Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Sara Javoronok, AICP, Senior Planner, sara.javoronok@slcgov.com, 801-535-7625

Date: October 5, 2023

Re: PLNHLC2023-00335 – 258 North J Street

Minor Alteration

PROPERTY ADDRESS: 258 North J Street
PARCEL ID: 09-32-307-007-0000
HISTORIC DISTRICT: Avenues
MASTER PLAN: Avenues
ZONING DISTRICT: SR-1A
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST:

Igor Kovalenko, the property owner, is requesting approval for a minor alteration for a tree platform in the rear yard of his house at 258 N J Street. The property is in the Avenues Historic District and the SR-1A zoning district. The proposal is referred to the Historic Landmark Commission since it requires modifications to building coverage, maximum height for accessory structures, distance from the principal structure, and does not meet the adopted historic standards and guidelines.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the Historic Landmark Commission should not grant the modifications requested since the request does not meet the applicable standards of approval and guidelines. Therefore, staff recommends the Historic Landmark Commission deny the request.

ATTACHMENTS:

A. ATTACHMENT A: Vicinity Maps
B. ATTACHMENT B: RLS Form
C. ATTACHMENT C: Applicant Plan Set
D. ATTACHMENT D: Property and Vicinity Photos
E. ATTACHMENT E: SR-1A and Accessory Structure Zoning Standards
F. ATTACHMENT F: Analysis of Standards for Minor Alterations in a Historic District

G. ATTACHMENT G: Applicable Design Guidelines

H. ATTACHMENT H: Public Process & Comments

I. ATTACHMENT I: Department Review Comments

BACKGROUND

In early 2023, the applicant visited Room 215, the "One Stop Shop" to talk with city staff about building code and permits to build a platform for reading and watching fireworks that would be used by the applicant and his wife. He was directed to planning counter staff, and as an unusual request, planning counter staff obtained some additional information on the proposal, but without plans or photos, discussed it with their manager and emailed the applicant in response. Staff responded that structures under 200 sq. ft. did not require a building permit and that the platform should not be taller than the house.

The applicant proceeded with a larger structure than discussed, although it remained under 200 sq. ft. The height was not reduced. While under construction, code enforcement was contacted regarding the structure, and the applicant submitted a minor alterations application. Planning staff and Building Code staff have discussed the applicable requirements with the applicant. See preliminary building code requirements in Attachment J.

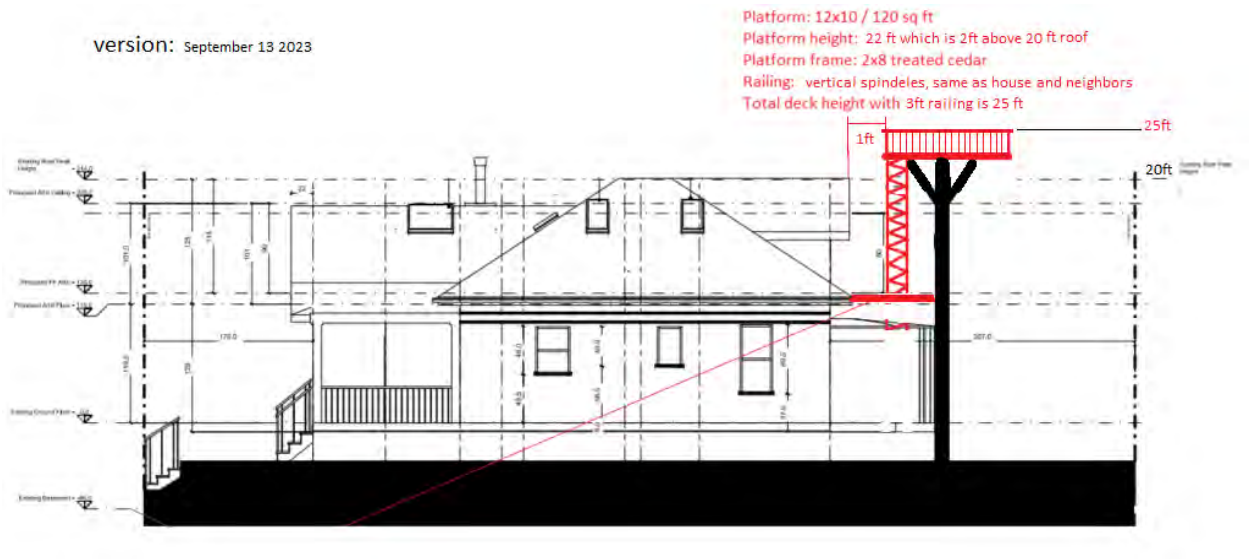
In general, building permits are not required for accessory structures that are less than 200 sq. ft. These structures often include playhouses and storage sheds. However, while a building permit is generally not required, these structures require a Certificate of Appropriateness and need to meet building code. In this case, since the enforcement action began, Building Services has indicated that a building permit would be required.

PROJECT DESCRIPTION

The proposed tree platform is located at 258 N J Street. It would be reduced from the existing 12' x 15' (180 sq. ft.) to 12' x 10' (120 sq. ft). The height of the platform would be 25', including the 3' railing. The 3' tall railing would have vertical 2" by 2" spindles, similar to the spindles on neighboring porches. It would be accessed via a bridge from the master bedroom, then up a spiral staircase.

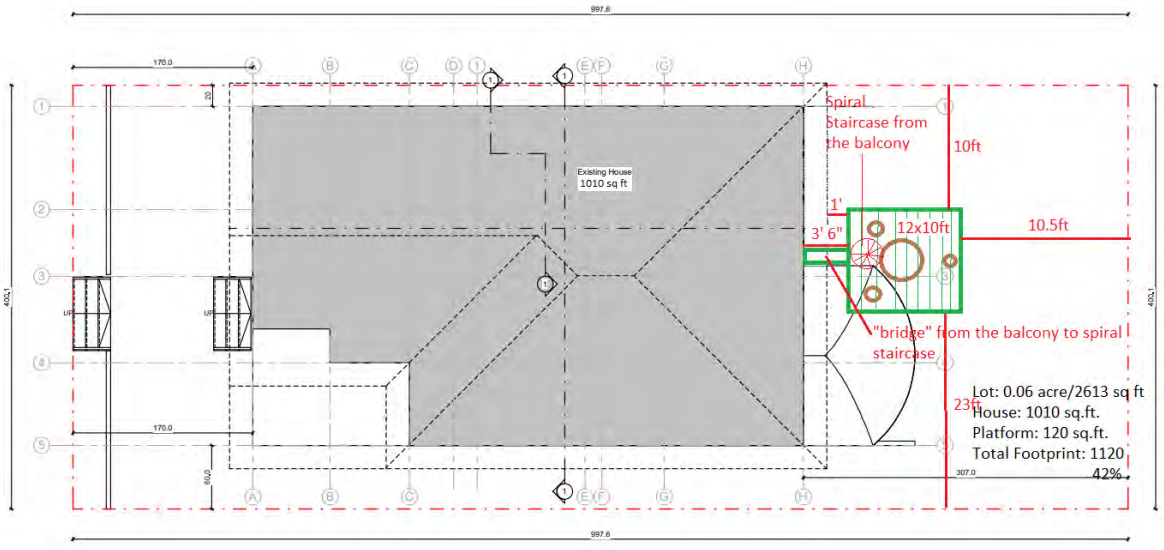
Subject property - under construction tree platform visible to the rear of the chimney

View of platform from 5th Avenue



South elevation view of tree platform

The platform would be 1' from the eaves on the rear of the dwelling and the eaves extend 2'6" from the rear façade. The applicant is requesting a modification of 6" from the required 4' to 3'6" for the distance of the structure from the rear façade. The platform and railing would extend 5' above the peak of the roof. Access would be via a bridge and spiral staircase.



Site plan

The site plan shows the reduced tree platform. As identified above, the platform would be 3'6" from the rear façade of the building. The applicant is also requesting a modification to the maximum building coverage of 1.5%. See the Key Considerations and Attachment E for additional information.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for Minor Alteration in the Avenues Historic District. Planning staff has determined that it does not meet zoning standards and the applicable guidelines and cannot be approved administratively The Historic Landmark Commission has decision making authority for this review. The Commission may make modifications to lot and bulk standards, including height, in historic districts.

KEY CONSIDERATIONS

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

1. Compliance with Zoning Requirements: Requested Modifications

2. Compliance with Residential Design Guidelines

Consideration 1: Compliance with Zoning Requirements: Requested Modifications

The applicant is requesting modifications from three zoning standards:

1. **Accessory Structure Height:** Flat roof accessory structure height in the SR-1A zoning district is limited to 9' and can be increased to 11' if set back further from the property line, which applies in this case. The proposed platform is 22' tall and the 3' railing extends above the platform for a total height of 25'. This is greater than twice the permitted height and extends above the peak of the roof on the property. It exceeds the 23' building height for principal buildings with a pitched roof and exceeds the 16' permitted for flat roofs. Staff does not support the request due to the size of the request and its incompatibility with surrounding properties.
2. **Distance from Principal Building:** Accessory buildings cannot be built closer than 4 feet to any portion of the principal building. There are exceptions for cold frames associated with growing plants, but this does not apply to this proposal. The platform is 3'6" from the rear façade of the building and 1' from the eaves of the dwelling, which extend 2'6" from the rear façade. The request is for 6", which is small, however the standard is to allow for separation between the two and staff could only support the request if it is demonstrated that the platform meets building code requirements.
3. **Building Coverage:** Building coverage in the SR-1A zoning district is limited to 40%. The property is 2,722 sq. ft., which is significantly smaller than the minimum 5,000 sq. ft. lot area required for a single-family home. The residence has relatively small 1,010 footprint, which covers approximately 37% of the lot. The platform is 120 sq. ft. and increases the lot coverage to 41.5%. Staff would likely support an increase in the building coverage for an addition or accessory structure that met the requirements identified above and complied with the overlay districts standards and guidelines. However, staff does not support an increase in the building coverage for this structure.

The platform also does not meet standards 1, 2, and 8 in Section 21.34.020.G for the Historic District Overlay. The standards state:

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;*
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;*
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;*

As stated above, the platform accessory structure is greater than twice the height permitted for accessory structures. It also exceeds the height of the dwelling, which has a gabled roof, and the permitted height for gabled and flat roof structures in the zoning district. The platform, given its height and the grade change on the block, which slopes downward from north to south, allows for visibility from J Street and from 5th Avenue, which is to the south.

The proposed tree platform is not a historic purpose or use. Its height and visibility alter the character of the surrounding area. Its prominent location in the essentially topped tree is not compatible with the size, scale, and character of accessory structures in the neighborhood. The applicant has provided an illustration of the expected growth of the tree (Attachment C). Staff does not support relying on this rendering since its unknown how or if the tree may grow.

Consideration 2: Compliance with Residential Design Guidelines

The proposal does not meet several of the Residential Design Guidelines. The accessory structure section specifies the following:

9.2 New accessory buildings should be constructed to be compatible with the primary structure.

- While the roofline does not have to match the house; it should not vary significantly.
- Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases, stucco.

The tree platform and railing extend above the roof of the house, significantly exceeding the 11' permitted in 21A.40.050 for accessory structures in SR-1A. The flat nature of the platform differs from the gable form found on the other houses that face J Street. Across the street and to the north are two flat roof structures, one is recently constructed and the other is historic. The form of these structures, while having a flat roof, is different than the tree platform. The recently constructed building is a dwelling, and the other building was historically a grocery store and was later divided into apartments. These are uses distinct from the tree platform.

The applicant has modified the material from the initial cable railing to wood spindles. This is more consistent with the historic district. However, while consistent with porch and stair railings on adjacent properties, it is at a much greater height and is visible from the J Street right-of-way, and highly visible from the 5th Avenue right-of-way, which, while further away, is at a lower elevation.

Chapter 11: General Design Guidelines states that:

11.6 The use of traditional site structures is encouraged.

As identified above, the tree platform is not a traditional site structure in The Avenues. The surrounding area is predominantly single-family dwellings with some multi-family dwellings and buildings that were historically commercial.

Chapter 13: The Avenues identifies that:

13.6 Secondary structures should be located and designed in a manner similar to those seen historically in the district.

- A new secondary structure should follow historic precedent, in terms of materials and form.

The tree platform does not follow historic precedent in terms of materials and form. There is not a history of structures that extend at a height greater than the primary structure. There is not precedence for the form, a platform with a railing. Most structures in the district have a gabled roof and are generally 1-2 stories. There is some variation with flat roof residential and commercial structures, including larger, multi-family buildings. However, these differ in form from the tree platform. There is not a history of larger structures constructed in trees.

STAFF RECOMMENDATION

As outlined in the analysis and findings in this Staff Report, it is Planning staff's opinion that the proposed minor alteration for the construction of the tree platform does not meet the applicable standards of approval, and staff recommends that the Historic Landmark Commission deny the request.

NEXT STEPS

Approval of the Request

If the Minor Alteration request is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in the staff report and will be required to obtain all necessary approvals and permits for the tree platform. Depending on the scope, modifications to the proposal may be reviewed administratively by staff or by the Historic Landmark Commission.

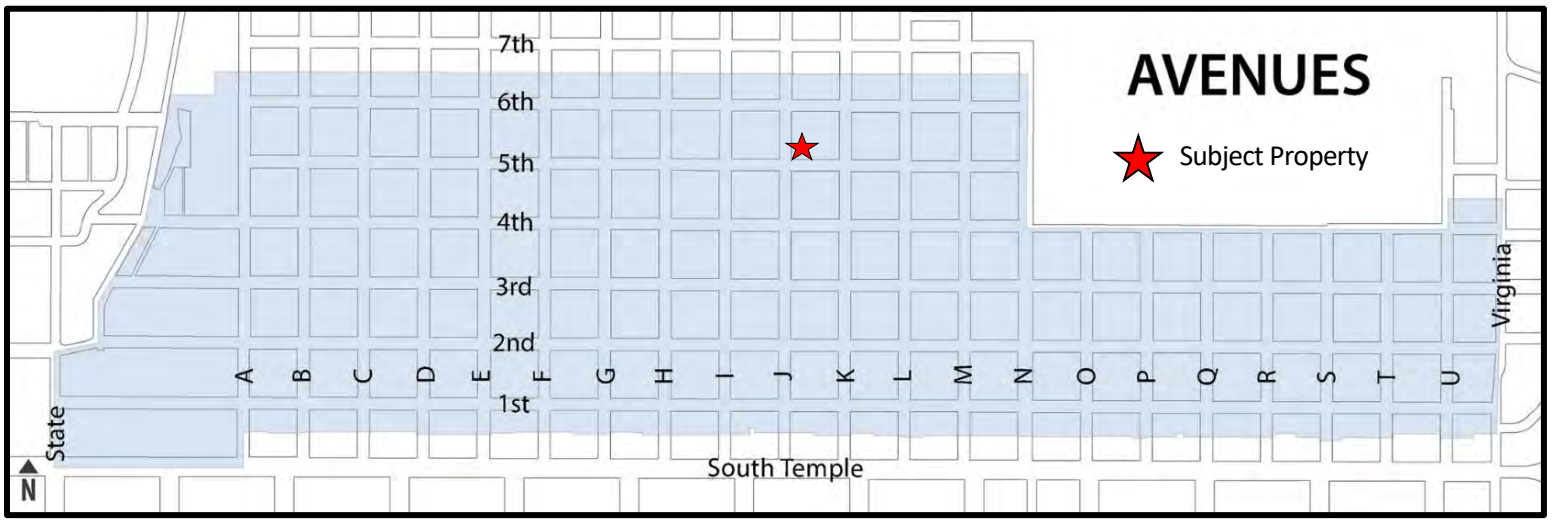
There is a 30-day period in which the applicant may appeal the Historic Landmark Commission's decision to the city's Appeals Hearing Officer and there is a 10-day appeal period in which any party

entitled to appeal can appeal the Historic Landmark Commission's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose.

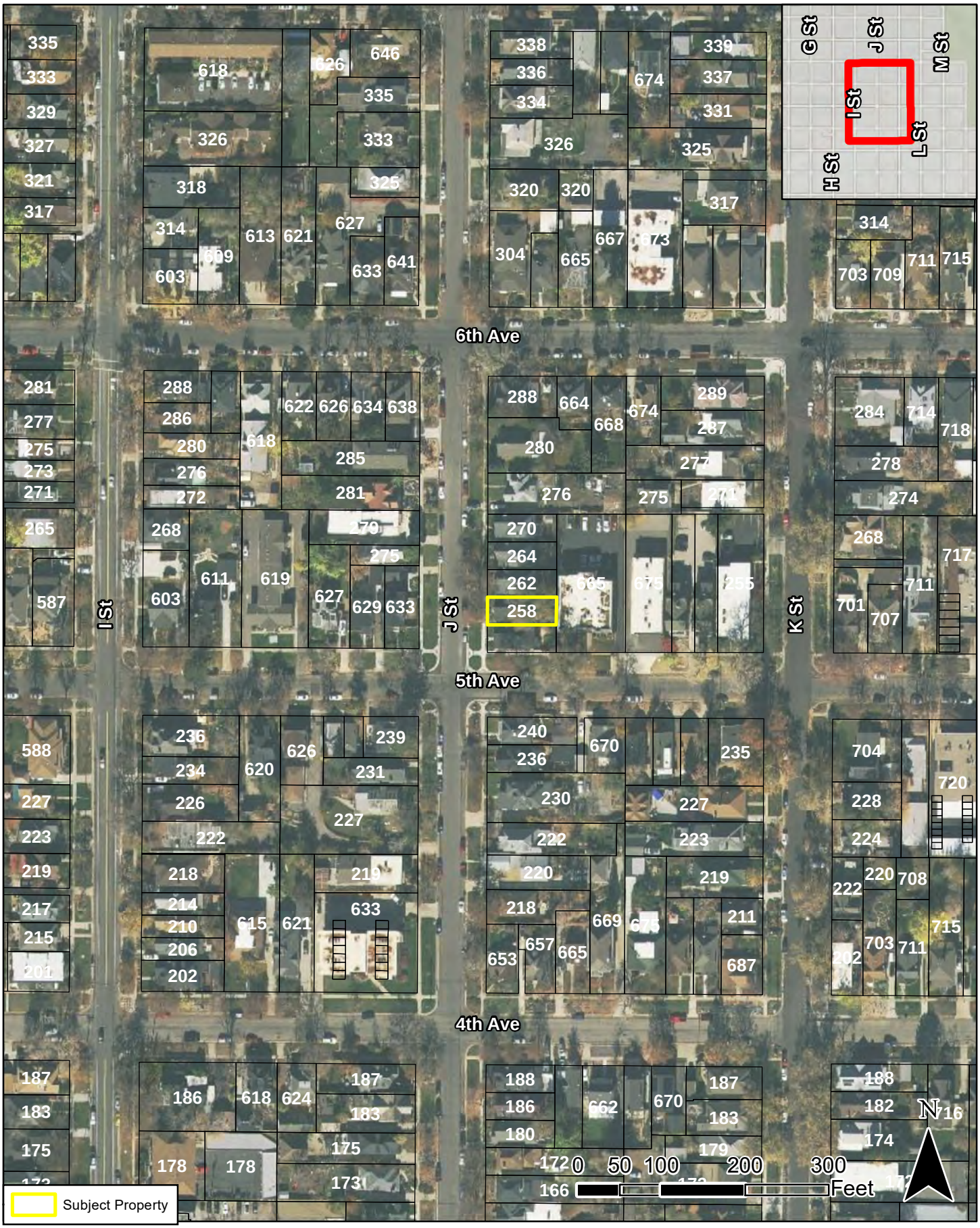
Denial of the Major Alteration Request

If the Historic Landmark Commission agrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the request and would be required to remove the tree platform. Any new proposal would require submittal of a new application.

ATTACHMENT A: Vicinity Maps



Vicinity Map



Salt Lake City Planning Division 9/21/2023

ATTACHMENT B: RLS Form

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
231 N J STREET	B	0/0	1916	REGULAR BRICK SHINGLE SIDING	BUNGALOW	BUNGALOW	08	
		1				SINGLE DWELLING		N04
236 N J STREET	B	0/1	1904	REGULAR BRICK SHINGLE SIDING	DUTCH COLONIAL REV. DUTCH COLONIAL REV.	SIDE PASSAGE/ENTRY	08	
		1.5				SINGLE DWELLING		N04
239 N J STREET	B	1/0	1963	REGULAR BRICK STUCCO/PLASTER	SPLIT ENTRY (GEN.)	SPLIT ENTRY	08	
		1.5				SINGLE DWELLING		
240 N J STREET	B	1/0	1904	REGULAR BRICK SHINGLE SIDING	20TH C.: OTHER SHINGLE STYLE	FOURSQUARE (BOX)	08	
		2				SINGLE DWELLING		N04
252 N J STREET	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08	
		1				SINGLE DWELLING		N04
258 N J STREET	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08	
		1				SINGLE DWELLING		N04
262 N J STREET	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08	
		1				SINGLE DWELLING		N04
264 N J STREET	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08	
		1				SINGLE DWELLING		N04
270 N J STREET	B	0/0	1903	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08	
		1				SINGLE DWELLING		N04
275 N J STREET	B	0/0	1890	STUCCO/PLASTER	VICTORIAN: OTHER PERIOD REVIVAL: OTHER	OTHER RESIDENTIAL	08	
		1				SINGLE DWELLING		N04
276 N J STREET	B	1/0	1900	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ	08	
		1.5				SINGLE DWELLING		N04
280 N J STREET	B	1/1	1910	WOOD:OTHER/UNDEF. ALUM./VINYL SIDING	BUNGALOW	BUNGALOW	08	
		1				SINGLE DWELLING		N04


231 N "J" Street
B


236 N "J" Street
B


239 N "J" Street
B


240 N "J" Street
B


252 N "J" Street
B


258 N "J" Street
B


262 N "J" Street
B


264 N "J" Street
B


270 N "J" Street
B


275 N "J" Street
B


276 N "J" Street
B


280 N "J" Street
B

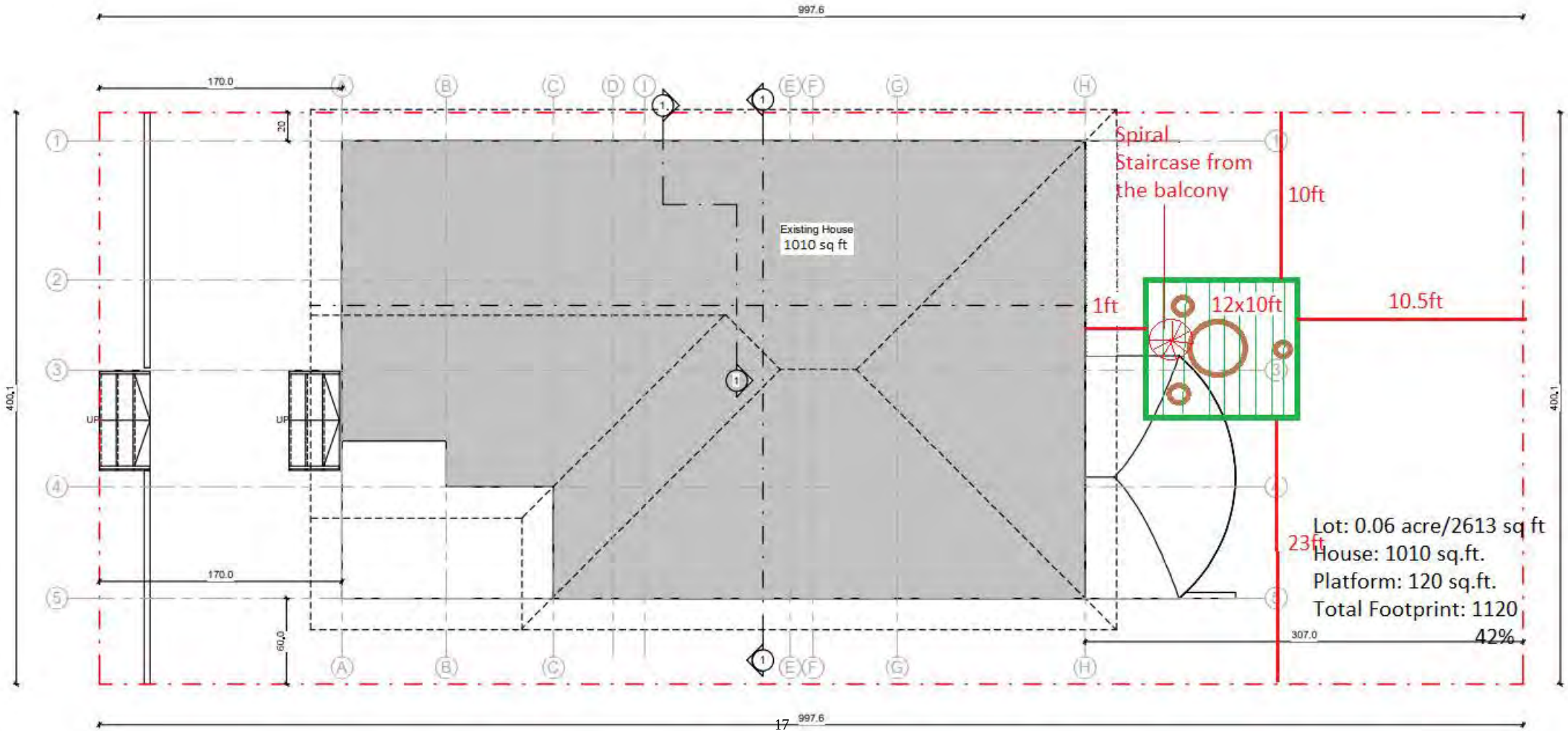
ATTACHMENT C: Applicant Plan Set

Section 21A.06.050.C.6.g allows the Historic Landmark Commission to make modifications to buld and lot regulations of the underlying zoning district when the proposal complies with the standards in 21A.34.020.G and is compatible with the surrounding historic

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-66379

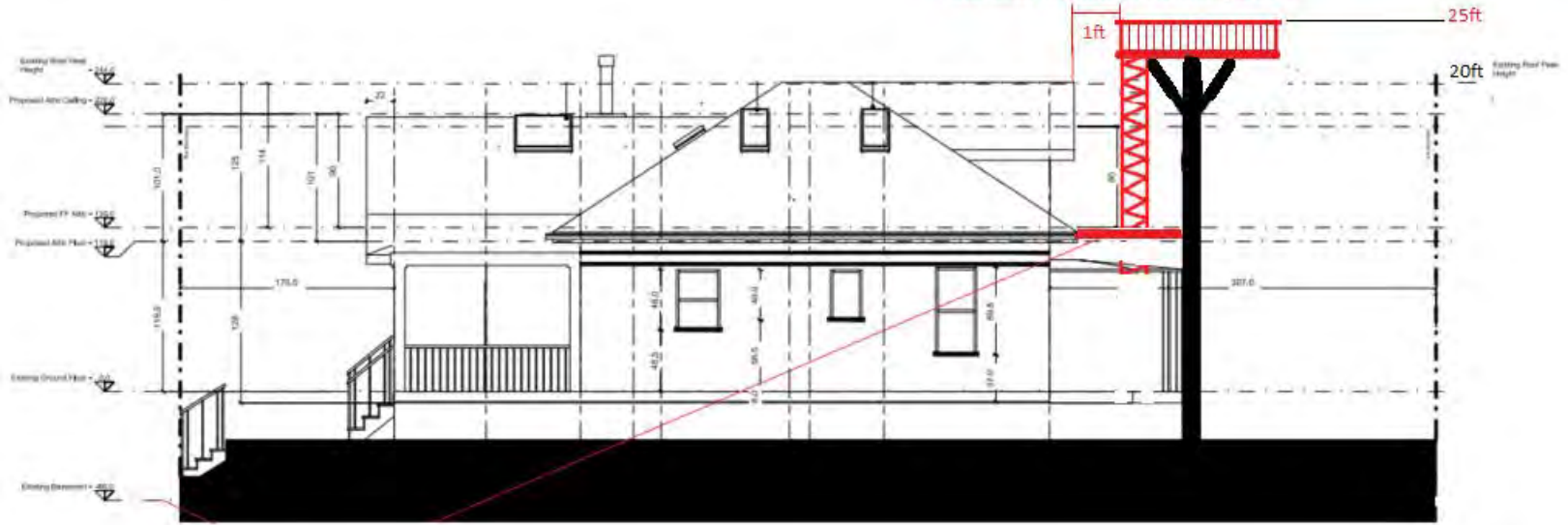
Requirement	Applicant Comment
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment	Comply
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Not applicable to the proposal
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;	Proposed design is consistent with house and neighborhood style, thus blends with the historic basis of the house
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	Not applicable to the proposal
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	Not applicable to the proposal
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;	Not applicable to the proposal
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;	Not applicable to the proposal
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;	Proposed design is consistent with house and neighborhood style, thus blends with the historic basis of the house
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;	Comply 1. If the tree platform is removed in the future, the essential form and integrity of the structure would be unimpaired 2. The look and feel of the platform matches the house materials, so it keeps the integrity.
10. Certain building materials are prohibited including the following: a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.	Comply. Proposed materials are not in the list of prohibited 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	Comply 1. Yes, the structure is partially visible from 5th avenue, even though huge tree between 252 J and 665 E 5th hides half of the platform 2. The proposed materials match and compliment the historic character of the house and the neighborhood

List	
1. railling	vertical 2"x2" spindles which match * house railing on the back balcony * house railing on the front porch * neighbors houses at 264 and 270 J street
2. spiral staitcas	https://www.paragonstairs.com/gateway-spiral-stair/?utm_source=google&utm_medium=cpc&utm_campaign=PLA&utm_term=Gateway&device=c&gclid=CjwKCAjwxOymBhAFEiwAnodBLPRdizUcRWKqrBLQvX8rInnvam1WF1YpHSFdzrFYvw4VpSWcH9AN0xoCqVAQAvD_BwE


997.6
170.0
20
Existing House
1010 sq ft
Spiral
Staircase from
the balcony
10ft
1ft
12x10ft
10.5ft
23ft
307.0
Lot: 0.06 acre/2613 sq ft
House: 1010 sq.ft.
Platform: 120 sq.ft.
Total Footprint: 1120
42%
170.0
60.0
400.1
997.6

version: September 13 2023

Platform: 12x10 / 120 sq ft
Platform height: 22 ft which is 2ft above 20 ft roof
Platform frame: 2x8 treated cedar
Railing: vertical spindeles, same as house and neighbors
Total deck height with 3ft railing is 25 ft




DOG WASTE
STATION
please clean up
after your dog

11966 Broadhead Cove
Riverton Ut 84065

August 25, 2023

Igor Kovalenko
258 J Street
SLC Ut 84103
(202) 746-0262

Re: Deck framed in the tree at 258 J Street, SLC Ut

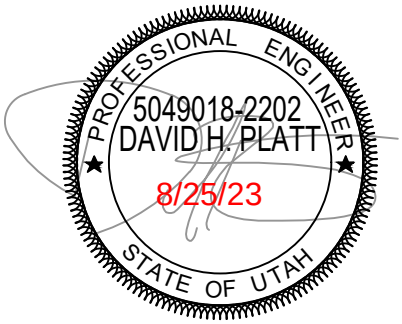
Mr Kovalenko

Plattinum Engineering has visited the site and reviewed the condition of the framing for the deck framed in the tree located at 258 J street in Salt Lake City Utah. Based on our analysis, the framing members are sufficient for the dimensions of the deck platform. In order to comply with the 2021 IBC, additional hardware is required. The 2x8 floor joists shall be attached to the LVL's with Simpson H2.5 clips or ¼"x2" SDS screws. The LVL to LVL connections shall be either LU hangers or Simpson A35 clips on each side.

In regard to the tree supporting the structure, we are unable to fully verify the strength of the existing tree. However, both the vertical and lateral loading on the tree trunk are less with this platform then they were when the tree branches extended upwards. Therefore, we are confident that the tree is sufficient to support the proposed loads.

Conclusion
It is our opinion that the new structure will be in compliance with the 2021 IBC and the existing tree will be taking less load that it was before the upper branches were removed. Should any field conditions not be consistent with the assumptions of this letter, notify Plattinum Engineering and further investigation and analysis will be conducted.

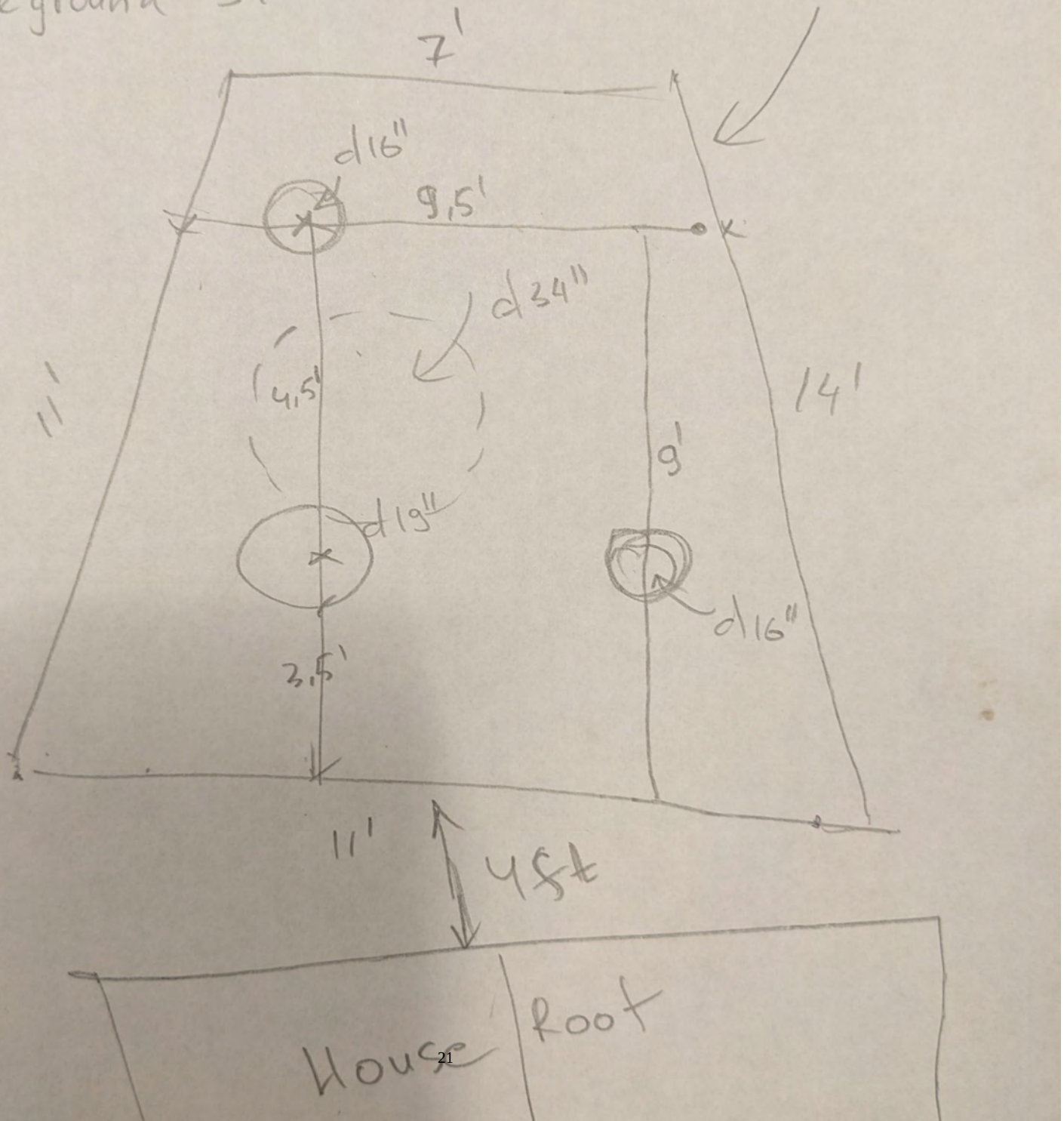
Respectfully
Plattinum Engineering

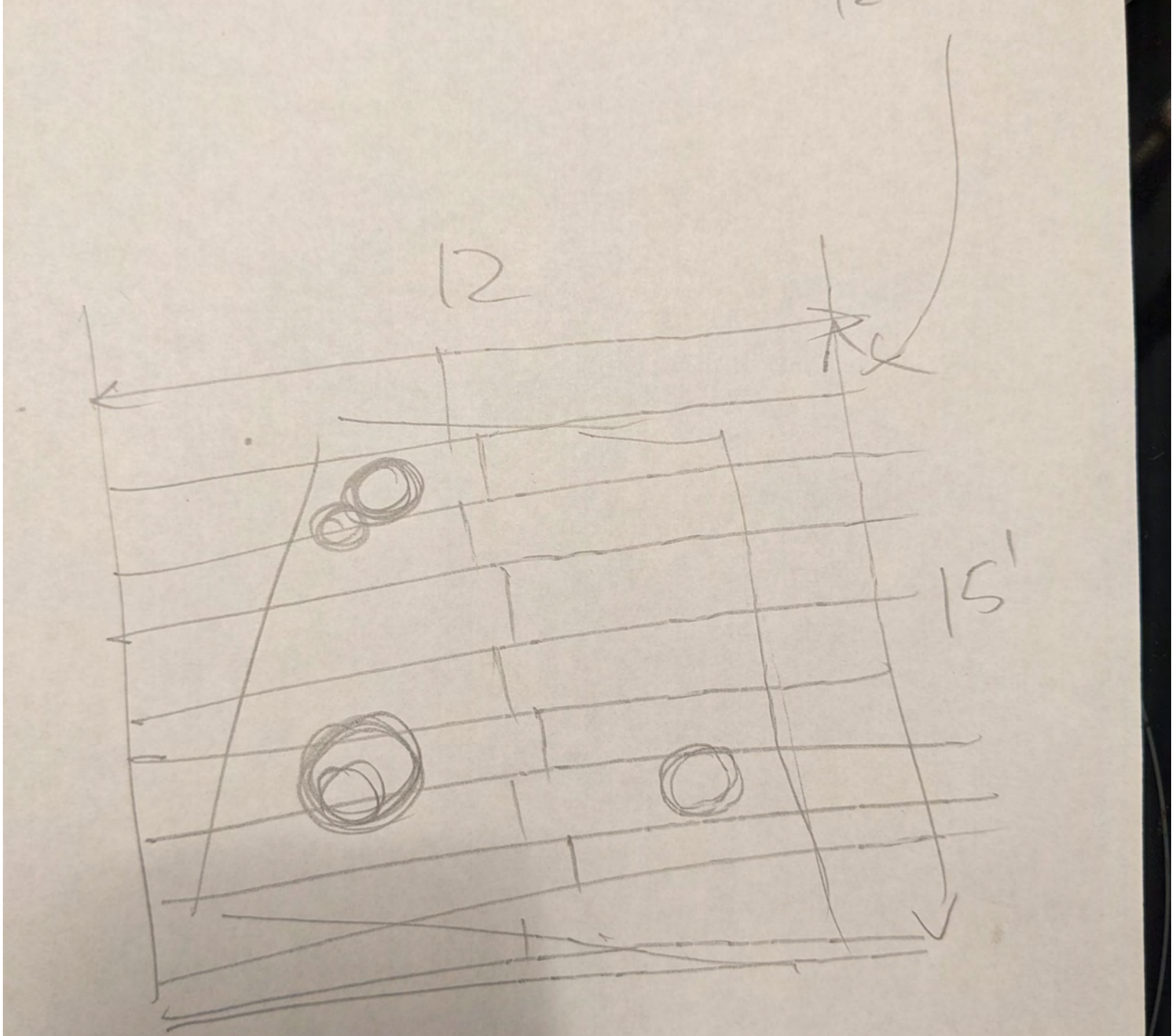


David Platt P.E.

Branch 3 d 16"
at the ground 34"

8" LVL




12
15'

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

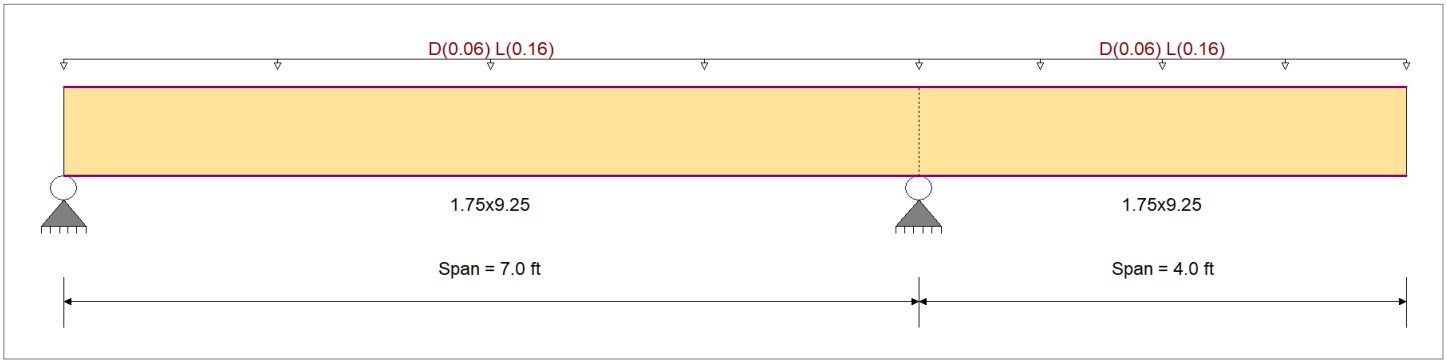
DESCRIPTION: FB-1

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method :	Allowable Stress Design	Fb +	2,600.0 psi	*E : Modulus of Elasticity*	
Load Combination :	ASCE 7-16	Fb -	2,600.0 psi	Ebend- xx	2,000.0 ksi
		Fc - Prll	2,510.0 psi	Eminbend - xx	1,016.54 ksi
Wood Species :	iLevel Truss Joist	Fc - Perp	750.0 psi		
Wood Grade :	MicroLam LVL 2.0 E	Fv	285.0 psi		
		Ft	1,555.0 psi	Density	42.010 pcf
Beam Bracing :	Beam is Fully Braced against lateral-torsional buckling				



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added
Load for Span Number 1
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft
Load for Span Number 2
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio	=	0.314 : 1	Maximum Shear Stress Ratio	=	0.279 : 1
Section used for this span		1.75x9.25	Section used for this span		1.75x9.25
fb: Actual	=	846.30 psi	fv: Actual	=	79.50 psi
F'b	=	2,693.68 psi	F'v	=	285.00 psi
Load Combination		+D+L	Load Combination		+D+L
Location of maximum on span	=	7.000 ft	Location of maximum on span	=	6.257 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.059 in	Ratio =	1622 >=360	Span: 2 : L Only
Max Upward Transient Deflection	-0.002 in	Ratio =	55644 >=360	Span: 1 : L Only
Max Downward Total Deflection	0.081 in	Ratio =	1180 >=180	Span: 2 : +D+L
Max Upward Total Deflection	-0.002 in	Ratio =	40468 >=180	Span: 1 : +D+L

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios										Moment Values			Shear Values		
Segment Length	Span #	M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	M	fb	F'b	V	fv	F'v
D Only														0.0	0.00	0.0	0.0
Length = 7.0 ft	1	0.095	0.085	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.48	230.8	2,424.3	0.23	21.7	256.5
Length = 4.0 ft	2	0.095	0.085	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.48	230.8	2,424.3	0.19	21.7	256.5
+D+L					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 7.0 ft	1	0.314	0.279	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	1.76	846.3	2,693.7	0.86	79.5	285.0
Length = 4.0 ft	2	0.314	0.279	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	1.76	846.3	2,693.7	0.71	79.5	285.0
+D+0.750L					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 7.0 ft	1	0.206	0.183	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	1.44	692.4	3,367.1	0.70	65.0	356.3

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: FB-1

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios										Moment Values			Shear Values		
Segment Length	Span #	M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	M	fb	F'b	V	fv	F'v
Length = 4.0 ft	**2**	0.206	0.183	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	1.44	692.4	3,367.1	0.58	65.0	356.3
+0.60D					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 7.0 ft	**1**	0.032	0.029	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.29	138.5	4,309.9	0.14	13.0	456.0
Length = 4.0 ft	**2**	0.032	0.029	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.29	138.5	4,309.9	0.12	13.0	456.0

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+L	1	0.0132	2.581	+D+L	-0.0021	6.335
+D+L	2	0.0813	4.000		0.0000	6.335

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3
Max Upward from all Load Conditions	0.519	1.901	
Max Upward from Load Combinations	0.519	1.901	
Max Upward from Load Cases	0.377	1.383	
D Only	0.141	0.519	
+D+L	0.519	1.901	
+D+0.750L	0.424	1.556	
+0.60D	0.085	0.311	
L Only	0.377	1.383	

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: FB-2

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

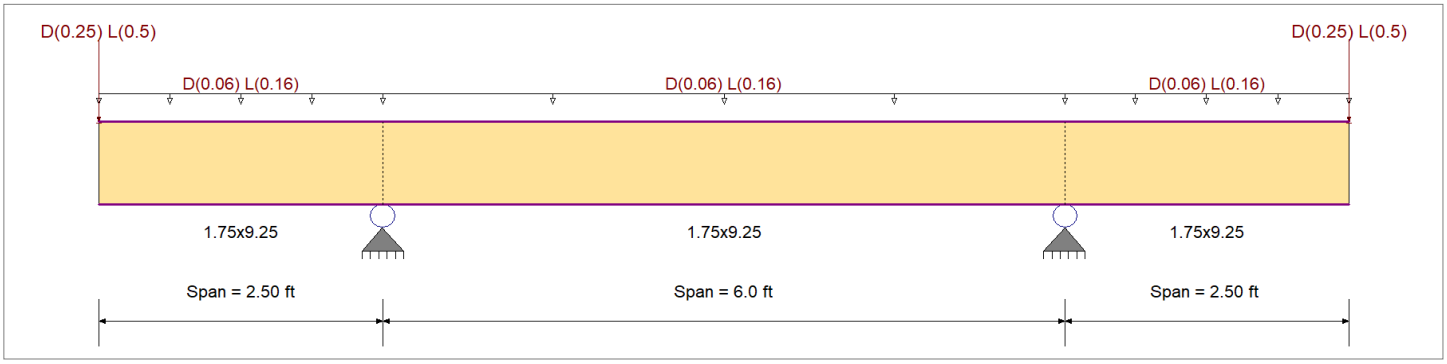
Wood Species : iLevel Truss Joist
Wood Grade : MicroLam LVL 2.0 E

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb +	2,600.0 psi
Fb -	2,600.0 psi
Fc - Prll	2,510.0 psi
Fc - Perp	750.0 psi
Fv	285.0 psi
Ft	1,555.0 psi

E : Modulus of Elasticity

Ebend- xx	2,000.0 ksi
Eminbend - xx	1,016.54 ksi
Density	42.010 pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added
Load for Span Number 1
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft
Point Load : D = 0.250, L = 0.50 k @ 0.0 ft
Load for Span Number 2
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft
Load for Span Number 3
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft
Point Load : D = 0.250, L = 0.50 k @ 2.50 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio	=	0.457 : 1	Maximum Shear Stress Ratio	=	0.369 : 1
Section used for this span		1.75x9.25	Section used for this span		1.75x9.25
fb: Actual	=	1,232.18 psi	fv: Actual	=	105.05 psi
F'b	=	2,693.68 psi	F'v	=	285.00 psi
Load Combination		+D+L	Load Combination		+D+L
Location of maximum on span	=	2.500 ft	Location of maximum on span	=	6.000 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 2

Maximum Deflection

Max Downward Transient Deflection	0.097 in	Ratio =	618 >=360	Span: 3 : L Only
Max Upward Transient Deflection	-0.039 in	Ratio =	1824 >=360	Span: 2 : L Only
Max Downward Total Deflection	0.144 in	Ratio =	414 >=180	Span: 3 : +D+L
Max Upward Total Deflection	-0.060 in	Ratio =	1207 >=180	Span: 2 : +D+L

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios										Moment Values			Shear Values		
Segment Length	Span #	M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	M	fb	F'b	V	fv	F'v
D Only														0.0	0.00	0.0	0.0
Length = 2.50 ft	1	0.161	0.128	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.81	390.7	2,424.3	0.35	32.9	256.5
Length = 6.0 ft	2	0.161	0.128	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.81	390.7	2,424.3	0.35	32.9	256.5
Length = 2.50 ft	3	0.161	0.128	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.81	390.7	2,424.3	0.35	32.9	256.5

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: FB-2

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	Moment Values M	fb	F'b	Shear Values V	fv	F'v
+D+L					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 2.50 ft	**1**	0.457	0.369	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	2.56	1,232.2	2,693.7	1.13	105.0	285.0
Length = 6.0 ft	**2**	0.457	0.369	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	2.56	1,232.2	2,693.7	1.13	105.0	285.0
Length = 2.50 ft	**3**	0.457	0.369	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	2.56	1,232.2	2,693.7	1.13	105.0	285.0
+D+0.750L					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 2.50 ft	**1**	0.303	0.244	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	2.12	1,021.8	3,367.1	0.94	87.0	356.3
Length = 6.0 ft	**2**	0.303	0.244	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	2.12	1,021.8	3,367.1	0.94	87.0	356.3
Length = 2.50 ft	**3**	0.303	0.244	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	2.12	1,021.8	3,367.1	0.94	87.0	356.3
+0.60D					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 2.50 ft	**1**	0.054	0.043	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.49	234.4	4,309.9	0.21	19.7	456.0
Length = 6.0 ft	**2**	0.054	0.043	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.49	234.4	4,309.9	0.21	19.7	456.0
Length = 2.50 ft	**3**	0.054	0.043	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.49	234.4	4,309.9	0.21	19.7	456.0

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+L	1	0.1443	0.000		0.0000	0.000
	2	0.0000	0.000	+D+L	-0.0596	3.025
+D+L	3	0.1439	2.500		0.0000	3.025

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3	Support 4
Max Upward from all Load Conditions		1.960	1.960	
Max Upward from Load Combinations		1.960	1.960	
Max Upward from Load Cases		1.380	1.380	
D Only		0.580	0.580	
+D+L		1.960	1.960	
+D+0.750L		1.615	1.615	
+0.60D		0.348	0.348	
L Only		1.380	1.380	

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: FB-3

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

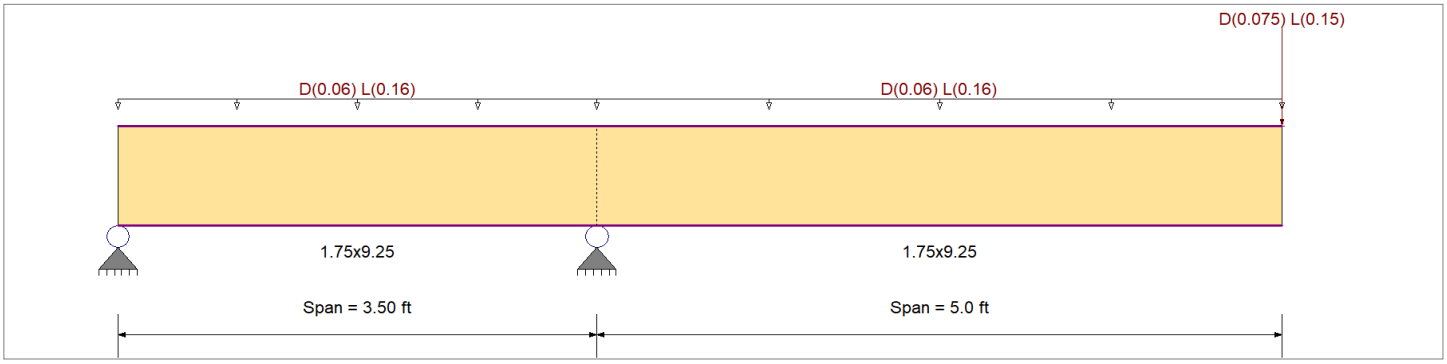
Wood Species : iLevel Truss Joist
Wood Grade : MicroLam LVL 2.0 E

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb +	2,600.0 psi
Fb -	2,600.0 psi
Fc - Prll	2,510.0 psi
Fc - Perp	750.0 psi
Fv	285.0 psi
Ft	1,555.0 psi

E : Modulus of Elasticity

Ebend- xx	2,000.0 ksi
Eminbend - xx	1,016.54 ksi
Density	42.010 pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added
Load for Span Number 1
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft
Point Load : D = 0.250, L = 0.50 k @ 0.0 ft
Load for Span Number 2
Uniform Load : D = 0.0150, L = 0.040 ksf, Tributary Width = 4.0 ft
Point Load : D = 0.0750, L = 0.150 k @ 5.0 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio	=	0.692 : 1	Maximum Shear Stress Ratio	=	0.431 : 1
Section used for this span		1.75x9.25	Section used for this span		1.75x9.25
fb: Actual	=	1,863.30 psi	fv: Actual	=	122.72 psi
F'b	=	2,693.68 psi	F'v	=	285.00 psi
Load Combination		+D+L	Load Combination		+D+L
Location of maximum on span	=	3.500 ft	Location of maximum on span	=	2.737 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.249 in	Ratio =	480 >=360	Span: 2 : L Only
Max Upward Transient Deflection	-0.014 in	Ratio =	2997 >=360	Span: 1 : L Only
Max Downward Total Deflection	0.353 in	Ratio =	340 >=180	Span: 2 : +D+L
Max Upward Total Deflection	-0.020 in	Ratio =	2118 >=180	Span: 1 : +D+L

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	Moment Values M	fb	F'b	Shear Values V	fv	F'v
D Only														0.0	0.00	0.0	0.0
Length = 3.50 ft	1	0.223	0.138	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	1.13	541.0	2,424.3	0.38	35.3	256.5
Length = 5.0 ft	2	0.223	0.138	0.90	1.00	1.00	1.00	1.036	1.00	1.00	1.00	1.13	541.0	2,424.3	0.33	35.3	256.5
+D+L					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 3.50 ft	1	0.692	0.431	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	3.88	1,863.3	2,693.7	1.32	122.7	285.0
Length = 5.0 ft	2	0.692	0.431	1.00	1.00	1.00	1.00	1.036	1.00	1.00	1.00	3.88	1,863.3	2,693.7	1.16	122.7	285.0

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: FB-3

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios										Moment Values			Shear Values		
Segment Length	Span #	M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	M	fb	F'b	V	fv	F'v
+D+0.750L					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 3.50 ft	**1**	0.455	0.283	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	3.19	1,532.7	3,367.1	1.09	100.9	356.3
Length = 5.0 ft	**2**	0.455	0.283	1.25	1.00	1.00	1.00	1.036	1.00	1.00	1.00	3.19	1,532.7	3,367.1	0.95	100.9	356.3
+0.60D					1.00	1.00	1.00	1.036	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 3.50 ft	**1**	0.075	0.046	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.67	324.6	4,309.9	0.23	21.2	456.0
Length = 5.0 ft	**2**	0.075	0.046	1.60	1.00	1.00	1.00	1.036	1.00	1.00	1.00	0.67	324.6	4,309.9	0.20	21.2	456.0

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
	1	0.0000	0.000	+D+L	-0.0198	2.073
+D+L	2	0.3526	5.000		0.0000	2.073

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3
Max Upward from all Load Conditions	0.034	2.817	
Max Upward from Load Combinations	0.029	2.817	
Max Upward from Load Cases	0.034	2.016	
Max Downward from all Load Conditio	-0.006		
Max Downward from Load Cases (Resis	-0.006		
D Only	0.034	0.801	
+D+L	0.028	2.817	
+D+0.750L	0.029	2.313	
+0.60D	0.020	0.481	
L Only	-0.006	2.016	

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: 2x8 floor joist

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

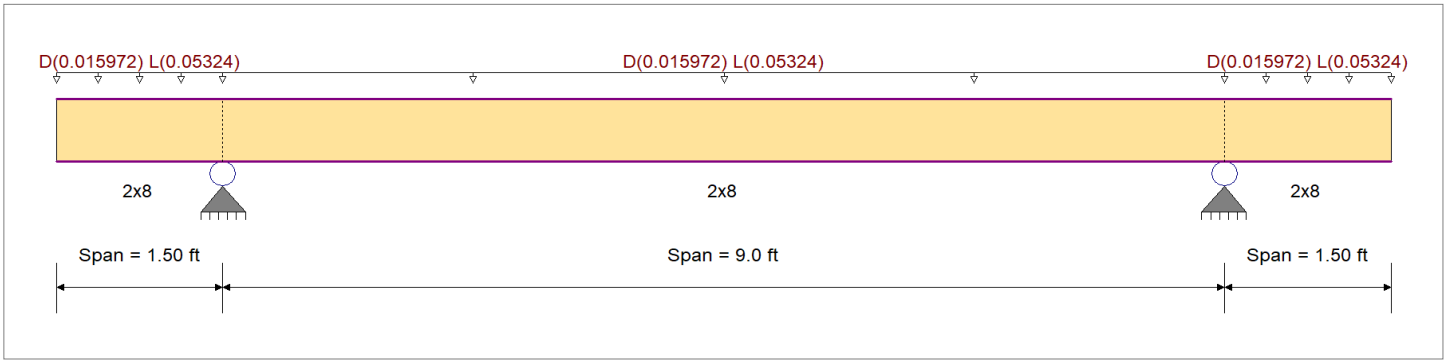
Wood Species : Douglas Fir-Larch (North)
Wood Grade : No. 1/No. 2

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb +	850.0 psi
Fb -	850.0 psi
Fc - Prll	1,400.0 psi
Fc - Perp	625.0 psi
Fv	180.0 psi
Ft	500.0 psi

E : Modulus of Elasticity

Ebend- xx	1,600.0 ksi
Eminbend - xx	580.0 ksi
Density	30.590 pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight NOT internally calculated and added
Load for Span Number 1
Uniform Load : D = 0.0120, L = 0.040 ksf, Tributary Width = 1.331 ft
Load for Span Number 2
Uniform Load : D = 0.0120, L = 0.040 ksf, Tributary Width = 1.331 ft
Load for Span Number 3
Uniform Load : D = 0.0120, L = 0.040 ksf, Tributary Width = 1.331 ft

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio	=	0.558 : 1	Maximum Shear Stress Ratio	=	0.211 : 1
Section used for this span		2x8	Section used for this span		2x8
fb: Actual	=	568.79 psi	fv: Actual	=	37.91 psi
F'b	=	1,020.00 psi	F'v	=	180.00 psi
Load Combination		+D+L	Load Combination		+D+L
Location of maximum on span	=	4.462 ft	Location of maximum on span	=	1.500 ft
Span # where maximum occurs	=	Span # 2	Span # where maximum occurs	=	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.091 in	Ratio =	1192 >=360	Span: 2 : L Only
Max Upward Transient Deflection	-0.045 in	Ratio =	798 >=360	Span: 3 : L Only
Max Downward Total Deflection	0.118 in	Ratio =	917 >=180	Span: 2 : +D+L
Max Upward Total Deflection	-0.059 in	Ratio =	614 >=180	Span: 3 : +D+L

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	Moment Values M	fb	F'b	Shear Values V	fv	F'v
D Only														0.0	0.00	0.0	0.0
Length = 1.50 ft	1	0.018	0.054	0.90	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.02	16.4	918.0	0.06	8.7	162.0
Length = 9.0 ft	2	0.143	0.054	0.90	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.14	131.3	918.0	0.06	8.7	162.0
Length = 1.50 ft	3	0.018	0.054	0.90	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.02	16.4	918.0	0.01	8.7	162.0
+D+L					1.00	1.00	1.00	1.200	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 1.50 ft	1	0.070	0.211	1.00	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.08	71.1	1,020.0	0.27	37.9	180.0

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Project File: treehouse calcs.ec6

DESCRIPTION: 2x8 floor joist

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios										Moment Values			Shear Values		
Segment Length	Span #	M	V	CD	CM	C_t	CLx	C_F	Cfu	C_i	C_r	M	fb	F'b	V	fv	F'v
Length = 9.0 ft	**2**	0.558	0.211	1.00	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.62	568.8	1,020.0	0.27	37.9	180.0
Length = 1.50 ft	**3**	0.070	0.211	1.00	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.08	71.1	1,020.0	0.06	37.9	180.0
+D+0.750L					1.00	1.00	1.00	1.200	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 1.50 ft	**1**	0.045	0.136	1.25	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.06	57.4	1,275.0	0.22	30.6	225.0
Length = 9.0 ft	**2**	0.360	0.136	1.25	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.50	459.4	1,275.0	0.22	30.6	225.0
Length = 1.50 ft	**3**	0.045	0.136	1.25	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.06	57.4	1,275.0	0.05	30.6	225.0
+0.60D					1.00	1.00	1.00	1.200	1.00	1.00	1.00			0.0	0.00	0.0	0.0
Length = 1.50 ft	**1**	0.006	0.018	1.60	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.01	9.8	1,632.0	0.04	5.2	288.0
Length = 9.0 ft	**2**	0.048	0.018	1.60	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.09	78.8	1,632.0	0.04	5.2	288.0
Length = 1.50 ft	**3**	0.006	0.018	1.60	1.00	1.00	1.00	1.200	1.00	1.00	1.00	0.01	9.8	1,632.0	0.01	5.2	288.0

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
	1	0.0000	0.000	+D+L	-0.0586	0.000
+D+L	2	0.1177	4.538		0.0000	0.000
	3	0.0000	4.538	+D+L	-0.0586	1.500

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3	Support 4
Max Upward from all Load Conditions		0.415	0.415	
Max Upward from Load Combinations		0.415	0.415	
Max Upward from Load Cases		0.319	0.319	
D Only		0.096	0.096	
+D+L		0.415	0.415	
+D+0.750L		0.335	0.335	
+0.60D		0.057	0.057	
L Only		0.319	0.319	

ATTACHMENT D: Property and Vicinity Photos

Subject property – platform visible behind chimney

View of platform from 5th Avenue (to the south)

Wide angle view of rear of the house, tree, platform, and rear yard.

View of tree platform, facing north

Property to the north (left)

Property to the south (right)

Property to the west

ATTACHMENT E: SR-1A and Accessory Structure 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
Maximum Building Coverage – The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot area	The existing lot is 2,722 sq. ft. (33' x 82.5'). The house is 1,010 sq. ft. and coverage is approximately 37%. The lot coverage with the proposed 120 sq. ft. platform is 41.5%.	**Does not comply**

21A.40.050 General Yard, Bulk, and Height Limitations

STANDARD	PROPOSED	FINDING
Front Yards: Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principal building exceeds the required front yard setback. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a front yard.	To the rear of the primary dwelling.	**Complies**
Side Yards: Accessory buildings are prohibited in any required interior side yard; however, hoop houses, greenhouses, and cold frame structures associated solely with growing food and/or plants are allowed in an interior side yard but no closer than one foot to the corresponding lot line. If an addition to residential buildings results in an existing accessory building being located in a side yard, the existing accessory building shall be permitted to remain, subject to maintaining a four foot (4') separation from the side of the accessory building to the side of the residential building, as required in subsection A.4.b of this section.	Minimum 10'	**Complies**
Rear Yards: Location of accessory buildings in a rear yard shall be as follows: a. In residential districts, no accessory building shall be closer than one foot to a side or rear lot line except when sharing a common wall with an accessory building on an adjacent lot. In nonresidential districts, buildings may be	3'6" from rear façade, 1' from eaves.	**Does not comply**

built to side or rear lot lines in rear yards, provided the building complies with all applicable requirements of the adopted building code. b. No portion of the accessory building shall be built closer than 4 feet to any portion of the principal building; excluding cold frames associated solely with growing food and/or plants.		
Maximum Height of Accessory Buildings/Structures: **…** **2. Accessory to Residential Uses in the FR, R-1 Districts, R-2 District and SR Districts: The height of accessory buildings/structures in the FR districts, R-1 districts, R-2 district and SR districts are measured from established grade to the highest point of the accessory structure and shall conform to the following:** a. The height of accessory structures with flat roofs shall not exceed twelve feet (12'), except that in the SR-1A zoning district the height of accessory structures with flat roofs shall not exceed nine feet (9'). The height of flat roof accessory structures may be increased up to seventy five percent (75%) of the height of the principal structure, not to exceed an additional three feet (3') except in the SR-1A zoning district where up to an additional two feet (2') may be permitted provided the setbacks are increased one foot (1') for every one foot of additional building height.	25' to top of railing	**Does not comply**
Accessory or Principal Lot: No portion of an accessory building on either an accessory or principal lot may be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants.	10' from property line	**Complies**
Yard Coverage: In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear facade of the principal building and the rear lot line.	25' x 33' = 825 sq. ft. rear yard, 120 sq. ft. platform = 14.5%	**Complies**
Building Coverage: In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of seven hundred twenty (720) square feet for a single-family dwelling and one thousand (1,000) square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred eighty (480) square feet with an additional one hundred twenty (120) square feet	Platform = 120 sq. ft. House = 1,010 Accessory structure = 12%	**Complies**

allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least four hundred eighty (480) square feet of accessory building coverage shall be allowed subject to the compliance with subsection B1 of this section.		

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

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

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

Standard	Analysis	Finding
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The proposed rear yard tree platform is not a historic purpose or historic use of the property. While it does not change the defining characteristics of the historic dwelling, it does change the characteristics of the environment and site. It exceeds the height of the dwelling and others on the street.	**Does not comply**
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	The proposed tree platform alters the streetscape such that it changes the character of the property and the surrounding area. Its height and visibility to the surrounding area alters the character.	**Does not comply**
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;	The proposal does not involve such alterations.	Not applicable
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	The proposal does not involve such alterations.	Not applicable

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	The proposal does not involve such alterations.	Not applicable
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;	The proposal does not involve such alterations.	Not applicable
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;	The proposal does not involve such alterations.	Not applicable
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;	While a separate accessory structure, the size, scale, and character of the tree platform, and its alteration to the property, is not compatible with the historic district. The platform height with the railing is greater than that of the dwelling and the height of adjacent properties. There is a grade change on the block, and the platform is particularly visible from properties and the right-of-way to the south. Its prominent location in the essentially topped tree is not compatible with the size, scale, and character of accessory structures in the neighborhood.	**Does not comply**

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;	The proposal does not involve such alterations.	Not applicable
10. Certain building materials are prohibited including the following: **a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.**	The proposal does not involve such alterations.	Not applicable
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.	The proposal does not involve changes to or any new signage.	Not applicable

ATTACHMENT G: Applicable Design Guidelines

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

A Preservation Handbook for Historic Residential Properties and District in Salt Lake City

Chapter 9: Accessory Structures
Chapter 11: General Design Guidelines
Chapter 13: The Avenues

Chapter 9: Accessory Structures in specifies the following:

9.2 New accessory buildings should be constructed to be compatible with the primary structure.

- While the roofline does not have to match the house; it should not vary significantly.
- Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases, stucco.

Chapter 11: General Design Guidelines states that:

11.6 The use of traditional site structures is encouraged.

Chapter 13: The Avenues identifies that:

13.6 Secondary structures should be located and designed in a manner similar to those seen historically in the district.

- A new secondary structure should follow historic precedent, in terms of materials and form.

ATTACHMENT H: Public Process & Comments

Public Notice and Comments

Notice of the public hearing for the proposal included:

- September 22, 2023
  - Public hearing notice sign posted on the property
- September 21, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

Comments submitted by the date of the staff report posting are attached.

From: Andrea Vaagen
To: Javoronok, Sara
Subject: (EXTERNAL) Igor Kovalenko 258 North J Street
Date: Friday, September 22, 2023 8:40:43 PM

> **Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hi Sara,

I wanted to let you know that we live at 264 J Street. My husband and I are in total agreement with the tree deck that they want to build.

Please call me if you have any questions.

Andrea Vaagen
[redacted]

From: Andrew Jun Donovan
To: Javoronok, Sara
Subject: (EXTERNAL) Petition for Igor Kovalenko Treehouse
Date: Saturday, September 23, 2023 1:43:04 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Sara and Committee,

I am writing to voice my support of Igor Kovalenko (258 N J St) to have/build his treehouse. We own 279 J St just across the street.

I understand that the historical district has standards to maintain the integrity of the area, but we feel these standards are severely outdated. Igor's treehouse is no problem for us at all. If you want to keep the area looking great, please go after all the houses on our street whose yards and homes look like absolute garbage - yards filled with weeds, houses complete run down, etc. It is asinine to me that the committee is worried about a treehouse on a well-kept property while the rest of the street looks like it is inhabited by complete slobs. Let him have his treehouse.

Andrew Donovan
279 J St
[redacted]

ATTACHMENT I: Department Review Comments

The Building Code division provided comments on the proposal. Any requirement identified by a City Department is required to be complied with.

Building Services:

Building Services stated that they do not perform reviews without a complete set of plans being submitted during a permit application. Preliminarily, there are multiple things that they would ask for with an application. The items include, but are not limited to:

- Platform design verification that structure is constructed to safely support all loads = live loads, snow loads, wind loads, etc.
- Guard height
- Opening limitations in guard
- Spiral Stair detail/connections to platform
- Spiral stair design
- If ladder is used - rungs inside width of not less than 18 inches and rungs not more than 14 inches on center for the full height.
- If ladder is used - ladder needs be protected against corrosion

These are only preliminary items and may not be correct based on what is submitted for their review. They have identified that there are likely issues with it passing building/fire code.