



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: March 7th, 2019

Re: **Petition PLNHLC2018-00942 – New Construction**
Petition PLNHLC2019-00111 – Special Exception Requests

NEW CONSTRUCTION – SINGLE FAMILY HOME / ADU & SPECIAL EXCEPTION REQUESTS

PROPERTY ADDRESS: 170 W 600 N

PARCEL IDs: 08-36-228-016

HISTORIC DISTRICT: Capitol Hill

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

DESIGN GUIDELINES: Residential Design Guidelines (New Construction)

REQUEST: Wayne Gordon with AMD Architecture, representing Rhama Rentals, LLC, property owner, is requesting design approval to construct a new single family home at 170 West 600 North, which is located in the Capitol Hill Local Historic District. The proposal also includes a detached two-car garage at the rear of the lot, which would have an Accessory Dwelling Unit (ADU) located on the second level. The project, as currently proposed, requires review and approval of the following petitions:

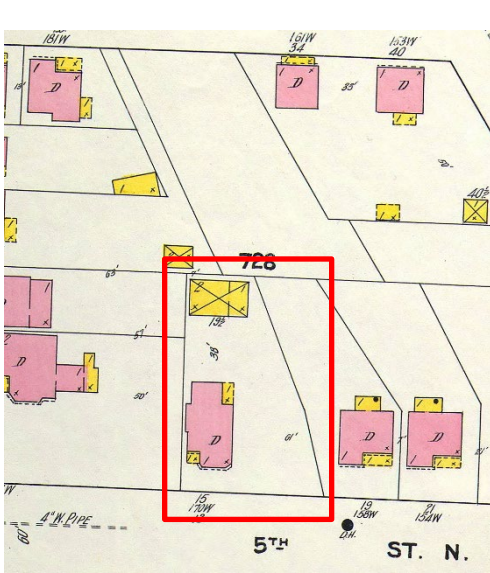
- **PLNHLC2018-00942** – A Certificate of Appropriateness (COA) for New Construction is required to allow for the construction of the new home and detached accessory structure.
- **PLNHLC2019-00111** – The applicant has requested two (2) Special Exceptions:
 1. The first is for the placement of window wells in the side yard of the principal structure that exceed the maximum permitted width of six feet (6');
 2. The second is to permit the proposed accessory structure with ADU to have a footprint that exceeds fifty percent (50%) of the footprint of the principal structure.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new construction, 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:

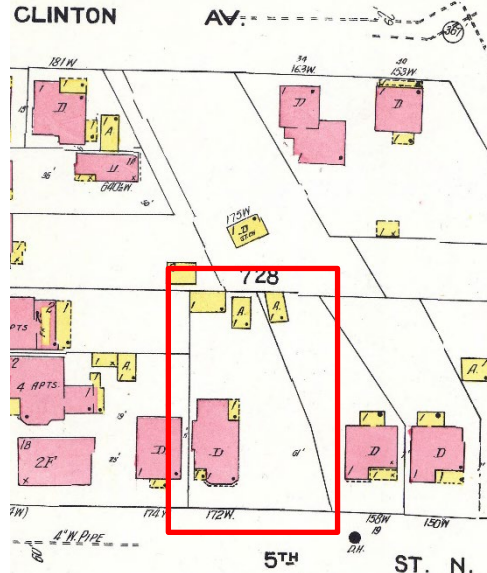
1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.
2. Prior to the issuance of a building permit, the applicant shall complete the Lot Line Adjustment process (through to recordation) so the parcel's lot lines reflect what is shown on the submitted site plan. The following must be met:
 - a. Adjustments made to 170 West 600 North (subject parcel) shall result in a minimum lot size of at least 5,000 sf and a lot width that is not less than 42.4 feet (measured at the front yard setback line of 15 feet, 8 inches (15', 8")).
 - b. Adjustments made to 172 West 600 North shall result in lot area and width that are no less than what is currently existing on site.
3. The development's access, as proposed, utilizes a private alley to the north that stems from Clinton Avenue and runs through approximately three (3) different parcels. Proof of an access easement or other mechanism showing legal right to use the alley shall be provided prior to the issuance of a building permit.

ATTACHMENTS:

- A. [Context Maps](#)
- B. [Current Site Photographs](#)
- C. [Capitol Hill Historic Survey Information](#)
- D. [Application Materials \(Site Plan, Floor Plans, Elevations, Sections, Renderings\)](#)
- E. [Analysis of Standards for SR-1A Zoning District](#)
- F. [Analysis of Standards for Detached Accessory Dwelling Units](#)
- G. [Analysis of Standards for Special Exception Requests](#)
- H. [Analysis of Standards for New Construction in a Historic District](#)
- I. [Applicable Design Guidelines](#)
- J. [Public Process and Comments](#)
- K. [Department Review Comments](#)



1911 Sanborn



1950 Sanborn



Current Aerial

EXISTING SITE CONDITIONS:

From the street, the subject property at 170 West 600 North may appear to be a part of the lot to the direct west at 172 West 600 North, as 172 West contains a single-family home, and the subject property is vacant with the exception of a driveway that leads to an accessory structure that is located behind the existing home. However, a recent Administrative Interpretation found that the subject property has been a standalone parcel since 1904; thus, is considered a legally buildable lot with a noncomplying lot width of 42.4 feet (the minimum required lot width in the SR-1A zone is 50 feet).



View of subject property from 600 North—single family home at 172 West is to the left



SURROUNDING CONTEXT:

As can be seen in Attachment C, Capitol Hill Survey Information, all historic structures on both sides of the block face are considered to be contributing to the Local Historic District. The subject property is located on the north side of 600 North, which contains a variety of building forms, styles, and roof shapes. This includes a one-story clipped-gable cottage ca. 1927, a 1.5-story Victorian eclectic with a unique combination roof form with street-facing balcony on the upper level, two (2) twin Victorians that are one story at the street with cross-gabled roofs (one has a significant 2-story rear addition), and a single-level Victorian eclectic row house with four (4) units and a side-gabled roof.



North side of block face (from Google Earth)—star marks subject property

The south side of 600 North contains multiple ornately-detailed Victorian homes with front-facing gabled and hipped roof forms that range from 1.5 – 2 stories in height. Directly across the street from the subject property, the same applicant recently constructed a new 2-story single family home that is modern in style with a flat roof and second-level balcony that faces the street.

The majority of the historic homes on the block are made of brick, with three (3) clad in stucco/plaster. The recently-completed new construction appears to be made of redwood and stucco.



Recently completed new construction project across the street from (to the south of) the subject lot. This home was completed by the applicant of the project being proposed.

PROJECT DESCRIPTION:

The applicant is proposing to remove the existing driveway and accessory structure on site to construct a new single family home, as well as a detached accessory structure that contains garage space and an ADU.

Single Family Structure

Submitted plans show that the new principal structure would have a footprint of 989 sf, with a full basement level, two (2) stories above ground, and a total of 2,682 sf of living area. The majority of the massing of the structure is a long, narrow rectangle under a flat roof, with two (2) large modulations on the second level under two (2) sloped roof forms that create articulation in the roof and building walls. The two (2) sloped roof forms are shed roofs with 2:12 pitches. The proposed side entrance on the east elevation also includes a triangular-shaped modulation in the building wall.



Front elevation



East side elevation



West side elevation

The majority of the structure would be clad in Vermont slate, with the three (3) afore-mentioned modulations highlighted with the use of stucco (EIFS would not be permitted). The project, which is modern in style, proposes a significant percentage of glazing on the front and rear facades. Both the front and rear elevations of the home would have second-level balconies that are accessed by sliding glass doors, with the front balcony having a glass railing, and the rear balcony having a railing made of black powder-coated steel.

The side elevations also include interesting window design where one side of the window is recessed and the other side is flush with the building wall, creating a triangular-shaped recession. The side wall where the window is recessed is proposed to be clad in black powder-coated steel, which the plans indicate would match the black aluminum-clad window frames. The architect has provided a detail of one of these windows on sheet A5.0 of the plans.

Accessory Structure

The proposed 2-story accessory structure would contain a 2-car garage on the ground level, and an ADU on the entire second level. The applicant is requesting a Special Exception to permit the footprint of the accessory structure with ADU to exceed 50% of the footprint of the proposed principal structure. If granted, the accessory structure would have a footprint of 644 square feet rather than the permitted 495 sf (approximately 50% of the 989 sf footprint of the proposed new home), resulting in ADU living area that is also approximately 644 sf. For further information on this request, please refer to the 'Key Considerations' section below, as well as Attachment G, Analysis of Standards for Special Exceptions.

The massing of the ADU is complementary to that of the principal structure and is primarily made of one block with flat roof, with a separate shed roof form that covers the exterior stairs and entryway to the upper-level ADU, and has supports that drop down to ground level and create articulation in the front and east side façades.

The majority of the accessory structure would be clad in stucco, with some of the modulated areas created by the sloped roof form clad in Vermont slate. Proposed glazing includes sliding glass doors for the main entry that are similar to those used on the principal structure, as well as aluminum-clad windows that also have similar proportions and style, as required by the ADU ordinance.



Southeast perspective of accessory structure

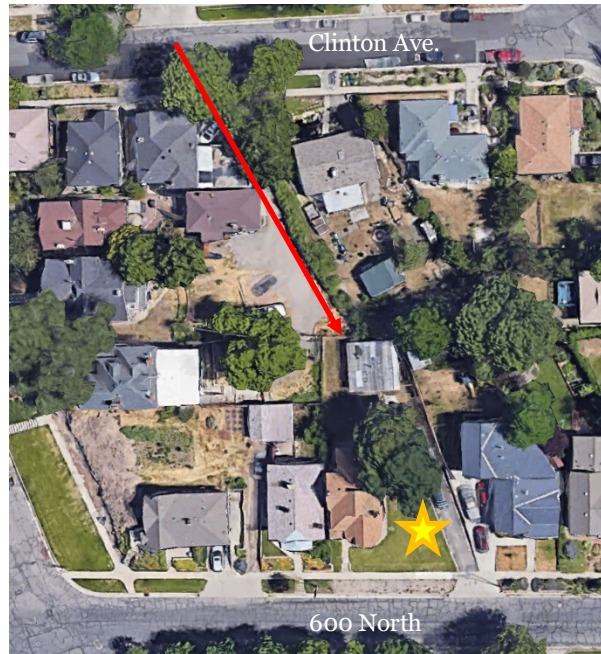


Northeast perspective of accessory structure

Pedestrian and Vehicular Access

The primary single-family home is proposed to have pedestrian access via concrete sidewalk that leads from the 600 North sidewalk directly to the front entrance. The site plans also shows that the sidewalk would continue from the front entrance and run along the east side elevation of the home until reaching the proposed entrance area for the ADU located at the rear of the lot. Because the applicant has proposed that the ADU tenant(s) would utilize on-street parking along 600 North, it is likely that those residents would utilize the pathway in the side yard to reach the accessory structure.

The project includes very little lot area to be used for vehicular maneuvering or parking. As proposed, vehicles would access the site via private alley that stems from Clinton Avenue to the north. The history of this alley is not clear, but it can be seen in the Sanborn maps as early as 1911, and cuts through approximately three (3) properties before dead-ending at the subject property.



Google Earth imagery highlighting proposed vehicle access route—star marks subject property

The proposed accessory structure would contain two (2) off-street parking spaces on the ground level, with a 2-car garage door that faces the alley so vehicles could drive straight in. Staff finds that this proposed access plan is desirable for the site, but recommends a condition of approval that requires the applicant to show proof of access rights to use the private alley before any building permits that rely on this scenario are issued.

Proposed Lot Line Adjustments

The lot boundary shown on the submitted site plan does not match up with existing conditions, but as of the publish date of this report, the applicant has been working on application materials needed to complete the necessary lot line adjustments. Staff has recommended a condition of approval that would require the applicant to complete this process before any building permits could be issued. Because the subject property has a legal noncomplying lot width, amendments could not increase the level of noncompliance, meaning that the current lot width of 42.4 feet, as well as a minimum lot area of 5,000 sf, would need to be maintained.

KEY CONSIDERATIONS:

Special Exception for Wider Window Wells

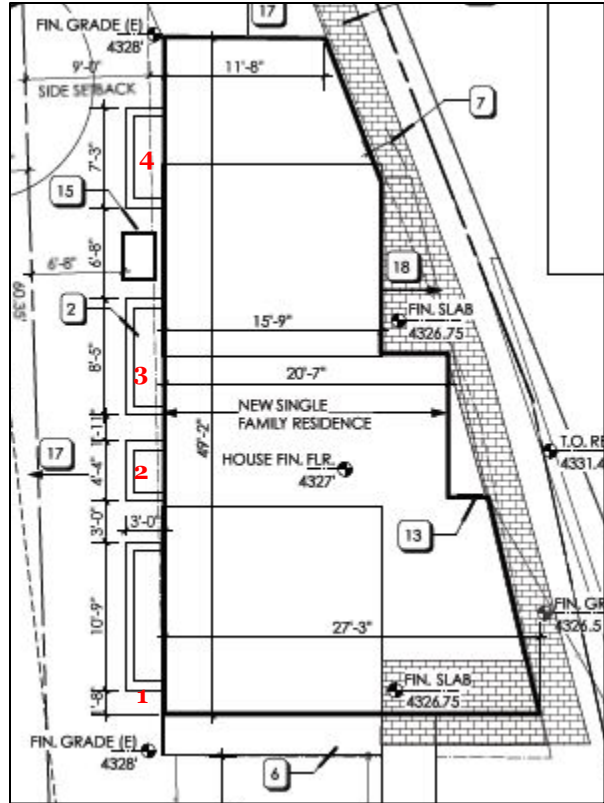
The first Special Exception request is for window wells that are wider than typically permitted when located within a side yard setback area. 21A.36.020.B allows for window wells not over 6 feet (6') in width that project not more than 3 feet (3') from the structure. Submitted plans show four (4) total window wells proposed within the west side yard that project 3 feet (3') from the principal structure, and have widths of 10 feet, 9 inches (10', 9"), 4 feet, 4 inches (4', 4"), 8 feet, 5 inches (8', 5"), and 7 feet, 3 inches (7', 3").

The narrative claims that, due to site constraints, all windows for the basement level of the home have been placed on the west elevation, and the wider window wells are necessary to

provide adequate light, ventilation, and egress as required by Building Code. Staff agrees that the lot is narrow, which has resulted in reduced side yard setback requirements per Code (9 feet on the west side and 4 feet on the east side). The east side yard contains the primary pedestrian access to the accessory structure and ADU, and placing window wells near that pathway may present an unnecessary risk. If wider window wells are necessary to meet life safety requirements for the lower level of the home, Staff finds that it is preferable to place them away from the pedestrian walkway. In addition, the window wells would be sunken below grade and not readily visible from 600 North, having very minimal impact on the perceived development pattern along the block face.

Special Exception for Increased Footprint of Accessory Structure

The second Special Exception request is to permit the proposed accessory structure to have a larger footprint than what would be permitted outright. 21A.40.200.E.3(a) states, “The accessory building containing an accessory dwelling unit shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet.” In this case, the proposal includes the construction of a new single-family home with a footprint of 989 sf—this means that the accessory structure with ADU would have a maximum permitted footprint of 495 sf. The applicant is requesting to construct an accessory structure with a 644 sf footprint, which would contain a ground-level garage with two (2) off-street parking spaces and second-level ADU.



Site plan showing four (4) proposed window wells on west elevation, and pedestrian pathway in east side yard that leads to the accessory structure

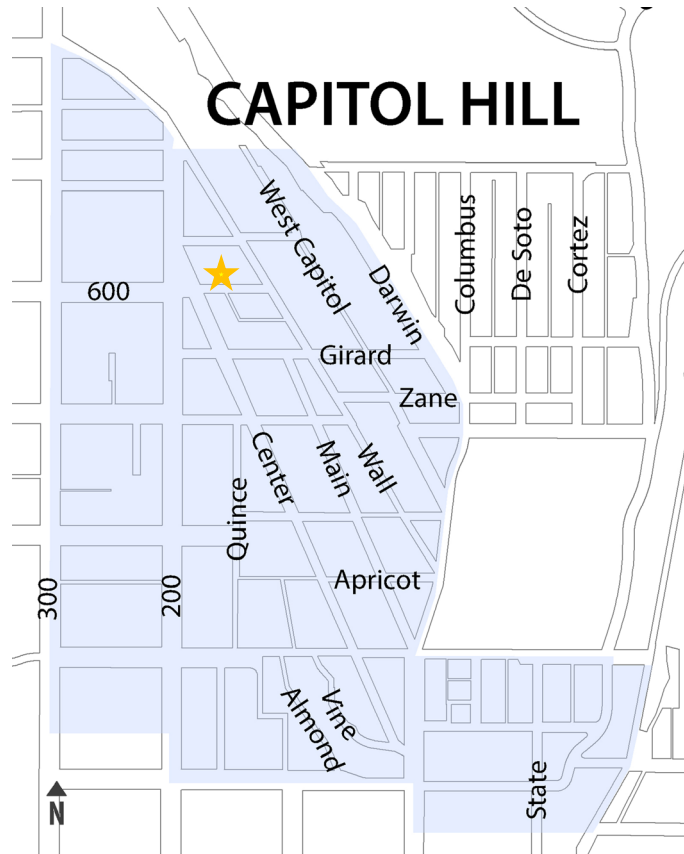
In the submitted narrative, the applicant indicates that the footprint of the principal structure is limited by site constraints, which in turn limit the potential size of the accessory structure. In addition, he notes that the two-car garage would have limited parking and maneuvering area with a footprint of 495 sf. Staff concurs with the applicant that the subject property has site constraints that limit the potential size of the main structure. It should be acknowledged that the applicant could have chosen to request further Special Exceptions to reduce setbacks and increase the buildable area, resulting in a wider, and possible deeper structure. However, Staff finds that the single-family home as currently proposed is compliant with the Standards for New Construction, and it also meets all underlying lot and bulk requirements of the SR-1A zone (with the exception of window well width). With the possible alternatives in mind, Staff finds that granting a Special Exception for an accessory structure with slightly larger footprint is preferred to encouraging the designers to explore ways to increase the potential footprint of the single family home. Please refer to Attachment G for a more thorough analysis of both Special Exception requests.

NEXT STEPS:

If the requests for a COA for New Construction 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: CONTEXT MAPS



ATTACHMENT B: CURRENT SITE PHOTOGRAPHS



Street view of north side of 600 North—looking west



Street view of subject property



Single family home with large addition to direct east of site



Street view of north side of 600 North—looking east



Railroad tie retaining wall between site and property to direct east



Existing accessory structure on site



Street view of south side of 600 North—looking southeast



Street view of south side of 600 North—looking southwest



View down private alley/access way from Clinton Avenue



View of back of subject property from private alley/access way



View of structure with frontage on private alley/access way

ATTACHMENT C: CAPITOL HILL SURVEY INFO.

600 NORTH



135 W 600 North
A



136-146 W 600 North
B



146-136 W 600 North
B



141 W 600 North
B (in rear on Alida Place)



143 W 600 North
A



149 W 600 North
A



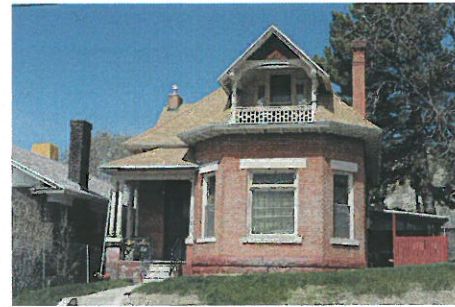
150 W 600 North
B



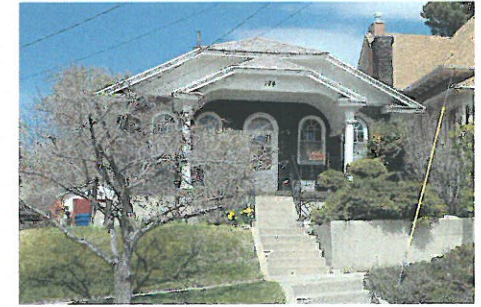
155 W 600 North
B



158 W 600 North
B



172 W 600 North
A



174 W 600 North
A

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

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
135 W 600 NORTH	A	0/0	c. 1890	REGULAR BRICK ROCK-FACED BRICK	VICTORIAN ECLECTIC GREEK REVIVAL	SIDE PASSAGE/ENTRY SINGLE DWELLING	06	UHF EASEMENT N05
136 W 600 NORTH JAMES J. WYATT	B	0/0	1885	BRICK:OTHER/UNDEF.	VICTORIAN ECLECTIC	ROW HOUSE MULTIPLE DWELLING	06	136-146 W N05
141 W 600 NORTH RALEIGH, GEORGE R., HOUSE	B	0/1	c. 1910	REGULAR BRICK	VICTORIAN ECLECTIC	RECTANGULAR BLOCK SINGLE DWELLING	06 05	CONSTRUCTION DATE: 1904- 1910; ACCESS FROM ALIDA PLACE; BEHIND 143 W N05
143 W 600 NORTH RALEIGH, GEORGE R., HOUSE	A	0/1	c. 1907	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 05	GARAGE ON ALIDA PLACE N05
149 W 600 NORTH	A	0/1	1896	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	OUTBUILDING ON ALIDA PLACE N05
150 W 600 NORTH	B	0/1	c. 1890	STUCCO/PLASTER	VICTORIAN: OTHER	CROSSWING SINGLE DWELLING	06	
155 W 600 NORTH OLSEN, JOSEPH & MARY	B	0/0	c. 1899	STUCCO/PLASTER	VICTORIAN: OTHER	RECTANGULAR BLOCK SINGLE DWELLING	06 05	N05
158 W 600 NORTH ADKINS, GEORGE F., HOUSE	B	0/0	c. 1892	STUCCO/PLASTER BRICK:OTHER/UNDEF.	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 05	LARGE REAR ADDITION N05
172 W 600 NORTH ADKINS, EARNEST B., HOUSE	A	0/1	c. 1899	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 05	NICE BALCONY N05
174 W 600 NORTH ROMNEY, GASKELL, HOUSE	A	0/1	1927	REGULAR BRICK	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE COTTAGE SINGLE DWELLING	06 05	CONSTRUCTION DATE: 1926-1927 N05

ATTACHMENT D: APPLICATION MATERIALS



SHAMA 170 HOUSE PROJECT DESCRIPTION

The project consists of a two story single family detached dwelling with basement (950 SF footprint), and a detached accessory structure consisting of a 2 car garage with an Accessory Dwelling Unit (ADU) above (644 SF footprint). The lot area is 5000 SF. An existing garage accessory structure that is noncontributing and in very poor condition will be demolished.

Proposed site development removes an existing curb cut and street access, and relocates vehicular access to the rear (north) of the property to the detached garage/ADU, via a shared access easement. The dwelling entry will face the street, with a new sidewalk leading to it. Though the overall building footprint is asymmetrical to conform to the atypical shape of the parcel, the street façade will match the alignment and setbacks of neighboring dwellings on the block.

The overall massing and scale of the primary structure will match those of neighboring dwellings. The proposed structure has been designed to meet Zoning Ordinance height limits, and is lower than the block average. Primary exterior materials of stucco and slate shingles are in keeping with the surrounding neighborhood, as is the building massing. The slate shingle siding will evoke historic masonry with an English bond pattern. In order to break up the scale of the structure, the roof consists of flat and sloped sections. Though metal roofing is atypical of period housing, it is in keeping with the proposed contemporary design.

The building façade is modulated with varying planes, as is the roof, in order to break up the overall massing and scale of the structure. The building façade is emphasized by vertical building elements and window fenestration. Windows will be of aluminum clad wood construction, inset from the exterior wall face to create shadow lines; selected windows will be recessed in boxes to accentuate shadows. The building entry is defined by a change in materials to glazing, to differentiate from the rest of the house; the entry glazing will be subdivided with mullions to reduce the scale. The front façade will also incorporate typical neighborhood building features such as roofed porch stoop and second story balcony.

A detached garage with Accessory Dwelling Unit (ADU) above, located at the rear of the property, will match the main house in materials and style. Roof shapes and materials will match the main house, with the garage door facing the alley (rear of property). The west ADU elevation is mostly free openings, in keeping with the Zoning Ordinance preferences of privacy for adjacent properties; a small window has been included to provide daylight.

The overall architectural composition will be a product of its current time, and will not replicate an historic style. This will blend in with the variety of forms and styles in the Capitol Hill District. The size, materials, and openings will also blend in with the neighborhood.



February 4, 2019

Address: 170 West 600 North

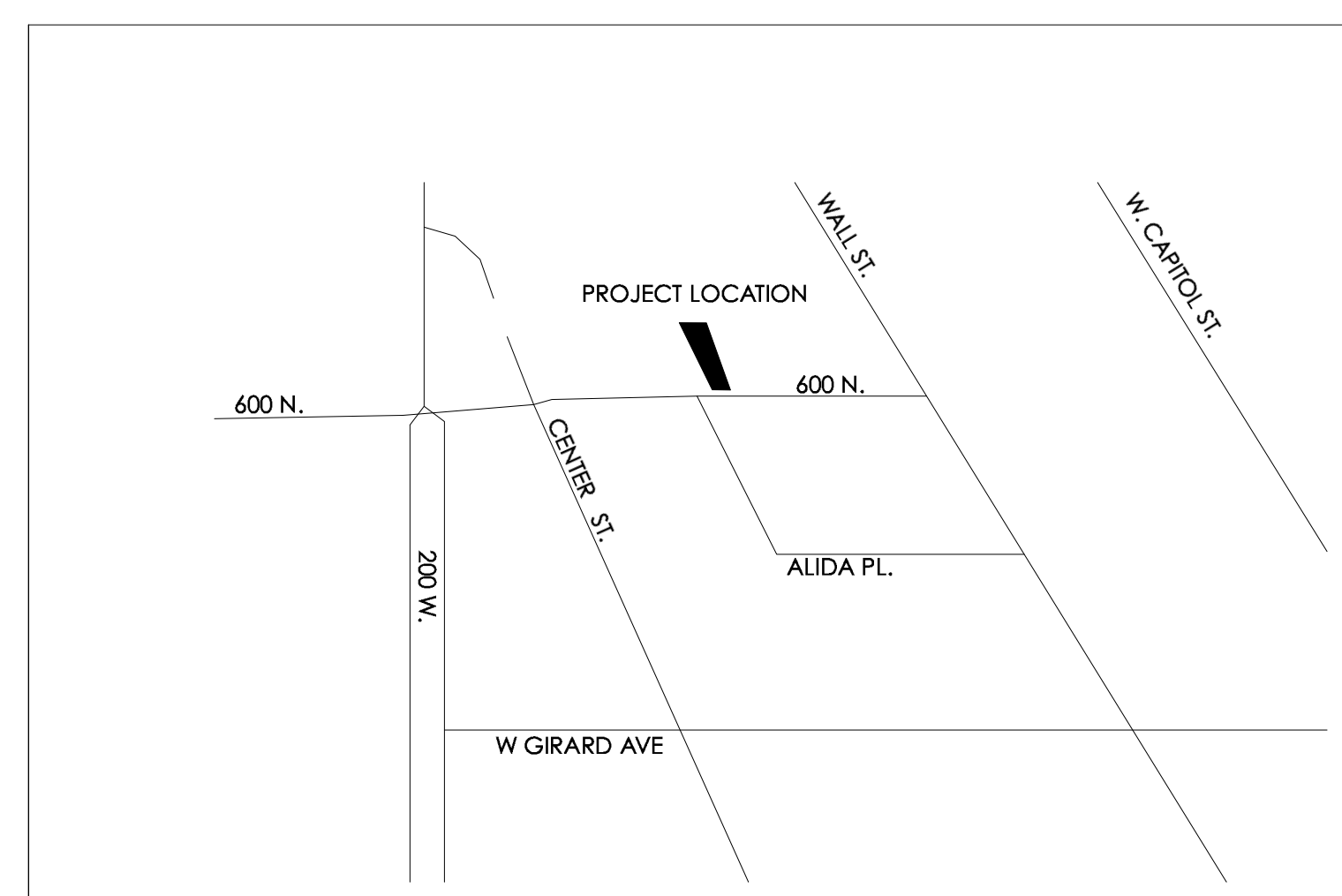
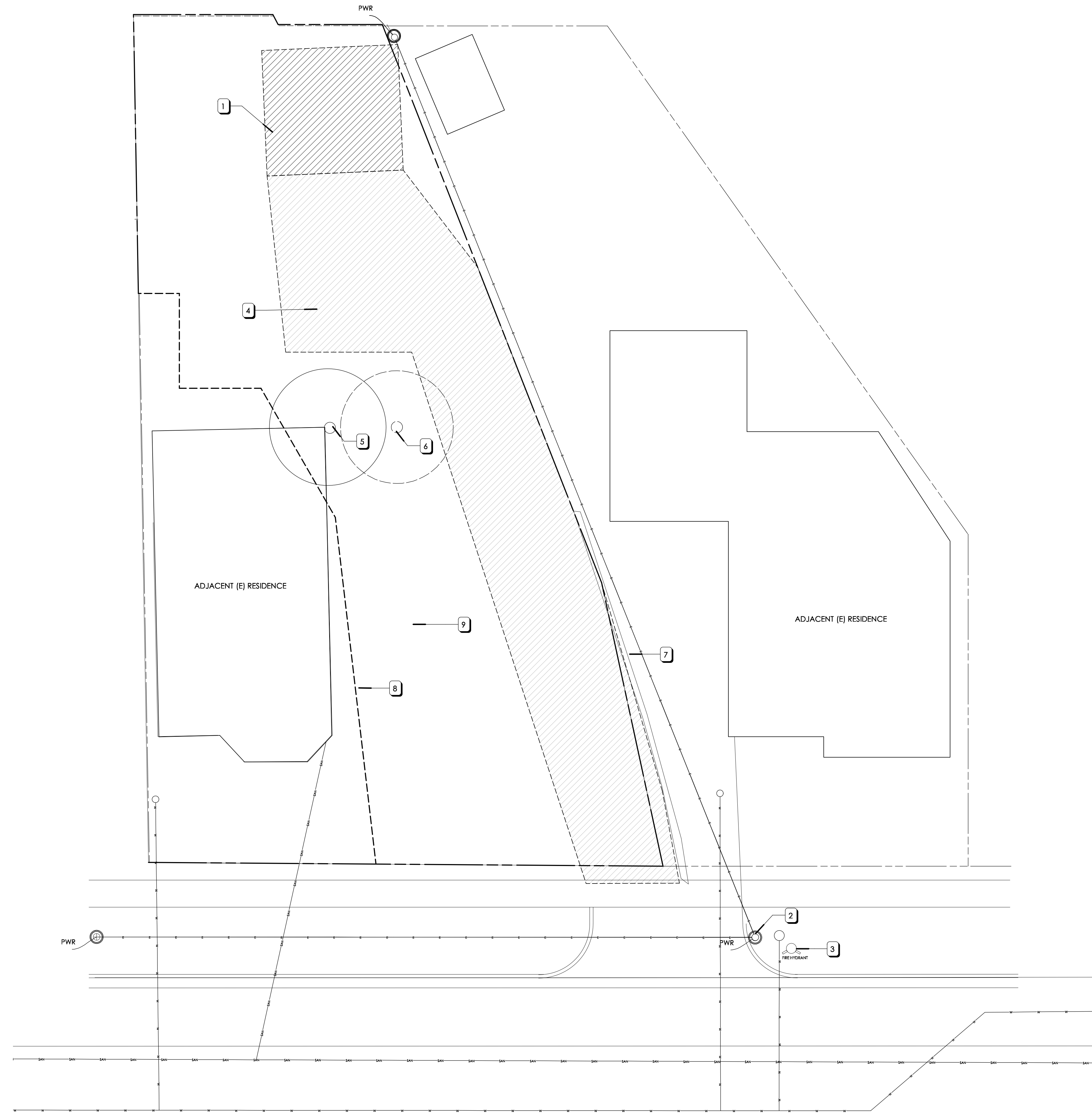
SPECIAL EXCEPTION NARRATIVE

Though at 5056 SF the subject parcel meets the minimum lot size requirements of 5000 SF, the existing noncompliant lot width of 42.4' is less than the minimum lot width requirement of 50'. The lot is further reduced, to 23' at its most narrow point. This narrow lot width, in conjunction with a non-rectilinear shape has resulted in a limited buildable area for the primary residence. Special Exceptions are hereby requested for the following Zoning Ordinance requirements.

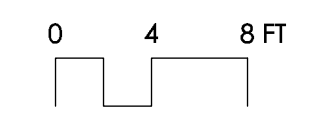
TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS: Window wells shall not exceed 6 feet in width and shall not project more than 3 feet from the structure. **Due site constraints limiting the building layout and size, the lower level window openings are all located at the west side of the structure. Sizing the windows for sufficient lighting, ventilation, and egress, have resulted in window wells longer than 6'. The window wells do not project more than 3' from the structure.**

21A.40.200.E.3.b. Size Requirements: No accessory dwelling unit shall occupy more than fifty percent (50%) of the gross square footage of the single family dwelling. **The principal residence footprint and gross square footage is limited by site constraints, and thus the ADU would be impacted. A 495 sf garage / ADU footprint would provide limited space for vehicle parking and maneuvering in the garage. The garage/ADU gross square footage does not exceed the overall 650 sf maximum.**

- KEYED NOTES**
1. (E) ACCESSORY STRUCTURE TO BE DEMOLISHED
 2. (E) LIGHT POLE
 3. (E) FIRE HYDRANT
 4. (E) ASPHALT DRIVEWAY TO BE REMOVED
 5. (E) TREE TO BE REMAIN
 6. (E) TREE TO BE REMOVED
 7. (E) RAILROAD TIE RETAINING
 8. (E) PROPERTY LINE
 9. (E) OVERHEAD ELECTRICAL SERVICE TO BE RELOCATED



1 SITE PLAN
Scale: 1/8" = 1'-0"



SHAMA 170 HOUSE
 170 W. 600 N.
 SLC, UT
 HLC Application

© ALL RIGHTS RESERVED
 THE DRAWING, THE DESIGNATED BY THE
 FORM AND THE ARRANGEMENT ARE THE
 PROPERTY OF AMD ARCHITECTURE. ANY USE
 OR REUSE OF ORIGINAL OR ALTERED DESIGN
 MATERIALS BY THE CLIENT OR OTHER PARTIES WITHOUT THE
 REVIEW AND WRITTEN APPROVAL OF THE
 DESIGN PROFESSIONAL SHALL BE AT THE
 SOLE RISK OF THE CLIENT. THE CLIENT
 AGREES TO INDEMNIFY, HOLD HARMLESS,
 AND HOLD THE DESIGN PROFESSIONAL
 HARMLESS FROM ALL CLAIMS, DAMAGES,
 LOSSES, EXPENSES AND
 ATTORNEY'S FEES ARISING OUT OF
 ANY REUSE OR ALTERATION OF THESE
 MATERIALS.
 THE GENERAL CONTRACTOR FOR ALL
 CONSTRUCTION WORKING FROM THESE
 PLANS AND SPECIFICATIONS SHALL NOT TO
 SCALE AND INFORMATION ON THE
 CONTRACT THE ARCHITECT OR HER
 REPRESENTATIVE REGARDING
 MEASUREMENTS & SUCH MEASUREMENTS
 DO NOT APPEAR CORRECT ADEQUATE
 PROPERTY OR SCALE CORRECT TO THE
 INDICATED SIZE.

DATE:
2/11/19

REVISIONS

DEMO Site Plan

SP1.1

KEYED NOTES

- (E) NEW CONCRETE DRIVEWAY @ ALLEY EASMENT ACCESS
- WINDOW WELLS FOR BASEMENT EGRESS
- NEW SIDEWALK BETWEEN HOUSE AND GARAGE
- (E) PROPERTY LINE
- (N) PROPERTY LINE
- PLANTER
- 2'-0" MAX BAY OVERHANG ABOVE
- UPPER BALCONY (BELOW ROOF)
- NEW WATER LINE AND METER SERVICE
- NEW SANITARY WASTE LINE
- (E) DRIVEWAY TO REMAIN AS-IS (NOTE- DRIVEWAY TO SERVE AS FIRE APPARATUS ACCESS ROAD)
- (E) POWER LINE TO BE RELOCATED TBD
- NEW ELECTRICAL METER
- SEWER LATERAL CONNECTION PER APWA PLAN #431
- HVAC CONDENSER ON CONC. PAD
- DRAINAGE SWALE
- SLOPE GRADE MIN. 6" PER 10' AWAY FROM BUILDING
- SLOPE PAVING MIN. 2% AWAY FROM BUILDING
- CONC. STEPS W/ RETAINING WALL; MATCH (E) SIDEWALK FINISH & TEXTURE
- CONC. WALK; MATCH (E) SIDEWALK FINISH & TEXTURE
- STAIR TO UPPER LEVEL ADU

SITE DATA

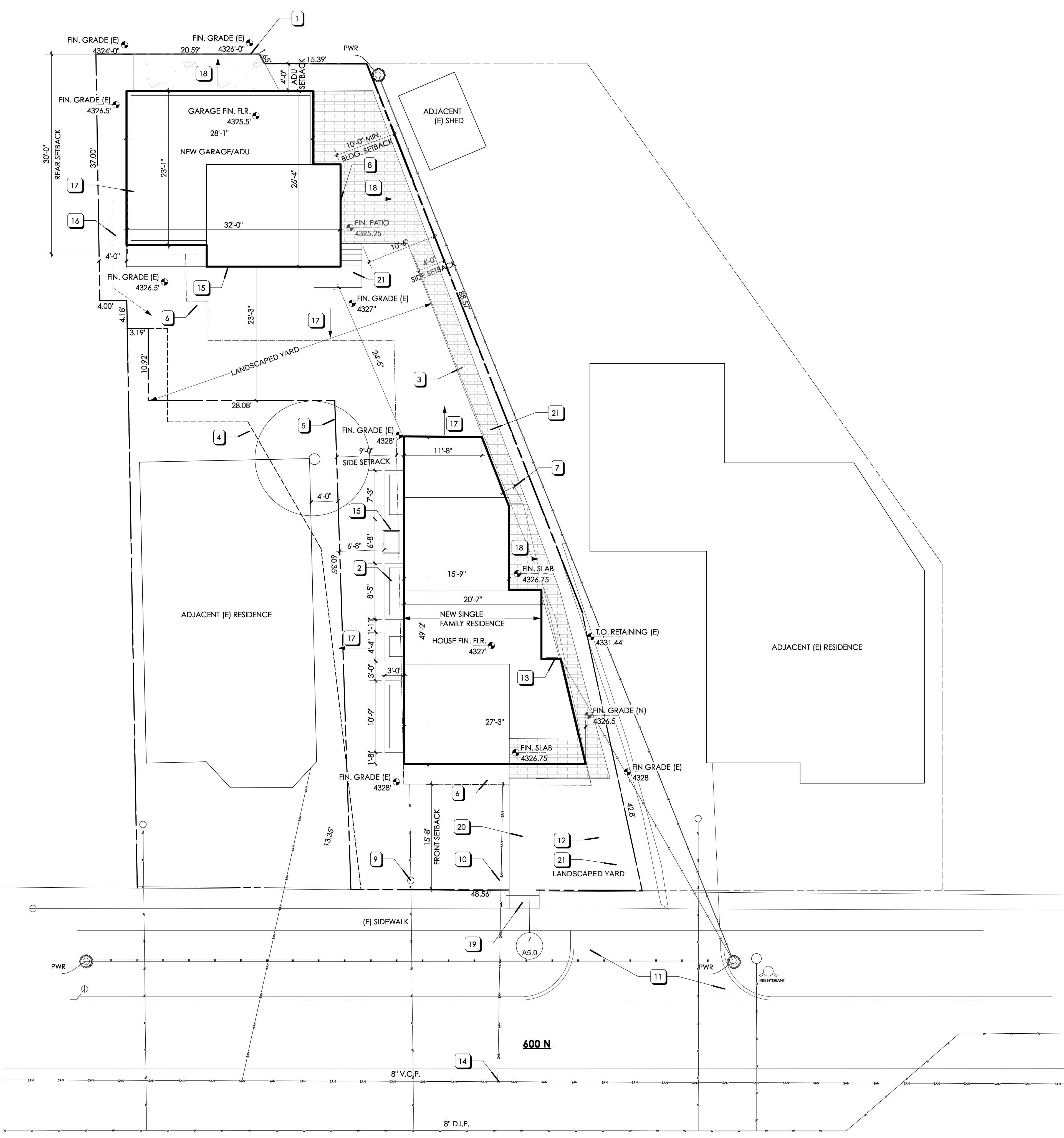
ADDRESS:	171W 600 N SLC UT 84101
PARCEL NO.:	08362280160000
LEGAL DESCRIPTION:	SR-1A (HISTORIC OVERLAY DISTRICT)
ZONING:	
MIN. LOT SIZE:	5000 SF
ACTUAL LOT SIZE:	5104 SF
MAX. LOT SIZE:	7500 SF
MIN. LOT WIDTH:	50 FT
ACTUAL LOT WIDTH:	42.4 FT (EXISTING LOT WIDTH @ FRONT SETBACK)
MAX. LOT COVERAGE:	40% MAX (ALL PRINCIPAL AND ACCESSORY BUILDINGS)
ACTUAL LOT COVERAGE:	32% (1633 SF/5104 SF)
MAX. BUILDABLE AREA:	1469 SF
ACTUAL BUILT AREA:	1633 SF
FRONT YARD:	15'-8" (AVERAGE DEPTH OF FRONT YARDS OF EXISTING BUILDINGS WITHIN BLOCK FACE. WHERE THERE ARE FOUR (4) OR MORE PRINCIPAL BUILDINGS ON BLOCK FACE, AVERAGE SHALL BE CALCULATED EXCLUDING PROPERTY WITH SMALLEST AND LARGEST FRONT YARD SETBACKS)
REAR YARD:	30' (25% OF LOT DEPTH, 15' MIN. & 30' MAX.)
SIDE YARDS:	4' ON ONE SIDE, 9' ON THE OTHER, (WHERE LOT WIDTH IS <47', TOTAL 30% OF LOT WIDTH WITH ONE SIDE @ 4' & OTHER SIDE 30% OF LOT WIDTH; 10' SEPARATION FROM ADJACENT BUILDING REQ'D)
MAX. BUILDING HEIGHT:	23' (PITCHED ROOFS, MEASURED TO THE RIDGE OF THE ROOF, OR THE AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON THE BLOCK FACE)
MAX. EXTERIOR WALL HEIGHT:	16' (PLACED AT BUILDING SETBACK; GABLE WALLS AT THE END OF A PITCHED ROOF MAY EXTEND TO A HEIGHT NECESSARY TO SUPPORT THE ROOF STRUCTURE EXCEPT THAT THE HEIGHT OF THE TOP OF THE WIDEST PORTION OF THE GABLE WALL MUST CONFORM TO THE MAXIMUM WALL HEIGHT LIMITATION DESCRIBED IN THIS SECTION.)
DORMER WALLS:	EXEMPT FROM MAX. WALL HEIGHT WIDTH IS 10' OR LESS; AND TOTAL COMBINED WIDTH OF DORMERS IS LESS THAN OR EQUAL TO 50% OF BUILDING FACADE LENGTH FACING INTERIOR SIDE YARD; AND DORMER ARE SPACED AT LEAST 18" APART.
MAX. ACCESSORY STRUCTURE:	600 SF (PRIMARY STRUCTURE 480 SF MAX)
EXIST. ACCESSORY STRUCTURE:	625 SF (FOR LOTS WITH BUILDINGS LEGALLY EXISTING ON APRIL 12, 1995, THE COVERAGE OF EXISTING BUILDINGS SHALL BE CONSIDERED LEGAL CONFORMING)
PRIMARY ACCESSORY BLDG HT:	14' (PITCHED ROOF PEAK/RIDGE HEIGHT, ABOVE EXISTING GRADE)
GRADE:	9' (FLAT ROOF HEIGHT ABOVE EXISTING GRADE)
EXTERIOR WALL HEIGHT:	9' ABOVE EXISTING GRADE
SECONDARY BLDG HT:	10' (ROOF PEAK/RIDGE HEIGHT ABOVE EXISTING GRADE)
EXTERIOR WALL HEIGHT:	8' (FLAT ROOF ABOVE EXISTING GRADE) 8' (ABOVE EXISTING GRADE)
SECONDARY ACCESSORY BUILDINGS MAY BE ATTACHED TO PRIMARY ACCESSORY BUILDINGS SO LONG AS ALL BUILDINGS CONFORM TO THE REQUIRED WALL AND ROOF RIDGE HEIGHT RESTRICTIONS.	
ATTACHED GARAGES:	50% OF THE WIDTH OF THE FRONT FACADE OF THE HOUSE.
	NO ATTACHED GARAGE SHALL BE CONSTRUCTED FORWARD OF THE "FRONT LINE OF THE BUILDING"

FRONT YARD SETBACK TABULATION

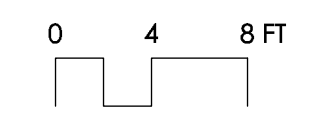
PARCEL NO.	SETBACK
228-013	N/A, CORNER SIDE YARD
228-014	13'-6"
228-015	16'-3"
228-016	SUBJECT PROPERTY
228-017	17'-4"
228-018	22'-0" - EXCLUDED, LARGEST FRONT YARD
228-019	11'-6" - EXCLUDED, SMALLEST FRONT YARD
AVERAGE:	15'-8"

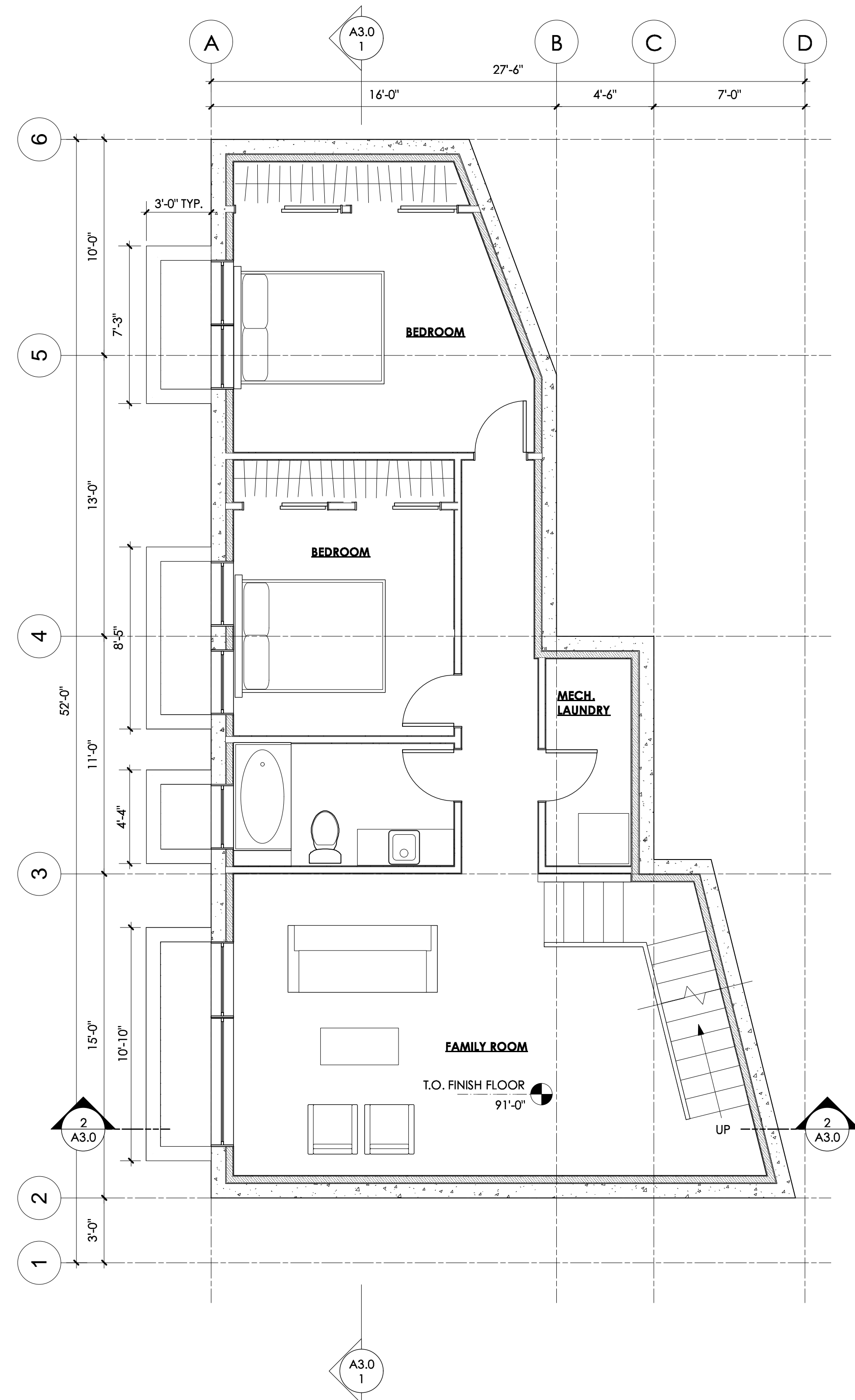
BUILDING FOOTPRINT TABULATION

PRIMARY STRUCTURE:	989 SF
ACCESSORY STRUCTURE:	644 SF
TOTAL AREA:	1633 SF

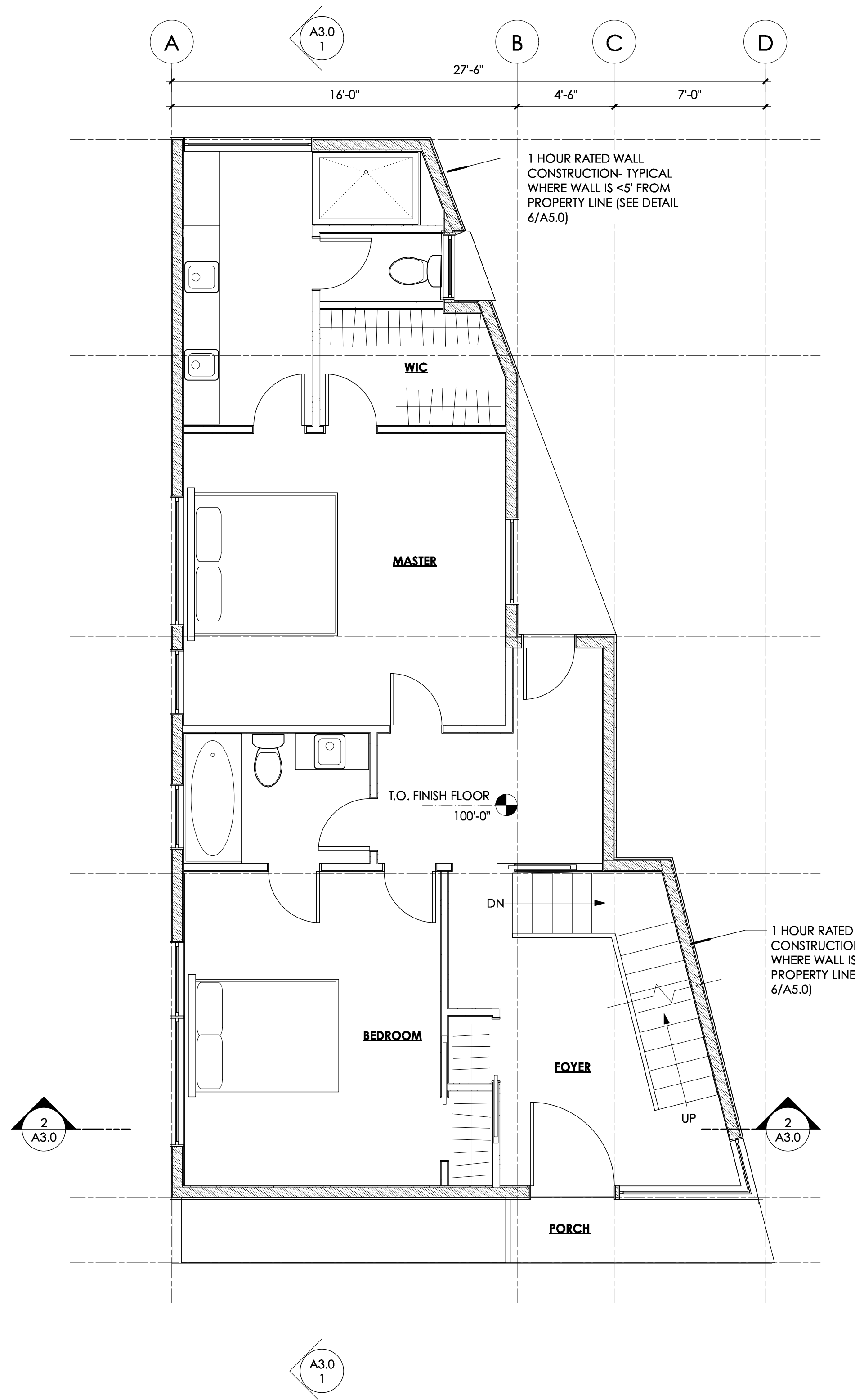


SITE PLAN
Scale: 1/8" = 1'-0"

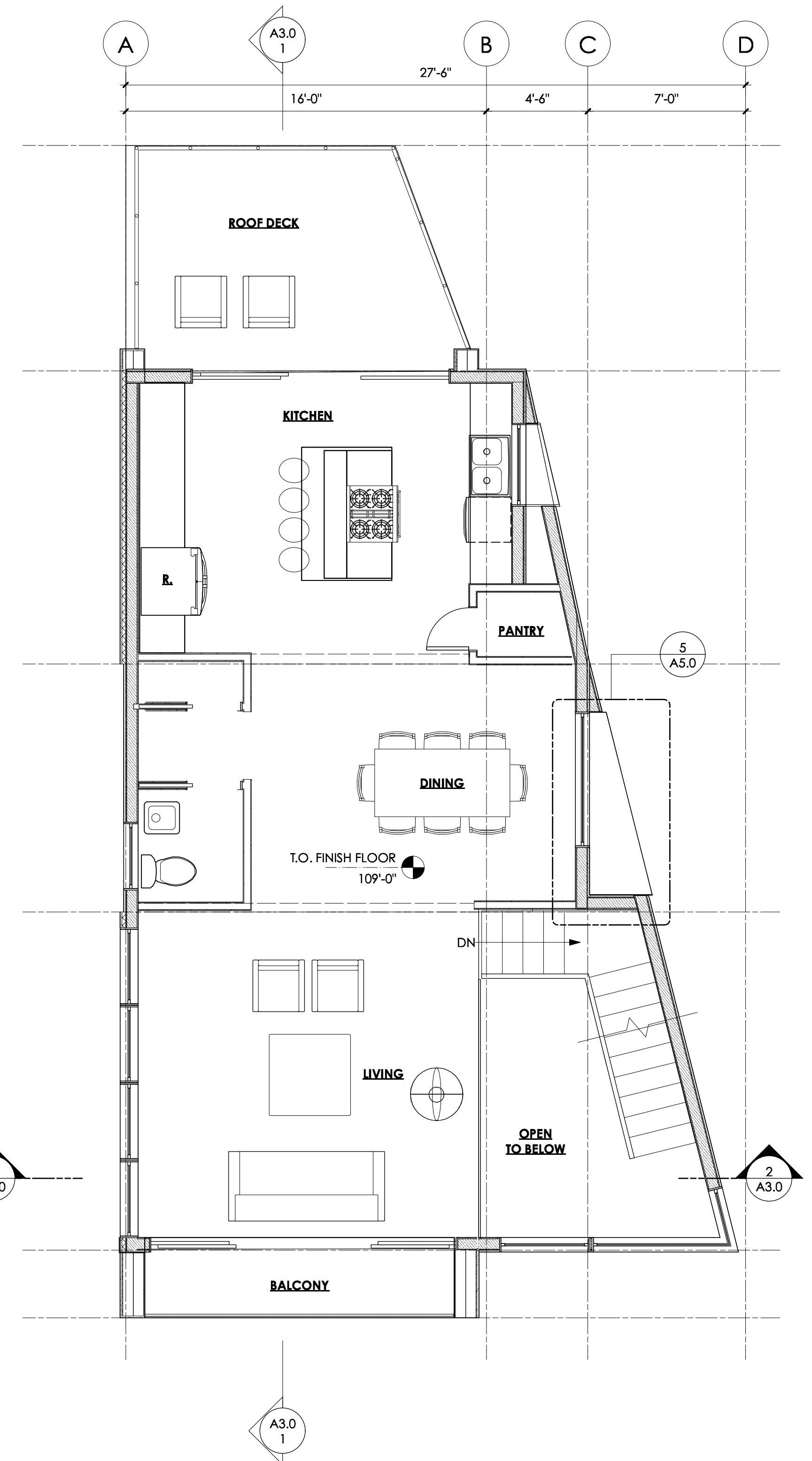




0 LOWER PLAN - 989 SF
Scale: 1/4" = 1'-0"



1 MAIN PLAN - 989 SF
Scale: 1/4" = 1'-0"



2 UPPER PLAN - 704 SF
Scale: 1/4" = 1'-0"

SHAMA 170 HOUSE
170 W. 600 N.
SLC, UT

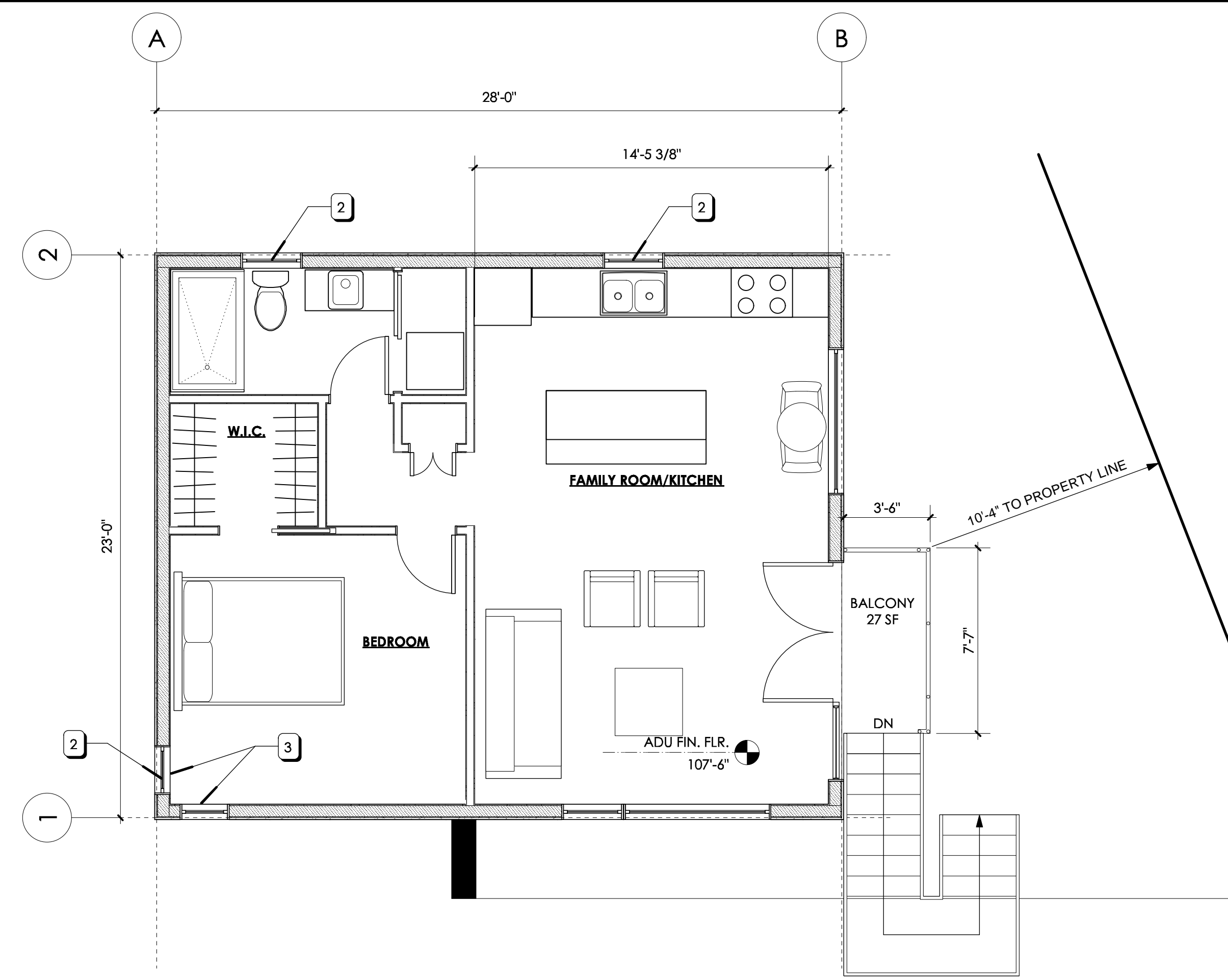
HLC Application

DATE:
2/1/19

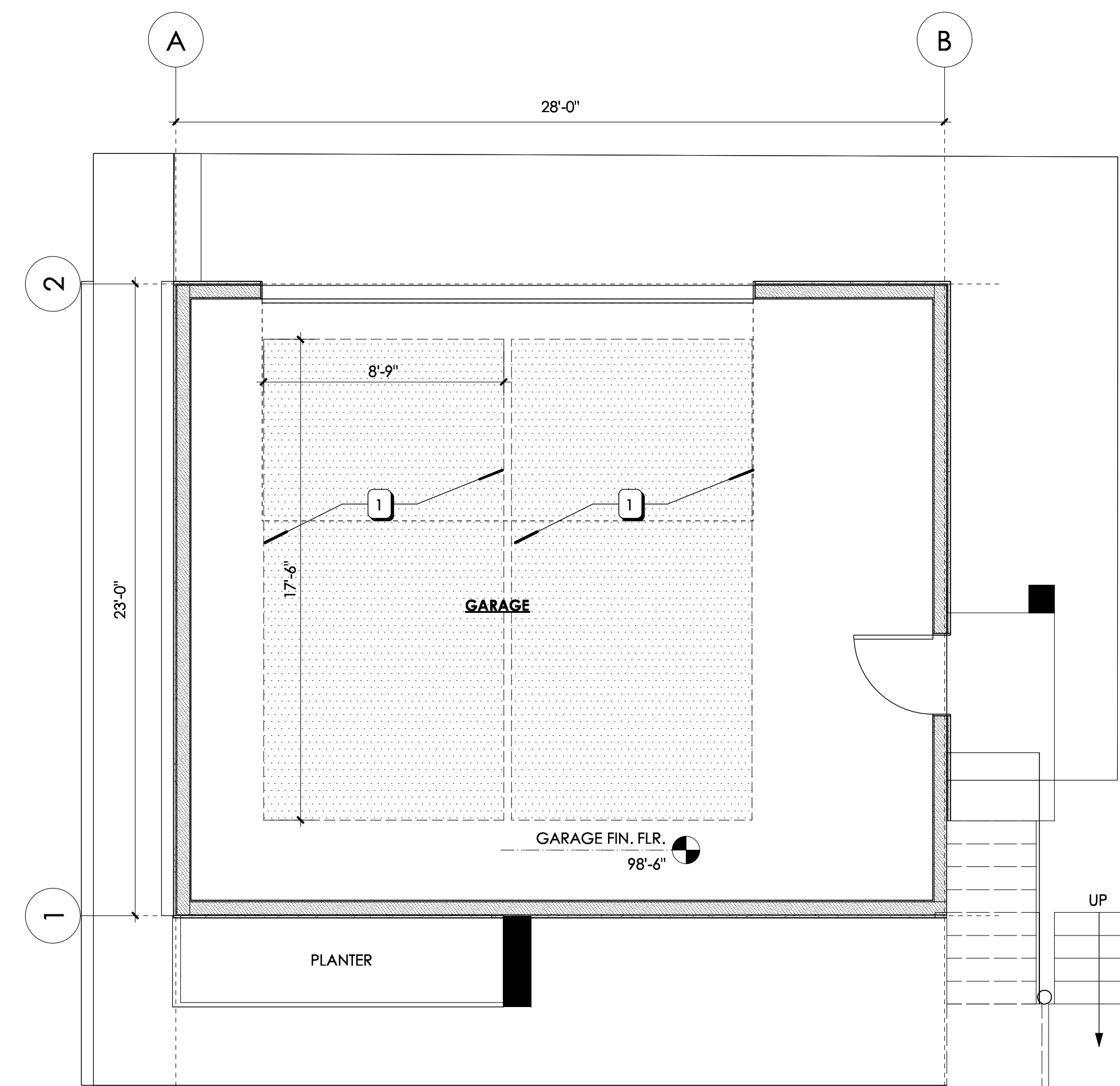
REVISIONS

Floor Plans

A1.1



2 ACCESSORY SECOND LEVEL (ADU) 644 SF
Scale: 1/4" = 1'-0"



1 ACCESSORY MAIN LEVEL (GARAGE) 644 SF
Scale: 1/4" = 1'-0"

KEYED NOTES

1. TYPICAL VEHICLE PARKING SPACE
2. WINDOW UNIT WITH OBSCURED GLAZING
3. EGRESS WINDOW (2'-0" X 3'-4" UNIT SIZE, 5.8 SF OPENING)

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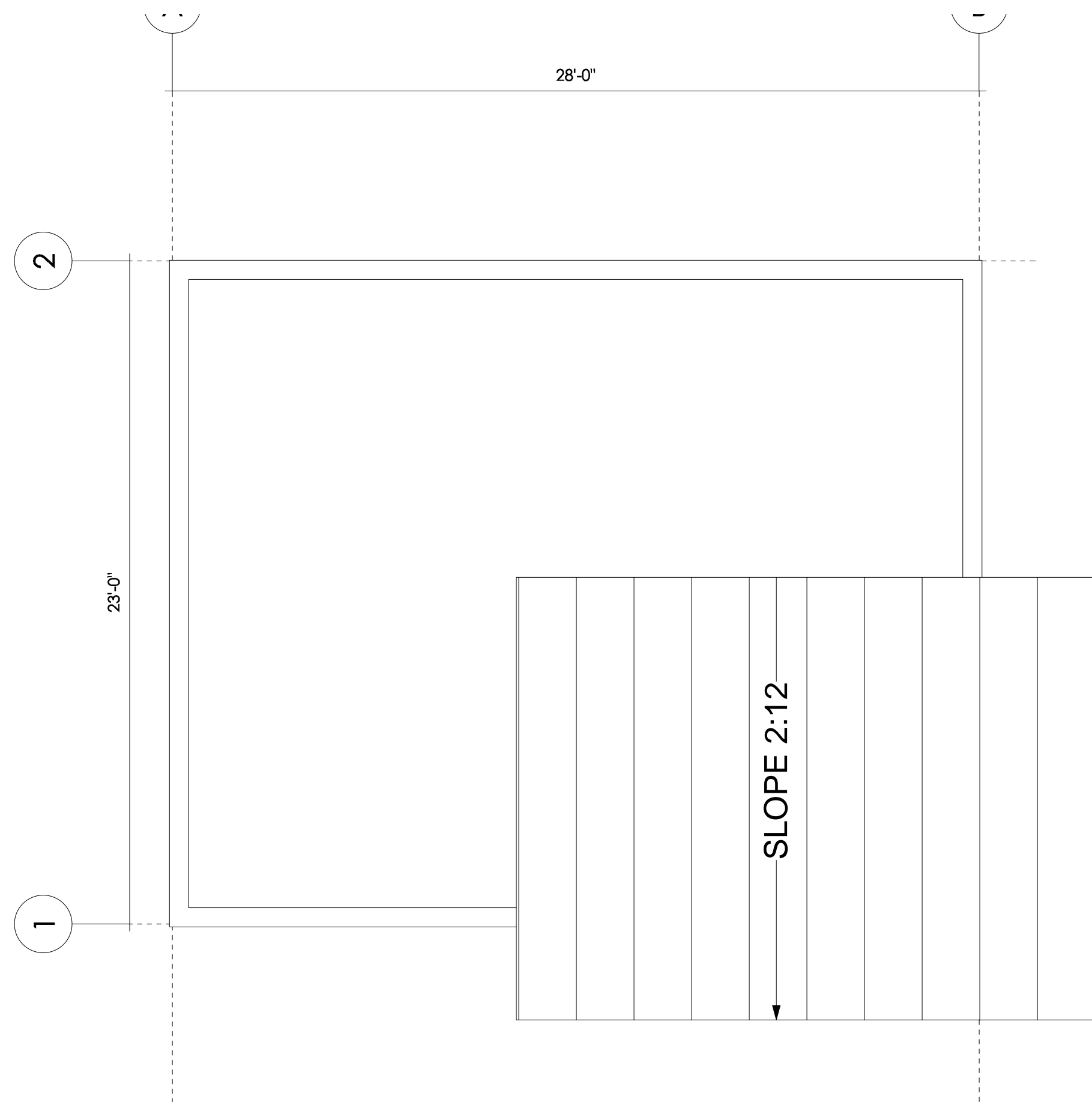
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DO NOT APPEAR CORRECT AS TO
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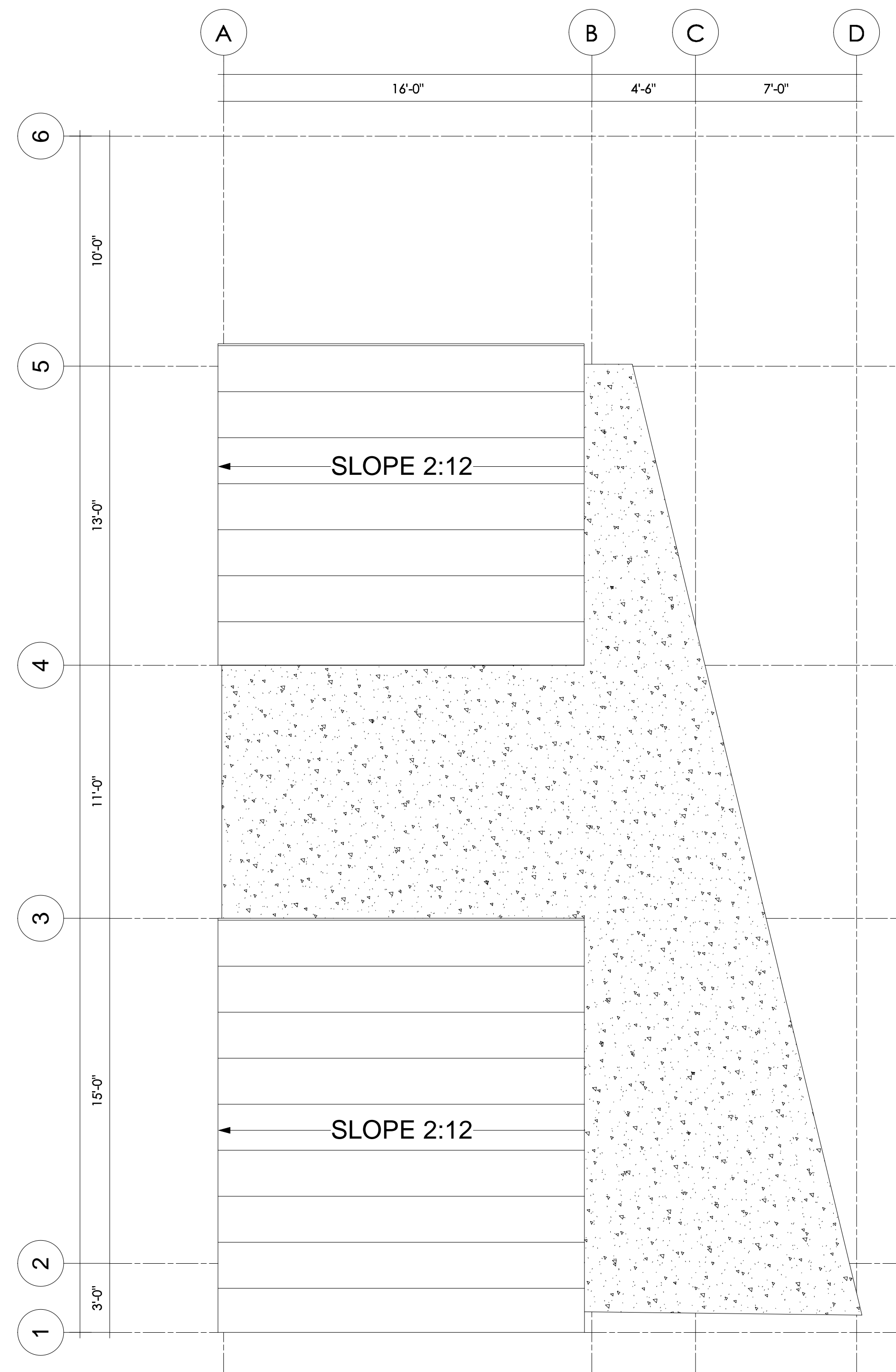
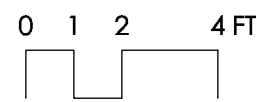
REVISIONS

ADU PLANS

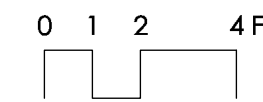
A1.2



3 ROOF PLAN (ADU)
Scale: 1/4" = 1'-0"



1 ROOF PLAN (MAIN)
Scale: 1/4" = 1'-0"



ROOF PLAN KEYED NOTES

DATE:

2/1/19

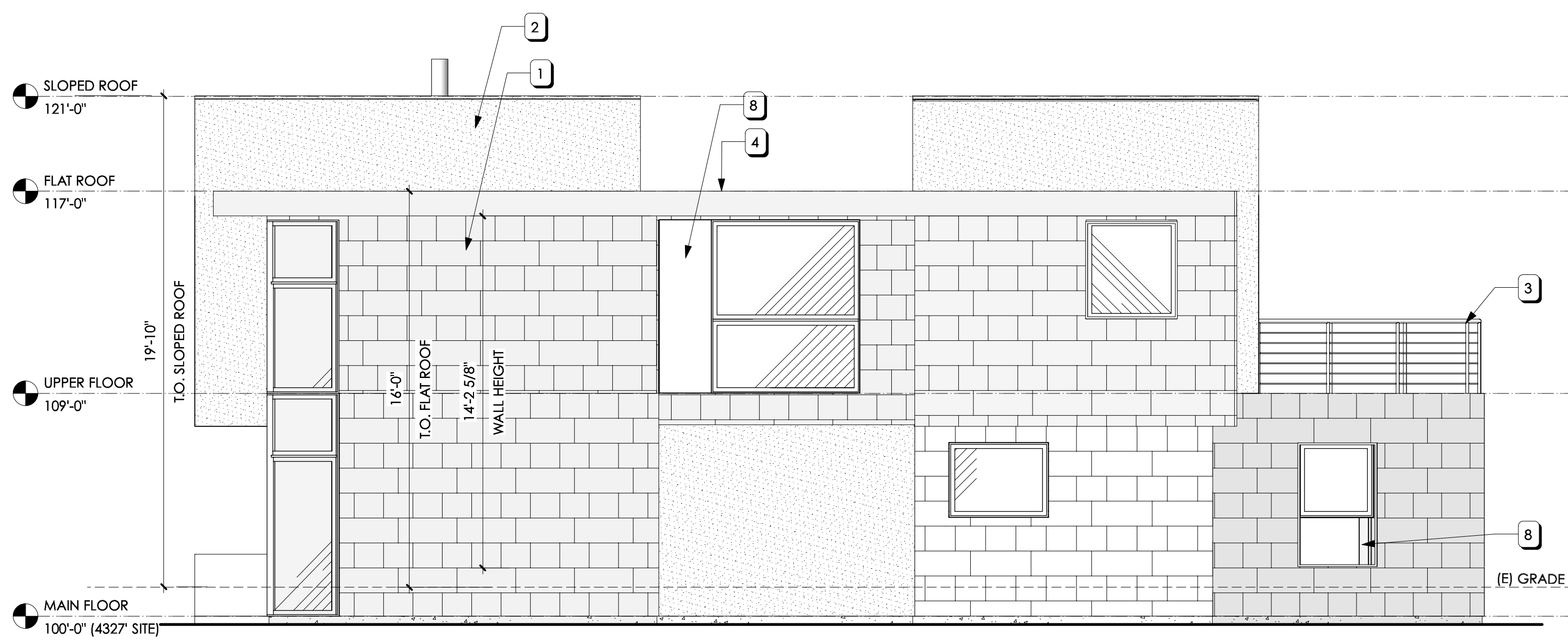
REVISIONS

Roof Plan

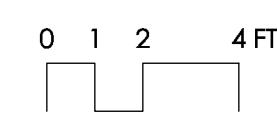
A1.3

EXTERIOR ELEVATION KEYED NOTES

1. BLACK - VERMONT SLATE, SIDING
2. GREY STUCCO
3. BLACK POWDER COATED METAL RAILING
4. LOW SLOPE ROOF
5. POWDER COATED STEEL PLANTER
6. GLASS RAILING
7. GUTTERS AND DOWNSPOUT
8. BLACK POWDER COATED STEEL PANEL TO MATCH WINDOW FRAMES
9. UPPER STUCCO WALL FURRED OUT 2" FROM PLANE OF SHINGLE WALL
10. N/A

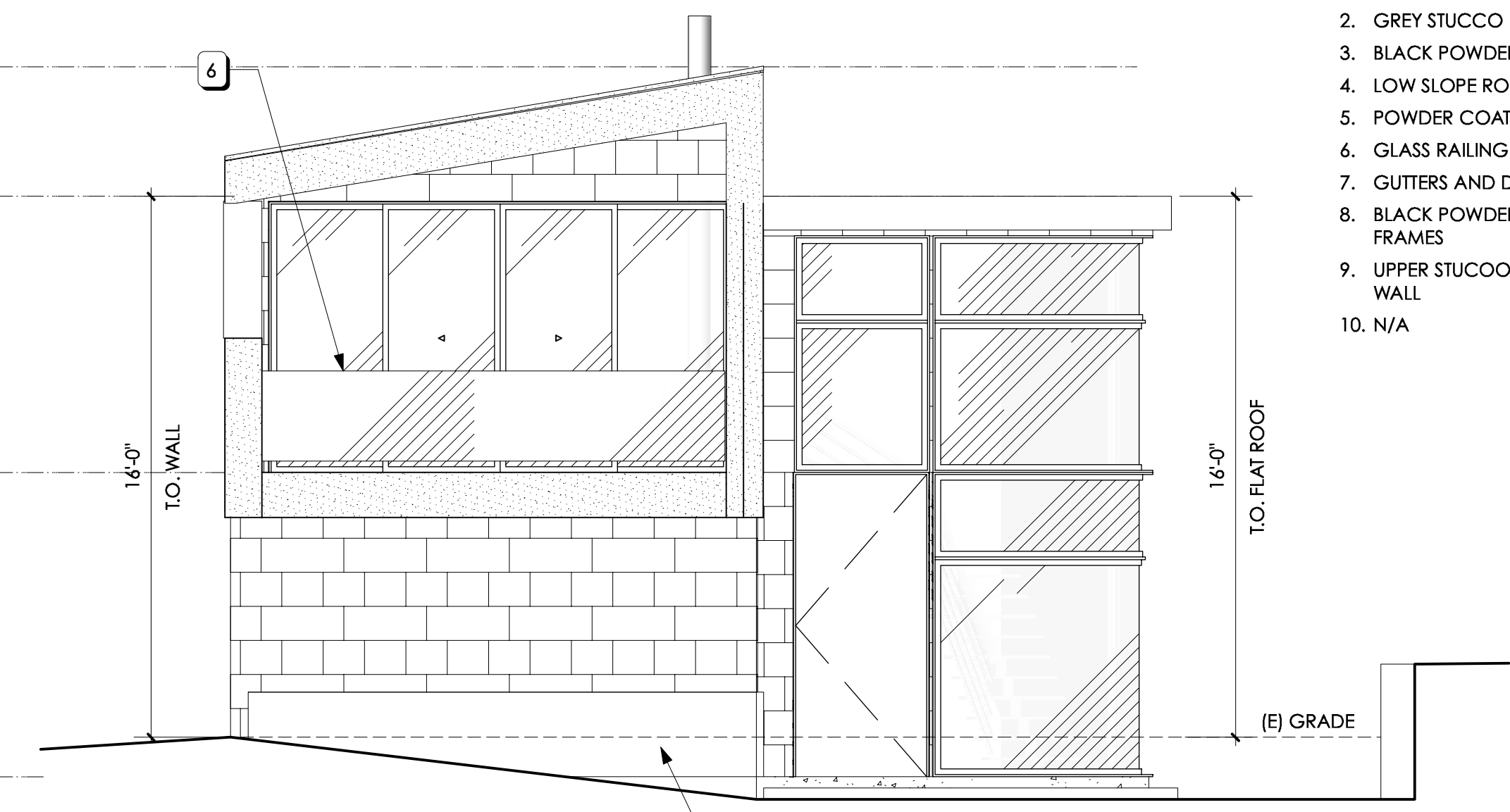


2 EAST ELEVATION
Scale: 1/4" = 1'-0"

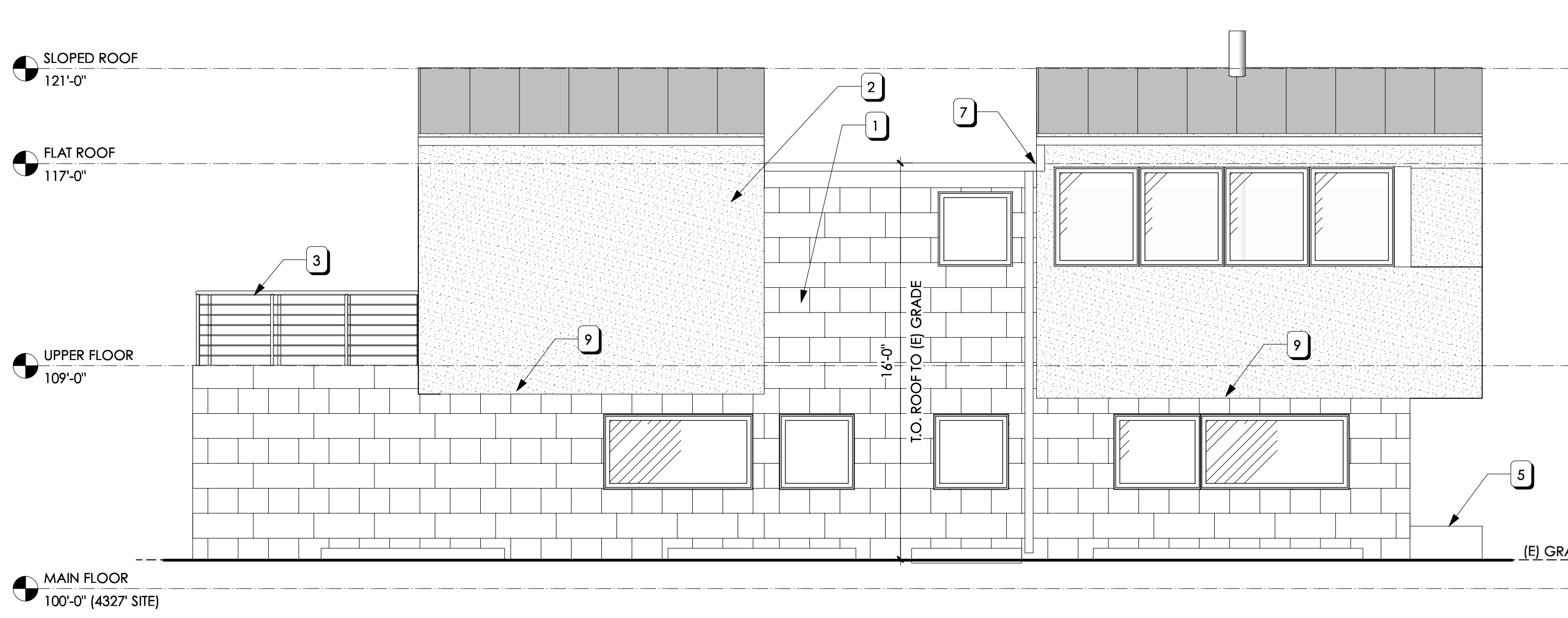


EXTERIOR WALL OPENING CALCULATION
PER IBC TABLE R302.1(1)

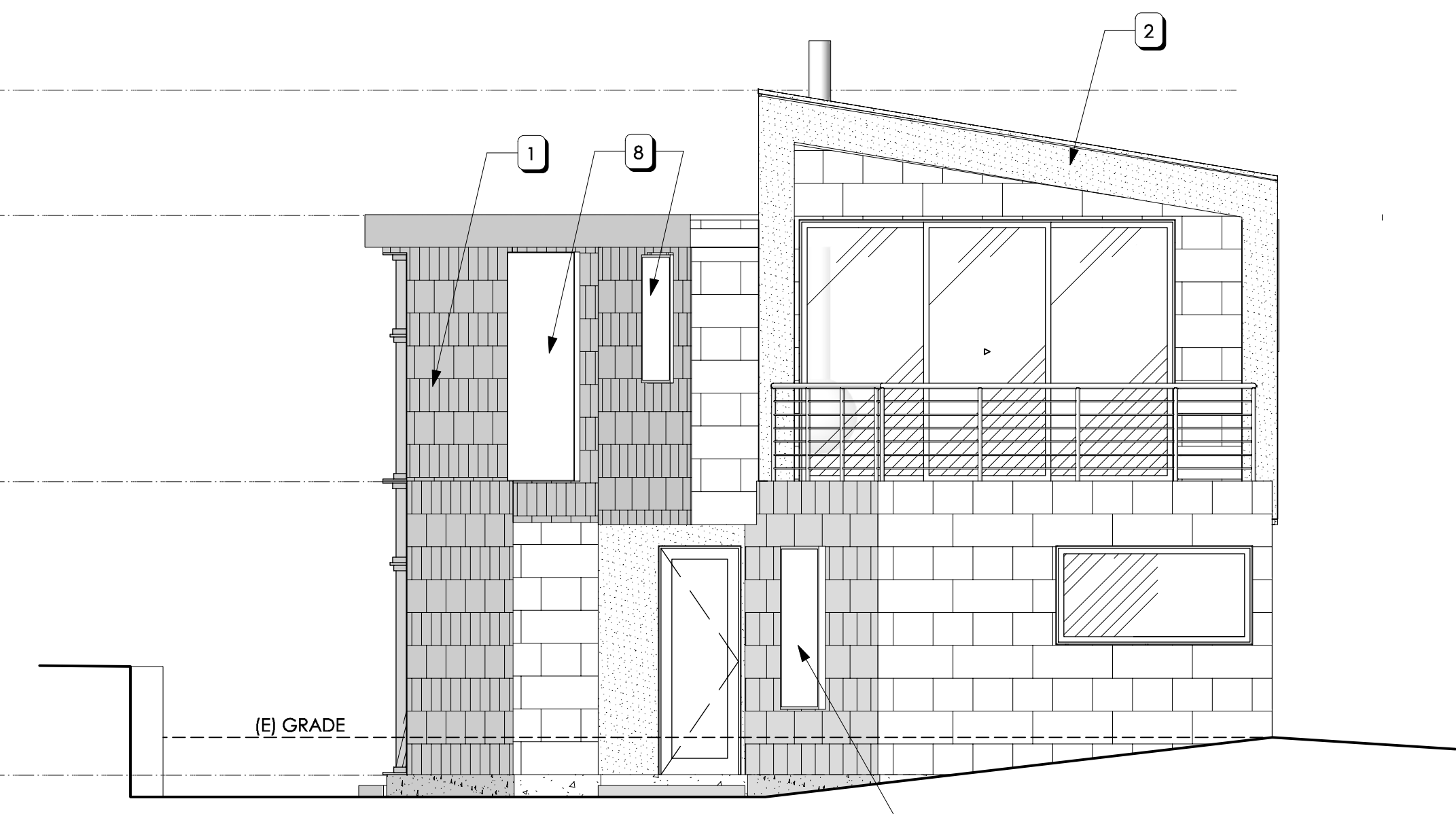
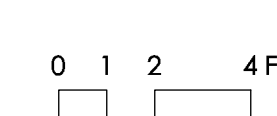
ELEVATION AREA :	779 SF
OPENINGS AREA :	130 SF
PERCENTAGE OF OPENINGS :	16%



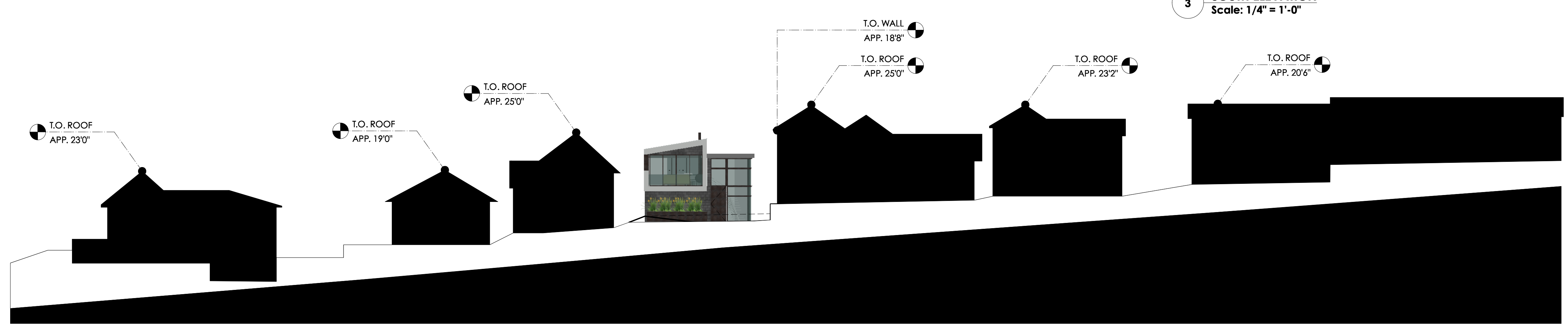
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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

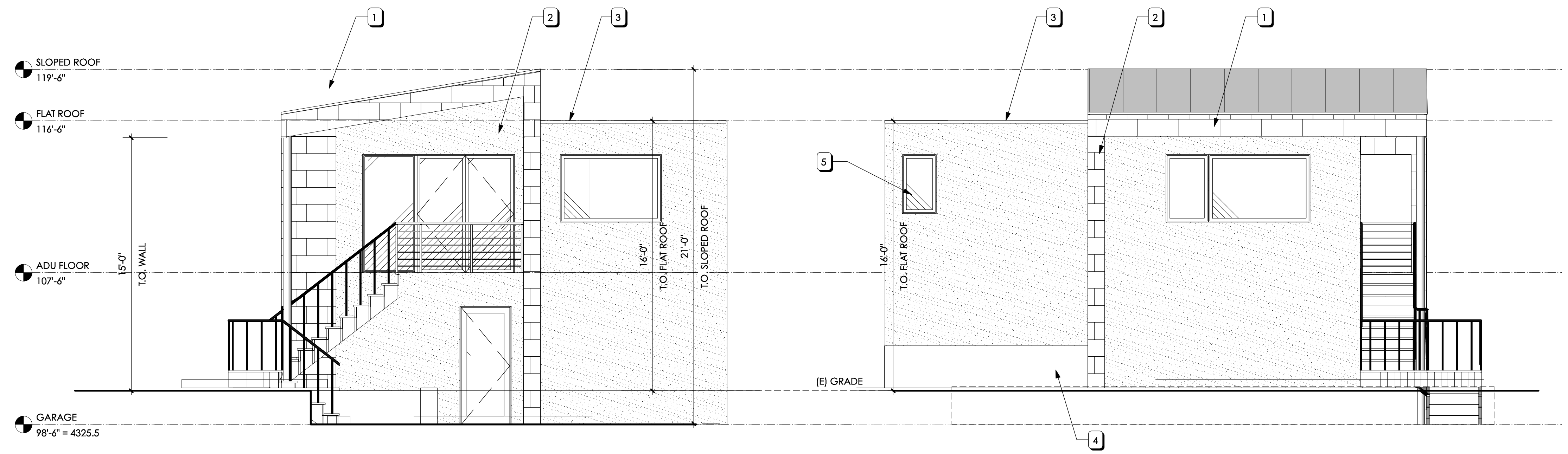


3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



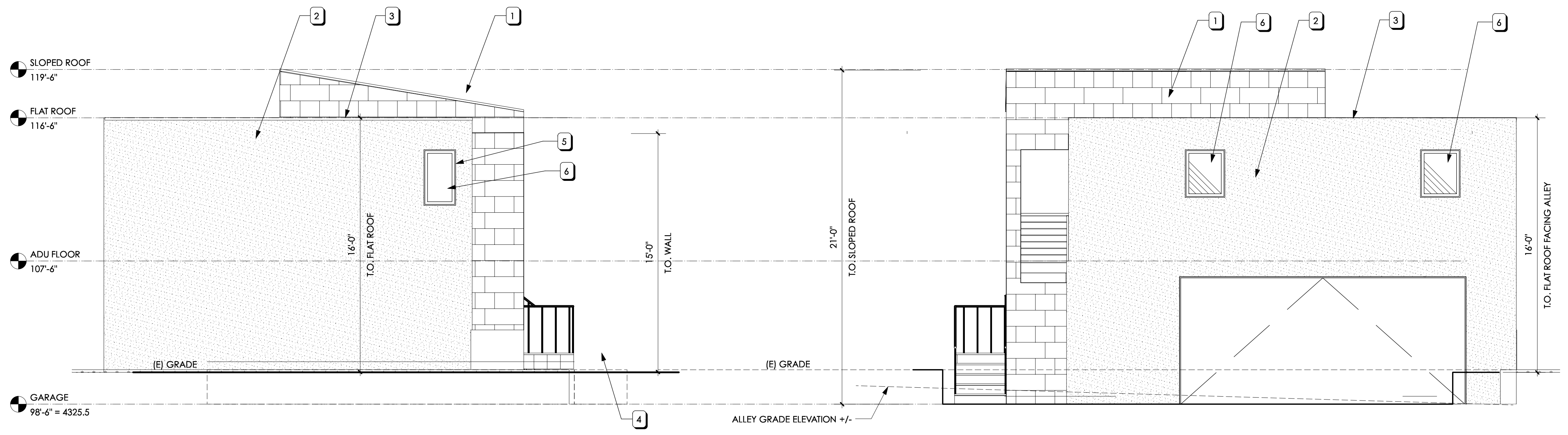
5 STREETScape
Scale: 1/16" = 1'-0"
22'7" AVG. BASED ON ROOF HEIGHTS.

- EXTERIOR ELEVATION KEYED NOTES**
1. BLACK - VERMONT SLATE, SIDING
 2. GREY STUCCO
 3. LOW SLOPE ROOF
 4. POWDER COATED STEEL PLANTER
 5. EGRESS WINDOW @ SLEEPING (2'-0" X 3'-4" UNIT SIZE, 5.8 SF OPENING)
 6. OBSCURE GLAZING (TYP. @ WINDOW UNITS <10' FROM SIDE/REAR PROPERTY LINE)



2 EAST ELEVATION
Scale: 1/4" = 1'-0"
0 1 2 4 FT

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



4 WEST ELEVATION
Scale: 1/4" = 1'-0"
0 1 2 4 FT

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

HLC Application
SHAMA 170 HOUSE
170 W. 600 N.
SLC, UT

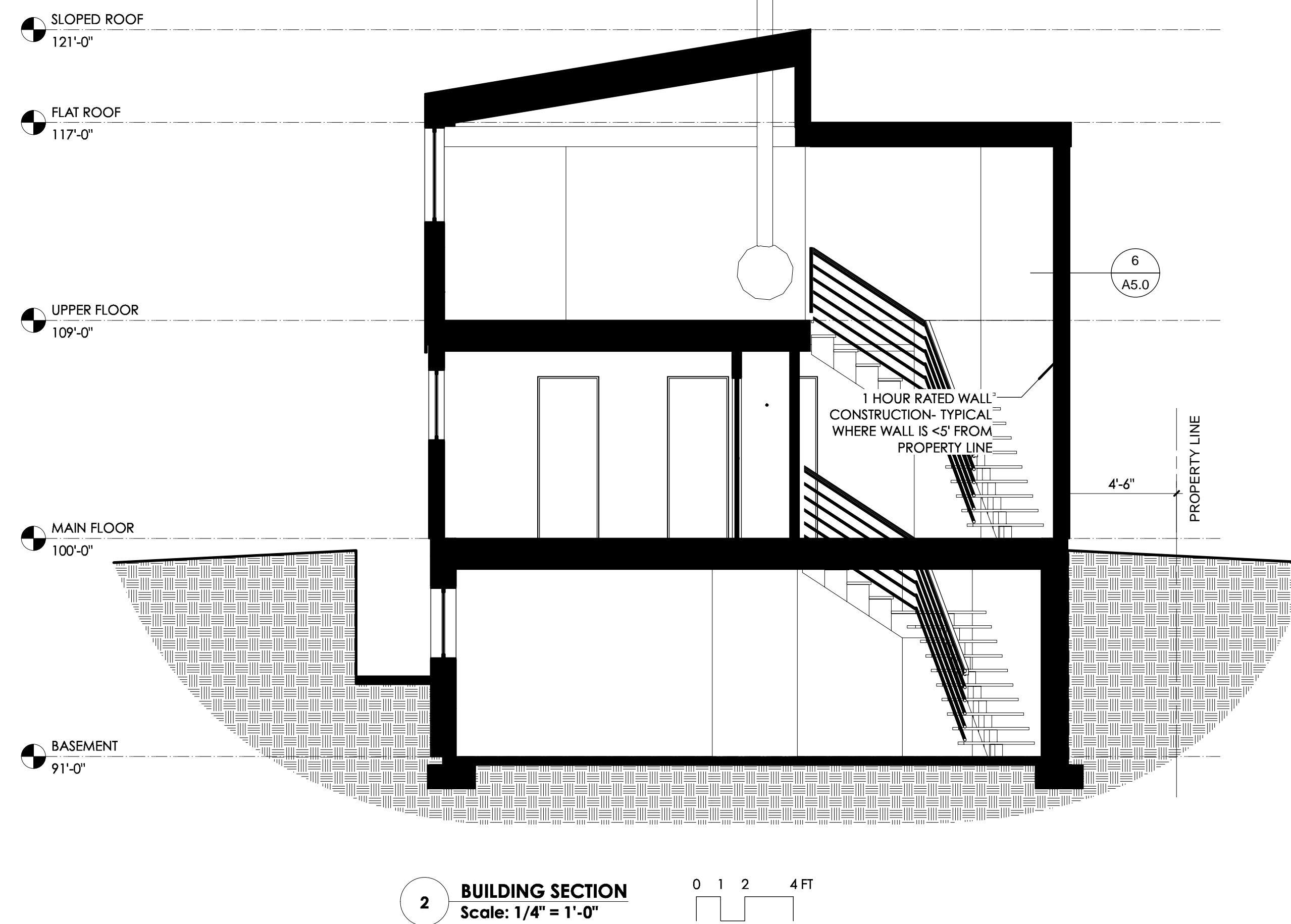
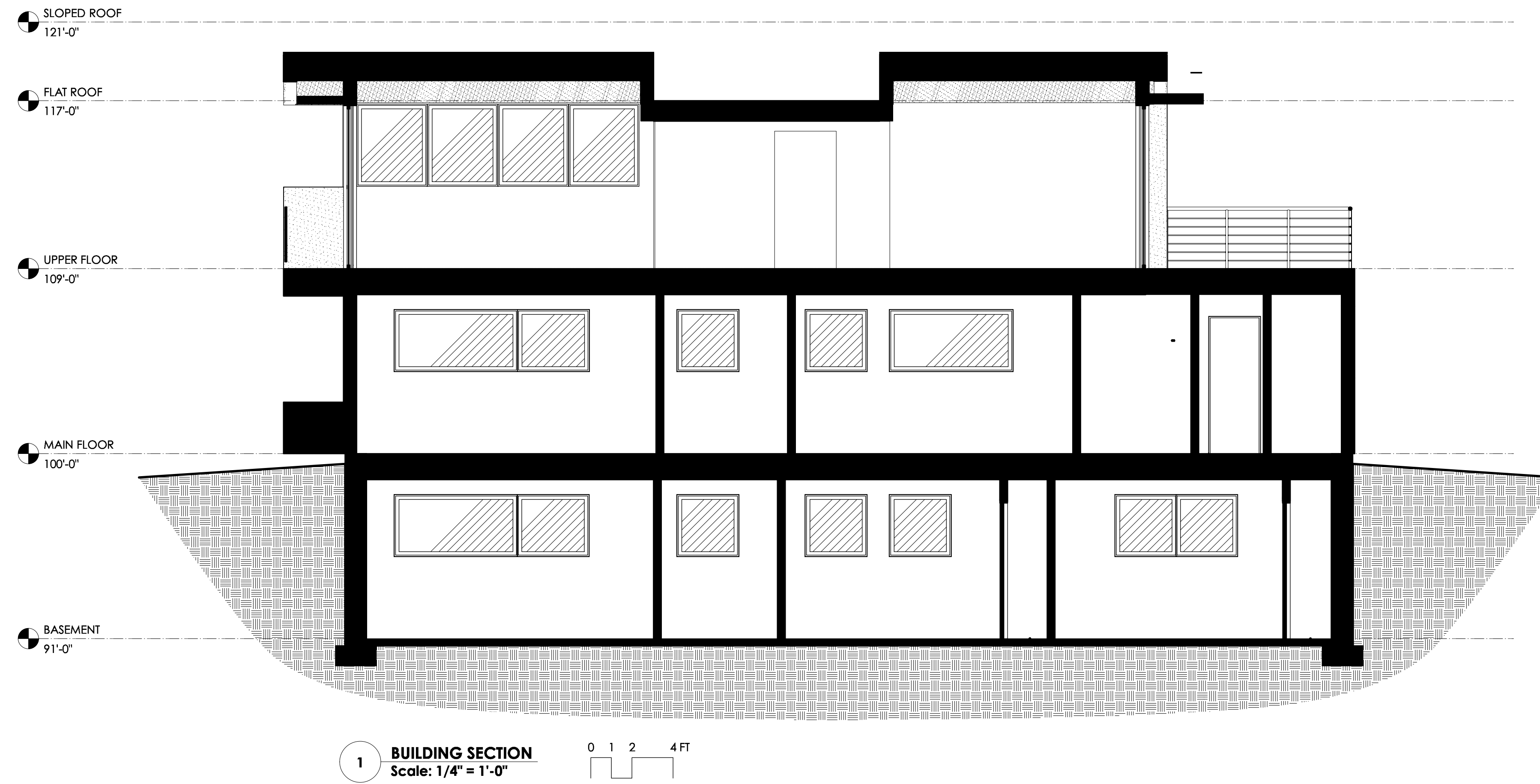
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REVISIONS

EXTERIOR
ELEVATIONS -
ACCESSORY

A2.1



SHAMA 170 HOUSE
170 W. 600 N.
SLC, UT

HLC Application

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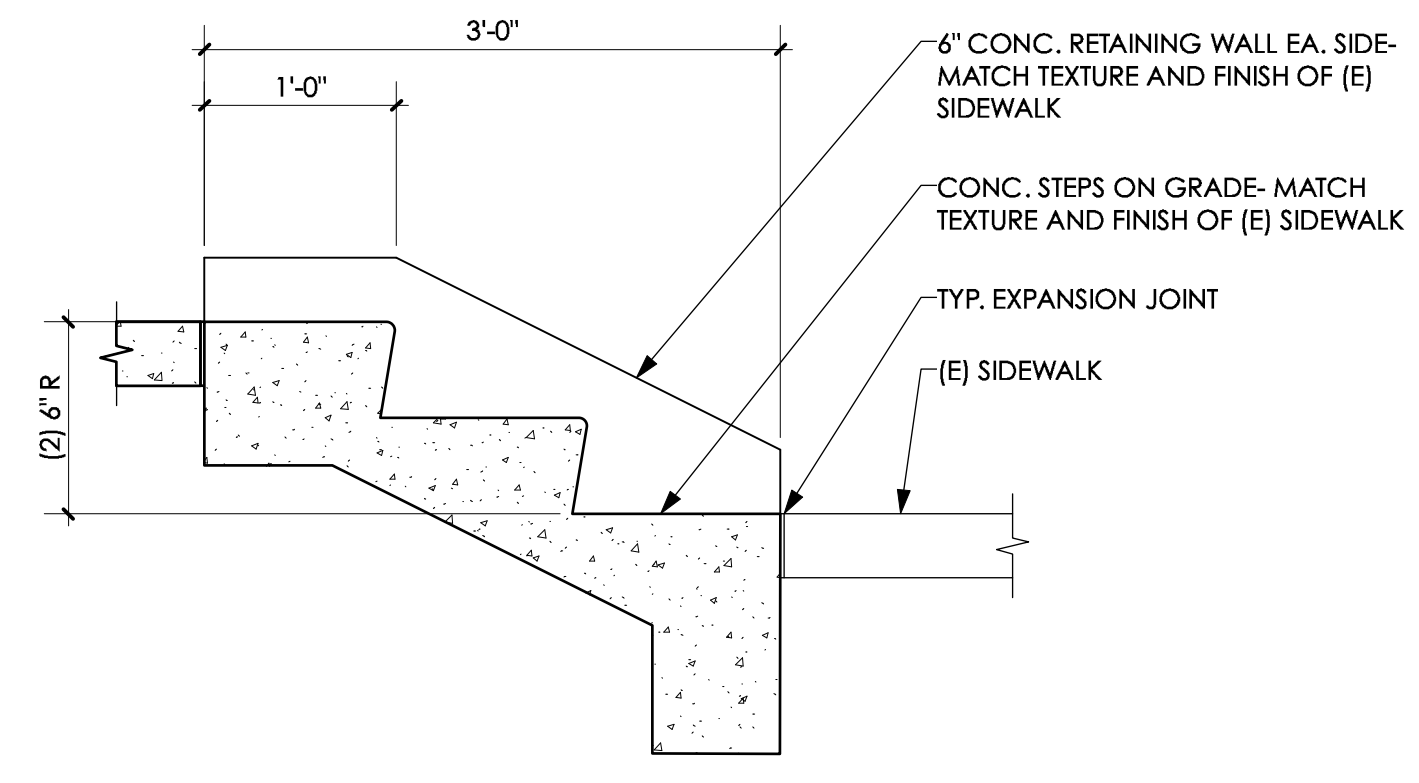
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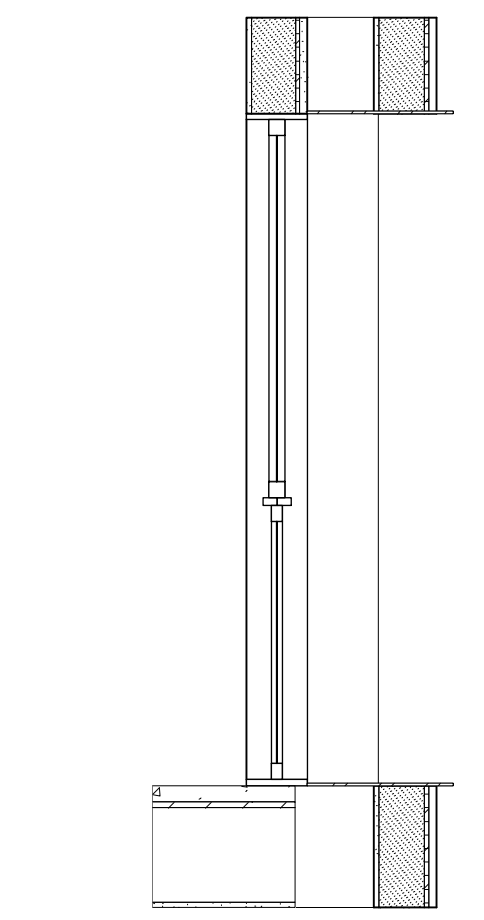
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Building Sections

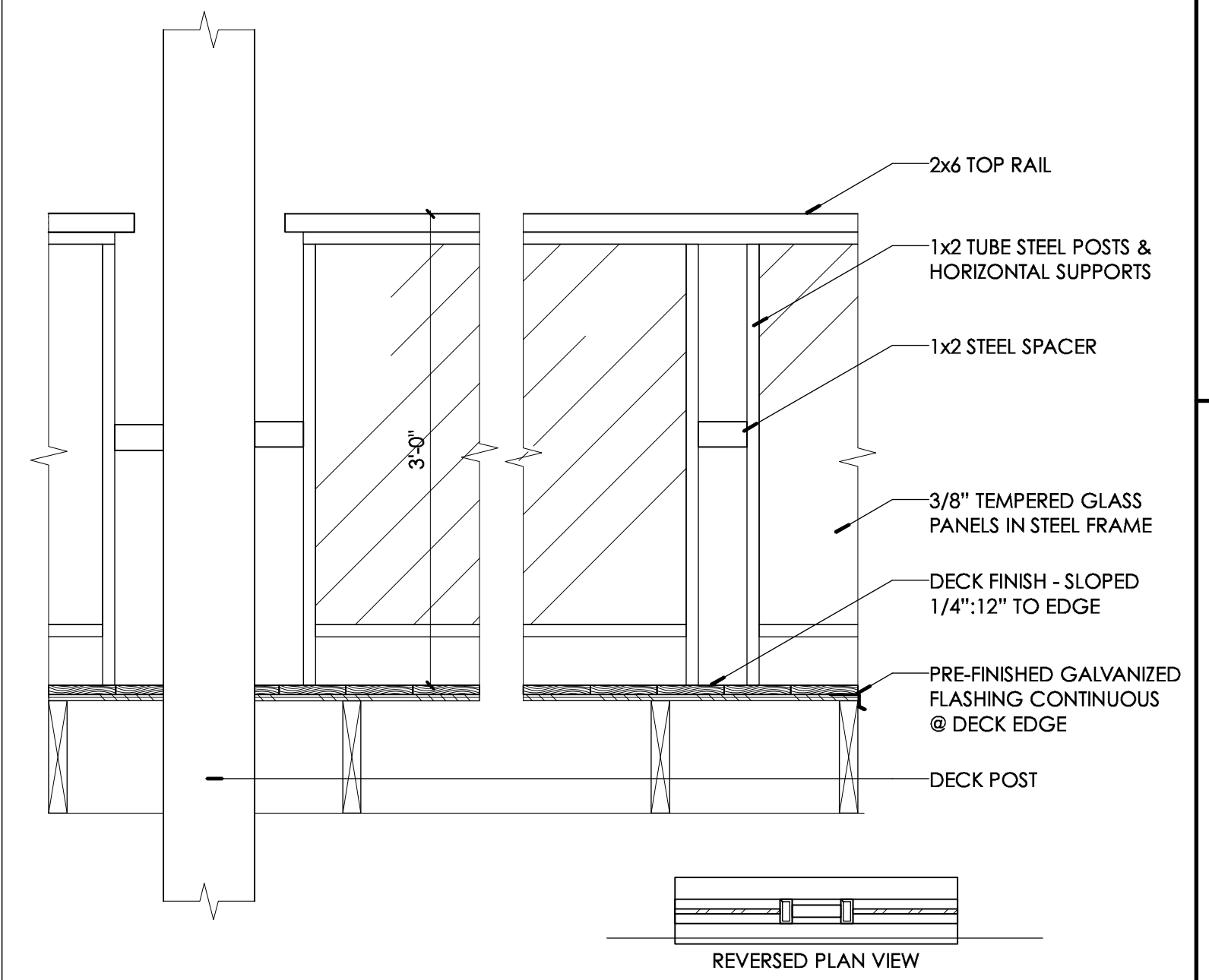
A3.0



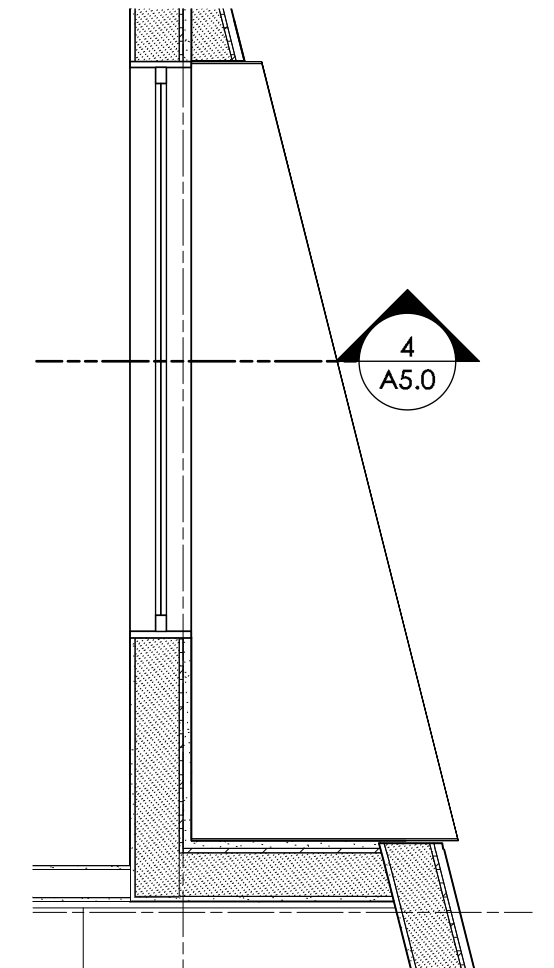
7 EXTERIOR STAIR DETAIL
Scale: 1" = 1'-0"



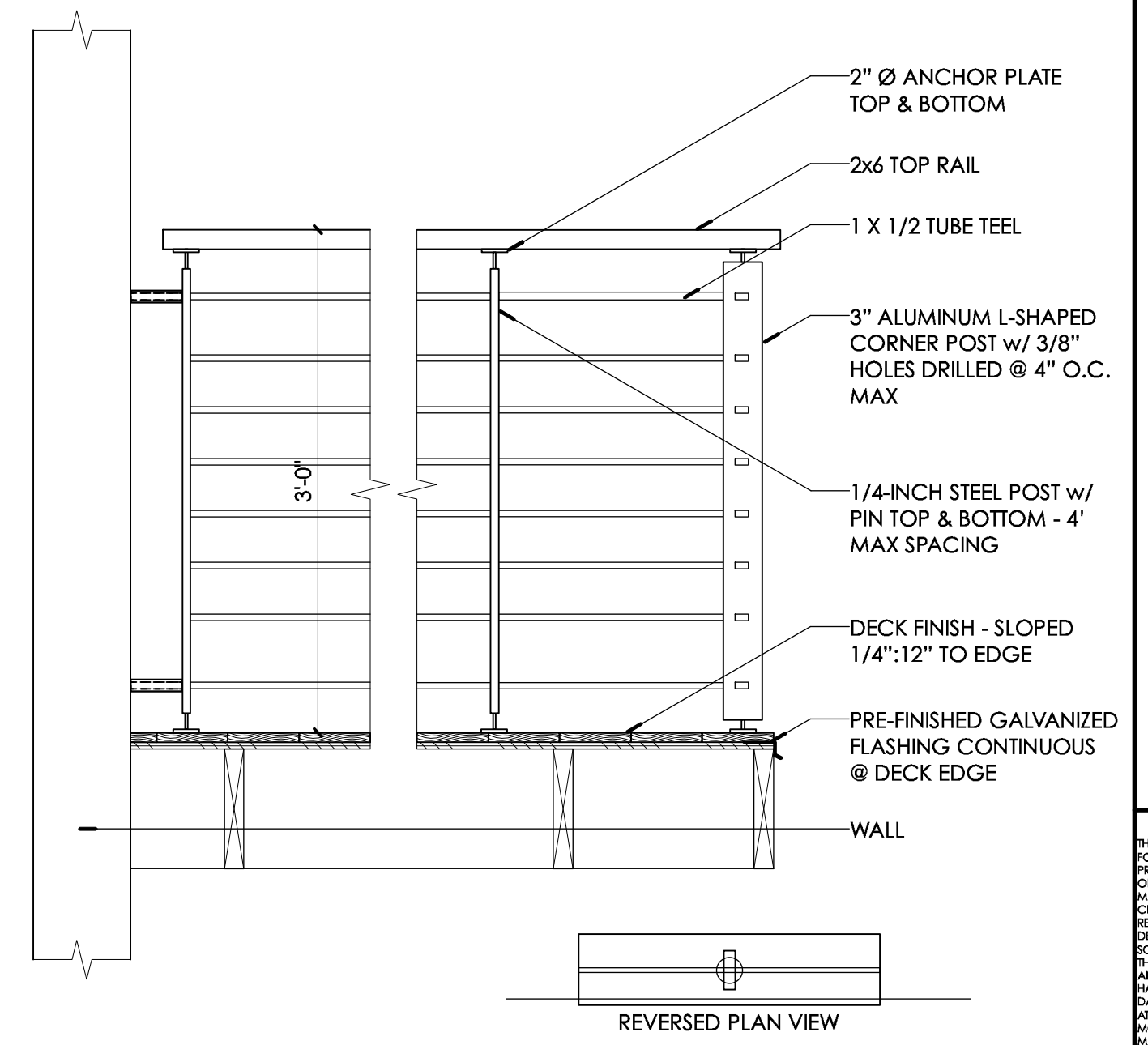
4 STEEL PLATE BOX WINDOW TRIM SECTION
Scale: 1/2" = 1'-0"



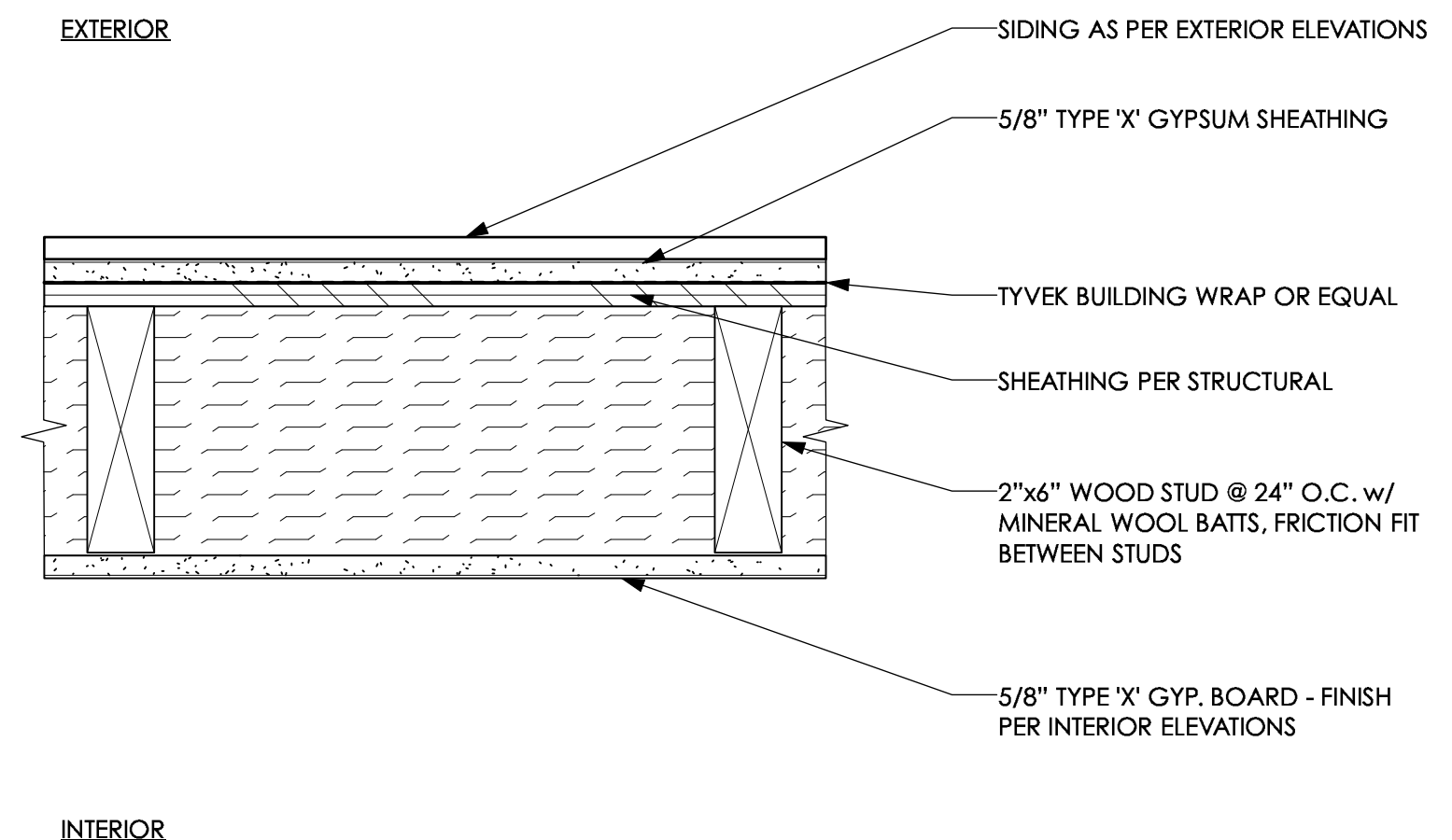
1 GLASS DECK RAILING DETAIL
Scale: 1" = 1'-0"



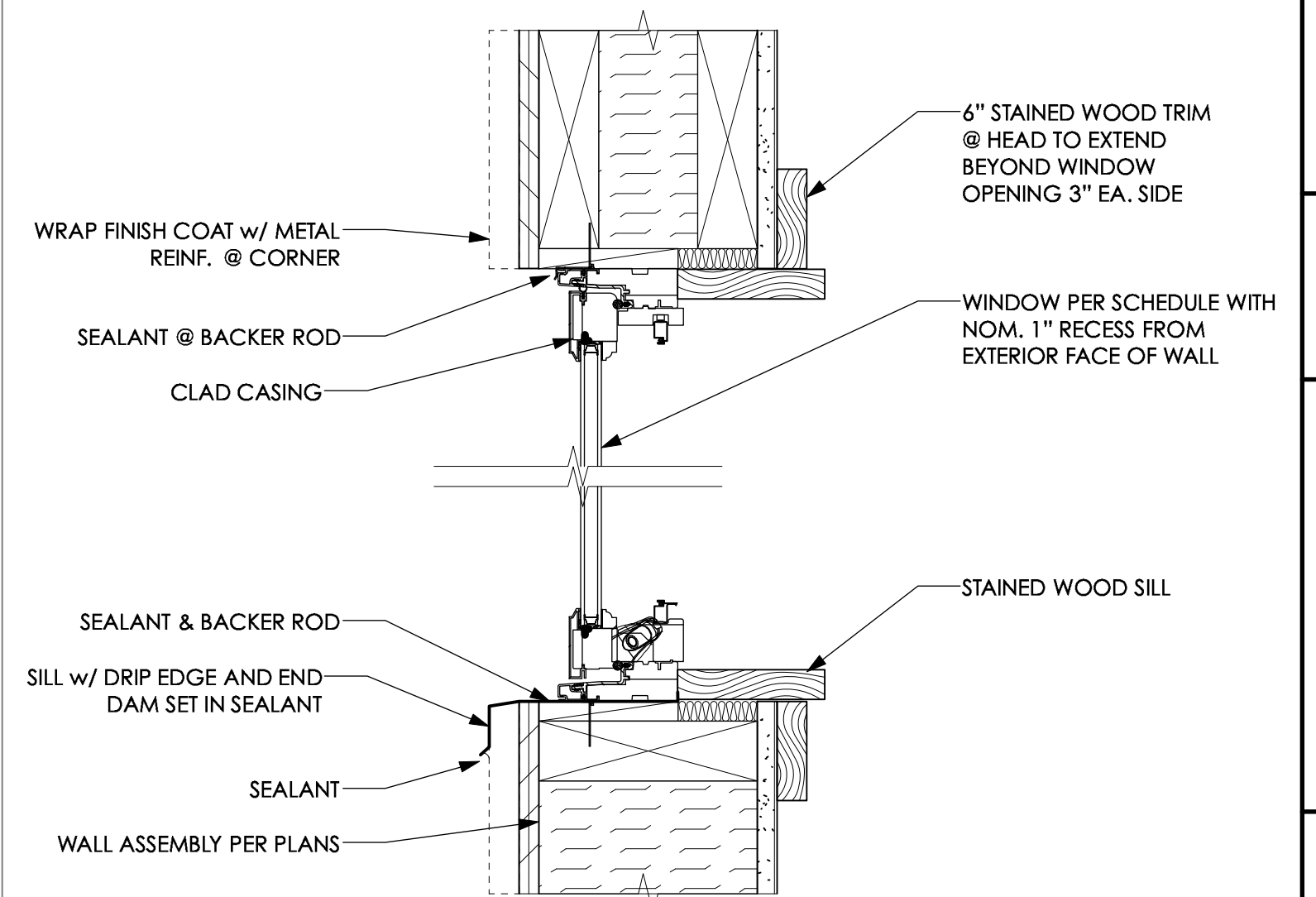
5 WINDOW TRIM DETAIL
Scale: 1/2" = 1'-0"



2 DECK RAILING DETAIL
Scale: 1" = 1'-0"



6 1 HOUR EXTERIOR WALL ASSEMBLY (UL DESIGN #344)
Scale: 3" = 1'-0"



3 WINDOW HEAD & SILL FINISH DETAIL w/ WOOD TRIM
Scale: 3" = 1'-0"

HLC Application
SHAMA 170 HOUSE
170 W. 600 N.
SLC, UT

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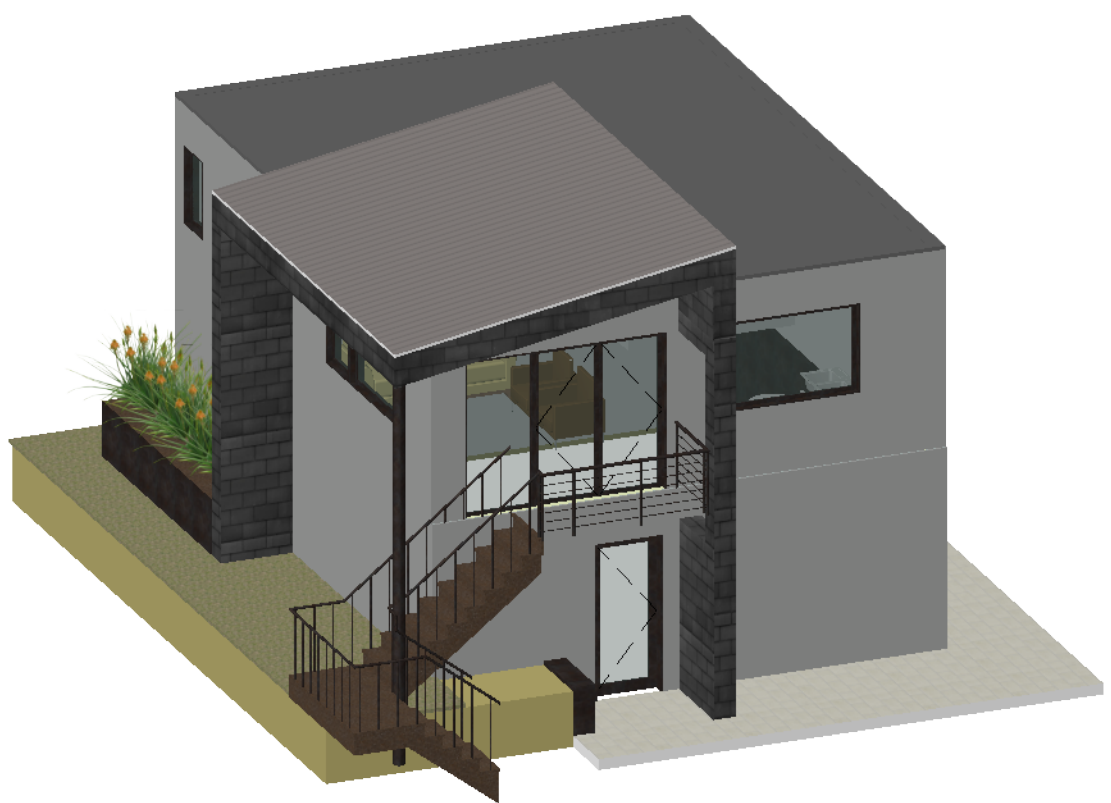
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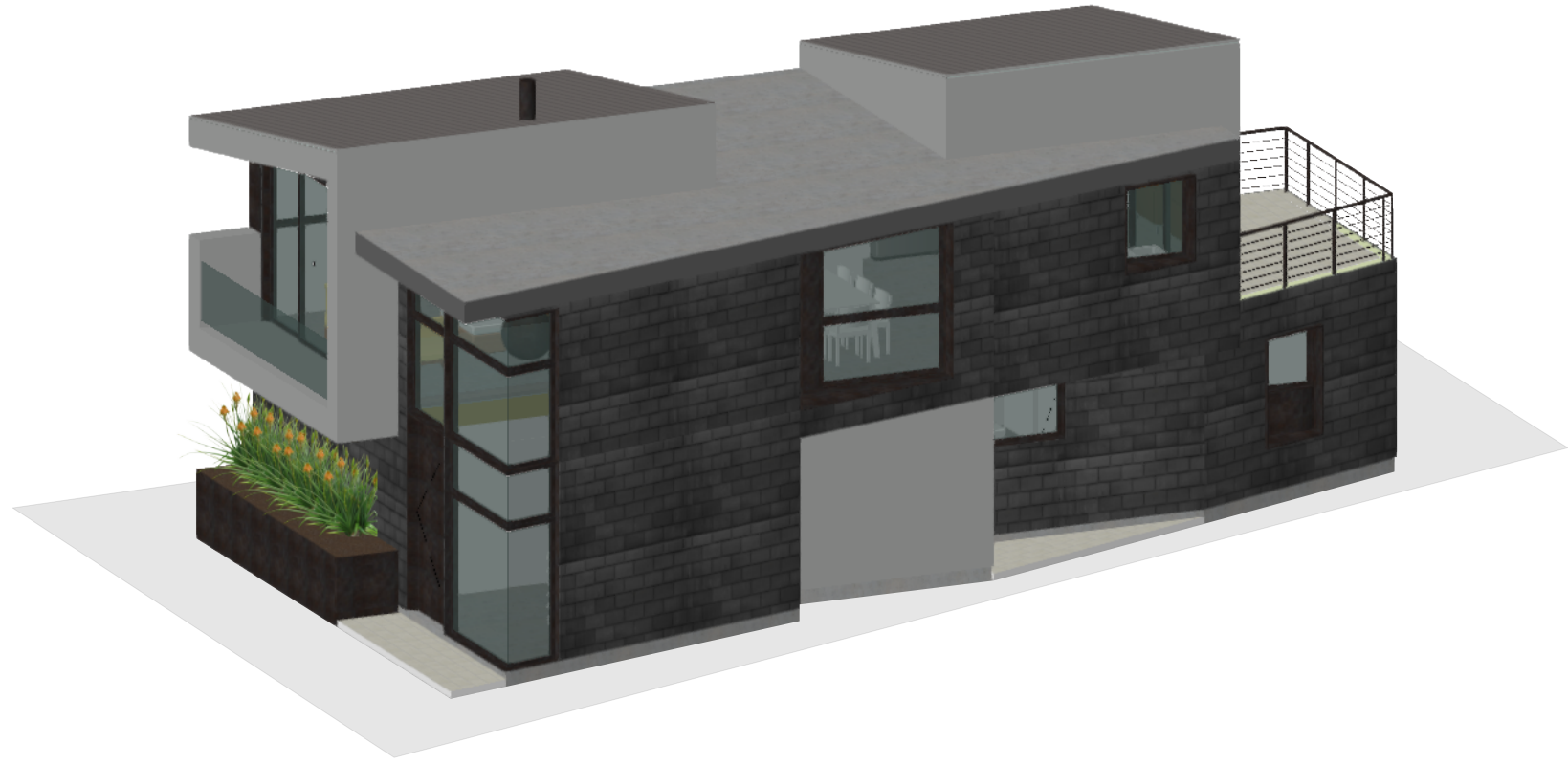
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Details

A5.0





CUPACLAD

by CUPAGROUP

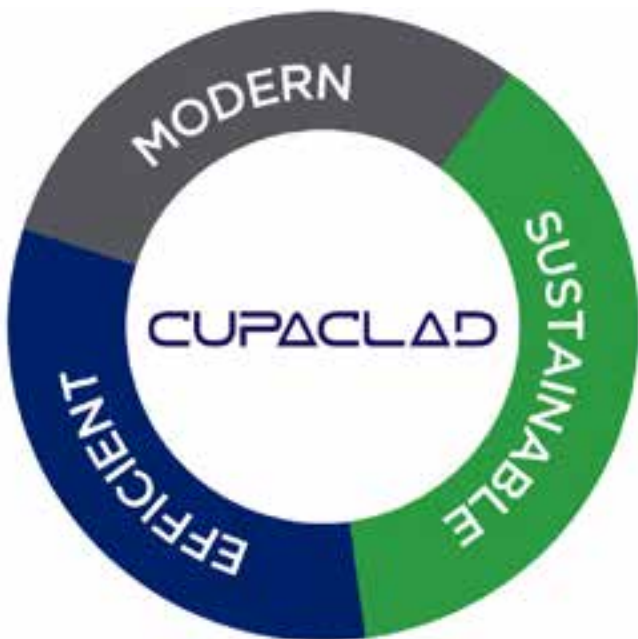
NATURAL SLATE CLADDING SYSTEMS











CUPACLAD

CUPACLAD[®], natural slate cladding systems

CUPACLAD[®] combines the latest fixing solutions together with our highly durable structural natural slates with the efficiency of ventilated cladding systems, to create a innovative and sustainable alternative for any kind of cladding requirement.



-  Environmentally friendly and sustainable.
-  Efficient as a ventilated cladding.
-  Complementary to external insulation systems.
-  Highly durable.
-  Maintenance free.
-  Quick and easy to install.
-  Modern, Contemporary design.
-  Lightweight and versatile: new and renovation projects

“Developed alongside Danish architects and contractors CUPACLAD[®] systems offer a revolution in cladding applications for natural slate.”



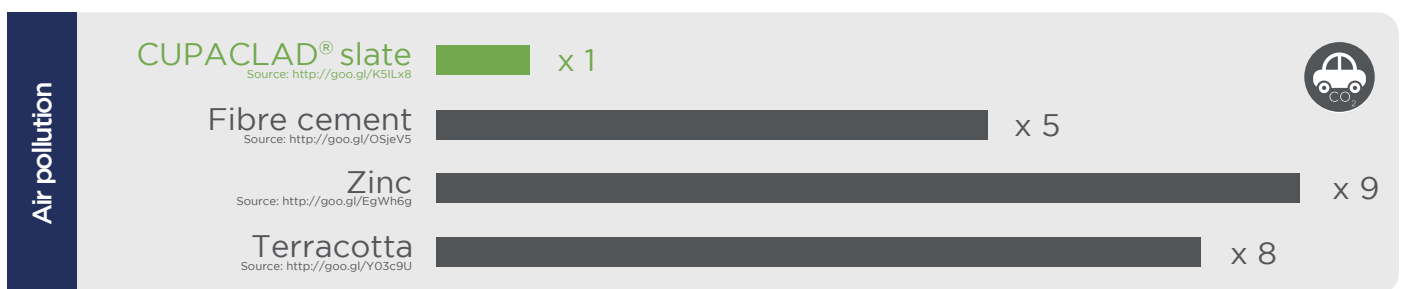
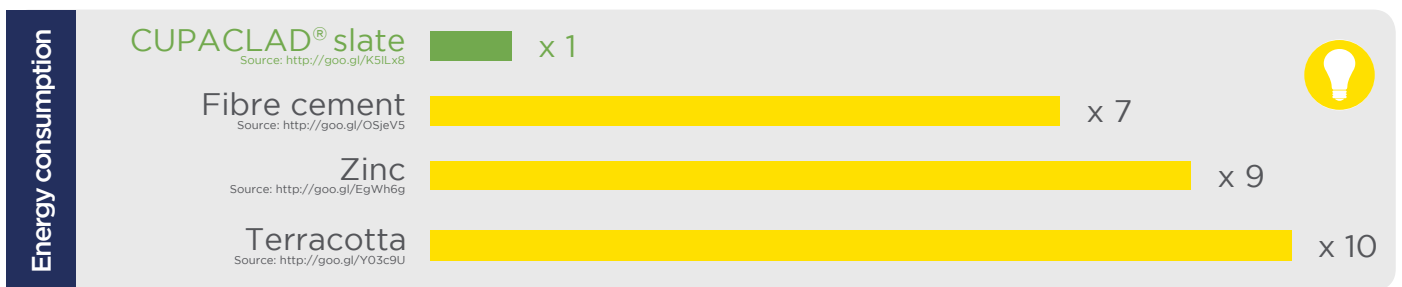
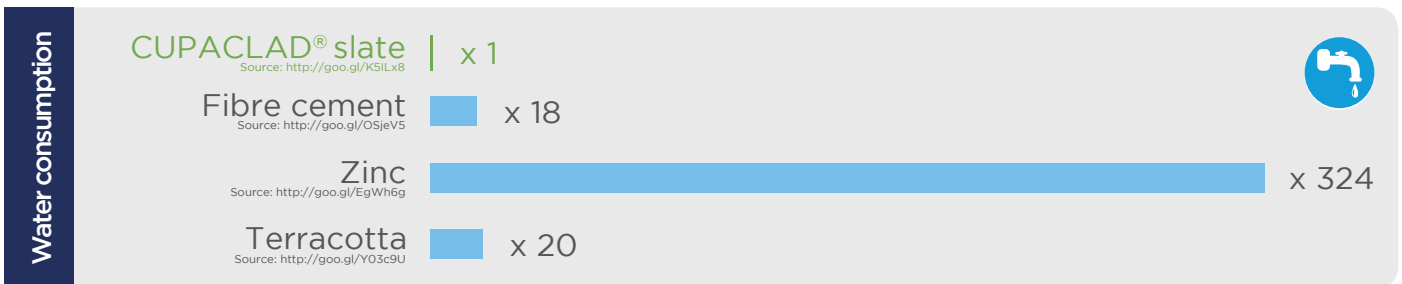
ECOLOGY



CUPACLAD[®], sustainable cladding systems

CUPACLAD[®] cladding systems, composed of 100% natural slate, enable the construction of efficient and sustainable facades.

A life cycle analysis, which analyzes the whole environmental impact of a product, highlights **CUPACLAD[®] as a truly sustainable cladding system**, due to the use of natural slate instead of prefabricated products.



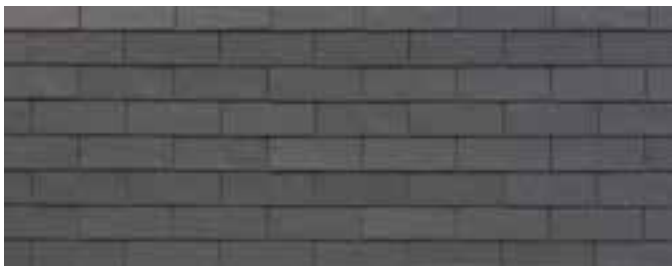
Comparison according to data published by the French database INIES on September 2014:
<http://www.base-inies.fr/Inies/Consultation.aspx>





101 Logic

SIMPLE AND BALANCED



Slate size	16"x8" (400x200mm)
Nominal thickness	1/4"-3/8" (7,65mm)
Slates per ft ²	1,56
Weight per ft ² (slate)	≤ 6,14 lb/ft ²

CUPACLAD® 101 LOGIC features a balanced design that highlights the unique texture and looks of the natural slate.

CUPACLAD® 101 LOGIC system utilizes 400x200 mm slates fitted horizontally with invisible fixings.



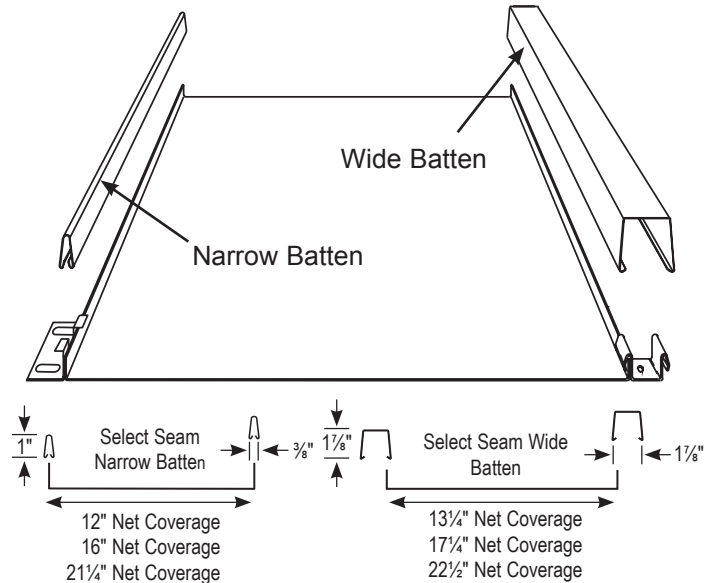
PLNHLC2018-00942 / PLNHLC2019-00111



March 7th, 2019

Select Seam is a concealed fastener, non-structural, batten seam metal roof system.

Select Seam's wide pan appearance offers a clean, classic architectural effect ideal for institutional and commercial work, such as educational facilities, commercial office buildings, hotels, fire stations and retrofit applications.



Section Properties

Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft ²)	I+ (in ⁴ /ft)	S+ (in ³ /ft)	I- (in ⁴ /ft)	S- (in ³ /ft)
12" Select Seam (13 1/4" Wide Batten)								
24	0.0232	50	65	1.49	0.0039	0.0032	0.0063	0.0073
22	0.0294	50	65	1.86	0.0039	0.0032	0.0063	0.0096
16" Select Seam (17 1/4" Wide Batten)								
24	0.0232	50	65	1.36	0.0029	0.0024	0.0047	0.0055
22	0.0294	50	65	1.71	0.0029	0.0024	0.0047	0.0072
21 1/4" Select Seam (22 1/2" Wide Batten)								
24	0.0232	50	65	1.25	0.0021	0.0019	0.0036	0.0042
22	0.0294	50	65	1.57	0.0021	0.0019	0.0036	0.0054

NOTES: The moments of inertia, I⁺ and I⁻, presented for determining deflection are: $(2I_{\text{Effective}} + I_{\text{Gross}})/3$

standard features

- Factory applied sealant is a standard for Narrow Batten, except for curved applications and short cuts.
- Available Batten width options:
Narrow Batten: 12", 16" and 21 1/4"
Wide Batten: 13 1/4", 17 1/4" and 22 1/2"
- Available in 24ga and 22ga in standard finishes. (Refer to AEP Span Color Charts for full range of color options, prints textures, finishes and paint systems).
- Custom manufactured sheet lengths from 5'-0" to 45'-0".
- Recommended minimum slope of 3:12.
- Performance testing (ratings based on specific assemblies):
Wind uplift – Meets UL 580- Class 90 wind uplift requirements (24 ga minimum). Per ASTM E1592: 12", 16" Narrow Batten, 17 1/4" Wide Batten.
Air & water infiltration per ASTM E283 and ASTM E331: Narrow Batten only with sealant.
- Panel (12" and 16") evaluated by accredited third party. All structural performance data is contained within an IBC/IRC 2015 code compliance report.



optional features

- Short cut sheets from 5'-0" to 1'-0". Additional fees and lead times may apply.
- Longer lengths available up to 60'-0". Additional fees and lead times may apply.
- Subtle striations available between ribs to reduce the appearance of oil canning.
- Stucco embossed – Subject to 500 square feet minimum. Additional fees and lead times may apply.
- Available tapered for unique architectural applications.
- Factory applied butyl sealant for ease of installation and weathertightness.
- Narrow Batten panels can be field curved to a 4' radiused application.

Architectural Metal Roofing and Siding

COLOR CHART



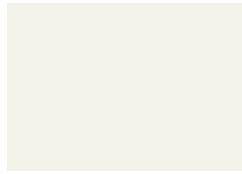
STANDARD COLORS

DURA TECH™ 5000 - Premium 70% Fluoropolymer (PVDF) Coating



ZINCALUME® Plus*

SRI: 64 • LRV: 67 • GA: 24, 22, & 20



Cool REGAL WHITE

SRI: 88 • LRV: 75 • GA: 24 & 22



Cool PARCHMENT

SRI: 58 • LRV: 40 • GA: 24 & 22



Cool SIERRA TAN

SRI: 55 • LRV: 34 • GA: 24 & 22



Cool PEBBLE

SRI: 48 • LRV: 27 • GA: 24 & 22



Cool WALNUT

SRI: 38 • LRV: 18 • GA: 24 & 22



Cool WEATHERED COPPER

SRI: 34 • LRV: 11 • GA: 24 & 22



Cool DARK BRONZE

SRI: 32 • LRV: 8 • GA: 24 & 22



Cool TERRA-COTTA

SRI: 41 • LRV: 15 • GA: 24 & 22



Cool COLONIAL RED

SRI: 35 • LRV: 9 • GA: 24 & 22



Cool OLD TOWN GRAY

SRI: 43 • LRV: 27 • GA: 24 & 22



Cool ZINC GRAY

SRI: 39 • LRV: 20 • GA: 24 & 22



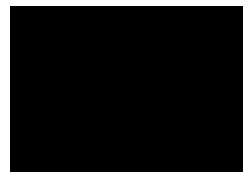
Cool SLATE GRAY

SRI: 33 • LRV: 12 • GA: 24 & 22



Cool MIDNIGHT BRONZE

SRI: 27 • LRV: 7 • GA: 24 & 22



Cool MATTE BLACK

SRI: 29 • LRV: 5 • GA: 24 & 22



Cool TAHOE BLUE

SRI: 33 • LRV: 14 • GA: 24 & 22



Cool REGAL BLUE

SRI: 29 • LRV: 10 • GA: 24 & 22



Cool SAGE GREEN

SRI: 41 • LRV: 21 • GA: 24 & 22



Cool LEAF GREEN

SRI: 30 • LRV: 11 • GA: 24 & 22



Cool FOREST GREEN

SRI: 29 • LRV: 9 • GA: 24 & 22

PREMIUM COLOR¹

(Subject to upcharge)



VINTAGE®¹

SRI: 22 • LRV: 20 • GA: 24

Vintage coated metal is an innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

METALLIC COLORS¹

DURA TECH™ mx - Premium Fluoropolymer (PVDF) Pearlescent Coating (Subject to upcharge)



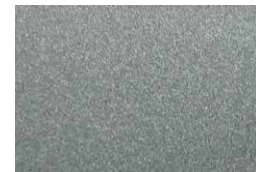
Cool METALLIC SILVER¹

SRI: 65 • LRV: 50 • GA: 24 & 22



Cool SILVERSMITH¹

SRI: 58 • LRV: 54 • GA: 24 & 22



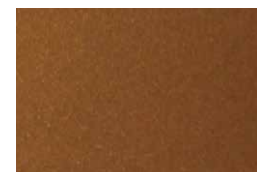
Cool ZACTique® II¹

SRI: 39 • LRV: 22 • GA: 24 & 22



Cool METALLIC CHAMPAGNE¹

SRI: 54 • LRV: 33 • GA: 24 & 22



Cool METALLIC COPPER¹

SRI: 53 • LRV: 29 • GA: 24 & 22

¹ Please note that these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. We recommend that you request a sample of current stocked material to review actual color before ordering to ensure color accuracy. We are not responsible for color variations.

* Clear acrylic coated

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS.

Sample color chips are available upon request. Consult your AEP Span representative for more information.

PLNHLC2018-00942 / PLNHLC2019-00111

March 7th, 2019



Dura Tech™ coatings combine the corrosion protection of a ZINCALUME® substrate with a highly durable resin formulation and cool pigment technology to provide excellent color retention and reduces the demand for energy.

DURA TECH 5000 and DURA TECH mx	ASTM ²	PERFORMANCE
Standard Film Thickness	D5796	0.15 - 0.25 mil primer, 0.70 - 0.80 mil top coat 0.50 mil backer coat (Polyester system applied over a primer)
Marine Environment Film Thickness	D5796	0.70 - 0.80 mil primer, 0.70 - 0.80 mil topcoat, 0.40 - 0.50 mil clear coat
Other unusual environmental conditions or specialized pigmentation may have different primer and clear coat requirements.		
Specular Gloss	D523	8-15% at 60° (Dura Tech 5000) 15-25% at 60° (Dura Tech mx)
Pencil Hardness	D3363	F-2H
Flexibility T-Bend	D4145	2T No loss of adhesion or evidence of cracking ³
Cross Hatch Adhesion	D3359	No adhesion loss
Reverse Impact	D2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D968	65 liters minimum
Flame Test	E84	Class A coating
Acid Pollutants 20% Sulfuric Acid, 18hrs. 10% Muriatic Acid, 24hrs.	D1308	No bleaching No color change, no blistering
Acid Rain Test	Kesternich	15 cycles minimum
Alkali Resistance	Kesternich	No effect
Salt Spray Resistance	B117	Passes 1,000 hours, coated steel ³
Cyclic Salt Fog	B5894	2,000 hours passes adhesion
Humidity Resistance @ 100°	B2247	Passes 2,000 hours, coated steel ³
South Florida Exposure	D2244	<5 NBS units change
UVB	D822	Passes 3,000 hours
Chalk Resistance	D4214	Rating of 8 minimum
ZINCALUME® and Galvalume® substrate	A792	55% aluminum-zinc alloy coated steel with a metallic coating weight of AZ50

Declare.

Red List Free

FINISH WARRANTIES

Limited warranties for chalk, fade and film integrity are available in durations of up to 30 years for both Dura Tech™ 5000 and Dura Tech™ mx. All AEP Span panels are offered with a corrosion warranty on Galvalume® or ZINCALUME® substrate. Terms can be affected by factors such as environment and building use. Vintage warranty varies. Inquire for details.

COMPOSITION & APPLICATION:

Dura Tech™ 5000/mx coatings are factory applied, oven cured formulas applied by approved coil coaters. They utilize Kynar 500® or Hylar 5000® PVDF resins and inorganic, IR reflective pigments for superior long-term performance.

PRETREATMENT

All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

METALLIC COATINGS

With metallic coatings, minor differences in both color and appearance are normal and to be expected. It is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation. Contact AEP Span representative for actual color samples prior to purchase.

VINTAGE - Vintage coated metal is an innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

Vintage specifications and warranty vary slightly from those stated above. Please visit www.aepspan.com/resource-center/warranties for details or contact an AEP Span representative for details.

² All tests performed to the latest ASTM revision. The test results set forth are representative of the results obtained by the paint manufacturer.

³ Performances on HDG G90, ZINCALUME®, Galvalume®.

SRI=Solar Reflective Index. LRV=Light Reflectance Value. GA= Gauge of Steel.

SRI values in accordance with ASTM E1980 and are based on independent testing. Cool Roof Rating Council (CRRG) performance values (for CA Title 24, Energy Star) are based on color families and will differ from those listed above. Please visit www.aepspan.com for additional information.

Pinnacle Casement & Awning

Features and Benefits

- [1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3] Glass is replaceable in case of damage
- [4] 2" thick sash adds beauty and increases insulating value
- [5] Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- [6] Single lever, sequential, multi-point lock for sleek look and easy operation
- [7] Adjustable concealed hinge system ensures smooth operation
- [8] 1-1/4" jamb creates unmatched strength and stability
- [9] Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

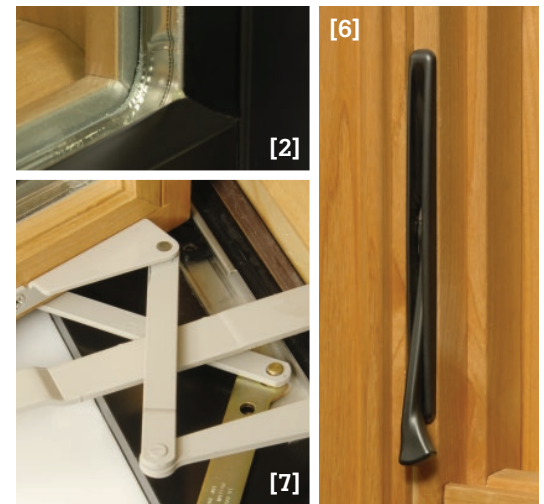
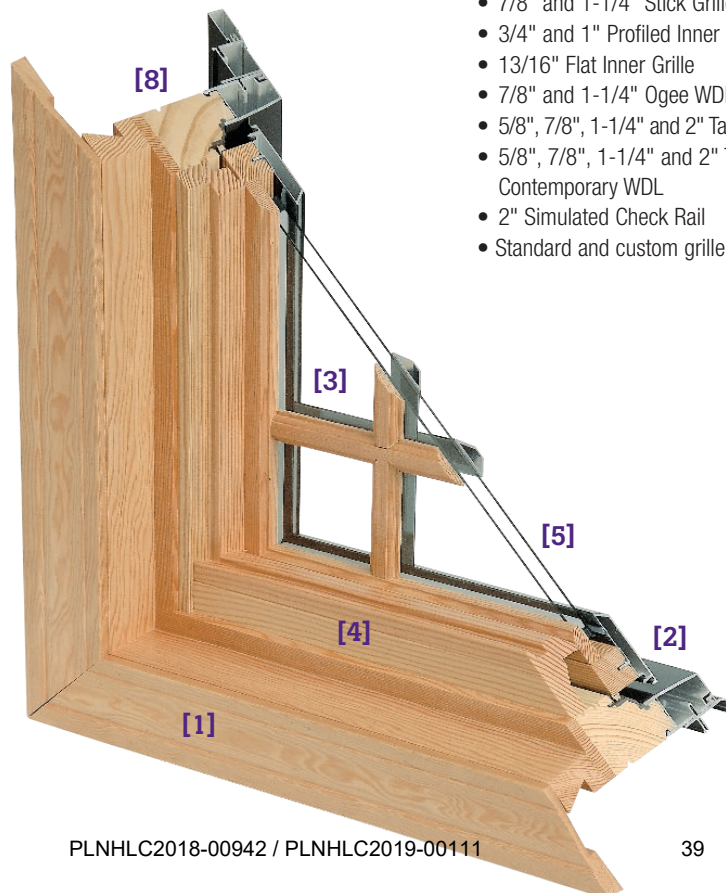
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar





Smooth-Star®

S100

DOOR SUMMARY

Project

DOOR TYPE

Entry

CONFIGURATION

Single

DOOR SIZE

3'6" x 6'8"

Project

GLASS



Opaque

FINISH



Granite

Included in Your Configured Product:

Door Style



Smooth-Star®
S100

Finish Option



Granite

Traditional Wood COLLECTION



Smooth plywood, custom painted finish, Real Sunray windows

MODEL 444

Premium flush panel wood garage doors with modern simplicity.

- **Exterior wood finish** – Smooth plywood; priming options available. External panels are pressure-bonded to framework with high-strength, waterproof adhesive.
- **Primed finish** available on all models
- **Interior** – Smooth plywood
- **Insulation** – Polystyrene insulated core provides a 4.75 R-Value*
- **Section thickness** is 1-3/8" on all models
- **Rust resistant track and hardware** are constructed of hot-dipped galvanized steel
- Backed by **one year limited warranty**

Natural wood



Primed wood



The Genuine. The Original.



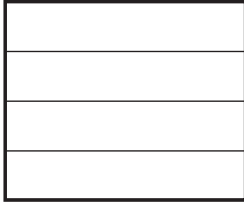
* R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Traditional Wood Collection

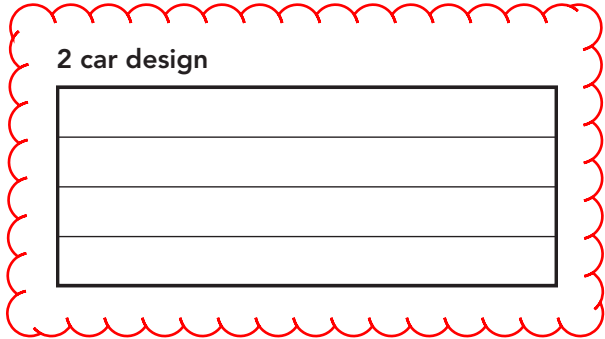
Select your door panel style, color and windows

1 Choose a panel style:

1 car design



2 car design



Smooth plywood, custom painted finish, 4 Panel 2 over 2 windows

2 Choose a window style:



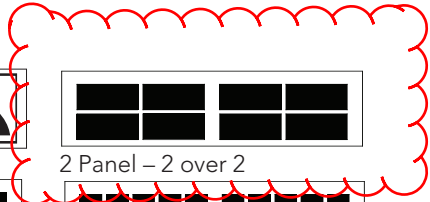
Cathedral*



Real Sunray



False Sunray*



2 Panel - 2 over 2



4 Panel - 2 over 2



2 Panel - 3 over 3



2 Panel - 4 over 4



2 Panel - 5 over 5

Windows shown for 1 car panel designs. Not all window will fit all door sizes. Factory will advise if there is a problem with fitting.

* Molded designs with plastic inserts may not fit all panel sizes. Consult your distributor for availability.

Choose a glass type:

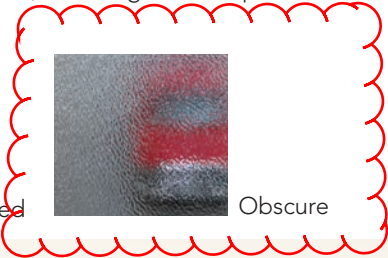
Clear glass comes standard. Additional glass options are available, including 1/8" tempered and 1/8" double strength (DSB). Contact your local Overhead Door Distributor for more details.



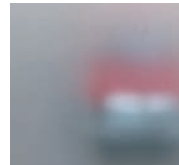
Clear



Bronze Tinted



Obscure



Acid Etched

3 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

The Genuine. The Original.



For more information visit www.OverheadDoor.com

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: 5,000 sf	5,104 sf	Complies
Minimum Lot Width: 50 ft.	42.4 feet, measured at minimum required front yard setback line	Complies —determined to be a legal noncomplying lot.
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 yard	Sloped roof forms are approx. 19 feet, 10 inches, measured from existing grade Flat roof forms are approx. 16 feet Exterior wall heights are approx. 16 feet at the required side yard setbacks	Complies Complies Complies
Front Yard Setback: Average of the front yards of existing buildings within the block face (excluding the smallest and largest) (=15 feet, 8 inches)	15 feet, 8 inches	Complies
Interior Side Yard Setback: The total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number (=4 feet on one side, 9 feet on the other).	4 feet on one side, 9 feet on the other	Complies
Rear Yard Setback: 25% of the lot depth, but not less than 15 ft. and need not exceed 30 ft. (=30 feet)	Exceeds 30 feet	Complies
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area (=2,041.6 sf max.)	1,633 sf coverage = 32% (includes single family home and requested footprint of ADU)	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS FOR DETACHED ACCESSORY DWELLING UNITS

Standard	Proposed	Finding
<p>Footprint: The accessory building containing an accessory dwelling unit shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet.</p>	<p>50% of the footprint of the principal structure is approximately 494.5 sf. The applicant is requesting relief from this requirement in order to construct an accessory structure with a 644 sf footprint.</p>	<p>Does not comply—special exception requested</p>
<p>Size Requirements: ADU not to exceed gross floor area of 650 sf</p>	<p>Submitted plans indicate that the upper level of the accessory structure, which contains the ADU, measures 644 sf.</p>	<p>Complies</p>
<p>Maximum Building Height: Not to exceed the height of the single family dwelling on the property or 17 feet, whichever is less.</p> <p>Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.</p>	<p>The majority of the accessory structure's roof form is flat and approximately 16 feet in height. There is also a separate pitched roof form that measures approximately 19.5 feet in height. Staff finds that the height of the sloped roof form is in compliance with the ordinance because the side yard measures 10+ feet in the area where it is located.</p>	<p>Complies</p>
<p>Side and Rear Yard Setbacks: 4 feet from any side of rear lot line</p>	<p>West side yard setback: 4 feet East side yard setback: 10 feet Rear yard setback: 4 feet</p>	<p>Complies</p>
<p>Separation Requirements: Shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.</p>	<p>The accessory structure is located approximately 24 feet, 5 inches from the proposed principal structure on site. It is apparent from aerial imagery that the structure would not be within 10 feet of any principal dwellings on adjacent properties.</p>	<p>Complies</p>
<p>Entrance Locations: The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> • Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line; • Exterior stairs leading to an entrance shall be located a minimum of ten feet (10') from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs. 	<p>The proposed ADU entrance and associated exterior stairs are located approximately 10.5 feet away from the eastern side property line.</p>	<p>Complies</p>

<p>Requirements for Windows:</p> <ul style="list-style-type: none"> • Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley. • Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure. 	<p>The applicant has indicated that the egress windows, where required in the sleeping room of the ADU, are the minimum dimensions required to meet building code requirements. In addition, all windows that are within ten feet (10') of a side or rear property line are proposed to be made with obscured glazing.</p> <p>The proposed windows on the accessory structure have dimensions and design that are complementary to those proposed for the principal structure.</p>	<p>Complies</p>
<p>Balconies and Decks:</p> <ul style="list-style-type: none"> • Shall not exceed eighty (80) square feet in size when located above the ground level of the building; • Shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley. 	<p>The proposed second level balcony measures 27 sf in area and is located about 10.5 feet away from the eastern side property line.</p>	<p>Complies</p>
<p>Parking: An accessory dwelling unit shall require a minimum of one on-site parking space... The parking requirement may be waived if:</p> <p>(1) Legally located on street parking is available along the street frontage of the subject property.</p>	<p>The applicant is proposing to utilize the legally located on street parking along the street frontage of the subject property for the required ADU space.</p>	<p>Complies</p>

ATTACHMENT G: 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 window wells located within the side yard of the principal structure that exceed the maximum permitted width of 6 feet (6’). A second Special Exception would permit the proposed accessory structure with ADU to have a footprint that exceeds 50% of the footprint of the principal structure.**

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 ‘Key Considerations’ section of this report describes the scope of the two (2) requested Special Exceptions: one for window wells located within a side yard that exceed the maximum permitted 6 feet (6’) in width, and one to permit an accessory structure footprint that exceeds 50% of the footprint of the principal structure.</p> <p>The applicant has indicated that the wider window wells are necessary to meet minimum light, ventilation and egress requirements. All basement-level windows have been placed on the west side of the proposed home, as the west side yard is larger than the east yard (9 feet vs. 4 feet). In addition, pedestrian access from 600 North to the rear accessory structure with ADU runs through the east side yard, and placing large window wells near that pathway may present an unnecessary risk. Staff agrees with the applicant in that this uniquely shaped, narrow lot presents design challenges, and if wider than typical window wells are necessary to meet minimum life safety requirements per Building Code, Planning Staff would rather see them placed within the larger west side yard. Because they are sunken features, they would not be very apparent from the right-of-way; thus, having little impact on the perceived development pattern on the street, which is the main concern of the Standards for New Construction within a Historic District.</p> <p>For the request related to the accessory structure, the applicant has indicated that the footprint of the principal structure is limited by site constraints, which in turn limit the potential size of the accessory structure. The proposed footprint of the single family home is 989 sf; thus, the accessory structure footprint would be limited to 495 sf per Code (the applicant has requested a 644 sf footprint). The structure is proposed to house two (2) off-street parking spaces at the ground</p>	<p>Complies</p>

	<p>level, which the applicant claims would have limited parking and maneuvering area at 495 sf (the upper level ADU area would also be limited to approximately 495 sf). The main purpose of the 50% regulation is to ensure that the accessory structure remains subordinate to the principal structure; however, in this case the accessory structure would not be very visible from the right-of-way, as its placement is set back approximately 25 feet behind the rear façade of the primary residence, and it would be significantly screened by the existing structure at 172 West 600 North. Staff finds that permitting an accessory structure footprint of 644 sf rather than 495 sf will not result in a structure that overpowers the main home, or adversely impact the character of the street or nearby properties.</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 wide window wells and increased accessory footprint would not substantially diminish or impair property values within the neighborhood. Both uses will have limited visibility from the closest right-of-way; thus, having little impact on the established character or development patterns. Staff also finds that the proposed accessory structure is well designed, uses quality building materials, and is complementary to the proposed single-family 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>Staff finds that granting the Special Exceptions would not have a material adverse effect upon the character of the area or public health, safety or general welfare. To build on previously-stated findings, the accessory structure with ADU may have a footprint that exceeds 50% of the principal structure's footprint, but it would also be in compliance with ADU regulations, which include larger setbacks and other increased impact mitigation regulations than the standard accessory structure. For example, the structure is proposed to have 4 foot setbacks on the rear and west side, and a 10 foot setback on the east side, as that is where the entrance is located. A typical accessory structure is required to be placed a minimum of 1 foot (1') off of rear and side property lines. Windows on the ADU level that are within 10 feet (10') of a property line would also be made with obscured glazing to provide privacy for ADU tenants and tenants of 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>As addressed above, both of the requested Special Exceptions would be constructed, arranged and operated in a manner that is compatible with nearby uses and development. The wider window wells would be recessed underground and would not visually obstruct the side yard area. The accessory structure would have a footprint that's increased by about 149 sf, but is set back from 600 North significantly, and tucked behind the single family home at 172 West 600 North. Due to ADU regulations, the structure would have increased setback requirements so adjacent properties aren't negatively affected. In addition, Staff finds that the proposal meets the Standards for New Construction, which focus on ensuring compatibility with surrounding/existing development within the Local Historic Districts.</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 neither the larger window wells nor increased footprint of the accessory structure would result in the destruction, loss or damage of natural, scenic or historic features of significant importance.</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: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>The project, as proposed, complies with all additional requirements/standards of the Zoning Ordinance, including those of the SR-1A district and H Historic Preservation Overlay zone.</p>	<p>Complies</p>

ATTACHMENT H: ANALYSIS OF STANDARDS FOR NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness Involving New Construction (21A.34.020.H):

In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

Standard	Analysis	Finding
<p><u>1. Settlement Patterns and Neighborhood Character:</u></p> <p>a. Block And Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted City plan.</p>	<p>This proposal does not include the amendment of the existing block, street, or alley patterns.</p>	<p>Complies</p>
<p>b. Lot And Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.</p>	<p>This proposal would not affect the existing pattern of lot and building site sizes as it would result in the development of a vacant lot that was legally created in--and whose dimensions have generally remained the same since--1904. As detailed earlier in this report, the submitted site plan reflects conditions that would exist after minor proposed lot line adjustments are completed. Even though those adjustments would slightly affect the dimensions of three (3) lots, the changes would not be significant enough to have an effect on the overall lot and site patterns.</p>	<p>Complies</p>

<p>c. The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p>	<p>Per zoning requirements, the proposed front yard setback for the new single-family home is the average of existing front yard setbacks along the block face. The proposed home meets the average front yard setback; therefore, it is consistent with the front setback development pattern. The new home would be oriented toward 600 North, and the front façade would be roughly parallel to the front lot line, in accord with the existing homes on the block. As illustrated on sheet A2.0 of the submitted plans (proposed elevations of the single family home), existing homes on the block face range from approximately 19 – 25 feet in height, with overall elevation of the structures increasing as one moves east along 600 North due to the slope of the street. The proposed new home would measure approximately 19 feet, 10 inches (19', 10") at its tallest point, which complements the established development pattern. The design does not include the traditional covered front porch at the ground level, but the proposed street-facing balcony on the second level would likely serve a similar function, allowing for social interaction with others along the street.</p> <p>The proposed accessory structure is not located adjacent to any streets or sidewalks.</p>	<p>Complies</p>
<p>d. Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p>	<p>It is Staff's opinion that the new single-family home would not only complement the existing development pattern in the area but improve existing conditions, as it would fill a perceived gap in the block face. Without knowledge of property lines, the subject property appears to be a part of the property to the west, as it contains a driveway and accessory structure that seems to belong to the existing single-family home at 172 West. However, a March 2018 Administrative Interpretation found that the subject lot has historically been a standalone parcel, despite having a lot width that is nonconforming with today's Zoning Ordinance. Developing the proposed new home would result in a single-family home that fills vacant frontage on the north side of 600 North, with similar front, side, and rear yard setback dimensions, as well as building depth, as nearby structures.</p> <p>The accessory structure would be placed at the rear of the lot (which is typical), with greater setbacks than a standard garage due to the presence of the ADU on the second level. Only a portion of the accessory structure would be visible from 600 North.</p>	<p>Complies</p>
<p>e. Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p>The front of the proposed single-family structure would be oriented toward 600 North in a similar manner as existing structures on the block. The principal entrance would be accessed via concrete stairs and pathway, which would match existing approaches to adjacent properties.</p> <p>The accessory structure would be located at the rear of the lot, so it would not be oriented to address nearby streets.</p>	<p>Complies</p>

<p>2. Site Access, Parking, And Services:</p> <p>a. Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p>	<p>As described above, the applicant is proposing to provide pedestrian access to the front of the single-family home via concrete stairs and walkway that stem from the sidewalk along 600 North. Submitted plans also show a sidewalk that begins at the front entrance of the home and runs along the east side property line to the entrance area for the proposed ADU. A side entry door to the single-family home could also be accessed using this sidewalk. Many properties on the block do not have vehicular garages, but tenants park in driveways located to the sides of the homes. Staff finds that removing the existing curb cut and driveway is preferable to replicating existing conditions on adjacent properties. Also, many homes also have secondary entrances on side facades, similar to what is being proposed.</p> <p>The proposal does not include any vehicular access from 600 North, but rather from a historic private alley that stems from Clinton Avenue to the north and runs south through the rear of approximately three (3) different parcels before ending at the subject property. This thru-way can be seen on the Sanborn Fire Insurance maps beginning in 1911, and today many of the adjacent property owners use it for access to mid-block parking areas at the rear of their homes. There is also one home that has frontage on the alley. Submitted plans show that the new 2-car garage would be placed where the alley dead-ends, with the garage doors facing the alley. Staff finds that this is a desirable access plan for the subject site, but would require the applicant to secure access rights from the owners of all properties that the alley runs through.</p>	<p>Complies</p>
<p>b. Site And Building Services And Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>The A/C unit for the single-family home would be placed on the west side, past the midpoint of the structure. The unit for the ADU is proposed to be placed at ground-level on the south elevation. Staff finds that both proposed locations are set back far enough to not be readily visible from the right-of-way.</p>	<p>Complies</p>
<p>3. Landscape And Lighting:</p> <p>a. Grading Of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>This proposal does not include any significant grading, or the addition of new retaining walls.</p>	<p>Complies</p>
<p>b. Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>This project does not include any arbors, walls, or fences.</p>	<p>Complies</p>
<p>c. Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>The submitted plans do not show any proposed lighting.</p>	<p>Complies</p>

<p>4. Building Form And Scale:</p> <p>a. Character Of The Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>(1) According to the most recent Capitol Hill survey, the existing structures on both sides of this section of 600 North range from 1 – 2 stories in height. As can be seen on sheet A2.0 of the submitted plans, the proposed new single-family home would have two (2) above-ground stories, but its overall height would be compatible with the established development pattern. The height exhibit on A2.0 indicates that existing structures on the north side of 600 North range from approximately 19 – 25 feet in height, with the overall elevations of the structures increasing as one moves east due to the slope of the street. The proposed new home would measure approximately 19 feet, 10 inches (19', 10") at its tallest point, which is the peak of the sloped roof form. The flat roof form measures approximately 16 feet (16') in height. Even with 2 stories, the overall height of the home would be at the lower end of the range for the block face.</p> <p>The proposed accessory structure would have limited visibility from the street, as it would be located at the rear of the lot and largely screened by the existing home at 172 West, and the proposed new home at 170 West.</p> <p>(2) Referencing the above-mentioned exhibit contained on sheet A2.0 of the plans, it appears that the proposed structure would be one of the narrowest on the block face, but would be similar in width as the two (2) existing single family homes to the direct west of the site.</p> <p>The proposed accessory structure would have limited visibility from the street, as it would be located at the rear of the lot and largely screened by the existing home at 172 West, and the proposed new home at 170 West.</p> <p>(3) The proposed new home is modern in style, but its massing and design complements existing building forms on the block. For example, multiple nearby structures have articulation in the front facade that include a primary wall plane that is situated closer to the street, with a secondary plane that is recessed further away from the street, and typically contains the front door. While the front façade of the new structure is relatively flush, the sloped roof form takes the shape of a backwards 'C,' creating the balcony enclosure. This 'C' projects from the plane of the front façade, and when paired with the proposed steel planter box below, gives the illusion of a larger module that is closer to the street, with the mass under the flat roof recessed further back away from the street. Altogether, the composition of the front façade provides some visual similarities with other homes on the block.</p> <p>Staff finds that there is no defined pattern or character for accessory structures along the block. Most of the properties don't contain secondary structures, but those that do exist vary significantly in size and scale. Even if a larger footprint is approved for the proposed accessory structure, its location at the rear of the lot</p>	<p>Complies</p>
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	<p>would not result in any negative impacts on the character of the block.</p> <p>(4) This block of 600 North has varying roof forms present, including front gable, side gable, cross gable, clipped gable, hipped, flat, and a unique combination roof form at 172 West. The majority of the roof area of the proposed new home is flat, with two (2) separate shed forms that slope down toward the west side yard. The shed roof form is currently only present on the block as a secondary roof shape, such as that covering a front porch area. However, the proposed sloped roof form that is visible from the right-of-way gives the appearance of half of a front gable, and when paired with the shorter flat roof that projects to the side, is reminiscent of the twin homes with cross-gabled roofs on properties to the direct east.</p> <p>The proposed accessory structure has similar roof shapes as the proposed principal structure, which is a common characteristic in the Historic Districts.</p>	
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<p>5. Building Character:</p> <p>a. Facade Articulation And Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than twelve inches (12").</p> <p>(1) Rhythm Of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(2) Proportion And Scale Of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p>(3) Ratio Of Wall To Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(4) Balconies, Porches, And External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>The character of the proposed single-family home does vary from others on this historic section of 600 North, as it is modern in style with a flat roof; however, a modern style has recently been established on the block with the construction of the new single family home directly across the street (which was developed by the same applicant).</p> <p>As mentioned above, many existing structures on the street have a front façade with a ‘primary’ wall plane that sits closer to the street, with a ‘secondary’ plane that is recessed further away from the street and contains the front entrance. The proposed new home provides a similar visual effect, with the sloped roof form and second-level balcony projecting from the wall plane in a manner that makes it seem like a more prominent façade. The shorter massing with flat roof isn’t as wide as the sloped roof/balcony projection and contains the front door—this entry location is in accord with many of the structures on the block, which have front doors that are slightly off-center, and recessed behind the front wall plane by a few feet.</p> <p>The proposed structure does have a higher proportion of glazing on the front façade, which is typical of the modern style. The upper-level balcony is similar in placement as the modern structure across the street, with a wall of sliding glass doors that serve as both windows and a way to access the porch area. This project is proposing to utilize a glass railing, which will provide even more transparency from the street. In addition, the ‘secondary’ wall plane that contains the front door is largely made up of glazing, which rounds the southeast corner of the building.</p> <p>Even though there is a higher proportion of glazing than typically seen on the block, the subdivision in fenestration does call upon window styles seen on the nearby Victorian homes. For example, many existing structures contain vertically-oriented windows with upper transoms, and the east side of the front façade essentially has three (3) vertically-oriented windows with upper transoms—the difference is that there are three (3) of them placed closely together. Staff finds that the proposed glazing is thoughtfully designed, and the area of the front façade is so minimal that it would not overpower the character of the block.</p> <p>Staff finds that there is no established character for accessory structures along this section of 600 North. However, the proposed secondary structure with ADU is complementary in design to the principal structure, which is a common characteristic in the Districts.</p>	<p>Complies</p>
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<p>6. Building Materials, Elements And Detailing:</p> <p>a. Materials: Building facades, other than windows and doors, incorporate no less than eighty percent (80%) durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p>	<p>The majority of the single-family home is proposed to be clad in Vermont slate, a durable material that is not commonly used in new construction projects in the Local Historic Districts, but is not discouraged. The secondary building material is stucco, which highlights the interesting modulations in the building form such as the areas under the sloped roof forms and the area near the east side entry. EIFS is not a permitted building material, and the applicant would be required to use real stucco in these areas.</p> <p>The accessory structure would primarily be made of the same stucco, with the Vermont slate used as accent material. On both structures, the sloped shed roof forms are proposed to be clad with standing seam metal (product information included in Attachment D), with a roofing membrane used on the flat portions.</p>	<p>Complies</p>
<p>b. Materials On Street-Facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>	<p>This project does not utilize vinyl or aluminum siding on any facades, for either of the structures.</p>	<p>Complies</p>
<p>c. Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p>	<p>As described above, the proposed single-family home would contain a higher proportion of glazing than is typical on the street, but it is typical for the modern style. As designed, the upper-level balcony has a backdrop of sliding glass doors that will serve as windows for the second-story use, as well as access doors to the outdoor area. The east wall plane of the front façade is almost entirely made of glass (with the exception of the front door), but the glazing is subdivided in a way that has a balancing effect on the emphasis of the structure (both vertical and horizontal elements) and is reminiscent of the vertical windows with upper transoms found in the Victorian homes.</p> <p>The accessory structure is proposed to have windows where required for egress, light, and ventilation, which are similar in style as windows proposed for the single-family home. The second-level ADU would be accessed with sliding glass doors that are similar to those on the front and rear facades of the primary structure. The applicant has indicated that all windows (on both structures) will be aluminum-clad wood.</p>	<p>Complies</p>
<p>d. Architectural Elements And Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>The modern style rarely involves a lot of elaborate architectural detailing, which is a stark contrast to the existing Victorian eclectic homes on the block face, some of which are intricately adorned. In this regard, the proposed home and accessory structure will appear similar to the modern home developed across the street, which is very simple in form and style. However, the use of Vermont slate will add minute articulation in the facades and create some complexity on a building that is purposely simple.</p>	<p>Complies</p>

7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.	This project does not involve signage.	Complies
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ATTACHMENT I: APPLICABLE DESIGN GUIDELINES

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City ([Chapter 12 - New Construction](#)) provides the appropriate historic design guidelines for this review. The guidelines that are most relevant to the proposed project have been listed below for the Commissioners' reference:

SITE DESIGN GUIDELINES

Street and Block Patterns

12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.

Building Placement and Orientation

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

12.4 The front and the entrance of a primary structure should orient to the street.

BUILDING SCALE GUIDELINES

Mass & Scale

12.5 A new building should be designed to reinforce a sense of human scale.

12.6 A new building should appear similar in scale to the established scale of the current street block.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

12.8 A front facade should be similar in scale to those seen traditionally in the block.

Height

12.9 Building heights should appear similar to those found historically in the district.

Width

12.11 A new building should appear similar in width to that established by nearby historic buildings.

Solid to Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

BUILDING FORM GUIDELINES

Form and Visual Emphasis

12.13 Building forms should be similar to those seen traditionally on the block.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

Proportion and Emphasis of Building Façade Elements

12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

Rhythm & Spacing of Windows & Doors

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

BUILDING MATERIALS AND DETAILS

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting.

12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.

12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

Windows

12.20 Windows with vertical emphasis are encouraged.

12.21 Window reveals should be a characteristic of most masonry facades.

12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

Architectural Elements & Details

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

12.25 Contemporary interpretations of traditional details are encouraged.

12.26 The replication of historic styles is generally discouraged.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notices mailed Thursday, February 21st, 2019;
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on Thursday, February 21st, 2019;
- Public hearing notice posted at subject property Monday, February 25th, 2019.

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 K: DEPARTMENT REVIEW COMMENTS

Building Services, Fire:

As long as all points of the ADU are within 150 feet of the back of curb on 600 North (the fire access road), there should not be any issues.

Transportation:

If the access issue can be verified or worked out so there is unimpeded, unrestricted, perpetual access to the garage we have no issue with the single family home.

Engineering:

No objection to the proposed concept.

Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

Public Utilities:

Each lot is required to have individual water and sewer service.

Utilities cannot cross property lines without appropriate easements and agreements.

Public Utility permit, connection, survey and inspection fees will apply.

Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.

All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.

One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.