Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Amy Thompson, Planning Manager (801)-535-7281, amy.thompson@slcgov.com

Date: June 1, 2022

Re: PLNHLC2021-00508 – Alterations to a Contributing Structure (New Addition)

Minor Alteration

PROPERTY ADDRESS: 641 North 200 West
PARCEL ID: 08-36-202-009-0000
MASTER PLAN: Capitol Hill
ZONING DISTRICT: SR-1A, Historic Preservation Overlay (Capitol Hill)
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST:

The property owner, Gary VanVranken, is requesting minor alteration approval for an addition to the rear of his home located at approximately 641 North 200 West in the Capitol Hill Local Historic District. To accommodate the proposed addition, the applicant is seeking modifications for additional building and wall height.

RECOMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Historic Landmark Commission approve the Certificate of Appropriateness (CoA) in part, and deny the CoA in part. Staff recommends approval for the proposed addition with a modification to the building height, and denial for the proposed EPDM rubber roofing material.

ATTACHMENTS

View of front of subject property looking west on 200 W

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 406
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

WWW.SLCGOV.COM
TEL 801-5357757 FAX 801-535-6174

BACKGROUND

The applicant submitted a minor alterations application for the proposed addition. Over several months, Staff worked with the applicant and the plans initially submitted were revised resulting in the current proposed design. Staff is of the opinion the proposed addition meets the guidelines and standards as outlined in Attachment E & F, and could have been approved at a Staff level, however, the applicant revised the proposed roofing material from an asphalt shingle to a white EPDM rubber roof that in Staff's opinion, does not meet approval standards and guidelines for issuance of a CoA. Therefore, staff is bringing the project in its entirety to the commission for review and a decision.

BUILDING, SITE AND SURROUNDING CONTEXT

The property is situated midblock on the west side of 200 W between 600 & 700 north. The site slopes down towards the back of the property. The subject house is identified as a contributing structure in the 2006 Capitol Hill Reconnaissance Level Survey. The structure is a Victorian eclectic style one and a half story brick residence that was constructed in 1879. The structure has a double gable roof, with a flat roofed three-sided bay extending from the smaller gable. This bay has a classically detailed cornice. The shed roof front porch has Tuscan column supports. Upper windows on the main gable are later elements. The vertical siding on the gable is probably also later. On the southern elevation there is a shed dormer and an oriel.

Vicinity Map - 641 North 200 West

There is an existing one-story accessory structure/garage in the rear yard of the subject property that provides 4 off-site parking stalls. Salt Lake City records indicate the legal use of the property is a triplex.

The surrounding structures are all identified as contributing structures to the Capitol Hill Local Historic District in the 2006 Reconnaissance Level Survey. Survey information is located in Attachment B of the staff report.

PROJECT DESCRIPTION

The applicant is seeking to remove an existing porch area on the rear of the structure and construct a new three story 1,890 SF addition onto the rear of his property at 641 North 200 West. The proposed addition has a height of approximately 34 FT 10 IN which is approximately 5 FT lower than the tallest point of the existing roof.

The roof pitch of the existing structure is much steeper than the roof of the proposed addition which is a 4:12 pitch. The roof pitch of the proposed addition is designed to appear like a dormer and to be compatible with an existing dormer on the south side of the structure.

Left: West (rear) elevation of proposed addition
Right: Existing west (rear) elevation

The proposed materials for the addition are concrete for the basement level, brick veneer for the second level, and smooth hardi-board siding and hardi shake for the third floor. Double hung windows proposed for the side elevations (north and south) and casement windows and a picture window are proposed on the rear elevation of the addition. A white EPDM rubber roofing material is proposed for the addition. Information submitted by the applicant is located in Attachments C and D.

REQUESTED MODIFICATIONS:

Building Height – The SR-1A zoning district permits buildings with a pitched roof up to 23 feet in height. The proposed addition would come to an overall height of 34 FT and 10 IN - an increase of 11 FT and 10 IN over the allowed height.

Wall Height - The SR-1A zoning district permits a maximum exterior wall height of 16 FT for exterior walls placed at the building setback established by the minimum required yard. The minimum required yards in this zone are 10 FT on one side and 4 FT on the other. The proposed addition follows the existing interior side yard setbacks of 10 FT on the north side, and a 13 FT on the south side. The proposed exterior wall height is 26 FT 2 IN – an increase of 10 FT 2 IN over the allowed wall height.

KEY CONSIDERATIONS

The key considerations listed below have been identified through the analysis of the project:

1. Height Modifications
2. Proposed Roofing Material
3. Standards for a CoA

Consideration 1: Height Modifications

The Historic Landmark Commission is authorized to modify height requirements set forth by the underlying zoning to accommodate modifications to historic structures if the proposed modifications are found to be compatible and meet the historic district standards and design guidelines.

The proposed addition would come to an overall height of 34 FT and 10 IN - an increase of 11 FT and 10 IN over the allowed height. The applicant will also need a modification to the wall height. The proposed exterior wall height is 26 FT 2 IN – an increase of 10 FT 2 IN over the allowed wall height. The site slopes down substantially towards the rear of the property so staff is of the opinion the modification for the additional height is

compatible with the existing structure/site in terms of massing and scale. Although the proposed roof slope of the addition is much less steep than the existing roof slope to provide for adequate living/head room space for the interior dwellings, staff is of the opinion that the addition, as viewed from the public way, will visually read like a dormer and will not have a negative impact on the integrity of the historic house. Viewing west (rear) elevations of the plans, the overall height of the addition will be approximately 5 FT lower than the top of the existing roof and is design to be subordinate to the existing structure.

In this case, Staff finds the height of the addition is appropriate and recommends the Commission allow the proposed height modifications.

Consideration 2: Proposed Roofing Material

The applicant is proposing the use of a white rubber membrane (EPDM) roofing material on the addition. The applicants reasoning for the proposed material is because of the longevity of the warranty, which he asserts is longer than the warranty for asphalt shingles. This type of membrane is typically only found on structures with flat or very low sloping roofs and is uncommon in a historic residential context. Staff reached out to the manufacturer of the proposed roofing material to determine if there is a maximum roof slope on which the material can be installed. The company representative was unsure about a maximum slope but indicated the installation of this material on a non-flat roof may affect the lifetime warranty offered on the material.

The proposed roof of the addition has a 4:12 slope and staff is of the opinion the proposed white rubber membrane roofing material may not be readily visible directly looking at the front of the house, but would be visible from the right of way at the south and north east corners of the property. The proposed roofing material would be a negative contrast to the existing gray asphalt shingles on the structure. The proposed roofing material would also not be compatible with the existing roofing material (asphalt shingles) which have a uniform texture, pattern, and profile. Staff is recommending the commission deny the proposed roofing material because it fails to comply with the standards of approval outlined in Attachment E.

Consideration 3: Standards for CoA

As discussed in the table above Staff has found the proposed addition generally meets the requirements set forth in Section 21A.34.020(G). The proposed addition is in keeping with the same design and style as the original home and will be constructed in such a way that the addition will not negatively impact the historic integrity of the structure. The addition will provide more living space for the building's residents and will continue the historic use of the property as a residential structure. The addition is subordinate to the main structure and does not detract from the historic appearance or character of the building or the surrounding neighborhood. With the exception of the proposed roofing material discussed in Consideration 2 above, staff finds the proposed addition meets the standards of approval for a CoA as outlined in Attachment E.

NEXT STEPS

If the Historic Landmark Commission agrees with Staff's recommendation and approves the rear addition as proposed, but denies the EPDM rubber roofing material, the applicant would need to revise

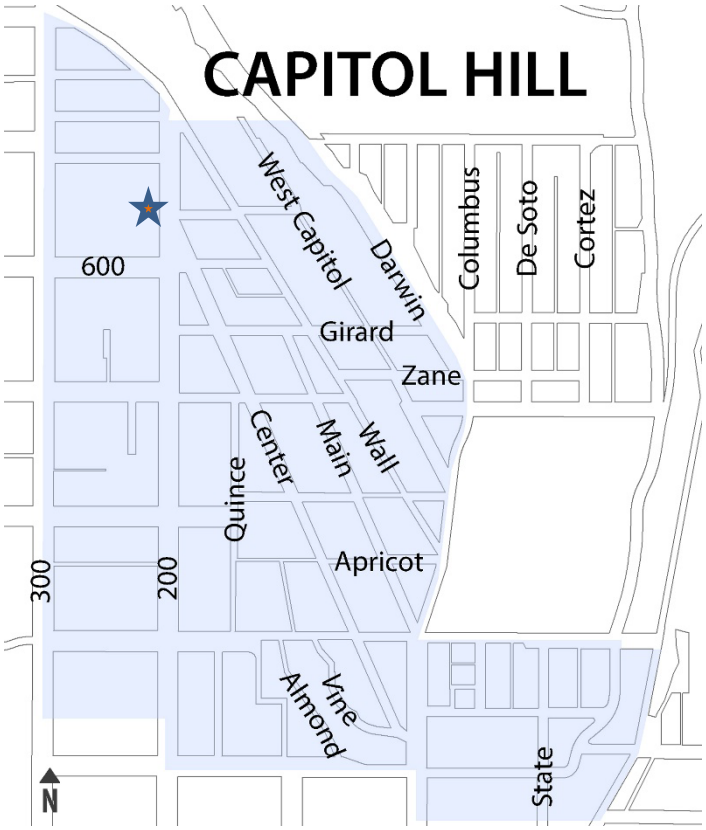
the proposed roofing material to something that meets the standards of approval before a CoA could be issued and building permits could be obtained. Asphalt shingles would be an appropriate roofing material in this case.

If the Historic Landmark Commission approves the rear addition as proposed, a CoA will be issued, and the applicant will be able to file for a building permit and proceed to the construction stage of his project.

If the Historic Landmark Commission denies the addition as proposed, the applicant will have to reapply for a minor alteration with a revised design that addresses the standards and guidelines the commission finds the project to be in conflict with.

ATTACHMENT A: VICINITY MAP & PHOTOS

Vicinity Map - 641 North 200 West



Street view of subject property from 200 West facing west

Rear (west) view of subject property

Sidewalk view of side of property from the north east corner

Rear (west) view – the lot slopes down towards the west as seen in the photo

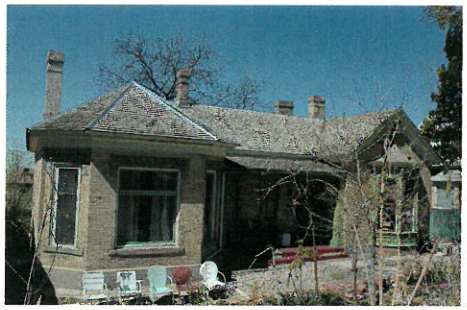
Existing garage in rear portion of subject property

Streetscape view of subject property from 200 West facing west

Streetscape view of subject property from 200 West facing west

Streetscape view of east side of 200 N facing east – across from the subject property

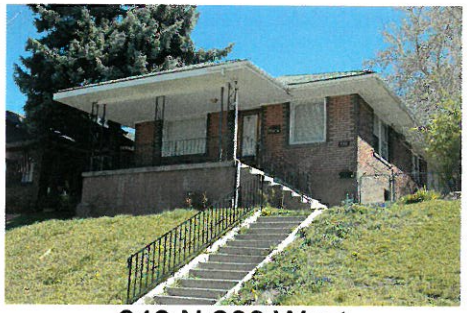
ATTACHMENT B: HISTORIC SURVEY INFORMATION



633 N 200 West
B

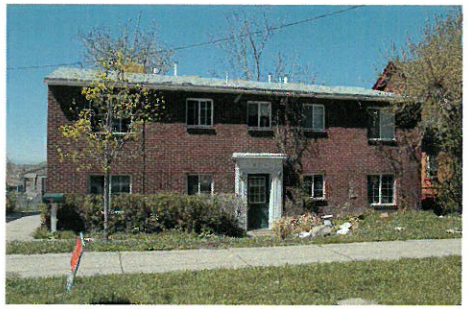
641 N 200 West
B

644 N 200 West
B



648 N 200 West
B

649 N 200 West
B



651 N 200 West
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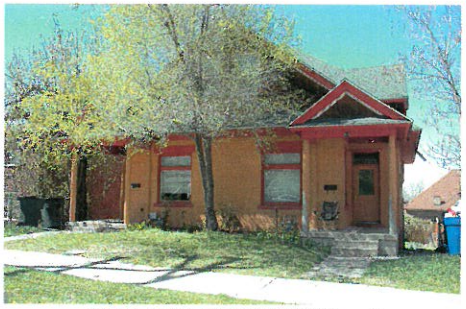


653-655 N 200 West
B

664 N 200 West
B

668 N 200 West
C

669 N 200 West
B

670 N 200 West
B

672 N 200 West
B

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
633 N 200 WEST	B	0/0	c. 1878	REGULAR BRICK ADOBE BRICK	VICTORIAN ECLECTIC	CROSSWING - DOUBLE	06	DW-ADD/HA-LINED/UTM-EST.
JOSEPH A. SILVER HOUSE		1				SINGLE DWELLING		N05
641 N 200 WEST	B	0/1	1879	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	06	HISTORIC UPPER ADDITION? APTS IN 1920s
SILVER, JOHN A., HOUSE		1.5				SINGLE DWELLING	05	N05
644 N 200 WEST	B	0/1	1919	REGULAR BRICK	BUNGALOW	BUNGALOW	06	PORCHLESS BUNGALOW
HOWARD, ARTHUR L., HOUSE		1				SINGLE DWELLING	05	N05
648 N 200 WEST	B	0/1	1919	REGULAR BRICK	BUNGALOW	BUNGALOW	06	1952 PORCH
HOWARD, HARRIET DYER &		1	c. 1952			SINGLE DWELLING	05	N05
649 N 200 WEST	A	0/0	1884	REGULAR BRICK STUCCO/PLASTER	VICTORIAN: OTHER ITALIANATE GREEK REVIVAL	CENTRAL BLK W/ PROJ	06	
HIGGINS, CHARLES W., HOUSE		2				SINGLE DWELLING	05	N05
651 N 200 WEST	B	0/0	1948	STRIATED BRICK	MINIMAL TRADITIONAL FEDERAL	OTHER APT./HOTEL	06	UNCLEAR CONSTRUCTION DATE
		2				MULTIPLE DWELLING	05	N05
653 N 200 WEST	B	0/0	1908	REGULAR BRICK	VICTORIAN ECLECTIC	DOUBLE HOUSE /	06 80	ROOF STORY BURNED OFF c.1990; 653-655 N
MARTIN, CHARLES W., DOUBLE		1.5				SINGLE DWELLING		N05
664 N 200 WEST	B	0/0	1916	REGULAR BRICK	BUNGALOW ARTS & CRAFTS	BUNGALOW	06	
STEENBOCK, OTTO E., HOUSE		1				SINGLE DWELLING	05	N05
668 N 200 WEST	C	0/1	1917	REGULAR BRICK	BUNGALOW	BUNGALOW	06	FAÇADE ALTERATIONS/PORCH ENCLOSURE
HAMILTON, JOSEPH ARTHUR,		1	c. 1990	ALUM./VINYL SIDING		SINGLE DWELLING	05	N05
669 N 200 WEST	B	0/0	1927	REGULAR BRICK	BUNGALOW CLIPPED-GABLE COTTAGE	BUNGALOW	06	
BUILDERS FINANCE CORPORATION		1				SINGLE DWELLING	05	N05
670 N 200 WEST	B	0/0	1902	REGULAR BRICK	VICTORIAN ECLECTIC GREEK REVIVAL	CENTRAL BLK W/ PROJ	06	
MILLER, JAMES KIRK, HOUSE		1.5				SINGLE DWELLING	80	N05
672 N 200 WEST	B	0/0	1904	REGULAR BRICK SHIP-LAP SIDING	VICTORIAN ECLECTIC 20TH C.: OTHER	FOURSQUARE (BOX)	06	HISTORIC UPPER PORCH ADDITION
JACOB F. & SUSA YOUNG GATES		2				SINGLE DWELLING		N05

Property Type:

Utah State Historical Society

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 641 N 200 W

UTM: 1282 1282

Name of Structure:

T. 01.0 N R. 01.0 W S.36

Present Owner: Keller David F. & Vanderhoof, James
641 N 200 W

Owner Address: SLC, UT 84103

Year Built (Tax Record): 1900 Effective Age: 1925 Tax #: 01 3949

Legal Description 01 Kind of Building: residence

com 130 ft S fr NE cor lot 7 blk 139 plat A SLC sur S 58 ft W 10 rds N 58 ft E 10 rds to beg. 4595-1257, 1256

2 STATUS/USE

Original Owner: John A. Silver

Construction Date: c.1879

Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:		Integrity:	Preliminary Evaluation:		Final Register Status:	
☐ Excellent	☐ Site	☐ Unaltered	☐ Significant	☐ Not of the	☐ National Landmark	☐ District
☑ Good	☐ Ruins	☑ Minor Alterations	☑ Contributory	Historic Period	☐ National Register	☐ Multi-Resource
☐ Deteriorated		☐ Major Alterations	☐ Not Contributory		☐ State Register	☐ Thematic

3 DOCUMENTATION

Photography: Date of Slides: Slide No.: Date of Photographs: spring 1980 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other — Views: ☑ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☑ Abstract of Title	☑ Sanborn Maps	☐ Newspapers	☐ U of U Library
☐ Plat Records/Map	☑ City Directories	☑ Utah State Historical Society	☐ BYU Library
☐ Tax Card & Photo	☑ Biographical Encyclopedias	☐ Personal Interviews	☐ USU Library
☐ Building Permit	☑ Obituary Index	☐ LDS Church Archives	☐ SLC Library
☐ Sewer Permit	☐ County & City Histories	☐ LDS Genealogical Society	☐ Other

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

Salt Lake County Plat Records, 1860-1940
Sanborn Maps, SLC, 1898,1911,1930,1969
Culmer Dir & Gaz., 1879-80
U.S. Directory, 1885
Kelly, 1889
Polk, 1894-95
"John A. Silver", Deseret News, March 24, 1916 p.2
Pioneers & Prominent Men of Utah, p.1161 "John A. Silver"

Researcher: Fred Aegerter

Date: 5/15/80

Street Address: 641 N 200 W c.1879 Site No:

4 ARCHITECTURE

Architect/Builder:

Building Materials: brick; stone foundation

Building Type/Style: Victorian eclectic

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

Probably of patternbook design, this 1½ story home has a double gable roof. A flat roofed, three sided bay extends from the smaller gable. This bay has a classically detailed cornice. The shed roof front porch has Tuscan column supports. Upper windows of the main gable are later elements. The vertical siding in the gables is probably also later. On the southern elevation is a shed dormer and an oriel.

Photos

5 HISTORY

Statement of Historical Significance: Construction Date:

From evidence of title, Sanborn Maps, and city directories, this home appears to have been built about 1879. The first resident of the home was John A. Silver.

John A. Silver was an employee of the Utah Central Railway. He was a machinist. Silver was born on the Atlantic Ocean on August 7, 1855. He was a son of William John Silver and Mary Askie. He married Ortheno Pratt on November 25, 1880, in Salt Lake. He later married Nellie Clawson. He was a member of the LDS Church. He died March 22, 1916.

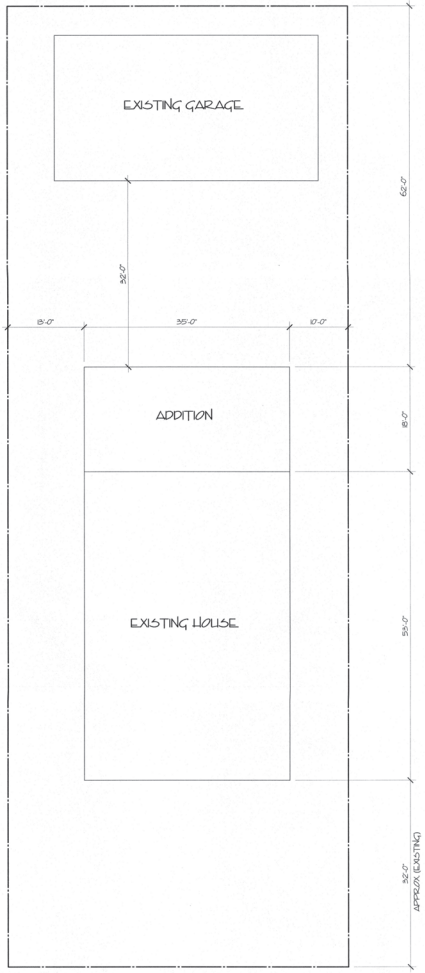
Silver deeded this home to Ephriam N. Morris in 1888. Morris deeded the home to Harriett A.H. Morris in 1898. Morris lived in the home through 1930.

ATTACHMENT C: SITE PLAN & ELEVATIONS

GENERAL SITE NOTES

1. DEFERRED SUBMITTAL ITEMS
   - A. STUCCO/EIFS SUBMITTAL, PROVIDE ICBO EVALUATION REPORT (OR EQUAL) FOR ANY SUCH SYSTEM USED.
   - B. FACTORY BUILT FIREPLACE, PRODUCT INFORMATION
   - C. ENGINEERED TRUSS PACKAGE AND DETAILS
2. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
3. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%)
4. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
5. STRAW BALES (OR EQUIVALENT) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION
6. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.

THIS SITE PLAN IS BASED ON INFORMATION PROVIDED TO T & K DESIGN GROUP BY OTHERS. ALTHOUGH EVERY EFFORT IS MADE TO INSURE ACCURACY, WE ASSUME NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS ETC.



N

SITE PLAN
SCALE: 1"=10'

200 WEST STREET

641 N. 200 W.
SALT LAKE CITY, UTAH

T & K Design Group, Inc
9262 S. Winterhaven Way
BLUFFDALE, Utah
801 706-9843 FAX 801-280-7174

VANVRAKEN REMODEL

CONTRACTOR
641 NORTH 200 WEST
SALT LAKE CITY, UT 84103
DATE: 18 APRIL 2017

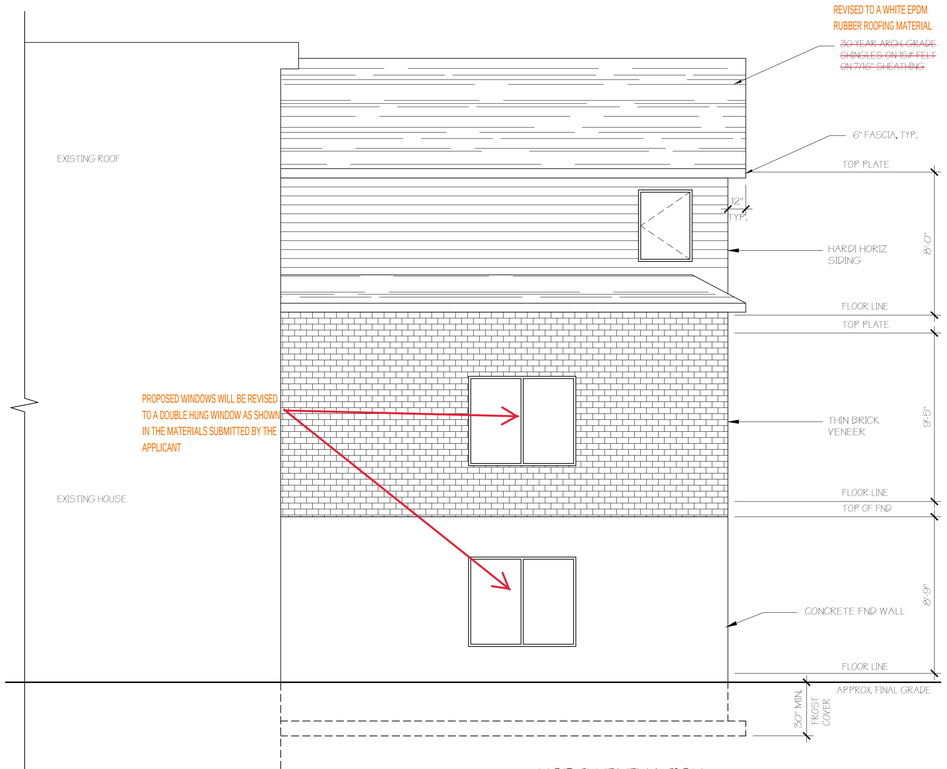
REVISIONS:

date	rev. #
XX/XX/XX	0

CHK'D BY:

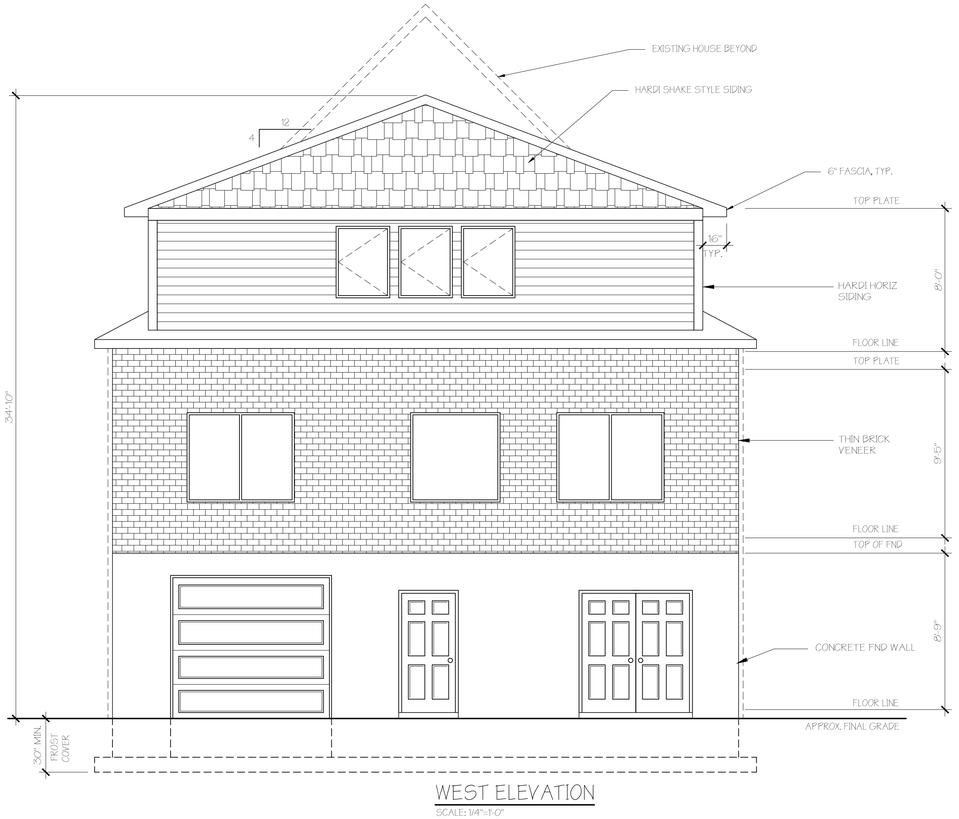
DRAWN BY: TNK

SHEET NO. S



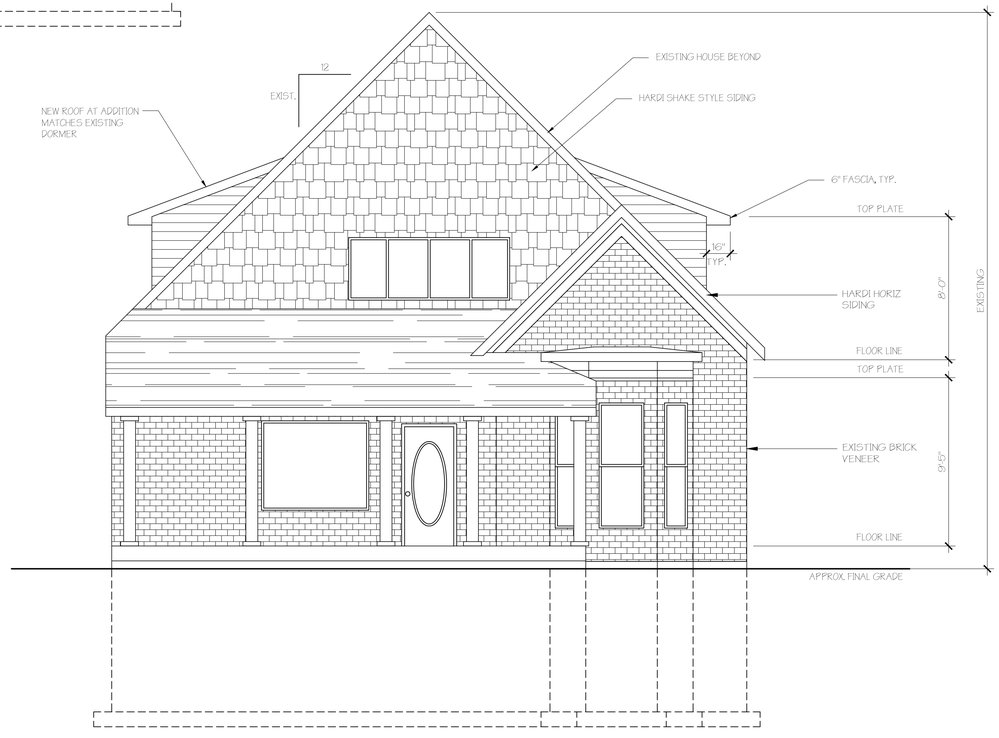
NORTH ELEVATION

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



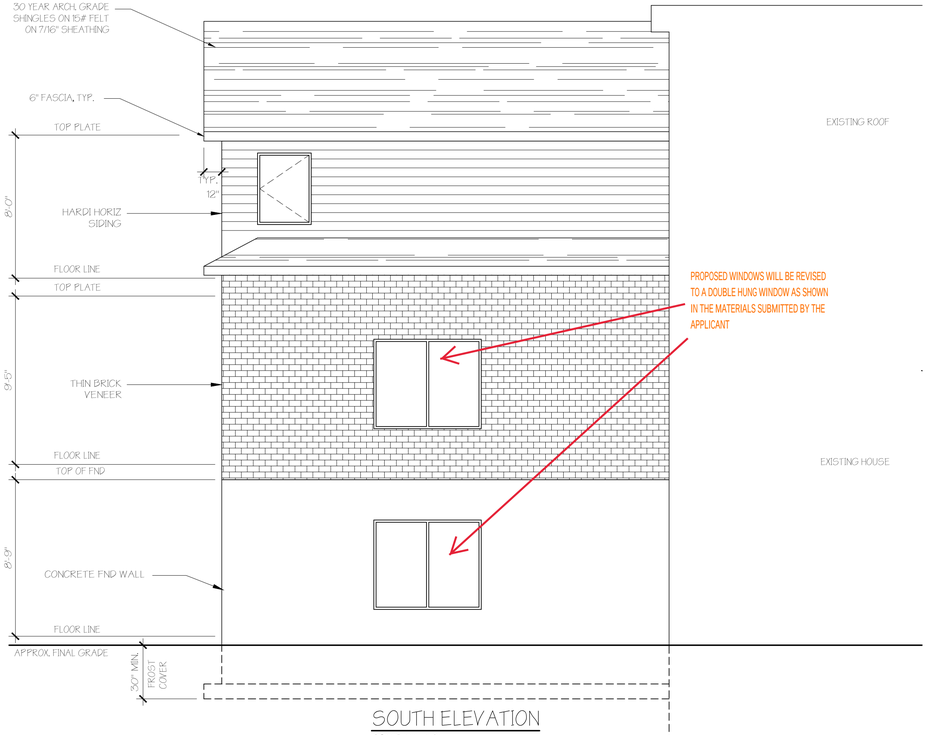
WEST ELEVATION

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



EXISTING EAST ELEVATION

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



SOUTH ELEVATION

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

T & K Design Group, Inc
9338 Wisteria Way
BLUFFDALE, Utah
801. 706.3843 FAX: 801.280.7174

VANVRAKEN REMODEL

CONTRACTOR
641 NORTH 200 WEST
SALT LAKE CITY, UT 84103
DATE: 15 NOVEMBER 2021

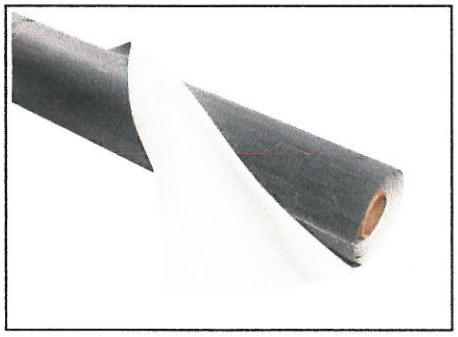
REVISIONS:	
date:	rev. # :
XX/XX/XX	0

CHK'D BY:	
DRAWN BY:	TNK

SHEET NO. 2

White Rubber Roofing (EPDM)

GenTite White Rubber Roofing (EPDM – Ethylene Propylene Diene Monomer) is a high quality, commercial-grade rubber membrane that is resistant to weathering, tears, impacts, punctures and light foot traffic. Ideal for use wherever reduced roof temperatures are required.



Currently Available in these Sizes:

60 mil

500 SqFt – 10' x 50' Roll

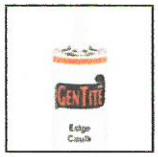
SDS Sheet for this Product

Data Sheet for this Product

Have a look at these **accessories** for White Rubber Roofing

Flashings & Tapes

Fasteners



Caulks & Sealants

Adhesives & Primers

Choosing a Low-Slope Roofing Product
Black Rubber Roofing (EPDM)
White Rubber Roofing (EPDM)
TPO (Thermoplastic Polyolefin)
Accessories

Search Our Site

Search

Find a Dealer Near You!

Order Samples and Literature
click here

Get the Weather
click here

The Home Depot Special Order Quote

Customer Agreement #: H4403-314641

Printed Date: 3/16/2022

Customer:	GARY VAN VRANKEN
Address:	1831 E LONDON PLANE RD HOLLADAY, UT 84124
Phone 1:	801-633-0263
Phone 2:	801-633-0263

Store:	4403
Associate:	DERRIK
Address:	328 WEST 2100 SOUTH ST SALT LAKE CITY, UT 84115
Phone:	801-467-3900

Pre-Savings Total:	$2,972.98
Total Savings:	($0.00)
Pre-Tax Price:	$2,972.98

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

ANDERSEN WINDOWS & DOORS

Catalog Version 201

RO Size = 28 7/8" x 72 3/8"
Unit Size = 28 3/8" x 71 7/8"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	400 Series Casement, Left, 28.375 x 71.875, White w/White Sash / Frame:Pine Unfinished Hinge with Wash Mode	$708.71	$708.71	1	$0.00	$708.71
100-2	Hardware: PSC Contemporary Folding Satin Nickel PN:9016730 Version:01/16/2022	$77.54	$77.54	1	$0.00	$77.54
100-3	Insect Screen 1: 400 Series Casement, CW16 Full Screen Aluminum White PN:1345064 Version:01/16/2022	$54.59	$54.59	1	$0.00	$54.59
	Unit 100 Total:	**$840.84**	**$840.84**		**$0.00**	**$840.84**

Begin Line 100 Descriptions

---- Line 100-1 ----

400 Series Casement
Overall Rough Opening = 28 7/8" x 72 3/8"
Overall Unit = 28 3/8" x 71 7/8"
Installation Zip Code = 84105
U.S. ENERGY STAR® Climate Zone = Northern
Search by Unit Code = No
Standard Width = CW1XX - RO: 28 7/8" | UNIT: 28 3/8"
Standard Height = XX6 - RO: 72 3/8" | UNIT: 71 7/8"
Frame Width = 28 3/8
Frame Height = 71 7/8
Unit Code = CW16
Frame Option = Installation Flange
Venting / Handing = Left
Hinge Style = Hinge with Wash Mode
Trim Stop Profile = Traditional
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Wood Species = Pine
Interior Frame Finish Color = Unfinished
Glass Construction Type = Dual Pane
Glass Option = Low-E4
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Art Glass Series = None
Glass / Grille Spacer Color = Stainless
None
DP/PG Upgrade = No
Hardware Style = Contemporary Folding
Hardware Color/Finish = Satin Nickel
Corrosion Resistant Hardware = None
Window Opening Control Device = No
Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.29
Unit Solar Heat Gain Coefficient (SHGC) = 0.32
Unit CPD Number = AND-N-1-01630-00001
U.S. ENERGY STAR Certified = No
Clear Opening Width = 20.0197
Clear Opening Height = 67.023
Clear Opening Area = 9.3179
Unit Part Number = 1309430
Hardware Part Number = 9016730
Insect Screen 1 Part Number = 1345064
SKU = 289185
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/16/2022

---- Lines 100-2 to 100-3 have the same description as line 100-1 ----

Begin Line 500 Description

---- Line 500-1 ----

1: Unit: 24 || Frame: 23 1/2-in || RO: 24-inUnit: 72 || Frame: 71 1/2-in || RO: 72-in Double Hung Equal. Frame Size: 23 1/2 X 71 1/2. Pella 250 Series Series. General Information: Northern Standard
Vinyl
Block
Foam Insulated
3 1/4"
3 1/4"
Sill Adapter Included
No Head Expander. Exterior Color / Finish: White. Interior Color / Finish: White. Glass: Insulated
Triple Low-E Advanced Low-E Insulating Glass
Argon Non High Altitude. Hardware Options:
Cam-Action Lock
White
Standard Vent Stop
No Limited Opening Hardware. Screen: Full Screen
InView™. Performance Information: Combination
U-Factor 0.22

U-Factor 0.22
Combination SHGC 0.24
SHGC 0.24
VLT 0.41
CPD PEL-N-211-00091-00001
Satisfied Energy Star Zones Northern,North Central,South Central,Southern
Performance Class R
PG 30
Calculated Positive DP Rating 30
Calculated Negative DP Rating 30
Year Rated 08-11
Clear Opening Width 18.454
Clear Opening Height 30.339

Clear Opening Area 3.888027
Egress Does not meet typical United States egress but may comply with local code requirements.
Remake: No
In-Store Pick-up
EA
02/22/2022
False
True
. Lead Times: 92 Days. SOS Number: 943056
WTS Pella 250 Window LLT. Vendor Number: 103848.
Grille: No Grille
Wrapping Information: Pella Recommended Clearance
Perimeter Length = 190".

End Line 500 Description

Pella 250 Series | Double Hung | 23.5 X 71.5 | White
Room Location: None Assigned

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
600-1	Pella 250 Series | Double Hung | 23.5 X 71.5 | White	85 days	$491.58	$491.58	1		$491.58

Begin Line 600 Description

---- Line 600-1 ----

1: Unit: 24 || Frame: 23 1/2-in || RO: 24-inUnit: 72 || Frame: 71 1/2-in || RO: 72-in Double Hung Equal. Frame Size: 23 1/2 X 71 1/2. Pella 250 Series Series. General Information: Northern Standard
Vinyl
Block
Foam Insulated
3 1/4"
3 1/4"
Sill Adapter Included
No Head Expander. Exterior Color / Finish: White. Interior Color / Finish: White. Glass: Insulated
Dual Low-E Advanced Low-E Insulating Glass
Argon Non High Altitude. Hardware Options:
Cam-Action Lock
White
Standard Vent Stop
No Limited Opening Hardware. Screen: Full Screen
InView™. Performance Information: Combination
U-Factor 0.29

U-Factor 0.29
Combination SHGC 0.28
SHGC 0.28
VLT 0.53
CPD PEL-N-211-00087-00001
Satisfied Energy Star Zones North Central
Performance Class R
PG 30
Calculated Positive DP Rating 30
Calculated Negative DP Rating 30
Year Rated 08-11
Clear Opening Width 18.454
Clear Opening Height 30.339
Clear Opening Area 3.888027

Egress Does not meet typical United States egress but may comply with local code requirements.
Remake: Yes
No
In-Store Pick-up
EA
02/22/2022
False
True
. Lead Times: 85 Days. SOS Number: 943055
WTS Pella 250 Window. Vendor Number: 103848.
Grille: No Grille
Wrapping Information: Pella Recommended Clearance
Perimeter Length = 190".

End Line 600 Description

Accepted by: _____ Date: 3/16/2022

Pre-Tax Total	$6,013.04

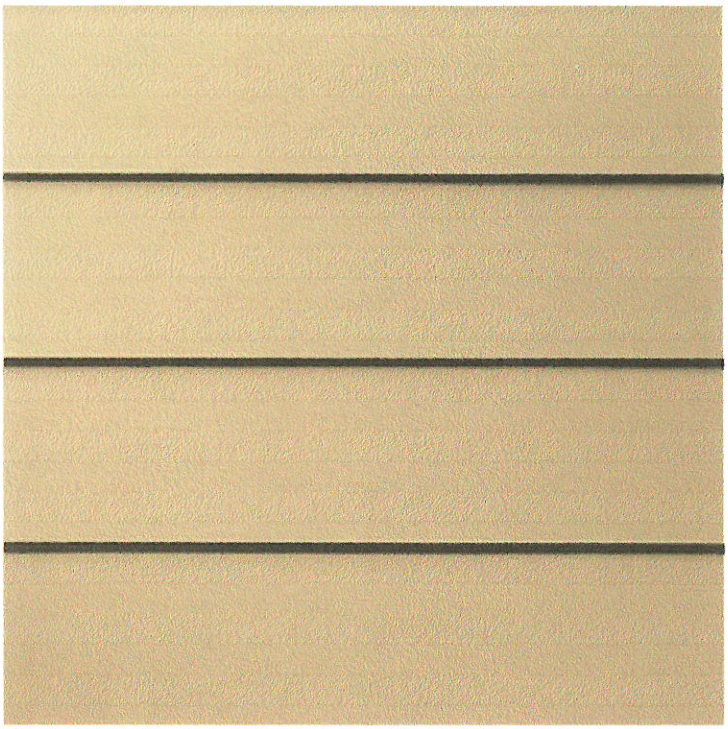
This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products are subject to a 20% restocking fee if returned. ****

HARDIE® PLANK LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



ATTACHMENT D: ADDITIONAL INFORMATION PROVIDED BY APPLICANT

Examples of EPDM white rubber roofing material


E-Z MART
Coca-Cola

ATTACHMENT E: ANALYSIS OF HISTORIC OVERLAY STANDARDS

21A.34.020 – Historic Preservation Overlay District

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure Including New Construction Of An Accessory Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, 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	Finding	Analysis
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.	**Complies**	The subject property is a residential property. The proposed addition will not change the residential land use, the Applicant intends to expand some of the units' living area into the new addition space.
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.	**Complies**	The proposed addition is located to the rear where it will have a minimal impact on the visual character of the historic structure from the public right of way. The Applicant has proposed a 4:12 sloped roof which mimics the existing slope of a dormer and is designed to visually read like dormers. The propoosal utilizes materials that are similar in texture and form to those used on the main structure.
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.	**Complies**	The proposed addition is of a contemporary design and does not mimic the historic home. The proposed addition utilizes similar durable materials as those seen on the primary structure but the usage of these elements do not seek to create a false sense of history.
4. Alterations or additions that have acquired	**Complies**	The proposed addition will not remove any

historic significance in their own right shall be retained and preserved.		historic features which have gained significance in their own right.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	**Complies**	The proposed addition will not remove any historically-significant features that characterize the property. The addition will replace a dilapidated staircase at the rear, but all other existing materials will be preserved.
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.	**Partially Complies –** **Addition complies** **Roofing material does not comply**	The deteriorated staircase will be replaced with a rear addition that will utilize the same brick and lap siding materials seen on the primary portion of the structure. The applicant has also proposed the use of a EPDM white rubber membrane roofing material instead of the asphalt shingles currently seen on the home. The membrane roofing would be utilized on the addition only, but this roofing material is dissimilar to the existing roofing seen on the existing roof area of the dwelling and is not commonly used outside of a commercial context or on sloped roof buildings where they become more visible. It is Staff's opinion this material is not compatible with the historic structure nor appropriate for use on the addition and recommends the roofing material be denied.
7. Chemical or physical treatments, such as sandblasting, that cause	**Not Applicable**	The applicant has not proposed any chemical or physical treatments

damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.		to clean the surface of the primary structure.
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.	**Partially Complies –** **Addition complies** **Roofing material does not comply**	The proposed addition will be constructed in such a manner that the original historic materials are minimally affected. The design of the addition is generally compatible with the size, scale and character of the property. Proposed windows on the side elevation are double hung and openings will be compatible with existing openings on the side elevations. The proposed white EPDM rubber roofing material is not compatible with the asphalt roofing material seen on the existing structure in terms of type, color, pattern, or texture and will be visible from the public way as the roof has a 4:12 slope. Staff is recommending the commission deny the use of the EPDM roofing material.
9. Additions or alterations to structures and objects shall be done in such a manner that if such alterations or additions 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	**Partially Complies –** **Addition complies** **Roofing material does not comply**	The proposed addition is unlikely to be removed in the future, but it will be constructed in such a way that if it were removed, the integrity of the structure would not be adversely affected. The proposed work is compatible with the massing and scale of the existing structure. However, staff is of the opinion the proposed EPDM roofing material

protect the historic integrity of the property and its environment.		is not compatible with the property and its historic environment.
10. Certain building materials are prohibited including the following: A. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.	**Complies**	The applicant is not proposing any of the prohibited materials directly to any historic materials.
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.	**Not Applicable**	The applicant is not proposing the installation or modification of any signage with this request.

ATTACHMENT F: HISTORIC DESIGN GUIDELINES

Residential Design Guidelines: Chapter 8 – Additions

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 to 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 job 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 Styles 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.

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.

Residential Design Guidelines: Chapter 7 – Roofs

7.3 Preserve original roof materials wherever feasible.

• 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

- 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/new roof section should also be similar to the historic roof material.
- Wood and asphalt shingles are appropriate replacement materials for most roofs

ATTACHMENT G: SR-1A ZONING STANDARDS

21A.24.080: Standards for the SR-1A Special Development Residential District

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

Standard	Proposed	Finding
Front Yard: Equal to the average of the front yards of existing buildings within the block face	N/A - No change to existing.	**Complies**
Rear Yard: 25% of lot depth, but not less than 15 and need not exceed 30 feet	62 FT to the rear property line and 32 FT to the existing detached garage	**Complies**
Side Yard: 4 feet on one side and 10 on the other	The north side yard is 10FT The south side yard is 13 FT.	**Complies**
Lot Coverage – The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area	The existing lot coverage is approximately 34% and the proposed lot coverage is 40%.	**Complies**
Maximum Building Height: Pitched Roof: 23 feet or the average height of other principal buildings on the block	The proposed addition is approximately 34 FT 10 IN at the tallest point.	**Modification Requested**
Exterior Wall Height: 16 feet for exterior walls placed at the building setback established by the minimum required yard	The proposed wall height is 26 FT 2 IN at the tallest point.	**Modification Requested**

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

May 19, 2022 – Notice of public hearing mailed to all owners and occupants within 300 feet of the subject property.

May 23, 2022 – Notice of public hearing sign posted on property

Public Comments: To date, no comments have been received regarding this request. Any comments received after publication of the staff report will be forwarded to the commission.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

Building Code (regarding proposed EPDM roofing material): The adopted building codes do not stipulate a maximum slope on which the proposed EPDM white rubber roofing can be installed. Installation standards are set by the manufacturer.

> *Planning response*: Staff was unable to locate a maximum slope on the manufacturer's specification sheets and called the manufacturer for further clarification. Information on maximum slopes was not available but the company representative indicated the warranty may be altered if the material is installed on a non-flat roof.