



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission  
From: Kelsey Lindquist (801) 535-7930  
Date: December 5, 2019  
Re: PLNHLC2019-00831 Alteration to a Contributing Structure

## Major Alteration

**PROPERTY ADDRESS:** 675 & 679 E. 2<sup>nd</sup> Avenue  
**PARCEL ID:** 09-32-353-020-0000 & 09-32-353-021-0000  
**MASTER PLAN:** Avenues Master Plan  
**ZONING DISTRICT:** H (Historic Preservation Overlay) 21A.34.020 & SR-1A (Special Development Residential)  
**DESIGN GUIDELINES:** Residential Multi-Family Design Guidelines

**REQUEST:** The petitioner, Mitch McAllister, is requesting approval for a Major Alteration to the principal structure located at 679 2<sup>nd</sup> Avenue. The applicant is proposing to construct an addition oriented to the west of the existing principal structure. The addition is approximately 1,336 square feet in size and 22'6" in height. The subject property is located in the SR-1A zoning district and the Avenues Local Historic District and within Council District 3, represented by Chris Wharton.

**RECOMMENDATION:** As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new addition to the existing contributing structure at 675 & 679 E. 2<sup>nd</sup> Avenue, meets all applicable standards of approval and Staff recommends that the Historic Landmark Commission approves the request 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. The applicant submit and finalize a lot consolidation with Salt Lake City.

### ATTACHMENTS:

- A. Site and Context Maps
- B. Current Site Photographs
- C. Avenues Historic Survey Information
- D. Applicant Information
- E. Analysis of Standards for SR-1A
- F. Analysis of Standards for Major Alterations in a Historic District
- G. Applicable Design Guidelines
- H. Public Process and Comments

## PROPERTY LOCATION AND LOT CONFIGURATION

The subject properties, 675 and 679 E. 2<sup>nd</sup> Avenue, are located on the east side of 2<sup>nd</sup> Avenue, between J and K Street. The principal structure is a contributing structure within the Avenues Local Historic District.

The configuration of the property consists of two lots. Salt Lake City considers the two lots to be one, please refer to the Property History section on page 4, for more background information. Due to the location of the northern property line for 679 E. 2<sup>nd</sup> Avenue, the addition cannot be sited to the rear of the existing principal structure. The lot configuration provides area for an addition to the west, located on what is currently referred to as 675 E. 2<sup>nd</sup> Avenue.

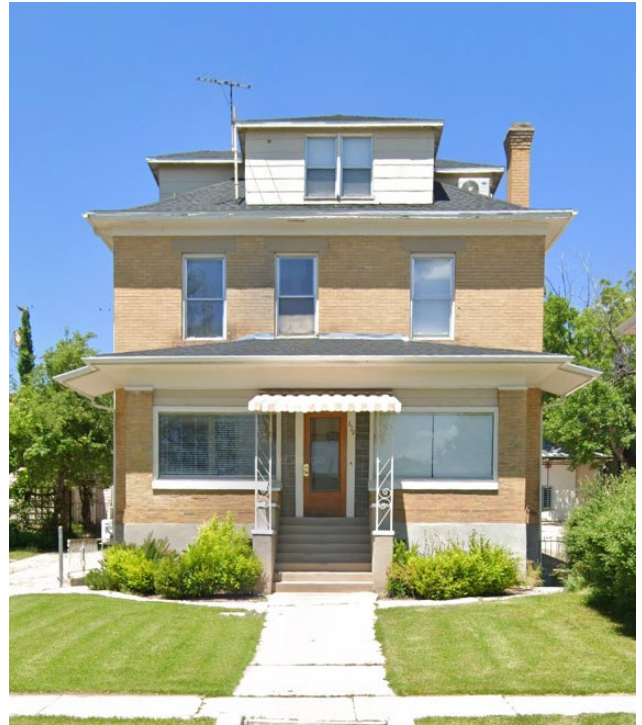


## CONTRIBUTING STATUS

The 1979 Intensive Level Survey of the Avenues notes this structure as a contributing building. The structure was constructed in 1910, initially constructed as a single-family home, later converted to multiple units. The structure is described to be a four-square style masonry building. The home has experienced alterations over the years. The majority of the windows have been replaced, and rear additions have been added. None of the mentioned alterations are irreversible. For the full survey evaluation, please see Attachment C.



Archived Photo from 1936



**SURROUNDING CONTEXT**

The surrounding context includes a multi-family residential structure to the east and a single-family residential structure to the west. The property to the south is an LDS church. The abutting properties located on the northern side of 2<sup>nd</sup> Avenue are contributing to the Avenues Local Historic District. The LDS church, located to the south, is an out-of-period structure.

The abutting and subject properties located on the northern side of 2<sup>nd</sup> Avenue are large two and a half-story masonry structures with large front yard setbacks. The scale of the principal structures diminishes in scale towards the western portion of the 2<sup>nd</sup> Avenue block.



Aerial View of 2<sup>nd</sup> Avenue

## **PROPERTY HISTORY**

The subject properties have a complicated permit and use history. The two properties are currently separate with the following addresses and square footage: 675 E. 2<sup>nd</sup> Avenue (5,488 square feet) and 679 E. 2<sup>nd</sup> Avenue (3,484 square feet). The principal building (located at 679 E. 2<sup>nd</sup> Avenue) contains 8 multi-family units. This structure was legally converted into an 8-plex in 1935, by utilizing the square footage of both 675 and 679 E. 2<sup>nd</sup> Avenue.

The current property owner, Mitch McAllister, submitted an Administrative Interpretation in 2018 to Salt Lake City Planning Division for a determination on whether the subject property located at 675 E. 2<sup>nd</sup> Avenue was a legal buildable lot. The property owner submitted the Interpretation, because he wished to construct a detached single-family dwelling on the subject property. Staff made the following determination:

The Zoning Administrator determined that the subject property located at approximately 675 E. 2<sup>nd</sup> Avenue is not recognized by Salt Lake City as a legal complying lot and therefore a single-family detached dwelling could not be constructed. The decision was determined due to the dependency of 679 E. 2<sup>nd</sup> Avenue. As discussed in the provided Administrative Interpretation, Staff found evidence that 679 E. 2<sup>nd</sup> Avenue relied upon the square footage of 675 E. 2<sup>nd</sup> Avenue for an 8-unit multi-family conversion, which was noted to be a legal permitted conversion which occurred in 1935.

The property owner appealed the determination to the Appeals Hearing Officer. The Appeals Hearing Officer upheld the Administrative Interpretation. To access the associated Staff Reports, please click on the following links:

<http://www.slcdocs.com/Planning/Appeals%20Hearing%20Officer/2019/01011.pdf>

<http://www.slcdocs.com/Planning/Appeals%20Hearing%20Officer/2019/deco1011.pdf>

In summary, 675 E. 2<sup>nd</sup> Avenue could not have a single-family structure constructed. The City considers the two properties as one. Therefore, an addition located to the west is the only potential location of an expansion. A lot consolidation is a recommended condition of approval, this would ensure that future proposals would be reviewed for the entire lot.

## **ZONING CONSTRAINTS**

Due to the determination by the Zoning Administrator, the property located at 675 E. 2<sup>nd</sup> Avenue could not contain a new single-family structure. The subject properties are located within the SR-1A zoning district, which does not permit multi-family residential uses. Due to the existing 8-unit multi-family residential use, the subject property is considered to be a legal nonconforming use. The Salt Lake City Zoning Ordinance provides the following definition for nonconforming uses:

Nonconforming Use: Any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located.

Due to the nonconforming use status, the properties are subject to additional constraints which limits modifications. Structures with legal nonconforming uses can be enlarged through a Special Exception Application, subject to the following requirements found in Chapter 21A.38.040.H of the Salt Lake City Zoning Ordinance.

2. Enlargement Of A Structure With A Nonconforming Use: Alterations or modifications to a portion of a structure with a legal nonconforming use may be approved by special exception, subject to the provisions of chapter 21A.52 of this title, if the floor area does not increase by more than twenty five (25%) of the gross floor area, or one thousand (1,000) gross square feet, whichever is less and subject to the site being able to provide required off street parking within the limits of existing legal hard surfaced parking areas on the site. An approved expansion shall be documented through an updated zoning certificate for the property. Any expansion to the nonconforming use portion of a structure beyond these limits is not permitted.

The addition to the existing principal structure will be located to the west and will be approximately 1,336 square feet in size. The property owner is proposing to remove an incompatible rear addition and will relocate that existing square footage into the new addition. Therefore, the total proposed square footage of the addition is approximately 1,336 square feet in size.

The Salt Lake City Planning Commission is the review authority for the requested Special Exception for an enlargement of a structure with a nonconforming use. Staff mailed the applicable Notice of Application to the abutting and adjacent property owners on November 7, 2019. The review period for the associated Special Exception expired on November 19, 2019. It was determined that the requested square footage is in line with the applicable review standards for Special Exceptions.

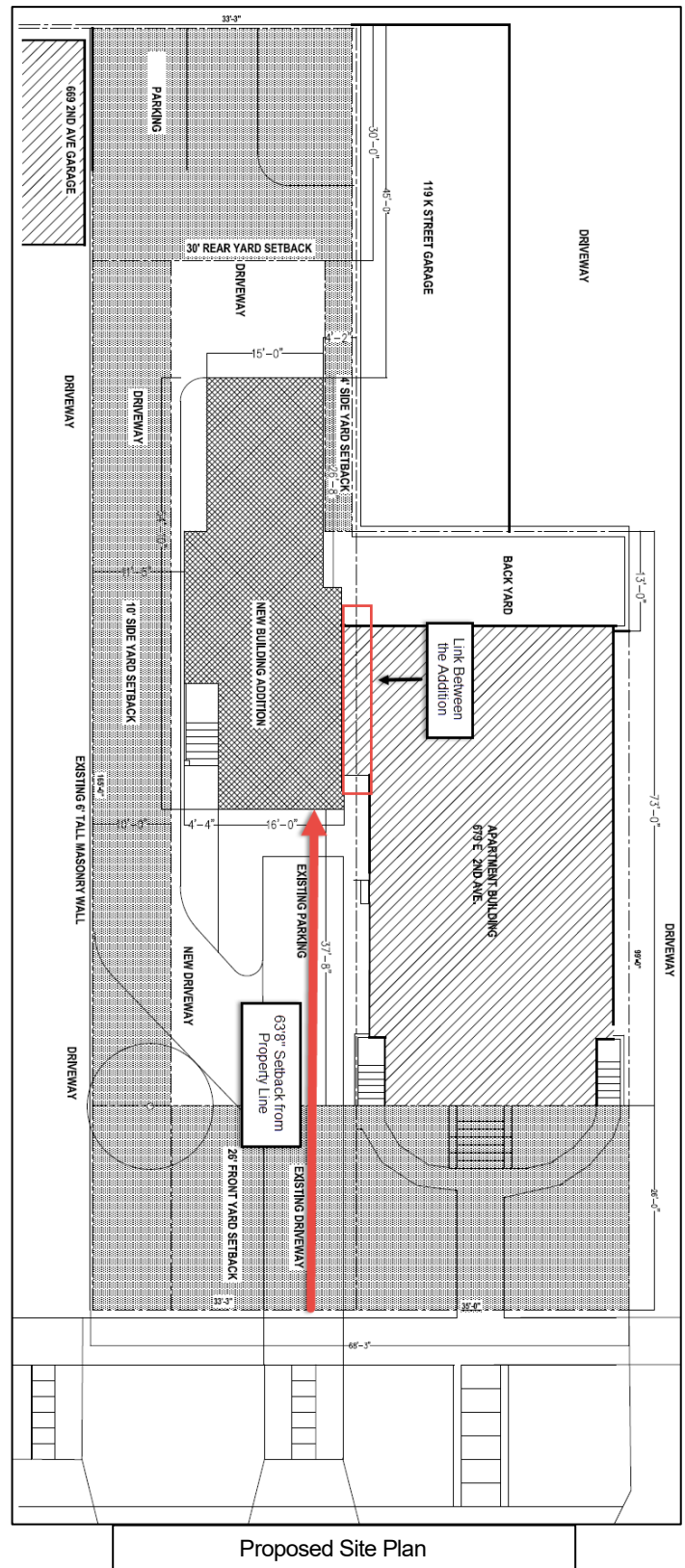
## PROJECT DESCRIPTION

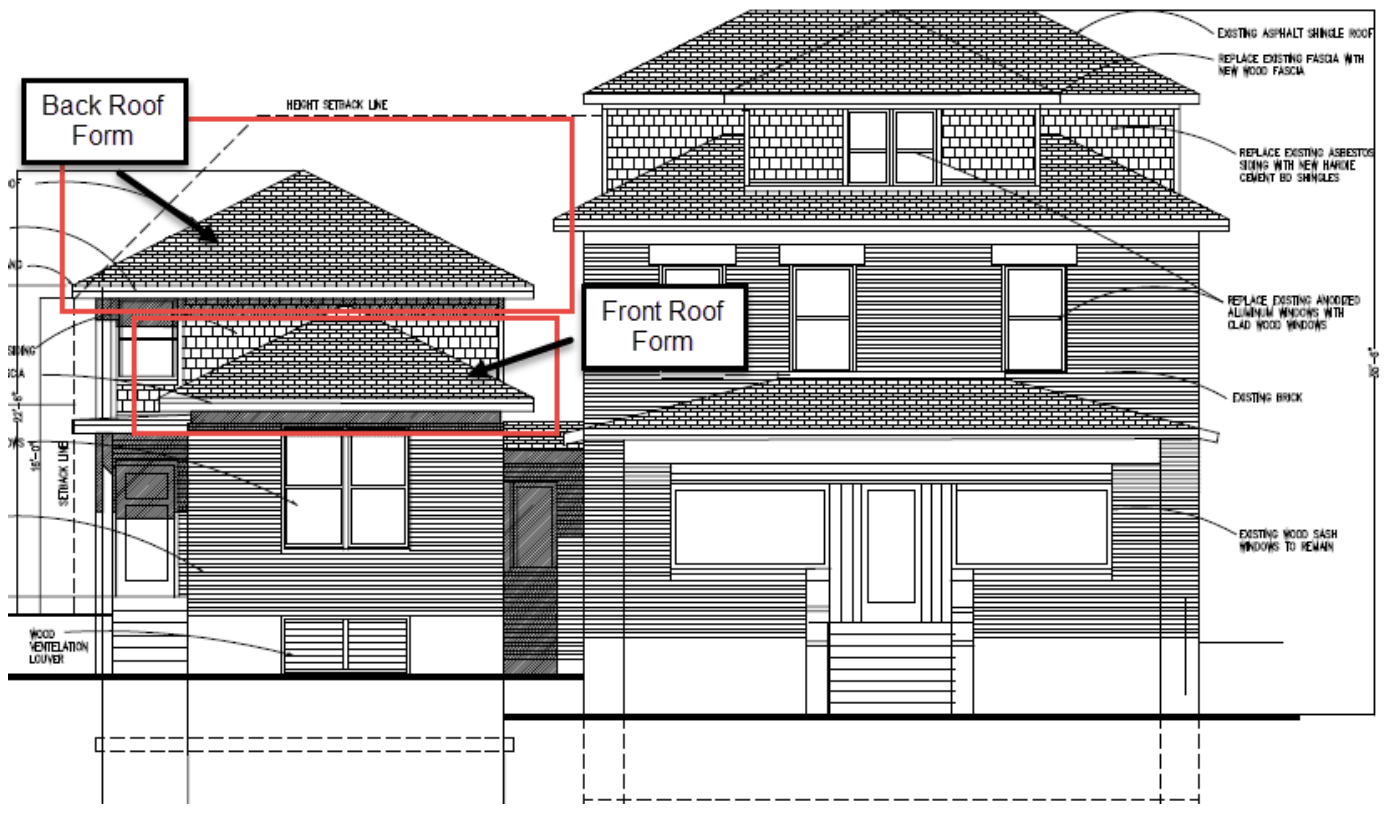
The subject properties, 675 and 679 E. 2<sup>nd</sup> Avenue, are located on the northern side of 2<sup>nd</sup> Avenue. The grade gradually increases to the north. The siting of the proposed addition is on what is currently 675 E. 2<sup>nd</sup> Avenue and is designed to step up with the gradual grade. The addition will be readily visible from the public way, due to the existing lot constraints on 679 E. 2<sup>nd</sup> Avenue. However, the addition will be setback from the front property line by approximately 63'8" and from the front of the principal building by approximately 37'8".

The applicant is proposing to move one unit from the 8-plex into the addition. The submitted plans indicate that the existing principal structure is approximately 5,287 square feet in size and 35'6" in height. The existing rear addition is approximately 344 square feet in size and is not included in the 5,287 square foot total.

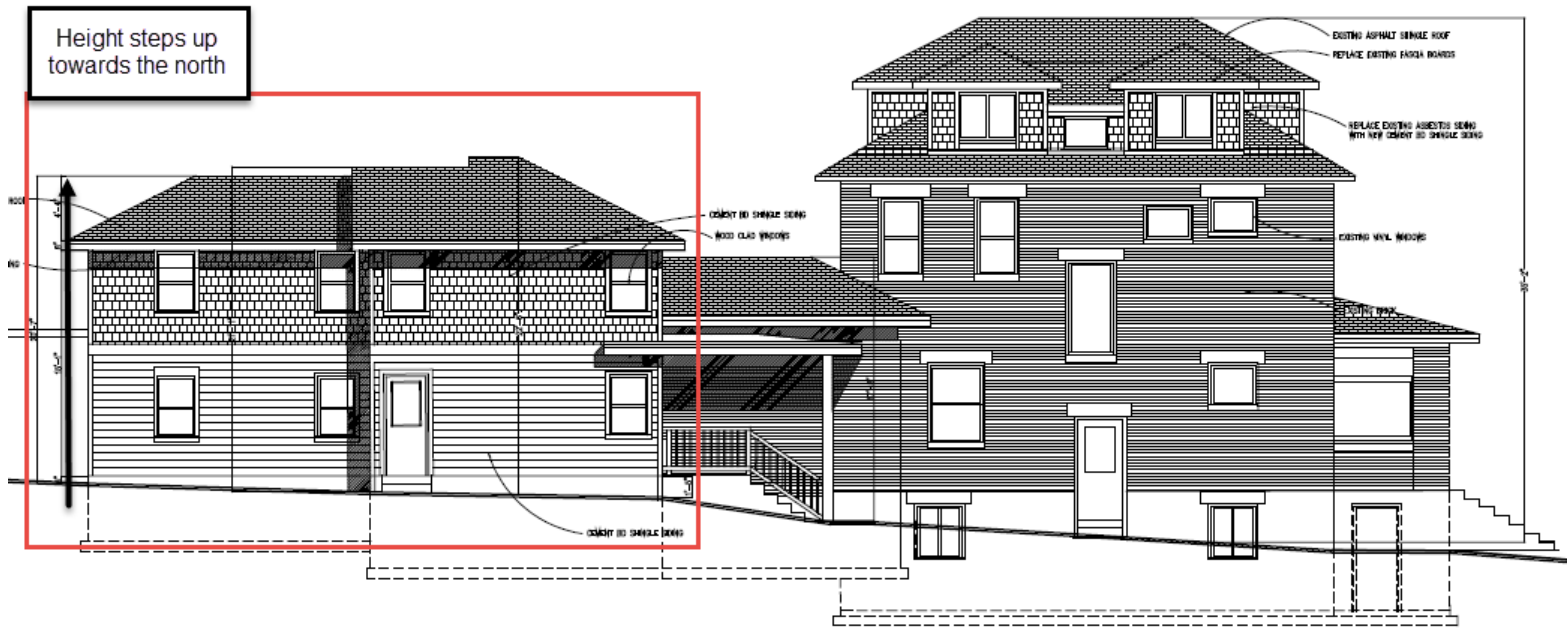
The proposed addition is approximately 1,336 square feet in size and connected to the rear western portion of the principal structure. The width of the addition is approximately 20'4" and the length is 54'10". The addition will be connected via an existing extension that will function as a link. The one-story link will transition the existing three-story structure to the two-story addition.

The massing of the proposed addition is rectangular with the majority of the massing oriented from north to south. The height of the proposed addition is approximately 22'6". The addition contains a variety of roof forms, which breaks up the overall massing. The primary roof form, which faces south, is hipped with a 6:12 pitch.





Southern Elevation



Western Elevation

The addition was designed to be subordinate to the existing principal structure with a lower roof height, variety of roof forms and a substantial setback from the southern property line and the front of the existing structure. The design of the proposed addition integrates material and proportional elements from the existing structure. The materials include brick masonry on the primary portion of the addition. The material transitions to cement board shingle and then to horizontal cement board siding on the western, eastern and northern elevations. The southern portion of the addition will be clad in masonry to match the existing structure. The remaining portion of the addition will be clad in cement board shingles and horizontal cement board siding.

The windows are proposed to be wood clad and single-hung in style. The fenestration on the addition mimics the proportion of the windows on the second story of the principal structure. The proposed addition will have one access point, located on the southern elevation and one access point located on the western elevation. The proposed entry is setback from the primary elevation of the addition. The setback of the entrance into the addition reinforces the subordinate design of the addition.

In regard to the SR-1A (Special Development Residential) zoning district, the proposed addition meets the required setbacks, lot coverage, wall height limitation, and the height limitation. The proposed addition meets the required setbacks and lot coverage for the SR-1A.

### **Alterations to the Contributing Structure**

The applicant is also proposing some minor modifications to the existing principal structure. The applicant is proposing to replace the existing asbestos siding on the 4 rooftop dormers. The asbestos will be replaced with cement board shake siding. The applicant is requesting the cement board shakes to match the archived photo of the property from 1936.

Additionally, the applicant is proposing to replace the existing aluminum windows with wood clad windows. The replacement windows will match the existing openings and will be recessed to match a historic reveal. Both of these alterations are being reviewed at the Staff level, so they are not included with this Staff Report.

### **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

- 1. Issue 1. Visibility of the Proposed Addition**
- 2. Issue 2. Lot Consolidation**

- 1. Issue 1. Visibility of the Proposed Addition**

The proposed addition is sited to the west of the existing principal structure. The lot configuration, once consolidated, is L shaped. The existing rear addition on the principal structure nearly straddles the northern property line. The removal of this addition will create a small rear yard, approximately 13' in depth. The remaining area that can accommodate an addition is the area located on 675 E. 2<sup>nd</sup> Avenue. While the addition is readily visible from the public way on 2<sup>nd</sup> Avenue, it is stepped back approximately 63'8" from the southern property line. The addition is setback from the front of the principal structure by approximately 37'8". The location helps to diminish the prominence, massing and scale of the proposed addition.



The proposed materials for the addition will help with the visual transition from the principal structure to the addition. The primary elevation will be clad in similar masonry to the existing principal structure. The material will transition from masonry to horizontal lap siding, similar to the siding that will replace the existing siding on the dormers of the principal structure.

## **2. Issue 2. Lot Consolidation**

As discussed under the Property History section, Staff provided information about the property history, Administrative Interpretation and subsequent appeal of that interpretation. Staff determined that both 675 and 679 E. 2<sup>nd</sup> Avenue have been associated together, since the multi-family conversion of 679 e. 2<sup>nd</sup> Avenue in the 1930s. Since a lot consolidation has not been processed or recorded, Staff is recommending that the Historic Landmark Commission condition the approval and require a lot consolidation for the subject properties.

### **HISTORIC LANDMARK COMMISSION REVIEW**

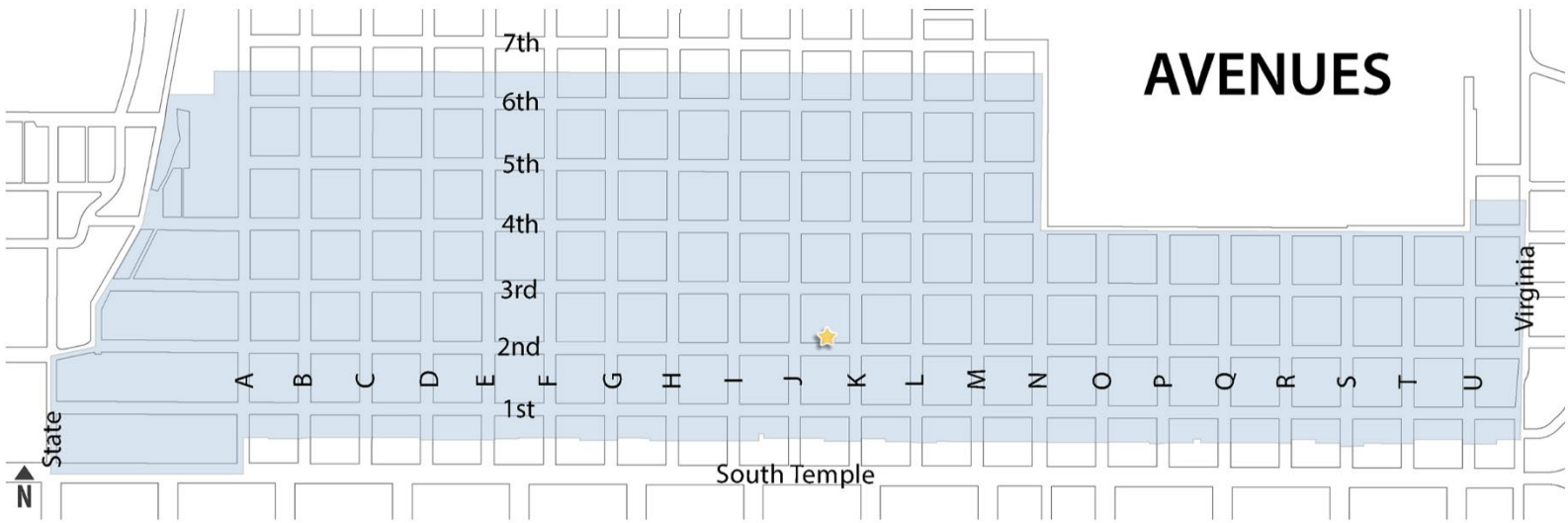
The Historic Landmark Commission is tasked with the review of the Major Alteration to the contributing structure. The alteration includes the proposed addition to the west of the principal structure. Chapter 21A.34.020.G are the subject standards applicable to the proposal. For the full analysis of the standards for altering a contributing structure, please refer to Attachment E.

### **NEXT STEPS:**

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

# ATTACHMENT A: SITE AND CONTEXT MAP



## **ATTACHMENT B: CURRENT SITE PHOTOGRAPHS**

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Photo of 675 & 679 2<sup>nd</sup> Ave



Photo of 669 and 675 2<sup>nd</sup> Ave



679 E 2<sup>nd</sup> & 119 K





West and Southern Elevation of 679 2nd



West Elevation of 679 2nd



Eastern Elevation of 679 2nd

# **ATTACHMENT C: AVENUES HISTORIC SURVEY INFORMATION**

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622 E 2<sup>nd</sup> Avenue  
B



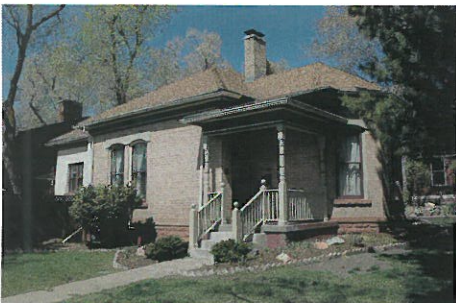
624 E 2<sup>nd</sup> Avenue  
B



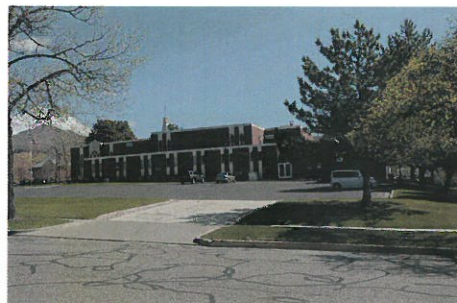
627 E 2<sup>nd</sup> Avenue  
A



636 E 2<sup>nd</sup> Avenue  
B



637 E 2<sup>nd</sup> Avenue  
B



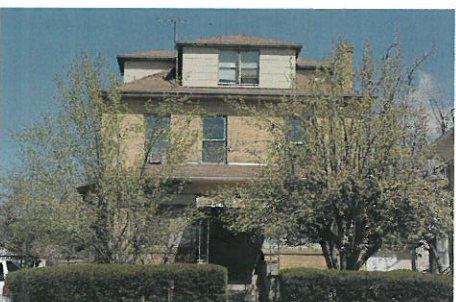
660 E 2<sup>nd</sup> Avenue  
(parking lot)



663 E 2<sup>nd</sup> Avenue  
B



669 E 2<sup>nd</sup> Avenue  
B



679 E 2<sup>nd</sup> Avenue  
B



680 E 2<sup>nd</sup> Avenue  
D



687 E 2<sup>nd</sup> Avenue  
B



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

**2<sup>nd</sup> Avenue — Avenues Historic District (SLC Landmark District)**

RLS 2007, PAGE

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
622 E 2ND AVENUE	B	0/0 1.5	1895	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	07 78	N04
624 E 2ND AVENUE	B	0/1 1	1888	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	07 78	N04
627 E 2ND AVENUE NUTTING, WILLIAM H., HOUSE	A	0/1 1.5	1909	SHINGLE SIDING MULTI-COLOR BRICK	DUTCH COLONIAL REV. BUNGALOW	BUNGALOW SINGLE DWELLING	07	N04
636 E 2ND AVENUE	B	0/0 1	1958	REGULAR BRICK	RANCH/RAMBLER (GEN.)	DOUBLE HOUSE / SINGLE DWELLING	07	N04
637 E 2ND AVENUE AMOS J LUCAS HOUSE	B	0/0 1	1891	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	07	ALSO 639 2ND & 107 J ST N04
663 E 2ND AVENUE	B	1/0 1	1880	ASBESTOS SIDING	GREEK REVIVAL VICTORIAN: OTHER	CROSSWING SINGLE DWELLING	07 78	N04
669 E 2ND AVENUE	B	0/1 2	1903	REGULAR BRICK	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	07 79	REHAB IN PROCESS N04
679 E 2ND AVENUE	B	0/1 2.5	1910 c. 1960	REGULAR BRICK	20TH C.: OTHER POST-WWII: OTHER	FOURSQUARE (BOX) SINGLE DWELLING	07 78	PORCH ENCLOSURE & NEWER DORMERS N04
680 E 2ND AVENUE	D	0/0 1	c. 1970	REGULAR BRICK	NEO-VICTORIAN	CHURCH/MEETINGHOUSE RELIGIOUS FACILITY	07	N04
687 E 2ND AVENUE JAMES E DARMER HOUSE	B	0/1 2	1899 c. 1908	REGULAR BRICK ROCK-FACED BRICK	VICTORIAN ECLECTIC NEOCLASSICAL	OTHER RESIDENTIAL SINGLE DWELLING	07	(681); ON PARCEL WITH 119 K ST N04

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

<b>1</b> IDENTIFICATION	Street Address: 679 2nd Avenue	Plat D Bl. 32Lot 1
	Name of Structure: Fishler Apartments	T. R. S.
	Present Owner: Alice M. Fishler	UTM:
	Owner Address:	Tax #:
<b>2</b> AGE/CONDITION/USE	Original Owner: Jeremiah E. Langford Jr. Construction Date: 1910	Demolition Date:
	Original Use: multi-family	
	Present Use: <input type="checkbox"/> Single-Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial	Occupants: <input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other
	Building Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	Integrity: <input type="checkbox"/> Site <input type="checkbox"/> Ruins <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations
<b>3</b> STATUS	Preliminary Evaluation: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	Final Register Status: <input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic
	<b>4</b> DOCUMENTATION	Photography: Date of Slides: 5/77 Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>
Research Sources: <input type="checkbox"/> Abstract of Title <input type="checkbox"/> Plat Records <input type="checkbox"/> Plat Map <input type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input type="checkbox"/> Sanborn Maps		<input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input type="checkbox"/> Newspapers <input type="checkbox"/> Utah State Historical Society Library <input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other

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

Salt Lake Tribune, November 18, 1940.  
Salt Lake City Building Permit, #2717, April 21, 1910.

5  
ARCHITECTURE

Architect/Builder:

Building Materials: brick

Building Type/Style:

Box type

Description of physical appearance & significant architectural features:

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

This is a two-story cube shaped house with a hip roof, and front and side dormer windows. The front dormer has been enlarged and the one-story front porch enclosed. An aluminum canopy over the steps has been added.

--Thomas W. Hanchett



6  
HISTORY

Statement of Historical Significance:

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

In 1907, contractor William J. Tuddenham acquired this property for \$3,800 from James Hogle. Tuddenham lived at 663 2nd Avenue. He sold the property to James E. Langford, who lived at 687 2nd Avenue, and whose son J. E. Jr., married Tuddenham's daughter Florence Emma in 1908. Tuddenham built this house in 1910 for J. E. Jr., who had acquired the property and who moved into the home upon its completion. Langford Jr. was in business with his father. He and Florence lived here until 1917 when they lost the property in a sheriff's sale to Edward D. Dunn who held their mortgage. Dunn was an attorney. He maintained the house as rental for the next several years. (The Langford Jrs, moved to 712 2nd Avenue).

Utah State Historical Society

Property Type: 113

Historic Preservation Research Office

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

BATCH KEY  
1804C10956

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 00679 SECOND AV

UTM: 11085 11086

Name of Structure:

T. 01.0 N R. 01.0 E S. 32

Present Owner: FISHLER, ALICE M.

679 2ND AVE

Owner Address: SLC, UTAH

84103

Year Built (Tax Record): 1917

Effective Age: 1927

Tax #: 04 0418

Legal Description

01 Kind of Building: RESIDENCE

COM 2.5 RD E FR SW COR LOT 1 BLK 32 PLAT D SLC SUR E 35 FT N 6 RD SW 1/4 TO A PT  
98.79 FT N FR BEG S 98.79 FT TO BEG

2 STATUS/USE

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent

Site

Unaltered

Significant

Not of the

National Landmark

District

Good

Ruins

Minor Alterations

Contributory

Historic Period

National Register

Multi-Resource

Deteriorated

Major Alterations

Not Contributory

State Register

Thematic

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

Research Sources:

Abstract of Title

Sanborn Maps

Newspapers

U of U Library

Plat Records / Map

City Directories

Utah State Historical Society

BYU Library

Tax Card & Photo

Biographical Encyclopedias

Personal Interviews

USU Library

Building Permit

Obituary Index

LDS Church Archives

SLC Library

Sewer Permit

County & City Histories

LDS Genealogical Society

Other

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

# **ATTACHMENT D: APPLICANT INFORMATION**

## **679 E 2<sup>nd</sup> Avenue Apartment Building Addition**

679 East 2<sup>nd</sup> Avenue Project consists of an addition to the existing 5,867 square foot, 8 unit apartment building located on the 679 E 2<sup>nd</sup> avenue. The addition will be located on the adjacent associated 675 E. 2<sup>nd</sup> avenue parcel.

### **The scope of work is as follows:**

Remove the rearmost, single-story portion of the existing apartment building (344.5 s.f.)

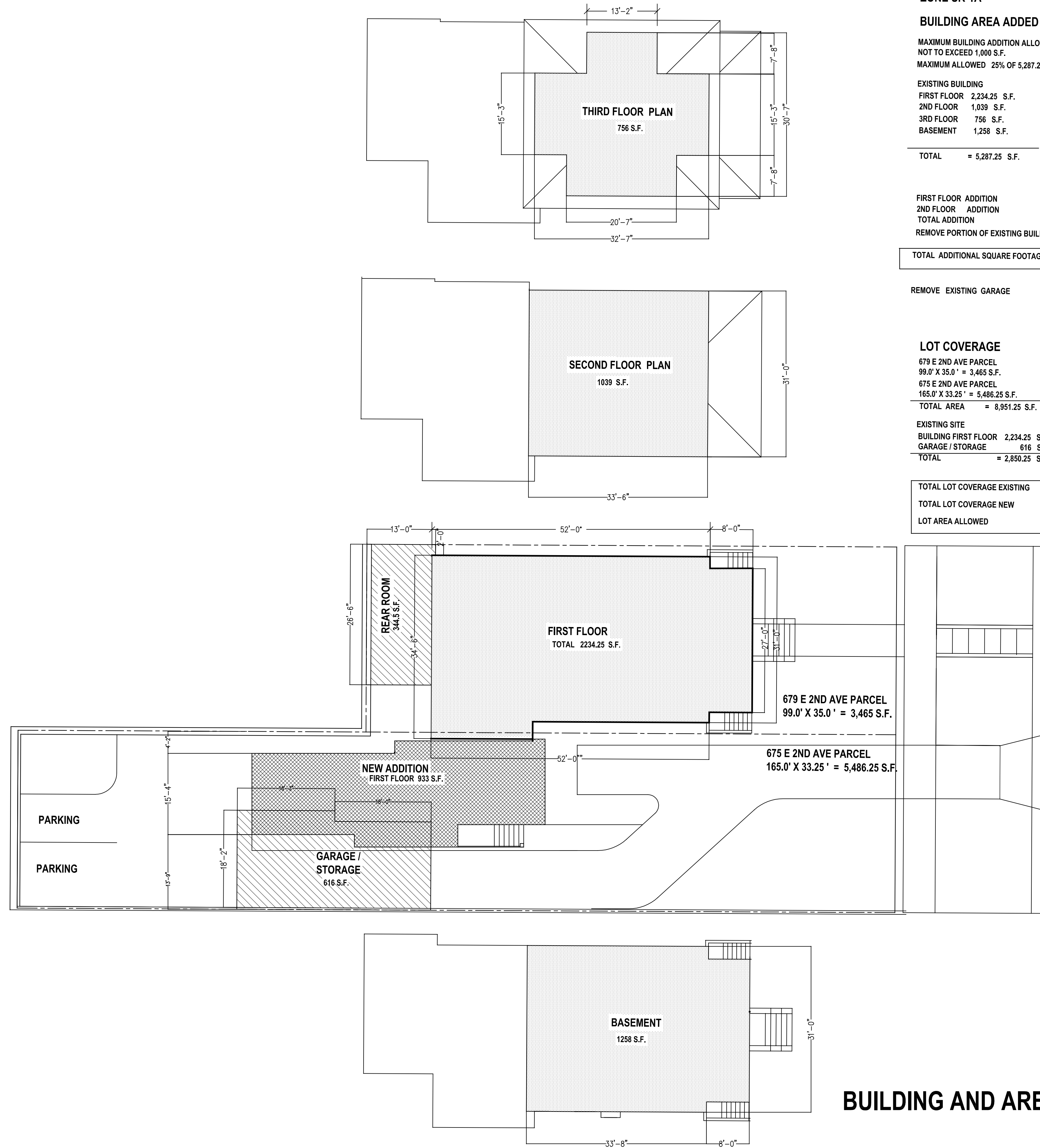
A building addition to include 1,337 new square feet. This project adds a total of 992.5 square feet.

The project also replaces the existing 616 s.f. garage with a new 616 s.f. garage located in the basement of the addition.

See sheet A-2 for additional information.

As part of this project, we would like to replace the windows facing the street on the second and third floor of the existing apartment building (5 windows). The building was built around 1900. The existing windows are anodized aluminum dating from around 1960. We would like to replace the windows with vinyl windows that match other vinyl windows on the sides of the building. The vinyl windows will also better match the existing wood sash windows on the first floor.

We would also like to repair the deteriorated dormer siding at the third floor of the existing building. We would like to replace the deteriorated asbestos siding with cement board siding and the wood window trim and fascia with new wood trim and fascia.



**ZONING INFORMATION**  
**ZONE SR-1A**

**BUILDING AREA ADDED**

MAXIMUM BUILDING ADDITION ALLOWED = 25% OF EXISTING,  
NOT TO EXCEED 1,000 S.F.  
MAXIMUM ALLOWED 25% OF 5,287.25 S.F. = 1322 S.F. , MAXIMUM ALLOWED 1,000 S.F.

EXISTING BUILDING  
FIRST FLOOR 2,234.25 S.F.  
2ND FLOOR 1,039 S.F.  
3RD FLOOR 756 S.F.  
BASEMENT 1,258 S.F.

TOTAL = 5,287.25 S.F.

FIRST FLOOR ADDITION 933 S.F.  
2ND FLOOR ADDITION 403 S.F.  
TOTAL ADDITION 1,336 S.F.  
REMOVE PORTION OF EXISTING BUILDING 344.5 S.F.

TOTAL ADDITIONAL SQUARE FOOTAGE 991.5 S.F.

REMOVE EXISTING GARAGE -616 S.F.

**LOT COVERAGE**

679 E 2ND AVE PARCEL  
99.0' X 35.0' = 3,465 S.F.  
675 E 2ND AVE PARCEL  
165.0' X 33.25' = 5,486.25 S.F.

TOTAL AREA = 8,951.25 S.F.

**EXISTING SITE**

BUILDING FIRST FLOOR 2,234.25 S.F.  
GARAGE / STORAGE 616 S.F.  
TOTAL = 2,850.25 S.F.

**NEW SITE**

EXISTING BUILDING FIRST FLOOR 2,234.25 S.F. - 344.5 S.F. = 1,899.75 S.F.

**NEW AREA FIRST FLOOR**

= 926 S.F.

TOTAL = 2,825.75 S.F.

TOTAL LOT COVERAGE EXISTING 2,850.25 / 8,951.25 S.F. = 31.84%  
TOTAL LOT COVERAGE NEW 2,825.75 / 8,951.25 S.F. = 31.57%  
LOT AREA ALLOWED 40%

**BUILDING AND AREA INFORMATION PLAN**

**McAllister & Associates**

2100 19th Street  
Sacramento, CA 95818  
Phone: (916) 446-2466  
Fax: (916) 446-5118

ARCHITECT:

PROJECT NAME:

**APARTMENT BUILDING ADDITION**

679 E SECOND AVENUE  
SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:

**BUILDING ADDITION AND ALTERATION**

OWNER:

ARTISAN PROPERTIES  
679 E 2ND AVENUE #1  
SALT LAKE CITY, UTAH

09-32-353-020-0000  
09-32-353-021-0000

SHEET TITLE:

**BUILDING INFORMATION**

JOB NUMBER:

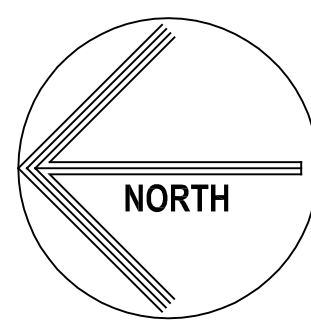
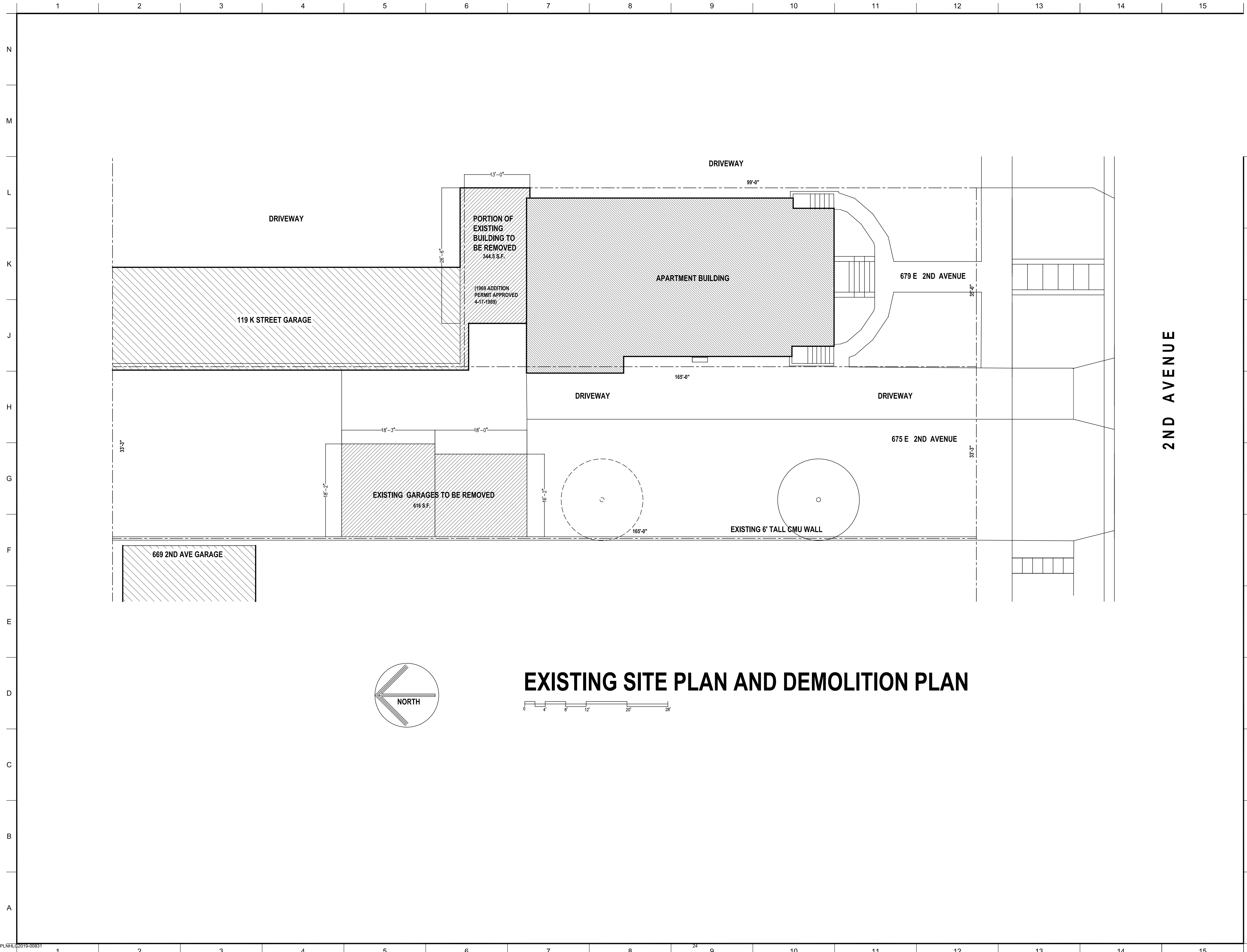
SHEET NUMBER:

DATE:  
SEPTEMBER 12 2019

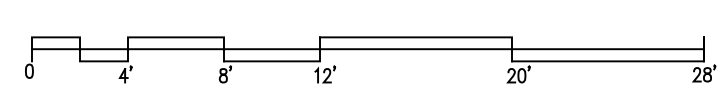
DRAWN BY:  
RWT

**A-2**

December 5, 2019



### EXISTING SITE PLAN AND DEMOLITION PLAN



**McAllister & Associates**

2100 19th Street  
Sacramento, CA 95818  
Phone: (916) 446-2466  
Fax: (916) 446-5118

ARCHITECT:

PROJECT NAME:  
**APARTMENT BUILDING ADDITION**  
679 E SECOND AVENUE  
SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:  
BUILDING ADDITION AND ALTERATION

OWNER:  
ARTISAN PROPERTIES  
679 E 2ND AVENUE #1  
SALT LAKE CITY, UTAH  
09-32-353-020-0000  
09-32-353-021-0000

SHEET TITLE:  
**EXISTING PLAN**

JOB NUMBER: \_\_\_\_\_ SHEET NUMBER:  
**A-3**

DATE:  
SEPTEMBER 12 2019

DRAWN BY:  
MAM

December 5, 2019



**ZONING INFORMATION**

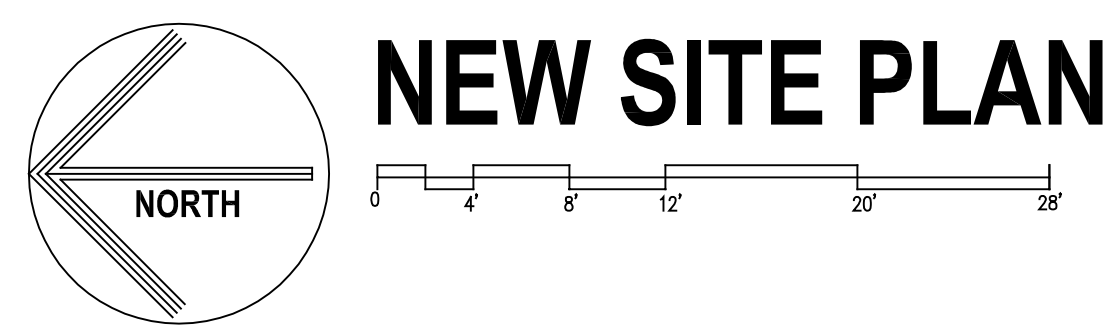
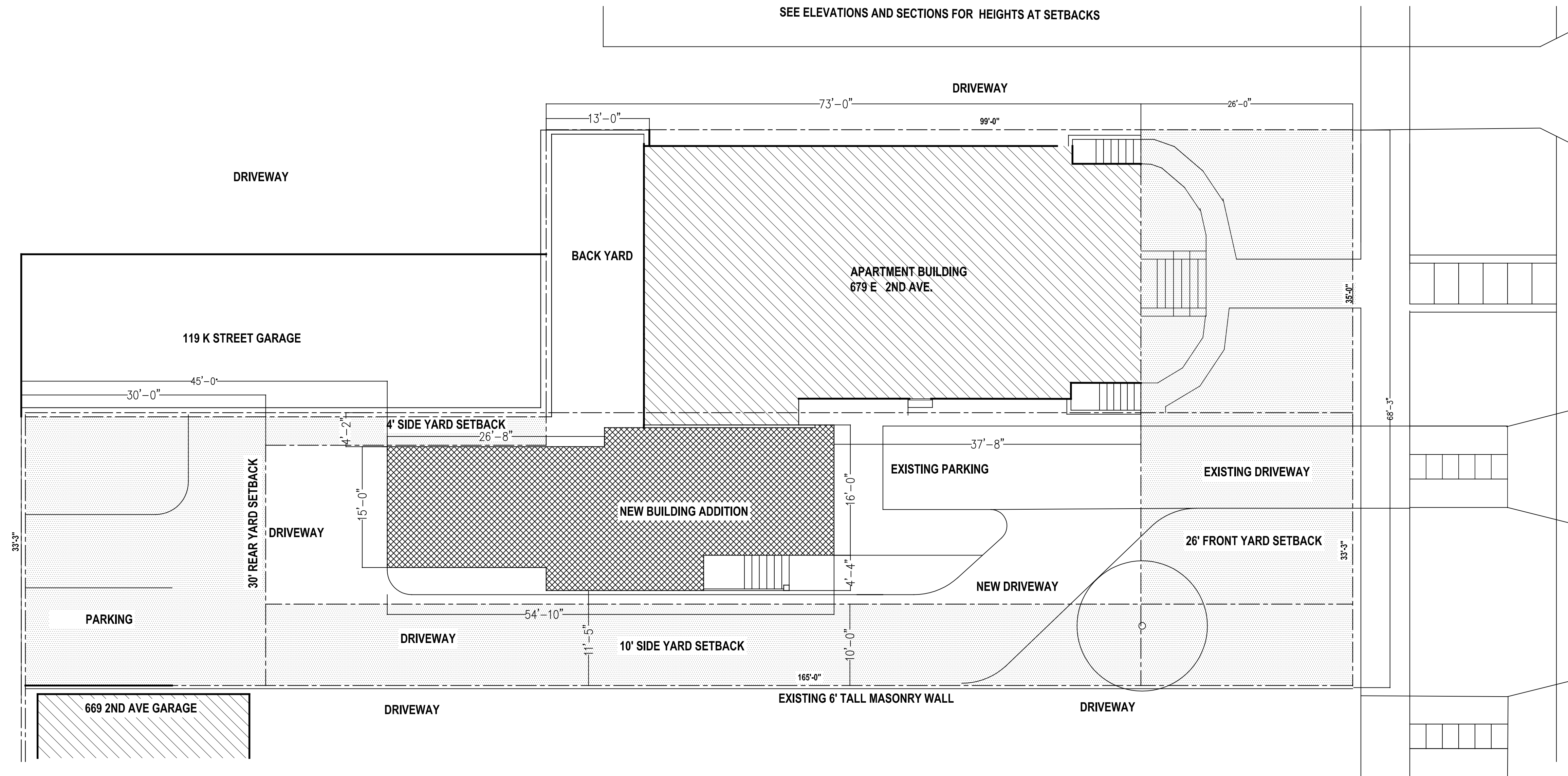
HEIGHT RESTRICTIONS  
 MAXIMUM BUILDING HEIGHT  
 AVERAGE OF THE OTHER BUILDINGS ON THE BLOCK

119 E K STREET 36'  
 679 E 2ND AVE 36'  
 669 E 2ND AVE 32'  
 663 E 2ND AVE 28'  
 651 E 2ND AVE 21'

AVERAGE 30'  
 MAXIMUM HEIGHT AT SETBACK 16'-0" INCREASES 1' FOR  
 EVERY FOOT OF DISTANCE FROM PROPERTY LINE.

SEE ELEVATIONS AND SECTIONS FOR HEIGHTS AT SETBACKS

FRONT YARD SETBACK = EXISTING BUILDING 26'-0"  
 WEST SIDE YARD SETBACK 10'-0"  
 EAST SIDE YARD SETBACK 4'-0"  
 REAR YARD SETBACK 30'-0"



**2ND AVENUE**

**McAllister & Associates**

2100 19th Street  
 Sacramento, CA 95818  
 Phone: (916) 446-2466  
 Fax: (916) 446-5118

ARCHITECT:

PROJECT NAME:

**APARTMENT BUILDING ADDITION**

679 E SECOND AVENUE  
 SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:

**BUILDING ADDITION AND ALTERATION**

OWNER:

ARTISAN PROPERTIES  
 679 E 2ND AVENUE #1  
 SALT LAKE CITY, UTAH

09-32-353-020-0000  
 09-32-353-021-0000

SHEET TITLE:

**NEW SITE PLAN**

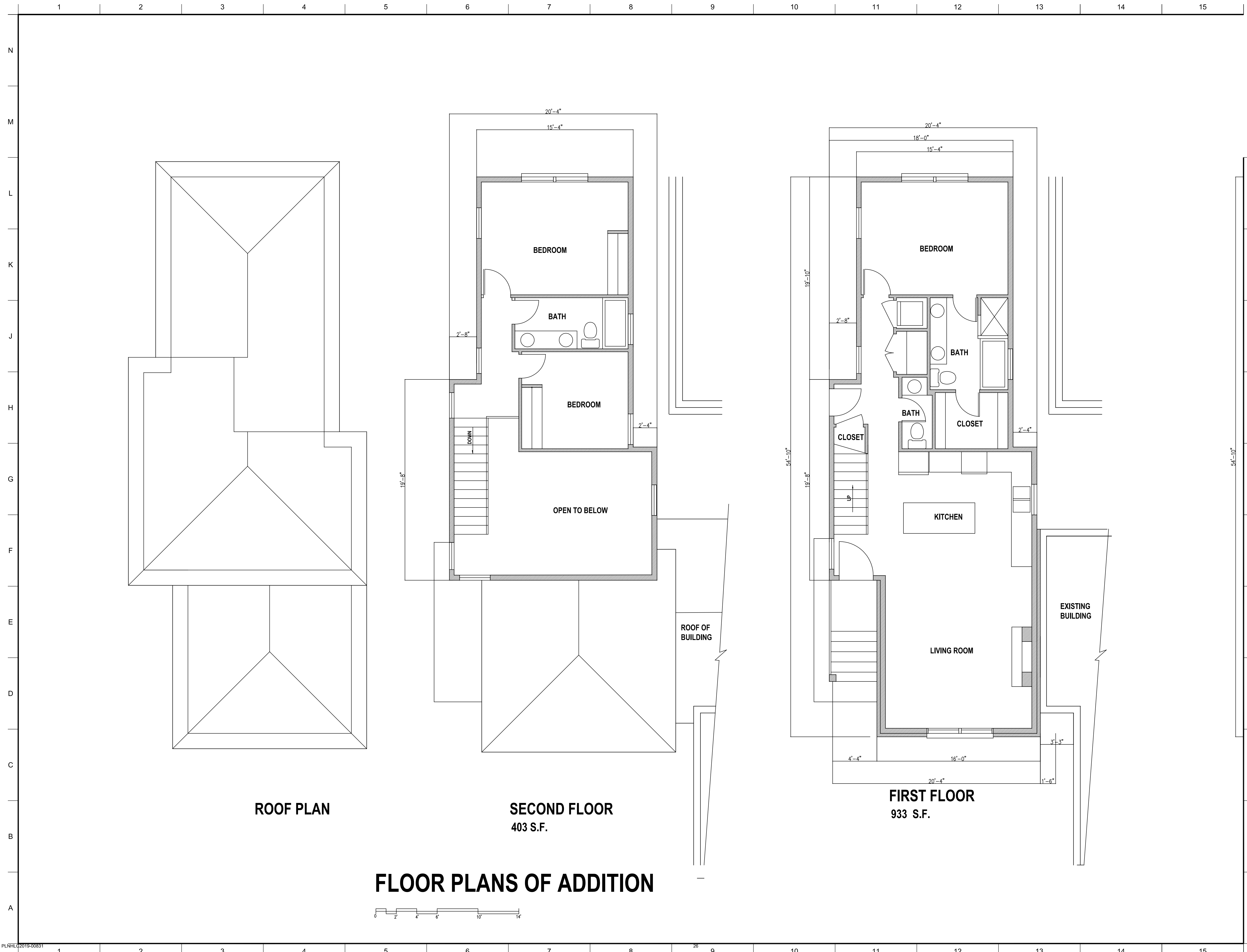
JOB NUMBER:

SHEET NUMBER:

DATE:  
 SEPTEMBER 12 2019

DRAWN BY:  
 RWT

**A-4**  
 December 5, 2019



# McAllister & Associates

2100 19th Street  
 Sacramento, CA 95818  
 Phone: (916) 446-2466  
 Fax: (916) 446-5118

ARCHITECT:

PROJECT NAME:

## APARTMENT BUILDING ADDITION

679 E SECOND AVENUE  
 SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:

BUILDING ADDITION  
 AND ALTERATION

OWNER:

ARTISAN PROPERTIES  
 679 E 2ND AVENUE #1  
 SALT LAKE CITY, UTAH

09-32-353-020-0000  
 09-32-353-021-0000

SHEET TITLE:

FLOOR PLANS

JOB NUMBER:

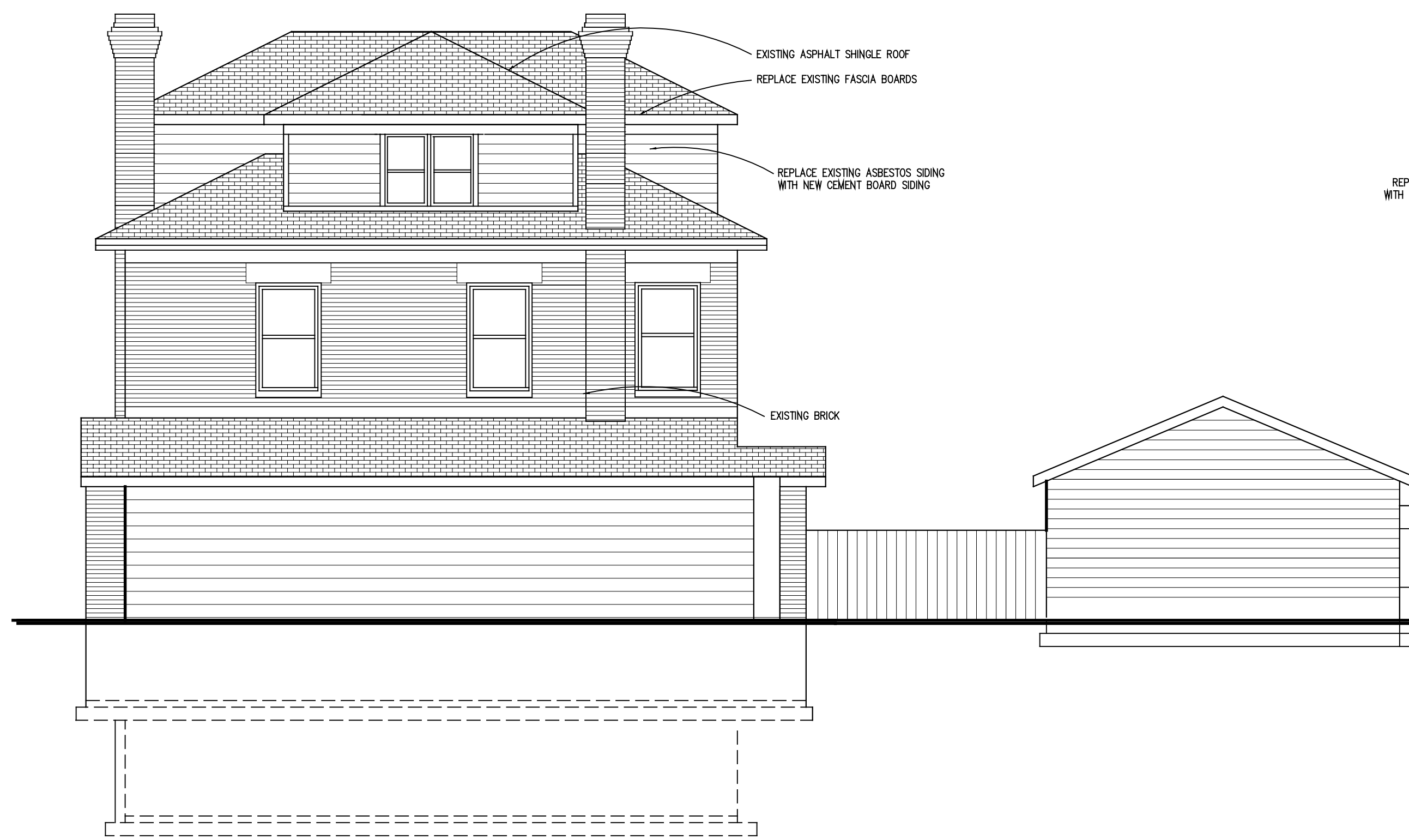
SHEET NUMBER:

DATE:  
 SEPTEMBER 12 2019

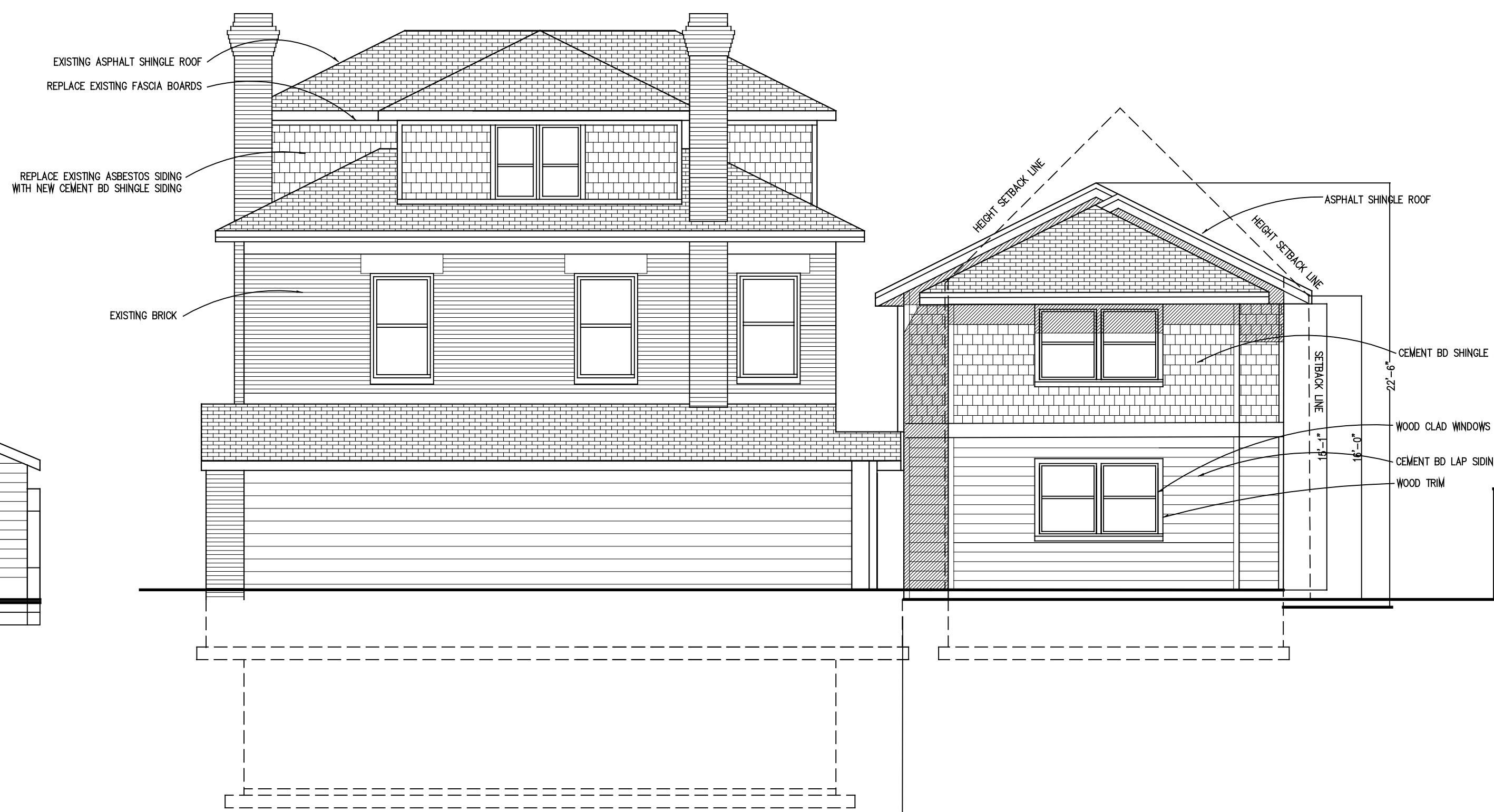
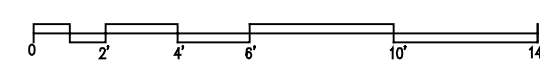
DRAWN BY:  
 RWT

**A-5**

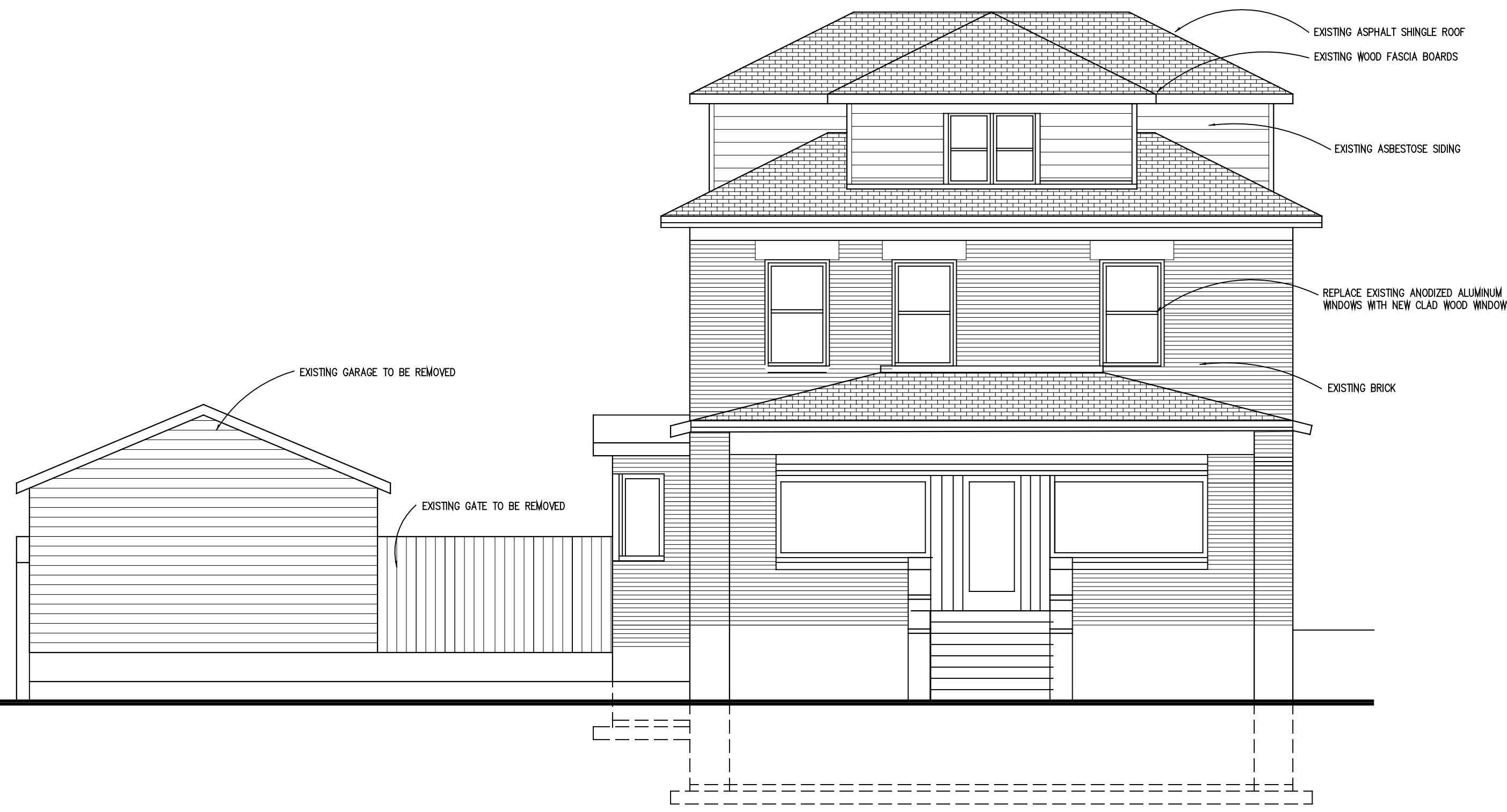
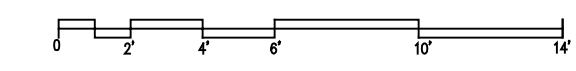
December 5, 2019



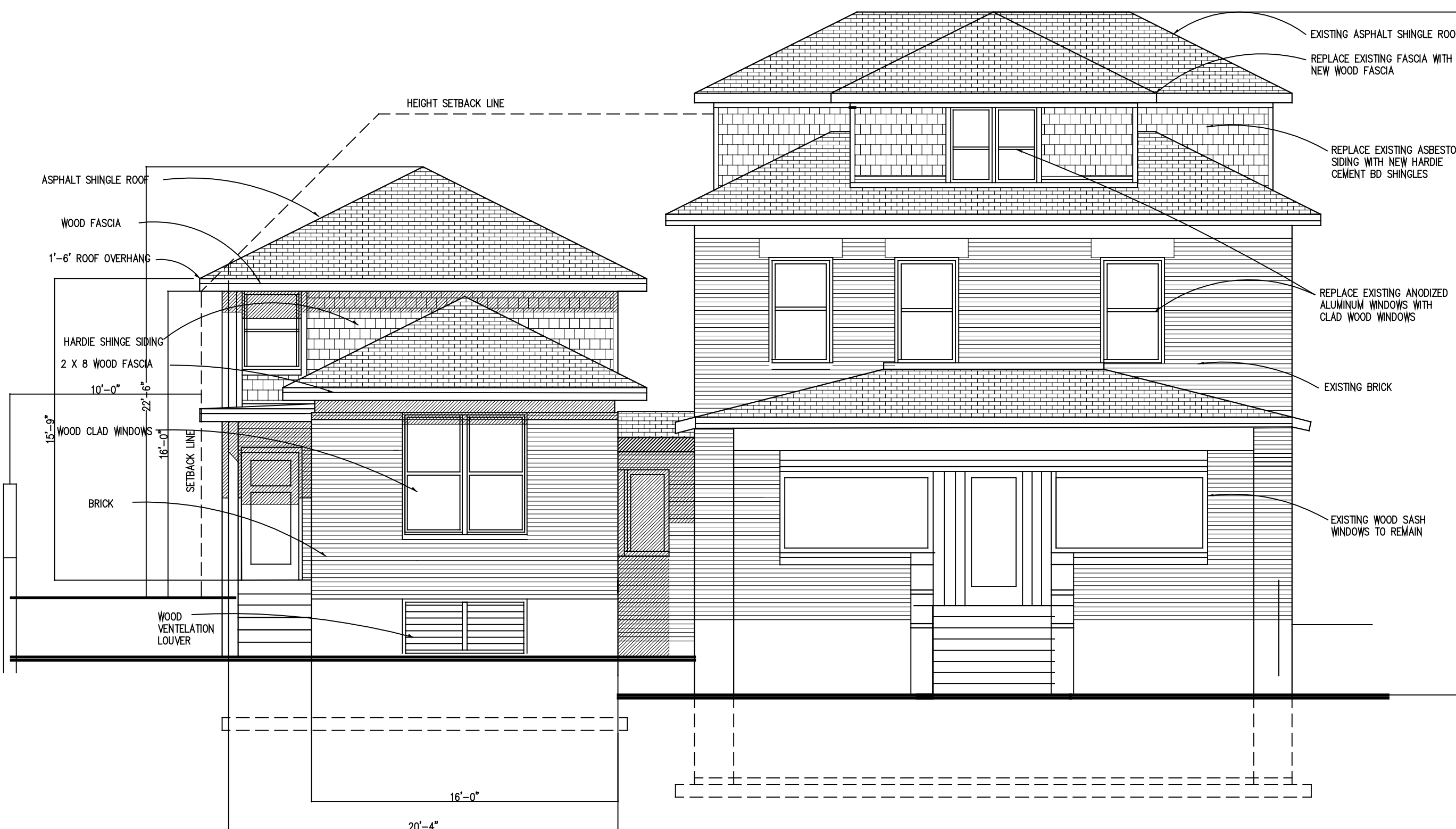
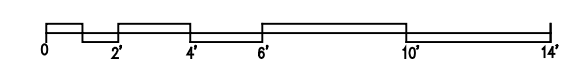
**EXISTING REAR - NORTH ELEVATION**



**NEW REAR - NORTH ELEVATION**



**EXISTING FRONT - SOUTH ELEVATION**



**NEW FRONT - SOUTH ELEVATION**



# McAllister & Associates

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ARCHITECT:

PROJECT NAME:

**APARTMENT BUILDING ADDITION**  
679 E SECOND AVENUE  
SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:  
**BUILDING ADDITION AND ALTERATION**

OWNER:  
**ARTISAN PROPERTIES**  
679 E 2ND AVENUE #1  
SALT LAKE CITY, UTAH

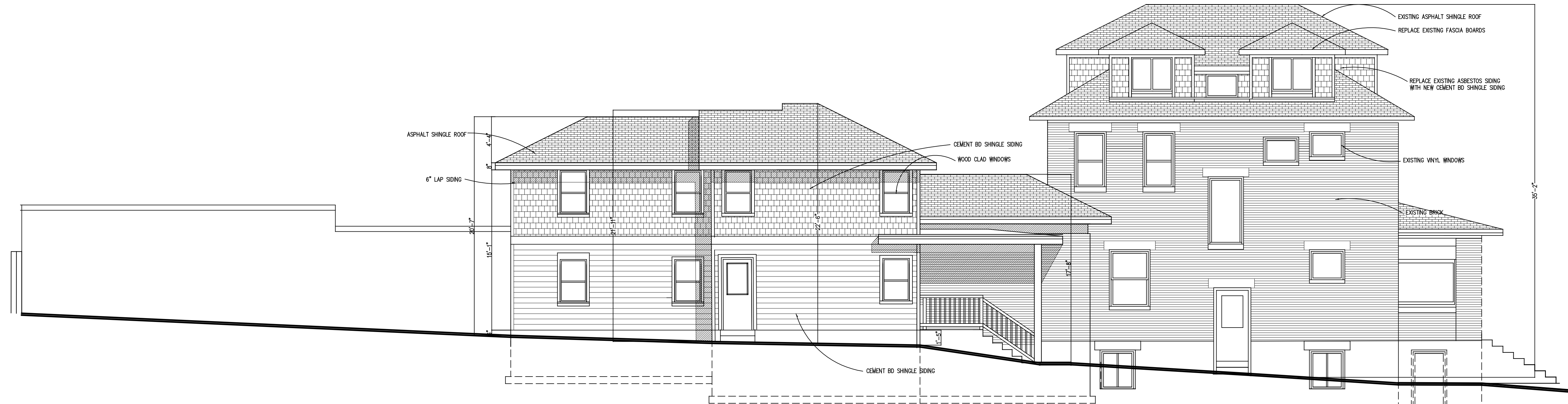
09-32-353-020-0000  
09-32-353-021-0000

SHEET TITLE:  
**FRONT AND REAR ELEVATIONS**

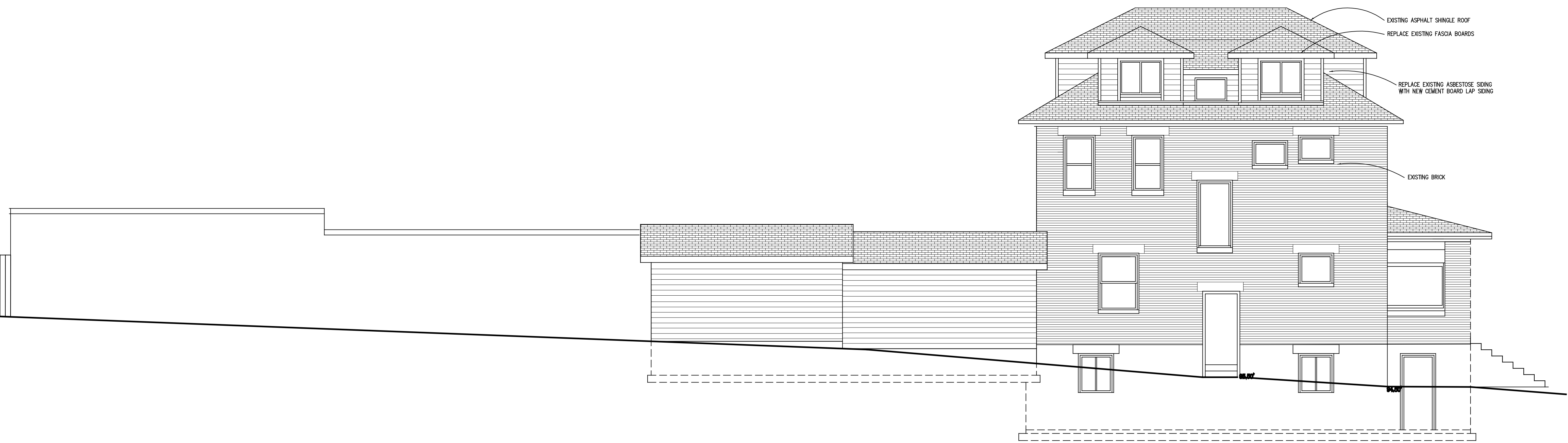
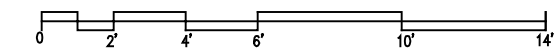
JOB NUMBER: SHEET NUMBER:  
DATE: NOVEMBER 14 2019  
DRAWN BY: RWT  
**A-6**  
December 5, 2019

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

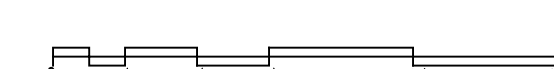
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A



**NEW WEST ELEVATION**



**EXISTING WEST ELEVATION**



# McAllister & Associates

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Phone: (916) 446-2466  
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ARCHITECT:

PROJECT NAME:

**APARTMENT BUILDING ADDITION**  
679 E SECOND AVENUE  
SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:  
**BUILDING ADDITION AND ALTERATION**

OWNER:  
**ARTISAN PROPERTIES**  
679 E 2ND AVENUE #1  
SALT LAKE CITY, UTAH

09-32-353-020-0000  
09-32-353-021-0000

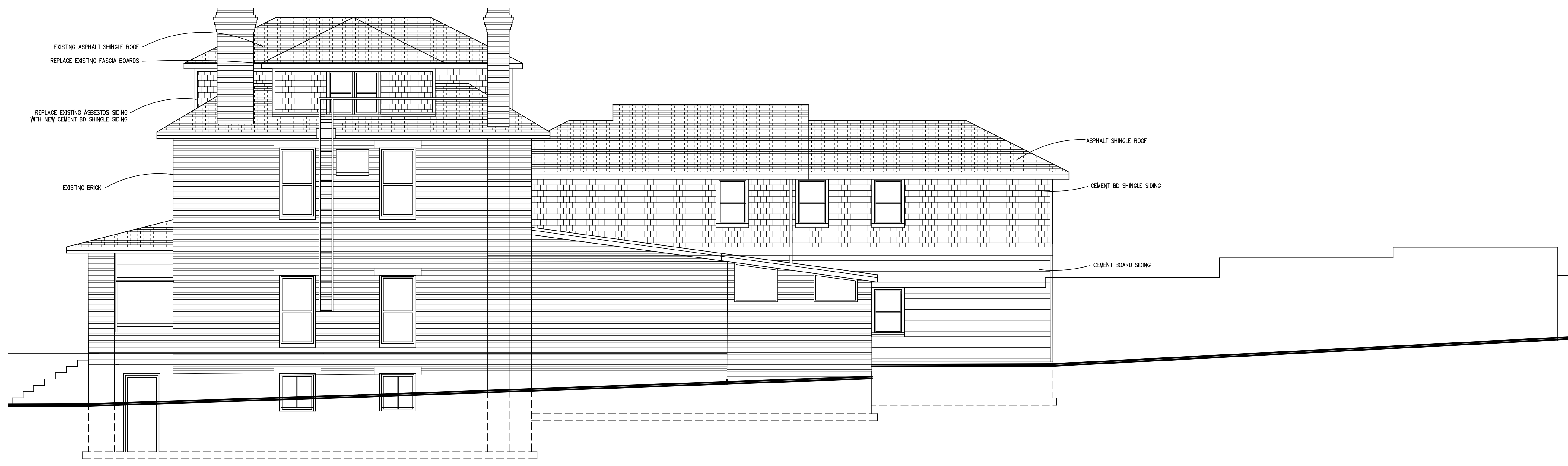
SHEET TITLE:  
**WEST ELEVATIONS**

JOB NUMBER:	SHEET NUMBER:
DATE: NOVEMBER 14 2019	<b>A-7</b> December 5, 2019
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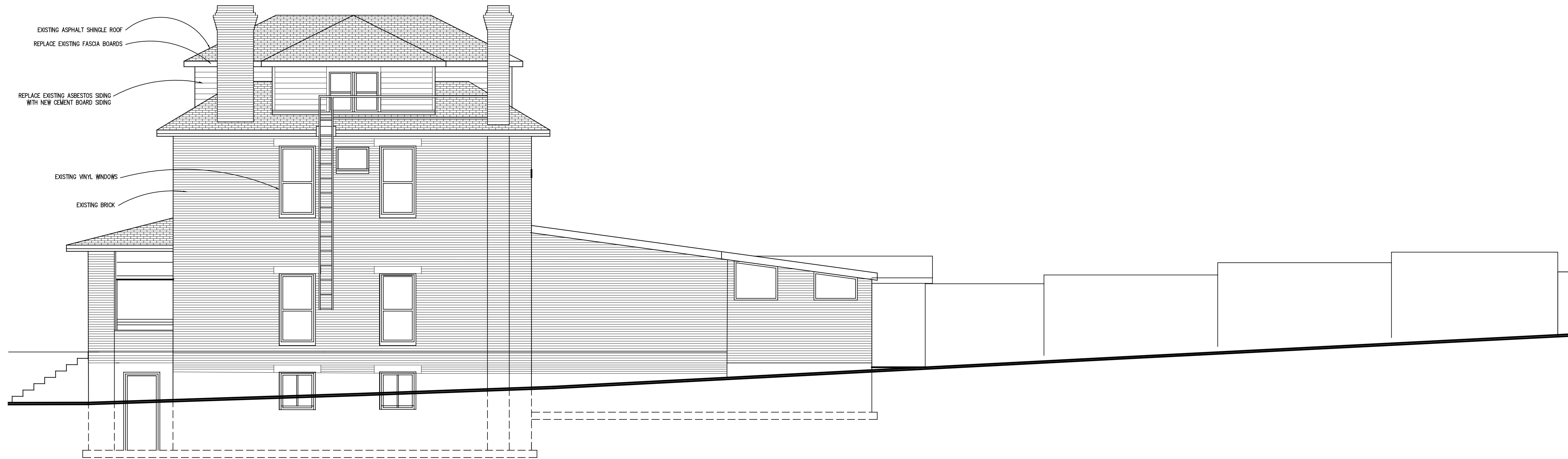
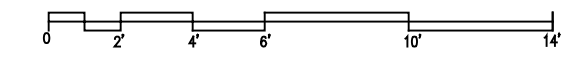
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

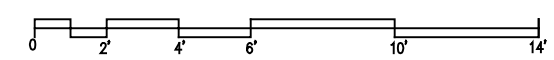
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**NEW EAST ELEVATION**



**EXISTING EAST ELEVATION**



# McAllister & Associates

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Phone: (916) 446-2466  
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ARCHITECT:

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**APARTMENT BUILDING ADDITION**  
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**BUILDING ADDITION AND ALTERATION**

OWNER:  
**ARTISAN PROPERTIES**  
679 E 2ND AVENUE #1  
SALT LAKE CITY, UTAH

09-32-353-020-0000  
09-32-353-021-0000

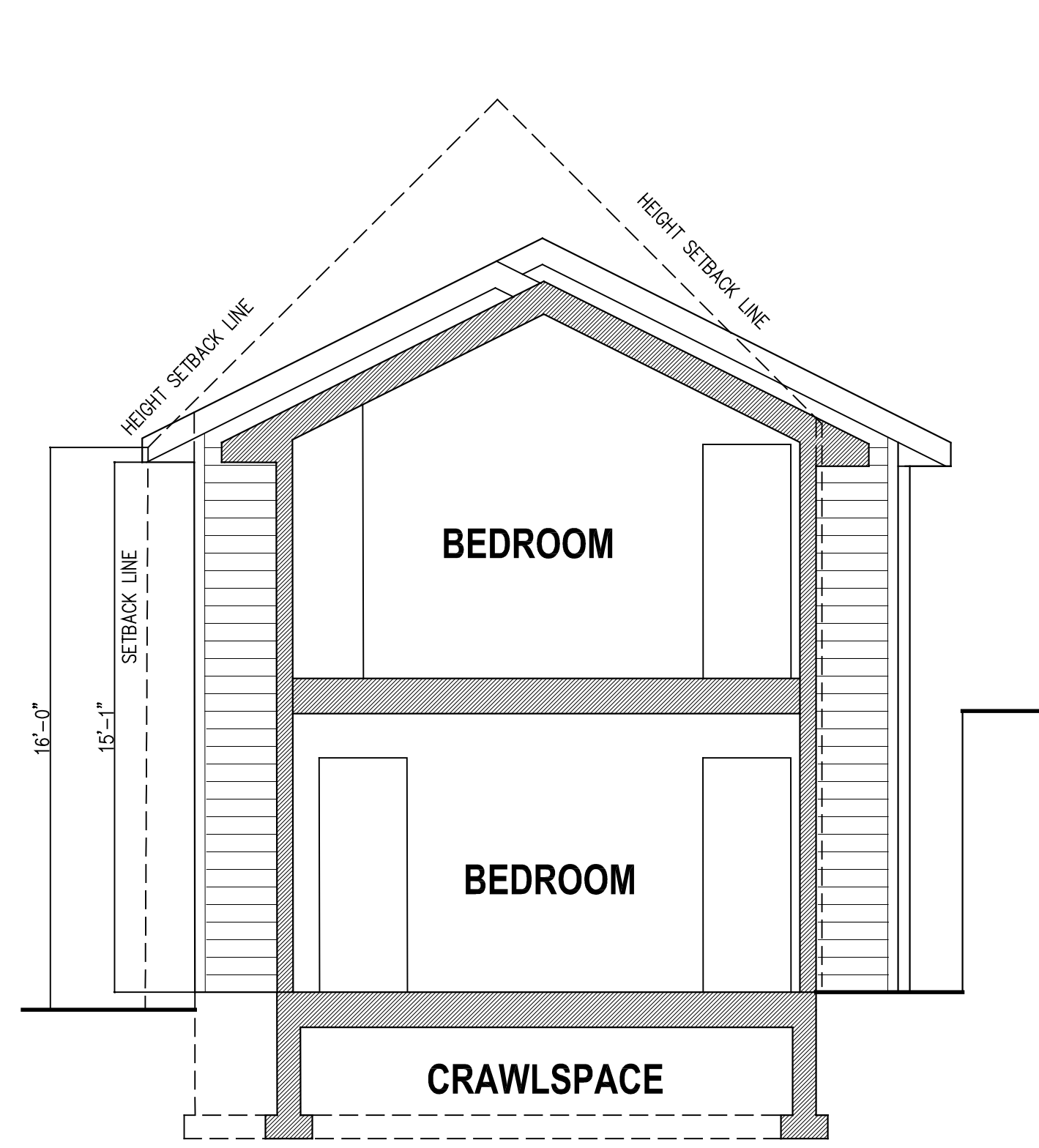
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JOB NUMBER:	SHEET NUMBER:
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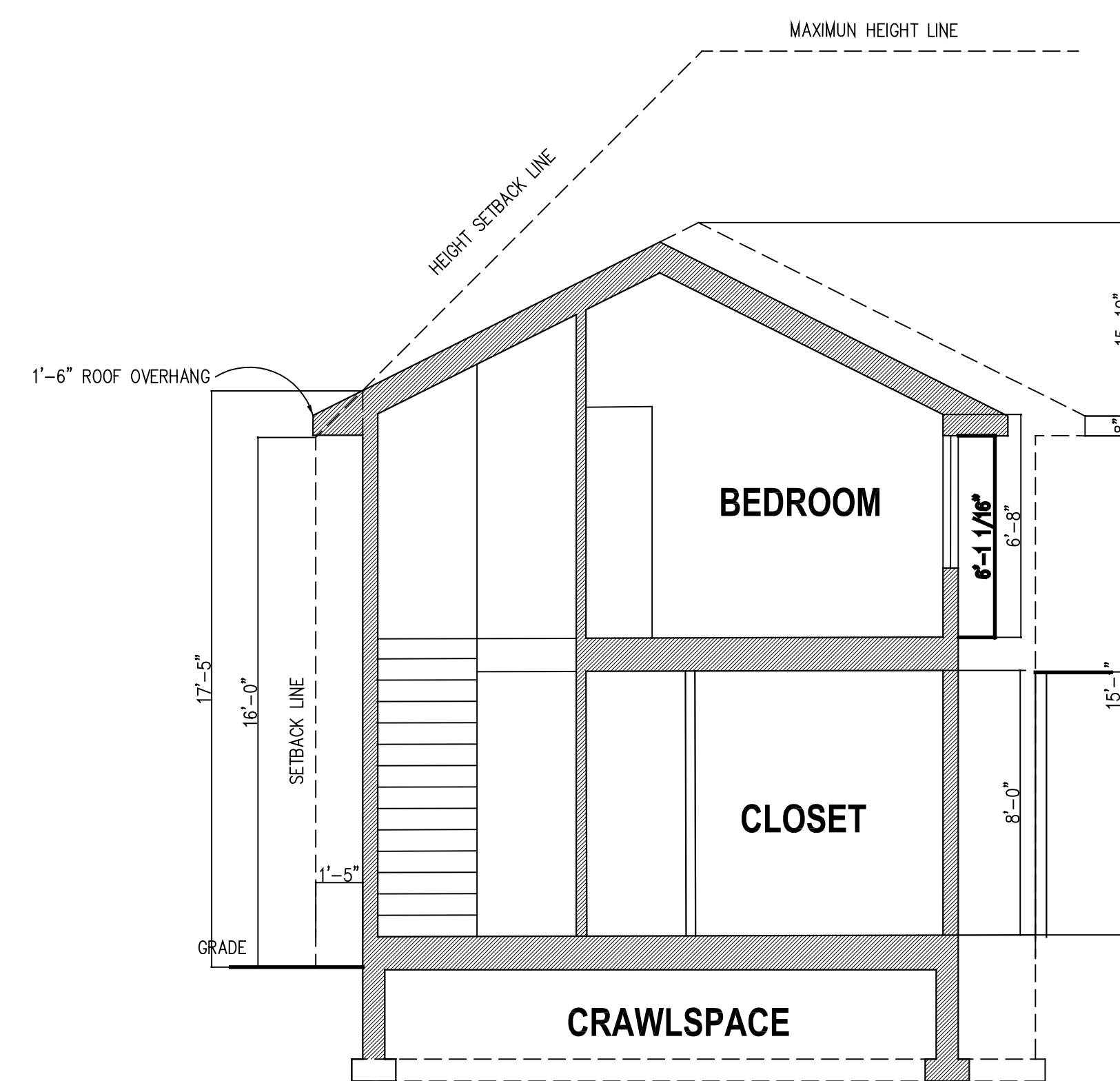
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

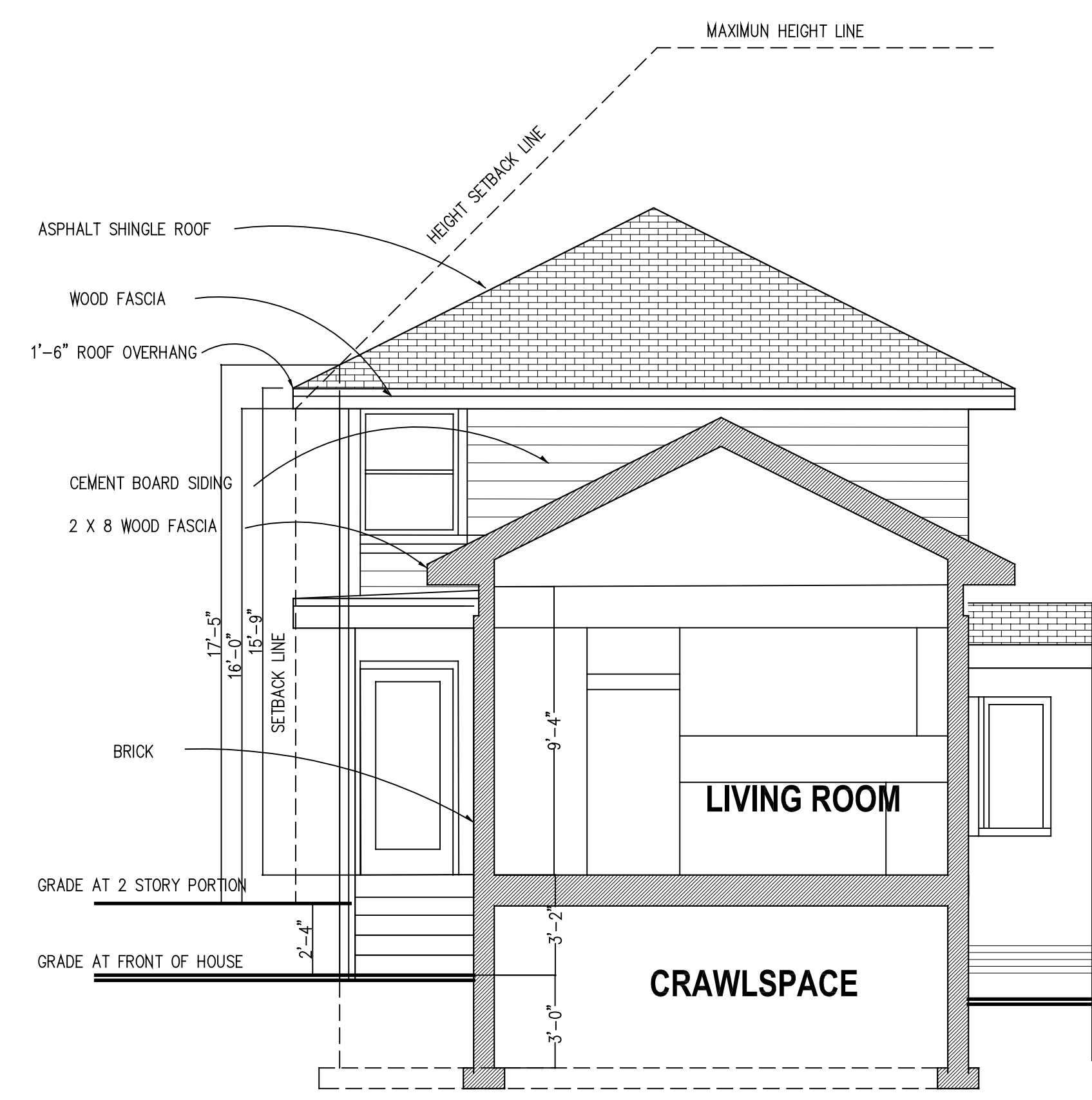
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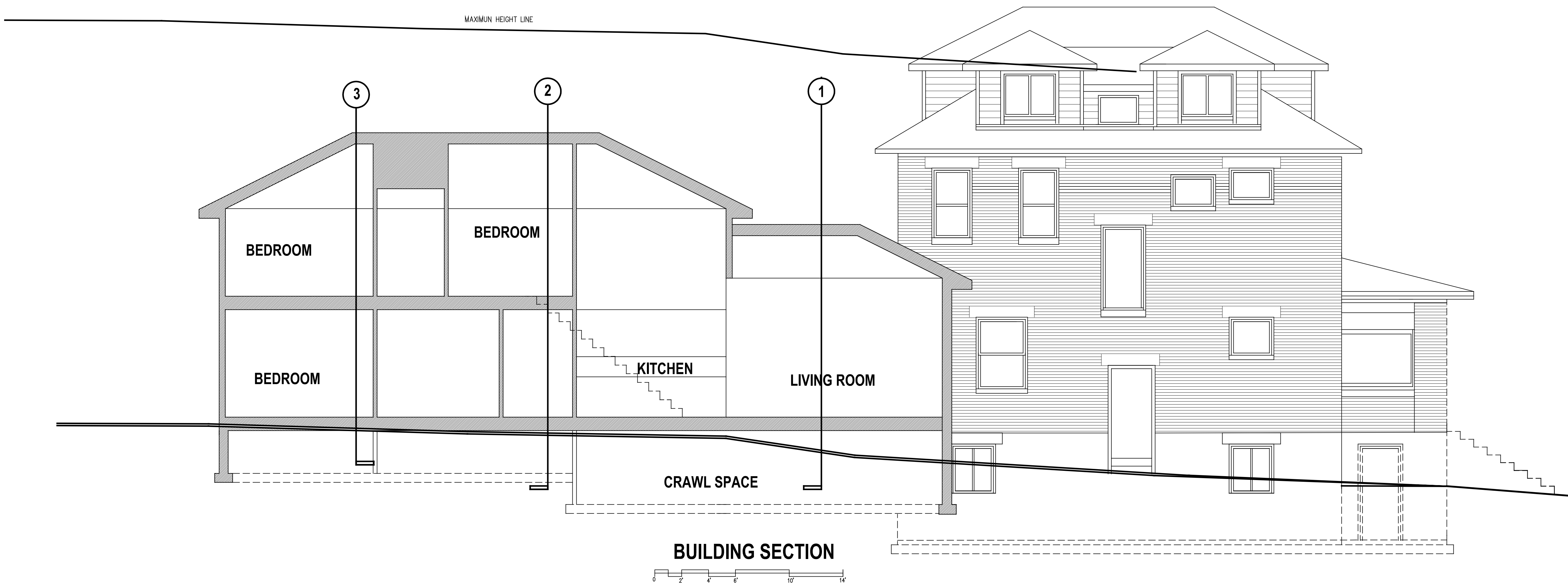
**3 SECTION AT BEDROOM**  
0 2 4 6 8 10 14



**2 SECTION AT MIDDLE**  
0 2 4 6 8 10 14



**1 SECTION AT LIVING ROOM**  
0 2 4 6 8 10 14



**BUILDING SECTION**  
0 2 4 6 8 10 14

# McAllister & Associates

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ARCHITECT:

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**APARTMENT BUILDING ADDITION**  
679 E SECOND AVENUE  
SALT LAKE CITY, UTAH

PROJECT DESCRIPTION:  
BUILDING ADDITION AND ALTERATION

OWNER:  
ARTISAN PROPERTIES  
679 E 2ND AVENUE #1  
SALT LAKE CITY, UTAH

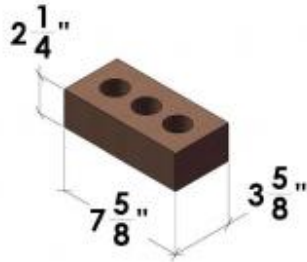
09-32-353-020-0000  
09-32-353-021-0000

SHEET TITLE:  
**BUILDING SECTIONS**

JOB NUMBER:	SHEET NUMBER:
DATE: SEPTEMBER 12 2019	<b>A 9</b> December 5, 2019
DRAWN BY: RWT	

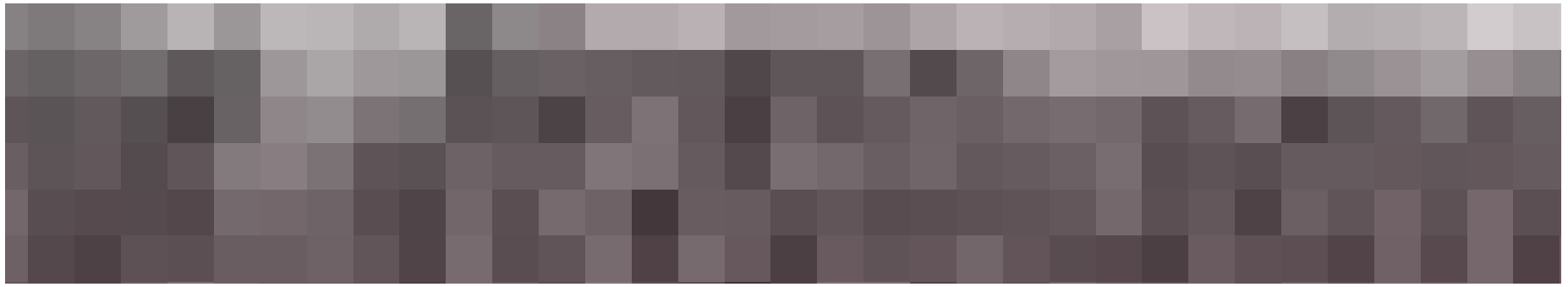
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

## 2-1/4" Modular Residential



**2-1/4" Modular** - This brick size is the industry standard. It was designed to fit to a mason's hand grip. The unit is designed to turn corners and start a wall in running bond. 3 brick courses equals one brick laid in a soldier course (stacked vertically). This brick is the easiest to use when creating patterns in the wall. There are 6.85 brick per square foot.

Click here for [full brick \(/sites/default/files/library/face-brick-dimension-and-details.pdf\)](/sites/default/files/library/face-brick-dimension-and-details.pdf) or [thin brick \(/sites/default/files/library/thin-brick-dimensions-and-details.pdf\)](/sites/default/files/library/thin-brick-dimensions-and-details.pdf) specifications.



## Available Colors

Click on any of the colors below to see details and project photos:

\*We cannot guarantee that your monitor's display of any color will be accurate. Please contact us to request a sample.

al



Columbard



Country Manor



Coventry



d Virginia



Ponderosa



Sage



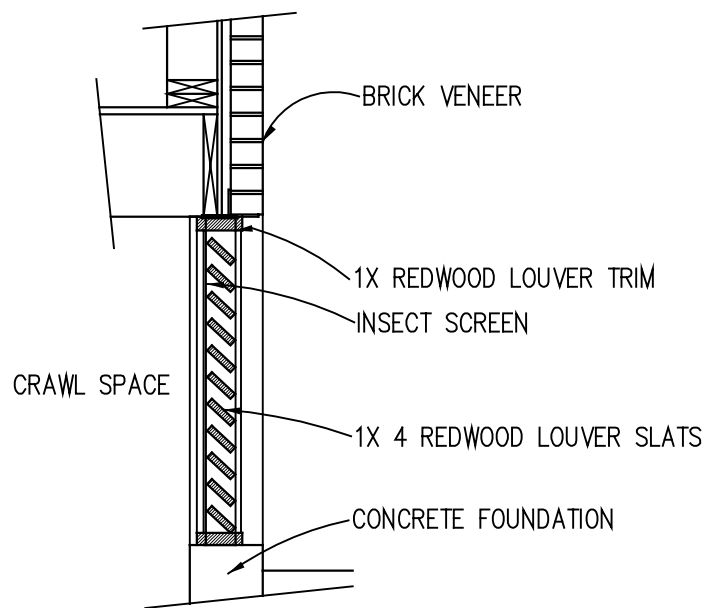
Stratford



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## Sage Image Gallery





WOOD CRAWL SPACE  
LOUVER DETAIL



# 7242 BUNGALOW



**SERIES:** [Bungalow Series®](#)

**TYPE:** Exterior Decorative

**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

## MATCHING COMPONENTS

[Bungalow Sidelight \(7211\)](#)

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 1-7/16" Innerbond® Double Hip-Raised Panel, Beaded V-Groove

**Profile:** Ovolo Sticking

**Glass:** 3/4" Insulated Glazing

**WHERE TO BUY**

## GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

*Rough opening needs to be 2" wider and 2 1/2" taller than your door.*

**WIDTH**  ▾

**HEIGHT**  ▾

**WOOD SPECIES**  ▾

**GLASS**  ▾

**PANEL**  ▾



Architect Series®  
Traditional

Double-Hung



Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
H-CW40 - CW50	4.6 - 7.5 psf	.11	40 - 50 psf	10

Thermal Performance

Vent Units

1 1/16" glass thickness

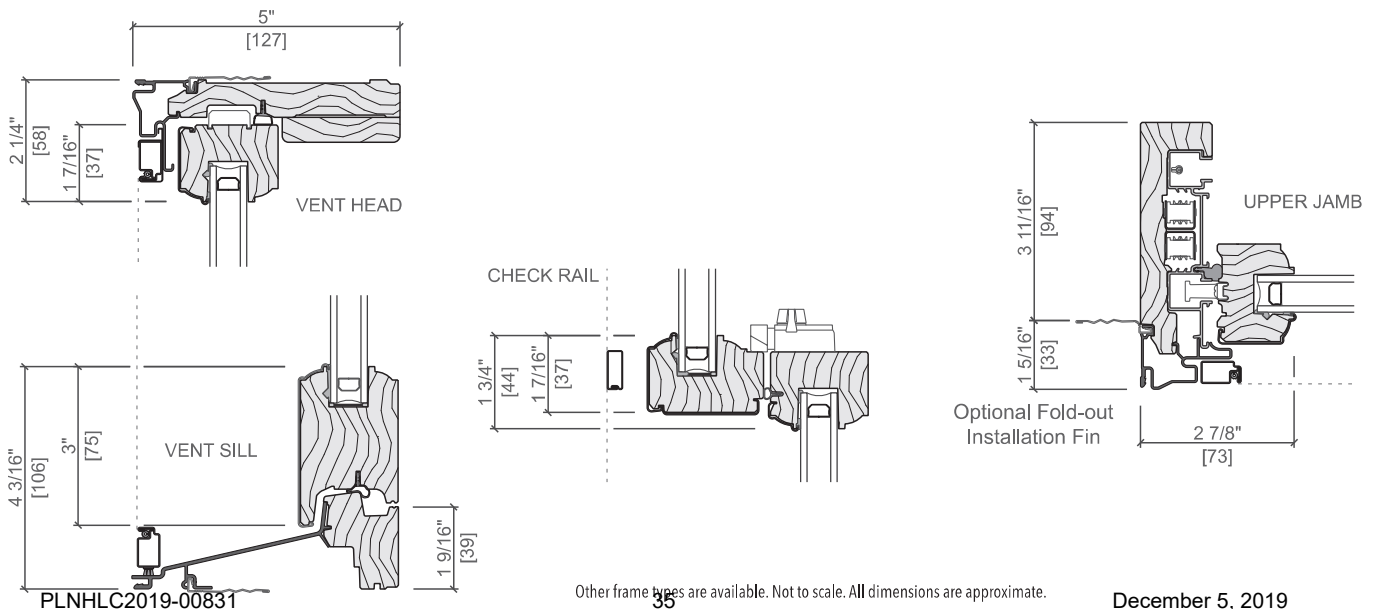
Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.28 - 0.30	0.25 - 0.28	0.47 - 0.54	59 - 60	NC
SunDefense™ Low-E IG	0.28 - 0.29	0.19 - 0.21	0.44 - 0.50	60	NC, SC, S
AdvancedComfort Low-E IG	0.25 - 0.26	0.25 - 0.28	0.46 - 0.52	49	N, NC
NaturalSun Low-E IG	0.29 - 0.30	0.47 - 0.53	0.54 - 0.61	59	N

Sound Performance

Frame Size Tested	Type of Glazing	Integral Grilles		Removable or No Grilles	
		STC	OITC	STC	OITC
Vent; 45" x 65"	2.5mm / 2.5mm glass	27	24	26	22
	3mm / 3mm glass	29	25	28	23
	3mm / 5mm glass	33	29	32	28
	3mm / 6mm Laminated glass	34	29	33	28

Code Approvals: Hallmark Certified; FPAS#: 20675; TDI#: Win-2174

Maximum performance when glazed with the appropriate glass. See the Performance section earlier in this manual to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame types are available. Not to scale. All dimensions are approximate.

December 5, 2019

# ATTACHMENT E: ANALYSIS OF STANDARDS FOR SR-1A

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

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

Standard	Existing and Proposed	Finding
<p><b>Front Yard</b> : The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.</p>	<p>26' for the existing structure 63'8" for the addition</p>	<p>The approximate average for the front yard setback for this portion of 2<sup>nd</sup> Avenue is 25'. The front yard setback for the proposed addition is approximately 63'8", which complies.</p>
<p><b>Rear Yard:</b> 25% of lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30')</p>	<p>0' on the eastern portion 45' on the western portion</p>	<p>The existing principal structure straddles the northern property line on the eastern portion of the lot. With the removal of the rear addition, the rear yard setback for the existing structure will be approximately 13'. The rear yard setback for the proposed addition will be approximately 45'.</p>
<p><b>Side Yard:</b> Four feet (4') on one side and ten feet (10') on the other</p>	<p>4' for the eastern side yard 11'5" for the western side yard</p>	<p>Complies</p>
<p><b>Pitched Roof</b> – 23 ft measured to the ridge of the roof, or the average height of other principal buildings on the block face.</p>	<p>The existing structure is approximately 30' The height of the proposed addition adjusts from 17'8" on the lower southern portion and 22'6" for the rear northern portion.</p>	<p>Complies</p>
<p><b>Wall Height</b> – 16 ft for exterior walls placed a building setback established by the minimum required yard. In both the SR-1 and SR-1A districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) increased setback beyond the</p>	<p>The wall height for the addition adjusts from 15'1" to 16'</p>	<p>Complies</p>

<p>minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.</p>		
<p><b>Lot Coverage</b> - 40% of lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.</p>	<p>The existing lot coverage is approximately 31.84% and the lot coverage with the proposed addition is approximately 31.57%</p>	<p>Complies</p>

# ATTACHMENT F: ANALYSIS OF STANDARDS FOR MAJOR ALTERATIONS IN A HISTORIC DISTRICT

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

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

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

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

[http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=672&chapter\\_id=49078#s928576](http://www.sterlingcodifiers.com/codebook/index.php?book_id=672&chapter_id=49078#s928576)

Standard	Rationale	Findings
<p><b>Standard 1:</b> A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</p>	<p>The property was constructed as a single-family residence in 1911 and was converted to an 8-unit multi-family structure in 1935. The proposed addition would be attached towards the rear of the western elevation of the principal structure. The addition will be attached by an existing masonry extension and would not require any alterations to any defining characteristics of the building, its site, or environment.</p>	<p><b>Complies</b></p>
<p><b>Standard 2:</b> The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p>The functional open space to the west will be utilized for the placement of the addition. The open space, while it was associated with the principal structure, has been characteristic of the subject property. However, the placement of the addition towards the rear of the principal structure will be less intrusive in the open area. Overall, the substantial setback from the property line and the front façade of the principal structure will preserve the openness between the principal elevations and the public street.</p> <p>The proposed addition would not alter any character-defining features of the historic structure.</p>	<p><b>Complies</b></p>

<p><b>Standard 3:</b> All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.</p>	<p>The proposed addition will be a product of its own time, connected through a masonry link. The addition is substantially set back from the primary façade of the principal structure. It has altering roof forms, as well as traditional and contemporary materials. The fenestration mimics the proportions of the principal structure.</p>	<p><b>Complies</b></p>
<p><b>Standard 4:</b> Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>A rear addition will be removed as part of this proposal. The rear addition was added in 1951, prior to the Avenues Local Historic District designation. Staff finds that the existing rear addition does not contribute to the Historic District or complement the contributing structure.</p>	<p><b>Complies</b></p>
<p><b>Standard 5:</b> Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>The principal structure does contain distinctive features, finishes and construction techniques that will be preserved. The addition will not affect the subject features.</p>	<p><b>Complies</b></p>
<p><b>Standard 6:</b> Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>Not applicable – the historic structure does not require the repair or replacement of any deteriorated architectural features.</p>	<p><b>Complies</b></p>
<p><b>Standard 7:</b> Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p>This standard is not applicable.</p>

<p><b>Standard 8:</b> Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The addition is attached to the principal structure through an existing extension, which will function as a link. The link will act as the transition from the principal structure to the addition.</p> <p>The addition has a combination of both traditional and contemporary elements and materials. The primary material of the front portion of the addition is clad in masonry similar to the principal structure. The massing of the addition is separated by varying roof forms.</p> <p>The variety of roof forms differ from the existing principal structure, which helps to differentiate the addition. The design of the addition is compatible with the character of the property and neighborhood and does not impact any significant cultural, historical, architectural or archaeological material.</p>	<p><b>Complies</b></p>
<p><b>Standard 9:</b> Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>The addition is designed in a manner that if the addition were to be removed in the future, the form and integrity of the structure would be unimpaired. The new addition is differentiated from the existing structure through the design, massing, scale and materials.</p>	<p><b>Complies</b></p>
<p><b>10.</b> Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic materials.</p>	<p>This standard is not applicable to the proposed addition.</p>	<p><b>Not Applicable</b></p>



## **ATTACHMENT G: APPLICABLE DESIGN GUIDELINES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.
- An alteration that seeks to imply an earlier period than that of the building should be avoided.
- An alteration that covers historically significant features should be avoided.

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

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

### **8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.**

- Painted wood clapboard, wood shingle and brick are typical of many historic residential additions.
- See also the discussion of specific building types and styles, in the History and Architectural Style section of the guidelines.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

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

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

### **8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.**

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

## **Ground Level Additions**

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

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

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

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

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

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

## **ATTACHMENT H: PUBLIC PROCESS AND COMMENTS**

Staff mailed a Notice of Application for the requested Special Exception for the expansion of a nonconforming use on November 7, 2019. The noticing period expired on November 19, 2019.

Staff received some public comments related to a potential impact on an existing retaining wall and whether the addition would increase snow impact on the abutting property. Staff provided the comments to the applicant.