

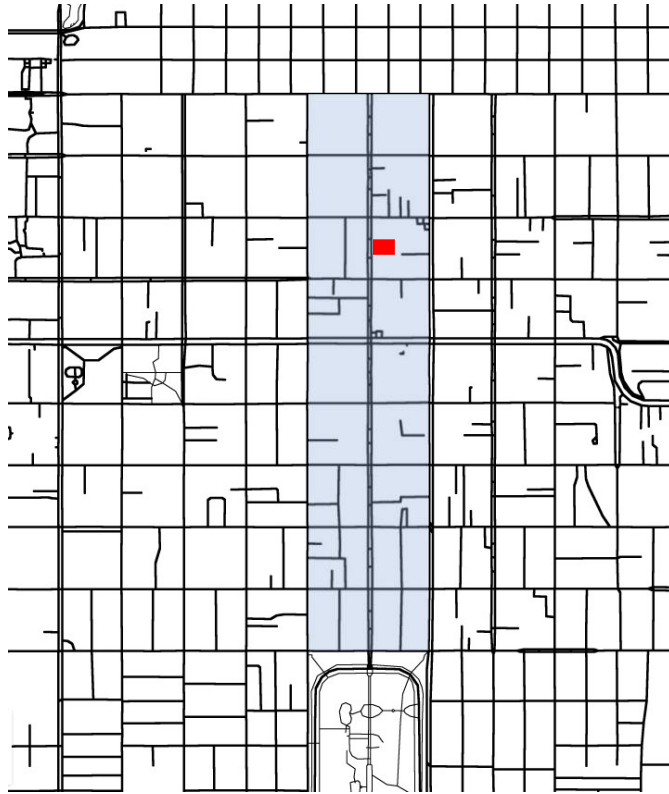
Historic Preservation
Major Alteration Application
Back-Up Documents

235 South 600 East Street

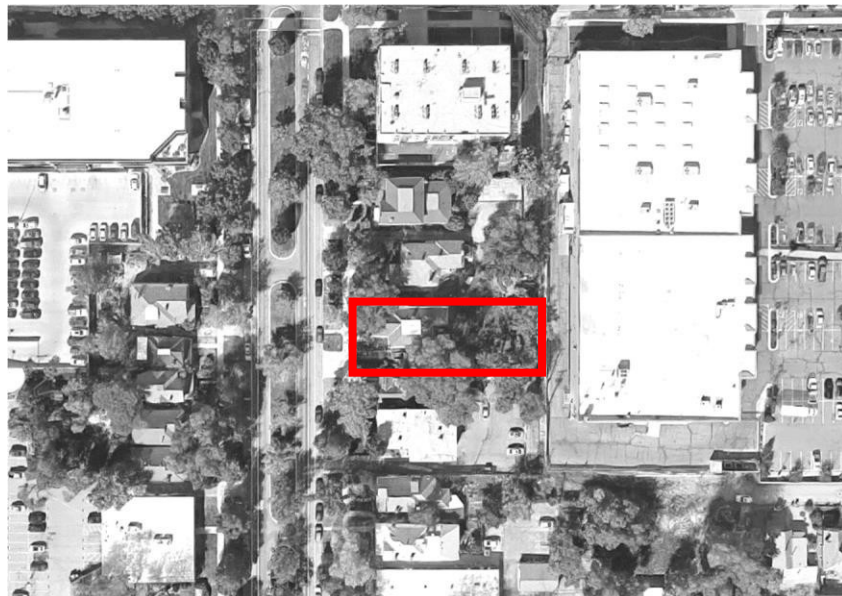
Salt Lake City 84102



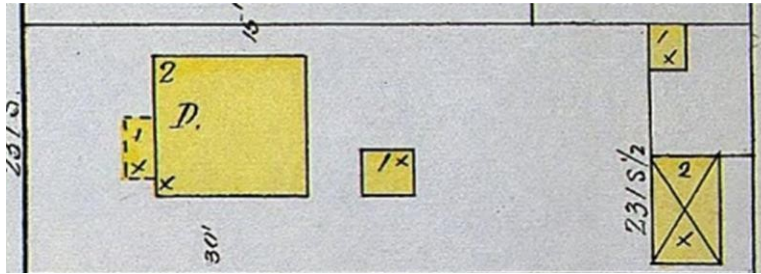
Street view circa 1935



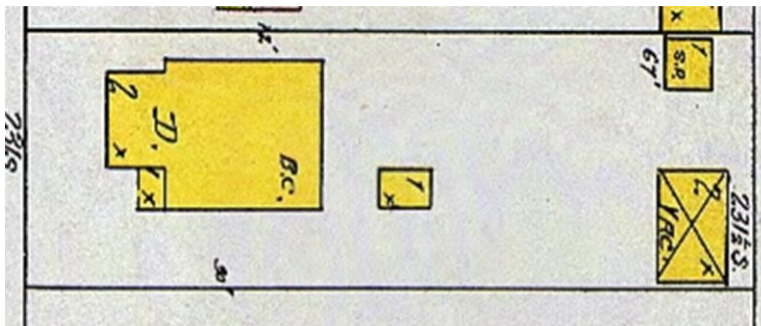
Central City Historic District



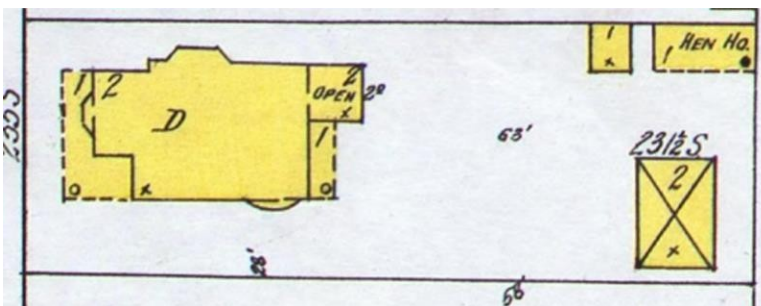
Location on 600E



1889 – A simple almost-square, two-story house is built.



1898 – The house is extended to the west with the gabled addition.



1911 – The front porch is present. Additionally, at the rear of the building, a small extension was added with a sleeping porch above.

The house is clad in painted wood shingles, with painted wood porch, strong entablature, and decorative window treatments in a mix of Victorian styles, much of which is in need of repair or replacement. The footings are of sandstone which has visible cracks and is in need of significant remediation. The windows are an eclectic mix of sizes, shapes and compositions.



West



South-West



North-West (trees removed since storm of Sep 2020)



The proposal is to restore the existing rear sleeping porch extension in conjunction with the restoration of the home instead of tearing and replacing it as previously approved in order to provide functions for modern living while restoring the grand rooms inside the original house. The walkout deck needs replacing and extending around the extension to continue the deck onto the new proposed attached garage structure. While the front and two sides of the house are composed of visually complex window arrangements and architectural features, the existing rear is more utilitarian, and in a greater state of decline which will require upgrades and improvements.



EAST

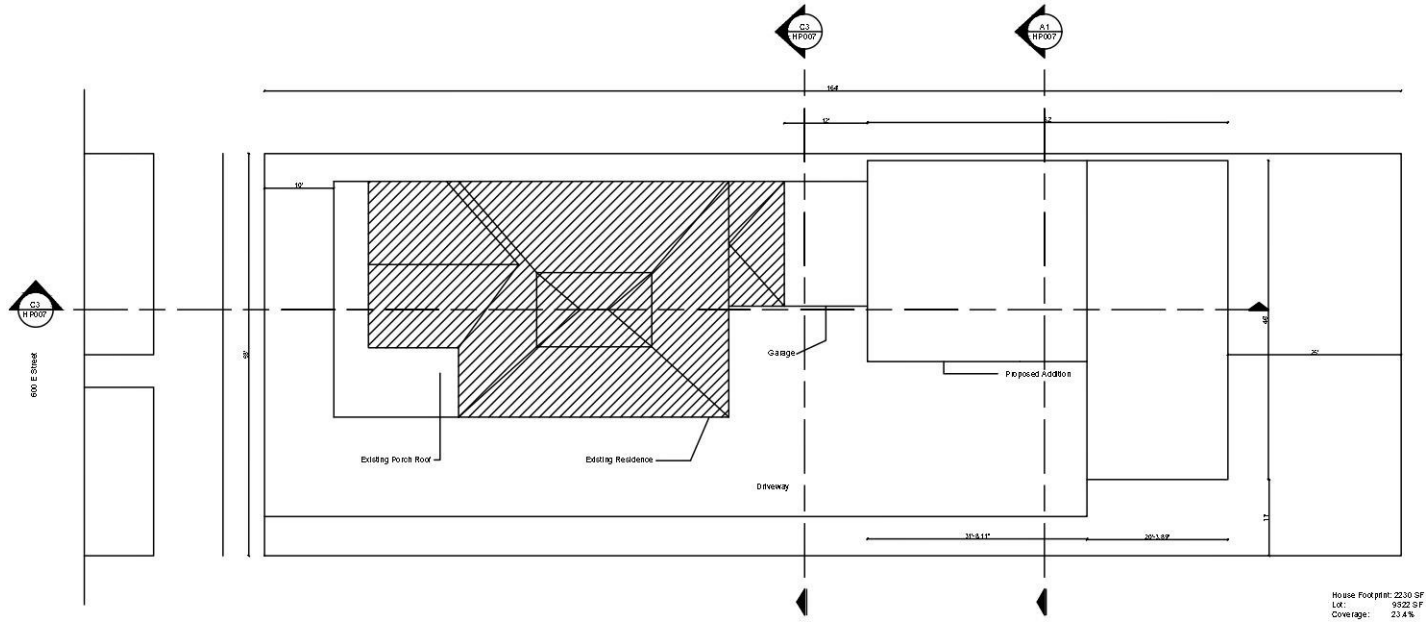


In order to make the existing house livable, some structural upgrades may be proposed as needed in consultation with structural engineers, so far, the framing has been passed as secure, foundation with some cracks is as expected considering the age and sandstone. In order to carry out this work, access will be needed, ideally from the rear of the house. to preserve the more important facades. Additionally this bodes well as an opportunity to uncover and reintroduce the former exterior access to the basement.

The intent of this project is to restore the facades and features of the west (front), north and south facades, repairing where possible, and replacing in kind where needed. The foundations may be shored up with a concrete footing/wall if necessary at the interior, smaller footings may prove necessary due to some relaxing in the floors. The usable space in the basement will be maximized as part of this process, including uncovering the original basement access from outside and eliminating the interior basement stairwell. The porch structure will be repaired, and the board floor will be replaced. The low metal guardrail will be replaced. The columns, plinths, entablature, soffit and roof will be restored or replaced in kind, and repainted. The window frames and trims will be stripped back and refinished. The trim of the front door assembly will be restored, with a new door to blend with the existing trims. Façade shingles will be replaced where missing or broken and in many instances worn to shreds, whereupon they will be replaced so as to accept paint and not be a sore on the finished paint as the whole facade will be repainted. The roof was replaced relatively recently, but the entablature at the roofline will be repaired, with any missing dentils or mutules replaced.



The new proposed attached dwelling unit is entirely at the rear of the building so as to maintain the appearance and character of the original house. The prominent view to the back of the house is from the south driveway, where the volumes step back so as to lessen their visual impact.



House Footprint: 2330 SF
 Lot: 9822 SF
 Coverage: 23.8%

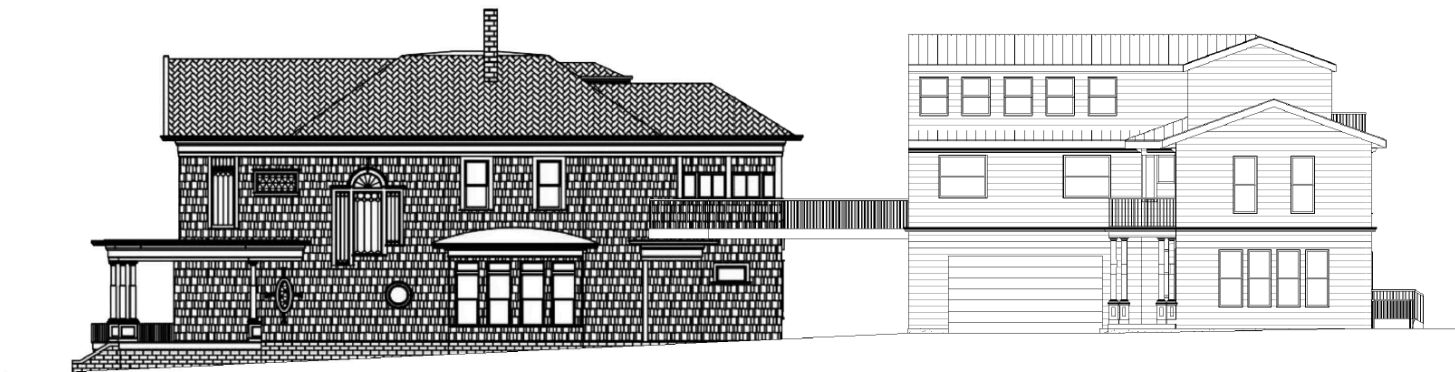
West



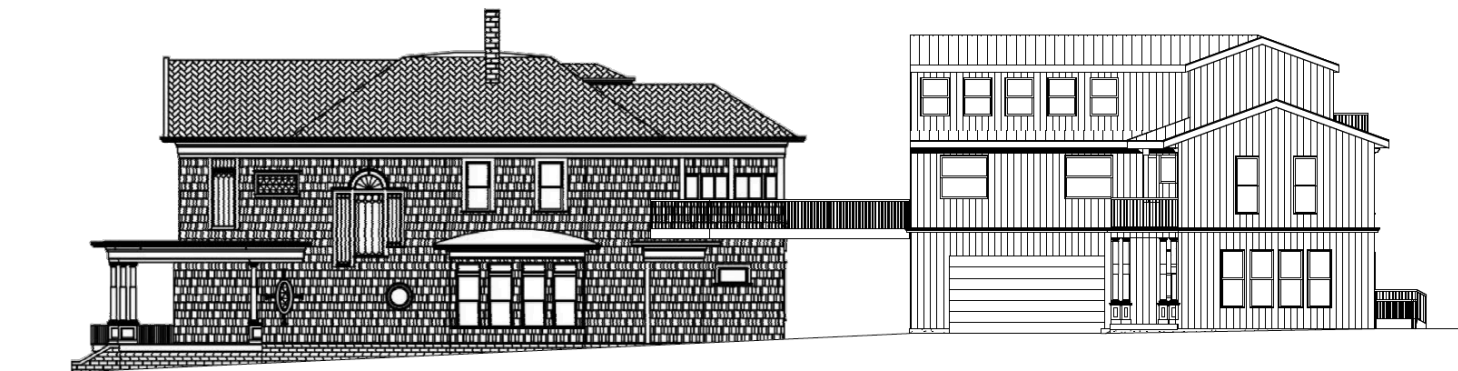
32-04 002 - WEST
 3/16" = 1'-0"

The attached rear dwelling may be clad in vertical/horizontal wood/modern LP board type of siding in conjunction with other city approved building materials, but may be left unpainted/natural in order to further differentiate, using wood materials so as to create continuity. While horizontal siding is more traditional, the vertical siding acknowledges this as a contemporary addition and may be an appropriate design choice. We have attached both options below. The flashing/fascia board at the roof line of the addition will also be kept simple so as to maintain the contemporary design in line with the city's guideline that additions be products of their time.

South (Horizontal)



South (Vertical)



North (Horizontal)



North (Vertical)



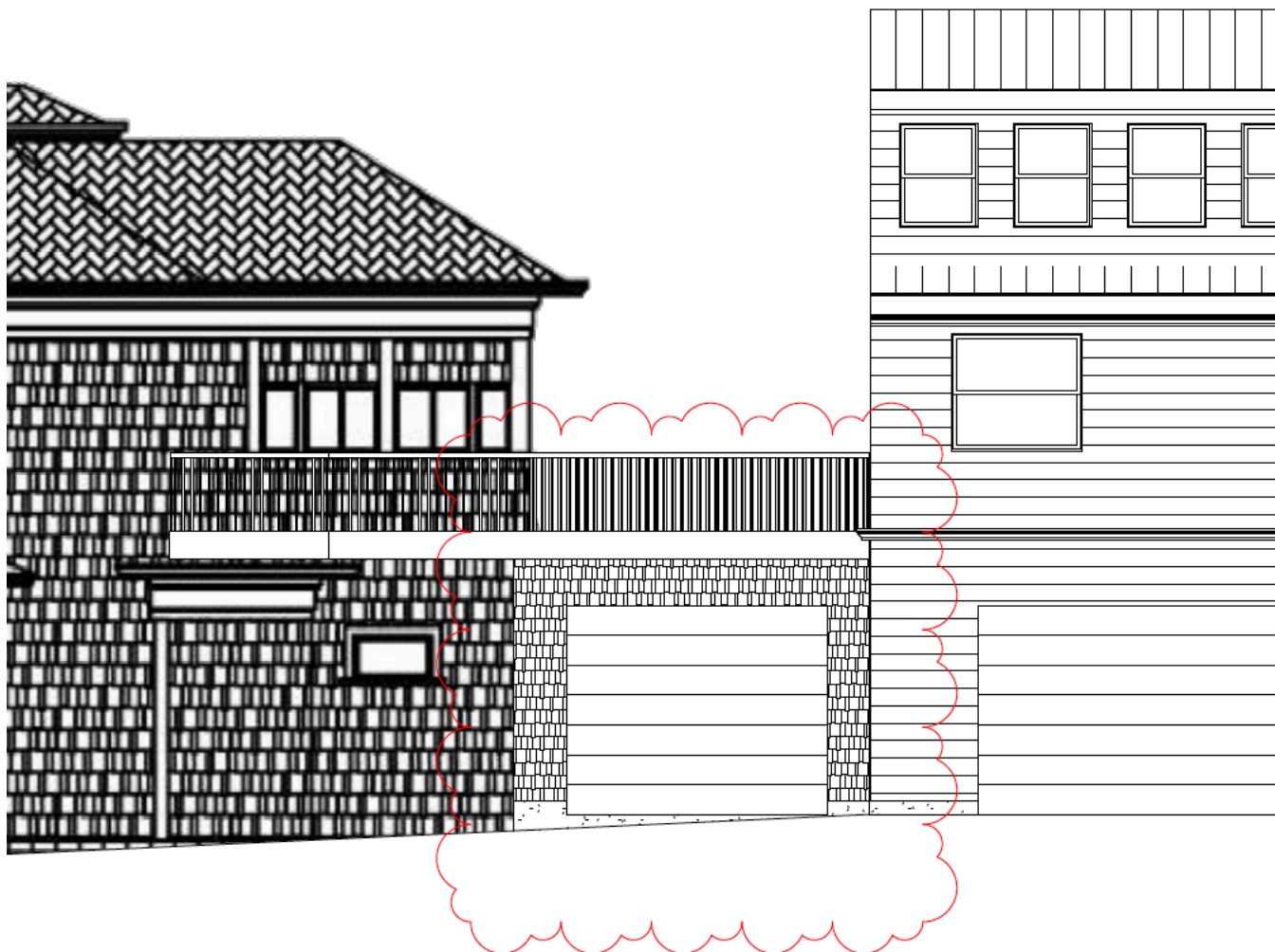
New Dwelling East (Horizontal)



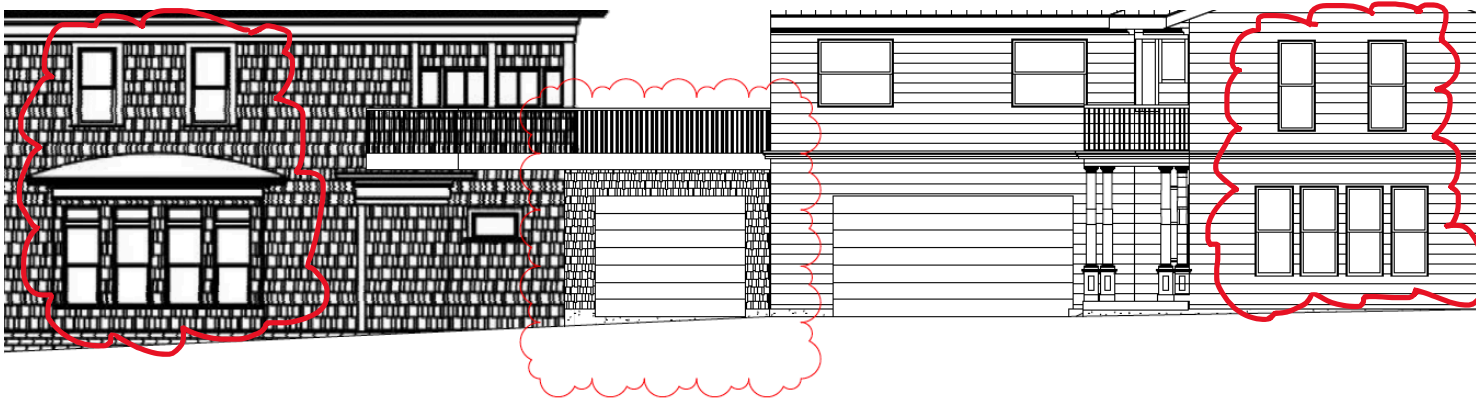
New Dwelling East (Vertical)

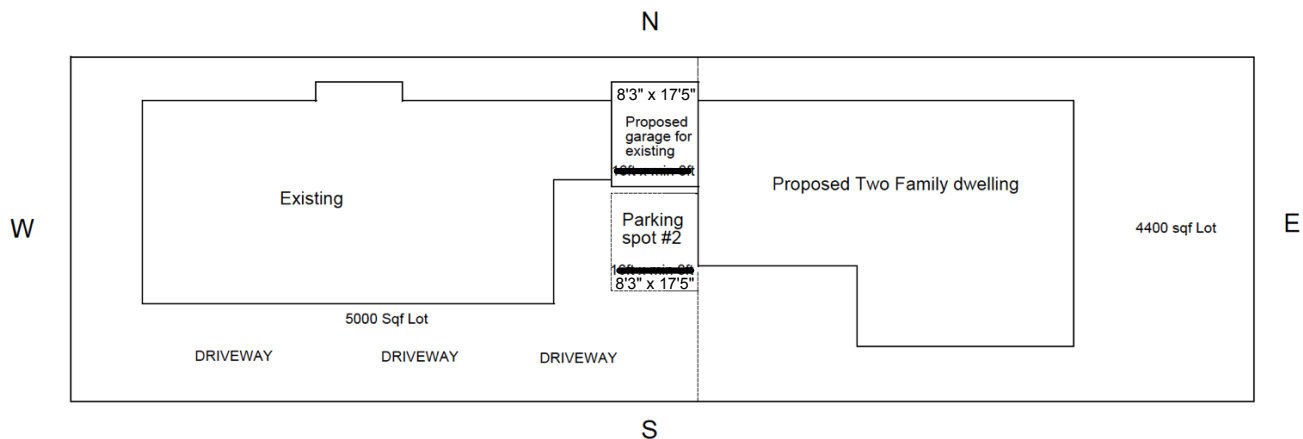


To provide greater differentiation between the existing and proposed volumes, a garage has been added. This also allows for a cleaner return as the existing entablature wraps the back corners of the house and will intersect the top of the garage which we propose as a walk out or deck, continuing the existing walk out, serving as a reflection of the walk out in the front of the home which not only provides needed covered parking but acts as a softening transition to the new dwelling structure, indicating change but also continuing the historic feature in front. The east garage wall will separate one dwelling from the other by a vertical party wall.



A modern version of the single, tall windows and the south bay windows are repeated across the new facades, providing rhythm and order, and attempting a similar solid-void relationship as the existing. Occasionally sill heights are changed to provide the function of the room inside.





The new dwelling will be in line with existing structure or perhaps set back more to be more benign in appearance from the street. We are requesting the garage which will belong to the existing structure to set forward 4 feet to make room for 2 required parking spots. This will match the existing home from a design perspective, sitting in line with the extruding bay on the north side.



Currently the setback is 25 ft from the rear/east. However, I would request it reduced to 10 or 15 feet due to the nature of the rear of the commercial structure and unattractive state and magnitude of the barrier. The attached photos show a highly unattractive fence on a retaining wall sitting on another retaining wall. Towering above the ugliness is a 30-40 ft tall block building availing nothing to be wanted. To the north we find the neighbor's rear yard which is also unsightly with a slew of structures lining a majority of said retaining wall, blocking it's visual impairment at least on their property. Permitting a lesser setback will dampen the visual impact from 600 E.



