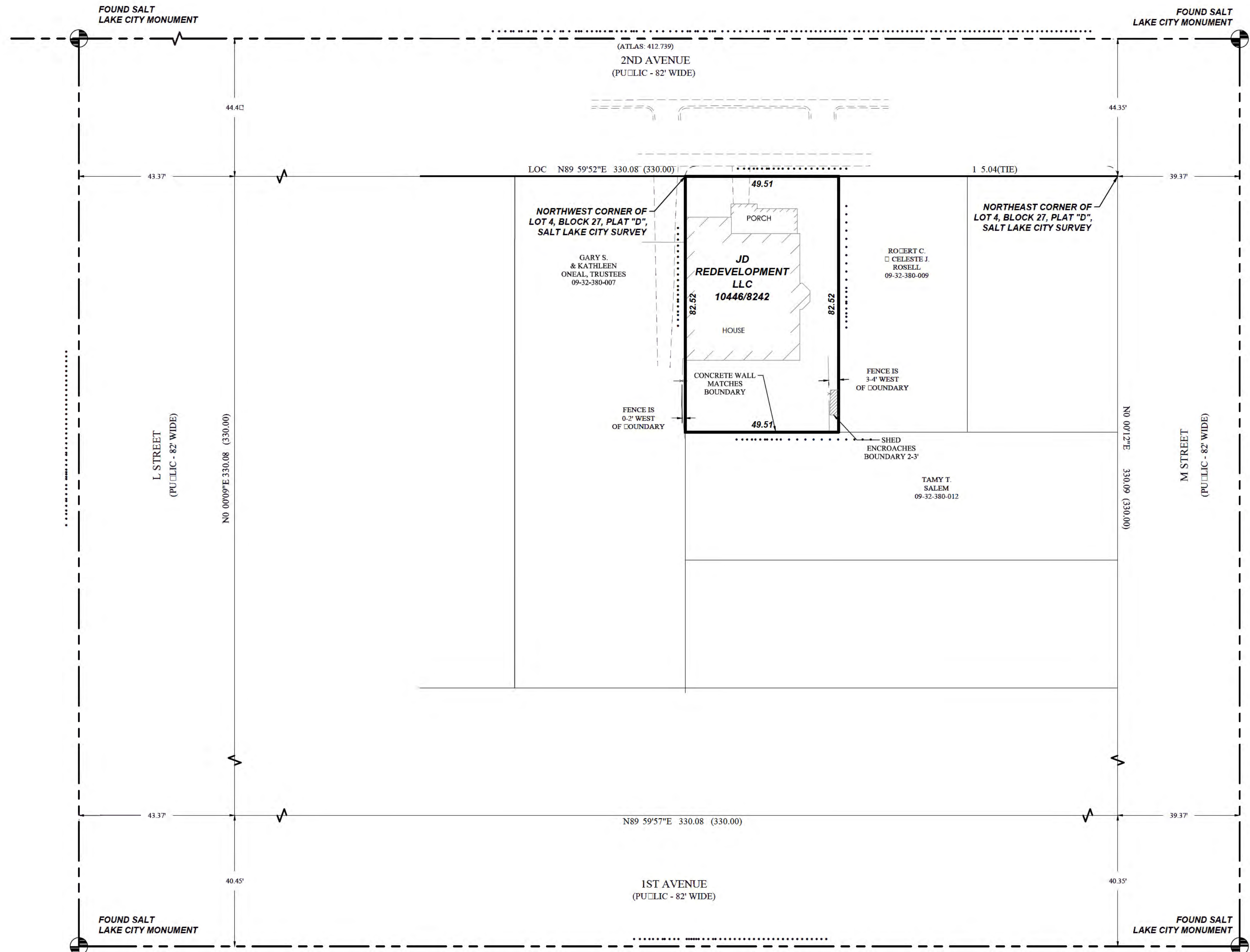
APPENDIX / REFERENCE DRAWINGS

RM 2468 A17_2ND AVE REMODEL_CD_2017.11.27
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VICINITY MAP

N.T.S



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

- NOTES**
- The purpose of this Survey is to provide a boundary survey and certification of the parcel as shown hereon.
 - The basis of bearing for this Survey is S89 58'59" E along the monument line of 2nd Ave. between two Salt Lake City monuments found at the intersections of L Street and M Street as shown hereon. The original 4 Lots of Loc 27, Plat D, Salt Lake City Survey were reconstructed using the controlling monument lines of adjacent streets and offsetting distances as shown on the ATLAS PLAT (Plat 1) of the Official Survey of Plat D, Salt Lake City Survey. Original lot dimensions and bearings were rotated according to the record and measured dimensions of the reconstructed block. All adjacent deeds, as well as the description contained in the Title Record referenced above were rotated to the calculated block bearings/distances. All record dimensions are shown in parenthesis: (bearing and/or distance).
 - This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the Office of the County Surveyor may be used as the official work of the Surveyor.
 - Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, location or location of an utility or municipal public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encroachments, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and the State should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGAL DESCRIPTIONS
(Deed 10446/8242)

beginning at the Northwest corner of Lot 4, Loc 27, Plat D, Salt Lake City Survey, and running thence East 3 rods thence South 5 rods thence West 3 rods thence North 5 rods to the place of beginning.

SURVEY DESCRIPTION

A portion of Lot 4, Loc 27, Plat D, Salt Lake City Survey, more particularly described as follows: Beginning at the Northwest Corner of Lot 4, Loc 27, Plat D, Salt Lake City Survey thence N89 59'52" E along the North line of said block 49.51 feet thence S0 00'10" W 82.52 feet thence S89 59'53" W 49.51 feet to the West line of said Lot thence N0 00'10" E along said Lot 82.52 feet to the point of beginning.

Contains: 4,08 s.f.

LEGEND

(XXXX)	E-1ST. CONTOUR MAJOR
(XXXX)	E-1ST. CONTOUR MINOR
X	E-1ST. FENCE
○	SECTION MONUMENT
□	E-1ST. WATER VALVE □ WATER METER
DEED PAGE PER SALT LAKE COUNTY RECORDS	SALT LAKE COUNTY PARCEL No.
▨	LIMITS OF ASPHALT PAVEMENT
▩	LIMITS OF CONCRETE
▧	LIMITS OF BUILDING

FOCUS SURVEY PDF
1/10/2018 AP 001

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 1051507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that I am authorized by the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon.

Spencer W. Llewellyn Date
Professional Land Surveyor
Certificate No. 1051507

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BOUNDARY SURVEY
LOCATION: LOT 4, LOC 27, PLAT 'D', SALT LAKE CITY SURVEY
SALT LAKE CITY, UTAH
PROPERTY OF JD REDEVELOPMENT LLC
PREPARED FOR

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

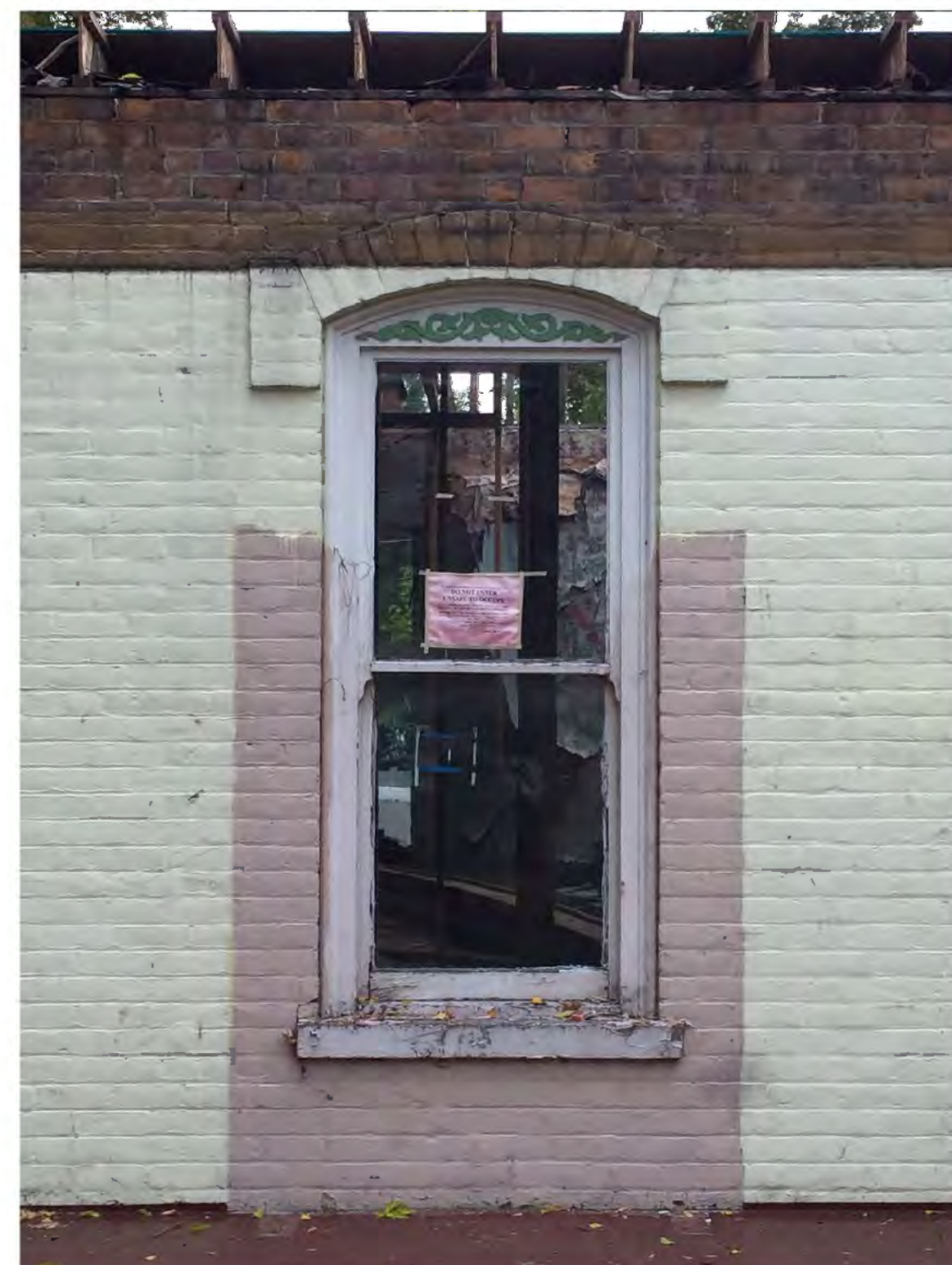
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Date: 12/7/2017
Sheet: 1 OF 1
Drawn: MPM
Job #: 17-397

2ND AVE HISTORIC RENOVATION



772 E 2nd AVENUE - CURRENT CONDITIONS - BLOCKFACE PANORAMIC VIEW

3A



772 E 2nd AVENUE - CURRENT CONDITIONS - NORTH-EAST WINDOW

1D



772 E 2nd AVENUE - CURRENT CONDITIONS - FRONT ELEVATION

1B



772 E 2nd AVENUE - CURRENT CONDITIONS - NORTH-WEST WINDOW

1A



ATTACHMENT D: SITE & CONTEXT ANALYSIS FOR HEIGHT



AVERAGE ROOF HEIGHT IS 25' FEET.



772 E. 2nd Ave.
 Roof Height Exhibit

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

ATTACHMENT E: EXISTING CONDITIONS

Existing Condition

The site is currently occupied by a single family dwelling.

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

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

Standard	Existing	Finding
Minimum Lot Area: 5,000 sq ft	4,064 sq ft	Noncomplying – the subject property is undersized for the SR-1A zoning district.
Minimum Lot Width: 50 ft	49.5 ft	Noncomplying – the subject lot width does not meet the required minimum for the SR-1A zoning district.
Front Yard - Average or 20 ft	19' 3"	Complies
Rear Yard - 25% of depth or 25 ft	15' 4"	Noncomplying – the subject property does not meet the minimum required rear yard for the SR-1A. A Special Exception is being requested to reconstruct the rear addition. The addition will be constructed in the same footprint.
Interior Lots: 10 feet on one side	0'	Noncomplying – the western elevation was constructed on the property line. The rear addition will need a special exception.
4 feet on the other	7' 6"	Complies
Pitched Roof – 23 ft	26' 10"	Requires Special Exception
Wall Height – 16 ft	13' 11"	Complies
Lot Coverage - 40% of lot area or 1,625 sq ft	Approximately 2,000 square feet	Noncomplying – the existing structure exceeds the maximum lot coverage. This will not be modified.

		standards imposed on it pursuant to this chapter.
--	--	---

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

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

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

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

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#s928576

Standard	Rationale	Findings
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The property will continue to be used as a single family residence. The changes that are proposed will reinstate the character defining features and will bring the property closer to its original appearance.	Complies
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	While some of the historic character was damaged and subsequently lost through the roof collapse, the site and building form have remained contributing to the Avenues Local Historic District. Additionally, the reinstatement through the compliance with the adopted Standards and referenced Residential Design Guidelines will retain the historic character that exists and that is proposed for restoration. The proposal does not conflict with this standard.	Complies
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	The proposed restoration will match the original structure as closely as possible based on pictorial evidence and the use of, will not create a false sense of history or architecture. Additionally, prior to the roof collapse the applicant obtained engineering dimensions for the subject property. The applicant is utilizing this information for the plan set, so that the principal structure is restored back to its original footprint and dimension, to the best of their ability.	Complies

<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Prior to the roof collapse, significant changes had occurred to the original structure. However, these changes were not compatible with the original structure. Specifically, the shed roofed dormer was an inappropriate 20th century modification. The new dormer includes a gabled roof to mimic the roof of the western dormer. There are no alterations or additions to the structure that have acquired historic significance that are not being restored or reinstated.</p>	<p>Complies</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Some of the distinctive features were damaged and lost during the roof collapse. Those will be restored in this project in a manner reflecting the original architecture and craftsmanship. The features that remain will be preserved and maintained. No additional distinctive features of historic craftsmanship are proposed to be removed.</p>	<p>Complies</p>
<p>Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>The proposal includes restoring and reconstructing the missing and damaged sections of the principal structure. The remaining architectural features will be repaired and the missing architectural features will be reconstructed to reflect the composition, design, texture and other visual qualities as the original. The new front dormer is the exception as it is replacing an inappropriate alteration with a more appropriate feature. All features proposed for replacement are dimensioned accurately utilizing pictorial evidence and engineering dimensions that were previously obtained.</p>	<p>Complies</p>
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p>This standard is not applicable.</p>

<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The footprint and dimensions of the proposed rear addition matches the addition that previously existed. The addition will be clad with horizontal channeled wood siding. The alterations that are occurring to the proposed addition include the fenestration on the east and near the entryway. Additionally, the steps and landing are proposed for alteration. While these three alteration proposals do not reflect the previous placement, the addition will remain subordinate and compatible with the historic structure. The proposed addition will not destroy significant cultural, historical, architectural or archaeological materials and the design is compatible with the property, neighborhood and environment.</p> <p>The proposed front eastern gabled dormer is a redesign of the previously existing shed roofed dormer. While the design resembles the western dormer, it is of a similar size and massing of the previous dormer. This dormer is compatible in regards to character, design, scale and material.</p>	<p>Complies</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>The proposed addition is proposed to be in-line with the existing house on the east and west elevations of the structure. The addition will be constructed in the same footprint, height and materials as the previous addition.</p> <p>The proposed addition is one story in height with a hipped roof. The height and material distinction establishes the addition as a subordinate feature to the principal structure.</p>	<p>Complies</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>None of the prohibited materials are being proposed on this project.</p>	<p>This standard is not applicable.</p>
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>No signs are being proposed.</p>	<p>This standard is not applicable.</p>

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

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

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

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

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 2.1 Primary historic building materials should be retained in place whenever feasible.</p> <ul style="list-style-type: none"> • Limit replacement to those materials that cannot be repaired. • When the material is damaged beyond repair, match the original wherever feasible. • Covering historic building materials with new materials should be avoided. • Avoid any harsh cleaning treatments, since these may cause permanent damage to the material. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects; 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment; 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

<p>Design Objective 2.2 Traditional masonry surfaces, features, details and textures should be retained.</p> <ul style="list-style-type: none"> Regular maintenance will help to avoid undue deterioration in either structural integrity 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 2.4 Match the size, proportions, finish, and color of the original masonry unit, if replacement is necessary.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of</p>

	different architectural elements from other structures or objects;
<p>Design Objective 3.1 The functional and decorative features of a historic window should be preserved.</p> <ul style="list-style-type: none"> • Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows. • Frames and sashes should be repaired rather than replaced whenever conditions permit. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
<p>Design Objective 3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.</p> <ul style="list-style-type: none"> • Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features,

	<p>substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 3.5 The size and proportion of a historic window opening should be retained.</p> <ul style="list-style-type: none"> An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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; All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
<p>Design Objective 3.6 A replacement window should match the original in its design.</p> <ul style="list-style-type: none"> If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so. Match the replacement also in the number and position of glass panes. Matching the original design is particularly important on key character-defining facades. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 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; All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or

	<p>replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.</p> <ul style="list-style-type: none"> • A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments. • These increments, which individually are measured in fractions of an inch, are important details. • They distinguish the actual window from the surrounding plane of the wall. • The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure. • These profiles provide accentuated shadow details and depth to the facades of the building. • In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades. • Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. 	<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 3.8 In a replacement window, use materials that appear similar to the original.</p> <ul style="list-style-type: none"> • Using the same material as the original is preferred, especially on key character-defining facades. • A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish. • Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house. 	<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be</p>

	<p>unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 4.3 Materials and design that match or that appear similar to the original should be used when replacing a door.</p>	<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door.</p>	<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale</p>

	and architectural features to protect the historic integrity of the property and its environment.
<p>Design Objective 5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.</p> <ul style="list-style-type: none"> • Use materials similar to the original where possible. • On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. • Avoid applying decorative elements that are not known to have been used on the house or others like it. • Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives. • The height of the railing and the spacing of balusters should appear similar to those used historically. 	<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 7.5 When planning a roof-top addition, the overall appearance of the original roof should be preserved.</p> <ul style="list-style-type: none"> • An addition should avoid interrupting the original ridgeline whenever possible. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of</p>

	<p>different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the</p>

	<p>essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be setback from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects; 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment; 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
<p>Design Objective 8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or

	<p>alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.6 A new addition should not hinder one's ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>

	<p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>

	<p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p>	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from</p>

	<p>the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 8.14 When designing an attic addition, the mass and scale of alterations to the rooflines should be subordinate to and compatible with the scale of the historic building.</p> <ul style="list-style-type: none"> • An addition should not overhang the lower floors of the historic building in the front or on the sides. • Dormers should be subordinate to the overall roof mass and should be in scale with those used originally on the building (or on similar styles of building if none are present originally). • Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects; 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment; 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
<p>Design Objective 8.16 The roof form and slope of the addition should be in character with the historic building.</p> <ul style="list-style-type: none"> • If the roof of the historic building is symmetrically proportioned, the roof of the addition should be similar. • Eave lines on the addition should be similar to those of the historic building or structure. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

	<p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p> <p>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>
<p>Design Objective 6.1 Protect and maintain significant stylistic elements wherever possible.</p> <ul style="list-style-type: none"> • Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. • The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required. • Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint as well as maintenance of roof drainage and water removal systems. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p> <p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p> <p>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event</p>

	<p>replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>
<p>Design Objective 6.2 If replacement is necessary, design the new element using accurate information about the original features.</p> <ul style="list-style-type: none"> • The design should be substantiated by physical or pictorial evidence. • In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features. • Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction. • Replacement details should match the original in scale, proportion, finish and appearance. 	<p>City Code 21A.34.020.G. Certificate of Appropriateness For Alteration of a Landmark Site or Contributing Structure.</p> <ol style="list-style-type: none"> 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; 3. All sites, structures and objectives shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed; 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved; 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved; 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

ATTACHMENT H: PHOTOGRAPHS



Salt Lake County Archives, 1936



Salt Lake County Archives, 1964



Photos from Site Visit, 2016





Photos from Site Visit, 2016





BCE Photos, 2017





BCE Photos, 2017

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

November 2, 2017 Public Process:

Notice of the public hearing for the proposal includes:

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

Comments:

- One public comment was submitted at the November 2, 2017 HLC Meeting.
- Staff has communicated with a concerned neighborhood on the phone. The phone call consisted of questions and concerns over the western property line.

February 1, 2018 Public Process:

Notice of public hearing for the proposal includes:

- Notice mailed on January 18, 2018.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 18, 2018.

Comments:

- One public comment has been received.

Hi Kelsey,

Thanks for your help with this. Our son has discussed the rebuilding issues with the owner of the 10 foot right-of-way adjacent to the structure which will be rebuilt. Our bottom line is that we do not want anything extending on to our property. Because we have had problems in the past getting large trucks into our back yard, this includes the air space above the right-of-way. Please call me if you have any questions about this.

Sincerely,

Gary O'Neal

**ATTACHMENT J: MINUTES – NOVEMBER 7, 2017 HLC
MEETING**

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
November 2, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:36:17 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd, Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Sheleigh Harding, Rachel Quist, David Richardson, Victoria Petro Eschler, Esther Stowell and Paul Svendsen. Commissioner Robert Hyde was excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Michael Maloy, Senior Planner; Kelsey Lindquist, Principal Planner; Katia Pace, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Ester Stowell, Rachel Quist and Victoria Petro-Eschler. Staff members in attendance were Michaela Oktay, Carl Leith, Michael Maloy, Kelsey Lindquist and Katia Pace.

The following sites were visited:

- **508 E. South Temple** - Staff gave an overview of the proposal.
- **772 East 2nd Avenue** - Staff gave an overview of the proposal.
- **46 S 700 East** - Staff gave an overview of the proposal.
- **574 East 100 South** - Staff gave an overview of the proposal.

APPROVAL OF THE October 5, 2017, MINUTES. [5:37:19 PM](#)

MOTION

Commissioner Richardson moved to approve the minutes from the October 5, 2017, meeting as amended. Commissioner Peters seconded the motion. Commissioners Peters, Adams, Quist, Richardson and Stowell voted “aye”. Commissioners Svendsen, Harding and Petro-Eschler abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:38:54 PM](#)

Chairperson Shepherd stated he had nothing to report.

Vice Chairperson Peters stated he had nothing to report.

DIRECTOR’S REPORT [5:39:03 PM](#)

Ms. Michaela Oktay, Planning Manager, stated she had nothing to report.

PUBLIC COMMENT PERIOD [5:39:06 PM](#)

Chairperson Shepherd opened the Public Comment Period, seeing no one wished to speak; Chairperson Shepherd closed the Public Comment Period.

[5:39:29 PM](#)

New Apartment Building at approximately 508 E. South Temple - Chris Huntsman, CRSA, on behalf of owner Residences at South Temple LLC, is requesting approvals from the City to demolish an existing parking structure, and construct a new parking garage and a new apartment building above, on the southeast corner of South Temple and 500 East. The development would retain the existing Medical Office building, a Contributing Structure in the South Temple Historic District, on the northern portion of the site. The development would require special exception approvals for rebuilding the current building footprint of the parking structure, constructing residential units within that footprint within the side and the rear yard setback areas. The proposed development would include a total of 112 apartment units in the current and the proposed buildings, with provision for parking 155 vehicles. The site is located in the South Temple Historic District and is within the RO (Residential/Office) residential zone. The subject property is within Council District 4 represented by Derek Kitchen (Staff contact: Carl Leith at (801)535-7758 or carl.leith@slcgov.com)

- a. Demolition - The development requires the demolition of the existing two story parking structure which is attached to the south side of the existing medical office building. Case number: PLNHLC2017-00777**
- b. New Construction - In order to build the proposed apartment building a New Construction application for the construction of the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. Case number: PLNHLC2017-00778**
- c. Special Exception Approval - In order to construct the development as proposed, the parking structure would be constructed on the footprint of the existing parking structure. Construction of the new parking structure would include new apartment units on three levels which would exceed the rear setback requirement for the rear yard by approximately 30 feet and the corner side yard setback requirement by approximately 13.5 feet. Special exception approval is sought for the above departures from the base zoning standards. Case number: PLNHLC2017-00788**

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission approve the request as presented.

The Commission and Staff discussed the following:

- The final address for the proposed building.
- If the pool and spa area would be visible from the street.
- The fencing for the pool area.
- The side and rear setbacks.
- The requested Special Exceptions for the proposal.

- The construction dates for the existing structure.

Mr. Wally Cooper, architect, CRSA, reviewed the history of the proposal and the lack of negative comments from the public. He reviewed the reasoning for the building design, need for the special exception, building materials, the location of the pool and how the proposal would improve the area. Mr. Cooper asked the Commission to approve the petition as presented.

The Commission and Applicant discussed the following:

- The proposed building materials.
- The treatment of the exposed parking structure.
- The rooftop mechanical equipment and how it would be screened.
- The location and screening of the pool was great but would like to see more details on the treatments to the area.
- The north rock retaining wall.
- The access to the parking and building.
- The materials for the garage door.
- If a structure would be put over the pool.
 - There were no intentions to cover or enclose the pool with a structure.
- The improvement to the lower level windows.
- The roof height relative to the atrium in the Governor's Plaza.
- The need to find a way to absorb sound from the neighboring properties.

PUBLIC HEARING [6:19:30 PM](#)

Chairperson Shepherd opened the Public Hearing.

Ms. Cindy Cromer stated the proposal was improved greatly from the previous presentation. She stated she was delighted to see the building get the respect it deserved however, the proposed density exceeded the Central City Master Plan regarding units per acre. She stated a Master Plan amendment should be included in the proposal, a mistake on p.17 of the Master Plan should be rectified and that it was important to keep the future land use map updated relative to the proposal and both corners of South Temple similarly zoned.

The Commission and Staff discussed the following:

- If a Master Plan amendment was required for the proposal.

Chairperson Shepherd closed the Public Hearing.

The Commission discussed and stated the following:

- The entrance to the building on South Temple and if it did or did not fit the character of the neighborhood.
- If the rock retaining wall along South Temple ~~was or~~ was not appropriate.
- The look and location of the pool in the front yard needed to be considered when staff was reviewing the final design.

- If the setback of the pool and privatization of the landscaped area complied with the side yard setback.
- The reasoning for the special exception and why it should be granted.

MOTION [6:36:07 PM](#)

Commissioner Harding stated based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission approve PLNHLC2017-00777, PLNHLC2017-00778 and PLNHLC2017-00788, with the following conditions:

1. That design details are delegated to Staff for approval.
 - a. In particular that the entry way be more emphasized or strengthened.
2. That alterations to the existing Medical Office building are the subject of review under a separate Certificate of Appropriateness for Minor Alterations.

Commissioner Adams seconded the motion.

[6:37:22 PM](#)

Commissioner Brennan asked to amend the motion to require the applicant to create more formal retaining walls.

Commissioner Harding accepted the amendment. Commissioner Adams seconded the amendment. Commissioners Peters, Adams, Brennan, Harding, Quist, Richardson, Petro-Eschler, Stowell and Svendsen voted “aye”. The motion passed unanimously.

The Commission took a short break. [6:38:32 PM](#)

The Commission reconvened. [6:43:34 PM](#)

Commissioner Adams left for the evening.

[6:43:40 PM](#)

Reconstruction and Addition at approximately 772 East 2nd Avenue - Steve Scoville, on behalf of JD Redevelopment LLC, is requesting approval to reconstruct the second story, rear addition, front porch, three dormers and additional exterior elements that were damaged after a structural failure of the second story. The subject property is located at the above listed address. The subject property is zoned SR-1A (Special Development Pattern Residential) and is within the Avenues Local Historic District in Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com.)

- a. **Proposed Reconstruction and Addition - Requesting a Certificate of Appropriateness for the reconstruction of the second story, rear addition and various exterior elements. Case number PLNHLC2017-00791**
- b. **Two Special Exceptions - Case number PLNHLC2017-00792**
 1. **Request for an inline addition for the reconstruction of the addition which is located within the eastern interior side yard setback.**

2. Request to reconstruct the second story to a height of 26'10".

Ms. Kelsey Lindquist, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission approve the request as presented.

The Commission and Staff discussed the following:

- The date the structure collapsed.
- The permit history for the property.
- If the exploratory permit allowed for structural demolition.
- If there was a permit for the demolition of the accessory structure.
- The amount of new construction on the interior of the building.
- If the shed dormer was original.
- How the original height of the building was determined.
- The dormers and how they tied into the roof line.
- The historic columns and the design of the replacements.
- The difference in the proposal and the historic nature of the home.
- The window material and which windows would be replaced or rehabbed.
- The site plan for the proposal.
- If a request was going to be made for an accessory building.

Mr. Steve Scoville, owner representative, reviewed his involvement in the proposal. He reviewed the height of the structure, how the detailing would be replaced, the historic elements and nature of the home that would be retained.

Mr. Darryl Thomas, property owner, introduced himself.

The Commission, Staff and Applicant discussed and stated the following:

- The roof pitch and how the ridge height was determined.
- The history of Mr. Scoville's involvement in the proposal and his professional background.
- The Commission's purview over the different aspects of the application.
- The need to carefully review the gable dormer on the north façade, as it may need a steeper pitch and match the dormer above the porch.
- The columns should be 12 inch square columns.
- The shingles should be traditional cut yellow cedar shingles.
- Horizontal wood siding should be used on the addition with a dimension smaller than the brick mass on the original building.
- If there was verification or modeling conducted to insure the original elements of the home were returned.
- The reconstruction of the gable ends, the chimney forms and if the applicant was amenable to working with staff to review the designs.
 - The applicant stated they were willing to work with staff to return the trim and historic elements to the home.

PUBLIC HEARING [7:21:19 PM](#)

Chairperson Shepherd opened the Public Hearing.

Chairperson Shepherd read the following card.

- Mr. Brian O'Neal – The owners of 768 E 2nd Ave will not negotiate an aerial easement or change of lot line on the west side of 772 E 2nd Ave. There is a 10'x140', right of way owned by 71 M Street that would be impacted by any change or additional easement. The owner of 71 M Street is in agreement with owner of 768 2Nd Avenue, no changes to be approved or negotiated. Any construction on 772 2nd Avenue will not be permitted to cross the west property line on the ground or in the air.

Chairperson Shepherd closed the Public Hearing.

The applicant stated it would be easier to rebuild what was there if the neighboring property owner would work with them.

The Commission and Applicant discussed the following

- What would happen to the proposal if the eaves could not cross the lot line?
- If the building officials could grant an easement on the lot line.

The Commission discussed and stated the following:

- The requested height exception for the proposal.
- The current height limit in the zone.
- More research and evidence was needed to determine the historic height of the structure.
- Would like the applicant to return to the Commission for further review of the detailing for the reconstruction.
- The detail shown in the elevations was a start, there needed to be modeling of the roof line, comparison of the detailing and options for the west elevation if it could not be returned to its historic nature.
- Require the applicant to conduct a survey to determine if there were issues with the lot lines and the location of the home.
- Whether to table the petition

MOTION

Commissioner Brennan stated Regarding PLNHLC2017-00791 and 792, he moved that the Historic Landmark Commission table the petition to allow further review the height of the building, the relationship to the west property line, the detailing modifications as necessary and the general detailing to match the historic details including the entablature, the gable treatment and the columns. Commissioner Peters seconded the motion. Commissioners Peters, Brennan, Harding, Quist, Richardson, Petro-Eschler, Stowell and Svendsen voted "aye". The motion passed unanimously.

[7:30:54 PM](#)

The Other Side Academy Demolition at approximately 46 S 700 East - Soren Simonsen, representing Other Side Holdings LLC, is requesting approval from the City to demolish a home at the above listed address. The property had been used as a residence and is zoned RMF-35 Moderate Density Multi-Family Residential District. The property is located within the Central City Local Historic District. This type of project must be reviewed as a demolition of a contributing structure in a local historic district. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number: PLNHLC2017-00677

Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission deny the request as presented.

The Commission and Staff discussed the following:

- The physical integrity of the site.
- The standards of approval and those that needed to be met to approve or deny the proposal.
- The public comments received for the proposal.
- The work to the property on the south and if it was approved administratively.

Mr. Joseph Grennie and Mr. Timothy Stay, Other side Academy, reviewed the history and use of the property. They reviewed the organization and its operations.

Mr. Soren Simonsen, architect, reviewed the surrounding properties and uses, the subject property and the deterioration of the home. He stated not much could be done to save the subject home at this point and reviewed the processes the demolition request had been through. Mr. Simonsen reviewed the safety and fire risk, the options for abatement and asked the Commission to approve the demolition of the structure. He reviewed the historic criteria to be considered in determining if the structure was worth persevering or qualified for demolition. Mr. Sorensen stated they felt it was a reconstruction not a preservation effort at this time. He reviewed how removing the structure benefited the area, and how it would and would not affect the historic fabric.

The applicants reviewed security issues with the subject property. They reviewed the issues with requiring them to go through an economic hardship process.

The Commission and Applicant discussed the following:

The originally plan for the property as the applicant knew the property was in bad condition upon purchase.

- The Commissions purview over the proposal.
- Tax credits.
- The date the roof collapsed.
- The interpretation of the word “site” in the Staff Report and how it applied to the proposal.

- The interpretation of the definition was appropriate in relationship to the proposal.
- The long term plans for the property.

PUBLIC HEARING [8:34:19 PM](#)

Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Mr. Scott Howell, Ms. Camille Whinnie, Mr. Laef Burton, Ms. Hilary Kelson, Mr. David Bailey, Ms. Cindy Cromer and Ms. Pamela Cotler.

The following comments were made:

- Supported the demolition of the structure.
- Trolley Square buildings were allowed to be demolished and this petition was as much of a benefit as those demolitions.
- Demolishing the structure would benefit the community and bring people off the street.
- The building was dilapidated and should not be allowed to stay.
- The Downtown Alliance supported the proposal for demolition.
- The structure was not contributing as it is in terrible shape and had been for many years.
- The building would never be productive or contribute to the historic fabric of the neighborhood.
- Please approve the proposal as the building was a continued drag on the city and community.
- The building was a complete loss and keeping it would not benefit the community in any way.
- Please allow the property to be redeveloped and become a positive addition to the neighborhood.
- The improvement to the surrounding properties was a great improvement to the city and neighborhood.
- The improvements to the subject property would solve a dangerous situation.
- There are issues with the ordinance but the rules have to be followed.
- A landscape plan was not an appropriate reuse plan and conflicted with numerous adopted policies.
- The proposed demolition would be the fifty second contributing structure demolished in this historic district since its adoption in 1991.
- This property was inappropriately zoned and should be zoned RMU-45 or FBNU-2, the zoning change would affect allowed uses and the intensity of uses
- The zoning was relevant in terms of the economic viability of the property.
- An appeal process should be in place and it was appalling that the City was operating in the current way.
- The Other Side Academy should not be held accountable for the 52 other structures that were demolished for parking lots.

- The structure was obviously way beyond repair and extremely costly to fix.

Chairperson Shepherd read the following cards:

- Ms. Nicole Thomas – The Other side Academy has done wonderful things for our community, I am in favor of them tearing down the historical building and expanding their academy. It provides more transitional housing for our city which we are in dire need of.
- Mr. Matt Young – The current structure is dilapidated and inefficient. The Other Side Academy is doing wonderful things for our citizens and this new project will grow their reach.
- Mr. Nic Dunn – On behalf of the Salt Lake County Councilwoman, Aimee Winder Newton, I offer strong support for the Other Side Academy and their proposal for the building in Salt Lake City. The Other Side Academy is a fantastic operation and Salt Lake County would greatly benefit from expanded capacity for their organization.
- Ms. Rhonda Bailey – The Other Side Academy is such an asset to the community. Allowing this wonderful vocational school ability to expand will only continue to improve the community.
- Ms. Teresa Holdaway – Let decay go its natural course and give way to new growth. Saving lives vs property? The Other Side is proving itself over and over again in this community. “If you are not part of the solution you may be a piece of the problem”.
- Ms. Kena Mathews - As a non-profit housing director, I understand the value in preserving homes and history. I am usually a strong supporter of preservation but today I am here to support the Other Side Academy. My niece is a student there and this program has transformed her life. The home in question, I believe, is beyond preservation and needs to be torn down. This will give the Other Side the opportunity to serve many more young people like my niece. She would most likely be dead if we hadn't found this incredible program. The condition of this home is poor at best and to make it habitable would be beyond costly. This would limit the Other Side's ability to serve our community. It really comes down to the value of people versus the value of a building. I strongly encourage you to choose people. Thank you.
- Mr. Mike Rener –Completely in favor of demolishing the house and allowing expansion of TOSA's program.

Chairperson Shepherd closed the public hearing.

The Applicants sated the standards of appropriateness could be met in a very logical way and asked the Commission to vote in support of demolition.

The Commission stated and discussed the following:

- What would happen to the home if it was left as is?
- Historic integrity was different than condition.
- How the petition met or did not meet the standards for demolition.

- The history of the building and lack of desire to save it.
- Other similar buildings that were rehabbed in the city.
- The cost to abate the asbestos and rehab the home made it difficult to save.
- The Commissions purview over the demolition of the home.
- The standards of approval for demolition and if the Commission agreed or disagreed with Staff's recommendation.
- To table, approve or deny the petition.
- The zoning for the property and the surrounding structures.
- Why one historic building was being restored and not the other when they were owned by the same group.

MOTION [9:32:44 PM](#)

Commissioner Peters stated based on the analysis and findings in part of the Staff Report the Historic Landmark Commission finds that five of the standards of approval for a Certificate of Appropriateness for demolition have been met, as follows:

- Standard A - the physical integrity of the site is no longer evident.**
- Standard 2 - the Commission finds that the streetscape within the context of the H Historic Overlay District would not be negatively affected.**
- Standard 3 - the Commission finds that the demolition would not adversely affect the H Historic Preservation District due to the surrounding non-contributing structures.**
- Standards 4-6 - the Commission agreed with the findings listed in the Staff Report.**

Thereby, leaving five standards that are met so therefore he moved that the Historic Landmark Commission defer their decision for one year during which time the applicant must conduct a bon-a-fide effort to preserve the site located at approximately 46 S 700 East or to seek a finding for an economic hardship. Commissioner Harding seconded the motion.

The Commission discussed the following:

- The status of the revised demolition ordinance text amendment.

Commissioners Svendsen, Harding, Stowell, Petro-Eschler and Peters voted “aye. Commissioners Quist, Richardson and Brennan voted “nay”. The motion passed 5-3.

The Commission took a short break. [9:39:38 PM](#)

The Commission reconvened. [9:44:44 PM](#)

[9:44:46 PM](#)

Salisbury Mansion Major Alterations & Special Exception at approximately 574 East 100 South - Shane Carrington, contractor for property owner Mark Cacciamani, is requesting approval from the City to construct a significant addition to the Salisbury Mansion at the above listed address. The Salisbury Mansion is listed as

a Salt Lake City Landmark Site and is located within the Central City Historic District.

The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and is within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.)

- a. **Major Alterations - Request for approval to demolish a noncontributing portion of the building added in 1972 and to build a significant addition to the rear and west side of the existing building. Case number: PLNHLC2017-00556**
- b. **Special Exception - Request to modify the rear yard setback from 30 feet to 10 feet from the rear property line and modify the corner yard setback to accommodate an extension of the porch that would be 6 feet from the corner yard. Case number: PLNHLC2017-00861**

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission approve the request as presented.

The Commission and Staff discussed the following:

- If the windows in the historic mansion would be restored.
- Front yard parking in historic districts is not appropriate. However, in this case allowing parking in the front would be consider a trade-off to having the building setback and being subservient to the mansion.
- The number of parking stalls for the proposal.
- The use of the accessory structure on the neighboring property.
- The site plan for the proposal and landscape buffering.

Mr. James Christensen, architect, Mr. Mark Cacciamani, property owner, and Mr. Rodrigo Schmeil, architect, reviewed the site plan and parking for the proposal. They reviewed the history of the site and how the proposal would add to the area.

The Commission and Applicant discussed the following:

- The parking for the proposal.
- Would the windows on the historic mansion be restored?
 - Yes the existing windows would be restored with the same openings.
- If the stone on the east patio would match the existing stone.
- The roof on the addition and why it was changed from the Work Session.
- The stone and seismic restoration on the mansion.
- The materials for the proposal.
- The floorplan and the restoration of the interior of the building.
- The site features and what would be staying or removed.

PUBLIC HEARING [10:18:16 PM](#)

Chairperson Shepherd opened the Public Hearing.

Ms. Cindy Cromer stated the home was significant to the history of the city and the

neighborhood, was serving the street scape well and the changes to the proposal were a result of the Work Session and Staff review. She stated she did not want other applicants to think front yard parking was appropriate in historic districts unless it was in front of a midcentury modern building. Ms. Cromer asked the Commission to add language to the motion stating front yard parking was ok for this proposal because it was subservient to the building.

Chairperson Shepherd read the following email:

Mr. Bob Whitney - Please forward my comments to Derek Kitchen, Landmark Commission and Salt Lake Planning staff. Through our family we have owned the Bell Wine Apartments, located at 540 E 100 S for the past 65 years. The charm and character of the neighborhood has been well maintained reasonably well over the years. Part of the unique feel of 100 South is how far back most of the buildings are located from the street. We encourage development that is well designed and consistent with size and scale to a neighborhood. We adamantly oppose a variance that would allow a change from 30 feet to 10 feet from the rear of the property and any modification from the current corner yard setback to allow for only 6 feet from the corner yard. This type of exception should not be granted and would not only be in conflict with the neighborhood, but also open the door of exceptions to other property owners in the future. Please preserve the limited setbacks and open space we have in the downtown city area. Thank you for your careful consideration on this matter.

Chairperson Shepherd closed the public hearing.

The Applicant stated they tried to move the parking to the rear of the property but it was not possible because of the setbacks and location of the mansion. They explained how they had tried to meet the setbacks and why the proposal was the best option for the site.

The Commission discussed and stated the following:

- The rear yard setback might be a concern.
- A streetscape for the east elevation would have been a benefit to the proposal.

MOTION [10:25:41 PM](#)

Commissioner Richardson stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Historic Landmark Commission approve PLNHLC2017-00556 for a Certificate of Appropriateness for a Major Alteration and PLNHLC2017-00861 for a Special Exception, subject to the following conditions:

1. **That any revisions are delegated to staff for subsequent review and approval**
2. **That no mechanical systems/air conditioning units be located on the balconies.**

The Commission discussed if the parking issue needed to be outlined in the motion.

Commissioner Harding seconded the motion. Commissioners Peters, Brennan, Harding, Quist, Richardson, Petro-Eschler, Stowell and Svendsen voted “aye”.

The motion passed unanimously.

The meeting adjourned at [10:27:18 PM](#)