



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist (801) 535-7930
Date: August 27, 2019
Re: PLNHLC2020-00468 Alteration to a Contributing Structure

Major Alteration

PROPERTY ADDRESS: 529 E. South Temple

PARCEL ID: 09-31-486-013-0000

MASTER PLAN: Avenues Master Plan

ZONING DISTRICT: H (Historic Preservation Overlay) 21A.34.020 & RO (Residential Office)

DESIGN GUIDELINES: Residential Design Guidelines and Commercial Design Guidelines

REQUEST: The property owner representative, Ralph Nagasawa, is requesting approval for a Major Alteration to the Salt Lake City Landmark Site located at 529 E. South Temple.

The applicant is proposing to construct an elevator addition oriented to the north of the existing principal structure. The addition is under 90 square feet in size and approximately 41'6" in height. The subject property is located in the RO (Residential Office) zoning district and the South Temple 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 landmark site located at 529 E. South Temple, 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.

ATTACHMENTS:

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

PROPERTY LOCATION

The subject property, 529 E. South Temple, is located on the north side of South Temple between F and G Street. The principal and carriage house structures are contributing to the landmark site and the South Temple Local Historic District.



SURROUNDING CONTEXT

The subject property is located on the corner of South Temple and F Street. Due to its location, each elevation of the structure is readily visible from the public way. The surrounding context includes a multi-family residential to the north, residential to the east and commercial to the south. The abutting properties to the east, west, and north are contributing to the Avenues and South Temple Local Historic District. The commercial structure to the south is listed as out-of-period to the South Temple Local Historic District.

KEITH BROWN MANSION AND CARRIAGE HOUSE

The subject property was constructed by Frederick Albert Hale in 1989-1900. The National Register Nomination, written in 1971, describes the architecture of the principal structure as renaissance in style with eclectic features. The building addresses and engages South Temple, F Street and the north, each elevation is readily visible from each public way. Each of these elevations contains ostentatious entries and column features. The principal structure’s main building material is Sanpete limestone. The property also contains a historic carriage house associated with the mansion. The carriage house is located to the north east of the principal structure.



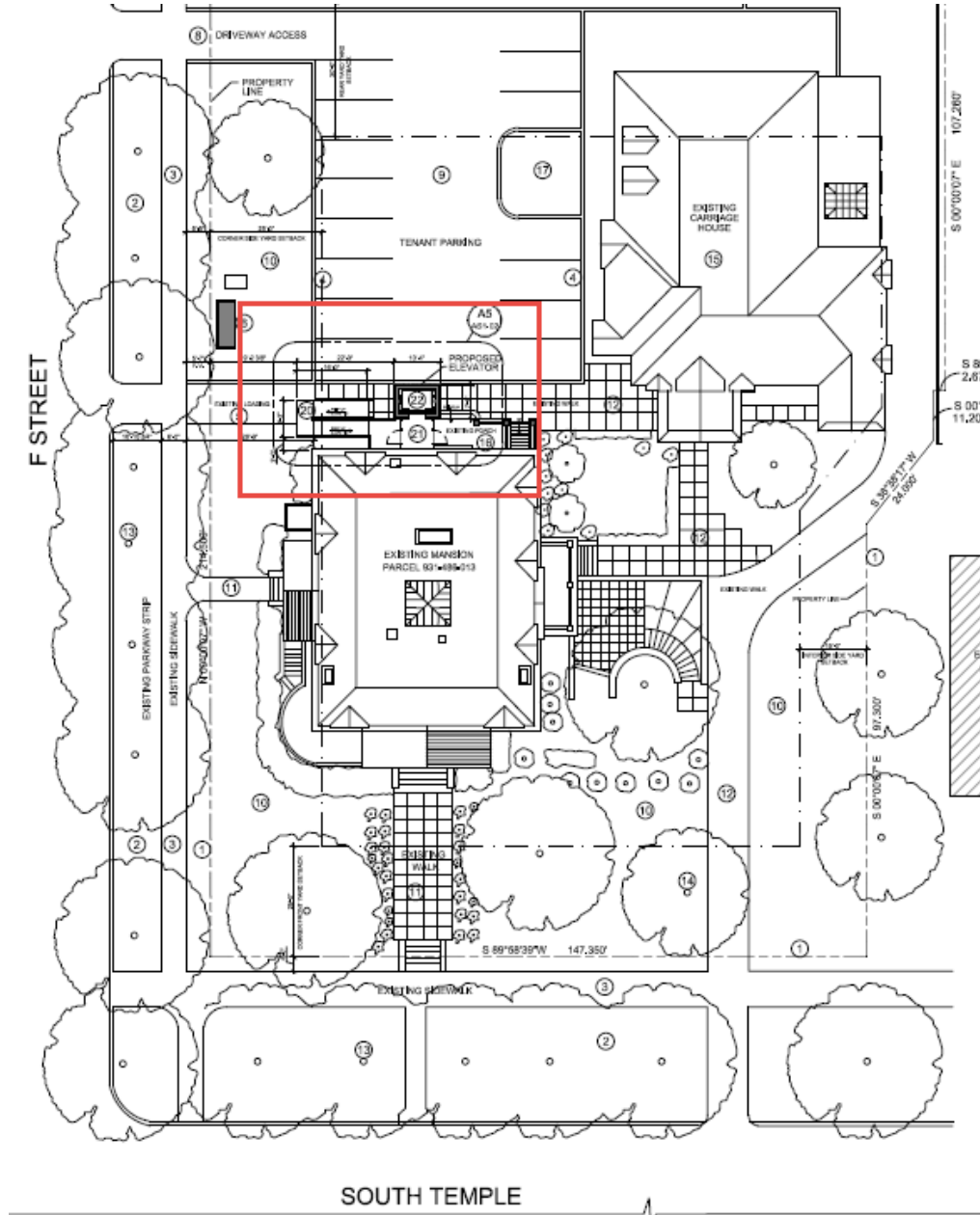
South Elevation



South Elevation and Carriage House

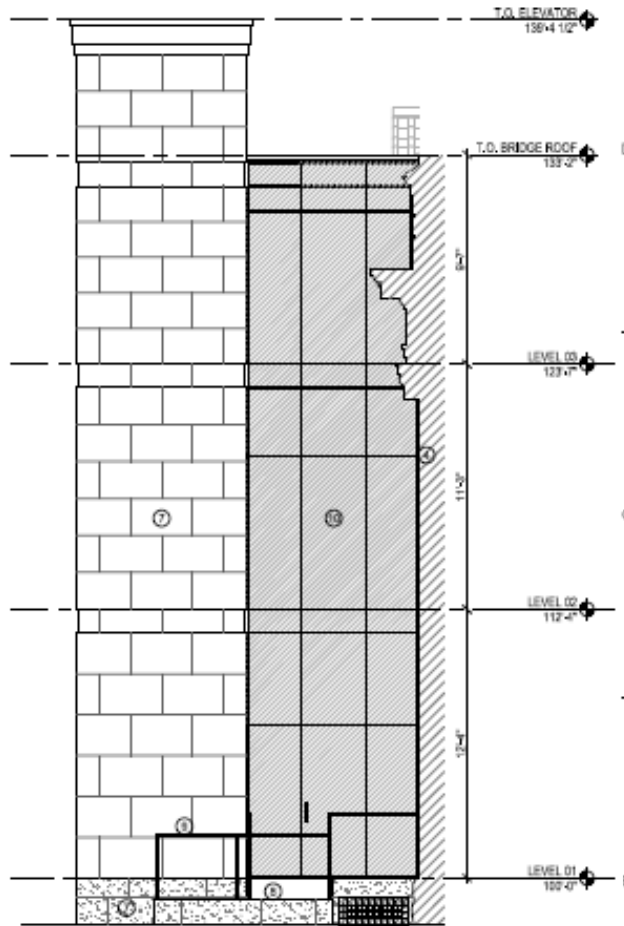
PROJECT DESCRIPTION

The applicant is proposing to construct a 3-story elevator addition to be located on the north elevation of the principal structure. The elevator addition is part of a larger ADA compliance upgrade for the property. The proposed addition is approximately 90 square feet in size and approximately 41'6" in height to the top of the elevator shaft.



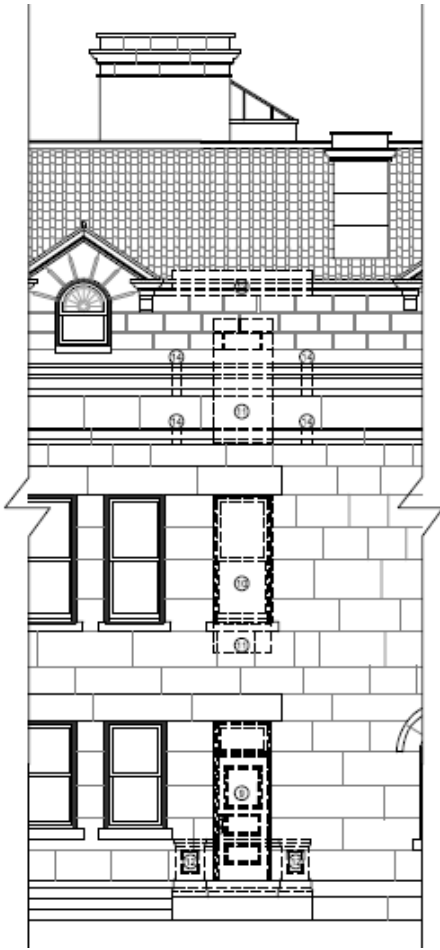
Site Plan

The link is proposed to connect to the elevator shaft, which is clad in a limestone veneer. The elevator shaft is the same height as the existing roofline and terminates with a fluted cornice feature. The link reduces the general massing and bulk of the proposed elevator addition by creating a visual cohesiveness with the existing principal structure. The link softens the transition from limestone to a vertical limestone rectilinear shaft.



Enlarged West Elevation

The addition will alter the third and second floor of the existing structure. The first has an existing door opening, which will be utilized as the entry to the first floor from the elevator addition. The second story has a window opening that will be modified into a doorway for an entry from the elevator addition. The most extensive alteration to the existing structure will take place on the third story. A new doorway opening will be created on the third story for an entry from the proposed elevator addition.



North Elevation



Proposed North Elevation Alterations

While the proposed elevator addition is large, it stays subordinate to the principal structure, due to its location, siting and composition. Additionally, the proposed alterations and addition are located on a secondary elevation, which reduces the impact to the South Temple street façade.

In regard to the RO (Residential Office) zoning district, the proposed addition meets the required setbacks, lot coverage, and height limitation.

Additional Alterations to the Site

The application also includes minor modifications to the site. The applicant is proposing to install an ADA ramp to the elevator addition. Due to the height and grade of the ramp, a railing will be installed for safety purposes. The ramp and railing alteration are considered to be minor.

KEY CONSIDERATIONS:

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

1. Consideration 1. Visibility of the Proposed Addition

The proposed addition will be readily visible from F Street, due to the location of the subject property. The full addition will be visible looking east, as well as looking south. While the addition is readily visible, it is located on a secondary elevation and sited to the rear of the structure. The siting and the design of the addition reduce the visual impact to the historic structure. The featured link provides a transition, and separation between the two masses. Overall, the proposed elevator addition is compatible with the site and the design of the mansion.

2. Consideration 2. Accessibility Upgrades

The applicant is requesting the alterations to the historic structure to provide ADA access to each floor of the three floors. Staff generally approves alterations for ADA upgrades administratively. Even though modifications for ADA purposes are supported by staff, staff could not approve the requested addition administratively, due to the proposed size. Therefore the proposal was scheduled for a Historic Landmark Commission meeting.

HISTORIC LANDMARK COMMISSION REVIEW

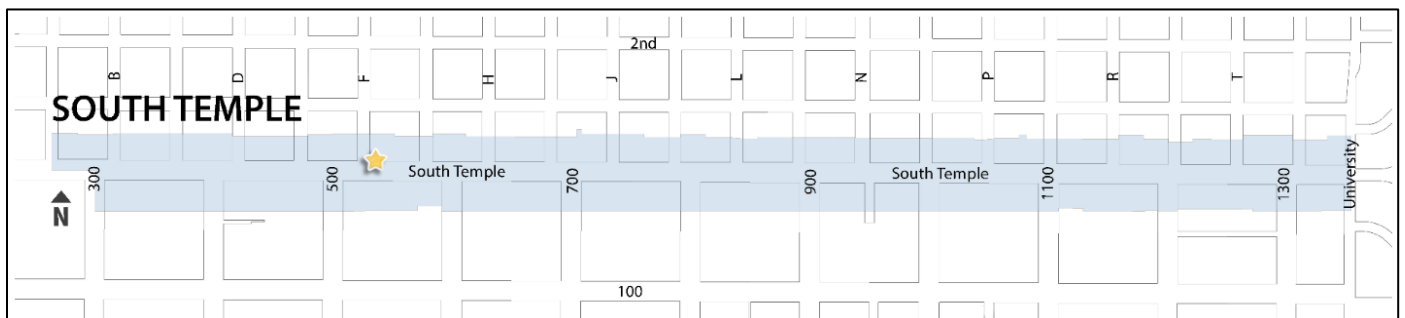
The Historic Landmark Commission is tasked with the review of the Major Alteration to the contributing structure. The alteration includes the proposed addition to the north of the principal structure. Chapter 21A.34.020.G are the subject standards applicable to the proposal. For the full analysis of 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



South Elevation



West Elevation



West and South Elevation



North Elevation and Carriage House



North Elevation

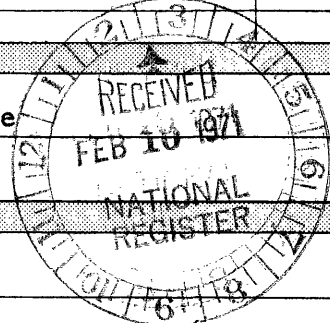
ATTACHMENT C: HISTORIC SURVEY INFORMATION

● Page 13

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Utah	
COUNTY: Salt Lake	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE



71.549.0019 5/14/71

1. NAME

COMMON:
Keith-Brown Mansion and Carriage House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
529 East South Temple St.

CITY OR TOWN:
Salt Lake City

STATE: **Utah** CODE: **49** COUNTY: **Salt Lake** CODE: **035**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No			

4. OWNER OF PROPERTY

OWNER'S NAME:
H. Ross and Norinne Thompson Brown

STREET AND NUMBER:
777 East South Temple

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **49**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
City and County Building

STREET AND NUMBER:
451 Washington Square

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **49**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic Sites Survey

DATE OF SURVEY: **1969** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Utah State Historical Society

STREET AND NUMBER:
603 East South Temple

CITY OR TOWN: **Salt Lake City** STATE: **Utah** CODE: **49**

STATE: Utah
COUNTY: Salt Lake
ENTRY NUMBER: 71.549.0019
DATE: 5/14/71
FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Keith-Brown Mansion is one of the more architecturally and artistically beautiful homes in Salt Lake City, Utah. Its basic pattern is renaissance architecture, yet its exterior reflects rather eclectic tastes. The carriage house is less pretentious. On the mansion, the front steps are flanked by four massive Tuscan columns, 24 feet high and three feet in diameter. One enters the home through heavy wrought-iron and glass doors, added by its second owner, Mr. Ezra Thompson.

Through the lobby one enters an octagonal-shaped room which extends two stories high and is capped by a gently-domed stained glass window. This area is now used as a reception center by Terracor Corporation. By day a sky light in the roof sheds light through the dome, while electric lights provide night lighting.

Solid cherry wood has been used in the octagon. On the second floor the open well is surrounded by columns, arches and railings, all of the same wood.

Opposite the main entrance on the first floor is a huge fireplace and mirror. To the left is an entry way from the side door on "F" Street and to the right is the staircase, added by Terracor Corporation. At the first landing is a beautiful stained glass window.

The other four sides of the octagon on the main floor open onto two front parlors, a large oval dining room and the kitchen, now extensively remodeled into offices. Second floor rooms, although used as offices, still retain their fireplaces, chandeliers and carved woodwork.

The ballroom on the third floor was remodeled into an apartment, but now serves as a conference room. In the basement, the plaster has been removed and the brick sandblasted. The area is also used for offices. The home has two bathrooms.

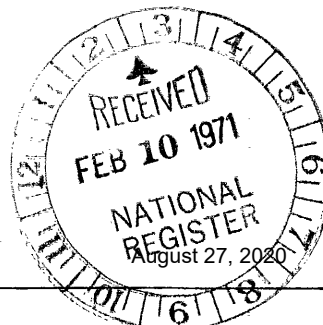
The carriage house has undergone major remodeling. The interior now houses offices, drawing tables and work rooms. However, the exterior is unaltered. Inside beams have been exposed to reveal the original construction.

All furnishings have been done with an attempt to retain the historic and aesthetic quality of the home. A sunken garden is being added on the east side of the mansion, between it and the carriage house.

The restoration and limited remodeling have been done with care. The beautiful structure retains its architectural quality. It illustrates an excellent use of an historic building for modern needs.

The mansion, not the carriage house, is the ⁷¹object of this nomination. However, as the carriage house and the property on which it sits affects very definitely the mansion's historic and aesthetic setting, it is included within the boundary lines.

SEE INSTRUCTIONS



8. SIGNIFICANCE

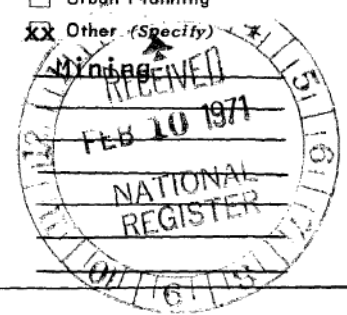
PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **Built 1900**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |



STATEMENT OF SIGNIFICANCE

Built of Sanpete limestone in 1898-1900, this three-story mansion was designed by Frederick Albert Hale, who was also architect for the Alta Club, the Salisbury Mansion, the Salt Lake Public Library (Hansen Planetarium), the Continental Bank Building, and the Administration Building for the University of Wyoming.

With wealth obtained from his interests in the Silver King Coalition Mines at Park City, Mr. David Keith built his lovely mansion on Brigham Street in Salt Lake City, where he lived with his wife and son until 1916. The property was then sold to Ezra Thompson, whose family lived in the home until 1939.

The Thompson's daughter, Norinne, then wife of H. Ross Brown, lived in the home between 1939 and 1968 when Terracor Corporation received from them a twenty-five year lease on the property. The company has since spent over \$250,000 in restoration and renovation. The company now uses it for business purposes.

This mansion and carriage house reflect the quality living in early twentieth century Utah, made possible because of the wealth of Park City's mines.

David Keith, the youngest of fourteen children, was born in Nova Scotia in 1847. Twenty years later he set sail for California to seek his fortune. His mining know-how and business acumen produced limited rewards there and in Virginia City, Nevada. Because he was an authority on water sumps, he was later employed at Park City, Utah in 1883. There, in cooperation with Thomas Kearns and others, he helped build the Silver King Coalition Mines Company, which extracted some ten and one-quarter million dollars worth of mineral between 1892 and 1907.

With this affluence, Keith and Kearns became influential in Utah, financing and publishing the new Salt Lake Tribune, building lovely homes, developing businesses, and making charitable contributions. Both men were members of Utah's Constitutional Convention.

Keith died in 1918. His wife followed in death soon after, leaving the business empire to their son, David

The home is important because of its quality architecture, because it tells much of the mining wealth's story in Utah, and because David Keith was himself a prominent figure in the American West's history.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

American Biography: A New Cyclopedia (New York: The American Historical Society, Inc., 1933), pp. 53-55.
 E. V. Foblin, Salt Lake City Past and Present (Salt Lake City: E. V. Foblin, 1908) pp. 151-153.
 Sandra L. Kellogg, The Keith-Brown Mansion to be published.
 Sandra L. Kellogg, "Report on the Keith-Brown Mansion" (Salt Lake City: unpublished article in file of Utah Heritage Foundation, 1968).
 Wain Sutton, ed., Utah Centennial History (New York: Lewis Historical Publishing Company, Inc., 1949), vol. 3, pp. 176-77.

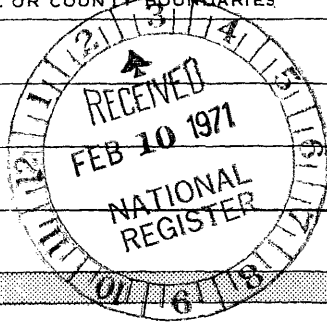
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0	'	"	0	'	"	40°	46'	11"
NE	0	'	"	0	'	"	111°	52'	30"
SE	0	'	"	0	'	"			
SW	0	'	"	0	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 0.9

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11 FORM PREPARED BY

NAME AND TITLE: Melvin T. Smith

ORGANIZATION: Utah Historical Society DATE: January 28, 1971

STREET AND NUMBER: 603 East South Temple

CITY OR TOWN: _____ STATE: _____ CODE: _____

12 STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Milton L. Weilenmann
 Title: Utah State Liaison Officer

Date: January 28, 1971

I hereby certify that this property is included in the National Register.

Ernest A. Rasmussen
 Chief, Office of Archeology and Historic Preservation
 MAY 14 1971

Date: _____

ATTEST:
William M. [Signature]
 Keeper of The National Register

Date: APR 8 1971 August 27, 2020

SEE INSTRUCTIONS

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 1 thru 10 Page 5

David Keith Mansion, Salt Lake City, Salt Lake County, UT

A review of the listing of this building (5/14/71, NRIS 71000849) reveals that the historic name assigned to it at the time of its listing (Keith-Brown Mansion) incorporated the original owner's name with the third owner's name. It is more accurate for the historic name to be that of the individual associated with its significance.

This building is significant for its architectural qualities and for its association with an influential figure in Utah, David Keith. Keith accumulated his wealth from mining and helped to build the Silver King Coalition Mines Company in Park City. In addition to his influence and success within the mining industry, Keith helped develop other businesses such as of the *Salt Lake Tribune*. Keith, along with his wife and son, lived here until 1916. The property was then sold to Ezra Thompson, whose family lived in the home until 1939. Between 1939 and 1968 the house was occupied by H. Ross and Norinne Thompson Brown.

All references have been changed throughout the nomination to include the correct name, **David Keith Mansion**.

Max J. Evans

Max J. Evans
State Historic Preservation Officer

May 17, 1995

Date

ATTACHMENT D: APPLICANT INFORMATION

● Page 14



HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Exterior elevator addition on an existing residential office

Address of Subject Property:

529 South Temple, Salt Lake City, UT 84103

Name of Applicant:

Phone:

Address of Applicant:

255 West 700 South, Salt Lake City, UT 84101

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

AIC Investment Properties, LLC C/O Patrick Egbert

E-mail of Property Owner:

Phone:

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

AVAILABLE CONSULTATION

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

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

Major Alteration: Filing fee of **\$32**, plus additional cost of postage for mailing notice.

New Construction: Filing fee of **\$259**, plus additional cost of postage for mailing

SIGNATURE

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



Memorandum

To:	Community and Neighborhoods Planning Division Salt Lake City Corporation	Project:	American Investment Co. Exterior Elevator Request
Attention:	Kelsey Lindquist	Date:	June 11, 2020
		MJSA Project No:	19023

RE: HP: Major Alteration & New Construction Application – SCOPE OF WORK (additional sheet)

The following items are in response to comments received regarding the above referenced project.

1. PROJECT DESCRIPTION:

The project description is to provide accessibility to the David Keith Mansion, located at 529 South Temple in the prominent South Temple Historic District. The David Keith Mansion built 1898-1900, designed by architect Fredrick Albert Hale, is owned by American Investment Company, and used as an office for their private corporation. Since an extensive renovation in 1986, after a fire, the Owners have decided it is time to refresh the interior finishes and furnishing and make each floor accessible. A comprehensive historic analysis has been performed to maintain the historic relevance of the original structure. To provide minimal impact on the existing plan layout and structure of the building an exterior elevator option solved the concerns regarding disruption of existing room layouts and traffic flow. The scope of work will entail providing an exterior elevator with a connector element to all three levels above grade enabling each floor to be accessible from the North side (back) of the building.

The elevator is intended to be finished with the same limestone cladding and sandstone base as the existing mansion. The bridge connecting the elevator to the mansion will be a glass connection element eliminating any visual disruption to the mansion exterior wall. The interior improvements will be under a separate contract. All the interior millwork will remain as it is currently finished. The carpet will be replaced, and painted wall surfaces will be repainted.

END OF MEMO.





DELTA STONE
P R O D U C T S

2276 S. Daniels Rd.
Heber City, UT 84032
435-654-3336
(Fax)435-654-3337
www.deltastoneproducts.com

Letter of Certification

May 26, 2020

Lowell Construction

1978 S. West Temple

Salt Lake City, UT 84115

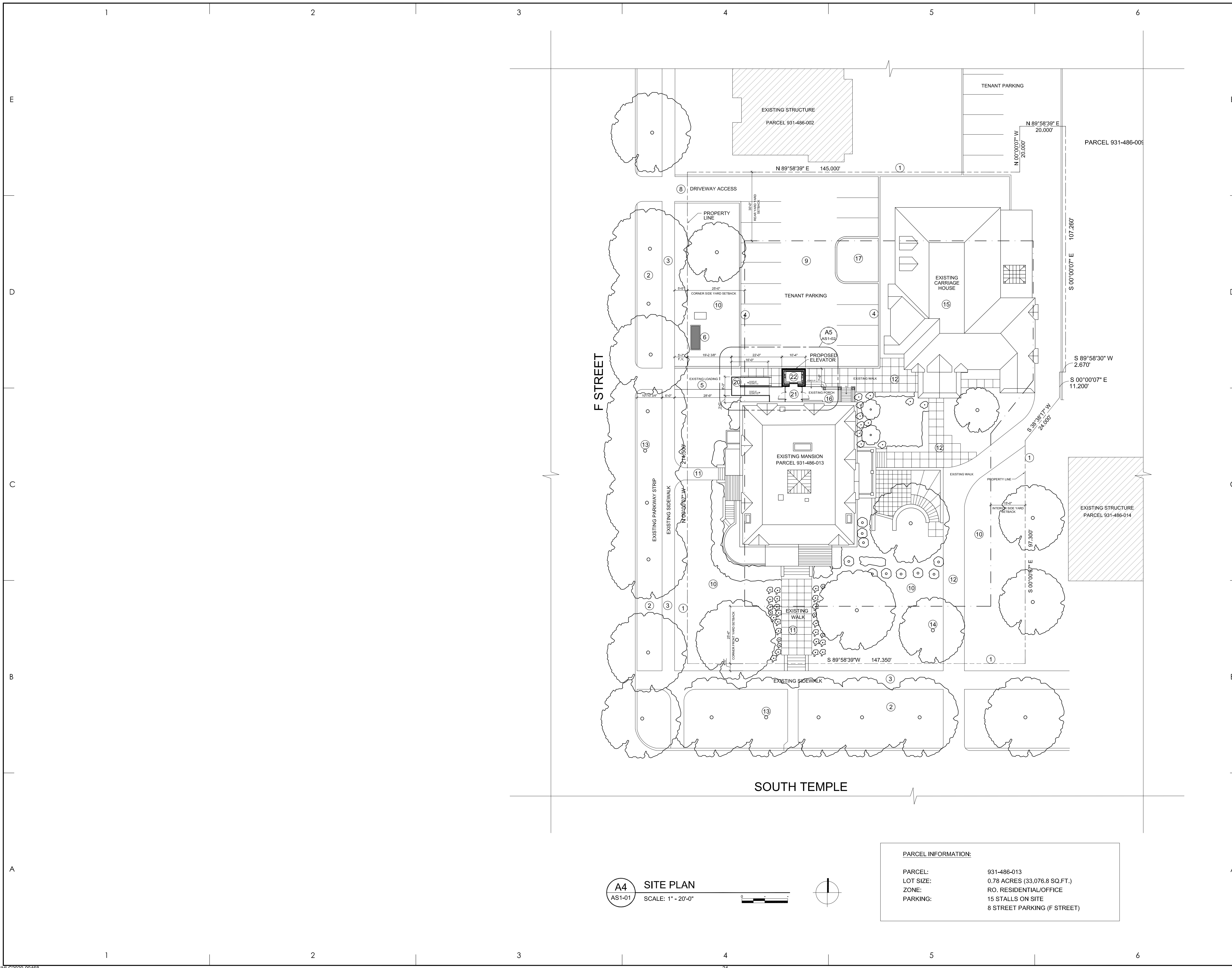
Office: (801) 486-0144

Fax: (801) 486-7570

This letter is to confirm that the following natural stone product will conform to the specification listed below:

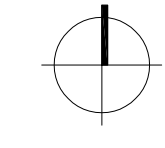
Product:	Gunnison Valley: Ivory White Limestone
Sizes:	Varies as specified
Job:	Keith Brown Mansion
Location:	Salt Lake City, Utah
Color:	White, Cream and Gray
Specification:	Dolomitic Limestone. ASTM Testing Forthcoming

Bryce Harding
Sales Manager/ Western Region
435.671.6688
bryce@deltastoneproducts.com



- REFERENCE NOTES**
1. PROPERTY LINE
 2. (E) LANDSCAPED PARKSTRIP
 3. (E) SIDEWALK
 4. (E) CURB CUT
 5. (E) LOADING AREA
 6. (E) IN-GRADE AIR INTAKE
 7. (E) STONE PEDESTAL
 8. (E) DRIVE ACCESS
 9. (E) PARKING
 10. (E) LANDSCAPE AREA
 11. (E) ENTRY WALK
 12. (E) WALKWAY
 13. (E) LARGE CALIPER TREES
 14. (E) SMALL CALIPER TREES
 15. (E) OFFICE
 16. (E) PORCH
 17. (E) PLANTER
 18. (E)
 19. (E)
 20. ACCESSIBLE RAMP
 21. CONNECTOR WALKWAY
 22. ELEVATOR

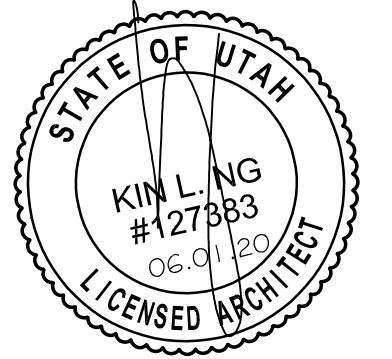
A4 SITE PLAN
 AS1-01 SCALE: 1" = 20'-0"



PARCEL INFORMATION:

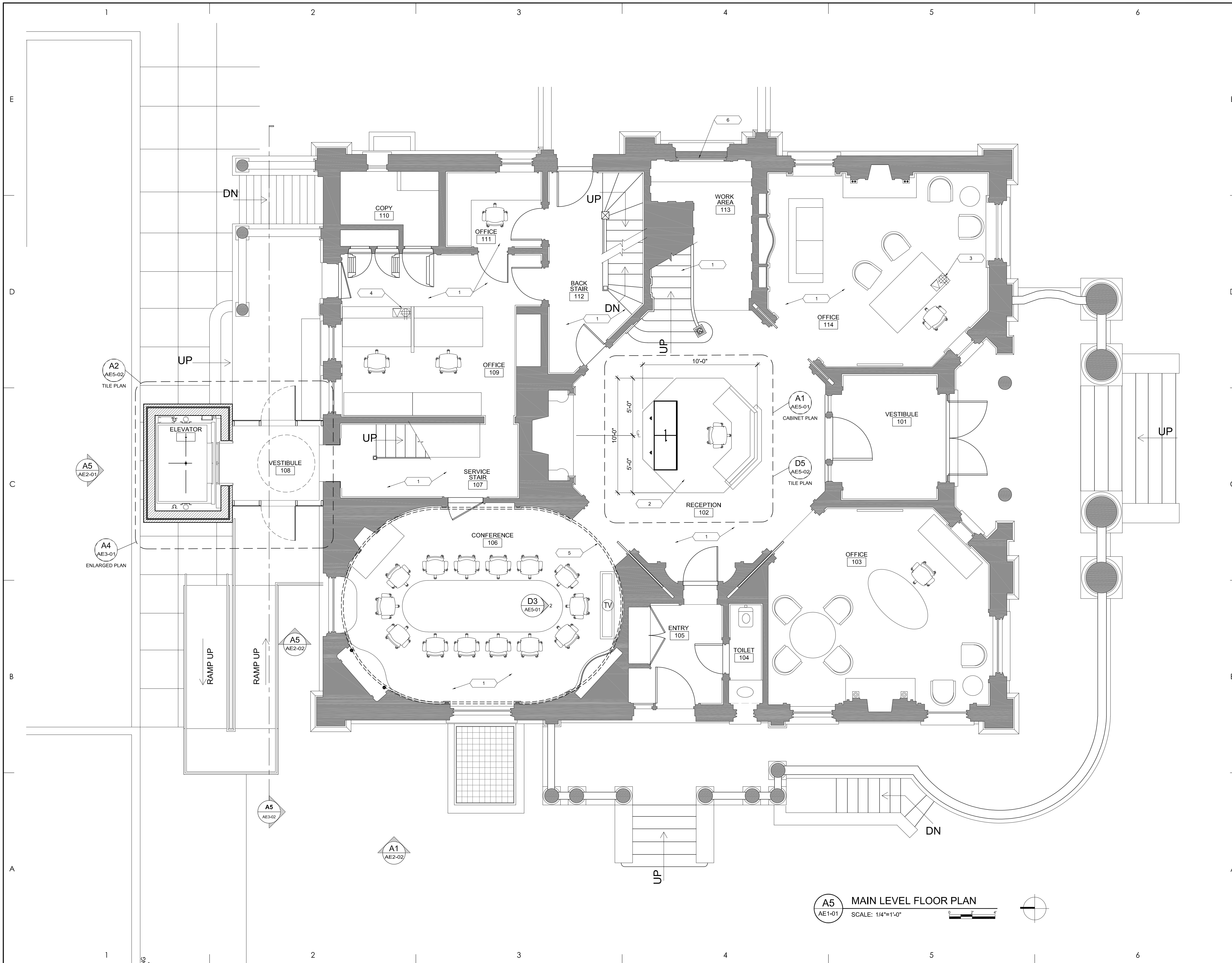
PARCEL: 931-486-013
 LOT SIZE: 0.78 ACRES (33,076.8 SQ.FT.)
 ZONE: RO. RESIDENTIAL/OFFICE
 PARKING: 15 STALLS ON SITE
 8 STREET PARKING (F STREET)

STAMP



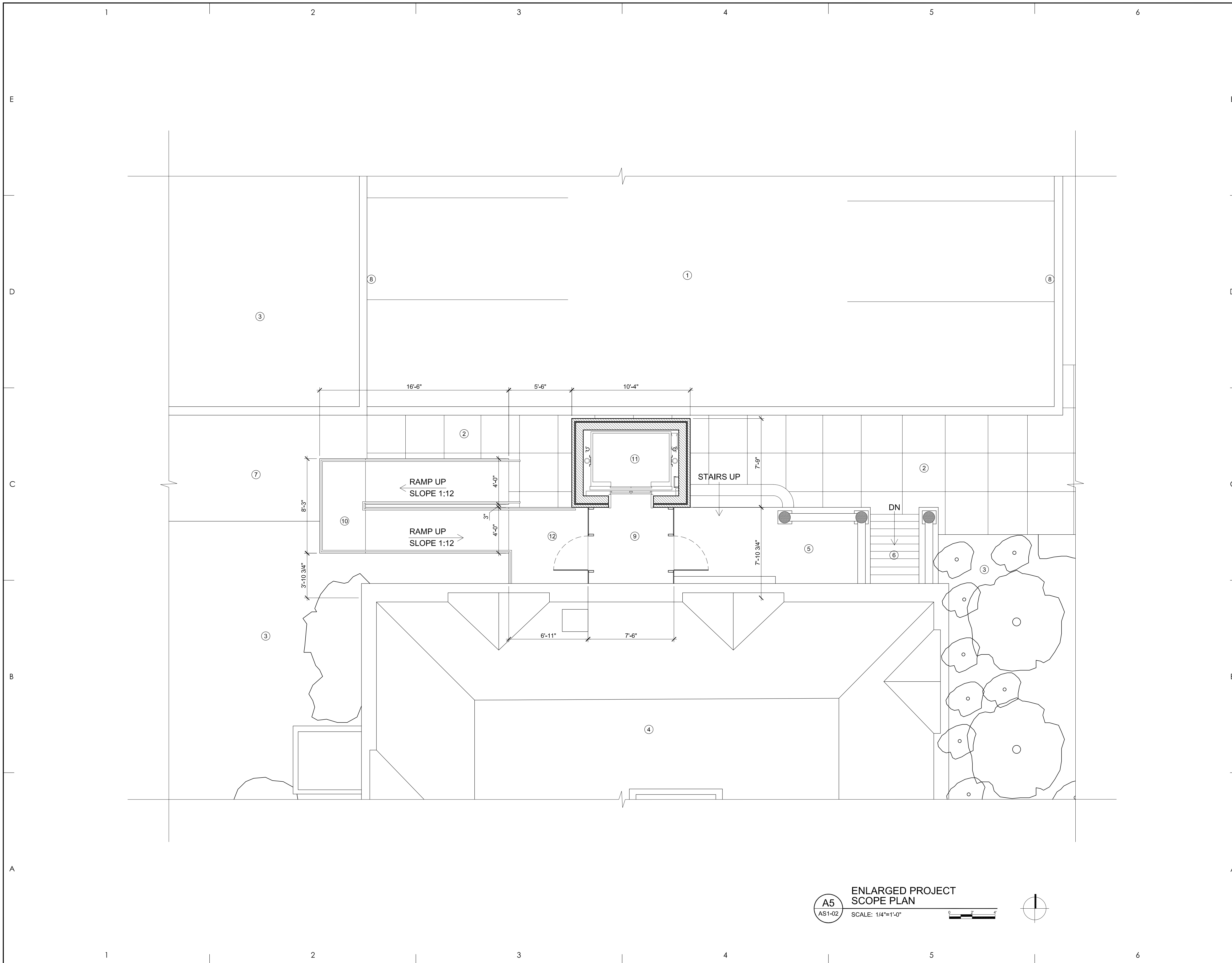
SITE PLAN
 SCALE: 1/8"=1'-0"

AMERICAN INVESTMENT COMPANY
 529 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103
ARCHITECTURE ■ **INTERIOR DESIGN**
MJSA
 REVISIONS:
 THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY M.J.S.A. ARCHITECTS WITH APPROPRIATE COMPENSATION.
 PROJECT NO.: 19023
 DATE: 06.01.2020
 SHEET: AS1-01



<p>REFERENCE NOTES</p> <ol style="list-style-type: none"> REMOVE EXISTING CARPET (N) MOSAIC TILE RELOCATE EXISTING ELECTRICAL AND DATA RECEPTACLE OUTLETS PROVIDE NEW ELECTRICAL AND DATA PROVIDE LED COVE STRIP LIGHT (F1) SEE LIGHT FIXTURE SCHEDULE REPLACE EXISTING LEADED GLASS WINDOW AND FRAME, PROVIDE POWERED WINDOW SHADE, TO BE APPROVED BY ARCHITECT 		<p>Schematic Design</p>
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> - 		
<p>STAMP</p> <div style="text-align: center;"> </div>		<p>AMERICAN INVESTMENT COMPANY 529 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84103</p> <p>SEE WEST 700 SOUTH EAST LAKE CITY, UT 84101 TELEPHONE 801.334.4514</p> <p>MJSA ARCHITECTURE ▣ INTERIOR DESIGN</p>
<p>MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"</p>		
<p>MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"</p>		
<p>PROJECT NO.: 19023 DATE: 06.01.2020 SHEET: AE1-01</p>		<p>© FULL SIZE 22 X 34 SHEET August 27, 2020</p>

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 PLN.HLC2020-00468



REFERENCE NOTES	
1.	(E) PARKING LOT
2.	(E) WALKWAY
3.	(E) LANDSCAPE
4.	(E) BUILDING
5.	(E) PORCH
6.	(E) STAIRS
7.	LOADING ZONE
8.	(E) CURB
9.	GLASS CONNECTOR
10.	ACCESSIBLE RAMP
11.	ELEVATOR
12.	LANDING

Schematic Design

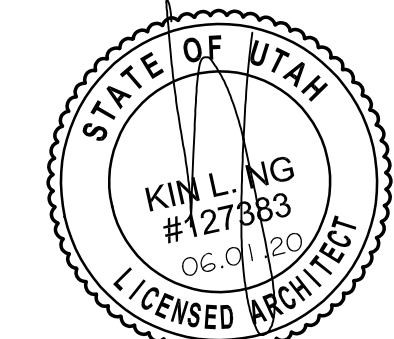
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529 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84103

SEE WEST 700 SOUTH EAST LAKE CITY, UT 84101
TELEPHONE 801.334.4514
ARCHITECTURE □ INTERIOR DESIGN

MJSA

REVISIONS:

STAMP

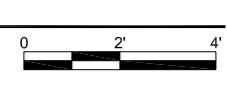
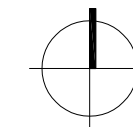


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PROJECT NO.: 19023
DATE: 06.01.2020

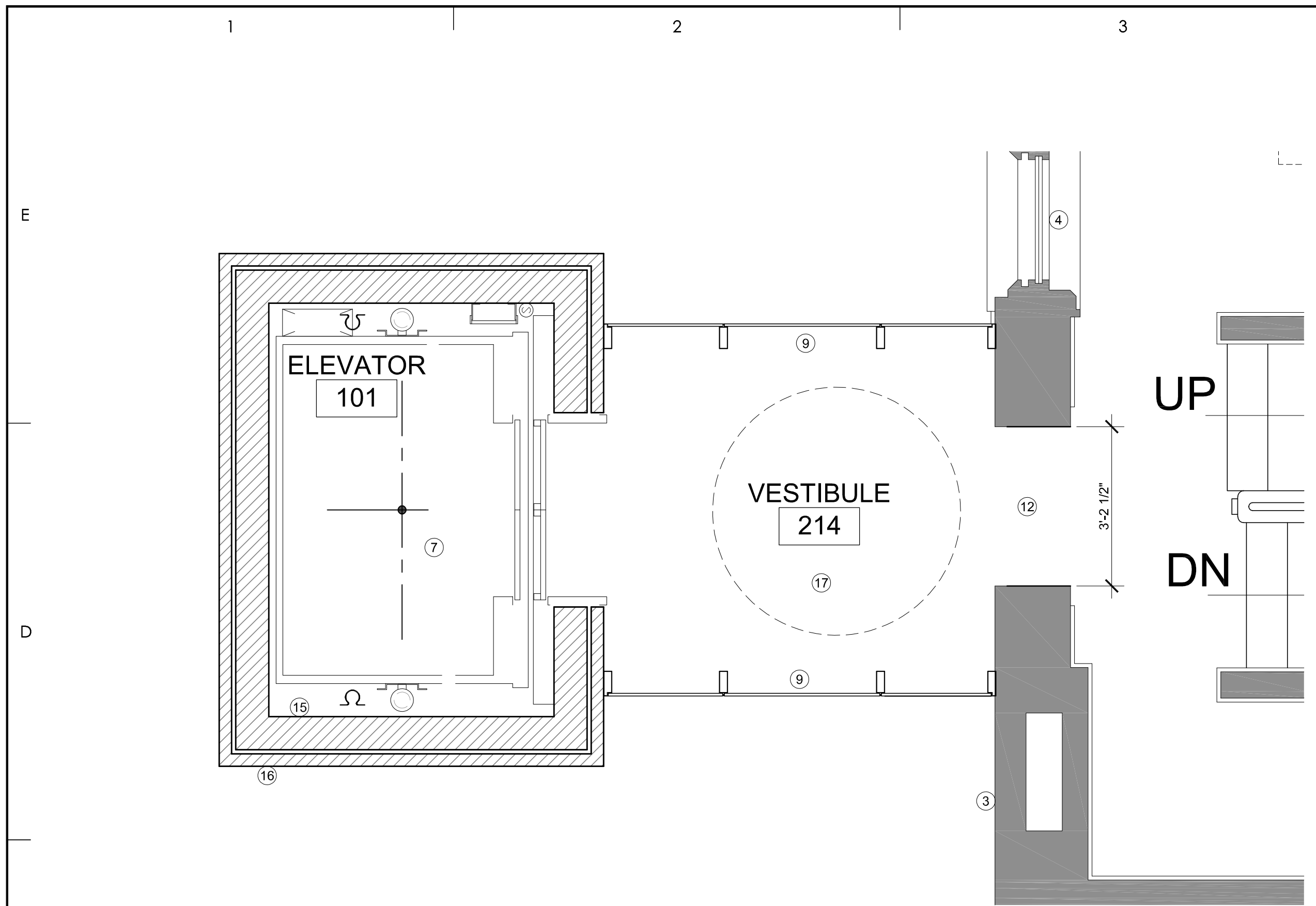
A5
AS1-02

ENLARGED PROJECT SCOPE PLAN
SCALE: 1/4"=1'-0"

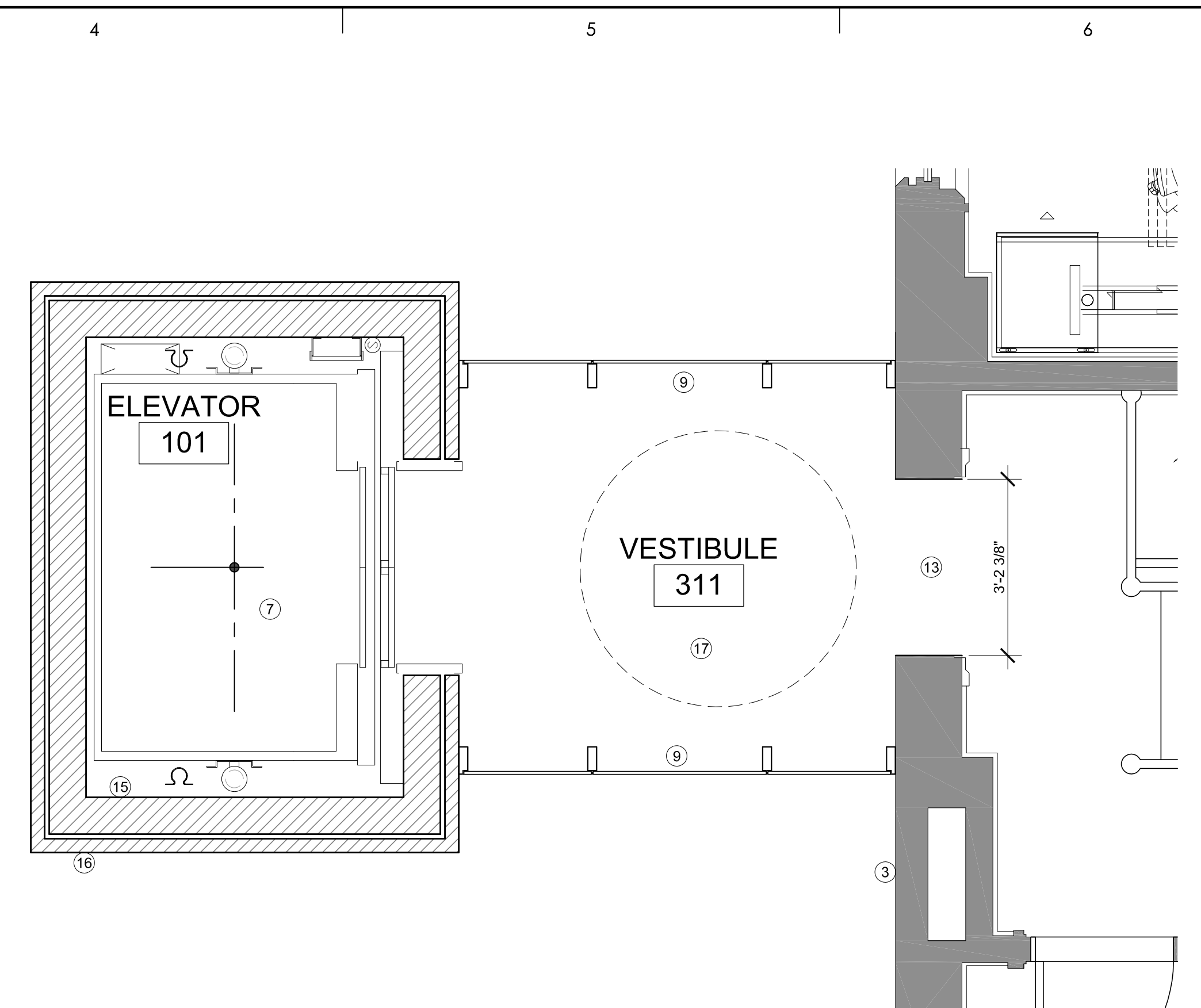



SITE PLAN
SCALE: 1/8"=1'-0"

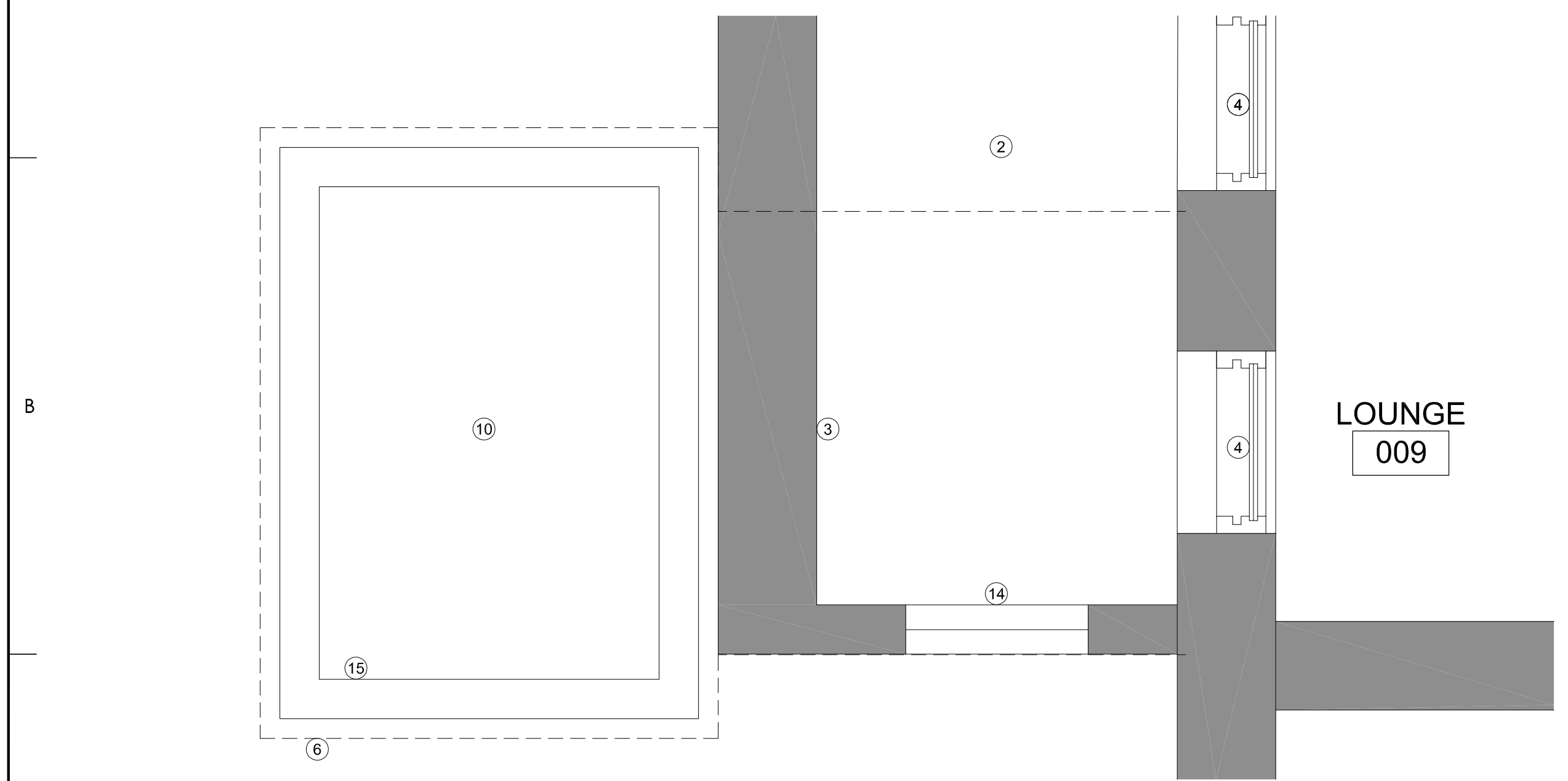
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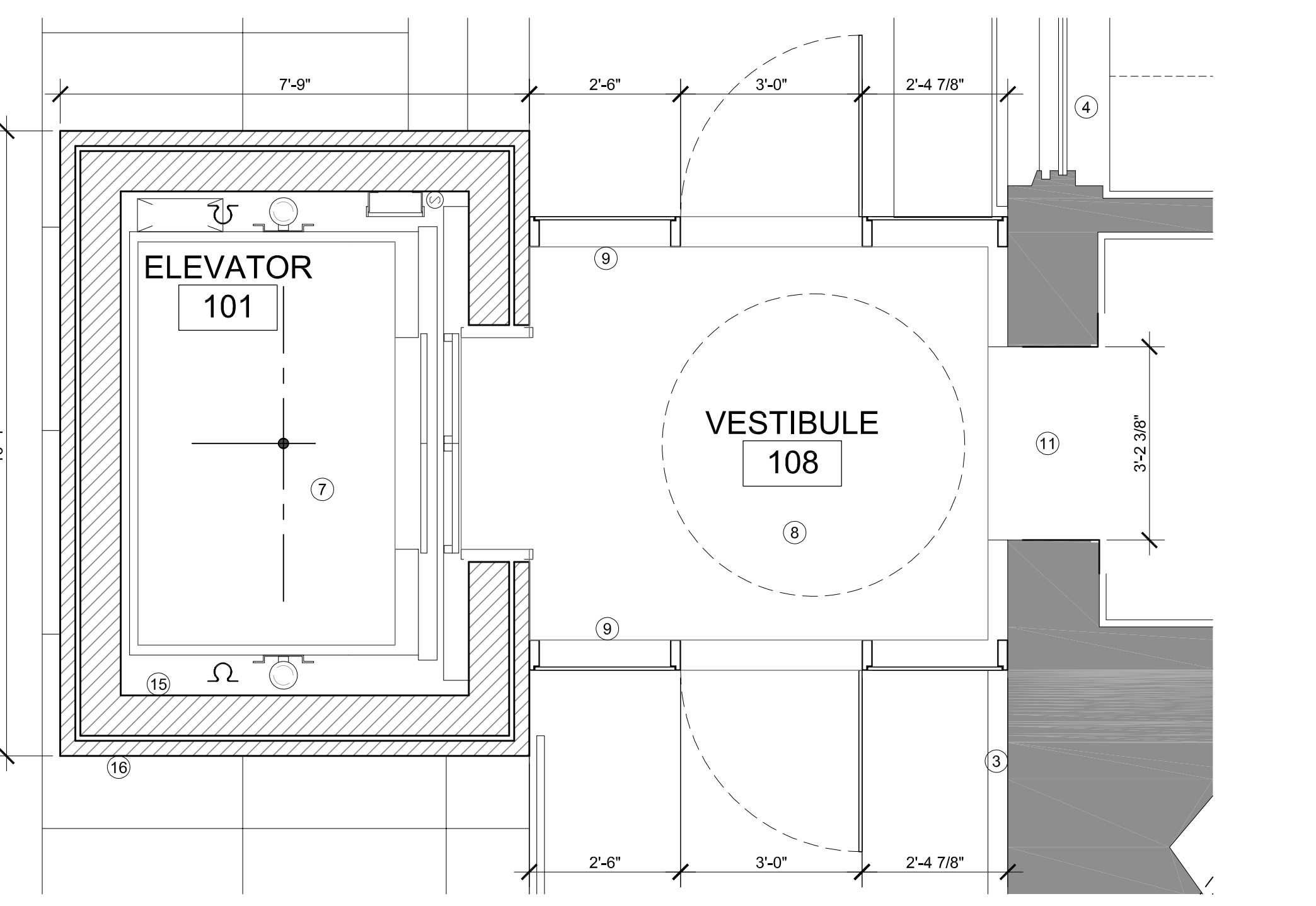
C1
SECOND LEVEL ENLARGED FLOOR PLAN
AE1-04 SCALE: 1/2"=1'-0"



C4
THIRD LEVEL ENLARGED FLOOR PLAN
AE1-04 SCALE: 1/2"=1'-0"



A1
LOWER LEVEL ENLARGED FLOOR PLAN
AE1-04 SCALE: 1/2"=1'-0"

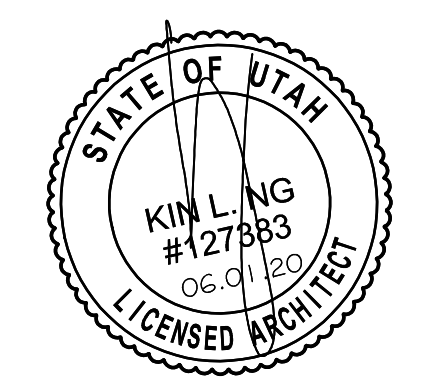


A4
MAIN LEVEL ENLARGED FLOOR PLAN
AE1-04 SCALE: 1/2"=1'-0"

- REFERENCE NOTES**
- (E) PORCH
 - (E) LIGHT WELL
 - (E) BUILDING WELL
 - (E) GLAZING
 - (E) FLOOR LEVEL ENTRY
 - LINE OF ELEVATOR ABOVE
 - 2500 LBS HYDRAULIC ELEVATOR
 - TILE FLOOR FINISH
 - FRONT GLAZED ALUMINUM FRAMING SYSTEM, GLAZING TO BE CLEAR
 - ELEVATOR PIT
 - (E) OPENING
 - MODIFIED EXISTING OPENING, REMOVE LOWER FACE ONLY
 - NEW CUT OPENING, MATCH OPENING BELOW
 - (E) GRILL
 - CONCRETE BLOCK SHAFT WALL
 - STONE VENEER
 - CARPET FLOOR FINISH

GENERAL NOTES:

STAMP



ENLARGED FLOOR PLANS
SCALE: AS SHOWN

Schematic Design

AMERICAN INVESTMENT COMPANY
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 DATE: 06.01.2020
 SHEET: AE1-04
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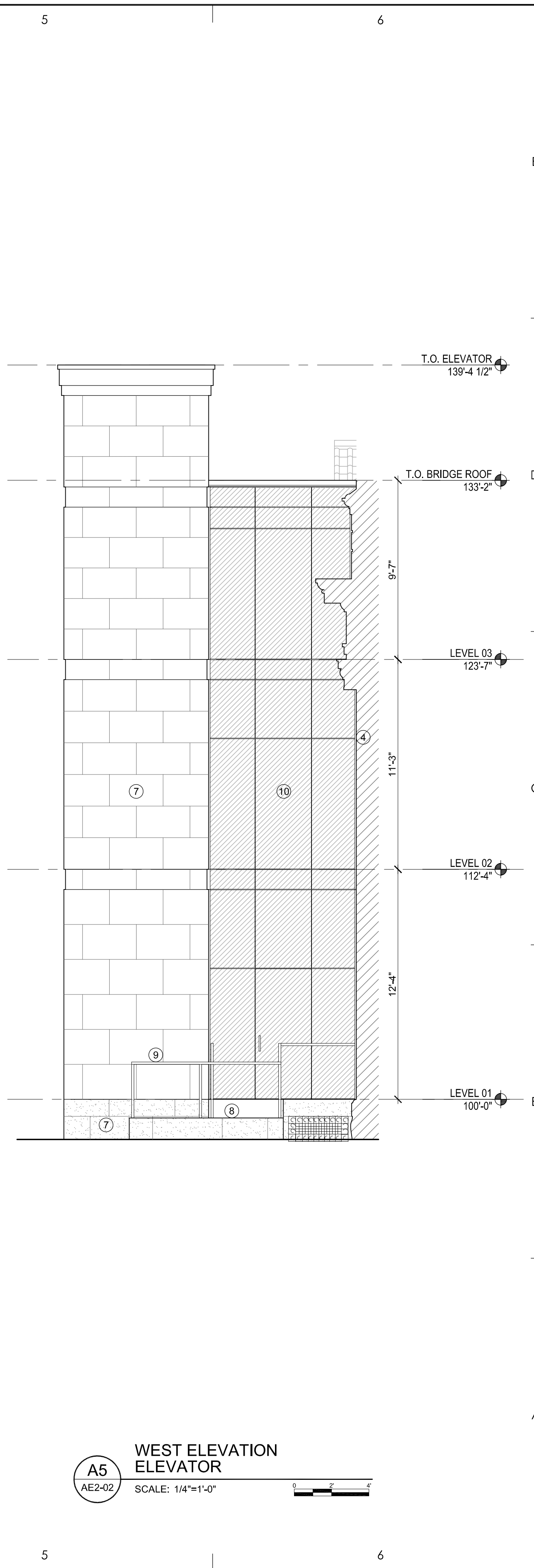


<p>REFERENCE NOTES</p> <ol style="list-style-type: none"> (E) PORCH (E) GLAZING (E) DOOR (E) STONE FACADE (E) CLAY TILE ROOF (E) GRADE PROPOSED ELEVATOR ACCESSIBLE RAMP HANDRAIL PROFILE TO MATCH EXISTING HANDRAIL 		<p>Schematic Design</p>
<p>AMERICAN INVESTMENT COMPANY 529 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84103</p>		
<p>SEE WEST 700 SOUTH EAST LAKE CITY, UT 84101 TELEPHONE 801.334.5141</p> <p>ARCHITECTURE ■ INTERIOR DESIGN</p>		<p>MJSA</p>
<p>REVISIONS:</p>		
<p>STAMP</p> <div style="text-align: center;"> </div>		<p>THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.</p>
<p>NORTH ELEVATION SCALE: 1/4" = 1'-0"</p>		<p>PROJECT NO.: 19023 DATE: 06.01.2020 SHEET: AE2-01</p>

PLN\19023 - American Investment Company\CAD\08_Direct\A5E2-01.dwg - Thu, 09 Jul 2020 - 2:24pm
 PLN\19023 - American Investment Company\CAD\08_Direct\A5E2-01.dwg - Thu, 09 Jul 2020 - 2:24pm



A1
AE2-02
WEST ELEVATION
SCALE: 1/4"=1'-0"



A5
AE2-02
WEST ELEVATION ELEVATOR
SCALE: 1/4"=1'-0"

REFERENCE NOTES

1. (E) PORCH
2. (E) GLAZING
3. (E) DOOR
4. (E) STONE FACADE
5. (E) CLAY TILE ROOF
6. (E) GRADE
7. PROPOSED ELEVATOR
8. ACCESSIBLE RAMP
9. HANDRAIL PROFILE TO MATCH EXISTING HANDRAIL
10. FRONT GLAZED ALUMINUM FRAMING SYSTEM, GLAZING TO BE CLEAR

Schematic Design

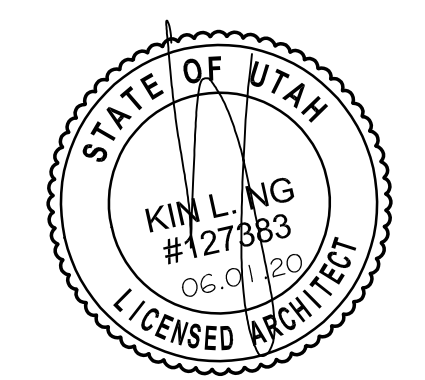
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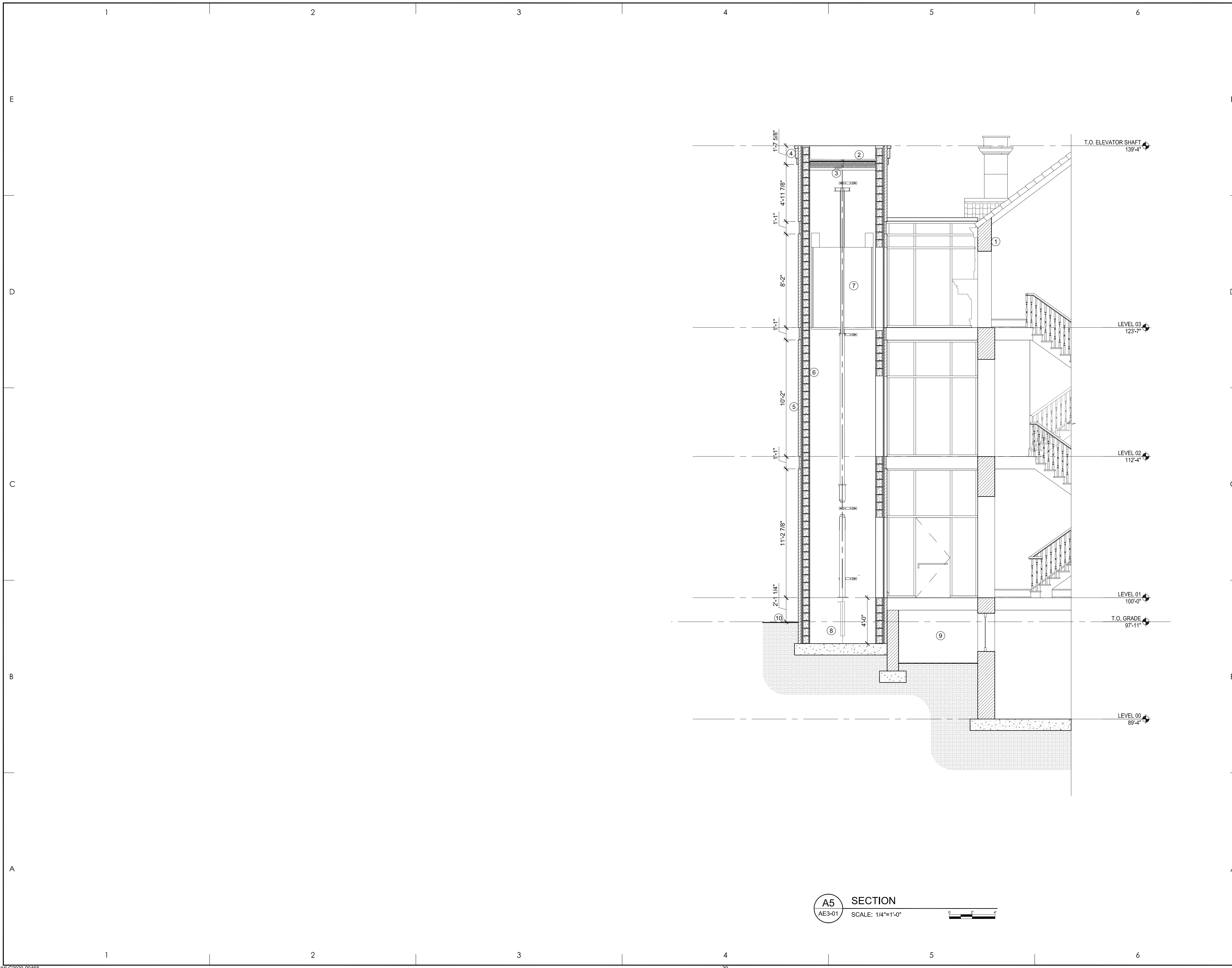
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PROJECT NO.:
19023

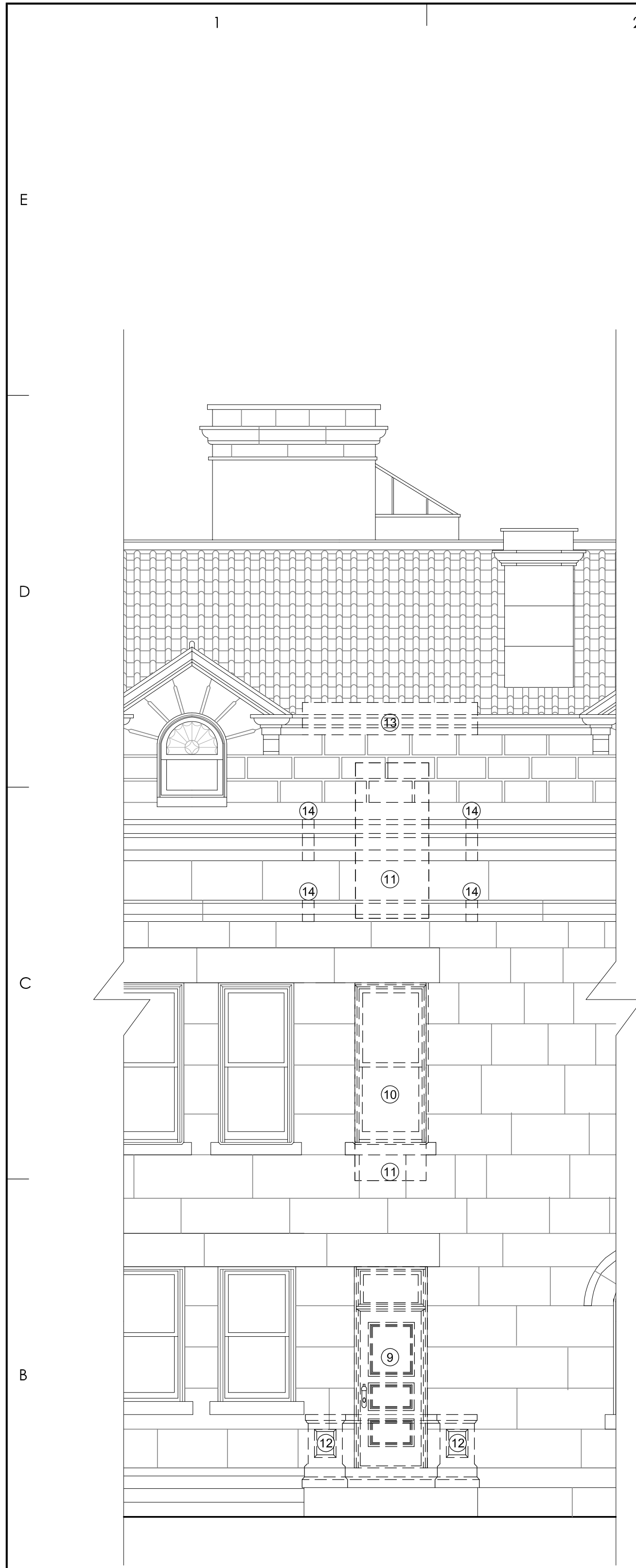
DATE:
06.01.2020

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

SHEET:
AE2-02



<p>REFERENCE NOTES</p> <ol style="list-style-type: none"> (E) EXTERIOR WALL EPDM ROOFING INTERNAL ROOF DRAIN STONE CAP LIMESTONE VENEER CMU BLOCK SHAFT WALL ELEVATOR CAB ELEVATOR PIT LIGHT WELL (E) GRADE 		<p>Schematic Design</p>	
<p>AMERICAN INVESTMENT COMPANY 529 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84103</p>		<p>ARCHITECTURE □ INTERIOR DESIGN</p>	
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<p>STAMP</p>		<p>THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY MASA ARCHITECTS WITH APPROPRIATE COMPENSATION.</p>	
<p>SECTION SCALE: 1/4" = 1'-0"</p>		<p>PROJECT NO.: 19023</p>	
<p>SCALE: 1/4" = 1'-0"</p>		<p>DATE: 06.01.2020</p>	
<p>SECTION SCALE: 1/4" = 1'-0"</p>		<p>SHEET: AE3-01</p>	
<p>PLN\19023 - American Investment Company\CAD\08_Direct\A53-01.dwg - Thu, 09 Jul 2020 - 2:22pm</p>		<p>August 27, 2020</p>	



A1 ELEVATION/DEMOLITION
 AE3-02 SCALE: 1/4"=1'-0"



A5 ELEVATION/SECTION
 AE3-02 SCALE: 1/4"=1'-0"

REFERENCE NOTES

1. (E) PORCH
2. (E) GLAZING
3. (E) DOOR
4. (E) STONE FACADE
5. (E) CLAY TILE ROOF
6. (E) GRADE
7. FRONT GLAZED ALUMINUM FRAMING SYSTEM, GLAZING TO BE CLEAR
8. OPENING TO MANSION FROM ELEVATOR VESTIBULE
9. DEMO EXISTING DOOR
10. DEMO EXISTING GLAZING
11. DEMO EXISTING STONE
12. DEMO EXISTING BALUSTRADE
13. DEMO EXISTING CORNICE AND ROOF TO FACE OF EXISTING EXTERIOR STONE WALL
14. DEMO EXISTING CORNICE TO FACE OF EXISTING EXTERIOR STONE WALL

Schematic Design

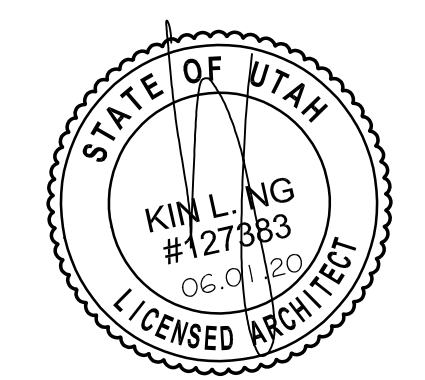
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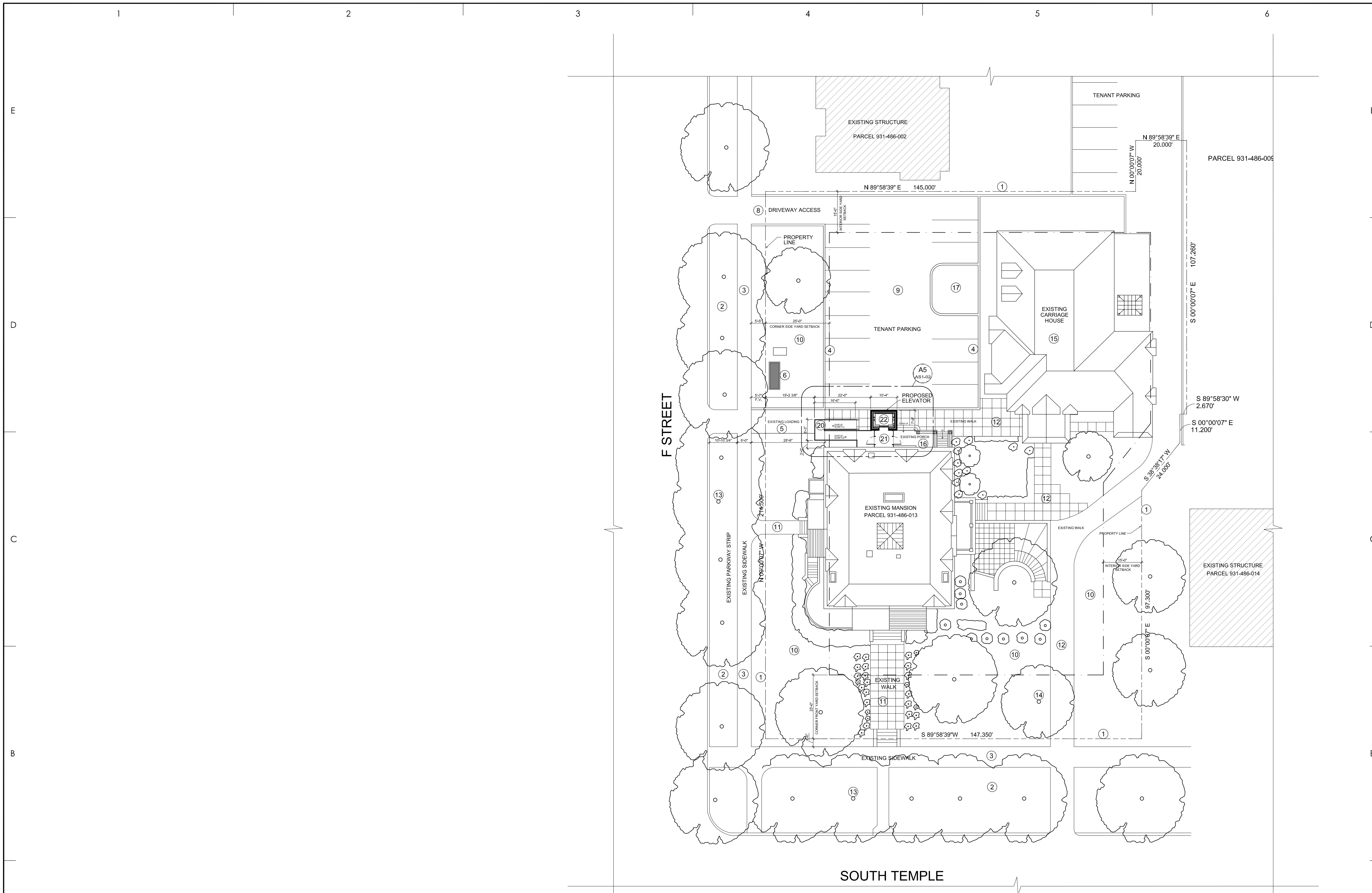
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PROJECT NO.:
19023

DATE:
06.01.2020

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

SHEET:
AE3-02



REFERENCE NOTES

1. PROPERTY LINE
2. (E) LANDSCAPED PARKSTRIP
3. (E) SIDEWALK
4. (E) CURB CUT
5. (E) LOADING AREA
6. (E) IN-GRADE AIR INTAKE
7. (E) STONE PEDESTAL
8. (E) DRIVE ACCESS
9. (E) PARKING
10. (E) LANDSCAPE AREA
11. (E) ENTRY WALK
12. (E) WALKWAY
13. (E) LARGE CALIPER TREES
14. (E) SMALL CALIPER TREES
15. (E) OFFICE
16. (E) PORCH
17. (E) PLANTER
18. (E)
19. (E)
20. ACCESSIBLE RAMP
21. CONNECTOR WALKWAY
22. ELEVATOR

Schematic Design

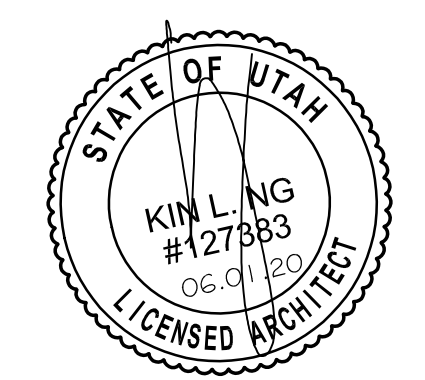
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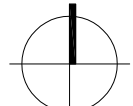
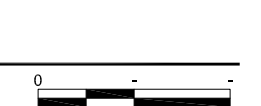
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PROJECT NO.: 19023

DATE: 06.01.2020

SHEET: AS1-01

A4 SITE PLAN
AS1-01 SCALE: 1" = 20'-0"



PARCEL INFORMATION:
 PARCEL: 931-486-013
 LOT SIZE: 0.78 ACRES (33,076.8 SQ.FT.)
 ZONE: RO. RESIDENTIAL/OFFICE
 PARKING: 15 STALLS ON SITE
 8 STREET PARKING (F STREET)

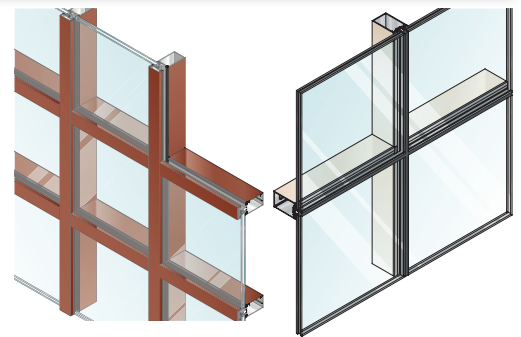
SITE PLAN
SCALE: 1/8"=1'-0"

©FULL SIZE 22 X 34 SHEET August 27, 2020

SYSTEM 5900 2-1/2" CURTAIN WALL



Outside Glazed • Inside Glazed • 2 or 4-sided Structural Silicone Glazed
 The 5900 curtain wall is a high performance pressure glazed system available in a wide variety of configurations. Concealed fasteners provide a clean uninterrupted appearance. Several profiles provide opportunities for a custom appearance with this standard product.

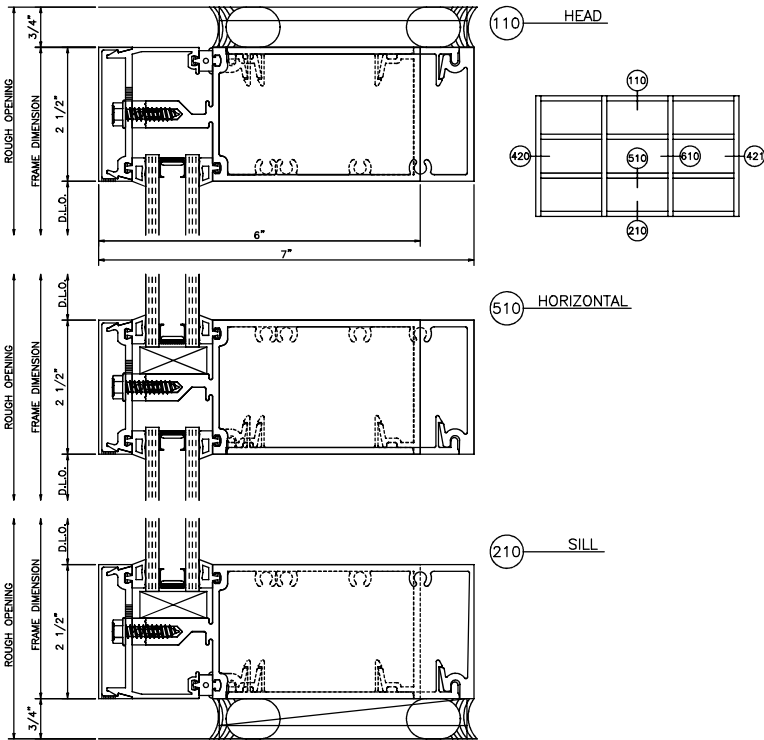
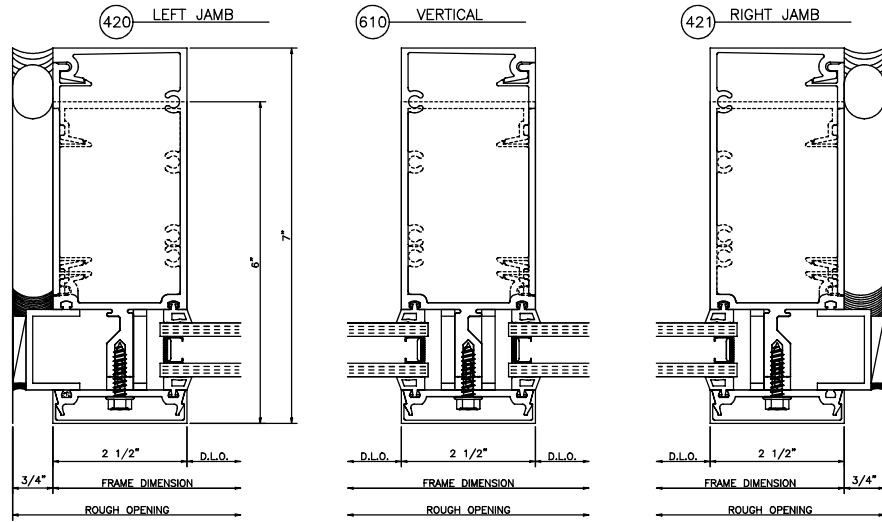


<p>STRUCTURAL LOAD (ASTM E330)</p> <p>→ VISIT EFCOCORP.COM</p>	<p>WATER RESISTANCE (ASTM E547 & E331)</p> <p>15 PSF</p>
<p>AIR INFILTRATION (ASTM E283)</p> <p><0.06 CFM/SF</p>	<p>CRF (AAMA 1503)</p> <p>DURACAST: 80 ALUMINUM PP: 70</p>
<p>U-FACTOR* (ANSI/NFRC 100/200)</p> <p>DURACAST: 0.31-0.53 ALUMINUM PP: 0.37-0.59 SSG: 0.29-0.52</p>	<p>OITC* (ASTM E90 & E413)</p> <p>ALUMINUM PP: 25-42</p>
<p>STC* (ASTM E90 & E413)</p> <p>ALUMINUM PP: 30-48</p>	

STANDARD FEATURES

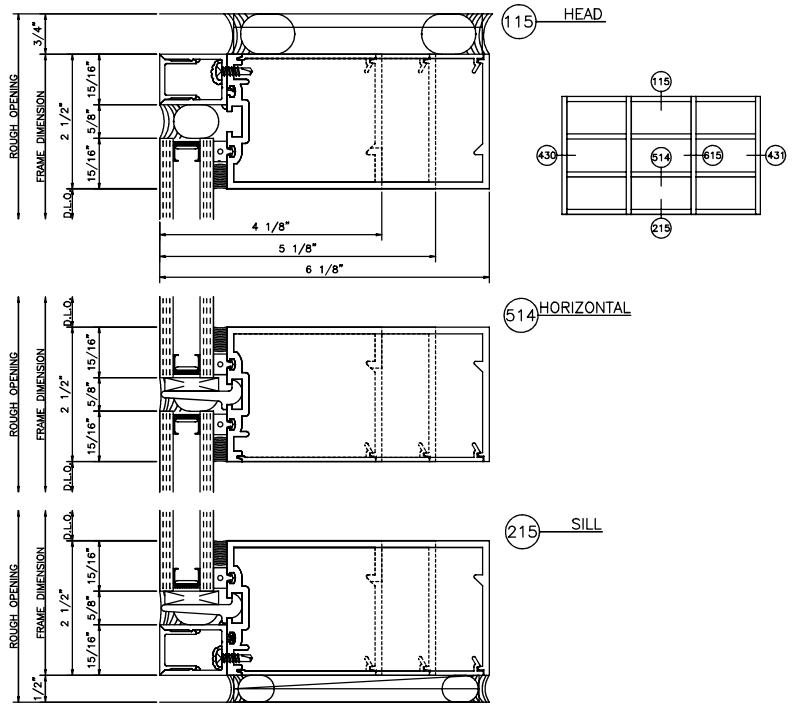
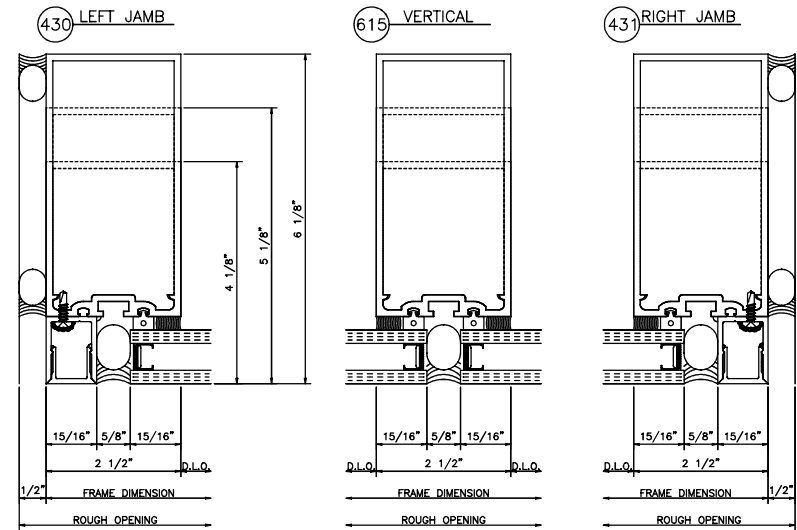
- EPDM gasket used to isolate exterior and interior extrusions
- Optional corner mullions
- Screw spline construction
- Integral door adaptors
- Shear block construction
- Wide variety of snap-on face covers
- Dual glazing
- Anodized and painted finishes available
- Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.
- Concealed vents

* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.



5900 Screw Spline Outside Glazed

2 1/2" x 6", 7"
34



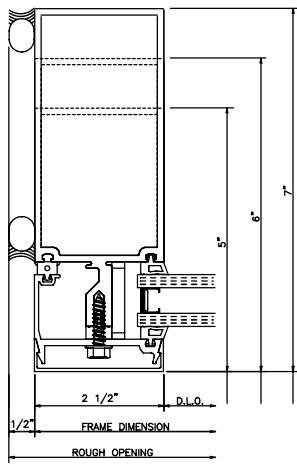
5900 Structural Silicone Glazed

2 1/2" x 4 1/8", 5 1/8", 6 1/8"
August 27, 2020

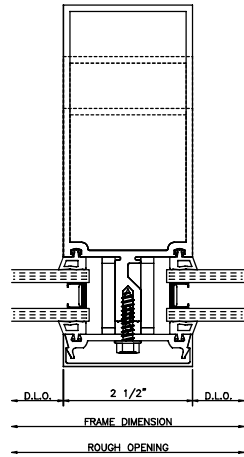
5900 Outside Glazed Center Tongue

2 1/2" x 5", 6", 7"

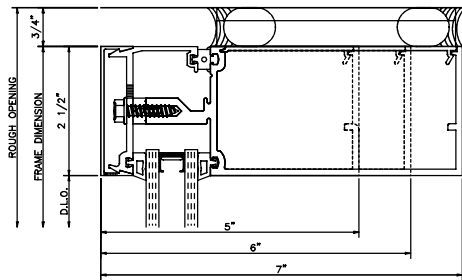
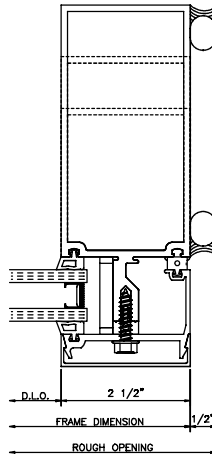
408 LEFT JAMB



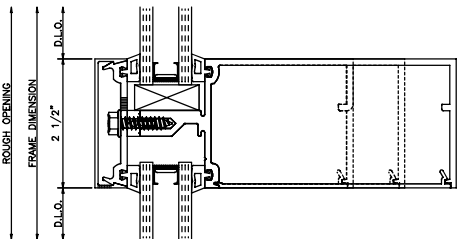
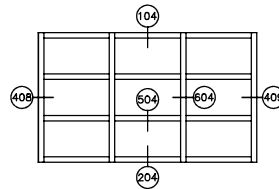
604 VERTICAL



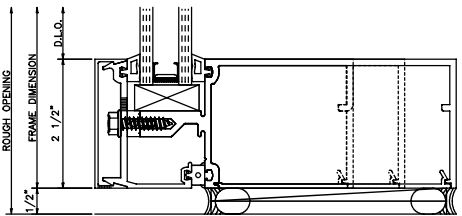
409 RIGHT JAMB



104 HEAD



504 HORIZONTAL

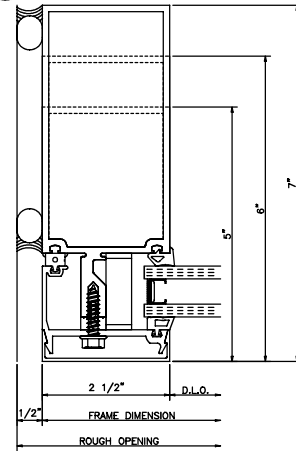


204 SILL

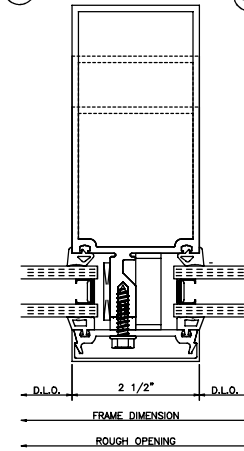
5900 Inside Glazed Offset Tongue

2 1/2" x 5", 6", 7"

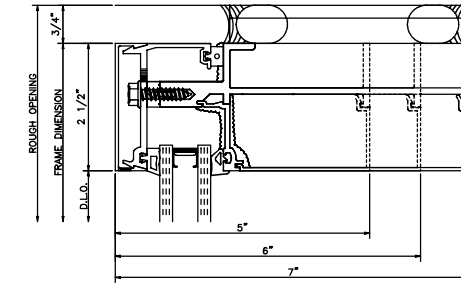
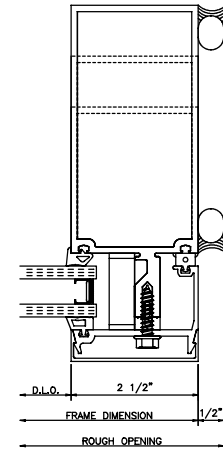
400 LEFT JAMB



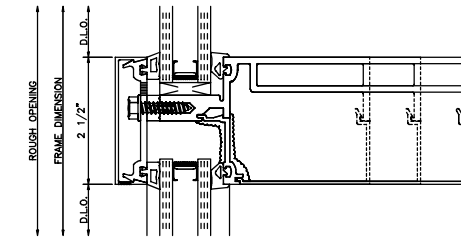
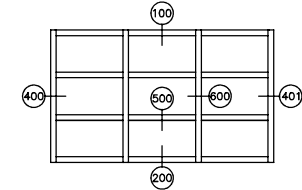
600 VERTICAL



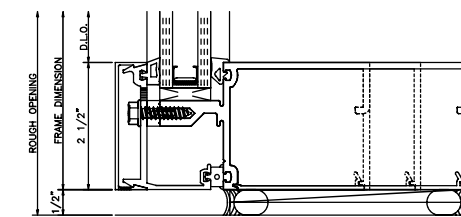
401 RIGHT JAMB



100 HEAD

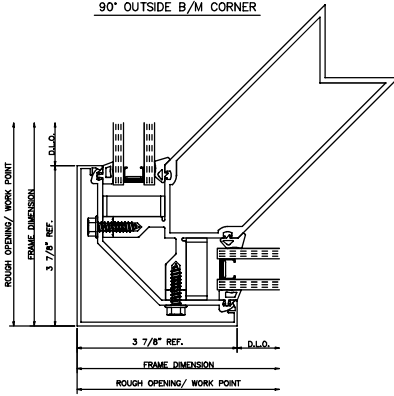


500 HORIZONTAL

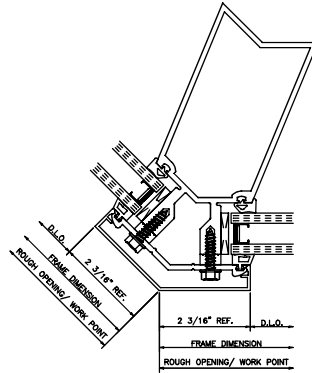


200 SILL

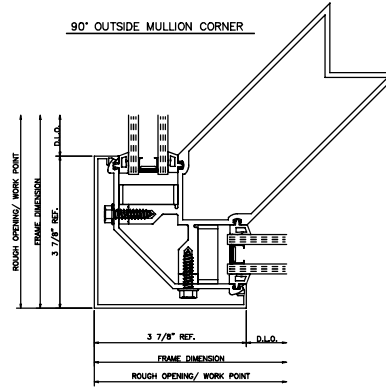
90° OUTSIDE B/M CORNER



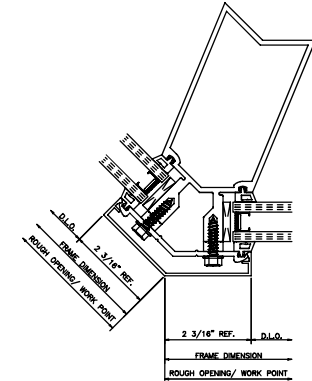
135° OUTSIDE MULLION CORNER



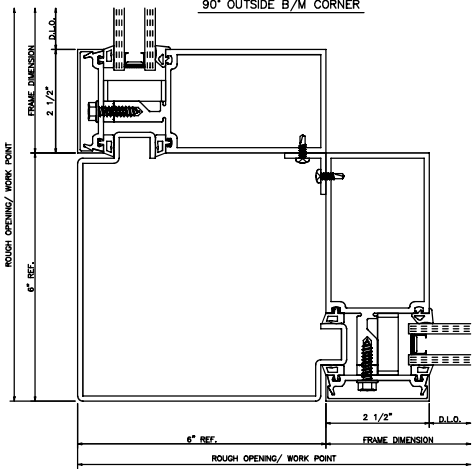
90° OUTSIDE MULLION CORNER



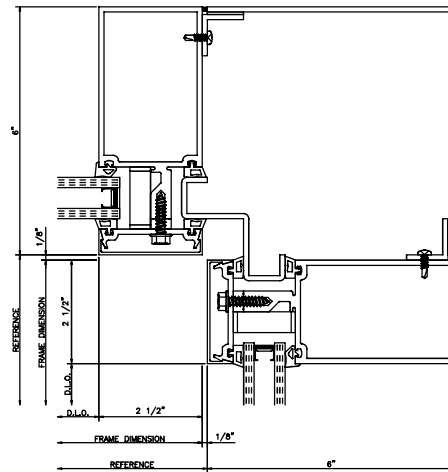
135° OUTSIDE MULLION CORNER



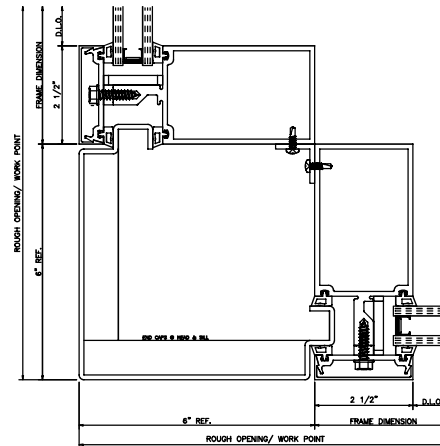
90° OUTSIDE B/M CORNER



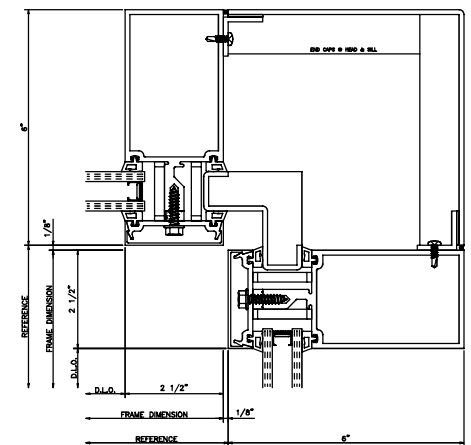
90° INSIDE B/M CORNER



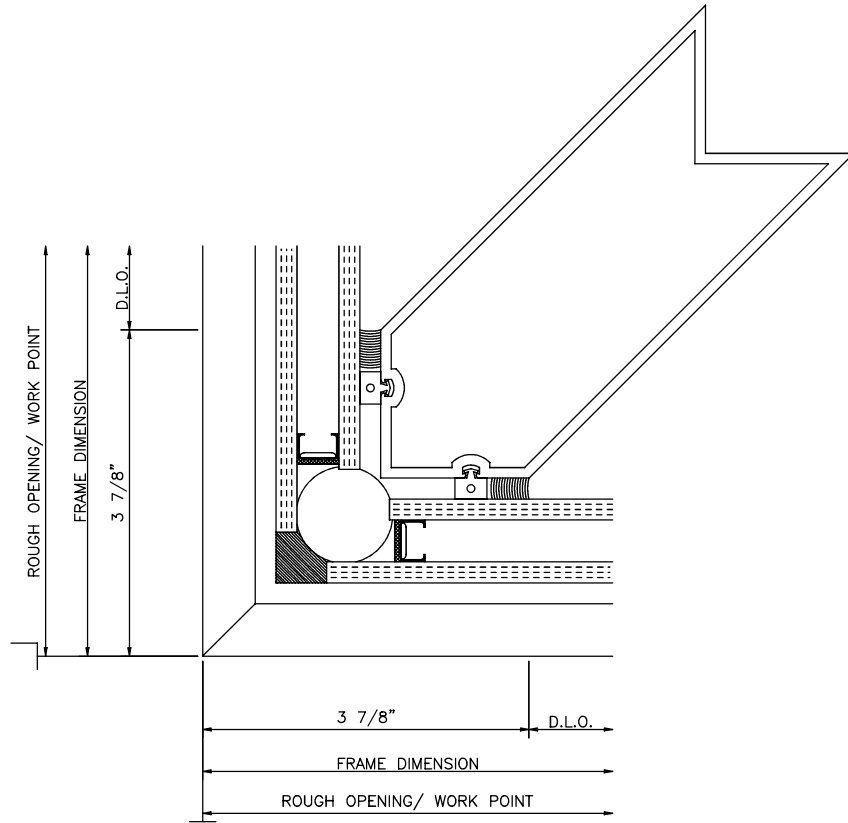
90° OUTSIDE B/M CORNER



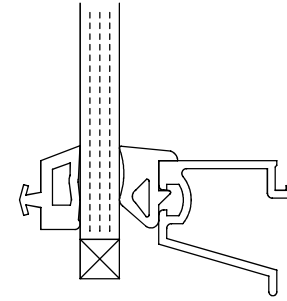
90° INSIDE B/M CORNER



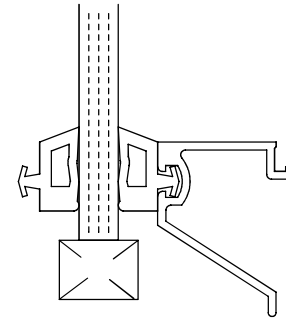
5900 Corners



5900 Glazing



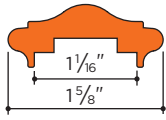
INSIDE GLAZE
1/4" GLAZING



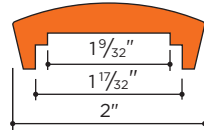
OUTSIDE GLAZE
1/4" GLAZING

BRONZE Alloy C38500, Mill Finish, 20' lengths, except as noted

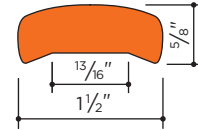
Scale: 6" = 1'-0"



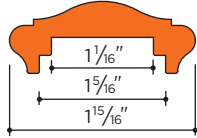
4531 Bronze 1.93 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-L-N-S-U-V



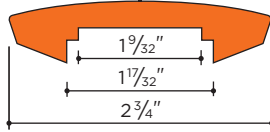
4575 Bronze 2.37 lb/ft
Fittings: C-CC-N



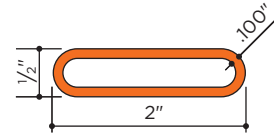
4503 Bronze 2.73 lb/ft
No fittings available



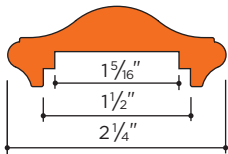
4534 Bronze 2.80 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-L-N-S-T-V



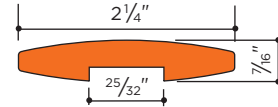
4574 Bronze 3.71 lb/ft
Fittings: C-N



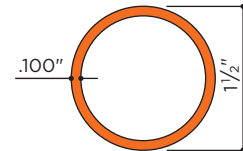
6488 Bronze 1.56 lb/ft
Fittings: N



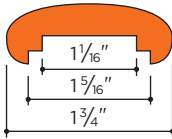
4530 Bronze 3.10 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-L-N-S-T-V



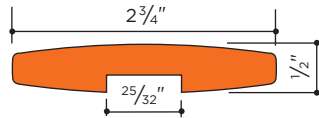
4572 Bronze 2.50 lb/ft
Fittings: C-N



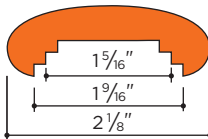
6489 Bronze 1.75 lb/ft
Fittings: C-D-N



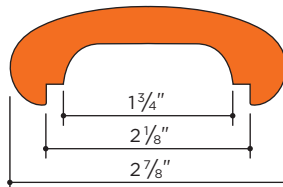
4539 Bronze 2.66 lb/ft
Fittings: B-C-CC-CL-CR-GL-GR-N-S-V



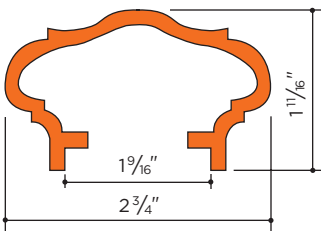
4573 Bronze 4.05 lb/ft
Fittings: C-N



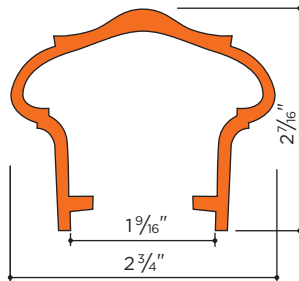
4535 Bronze 3.35 lb/ft
Fittings: B-C-CC-CL-CR-GL-GR-N-S-T-V



4529 Bronze 4.87 lb/ft
Fittings: N



4538 Bronze 3.15 lb/ft
Fittings: N



4533 Bronze 3.66 lb/ft
No fittings available

16' lengths

Symbols and Letter Designations for Bronze Handrail Fittings
When specifying a fitting, add fitting designation to handrail moulding number (e.g. 4530-V). See pages 110-111 for available channel sizes.

BRONZE		
B		Bevel Lamb's Tongue
C		Corner Bend
CC		Channel Corner Bend
CL		Left Channel Lateral Scroll
CR		Right Channel Lateral Scroll
D		Domed End Cap
E		Terminal
GL		Left Lateral Scroll
GR		Right Lateral Scroll
L		Corner Piece
N		Square End Piece
S		Straight Lamb's Tongue
T		Center Piece
U		End Urn Base
V		Volute
MALLEABLE IRON		
CC		Channel Corner Bend
CL		Left Channel Lateral Scroll
CR		Right Channel Lateral Scroll

ATTACHMENT E: ANALYSIS OF STANDARDS FOR SR-1A

Zoning Ordinance Standards for RO (Residential Office) (21A.24.180)

Purpose Statement: The RO Residential/Office District is intended to provide a suitable environment for a combination of residential dwellings and office use. This district is appropriate in areas of the City where the applicable Master Plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.

Standard	Existing and Proposed	Finding
Front Yard: Twenty-five feet (25')	The subject property has a front yard setback that exceeds the 25' requirement.	Complies
Rear Yard: 25% of lot depth, but need not exceed thirty feet (30')	The subject property provides the required 30' rear yard.	Complies
Side Yard: Fifteen feet (15') Corner Side Yard: Twenty-Five (25')	The eastern side yard is 15'. The corner side yard is 16'8". The elevator addition does not impact the corner side yard.	Complies
Maximum Building Height: The maximum building height permitted in this district is sixty feet (60') except.	The existing structure is approximately 41'6". The proposed addition is approximately 41'6" at the tallest point.	Complies
Lot Coverage – The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.	The existing lot coverage is approximately 31.57% and the lot coverage with the proposed addition is approximately 31.87%	Complies

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

Standard	Rationale	Findings
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The property was constructed as a single-family residence in 1898. The property was utilized as a residence until the 1970s. The mansion and carriage house were adaptively reused as an office building. The proposed ADA upgrade will not alter the existing use of the property.	Complies
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	The proposed addition would not alter any character-defining features of the historic structure. The proposed elevator addition is located on a secondary elevation and is connected to minimize the modifications to the principal structure. The glass link will abut the principal structure on the north. The character defining features on this elevation will still be visible through the link.	Complies
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	The proposed addition will be a product of its own time, connected through a glass link. The addition is located on a secondary elevation and is subordinate to the principal structure. The existing structure is clad in Sanpete limestone and the proposed addition will have a limestone veneer. The limestone veneer material is complimentary to the existing Sanpete limestone.	Complies
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	The proposed addition does not alter any alterations or additions that have acquired significance in their own right.	Complies

Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The principal structure does contain distinctive features, finishes and construction techniques that will be preserved. The addition will not affect the subject features.	Complies
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	Not applicable – the historic structure does not require the repair or replacement of any deteriorated architectural features.	Complies
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	This request does not include chemical or physical treatments that can cause damage to historic materials.	This standard is not applicable.
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.	The proposed elevator shaft addition is attached to the principal structure with a glass link. The proposed elevator shaft addition is quite contemporary in design, which further differentiates the existing historic structure from the proposed 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.	Complies
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	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.	Complies
10. Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic materials.	This standard is not applicable to the proposed addition.	Not Applicable

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

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

<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

A public notice for the Historic Landmark Commission Meeting was mailed on August 20, 2020.

Site posted on August 18, 2020.

No public comments have been provided.