



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Caitlyn Miller – Principal Planner
(801) 535-7706 or caitlyn.miller@slcgov.com

Date: June 4, 2020

Re: PLNHLC2020-00125, Major Alteration to 761 N Wall St to replace a street-facing addition, and PLNHLC2020-00127, Special Exception to increase allowable lot coverage to forty four percent (44%) at 761 N Wall St.

MAJOR ALTERATION – REPLACEMENT OF ADDITION IN LOCAL HISTORIC DISTRICT

PROPERTY ADDRESS: 761 N Wall Street

PARCEL ID: 08-25-454-005-0000

HISTORIC DISTRICT: Capitol Hill Historic District

ZONING DISTRICTS: SR-1A (Special Development Pattern Residential District) &
H – Historic Preservation Overlay District

MASTER PLAN: Capitol Hill Community Master Plan –Low Density Residential (5-15 du/acre)

DESIGN GUIDELINES: Residential Handbook and Design Guidelines

REQUEST: Osamu Uchiyana, architect representing Sarah Ivy, property owner, is requesting permission from the city to remove an existing street-facing addition on the eastern side of the primary residence and construct a new addition in its place. Special Exception approvals will be required in association with this proposal. The building is a contributing structure in the Capitol Hill Historic District. The property is a triangular-shaped parcel located between Reed Avenue and 800 N and is zoned SR-1A (Special Development Pattern Residential District).

- a. Major Alteration to 761 N Wall St to replace a street-facing addition. Case number: **PLNHLC2020-00125**
- b. Special Exception requested for SR-1A Standards. Case number: **PLNHLC2020-00127**
 - i. Building Coverage – Increase in building coverage from 36% to 44%.
 - ii. Encroachment into side yard – Reduction of proposed eastern setback to 0’. The building is already non-conforming and on a very small lot. The proposed addition would encroach farther into the eastern setback.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, staff recommends that the Historic Landmark Commission approve the application for a Certificate of Appropriateness for the replacement/construction of an addition and approve the Special Exception requests associated with these proposals with the following condition:

- 1. That approval of details is delegated to Staff.

BACKGROUND AND PROJECT DESCRIPTION: The Applicant, representing the property owner Sarah Ivy, is requesting approval to replace an existing street-facing addition along the eastern side of the primary residence. The existing addition is deteriorating and leads directly into the basement and the homeowner desires a more functional layout. The lot in question is triangular in shape and is approximately 0.06 acres (2,613.6 sq. ft.)

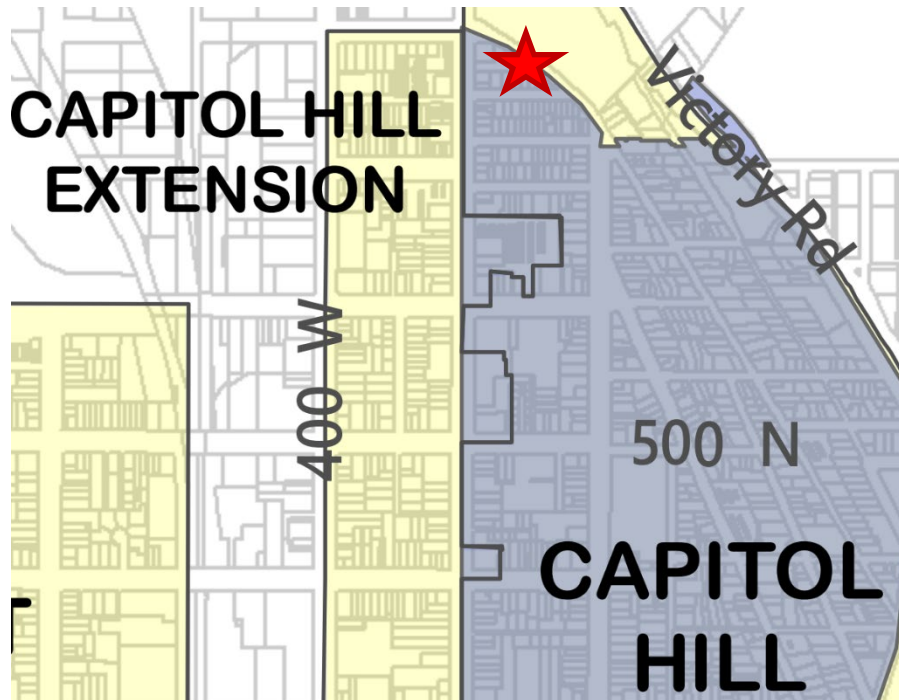
in size. The existing addition is 165 sq. ft. in size and the Applicant is proposing a new addition 365 sq. ft. in size, a 200 sq. ft. increase. The new addition would increase the lot coverage on Ms. Ivy’s property from 36% to 44%, while the SR-1A Zone sets a maximum lot coverage of 40%. The Historic Landmark Commission may approve an increased lot coverage for properties located within the Historic Preservation Overlay District.



The proposed addition includes a new entryway and living space along with a “writer’s room” wing built on the eastern end of the addition. The Applicant has proposed a gabled roof for the new addition with dark asphalt shingles to match those on the main roof structure. The proposed addition will be clad in Batu wood with a clear sealant. The windows will be double-hung wood clad windows similar to those utilized in the older portion of the home.

CONTEXT – CAPITOL HILL HISTORIC DISTRICT

Subject Property – Approximate Location



The subject property is located on Wall Street and abuts other single family residential structures to the west and south.

The “Salt Lake City Community Preservation Plan” adopted on October 23, 2012, specifically addresses the Capitol Hill Historic District and provides a succinct description of this local historic district, of which the subject property is a part.

The Capitol Hill Historic District was established as a National Register district in 1982 and was designated as a local district in 1984. This district is known for its steep narrow streets, irregular lots, and for holding some of the oldest surviving residences in the City. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is listed in the National Register as an individual Historic Site. In this district are portions of the West Capitol Hill, Kimball, and Marmalade neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

The blocks directly south of the Capitol Building are steeply sloped and contain a number of large residences exhibiting some of the finest high style architecture in Salt Lake City. The White Chapel and Council Hall, both important historic community buildings from the City’s earlier decades, face onto 300 North across from the Capitol (though are not in their original locations). Southwest of the Capitol and north of the LDS Convention Center, the blocks within the district are occupied by some historic residences but also contain a number of modern high rise apartment and condominium buildings dating from the 1970s and 1980s. These dominate Main Street, Vine Street, Almond Street, and West Temple Street, resulting in a diminished degree of integrity in this area. West and northwest of the Capitol, between Main Street/Columbus Street/Darwin Street and 200 West, the blocks are filled with the Pioneer Museum, three LDS ward churches, numerous historic homes, and the modern Washington School. This area has particularly narrow, steep streets and exhibits a good degree of integrity, with just a few modern intrusions aside from the school.

Much of 200 West is a parkway. The area west of this, bordered by 200 West and 300 West, and by 300 North and Wall Street/800 North, contains modest historic cottages, vacant land, and a number of non-historic intrusions of circa 1960s apartments and small industrial shop buildings. The houses in this area are of diminished quality in style, construction, and integrity compared to those located to the east of 200 West. The City should consider redrawing the western boundary of the district due to integrity problems west of 200 West, but the west side of 200 West should remain within the boundary. The 1996 survey also recommended survey and expansion of the district boundaries to include the Kimball and DeSoto-Cortez neighborhoods; an intensive-level survey of Capitol Hill; and the implementation of action items from the Capitol Hill Community Master Plan.

While this brief description of the Capitol Hill Historic District does recognize significant issues and difficulties, it also indicates that the area in which the subject property is located, east of 200 West, does contain properties with intact historic integrity. And while there are numerous non-historic structures in the surrounding area, this property remains one of the contributing historic resources within the Capitol Hill Historic District.

Key Considerations

1. The Integrity of the Historic Building

The original home is structurally intact. In 2017 a building permit was filed with the City to relocate non-load bearing walls and to upgrade minor features. The original roof pattern, porch, and façade are all still intact and in

good condition. The existing addition features a shed-type roof which is deteriorating and causing water damage to other areas of the structure. Although Sanborn Fire Insurance maps indicate the property has had an addition in this same location for a while, the current addition does not appear to be historic. It ties into the eastern side of the house but does not have any direct access into the rest of the home; instead it contains a stairwell into the basement. In Staff's conclusion, the removal and replacement of the existing addition will not diminish the character of the existing home and will allow for better roof drainage and longevity of the historic home.

Portions of walls of the original structure will be removed or altered to unite the new addition, which will include a front porch, living area and author's nook. The portion of the wall which would be removed is already obscured by the existing addition. The proposal will otherwise retain, stabilize, and rehabilitate the exterior of the home and ensure the future vitality of buildings on the site, and generally preserve the character of this context within the Capitol Hill Historic District.

2. The Design of the Proposed Addition

The design will be fully visible from the public way. The addition will primarily occupy the footprint of the existing addition, however, it will also extend to the north and to the east to accommodate the new front entry porch and the author's nook. The entry vestibule will sit proud of the original home's façade though not the front porch, which is a predominate characteristic of the home when viewed from the north on Wall Street. The Applicant has proposed a gable roofline to match the unique roof of the main home; hipped on the east and gabled on the west. The Residential Design Guidelines heavily discourage changing the shape of the historic roof and the replacement of historic materials with non-historic materials. In an effort to satisfy this guideline the Applicant will preserve the unique roof of the home and will lay asphalt shingles over the roof of the addition to match.

The addition will be sided with Batu wood and sealed with a clear sealant to protect it from the elements. While the home has been sided in stucco the Applicant has proposed the inclusion of Batu wood on the addition to distinguish the addition from the original building, as follows: *"the overall design of the addition should be in keeping with the design character of the historic structure. At the same time it should be distinguishable from the historic portion so the evolution of the building can be understood."*

Staff would conclude, on balance, that the proposals would not adversely affect the character and appearance of the existing building, or of this site and context.

NEXT STEPS:

If the Historic Landmark Commission finds that the standards of approval are substantially met, the HLC should approve the Applicant's request for a Major Alteration and Special Exception. If the project is denied by the HLC, the Applicant may choose to file an appeal in accordance with adopted ordinances.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Photographs
- C. Historic District Map
- D. Photos from City Records
- E. Applicant Information
- F. Analysis of Standards
- G. Photos from City Records

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PHOTOGRAPHS

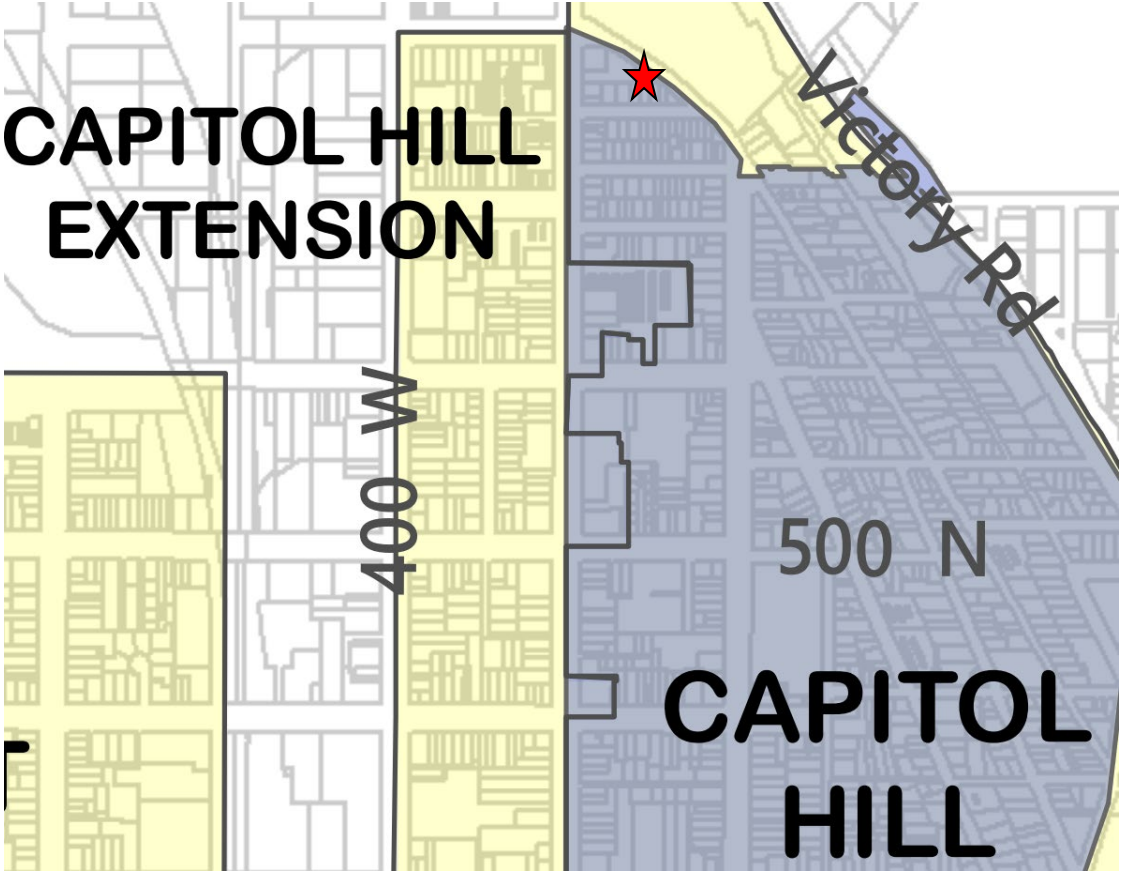


Figure 1: View of addition from Wall Street; looking west-southwest



Figure 2: View of front of home from Wall Street; looking south

ATTACHMENT C: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT D: PHOTOS FROM CITY RECORDS

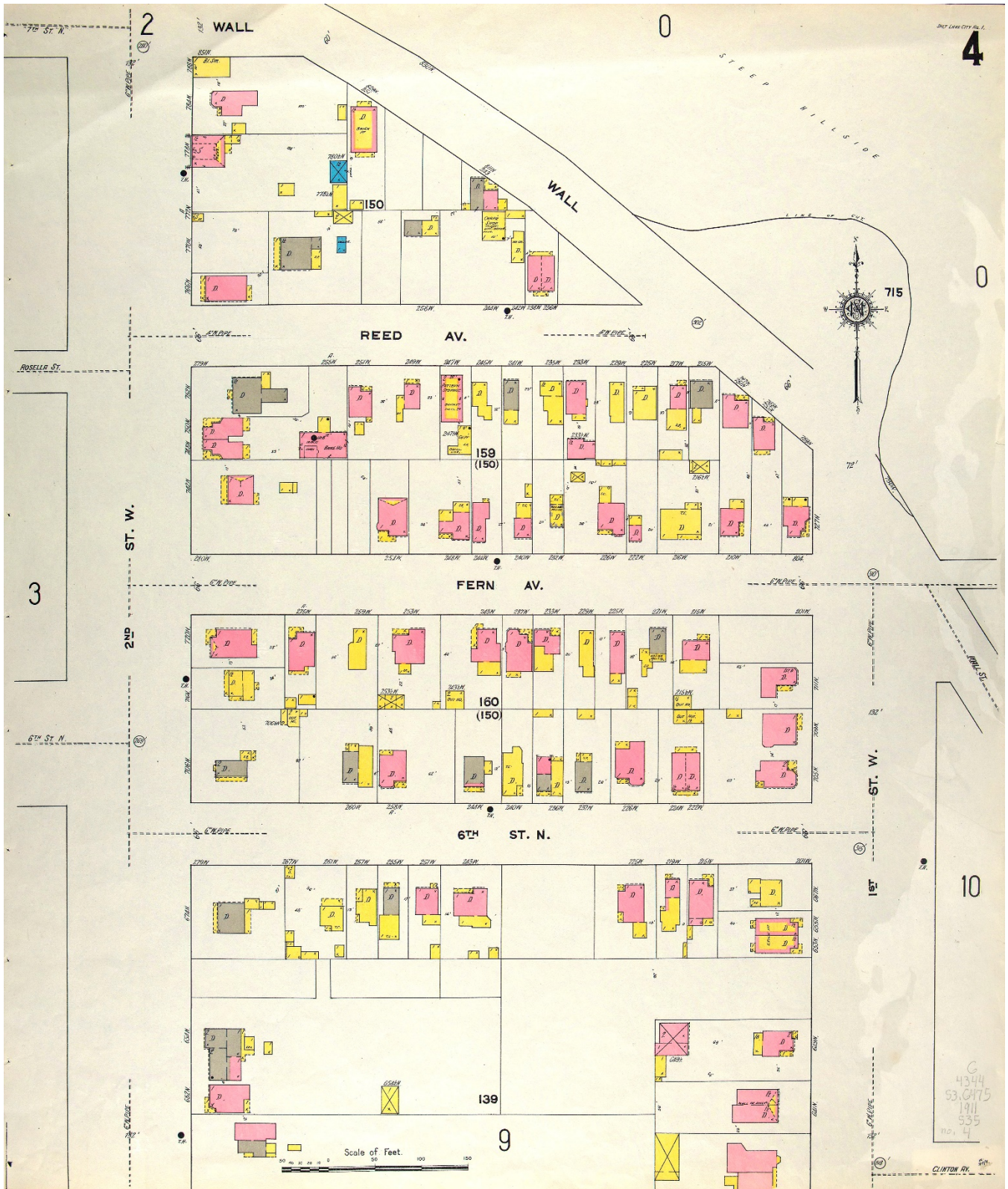


Figure 3: 1911 Sanborn Fire Insurance Map

PLNHLC2020-00125 and PLNHLC2020-00127:
 Major Alteration of a Street-Facing Addition and
 Special Exception for Increased Lot Coverage at
 761 North Wall Street.

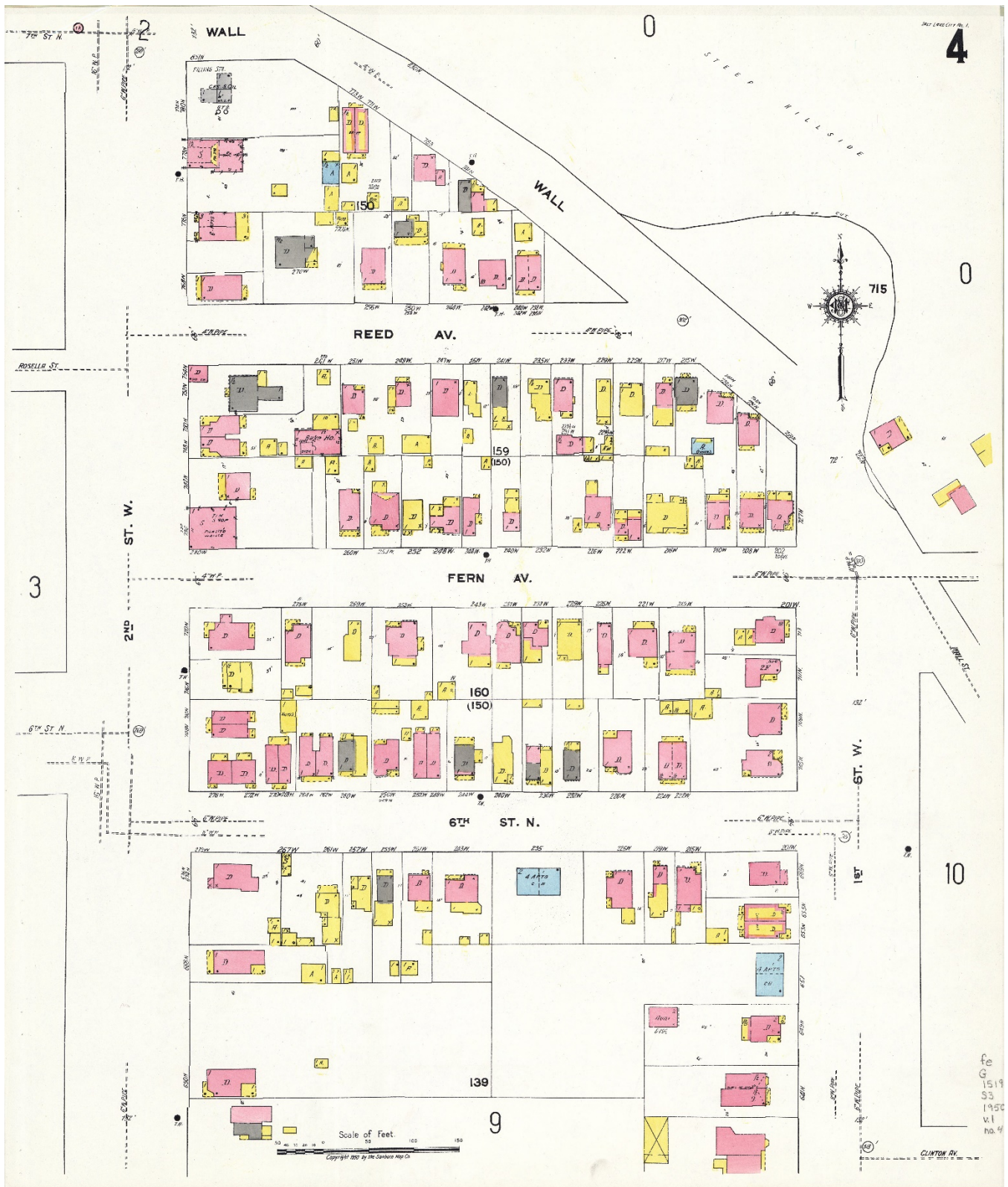


Figure 4: 1950 Sanborn Fire Insurance Map



Figure 5: Front facing photo, approx 2017



Figure 6: Archived Tax Photo (1978)

ATTACHMENT E: APPLICANT INFORMATION

Ivy Residence Addition

761 N. Wall st.

Project Description

The existing home address is 761 N. Wall St. and it is a part of Capitol Hill Historic Preservation District. The zoning is SR-1A.

The proposed development is for removal of a later-constructed and currently damaged addition to the existing house (i.e., east wing), construction of a one-story addition in its place, and a minor alteration to a small portion of the roof adjacent to the proposed addition. The new proposed addition will be larger in footprint than the existing east wing. The property is triangular in shape and is 0.06 acre in size. Because of its size and shape, we would like to apply for a special exception for additional lot coverage.

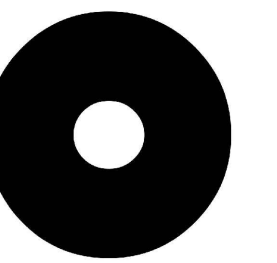
A Modest Homestead, Life in Small Adobe Homes in Salt Lake City, 1850-1897 by Laurie J. Bryant, states, regarding this house: “Now a mix of styles and building materials, this house was initially as an elongated adobe pair house or double-cell type. This earliest portion is best seen from the northeast, where one gable end is exposed and the central chimney is visible. The rest is obscured by subsequent additions.” Therefore, the book documents that the present house was constructed during at least three different phases. The first phase is the double-cell adobe structure (referred to herein as “the original”), which today comprises the existing living room and bedroom. The second phase is the taller portion of the house with a hipped roof (referred to herein as “subsequent addition”), which today comprises the existing kitchen, bathroom, and laundry room. The subsequent addition is much larger than the original and obscures details of the original historic portion of the home. The third phase is the eastern-most wing, which we are proposing to remove and replace (referred to herein as “recent addition” for the existing building and the “proposed addition” for the new construction) . The recent addition (i.e., existing east wing) is 165 sq.ft. in footprint and constructed in wood frame (whereas the rest of the structure is built in brick or adobe). It has a low shed roof and the entire structure is badly damaged by ice and water. It has a staircase down to the existing basement, which takes up half of the usable space.

The proposed project serves three main purposes:

1. Removal of the recent addition (just described)
2. Building of proposed addition, which will improve layout, functionality, and structural integrity of the home
3. Small roof over-built of the subsequent addition roof for a proper drainage (still preserving the existing historic hipped roofline.)

The proposed addition was designed to be proportional yet subordinate to the existing house, while improving the functionality and structural integrity of the home. It will not destroy or obscure any historically important architectural features, and was designed to respect the original and subsequent addition of the home, while being a product of its own time. We have worked with Salt Lake City Planning Department which recognized the hardship presented by the irregular shape and size of the lot and have allowed us to proceed designing with the proposed addition as shown in drawings. The proposed addition will be one story with a 365 sq.ft. footprint, and require demolition of the existing recent addition including the staircase. The proposed addition will include a new entrance, a living room and a small writing room. The building openings also resemble the historic original in size, shape, and orientation. Because the proposed addition will comprise the living room and main entrance to the home, it does require a design that will allow visitors to distinguish the main entry from the entrance that will be maintained on the original portion of the home. The roof of the proposed addition will resemble the original historic gabled adobe house in shape and height. Building wall finish will be wood siding. The windows will be low-e fiberglass or aluminum clad windows. The proposed roof material is an asphalt shingle roof(as same as the historic structure).

To improve the interior layout of the home, the existing living room in the original will be converted to a bedroom with a new staircase down to the existing basement. This project also includes structural maintenance to the existing basement (used for storage and mechanical room). No changes will be made to the exterior of the original.



design studio.

360 S 200 W #C311 SALT LAKE CITY UT 84101 TEL 8014401815

SEAL

761 N. Wall st. Salt Lake City, UT

Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020

SHEET TITLE

COVER

SHEET NO.

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH FOLLOWING:
 A: THESE GENERAL NOTES, PLANS AND SPECIFICATION.
 B: ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
 SPECIFICATIONS AND DRAWINGS SHALL BE INCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE STATE OF UTAH, INCLUDING ALL AMENDMENTS.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 NOTED DIMENSIONS TAKE PRESIDENT OVER SCALE, LARGER SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATION OVER PREVIOUS DOCUMENTS.
3. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN ON ALL DRAWINGS.
4. USE MANUFACTURE'S DETAILS, DATA SHEETS, OR APPROVED SHOP DRAWINGS FOR ALL CONSTRUCTION DETAILS NOT SHOWN. THESE DETAILS MUST BE SUBMITTED TO THE ARCHITECT / DESIGNER PRIOR TO CONSTRUCTION FOR APPROVAL.
5. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE THE INFORMATION SHOWN ON ALL DRAWINGS. WHERE IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT / DESIGNER FOR PROPER CLARIFICATIONS OR ADJUSTMENT.
6. OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE THE SAME CHARACTER A THE CONSTRUCTION OF SIMILAR CONDITION THAT ARE SHOWN OR NOTED ON THE DRAWINGS AND SPECIFICATIONS. IF THERE IS ANY DOUBT CONCERNING THE SIMILAR OF THE CONDITION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER AND REQUEST CLARIFICATION.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL OWNER INSTALLED ITEMS AND OWNER APPROVED ITEM AND EQUIPMENT.
8. THE CONTRACTOR SHALL VERIFY REQUIRED ROUGH OPENING SIZE FOR ALL WINDOWS.
9. ALL DIMENSIONS ARE TO THE FACE OF STUD
10. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING, AND ADDITIONAL SUPPORTING STRUCTURE AS REQUIRED FOR ITEMS CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS WHETHER THE BLOCKING, BACKING, AND ADDITIONAL SUPPORTING STRUCTURE IS SPECIFICALLY SHOWN IN THE DRAWING OR NOT.
11. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS BETWEEN OPENINGS IN WALLS OR SLABS AND STRUCTURAL, MECHANICAL, ELECTRICAL AND / OR PLUMBING REQUIREMENTS. IN THE EVENT THAT A CONFLICT OCCURS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IMMEDIATELY.
12. THE CONTRACTOR SHALL COMPARE THE DIMENSIONS ON THE STRUCTURAL DRAWINGS WITH THE DIMENSION SHOWN ON THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTING ANY PORTION OF THE PROJECT. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT / DESIGNER IMMEDIATELY.
13. CONTRACT DOCUMENTS TAKE PRECEDENCE WHEN THAY ARE MORE STRINGENT THAN APPLICABLE CODES, ORDINANCES, STANDARDS AND STATUES. CODES, ORDINANCE, STANDARDS, AND STATUES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS AND SPECIFICATIONS.
14. THIS DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF DESIGN STUDIO O AND ARE PROHIBITED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING BUT NOT LIMITED TO, COPYRIGHTS, THERE DRAWINGS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE EXPLICIT WRITTEN CONSENT OF DESIGN STUDIO O

INDEX OF DRAWINGS

INDEX OF DRAWINGS	
SURVEY	
AS 1.0	STREET SCAPE
AS 1.1	SITE PLAN
A1.1	EXISTING PLAN
A1.2	NEW PLAN
A2.1	EXISTING ELEVATION
A2.2	NEW ELEVATION
A3.1	SECTION
A7.0	EXISTING PHOTOGRAPH/NEW PERSPECTIVE

PROJECT INFORMATION

APPLICABLE CODE	2015 IRC
PROJECT ADDRESS:	761 N WALL ST. SALT LAKE CITY, UT
ZONING :	SR1-A
LOT SIZE:	2,713 SQ.FT.
EXISTING STRUCTURE FOOT PRINT:	948 SQ.FT.
PROPOSED STRUCTURE FOOT PRINT:	1,150 SQ.FT.

IVY RESIDENCE REMODEL/ADDITION

761 N. WALL ST. SALT LAKE CITY, UT

1

2

3

4

5

6

1

2

3

4

5

6

BOUNDARY DESCRIPTION:

WARRANTY DEED: Entry 12286987, Book 10435, Pg 1493-1494

Beginning 10 rods North and 2 rods East of the Southwest corner of Lot 7, Block 150, Plat A, Salt Lake City Survey, and running thence West 79-3/4 feet; thence North to the Street; thence South 58°49' East along street to the place of beginning

NARRATIVE:

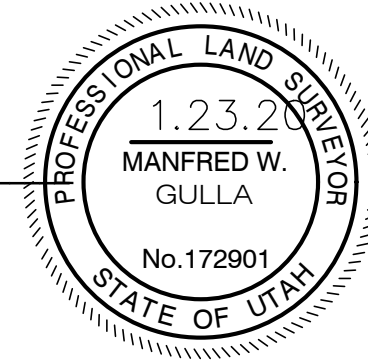
THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY LINES AND SET MARKERS AS INDICATED ON THIS DRAWING AT THE REQUEST OF MY CLIENT SARAH IVY. BASIS OF BEARING WAS ESTABLISHED BETWEEN MONUMENT AS SHOWN ON THIS DRAWING.

SURVEYORS CERTIFICATION:

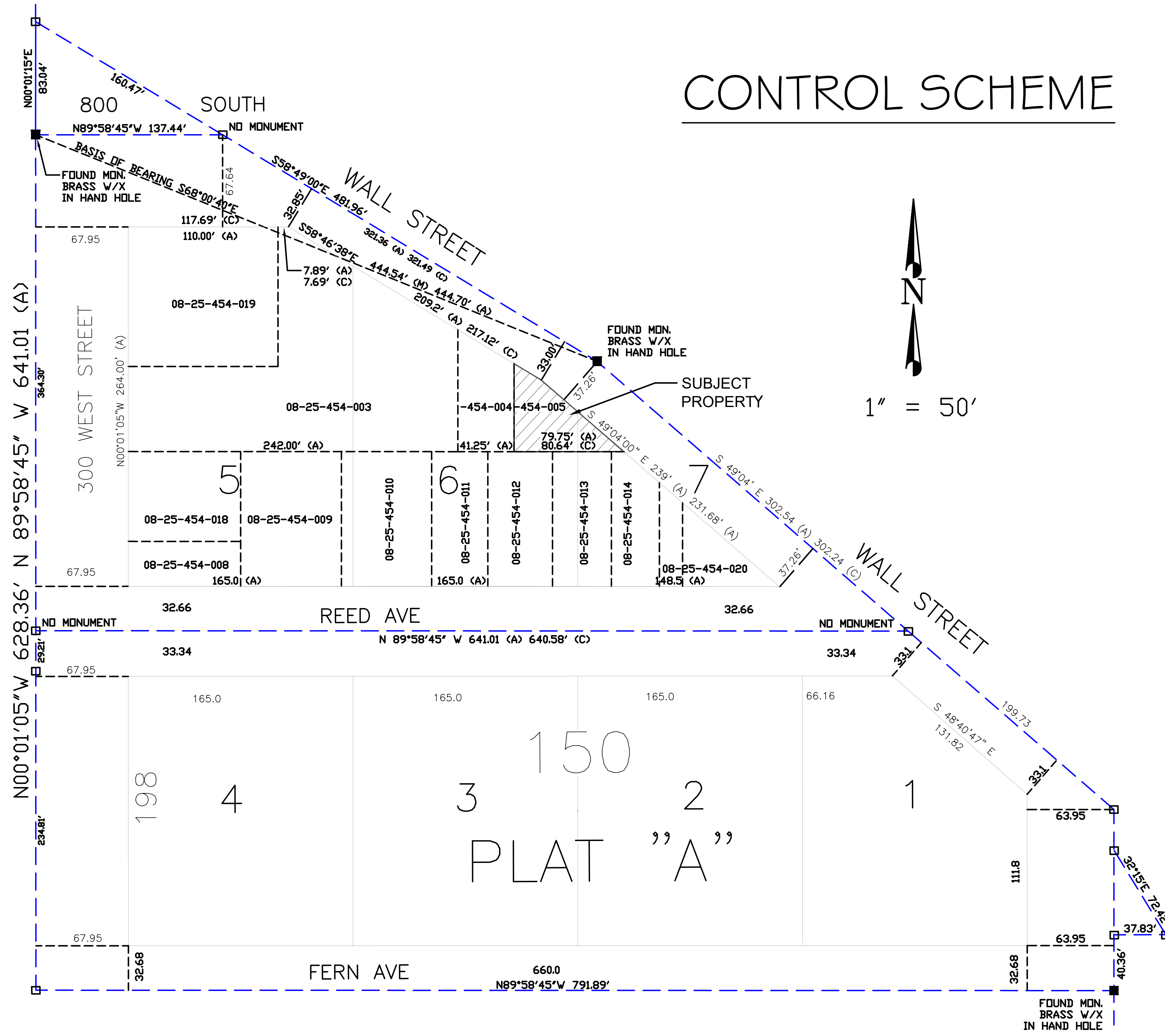
I, MANFRED W. GULLA, DO HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 172901, AS PRESCRIBED BY UTAH LAW. I FURTHER CERTIFY, THAT BY AUTHORITY OF THE OWNER, OR HIS REPRESENTATIVE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT.

DATE: 01.23.2020

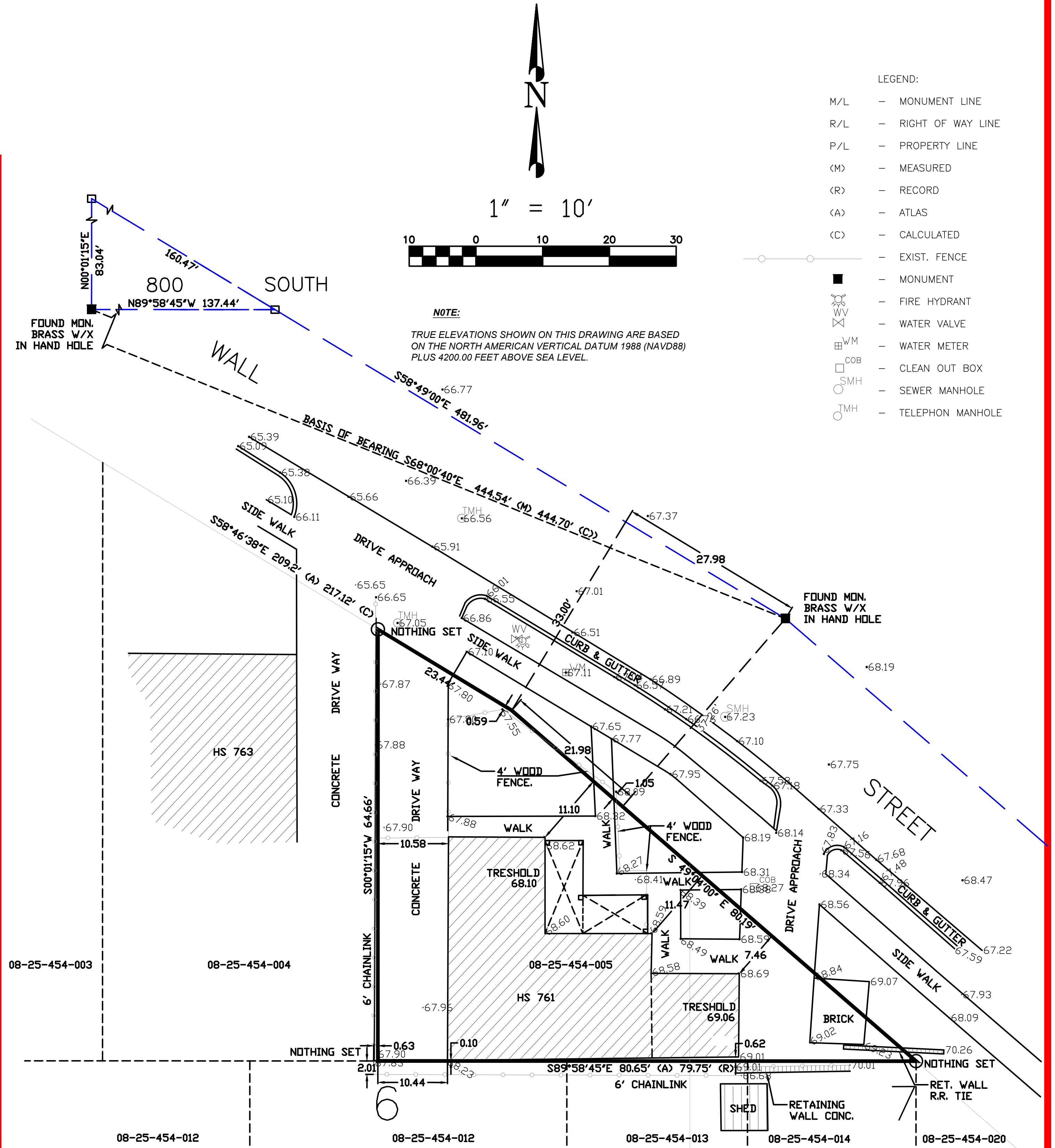
SIGNED: _____



CONTROL SCHEME



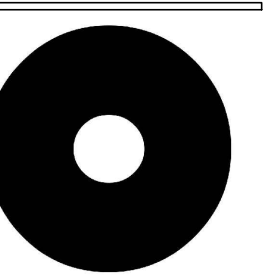
R.O.S. / TOPOGRAPHY
W 1/2 OF SE 1/4 OF SEC. 25, T.1N., R.1W., S.L.B.&M.



DRAWN BY: MANFRED GULLA	SURVEYED FOR: SARAH IVY	SURVEY LOCATION: 761 NORTH WALL ST, SALT LAKE CITY, UTAH 84103
DATE: 01.23.2020	761 NORTH WALL ST	PARTS OF LOT 6 AND 7, BLOCK 150, PLAT A, SALT LAKE CITY SURVEY
DWG. NO.: 10800	SALT LAKE CITY, UTAH 84103	LOCATED IN THE WEST HALF OF THE SECTION OF SECTION 25
		TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF MANFRED W. GULLA L.S. 172901
DATE: _____ TIME: _____ FEE: _____ BOOK: _____ PAGE: _____
COUNTY SURVEYOR _____ COUNTY RECORDER _____

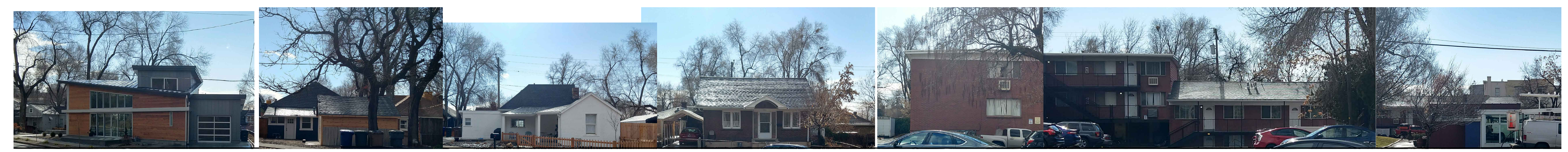
GEODETIC SURVEYS
394 NORTH MAIN STREET
SALT LAKE CITY, UTAH 84103
PHONE 801-521-2150



LEGEND

- PROPERTY LINE ALONG WALL ST.
- EXISTING STRUCTURE OF THE PROJECT
- AREA TO REBUILD/MODIFIED

D3 AS1.0 AREA PLAN SETBACK STUDY
SCALE: 1/32"=1'-0"



216 W REED AVE

238-240 W REED AVE

761 N WALL ST

763 N WALL ST

778 N 300 W

784 N 300 W

- STANDING SEAM METAL SHED ROOF
- WOOD AND METAL SIDING
- SINGLE FAMILY RESIDENCE
- HIPPED ROOF WITH ASPHALT SHINGLE
- PAINTED WOOD SIDING
- SINGLE RESIDENCE
- SIDE GABLE, HIPPED ROOF, AND SHED ROOF WITH ASPHALT SHINGLE
- STUCCO FINISH
- SINGLE FAMILY RESIDENCE
- SIDE GABLE ROOF WITH ASPHALT SHINGLE
- BRICK FINISH
- SINGLE FAMILY RESIDENCE
- SIDE GABLE ROOF WITH ASPHALT SHINGLE
- BRICK FINISH
- MULTI FAMILY RESIDENCE
- FLAT MEMBRANE ROOF
- BRICK FINISH
- COMMERCIAL PROPERTY

E3 AS1.0 WALL STREET NORTH ELEVATION AND FINISH MATERIAL
SCALE: 1/16"=1'-0"

SEAL

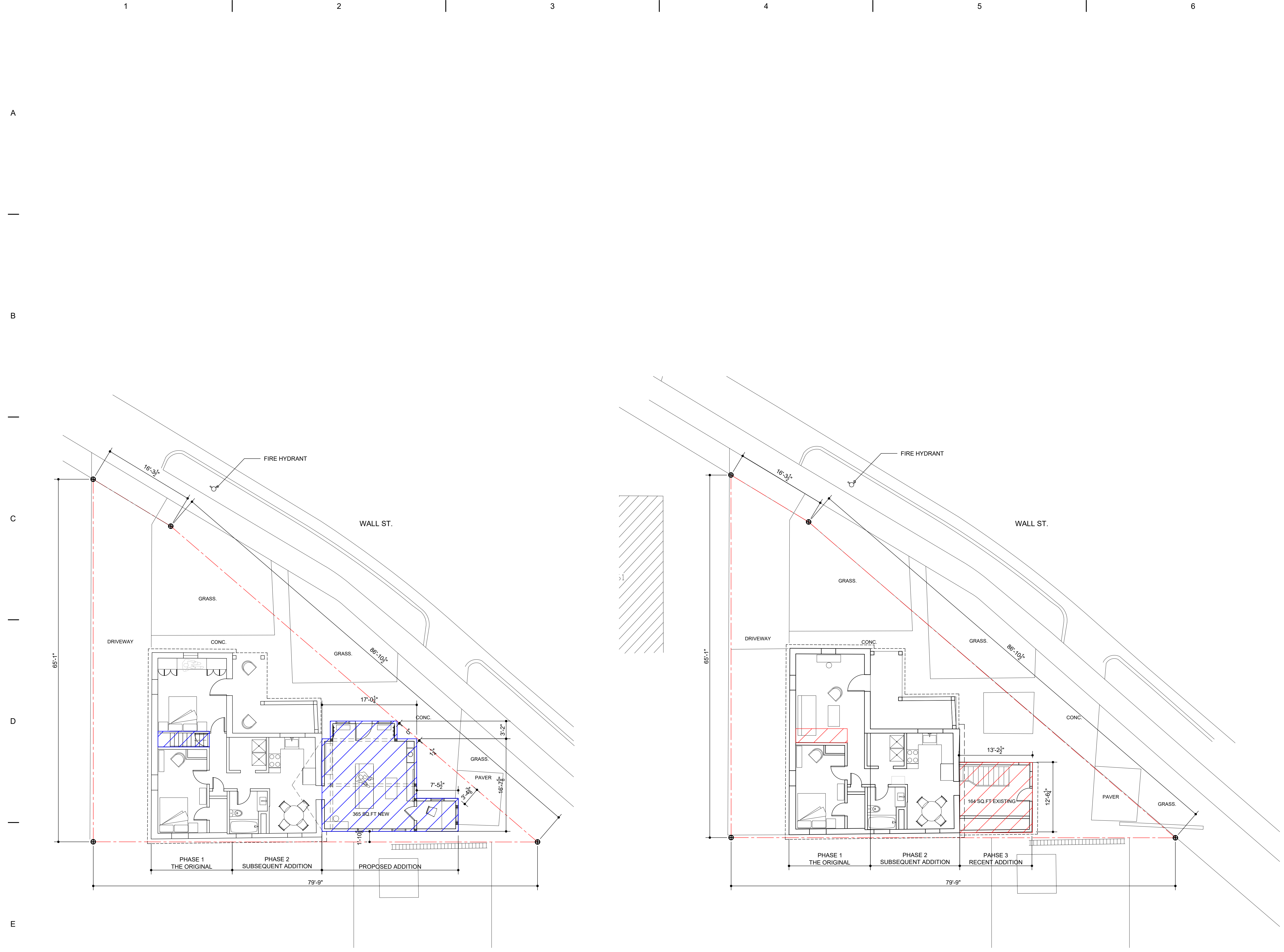
761 N. Wall st. Salt Lake City, UT
Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020 SHEET TITLE

AREA SETBACKS
STREETSCAPE
SHEET NO.

REVISIONS	DATE
UPDATE	5/21/2020



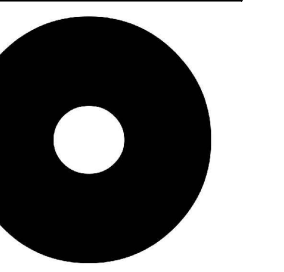
E2 NEW SITE PLAN
AS1.1 SCALE: 1/8"=1'-0"

E5 EXISTING SITE PLAN
AS1.1 SCALE: 1/8"=1'-0"

- LEGEND**
- PROPERTY LINE
 - ▨ AREA TO BE DEMOLISHED
 - ▨ AREA TO REBUILD/MODIFIED
 - ⊙ FIRE HYDRANT

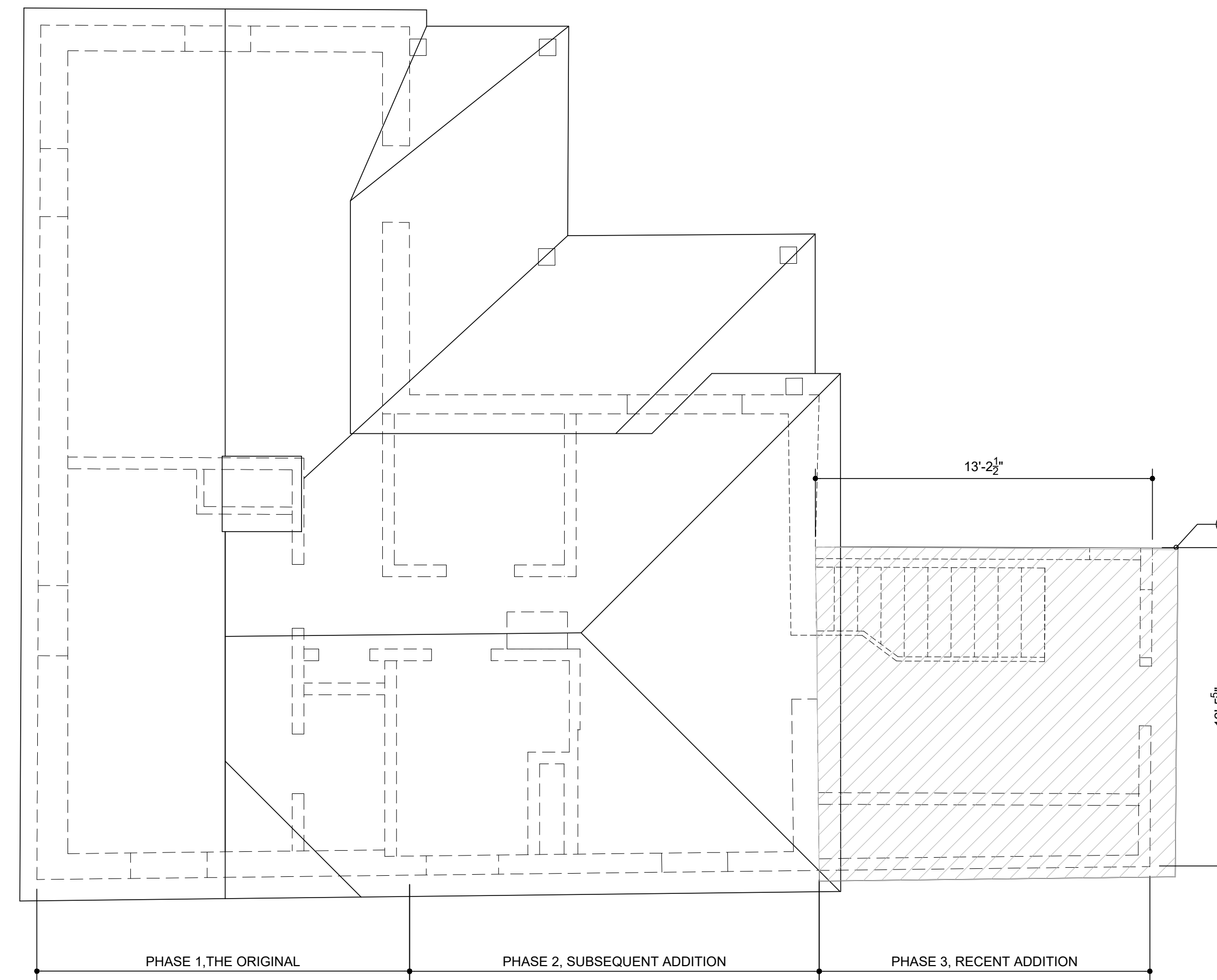
KEY NOTES/GENERAL NOTES

- 1. AREA TO BE REMOVED/ DEMOLISHED
- 2. EXISTING STAIRS TO THE BASEMENT TO BE FILLED IN

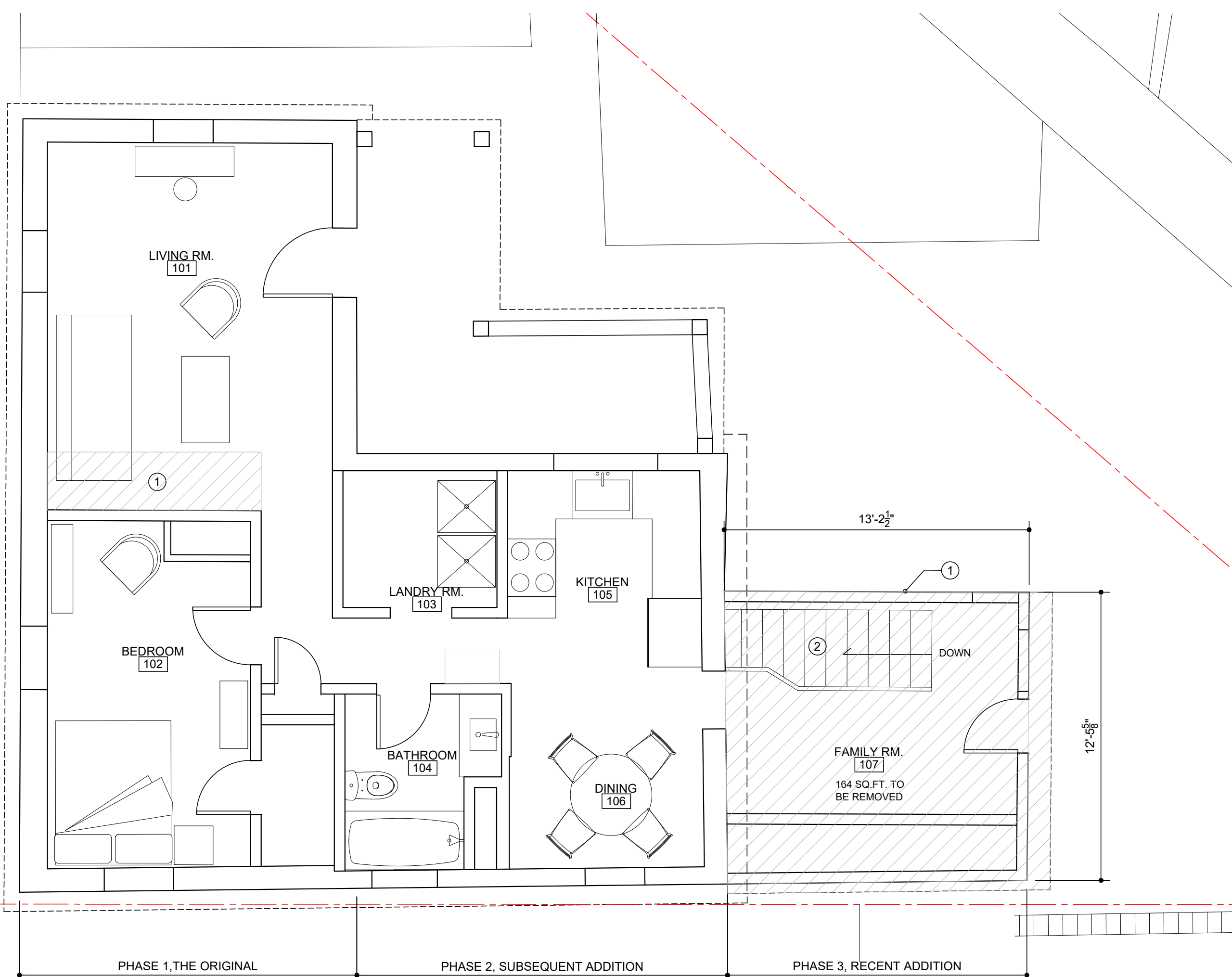


design studio.

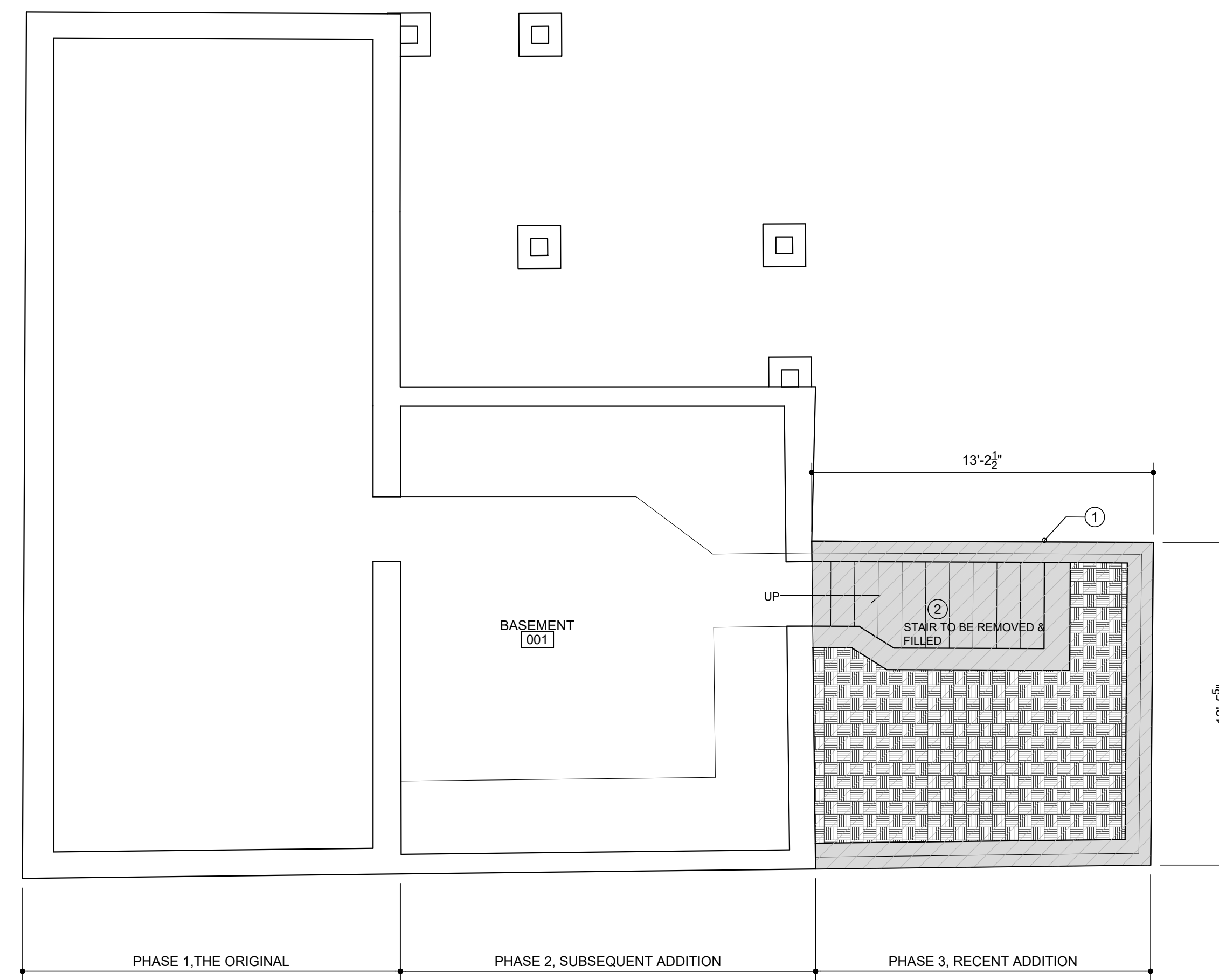
360 S. 200W #C311 SALT LAKE CITY UT 84101 TEL 801-445-1815



C5
A1.1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



E2
A1.1 EXISTING MAIN LEVEL PLAN
SCALE: 1/4"=1'-0"



E5
A1.1 EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"

LEGEND

- PROPERTY LINE
- ▨ AREA TO BE DEMOLISHED

SEAL

761 N. Wall st. Salt Lake City, UT

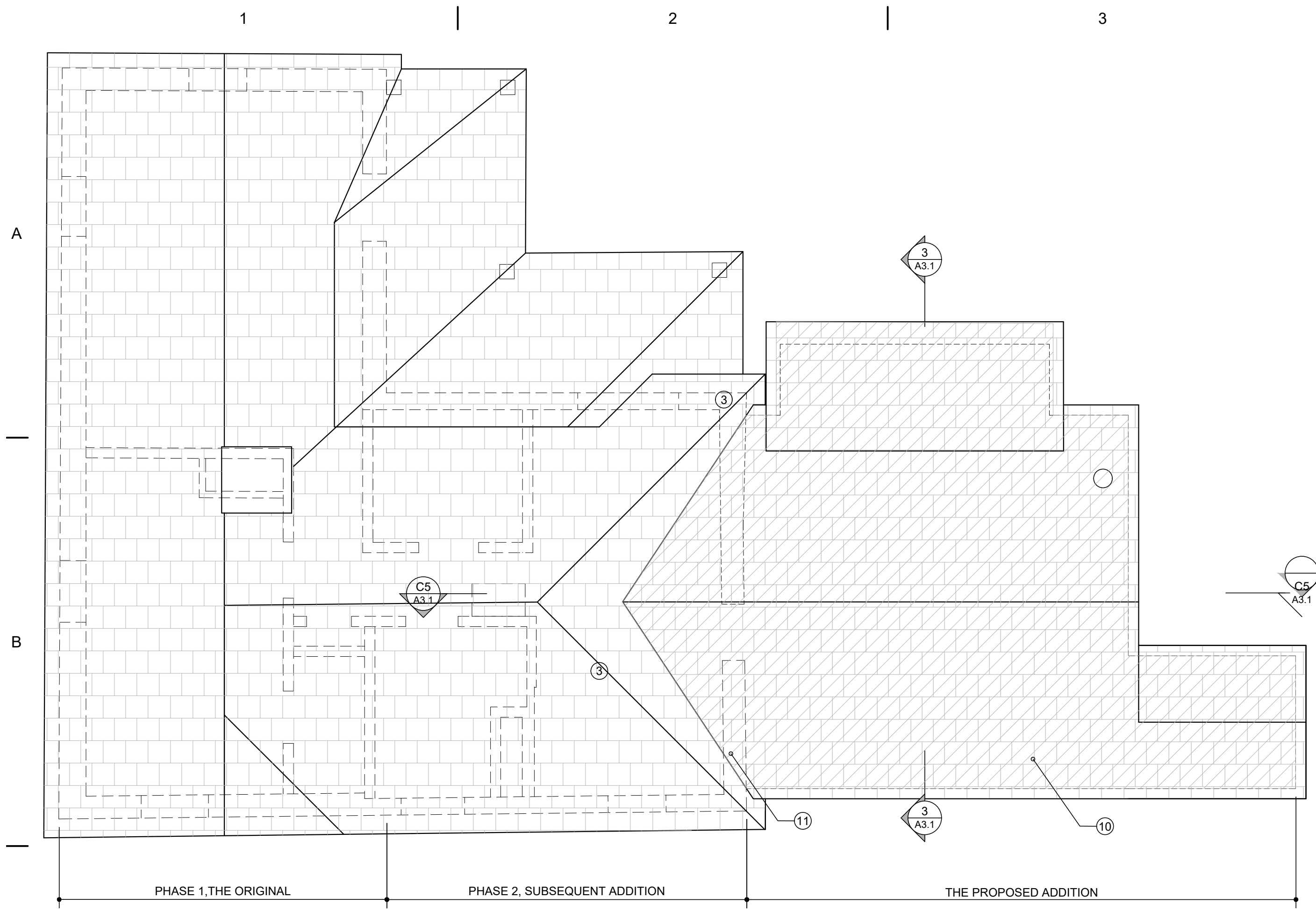
Ivy Residence Addition
Historical Preservation Presentation

REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
SHEET TITLE

EXISTING PLAN
(DEMO INFO.)
SHEET NO.

A1.1



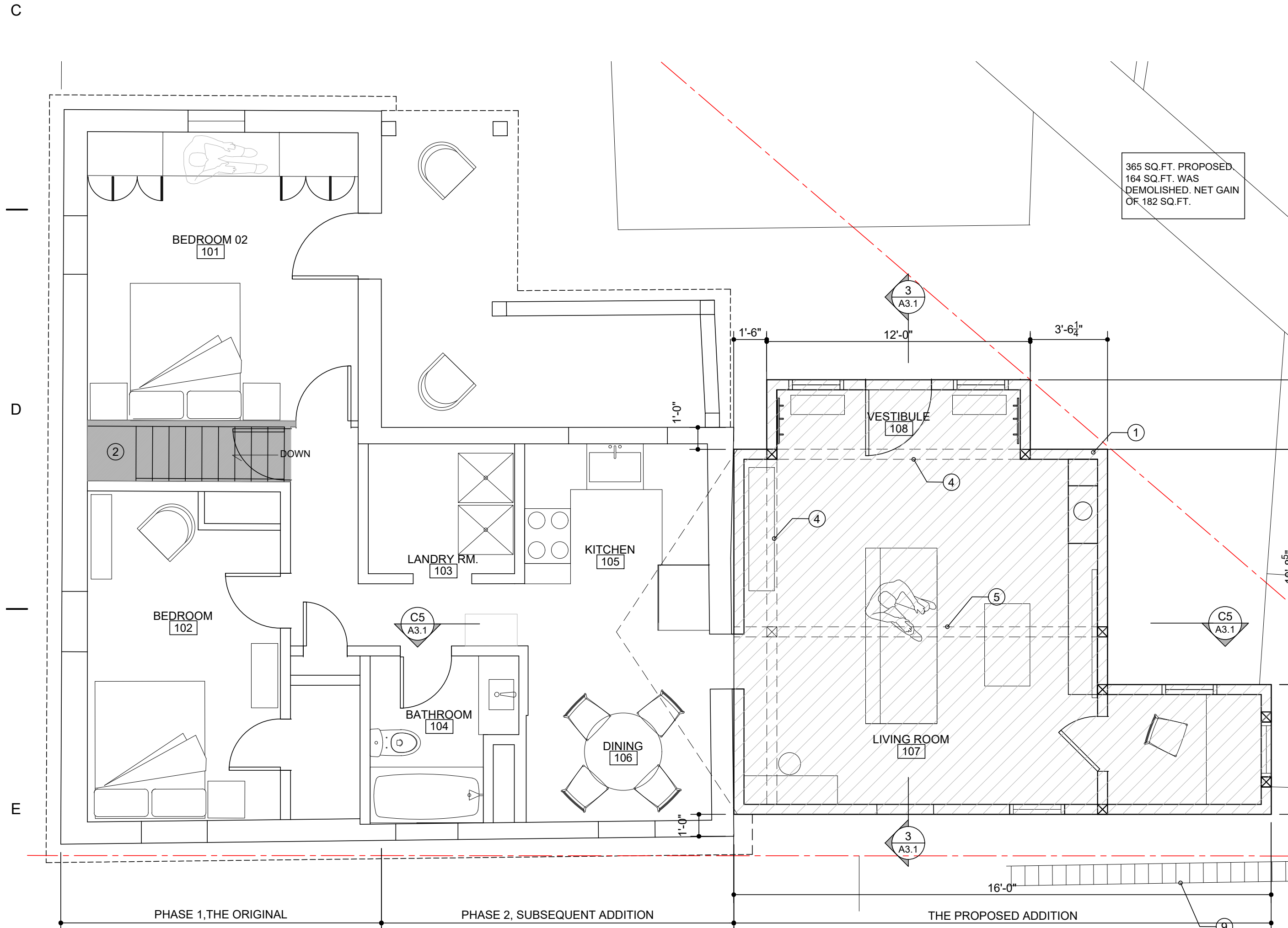
C2 NEW ROOF PLAN
A1.2 SCALE: 1/4"=1'-0"

PLEASE SEE C6/A1.2 FOR THE ROOF OPTION 2. THE OPTION 2 PROPOSED ALTERATION TO THE HIPPED PORTION OF THE SUBSEQUENT ADDITION ROOF.

- KEY NOTES/GENERAL NOTES**
1. NOT USED
 2. NEW STAIR TO THE EXISTING BASEMENT
 3. HIPPED END OF THE EXISTING ROOF
 4. EXPOSED TRANSFER BEAM ABOVE
 5. EXPOSED RIDGE BEAM
 6. EXISTING SHALLOW FOUNDATION SUPPORT STRUCTURE
 7. EXISTING OPENING TO BE FILLED
 8. NEW FOOTING FOUNDATION STRUCTURE
 9. EXISTING RETAINING WALL
 10. NEW ASPHALT SHINGLE ROOF OVER EXISTING
 11. SMALL ROOF OVER-BUILT OVER EXISTING ROOF TO CREATE PROPER DRAINAGE

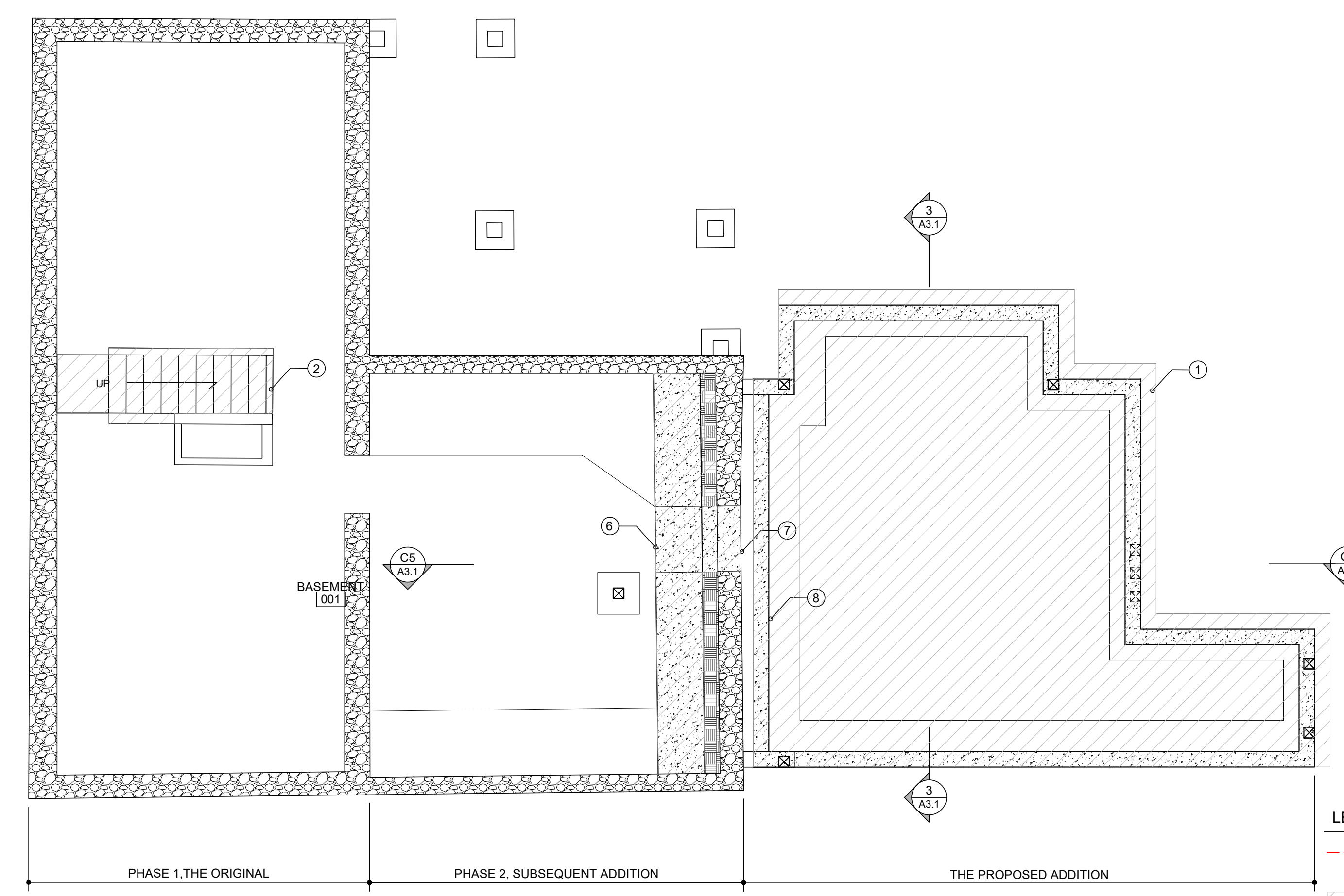


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E2 NEW MAIN LEVEL PLAN
A1.2 SCALE: 1/4"=1'-0"

365 SQ. FT. PROPOSED
 164 SQ. FT. WAS
 DEMOLISHED. NET GAIN
 OF 182 SQ. FT.



E5 NEW BASEMENT PLAN
A1.2 SCALE: 1/4"=1'-0"

LEGEND

--- PROPERTY LINE

▨ AREA OF NEW CONSTRUCTION

SEAL

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Ivy Residence Addition
 Historical Preservation Presentation

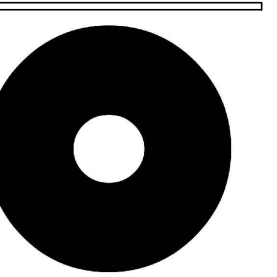
REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
 SHEET TITLE

NEW PLAN
 SHEET NO.

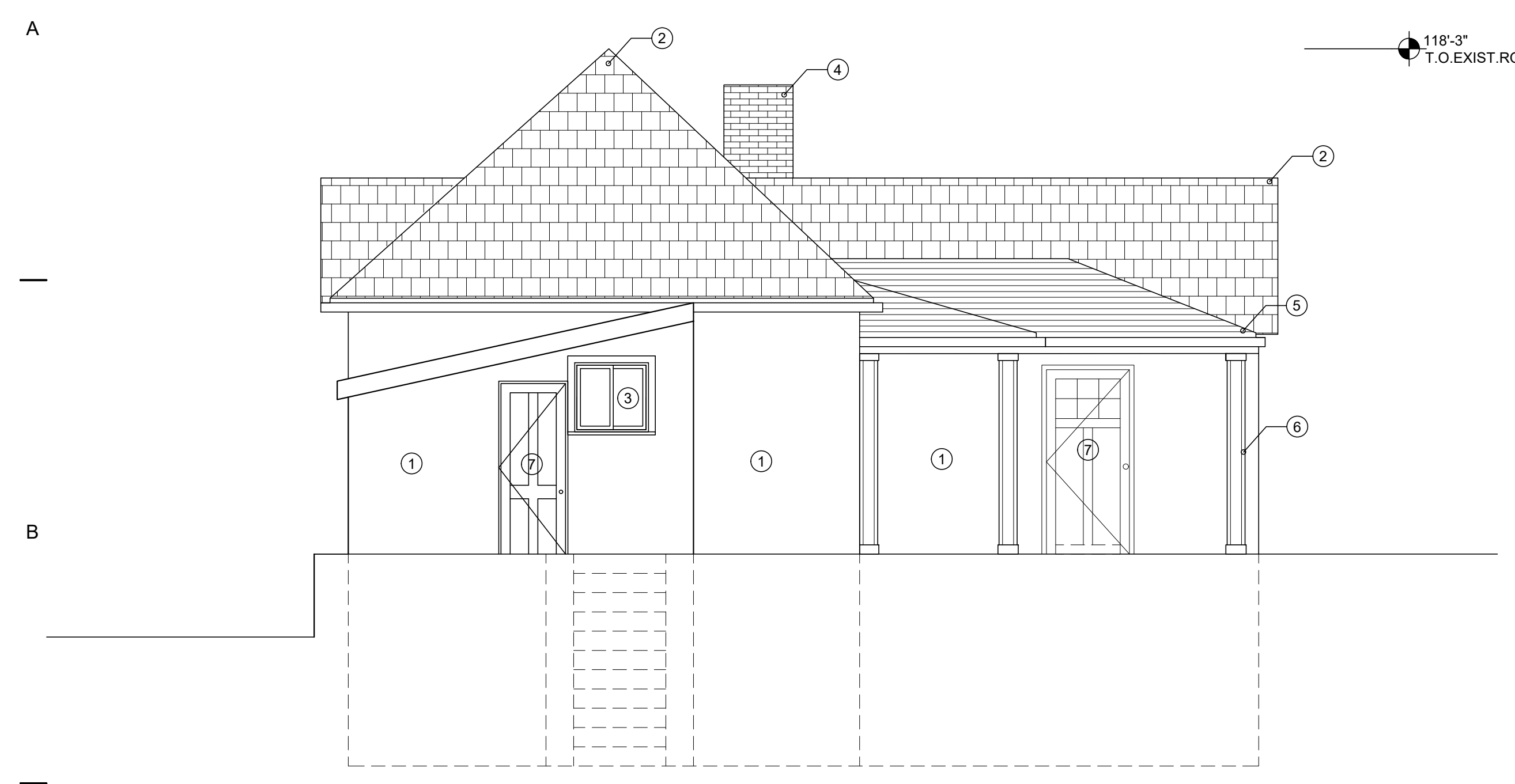
KEY NOTES/GENERAL NOTES

1. EXISTING STUCCO FINISH
2. EXISTING ASPHALT SHINGLE ROOF
3. EXISTING WOOD FRAME WINDOW
4. EXISTING BRICK CHIMNEY
5. EXISTING PATIO ROOF WITH ASPHALT SHINGLE
6. EXISTING WOOD POST
7. EXISTING DOOR
8. EXISTING WOOD SHINGLE GABLE END
9. EXISTING GLASS BLOCK WALL

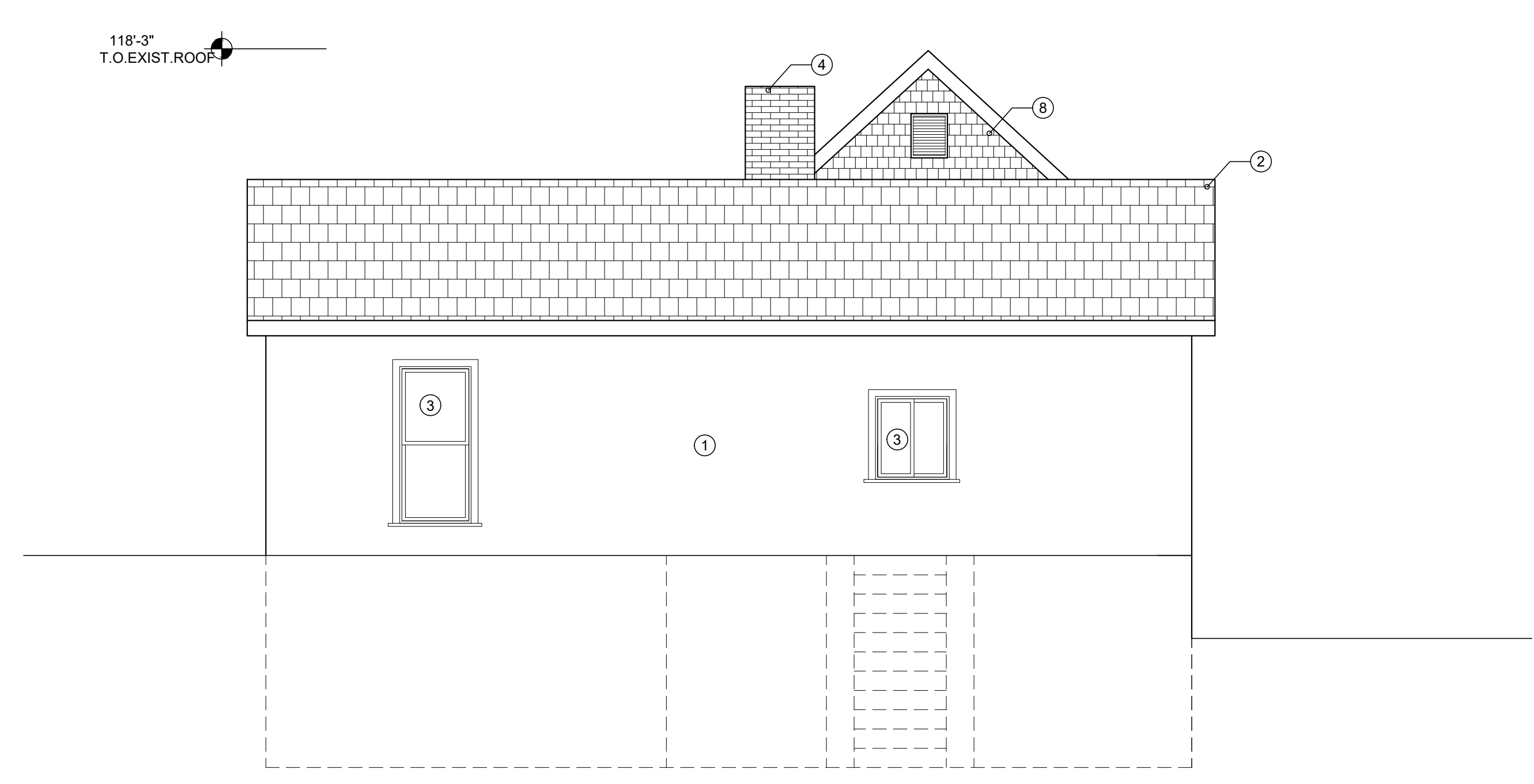


design studio.

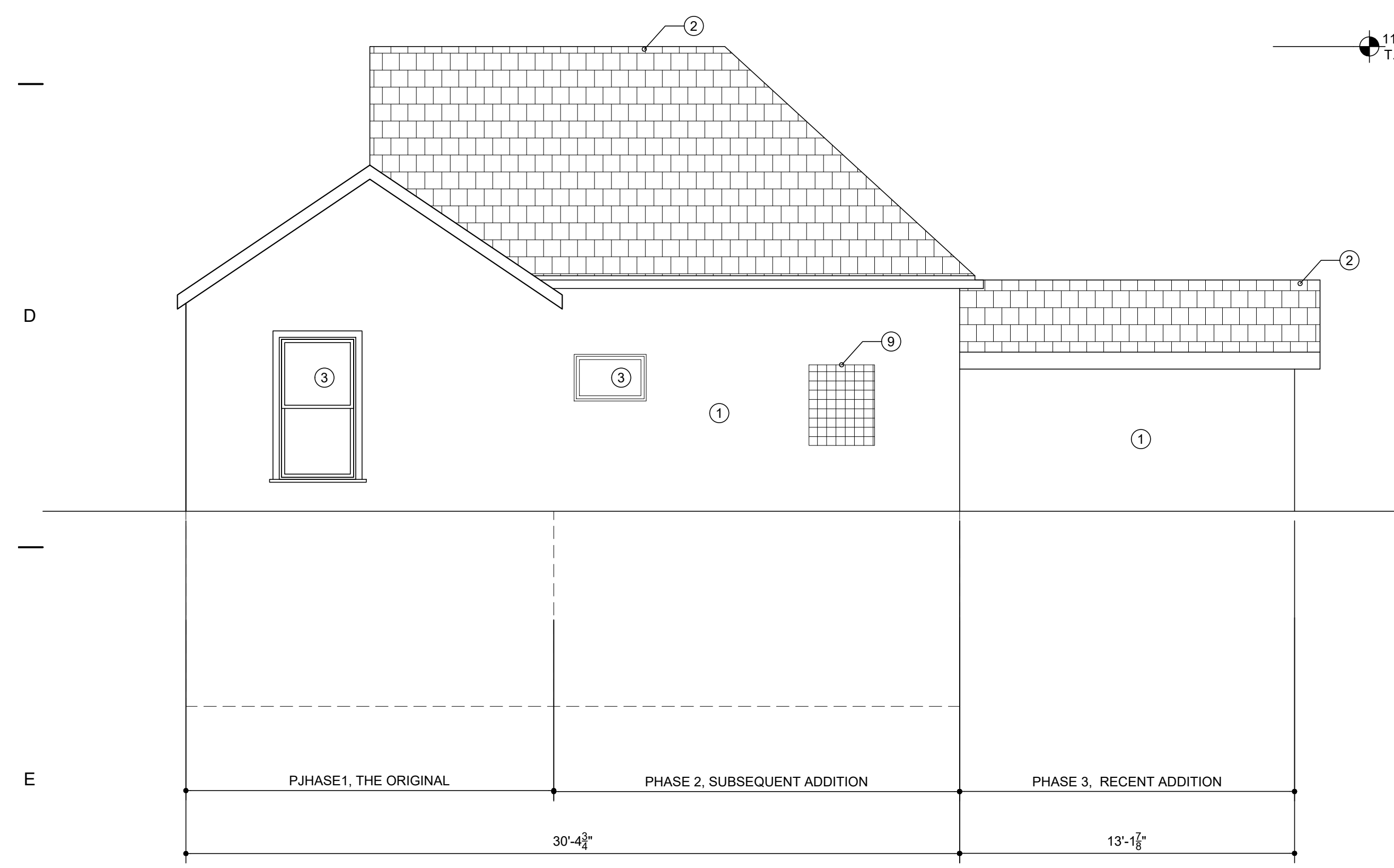
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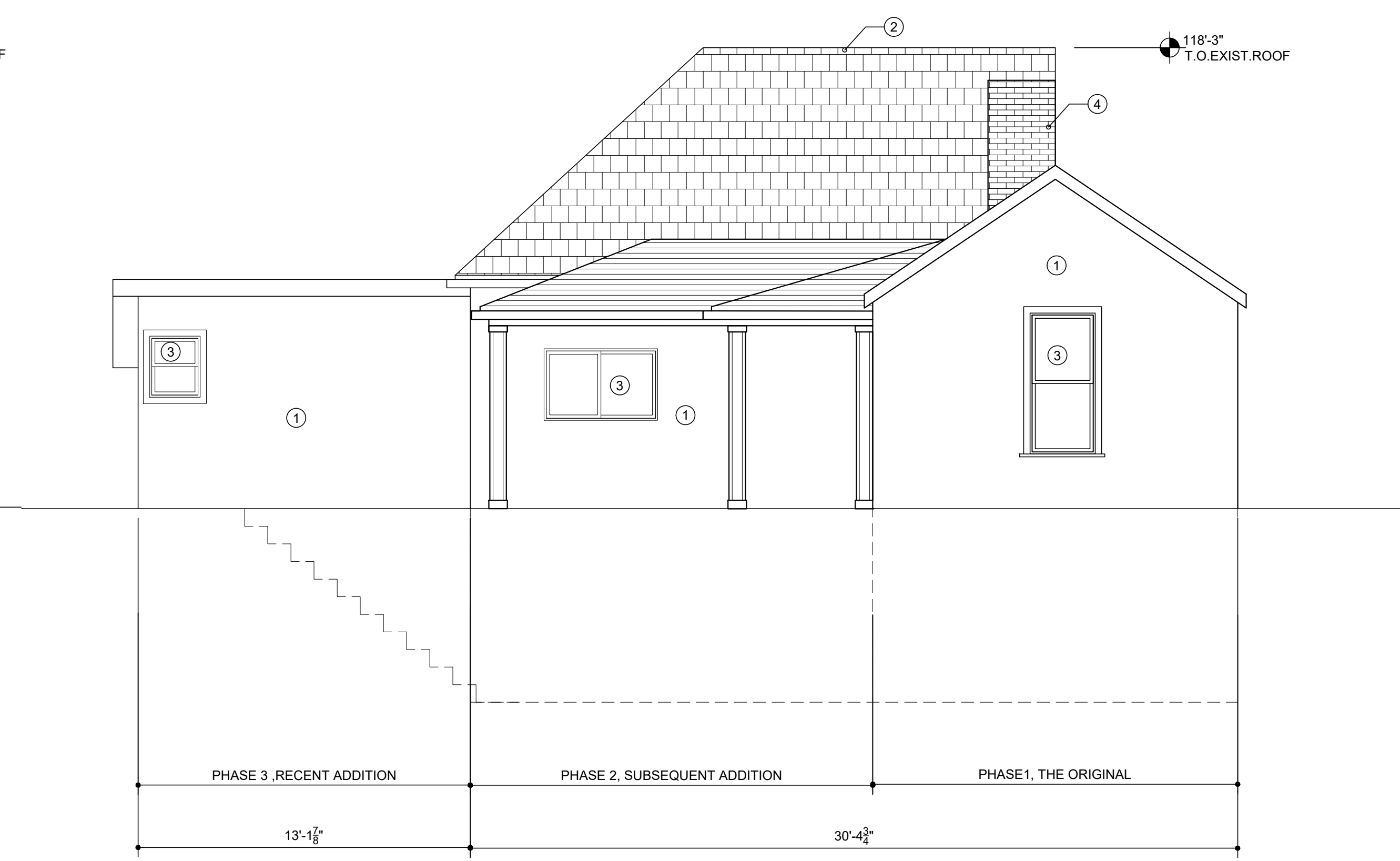
C2 EXISTING EAST ELEVATION
A2.1 SCALE: 1/4"=1'-0"



C5 EXISTING WEST ELEVATION
A2.1 SCALE: 1/4"=1'-0"



E2 EXISTING SOUTH ELEVATION
A2.1 SCALE: 1/4"=1'-0"



E5 EXISTING NORTH ELEVATION
A2.1 SCALE: 1/4"=1'-0"

SEAL

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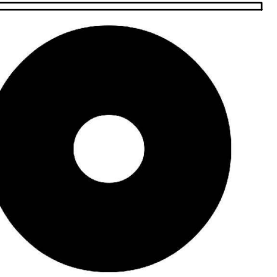
1/28/2020
SHEET TITLE

EXISTING ELEVATION
SHEET NO.

A2.1

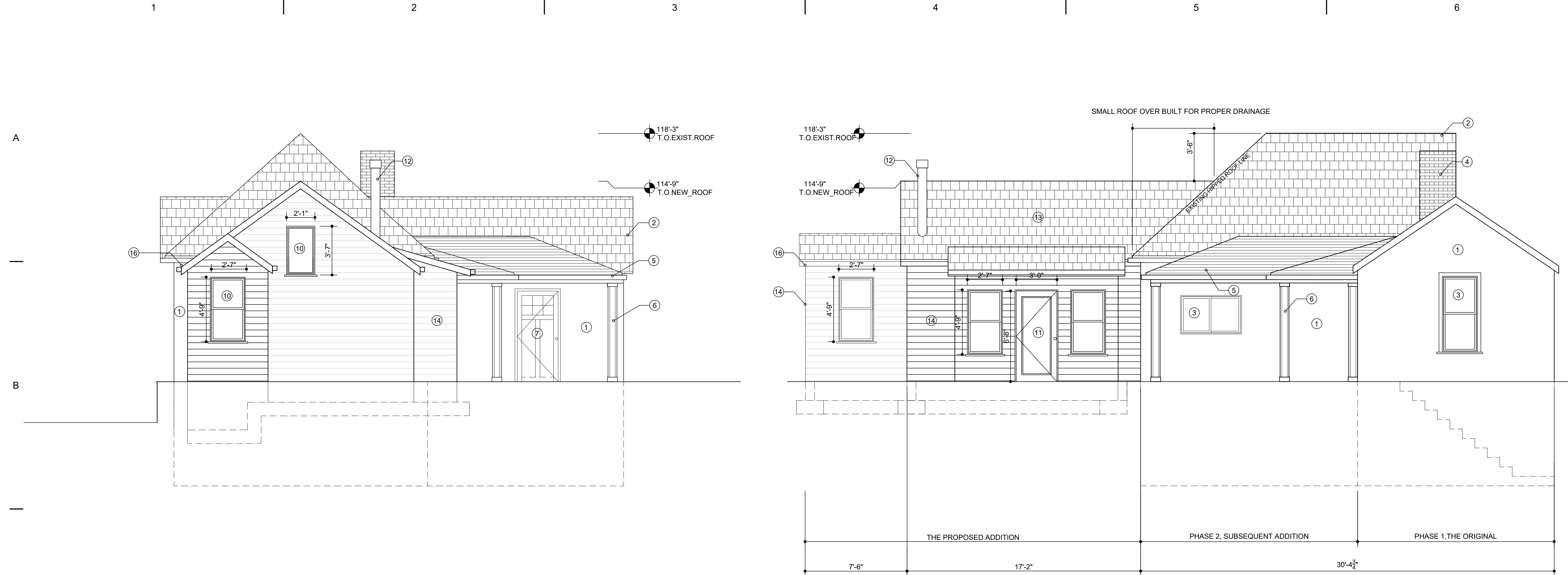
KEY NOTES/GENERAL NOTES

1. EXISTING STUCCO FINISH
2. EXISTING ASPHALT SHINGLE ROOF
3. EXISTING WOOD FRAME WINDOW
4. EXISTING BRICK CHIMNEY
5. EXISTING PATIO ROOF WITH ASPHALT SHINGLE
6. EXISTING WOOD POST
7. EXISTING DOOR
8. EXISTING WOOD SHINGLE GABLE END
9. EXISTING GLASS BLOCK WALL
10. NEW CLAD WINDOW
11. NEW WOOD FULL LITE CLAD DOOR
12. NEW STEEL CHIMNEY
13. NEW ASPHALT SHINGLE ROOF
14. NEW PAINTED WOOD SIDING OR CLEAR STAINED WOOD SIDING OR WOOD GRAIN COMPOSITE
15. NEW GLASS BLOCK WALL
16. NEW RAIN GUTTER



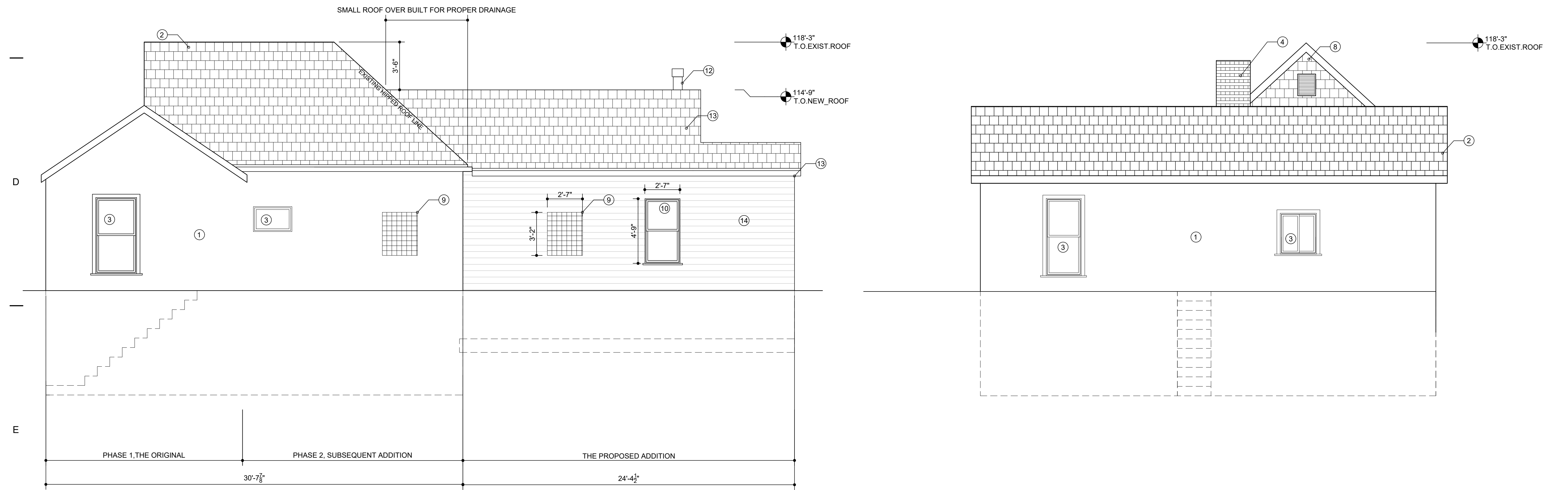
design studio.

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C2 NEW EAST ELEVATION
A2.2 SCALE: 1/4"=1'-0"

E5 NEW NORTH ELEVATION
A2.2 SCALE: 1/4"=1'-0"



E2 NEW SOUTH ELEVATION
A2.2 SCALE: 1/4"=1'-0"

C5 NEW WEST ELEVATION
A2.2 SCALE: 1/4"=1'-0"

SEAL

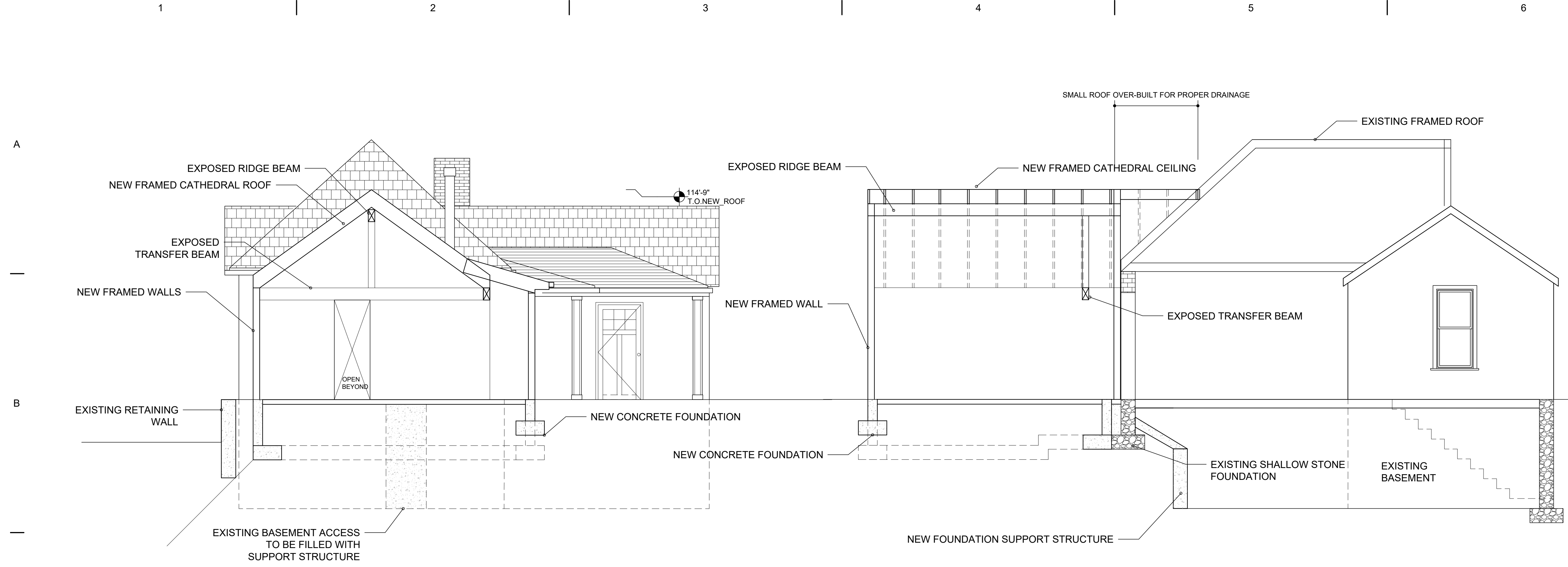
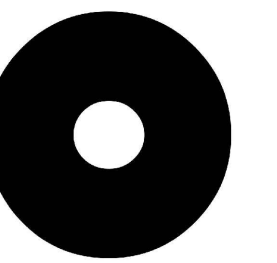
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REVISIONS	DATE
UPDATE	5/21/2020

1/28/2020
SHEET TITLE

NEW ELEVATION
SHEET NO.

A2.2



C2 SECTION
 A3.1 SCALE: 1/4"=1'-0"

C5 SECTION
 A3.1 SCALE: 1/4"=1'-0"

SEAL

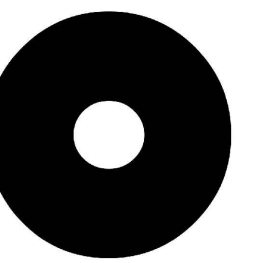
761 N. Wall st. Salt Lake City, UT

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1/28/2020
SHEET TITLE

SECTION
SHEET NO.



A



NORTH FACING FACADE



EAST FACING FACADE



SOUTH FACING FACADE



WEST FACING FACADE

B

B3 CURRENT PHOTOGRAPH
A7.0 SCALE: NTS

C

ROOF OPTION THAT PRESERVES THE EXISTING
HIPPED ROOF ON THE SUBSEQUENT ADDITION



D

E3 PAERSPECTIVES
A7.0 SCALE: NTS

E

SEAL

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1/28/2020
SHEET TITLE
EXISTING PHOTOGRAPHS
NEW PERSPECTIVES
SHEET NO.

Ivy Residence Addition

761 N. Wall st.

Proposed Finish Materials

Roof Shingle: GAF Timberline HDZ Shingles

<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz>

Building Siding: Batu Wood 1x4 Clear Finish

<https://www.novausawood.com/Batu-1x4-Decking-Red-Balau-Hardwood-1816>

Windows Doors: Windsor Windows Pinnacle Wood Clad Windows

<https://www.windsorpinnacle.com/clad/double-hung-glide-by>

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H - Historic Preservation Overlay District is to:

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

L. Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure Including New Construction of an Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with the following general standards and that the decision is in the best interest of the City:

1. Standards for Approval of a Certificate of Appropriateness For Major Alteration to a Contributing Structure:

Design Standards for Alteration of a Contributing Structure	Finding	Rationale
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.	Complies	This building was originally constructed to accommodate travelling Native Americans (see Applicant's exhibit, <i>A Modest Homestead</i>) and has consistently been used as a residence. The owner, Sarah Ivy, will continue using this property as her residence.
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.	Complies	The existing addition is not recognizable as a historic feature of the property. Although Sanborn Fire Insurance Maps from 1911 and 1950 indicate the existence of an addition it is unclear when the addition was first completed and how many times it has already been altered. Although the addition has been erected long enough to argue it has become historic in its own right the western half of the building is clearly recognizable as a historic structure.
All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Complies	The Applicant has proposed contemporary materials for the new addition which will not be mistaken or interpreted as historic.

<p>Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Complies</p>	<p>Sanborn Fire Insurance Maps from 1911 and 1950 indicate the presence of an addition in the same location on this property. It is unclear when the addition was first constructed or how many times it has been altered before now, however all photos on file with the City show the addition in its current configuration (see Attachment E, photos). Although the addition may be older than 50 years it does not contribute to the form of the building and it is deteriorated. The City has building permit records of minor non-structural upgrades in 2017 but these did not affect the addition.</p>
<p>Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Complies</p>	<p>The unique roofline of the original building (western end gabled, eastern end hipped) will be preserved; the proposed addition will have a gabled roof which will complement the roofline of the primary sections of the residence. No alterations will be made to the exterior of the first two wings of the home.</p>
<p>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>Complies</p>	<p>The addition is not an architectural feature and the shed roof on the existing addition leads to poor drainage and the addition itself has suffered water damage. The Applicant has proposed the replacement of these deteriorated materials with ones matching those on the main roof.</p>
<p>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>Complies</p>	<p>The Applicant is proposing the removal and replacement of the existing addition; not the treatment of materials, historic or otherwise.</p>
<p>Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>Complies</p>	<p>The proposed addition utilizes contemporary design and materials and will not destroy the historic features incorporated into the older wings of the home. The materials are not incompatible with those used in other structures in the surrounding neighborhood. The addition appears to be equal in size, not subordinate, to the main home when viewed from the east, however, the subject lot is very small and irregularly shaped and the site limitations and hipped roof of the original home made for a difficult roof tie in.</p>
<p>Certain building materials are prohibited including the following: a) Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>Complies</p>	<p>The Applicant has proposed Batu wood cladding on the walls and asphalt shingles on the roof of the proposed addition. There will be no aluminum, asbestos, or vinyl cladding directly applied to historic materials.</p>

<p>Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p>Not Applicable, Complies.</p>	<p>There is no signage on the subject property and the Applicant is not proposing any new signage as part of these petitions.</p>
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21A.52.060: GENERAL STANDARDS AND CONSIDERATIONS FOR SPECIAL EXCEPTIONS:

No application for a special exception shall be approved unless the planning commission, historic landmark commission, or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standard:	Finding	Rationale
<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>Complies</p>	<p>The Applicant has made this application in compliance with adopted standards and ordinances and has on balance complied with the general and specific purposes for which the title was enacted.</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>Complies</p>	<p>The proposed addition would replace a deteriorated addition and is not anticipated to cause any impairment or decline in property values.</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</p>	<p>Complies</p>	<p>There is no anticipated adverse impact to public health, safety and general welfare or on the character of the surrounding area.</p>

public health, safety and general welfare.		
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.	Complies	The proposed addition is adding on to an existing single family dwelling within a predominately single family block. The proposed materials are compatible with those found on surrounding homes.
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.	Complies	Although the existing addition is old it does not contribute to the overall architecture of the dwelling. The replacement of the addition will not diminish the appearance of the historic home.
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.	Complies	The proposed addition will not cause any material pollution beyond that which may already be present at the site and which can be expected from a single family dwelling.
G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Complies	Staff has reviewed the Applicant's requests and believes it substantially complies with the requirements herein.