

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning
Division
Department of Community
Development

Petition 410-07-15 Huntington Park Condominiums.
New Construction of a 43 unit residential condominium
building located at approximately 540 East 500 South in
the Central City Historic District
November 7, 2007

Applicant: Derrick Whetton

Staff: Nick Norris;
nick.norris@slcgov.com or
535-6173

Tax ID: 16-06-476-030;
16-06-476-032; 16-06-476-033;
16-06-476-014

Current Zone: RO Residential
Office Zoning District; RMF-35
Moderate Density Multi-Family
Residential Zoning District

Master Plan Designation:
Residential/Office Mixed Use

Council District: District 4;
Nancy Saxton

Acreage: 0.79 acres

Current Use: Office

Applicable City Ordinance:

- City Code Section
21A.34.020

Attachments:

- A. Application
- B. Current Photos of site
- C. Building Materials
- D. Site Plan, Elevations,
Renderings and Floor
Plans

REQUEST

The applicant is requesting approval of a 43 unit residential condominium building located at approximately 540 East 500 South in the Central City Historic District. The proposed development includes 4 parcels totaling approximately 0.79 acres.

PUBLIC NOTICE

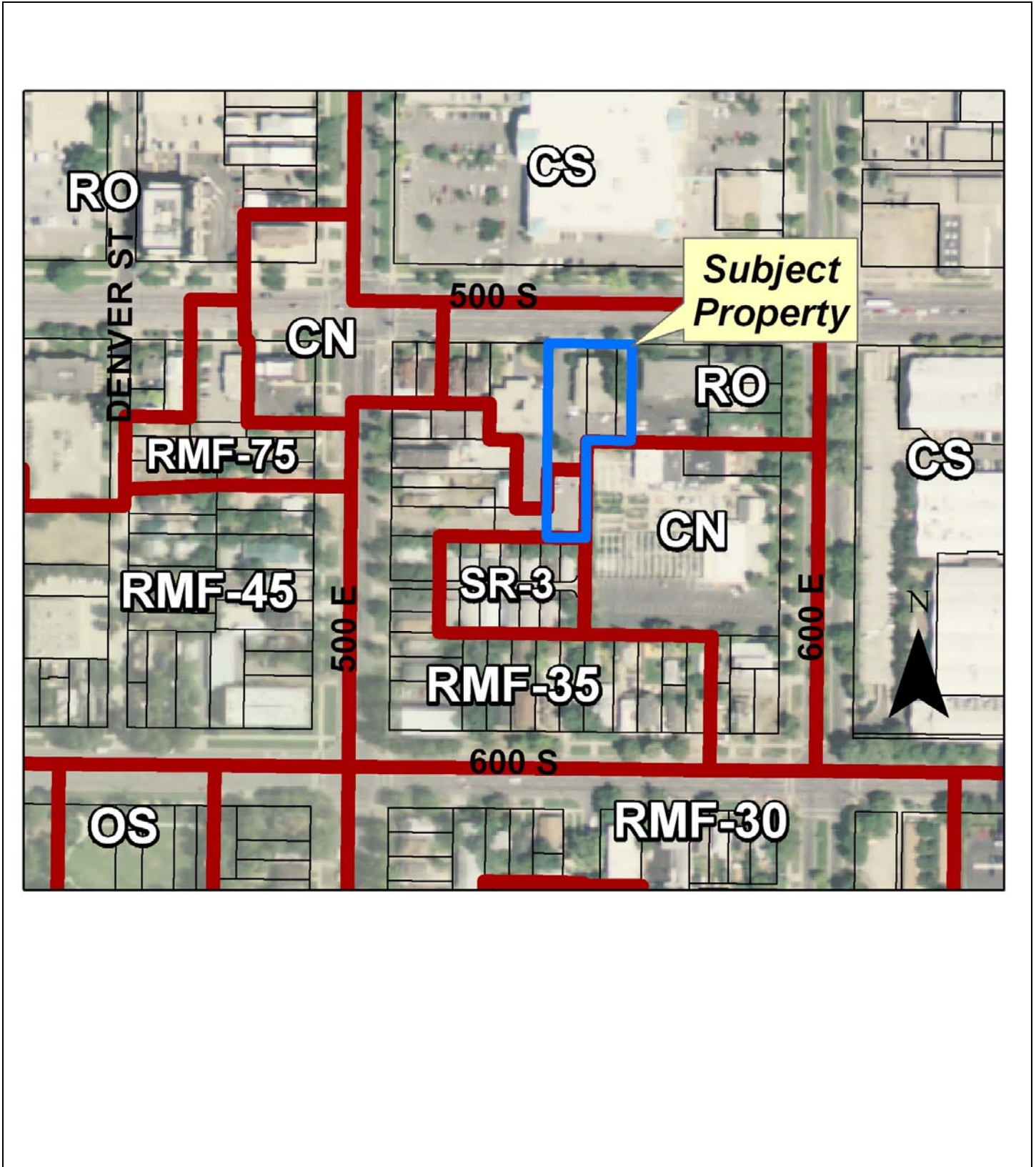
A public notice was mailed to all property owners within 85 feet of the property, to the interested parties on the Planning Division's email list serve and posted on the Planning Divisions website. The property was posted with a sign announcing the date and time of the public hearing.

STAFF RECOMMENDATION:

Based on the analysis and findings in the staff report, staff cannot make a recommendation to approve the proposed project for the following reason:

1. The building height is not consistent with the existing buildings on the block face or block. The proposed structure contains four stories above grade. There are three structures on the block that are more than two stories in height, one at two and one half stories and two buildings at three and one half stories.
2. Staff recommends that the Historic Landmark Commission refer the matter to the Architectural Subcommittee to address the overall scale of the project.

VICINITY MAP



COMMENTS

Public Comments: To date, no public comments have been received related to the proposed project.

BACKGROUND:

The structure was constructed in 1965 for the Utah State Employees Credit Union. In the late 1970's it was converted to an office building and was home to the local chapter of the American Medical Association. This petition and a petition for demolition of a non-contributing building were originally submitted in May, 2007. As the petition was being processed, information was provided to the City that raised some questions regarding the non contributing status of the building. Staff referred the matter to the Historic Landmark Commission for a determination. The HLC determined that the structure was a contributing structure. The applicant appealed that determination to the Land Use Appeals Board. On October 8, 2007 the Land Use Appeals Board reversed the determination of the HLC. As a result of the Land Use Appeals Board decision, the demolition of the building will be processed as a demolition of a non contributing building.

The proposed development includes land that is located in two separate zoning districts (see vicinity map on page 2). The primary building is located on parcels that are zoned RO Residential Office. The parcel that is land locked on the south side of the building is zoned RMF-35. Under this proposal, the parcel zoned RMF-35 would contain a portion of the underground parking structure, surface parking, and an external staircase attached to the main building. The upper level balconies would overhang the zoning line. The maximum height in the RMF-35 Zoning District is thirty five feet and the staircase and balconies would not exceed thirty five feet in height. The property line would be eliminated through a separate condominium process. Although it is not common for properties to have split zoning, there are other locations within the city where a single parcel will have multiple zonings. In this instance, the common wall between individual units, common areas, and limited common areas (balconies) will follow the zoning line. The Planning Division is currently processing a city initiated petition to correct areas where a zoning line splits a property or building. The parcel zoned RMF-35 could be added to the list of properties that would be reviewed under that petition.

The proposed project would be required to go through a subdivision process to join the existing parcels and create the condominium units, common areas and limited common areas. The initial submittal included multiple requests for variances to reduce the side yard setbacks. The variance requests were denied by the Board of Adjustment and the site plan amended so that it meets the minimum setback requirements. The proposal does not require any additional land use related applications.

STAFF ANALYSIS AND FINDINGS

Use and Density

The proposed project is a permitted use in the RO and the RMF-35 Zoning Districts and is consistent with the density regulations in the RO Zone. The subject properties are located in two separate zoning districts, RO Residential Office and RMF-35 Medium Density multi Family Residential. In both districts, the use is considered a permitted use. Portions of the building do cross the zoning boundary. The portions of the building that cross the zoning boundary consist of areas that would be common or limited common areas.

The proposed development would include a total of forty three residential units. There would be eight one bedroom units and thirty five units with two bedrooms per unit. In the Residential Office Zoning District, there is no minimum lot size for multi family dwellings. There are no dwelling units situated on the land that is zoned RMF-35. The proposed density is within the allowed density in the RO Residential Office Zoning District.

Building Height

The proposed project is under the height limits in the RO and RMF-35 Zoning Districts. However, the H Historic Preservation Overlay District also regulates height. Building heights are different between the two zones. The maximum building height in the RMF-35 Zoning District is thirty five feet. The maximum height in the RO District is seventy five feet. In the H Historic Preservation Overlay District, new construction must be compatible with the heights of the historic buildings. The proposed building would be approximately fifty one (51) feet tall.

Off Street Parking

The proposed development meets the required off street parking standards. Off street parking requirements are based on the number of bedrooms in each unit. Single bedroom units require one off street parking stall. Units with two or more bedrooms require two off street parking stalls. The proposed development has seventy nine parking stalls. Based on the number of units, seventy eight parking stalls are required.

Required Standards for New Construction

Zoning Ordinance section 21A.34.020 (H) lists the standards for new construction in an Historic District. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the Historic Landmark Commission and City Council and is in the best interest of the city: The Historic Landmark Commission is charged with determining if the project substantially complies the following standards and is in the best interest of the city:

1. Scale And Form:

- a. **Height And Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. **Proportion Of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. **Scale Of A Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Analysis:

Height and Width

The block face of 500 South between 500 East and 600 East contains a mix of land uses and building types (refer to attachment D: block face). The properties east of the subject property contain office buildings that are approximately two stories in height. The structures were originally built between 1965 and 1977. The buildings west of the subject property are a mix of office, residential and commercial. They vary in age, with the residential building being built between 1900 and 1905. The commercial use on the southeast corner of 500 South and 500 East was built in 1935. The block face contains one and two story structures. The proposed building is approximately fifty-one feet eight inches in height and contains four stories. Although the proposed building is considerably taller than the other buildings on the block face, the prominent building features, such as cornices and balconies, align along the block and contribute to the sense of visual continuity along the block face. To the south of the subject property are detached single family dwellings that are approximately one story in height. The proposed building would have a visual impact on these single family dwellings. The proposed building would be approximately one hundred and fifteen feet from the south property line. The Commission should determine whether this is a large enough setback to offset the impacts of the massing of the building.

The Design Guidelines for Residential Historic Districts in Salt Lake City state that building heights should appear to be similar to those found historically in the District (Design Guideline 11.7). However the proposed development is located in the Central City Historic District and this District has specific Design Guidelines that discuss building height. The Central City Design Guidelines state that new buildings should be compatible in mass and scale to the existing buildings on the block. On the block where the subject property is located, the majority of the structures are one or two stories in height. There are three multi family dwellings that are three or three and one half stories in height on the block. The proposed structure is larger in mass and scale than the existing structures on the block, but is consistent with building heights for similar types of uses that are within the district.

The proposed building is approximately one hundred and six feet five inches wide. The commercial/office buildings on the block face range from eighty five to one hundred and five feet wide. The residential structures on the block face average approximately forty feet wide. The street facing façade of the subject property is divided into sections by the use of different materials. The sections vary in width from approximately twenty five feet to thirty feet.

Proportion of Principal Facades

The proposed structure is wider and two floors taller than the other buildings on the block face. The width of the commercial buildings on the block face ranges between eighty five and one hundred and five feet wide. The residential structures are approximately forty feet wide. The street facing façade of the proposed building is approximately one hundred fifteen feet wide.

Roof Shape

The roof of the proposed structure is flat. A four foot eight inch plaster cornice is placed on top of the building to define the roof line. The structures on the block have a variety of roof shapes that tend to be dictated by the use. The commercial and office structures have flat roofs, while the residential structures have pitched roofs. Historic multi-story structures in the district typically have some sort of design element, either a cornice or parapet that defines the roof line.

Scale of Structure

The proposed structure is larger in scale to the existing buildings on the block face. The proposed structure is two to three stories taller than the existing structures on the block. The proposed building is approximately ten feet wider than the widest building on the block face and over eighty feet wider than the existing dwellings. The Historic Landmark Commission may consider referring this matter to an Architectural Subcommittee to review the overall scale of the proposed building compared to the scale of the existing buildings.

Design Guidelines for Scale and Form

11.1 Respect historic settlement patterns. Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

11.2 Preserve the historic district's street plan. Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail. The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

11.3 Orient the front of a primary structure to the street. The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

11.4 Construct a new building to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block. Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block. The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

11.7 Build to heights that appear similar to those found historically in the district. This is an important standard which should be met in all projects.

11.9 Design a new building to appear similar in width to that of nearby historic buildings. If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district. Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

11.11 Use building forms that are similar to those seen traditionally on the block. Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block. Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood. The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

Design Guidelines Specific to the Central City Historic District

13.23 Maintain the established alignment of building fronts in the block. In general, larger, taller masses should be set back farther from the front than smaller structures. In some cases, therefore, a setback that is greater than the median setback may be appropriate.

13.24 Maintain the rhythm established by uniform setbacks in the block. It is particularly important that the traditional spacing pattern be maintained as seen from the street. Follow the traditional building pattern in order to maintain the historic character of the street. Consider the visual impact of new construction and additions on neighbors along side yards. Consider varying the height and setback of the structure along the side yard.

13.25 Clearly define the primary entrance to the house. Use a porch, stoop, portico or similar one-story feature to indicate the entry. Orienting the entry to the street is preferred. Establishing a “progression” of entry elements, including walkway, landscape elements and porch also is encouraged.

13.27 Design new buildings to appear similar in mass to those that were typical historically in the district. If a building would be larger than those seen on the block, subdivide larger masses of the building into smaller “modules” that are similar in size to buildings seen traditionally.

13.28 Design new buildings so that they appear similar in scale to those seen traditionally on the block. Historically, most houses appeared to have a height of one, one-and-one half or two stories. A new front facade should appear similar in height to those seen historically in the block. Taller portions should be set back farther on the lot. Story heights should appear similar to those seen historically. Also, consider using architectural details to give a sense of the traditional scale of the block.

13.29 Design a new building to have a form similar to those seen historically. In most cases, the primary form of the house was a simple rectangle. In some styles, smaller, subordinate masses were then attached to this primary form.

Finding: As proposed, this project is not consistent with the scale of the block face. The proposed building is taller than the existing building on the block face and on the block. The Design Guidelines specific to the Central City Historic District state that building heights should be consistent with the development pattern on the block. Therefore, a modification to the proposed building height is appropriate. This can be done by stepping the upper levels back further than the lower levels or by reducing the overall height of the building. The proposed building is wider than the widths of the existing buildings on the block face. The roof shape is similar to the roof shape of the existing commercial/office uses.

2. Composition Of Principal Facades:

- a. **Proportion Of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. **Rhythm Of Solids To Voids In Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. **Rhythm Of Entrance Porch And Other Projections:** The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Analysis:

Proportion of Openings

The openings on the existing buildings on the block face generally have a vertical emphasis. The openings on the proposed buildings include openings that are wider than they are tall, but they are filled with windows that add a vertical emphasis to the openings. At the ground level in the center of the building, is the entrance to the parking structure and a pedestrian entrance to the building. The parking structure is located below grade. The opening allows views into the courtyard of the building.

Rhythm of Solids to Voids in Facades

The ratio of wall to window avoids large expanses of either wall or glass. The large openings for the windows are broken up by using the tripartite windows. Windows on historic structures in the Central City Historic District typically have a three dimensional aspect to them. The three dimensional aspect is created by the depth of the window sill, the sash profile, width of the casing, and head of the window. The applicants have submitted a window detail sheet that includes various window profiles. The detail sheet does not include a schedule that indicates the location of the different types of window. The sill depth varies from zero to five inches in depth. In order to be consistent with the design guidelines, the sill depth should include some level of reveal that adds to the three dimensional appearance of the windows. The detail sheet provided indicates different sash profiles. The profile of some of the windows includes a detailed sash that is consistent with the design guidelines. Other windows are flush mounted with no sash profile. The profiles should be consistent with each other as well as the applicable design guidelines. The window details can be found in Attachment D Building Materials.

Rhythm of Entrance Porch and Other Projections

The primary façade of the structure includes patios on the ground level and balconies on the upper levels. The balconies help break up the expanse of the facades and create a three dimensional element. The residential structures on the block face include ground level porches that lead to the main entrance of the. The entrance to the proposed structure is dominated by the entrance to the underground parking structure. The front entry could be enhanced so that it is more consistent with front entrances and porches on the existing structures on the block. The Commission may consider using the Architectural Subcommittee to review the front entry and provide guidance to the applicant on this issue.

Relationship of Materials

The primary building materials include brick and stucco. The existing structures on the block face are predominantly brick but do include other minor materials, including wood, metal, glass, and

stucco. The commercial development on the north side of 500 South includes a mix of brick and stucco. The proposed building materials are similar to those found on neighboring structures. More information on exterior building materials can be found in Attachment D Building Materials.

Design Guidelines for Composition of Principal Facades

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood. The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

11.15 Use building materials that contribute to the traditional sense of scale of the block. This will reinforce the sense of visual continuity in the district.

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

11.17 Use building components that are similar in size and shape to those found historically along the street. These include windows, doors, and porches.

11.19 Contemporary interpretations of traditional details are encouraged. New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

11.21 Windows with vertical emphasis are encouraged. A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

11.23 Windows shall be simple in shape. Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

Design Guidelines specific to the Central City Historic District

13.27 Design new buildings to appear similar in mass to those that were typical historically in the district. If a building would be larger than those seen on the block, subdivide larger masses of the building into smaller “modules” that are similar in size to buildings seen traditionally.

13.28 Design new buildings so that they appear similar in scale to those seen traditionally on the block. Historically, most houses appeared to have a height of one, one-and-one half or two stories. A new front facade should appear similar in height to those seen historically in the block. Taller portions should be set back farther on the lot. Story heights should appear similar to those seen historically. Also, consider using architectural details to give a sense of the traditional scale of the block.

13.29 Design a new building to have a form similar to those seen historically. In most cases, the primary form of the house was a simple rectangle. In some styles, smaller, subordinate masses were then attached to this primary form.

Finding: The proportion of the proposed openings is visually consistent with the surrounding structures and streetscape. The rhythm of solids to voids in the facades is similar to those on the surrounding structures. The details of the windows shall include a reveal and profile that creates a three dimensional aspect. The five inch reveal shown on the details sheet (Attachment D) in the plan shall be applied to all windows.

3. Relationship To Street:

- a. Walls Of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm Of Spacing And Structures On Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression Of Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape Pedestrian Improvements:** Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Analysis:

Walls of Continuity

The structures on the block face have varying setbacks. The residential structures have setbacks that range between twenty (20) and twenty six (26) feet. The commercial buildings have a range of twenty six (26) to fifty two (52) feet. The setback of the proposed structure is twenty five (25). The

minimum required setback in the RO Zoning District is twenty five feet. The proposed building setback maintains the concept of “walls of continuity” because the proposed setback meets the minimum required setback in the RO Zoning District and falls within the setback range of the existing buildings on the block face. In addition, the banding on the first two levels of the building is visually compatible in terms of height with the banding on other buildings on the block face. Banding refers to the visual clues on the exterior of a building that indicates each level of the building. This concept is discussed on page 123 of *Design Guidelines for Residential Historic Districts in Salt Lake City*.

Rhythm of Spacing and Structures on Streets

The distance between the structures varies with use. The residential structures are approximately eight feet apart, which is typical of residential areas within the Central City Historic District. The commercial buildings are approximately twenty eight (28) feet apart. This is partly due to the parking lots being behind the buildings and the need to have drive aisles large enough to accommodate two-way traffic. The proposed structure does meet the minimum setbacks in the R-O Zoning district, which is 15 feet on the sides. The development does include some surface parking on an adjacent parcel that is zoned RMF-35. This provides a large separation between the proposed building and the single family residences to the south.

Directional Expression of Principal Elevation

The north elevation is the principle façade and contains a higher degree of design than the other facades of the building. The existing structures on the block face have a similar orientation. The north elevation does address the street and contains ground level entrances to the building for vehicles and pedestrians.

Streetscape Pedestrian Improvements

The building includes design elements that add to the interest of the streetscape, including ground level windows, patios and entrances. The main pedestrian entrance is set back into the building and does not have a large visual presence. The entrance to the parking structure is in the middle of the building and dominates the pedestrian entrance. The entrances to the other structures on the block face have an obvious entrance with some sort of covered porch or landing. The pedestrian entrance should be enhanced so that it is similar to the entrances of the existing buildings.

Design Guidelines related to Relationship with the Street

11.1 Respect historic settlement patterns. Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

11.3 Orient the front of a primary structure to the street. The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

11.4 Construct a new building to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block. Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block. The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

11.7 Build to heights that appear similar to those found historically in the district. This is an important standard which should be met in all projects.

11.9 Design a new building to appear similar in width to that of nearby historic buildings. If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

11.11 Use building forms that are similar to those seen traditionally on the block. Simple rectangular solids are typically appropriate.

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood. The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

11.17 Use building components that are similar in size and shape to those found historically along the street. These include windows, doors, and porches.

Design Guidelines specific to Central City Historic District

13.27 Design new buildings to appear similar in mass to those that were typical historically in the district. If a building would be larger than those seen on the block, subdivide larger masses of the building into smaller “modules” that are similar in size to buildings seen traditionally.

13.28 Design new buildings so that they appear similar in scale to those seen traditionally on the block. Historically, most houses appeared to have a height of one, one-and-one half or two stories. A new front facade should appear similar in height to those seen historically in the block. Taller portions should be set back farther on the lot. Story heights should appear similar to those seen historically. Also, consider using architectural details to give a sense of the traditional scale of the block.

13.29 Design a new building to have a form similar to those seen historically. In most cases, the primary form of the house was a simple rectangle. In some styles, smaller, subordinate masses were then attached to this primary form.

13.30 Use primary building materials that will appear similar to those used historically. Appropriate building materials include: brick, stucco, and painted wood. Substitute materials may be considered under some circumstances. See Sections 2.0 and 6.0 and page 126.

Finding: The proposed development addresses the street by maintaining the existing development pattern in terms of setbacks because the proposed setback (25 feet) meets the minimum required front yard setback in the RO Zoning District and falls within the range (between 20 and 52 feet) of front yard setback of the existing buildings on the block face. The distance (approximately 28 feet) between the proposed structure and the other commercial/office structures on the block face is consistent with the spacing of the existing structures on the block face. Although the structure is taller than the existing building on the block face, the prominent features on the first two levels of the primary façade of the building are consistent with prominent features on the existing buildings on the block face which contributes to the visual continuity of the relationship between the buildings.

4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Analysis: The proposed condominium development requires a subdivision process. In the R-O Residential Office Zoning District, there is not a minimum lot size for multi family developments. The proposed development is consistent with the dimensional standards in the R-O Zoning District. The subdivision plat will be processed administratively and if there are any objections or concerns, will be reviewed by the Planning Commission. If during that process changes are required to be made to the building, then the item should come back to the Historic Landmark Commission for review.

Finding: The proposed development requires an administrative public hearing and possibly a public hearing before the Planning Commission.

Attachment A Application

Attachment B
Current Photos of Site

Attachment C
Building Materials

Attachment D
Site Plan, Elevations,
Renderings and Floor Plans