Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Michael McNamee, Associate Planner
(801) 535-7226 or michael.mcnamee@slcgov.com

Date: October 14, 2021

Re: PLNHLC2021-00668 – Re-roof

Minor Alteration

PROPERTY ADDRESS: 474 E 2nd Avenue
PARCEL ID: 09-31-481-004
HISTORIC DISTRICT: Avenues Local Historic District
ZONING DISTRICT: RMF-35 (Moderate Density Multi-Family Residential)
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: This is a request by Moises Cook, on behalf of the property owner, to approve replacement of the existing asphalt shingle roof with a faux slate roof on the home at 474 E 2nd Avenue, which is a contributing structure in the Avenues Local Historic District. The matter is being referred to the Historic Landmark Commission for a decision because the applicant is requesting a material that is in conflict with applicable standards and Residential Design Guidelines and therefore cannot be approved at a staff level.

RECOMMENDATION: Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the proposed material for a re-roof does not meet the applicable standards of approval, specifically standards 2, 3, 5, 6, and 8. As such, Staff recommends that the Commission deny the request.

ATTACHMENTS:

- **A.** Site & Context Map
- **B.** Current Photographs
- **C.** Historic Photographs
- **D.** Sanborn Maps
- **E.** Application Materials
- **F.** Analysis of Standards for Minor Alterations in a Historic District
- **G.** Applicable Design Guidelines
- **H.** Public Process and Comments

PROJECT DESCRIPTION:
The applicant submitted a minor alteration application for the proposed re-roof. Generally, re-roof applications for historic properties are reviewed at a staff level. However, the applicant is requesting to replace the asphalt shingled roof with a different material, specifically a faux slate. The applicant is

proposing to replace the existing asphalt shingles with DaVinci Bellaforte composite slate roofing (Attachment E). The homeowner is requesting the re-roof because the existing roof was damaged in the September 8th, 2020 windstorm.

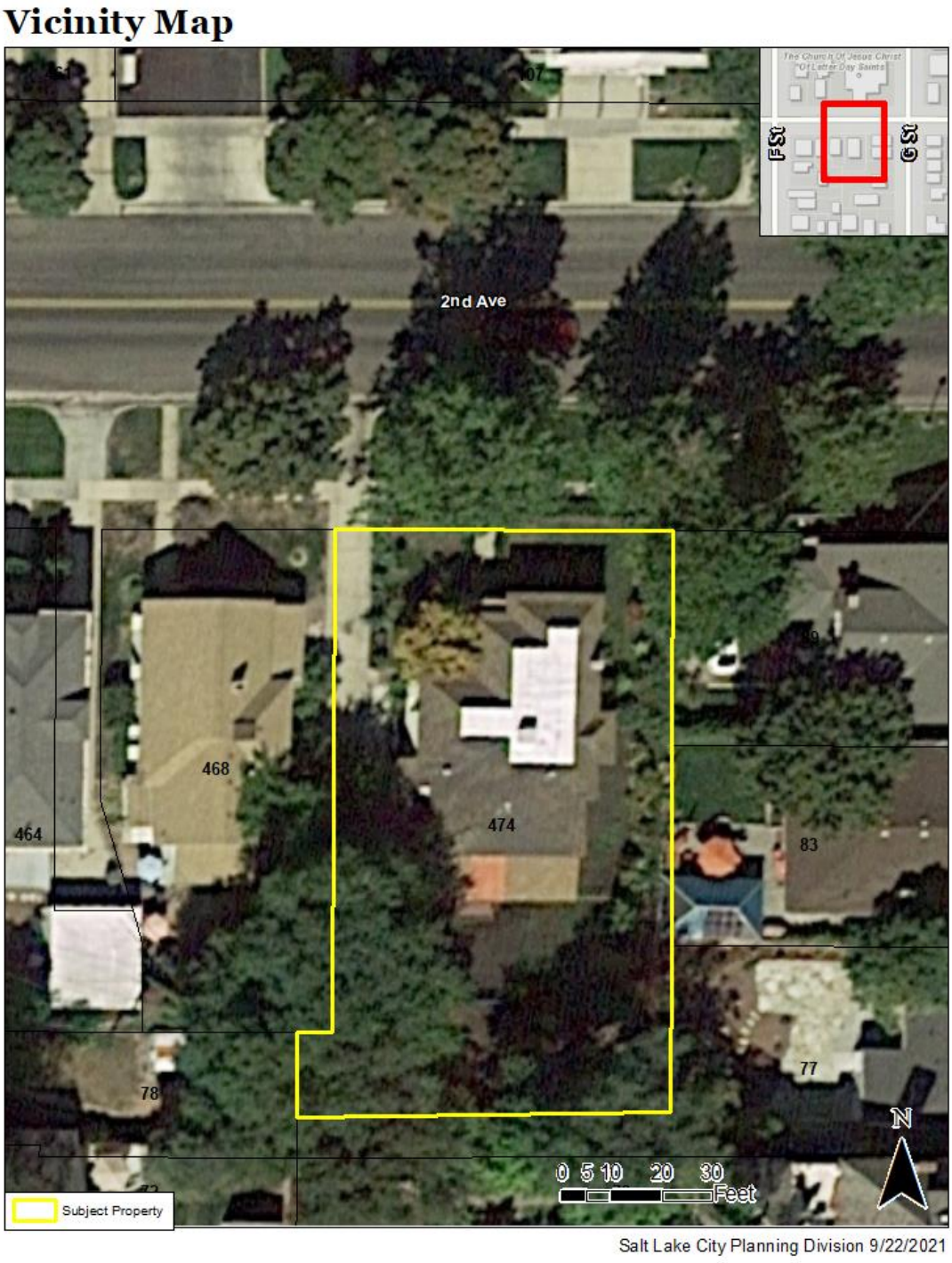
The building is situated on the south side of 2nd Avenue, midblock between F and G Streets. The house was built in 1888 and was identified as a contributing building in the 2007 Avenues Survey. The home is described as Victorian eclectic/Italianate in style. Other homes on the block are Greek Revival, Colonial Revival, bungalow, and Victorian eclectic in style. The 20th Ward LDS Meetinghouse is located directly across the street to the north. The 1977 Avenues Survey states: "The home is significant because of its excellent Victorian detailing. Howe C. Wallace, a carpenter and pharmacist, was the original owner. Nels B. Lundwell, a Mormon author, also lived here."

Front façade of 474 E 2nd Avenue, faces 2nd Avenue

The building is relatively low in scale and has a mansard roof as the principal roof plane. The composite slate is proposed to replace the existing asphalt shingles on the mansard roof. The proposed roof material is DaVinci Bellaforte Slate, in a dark, neutral color. (See Attachment E) Due to the Mansard style of the roof, there is a flat portion that is currently covered in a Thermoplastic Polyolefin (TPO) membrane, which the applicant is proposing to replace in-kind, with added copper trim (See Attachment E).

The structure includes a covered porch and addition to the rear, which are not included in the re-roofing proposal. The current roofing material for the rear addition and covered porch portion is a mixture of asphalt shingles and corrugated metal. (See Attachment E) Based on the applicant's narrative, the homeowner plans to fully rebuild the rear addition at some point in the future.

Additionally, there is a detached garage in the rear yard which will be re-roofed with architectural shingles. The garage currently has asphalt shingles on the roof.



Context map showing the property and its surroundings

KEY ISSUES:
Key Issue 1: Alteration of a character-defining feature
Key Issue 2: Introduction of a faux roof material

Alteration of a character-defining feature
The roof is a character defining feature of the structure. This particular style of roof, a Mansard roof, is relatively uncommon in the context of the Avenues Local Historic District. The roof is readily visible from the public way, given the roof type. The roof structure and form are original to the structure and thus should be treated with an appropriate shingle that does not alter the legibility of this key feature. The alteration would be ready visible from the public way and would alter this character-defining feature with an inappropriate and faux historic roofing material.

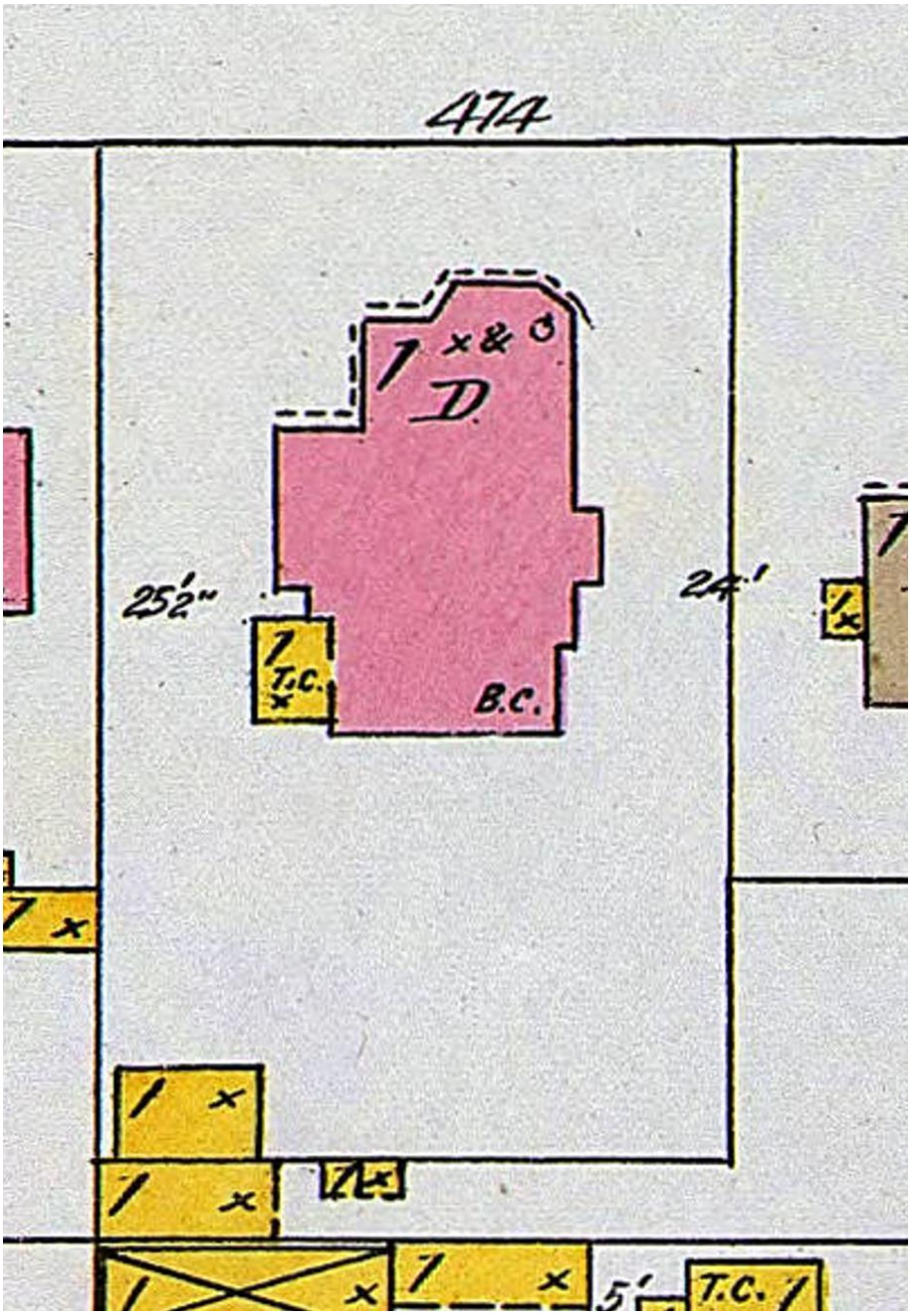
Introduction of a faux roofing material
The applicant proposes to replace the existing asphalt shingle roof with composite slate. Based on the applicant's narrative, the homeowner believes that composite slate tiles are more in keeping with the historic character of the home than the current asphalt shingles.

Photo of 474 E 2nd Avenue taken in 1936

However, based on the 1898 and 1911 Sanborn maps, the historic roofing materials consisted of wood, tin and possibly slate. (See Attachment D) The maps distinguish roof types with symbols:

- Unfilled circles indicate slate or tin
- Filled circles indicate composition (composition roofing of this era was a built-up roofing material made of saturated rolls of paper or textile - felts or canvas saturated with tar).
- An X indicates wood shingles

Based on the historic photos, it appears that the historic material was likely tin due to the seams and shadow lines. The 1950 Sanborn map indicates that the roof material had been switched to composition. A Salt Lake County Archives photo from 1982 appears to show asphalt shingles. (See Attachment C)



1898 Sanborn Map

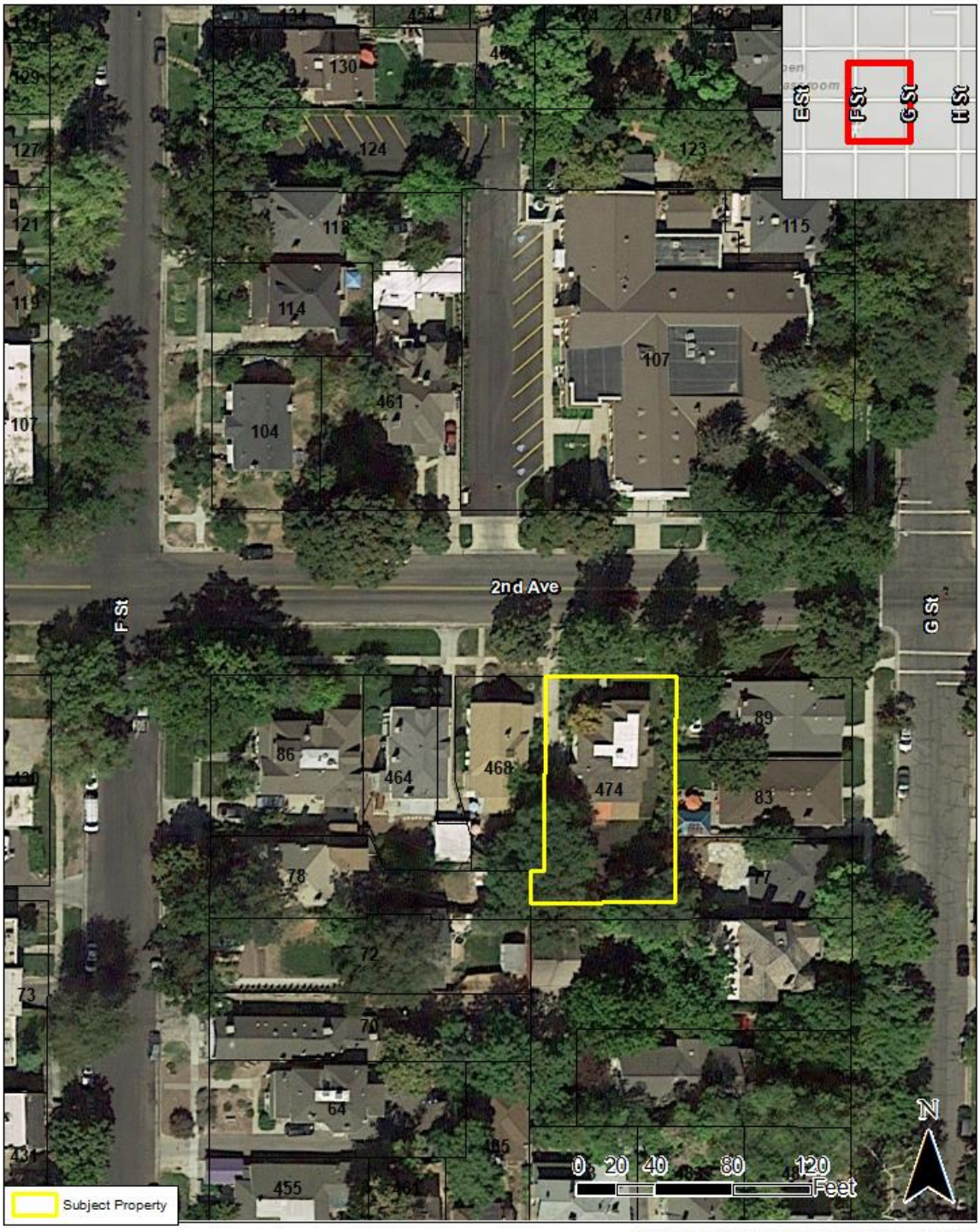
Even if slate is one of the materials that has been used historically for this roof, the applicant is proposing a faux slate that would not serve to maintain and preserve the historic character of the property. In fact, it would create a false sense of history by introducing a new type of roofing material that is not typically associated with this style and age of home.

NEXT STEPS:
If the request is denied by the HLC, the applicant will not be issued a COA. The applicant could proceed with repair and replacement, as necessary, with another minor alteration application that could be reviewed administratively.

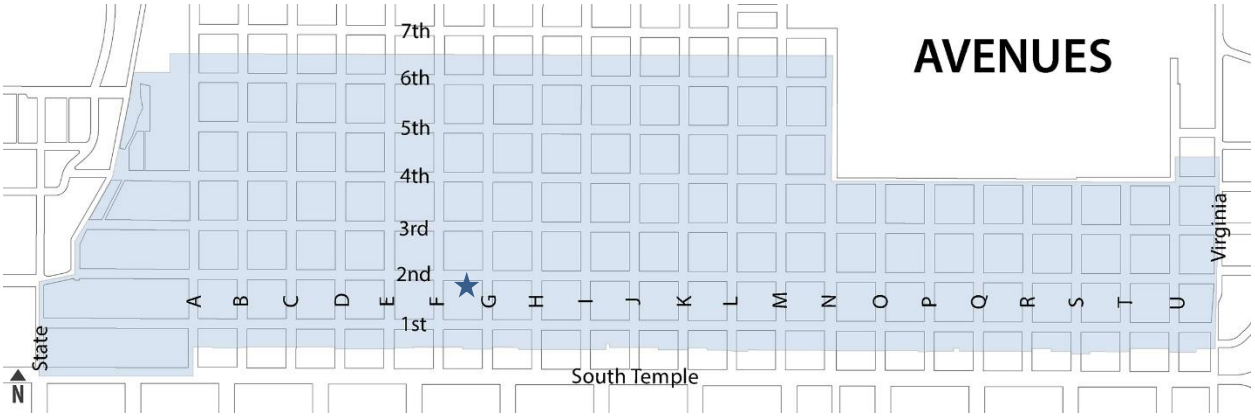
If the project is approved, the applicant would receive a COA to proceed with the project as represented in this Staff Report.

ATTACHMENT A: Site & Context Map

Vicinity Map



Salt Lake City Planning Division 9/16/2021



Context map showing location of subject property within Avenues Local Historic District

ATTACHMENT B: Current Photographs

Front/north façade

Side/East façade

Side/West façade

View of detached garage from 2nd Avenue

East elevation of detached garage, seen from rear yard

Rear/South façade, showing rear addition and covered porch

Neighboring property to the west, 488 E 2nd Avenue. West façade of subject property can be seen in the background.

The 20th Ward LDS Meetinghouse, directly across 2nd Avenue from the subject property.

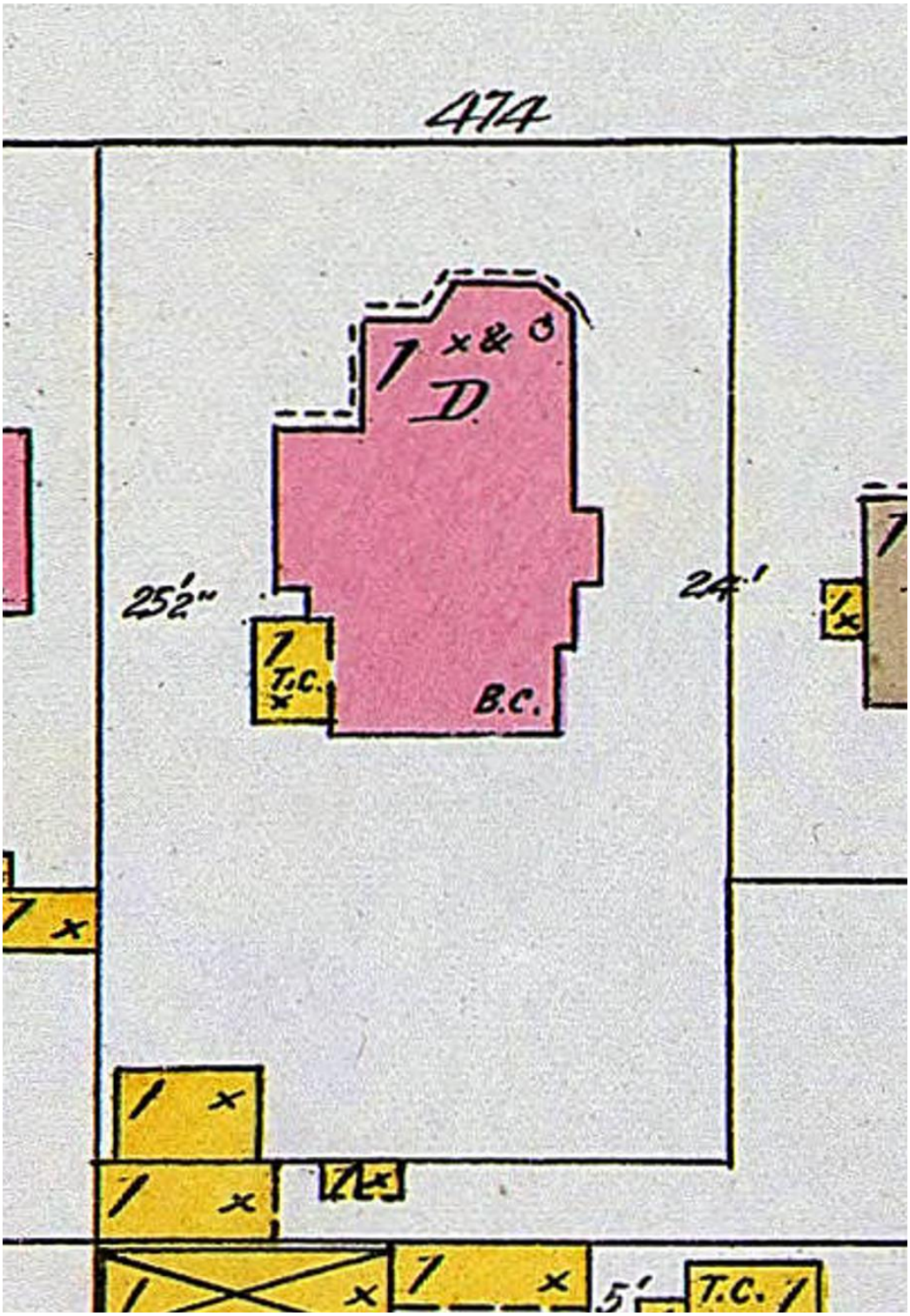
Neighboring property to the northwest, 461 E 2nd Avenue.

ATTACHMENT C: Historic Photographs/Drawings

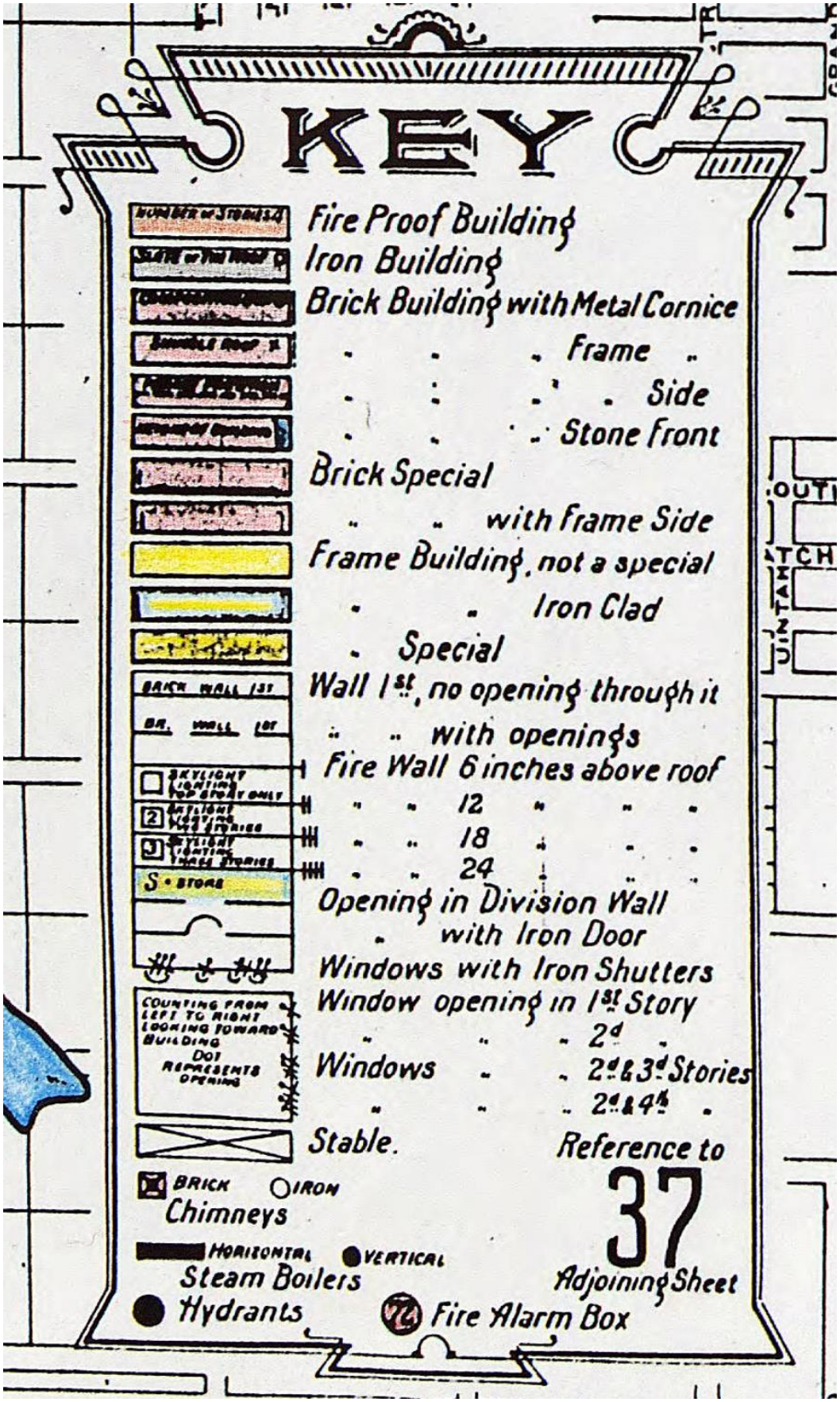
474 E 2nd Avenue, c. 1936. Source: Salt Lake County Archives

474 E 2nd Avenue, c. 1982. Source: Salt Lake County Archives

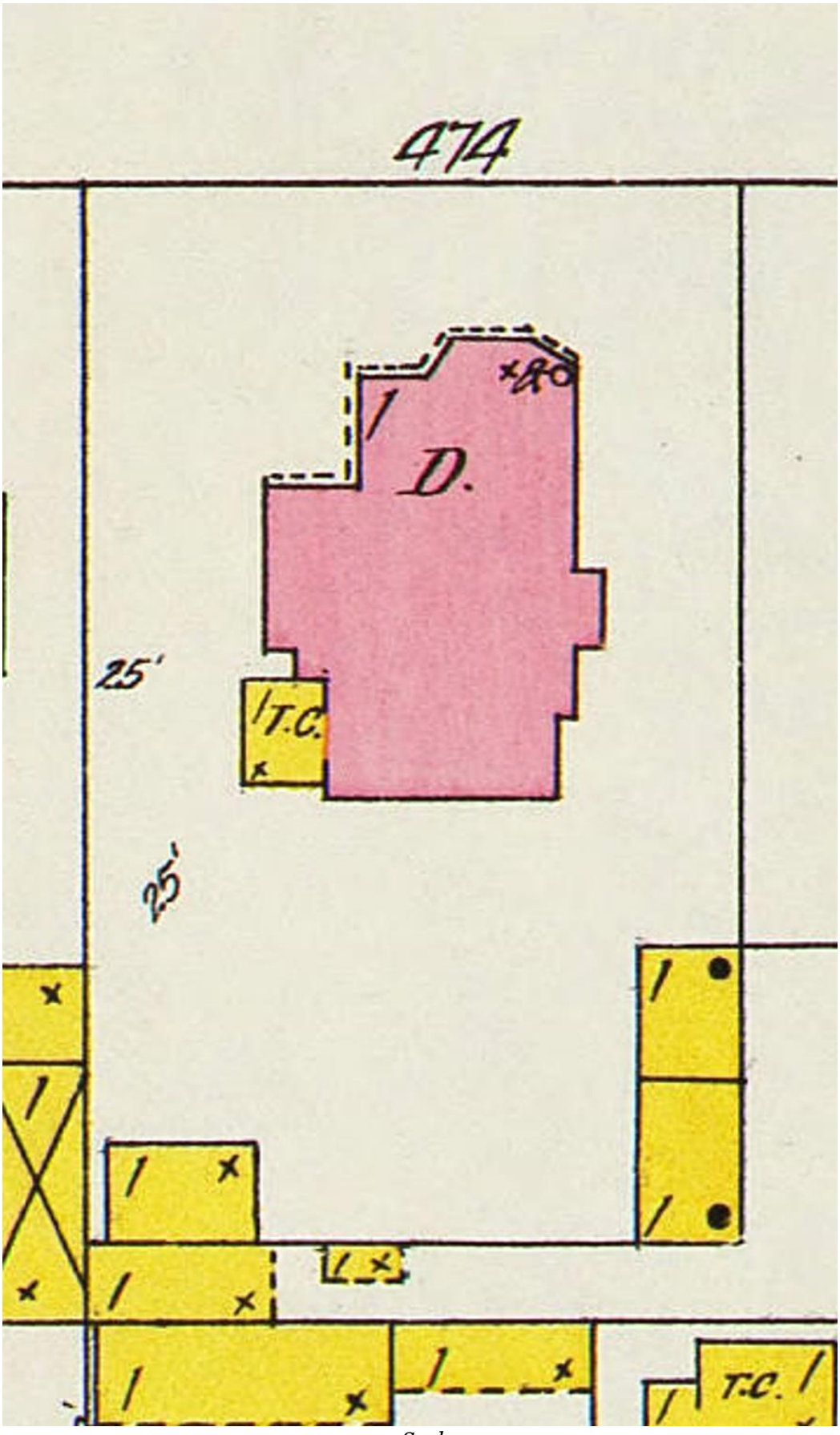
ATTACHMENT D: Sanborn Maps



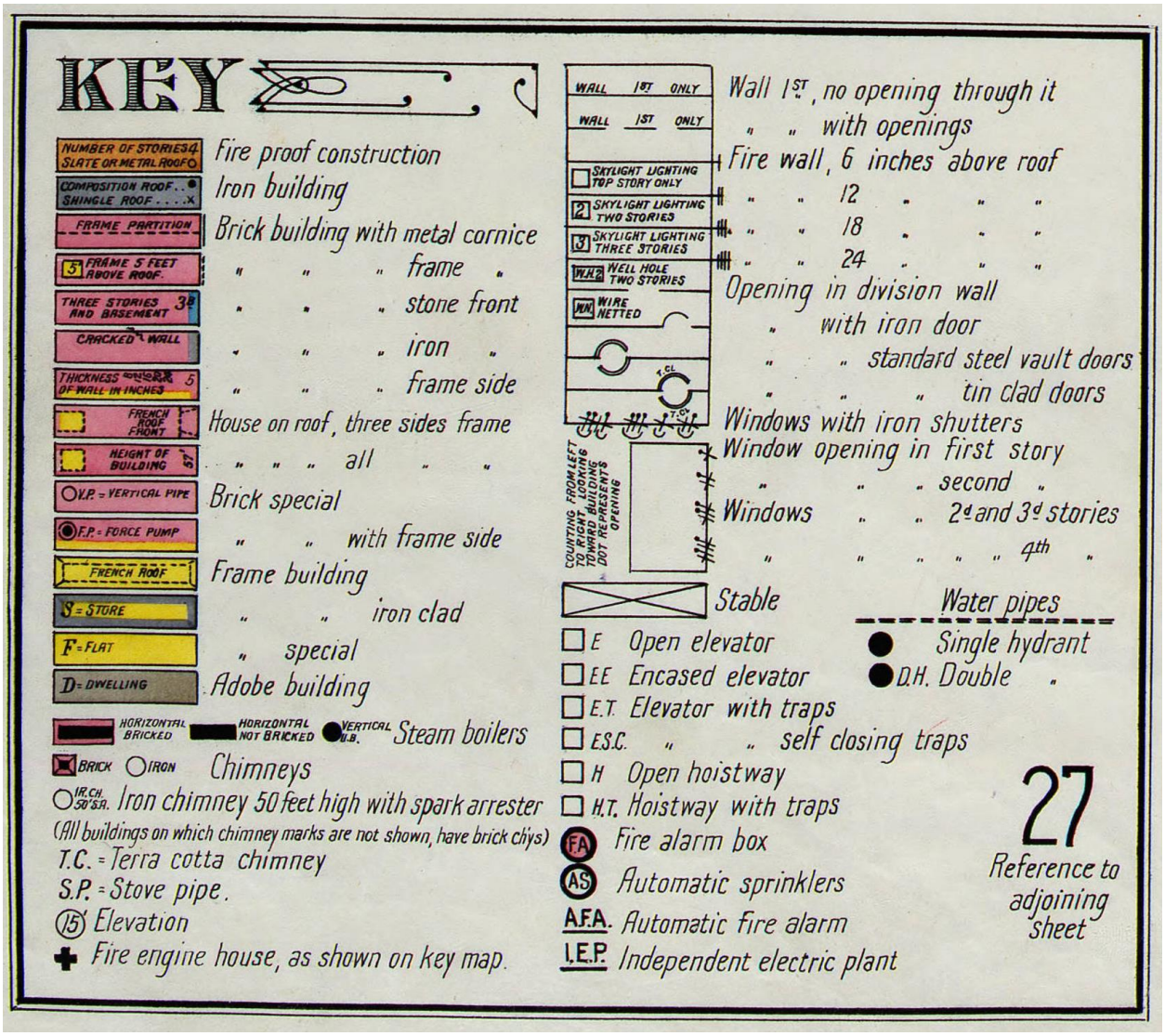
1889 Sanborn



Key for 1898 Sanborn Map



1911 Sanborn



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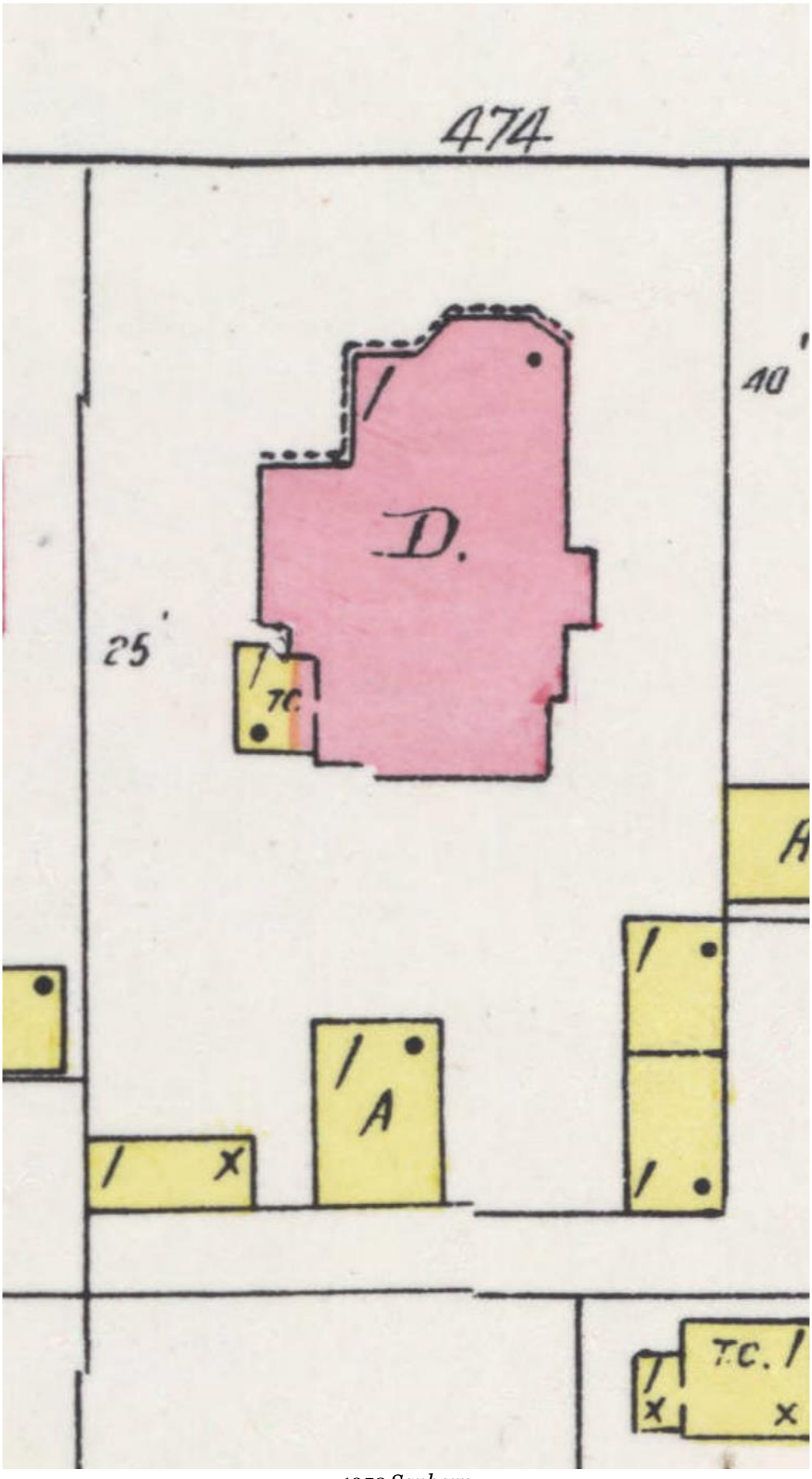
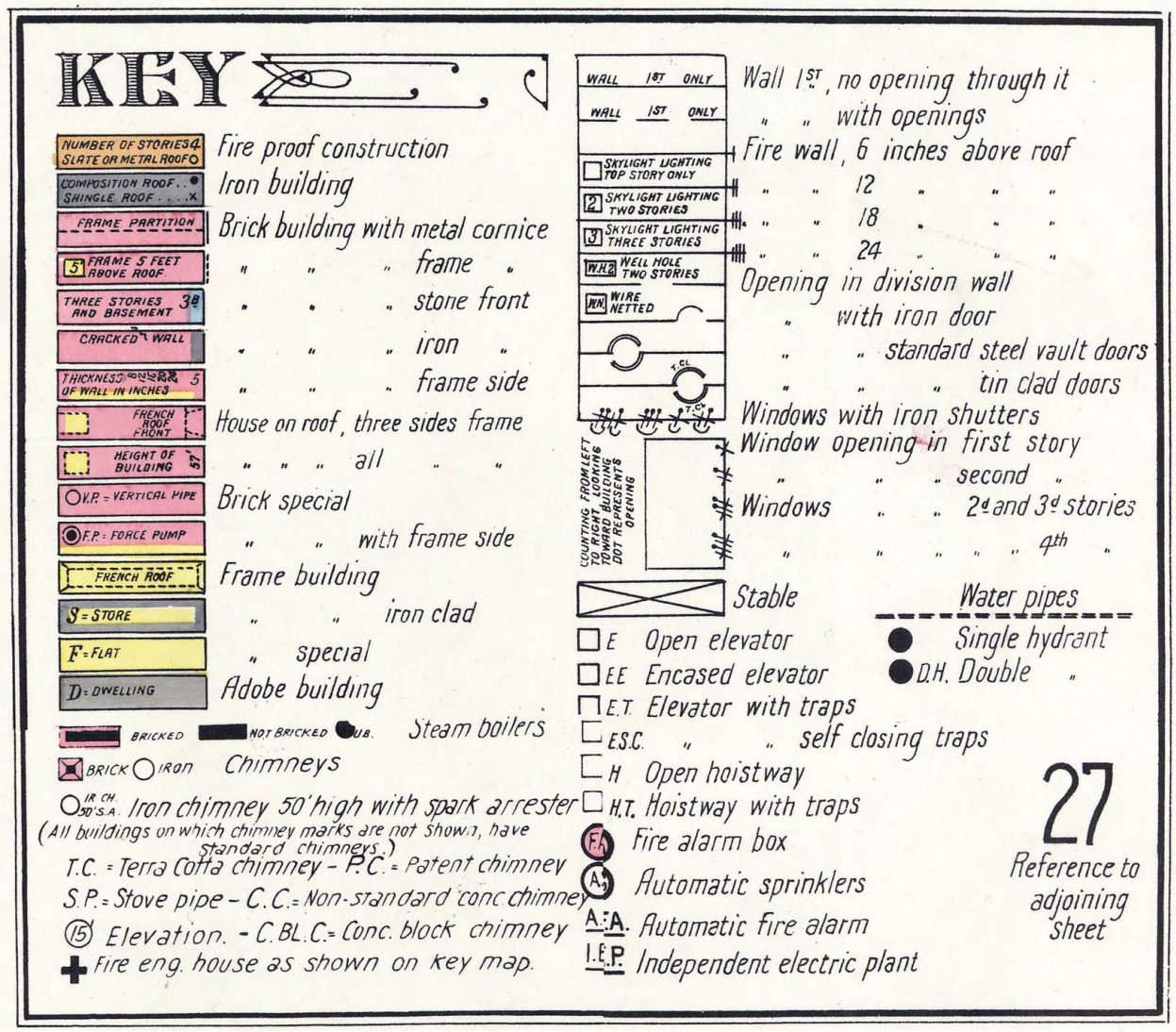


1950 Sanborn



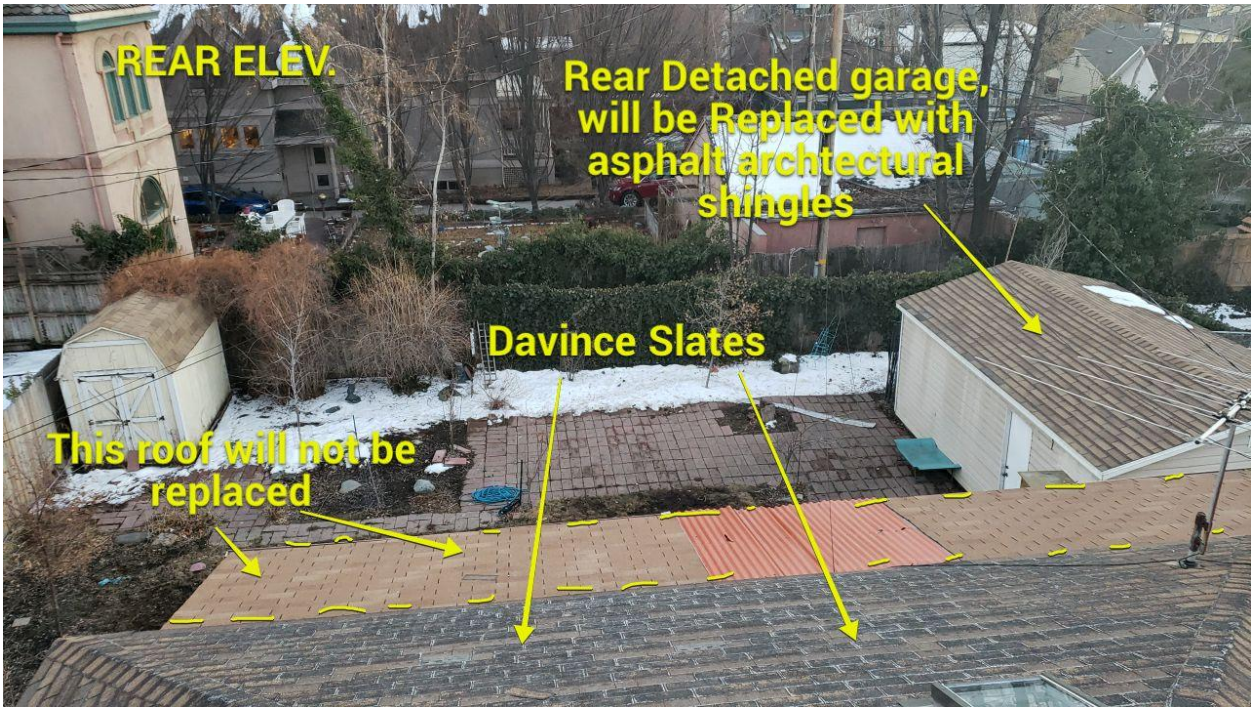
Key for 1950 Sanborn Map

ATTACHMENT E: Application Materials

Materials showing the proposed composite slate style and color


TOP OF ROOF
Replace TPO with new TOP
Metal Copper on edges TYP (Proposed)


Replace TPO with new TPO with copper metal edges



Materials showing sections of roof proposed to be replaced

HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Re-roofing

Address of Subject Property:
474 East 2nd Avenue, Salt Lake City, UT 84103-2922

Name of Applicant:	Phone:
Roof Vets, LLC	(435) 314-7205

Address of Applicant:
1034 W. RSI Drive, Logan, UT 84321

E-mail of Applicant:	Cell/Fax:
Claims@RoofVets.com	(801) 815-4111

Applicant's Interest in Subject Property:

☐ Owner ☒ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Shannon Young

E-mail of Property Owner:	Phone:
dr.syoungdmd@gmail.com	(253) 363-1583

➔ **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 email if historicpreservation@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the Citizen Access Portal. There is a step-by-step guide to learn how to submit online.

SIGNATURE

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

Signature of Owner or Agent:	Date:
Moises F. Cook	6/18/2021

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet electronically) Written description of your proposal (Re-roofs only require current picture and description, no google images please)

2. Drawings to Scale

☐ ☐ A digital (PDF) copy

a. Site Plan

☐ ☐ Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. Elevation Drawing

☐ ☐ Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change.

☐ ☐ Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.

3. Photographs

☐ ☐ Historic photographs of existing building/s (if available)

☐ ☐ Current photographs of each side of the building

☐ ☐ Close up images of details that are proposed to be altered

4. Materials

☐ ☐ List of proposed materials

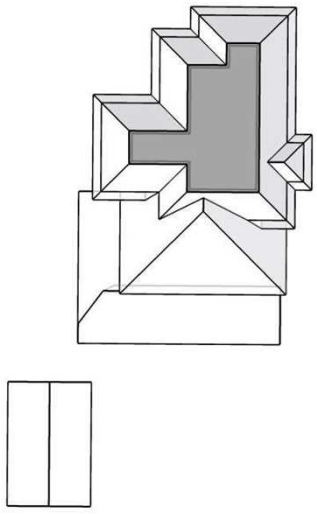
☐ ☐ Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

MC_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Premium Report
3/2/2021

474 East 2nd Avenue, Salt Lake City, UT 841032922 Report: 38680158



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim: 021272565-005
Building:

PREPARED FOR

Contact:	Moises Cook
Company:	Roof Vets, LLC
Address:	9690 S 300 W Sandy, UT 84070-3340
Phone:	801-815-4111

TABLE OF CONTENTS

MEASUREMENTS

Total Roof Area =2,961 sq ft
Total Roof Facets =34
Predominant Pitch =12/12
Number of Stories <=1
Total Ridges/Hips =180 ft
Total Valleys =75 ft
Total Rakes =54 ft
Total Eaves =384 ft

Measurements provided by www.eagleview.com

Certified Accurate

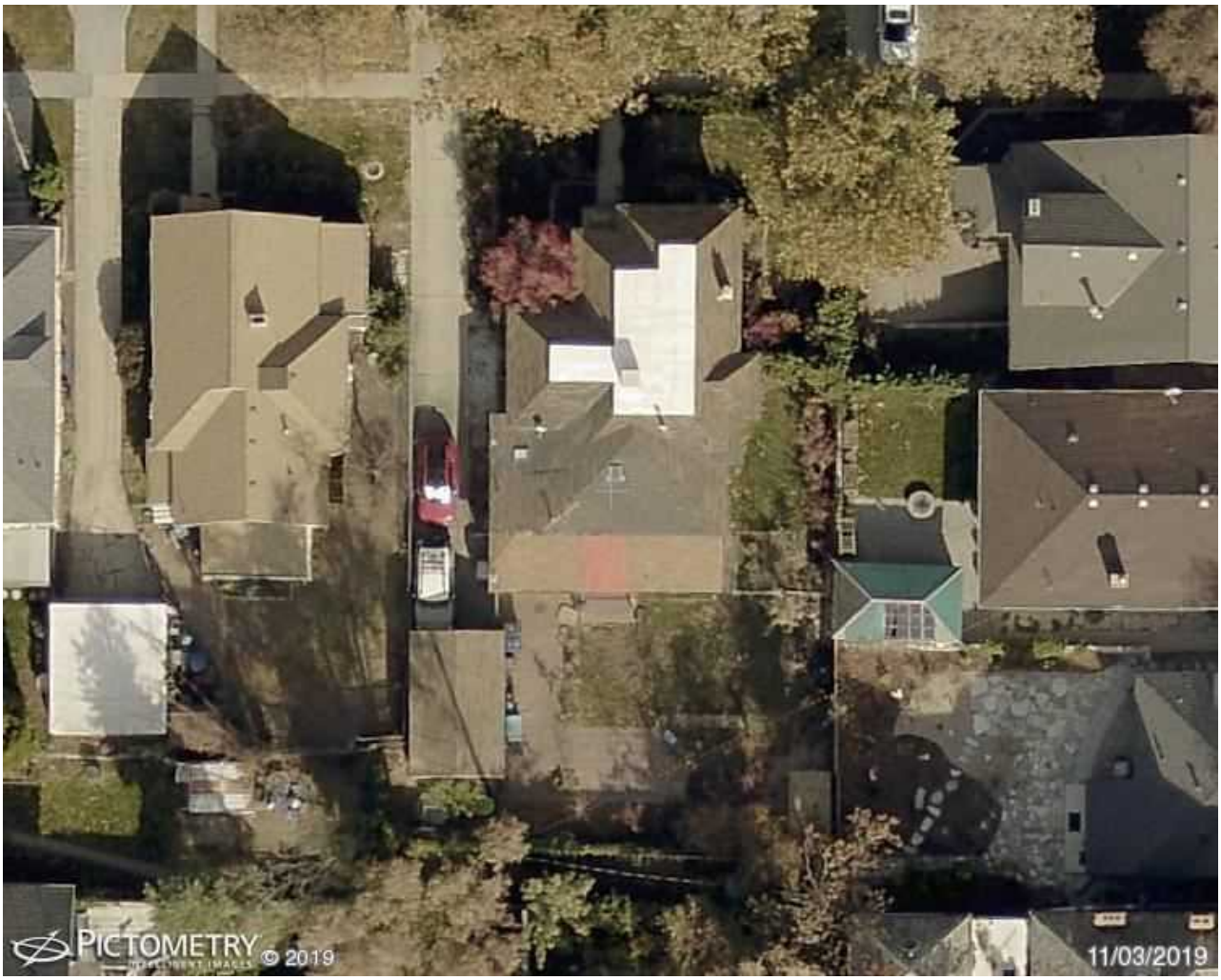
www.eagleview.com/Guarantee.aspx

474 East 2nd Avenue, Salt Lake City, UT 841032922 Report: 38680158

IMAGES

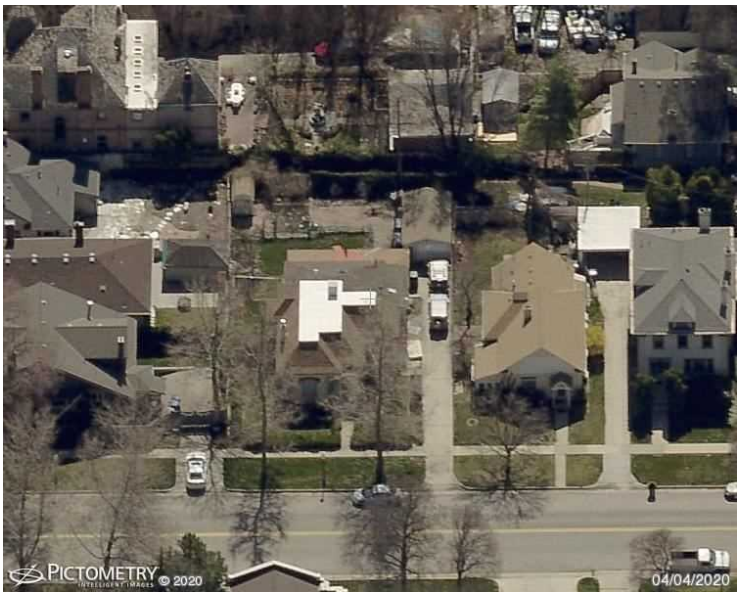
The following aerial images show different angles of this structure for your reference.

Top View

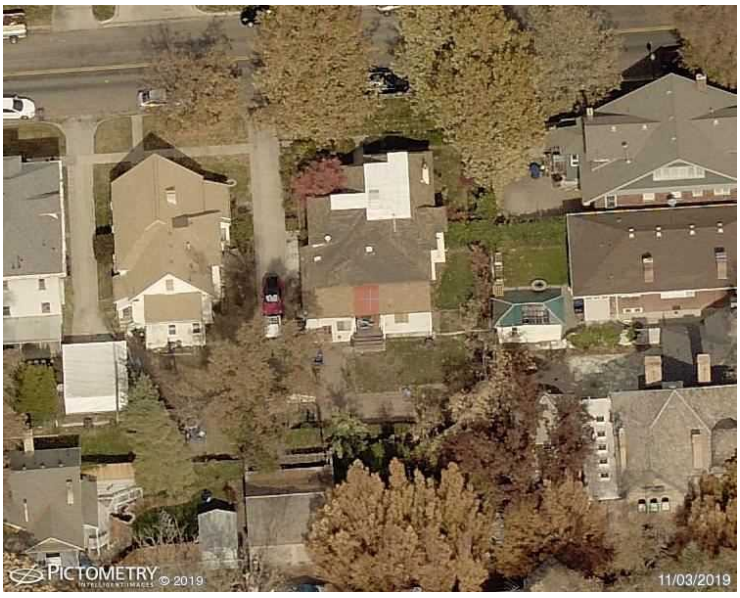


IMAGES

North Side

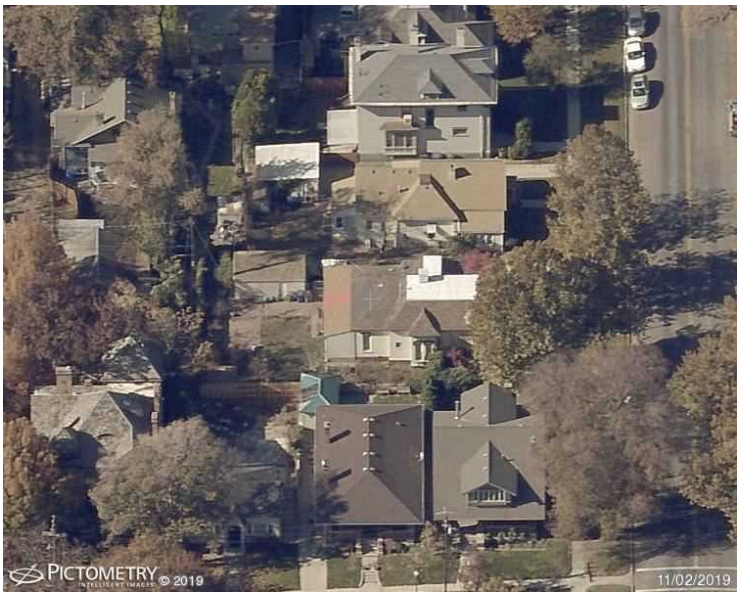


South Side

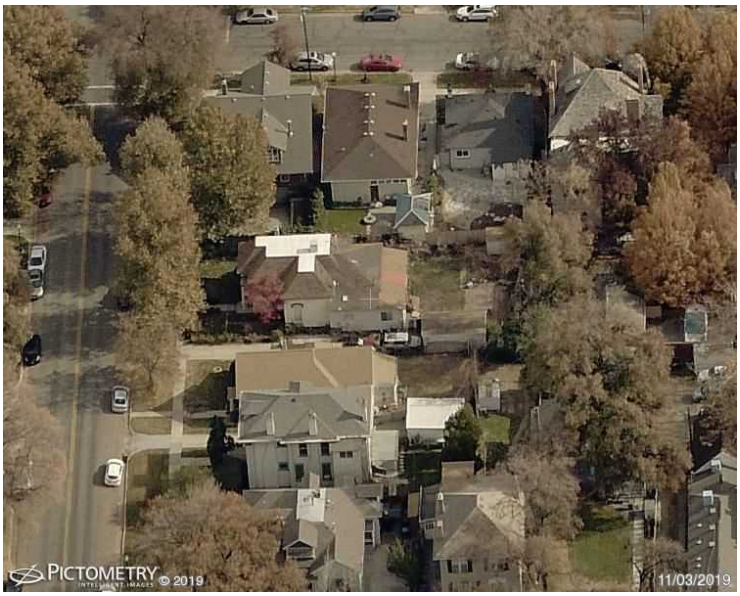


IMAGES

East Side



West Side



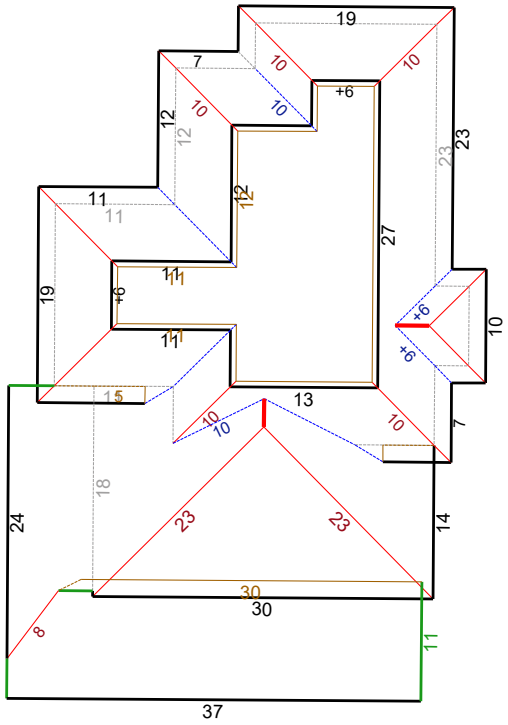
474 East 2nd Avenue, Salt Lake City, UT 841032922 Report: 38680158

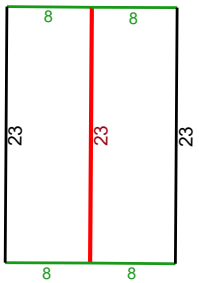
LENGTH DIAGRAM

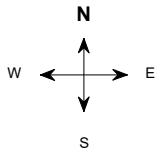
Total Line Lengths:
Ridges = 28 ft
Hips = 152 ft

Valleys = 75 ft
Rakes = 54 ft
Eaves = 384 ft

Flashing = 130 ft
Step flashing = 16 ft
Parapets = 0 ft



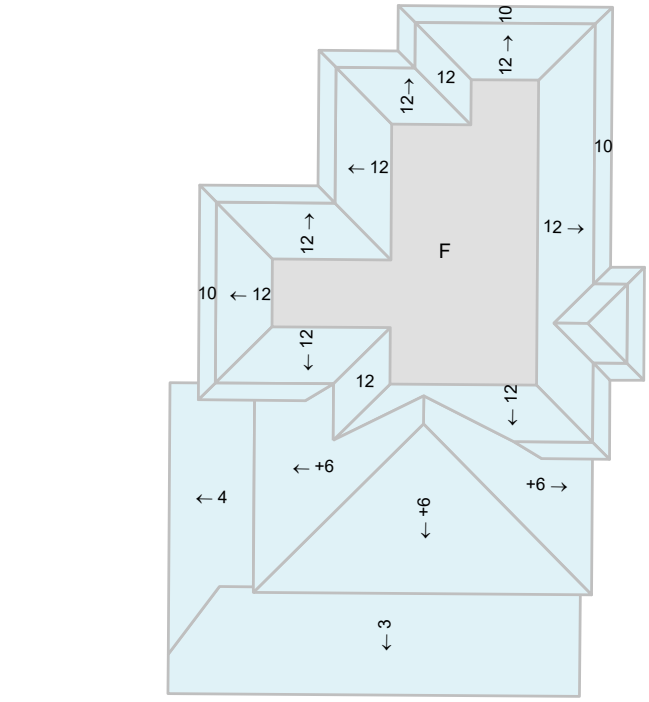


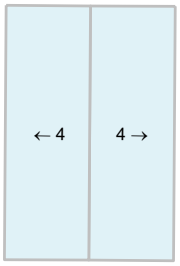


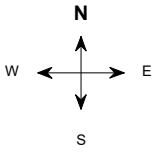
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 12/12





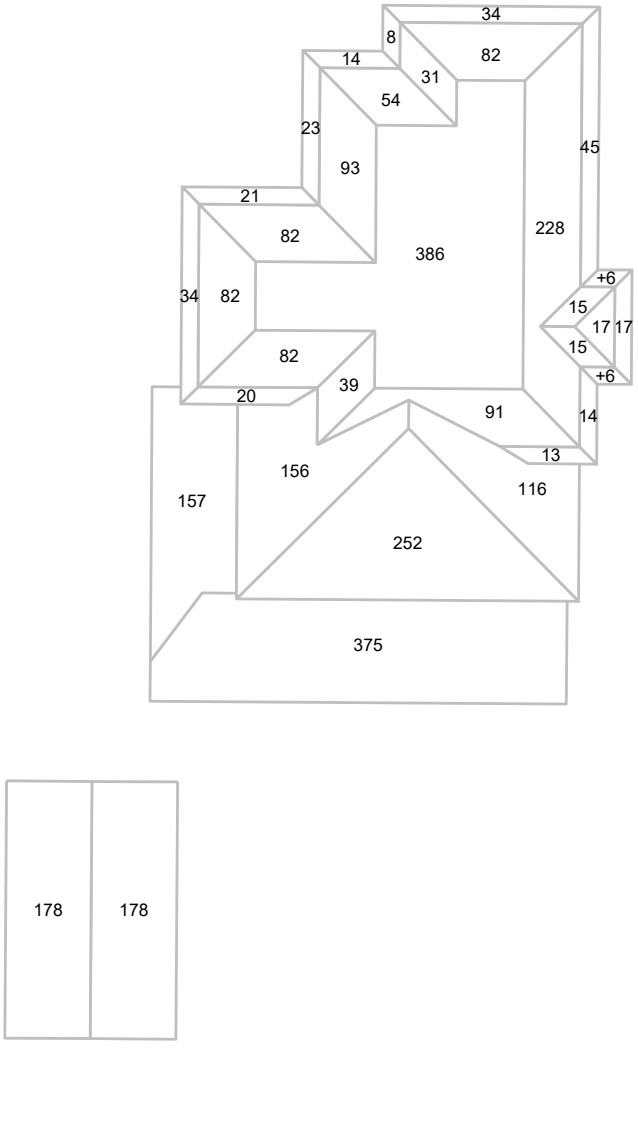


Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

474 East 2nd Avenue, Salt Lake City, UT 841032922 Report: 38680158

AREA DIAGRAM

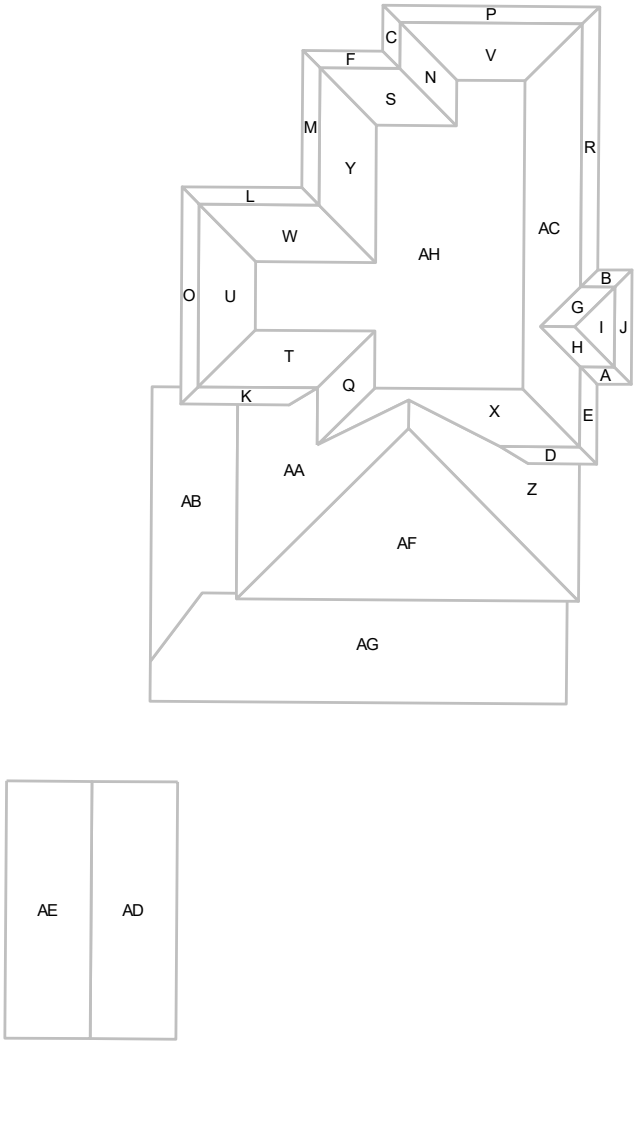
Total Area = 2,961 sq ft, with 34 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



REPORT SUMMARY

Structure #1

Areas per Pitch						
Roof Pitches	0/12	12/12	10/12	6/12	4/12	3/12
Area (sq ft)	386	910	252.9	523.5	156.5	375.5
% of Roof	14.8%	34.9%	9.7%	20.1%	6%	14.4%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

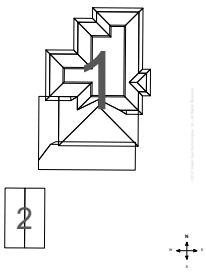
Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	9%	14%	19%	22%	**24%**	26%	29%	34%
Area (Sq ft)	**2219**	2419	2530	2641	2708	**2752**	2796	2863	2974
Squares *	**22.33**	24.33	25.33	26.66	27.33	**27.66**	28.00	28.66	30.00
	Measured					**Suggested**			

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 32

Lengths, Areas and Pitches

Ridges = 6 ft (2 Ridges)
Hips = 152 ft (20 Hips).
Valleys = 75 ft (12 Valleys)
Rakes† = 22 ft (4 Rakes)
Eaves/Starter‡ = 339 ft (28 Eaves)
Drip Edge (Eaves + Rakes) = 361 ft (32 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 131 ft (13 Lengths)
Step flashing = 17 ft (4 Lengths)
Predominant Pitch = 12/12
Total Area (All Pitches) = 2605 sq ft

Property Location

Longitude = -111.8751668
Latitude = 40.7714676

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

REPORT SUMMARY

Structure #2

Areas per Pitch	
Roof Pitches	4/12
Area (sq ft)	355.8
% of Roof	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

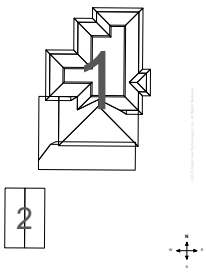
Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	**0%**	3%	8%	11%	**13%**	15%	18%	23%	28%
Area (Sq ft)	**356**	367	385	396	**403**	410	421	438	456
Squares *	**3.66**	4.00	4.00	4.00	**4.33**	4.33	4.33	4.66	4.66
	Measured				**Suggested**				

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.



Total Roof Facets = 2

Lengths, Areas and Pitches
Ridges = 23 ft (1 Ridges)
Hips = 0 ft (0 Hips).
Valleys = 0 ft (0 Valleys)
Rakes† = 32 ft (4 Rakes)
Eaves/Starter‡ = 46 ft (2 Eaves)
Drip Edge (Eaves + Rakes) = 78 ft (6 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 0 ft (0 Lengths)
Predominant Pitch = 4/12
Total Area (All Pitches) = 356 sq ft

Property Location
Longitude = -111.8751668
Latitude = 40.7714676

Notes
This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

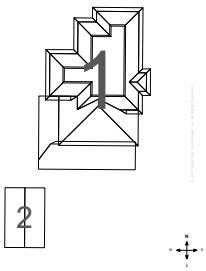
REPORT SUMMARY

All Structures

Areas per Pitch						
Roof Pitches	0/12	3/12	4/12	6/12	10/12	12/12
Area (sq ft)	386.0	375.5	512.3	523.5	253.0	910.0
% of Roof	13%	12.7%	17.3%	17.7%	8.5%	30.7%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

All Structures Totals



Total Roof Facets = 34

Lengths, Areas and Pitches

Ridges = 28 ft (3 Ridges)
Hips = 152 ft (20 Hips).
Valleys = 75 ft (12 Valleys)
Rakes† = 54 ft (8 Rakes)
Eaves/Starter‡ = 384 ft (30 Eaves)
Drip Edge (Eaves + Rakes) = 438 ft (38 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 130 ft (13 Lengths)
Step flashing = 16 ft (4 Lengths)
Predominant Pitch = 12/12
Total Area (All Pitches) = 2,961 sq ft

Property Location

Longitude = -111.8751668
Latitude = 40.7714676

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Measurements by Structure									
Structure	**Area (sq ft)**	**Ridges (ft)**	**Hips (ft)**	**Valleys (ft)**	**Rakes (ft)**	**Eaves (ft)**	**Flashing (ft)**	**Step Flashing (ft)**	**Parapets (ft)**
1	2604	6	152	75	22	339	131	17	0
2	356	23	0	0	32	46	0	0	0

All values in this table are rounded up to the nearest Foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=474+East+2nd+Avenue,Salt+Lake+City,UT,841032922
Directions from Roof Vets, LLC to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=9690+S+300+W,Sandy,UT,84070-3340&daddr=474+East+2nd+Avenue,Salt+Lake+City,UT,841032922

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Photo Report by Roof Vets

Created by Joe Pollock

Jun 28, 2021 | 61 Photos

ROOF VETS

Shannon Young Photo Report

Project: Shannon Young Date: March 1st, 2021, 6:16 p.m. Creator: Moises Cook

Project: Shannon Young Date: March 1st, 2021, 6:16 p.m. Creator: Moises Cook

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Project: Shannon Young Date: March 1st, 2021, 6:17 p.m. Creator: Moises Cook

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Project: Shannon Young Date: March 1st, 2021, 6:17 p.m. Creator: Moises Cook

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Project: Shannon Young Date: March 1st, 2021, 6:17 p.m. Creator: Moises Cook

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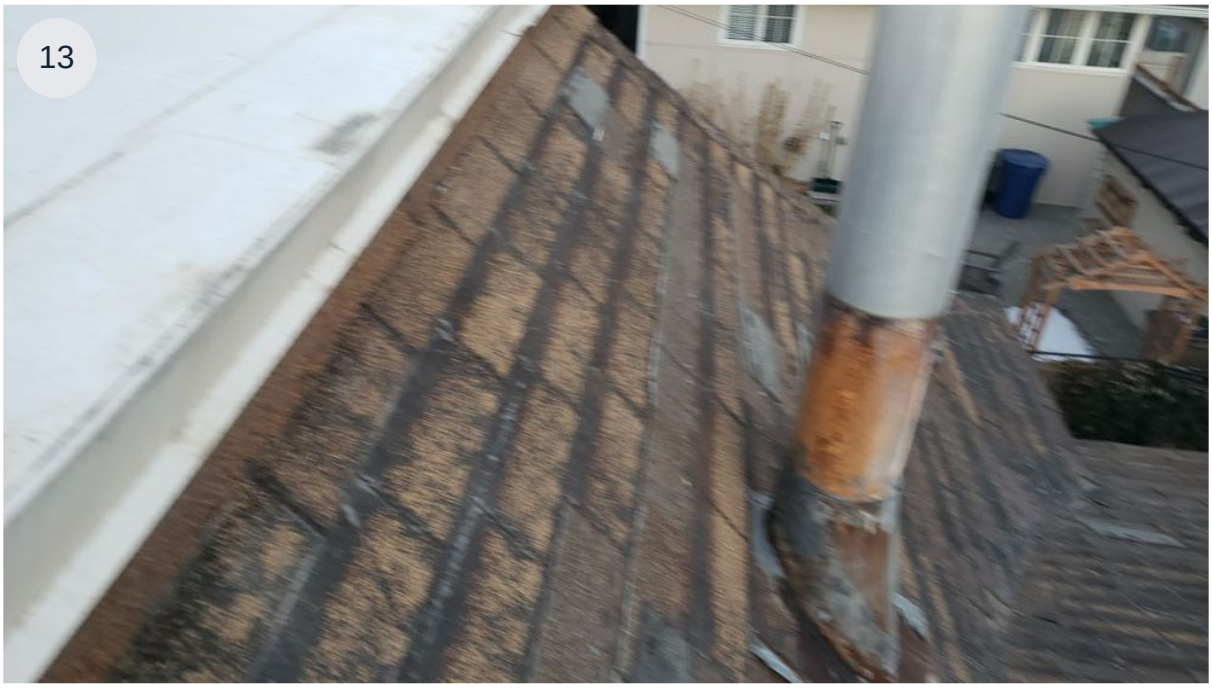

Project: Shannon Young Date: March 1st, 2021, 6:17 p.m. Creator: Moises Cook

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Project: Shannon Young Date: March 1st, 2021, 6:18 p.m. Creator: Moises Cook

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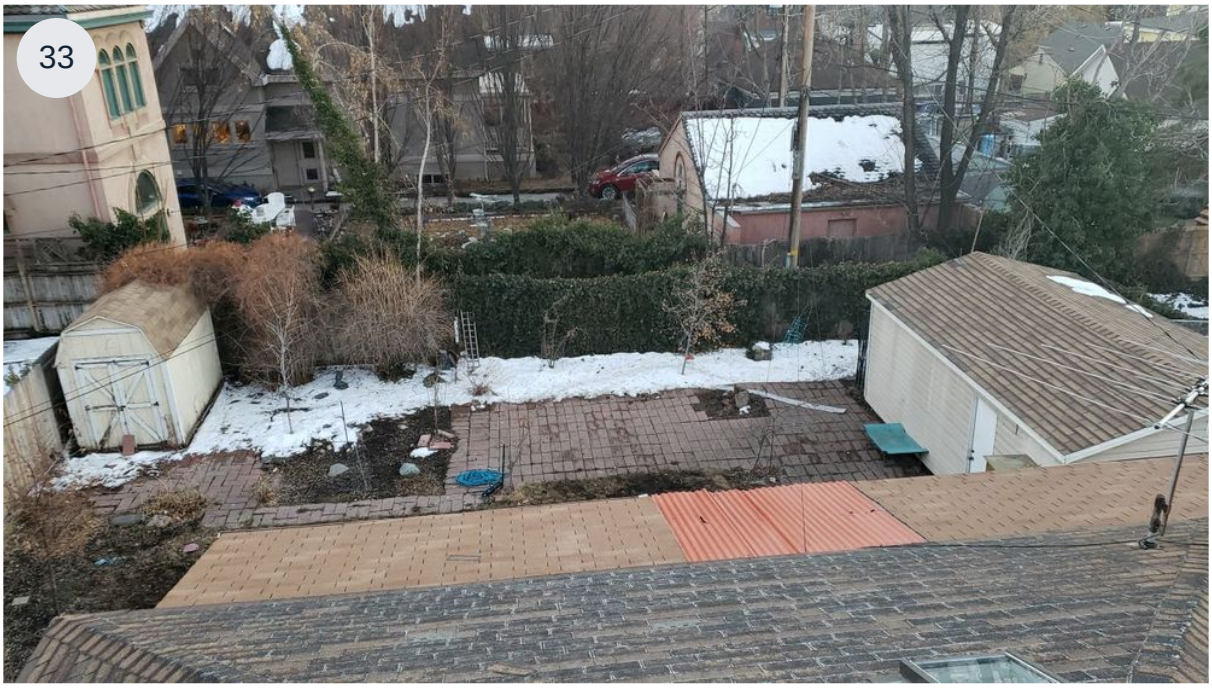

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Project: Shannon Young Date: March 1st, 2021, 6:22 p.m. Creator: Moises Cook

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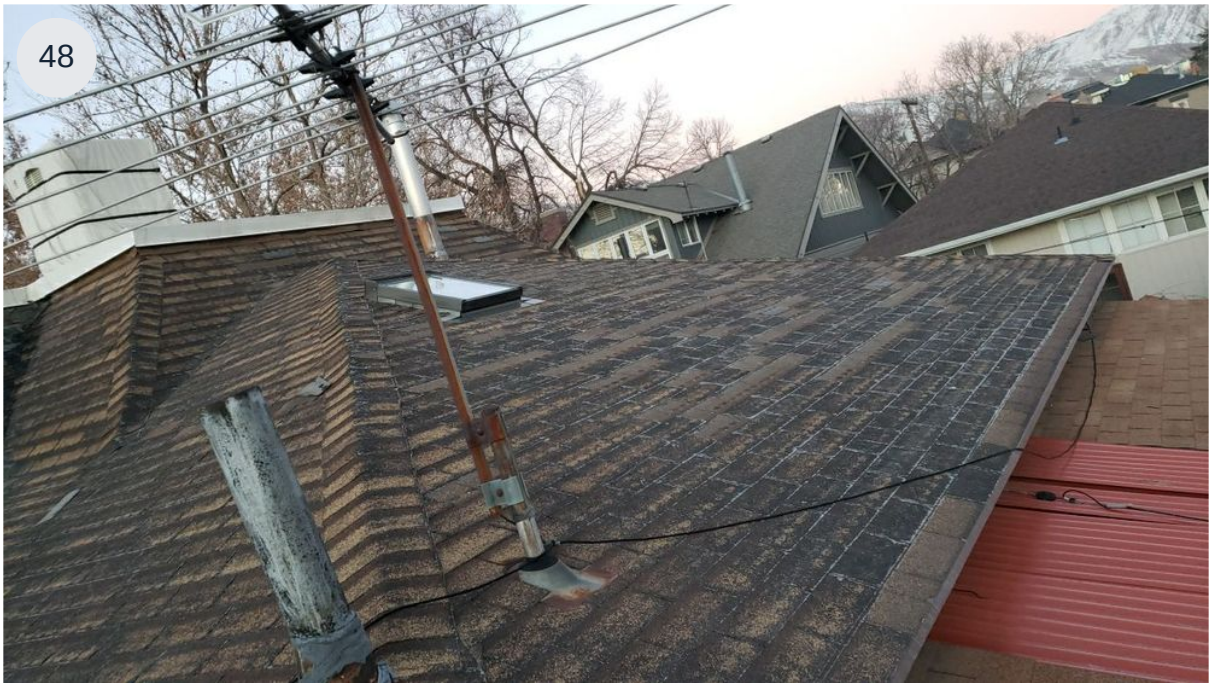

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Project: Shannon Young Date: March 1st, 2021, 6:28 p.m. Creator: Moises Cook

Alacrity Solutions
A USAA Service Provider
PO BOX 33490
San Antonio, TX 78265
800-531-8722
4/2/2021

Insured:	YOUNG, CPT SHANNON	Cell:	(253) 363-1583
Property:	474 E 2ND AVE SALT LAKE CITY, UT 84103	E-mail:	dr.syoungdmd@gmail.com
Home:	474 E 2ND AVE SALT LAKE CITY, UT 84103		
Claim Rep.:	Scott Crawford	Business:	(806) 438-7148
Business:	9725 Windermere Blvd Fishers, IN 46037		
Estimator:	Scott Crawford	Business:	(806) 438-7148
Business:	9725 Windermere Blvd Fishers, IN 46037		

Member Number: 021272565 **Policy Number:** 021272565/92A **L/R Number:** 005

Type of Loss: Wind Damage **Cause of Loss:** Other

Coverage	Deductible	Policy Limit
Dwelling	$1,000.00	$353,000.00
Dwelling - Code Upgrade	$0.00	$0.00
Other Structures	$0.00	$35,300.00

Date Contacted:	10/6/2020 10:00 AM		
Date of Loss:	9/8/2020	Date Received:	10/5/2020
Date Inspected:	10/8/2020 9:00 AM	Date Entered:	10/5/2020 6:51 PM
Date Est. Completed:	4/2/2021 2:02 PM		

Price List: UTSL8X_OCT20
Restoration/Service/Remodel

Summary for Dwelling

Line Item Total	20,406.56
Material Sales Tax	438.62
Replacement Cost Value	**$20,845.18**
Less Depreciation	(7,973.16)
Actual Cash Value	**$12,872.02**
Less Deductible	(1,000.00)
Net Claim	**$11,872.02**
Total Recoverable Depreciation	7,973.16

Net Claim if Depreciation is Recovered	**$19,845.18**

Scott Crawford

Insured:	YOUNG, CPT SHANNON	Cell:	(253) 363-1583
Property:	474 E 2ND AVE SALT LAKE CITY, UT 84103	E-mail:	dr.syoungdmd@gmail.com
Home:	474 E 2ND AVE SALT LAKE CITY, UT 84103		
Claim Rep.:	Scott Crawford	Business:	(806) 438-7148
Business:	9725 Windermere Blvd Fishers, IN 46037		
Estimator:	Scott Crawford	Business:	(806) 438-7148
Business:	9725 Windermere Blvd Fishers, IN 46037		

Member Number: 021272565 **Policy Number:** 021272565/92A **L/R Number:** 005

Type of Loss: Wind Damage **Cause of Loss:** Other

Coverage	Deductible	Policy Limit
Dwelling	$1,000.00	$353,000.00
Dwelling - Code Upgrade	$0.00	$0.00
Other Structures	$0.00	$35,300.00

Date Contacted:	10/6/2020 10:00 AM		
Date of Loss:	9/8/2020	Date Received:	10/5/2020
Date Inspected:	10/8/2020 9:00 AM	Date Entered:	10/5/2020 6:51 PM
Date Est. Completed:	4/2/2021 2:02 PM		

Price List: UTSL8X_OCT20
Restoration/Service/Remodel

Summary for Dwelling - Code Upgrade

Line Item Total	0.00
Replacement Cost Value	**$0.00**
Net Claim	**$0.00**

Dwelling - Code Upgrade Paid When Incurred

Line Item Total	4,428.05
Material Sales Tax	56.10
Replacement Cost Value	**$4,484.15**
Total Paid When Incurred	**$4,484.15**
Net Claim	**$0.00**
Net Claim if Additional Amounts are Recovered	**$4,484.15**

_____

Scott Crawford

Insured:	YOUNG, CPT SHANNON	Cell:	(253) 363-1583
Property:	474 E 2ND AVE SALT LAKE CITY, UT 84103	E-mail:	dr.syoungdmd@gmail.com
Home:	474 E 2ND AVE SALT LAKE CITY, UT 84103		
Claim Rep.:	Scott Crawford	Business:	(806) 438-7148
Business:	9725 Windermere Blvd Fishers, IN 46037		
Estimator:	Scott Crawford	Business:	(806) 438-7148
Business:	9725 Windermere Blvd Fishers, IN 46037		

Member Number: 021272565 **Policy Number:** 021272565/92A **L/R Number:** 005

Type of Loss: Wind Damage **Cause of Loss:** Other

Coverage	Deductible	Policy Limit
Dwelling	$1,000.00	$353,000.00
Dwelling - Code Upgrade	$0.00	$0.00
Other Structures	$0.00	$35,300.00

Date Contacted:	10/6/2020 10:00 AM		
Date of Loss:	9/8/2020	Date Received:	10/5/2020
Date Inspected:	10/8/2020 9:00 AM	Date Entered:	10/5/2020 6:51 PM
Date Est. Completed:	4/2/2021 2:02 PM		

Price List: UTSL8X_OCT20
Restoration/Service/Remodel

Summary for Other Structures

Line Item Total	1,376.85
Material Sales Tax	38.14
Replacement Cost Value	**$1,414.99**
Less Depreciation	(504.70)
Actual Cash Value	**$910.29**
Net Claim	**$910.29**
Total Recoverable Depreciation	504.70
Net Claim if Depreciation is Recovered	**$1,414.99**

Scott Crawford

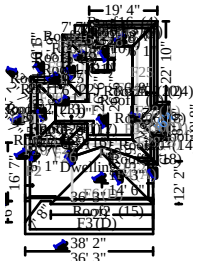
Please contact our adjuster if you believe a supplement to this estimate is needed. Before we will consider a supplement to this estimate, we must have the opportunity to re-inspect the damages prior to the supplemental work being done.

Recap of Taxes

	Material Sales Tax (7.75%)	Manuf. Home Tax (7.75%)	Storage Rental Tax (7.75%)	Contents Cln Svc Tax (7.75%)	Food Tax (3%)
Line Items	476.76	0.00	0.00	0.00	0.00
Total	**476.76**	**0.00**	**0.00**	**0.00**	**0.00**

YOUNG__CPT_SHANNON3

Main Level



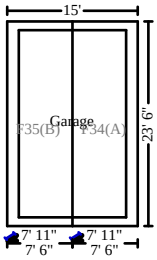
Dwelling

2432.33	Surface Area	24.32	Number of Squares
359.77	Total Perimeter Length	5.10	Total Ridge Length
146.42	Total Hip Length		

Description	Quantity	Unit Price	RCV	Depreciation	ACV
1. Tear off, haul and dispose of comp. shingles - 3 tab					
SQ-3.67	**20.65 SQ**	**47.95**	**990.17**	**(0.00)**	**990.17**
2. Tear off, haul and dispose membrane roofing - per. adhered					
3.67	**3.67 SQ**	**42.20**	**154.87**	**(0.00)**	**154.87**
3. Tear off, haul and dispose of modified bitumen roofing					
3.67	**3.67 SQ**	**39.80**	**146.07**	**(0.00)**	**146.07**
4. Roofing felt - 15 lb.					
24.36-20.35	**4.01 SQ**	**33.33**	**133.65**	**(100.24)**	**33.41**
5. R&R Drip edge					
360	**360.00 LF**	**2.68**	**964.80**	**(371.83)**	**592.97**
6. R&R Skylight flashing kit - dome					
2	**2.00 EA**	**105.33**	**210.66**	**(150.42)**	**60.24**
7. Remove Fiber cement composite roofing - Corrugated style					
1	**1.00 SQ**	**81.05**	**81.05**	**(0.00)**	**81.05**
8. Fiber cement composite roofing - Corrugated style					
1	**1.00 SQ**	**548.27**	**548.27**	**(328.96)**	**219.31**
~~9. Ice & water barrier~~					
~~**EAVE*6**~~	~~**2,035.62 SF**~~	~~**1.84**~~	~~**3,745.54**~~	~~**(0.00)**~~	~~**3,745.54**~~
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.					
per code 24" inside exterior wall, requires all mansard slopes up 6'					
10. Modified bitumen roof					
3.67	**3.67 SQ**	**383.77**	**1,408.44**	**(1,056.33)**	**352.11**
11. 3 tab - 25 yr. - comp. shingle roofing - w/out felt					
28.33	**28.33 SQ**	**221.76**	**6,282.46**	**(3,769.48)**	**2,512.98**
includes 15% waste - due to the number of facets					
12. Rubber roofing - Mechanically attached - 60 mil					
3.67	**3.67 SQ**	**410.05**	**1,504.88**	**(451.46)**	**1,053.42**
13. Digital satellite system - Detach & reset					
1	**1.00 EA**	**32.24**	**32.24**	**(0.00)**	**32.24**
27. R&R Ridge cap - composition shingles					
158	**158.00 LF**	**7.25**	**1,145.50**	**(0.00)**	**1,145.50**
14. Flashing - pipe jack					
2	**2.00 EA**	**43.04**	**86.08**	**(36.89)**	**49.19**

CONTINUED - Dwelling

Description	Quantity	Unit Price	RCV	Depreciation	ACV
29. Television antenna - Detach & reset					
	1	**1.00 EA**	**84.27**	**84.27**	**(0.00)**	**84.27**
15. Flashing - pipe jack - split boot					
	2	**2.00 EA**	**76.30**	**152.60**	**(65.40)**	**87.20**
~~**37. Taxes, insurance, permits & fees (Bid Item)**~~					
	~~**1**~~	~~**1.00 EA**~~	~~**547.15**~~	~~**547.15**~~	~~**(0.00)**~~	~~**547.15**~~
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.					
36. Two ladders with jacks and plank (per day)					
	2	**2.00 DA**	**110.00**	**220.00**	**(0.00)**	**220.00**
33. Scaffolding Setup & Take down - per hour					
	2	**2.00 HR**	**37.79**	**75.58**	**(0.00)**	**75.58**
16. Flashing - pipe jack - 8"					
	1	**1.00 EA**	**68.89**	**68.89**	**(29.52)**	**39.37**
17. Curb flashing - PVC/TPO					
	104	**104.00 LF**	**18.36**	**1,909.44**	**(1,363.89)**	**545.55**
18. Remove Additional charge for steep roof greater than 12/12 slope					
	7.86	**7.86 SQ**	**22.04**	**173.23**	**(0.00)**	**173.23**
19. Additional charge for steep roof greater than 12/12 slope					
	7.86	**7.86 SQ**	**93.02**	**731.14**	**(0.00)**	**731.14**
20. Roofer - per hour					
	4	**4.00 HR**	**143.41**	**573.64**	**(0.00)**	**573.64**
allowance to work around evaporative cooler.					
~~**28. R&R Roof vent - turtle type - Metal**~~					
	~~**2**~~	~~**2.00 EA**~~	~~**67.68**~~	~~**135.36**~~	~~**(0.00)**~~	~~**135.36**~~
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.					
31. R&R Furnace vent - rain cap and storm collar, 5"					
	2	**2.00 EA**	**70.01**	**140.02**	**(0.00)**	**140.02**
41. Tear off, haul and dispose of comp. shingles - 3 tab					
	SQ-3.67	**20.65 SQ**	**47.95**	**990.17**	**(0.00)**	**990.17**
to include additional layer of shingles					
42. Remove Additional charge for steep roof - 10/12 - 12/12 slope					
	7.63	**7.63 SQ**	**17.75**	**135.43**	**(0.00)**	**135.43**
43. Additional charge for steep roof - 10/12 - 12/12 slope					
	7.63	**7.63 SQ**	**73.57**	**561.34**	**(0.00)**	**561.34**
Totals: Dwelling			**19,504.89**	**7,724.42**	**11,780.47**



Garage

371.37 Surface Area 3.71 Number of Squares
78.61 Total Perimeter Length 23.50 Total Ridge Length

Description	Quantity	Unit Price	RCV	Depreciation	ACV
21. Tear off, haul and dispose of comp. shingles - 3 tab					
SQ	**3.71 SQ**	**47.95**	**177.89**	**(0.00)**	**177.89**
22. 3 tab - 25 yr. - composition shingle roofing - incl. felt					
4.33	**4.33 SQ**	**253.32**	**1,096.88**	**(482.63)**	**614.25**
includes 10% waste. waste includes starter and ridge.					
23. R&R Sheathing - plywood - 1/2" CDX					
32	**32.00 SF**	**3.19**	**102.08**	**(6.41)**	**95.67**
38. Roofing felt - 15 lb.					
SQ	**3.71 SQ**	**33.33**	**123.65**	**(0.00)**	**123.65**
39. R&R Drip edge					
P	**78.61 LF**	**2.68**	**210.67**	**(0.00)**	**210.67**
40. R&R Ridge cap - composition shingles					
R	**23.50 LF**	**7.25**	**170.38**	**(0.00)**	**170.38**
Totals: Garage			**1,881.55**	**489.04**	**1,392.51**
Total: Main Level			**21,386.44**	**8,213.46**	**13,172.98**

Labor Minimums Applied

Description	Quantity	Unit Price	RCV	Depreciation	ACV
26. Skylight labor minimum					
1	**1.00 EA**	**110.73**	**110.73**	**(0.00)**	**110.73**
30. Electrical labor minimum					
1	**1.00 EA**	**121.49**	**121.49**	**(0.00)**	**121.49**
32. Heat, vent, & air cond. labor minimum					
1	**1.00 EA**	**164.75**	**164.75**	**(0.00)**	**164.75**
Totals: Labor Minimums Applied			**396.97**	**0.00**	**396.97**
Line Item Totals: YOUNG__CPT_SHANNON3			**21,783.41**	**8,213.46**	**13,569.95**

Grand Total Areas:

0.00	SF Walls	0.00	SF Ceiling	0.00	SF Walls and Ceiling
0.00	SF Floor	0.00	SY Flooring	0.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	0.00	LF Ceil. Perimeter
0.00	Floor Area	0.00	Total Area	0.00	Interior Wall Area
2,577.20	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
2,803.70	Surface Area	28.04	Number of Squares	438.38	Total Perimeter Length
28.60	Total Ridge Length	146.42	Total Hip Length		

Coverage	Item Total	%	ACV Total	%
Dwelling	20,406.56	93.68%	12,872.02	93.40%
Dwelling - Code Upgrade	0.00	0.00%	0.00	0.00%
Other Structures	1,376.85	6.32%	910.29	6.60%
Total	21,783.41	100.00%	13,782.31	100.00%

Recap by Room

Estimate: YOUNG__CPT_SHANNON3

Area: Main Level			
Dwelling		**19,504.89**	**89.54%**
Coverage: Dwelling	100.00% =	19,504.89	
Garage		**1,881.55**	**8.64%**
Coverage: Dwelling	26.82% =	504.70	
Coverage: Other Structures	73.18% =	1,376.85	
Area Subtotal: Main Level		**21,386.44**	**98.18%**
Coverage: Dwelling	93.56% =	20,009.59	
Coverage: Other Structures	6.44% =	1,376.85	
Labor Minimums Applied		**396.97**	**1.82%**
Coverage: Dwelling	100.00% =	396.97	
Subtotal of Areas		**21,783.41**	**100.00%**
Coverage: Dwelling	93.68% =	20,406.56	
Coverage: Other Structures	6.32% =	1,376.85	
Total		**21,783.41**	**100.00%**

Recap by Category with Depreciation

Items			RCV	Deprec.	ACV
ELECTRICAL			**205.76**		**205.76**
Coverage: Dwelling	@	100.00% =	205.76		
HEAT, VENT & AIR CONDITIONING			**304.77**		**304.77**
Coverage: Dwelling	@	100.00% =	304.77		
ROOFING			**20,655.91**	**8,063.04**	**12,592.87**
Coverage: Dwelling	@	93.33% =	19,279.06		
Coverage: Other Structures	@	6.67% =	1,376.85		
SCAFFOLDING			**295.58**		**295.58**
Coverage: Dwelling	@	100.00% =	295.58		
WINDOWS - SKYLIGHTS			**321.39**	**150.42**	**170.97**
Coverage: Dwelling	@	100.00% =	321.39		
Subtotal			**21,783.41**	**8,213.46**	**13,569.95**
Material Sales Tax			**476.76**	**264.40**	**212.36**
Coverage: Dwelling	@	92.00% =	438.62		
Coverage: Other Structures	@	8.00% =	38.14		
Total			**22,260.17**	**8,477.86**	**13,782.31**

FREQUENTLY ASKED QUESTIONS

The FAQ's and answers below will be helpful in the claim process. If there is any conflict between these answers and the policy, your policy controls. Please read your policy.

How is my initial Dwelling payment determined?
Subject to the applicable deductible and policy conditions, Dwelling payments are generally based on the cost to repair or replace the damaged property with similar construction and for the same use on the same premises. When the cost to repair or replace the damaged dwelling exceeds $5000, USAA will pay a portion of the claim up front (the actual cash value of the loss), and the balance (recoverable depreciation) when the repairs are complete.

How do I collect the recoverable depreciation?
Where initial payment for Dwelling loss is in the amount of Actual Cash Value, to receive additional amounts (recoverable depreciation), you must complete the actual repair or replacement of the damaged part of the property. When repair or replacement is actually completed, the policy will pay the covered additional amount you actually and necessarily incurred to repair or replace the property, but not to exceed the approved replacement cost of your claim (our cost). In no case will USAA pay more than the total amount of the actual repairs less your policy deductible.

Why is the check made out to me and someone else (or some other company)?
If your check includes the name of your mortgage company it is because we are required to include their name on our payment to you, per the mortgage clause on your policy. The check must be presented to them for their endorsement prior to submitting it to our bank for payment. Incomplete endorsements will result in the check being returned without payment. Please contact us if the mortgagee information is incorrect so that we may update that information and issue a correct payment to you.

What if I'm not going to repair or replace my damaged property using the same material?
Please contact us if you choose to repair or replace the damaged building part with a different material or type of construction from what is on our estimate. Replacement or repair differing from the original estimate could affect any replacement cost claim you are otherwise eligible to collect.

What if my contractor's estimate is different from USAA's estimate?
Show the USAA estimate to your contractor. If your contractor's estimate is higher, please contact USAA prior to starting the repairs to your home as the additional charges may not be covered.

ATTACHMENT F: Analysis of Standards for Minor Alterations in a Historic District

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

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

Standard	Analysis	Finding
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 proposed work does not involve a change of use for the site. Property will remain in use as single family dwelling.	Not applicable
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 shingles are a highly visible material on a character defining feature, which is the form of the roof. The proposal to replace the asphalt shingles with faux slate is in direct conflict with this standard, due to the lack of evidence that slate was a roofing material previously used on this structure. Additionally, the subject material is a faux slate, which is an inappropriate material in a local historic district. Due to a lack of evidence of slate being used for the subject property, an architectural asphalt shingle is the most appropriate material for the reroof.	**Does not comply**
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;	Photographs and Sanborn maps provide evidence that previous roofing materials were wood shingles, tin or possibly slate, and asphalt shingles. Introduction of faux slate would not have a basis in history and would create a false sense of history.	**Does not comply**

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	The proposed work does not involve such alterations.	Not applicable
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	The current roofing material on the Mansard portion of the roof is asphalt shingling. Historical materials include wood shingles, tin, and possibly slate, but not faux slate. Introducing an inappropriate faux material to the character defining roof form will alter this distinctive feature.	**Does not comply**
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;	The proposal to remove the asphalt shingle roof and replace it with a faux slate roof is not consistent with this standard. The existing roofing material has areas of damage and can be replaced with an appropriate material. Photographs and the Sanborn maps indicate that the historic roof materials were wood shingles, tin or possibly slate, and asphalt shingles. Asphalt shingles are not a historic material, but are an appropriate replacement for a historic material. Therefore, Staff has recommended that the applicant utilize asphalt shingles for the roofing material.	**Does not comply**
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;	The proposed work does not involve such alterations.	Not applicable

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;	Faux slate is a contemporary composite material made to resemble a historic material, which is an inappropriate alteration to a contributing structure within a local historic district. It is not consistent with the historic character of the property and is proposed to be used on a character-defining feature of the home.	**Does not comply**
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;	The proposed work does not involve such alterations.	Not applicable
10. Certain building materials are prohibited including the following: **a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.**	The proposed work does not involve such alterations.	Not applicable

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.	The project does not involve changes to or any new signage.	Not applicable

ATTACHMENT G: Applicable Design Guidelines

A Preservation Handbook for Historic Residential Properties and District in Salt Lake City provides guidance and advice on ways to meet the design standards in the zoning ordinance, and Part II, Chapter 7: Roofs includes the relevant historic guidelines for this application and are identified below for the Commissions' reference:

A Preservation Handbook for Historic Residential Properties and District in Salt Lake City, Chapter 7: Roofs

Roof Materials

When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs create a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. **A specialty roofing material, such as tile or slate, should be replaced with a matching material whenever feasible.** *(emphasis added)*

Unless the existence of a historic metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle or standing seam roofs on contributing structures should be avoided because of their texture, profiles and reflectivity.

7.3 Preserve original roof materials wherever feasible.

- Removing historic roofing material that is in good condition should be avoided.
- Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.
- Use a color that is similar to that seen historically.
- Specialty materials such as tile or slate should be replaced with matching material whenever feasible: replacement of a few individual units may be all that is required with these durable materials.

ATTACHMENT H: Public Process and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Hearing Notice:
Notice of the public hearing for this project includes:

- Public hearing notice mailed on September 30, 2021.
- Public hearing notice posted on City and State websites on September 30, 2021.
- Sign posted on the property on October 4, 2021.

Public Comments:
As of October 7, 2021 no public comment has been received. Any comments received after the publication of this staff report will be forwarded to the Commission.