



MEMORANDUM

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and*

To: Salt Lake City Historic Landmark Commission
From: Madison Blodgett, Principal Planner, madison.blodgett@slc.gov
Date: September 3, 2026
Re: PLNHLC2026-00368, Major Alteration at 378 N Quince St

Major Alteration

REQUEST:

Upwall Design, on behalf of the property owner, requests approval for a Major Alteration to construct a new two-story addition to the Carlson House, a local landmark site located at 378 N Quince Street within the Capitol Hill Local Historic District and the SR-1A (Special Development Pattern Residential) zoning district.

ACTION REQUESTED:

Review the revisions made to the Major Alteration request since the August 6th 2026, Historic Landmark Commission meeting, and make a decision on the request.

RECOMMENDATION:

Staff recommends the Historic Landmark Commission approve the request with the following conditions:

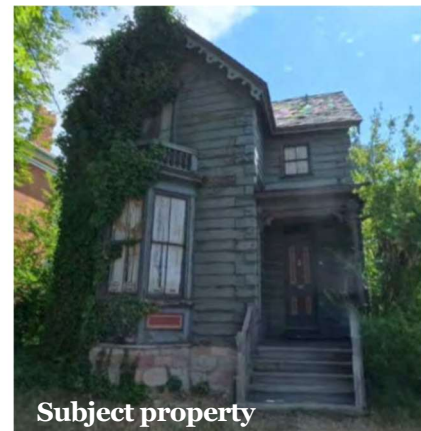
1. Final design details are delegated to staff.

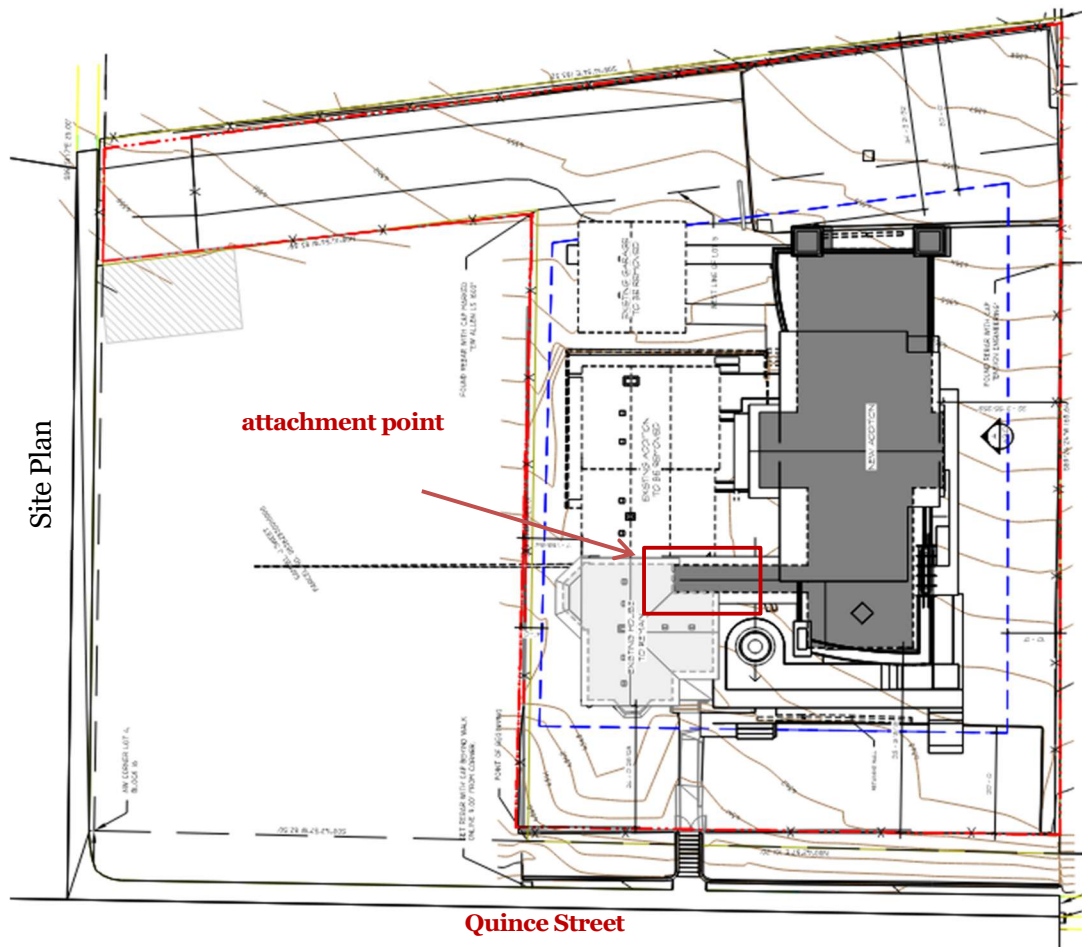
BACKGROUND

Project Description

The subject property is an interior lot that fronts Quince Street. The lot is large, approximately 17,873 square feet and has an atypical shape due to a narrow extension of the lot to the north fronting on 400 N that is used to access parking for the property. It contains a single-family residence that was constructed in 1874. The home was built by August W. Carlson, hence the name Carlson House, who purchased the property in 1872. The structure is designed in the Carpenter Gothic architectural style and is recognized as the first of this style constructed in the Capitol Hill area. It remains one of the most intact and significant examples of Carpenter Gothic residential architecture still standing in Salt Lake City.

The proposed addition has a footprint of 2,272 square feet and gross floor area of 3,587 square feet, which includes an unfinished basement used for storage and attached garage. The proposed height of 25' will match the existing structure. The proposed addition is attached to the southeast corner of the existing house with a glazed linking feature that aligns with the existing rear wall. From this connection, the addition extends to the south, parallel to Quince Street and is set back approximately 12 feet from the front façade of the existing house. The addition is positioned to the side of the house, with the bulk of the addition extending toward the rear (east) of the property. The plan set submitted by the applicant is included in [Attachment A](#) and a more detailed description of the proposed addition is included in the Staff Report in [Attachment B](#).





HISTORIC LANDMARK COMMISSION PUBLIC HEARING – AUGUST 6, 2026

On August 6, 2026, the Historic Landmark Commission held a public hearing to review the request for a Major Alteration. After discussion, the Commission voted to table the request citing standard [21A.34.020.G.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;

The Commission's decision to table the request focused on the following:

Compatibility of Scale, Color and Materials: Specifically, the scale of the brick planter on the public street facing elevation was found to be too visually prominent and not complementary to the existing house, which is primarily clad in wood siding. Concerns also included the proposed use of reclaimed barnwood and the extreme curvature of the front balcony.

Other topics of discussion included:

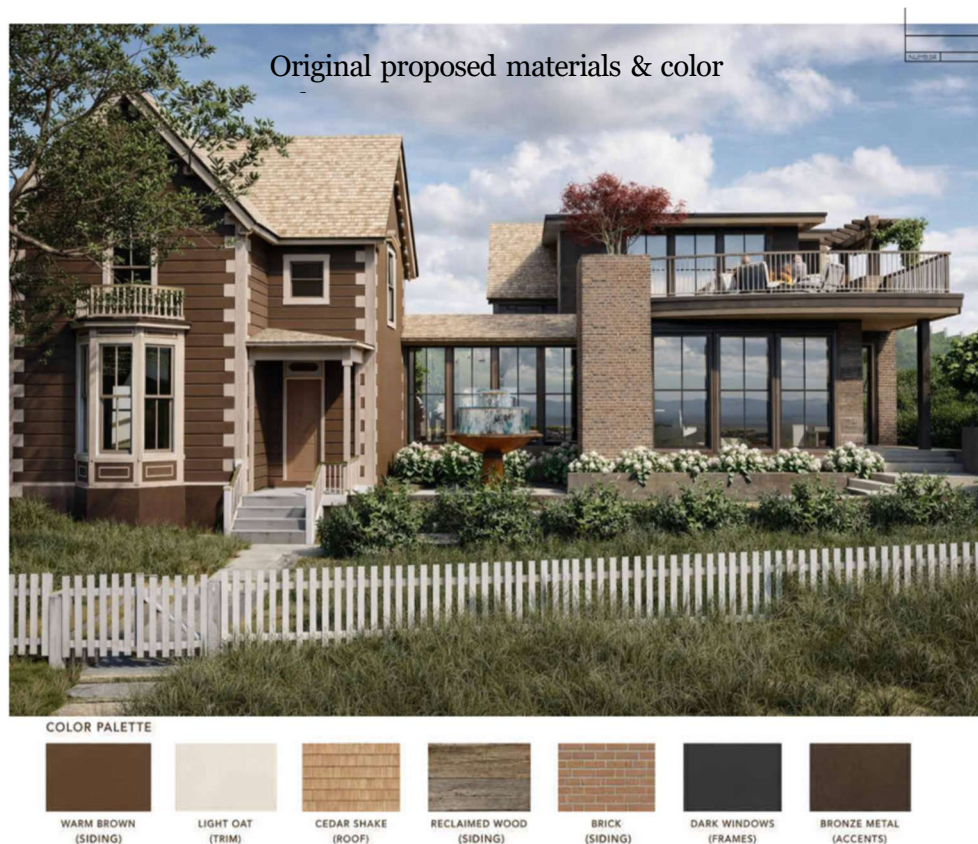
- Removal of the Existing Addition – Some commissioners expressed concerns with the proposed removal of existing rear additions. After some discussion, the commission took a straw poll on the issue, and the general consensus was that the proposed removal of the addition would not negatively impact the historic integrity of the existing structure.
- Size and Siting – Commissioners generally agreed the overall size/footprint and siting of the addition are compatible with the historic structure.

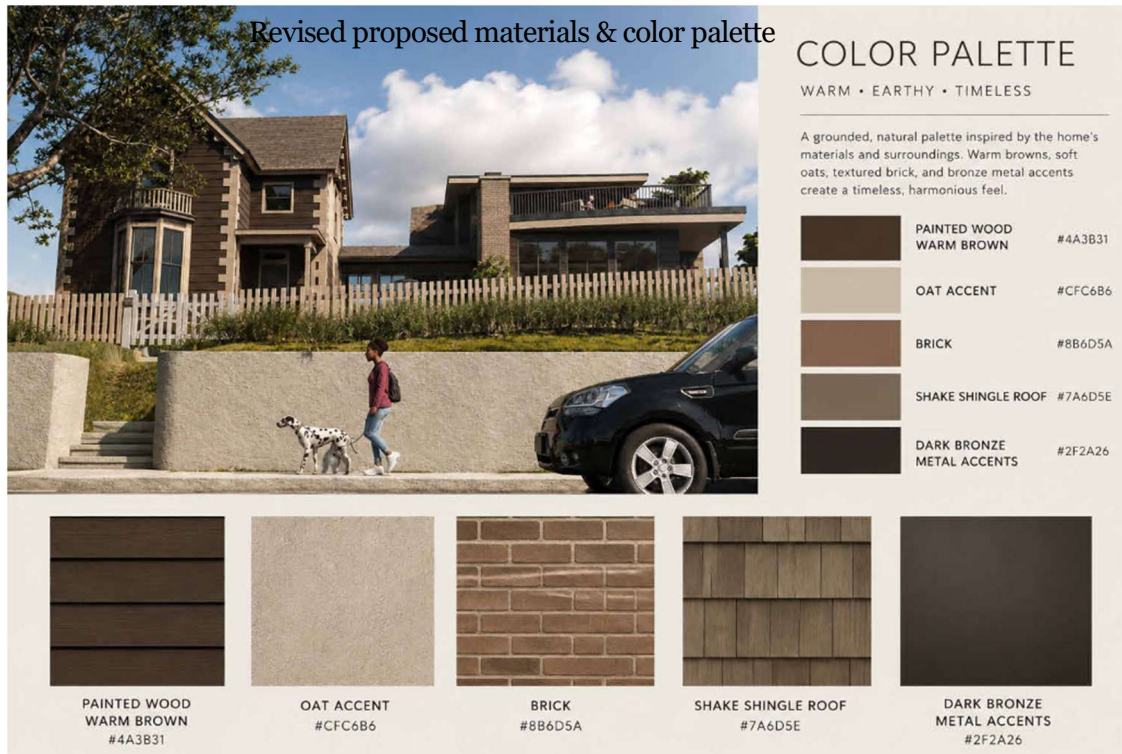
SUMMARY OF REVISIONS

The applicant has submitted targeted revisions in response to the Commission's feedback. The revised plan set is provided in [Attachment A](#).

1. Material and Color Palette

- The applicant is no longer proposing reclaimed barnwood and is instead proposing horizontal wood siding in a dimension that reflects the wood siding on the existing house.
- The amount of brick has been reduced.
- Subdued color palette using neutral soft brown tones.





2. Scale & Architectural Character

Brick Planter

- The brick planter on the street facing elevation has been redesigned as a functional chimney, reducing the scale and visual mass. The proposed chimney is designed to reflect the size and height of the brick chimney on the existing house.

Front Balcony

- Softened and reduced curve of the balcony and inset the guardrail an additional 2 feet.



ORIGINAL



PROPOSED

STANDARDS AND GUIDELINES FOR ALTERATIONS

This request for an alteration of a landmark site is subject to the standards in [21A.34.020.G](#). Staff has provided additional analysis and findings on the revised proposal in relation to Standard [21A.34.020.G.8](#) below. Staff's analysis of the project's compliance with all of the standards of approval is found in the August 6, 2026, staff report in [Attachment B](#).

Standard	Analysis	Findings
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;	The proposed addition introduces a contemporary architectural expression while preserving the significant cultural, historical, and architectural material of the Carlson House. The design establishes compatibility with the historic property through its scale, massing, proportions, color, materials, and architectural character. The addition is organized as a composition of interrelated horizontal volumes rather than a single large mass. The low horizontal roof planes, deep overhangs, and articulation of the upper and lower levels establish a clear architectural hierarchy. The substantial areas of glazing further articulate the massing and provide a balance between solid and transparent surfaces. In combination with the addition's placement, these characteristics allow the new construction to remain visually subordinate while accommodating its programmatic scale. The resulting composition is compatible with the scale and proportions of the Carlson House. The proposed exterior materials draw directly from materials already present on the property.	Complies

	Horizontal wood siding, similar in width to the existing siding, and painted hard coat stucco relate directly to the historic materials on the existing house. The brick chimney is specifically compatible with the existing brick chimney of the Carlson House, establishing a visual relationship that reinforces traditional residential architecture. The projecting roof plane and inset balcony railing on the front façade establish a strong horizontal reference point and a clearly defined base for the upper-level volume. The balcony is integrated into the overall massing rather than expressed as an applied element, while the deep overhang of the balcony provides a contemporary interpretation of the covered front porch on the Carlson House. The addition is designed to be visually subordinate and compatible with the property and surrounding neighborhood while remaining clearly identifiable as contemporary construction.	
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Residential Design Guidelines

In considering an application for a certificate of appropriateness for alteration of a landmark site, the Historic Landmark Commission shall use the adopted design guidelines as a key basis for evaluation. The adopted guidelines that are applicable to this project are the [Residential Design Guidelines](#). Below is an analysis of the proposal's compliance with the Design Guidelines for Additions found in Chapter 8.

Guideline	Analysis	Finding
8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.	The addition is attached with a small linking feature in line with the rear wall of the house, with minimal attachment areas of approximately 5 feet on one side and 7 feet on the other. This preserves the landmark structure and avoids destroying or obscuring historically important architectural features. The linking feature provides separation between the existing house and the proposed addition allowing the historic house to remain intact and visually dominant.	Complies

8.2 An addition should be designed to be compatible in size and scale with the main building.	Although the footprint of the addition is larger, most of the bulk extends into the rear of the property and is not visible from the street. The separation created by the linking feature reduces the perceived scale from the public way, allowing the historic home to remain visually dominant. These design elements make the addition compatible in size and scale with the main building despite its larger footprint.	Complies
8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.	The addition is set back an additional 12 feet from the front wall plane of the Carlson House. This setback minimizes the visual impact of the proposed addition on the historic structure while preserving the original proportions and character of the historic house as the primary visual element.	Complies
8.4 A new addition should be designed to be recognized as a product of its own time.	The addition is clearly contemporary in appearance and is differentiated from the historic house through the linking feature, contemporary detailing, and materials. These elements create a distinct break between old and new, allowing the addition to be recognized as a product of its own time while remaining compatible.	Complies
8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.	The new addition does not alter the massing or orientation of the historic house. All character defining elements will remain intact, allowing the original building to retain its established form and orientation while the addition is clearly differentiated from it.	Complies
8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.	The addition maintains clear visual separation from the Carlson House through a distinct linking feature and a deeper setback from the street facing façade. These design choices ensure the historic home remains the dominant structure. The simplified, subdued material palette and refined contemporary detailing prevent visual competition, allowing the historic character to remain legible and prominent when viewed from the public way.	Complies

8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.	The addition preserves and reinforces the historic alignments and rhythms that define the Carlson House's relationship to Quince Street and the surrounding streetscape. The historic house remains in its established location and orientation, while the addition is set back and separated from the primary façade so that the established street-facing rhythm of the historic structure remains prominent. The addition is sited on the property to be consistent with the rhythm created by the consistent spacing between the structures along this block of the Quince streetscape.	Complies
8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.	The proposed addition uses exterior materials that are similar and complementary to the materials of the historic Carlson House. The primary material for the addition is horizontal wood siding with a similar dimension to the wood siding used on the Carlson House. Hard coat stucco and brick are used on accent details and for architectural features.	Complies
8.9 Original features should be maintained wherever possible when designing an addition.	As discussed previously, the addition is attached at a small point off of a rear corner of the house. This minimal connection point maintains the original character-defining features of the house.	Complies
8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.	Windows on the addition are designed to reflect the character of the historic two-over-two windows, including recessed placement and similar proportions.	Complies
8.11 A new addition should be kept physically and visually subordinate to the historic building.	The addition remains physically and visually subordinate to the historic house. The deeper setback, simplified massing, and use of subdued, compatible materials ensure the historic home continues to read as the primary structure on the site. The linking feature further reinforces this hierarchy by clearly distinguishing the original house from the new construction, allowing the addition to support rather than compete with or overwhelm the historic building.	Complies
8.12 Roof forms should be similar to those of the historic building.	The addition uses a series of roof forms including gabled roofs at a pitch similar to the historic house in terms of form and character.	Complies

ATTACHMENT A: REVISED PLANS

8.13 On primary facades of an addition, a 'solid-to-void' ratio that is similar to that of the historic building should be used.	The addition reflects a solid-to-void ratio that is compatible with the historic house, especially on the primary façade. The window placement, reduced material complexity, and integrated balcony create a balanced relationship between the wall surface and openings that is compatible with the historic residential character of the Carlson House.	Complies
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ATTACHMENTS:

- A. [ATTACHMENT A: Revised Plans](#)
- B. [ATTACHMENT B: August 6, 2026, Historic Landmark Commission Staff Report](#)

A NEW DESIGN FOR THE

84103



OWNER

9

GENERAL
CONTRACTOR

—

DEFERRED SUBMITTAL

1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
2. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
3. TRUSS PLANS (IF APPLICABLE)
4. STUCCO SYSTEM (IF APPLICABLE)
5. LANDSCAPE SPRINKLER PLAN
6. CONSTRUCTION MITIGATION PLAN
7. GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
8. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
9. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
10. (3) BACKFLOW PREVENTERS TO BE INSTALLED
11. POOL DESIGN BY OTHERS (IF APPLICABLE)

- UTAH STATE ADOPTED CODES
AS OF JULY 1, 2023

- 2021 IRC
- 2021 IBC
- 2021 IPC
- 2021 IMC
- 2021 IFGC
- 2020 NEC
- 2021 IECC

- BUILDING OCCUPANCY
- R-3
- TYPE 5B CONSTRUCTION
- TWO STORIES

RETAINING WALLS (6' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
EXISTING GARAGE TO BE REMOVED	369 SF
EXISTING TO BE REMOVED	753 SF
EXISTING TO REMAIN	544 SF
NEW CONSTRUCTION	2,272 SF
REMAINING LOT AREA	13,935 SF
	17,873 SF
EXISTING MAIN LEVEL	554 SF
EXISTING UPPER LEVEL	503 SF
TOTAL EXISTING	1,057 SF
Project Floor Elevations	
NEW UPPER LEVEL	1673'-0"
EXISTING GARAGE	1673'-0"
TOTAL FINISHED	2123 SF
EXISTING ROOFLINE	2370' -10"
UPPER LEVEL	4358' -0"
STAIRS UP TO GARAGE LEVEL	953'-35" -10"
GARAGE LEVEL	511 SF
TOTAL MAIN LEVEL	1,464 SF
TOTAL NEW FLOOR WALL	22,517'-55" -6"
LEVEL	
LOWER LEVEL	4337' -0"

[illegible]

23 AUGUSTT 2026

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84103

A NEW DESIGN FOR THE :

SWEET RESIDENCE

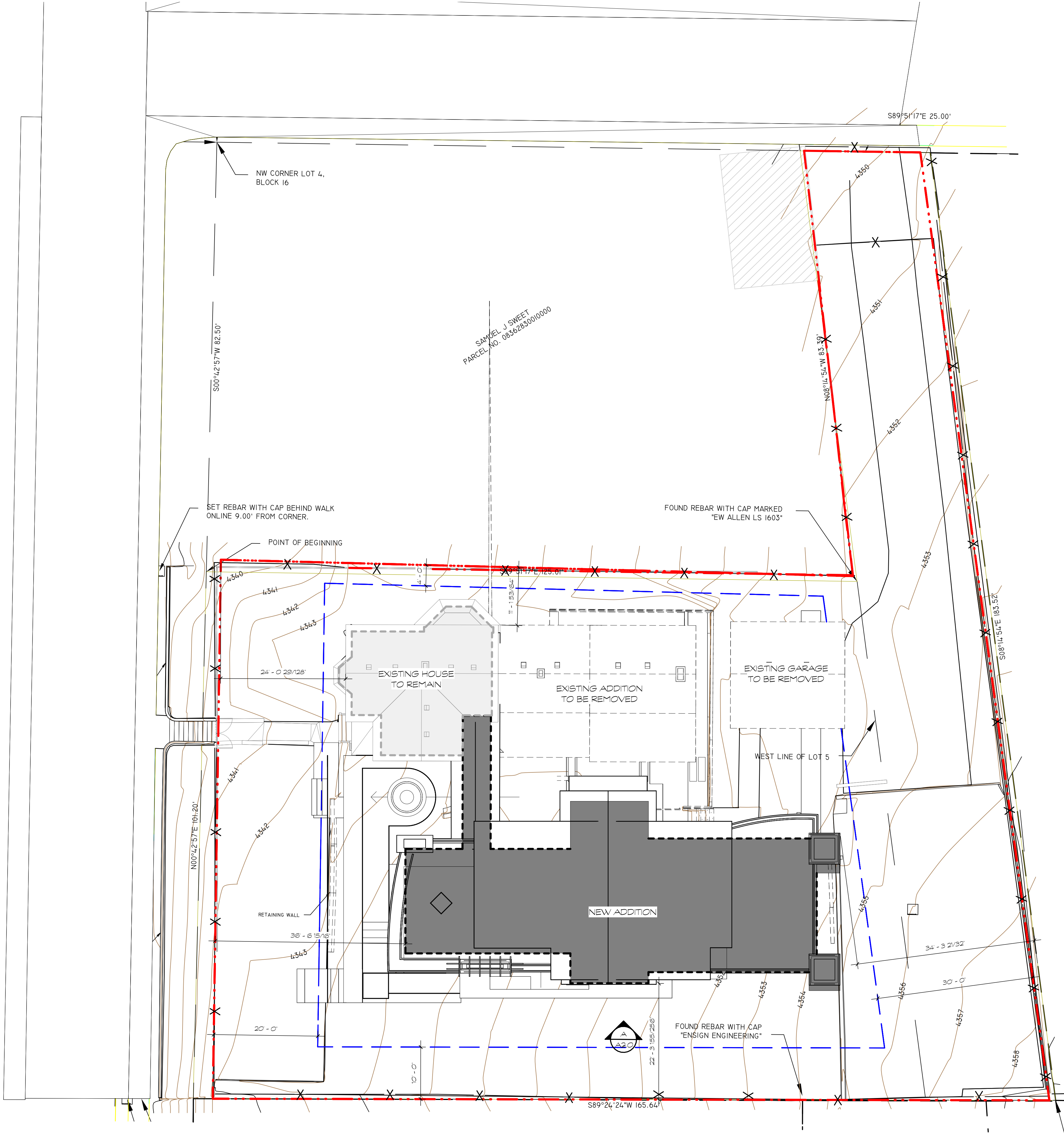
378 Quince St, Salt Lake City, Utah

UP WALZ

(801)485-0708

1930 S. 1100 E. S.L.C. UT 84106

$$OT-1$$



- APPROVALS
- SITE GENERAL NOTES
- 1

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
- 2

CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
- 3

REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
- 4

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (RC R401.3).
- 5

RETAINING WALLS (4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES

NUMBER	DESCRIPTION
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Area Schedule (Rentable)

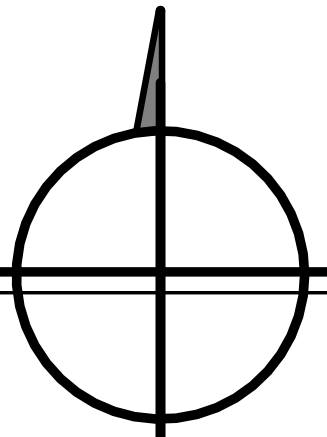
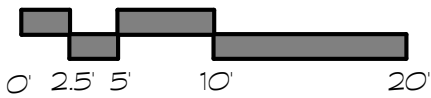
Name	Area	Comments	PERCENTAGE
EXISTING GARAGE TO BE REMOVED	369 SF		2%
EXISTING TO REMAIN	544 SF		3%
EXISTING TO BE REMOVED	753 SF		4%
NEW CONSTRUCTION	2272 SF		13%
REMAINING LOT AREA	13935 SF		78%
TOTAL LOT AREA: 5	17873 SF		

Project Floor Elevations

LOT COVERAGE	4500' - 0"
EXISTING ROOFLINE	4370' - 10"
UPPER LEVEL	4358' - 0"
EXISTING UPPER LEVEL	4355' - 10"
MAIN LEVEL	4347' - 6"
EXISTING MAIN LEVEL	4345' - 6"
LOWER LEVEL	4337' - 0"

SITE PLAN

SCALE: 1" = 10'-0"



23 AUGUSTT 2026

REVISIONS

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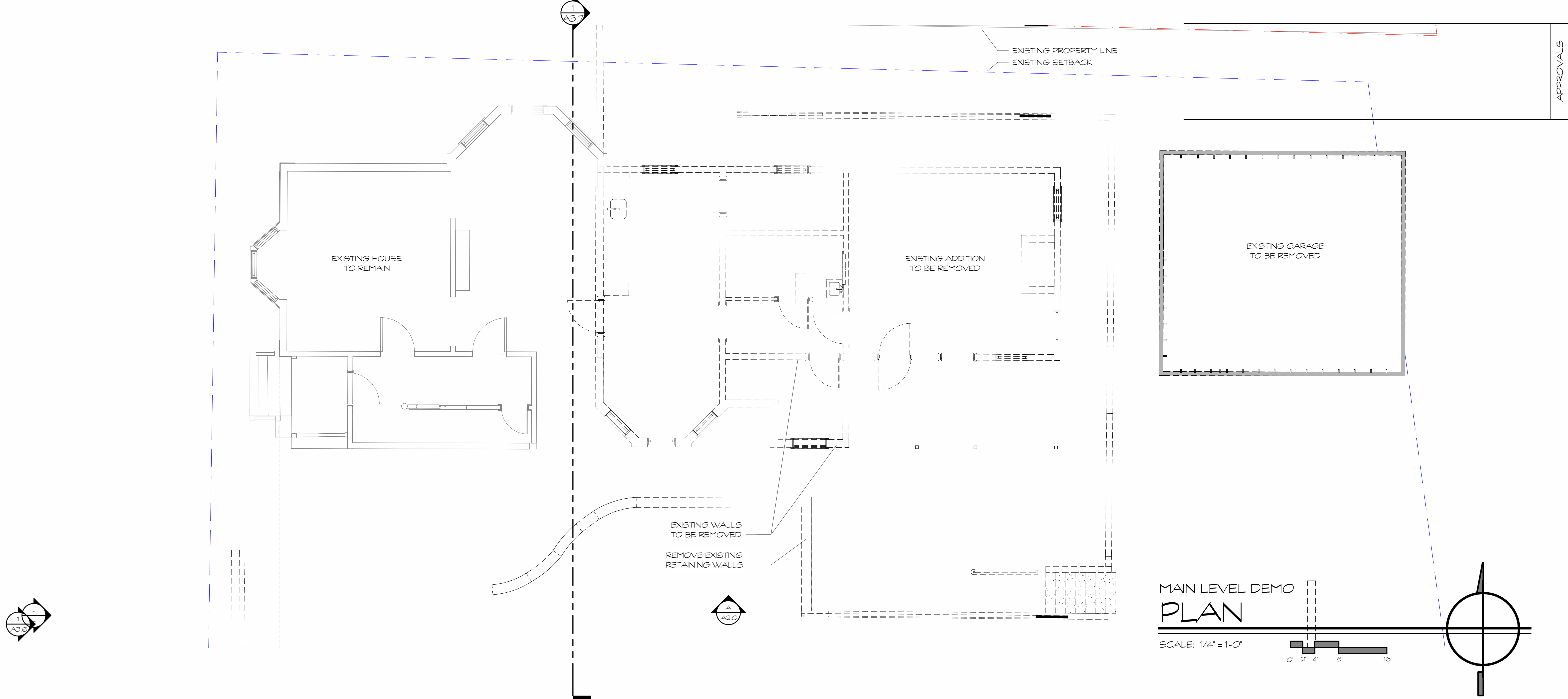
378 Quince St., Salt Lake City, Utah

UP WALL
DESIGN

1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A1.1

SITE PLAN



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84103

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A2.0
1/8" DEMO PLANS



APPROVALS

23 AUGUSTT 2026

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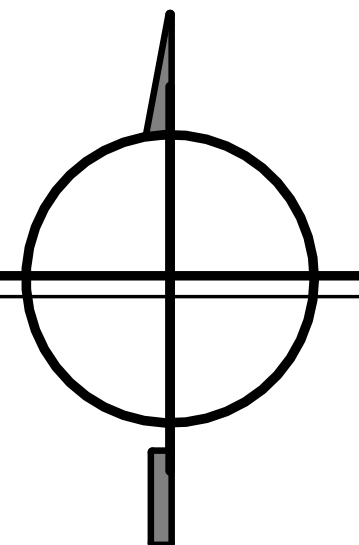
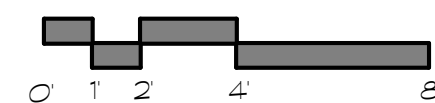
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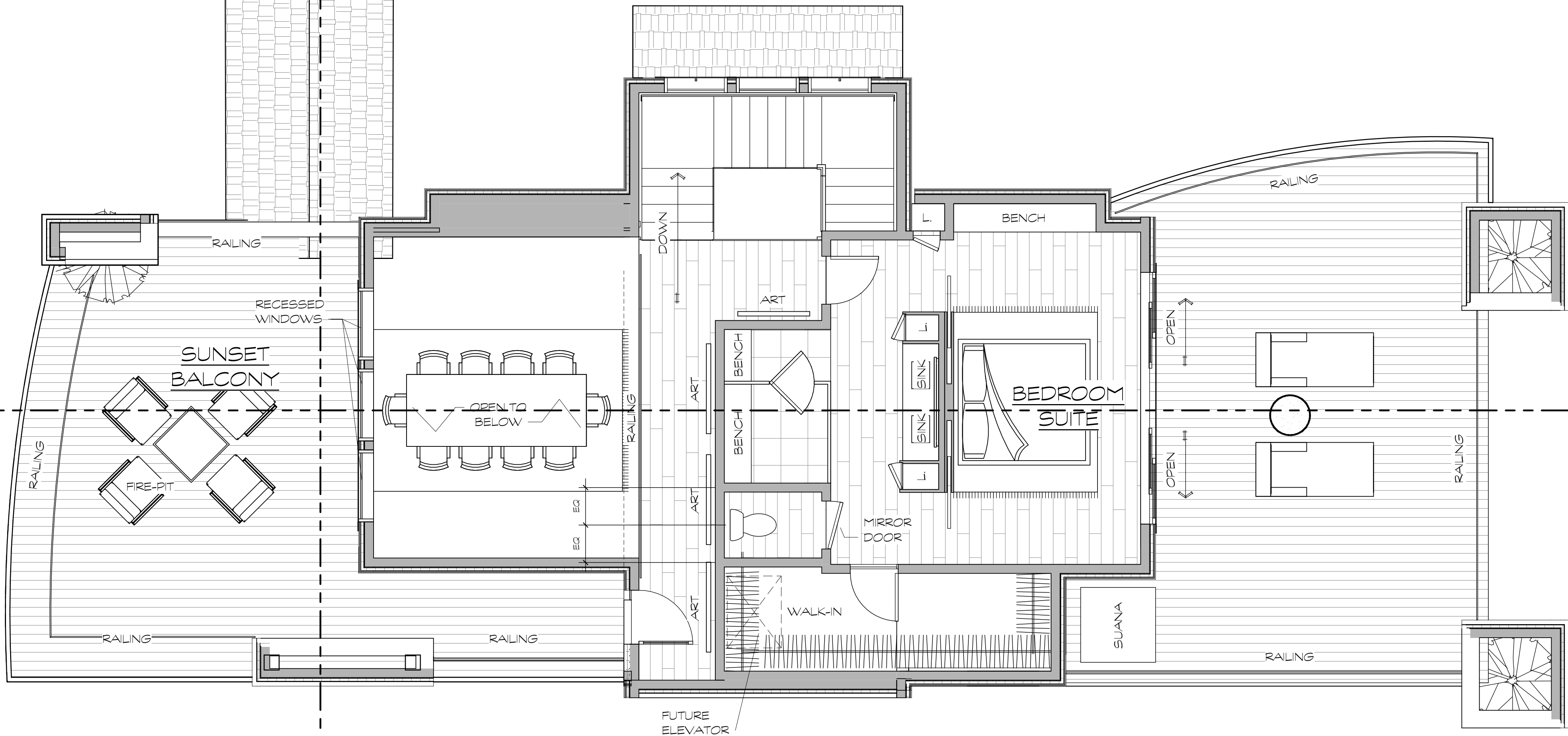
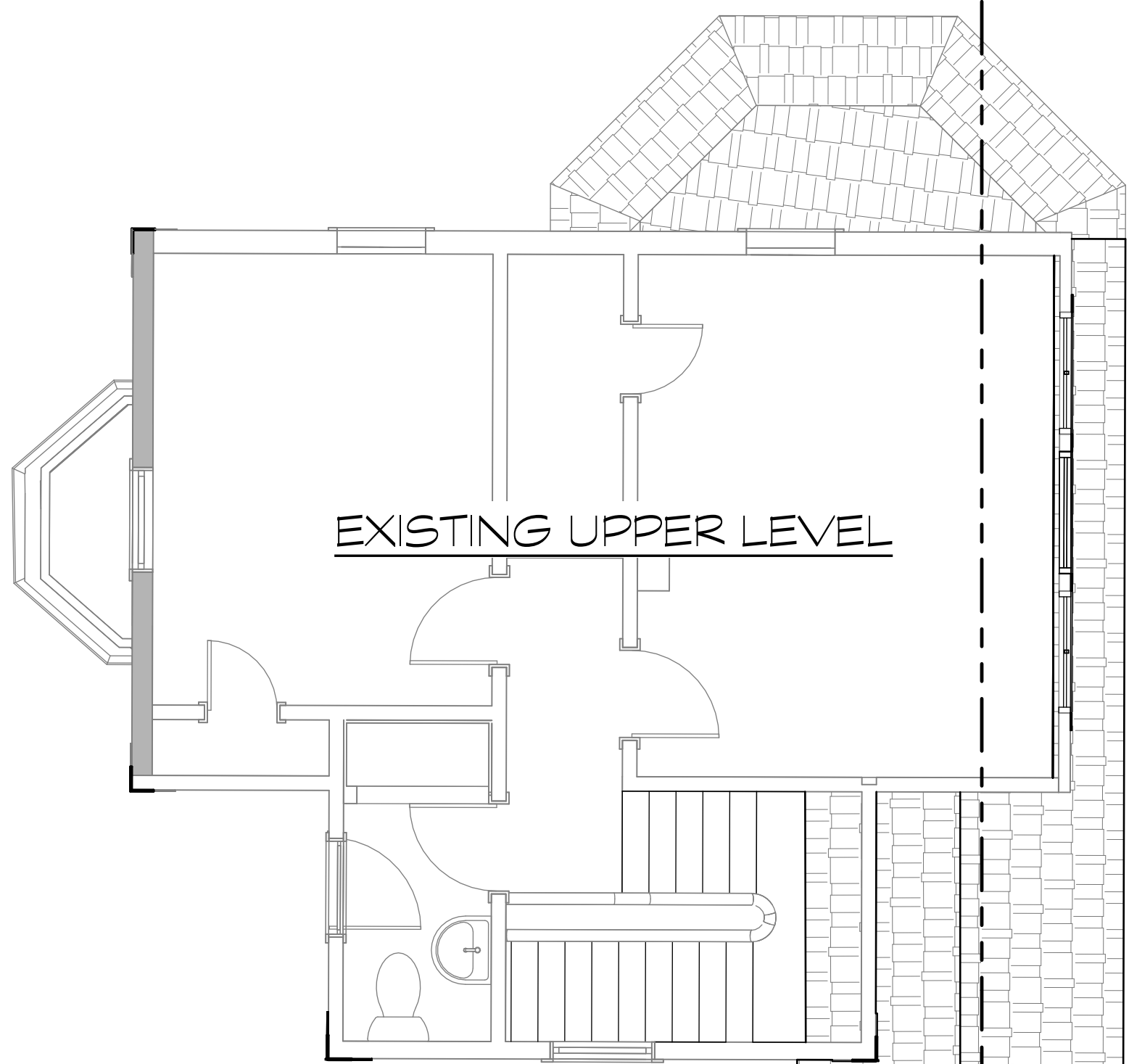
A2.1

1/4" LOWER LEVEL

LOWER LEVEL PLAN

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





Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
EXISTING GARAGE TO BE REMOVED	369 SF
EXISTING TO BE REMOVED	753 SF
EXISTING TO REMAIN	544 SF
NEW CONSTRUCTION	2,272 SF
REMAINING LOT AREA	13,935 SF
	17,873 SF
EXISTING MAIN LEVEL	554 SF
EXISTING UPPER LEVEL	503 SF
TOTAL EXISTING	1,057 SF
NEW MAIN LEVEL	1,450 SF
NEW UPPER LEVEL	673 SF
TOTAL FINISHED	2,123 SF
STORAGE / MECH. GARAGE	953 SF
	511 SF
TOTAL UNFINISHED	1,464 SF
TOTAL INSIDE OF WALL	22,517 SF

APPROVALS

23 AUGUSTT 2026

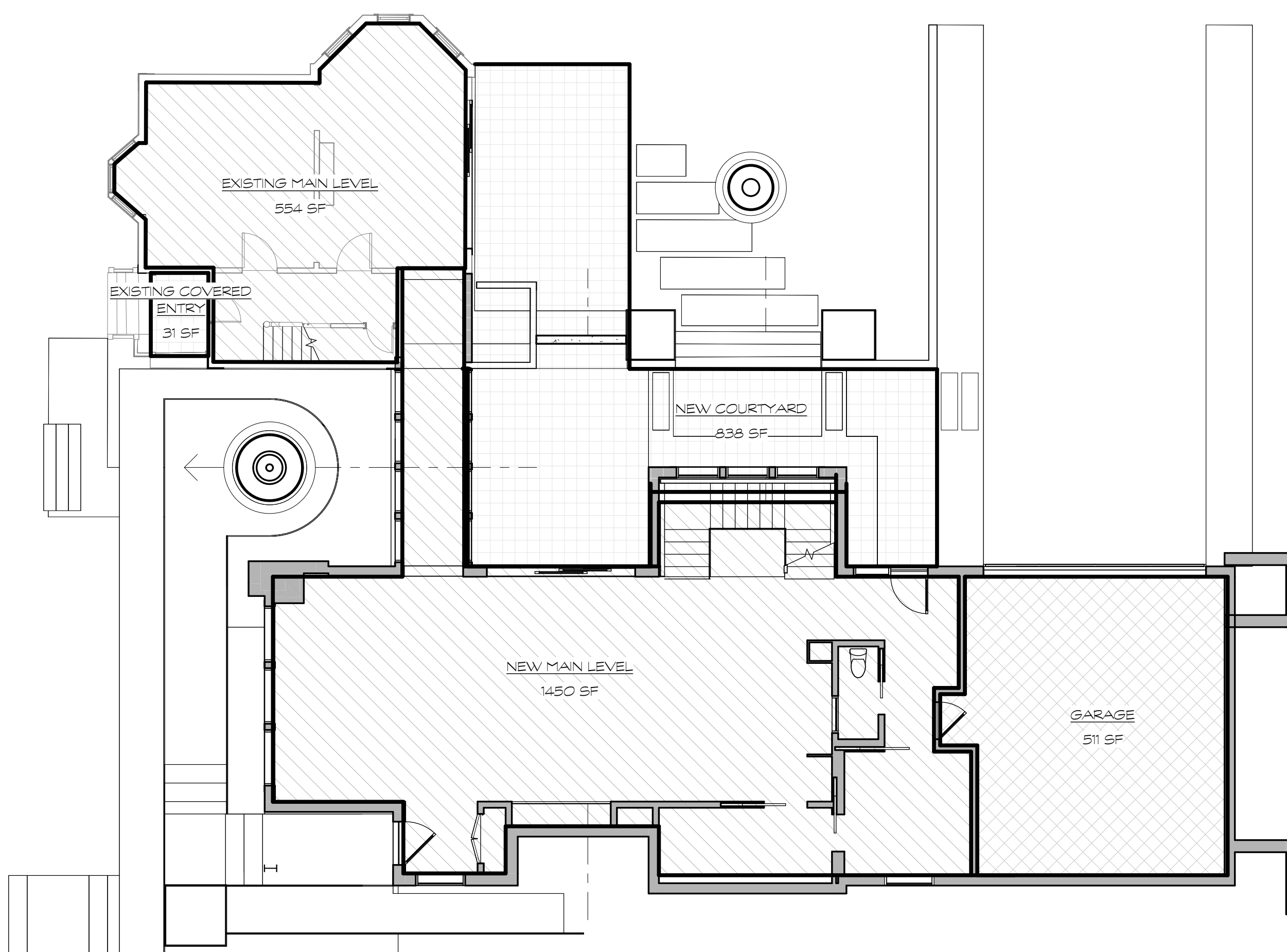
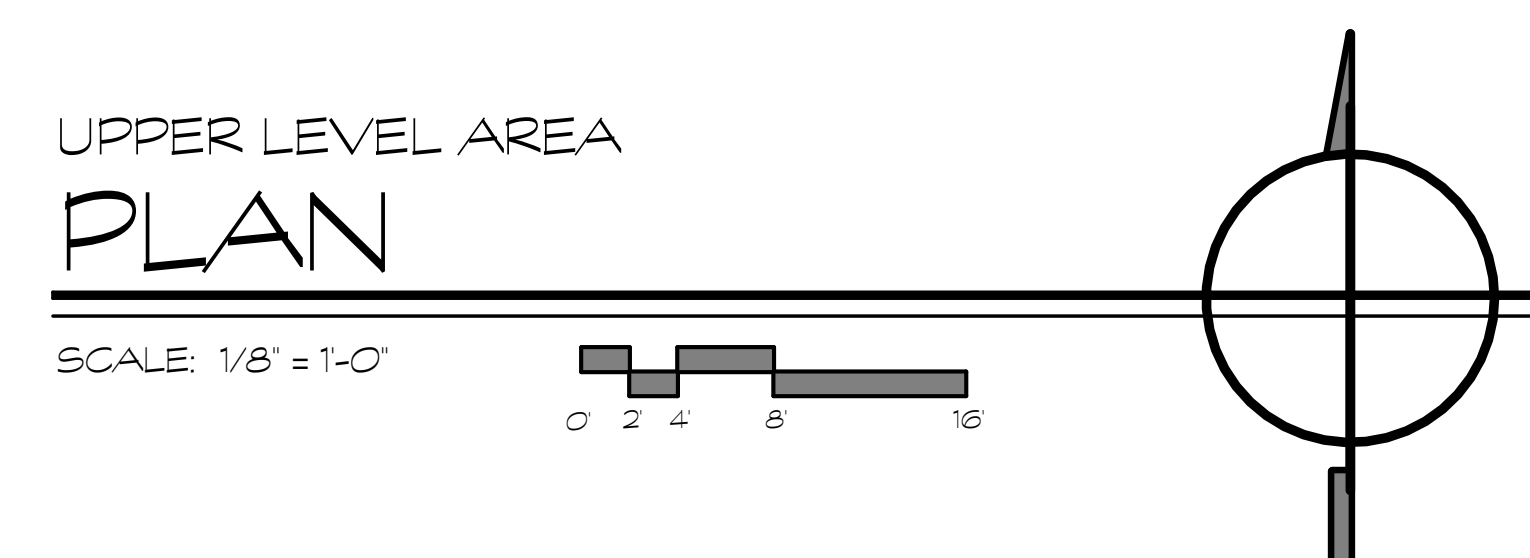
REVISIONS

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SWEET RESIDENCE
378 Quince St, Salt Lake City, Utah

**UP WALL
DESIGN**
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A2.3
1/4' UPPER LEVEL
PLAN



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APPROVALS

23 AUGUSTT 2026

REVISIONS

[illegible]

34703

A NEW DESIGN FOR THE :

SWEET RESIDENCE

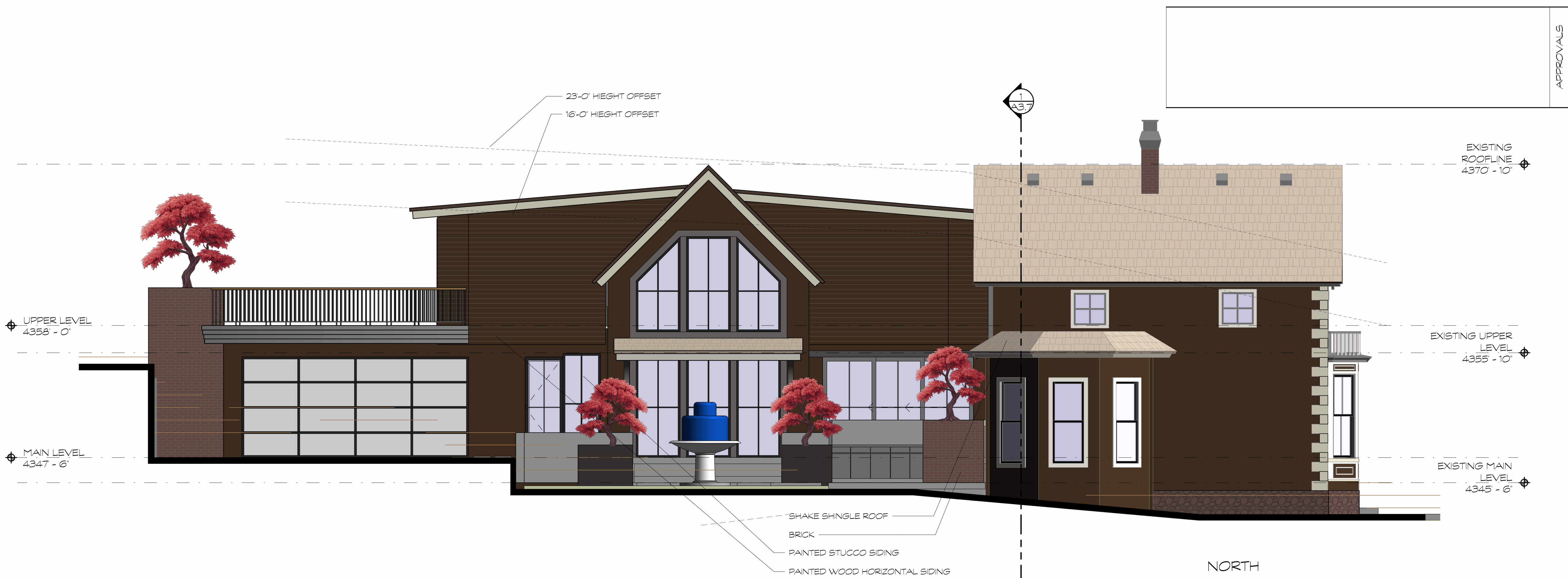
378 Quince St Salt Lake City Utah

UPWALL

1930 S. 1100 E. S.L.C. UT 84106

A2.5

NET AREA PLANS



APPROVALS

23 AUGUST 2026

REVISIONS

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84403

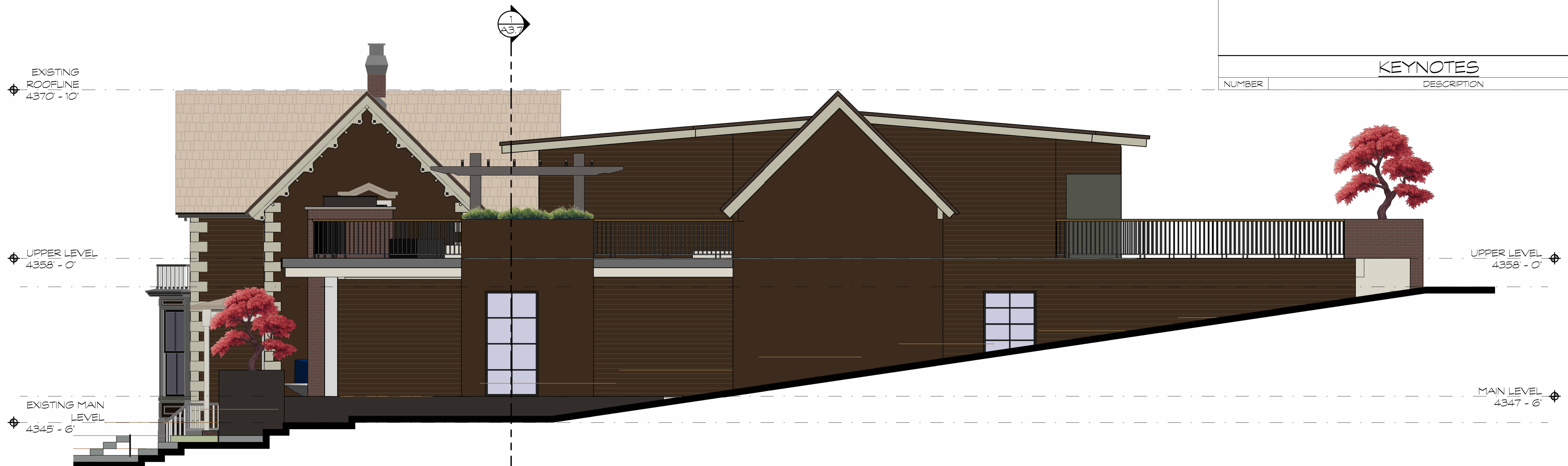
A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah



UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A3.2

1/4" ELEVATIONS



APPROVALS	
KEYNOTES	
NUMBER	DESCRIPTION

23 AUGUST 2026

REVISIONS	
NO.	DESCRIPTION

A NEW DESIGN FOR THE:
SWEET RESIDENCE
 378 Quince St., Salt Lake City, Utah

UP WALL
 DESIGN
 1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A3.3
 1/4" ELEVATION



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

NOTABLE CHANGES

REPLACED RECLAIMED SIDING WITH MATCHING PAINTED WOOD
REDUCED CRICK MATERIAL
PREVIOUS PLANTER TRANSLATED TO A FUNCTIONAL CHIMNEY
REDUCED RADIUS OF DECK (LESS SEVERE)
RAILING OF DECK NOW SET BACK 24" TO REDUCE FOCAL WEIGHT



ORIGINAL



PROPOSED

APPROVALS

3 AUGUSTT 2026

REVISIONS

[illegible]

A NEW DESIGN FOR THE:

SWEET RESIDENCE

378 Quince St., Salt Lake City, Utah

84103

UPWALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

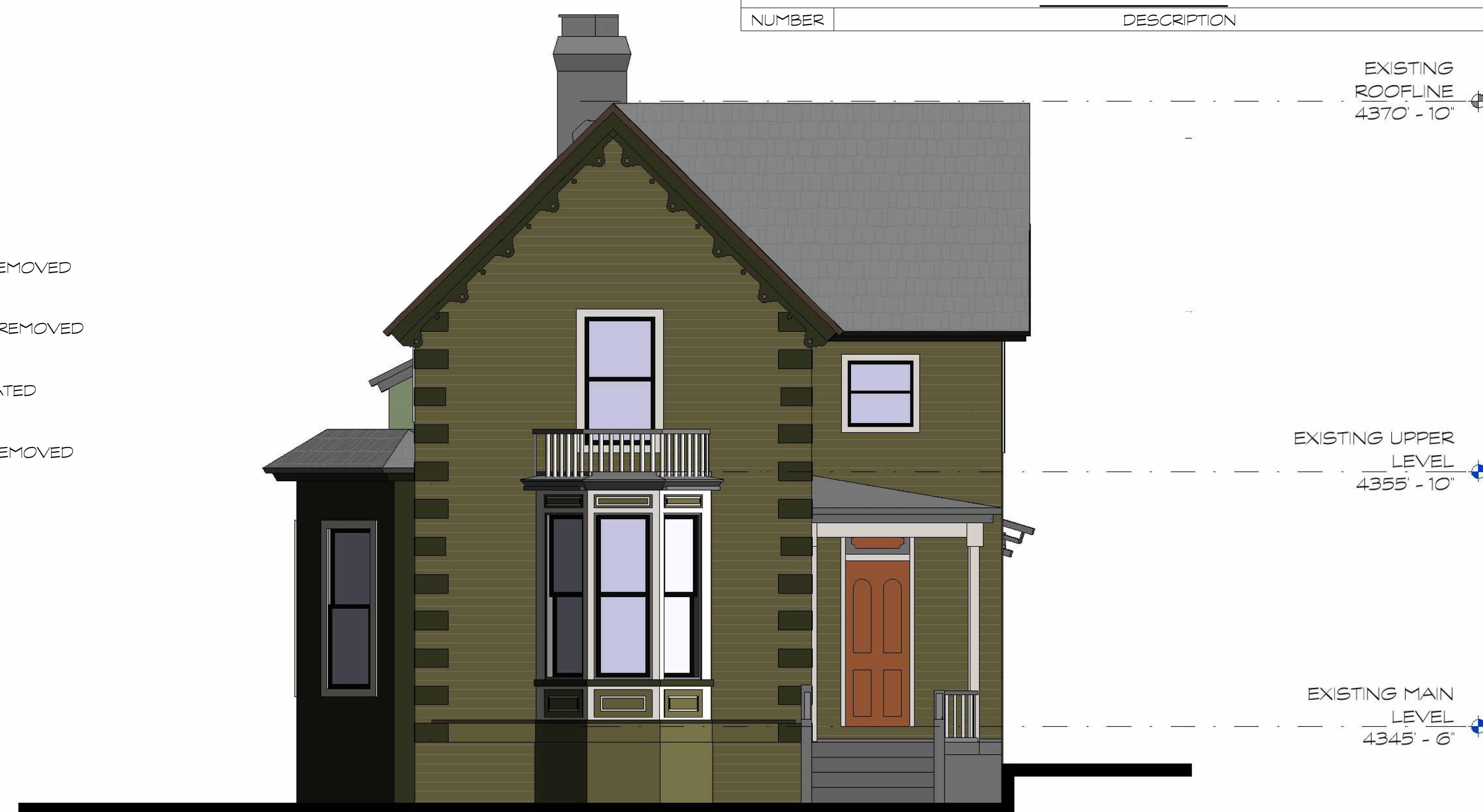
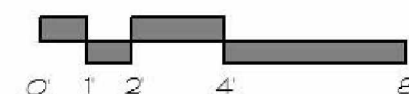
A3.12



EXISTING EAST
ELEVATION

3

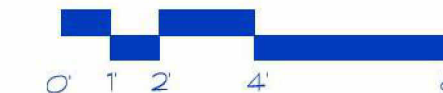
SCALE: 1/4" = 1'-0"



EXISTING WEST
ELEVATION

4

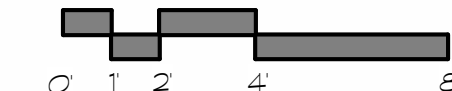
SCALE: 1/4" = 1'-0"



PROPOSED EAST
ELEVATION

2

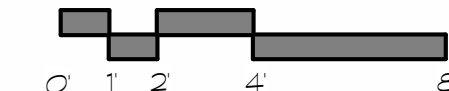
SCALE: 1/4" = 1'-0"



PROPOSED WEST
ELEVATION

1

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



KEYNOTES	
NUMBER	DESCRIPTION

APPROVALS

23 AUGUST 2026

REVISIONS

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A NEW DESIGN FOR THE:
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah
84103

U P W A L L
D E S I G N
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.6

EXISTING CHANGES

Response to Historic Landmark Commission Comments

**Carlson House – 378 N. Quince Street
PLNHLC2026-00368**

Upwall Design, on behalf of the property owner, respectfully submits the following revisions in response to the Historic Landmark Commission's comments regarding compatibility of the proposed addition with the historic Carlson House.

The revisions focus specifically on strengthening the relationship between the contemporary addition and the historic property while preserving the fundamental design approach previously reviewed and recommended for approval by Planning Staff.

Compatibility – 21A.34.020.G.8 & G.9

The revised design continues to treat the addition as contemporary architecture that is clearly differentiated from the historic Carlson House while strengthening compatibility in **size, scale, color, material, character, massing, and architectural features**.

1. Simplified Material Palette

The exterior material palette has been substantially simplified to establish a stronger relationship with the historic residence.

The revised palette consists primarily of:

- **Stucco**
- **Painted siding selected to relate directly to the historic house**
- **A substantially reduced amount of brick**

The previous reclaimed wood siding has been removed. The proposed painted siding draws from the established material character of the Carlson House while allowing the addition to remain clearly contemporary in its detailing.

The simplified palette reduces competing material expressions and allows the historic residence to remain the primary architectural focus of the property.

2. Two-Story Planter Revised as Chimney

The previously proposed two-story planter has been redesigned as a **functional chimney**.

The overall scale of the element has been reduced, along with a substantial reduction in the amount of brick. This revision replaces the previously proposed planter with a recognizable

residential architectural feature and creates a quieter, more compatible relationship with the historic residence.

3. Substantially Reduced Brick

Brick has been retained in a significantly more limited and purposeful application.

Rather than functioning as a major exterior material, brick is now concentrated primarily at the chimney and related architectural elements. This substantially reduces its visual presence and simplifies the overall material composition of the addition.

4. Deck Form Refined

The upper-level deck has been refined in direct response to the Commission's comments.

The curvature has been **softened and reduced**, creating a quieter transition within the building form. The guardrail has also been **set back from the outer edge of the deck**, reducing its visibility from the public realm and minimizing the visual prominence of the deck within the overall composition.

Together, these revisions reduce attention drawn to the deck while maintaining a subtle contemporary expression within the addition.

Summary

The revised proposal responds directly to the Commission's compatibility concerns through targeted changes to **materials, architectural character, and detailing**.

The material palette has been simplified and selected to relate more directly to the historic house; the amount of brick has been substantially reduced; the two-story planter has been replaced with a functional chimney of reduced scale; and the deck form has been softened with its guardrail recessed to reduce its visual prominence.

At the same time, the fundamental preservation strategy remains unchanged. The addition remains set back from the historic residence, steps with the natural grade, maintains a transparent connection between old and new, and preserves the Carlson House as the visually dominant structure from Quince Street.

The revised proposal continues to distinguish new construction from historic fabric while strengthening its compatibility with the Carlson House in accordance with Sections **21A.34.020.G.8 and G.9**.

We respectfully request approval of the revised Major Alteration application.

ATTACHMENT B: AUGUST 6, 2026, HISTORIC LANDMARK COMMISSION STAFF REPORT



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Madison Blodgett, Principal Planner
Madison.blodgett@slc.gov, 6412511727
Date: August 6, 2026
Re: PLNHLC2026-00368, Major Alteration at 378 N Quince St

Major Alteration

PROPERTY ADDRESS: 378 N Quince St
PARCEL ID: 08-36-283-002-0000
MASTER PLAN: Capitol Hill
ZONING DISTRICT: SR-1A

REQUEST:

Upwall Design, on behalf of the property owner, requests approval for a major alteration to the Carlson House, a local landmark site located at 378 N Quince Street within the Capitol Hill Local Historic District. The proposal includes removal of non-original rear addition and construction of a new two-story addition that extends along Quince Street.

RECOMMENDATION:

Approval of the request with the following conditions:

1. New windows will have a minimum 3" reveal on street facing façade.
2. Final design details are delegated to staff.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: National Register Nomination Form](#)
- E. [ATTACHMENT E: SR-1A Zoning Standards](#)
- F. [ATTACHMENT F: Major Alteration Standards](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

PROJECT DESCRIPTION

The subject property is a local landmark known as the Carlson House, located within the Capitol Hill Local Historic District and SR-1A zoning district.

This is a request for a major alteration for construction of a new two-story addition to the house. The request includes removal of existing rear additions and removal of a detached garage to accommodate the proposed new addition.



BACKGROUND

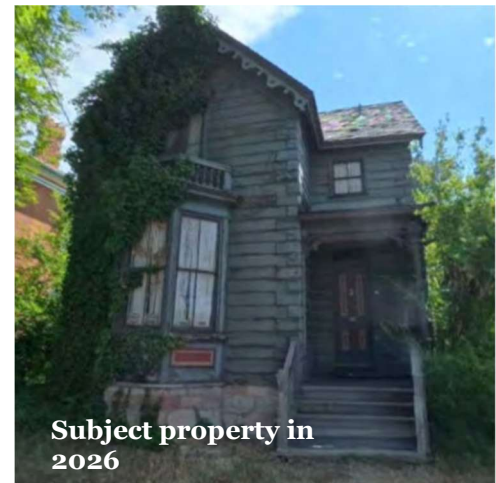
The subject property is an interior lot that fronts Quince Street. The lot is large, approximately 17,873 square feet and has an atypical shape due to a narrow extension of the lot to the north fronting on 400 N that is used to access parking for the property. It contains a single-family residence that was constructed in 1874. The home was built by August W. Carlson, hence the name Carlson House, who purchased the property in 1872. The structure is designed in the Carpenter Gothic architectural style and is recognized as the first of this style constructed in the Capitol Hill area. It remains one of the most intact and significant examples of Carpenter Gothic residential architecture still standing in Salt Lake City.

The Carlson House was listed as a landmark site primarily for its architectural significance as one of the earliest and most intact examples of Carpenter Gothic residential architecture in Salt Lake City. Its association with August W. Carlson, an early Capitol Hill resident, also contributes to its significance.



Carpenter Gothic, also known as Rural Gothic, is a take on Gothic Revival architecture that was popular at the time, but utilizing carpentry and applied to wood structures often in rural areas. Peaking in popularity from the 1840s to 1860s for most of the U.S, but it remained popular through the 1890s in the western part of the country. Common features of this style include ornamental details such as gingerbread trim, steep gables and pointed arches. A prominent feature and namesake of this style is the ornamentation on gable ends, windows frames, corbels, and railings is carved from wood, made possible by the invention of the steam powered scroll saw in the early 1800s. The Carpenter Gothic features found on the subject property include gingerbread trim, steep gable walls, intricate window pediments, front bay windows and balcony.

The building retains its defining Carpenter Gothic features, contributing to the architectural and cultural character of the historic district.

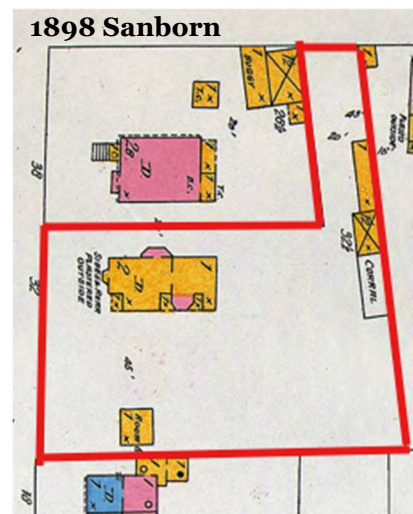


PROJECT DETAILS

Removal of Detached Garage and Existing Addition

Detached Garage: There is a detached garage in the rear of the property that will be removed. According to the City’s permit records, the garage was constructed in 1989. A garage area for parking is incorporated into the proposed addition.

Existing Addition: The rear of the home has an existing one-story addition with a footprint of approximately 750 square feet that will be removed as part of this request. Based on Sanborn maps and a 1974 Salt Lake City permit card, the addition appears to have been constructed in two phases. The portion directly attached to the original house was in place by 1898, and permit records indicate that it was expanded to the rear in 1988. Although at least part of the addition has existed for some time, it’s not a character defining feature of the house. The historic site form only mentions that the additions are present and that they “fit in with the character of the house and do not significantly alter its appearance.” As discussed in the Background section of this report, the significance of the Carlson House is in its architectural style, and the existing addition does not reflect this style nor contribute to the historic character of the house, and its removal will not negatively impact the historic integrity of the landmark site.



D. M. I. 104 BM

Address 378 Quince Street Date March 27 1974

Owner "August W. Carlson Home"

Historical Reg # 10

Building Permit No. no permits ever issued - 7-2-74

Electrical Permit No. 30970, 6-3-88, Add. 240#, VAL 29,000, 8-

5/15/89 add det. garage 310# \$7,520 VAL

Building Permit No. 56502 - ELEC WORK

Electrical Permit No. 56501 - 1/25/91 - PLUMBING

Plumbing Permit No. 56500 - 1/25/91 - 7 Plog. FIXTURES

Building Permit No. 56503 - 1/25/91 - 7 Plog. FIXTURES

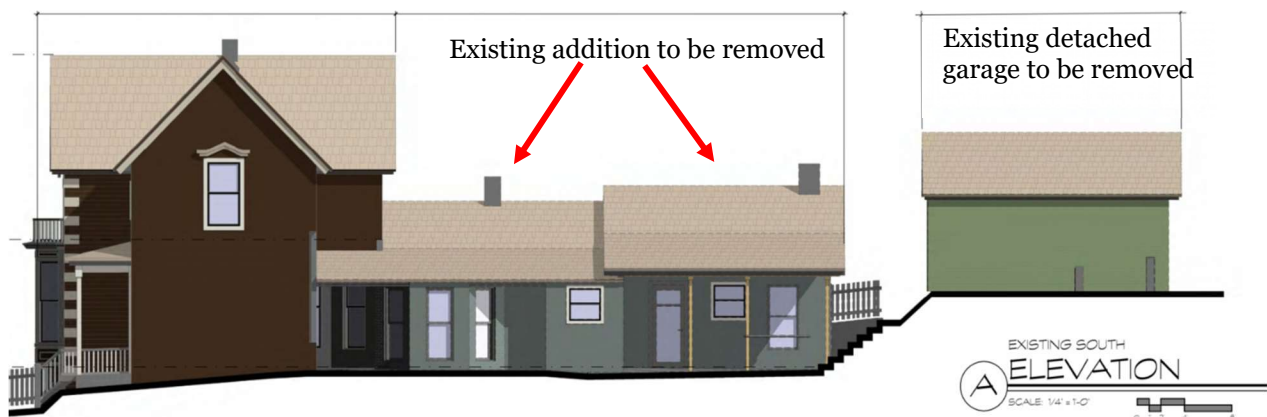
Electrical Permit No.

Plumbing Permit No.

Electrical Permit No.

Electrical Permit No.

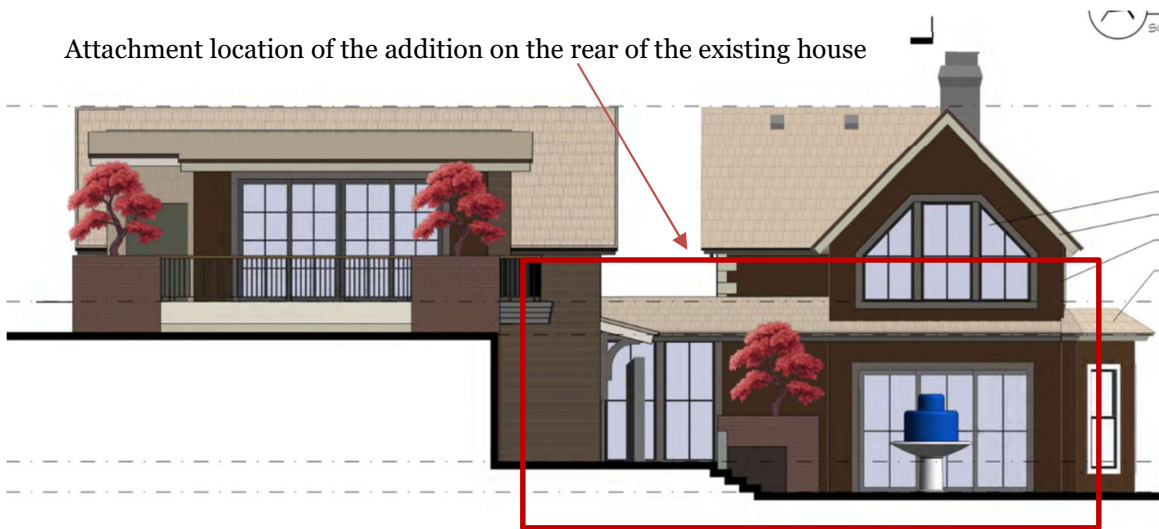
**building permit for addition
extension & detached garage**



Proposed Addition

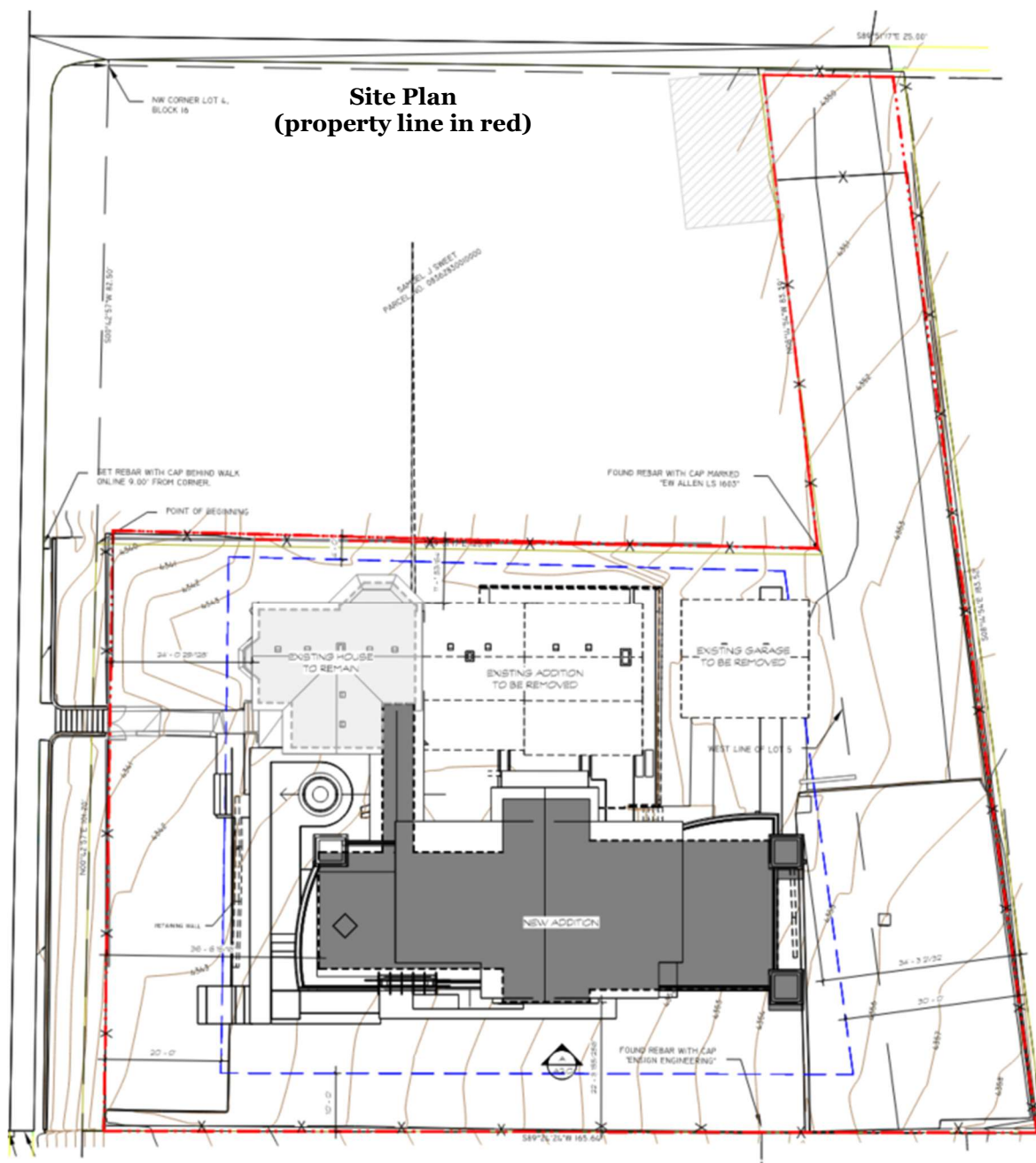
The proposed addition has a footprint of 2,272 square feet and gross floor area of 3,587 square feet, which includes an unfinished basement used for storage and attached garage. The proposed height of 25' will match the existing structure.

<u>Proposed Addition</u>	<u>Existing House</u>
Height: 25'	Height: 25'
Stories: 2	Stories: 2
Footprint: 2,272 sqft	Footprint: 554 sqft
Materials: wood, stucco, brick, cedar shake	Materials: wood & stucco



Configuration and Siting

The proposed addition is attached to the existing house by a glazed linking feature that aligns with the existing rear wall. From this connection, the addition extends approximately 41 feet to the south, parallel to Quince Street and is set back approximately 12 feet from the front façade of the existing house. The bulk of the addition extends toward the rear (east) of the property and is positioned to the side, framing an area behind the existing house to be used as backyard space. The proposed addition is setback 22 feet from the south property line, 11 feet from the north property line, and 34 feet setback from the rear property line. These setbacks are greater than what is required in the SR-1A zoning district. This proposed placement ensures the historic home remains visually dominant, creates a backyard area, and provides spacing around the side and rear of the property that is compatible with the established development pattern in the neighborhood.



Massing

The addition features varied massing components that step down toward the rear of the lot, reducing visibility and ensuring the historic home continues to be visually prominent from the streetscape. The addition roofline is pitched and incorporates gables complementing the roofline of the existing house. The linking element introduces visual separation between old and new construction.



Height

The addition has a proposed height of 25 feet. Although the proposed height exceeds the maximum height of 23 feet in the SR-1A zoning district, the proposed height matches the height of the existing structure. Per [21A.06.050.C.6.f](#), the Historic Landmark Commission has the authority to approve certain modifications to zoning standards if it furthers the



purpose of the Historic Preservation Overlay. Granting a modification to building height allows the addition to be consistent with the height of the existing structure and the surrounding neighborhood.

Windows and Doors

The front façade windows of the addition are designed as a modern interpretation of the original two over two double-hung bay windows and are recessed a minimum of 3". The entry is recessed to reflect the pattern of the historic home, including a covered porch element supported by a single column. The windows proposed for the rear and sides of the addition follow the two over two style and are not visible from the street. On the existing house, sliding glass doors will be installed on the rear of the first story to provide access to an outdoor dining area.

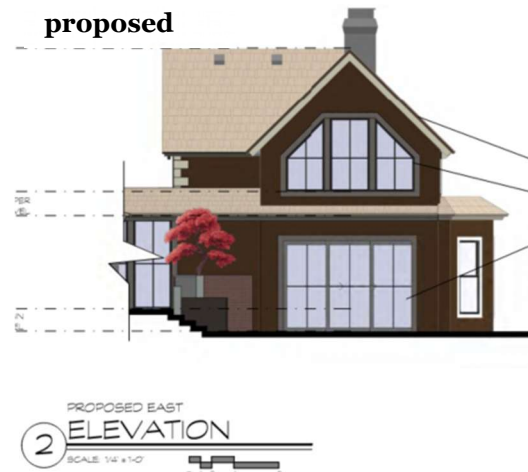
Materials

Materials include reclaimed horizontal wood siding, hard-coat stucco, brick, and cedar shake roofing, chosen for compatibility with the original house's wood and stucco exterior. These contemporary materials remain intentionally subdued to maintain the historic house as the site's focal point.



Overview of Proposed Work on Existing House

In addition to removal of the existing single-story addition discussed earlier in the report, minor exterior work is proposed for the historic structure, including repainting siding and trim, replacing existing asphalt shingles with cedar shake shingles, and installing new non-visible picture windows on the second story of the rear façade. These alterations do not affect character-defining features and have been reviewed as a separate minor alteration, petition number PLNHLC2026-00614.



APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has applied for a Major Alteration to a landmark site and contributing structure in the Capitol Hill Local Historic District. The Historic Landmark Commission has decision making authority for this application per [21A.34.020.F.2](#).

KEY CONSIDERATIONS

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

1. Compliance with Zoning & Historic Preservation Standards
2. Visibility and Streetscape Compatibility
3. Development Potential

Consideration 1: Compliance with Zoning & Historic Preservation Standards

The proposed project is located within the SR-1A Special Development Pattern Residential District and is a designated local landmark site and contributing structure in the Capitol Hill Local Historic District, requiring dual compliance with both the zoning ordinance and the Standards for Alteration of a Landmark Site in [21A34.020.G](#). Staff has reviewed the proposal against these standards including compatibility with the landmark site, district character, appropriate scale and massing, and preservation of historic features. The addition is compatible not only with the streetscape but also with the historic landmark site. The addition will not negatively impact the historic integrity of the landmark site and is designed so the Carlson House remains the visually prominent and character defining structure.

A detailed assessment of the project's compliance with applicable zoning provisions and historic preservation standards is provided in Attachments [D](#) and [E](#), which contain staff's full analysis and findings.

Consideration 2: Visibility and Streetscape Compatibility

Staff evaluated the proposal for visibility from the public way and overall compatibility with the existing streetscape. Although the addition's footprint is large relative to the historic structure, its recessed placement, reduced visibility, and use of compatible materials ensure the historic house remains the dominant feature on the site.

Due to the natural grade change between the sidewalk and the project site, the building sits above street level. This elevation helps reduce the perceived mass of the structure from the pedestrian viewpoint and softens its overall visual impact along the street. As a result, views from the sidewalk are less direct, and the presence appears more subdued than a similarly scaled structure on a flat lot, maintaining the prominence of the historic structure. Further reducing visual impact, the addition is set back 12' farther from the front property line than the existing house. This additional setback, combined with the grade change, significantly reduces the visibility and impact to the streetscape.

The proposal incorporates façade articulation, pedestrian scaled elements, and compatible contemporary materials that are in line with [21A.34.020.G.8](#), which permits contemporary design so long as it does not destroy significant historic material and remains compatible in size, scale, color, material, and overall character. These contemporary elements are intentionally subdued, and do not negatively impact the historic house. Their design and placement allow the historic home to remain visually primary, while the elevated grade helps modern elements blur behind the prominence of the historic features of the existing house.



Consideration 3: Development Potential

The subject property totals 17,873 square feet, substantially larger than the minimum lot size of 5,000 square feet required for a single-family dwelling or 8,000 square feet required for duplex or twin home in the SR-1A Special Development Pattern Residential District. Based on the zoning standards, the lot has capacity for additional development beyond the existing single-family home. For example, the lot is large enough that two separate single-family dwellings, a duplex, or twin home could potentially be built. Additionally, a development that utilizes Zoning Incentives could increase the development potential further.

Because the site contains unused development potential, staff recognizes the importance of supporting modifications that enhance the livability and functional use of the existing historic home. The proposed addition utilizes only a portion of the available development capacity and is designed in a manner that maintains the historic character of the landmark site. The project's approach of expanding the existing residence aligns with both the preservation goals of the Preservation Overlay and the intent of the SR-1A zone to maintain the character of older single-family neighborhoods while allowing improvements and appropriate alterations.

STAFF RECOMMENDATION

Overall, staff finds the proposed addition appropriately subordinate to and compatible with the historic Carlson House due to its placement, massing, materials, and separation via a linking feature. While the addition is larger than the original structure, its design preserves the prominence of the historic house and maintains compatibility with the overall landmark site as well as compatibility with the streetscape and historic context of the Capitol Hill Local Historic District. Based on these factors and the analysis of the project against the standards in [21A.34.020.G](#) and [21A.24.020](#) outlined in this staff report, it is staff's recommendation to approve the proposal with the following conditions:

1. New windows will have a minimum 3" reveal on street facing façade.
2. Final design details are delegated to staff.

NEXT STEPS

Approval of the Request

If the request for a Major Alteration is approved by the Historic Landmark Commission, a Certificate of Appropriateness will be issued. The applicant will be required to obtain all the necessary permits and approvals prior to proceeding with any work.

Denial of the Request

If the request is denied, a COA would not be issued to the applicant, and any new proposal would require submittal of a new application. The applicant may appeal the decision by submitting an application within 30 days of the decision. Any other party negatively affected by the decision may submit an appeal within 10 days of the of the decision.

ATTACHMENT A: Vicinity Map

Vicinity Map



ATTACHMENT B: Plan Set

A NEW DESIGN FOR THE

SWEET RESIDENCE

378 Quince St, Salt Lake City, Utah

84103



ARCHITECT

UPWALL DESIGN
JOSH ARRINGTON
1930 SOUTH 1100 EAST
SALT LAKE CITY, UTAH 84106
(801) 485-0708
EMAIL: josh@upwalldesign.com

ENGINEER TYPE

—

GENERAL
CONTRACTOR

—

VICINITY MAPS

DEFERRED SUBMITTAL

ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:

- *FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
- *STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.

1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
2. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
3. TRUSS PLANS (IF APPLICABLE)
4. STUCCO SYSTEM (IF APPLICABLE)
5. LANDSCAPE SPRINKLER PLAN
6. CONSTRUCTION MITIGATION PLAN
7. GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
8. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
9. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
10. (3) BACKFLOW PREVENTERS TO BE INSTALLED
11. POOL DESIGN BY OTHERS (IF APPLICABLE)

CODE ANALYSIS

- UTAH STATE ADOPTED CODES
AS OF JULY 1, 2023

- 2021 IRC
- 2021 IBC
- 2021 IPC
- 2021 IMC
- 2021 IFGC
- 2020 NEC
- 2021 IECC

- BUILDING OCCUPANCY
- R-3
- TYPE 5B CONSTRUCTION
- TWO STORIES

ADDITIONAL PERMITS

RETAINING WALLS (4' OR MORE SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS, SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

Index of Drawings

Sheet Number	Sheet Name
Architectural	
OT-1	TITLE
TOPO	SURVEY
A1.1	SITE PLAN
A2.0	1/8" DEMO PLANS
A2.1	1/4" LOWER LEVEL
A2.2	1/4" MAIN LEVEL PLAN
A2.3	1/4" UPPER LEVEL PLAN
A2.5	NET AREA PLANS
A3.2	1/4" ELEVATIONS
A3.3	1/4" ELEVATION
A3.4	EXISTING CONDITIONS
A3.5	RENDERINGS
A3.6	EXISTING CHANGES
A3.7	1/4" SECTION
A3.8	COLOR PALLET

Inside of Wall SQFT

LOCATION	SQUARE FOOTAGE
EXISTING GARAGE TO BE REMOVED	369 SF
EXISTING TO BE REMOVED	753 SF
EXISTING TO REMAIN	544 SF
NEW CONSTRUCTION	2,272 SF
REMAINING LOT AREA	13,935 SF
	17,873 SF
EXISTING MAIN LEVEL	554 SF
EXISTING UPPER LEVEL	503 SF
TOTAL EXISTING	1,057 SF

Project Floor Elevations

NEW UPPER LEVEL	1673.35
EXISTING TOP OF LINE	2123.00 - 0'
UPPER LEVEL	2370 - 10'
STORAGE MECH	4358 - 0'
EXISTING UPPER	953.35 - 10'
GARAGE LEVEL	511 SF
TOTAL FINISHED	1,464.35' - 6'
TOTAL EXISTING OF WALL	22,527.35' - 6'
LEVEL	
LOWER LEVEL	4337 - 0'

Project Revisions

[illegible]

APPROVALS

01 JUNE 2026

REVISIONS

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84103

DESIGN FOR THE :
SWEET RESIDENCE
Salt Lake City | Utah

378 Quince St., Salt Lake City, Utah

UP WALL
DESIGN
2020 E. CLINT 84106
601.485.0708

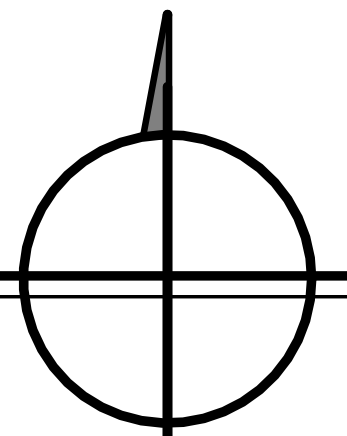
(801)485-0708

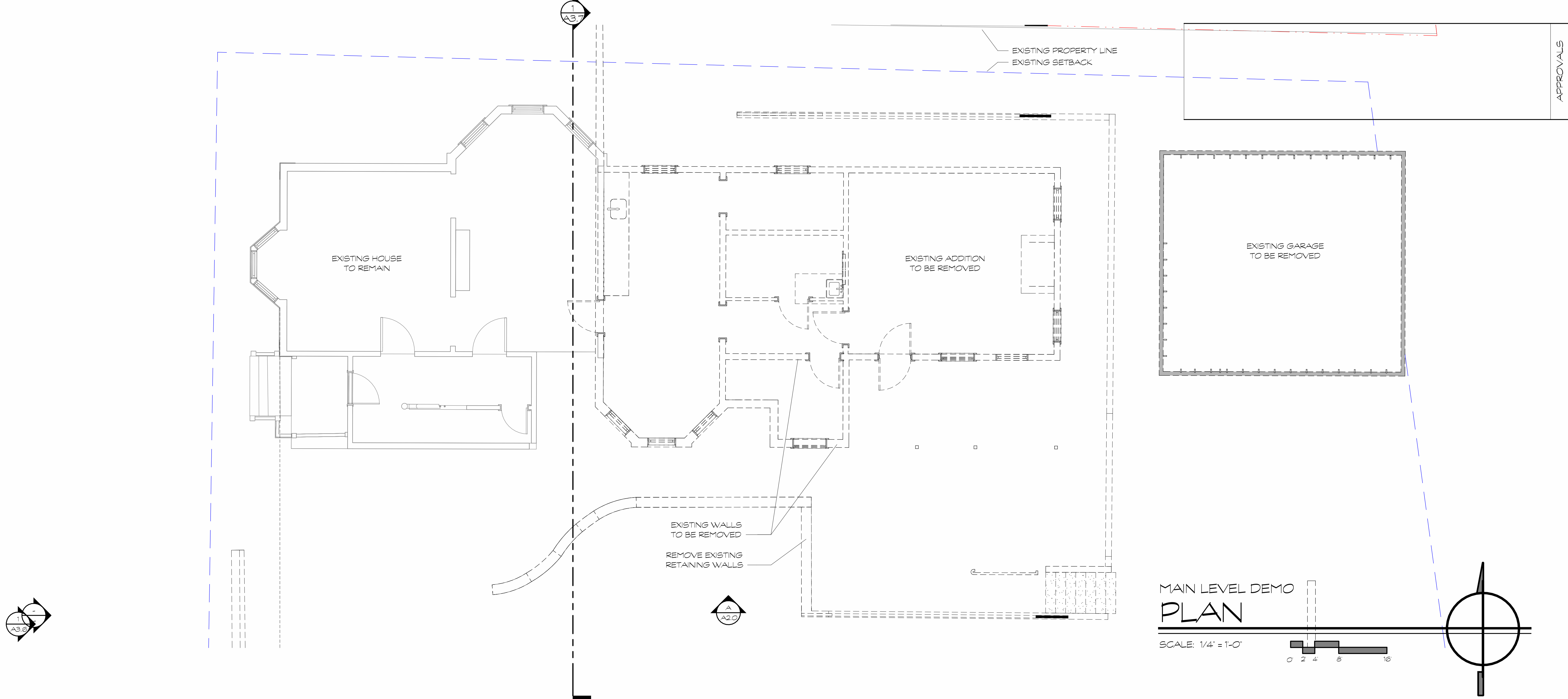
1930 S. 1100 E. S.L.C. UT 84106

 O_{T-1}



SITE PLAN





01 JUNE 2026

REVISIONS

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84403

A NEW DESIGN FOR THE:
SWEET RESIDENCE

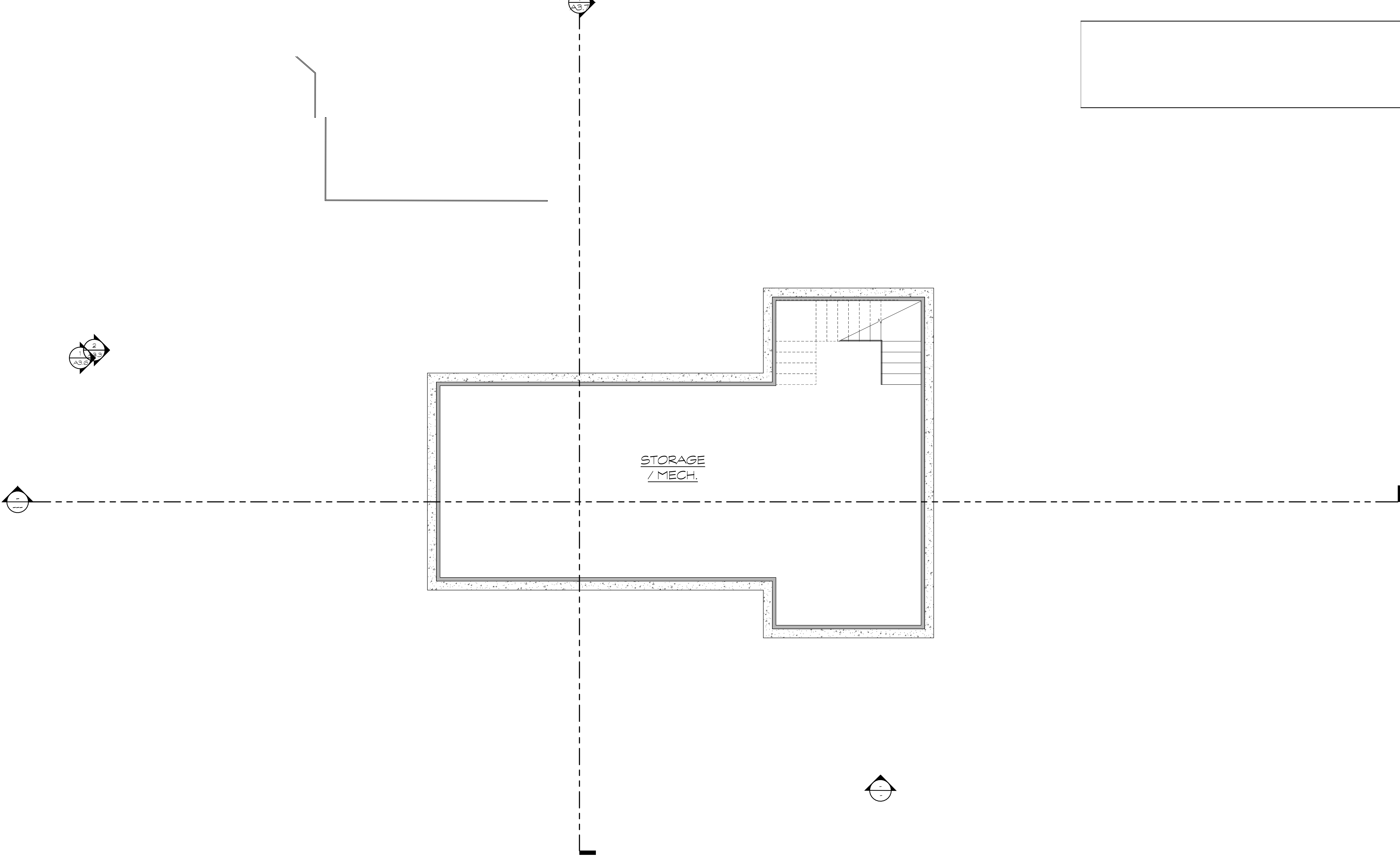
378 Quince St., Salt Lake City, Utah

U P W A L L
D E S I G N

1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A2.0

1/8" DEMO PLANS



APPROVALS

01 JUNE 2026

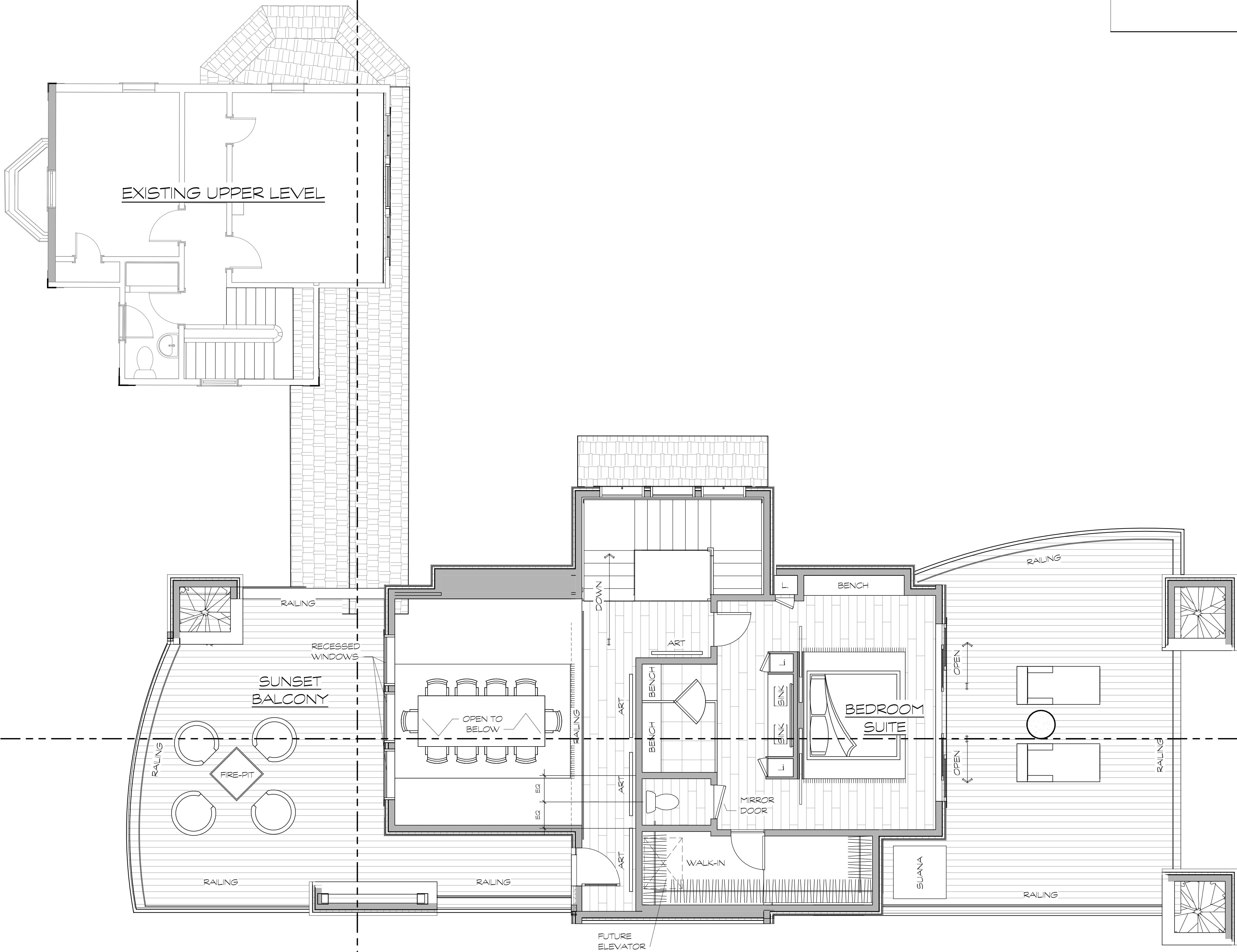
REVISIONS

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A NEW DESIGN FOR THE :
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah
84103

U P W A L L
D E S I G N
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A2.1
1/4" LOWER LEVEL



Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
EXISTING GARAGE TO BE REMOVED	369 SF
EXISTING TO BE REMOVED	753 SF
EXISTING TO REMAIN	544 SF
NEW CONSTRUCTION	2,272 SF
REMAINING LOT AREA	13,935 SF
	17,873 SF
EXISTING MAIN LEVEL	554 SF
EXISTING UPPER LEVEL	503 SF
TOTAL EXISTING	1,057 SF
NEW MAIN LEVEL	1,450 SF
NEW UPPER LEVEL	673 SF
TOTAL FINISHED	2,123 SF
STORAGE / MECH. GARAGE	953 SF
	511 SF
TOTAL UNFINISHED	1,464 SF
TOTAL INSIDE OF WALL	22,517 SF

APPROVALS

REVISIONS	
01 JUNE 2026	

A NEW DESIGN FOR THE :
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah

**UP WALL
DESIGN**
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A2.3
1/4' UPPER LEVEL
PLAN



- CEDAR SHAKE SHINGLE ROOF
- BRICK
- PAINTED STUCCO SIDING
- RECLAIMED WOOD HORIZONTAL SIDING

NORTH
ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 8 16



- RECESSED MARVIN ULTIMATE WINDOWS
- UPDATED LIGHT OAT ACCENT PAINT
- UPDATED WARM BROWN PAINT
- UPDATED CEDAR SHAKE SINGLE ROOF

EAST
ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 8 16

APPROVALS

01 JUNE 2026

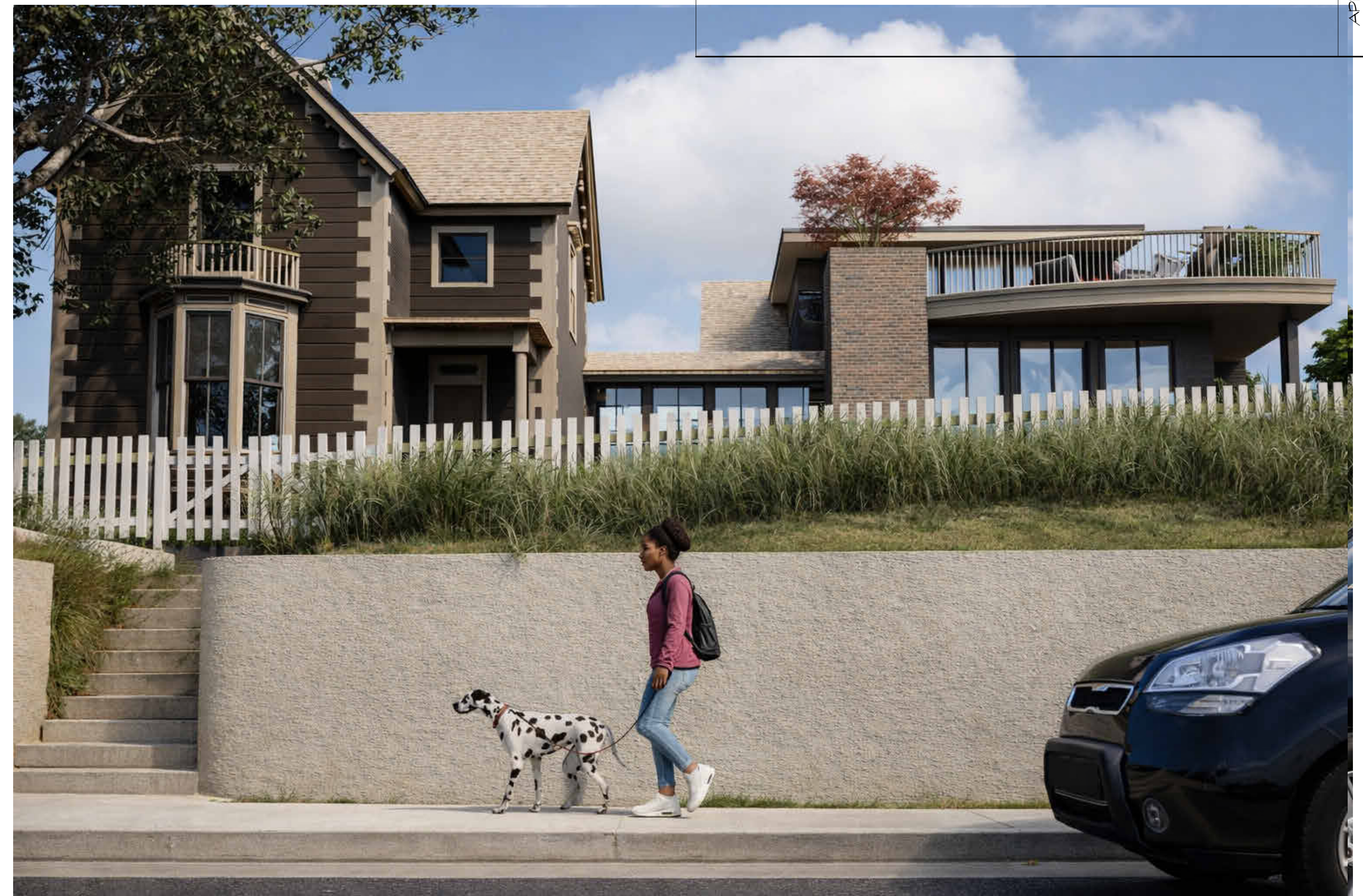
REVISIONS

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A NEW DESIGN FOR THE:
SWEET RESIDENCE
 378 Quince St., Salt Lake City, Utah
 84103

U P W A L L
 D E S I G N
 1930 S. 1100 E. S.L.C. UT 84106
 (801)485-0708

A3.2
 1/4" ELEVATIONS



UNIVERSITY OF CALIFORNIA

01 JUNE 2026

REVISIONS

[illegible]

84103

DESIGN FOR LIFE.

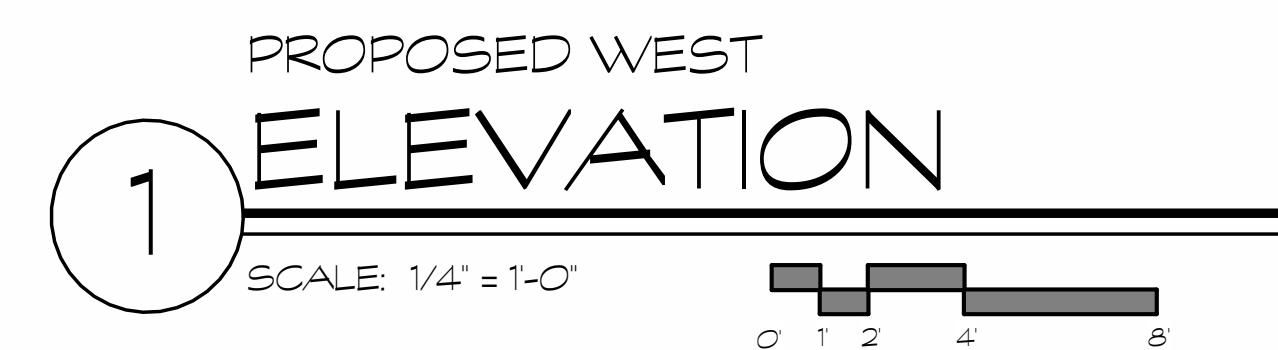
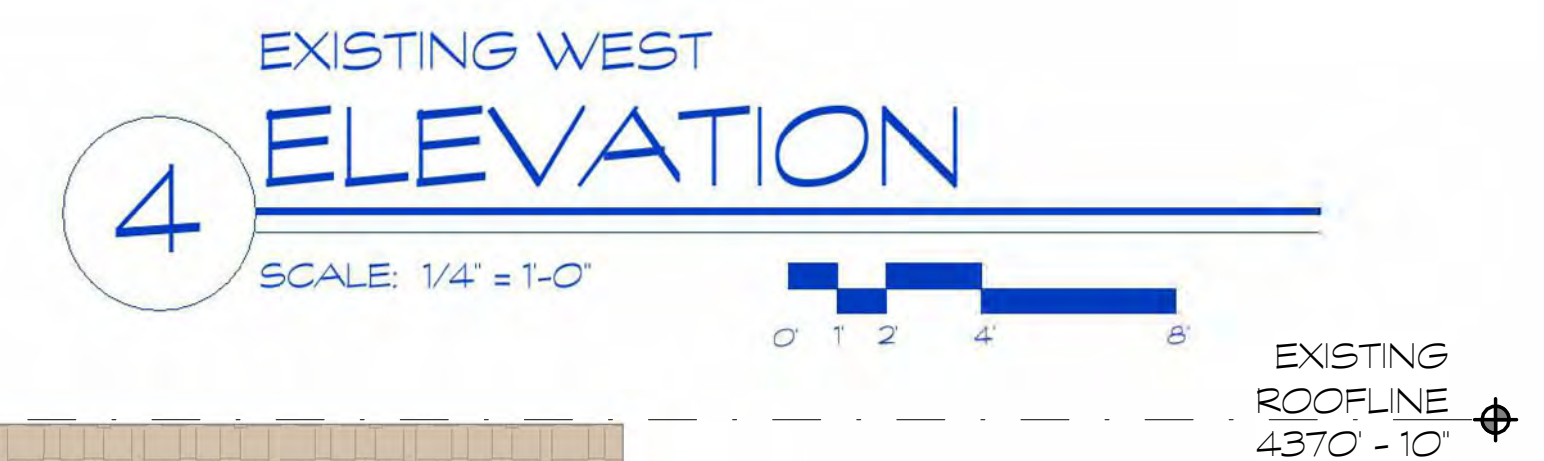
SWEET RESIDENCE

• Lake City, Utah

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A3.5

RENDERINGS

APPROVALS

REVISIONS

[illegible]

A NEW DESIGN FOR THE :
SWEET RESIDENCE
378 Quince St., Salt Lake City, Utah

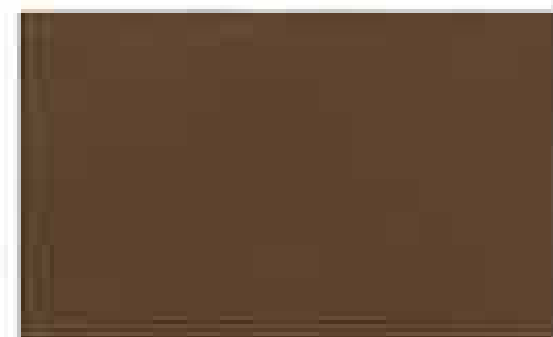
UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.6

EXISTING CHANGES



COLOR PALETTE



WARM BROWN
(SIDING)

LIGHT OAT
(TRIM)



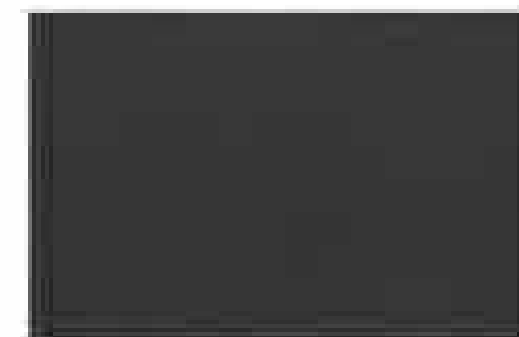
CEDAR SHAKE
(ROOF)



RECLAIMED WOOD
(SIDING)



BRICK
(SIDING)



DARK WINDOWS (FRAMES)



BRONZE METAL
(ACCENTS)

		APPROVALS
KEYNOTES DESCRIPTION		
NUMBER		

01 JUNE 2026
REVISIONS

REVISIONS

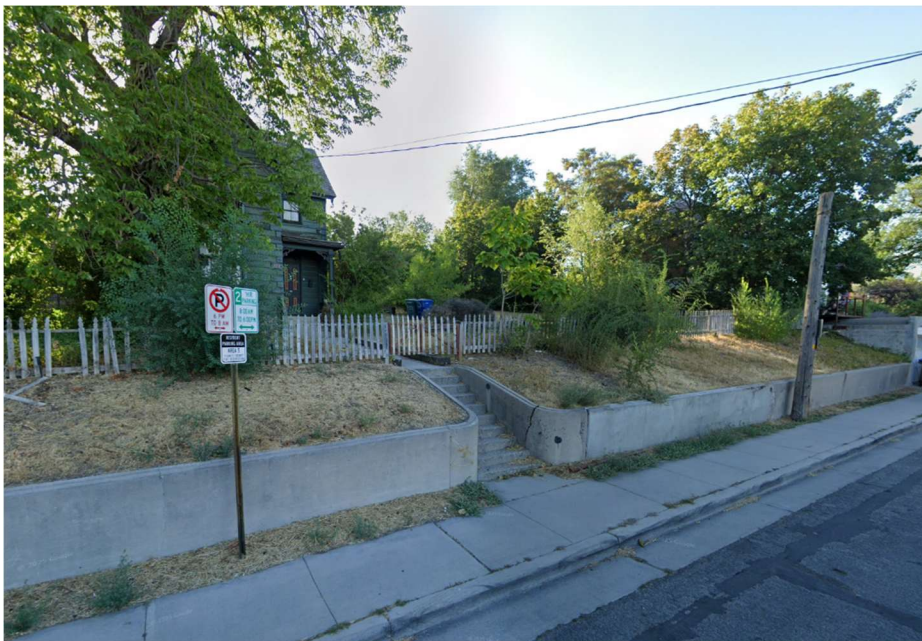
A NEW DESIGN FOR THE :
SWEET RESIDENCE
375 Quince St., Salt Lake City, Utah
94103

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.8

COLOR PALLET

ATTACHMENT C: Property & Vicinity Photos



ATTACHMENT D: National Register Nomination Form



378 *Quince St.*

Carlson House, SLC, Utah
Capitol Hill Historic District
Photo by L. Harris 12-77
Negative at Utah State Hist. Soc.
View of SW face looking east



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

August W. Carlson House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

378 Quince Street

NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City

CONGRESSIONAL DISTRICT

02

STATE

Utah

VICINITY OF

CODE
049

COUNTY

Salt Lake

CODE

035

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Richard S. Johnson

STREET & NUMBER

P.O.Box 13

CITY, TOWN

Salt Lake City

VICINITY OF

STATE
Utah

84110

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Recorder's Office

STREET & NUMBER

City and County Building

CITY, TOWN

Salt Lake City

STATE
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah Historic Sites Survey

DATE

October 3, 1973

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

63

STATE

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house built about 1874 was the first house on Capitol Hill to be built in the Carpenters Gothic Style. It is a two-story, basically square house. In front there is a bay with three windows in the two-over-two pattern. Above this there is a small balcony with small turned columns. A french door leads from the second story out onto this balcony and it is surmounted by a peaked lintel. The front porch has a flat roof supported by carved brackets and plain columns. The front door is of panelled wood. There is a window above the porch on the second floor.

The foundation is sandstone covered by cement. The front of the house is frame with frame quoins nailed onto it. The sides of the house are cement. The roof is peaked and gabled with ornate brackets of wood. It is covered with asbestos shingles. The house has one chimney.

There is a one-story brick addition in the rear of the house, and another of wood behind that. These additions fit in with the character of the house and do not significantly alter its appearance. The property is deep and there is an abandoned, overgrown outhouse, a large two-story barn (now uninhabited) and another shed.

SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES 1874

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The significance of the August W. Carlson house is in its architectural style. This house along with the Thomas Quayle house (also on Quince Street) are probably the two best examples of the Carpenters Gothic style still standing in the Salt Lake Valley. Constructed in 1874, it was the first house on Capitol Hill built in the Carpenters Gothic style.

HISTORY

In 1872, August W. Carlson bought the property on which he built his house from Henry Pickering. In 1874 Carlson bought an additional piece of property from George Hamblin to provide his house with a driveway and a rear entrance.

August Wilhelm Carlson was born at Karlskrona, Sweden, August 28, 1844. In his youth it was planned to educate him for the Royal Navy of Sweden, but he accepted the faith of the Latter-day Saints and came to Salt Lake City in 1871. He at once entered the employ of Z.C.M.I. and was associated with that institution his entire life. He was assistant secretary and treasurer in 1888, and the following year was made treasurer.

Carlson was a man numbered among the leaders in many of the prominent financial institutions of the state. He was director of the State Bank of Utah and a member of the Executive Committee. In 1898, he became director of the Deseret National Bank.

He was an active member of the Commercial Club and helped to build the club's headquarters. He was also one of the first directors of the Zion's Benefit Building Society. From 1886 to 1890 he was a member of the Board of Regents of the University of Utah, and was also a member of the Trustees of the State School for the Deaf and Blind. From 1889 to 1890 he was a member of the City Council.

He was an active member of the LDS Church. He served on the High Council of the Salt Lake Stake and was also a member of the Church Auditing Committee. He was counselor to Bishop R. V. Morris and Bishop James Watson of the 19th Ward and presided over the 19th Ward after Bishop Watson's death.

In April 1872, Carlson married Mary Priscilla Spenser of Salt Lake City. They had no children. August Carlson died while on vacation with his wife in California in 1911. His wife lived the remainder of her life in the house he built for her as a bride. Mrs. Carlson died in July 1933. The Carlsons owned the property a total of 60 years.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

8

PAGE

2

The second owner of the house was Clifford Johnson who purchased the house from Mrs. Carlson's estate in 1935. Mr. Johnson never married and lived alone in the house the rest of his life. He died last year and his son Richard S. Johnson now owns the house. (1977)

MAJOR BIBLIOGRAPHICAL REFERENCES

County Recorder's Office - Abstract Records
State Register of Historic Sites

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A 1,2 4,2,4,5,4,0 4,5,1,4,3,0,0

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Lois Harris

12 - 30 - 77

ORGANIZATION

DATE

Utah Heritage Foundation

STREET & NUMBER

TELEPHONE

355 Quince Snreet

(801) 533-0858

CITY OR TOWN

STATE

Salt Lake City

Utah

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

Street Address: 378 Quince St

Site No:

4
ARCHITECTURE

Architect/Builder:

Building Materials: wood, stucco

Building Type/Style: Carpenters' Gothic

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

This house built about 1874 was the first house on Capitol Hill to be built in the Carpenters Gothic Style. It is a two-story, basically square house. In front there is a bay with three windows in the two-over-two pattern. Above this there is a small balcony with small turned columns. A french door leads from the second story out onto this balcony and it is surmounted by a peaked lintel. The front porch has a flat roof supported by carved brackets and plain columns. The front door is of panelled wood. There is a window above the porch on the second floor.



5
HISTORY

Statement of Historical Significance:

Construction Date: 1872-73

August Wilhelm Carlson built this house about 1872-73. He was born in Kariskrona, Blekinge, Sweden, August 23, 1844 and came to Salt Lake in 1871. He married Priscilla Spencer in April 22, 1872; they had no children. First employed by ZCMI he ultimately became treasurer. He was also a director of Deseret National Bank and the State Bank of Utah, director of Zions Benefit Building Society, a regent of the University of Utah, city councilman, and official of the LDS Church. He served a mission to Copenhagen, 1877-80. His widow occupied the house until her own death in 1934.

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

1
IDENTIFICATION

Street Address: 378 Quince St

UTM: 11372 11373

Name of Structure:

T. 01.0 N R. 01.0 W S. 36

Present Owner: Johnson, Richard S., et al
P.O. Box 13

Owner Address: SLC, UT 84110

Year Built (Tax Record): 1901
Legal Description 01Effective Age: 1920
Kind of Building: residence

Tax #: 04 2534

com 5 rds S fr NW cor lot 4 blk 16 Plat E SLC sur E 123.9. ft to W line of lot
5 N'ly alg sd lot line 81.53 ft to N line of sd lot 5 E 24.42 ft S'ly 183.89
ft M or L to S line of sd lot 5 W 164.44 ft to SW cor lot 4 N 99 ft M or L to
beg.

2
STATUS/USE

Original Owner: August W. Carlson

Construction Date: 1872-73

Demolition Date:

Original Use: dwelling

Present Use: dwelling

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☐ Excellent
☒ Good
☐ Deteriorated

☐ Site
☐ Ruins

☒ Unaltered
☐ Minor Alterations
☐ Major Alterations

☒ Significant
☐ Contributory
☐ Not Contributory

☐ Not of the
Historic Period

☐ National Landmark
☐ National Register
☒ State Register
☐ District
☐ Multi-Resource
☐ Thematic
3
DOCUMENTATION

Photography:

Date of Slides: 1978

Slide No.:

Date of Photographs: 1979

Photo No.:

Views: ☒ Front ☐ Side ☐ Rear ☐ OtherViews: ☒ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☐ Abstract of Title
☒ Plat Records/Map
☐ Tax Card & Photo
☐ Building Permit
☐ Sewer Permit

☒ Sanborn Maps
☒ City Directories
☐ Biographical Encyclopedias
☒ Obituary Index
☐ County & City Histories

☒ Newspapers
☒ Utah State Historical Society
☐ Personal Interviews
☐ LDS Church Archives
☐ LDS Genealogical Society

☒ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library
☐ Other

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

Salt Lake County Plat Records, 1860-1940

Sanborn Maps, SLC, 1898, 1911, 1930, 1969

Sloan, SLC Directory, 1874

Culmer, SLC Directory, 1879-80

"August W. Carlson", Deseret News, July 10, 1911 p.2

August 1961

DESERT NEWS PHOTO
By GERALD W. SILVER
WITH PERMISSION ONE





ATTACHMENT E: SR-1A Zoning Standards

SR-1A SPECIAL DEVELOPMENT PATTERN 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	Requirement	Proposed	Finding
Maximum Building Height	Pitch Roof: 23' Flat Roof: 16'	25'	Does not comply: modification requested through Major Alteration process
Front Yard Setback	20' or average of block face	24'; The existing house establishes the front yard setback. No change to the existing front yard setback with the proposed addition.	Complies
Side Yard Setback	4' on one side, 10' on the other	22' and 11'	Complies
Rear Yard Setback	25% of the lot depth, not less than 15' and not exceed 30'	34'	Complies
Minimum Lot Size	5,000 square feet	17,873 square feet	Complies
Off Street Parking & Loading	2 parking spaces per unit	2 parking spaces	Complies
Maximum Building Coverage	40%	16%	Complies
Attached Garages	Located behind or in line with the front line of the building	Located entirely behind the building	Complies

ATTACHMENT F: Major Alteration Standards

H HISTORIC PRESERVATION OVERLAY DISTRICT - Standards for Alteration of a Landmark Site or Contributing Structure or New Construction of an Accessory Structure (21A.34.020.G): In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, or new construction of an accessory structure associated with a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall, using the adopted design guidelines as a key basis for evaluation, find that the project substantially complies with all of the following standards:

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 historic purpose of the property was a single-family dwelling. No change in use is proposed. The project continues the single-family residential use that is consistent with the original purpose of the structure and site.	Complies
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 proposal retains the historic character of the structure by preserving the building form and features. No removal of historic materials or character defining architectural elements are proposed for the historic structure. Work includes removal of an existing addition; the addition is not a character defining feature of the house and it's removal will not negatively impact the character of the house. None of the proposed changes contribute to the historic character of the property. The proposed new addition is located to the side of the house connected by a linking feature. This linking feature and location create visual separation from the original house helps to further preserve the character of the house.	Complies

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 proposed design of the addition can easily be recognized as a product of its own time. Contemporary materials and design elements of the addition, while compatible with the historic materials and design, do not create a false sense of history or attempt to replicate the architecture of the existing house. Intentional details on the addition compliment the historic features of the house using subdued modern interpretations of historic architectural details such as recessed windows, window style, scale, and entry design. These details do not attempt to imitate historic features but instead allow the existing house to remain recognizable as a product of its own time, while being visually compatible with the addition. Additionally, the linking feature between the existing house and addition helps to create distinction.	Complies
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	The project includes the removal of an existing rear addition. The addition is not original to the house, does not contribute to the historic character, and has not acquired significance.	Complies
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	The proposal does not include any modifications to historic or character defining elements on the house. The original exterior materials, windows, roofline, and form will be preserved. The addition will be attached where the original rear wall would have been and extends off the side and does not alter any visible facades of the house.	Complies
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;	No replacement of architectural features is part of the proposal and historic features are being retained in place. The proposal includes replacing the existing shingles on the house with cedar shake shingles and in the rear, removing a non-original addition and detached garage, constructing the access point of the linking feature, replacing nonvisible windows and installing a sliding glass door. All other architectural details will remain and be repaired where necessary.	Complies

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 include the use of any chemical or physical treatments. Proposed exterior painting will be performed on paint safe materials and not include any harsh treatments.	Complies
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;	The project introduces contemporary design elements while ensuring compatibility with the historic structure and surrounding district. The design of the addition preserves the historic house in its entirety, with the placement of the addition to the side attached via a linking feature off the rear. Combined with recessed windows, reclaimed wood horizontal siding, cedar shingles, and window style, the addition complements the historic building. These contemporary elements are clearly identifiable as new work and do not destroy historic material. The scale, fenestration, and massing of the addition match that of the house and the surrounding neighborhood. Additionally, the addition is setback further than the house to not overshadow the existing house when viewed from the street or sidewalk. Overall, these elements align with established neighborhood character and reinforce the building's historic presence on the site.	Complies
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, while compatible, is visually identifiable as a contemporary addition. It is attached in line with the rear wall and extends into the side yard via a linking feature. This design allows the historic form to remain unimpaired if the addition were removed.	Complies

10. Certain building materials are prohibited: a. Aluminum, asbestos, or vinyl cladding; and when applied directly to an original or historic material. b. Vinyl fencing.	The proposed addition does not include the use of any prohibited materials. Exterior finishes include painted hard coat stucco, brick, reclaimed wood siding, cedar shake roofing, and wood trim.	Complies
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in Chapter 21A.46 of this title.	The project does not include any signage.	Complies

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

Notice of the public hearing for the proposal included:

- July 26, 2026
 - Public hearing notice sign posted on the property
- July 23, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public comment has been received at this time.

CERTIFICATE OF APPROPRIATENESS

Capitol Hill

Name of Applicant:

Greg Farnsworth

Petition No.

PLNHLC2026-00075

Address of Subject Property:

225 W FERN AVE

DESCRIPTION OF APPROVAL

Approved Work:

Exterior remodel, rear addition, and dormer expansion. The existing rear addition will be demolished and a two story rear addition will be constructed. The existing windows will be repaired. What is left of the existing siding will be removed, the underlayer common brick will remain and be covered by wood lap siding. The front dormer will be expanded by approximately 5' and be setback from the front of the house 7'. The dormer will have one window double hung and one slider to meet egress requirements. The rear addition will feature a different roof line than the existing house to distinguish it.

Staff Analysis and Findings:

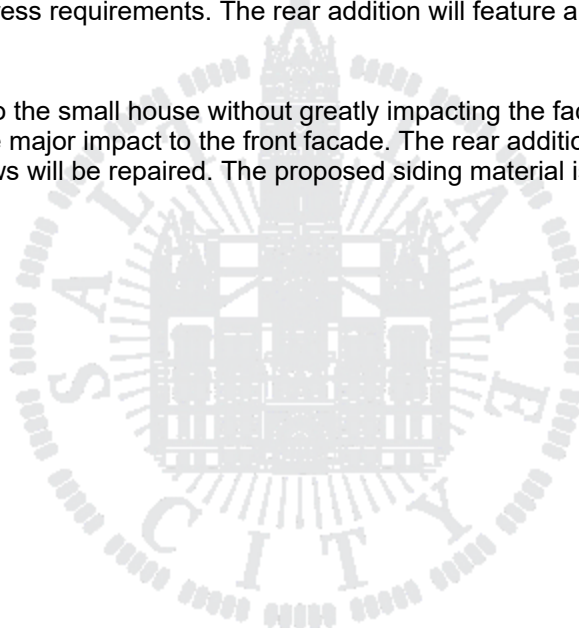
The proposed work adds living space to the small house without greatly impacting the facade. The expanded dormer is set back that it does not have major impact to the front facade. The rear addition is distinguishable from the existing house. The existing windows will be repaired. The proposed siding material is permitted. Only work listed on this coa is approved.

Zoning Ordinance:

21A.34.020.G

Design Guidelines:

Chapter 8: Additions



Disclaimer: Please submit your plans and this Certificate of Appropriateness to the Building Services Division for permit issuance. After permit is issued, post the Certificate of Appropriateness, as a sign, on the property where it is visible from the sidewalk during construction. You must submit to the planner a photo that verifies the sign was posted. If the sign is removed for any reason, you must post a new sign.

* OFFICE USE ONLY *

REVIEWED BY:

Madison Blodgett

zoning@slc.gov | 801.535.7700

SIGNATURE OF REVIEWER:

81

DATE OF APPROVAL:

06/08/2026

Project: Remodel Plan for
Britain Thomas

Parcel #08254560120000
225 West Fern Avenue
Salt Lake City, Utah
Contact: Greg Farnsworth
801 859-8764

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL

2023 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

2021 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2021 EDITION OF THE INTERNATIONAL REISDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL

2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISUED BY THE INTERNATIONAL CODE COUNCIL

2021 EDITION OF THE INTERNATIONAL FIRE CODE

SHEET INDEX:

- G101 - TITLE PAGE
- S101 - SITE PLAN
- A101 - MAIN FLOOR PLAN
- A102 - UPPER FLOOR PLAN
- A201 - EXTERIOR ELEVATIONS
- A301 - CROSS SECTION
- E101 - ELECTRICAL PLANS

SQUARE FOOTAGE INDEX:

MAIN FLOOR: 864 SQ FT
UPPER FLOOR: 612 SQ FT

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, CAULKING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTACT DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC. PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. "TYP" OR "TYPICAL", AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSTRUCTED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPERTANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OF AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AND STORAGE: THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE, AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOLS OUT OF THE WAY.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT, SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLEMENT WEATHER.
23. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED,
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

SHEET NO:
G101

DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

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Thomas Residence
Parcel #08254560120000
225 West Fern Avenue
Salt Lake City, Utah

Area: 3,267 Sq. Ft.
.05 Acres
Scale: 1" = 8'

-----Property Line
- - - - -Building Setbacks
Existing Home Footprint

Zone: Historic Preservation Overlay District
Capitol Hill Historic District

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope.)

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 2% away from the building.

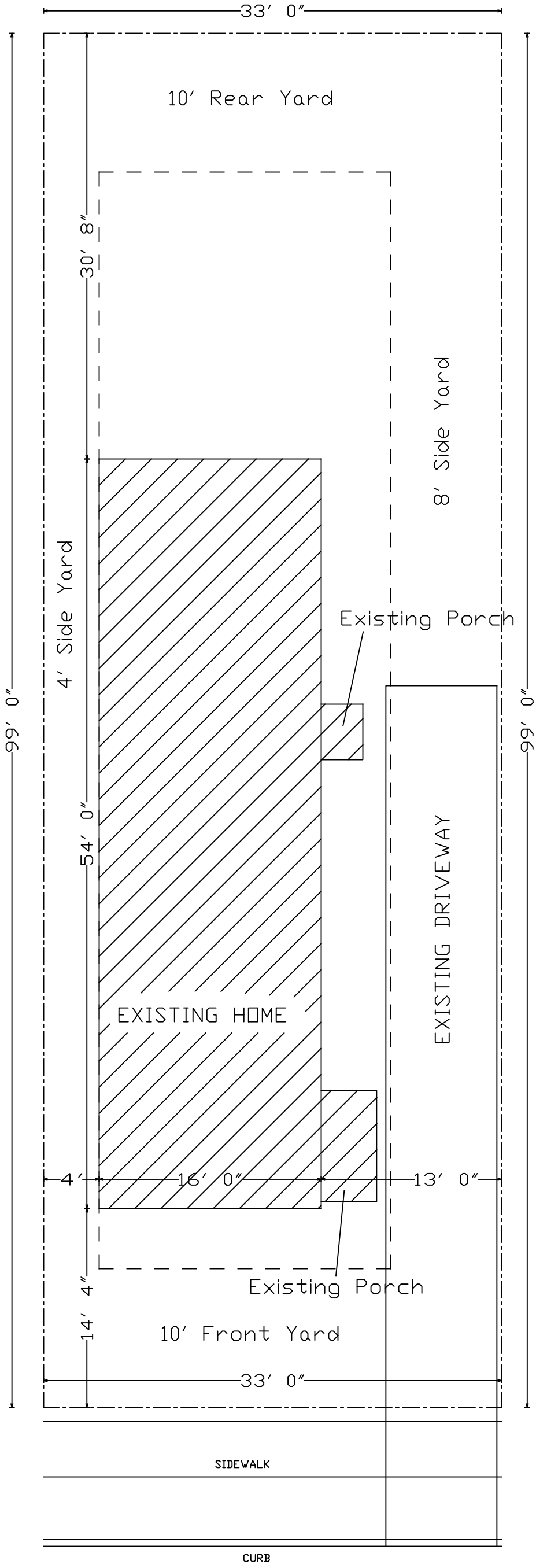
Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

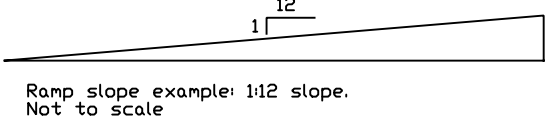
Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

Land Use Calculations:
Total Lot: 3267 Sq. Ft.
Home Footprint: 908 Sq. Ft. 28%
Driveway: 416 Sq. Ft. 12%
Landscaping: 1943 Sq. Ft. 60%



Construction Note:
There will be no changes to the footprint of the existing home or porches. There will be no change to the existing driveway. The project includes an interior only remodel, there will be no changes to the site.

All exterior doors will be replaced.
All windows will be repaired.
The existing ramp will be removed and replaced with a new concrete ramp at a slope of 1 inch per foot max slope.



FERN AVENUE

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

SHEET NO:
S101
DESCRIPTION:
SITE PLAN

Scale: 1/8" = 1 Foot

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FIRE

- Garage - 5/8" Type "X" gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10'.
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720. R315.3

EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 5% for first 10', with 1
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. When slope is steeper than one unit vertical in one unit horizontal (100 percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R402.1.7.2)
- In graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material. (R403.1.7.4)
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R405.1. If a land drain is provided to the home, all window well drains must connect to the Footing/ Foundation drainage system. R310.2.2.
- Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.
- In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system

ATTIC VENTILATION / ACCESS

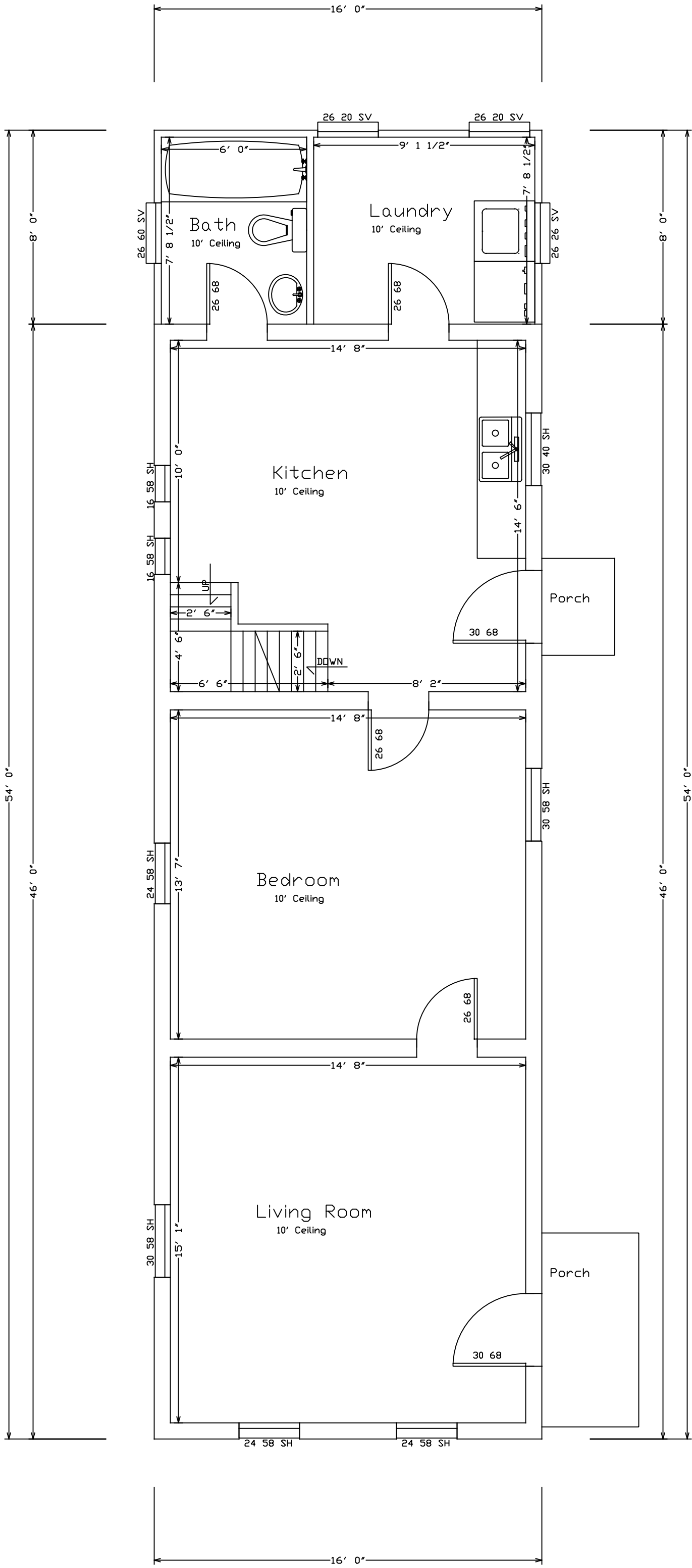
- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall be provided with corrosion-resistant wire mesh, with the least dimension being 1/8 inch. R806.1
- The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50% and not more than 80 by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling. R806.2
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and the roof sheathing at the location of the vent. R806.3
- Provide a 22" x 30" Attic Access to all attic areas, not located above a closet shelf, with 30" minimum headroom above access door.
- The attic access door from the conditioned space to unconditioned space (attic) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

PLUMBING

- All plumbing shall be installed in accordance with current plumbing code requirements, ordinances, and industry standards.
- Contractor is responsible for design of new plumbing equipment.
- Provide all equipment, accessories and components required to constitute installation of new equipment.
- Provide all low water usage water closets, 1.6 GAL flush.
- Provide anti-scald device at all lavatory faucets.
- Water Heaters - Located in a garage and which generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with the pilots, burners, or heating elements and switches at least 18" above the floor level.
- Water Heaters - anchor or strap water heater to resist seismic motion. Locate anchor or strap within the upper and lower third of the appliance.
- Provide expansion tank on supply line to water heater.
- Backflow Prevention - Install on all hose bibbs and lawn sprinklers.
- Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with an access. IRC P3008.1
- Provide hose bibbs at the front and back of the home and shall have atmospheric or pressure type vacuum breakers. IRC P2902.4.3

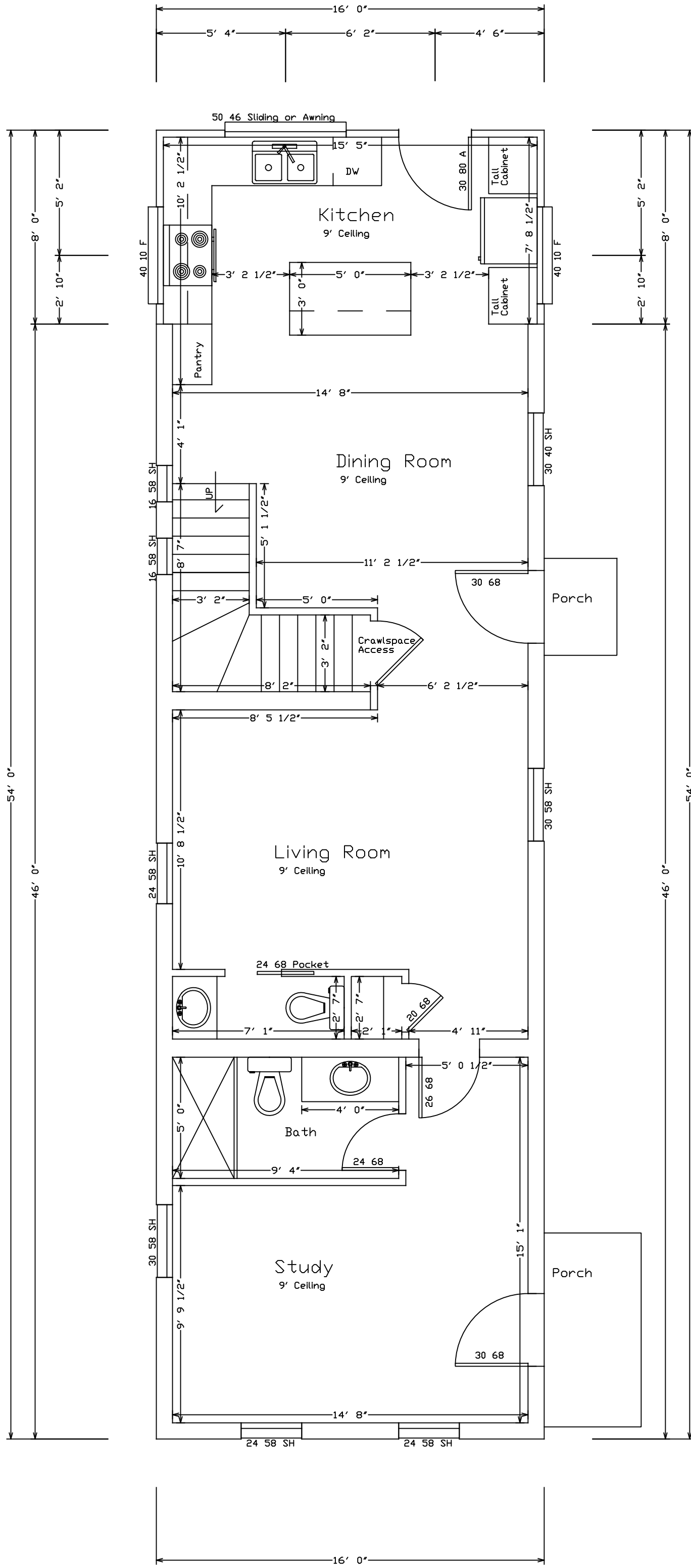
MASONRY

- Ties - Brick or stone veneer shall have corrosion resistant ties of not less than 22 ga. x 3/4" or #9 ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have a lip or hook, on the extended leg, that will engage or enclose the #9 ga horizontal joint reinforcement wire.
- Moisture barrier required, or full 1" airspace.
- Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
- R703.7.6 Weepholes. Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing.



Existing Main Floor Plan

Main Floor: 864 Sq. Ft.



Main Floor Remodel Plan

Main Floor: 864 Sq. Ft.

Replace existing siding with natural wood siding.
All existing windows that remain to be repaired.
All exterior doors to be replaced.

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

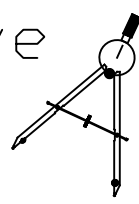
THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

SHEET NO:
A101

DESCRIPTION:
MAIN FLOOR PLAN

Scale: 1/4" = 1 Foot

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MECHANICAL

1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MECC Check to be performed by mechanical contractor.
4. Provide 6" clearance from combustible on side of furnace and 30" working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover inlet with corrosion resistant metal insect screen. Vents shall terminate 4" below of 48" horizontally and at least 12" above a door, operable window, or gravity inlet into building.
6. Combustion air shall be supplied for one veritcal or horizontal opening, which has an area of 1 square inch per 3,000 BTU/H of the total input rating of all appliances within the space. IRC G2407.6.5
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
10. Dwelling to garage openings and penetrations with ducts and plumbing penetrations through walls or ceilings separating the dwelling from the garage shall be protected in accordance with R302.5.
11. A water heater or furnace located in a garage will be elevated a minimum of 18" and be enclosed inside of walls to protect from vehicular impact. IRC M1303.7 IRC P2801.7
12. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC M1411.3
13. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result from overflow from the equipment drain pan or sumpage in the condensate drain piping, or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4 inch (19.1 mm) nominal pipe size. IRC M1411.2.1 IRC M1411.3
14. Clothes dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35 feet. Maximum length of duct shall be reduced 2-1/2' for each 45 degree bend and 5 feet for each 90 degree bend. Duct shall be a minimum nominal size of 4". IRC M1502.4.4 (and State Amendment).
15. All buildings are considered to be unusually tight construction and all combustion air to rooms ro spaces containing fuel-burning appliances shall be obtained from the outdoors or from spaces freely communicating with the outdoors. IRC M2407.1

WINDOWS

1. Basement & Sleeping Rooms - Below the fourth story, shall have at least one operable window or exterior door approved for emergency escape or rescue. Same shall have a minimum net clear of 5.7 square Feet. Shall have a minimum net clear opening height dimension of 24". Shall have a minimum net clear opening width dimension of 20". Shall have finished sill height of not more than 44" above the Finished Floor.
2. Escape & Rescue Windows - Shall have a window well if finished sill height below the adjacent ground elevation. The clear horizontal dimensions of the window well shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square Feet, with a minimum dimension of 36". Window wells with vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6".
3. Glass Size - 10% of square feet.
4. Ventilation - 5% of square feet.
5. Glazing - All doors, enclosures for bathtubs, showers, hot tubs, saunas, whirlpools, and steam rooms shall be impact resistant. Glazing in any portion of a building wall enclosing the compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet shall be impact resistant.
6. Glazing - In all fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position, and where the bottom exposed edge of the glazing is less than 60" above the walking surface shall be impact resistant.
7. Glazing - In all individual fixed or operable panels, other than stated above, shall be impact resistant when it meets all of the following conditions: Exposed area of an individual pane is greater than 9 square feet; Exposed bottom edge is less than 18" above floor; Exposed top edge is greater than 36" above the floor; One or more walking surfaces are within 36" horizontally of the plane of the glazing.
8. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Glazing that is more than 60" horizontally from the waters edge of a hot tub, whirlpool tub, or bath tub need not comply with this section.
9. All U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per section 102.13 of the 2006 IECC. U-Factors are .25 or less.
10. Window labels: F=Fixed C=Casement SH=Single Hung SV=Slider
11. All habitable rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 4 percent of the floor area of such rooms. IRC R303.1
12. Exceptions: The glazed area need not be operable where the opening is not required by Sections R310 and an approved mechanical ventilation system capable of production 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.5L/s) per occupant computed on the basis of two occupants for the first bedroom

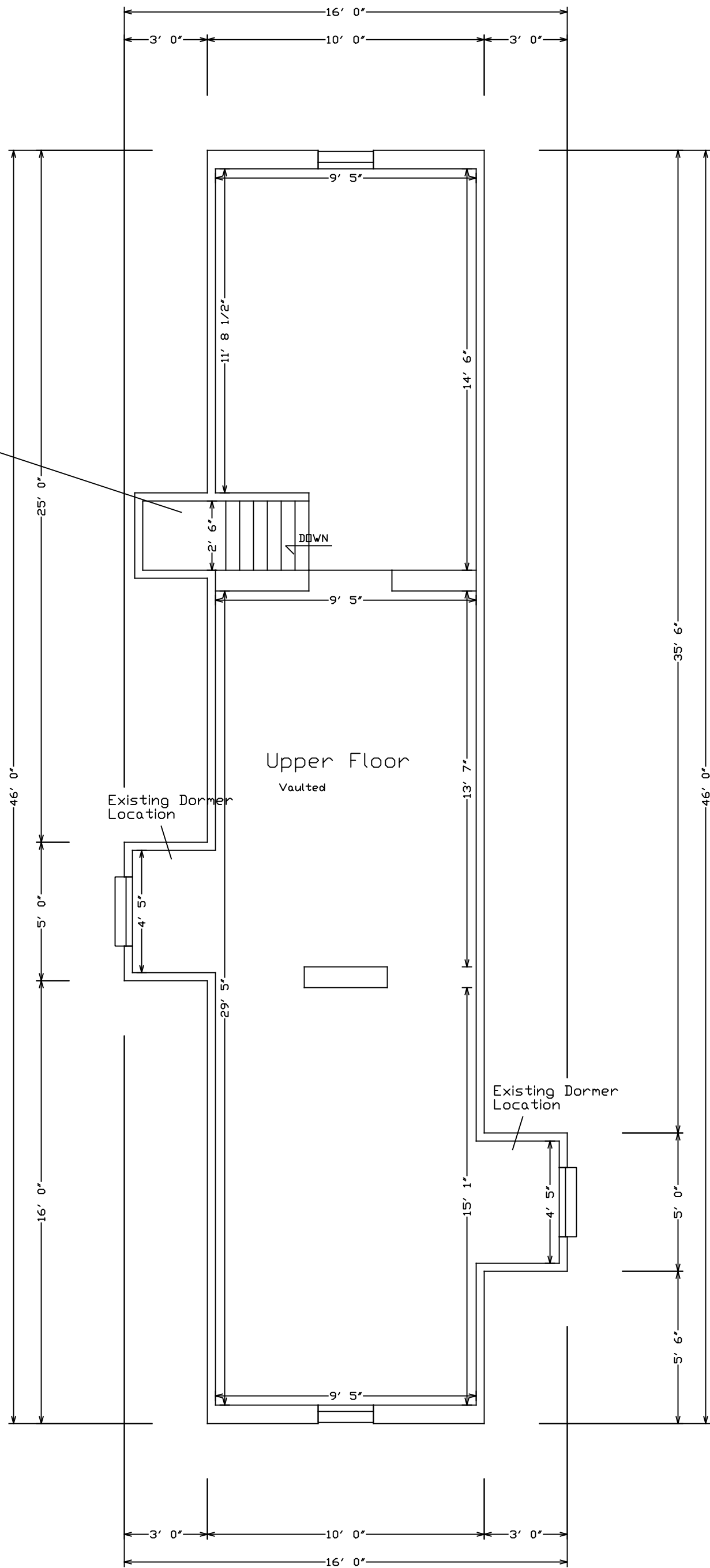
BATHROOM

1. Shower and Bathtub Enclosures - Fully tempered. Laminated safety glass or approved plastic.
2. Glazing - All within 5' of shower or tub to be tempered.
3. Shower - Height to be not less than 70". Compartment shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" diameter circle. Threshold shall be of sufficient width to accomodate a minimum of 22" tempered door that swings out.
4. Material - All material in tub or shower enclosure shall be of type not adversely affected by moisture.

FLASHING

1. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar prejections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected Flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The Flashing shall be approved corrosion-resistant flashing. R703.7.5, R703.8, R903.2, R905
2. R905.2.7.1 Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.

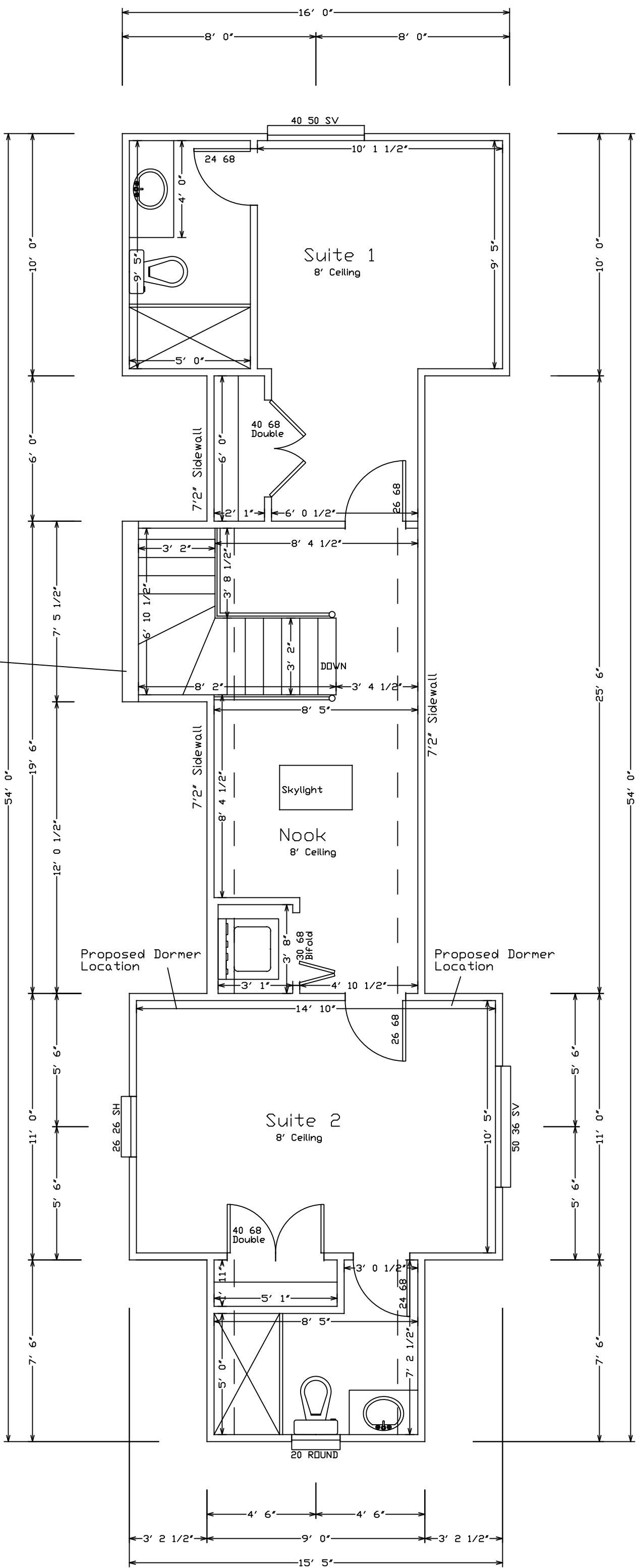
Stair extends below sloped roofline. There is no dormer at this location. Ceiling over the stairwell follows the roof slope for headroom to access Upper Floor.



Existing Upper Floor Plan

Upper Floor: 466 Sq. Ft.

Stair extends below sloped roofline. There is no dormer at this location. Ceiling over the stairwell follows the roof slope for headroom to access Upper Floor.



Upper Floor Remodel Plan

Upper Floor: 612 Sq. Ft.

All existing windows that remain are to be repaired

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

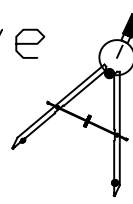
THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

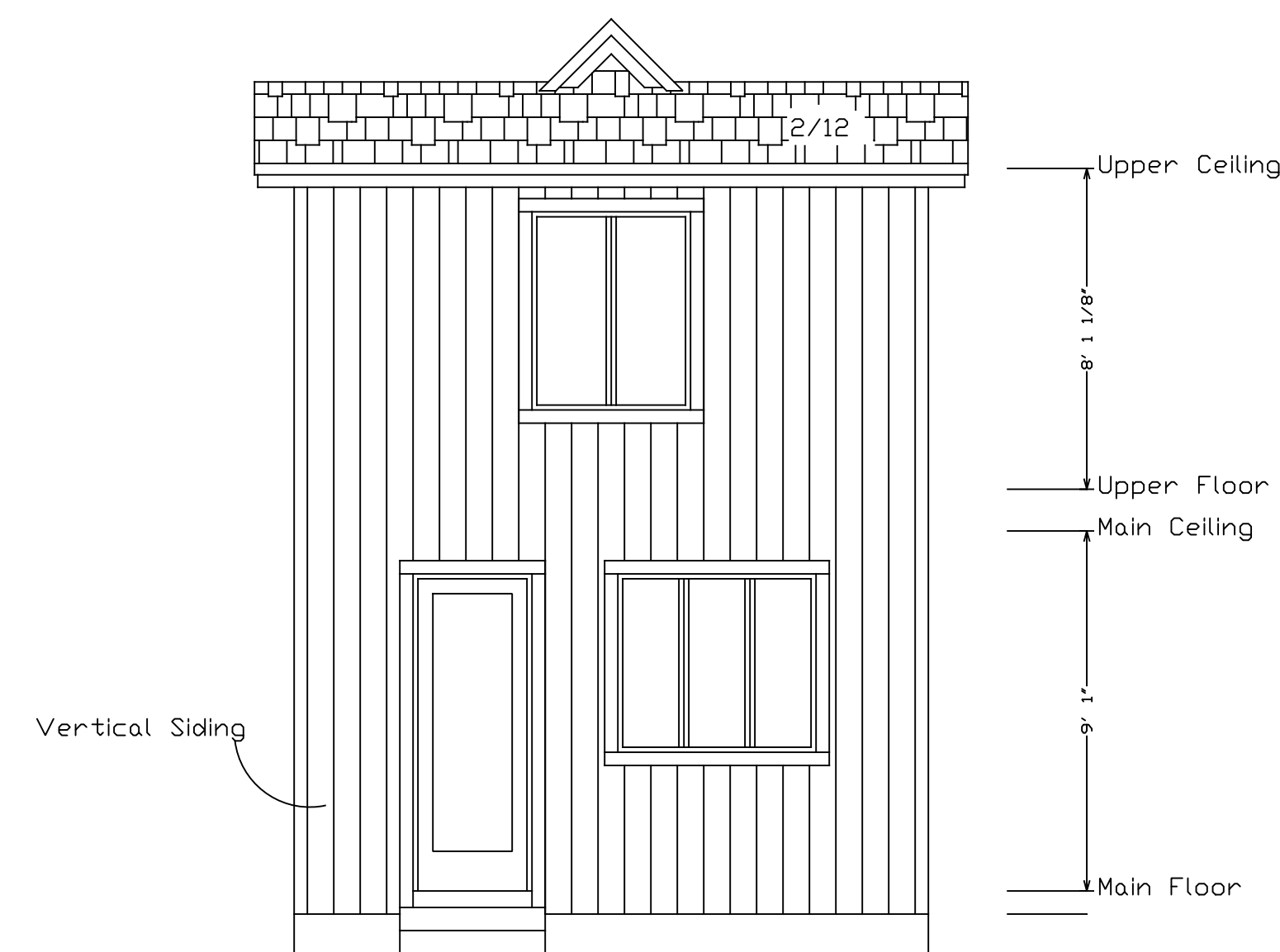
SHEET NO:
A102

DESCRIPTION:
UPPER FLOOR PLAN

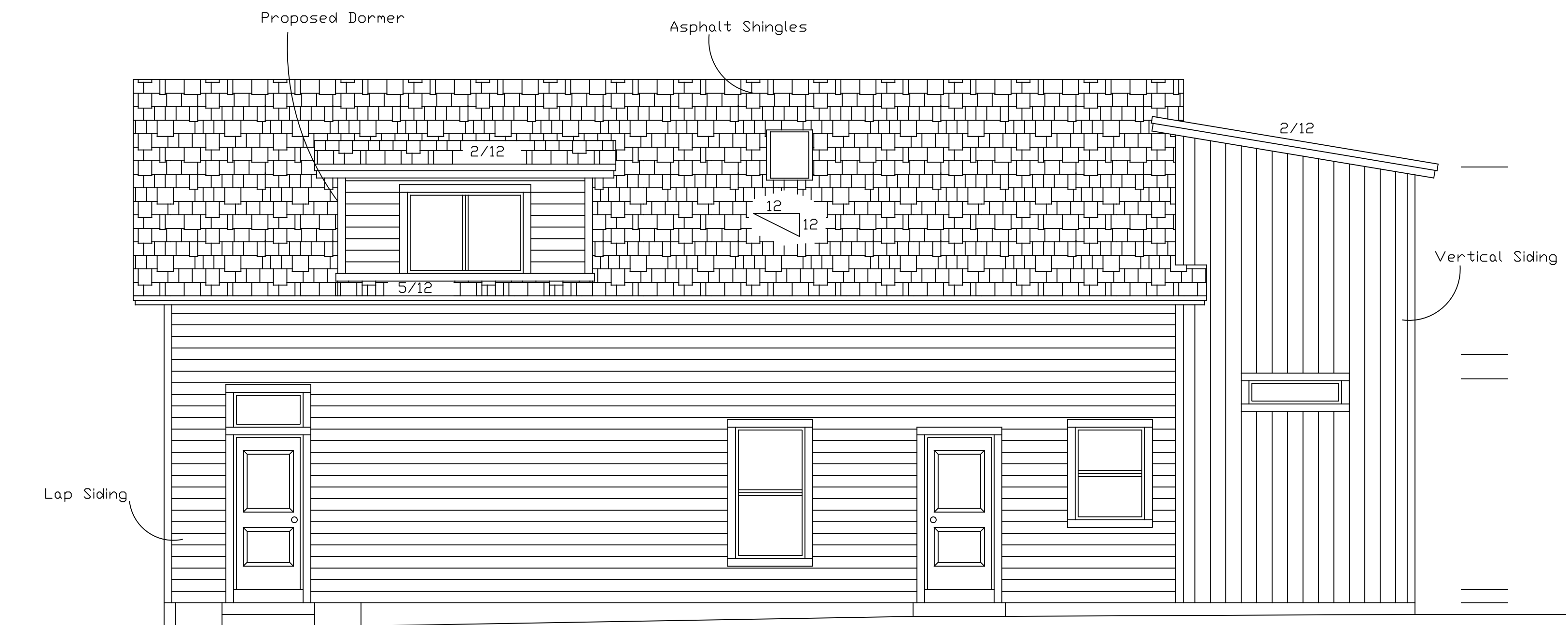
Scale: 1/4" = 1 Foot

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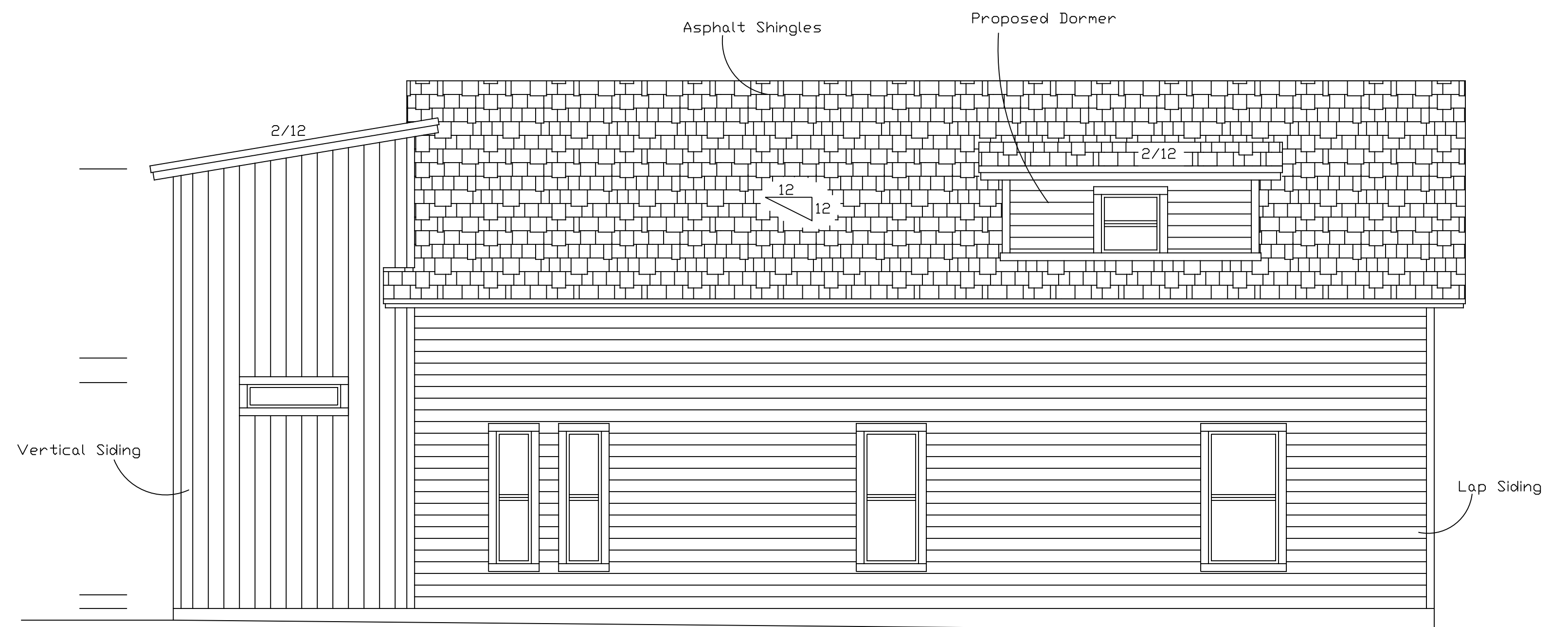




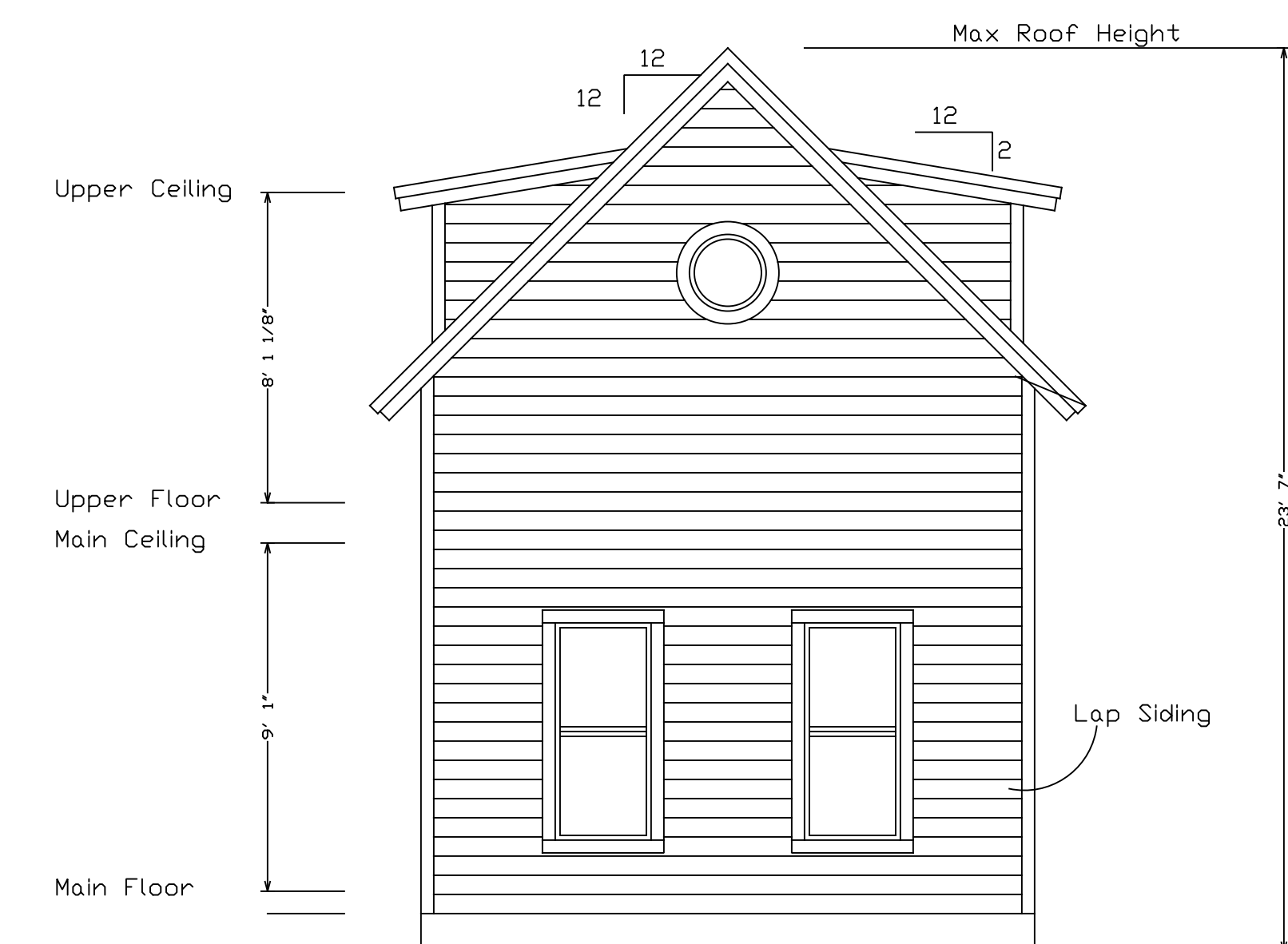
South Elevation



West Elevation



East Elevation



North Elevation

Existing siding will be replaced with natural wood siding.
Repair all existing windows.

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

SHEET NO:
A202
DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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FRAMING & SHEATHING

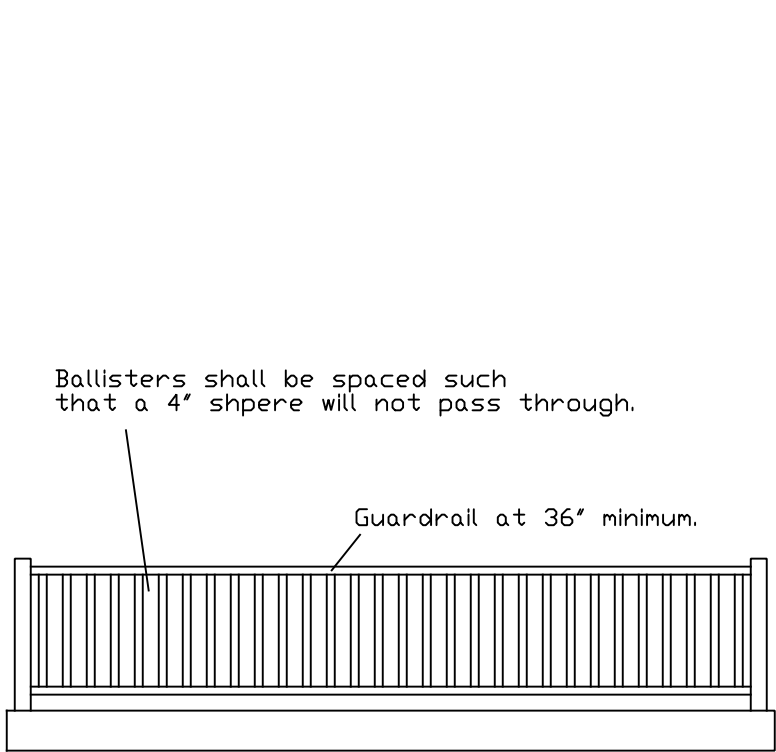
- 1. Studs - Maximum of 16" O.C.
- 2. Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6" O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.
- 3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
- 4. Floor Joists - Blocked at all bearing points.
- 5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
- 6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
- 7. Roof Sheathing - 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
- 8. Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
- 9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
- 10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
- 11. Staples - May be substituted for nails at rate equal to load values.
- 12. Solid Bearing - Through floor systems and posts down to concrete footings.
- 13. Attic Access - 22' x 30' with a switched light in attic space. 30" headroom required.
- 14. Basement Ceiling - Minimum unfinished height of 7' 6".
- 15. Structural Framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3 This would include the deck support joists and beams.
- 16. All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R317.3.

ENERGY EFFICIENCY

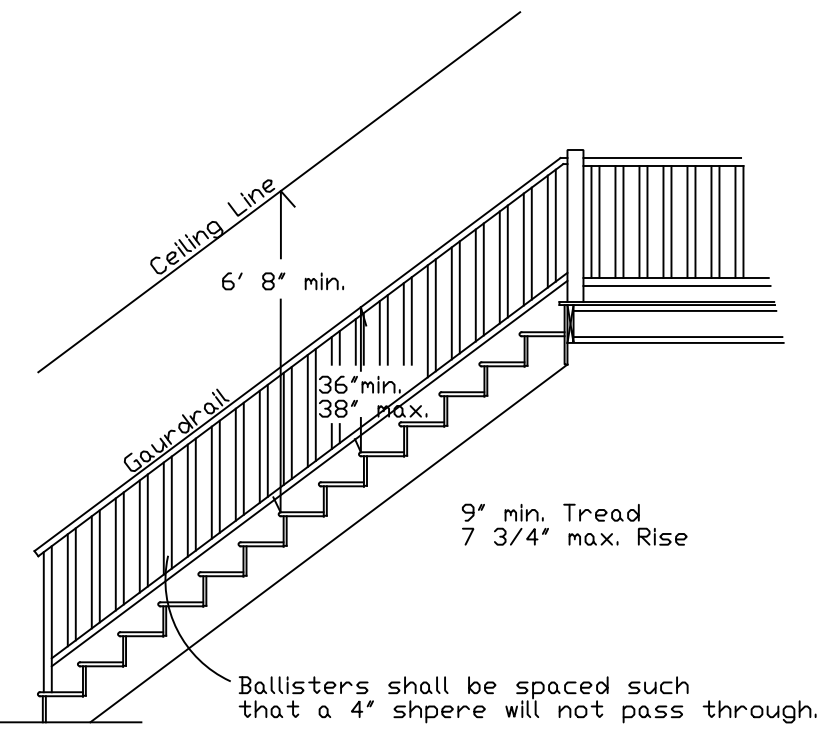
- 1. The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial insalled thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
- 2. All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
- 3. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling /roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.

STAIR & HANDRAIL

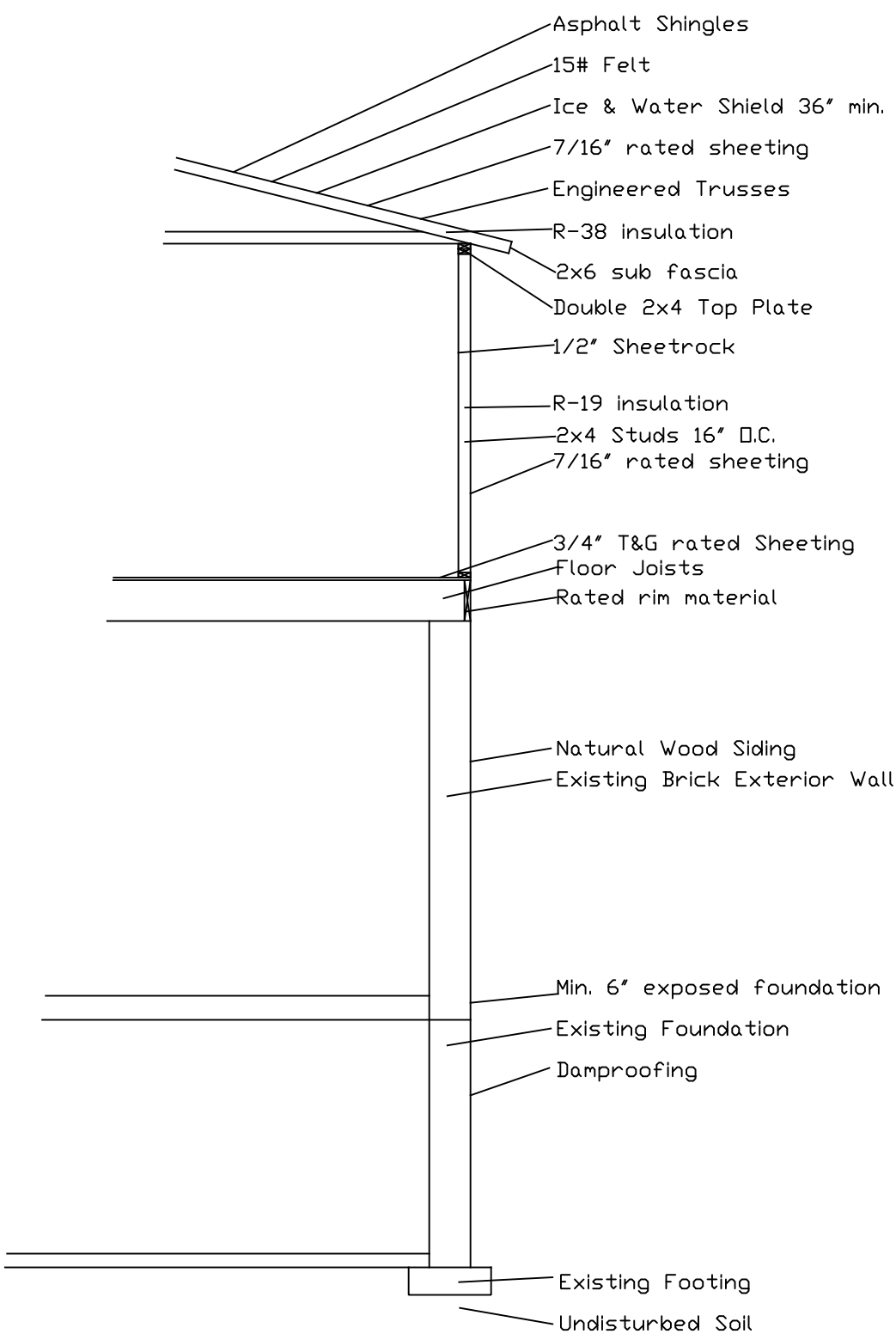
- 1. Risers - 4" minimum and 7 3/4" maximum height.
- 2. Treads - Minimum of 9" depth.
- 3. Headroom - Minimum 6' 8" clearance.
- 4. Handrails - Required on all stairways having more than 3 risers.
- 5. Handrails - Placed not less than 34" and not more than 38" high. Continuous and full length of stairs.
- 6. Guardrails - Required at all landings, decks, or floor levels more than 30" above finished grade. Minimum height 36".
- 7. Ballisters - For handrails and guardrails shall be spaced such that a 4" sphere will not pass through.
- 8. Enclosed Usable Space under Stairway - Shall have walls and soffits protected on the enclosed side as required for 1-hour fire-resistive construction.



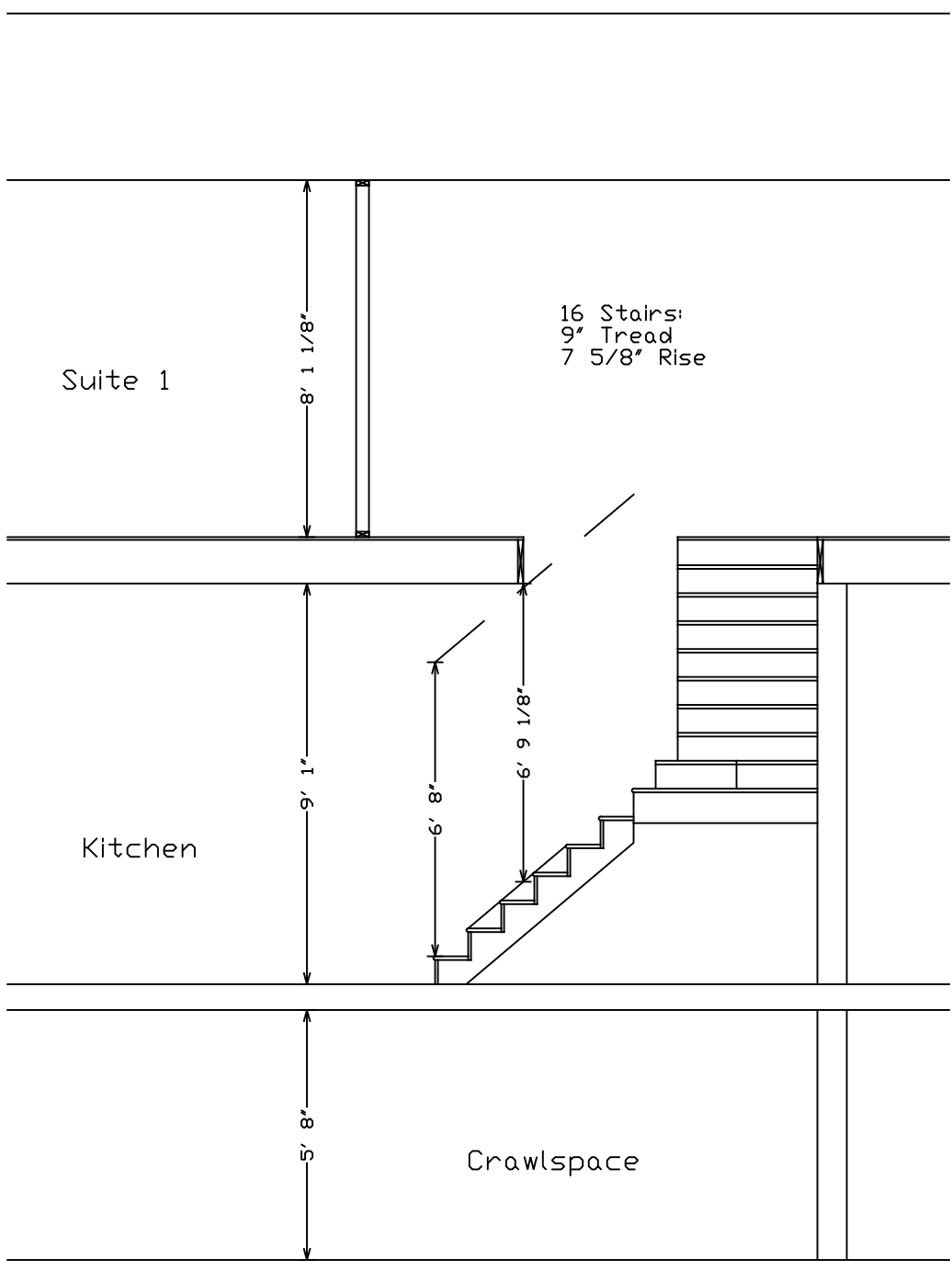
Guardrail Detail



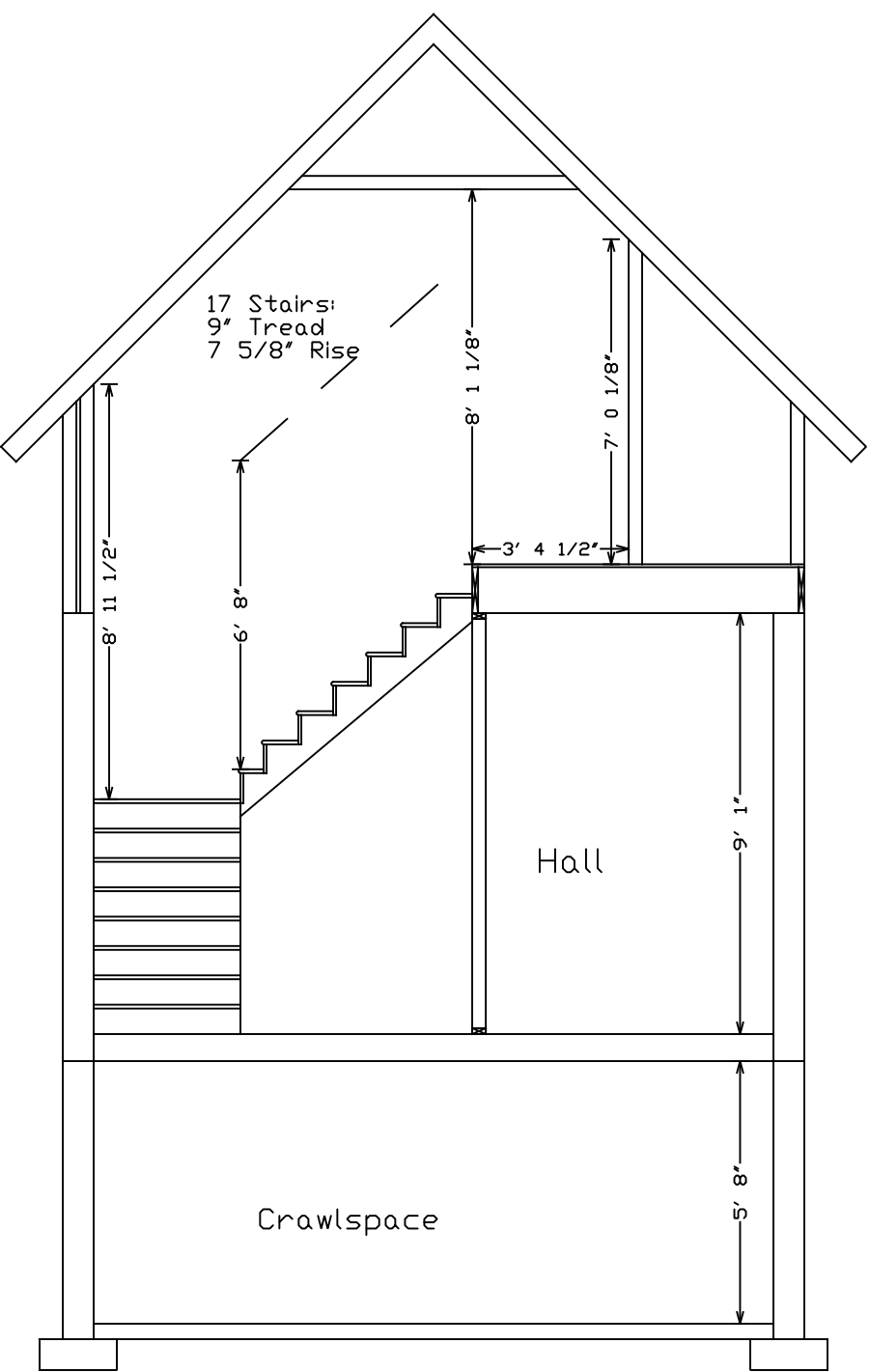
Stair Detail



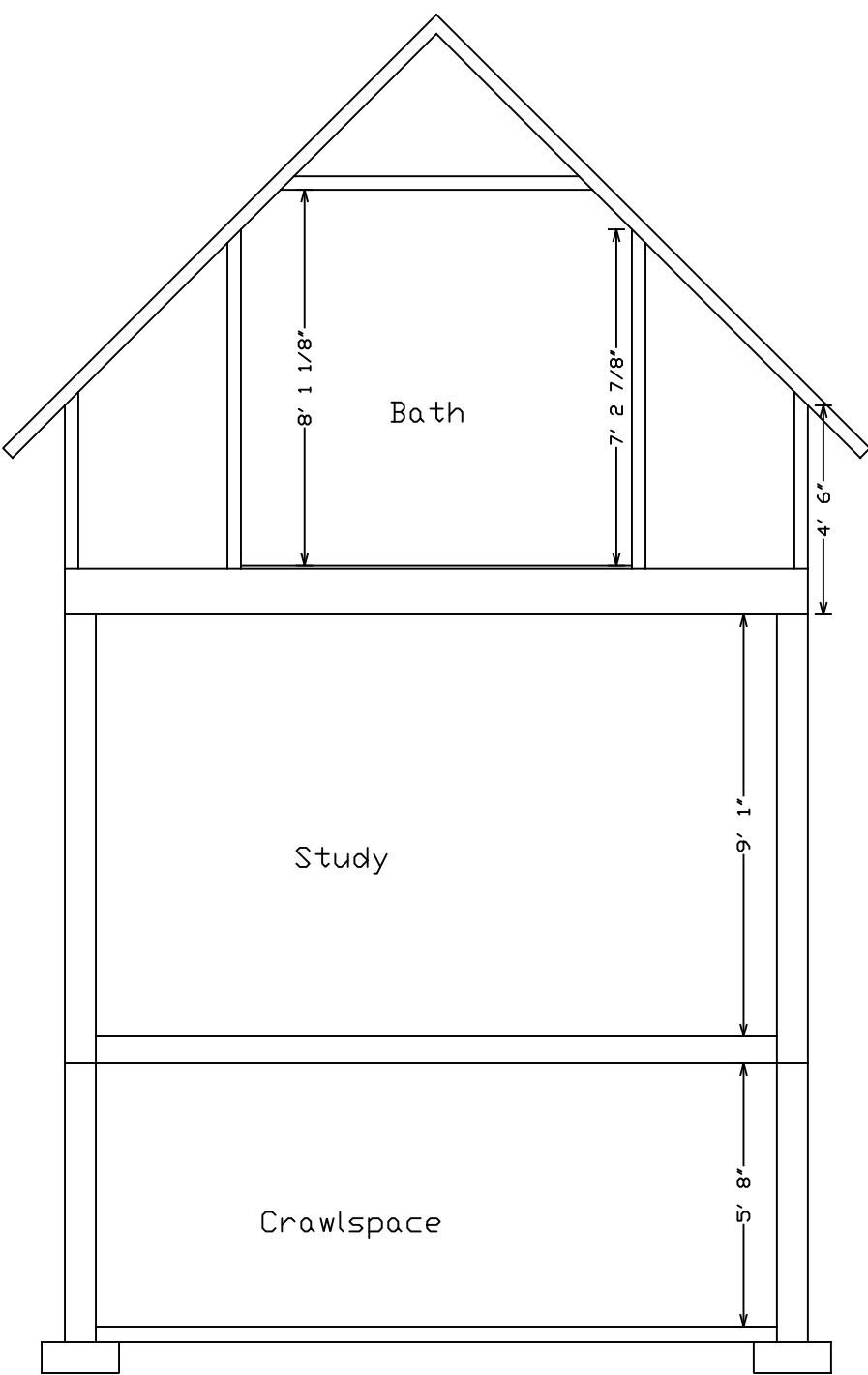
Wall Detail



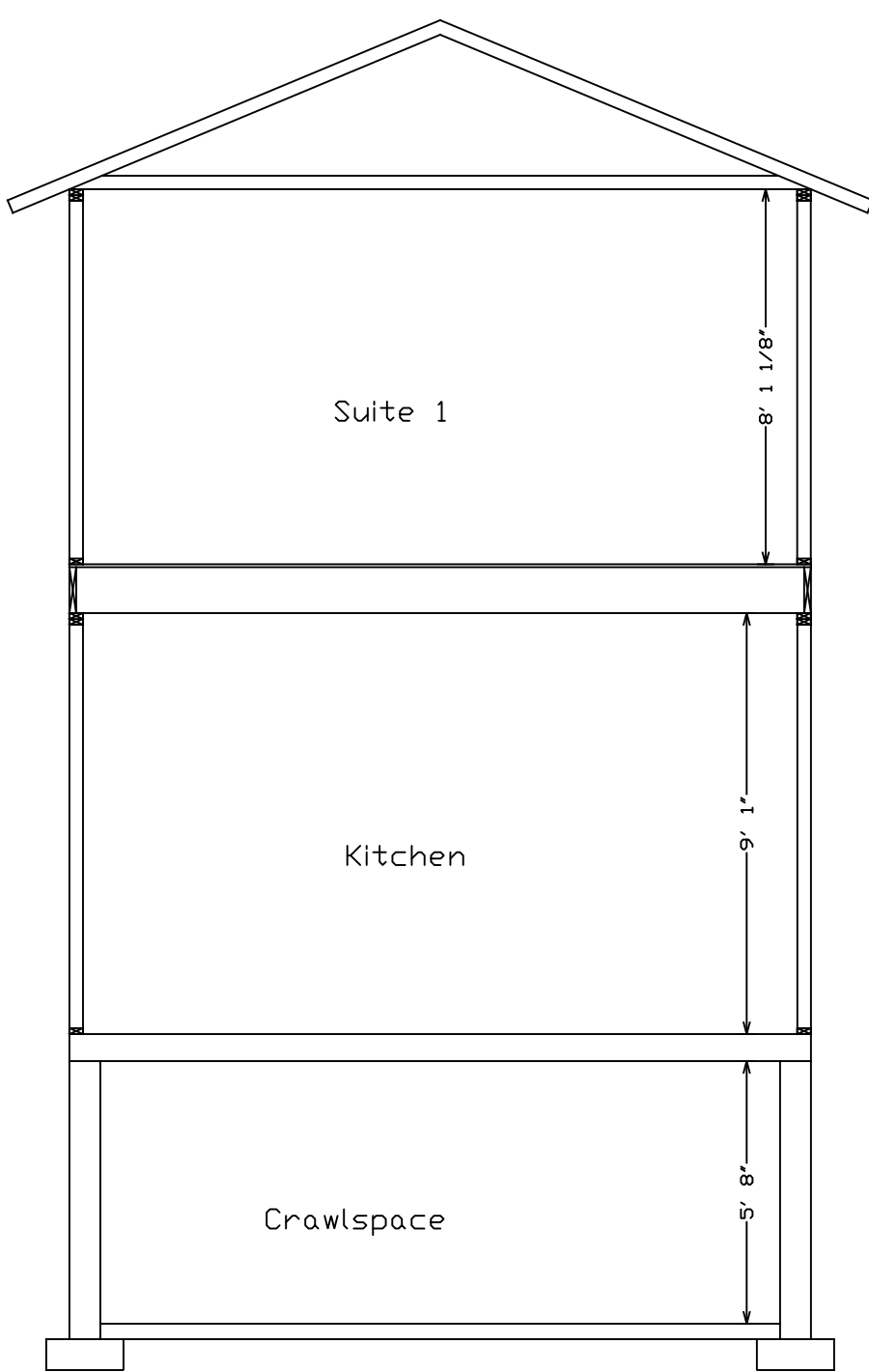
Cross Section
at Stair



Cross Section
at Stair



Cross Section
at Truss



Cross Section
at Dorner

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

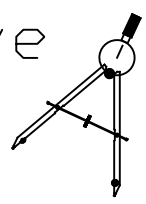
THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

SHEET NO:
A301

DESCRIPTION:
CROSS SECTION

Scale: 1/4" = 1 Foot

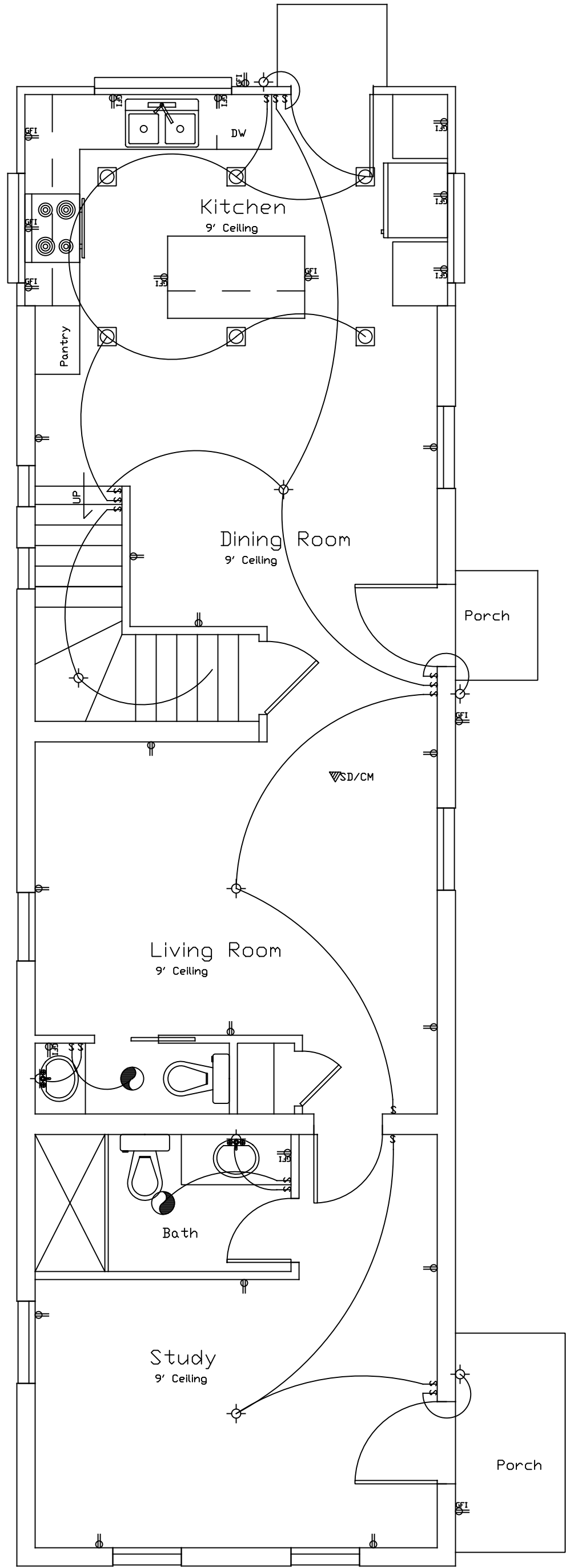
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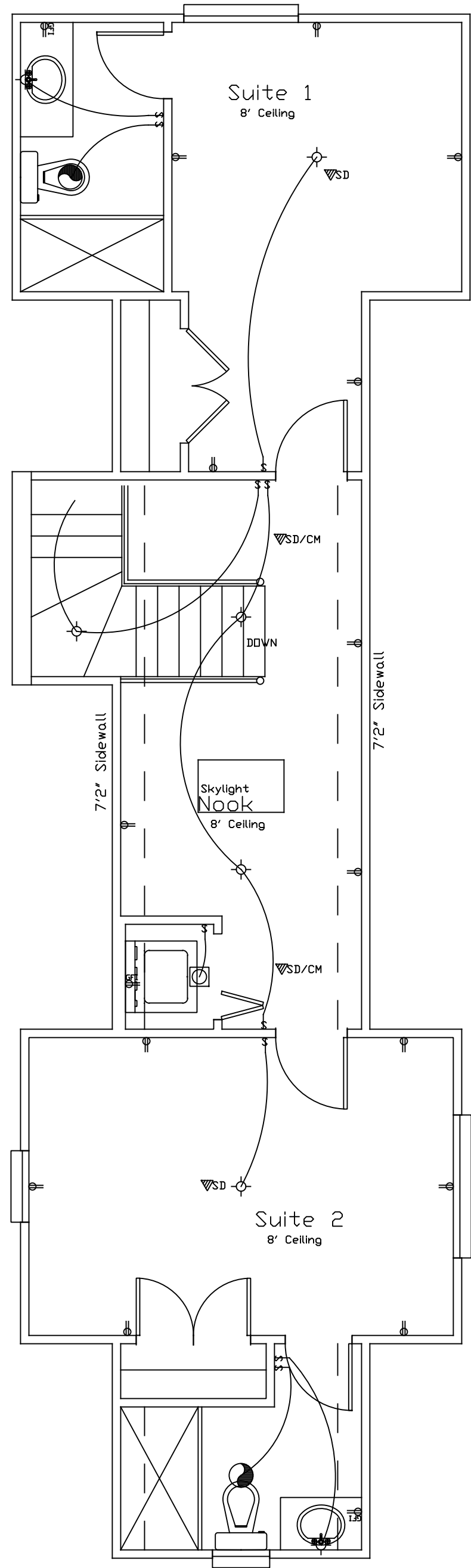
ELECTRICAL

1. All electrical shall be installed in accordance with current electrical code requirements. Contractor shall obtain required permit and comply with all required codes.
2. Provide all new fixtures, switches, outlets, and wiring.
3. Electrical Panel - Fire rated and located in mechanical room unless otherwise noted. Provide minimum clearance of 30" width and 36" depth and 6' - 0" in height. Cannot be located facing the garage side of firewall.
4. Provide secondary grounding system when using the water services as the primary ground.
5. In all locations where required, designated or none designated, restrooms, garages, or outside of building provide outlets with an approved GFCI.
6. Central heating equipment shall be supplied by an individual branch circuit.
7. Temporary wiring shall conform to N.E.C. article 305.
8. At least one weatherproof GFCI protected outlet shall be provided at 8' above grade both front and back of building.
9. Lighting and electrical plans are preliminary and for permit purposes. Contractor shall review locations, types, and quantities of all fixtures with the owner prior to installation.
10. Attic, Crawl Space, Utility Room, & Basement Storage - At least one lighting outlet with a switch at point of entry. Same is required for any space containing equipment requiring service.
11. Provide J-boxes and/or whips as required for all appliance connections, coordinate with owner for final locations, types, quantities, and power requirements.
12. Pre-wire for voice/data and cable TV in rooms requested by owner - coordinate with owner for final locations.
13. All outlets in restrooms shall be GFCI and on a dedicated 20 amp circuit.
14. Smoke detectors shall be hardwired with battery back up and wired in series.
15. Carbon monoxide detectors shall be hardwired with battery back up and wired in series.
16. All GFCI outlets at 18" AFF minimum unless otherwise noted.
17. All exterior GFCI outlets to have weather proof covers.
18. All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles. IRC E4002.14
19. Kitchen and Dining Area - Counters shall have receptacle outlets at each counter space wider than 12". Counters shall have receptacle outlet located so that no point, along the wall line, is more than 24" measured horizontally, from a receptacle outlet in that space. Island and peninsula counter tops 12" or wider shall have at least one receptacle for each 4' of counter top.
20. Install a water-proof GFCI within 20' of the A/C equipment on exterior of house.
21. Where there are 2 or more non-metallic sheathed cables (romex) are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation the conductors must be derated as required by IRC E3705.4.4.
22. All electrical circuits providing power to bedrooms shall be provided by an arc-fault circuit interrupter as required by IRC E3902.11.
23. All lighting over showers or tubs must be suitable for wet or damp locations. IRC E4003.9
24. Install a dedicated 20-amp branch circuit for bathroom receptacle outlets. This circuit cannot supply any other receptacles.
25. The dishwasher branch circuit shall be protected by GFCI. IRC E3902.9
26. Not less than 90% of permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.
27. All recessed luminaires will be air tight, IC rated and sealed to limit air leakage. IECC R402.4.5
28. GFCI protection shall be provided for receptacles located within 6 feet of sinks.
29. Lights are required for habitable rooms.
30. GFCI protection shall be provided for garage receptacles, including ceiling receptacles for garage door openers.
31. An emergency service disconnect must be provided in a readily accessible outdoor location.
32. A dedicated 20 amp branch circuit for the laundry area receptacle outlets.
33. All nonlocking-type receptacles are required to be listed tamper-resistant receptacles.
34. Means shall be provided to disconnect all conductors in a building or other structure from the service entrance conductors. The service disconnecting means shall be installed at a readily accessible location either outside of the building or inside nearest to the point of entrance of the service conductors.
35. Smoke alarms and carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of the bedrooms.
36. GFCI protection shall be provided for receptacles in each unfinished portions of the basement.
37. Electrical receptacle outlets are required at all wall spaces, so that no point measured horizontally along the wall space is more than 6 feet from a receptacle. Wall space includes any space 2 feet or more in width.

ELECTRICAL SYMBOLS			
	WALL/CEILING MOUNTED LIGHT FIXTURE		ELECTIRICAL SWITCH
	SMOKE AND CARBON MONOXIDE DETECTOR		ELECTIRICAL SWITCH w/DIMMER
	VENT TO ATMOSPHERE		DATA - INTERNET, PHONE
	RECESSED H7 AIR-TITE W/ 33 WATT 2700 K CFL LAMP		2x4 T8 FLOURESCENT
	FLUSH MOUNT CIRCULAR SPEAKER		DUPLEX OUTLET
	CEILING FAN		GFI DUPLEX OUTLET



Main Floor Electrical Plan



Upper Floor Electrical Plan

Homeowner:
Britain Thomas

General Contractor:
Greg Farnsworth
801 859-8764

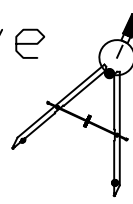
THOMAS RESIDENCE
Remodel Plan
225 West Fern Avenue
Salt Lake City, Utah

SHEET NO:
A101

DESCRIPTION:
MAIN FLOOR PLAN

Scale: 1/4" = 1 Foot

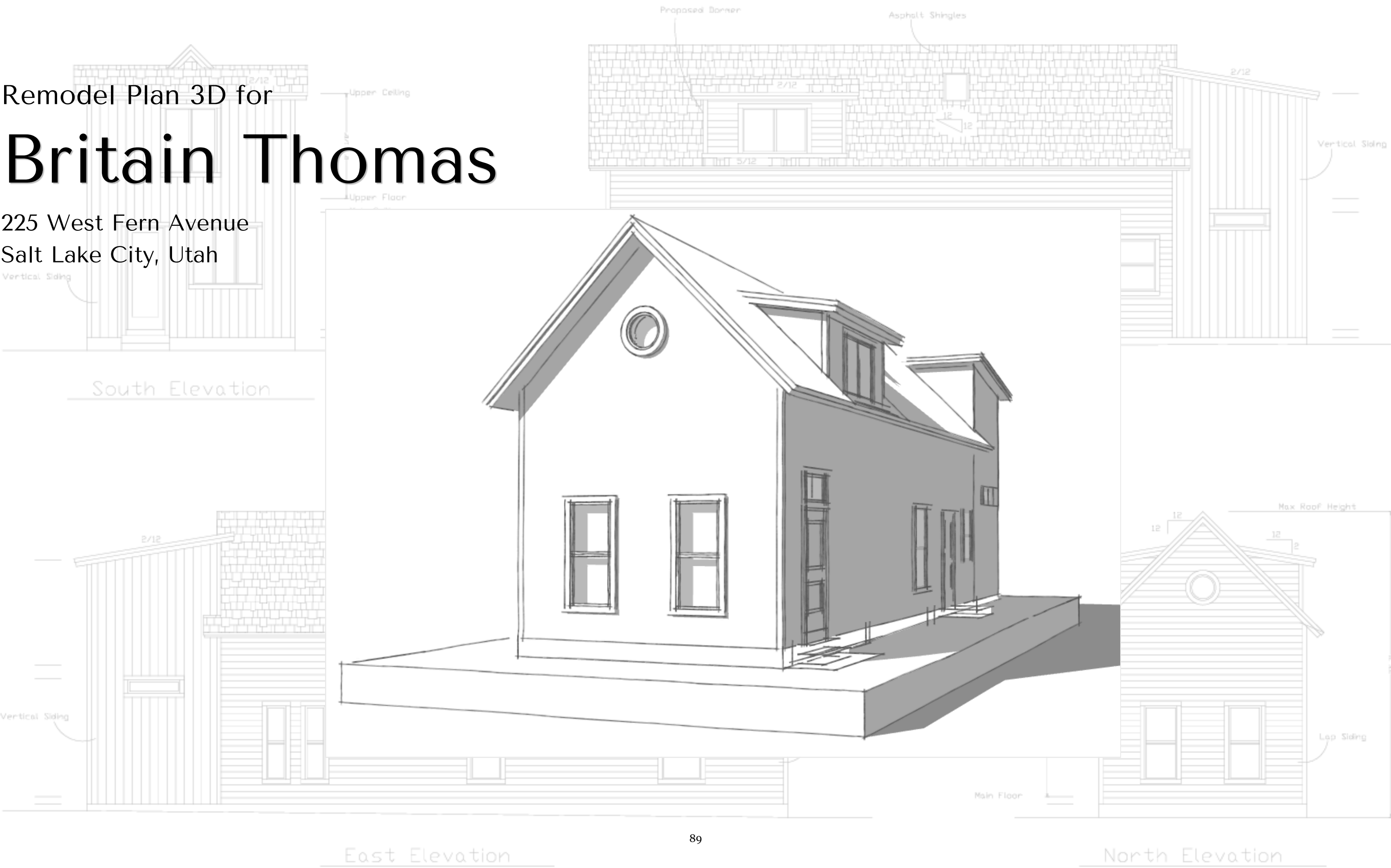
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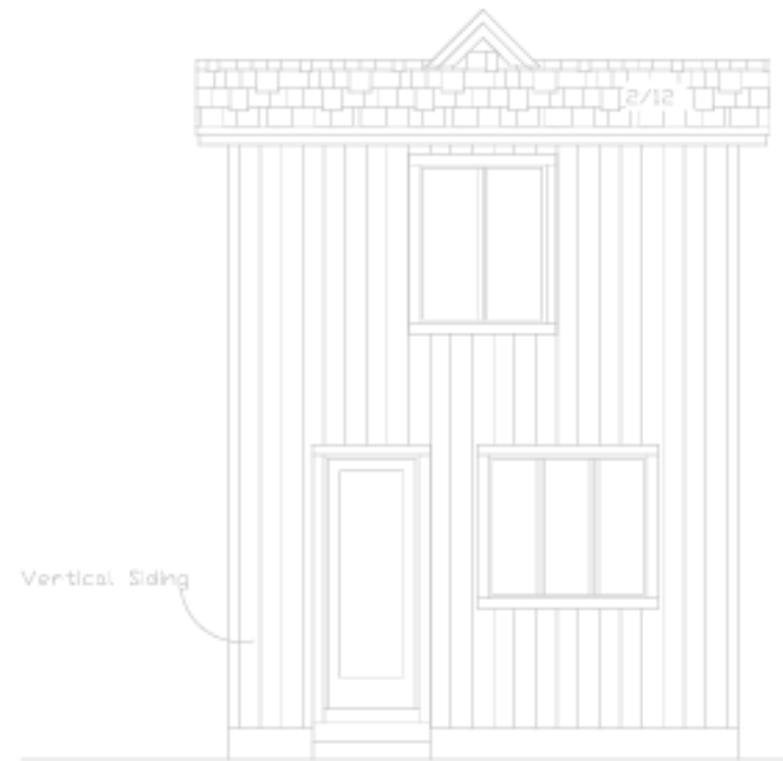


Remodel Plan 3D for

Britain Thomas

225 West Fern Avenue
Salt Lake City, Utah

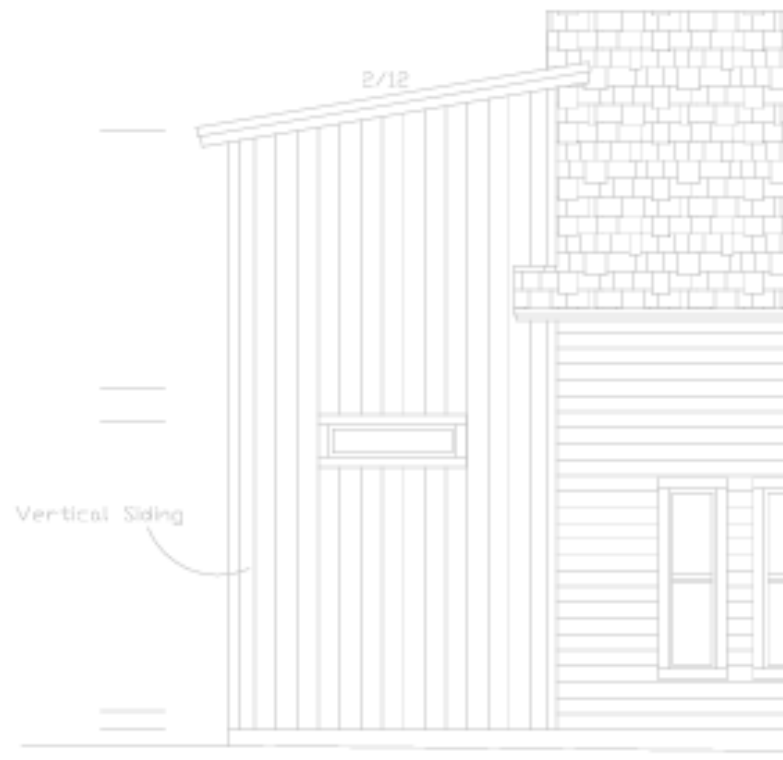




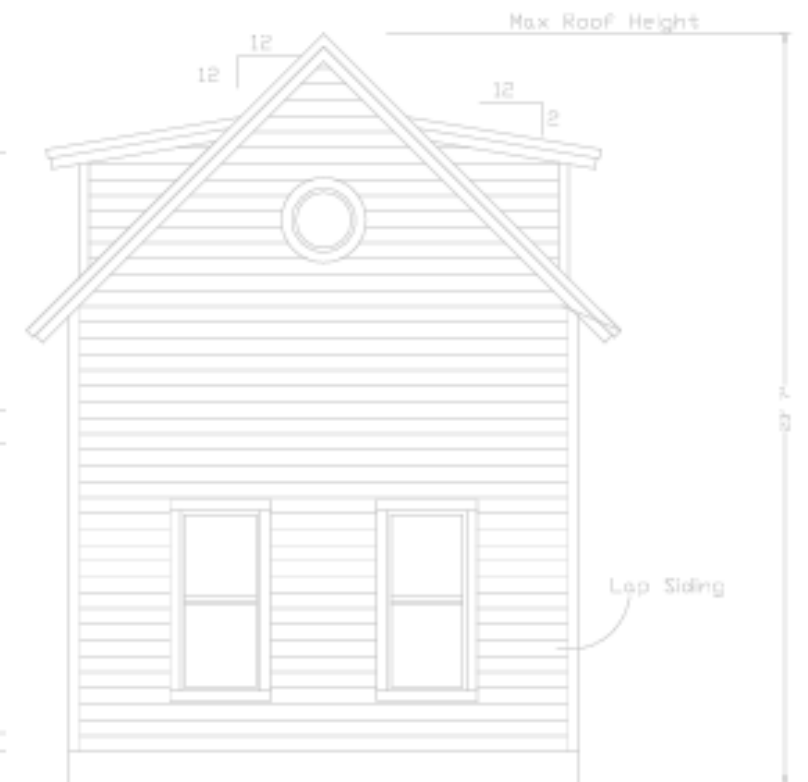
South Elevation



West Elevation



East Elevation



North Elevation

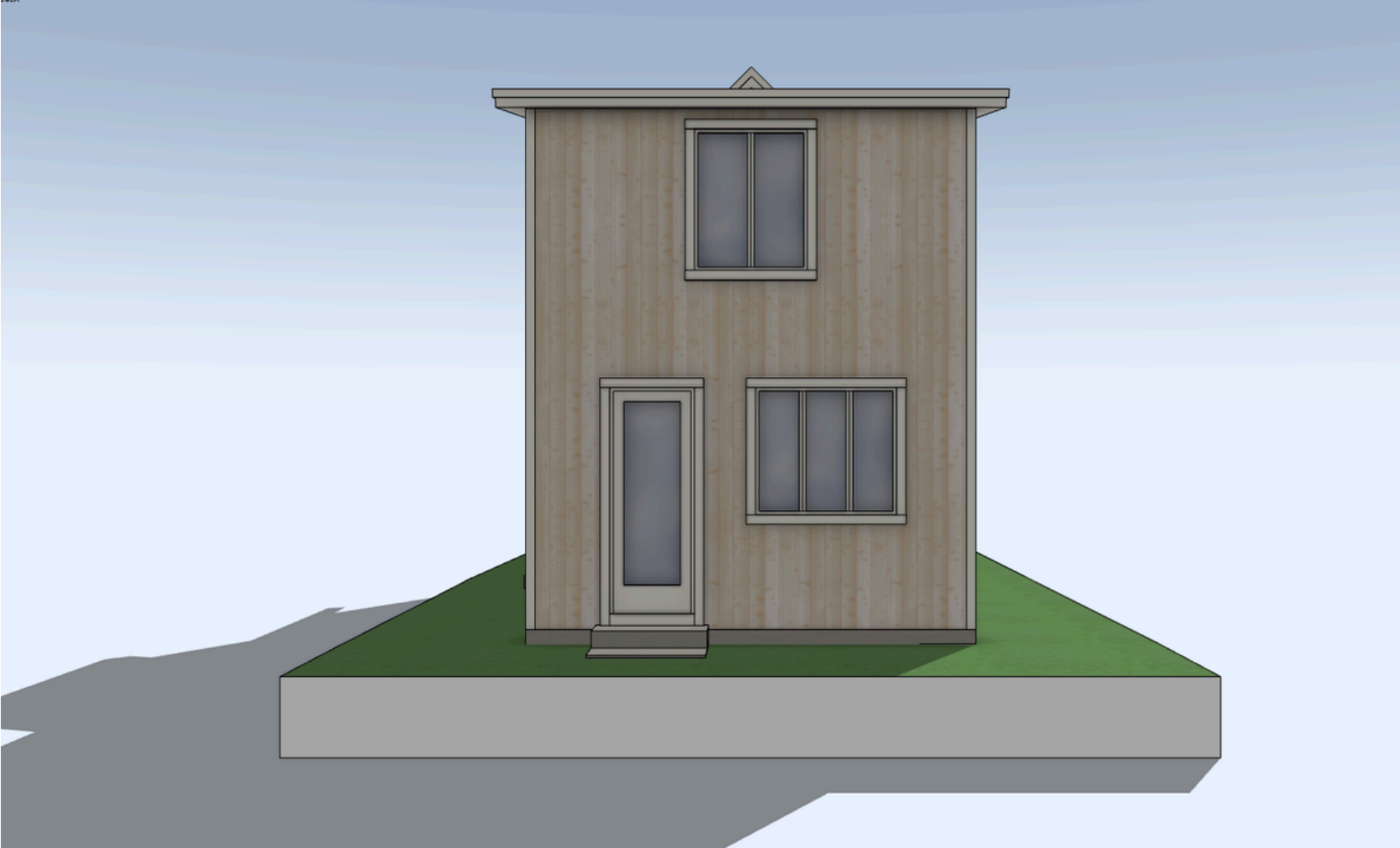
Alabaster

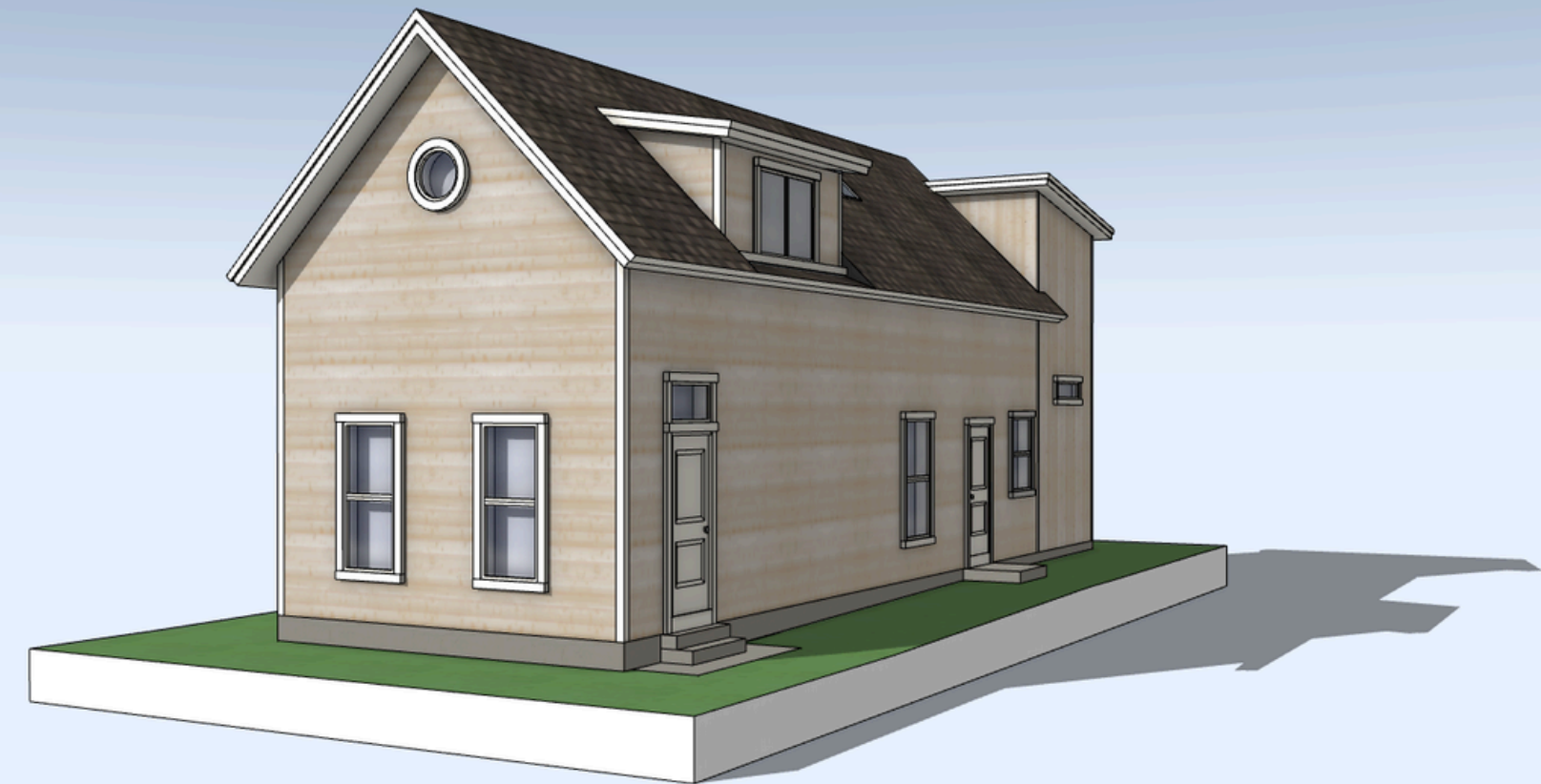
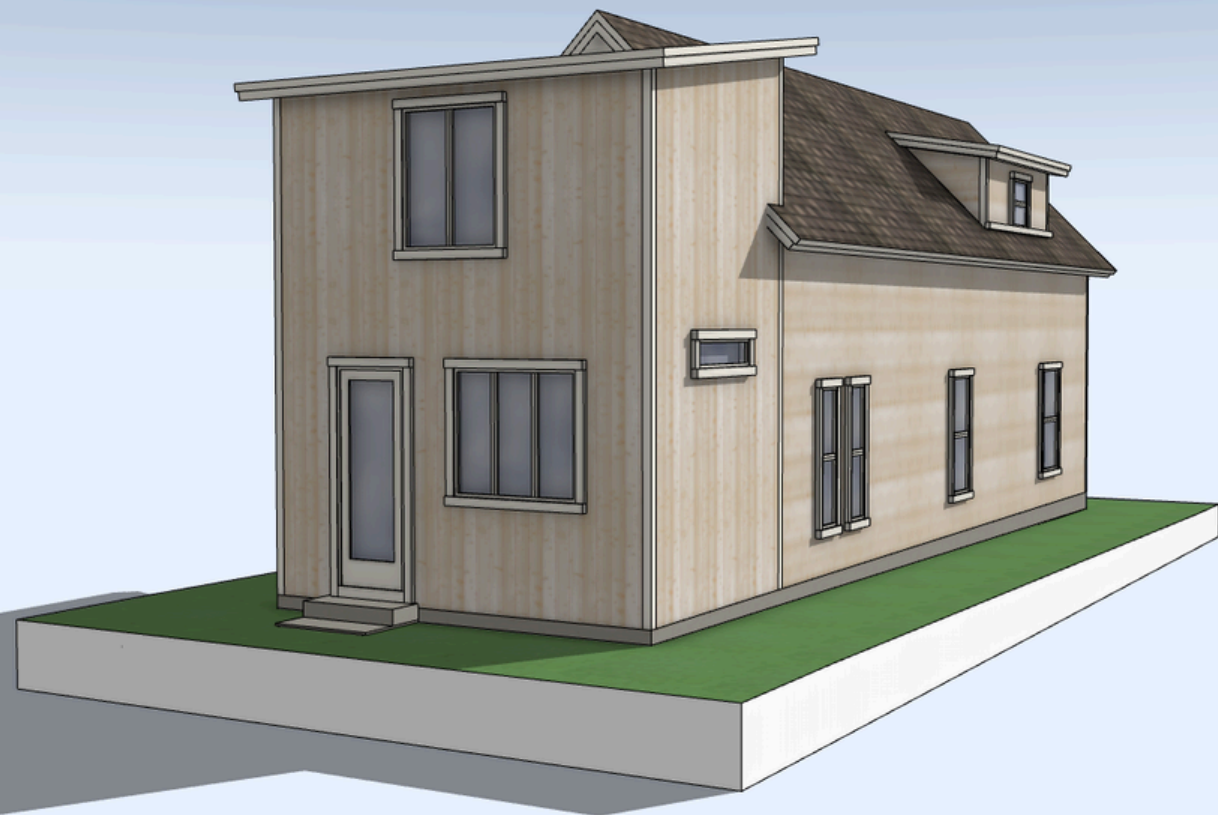
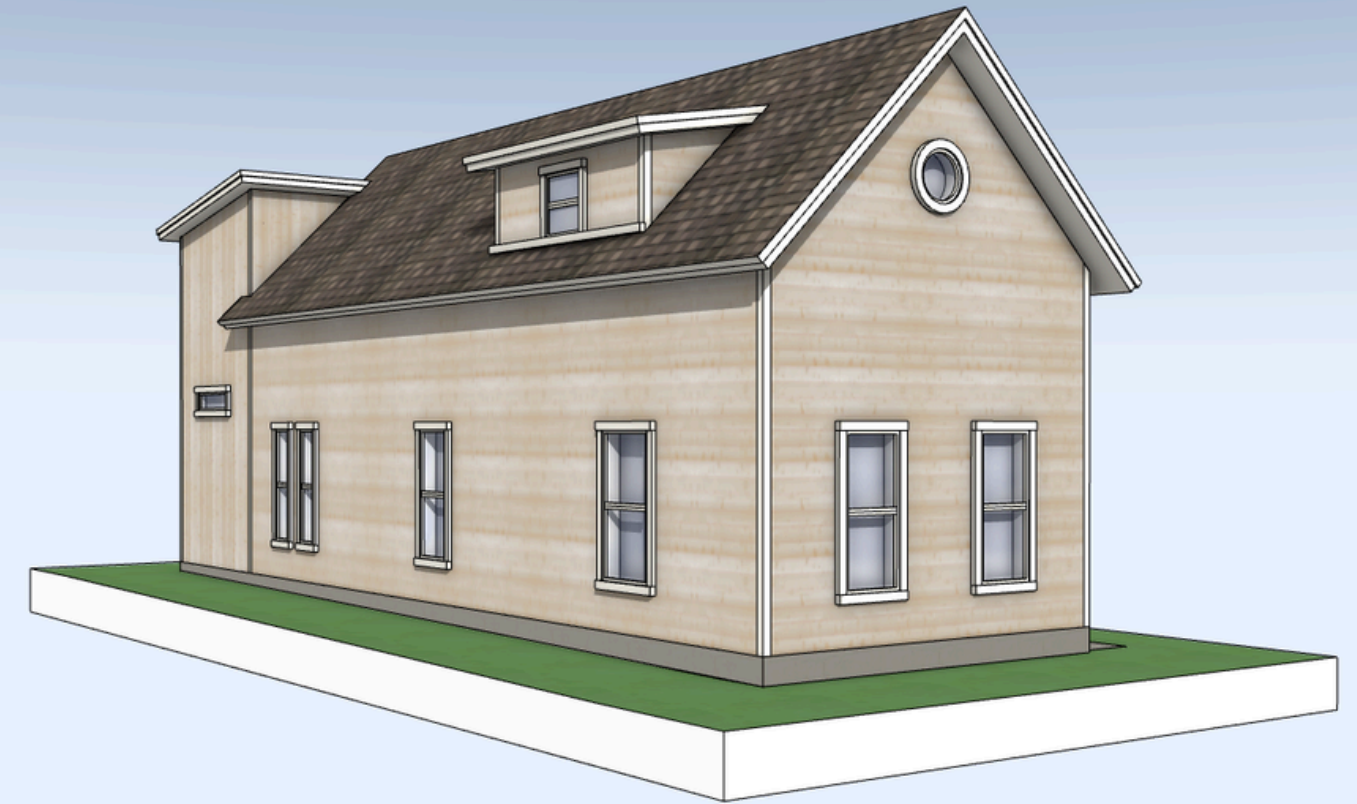
SW 7008

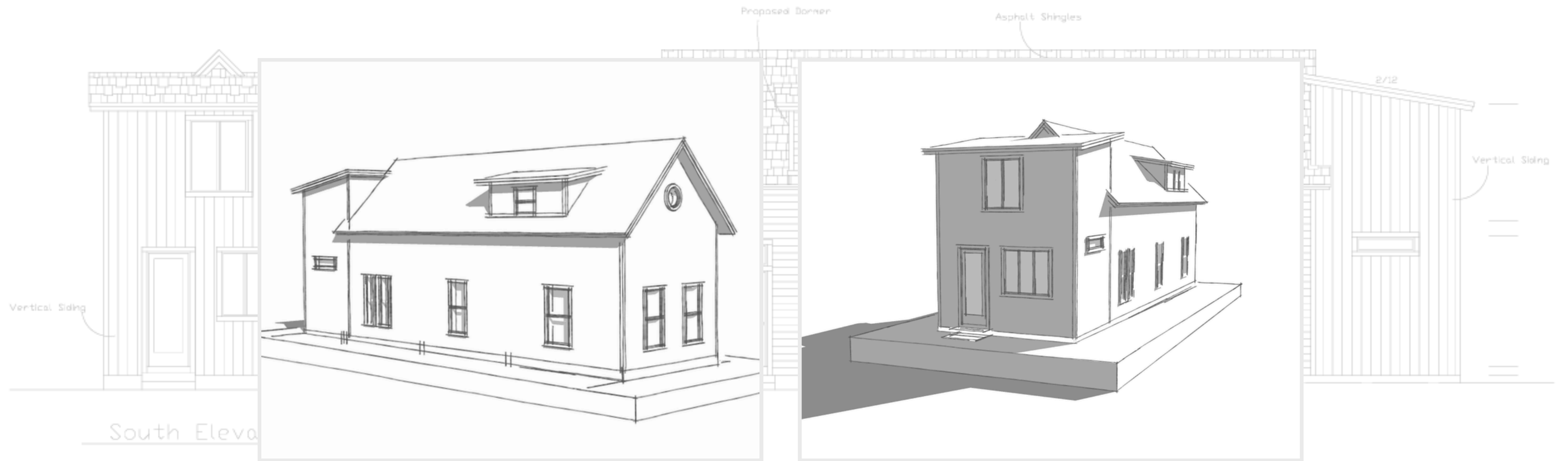
Accessible Beige

SW 7036

Weathered Wood







Exterior Materials List

Existing Materials to Be Covered

- Existing exterior brick will remain in place and will be fully covered by new siding. No removal of existing brick is proposed.

Proposed Exterior Materials

Exterior Wall Cladding

- Horizontal Lap Siding: 6" horizontal lap siding applied over the existing exterior walls. See submitted siding manufacturer brochure for material specifications.
- Vertical Siding: Vertical siding will be utilized on the rear/addition volume to differentiate the newer addition from the historic primary structure while maintaining a compatible overall appearance.
- Finish: Siding to be painted in a light greige / stone-neutral color palette coordinated with the slate/estate gray roof.
 - Proposed siding colors:
 - Sherwin-Williams *Accessible Beige* (SW 7036), or
 - Sherwin-Williams *Shoji White* (SW 7042)

Soffit, Fascia, and Trim

- Soffit: Aluminum vented soffit.
- Fascia: Painted wood fascia with aluminum wrap.
- Exterior Trim: New exterior trim to complement the horizontal lap siding.
 - Proposed trim color:
 - Sherwin-Williams *Alabaster* (SW 7008),
 - or trim painted to match siding for a traditional, low-contrast historic appearance.
- Existing soffit and fascia dimensions and profiles to remain consistent with the existing structure.

Weather Protection

- A weather-resistive barrier and all required flashing will be installed behind the new siding in accordance with current building code requirements.

Roofing

- Existing roofing to be replaced with 35-year architectural asphalt shingles in Estate Gray, consistent with the approved plans. See attached roofing description.

Gutters

- Seamless aluminum K-style gutters and downspouts. Color to complement siding and trim.

Windows (Previously Approved + Expanded Scope)

- Window replacement details previously approved under permit PLNHLC2025-01016 are incorporated by reference.
- As part of the full exterior remodel, all remaining windows will be replaced to match the previously approved window type, materials, profiles, and proportions.
- Window openings, sizes, and locations will remain unchanged.
- Replacement windows to be wood-clad with vinyl interiors.

Doors

- Exterior doors to be replaced with flat-panel, solid-core wood exterior doors with no applied profile or decorative detailing.
- Door sizes and opening locations will remain unchanged.

Other Exterior Elements

- The existing building footprint and overall height will remain unchanged.
- The existing roof form will remain unchanged, with the addition of dormers as shown on the approved plans.

Light Greige / Stone Neutral

Coordinated with Slate Gray Roof



Siding (Primary)

- Sherwin-Williams **Accessible Beige (SW 7036)**
or
- Sherwin-Williams **Shoji White (SW 7042)**

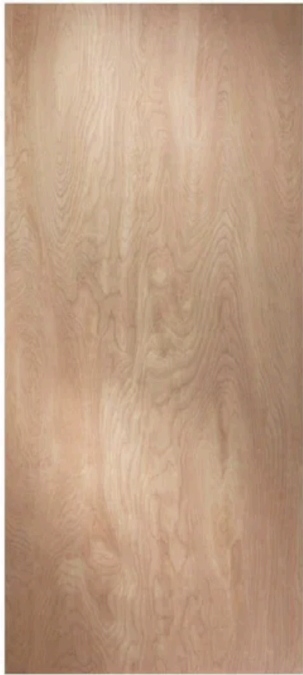
Trim

- Sherwin-Williams **Alabaster (SW 7008)**
(or trim to match siding for a traditional, low-contrast historic look)



Estate Gray

Medium warm gray shingles with a green undertone achieved by mixing prominent black, and dark, medium and greenish gray granules



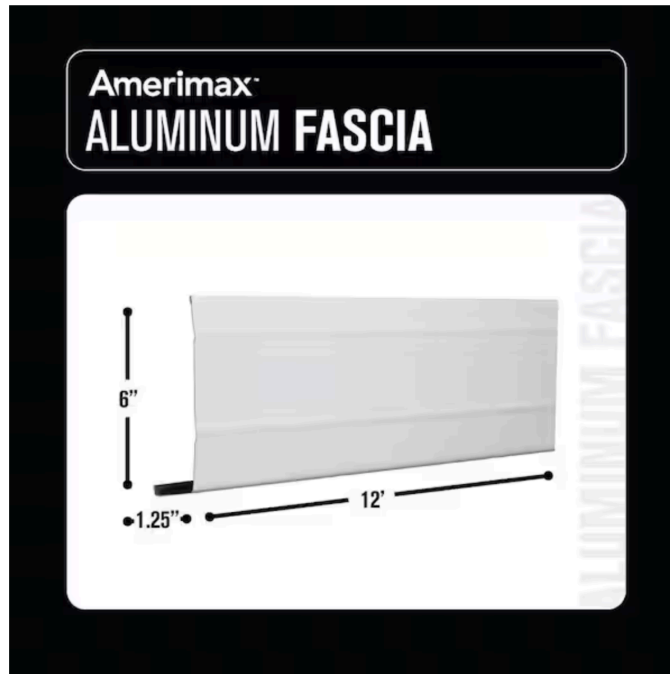
Exterior

About This Product

JELD-WEN flush interior doors are perfect for minimalist homes. Style this door in a contemporary fashion by selecting between stain grade hardwood or primed hardboard. A polyurethane foam core provides energy-efficient insulation.

Highlights

- Simple, panel-free design for a classic look
- Solid core reduces sound from traveling through your home and gives you the feel of a solid wood door
- Polyurethane foam core provides energy-efficient insulation
- Composite adjustable threshold and compression weather-strip help to prevent air and water infiltration
- Sill-to-jamb kit and bottom door rail provide resistance to exterior jamb and door rot



Hover Image to Zoom



About This Product

The Amerimax Home Products 6 in. x 12. ft. White Aluminum Fascia Trim helps protect your home from water and insect damage and cover 6 in. wood fascia boards. The prebent metal trim features rust-free aluminum construction for durability and a baked-on White finish for low maintenance for long lasting use on your house & garage's eaves. Made for the end of soffit panels, this commercial trim's hemmed edges add strength to its design while simultaneously adding to the beauty of your home and eliminating the need to paint.

Highlights

- Use to cover 6 in. fascia boards
- Protects wood fascia boards, eliminates the need to paint
- Use with soffit panels
- Trim for end of soffit panels
- Durable aluminum eliminates the need to paint



Hover Image to Zoom



About This Product

Amerimax Home Products 12 in. x 12 ft. Aluminum Soffit provides ventilation to attics with its perforated design. The metal soffit features rust-free aluminum construction for durability and has a baked-on white finish for low maintenance that resists UV damage. Additionally, this product provides an attractive and professional look to eaves and overhangs. Use this vent in conjunction with aluminum J-channel and F-channel.

Highlights

- Rust-free aluminum construction for durability with a baked-on white enamel finish for low maintenance; can be painted if desired to match any decor
- Used in conjunction with white aluminum J-channel and F-channel
- Use to cover overhangs, cut to the size needed
- Provides excellent attic ventilation
- 12 in. x 144 in. cut out dimensions



Hover Image to Zoom



Product Details

About This Product

The America 10 ft. Vinyl Gutter is lightweight and easy to install. The high-capacity plastic gutter channels and redirects rainwater to help prevent garden erosion and foundation damage. It is engineered to withstand harsh weather conditions. The vinyl material resists rusting and corrosion. The gutter is maintenance free and cleans with a hose. It does not require paint, and the traditional style complements most homes.

Highlights

- [Calculate Everything You Need for 5 in. Gutter System HERE](#)
- Lightweight and ready for easy install installation; requires no special tools, sealants or caulking
- Vinyl material resists rusting and corrosion
- Engineered to withstand harsh weather conditions
- UV stabilizers inhibit fading for utmost color retention
- Traditional style complements most homes
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