



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Nannette Larsen, Senior Planner, [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com), 801-535-7645  
**Date:** November 3, 2022  
**Re:** PLNHLC2021-00786, Sherman Avenue Addition

## Major Alteration

**PROPERTY ADDRESS:** 1551 East Sherman Avenue  
**PARCEL ID:** 16-09-380-015  
**MASTER PLAN:** East Bench  
**ZONING DISTRICT:** R-1-7000 (Single Family Residential)

### REQUEST:

Salt Lake City received a request from Barbara Larsen, the property owner, for a Major Alteration in a Local Historic District. The requested Major Alteration is for an addition to an existing house located at approximately 1551 E. Sherman Ave. The proposed addition is a second story addition located towards the rear of the house. The subject property is located within the Westmoreland Local Historic District and is located within the R-1-7000 (single family residential) zoning district.

### RECOMMENDATION:

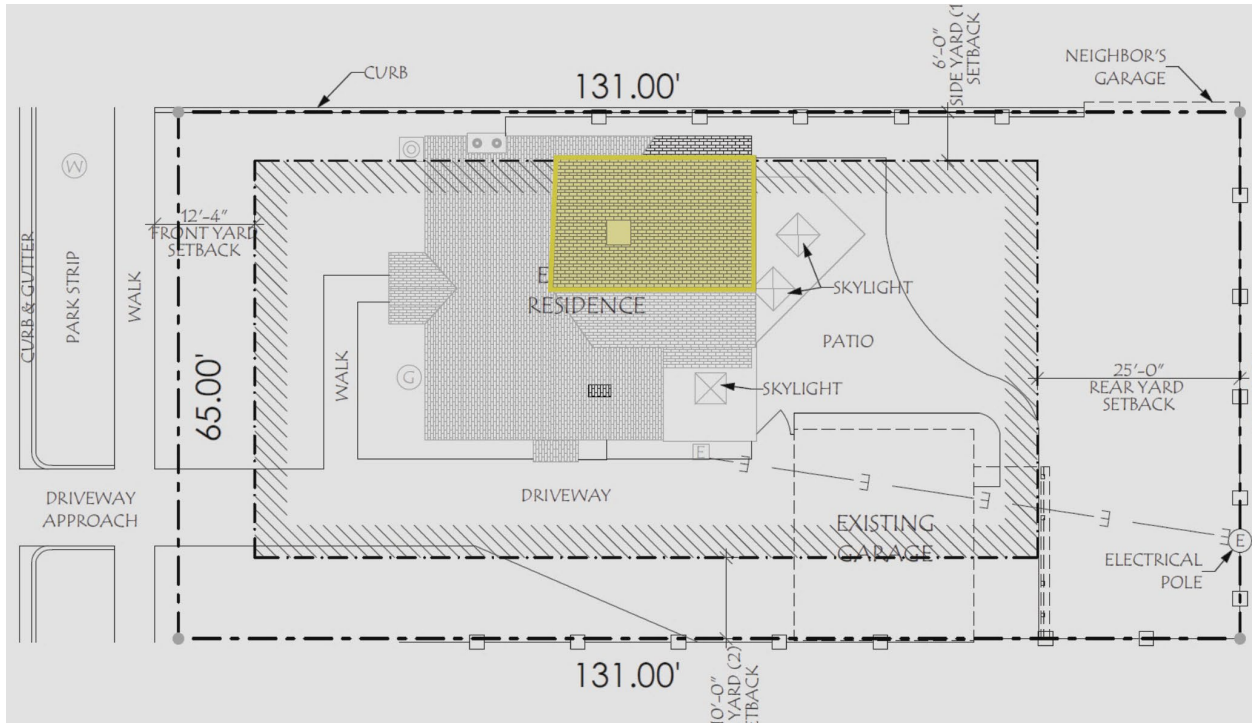
Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the Major Alteration request substantially meets the applicable standards of approval and therefore recommends the Historic Landmark Commission approve the request for a Certificate of Appropriateness (COA) with the following condition:

1. Approval of all final design details, including any specific direction expressed by the Commission, shall be delegated to Planning Staff.

### ATTACHMENTS:

- A. [Context Map](#)
- B. [Historic District Map](#)
- C. [Historic Survey Information](#)
- D. [Photos of the Site](#)
- E. [R-1-7000 District Standards](#)
- F. [Analysis of Standards for a Major Alteration](#)
- G. [Application and Plan Set](#)
- H. [Public Process](#)

## PROJECT DESCRIPTION



*Proposed Site Plan, showing highlighted addition.*

Under review by the Historic Landmark Commission is the proposed Sherman Avenue addition.

The proposed addition will be located towards the north/west portion of the house and will be a second story addition towards the rear of the house. The proposed addition encompasses approximately 360 square feet. This addition will be setback from the interior side yard 6' and will be setback from the rear property line approximately 60'. The proposed setbacks for this second story addition will meet the underlying zoning district of the R-1-7000. The maximum building height allowed in the R-1-7000 district is 28', the proposed rear addition to the home is approximately 19'. The second story addition would allow for additional living space that is partially visible from Sherman Avenue.

### Quick Facts

**Land Use:** Single Family House

**Historic District:** Westmoreland Place

**Year Built:** 1921

**Style:** Colonial Revival

**Status:** Contributing

**Height:** 19 feet (2 stories)

**Existing Exterior Materials:** Cedar Shake, wood soffit/facia, Asphalt Shingle

**Proposed Exterior Materials:** Cedar Shake, wood soffit/facia, Asphalt Shingle

**Review Standards:** Historic Overlay District Major Alteration / R-1-7000 zoning standards.

## House Background

The subject property is located within Westmoreland Place Local Historic District. The existing house on the site was built in 1921 in the Colonial Revival Style. The original house appeared to be a single-story house with second story livable attic space. In 1990 the Board of Adjustment approved an addition that encroached into a side yard area. This side and rear addition encompassed approximate 630 square feet. The addition included an expansion of the first story

and the addition of a dormer type extension on the rear gable slope. The exterior building materials used on the original structure and the 1990 addition to the house were cedar shake siding with a wood soffit and fascia. Sometime after the original construction of the historic structure, asphalt shingle was installed as a roof material.



*Historic Photo of 1551 E Sherman Ave.*

## Neighborhood Background



1543 SHERMAN AVE  
A



1551 SHERMAN AVE  
B



1555 SHERMAN AVE  
B



1569 SHERMAN AVE  
B

*Westmoreland RLS, 2010.*

The subject property, located at 1551 Sherman Ave, was designated a “B” evaluation in the latest reconnaissance level survey in 2010. This evaluation is based on the age and integrity of the historic structure. Structures with a “B” evaluation retain most of their historic integrity but have some modifications. Structures with a “A” evaluation retain its historic integrity and are considered historically or architecturally significant. Westmoreland Place was one of the first streetcar subdivisions within Salt Lake City. The subdivision was first filed in 1913 and individual properties were developed after this date. At the time the subdivision was established Arts and Crafts bungalows were popular. Along Sherman Avenue includes Arts and Crafts, English Tudor, Prairie School, and Colonial Revival.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for Major Alteration in the Westmoreland Local Historic District. The Historic Landmark Commission has decision making authority in the submitted Major Alteration. The Historic Landmark Commission may approve, approve with conditions, or deny the requested Major Alteration.

## KEY CONSIDERATIONS

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

1. Massing Compliance with Applicable Guidelines of the Local Historic District.
2. Window and Building Materials Compatibility

### **Consideration 1: Massing Compliance with Applicable Guidelines of the Local Historic District.**

Within the Preservation Handbook for Historic Residential Property Chapter 8 addresses additions for residential contributing structures in a Local Historic District. While the Residential Guidelines for the Local Historic District additions onto historic buildings is encouraged to continue it is emphasized that the building's early character is maintained,

*“Two distinct types of additions should be considered: ground level additions...and attic additions, which are usually accomplished by installing new dormers to provide more living space and headroom in an attic or second floor space....the addition should be sited and designed so that it minimizes any negative effects on the building and its setting. At the same time, the roof pitch, materials, window design and general form should be compatible with, though subtly distinct from, the original building.”*

The overall purpose of the guidelines includes statements to ensure that the character of the home is maintained, and the addition does not impose on the historic structure. These include,

*“an addition to a historic building or structure, one should minimize negative effects that may occur to the fabric and the character of the building”,*

*“Keeping the size of the addition smaller and subservient, in relation to the main structure”,*

and, *“It is important that the addition should not obscure significant features of the historic building.”*

The proposed project meets this intent as the proposed addition, while still visible from the street when standing to the west of the property, are setback from the front roof slope and front façade of the structure. The proposed addition that is visible from the street is gabled with a different slope as the original house – the slope of the original roof faces a different direction. Further, the addition will be setback from the original house and the ridge of the proposed addition's roof is lower than the highest portion of the original gable.

Attic additions in the design guidelines are specifically addressed. It's stated that the mass and scale of, *“the alterations to the rooflines should be subordinate to and compatible with the scale*

of the historic building” (design guideline 8.14). It appears that the proposed attic addition meets this guideline as the proposed roof structure of the visible addition is proposed to be lower than the ridge of the existing gabled roof structure. The proposed design and placement of the dormer additions also appear to meet the guideline, “the roof form and slope of the additions should be in character with the historic building” (design guideline 8.16).

“An addition should not overhang the lower floors of the historic building in the front or on the sides” (design guideline 8.14), the proposed addition also meets this guideline as the gabled addition will be setback from the exterior façade of the existing house.

“A rooftop addition should be situated well back from the front of the building” (design guidelines 8.15), the proposed addition will be setback from the front roof slope of the gabled roof structures. Only partially is the addition visible from the street and will not significantly alter the appearance or historic character of the house.

## Consideration 2: Window and Building Materials Compatibility

Chapter 2 of the Preservation Handbook for historic Residential Properties & Districts in Salt Lake City addresses building materials and finishes. As is recommended in the preservation handbook the historic building materials will be retained (design guidelines 2.1, 2.8). The cedar shake siding will be maintained and will be used on the addition. The soffit and fascia wood material will also be preserved and used on the addition.

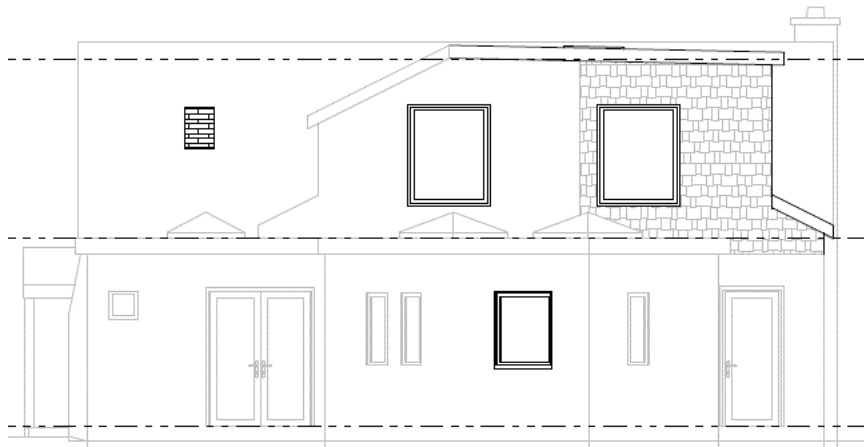


Rear façade, 1551 Sherman.

Again, additions are addressed in the handbook in

Chapter 8. It is recommended that, “*exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition*” (design guidelines 8.8). The proposed addition will use the same exterior material as the historic house.

As explained in the project description section of this staff report the original house encompassed the first story of the current structure. Later the attic area was converted into living space and in 1990 an addition on the rear of the house was approved. This converted addition space included aluminum-clad windows with differing sizes.



*Rear façade proposed addition, 1551 Sherman.*

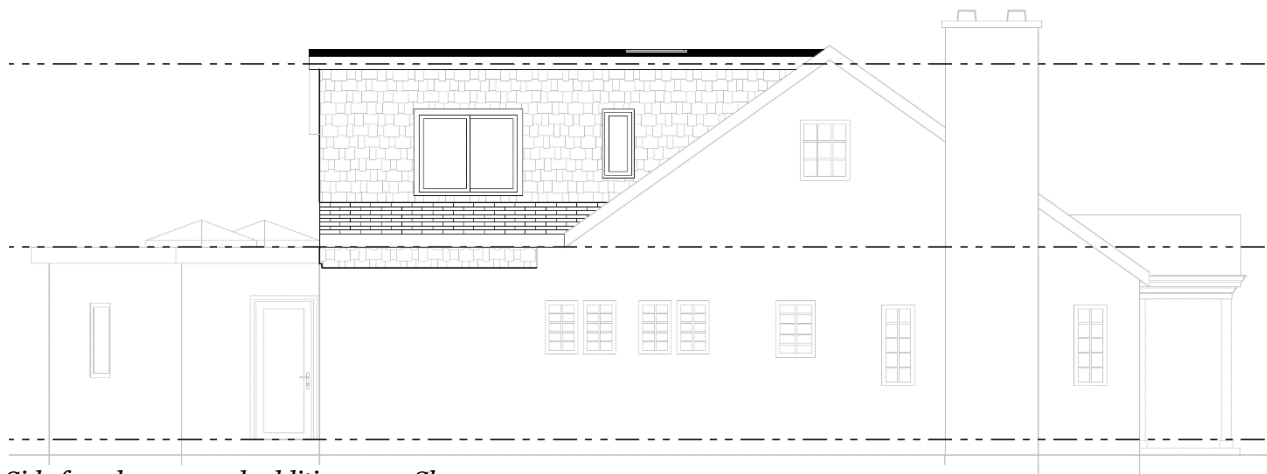
The property owner is requesting to alter the rear window on the 1990 addition to a more square picture window. The proposed addition will have the same window size as the altered window.



*Rear façade, 1551 Sherman.*

Both the existing and proposed window material will be aluminum-clad and will not be gridded.

The west side of the addition will also include new windows. The proposed windows will also be aluminum-clad, with a white exterior. The southernmost window will have a similar dimension as the first story. The second window on the west façade of the addition will be more square and is proposed to be a sliding window.



*Side façade proposed addition, 1551 Sherman.*

## **STAFF RECOMMENDATION**

Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the Major Alteration addition substantially meets the applicable standards of approval. Staff recommends that the Historic Landmark Commission approve the request with the following condition:

2. Approval of all final design details, including any specific direction expressed by the Commission, shall be delegated to Planning Staff.

## **NEXT STEPS**

### **Approval of the Request**

If the request is approved by the HLC (as recommended by staff) a Certificate of Appropriateness will be issued and the applicant will be responsible for a building permit submittal prior to the construction of the addition.

### **Denial of the Design Review Request**

If the Commission disagrees with Staff's recommendation and the project is denied, the applicant cannot make the proposed changes to the subject property.

# ATTACHMENT A: Context Map

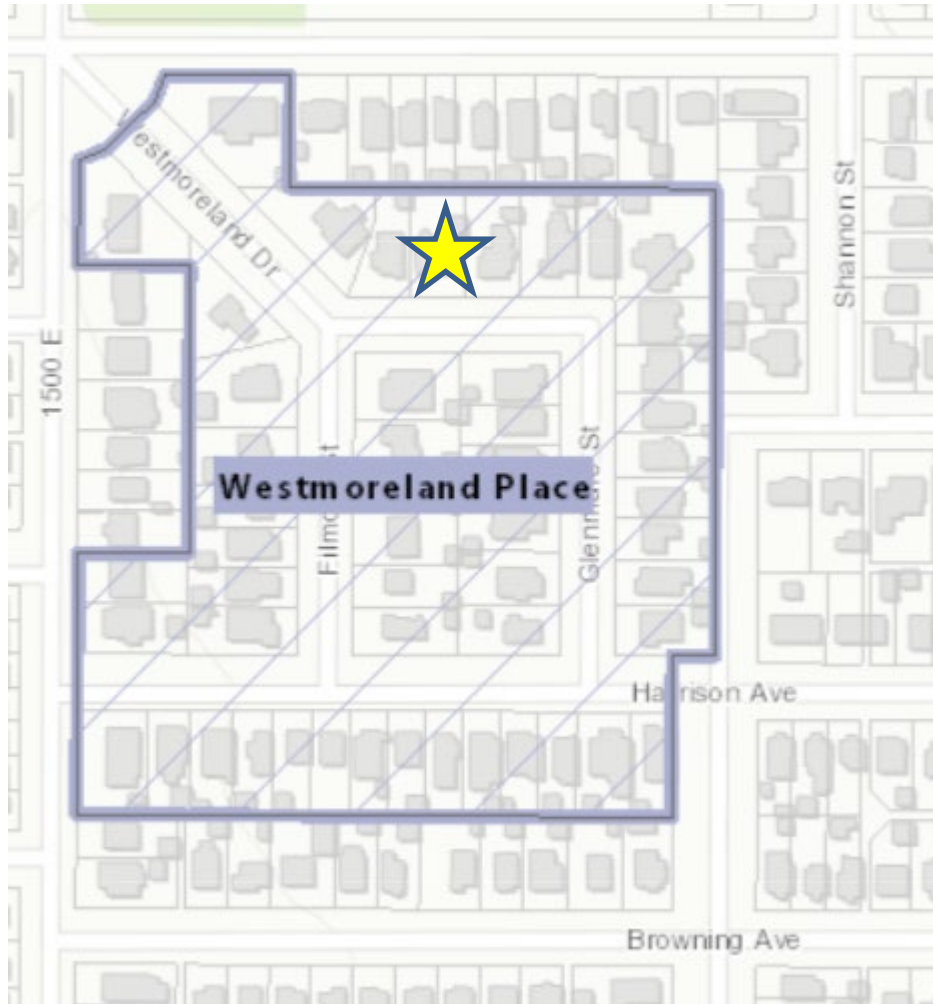
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# ATTACHMENT B: Historic District Map

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# **ATTACHMENT C: Historic Survey Info**

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1565 HARRISON AVE  
B



1570 HARRISON AVE  
B



1576? HARRISON AVE  
B



1584 HARRISON AVE  
A



1543 SHERMAN AVE  
A



1551 SHERMAN AVE  
B



1555 SHERMAN AVE  
B



1569 SHERMAN AVE  
B



1577? SHERMAN AVE  
A



1579 SHERMAN AVE  
C



1516 WESTMORELAND  
B



1525 WESTMORELAND  
B

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

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
1565 E HARRISON	B	0/1	c. 1936	REGULAR BRICK CLAPBOARD SIDING	MINIMAL TRADITIONAL COLONIAL REVIVAL	WWII-ERA COTTAGE SINGLE DWELLING	10	STORMS, SHUTTERS
1570 E HARRISON	B	1/0	c. 1928 c. 1973	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	1973 ROOM ADDN. 2 STORY REAR
? 1576 E HARRISON DUNSHEE, EARL, HOUSE	B	1/0 1	1913	SHINGLE SIDING COBBLESTONE	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 87	DUNSHEE; SIMILAR TO 1471 WESTMINSTER
1584 E HARRISON BEZZANT, ARCH, HOUSE	A	1/0 1	1916	REGULAR BRICK SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	COMMONWEALTH INV. CO.
1543 E SHERMAN AVENUE HUNT, E. ARDEN/WOOD, 1551 E SHERMAN AVENUE	A B	0/1 1/0	c. 1930 1921	STUCCO/PLASTER HALF-TIMBERING SHINGLE SIDING	ENGLISH TUDOR COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING OTHER RESIDENTIAL SINGLE DWELLING	10 85 10 85	EDW. WALLACE, BLDR., NEW SHINGLE CLADDING
SMITH, DANA T., HOUSE 1555 E SHERMAN AVENUE	B	1/0	1923	BRICK:OTHER/UNDEF. CLAPBOARD SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	10 85	SHED DORMER; FAUX MUNTINS
WORLEY, DR. WILLIAM & HAZEL, 1569 E SHERMAN AVENUE	B	1.5 1/0	1913	REGULAR BRICK SHINGLE SIDING	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 79	E. DUNSHEE; NEW WINDOWS, N. ADDN?
PACE, CHARLES E., HOUSE		1						
? 1577 E SHERMAN AVENUE WILLIAM & ARVILLE SIBLEY	A	0/1 1	1914	STUCCO/PLASTER	ARTS & CRAFTS BUNGALOW	BUNGALOW SINGLE DWELLING	10 85	EARL DUNSHEE
1579 E SHERMAN AVENUE EDGEHEILL, ALICE U., HOUSE	C	1/0 1.5	c. 1927	STRIATED BRICK HALF-TIMBERING	NEO-ECLECT.: OTHER ENGLISH TUDOR	OTHER RESIDENTIAL SINGLE DWELLING	10 85	TOWER ADDED, 1990S?
1516 E WESTMORELAND WYETH, JOHN C., HOUSE	B	0/0 2	c. 1939	ROMAN BRICK ALUM./VINYL SIDING	ENGLISH COTTAGE	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10 85	ALSO 1321 S. 1500 EAST; BAR TILE ROOF
1525 E WESTMORELAND SIMPSON, CARL & NANCY,	B	0/1 1	c. 1919	REGULAR BRICK	PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	10 85	C. O. DUNSHEE, BUILDER; VINYL SOFFITS & WINDOWS

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

# **ATTACHMENT D: Photos of Site**

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***Subject Property – Front Facade***



***Historic House – East Facade***



***Historic House – Rear Façade (north)***



***Historic House – Rear Façade (north-east)***

# ATTACHMENT E: R-1-7000 Zoning Standards

## R-1-7000 (Single-Family Residential District)

Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. 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	Requirement	Proposed	Finding
<b>Maximum Building Height</b>	28'	19'	<b>Complies</b>
<b>Maximum Exterior Wall Height</b>	20' at setback	18'	<b>Complies</b>
<b>Front/Corner/ Side/Rear Yard Setbacks</b>	Front: 12'4" Side: 6'/10' Rear: 25'	Front: 26' Side: 6'/10' Rear: 46'	<b>Complies</b>
<b>Lot Frontage</b>	50'	65'	<b>Complies</b>
<b>Lot Size</b>	7,000 Sq. Ft.	8,515 Sq. Ft.	<b>Complies</b>
<b>Building Coverage</b>	40%	27%	<b>Complies</b>
<b>Parking</b>	2 stalls	2 stalls	<b>Complies</b>

# ATTACHMENT F: Major Alteration Standards

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

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

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City applies, specifically Chapter 8: Additions provides the relevant design guidelines for this major alteration. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G) and can be accessed via the links below.

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

Standard	Rationale	Findings
<p><b>Standard 1:</b> A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</p>	<p>The property was constructed as a single-family residence in 1921. Records show since the original construction the house has been used as a single-family residence.</p> <p>The 1980 survey reports it as multi-family. The property owners plan to occupy it as a single-family home.</p> <p>The proposed addition is to the rear of the original structure, and while visible from the right-of-way, will be setback from the side façade of the house and distinguishable from the historic structure. The addition will minimally change the building and will not alter the structure’s defining characteristics.</p>	<p><b>Complies</b></p>
<p><b>Standard 2:</b> The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p>The proposed addition will be an attic addition that is located towards the rear of the historic structure. It will not alter the historic character of the house, no historic material will be removed, and the proposed addition will be setback from the side façade of the house.</p>	<p><b>Complies</b></p>
<p><b>Standard 3:</b> All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.</p>	<p>The proposed addition is differentiated from the original dwelling and does not create a false sense of historicity. The style is contemporary and the only similarity to the original structure is the building materials proposed on the attic addition. The proposed building materials are not uncommonly used today.</p>	<p><b>Complies</b></p>



<p><b>Standard 4:</b> Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>A rear addition was approved in 1990; it has no historical significance and is considered to be out-of-period.</p>	<p><b>Complies</b></p>
<p><b>Standard 5:</b> Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Most of the proposed addition will be attached to an existing addition that was built in 1990. This existing addition is also located on the rear of the house. The proposed addition, under review by the Landmark Commission, will extend the exterior second story wall further to the west from the 1990 side façade. The proposed addition will not alter existing distinctive features or finishes of the historic house.</p>	<p><b>Complies</b></p>
<p><b>Standard 6:</b> Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>Not applicable. The proposed addition will allow for alteration towards the rear of the house only. There is no proposal for the repair of deteriorated features on the house.</p>	<p><b>This standard is not applicable</b></p>
<p><b>Standard 7:</b> Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>	<p><b>This standard is not applicable.</b></p>
<p><b>Standard 8:</b> Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>The proposed, contemporary addition will not destroy significant architectural or other material.</p> <p>The proposed addition is compatible with the existing historic dwelling. It is separated from the historic dwelling with a setback from the side exterior wall and further distinguished with a differing gabled slope degree and angle.</p>	<p><b>Complies</b></p>
<p><b>Standard 9:</b> Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to</p>	<p>The addition is designed in a manner that if the addition were to be removed in the future, the form and integrity of the structure would be unimpaired. The new addition is located towards the rear of the structure and is setback from the original exterior wall. The scale, massing, and proposed features of the addition are compatible to the original house.</p>	<p><b>Complies</b></p>

protect the historic integrity of the property and its environment.		
<p><b>10.</b> Certain building materials are prohibited including the following:</p> <p>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic materials.</p>	This standard is not applicable to the proposed addition.	<b>Not Applicable</b>

# **ATTACHMENT G: Application & Plan Set**

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# HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

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

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:  
Certificate of Appropriateness

Address of Subject Property:  
1551 E Sherman

Name of Applicant:  
Barbara A. Larsen

Phone:

Address of Applicant:  
1551 E Sherman

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

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

### AVAILABLE CONSULTATION

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

### WHERE TO FILE THE COMPLETE APPLICATION

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

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

### REQUIRED FEE

Major Alteration: Filing fee of \$34, plus additional cost of postage for mailing notice.  
New Construction: Filing fee of \$269, plus additional cost of postage for mailing

### SIGNATURE

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

Signature of Owner or Agent:  
Barbara A. Larsen

Date:  
July 29, 2021

## SUBMITTAL REQUIREMENTS

Staff Review

### 1. Project Description (please attach additional sheet)

Written description of your proposal and any Special Exception requested

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### 2. Drawings to Scale

One paper copy (24" x 36")

A digital (PDF) copy

One 11 x 17 inch reduced copy of each of the following

#### 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

Show type of construction, materials

Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

Show section drawings of windows and doors if new windows and doors are proposed

#### c. Streetscape Drawings (for new construction)

Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

### 3. Photographs

- Historic photographs of existing building(s) if available  
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
- Current photographs of each side of the building
- Close up images of details that are proposed to be altered

**4. Materials**

List of proposed building materials

Provide samples and/or manufactures brochures were applicable

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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BAL 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.

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BUILDING COVERAGE	
LOT SIZE	8,515 SF
PERCENTAGE	40%
TOTAL ALLOWABLE SF	3,406 SF
EXISTING HOUSE	1,678 SF
EXISTING GARAGE	578 SF
TOTAL BUILDING COVERAGE	2,256 SF
% OF BUILDING COVERAGE	27%

BLOCK FACE MEASURE DATA			
SHERMAN AVE - MEASURED FROM BACK (NORTH SIDE) OF WALK			
1	16-09-380-014	1543	357
2	16-09-380-015	SUBJ.	406
3	16-09-380-016	1555	364
4	16-09-380-017	1569	404
5	16-09-380-018	1577	408
AVERAGE		388"	
AVERAGE		12'-4"	

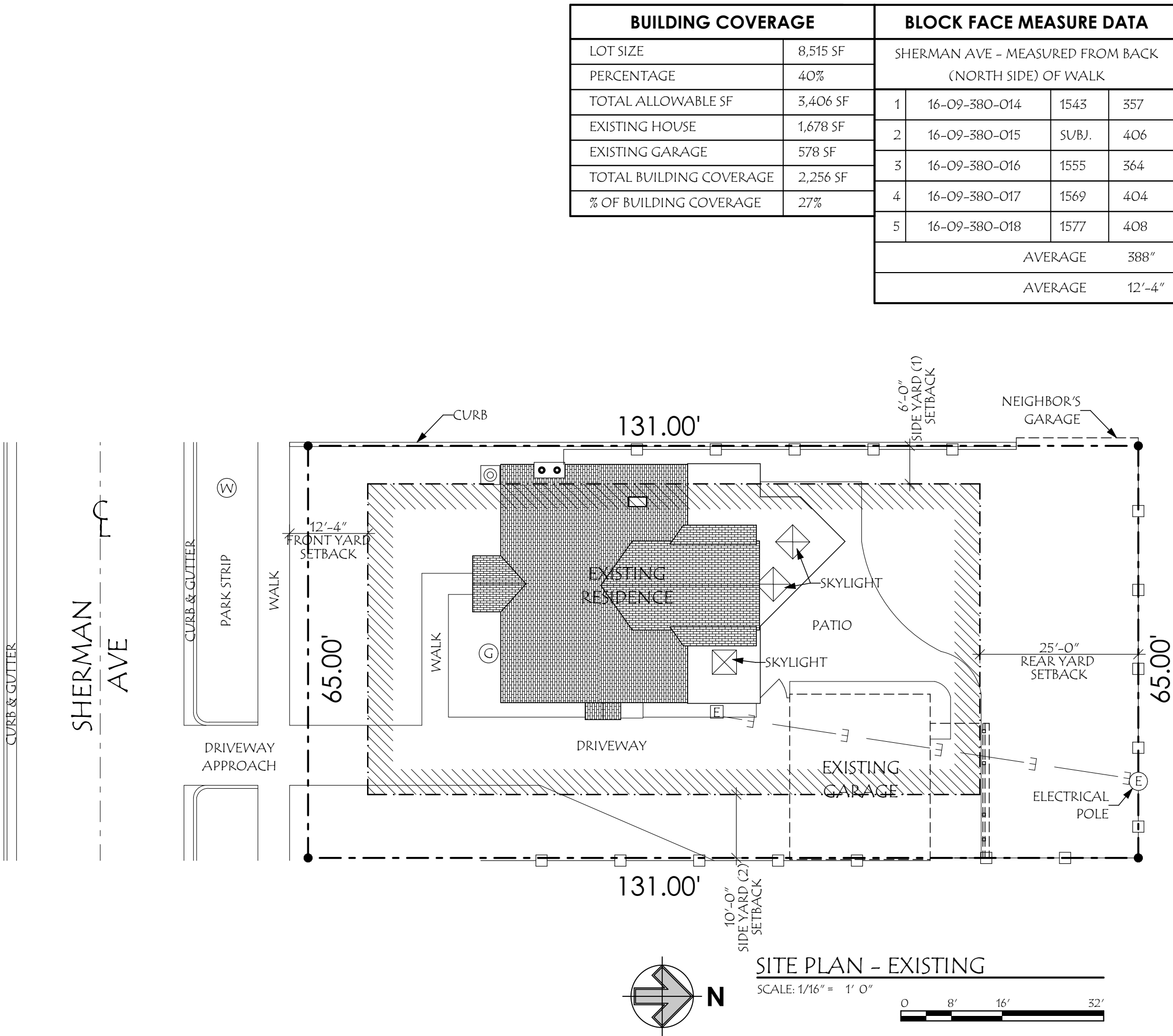
BARBARA LARSEN	
1551 E SHERMAN AVE	
SALT LAKE CITY, UT 84105	
LOT #14, WESTMORELAND PLACE SUB. (0.20 ACRES)	
PARCEL No. 16-09-380-015	
ZONING DATA - SALT LAKE COUNTY	
R-1-7000	
FRONT YARD	BLOCKFACE
SIDE YARD (1)	6'-0"
SIDE YARD (2)	10'-0"
REAR YARD	25'-0"
MAX. BUILDING HEIGHT	28'-0"
ACTUAL/MAXIMUM BUILDING COVERAGE OF LOT	27%/40%

**SITE PLAN LEGEND**

---	PROPERTY LINE
- - -	BUILDING SETBACK
-□-	FENCE
(W)	WATER METER
-W-	WATER LINE
[E]	ELECTRICAL METER
-E-	ELECTRICAL SERVICE LINE
(G)	GAS METER
-G-	NATURAL GAS LINE
→	DIRECTION OF SLOPE
(C)	A/C CONDENSER UNIT
⊕	CENTER LINE OF STREET
[Hatched]	EXISTING ROOF CONSTRUCTION
[Dotted]	PROPOSED ROOF CONSTRUCTION
[Diagonal Lines]	FOUR FOOT (4') SETBACK BUFFER

**GENERAL NOTES**

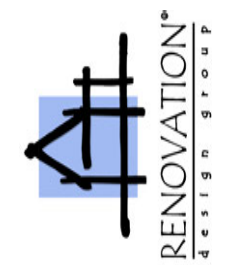
- THIS IS NOT A SURVEY, FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS
- OWNER TO VERIFY PROPER LOCATION OF PROPERTY LINES AND MAIN BUILDING SET BACKS WITH BOUNDARY SURVEY
- CALL 811 BEFORE YOU DIG, IT'S FREE & IT'S THE LAW or 1-800-662-4111, DIRECT AT 801-208-2100 SALT LAKE METRO AREA



**SITE PLAN - EXISTING**

SCALE: 1/16" = 1' 0"  
 0 8' 16' 32'

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 Salt Lake City, UT 84101  
 Office: 801.533.5351  
 www.rdgslc.com



**BARBARA LARSEN**  
**REMODEL & ADDITION**  
 1551 E SHERMAN AVE  
 SALT LAKE CITY, UT 84105

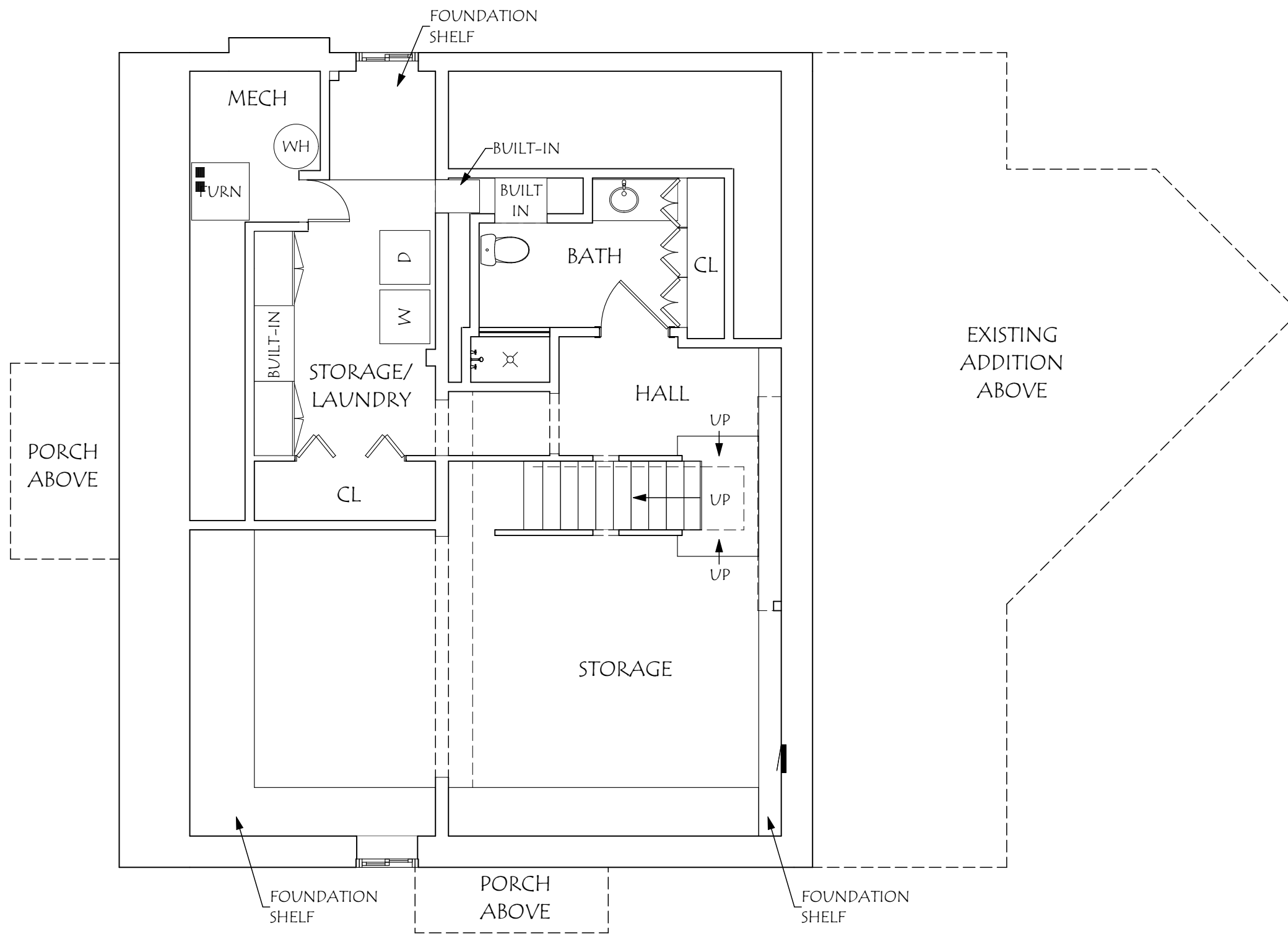
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 DRAWN BY: ES  
 PROJECT: OUTLINE/FULL

SITE PLAN - EXISTING

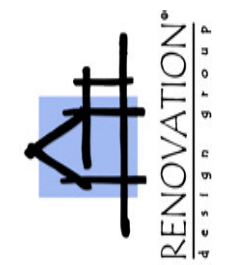
A1

3/3/2022





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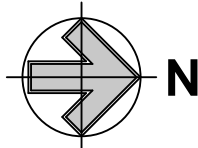
**BARBARA LARSEN**  
**REMODEL & ADDITION**  
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SALT LAKE CITY, UT 84105

ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

LOWER  
LEVEL PLAN  
- EXISTING

A2

3/3/2022

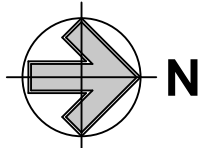
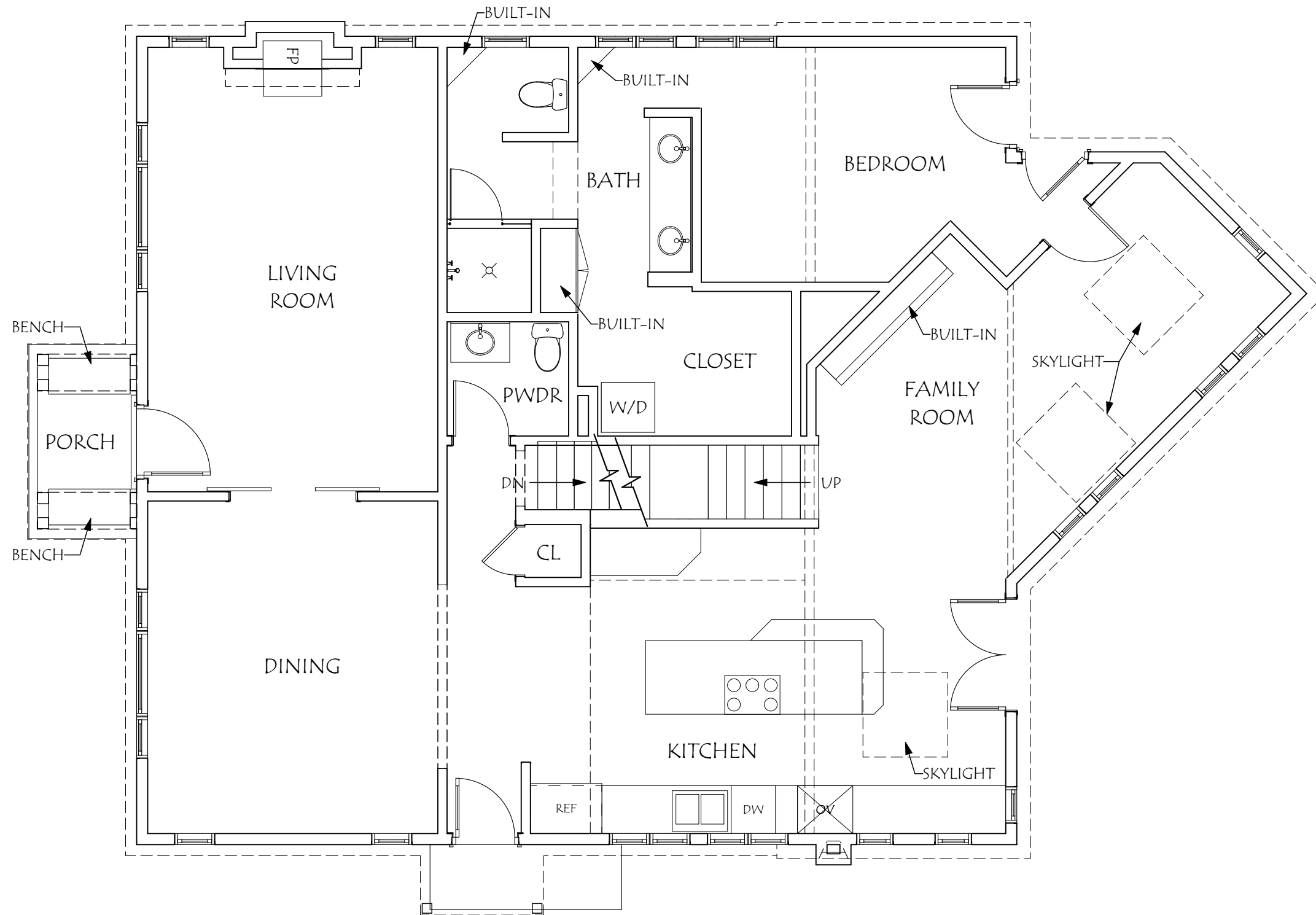


**LOWER LEVEL PLAN - EXISTING**

SCALE: 3/16" = 1' 0"



**NOTE: SCHEMATIC DESIGN ONLY - NOT FOR CONSTRUCTION**



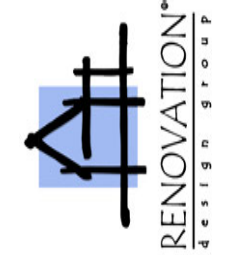
**MAIN LEVEL PLAN - EXISTING**

SCALE: 3/16" = 1' 0"



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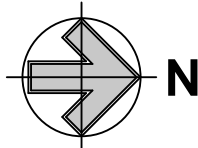
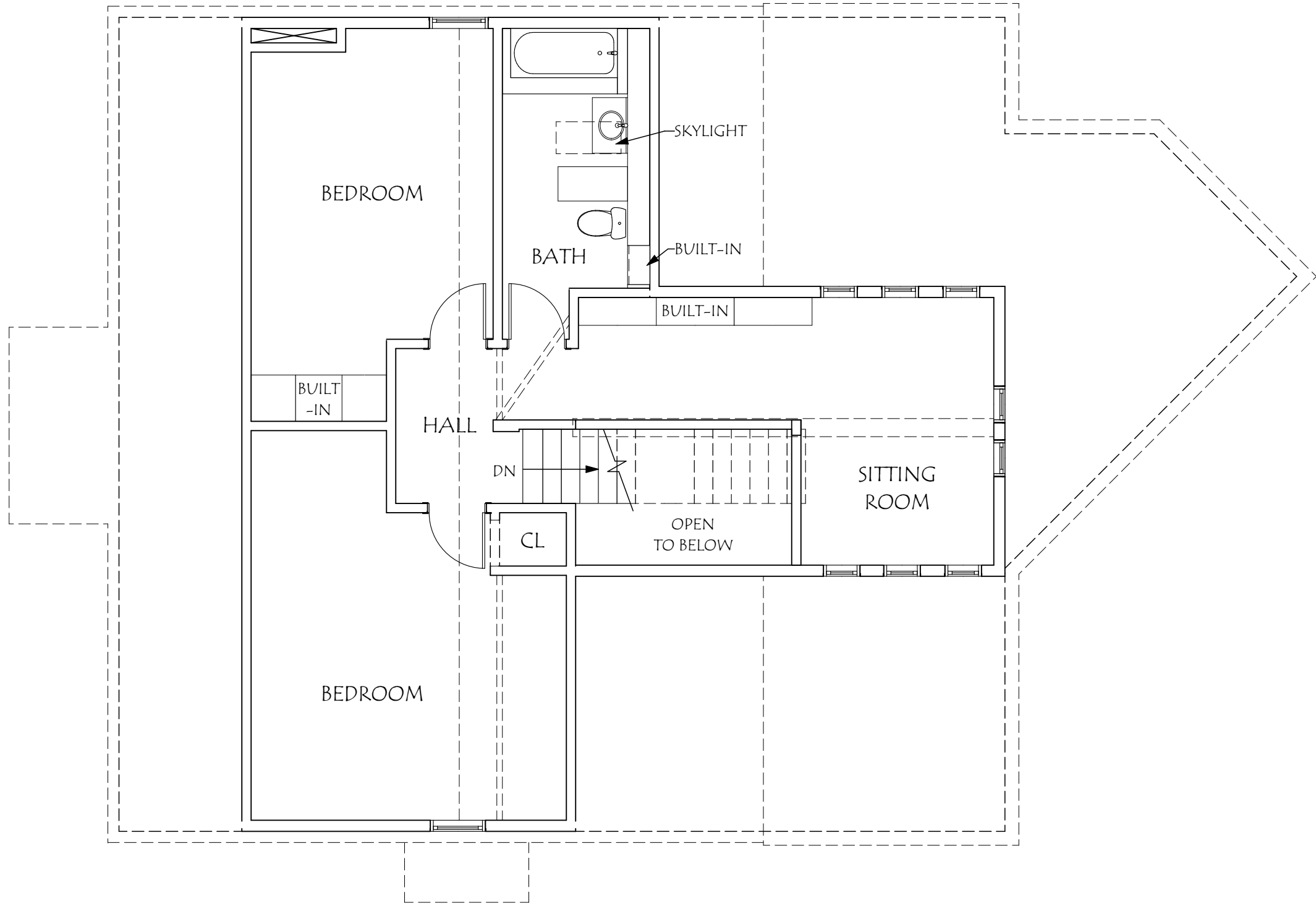
**BARBARA LARSEN**  
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SALT LAKE CITY, UT 84105

ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

MAIN LEVEL  
PLAN -  
EXISTING

A2

3/3/2022



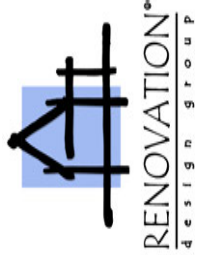
**UPPER LEVEL PLAN - EXISTING**

SCALE: 3/16" = 1' 0"



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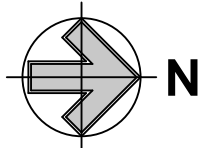
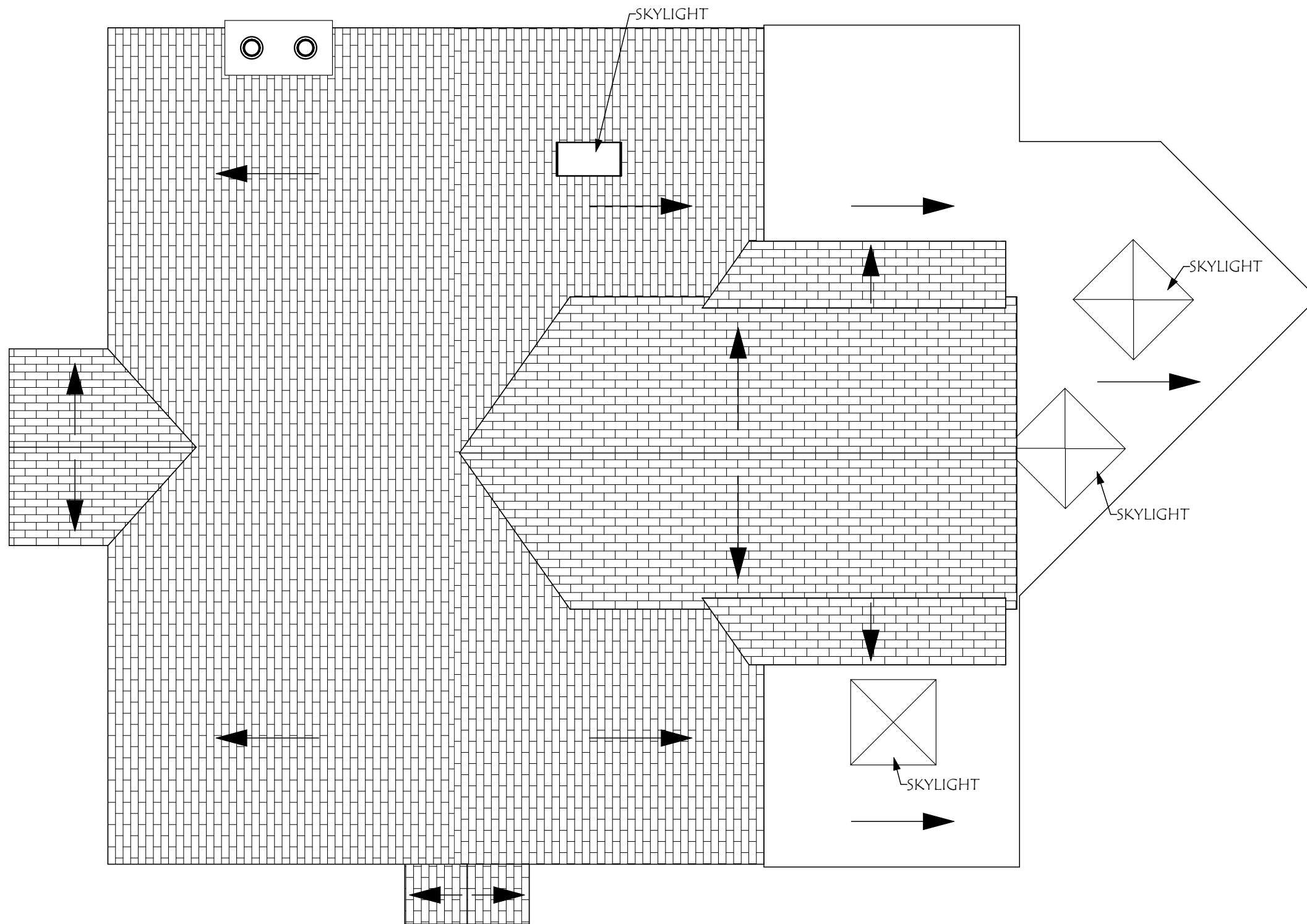
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**REMODEL & ADDITION**  
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SALT LAKE CITY, UT 84105

ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

UPPER LEVEL  
PLAN -  
EXISTING

A2

3/3/2022



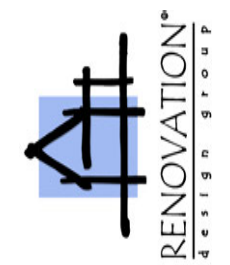
**ROOF PLAN - EXISTING**

SCALE: 3/16" = 1' 0"



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ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

ROOF PLAN  
- EXISTING

A2

3/3/2022



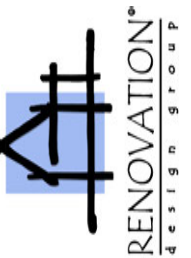
**SOUTH ELEVATION - EXISTING**

SCALE: 3/16" = 1' 0"



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ARCHITECT: AVS  
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PROJECT: OUTLINE/FULL

SOUTH  
ELEVATION -  
EXISTING

A3

3/3/2022



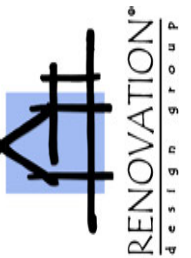
**EAST ELEVATION - EXISTING**

SCALE: 3/16" = 1' 0"



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EAST  
ELEVATION -  
EXISTING

A3

3/3/2022



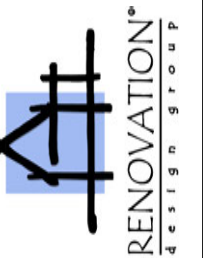
**NORTH ELEVATION - EXISTING**

SCALE: 3/16" = 1' 0"



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ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

NORTH  
ELEVATION -  
EXISTING

A3

3/3/2022

UPPER LEVEL F. CLG.  
18'-2 1/2"

UPPER LEVEL F. FLR.  
9'-4"

MAIN LEVEL F. FLR.  
0"

LOWER LEVEL F. FLR.  
-8'-3 1/2"



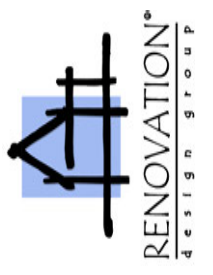
WEST ELEVATION - EXISTING

SCALE: 3/16" = 1' 0"



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ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

WEST  
ELEVATION -  
EXISTING

A3

3/3/2022



BUILDING COVERAGE	
LOT SIZE	8,515 SF
PERCENTAGE	40%
TOTAL ALLOWABLE SF	3,406 SF
EXISTING HOUSE	1,678 SF
EXISTING GARAGE	578 SF
TOTAL BUILDING COVERAGE	2,256 SF
% OF BUILDING COVERAGE	27%

BLOCK FACE MEASURE DATA			
SHERMAN AVE - MEASURED FROM BACK (NORTH SIDE) OF WALK			
1	16-09-380-014	1543	357
2	16-09-380-015	SUBJ.	406
3	16-09-380-016	1555	364
4	16-09-380-017	1569	404
5	16-09-380-018	1577	408
AVERAGE		388"	
AVERAGE		12'-4"	

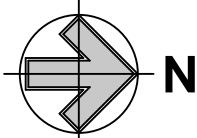
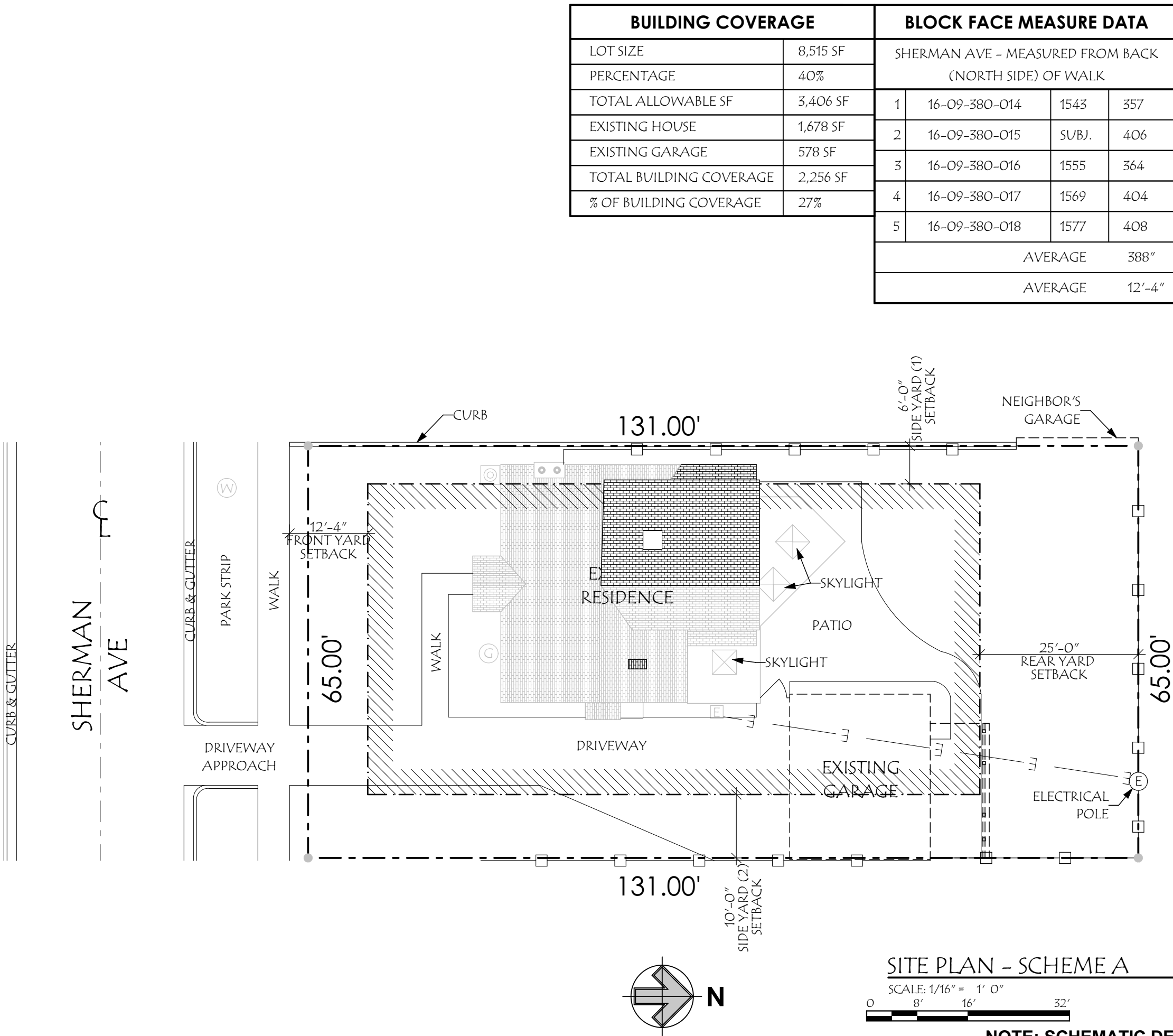
BARBARA LARSEN	
1551 E SHERMAN AVE	
SALT LAKE CITY, UT 84105	
LOT #14, WESTMORELAND PLACE SUB. (0.20 ACRES)	
PARCEL No. 16-09-380-015	
ZONING DATA - SALT LAKE COUNTY	
R-1-7000	
FRONT YARD	BLOCKFACE
SIDE YARD (1)	6'-0"
SIDE YARD (2)	10'-0"
REAR YARD	25'-0"
MAX. BUILDING HEIGHT	28'-0"
ACTUAL/MAXIMUM BUILDING COVERAGE OF LOT	27%/40%

**SITE PLAN LEGEND**

---	PROPERTY LINE
- - -	BUILDING SETBACK
-□-	FENCE
(W)	WATER METER
-W-	WATER LINE
[E]	ELECTRICAL METER
-E-	ELECTRICAL SERVICE LINE
(G)	GAS METER
-G-	NATURAL GAS LINE
→	DIRECTION OF SLOPE
(C)	A/C CONDENSER UNIT
⊕	CENTER LINE OF STREET
[Brick]	EXISTING ROOF CONSTRUCTION
[Dotted]	PROPOSED ROOF CONSTRUCTION
[Hatched]	FOUR FOOT (4') SETBACK BUFFER

**GENERAL NOTES**

1. THIS IS NOT A SURVEY, FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS
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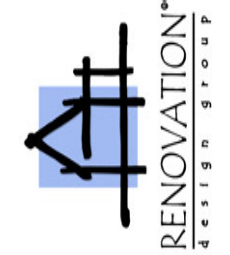


**SITE PLAN - SCHEME A**

SCALE: 1/16" = 1' 0"  
 0 8' 16' 32'

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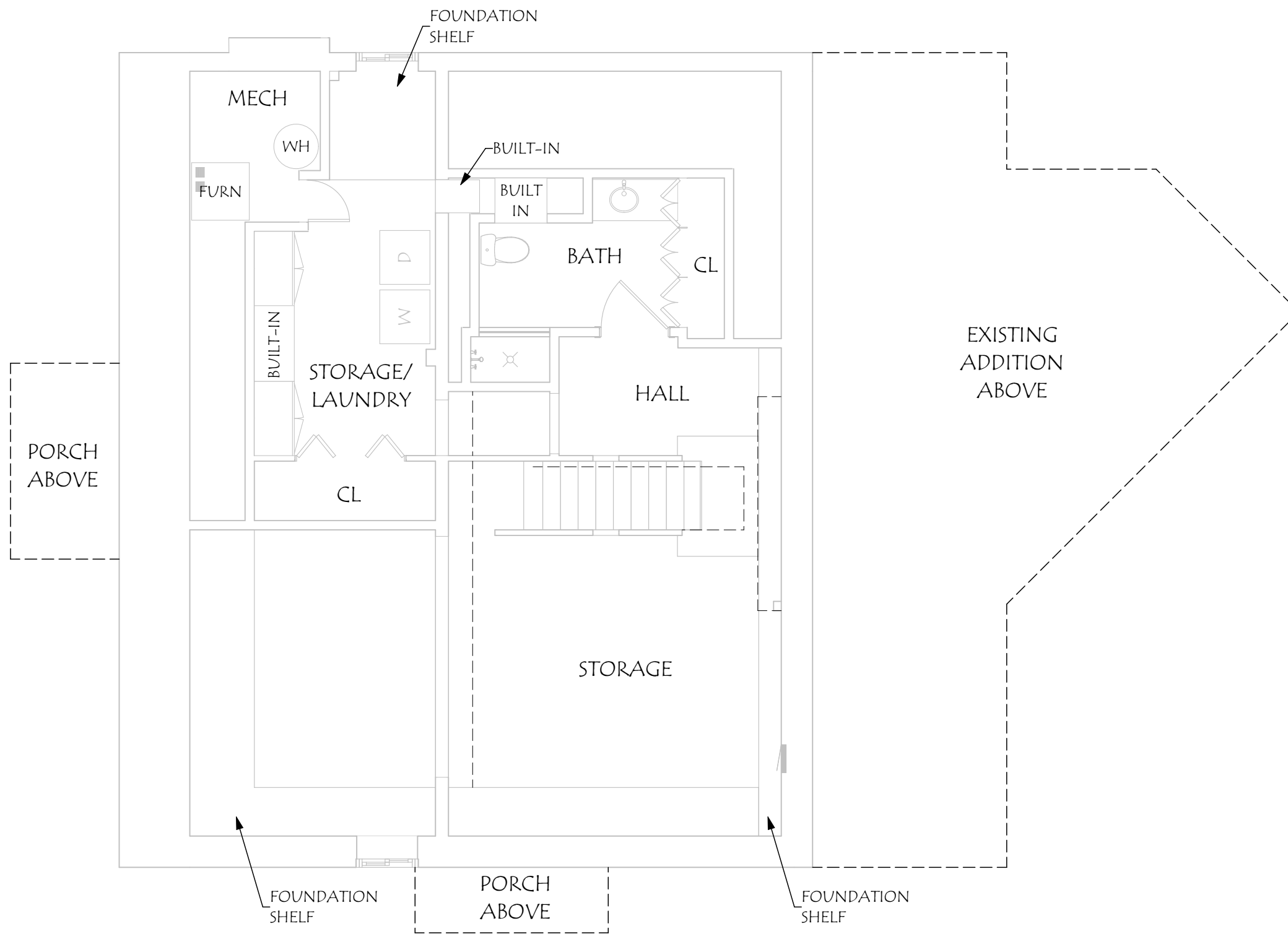
**BARBARA LARSEN**  
**REMODEL & ADDITION**  
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ARCHITECT: AVS  
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 PROJECT: OUTLINE/FULL

SITE PLAN -  
 SCHEME A

A1

7/16/2022



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**RENOVATION\***  
DESIGN GROUP

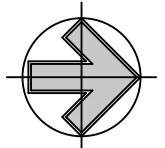
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ARCHITECT: AVS  
DRAWN BY: ES  
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LOWER  
LEVEL - REV  
7/13/22

A2

7/13/2022

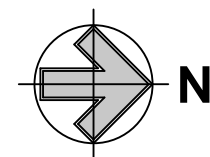
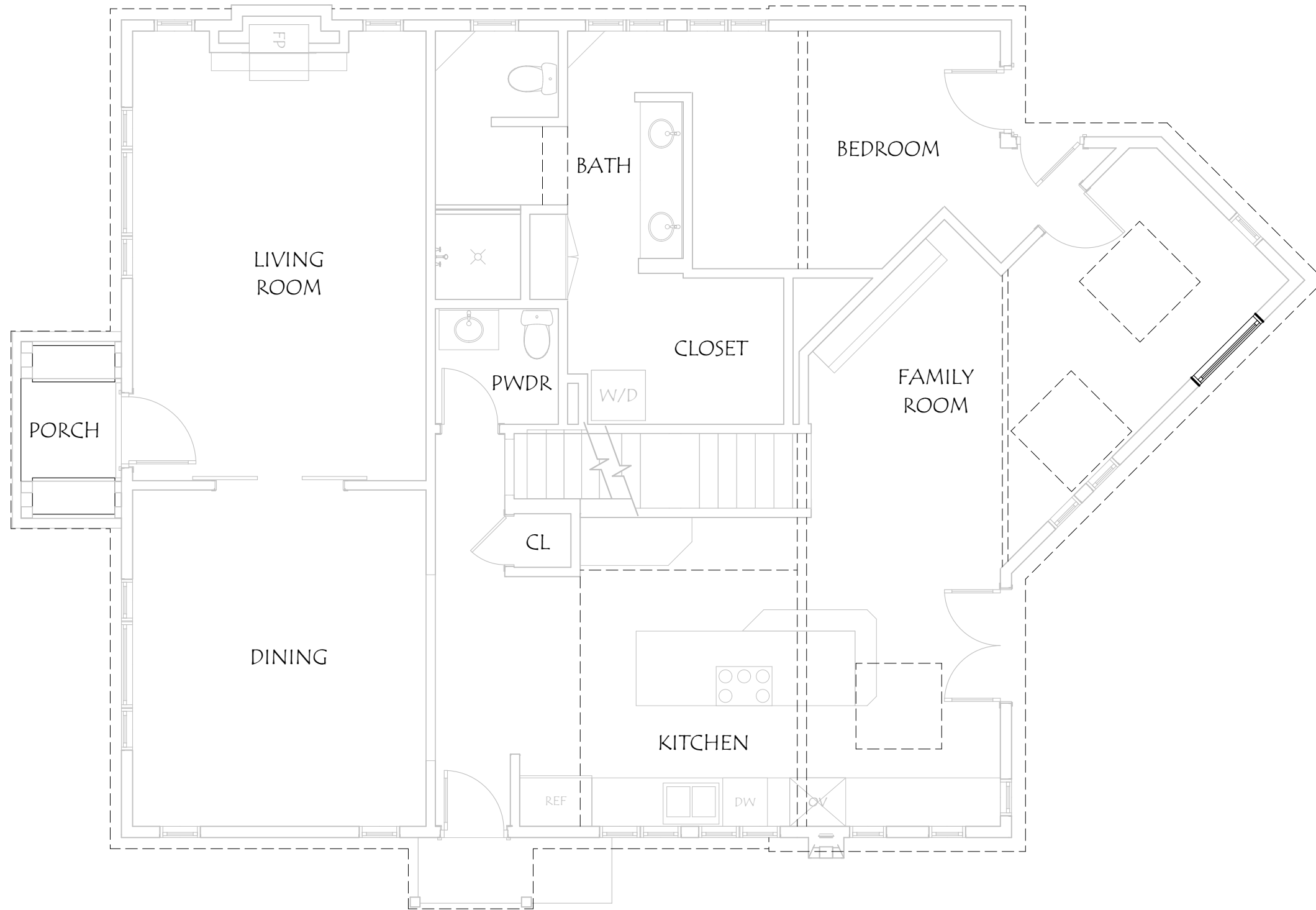


**LOWER LEVEL PLAN - REV 7/13/22**

SCALE: 3/16" = 1' 0"



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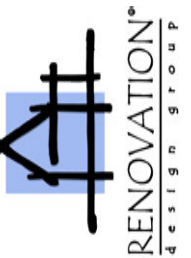
MAIN LEVEL PLAN - REV 7/13/22

SCALE: 3/16" = 1' 0"



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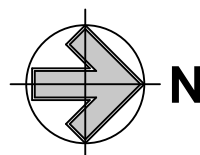
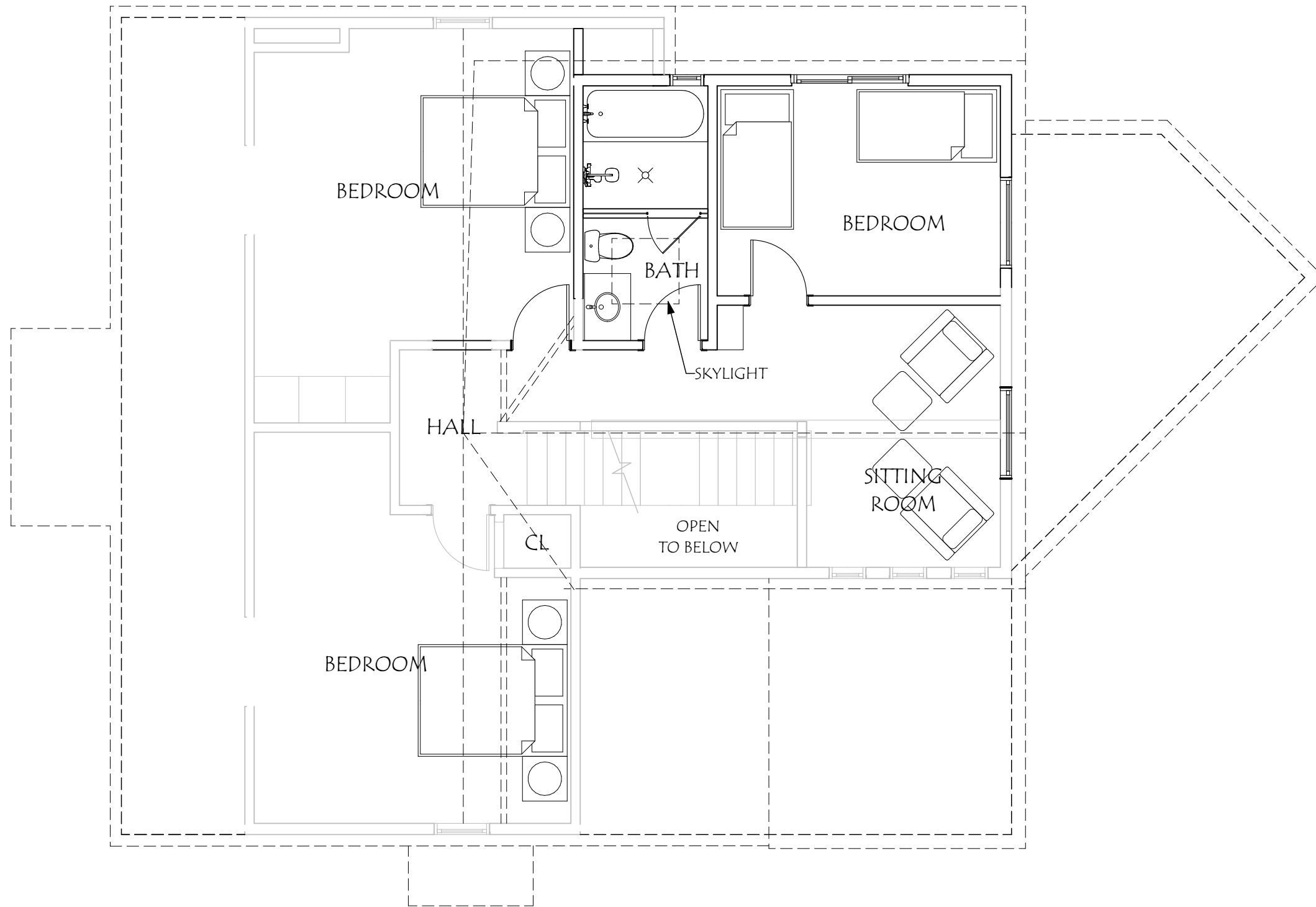
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ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

MAIN LEVEL  
- REV  
7/13/22

A2

7/13/2022



UPPER LEVEL PLAN - REV 7/13/22

SCALE: 3/16" = 1' 0"



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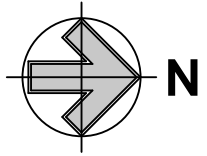
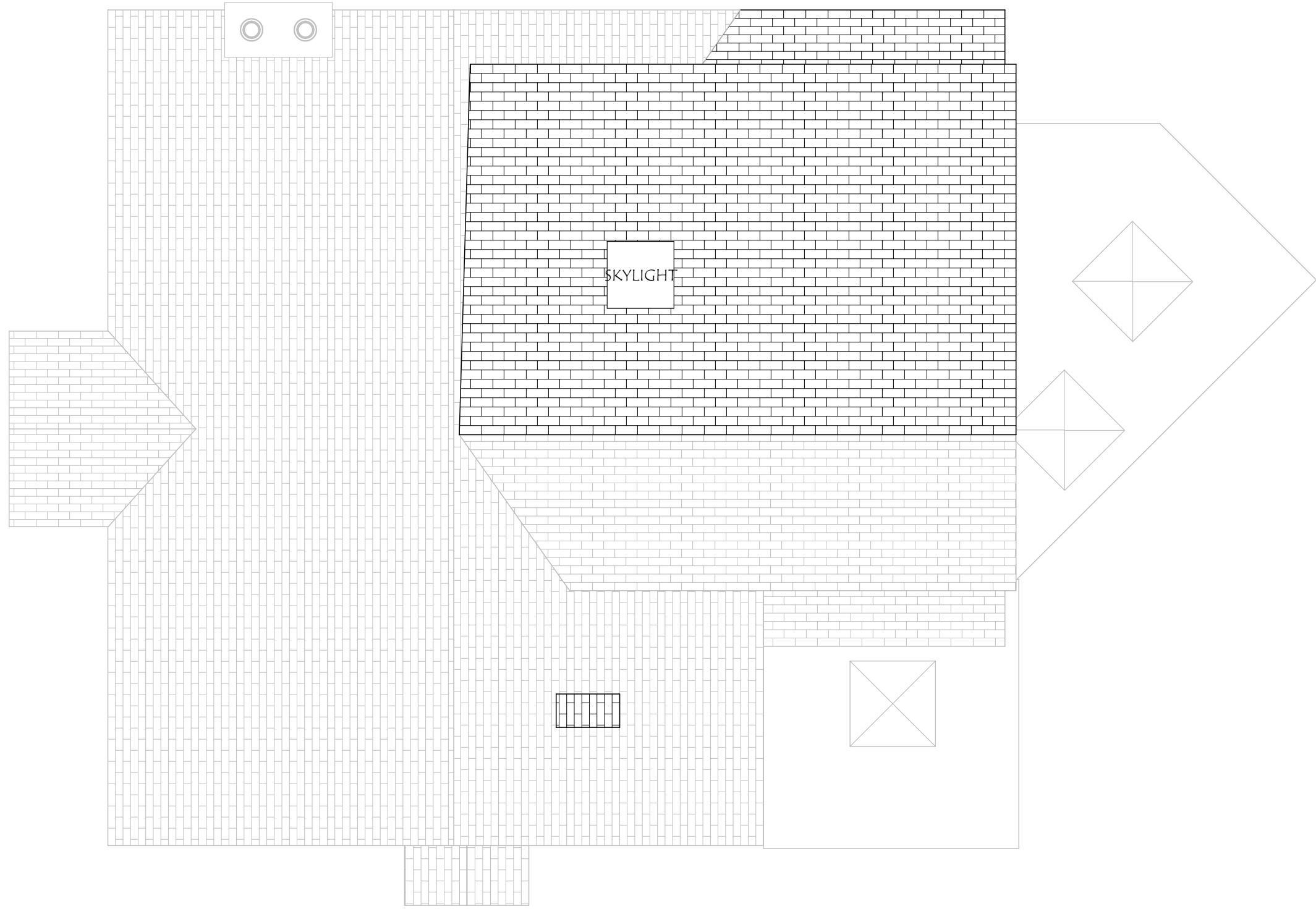
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UPPER LEVEL  
- REV  
7/13/22

A2

7/13/2022



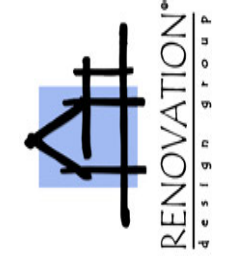
ROOF PLAN - REV 7/13/22

SCALE: 3/16" = 1' 0"



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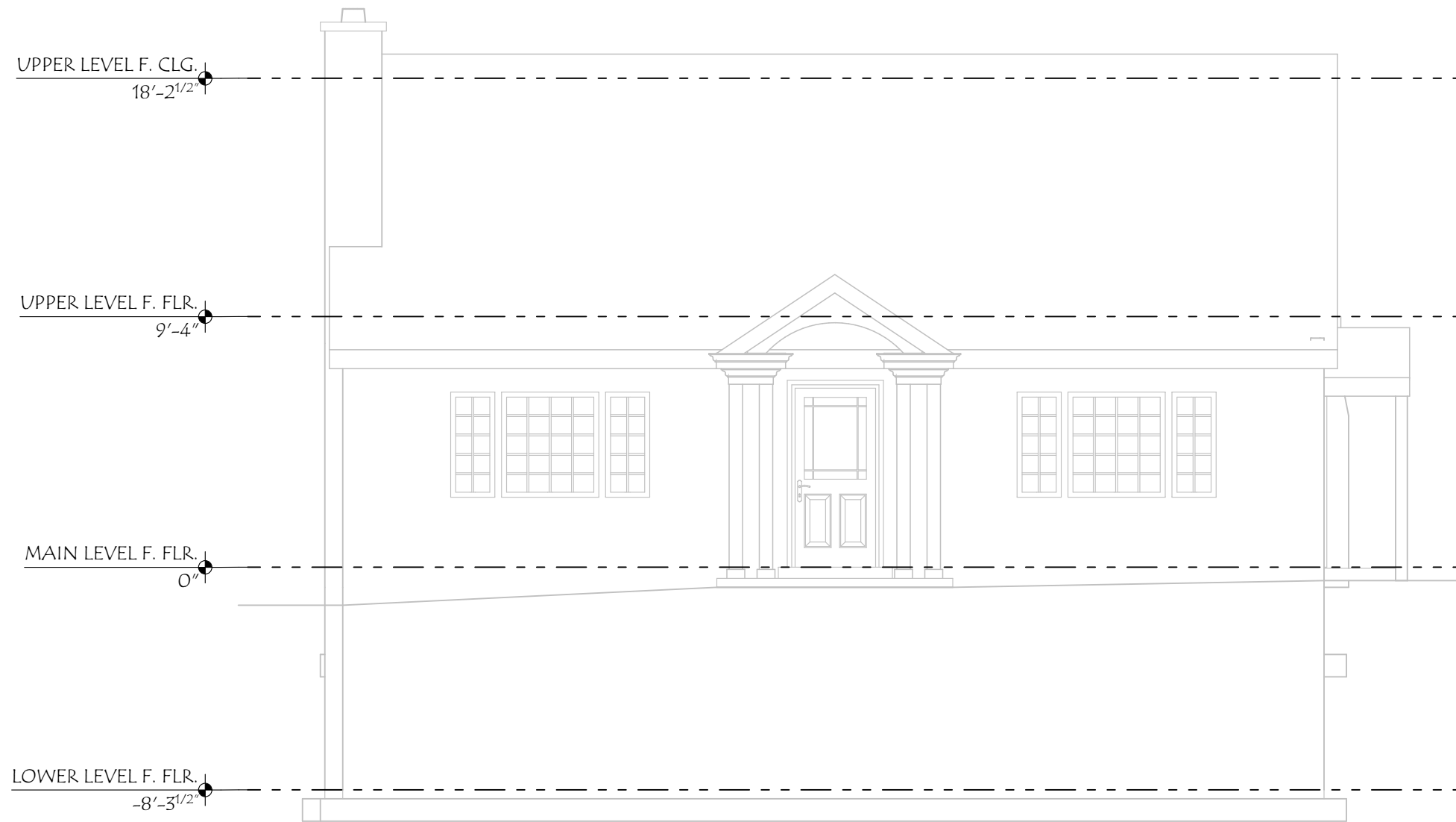
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ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

ROOF PLAN  
- 7/13/22

A2

7/13/2022



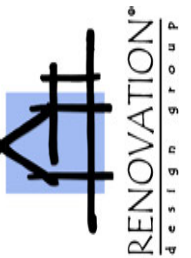
**SOUTH ELEVATION - REV 7/13/22**

SCALE: 3/16" = 1' 0"



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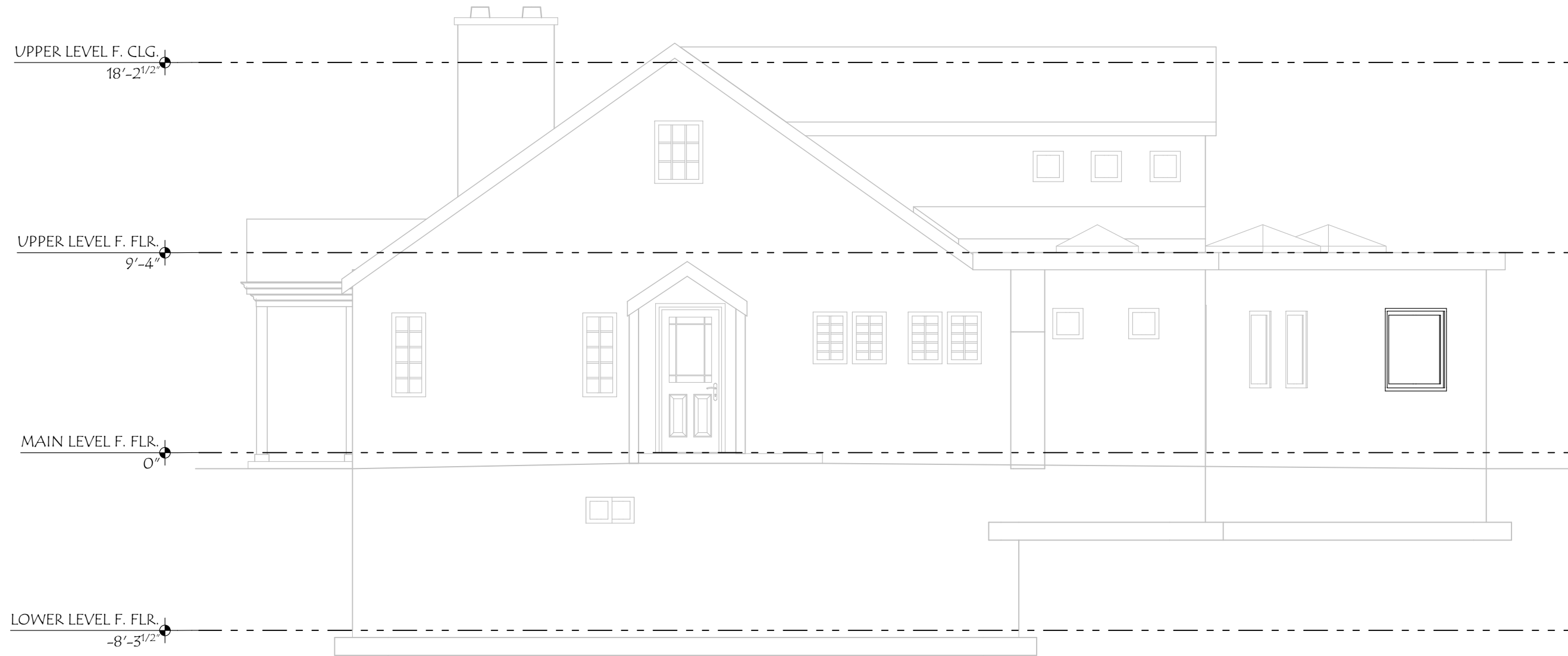
**BARBARA LARSEN**  
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1551 E SHERMAN AVE  
SALT LAKE CITY, UT 84105

ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

SOUTH  
ELEVATION -  
7/13/22

A3

**7/13/2022**



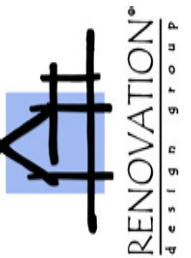
**EAST ELEVATION - REV/7/13**

SCALE: 3/16" = 1' 0"



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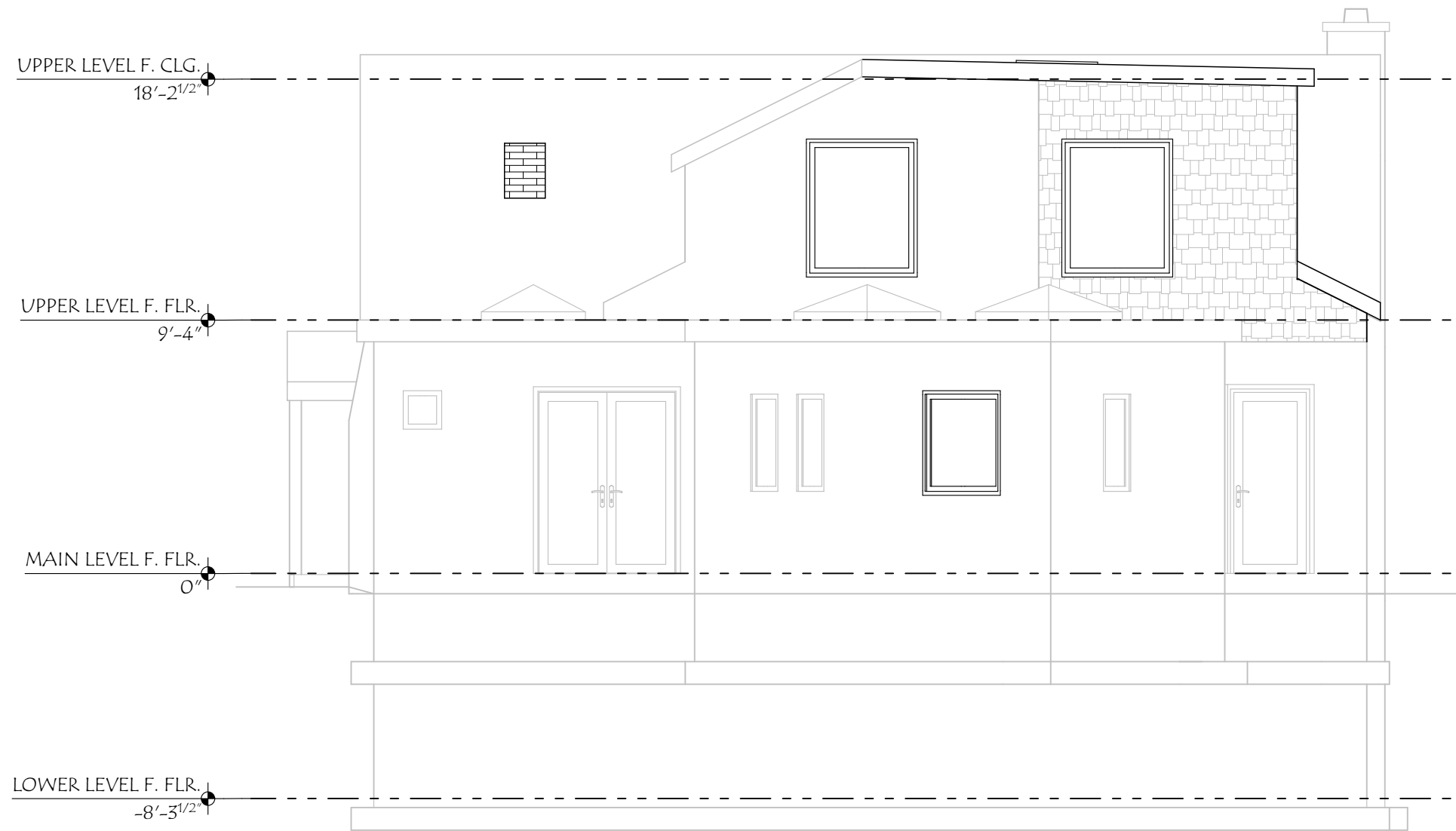
**BARBARA LARSEN**  
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1551 E SHERMAN AVE  
SALT LAKE CITY, UT 84105

ARCHITECT: AVS  
DRAWN BY: ES  
PROJECT: OUTLINE/FULL

EAST  
ELEVATION -  
7/13/22

A3

**7/13/2022**



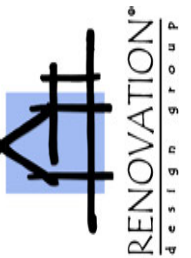
**NORTH ELEVATION - 7/13/22**

SCALE: 3/16" = 1' 0"



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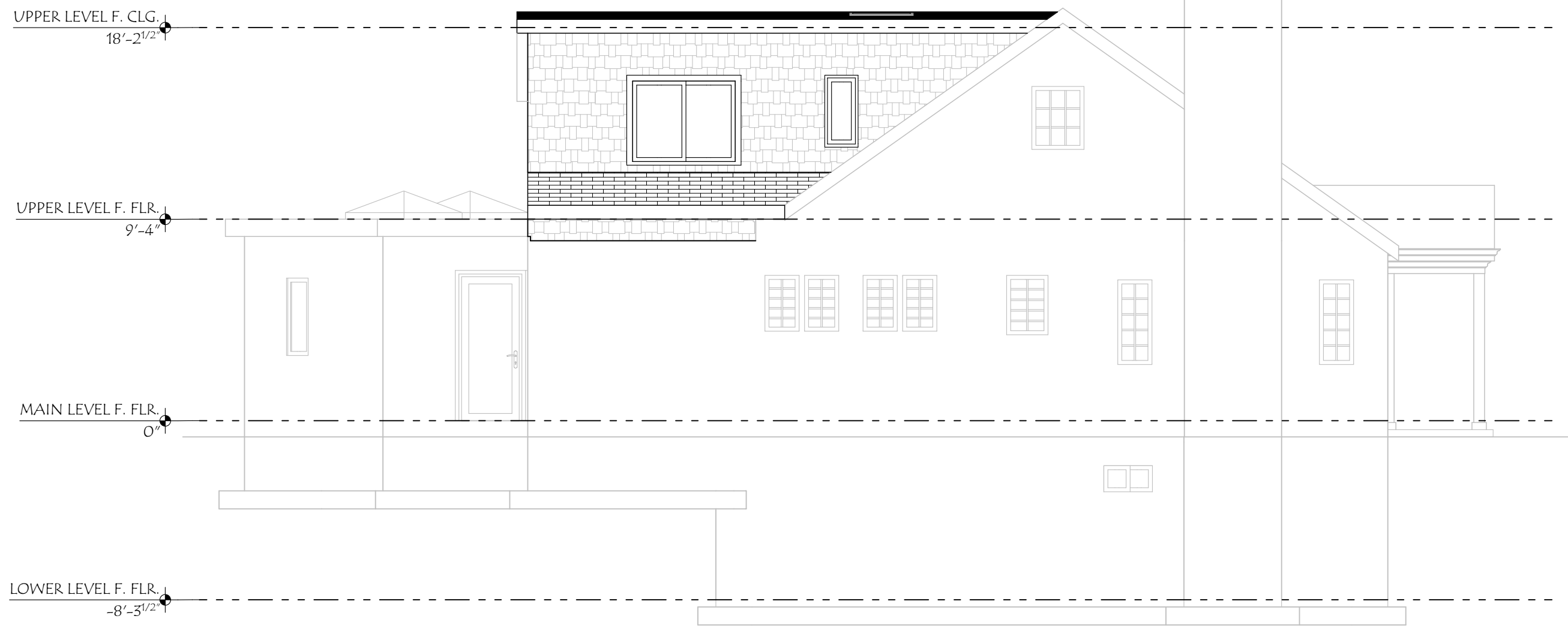
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DRAWN BY: ES  
PROJECT: OUTLINE/FULL

NORTH  
ELEVATION -  
7/13/22

A3

**7/13/2022**





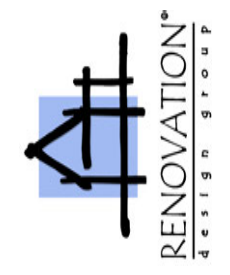
**WEST ELEVATION - 7/13/22**

SCALE: 3/16" = 1' 0"



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WEST  
ELEVATION -  
7/13/22

A3

7/13/2022

# Pella® Reserve™

## Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor made solutions**

From preliminary drawings to installation, Pella's expert team of architects engineers drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

¹² See back cover for disclosures.

## Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
<b>Awning</b>	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Awning</b>	17"	17"	53"	29"	R45-CW50	0.28-0.32	0.18-0.47	27-30	Pocket Replacement
<b>Casement</b>	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Casement</b>	17"	17"	35"	73"	R35-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Fixed Casement</b>	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Fixed Casement</b>	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Double-Hung</b>	14"	24-¾"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Double-Hung</b>	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
<b>Monumental Hung</b>	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>In-Swing Hinged Patio Door (Single)</b>	18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
<b>In-Swing Hinged Patio Door (Double)</b>	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
<b>Out-Swing Hinged Patio Door (Single)</b>	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
<b>Out-Swing Hinged Patio Door (Double)</b>	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
<b>Sliding Patio Door (O)</b>	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	-	
<b>Sliding Patio Door (OX, XO)</b>	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
<b>Sliding Patio Door (OXO)</b>	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	-	
<b>Sliding Patio Door (OXXO)</b>	116-½"	74"	236-½"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	-	
<b>Multi-Slide Patio Door</b>	40-¼"	50-½"	701-¾"	119-½"	R15-LC25 <sup>1</sup>	0.30 - 0.36	0.15 - 0.46	31	
<b>Bifold Patio Door</b>	31-¾"	55-½"	312"	119-½"	R15-LC25 <sup>1</sup>	0.26-0.44	0.13-0.45	-	For more info visit PellaADM.com

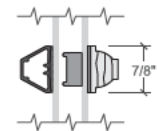
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

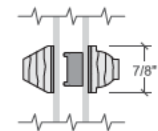
## Grilles

### Integral Light Technology<sup>®</sup>

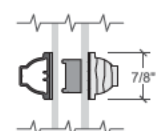
Choose the look of true divided light featuring the industry's only foam spacer.



**Putty Glaze Exterior with Ogee Interior<sup>1</sup>**  
7/8", 1-1/4" or 2"



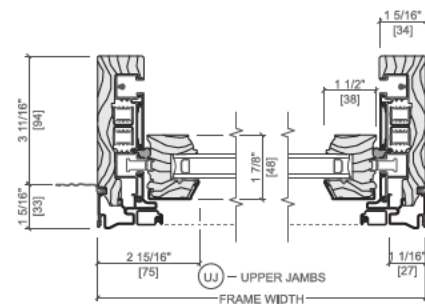
**Putty Glaze Exterior with Ogee Interior<sup>1</sup>**  
7/8", 1-1/4" or 2"



**Ogee Exterior with Ogee Interior<sup>1</sup>**  
7/8", 1-1/4" or 2"

## Cross Sections

### Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

<sup>1</sup> See back cover for disclosures.

## Window Hardware

### Classic Collection

Get a timeless look with authentic styles in classic finishes.

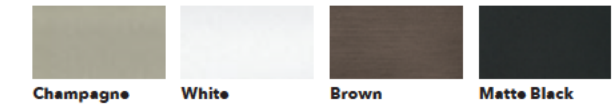


**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

### Rustic Collection

Create a distinct and charming look with distressed finishes.

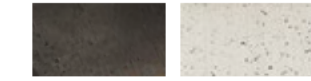


**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

Finishes:



Distressed Bronze Distressed Nickel

### Essential Collection

Select from popular designs and finishes to suit every style.

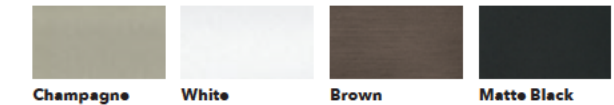


**Fold-away Crank**



**Cam-Action Lock**

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

## Patio Door Hardware

### Classic Collection

Choose timeless pieces, created in collaboration with Baldwin<sup>®</sup> Hardware, for a look that will never go out of style.

### BALDWIN



**Hinged & Bifold Patio Door Handle**  
Virago



**Sliding & Multi-Slide Patio Door Handle**  
Ambrose



**Multi-Slide Patio Door Handle<sup>5,6</sup>**

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

### Essential Collection

Elevate your style and transform a home with elegant selections.



**Hinged & Bifold Patio Door Handle**  
Standard

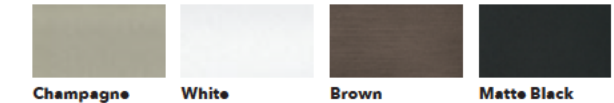


**Sliding Patio Door Handle**  
Standard



**Multi-Slide Patio Door Handle<sup>5,6</sup>**

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit [PellaADM.com](http://PellaADM.com) for more information.

<sup>5,6</sup> See back cover for disclosures.

## Colors

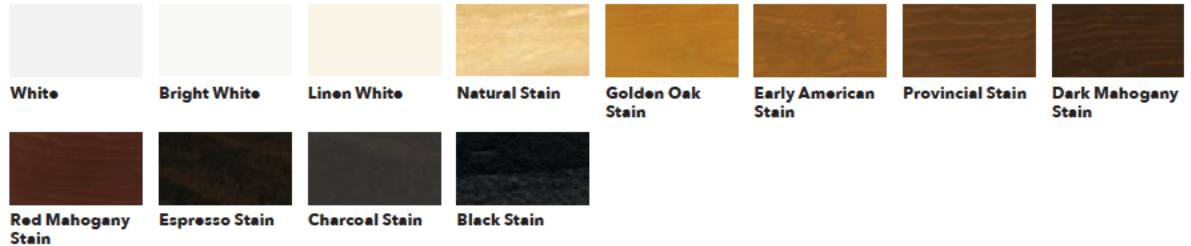
### Wood Types

Choose the wood species that best complements your project's interior.



### Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



### Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>



Custom colors are also available.



## Added Peace of Mind

### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>8</sup> For more information, go to [connectpella.com](http://connectpella.com).



### The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).  
<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service.  
<sup>3</sup> Ratings are contingent on product configurations.  
<sup>4</sup> Color-matched to your product's interior and exterior color.  
<sup>5</sup> Flush multi-slide handle is a Pella exclusive design.  
<sup>6</sup> Flush multi-slide handle is not available in Champagne.  
<sup>7</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.  
<sup>8</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

# ATTACHMENT H: Public Process

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## Public Notice, Meetings, Comments

Notice of the public hearing for the proposal included:

- August 19, 2022
  - Public hearing notice sign posted on the property
- August 19, 2022
  - Public hearing notice mailed
- October 21, 2022
  - Updated public hearing notice mailed
  - Updated public notice sign posted on the property

## Public Input:

One email received that is attached to this report.

**From:** [Gwen Bain](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** (EXTERNAL) 1551 e. sherman ave., slc, ut  
**Date:** Tuesday, August 23, 2022 12:11:33 PM

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I received a postcard from you about a second story to be built on 1551 e. sherman and I do not approve this is a historic landmark. NO CHANGES!

--

Gwen