



MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Ashley Scarff, Planner
801-535-7660 or ashley.scarff@slcgov.com

Date: September 5th, 2019

Re: Time Extension Request for Major Alteration & Special Exception Approvals at
265 N. C Street

ACTION REQUIRED: Vote on granting a one-year time extension for Major Alteration and two (2) associated Special Exception approvals at 265 N. C Street.

RECOMMENDATION: Grant a one-year time extension for all approvals, which would otherwise expire on September 6th, 2019.

BACKGROUND/DISCUSSION: A Major Alteration (PLNHLC2017-00772) and 2 associated Special Exceptions (PLNHLC2018-00574) that were proposed at 265 N. C Street received approval from the Historic Landmark Commission on September 6th, 2018. This included design approval for a new rear addition that largely projected to the side of the existing contributing single-family home. The special exceptions were for additional building height for the addition, as well as a reduced separation between the new addition and a detached garage.

21A.34.020.P states, “...no certificate of appropriateness shall be valid for a period of longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing within that period and is thereafter diligently pursued to completion, or unless a longer time is requested and granted by the Historic Landmark Commission...”

Since the time of the approvals, the owner has not submitted complete building plans to Building Services; however, he has recently met with Staff and expressed a desire to maintain the approvals so he can apply for a building permit in the near future. A granted time extension would push the expiration date of the approvals to September 6th, 2020.

ATTACHMENTS:

- A. [Time Extension Request](#)
- B. [2018 Record of Decision](#)
- C. [Original Staff Report](#)

Attachment A - Time Extension Request

From: mjwalton67 [mailto:mjwalton67@gmail.com]

Sent: Tuesday, August 6, 2019 12:50 PM

To: Scarff, Ashley <Ashley.Scarff@slcgov.com>

Subject: Fwd: 265 C Street ROD from HLC 9.6.18

Ashley,

Happy hot summer! To be on the safe side, I am formally requesting a time extension for the HLC final approval on my project. Looks as if I will be able to move forward with my construction loan, but this may still take a few more weeks before it closes. Of course it includes costs for final construction drawings needed to obtain COA and building permits.

Please let me know if there are any forms related to requesting this extension.

Thank you,

Mark

Attachment B - 2018 Record of Decision

JACQUELINE M. BISKUPSKI
Mayor

COMMUNITY &
ECONOMIC DEVELOPMENT
PLANNING DIVISION



September 10, 2018

Mr. Mark Walton
265 N. C Street
Salt Lake City, UT 84103

Re: RECORD OF DECISION PLNHLC2017-00772: MAJOR ALTERATION FOR NEW ADDITION AT 265 N. C STREET & PLNHLC2018-00574 TWO (2) SPECIAL EXCEPTIONS

This letter serves as the Record of Decision relative to the following petitions:

- **PLNHLC2017-00772** – A request for a Certificate of Appropriateness (COA) for a Major Alteration to allow for the construction of a new rear addition to an existing single family home at 265 N. C Street, which is contributing to the Avenues Local Historic District.
- **PLNHLC2018-00574** – Two (2) Special Exception requests for the following:
 1. Additional building height for the new addition, which includes overall building height and building wall heights;
 2. Reduced separation between the principal structure (new addition) and a proposed rear garage, which would be located at the northwest corner of the lot.

On **September 6, 2018**, the Salt Lake City Historic Landmark Commission approved the request for a COA for a Major Alteration, as well as the two (2) Special Exception requests, with the following condition:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff. The specific direction is related to the proposed use of steel framing in the window design.

The decision of the Historic Landmark Commission was based on the analysis and findings listed in the staff report, and testimony and plans presented during the meeting.

The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning districts where the proposal is located. The purpose of the Historic Preservation Overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*

4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

The purpose of the SR-1A (Special Development Pattern Residential) Zoning District is as follows:

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.

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

The purpose of the zoning ordinance related to special exceptions is as follows:

The planning commission or historic landmark commission may delegate its authority as necessary to the planning director to make a determination regarding special exceptions. The planning director may approve the special exceptions authorized by this title in accordance with the procedures and standards set out in this chapter and other regulations applicable to the district in which the subject property is located.

The minutes of the Historic Landmark Commission meeting are tentatively scheduled to be adopted on October 4, 2018. Copies of the adopted minutes will be posted on the Planning Division's website the day after they are adopted at:

<https://www.slc.gov/boards/historic-landmark-commission-agendas-minutes/>

This Record of Decision is provided to you indicating the date, the action taken, to approve the request, the pertinent appeal periods; and, to what body an appeal can be made.

Appeal by the Applicant

There is a 30-day period in which the applicant may appeal the Historic Landmark Commission's decision. The applicant has the option of appealing to either the Appeals Hearing Officer **or** to the Mayor, who serves as Salt Lake City's Historic Preservation Appeal Authority. Any appeal by the applicant, including the filing fee, must be filed by the close of business on **October 6, 2018**.

Appeal by an Affected Party

There is a 10-day appeal period in which any party entitled to appeal can appeal the Historic Landmark Commission's decisions to the city's Appeals Hearing Officer. This appeal period is required in the

City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose. Any appeal, including the filing fee, must be filed by the close of business on **September 17, 2018**.

If you have any further questions about the Planning Division's processes, please contact me at (801) 535-7660 or by e-mail at ashley.scarff@slgov.com. It was a pleasure working with you.

Sincerely,

A handwritten signature in blue ink, consisting of stylized, cursive letters that appear to read 'Ashley Scarff'.

Ashley Scarff
Principal Planner

cc: Case file PLNHLC2017-00772 & PLNHLC2018-00574

Attachment C - Original Staff Report



Staff Report

**PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS**

To: Salt Lake City Historic Landmark Commission

From: Ashley Scarff, Planner
801-535-7660 or ashley.scarff@slcgov.com

Date: September 6th, 2018

Re: **Petition PLNHLC2017-00772 – Major Alteration**
Petition PLNHLC2018-00574 – Special Exceptions

MAJOR ALTERATION & SPECIAL EXCEPTIONS

PROPERTY ADDRESS: 265 N. C Street

PARCEL IDs: 09-31-404-029

HISTORIC DISTRICT: Avenues

ZONING DISTRICT: SR-1A Special Development Pattern Residential District &
H Historic Preservation Overlay District

DESIGN GUIDELINES: Residential Design Guidelines (New Construction)

REQUEST: Mark Walton, property owner, is requesting design approval for a new rear addition to an existing single family home at 265 N. C Street, which is considered contributing to the character and integrity of the Avenues Local Historic District. The project, as currently proposed, requires review and approval of the following petitions:

- **PLNHLC2017-00772** – A Certificate of Appropriateness (COA) for a Major Alteration is required to allow for the construction of the new addition.
- **PLNHLC2018-00574** – The applicant has requested two (2) Special Exceptions: one for additional building height for the addition, and one to allow for a reduced separation between the new addition and a new garage, which was previously approved by Staff.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new addition to the existing contributing structure at 265 N. C Street, which requires two (2) Special Exceptions, meets all applicable standards of approval, and Staff recommends that the Historic Landmark Commission approves all requests with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

ATTACHMENTS:

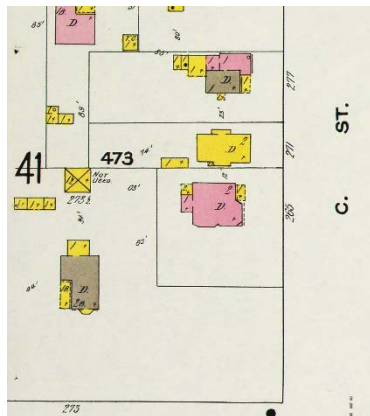
- A. [Site & Context Maps](#)
- B. [Current Site Photographs](#)

- C. [Avenues Historic Survey Information](#)
- D. [Application Materials \(Site Plan, Floor Plans, Elevations, Sections\)](#)
- E. [Analysis of Standards for SR-1A Zoning District](#)
- F. [Analysis of Standards for Special Exception Requests](#)
- G. [Analysis of Standards for Major Alterations in a Historic District](#)
- H. [Applicable Design Guidelines](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

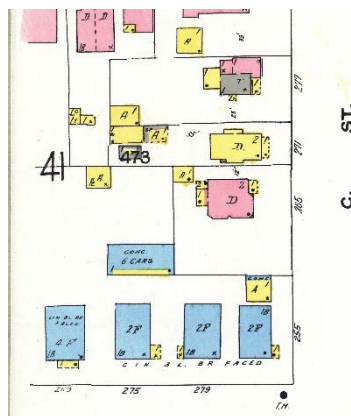
EXISTING SITE CONDITIONS:

Lot Configuration

The subject property consists of one (1) parcel located at 265 N. C Street, which contains one (1) historically-contributing single family home. The RLS survey for the Avenues Local Historic District indicates that the home was constructed in 1902, and the 1911 and 1950 Sanborn maps show that the lot conditions have roughly remained the same over time (images below). The lot width is significant for the neighborhood at 78.5 feet, and due to the tight-knit development pattern on the rest of the block face, it almost seems as if the yard area to the south of the structure is a separate, vacant lot.



1911 Sanborn



1950 Sanborn



Current aerial photo

In September 2017, the applicant completed a land swap with the owner of 279 E. 5th Avenue in order to gain additional land to the west (rear) of the existing home, while giving up land to the south. This reduced the lot width at the southwest corner of the lot, but increased the depth of the lot, giving the applicant additional area to construct a new garage and addition to the rear of the home.

Historic Single Family Home

The single family home on site is 2-story Victorian eclectic, with massing that can be characterized as a central block with a pyramid roof form, with a projecting wing on the front façade that has a front-facing gable. There is also a small front porch with shed roof on the first level. The front projection is a defining feature of the home, with a curved building wall with tripartite division that faces C Street. The vertical-running joints in the brick that create the curvature in the building wall lend to the vertical orientation of the structure.



View of lot area from C Street



The original portion of the home is primarily made of red brick, with a sandstone foundation, wood shingle accents in the peak of the front gable, and a wooden front porch. Each story on the front projecting wing contains a set of three (3) windows, with a large center window with transom that is flanked by narrow, double-hung windows on either side. All windows on the front and side elevations are vertically-oriented, double-hung, and are trimmed with sandstone bars along the tops and sandstone sills on the bottoms of the windows. There is also a decorative semi-circle shaped window placed in the wood shingles in the peak of the front gable.

Submitted plans show that the home measures approximately 31 – 33 feet in height at its tallest point, which is the peak of the central block's pyramid roof form. The secondary roof form is the front gable, which measures approximately 28.5 feet above existing grade. Despite the central block having the tallest roof form, the home's siting above C Street results in the front gable being the most visually prominent, effectively hiding the taller, main roof form behind.

Non-historic Rear Addition

The historic structure currently has a wood rear addition that can be described as eclectic in form, and likely function, with varying floor levels, roof forms, and cantilevered areas. Building permit records show that the addition was constructed in 1970, prior to the designation of the Avenues Local Historic District; thus, did not need to go through any type of historic review process. Staff finds that this existing addition is not complementary to the historic structure or the larger Historic District, and that its removal would be appropriate.



Southwest perspective of historic home and existing addition

SURROUNDING CONTEXT:

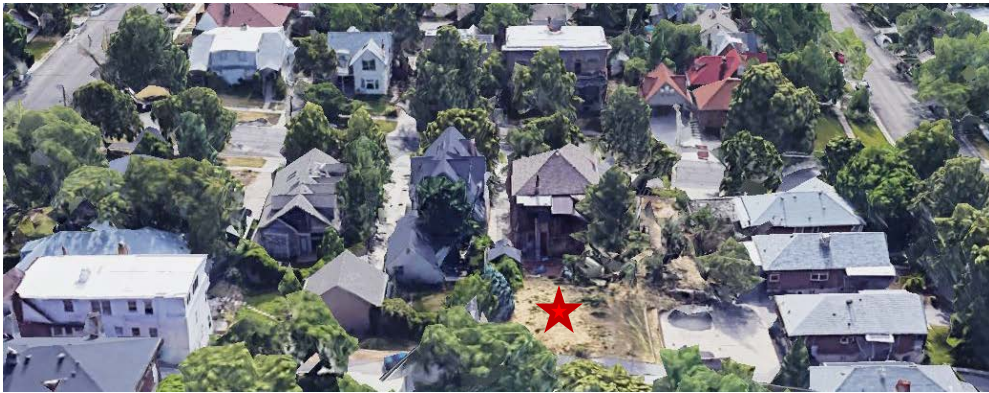
As can be seen in Attachment B, all structures on both sides of the block face along C Street between 5th and 6th Avenues are considered to be contributing to the Local Historic District. The west side of the block face, where the subject property is located, contains a variety of single family dwellings, including a one-story early ranch ca. 1947, two (2) two-story Victorian eclectic homes, a one-story Victorian eclectic, and a one-story bungalow ca. 1926.

The east side of the block face (across C Street) includes a one-story English cottage ca. 1939, a two-story Neoclassical Victorian eclectic multi-family structure, a 1.5-story Victorian eclectic with bungalow porch, a 1.5-story shingle style Victorian, and a 1.5-story clipped-gable cottage style multi-family structure.

All structures have pitched roofs, with the exception of the two-story Taylor Apartment building, which has a flat roof. Building materials used on the block face include brick, sandstone, aluminum, vinyl, and shingle siding types, and stucco/plaster.



Aerial view of west side of block face (front of subject property starred)

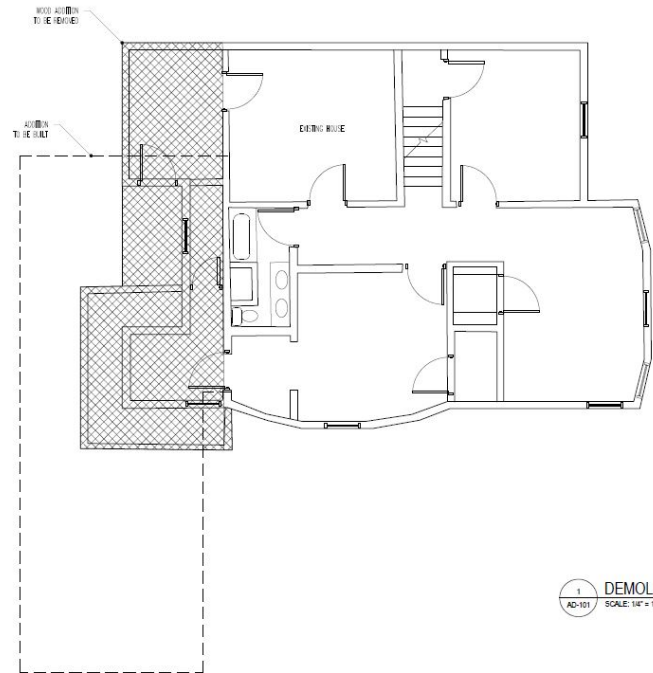


Aerial view of east side of block face (rear of subject property starred)

PROJECT DESCRIPTION:

The applicant is proposing to remove the existing wood rear addition and construct a new rear addition that projects to the side (to the south) of the existing historic home. Submitted plans indicate that the two-story historic home has a footprint of 988 square feet, and the new addition would have a footprint of 650 square feet, and would add 1,815 square feet to the overall living area. The addition would have a full basement, and two stories above ground.

The proposed two-story addition is rectangular in massing, with a cantilevered second level on the south side. The main roof form is gabled with a 7:12 pitch, and a small flat-roofed connecting element links the addition to the rear façade of the historic home.





Front (east) elevation of historic home and proposed addition

NOTE: The shown garage has already received a COA, but has not yet been constructed.



South side elevation of historic home and proposed addition

The applicant is requesting a Special Exception for additional overall building height and building wall heights beyond what is permitted in the SR-1A zone, which is outlined further in the 'Key Considerations' section below.

The majority of the addition would be clad in horizontal wood siding, with wood shingles used as an accent material in the side gable peaks, and also within recessed panels that run vertically on all sides of the structure. The vertical panel elements were added in response to Staff's suggestion to make the addition have more of a vertical orientation, in an effort to complement the existing structure's scale and massing.

Proposed glazing on the most visible facades (the front and south side) includes double-hung windows within the recessed panels that Staff finds complement the proportions of double-hung

windows on the existing historic home. In addition, the flat-roofed linking element, which will mainly be visible from a southern perspective, has walls that are mostly made up of windows. Submitted elevations also show a decorative semi-circle shaped window similar to that found on the front gable of the historic home, placed within the shingle-clad gable peak on the south side of the addition.



Rendering from southeast perspective (does not include all design details)

The new addition would have three (3) exterior access points: a small landing with steps that leads to an entrance on the north side façade, and two (2) new deck areas with steps on the front (east) and rear (west) facades. All three (3) areas are enclosed by a black metal railing.

In addition to the Special Exception request for additional building height, the applicant has also requested approval of a reduction in the required separation between the principal structure (the historic home and new addition) and a new garage. The applicant received Planning approvals for the new garage in October 2017, and is currently going through the building permit review process (detailed in ‘Key Considerations,’ below).

KEY CONSIDERATIONS:

Special Exception for Additional Building Height

As mentioned above, the applicant is requesting a Special Exception for additional building height for the new addition, which includes overall building height, as well as building wall heights. The SR-1A zoning district limits overall building height to 23 feet for pitched roof forms, and 16 feet for flat roof forms. The proposed addition includes a main pitched roof form that measures approximately 27 feet, 3 inches – 30 feet, 3 inches at its tallest point (range due to grade changes), and a flat-roofed connecting link between the historic home and addition that measures 21 – 23.5 feet.

Second, the maximum permitted exterior building wall height is 16 feet, and the proposed addition has a north side wall that measures approximately 23 feet in height, and a south side wall that measures approximately 23.5 feet in height.

Staff finds the requested height exceptions appropriate for multiple reasons:

1. While the proposed heights exceed the permitted heights for new construction within the SR-1A zone, the existing historic structure has an overall building height of approximately 31 – 33 feet at its tallest point (the peak of the pyramid roof form), and the front gable form has a height of approximately 28.5 feet. The front elevation drawing makes it apparent that the height of the proposed addition would not exceed the existing height of the front gable roof form, which is well below the tallest point of the home.
2. On the submitted elevations, it appears that the building wall heights for the addition slightly exceed the building wall heights of the existing contributing structure. However, the overall design of the new addition is in compliance with Residential Design Guidelines that apply to larger, ground-level additions to historic structures, namely:

8.11 A new addition should be kept physically and visually subordinate to the historic building.

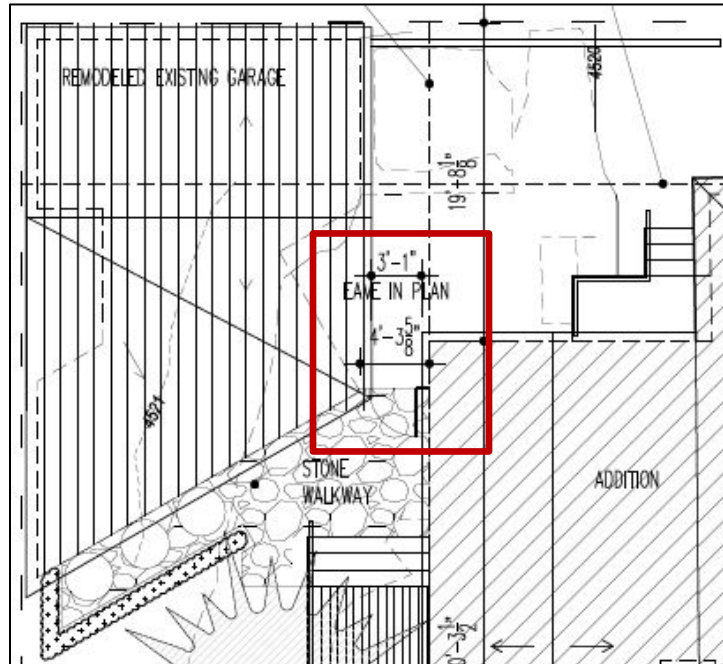
- *The addition should be set back significantly from primary facades.*
- *The addition should be consistent with the scale and character of the historic building or structure.*
- *Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.*

The proposed addition is entirely set back behind the historic structure, and has a scale and character this is appropriate for the site. The addition has been designed with a small connecting element that differentiates the historic elements from the new. Also, the orientation of the addition, which projects to the side of the historic home, sets it apart as a later addition to the contributing structure.

Special Exception for Reduced Separation between Principal and Accessory Structures

The second Special Exception is a request for relief from a Zoning Ordinance regulation that requires at least four horizontal feet (4') of separation between any part of a principal and accessory structure (21A.40.050.A.4.b). In this case, the applicant is requesting the reduction between a portion of the new addition and a new two-car garage that has yet to be built. The garage received design approval from Planning Staff in October 2017, but is still going through the building permit review process.

Site constraints at the rear of the lot affected the design of both the addition and garage, and resulted in a unique site layout for both elements, but especially that of the garage. The site plan shows a distance of 3 feet, 1 inch between the roof eave of the new addition, and the roof eave of the new garage. There is a distance of approximately 4 feet, 3 inches between the building wall of the addition and the building wall of the garage. Planning Staff consulted Building Services Staff and was able to confirm that this reduced separation would not cause any issues per residential building code, but the applicant may need to add extra fire wall protections where the two (2) structures are nearest to one another. Staff finds that this request complies with the Special Exception standards found in Attachment F, and recommends approval.



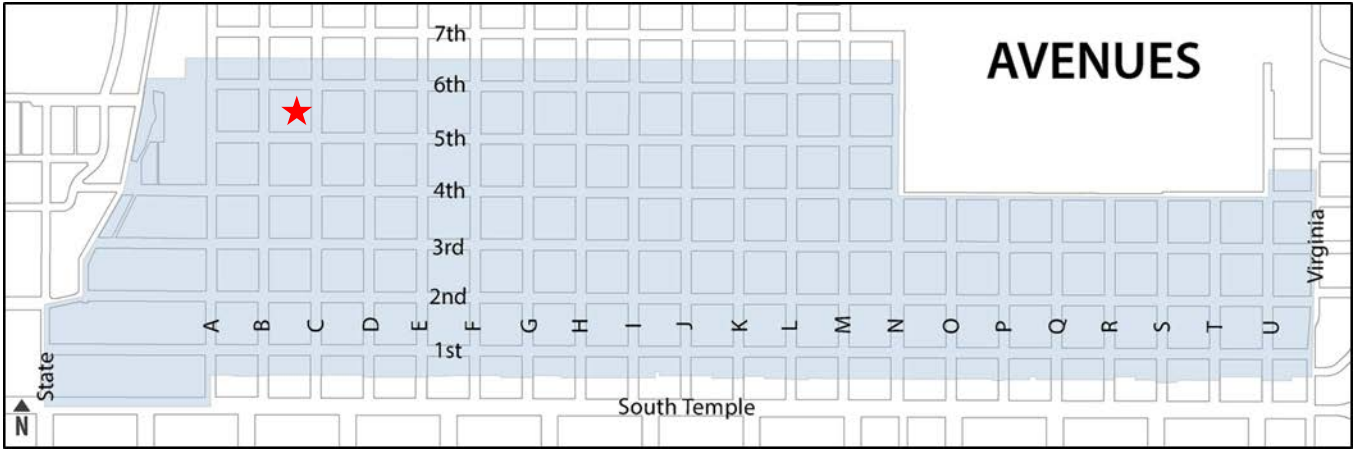
Area of requested reduced separation highlighted in red

NEXT STEPS:

If the requests for a COA for Major Alterations and associated Special Exceptions are granted by the HLC, the applicant may proceed with the project as represented in this Staff Report, and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a COA for the request and any new proposal would require submittal of a new application.

ATTACHMENT A: SITE & CONTEXT MAPS



ATTACHMENT B: CURRENT SITE PHOTOGRAPHS

View of subject property from C Street



Looking north along the west side of C Street



Northeast perspective of historic home



Southwest perspective of historic home and existing addition



Rear of subject property and adjacent property to north



View of existing rear addition from neighboring property to the north









Retaining wall that runs along southwest property line of site



Multi-family structure directly across C Street from site



ATTACHMENT C: AVENUES HISTORIC SURVEY INFO.



212 N “C” Street
B



215 N “C” Street
B



217 “C” Street
B



218 “C” Street
B



221 “C” Street
B



229 “C” Street
B



229 “C” Street
(garage)



237 “C” Street
B



237 “C” Street
(garage)



255 “C” Street
B



268 “C” Street
B



269 “C” Street
B



271 “C” Street
B



272 “C” Street
B



277 “C” Street
B



278 “C” Street
B



284 “C” Street
B



285 “C” Street
B



314 “C” Street
B



317 “C” Street
B



318 “C” Street
D

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

“C” Street — Avenues Historic District (SLC Landmark District)

RLS 2007-2008, PAGE 4

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
212 N C STREET	B	0/0	1890	STUCCO/PLASTER SHINGLE SIDING	VICTORIAN: OTHER	CROSSWING SINGLE DWELLING	08	ALSO 210 C STREET N04
215 N C STREET	B	0/0	1905	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	N04
217 N C STREET	B	0/0	1905	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	N04
218 N C STREET	B	0/0	1889	ADOBE BRICK STUCCO/PLASTER	VICTORIAN: OTHER	CROSSWING SINGLE DWELLING	08	N04
221 N C STREET	B	1/0	1908	STUCCO/PLASTER SHINGLE SIDING	BUNGALOW VICTORIAN: OTHER	BUNGALOW SINGLE DWELLING	08	RECENT REHAB N04
229 N C STREET	B	0/1	1896	REGULAR BRICK	VICTORIAN ECLECTIC ITALIANATE	SIDE PASSAGE/ENTRY SINGLE DWELLING	08	REAR ADDITION ON SOUTH N04
237 N C STREET	B	0/1	1898	ALUM./VINYL SIDING ADOBE BRICK ALUM./VINYL SIDING	POST-WWII: OTHER GREEK REVIVAL	OTHER RESIDENTIAL SINGLE DWELLING	08	N04
255 N C STREET	B	1/0	1947	STRIATED BRICK ALUM./VINYL SIDING	EARLY RANCH (GEN.)	EARLY RANCH / SINGLE DWELLING	08	LATER GARAGE N04
268 N C STREET TAYLOR APARTMENTS	B	0/2	1909	REGULAR BRICK SANDSTONE	NEOCLASSICAL VICTORIAN ECLECTIC	OTHER APT./HOTEL MULTIPLE DWELLING	08 78	REHAB 1996 N04
269 N C STREET	B	0/1	1902	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	FORMERLY 265 IN DATABASE N04

?=approximate address

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

PLNHLC2017-00772 & PLNHLC2018-00574

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

“C” Street — Avenues Historic District (SLC Landmark District)

RLS 2007-2008, PAGE 5

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
271 N C STREET	B	1/0 2	1891	DROP/NOVELTY SIDING SHINGLE SIDING	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	08	RECENT REHAB N04
272 N C STREET	B	0/1 1.5	1895	REGULAR BRICK	VICTORIAN ECLECTIC BUNGALOW	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	BUNGALOW PORCH N04
277 N C STREET	B	0/1 1	1893	STUCCO/PLASTER SHINGLE SIDING	VICTORIAN ECLECTIC	RECTANGULAR BLOCK SINGLE DWELLING	08	RECENT REHAB N04
278 N C STREET	B	0/1 1.5	1900	REGULAR BRICK SHINGLE SIDING	SHINGLE STYLE VICTORIAN: OTHER	CENTRAL BLK W/ PROJ SINGLE DWELLING	08	c. 1940s BAY N04
284 N C STREET	B	0/0 1.5	1928	STUCCO/PLASTER SHINGLE SIDING	CLIPPED-GABLE COTTAGE	DOUBLE HOUSE / MULTIPLE DWELLING	08	N04
285 N C STREET	B	0/1 1	1926	REGULAR BRICK	BUNGALOW	DOUBLE HOUSE / MULTIPLE DWELLING	08	PARCEL ADDRESS 281; SECOND DOOR BLOCKED N04
314 N C STREET	B	0/1 1	1939	CLAPBOARD SIDING	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	08	N04
317 N C STREET	B	0/0 1	1898	ALUM./VINYL SIDING	VICTORIAN: OTHER POST-WWII: OTHER	CROSSWING SINGLE DWELLING	08	N04
318 N C STREET	D	2/0 3	1972	REGULAR BRICK	MANSARD	OTHER APT./HOTEL MULTIPLE DWELLING	08	N04

?=approximate address

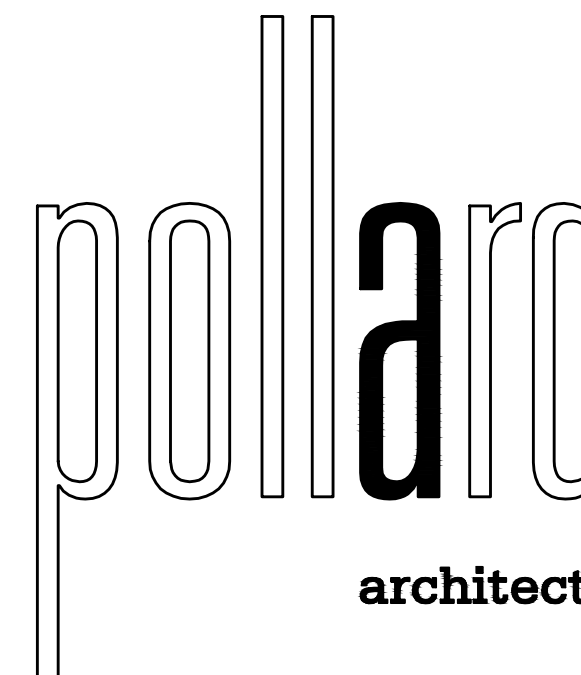
Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

ATTACHMENT D: APPLICATION MATERIALS

PROJECT:

WALTON RESIDENCE

265 C STREET, SALT LAKE CITY, UTAH



architects

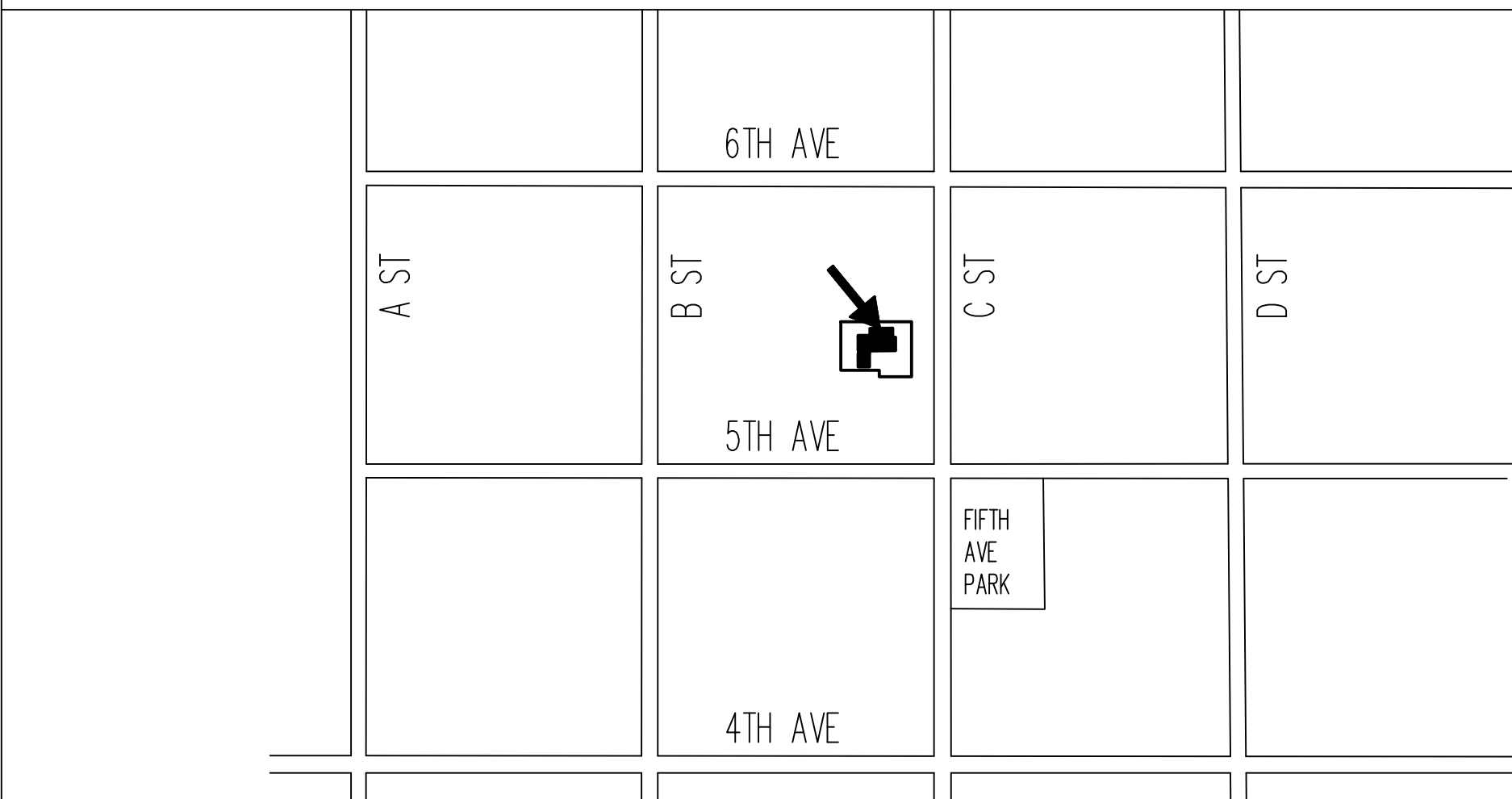
250 East 100 South
S.L.C. Ut. 84111

tel. 801.531.1133
fax. 801.531.1211

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without written consent of Architect.

WALTON RESIDENCE
265 C STREET, SALT LAKE CITY, UTAH

VICINITY MAP



PROJECT TEAM

OWNER
MARK WALTON

ARCHITECT
POLLARD ARCHITECTS
250 E. 100 S.
SALT LAKE CITY
801-531-1133

STRUCTURAL ENGINEER

ELECTRICAL/MECHANICAL ENGINEER

CONTRACTOR

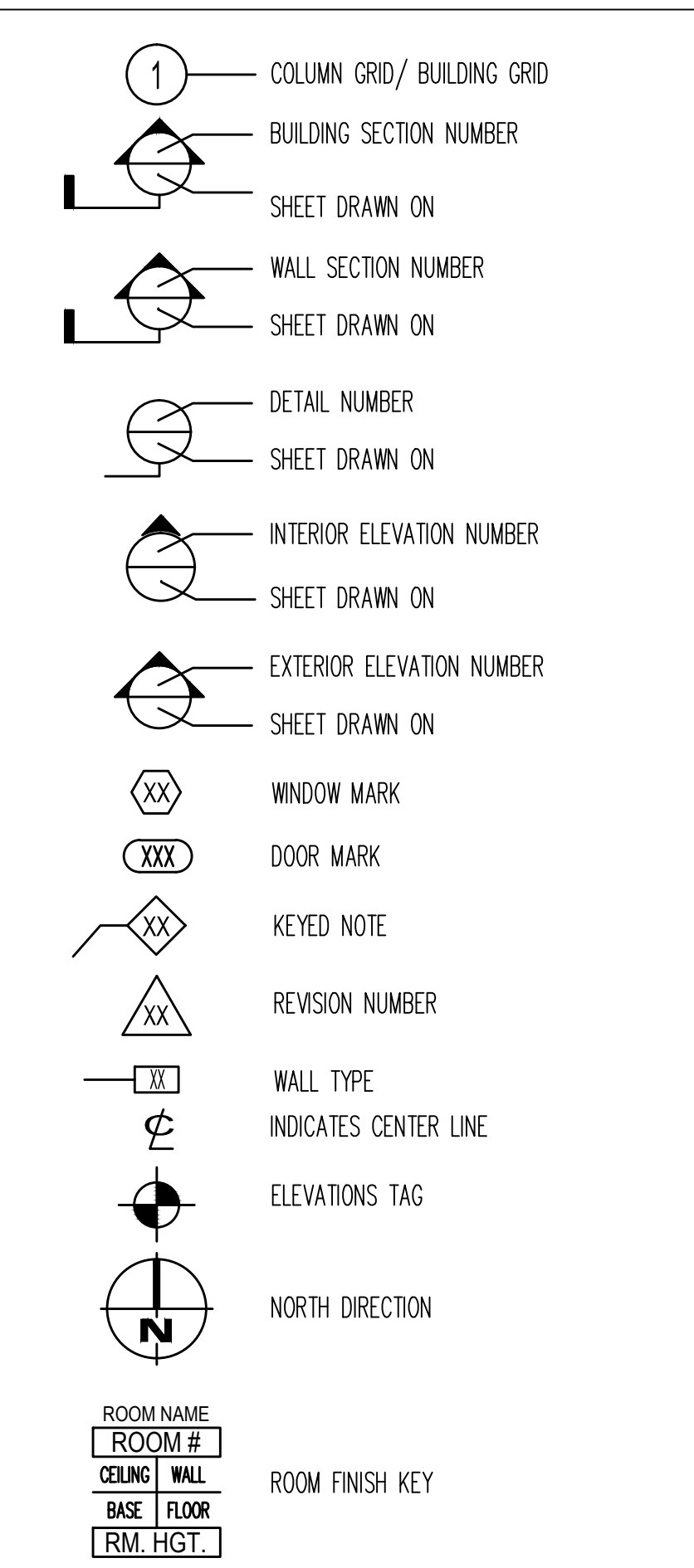
DRAWING INDEX

SHEET	SHEET TITLE
GENERAL	
G-101	COVER SHEET, DRAWING INDEX, & PROJECT INFORMATION SURVEY
ARCHITECTURAL	
AS-101	SITE PLAN
AD-101	DEMOLITION PLAN
A-100	LOWER LEVEL FLOOR PLAN
A-101	MAIN LEVEL FLOOR PLAN
A-102	UPPER LEVEL FLOOR PLAN
A-103	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	BUILDING SECTIONS

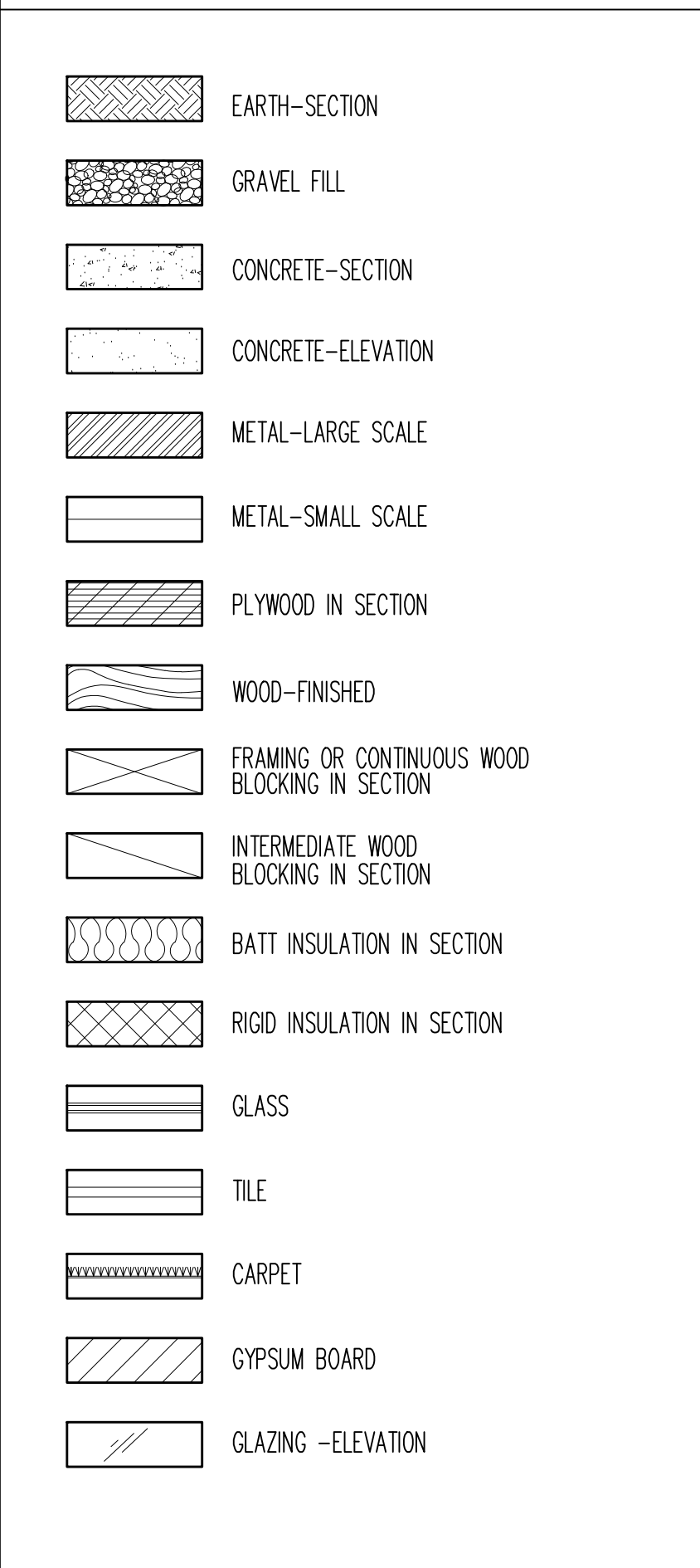
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CHANGES REQUIRED TO ARCHITECT BEFORE COMMENCING WITH WORK.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL CONDITIONS SHOWN ARE BUILDABLE. ANY QUESTIONS PERTAINING TO THESE OR ANY OTHER CONDITIONS SHOULD BE SUBMITTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION.
- TYPICAL MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
- ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE TOP OF FINISH MATERIAL.
- DETAILS ARE USUALLY KEYED ONLY ONCE AND ARE TYPICAL (TYP.) FOR SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS, GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE AND LOCAL CODES, BUILDING DEPARTMENT AGENCIES AND THE BUILDING OWNERS.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWING. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ARCHITECT OF CONFLICTS IN WRITING.
- ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL "J" EDGE TRIM (USG 200-A).
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
- ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, i.e. WALLS, JAMBS, ETC.
- IF DOCUMENTS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEMS, CONTRACTOR SHALL BASE THE PROPOSAL ON THE MOST STRINGENT OF THE CONDITIONS. ITEMS OR EQUIPMENT SPECIFIED UNDER ONE TRADE SHALL BE BINDING AS IF SPECIFIED UNDER ALL APPLICABLE TRADES.
- THE CONTRACTOR SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY BY OFFICIALS AS DESIGNATED BY THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF CONTRACT EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS, IN OCCUPIED AREAS OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SUPPORTING, BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKING, COLLAPSE DISTORTION AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
- IN CASE OF CONFLICT BETWEEN ARCHITECT AND ENGINEER'S DRAWINGS IN LOCATION OF MATERIALS/EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN. CLARIFY WITH ARCHITECT.
- THE CONTRACTOR SHALL NOT PROCEED WITH WORK WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT, FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE A CLAIM FOR EXTRA COMPENSATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND COORDINATION OF WORK AND THE WORK PERFORMED BY THE SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT THE PREMISES AND OCCUPANTS ON THE PROJECT SITE FROM DAMAGE OF INJURY RESULTING OPERATIONS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY COVERING, BOARDS TEMPORARY PARTITIONS, AND DOOR REQUIREMENTS TO PROTECT EXISTING WORK, MATERIALS AND FINISHES TO REMAIN AT THE JOB SITE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE DAMAGES ATTRIBUTABLE TO HIS OPERATIONS AND REPAIRS OF REPLACEMENT WITHOUT ADDITIONAL CHARGES TO THE PARTY AFFECTED.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL (IN CONFORMANCE WITH PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING DEMOLITION, CONSTRUCTION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXISTING ALTERATION AS REQUIRED IN IFC SECTION 3311.2.
- AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO HAVE THE FIRE PREVENTION BUREAU NOTIFIED AT (801)799-4150. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.
- ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. THE PIPING AND WIRING MAYBE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN SATISFACTORY COMPLETED.
- DEFERRED SUBMITTALS TO INCLUDE BUT NOT LIMITED TO; WATER MAINS (PRIVATE & PUBLIC), WATER LATERALS, FIRE HYDRANTS, AUTOMATIC FIRE SPRINKLER SYSTEMS, STANDPIPES, AUTOMATIC FIRE SUPPRESSION SYSTEM, UL 300 (CLASS I HOOD AND DUCT SUPPRESSION SYSTEMS), AUTOMATIC SMOKE DETECTION SYSTEMS, FIRE ALARM SYSTEMS, CLEAN GAS FIRE SUPPRESSION SYSTEMS, VESDA DETECTION SYSTEM, ETC. THE DEFERRED SUBMITTAL APPLICATION SHALL BE PROVIDED WHICH IS COMPLETED, WET STAMPED AND SIGNED BY THE ARCHITECT. ALL DEFERRED SUBMITTALS REQUIRE A NEW PERMIT APPLICATION. FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION OF THIS PERMIT, ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.
- PROVIDE CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT TO MEET NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 720.
- PROVIDE A KNOX BOX WHICH MAY BE PURCHASED FROM KNOX COMPANY AND INSTALL THE BOX ADJACENT TO THE MAIN DOOR. THE KNOX COMPANY WEB ADDRESS IS HTTP://WWW.KNOXBOX.COM OR THE ADDRESS IS 1601 W. DEER VALLEY ROAD PHOENIX, AZ 85027

DRAWING SYMBOLS



MATERIAL SYMBOLS



APPLICABLE CODE

1994 AMERICANS WITH DISABILITIES ACT	2010 PIPELINE SAFETY REGULATIONS
2001 BUILDING BOARD POLICY REGARDING ENHANCED ACCESSIBILITY TO STATE FACILITIES	1978 PLANNING & DESIGN TO PREVENT ARCHITECTURAL BARRIERS FOR THE AGED AND PHYSICALLY HANDICAPPED
1990 FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS (HUD)	2010 UTAH OCCUPATIONAL SAFETY AND HEALTH RULES & REGULATIONS (UOSH)
2015 INTERNATIONAL BUILDING CODE including Appendix J	2010 UTAH STATE FIRE MARSHAL REQUIREMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE (ASHRAE/IEC 90.1)	2010 UTAH STATE DEPARTMENT OF HEALTH REQUIREMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE per State Amendment	2010 ALL APPLICABLE RULES OF THE UTAH ADMINISTRATIVE CODE
2015 INTERNATIONAL FIRE CODE (IFC)	2015 INTERNATIONAL BUILDING CODE (ICC/ANSI.1-09)
2015 INTERNATIONAL FUEL CODE	2005 NATIONAL FIRE PROTECTION CODE (NEC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)	
2015 INTERNATIONAL PLUMBING CODE (IPC)	
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)	
2009 LIFE SAFETY CODE (LSC)	
2014 NATIONAL ELECTRICAL CODE (NEC)	

ROOM FINISH ABBREVIATIONS

C	CARPET
CONC	CONCRETE
CONC-E	CONCRETE - EPOXY PAINT
CONC-P	CONCRETE PAVERS
CONC-S	CONCRETE - SEALED
CONC-ST	CONCRETE - STAINED
GB	GYPSUM BOARD READY TO PAINT
GBP	GYPSUM BOARD PAINTED
MTL	METAL
PT	PORCELAIN TILE
RB	RUBBER BASE
RM	RUBBER EXERCISE MAT OVER CONCRETE
S	STONE
ST	STONE TILE
WD	WOOD
WCP	WATER RESISTANT GYPSUM BOARD PAINTED

CODE ANALYSIS

ZONING REVIEW ZONE: SR-1A REAR SET BACK: 25% OF THE LOT DEPTH INTERIOR SIDE SET BACK: 4'-0" & 10'-0" MAXIMUM BUILDING HEIGHT: 23'-0" MAXIMUM BUILDING COVERAGE: 2953.6 SF (40% OF THE LOT)	BUILDING INFORMATION COVERAGE OF ADDITION: 650 SF ADDITION SQUARE FOOTAGE: 1839 SF UPPER LEVEL: 543 SF MAIN LEVEL: 640 SF BASEMENT: 650 SF GARAGE: 480 SF
LOT.....7384 SF EXISTING HOUSE.....988 SF ADDITION.....636 SF GARAGE.....476 SF TOTAL COVERAGE.....2100 SF = 28.4%	

ABBREVIATIONS

ALWD ALUMINUM CLAD WOOD	S STONE
B.O. BOTTOM OF	SBA SELECTED BY ARCHITECT
C CARPET	SBO SELECTED BY OWNER
CONC CONCRETE	SM. SIMILAR
EQ EQUAL	ST STONE TILE
EX EXISTING	SW STEEL WINDOW FRAME
F.F. FINISH FLOOR	T.O. TOP OF
F.T. FULLY TEMPERED	T.O.C. TOP OF CONCRETE
F.V. FIELD VERIFY	TYP. TYPICAL
GBP GYPSUM BOARD PAINTED	VHB VERY HIGH BOND
GB GYPSUM BOARD READY TO PAINT	WD WOOD
H.P. HIGH POINT	WG GLASS MAT. GYPSUM BOARD
PT PORCELAIN TILE	WCP GLASS MAT. GYPSUM BOARD PAINTED
R.O. ROUGH OPENING	
SS STAINLESS STEEL	

REVISIONS		
No.	Description	Date

COVER SHEET			
Date	Drawn	Checked	Approved
08/20/18			
Drawing No. G-101			

GENERAL DEMOLITION NOTES

DEFINITIONS:

REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.

REMOVE&SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER TO THEM TO OWNER READY FOR USE.

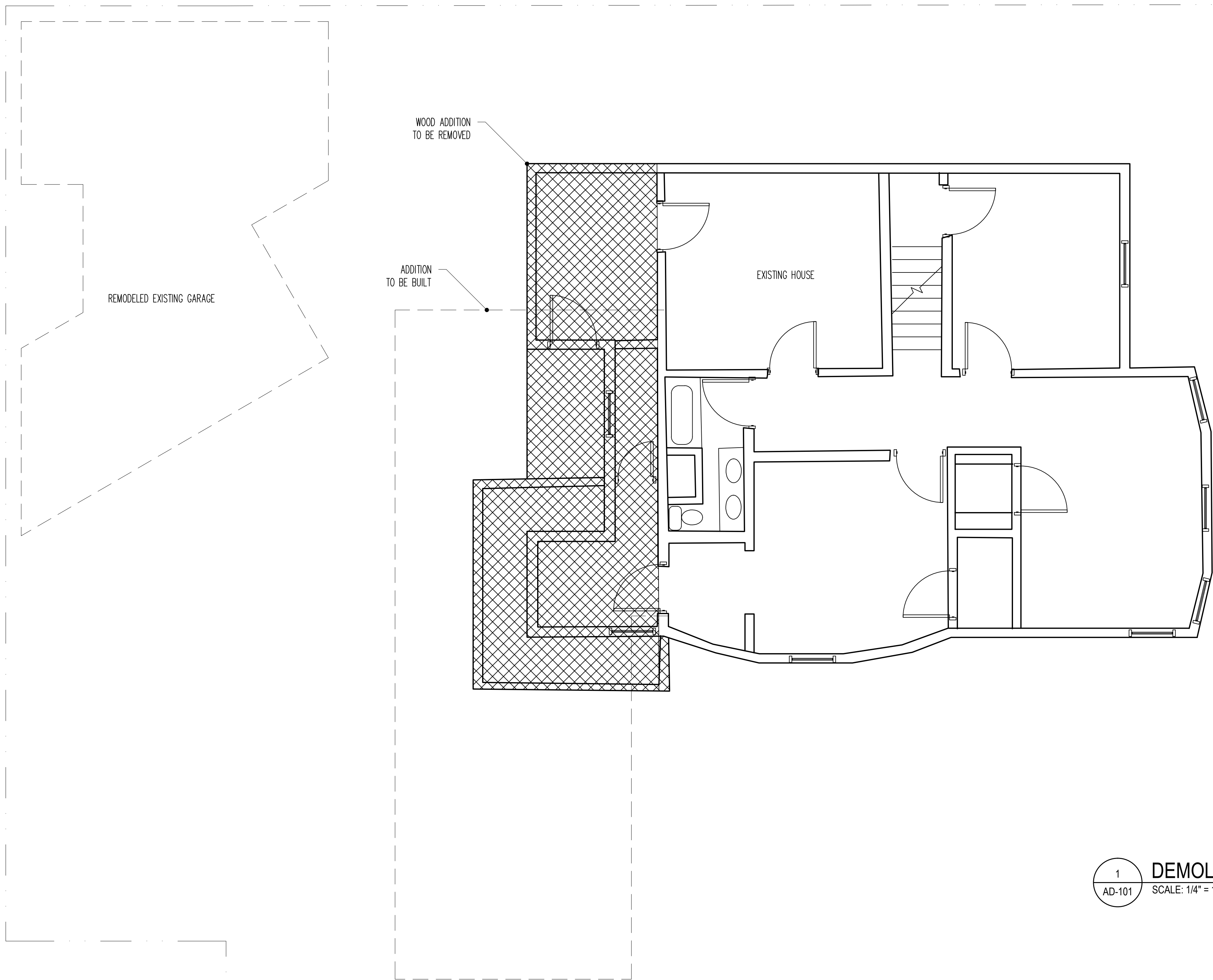
REMOVE&REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.

EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

1. ALL WORK SHALL COMPLY W/ORDINANCES & REGULATIONS FOR SALT LAKE CITY & ANY RELEVANT GOVERNING AGENCIES.
2. DISCONNECT ALL UTILITY SERVICES BEFORE BEGINNING WORK, COORDINATE W/ POWER, TELEPHONE, WATER, GAS & ANY OTHER UTILITIES.
3. DEMOLITION SHALL NOT BE USED AS FILL MATERIAL.
4. PROVIDE SECURITY GATE & 7'-0" HIGH CHAIN LINK CONSTRUCTION BARRICADE.

GRAPHIC LEGEND

 AREA OF DEMOLITION



1
AD-101 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



WALTON RESIDENCE
265 C STREET, SALT LAKE CITY, UTAH

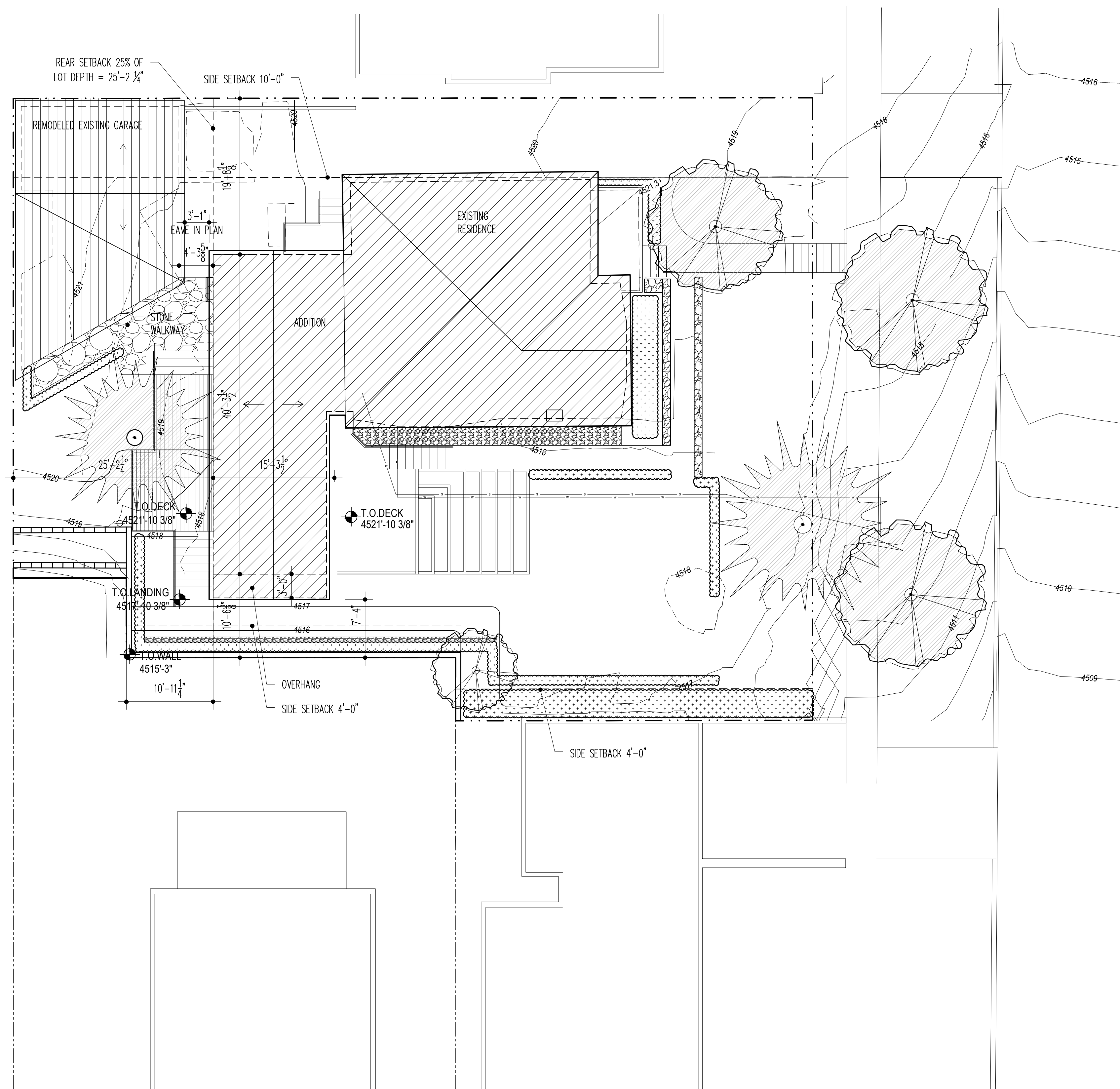
REVISIONS

No.	Description	Date

DEMOLITION PLAN

Date	Drawn	Checked	Approved
08/20/18			

Drawing No.
AD-101
September 6, 2018

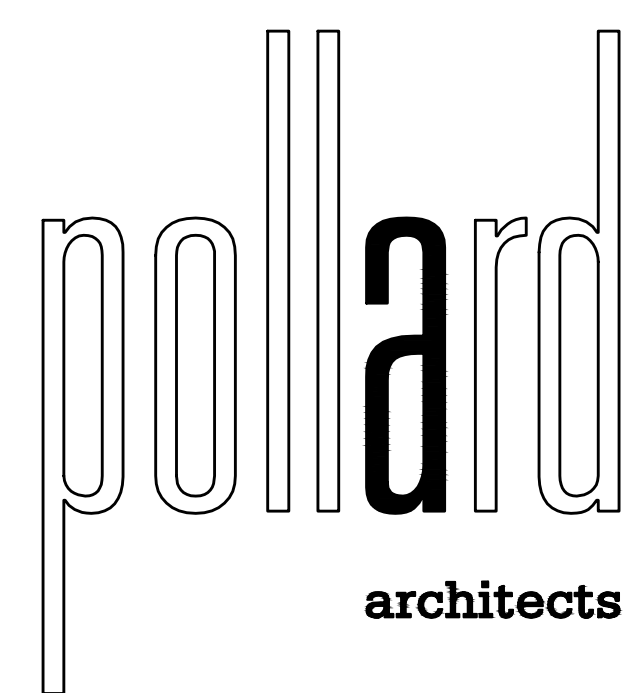


SITE ANALYSIS

ZONING REVIEW
 ZONE: SR-1A
 REAR SET BACK: 25% OF THE LOT DEPTH
 INTERIOR SIDE SET BACK: 4'-0" & 10'-0"
 MAXIMUM BUILDING HEIGHT: 23'-0"
 MAXIMUM BUILDING COVERAGE: 2953.6 SF (40% OF THE LOT)

LOT.....7321 SF
 EXISTING HOUSE.....988 SF
 ADDITION.....650 SF
 GARAGE.....480 SF
 TOTAL COVERAGE.....2118 SF = 28.9%

BUILDING INFORMATION
 COVERAGE OF ADDITION: 650 SF
 ADDITION SQUARE FOOTAGE: 1815 SF
 UPPER LEVEL: 519 SF
 MAIN LEVEL: 640 SF
 BASEMENT: 650 SF
 GARAGE: 480 SF



250 East 100 South
 S.L.C. Ut. 84111

tel. 801.531.1133
 fax. 801.531.1211

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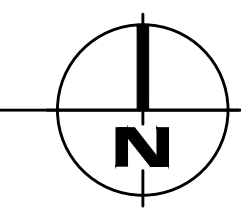
No.	Description	Date

SITE PLAN

Date	Drawn	Checked	Approved
08/20/18			

Drawing No.
AS-101
September 6, 2018

1 **SITE PLAN**
 AS-101 SCALE: 1/8" = 1'-0"





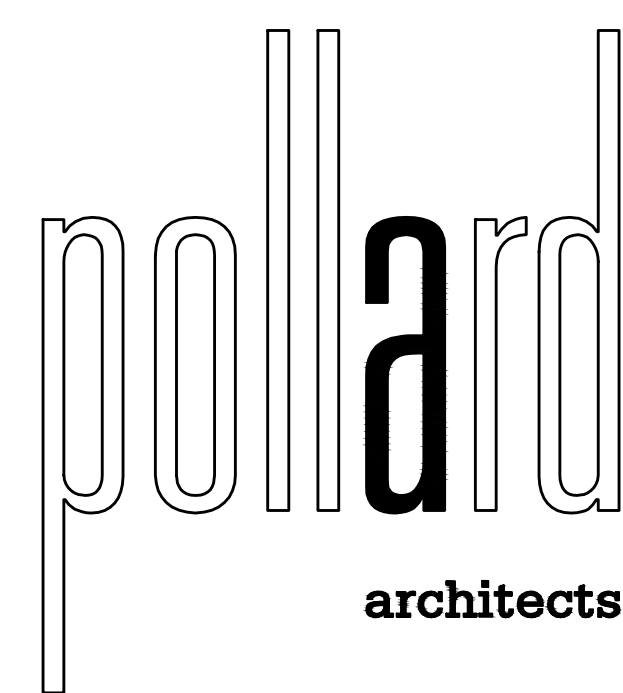
1 EAST ELEVATION
A-201 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A-201 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD SIDING, PAINTED
- 3 SHINGLES
- 4 EXISTING HOUSE
- 5 GARAGE
- 6 SPANDREL GLASS
- 7 CHIMNEY ON EXISTING HOUSE



250 East 100 South
S.L.C. Ut. 84111

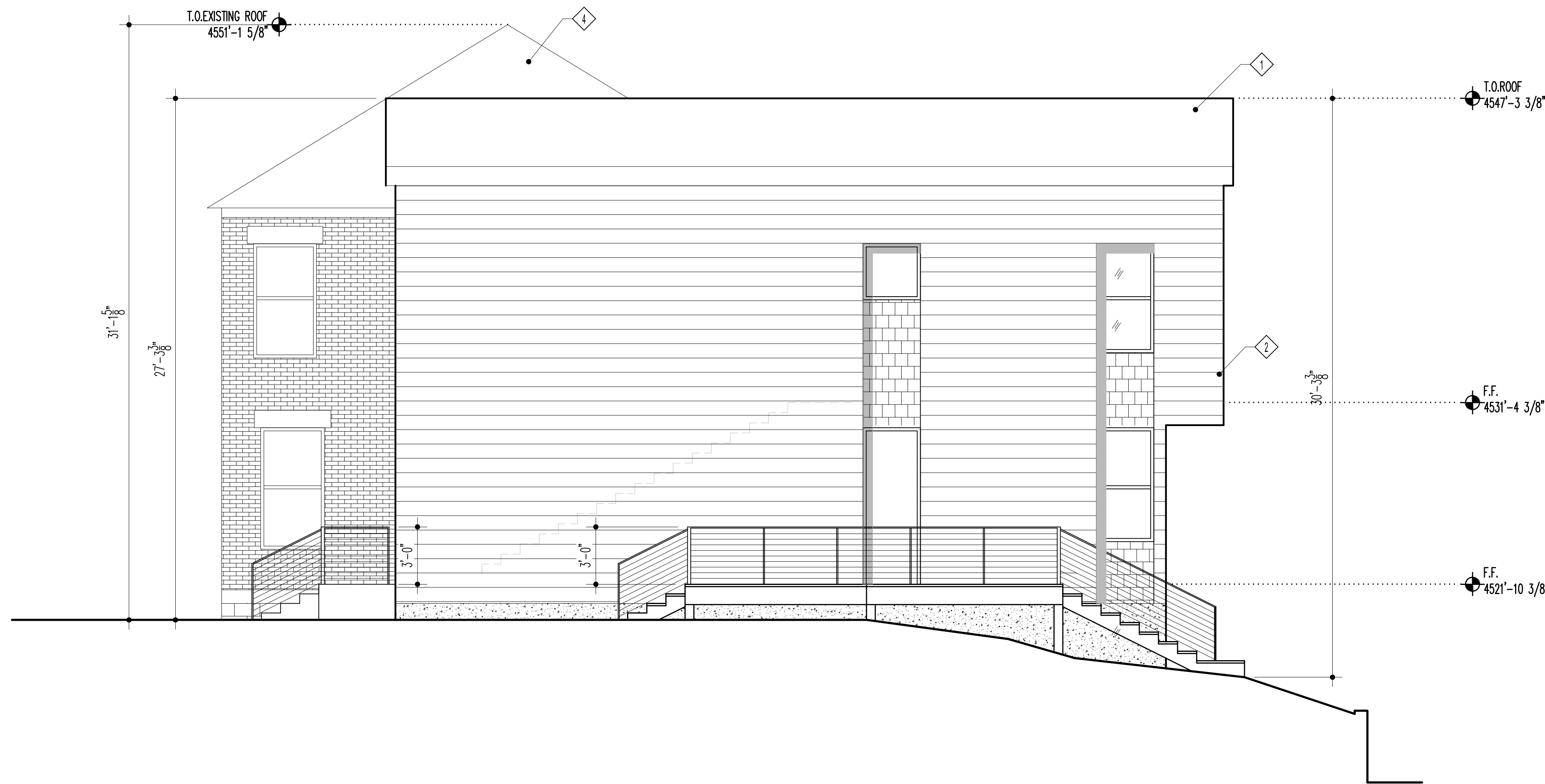
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No.	Description	Date

ELEVATIONS			
Date	Drawn	Checked	Approved
08/20/18			
Drawing No.			
A-201			
<small>September 6, 2018</small>			

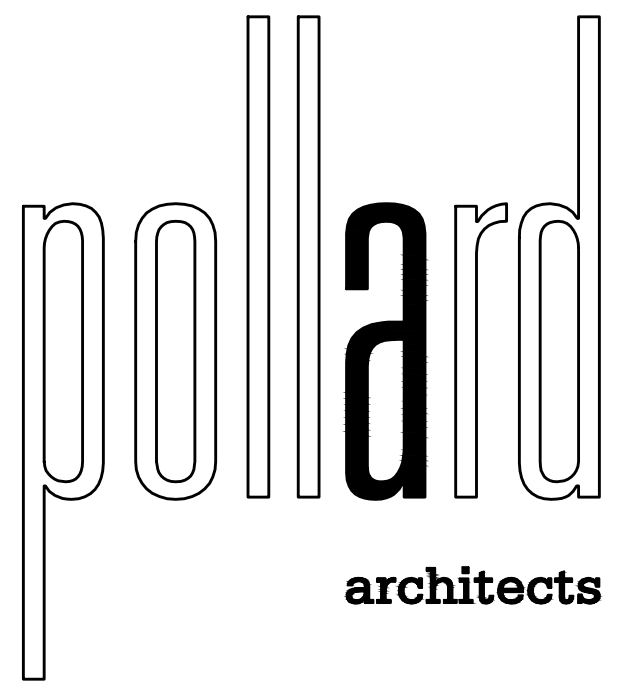


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

- KEY NOTES**
- ◇ ASPHALT SHINGLES
 - ◇ WOOD SIDING, PAINTED
 - ◇ SHINGLES
 - ◇ EXISTING HOUSE
 - ◇ GARAGE
 - ◇ SPANDREL GLASS
 - ◇ CHIMNEY ON EXISTING HOUSE



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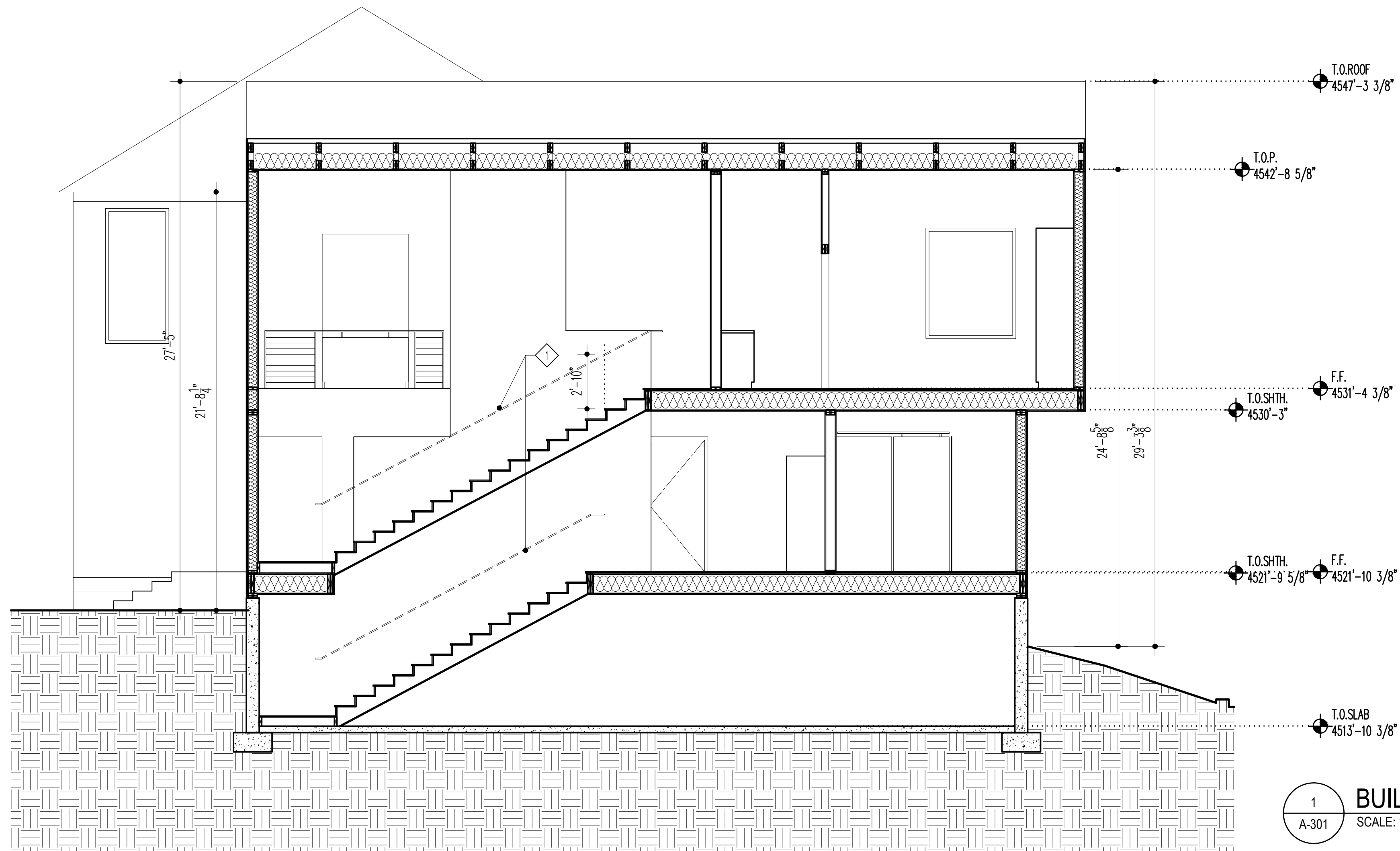
No.	Description	Date

ELEVATIONS

Date	Drawn	Checked	Approved
08/20/18			

Drawing No.
A-202

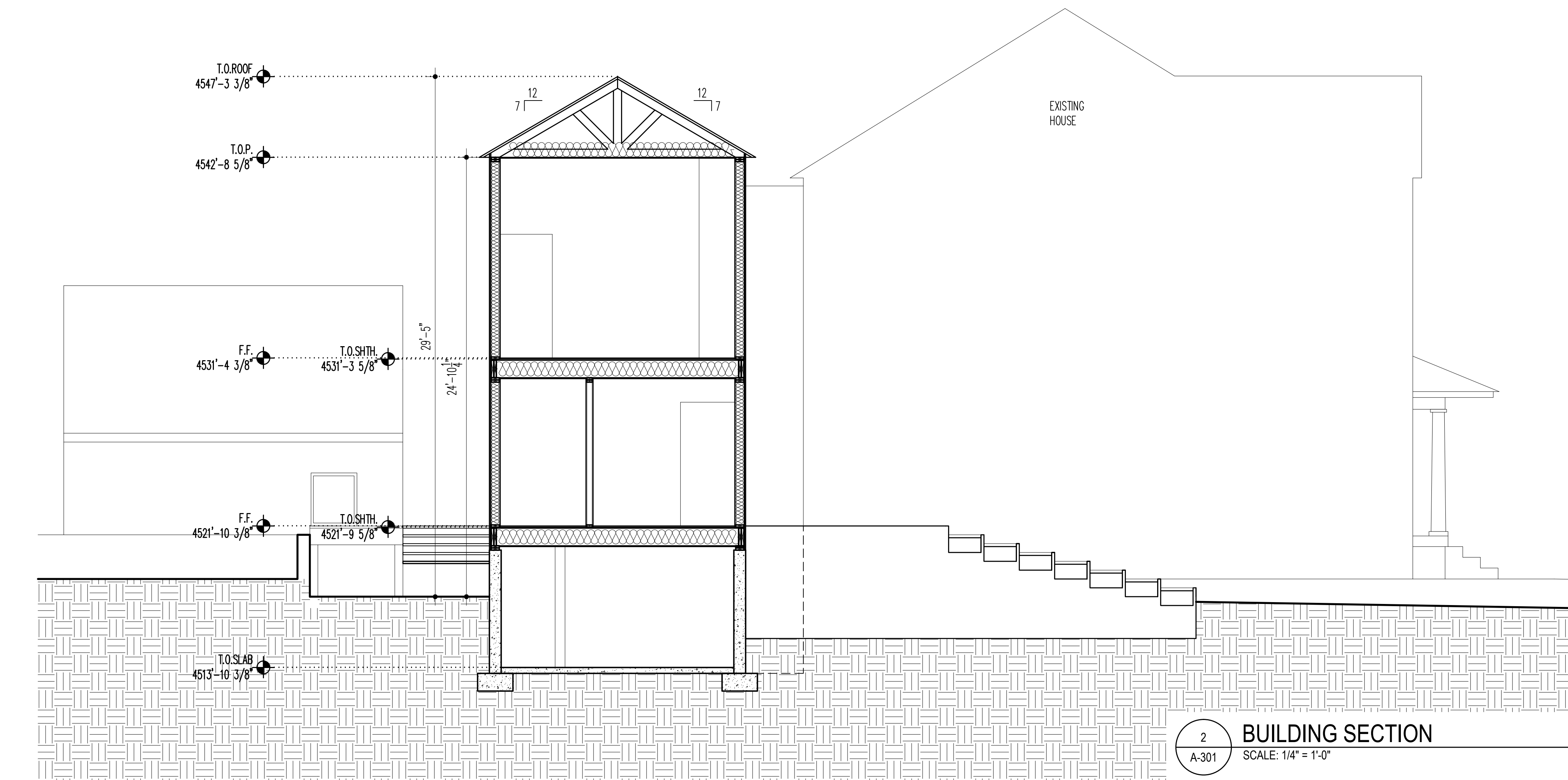
September 6, 2018



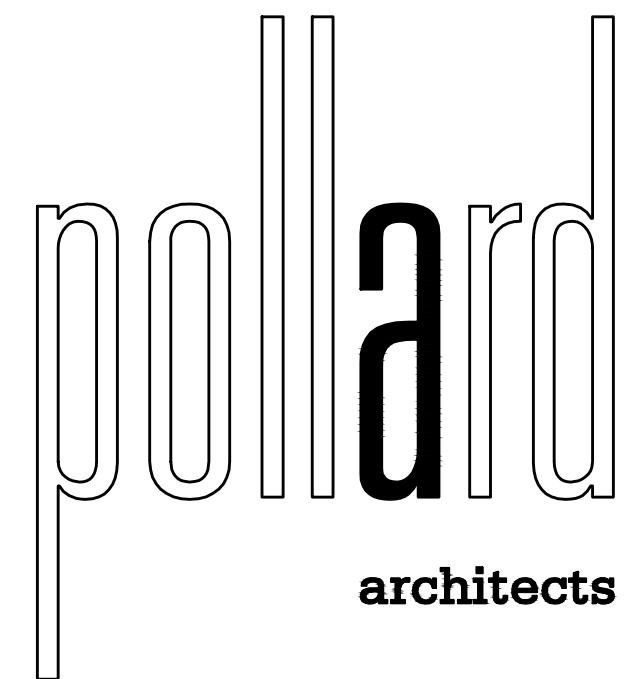
1 BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"

KEY NOTES

◇ HANDRAIL ON THE OTHER SIDE OF WALL



2 BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"



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fax. 801.531.1211

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REVISIONS

No.	Description	Date

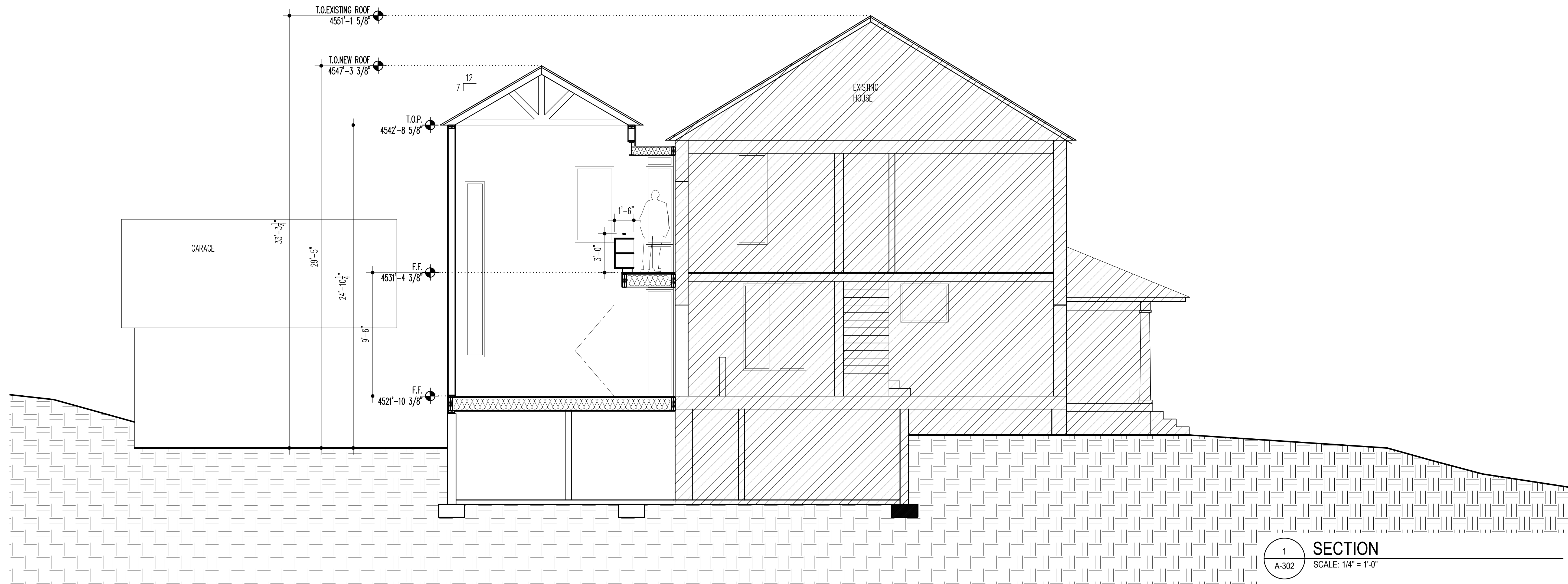
BUILDING SECTIONS

Date	Drawn	Checked	Approved
08/20/18			

Drawing No.

A-301

September 6, 2018

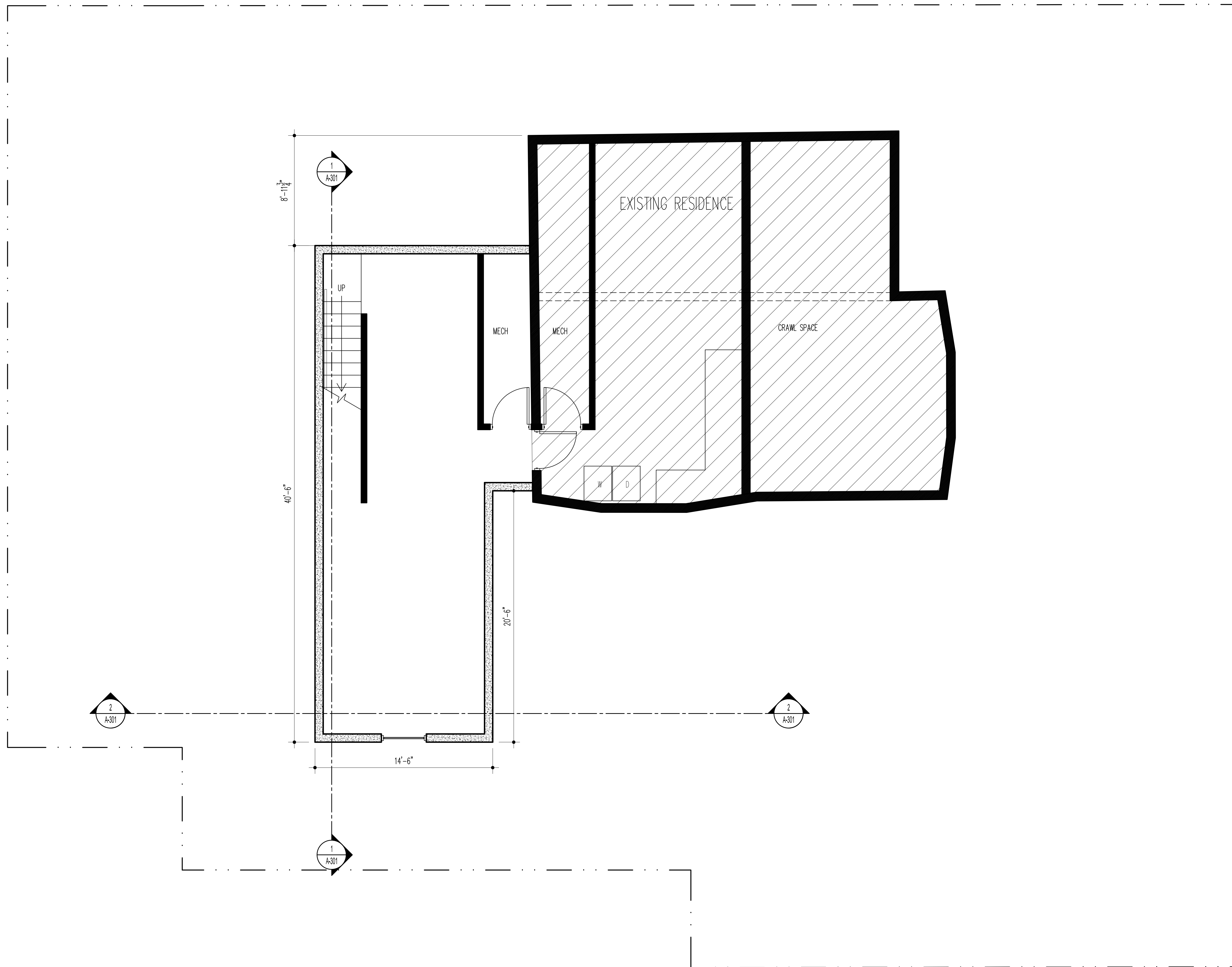


1 SECTION
A-302 SCALE: 1/4" = 1'-0"

WALTON RESIDENCE
265 C STREET, SALT LAKE CITY, UTAH

REVISIONS		
No.	Description	Date

SECTION			
SCALE: 1/4" = 1'-0"			
Date	Drawn	Checked	Approved
08/20/18			
Drawing No.			
A-302			

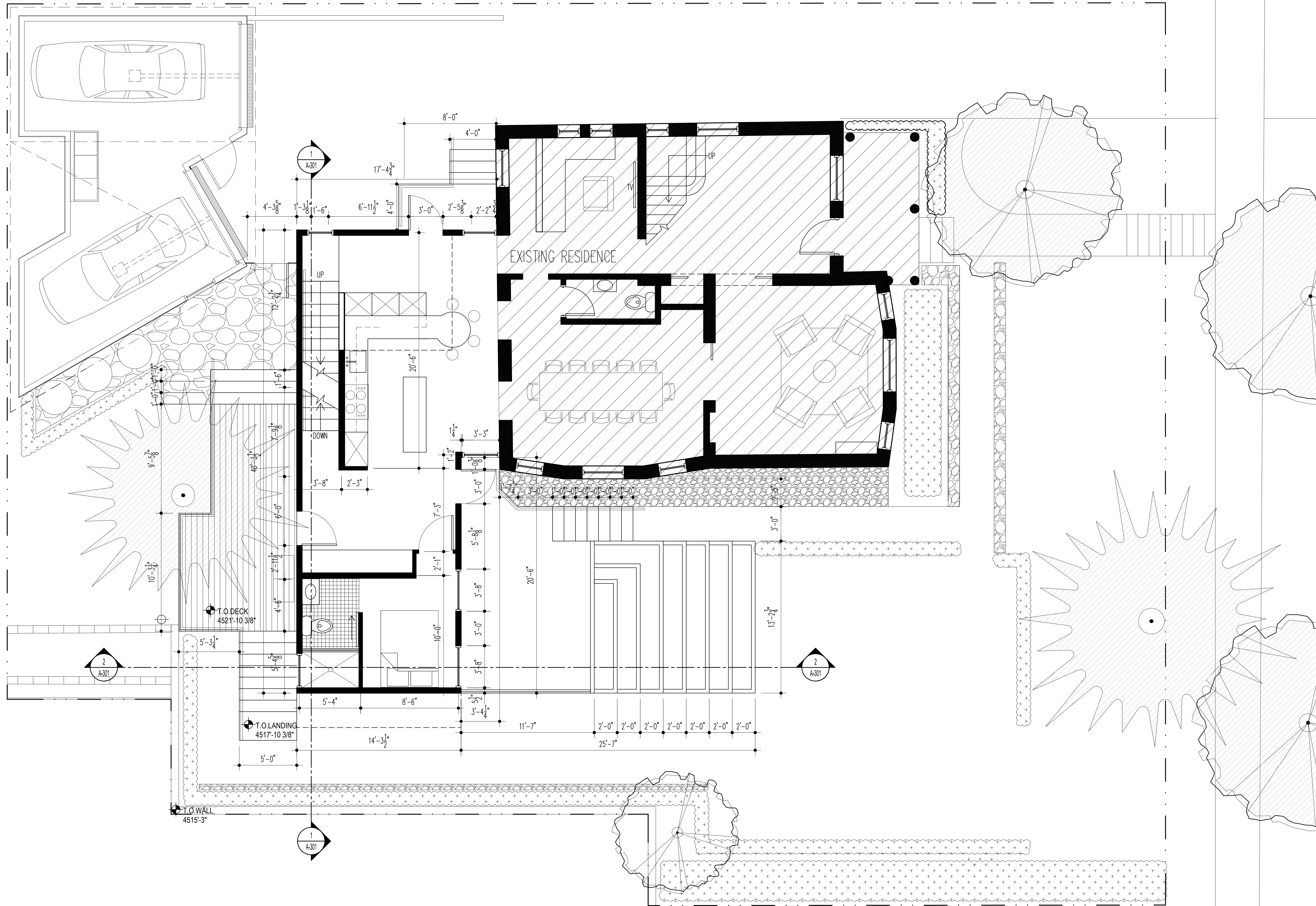


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REVISIONS		
No.	Description	Date

LOWER LEVEL FLOOR PLAN			
Date	Drawn	Checked	Approved
08/20/18			
Drawing No.			
A-100			
<small>September 6, 2018</small>			

1
A-100 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

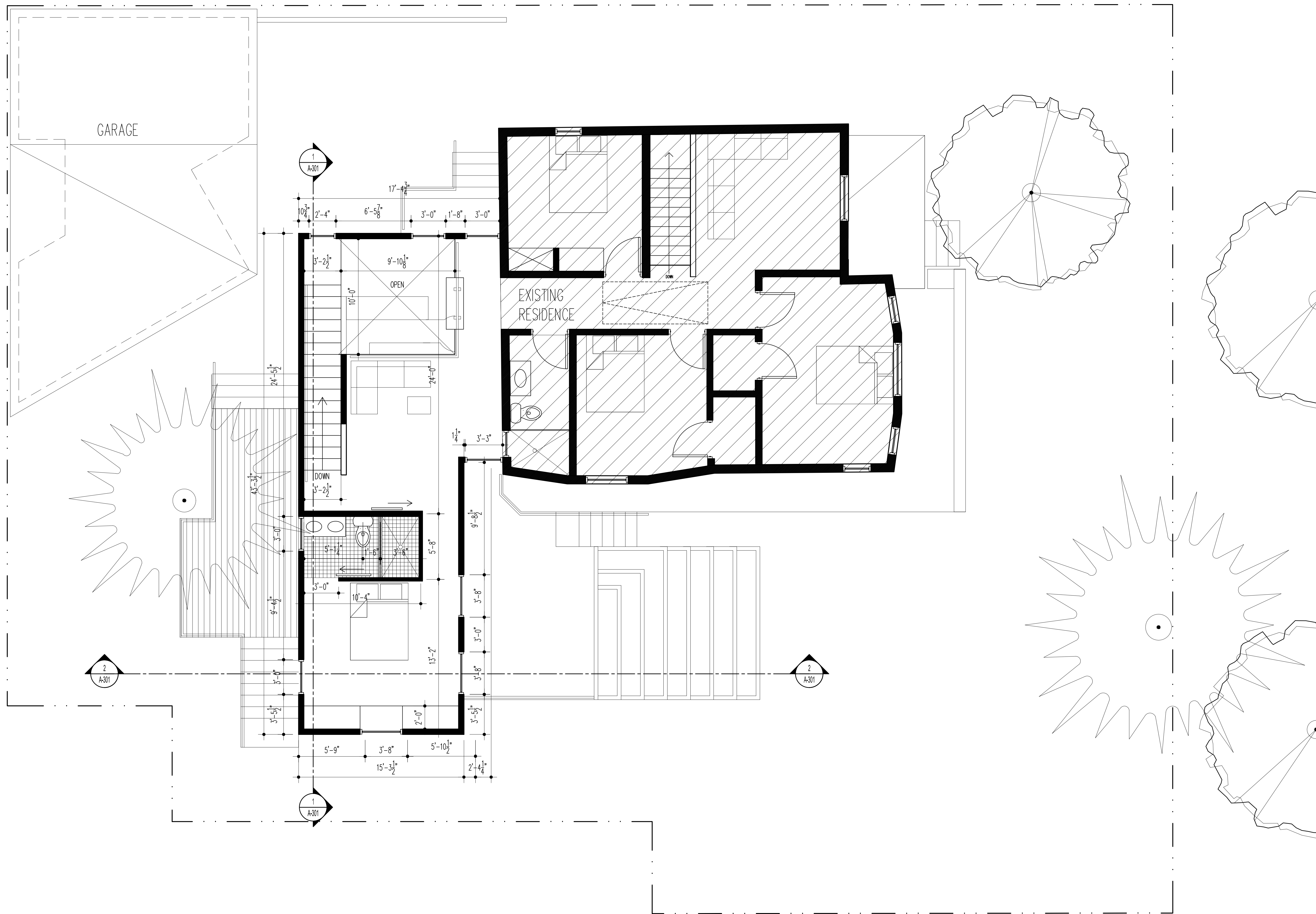


WALTON RESIDENCE
265 C STREET, SALT LAKE CITY, UTAH

REVISIONS		
No.	Description	Date

MAIN LEVEL FLOOR PLAN			
Date	Drawn	Checked	Approved
08/20/18			
Drawing No. A-101			
<small>September 6, 2018</small>			

1 MAIN LEVEL FLOOR PLAN
A-101 SCALE: 1/4" = 1'-0"

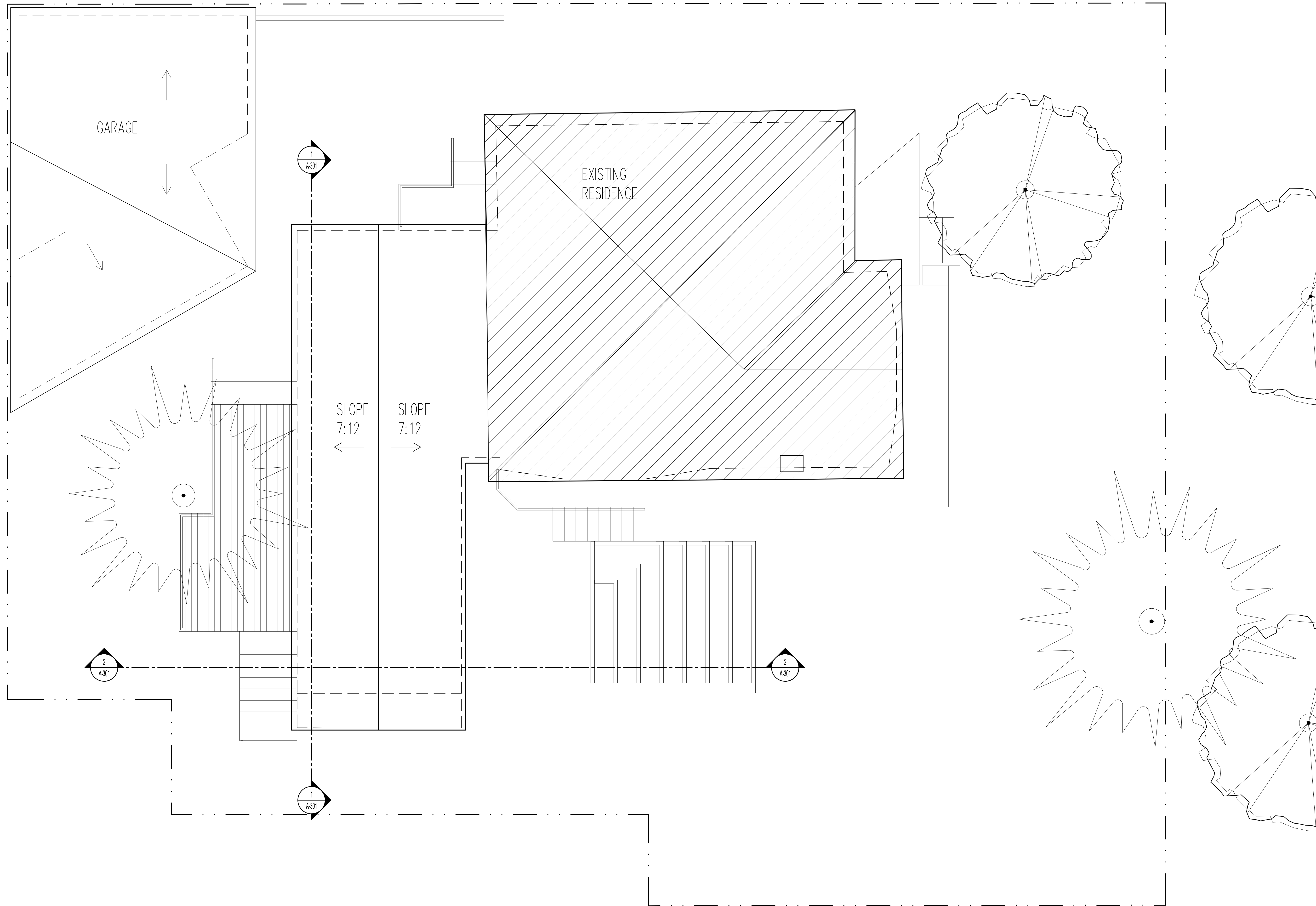


WALTON RESIDENCE
265 C STREET, SALT LAKE CITY, UTAH

REVISIONS		
No.	Description	Date

UPPER LEVEL FLOOR PLAN			
Date	Drawn	Checked	Approved
08/20/18			
Drawing No.			
A-102			
<small>September 6, 2018</small>			

1 UPPER LEVEL FLOOR PLAN
A-102 SCALE: 1/4" = 1'-0"



WALTON RESIDENCE
265 C STREET, SALT LAKE CITY, UTAH

REVISIONS

No.	Description	Date

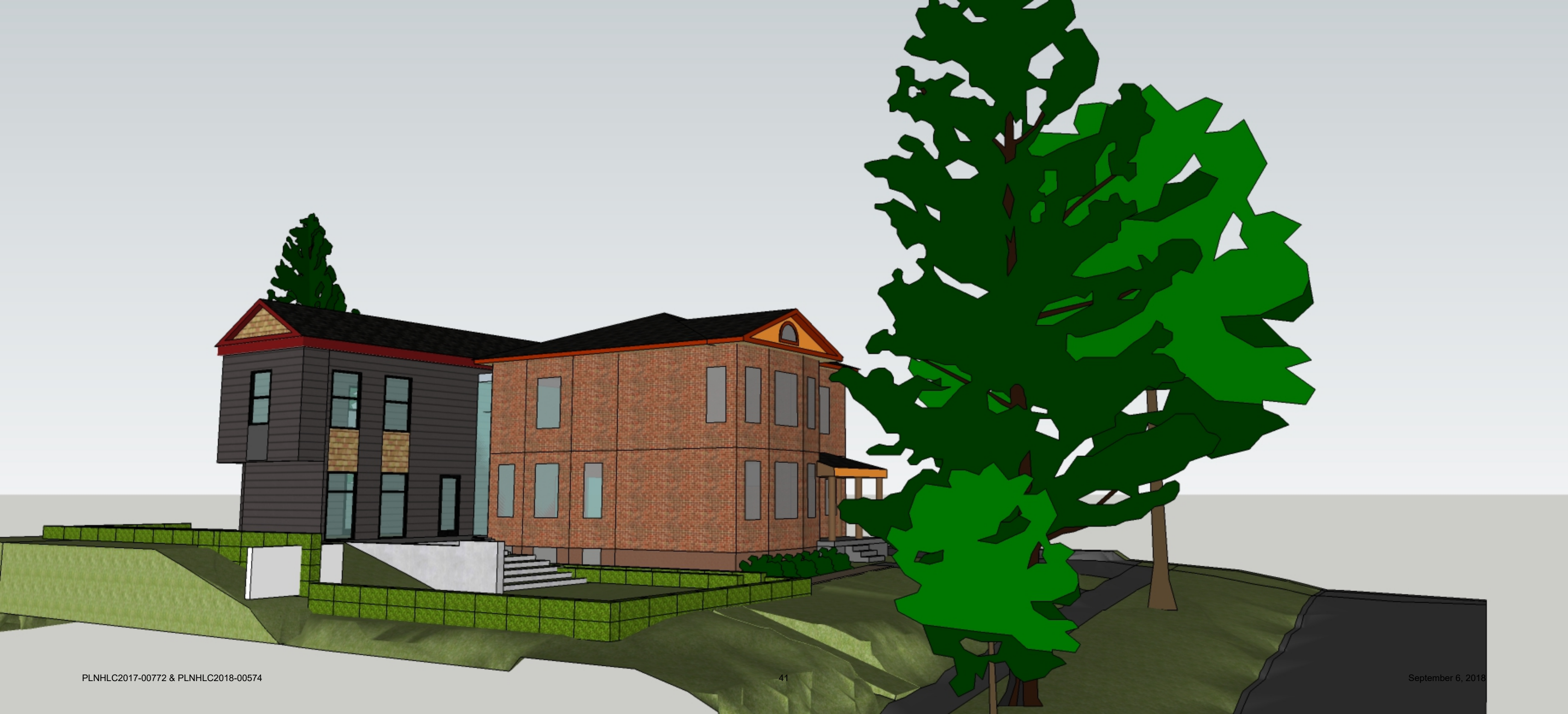
ROOF PLAN

Date	Drawn	Checked	Approved
08/20/18			

Drawing No.
A-105

1
A-103 ROOF PLAN
SCALE: 1/4" = 1'-0"













ATTACHMENT E: ANALYSIS OF STANDARDS FOR SR-1A ZONING DISTRICT

21A.24.080: SR-1A Special Development Pattern Residential District

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

Standard	Proposed	Finding
Minimum Lot Area: <u>Single-family detached dwellings:</u> 5,000 sf	Approx. 7,292 sf	Complies
Minimum Lot Width: <u>Multi-family dwellings:</u> 50 ft.	78.5 feet	Complies
Maximum Building Height: <u>Pitched Roofs:</u> 23 ft. measured to the ridge of the roof <u>Flat Roofs:</u> 16 ft. <u>Exterior Walls:</u> 16 ft. for exterior walls placed at the building setback established by the minimum required interior side yard	Proposed height of pitched roof form of addition ranges from approx. 27 ft., 3 inches – 30 feet, 3 inches (due to grade changes) Flat roof form (connector link) ranges from approx. 21 ft. – 23.5 ft. North side building wall is approx. 23 feet in height; South side building wall is approx. 23.5 ft. in height	Applicant has requested Special Exception approval for additional building height (includes overall building height and building wall heights)
Front Yard Setback: Average of the front yards of existing buildings within the block face, or 20 ft.	This proposal will not affect the front yard setback area.	N/A
Interior Side Yard Setback: 4 ft. on one side and 10 ft. on the other	<u>South side:</u> 7 ft., 4 inches <u>North side:</u> 19 ft., 8 1/8 inches	Complies
Rear Yard Setback: 25% of the lot depth, but not less than 15 ft. and need not exceed 30 ft. (=25 ft., 2 1/4 inches)	25 ft., 2 1/4 inches	Complies
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area.	Existing house: 988 sf Addition: 650 sf Garage: 480 sf Total: 2,118 sf / 7,292 lot area = 29% building coverage	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS FOR SPECIAL EXCEPTION REQUESTS

21A.06.050(C) of the Zoning Ordinance authorizes the Historic Landmark Commission to review and approve or deny certain Special Exceptions for properties located within an H Historic Preservation Overlay District, including modifications to bulk and lot regulations of the underlying zoning district, where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site. **For this proposal, Special Exception approval is being sought to permit additional building height for the new addition, and also to allow for a reduced separation between the new addition and a new garage, which was previously issued a COA by Staff.**

21A.52.020: Definition: A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

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

Standard	Analysis	Finding
<p>A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p>The Zoning Ordinance indicates that the Historic Landmark Commission may grant additional building height for properties within the H Historic Preservation Overlay, subject to the provisions of that zone. Staff finds that the project, as currently proposed, meets the standards of approval for a Major Alteration to a contributing structure, which have the main purpose of ensuring the compatibility of new development within the Local Historic Districts.</p> <p>The second Special Exception request is for a reduced separation between a portion of the new addition and a portion of a new garage to be constructed on site. The main purpose of this separation requirement is similar to the purpose of setbacks—to ensure adequate light, ventilation, etc. between structures. Staff finds that the proposed reduction by one foot (1') is interior to the site; thus, does not impact adjacent properties, and is not significant enough to adversely affect the property owner's quality of life, health, or safety.</p>	<p>Complies</p>
<p>B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	<p>For similar reasons stated in the section above, Staff finds that the additional building height and reduced separation between structures on site would not diminish or impair property values within the surrounding neighborhood. The subject property's block face contains multiple structures at the same or greater heights than what is being proposed, and the subject property itself has already established a greater building height with the historic home.</p>	<p>Complies</p>

<p>C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.</p>	<p>The proposed development would improve upon the site and streetscape by removing an existing wood addition that is not complementary to the historic home or District, and by improving the significant side yard that exists on the property, which currently has the appearance of an unfinished, vacant lot. Even with additional building height, the new addition would remain subordinate to the height of the existing home, and a reduced separation between the addition and garage is internal to the site, meaning that it would not impact adjacent properties.</p>	<p>Complies</p>
<p>D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.</p>	<p>The proposal includes an addition to an existing single family home that has been on site since 1902, which will continue to be used as a single family home. The addition is proposed to exceed the maximum permitted building heights for new construction within the SR-1A district, but there are provisions in the Zoning Ordinance to permit additional height if the overall project complies with standards of approval of the H Historic Preservation Overlay. Staff has found that the project complies with standards for Major Alterations to Contributing Structures, and that the addition would be compatible in massing, size, scale, and design with the existing single family home, as well as the larger Historic District. The surrounding block face contains multiple 2-story structures that have the same or greater height as the historic home. Also, this project would involve the removal of an existing wood rear addition that is currently on the home, which exceeds the maximum building height requirements of the SR-1A—the new addition would have a larger footprint, but would project into a large side yard area, and would not negatively impact any views as it would not be located very close to development on nearby properties.</p>	<p>Complies</p>
<p>E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.</p>	<p>Staff finds that the new addition, at its proposed height and location, would not result in the destruction, loss or damage of natural, scenic or historic features of significant importance, as it would replace an existing addition that is not compatible with the historic home or District, and would extend into an underutilized side yard to the south of the existing home.</p>	<p>Complies</p>
<p>F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>	<p>The two (2) Special Exception requests involve relief from lot and bulk dimensional standards. There is no evidence showing that the proposal would cause material pollution of the environment.</p>	<p>Complies</p>
<p>G. Compliance With Standards:</p>	<p>The project, as proposed, complies with all</p>	<p>Complies</p>

<p>The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>additional requirements / standards of the Zoning Ordinance, including those of the SR-1A district, and H Historic Preservation Overlay zone.</p>	
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ATTACHMENT G: ANALYSIS OF STANDARDS FOR MAJOR ALTERATIONS

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

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Analysis	Finding
<p>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;</p>	<p>The existing structure on site was constructed in 1902 as a single family home, and the applicant is proposing to continue using it as a single family home. The proposed addition would be attached to the rear façade of the historic home by a flat-roofed connecting element, and would not require alterations to any defining characteristics of the building, its site, or environment.</p>	<p>Complies</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>The proposed addition would not alter any character-defining features of the historic structure or site.</p>	<p>Complies</p>
<p>3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p>	<p>The proposed addition would be a product of its own time, with a flat-roofed connecting link that sets it apart from the bulk of the historic home, and building materials and fenestration that are different than those primarily used on the historic home, but are still complementary.</p>	<p>Complies</p>
<p>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p>The historic home currently has a wood rear addition that was permitted in 1970, prior to the designation of the Avenues Local Historic District. Its style and form are hard to characterize, as there are various roof lines, cantilevered sections, floor levels, etc. Staff finds that the existing addition does not contribute to the Historic District or complement the contributing structure; thus, its removal as part of this proposal would be appropriate.</p>	<p>Complies</p>

<p>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p>The historic home does have distinctive features, finishes, construction techniques, and examples of craftsmanship, but none of them would be affected by the proposed addition, which would be attached to a portion of the rear façade.</p>	<p>Complies</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>Not applicable—the historic structure is in good shape, and would not require the repair or replacement of any deteriorated architectural features.</p>	<p>Complies</p>
<p>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>Not applicable—the applicant is not proposing any chemical or physical cleaning treatments to the historic home as part of this project.</p>	<p>Complies</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 material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p>The proposed addition could be characterized as having a balance of traditional and more contemporary elements. The massing and main roofline are fairly traditional, with a pitched roof with detailing that was inspired by the front-facing gable on the historic home. Contemporary elements include the cantilevered second level on the south side of the addition, and the glazing on the side walls of the connecting element between the historic home and new addition. Staff finds that these elements help to visually separate the historic from the new, and that other detailing on the addition makes it so these more modern elements aren't overwhelming to the site.</p>	<p>Complies</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>The new addition would replace an existing wood rear addition that currently covers more of the rear façade area of the historic home than what is being proposed. Also, the addition would be attached to the historic structure by a flat-roofed connecting link that provides a clear transition between old and new. The connector area could be removed in the future without compromising the form and integrity of the contributing structure.</p> <p>The proposed design is compatible in massing, size, scale, and architectural features, and would complement the historic home while allowing it to remain as the prominent feature of the property. While the addition's massing (height, width) may not be subordinate to the main structure, it complies with the residential design guidelines that apply to larger, ground-level additions. For example, the addition would be set back entirely behind the historic home, and as a large addition it would be separated from the home by the flat-roofed connecting element.</p>	<p>Complies</p>
<p>10. Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding to any historic materials.</p>	<p>Complies</p>

<p>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 chapter 21A.46 of this title.</p>	<p>Not applicable—the project does not involve any signage.</p>	<p>N/A</p>
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ATTACHMENT H: APPLICABLE DESIGN GUIDELINES

Design Guidelines for Historic Residential Properties & Districts in Salt Lake City, Chapter 8: Additions are the relevant historic guidelines for this design review, and are identified below for the Commission's reference.

[Historic Residential Properties & Districts in Salt Lake City, Chapter 8: Additions](#)

Design Objective:

The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance should also be preserved.

8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.

- Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.

8.2 An addition should be designed to be compatible in size and scale with the main building.

- An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent.
- The addition should be kept visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building.

8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- Locating an addition at the front of a structure is usually inappropriate.

8.4 A new addition should be designed to be recognized as a product of its own time.

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.
- Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.

- For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.

8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.

- 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.

8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.

- Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.
- Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

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.

- Painted wood clapboard, wood shingle and brick are typical of many historic residential additions.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

8.9 Original features should be maintained wherever possible when designing an addition.

- Construction methods that would cause vibration which might damage historic foundations should be avoided.
- New drainage patterns should be designed to avoid adverse impacts to historic walls and foundations.
- New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.

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.

- If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.

Ground Level Additions:

8.11 A new addition should be kept physically and visually subordinate to the historic building.

- The addition should be set back significantly from primary facades.
- The addition should be consistent with the scale and character of the historic building or structure.
- Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.

8.12 Roof forms should be similar to those of the historic building.

- Typically, gable, hip and shed roofs are appropriate.
- Flat roofs are generally inappropriate, except where the original building has a flat roof.

8.13 On primary facades of an addition, a 'solid-to-void' ratio that is similar to that of the historic building should be used.

- The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the façade.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notices mailed Thursday, August 23rd, 2018;
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on Thursday, August 23rd, 2018;
- Public hearing notice posted at subject property August 27th, 2018.

Public comments:

At the time of completion of this report, no public comment had been received. Any comment received after date of publication will be forwarded to the Commission for their consideration.

ATTACHMENT J: DEPARTMENT COMMENTS

If the proposal is approved, the applicant will need to provide the required information showing compliance with the comments listed below before a building permit will be issued.

Building Services, Zoning:

- site plan needs to note property boundary dimensions;
- currently, a building permit request for the construction of the detached garage that is shown in plans for this application- marked as “remodeled existing garage” is “in for review” (has not been issued yet) and requires responses/corrections for 3 of 4 reviewers: that request is BLD2018-02521; there is a building permit request for an accessory building (and it has received its Certificate of Appropriateness), but because that permit has not yet been issued the conditions shown in the plans should be considered together for compliance with requirements of zoning ordinance, including maximum coverage of rear yard by accessory structure(s) (50%), the square foot sizes available through the ordinance for structure sizes (there are specific allowances/restrictions for the SR1A district), and the issue of the following paragraph;
- addition to house appears to meet all yard requirements, however, requirement for accessory structures and principal buildings on the same parcel of land of 21A.40.050.4.b, which states that “No portion of the accessory building shall be built closer than four feet (4') to any portion of the principal building; excluding cold frames associated solely with growing food and/or plants.” is not being satisfied (distance dimension of 4' 3 5/8” shown on site plan is given for space between interior surfaces of the two structures)- condition to be corrected or to be allowed through variance process;
- development may not result in any land use other than single family dwelling, and must function without any locking hardware at doors at stairs between floor levels nor between living areas within the structure and with only one (1) single service electrical meter and only one (1) single service gas meter will be requested and installed at the structure (or, only such will be retained);
- proposed addition to existing SFD structure shown will exceed maximum allowable overall height of 23' of SR-1A zoning district (measured from existing grade) and will exceed maximum allowable interior side yard wall heights (measured from proposed grade, and which may be max. 16' height plus 1-to-1 for feet or portion of foot wall is in from the minimum required side yard)- conditions to be corrected or to pursue Special Exception application that could allow;
- structures approved to reach maximum allowable height of zone or that have been granted additional height must submit Certificate of Survey when roof is framed or thereabouts to ensure permitted height has not been exceeded (find form at link <http://www.slcdocs.com/building/f-certificate-survey.pdf> , form gets turned in to Building Services);
- grade changes (fill or excavation) are limited to 4 feet of change where proposed to occur in a required yard- insufficient information provided to examine for this process so please be informed of that limit (typically, shown with both existing and proposed grade information on both the site plan and all elevation drawings, and, regarding retaining walls, show t.o.w., b.o.f., and both existing and proposed grades on each side of each wall);
- lot coverage to include “overhang” portion of proposed addition and any covered but unenclosed patios/porches, if such were not included.