

Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Robin Zeigler, Senior Planner

Date: July 21, 2008

Re: Revisions to application for Everest Builders, New Construction, 470-06-56, located at 256, 262 and 268 South 700 East and 673 and 695 East 300 South Street in the Central City Historic District (470-06-56).

The Historic Landmark Commission originally reviewed the application for New Construction at 256, 262 and 268 South 700 East and 673 and 695 East 300 South Street in the Central City Historic District on July 2, 2008 and tabled the matter so that the applicant could address design concerns. Specifically called out in the motion was the following guidance from the Commission:

- Give greater attention to the design of the east and west elevations of building B and the north and south elevations of building A.
- On the south elevation of building A, provide some creative thought about removing the garage to a different location, and having that façade relate to the homes on 300 South rather than relating to itself on 700 East;
- On the east elevation of building A, address the issue of long narrow stairways leading to the unit entrances, reducing the visual effect of the stairways by possibly moving the foyer door to the façade of the building and creating a true entry as historically seen in the Central City Historic District and reducing the number of stairs leading up to the entrance.
- Addressing the issue of solids to voids and rhythm of the façades, particularly on 700 East, making these façades more regular and reducing expansive glass which is contrary to Design Guidelines 11.10 and 11.14.

At the July 2, 2008 meeting staff identified multiple concerns with the ability of the originally proposed design to meet the ordinance and design guidelines. Follows is a summary of the concerns, divided by the criteria listed in the ordinance and discussion as to the ways in which the applicant has addressed, or not addressed, those concerns in the attached revised design.

1. Scale And Form (original findings):

- The portion of the building that faces 300 South is much wider than historic buildings in the neighborhood.
- The design does not include a one-story element, such as a porch, as recommended in design guideline 11.6.

Discussion of Revised Design:

- The new design does not change the width of the building facing 300 South.
- The new design does not have a porch; however the width of the stairs is wider and there is a small landing at the top of the stairs at a new main entrance.

2. Composition Of Principal Facades (original findings):

The design of windows and walls does not match the rhythm of solids-to-voids and the symmetry of design seen on historic buildings in the district, especially on the elevations facing 300 South and Markea Avenue.

- Windows and doors are not framed in a character that is traditionally seen on historic residential structures in the neighborhood and the windows are not proportional to historic windows, as recommended in guideline 11.22.
- The main entrances are not well defined, as recommended in section 13.25 of the design guidelines, since they are located to the sides of a recessed entrance and cannot be seen from the street. In addition, the design does not include a one-story element, such as a porch, which would also help to define the main entrances.
- A street front garage is inappropriate for 300 South.

Discussion of Revised Design:

- The windows, which were formerly pushed off to one side, are now centered within each module and a few windows have been added or slightly moved to create more symmetry to the facade.
- More information is needed about the framing of the windows; however it appears that they are still more typical of commercial buildings rather than residential.
- The main entrances, which were originally recessed, are now pulled out to the wall face. The windows surrounding one side and the top of the glass doors, serves as a modern interpretation of traditional sidelights and transoms.
- Two buildings were lessened in square footage so that the garage, originally designed to face 300 South, could be moved to the interior of the project. The design of 300 South façade has had no significant alterations with the exception of the area that was originally garage doors are now brick. The relocation of the garage allowed the driveway to be removed from 300 South.

3. Relationship To Street (original findings):

- The project does not meet the criteria of "directional expression of principle facades" since the largely blank wall on Markea Avenue and the garage on 300 South, create more of a secondary façade design rather than primary.
- The submerged court on 300 South, 700 East and Markea do not meet design guideline 12.8 which does not allow for "inorganic surface materials in front yards". In addition, a large front "patio" is not a feature seen around historic buildings in the district.

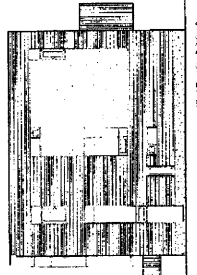
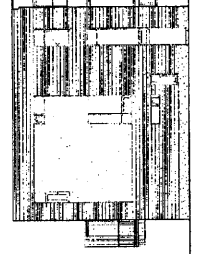
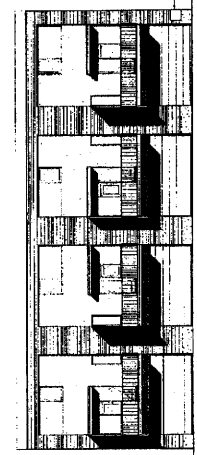
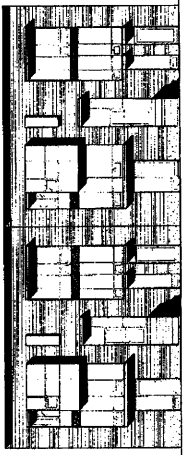
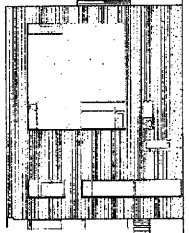
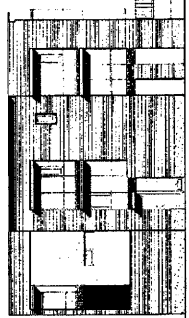
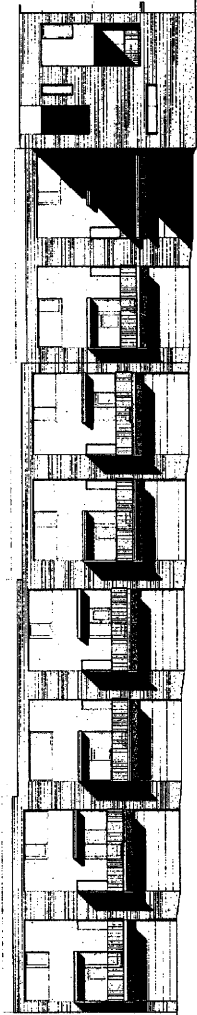
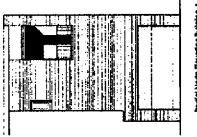
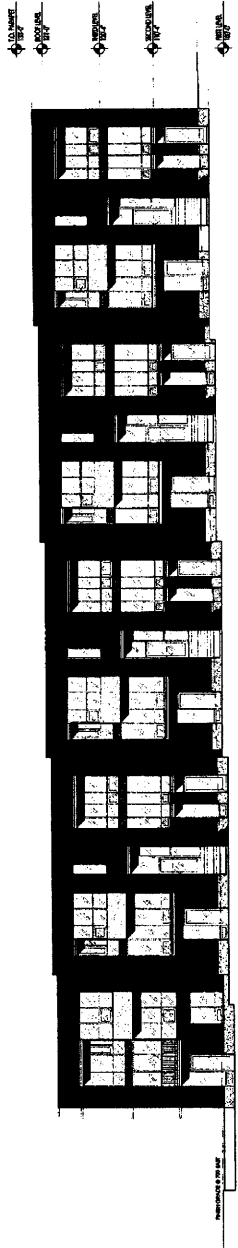
Discussion of Revised Design:

- The design of these elevations has not changed significantly. The garage on 300 South has been relocated and replaced with a brick wall.
- The overall impact of front patios (submerged courts) has been lessened by green space next to the building and by using a twenty-four inch (24") wall. What was originally designed as poured concrete patios is now patios of concrete pavers.

Attachments:

- A. Revised elevations and site plan
- B. July 2, 2008 Staff Report

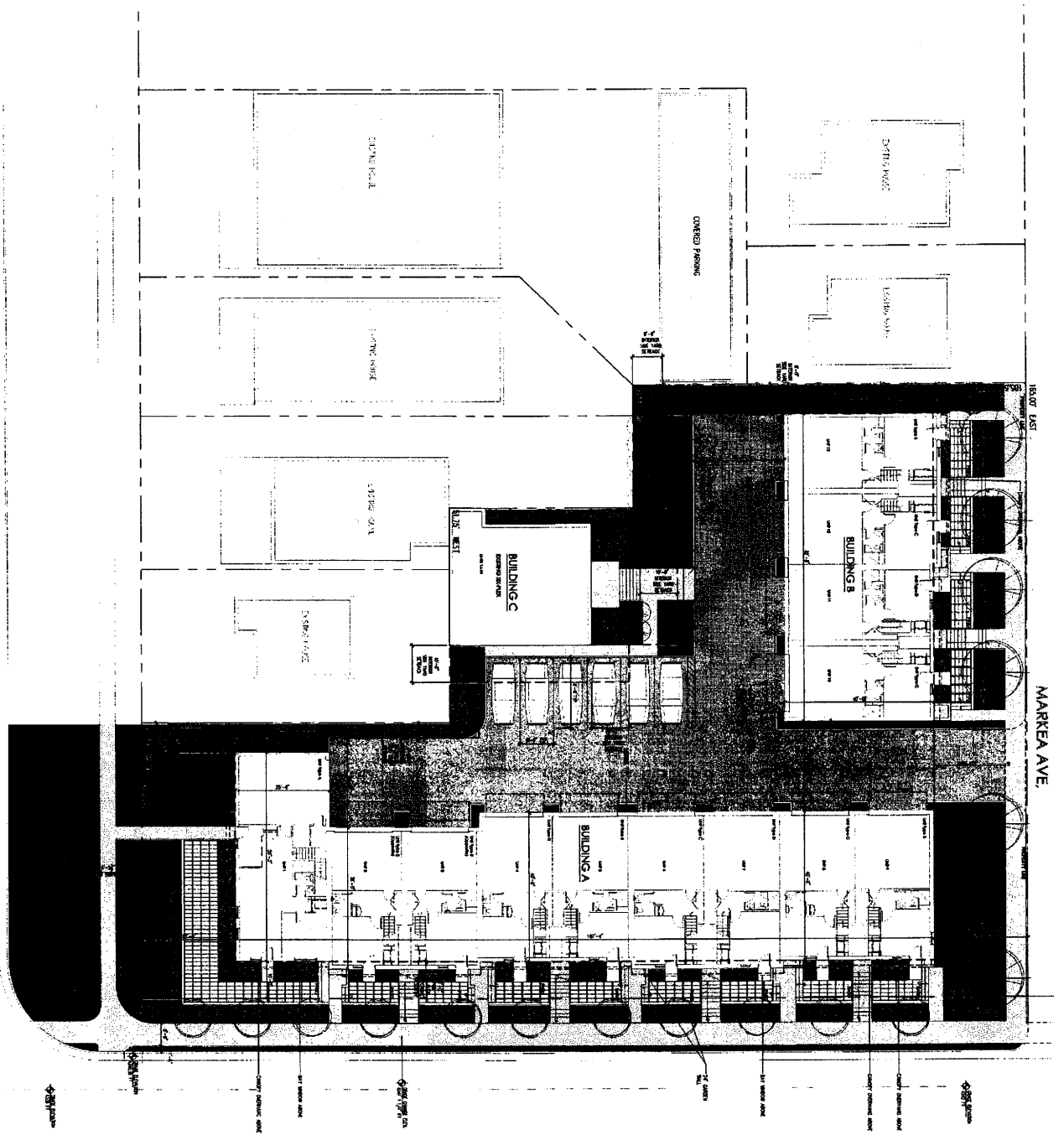
Attachment A: Revised elevations and site plan



Legend
Room
Corridor
Staircase
Structural Wall
Structural Column
Structural Beam
Structural Slab
Structural Foundation

Blindwork
Room
Corridor
Staircase
Structural Wall
Structural Column
Structural Beam
Structural Slab
Structural Foundation

300 SOUTH STREET



Attachment B: July 2 2008 Staff Report

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning
Division
Department of Community
Development

Everest Builders, New Construction, 470-06-56,
located at 256, 262 and 268 South 700 East and 673
and 695 East 300 South Street
in the Central City Historic District
July 2, 2008

Applicant: Eric Saxey, Everest Builders

Staff:
Robin Zeigler 535-5578
robin.zeigler@slcgov.com

Tax ID: 16-05-153-007, 16-05-153-008, 16-05-153-003, 16-05-153-002

Current Zone: RMF-45, Moderate/High Density Multi Family Residential

Master Plan Designation:
Central Community Master Plan

Council District: 4, Luke Garrott

Acreage: 0.69 Acres

Current Use: Multi Family and Vacant

Applicable Land Use Regulations:

- 21A.24.140 RMF-45
- 21A.34.020 (H)

Attachments:

- A. Photos of Site
- B. Sanborn Maps
- C. Site Plan and Building Elevations
- D. Department/Division Comments
- E. Public/ Community Council Comments
- F. Meeting Notes from Architectural Review Committee
- G. Staff Memo for HLC Issues Only Hearing
- H. Subdivision Plat

REQUEST

The applicant requests approval to construct thirteen new single-family attached residential dwelling units and rehabilitate one contributing multi-family residential building with six units in the Central city Historic District. The subject property is zoned RMF-45, Moderate/High Density Multi Family Residential.

PUBLIC NOTICE

On June 17, 2008, notice was mailed to all property owners within 450 feet of the subject property, meeting the minimum 14 day notification requirement. Community Council Chairs, Business Groups and others interested parties were also notified through the Planning Commission's listserv. The agenda was also posted on the Planning Division's website.

STAFF RECOMMENDATION:

Staff recommends that the Historic Landmark Commission approve the project in concept and direct the applicant to provide a new design that provides for

- Primary façade designs for 300 South and Markea Avenue
- A date stone be added to the foundation;
- Unit 1 be decreased in size to allow for a rear loading garage and a second entrance to the complex;
- Design that provides symmetry to each module, attention to the rhythm of solids to voids in nearby historic structures, and a one-story element that may also help to define the main entrances;

and request additional information including

- Design and location of mechanicals and service areas; and
- Additional information on the dimensions, design and materials of railings, windows, doors, garage doors and any ornamental elements.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

Community Council Comments:

The applicant attended the Central City Community Council meeting on May 7, 2008. Generally, members seemed to be in favor of the project but had concerns about the design. Members asked questions about the location of entrances, what will happen to the three existing structures on this site, location of parking, number of bedrooms for each unit, and about the anticipated sales price. One member expressed concern about the negative impact to the historic district of a garage facing 300 South and hoped that the architects would address this issue in the revised plans. Comments about the design included that the submerged court and stoops were out of character with the neighborhood. Another member felt that the building should not look like one long continuous building. Comments in favor included that it was great housing to have in the neighborhood and that it will add to the tax base. (See Attachment E.)

Because the project borders the East Central district, the East Central Community Council was also contacted and asked if they would like a presentation. The applicant presented, however comments have not been received.

Public Comments:

On June 12, 2008 staff received a call from the owner of 750 East 300 South who was opposed to the project because she does not want multi-family in this area and does not want the historic houses to be demolished.

Public comments originally submitted to the Historic Landmark Commission's issues only hearing have also been included. (See Attachment E.)

CITY DEPARTMENT COMMENTS:

All of the comments from the pertinent Departments and Divisions are included in this staff report. (See Attachment D.)

BACKGROUND, DISCUSSION AND FINDINGS:

BACKGROUND

This development is a Planned Development since there are multiple principal buildings on a single lot with street frontage. The Planning Commission must first approve the Planned Development before the Historic Landmark Commission can make a final decision on the design and because the applicant is requesting the Planning Commission authorize a modification to some of the lot and bulk requirements. As part of the Historic Landmark Commission's decision on the Economic Hardship process for the demolition required on this site in April 2007, the Historic Landmark Commission passed a motion to recommend the Planning Commission approve modification to the lot and bulk regulations to allow the townhouse project to be approved while saving the contributing six-plex. The Historic Landmark Commission viewed this scenario to be economically viable and one that would preserve one of the three contributing structures.

On April 6, 2006 the Historic Landmark Commission (HLC) denied a request for demolition of the three existing structures at approximately 256, 262, and 268 South 700 East and 695 and 673 East 300 South. The structures are contributing properties of the Central City Historic district.

The applicant submitted an application for Economic Hardship and on March 13, 2006 . On December 5, 2007. The HLC voted to accept the case for Economic Hardship and approve the demolition of two of the contributing structure, renovating the six-plex as condominium units, and building thirteen (13) new townhouses.

Development Review Team

Development Review Team (DRT) meetings were held on January 16, 2007, December 12, 2007 and March 17, 2008 to review the proposed townhouse project. Please see attachment D.

Historic Landmark Commission

On April 2, 2008, the Historic Landmark Commission held an "Issues Only" hearing to discuss this proposal and take public comment. The primary recommendation from Staff was that the design was not a contemporary interpretation of the multi-family dwellings found in the district. Specific issues included:

- Remove parking on Markea
- The look of the buildings should reflect the apartment buildings in the district rather than a town home design which does not exist in the district
- The design should not include a garage facing 300 South, the more historically intact portion of the development
- The submerged court is not in keeping with the historic character of the neighborhood
- There should not be a secondary parallel sidewalk, as this is not a feature seen anywhere in the neighborhood
- The rhythm of solids to voids does not meet the ordinance
- There is no symmetry to the design, as seen elsewhere in the neighborhood
- The design guidelines require well defined entrances, which the preliminary plans do not have

Comments received from the public included but were not limited to:

- The proposal was too massive in scale for the surrounding neighborhood
- The structures were grouped in a manner uncharacteristic to the Central Historic District
- The design is too modern
- Recommended sending the project to the HLC's Architectural Subcommittee with a specific list of direction
- The design of row houses is out of character for the neighborhood
- There should be open porches, a common characteristic of the neighborhood
- The buildings lack clearly defined entries
- The materials are not specified
- The buildings could be closer to the street or there could be a courtyard with a wall deflecting noise

A joint subcommittee meeting was held with members of the Historic Landmark Commission and the Planning Commission on April 22, 2008. The developer, his architects, and members of Planning Staff were present for this meeting. Staff provided an overview of the project and comments were noted from various individuals in attendance. In general, the review process was discussed, as well as various design items including building materials, building siting, massing, scale, density, setbacks, and access. The conclusion was that there were no issues with the alterations to required setbacks but there were ways in which the conceptual design did not meet the Historic Landmark Commission's design guidelines.

The applicant requested a second joint subcommittee meeting to review revised drawings. The Planning Commission members stated that since the majority of the issues were related to the design of the structure and the way it interacted with the historic district, that they did not need to attend. The meeting was scheduled for May 13, 2008 and included two members of the Historic Landmark Commission, the developer and his architects and Planning staff. Commission members agreed that the new conceptual drawings more fully met the ordinance but that there might still be issues with the main entrances and the garage on 300 South.

ZONING CONSIDERATIONS

The proposed request for a multi-family development is specifically listed in 21A.24.190 Table Of Permitted And Conditional Uses For Residential Districts as a permitted use. The proposed development is supported by the general purposes of the RMF-45 zoning district, which states "...is to provide an environment suitable for multi-family dwellings of a moderate/high density."

The RMF-45 Zone has established minimum setbacks. Under the Planned Development process, the applicant is requesting that the Planning Commission relax the requirement for required setbacks.

The subject property is approximately .69 acres which results in a maximum density range of twenty-six (26) units for the property in this zone. The applicant's proposal of nineteen (19) is at the low end of the possible density envisioned in the Master Plan and does not exceed the maximum density for the zone based on the size of the lot.

REQUIRED	PROPOSED	MEET?
Minimum Lot Area And Lot Width: 24,200 square feet, 80 feet	The site is 30,050 square feet, 16 feet lot width	Yes
Maximum Building Height: 45 feet	31 feet.	Yes
Minimum Front Yard Requirements: Twenty percent of lot depth, but need not exceed twenty five feet	The front (Markea Avenue) setback is approximately eleven percent of the deepest portion of the lot and does not exceed twenty-five feet.	No but does not exceed maximum.
Minimum Corner Side Yard for Multi-Family Dwellings: Twenty feet	twenty-five feet on 300 South and ten feet (10') on 700 East.	No on 700 East
Interior Side Yard: eight feet provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.	eight feet (8') and the adjacent building is more than ten feet (10') from Building B, the closest principle building.	Yes
Rear Yard: twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').	The rear yards, which include the sections of the development that parallel 300 South and abut other properties, are eight to ten feet (8'-10') deep and so do not exceed the thirty feet (30') but do not meet the required 25% of the lot depth.	No
Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required.	The entire perimeter of the development is landscaped with trees and shrubs.	Yes
Maximum Building Coverage: sixty percent (60%) of the lot area.	forty-two percent (42%)	Yes

Finding: Staff finds that the project meets the standard with the exception of the corner side, rear and front yards setbacks. Because of the distance between the proposed buildings and the existing buildings of abutting properties, staff recommended to the Planning Commission that the lesser setbacks be approved as indicated on the site plan. On June 25, 2008 the Planning Commission approved the site plan as shown.

ZONING ORDINANCE AND DESIGN GUIDELINES

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, 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:

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.

Applicable Design Guidelines for New Construction

Mass and Scale

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

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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.

Height

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.

11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.

Width

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.

Building form standards

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.

Proportion of building façade elements

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.

Applicable Design Guidelines for Central City 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 façade 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.

Discussion: The design of the main façade includes second story recessed porches and third story projecting stucco and glass bays. Main entrances for every other unit is up a flight of stairs and located on either side of a recessed common area. A one-story element, such as a porch, is not included in the design. The foundation is two foot (2') high concrete and the cornice is defined by a sheet metal overhang. The windows have a storefront design and are made of clear glass and anodized aluminum.

The two buildings are much wider than historic buildings in the neighborhood. The proposed building facing 700 East is approximately one hundred and ninety-feet (190') wide and the one facing Markea is approximately eight feet (80') wide. However the massing of the two new structures is visually broken up into bays with varied setbacks. The average width of existing buildings on 300 South and Markea Avenue is approximately thirty-two (32') feet wide. The width of the new building facing 300 South is approximately sixty feet (60') wide. The width of each module in the proposed new buildings facing 700 East and Markea Avenue are approximately twenty feet (20') wide. The rectangular form of the buildings is in keeping with several historic multi-family rectangular buildings on 300 South. The rooflines are flat and similar to historic apartment buildings in the district.

The height of the new buildings is thirty one feet (31') with forty-five feet (45') being the maximum allowed by ordinance for this zone. Although this the proposed heights is significantly taller than the one-story historic structure and one and one-half story low density structures immediately adjacent to the west, it is in keeping with other historic multi-family three-story buildings in the district, on the block, and across the street.

Finding: When considering each individual module, the proportion of height to width is appropriate and in keeping with the ratios of historic buildings in the district when the project is viewed from 700 East and Markea Avenue; however the 300 South side of the project is approximately twice as wide as the average building on the 300 South. The project is compatible with the design guidelines and ordinance in terms of height, scale, and roof shape design. Staff recommends that the size of the unit on 300 South be lowered to match the other proposed units so that the width of the building is more in keeping with the width of existing single and multifamily historic buildings in the neighborhood. The design does not include a one-story element, such as a porch, as recommended in design guideline 11.6. A design element around the entrances, a projecting vestibule, or a portico could help to better define the entrances and fulfill the directive of the design guidelines. The project does not substantially meet this standard.

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.

Applicable Design Guidelines for New Construction

Solid-to-void-ratio

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.

Rhythm and spacing

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.

Materials

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.

Architectural Character

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.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features. Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

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.

11.20 The imitation of older historic styles is discouraged. One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

Windows

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.)

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

Applicable Design Guidelines for the Central City District

Primary entrance

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.

Building materials

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

Discussion: There are multiple principle facades since the project faces 700 East, 300 South and Markea Avenue. The 700 East façade includes large windows pushed to the corners of each module with off-center balconies and recessed entrances. The elevation facing Markea Avenue is a large expanse of brick and stucco with thin tall windows. The elevation facing 300 South includes a two-car garage entrance. Thin projections of sheet metal define the cornice lines and serve as awnings over windows and doors. The main siding materials are brick and stucco with a concrete foundation, sheet metal overhangs, steel open railings, and clear glass and anodized aluminum windows.

Finding: Some elements of the design are successful contemporary interpretations of historic elements such as the metal projections that serve to define the cornice and also work as awnings. The primary construction materials are brick, stucco, and concrete with a limited use of metal and compatible with the design guidelines.

The design of windows and walls does not match the rhythm of solids-to-voids and the symmetry of design seen on historic buildings in the district, especially on the elevations facing 300 South and Markea Avenue. Windows and doors are not framed in a character that is traditionally seen on historic residential structures in the neighborhood and the windows are not proportional to historic windows, as recommended in guideline 11.22.

The main entrances are not well defined, as recommended in section 13.25 of the design guidelines, since they are located to the sides of a recessed entrance and cannot be seen from the street. In addition, the design does not include a one-story element, such as a porch, which would also help to define the main entrances.

Staff recommends the applicant submit a design that considers symmetry to each bay, attention to the rhythm of solids to voids in nearby historic structures, and a one-story element that may also help to define the main entrances. More information as to the design of railings, windows, doors, garage doors and any ornamental element is needed. The project does not substantially meet this standard.

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.

Applicable Design Guidelines for New Construction

District Street Patterns

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.

Building Orientation

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.

Standards for Central City

Setback

13.4 Keep the front setback of a new structure in line with the range of setbacks seen historically on the block. In general, larger, taller masses should be set back farther from the front than smaller structures.

13.5 Maintain similar side yard setbacks of a new structure or an addition to those seen traditionally in the block. Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact that the new construction and additions will have on neighbors along side yards. Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale in these areas.

Streetscape

13.21 Maintain the character and scale of the side streets in the district. Many side streets, particularly the lanes, have a distinct character and scale that should be preserved.

13.22 Maintain alleys where they exist. Their modest character should be preserved.

Site design standards

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.

Applicable General Design Guidelines

12.4 Minimize the visual impacts of mechanical equipment as seen from the public way. Screen mechanical equipment from view. Screen ground mounted units with fences, stone walls, or hedges. Where roof top units are visible, provide screening with materials that are compatible with those of the building itself. Do not locate window air conditioning units in the primary façade.

12.5 Minimize the visual impacts of service areas as seen from the street. When it is feasible, screen service areas, especially those associated with commercial and multifamily developments, from view. This includes locations for trash containers and loading docks. Also locate service areas from view, when feasible.

12.8 Incorporate indigenous plant materials in new landscape designs. Drought-tolerant varieties that are in character with plantings used historically are preferred. The use of gravel and other inorganic surface materials in front yards is prohibited in the Salt Lake city zoning ordinance.

12.10 Large parking areas, especially those for commercial and multifamily uses, shall not be visually obtrusive. Locate parking areas to the rear of the property, when physical conditions permit. An alley should serve as the primary access to parking, when physical conditions permit. Parking should not be located in the front yard, except in the driveway, if it exists.

12.11 Avoid large expanses of parking Divide large parking lots with planting areas. Large parking areas are those with more than five cars.

12.12 Screen parking areas from view of the street. Automobile headlight illumination from parking areas shall be screened from adjacent lots and the street. Fences, walls, and plantings, or a combination of these, should be used to screen parking.

Policy Document, Salt Lake City Historic Landmark Commission, Original document adopted on February 1, 1984.

9.0 Driveways. Where a new driveway which will replace lawn and/or landscaping is being proposed, the Historic Landmark Commission shall approve drive strips with lawn in between rather than a solid hard surfaced drive to mitigate the change from greenery to hard surfacing. Additional landscaping may be required. The Historic Landmark Commission may require this treatment in cases where solid hard surfaced driveways are being replaced, upgraded, or resurfaced.

11.0 Street Trees. Street tree plantings will be required of all new construction projects, landscaping proposals, and other major applications. Street tree plantings will be installed according to the Historic Landmark Commission's specifications as to size, type, spacing, and location.

Discussion: The setbacks of the project on Markea and 300 South match the setbacks of the adjacent historic structures and were approved by the Planning Commission on June 25, 2008.

The pedestrian areas are similar to those seen in the neighborhood with walkways leading from main entrances to a sidewalk that parallels the street.

The parking area is internal to the project and will not readily be seen from the street.

Buildings A and B are surrounded by a concrete submerged court.

The location of mechanical units and service areas and the design and location of street lighting are not shown on the submitted plans.

Landscaping will include trees and hedges boarding the sidewalk and property line and must meet the requirements for the RMF-45 zoning district.

The ordinance and design guidelines require preservation of the district's street plan and the directional expression of principle facades and requires the maintenance of secondary streets. Since this project faces 300 South, 700 East and Markea Avenue, it has three principle facades. Originally Markea Avenue was a private alley that developed into a mid-block street sometime between 1898 and 1911. Please see Sanborn attachment B. Even as an alleyway, there were already houses oriented towards this street. The design of the project facing Markea is mostly a blank wall and is not the design of a principle façade. Likewise the façade facing 300 South does not read as a primary façade because of the two-bay garage.

Finding: The pedestrian and vehicular designs meet the standard with the exception of a grass drive-strip for the proposed driveway on 300 South. Because the entrance here tapers to accommodate the two car garage, a drive-strip is not recommended.

The proposed landscaping will provide a buffer between Building B and the abutting property facing Markea.

The project does not meet the criteria of “directional expression of principle facades” since the largely blank wall on Markea Avenue and the garage on 300 South, create more of a secondary façade design rather than primary. Staff recommends additional windows facing Markea Avenue and for Unit 1 to be decreased in size so that the garage may be entered from the rear, like other units. This alteration would also allow for a second entrance to the entire complex to be located on 300 South, relieving vehicular pressure on the entrance off Markea Avenue.

In terms of landscaping, the street trees and hedges are appropriate; however, the submerged court on 300 South, 700 East and Markea do not meet design guideline 12.8 which does not allow for “inorganic surface materials in front yards”. In addition a large front “patio” is not a feature seen around historic buildings in the district. Staff recommends a one to three foot (1’ – 3’) concrete border or sidewalk around the buildings which would be more in keeping with the design guidelines and the historic buildings in the neighborhood.

Staff recommends that the applicant return to the commission for approval of the location and design of mechanical units, service areas, and street lighting upgrades, since information about these details was not included in the site plan.

The project meets the criteria in terms of “walls of continuity” and “rhythm of spacing and structures on streets”. It does not meet the requirements of “directional expression of principle façade” or “streetscape pedestrian improvements” in terms of landscaping. The project does not substantially meet this criteria.

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).

Finding: On June 25, 2008 the Planning Commission approved subdividing the property as shown on the attached plans. See Attachment C.

Attachment A
Photos of Site

Published Date: July 2, 2008



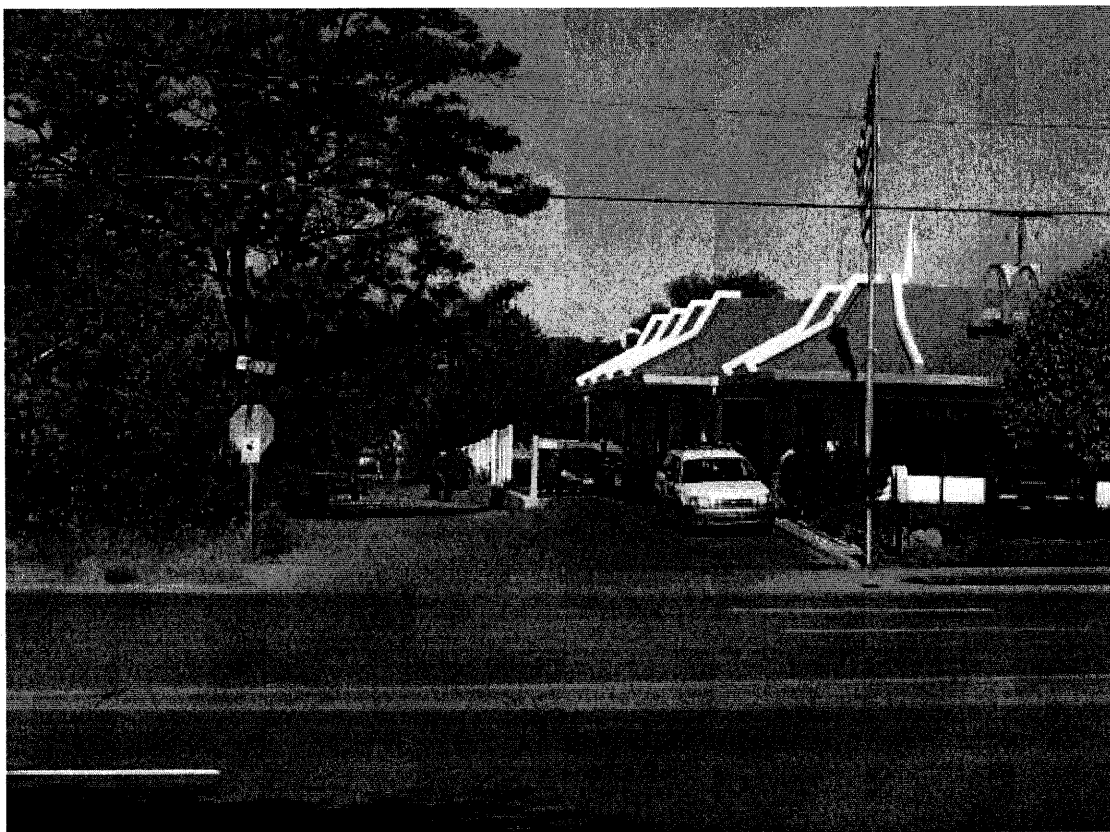
300 South



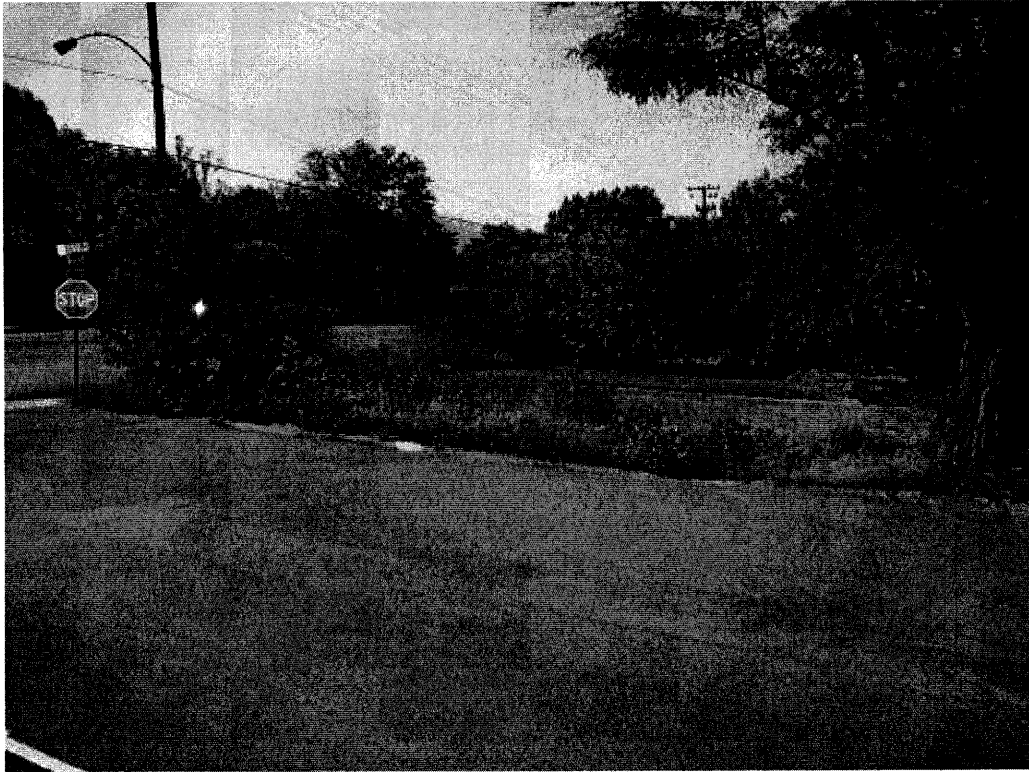
700 East (at the corner of 300 South)



700 East (entrance to Markea Avenue on the far right.) These two structures will be demolished.



Entrance to Markea Avenue



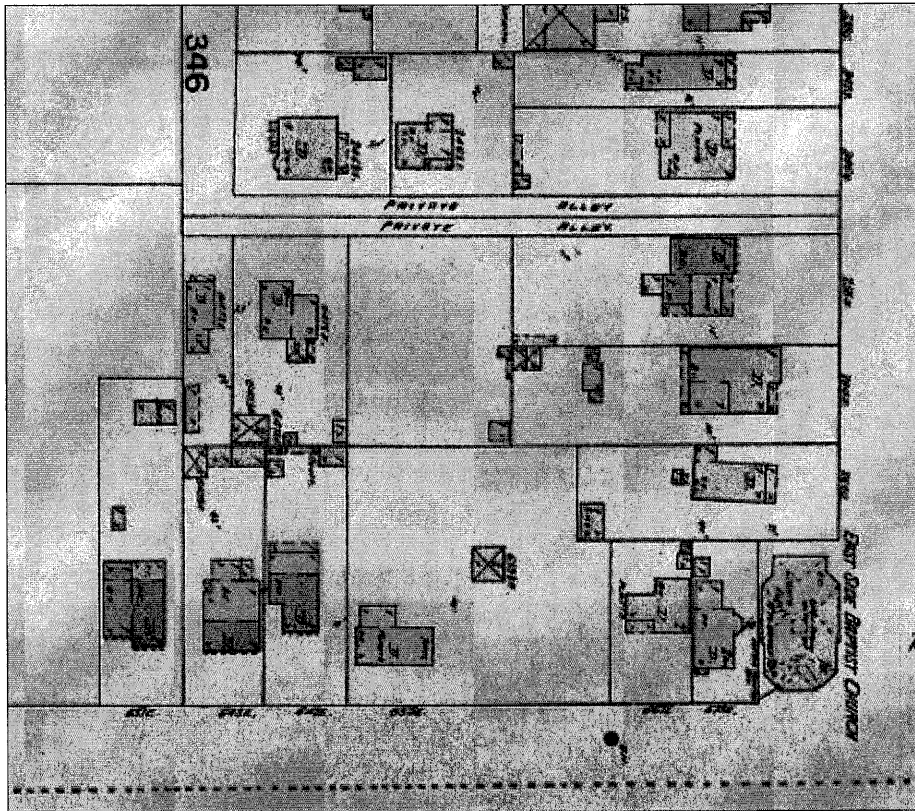
Development area as seen from McDonald's, across the street from Markea.



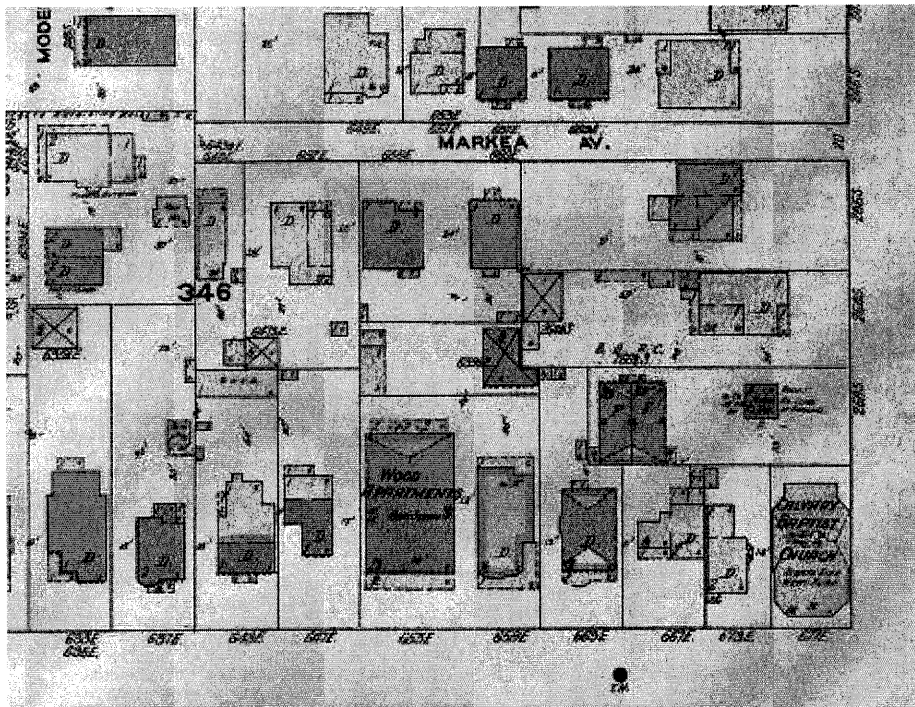
**View from 700 East. This driveway will be removed.
The house beyond the tree is the six-plex that will remain.**

Attachment B
Sanborn Maps

Published Date: July 2, 2008



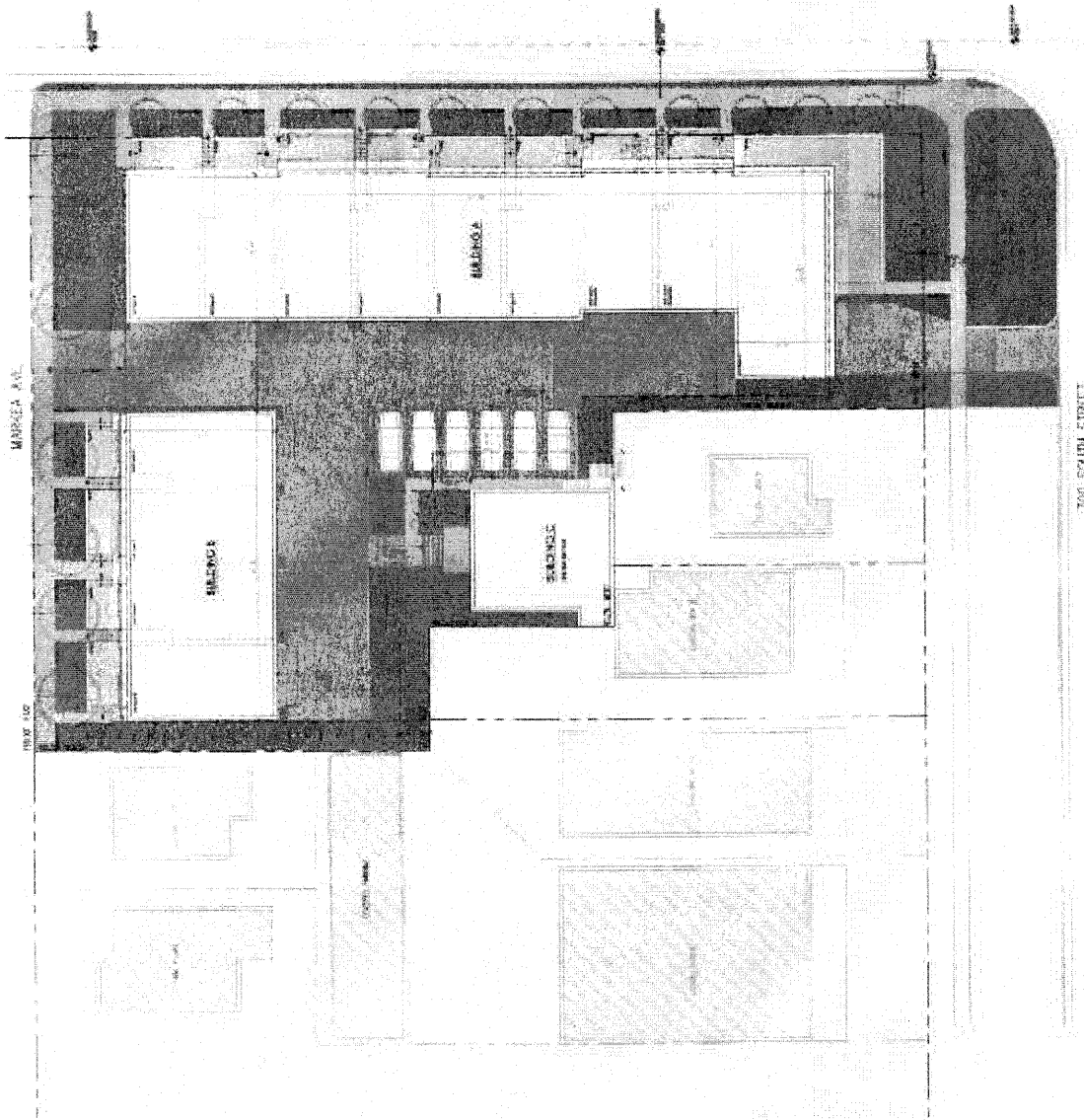
1898 Sanborn



1911 Sanborn

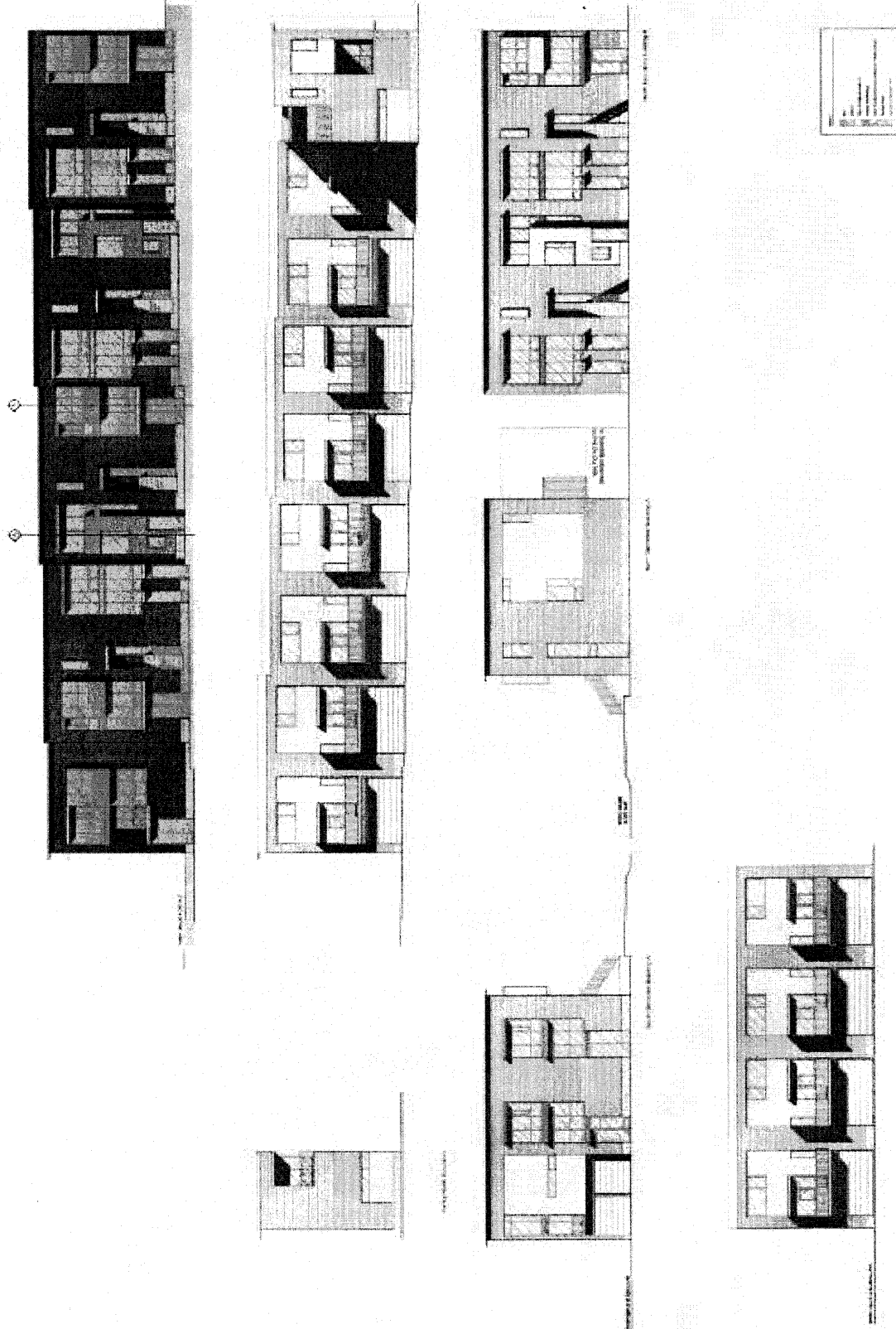
Attachment C
Site Plan and Elevation Drawings

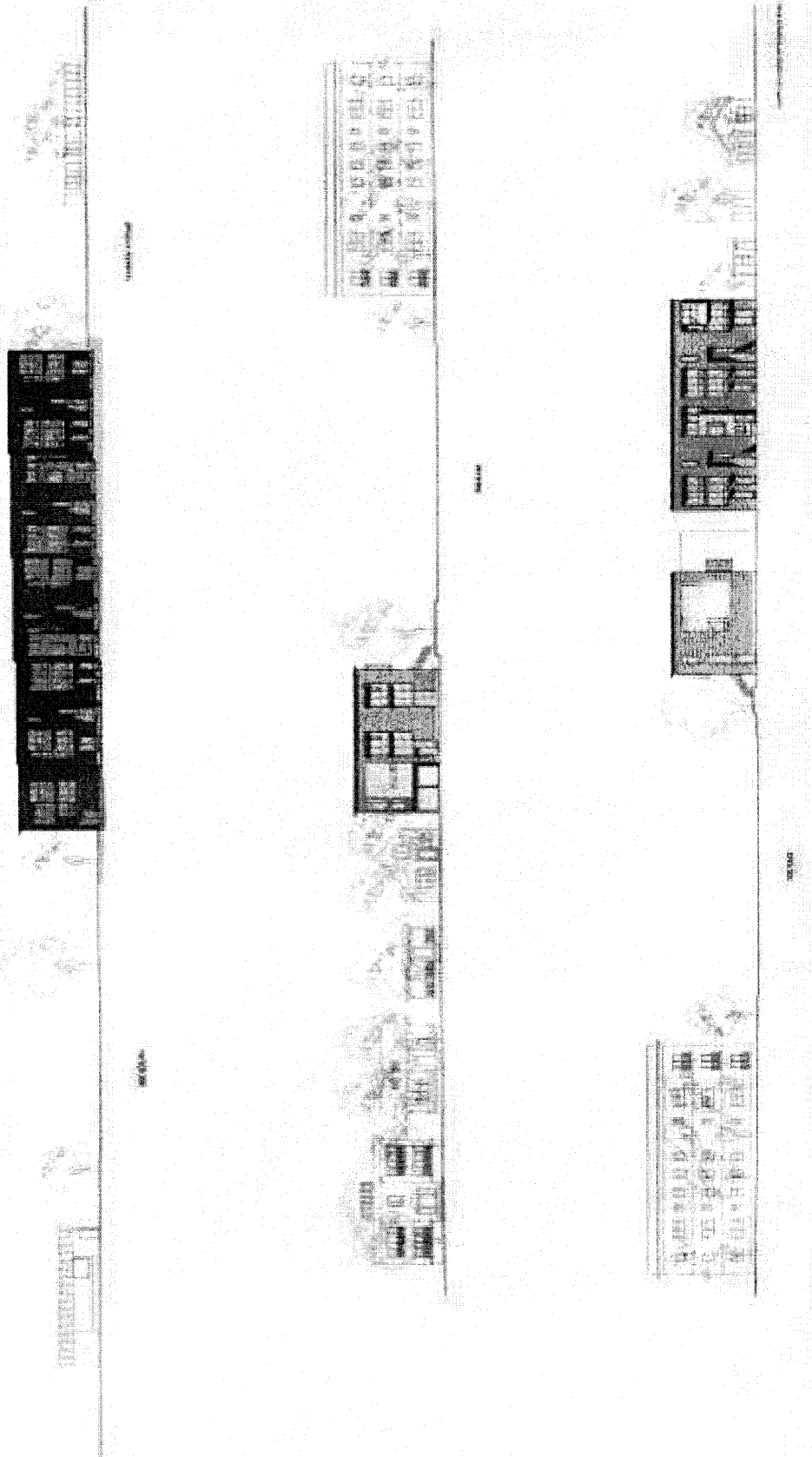
Published Date: July 2, 2008

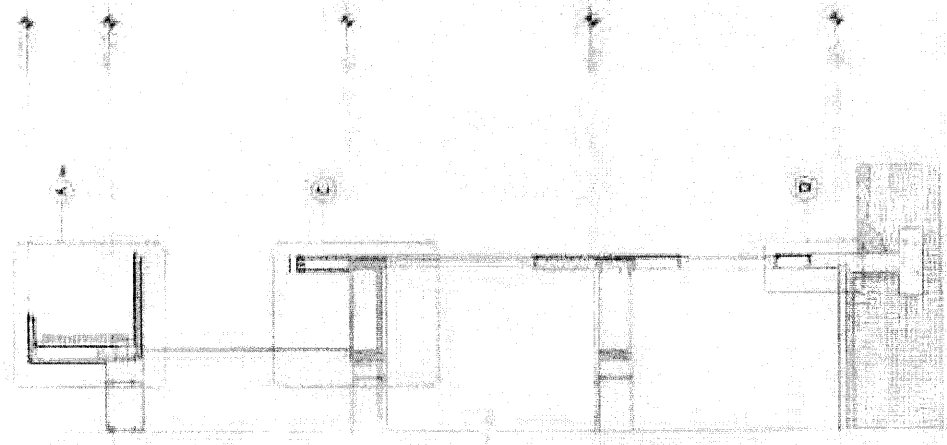
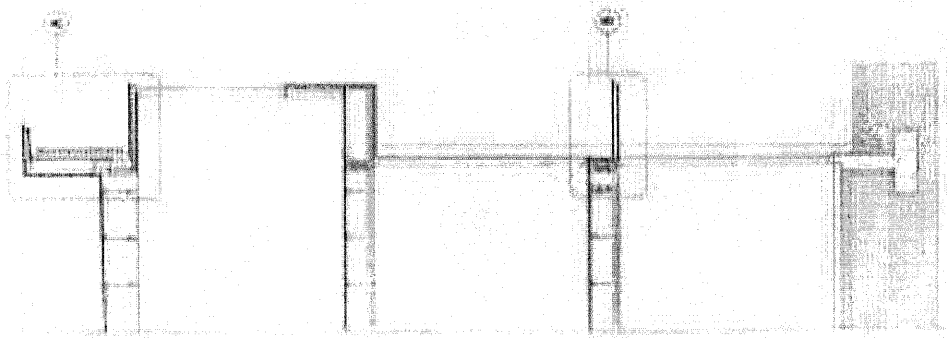
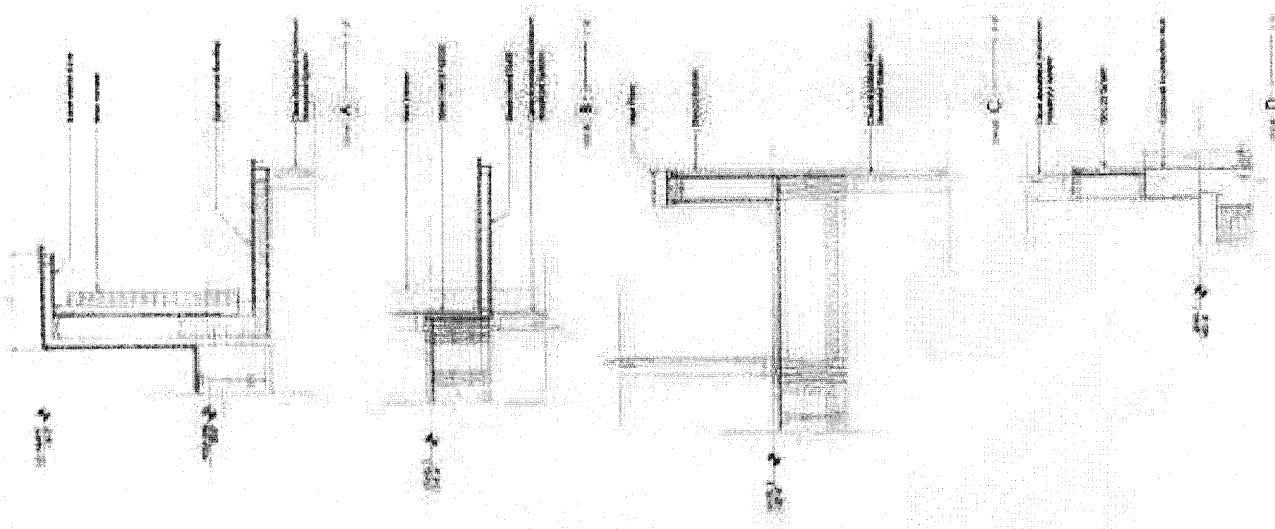


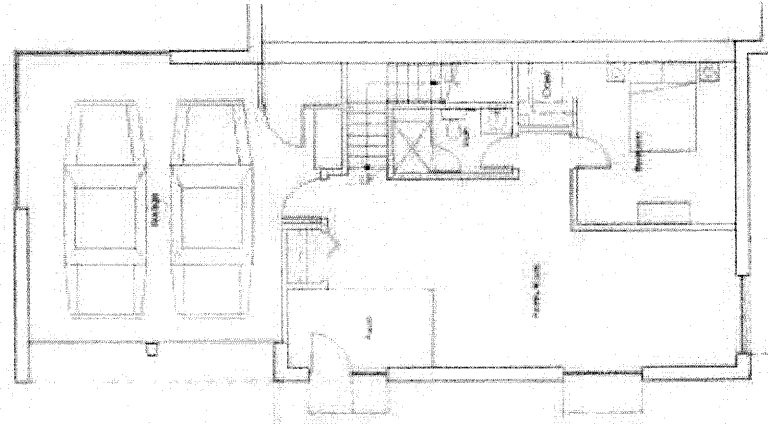
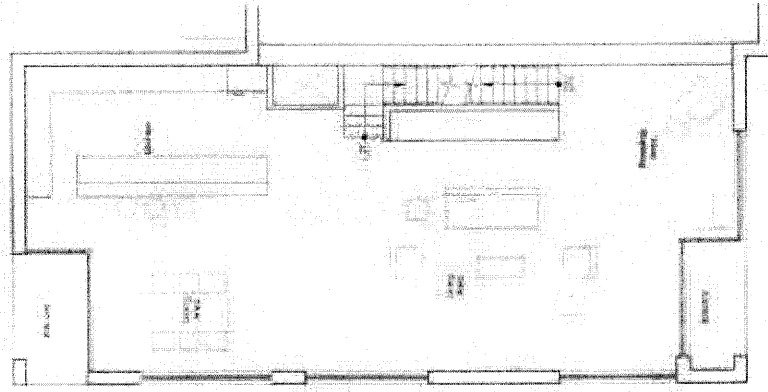
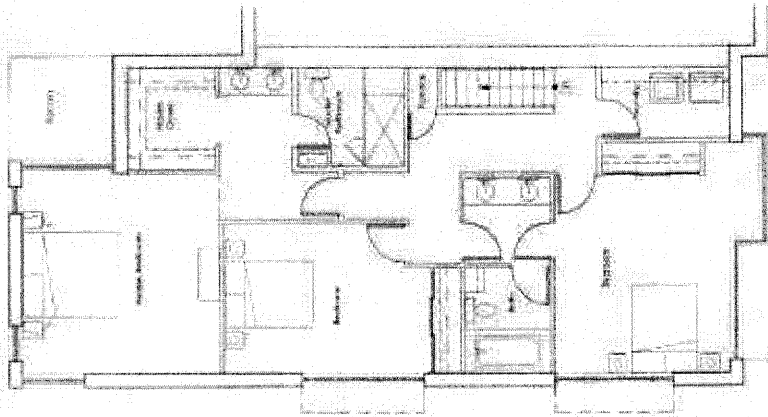
Revisions/Comments:

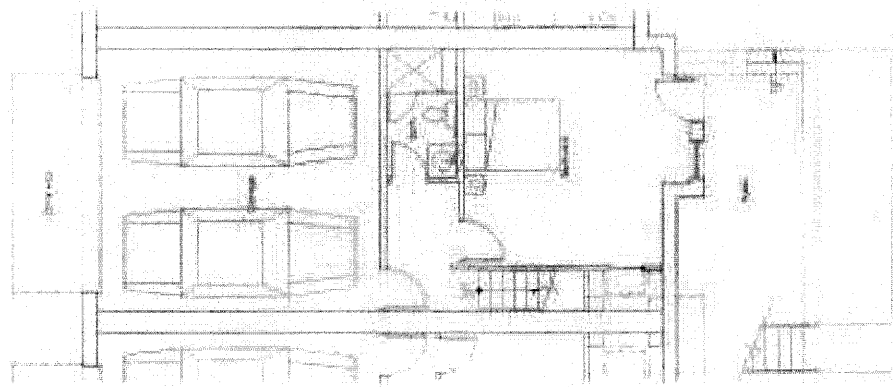
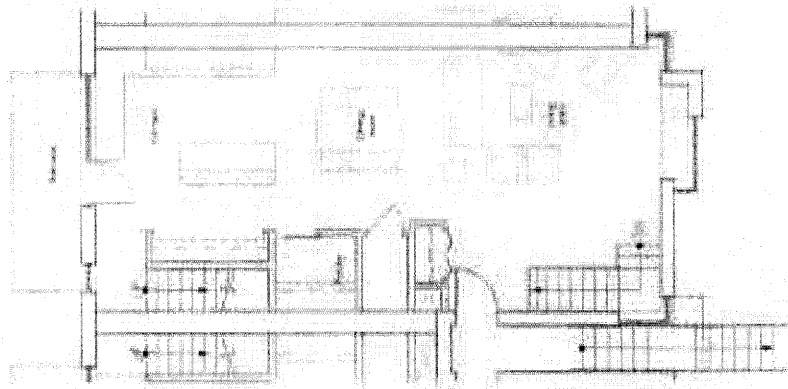
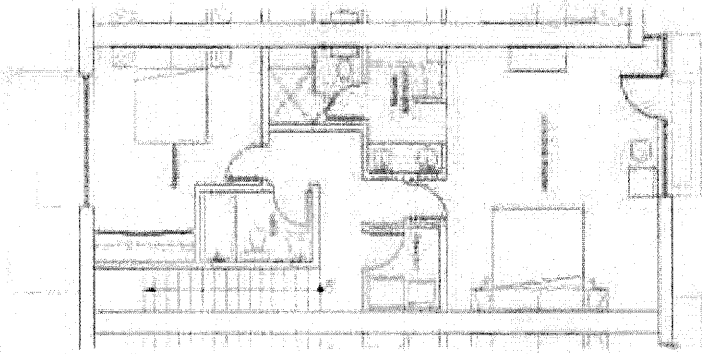
- 1. Check all dimensions for accuracy.
- 2. Verify all room names and numbers.
- 3. Confirm all door and window locations.
- 4. Review all wall thicknesses and materials.
- 5. Check all ceiling and floor heights.
- 6. Verify all electrical and plumbing symbols.
- 7. Confirm all furniture and equipment locations.
- 8. Review all finish and material specifications.
- 9. Check all room schedules and notes.
- 10. Verify all title block and sheet information.

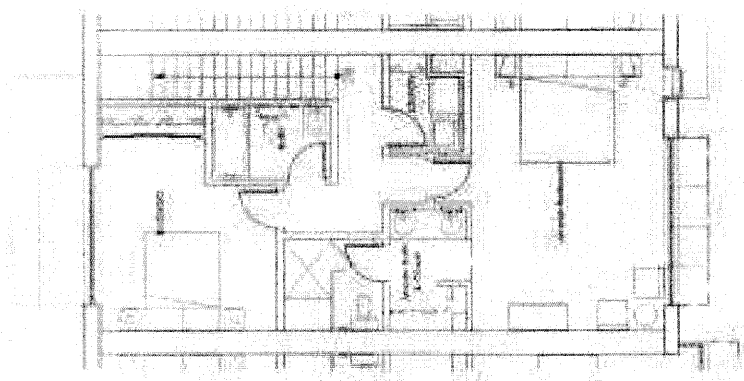




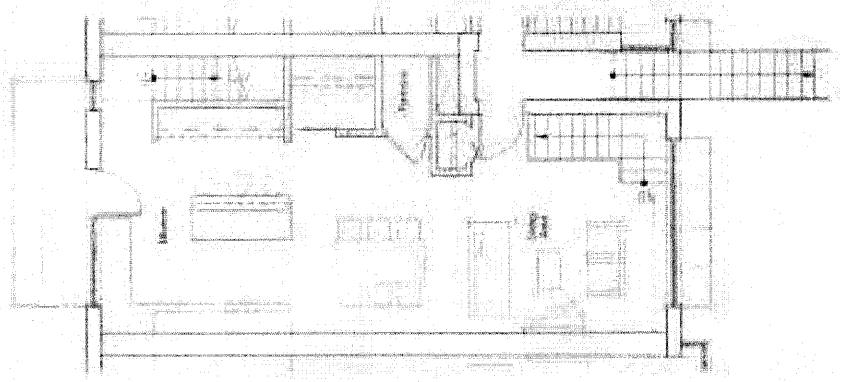




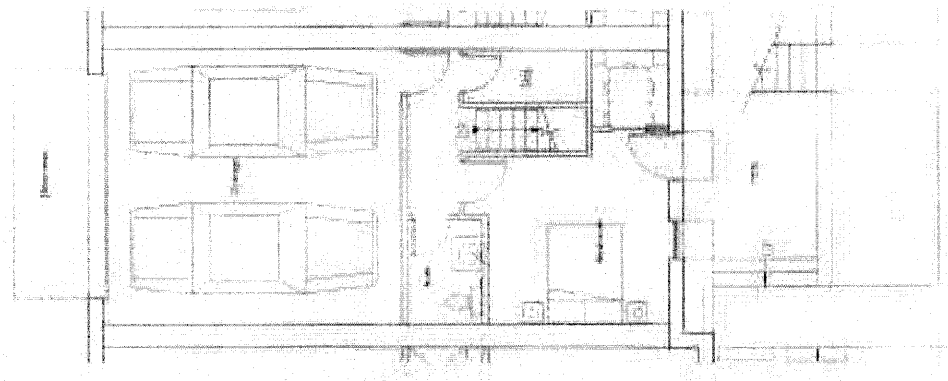




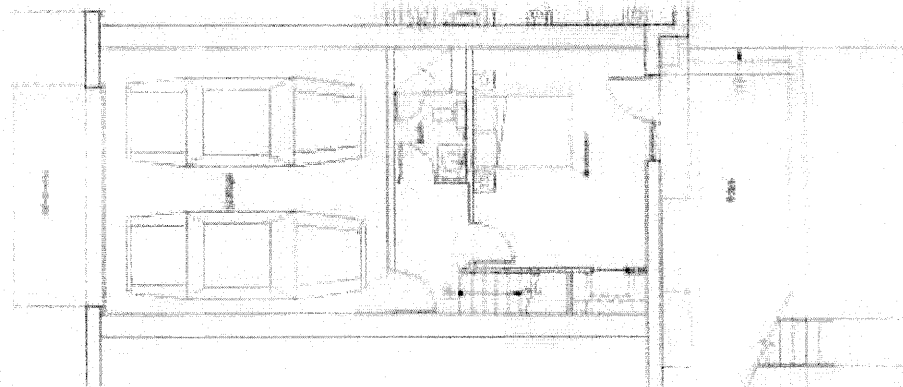
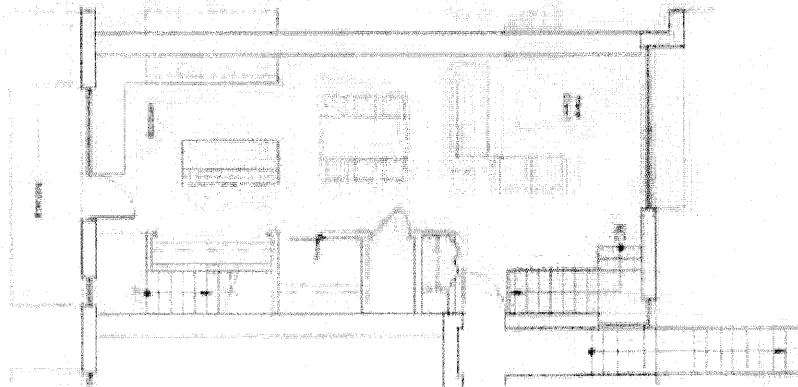
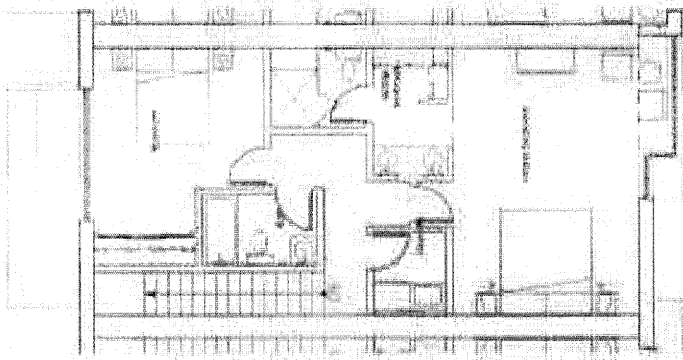
Second Level



Third Level



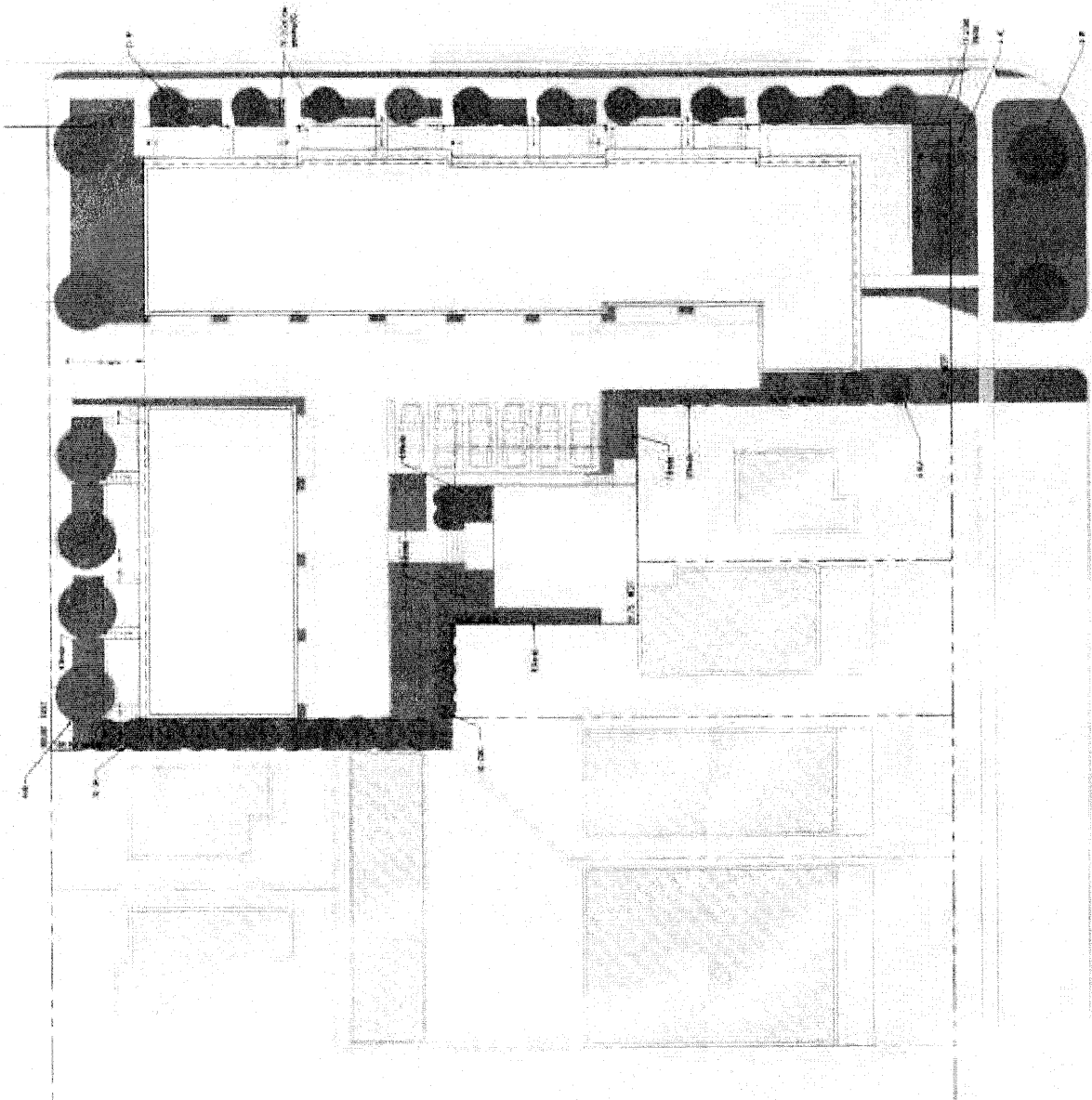
Fourth Level



LANDSCAPE ARCHITECTURE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY PLAN	11/10/07	J. J. ...	J. J. ...
2	FINAL PLAN	11/10/07	J. J. ...	J. J. ...
3	AS BUILT	11/10/07	J. J. ...	J. J. ...

J. J. ...
 Landscape Architect
 License No. ...
 State of ...



Attachment D
Department/Division Comments

Published Date: July 2, 2008

5012039 268 South 700 East

Project Description "Everest Builders"-Demolish existing, build new (13 unit) town homes.
Demolish existing, build new (13 unit) town homes. Project includes 256, 262, 264 & 268 South 700 East. (Previous meeting notes from 1/16/07 @ 256 South 700 East-Flag #5010975- added to notes below, DR).

Project Notes 12/12/2007

Ken Brown Zoning

Proposing to demo two existing s/f dwellings & one accessory structure. Planned Development/Condo process required for this proposal (three separate buildings on one site). Proposal will require waiver to 20' corner side yard setback, backing into the right of way (Markea Ave. 21A.44.020.E2C). Separate permit required for the demolition of each of the houses. Historic Landmark approval to be submitted with demo application. Need a certified address from the Engineering Dept. Plans need to show compliance to Historic Landmark Certificate of Appropriateness, PUD setbacks, building height, max. lot coverage, min. lot area, landscaping, etc. Project includes 256, 262, 264 & 268 South 700 East.

Cheri Coffey Planning Department

P.D. required for more than one principal building with frontage. Modifications of setbacks (along 700 E.) Need to figure out what rear yard would require, to determine whether rear yard requirement needs to be modified. PC would need to allow the backup onto the private street (through P.D. process), otherwise can not do it.

Condo project also requires approval. PC approval required for Planned Development. HLC approval for new construction & renovation of existing. Acreage allows 26 units max. in RMF-45 zone. (Proposing 19 units). HLC approved demo of 256 S. 700 E. & demo of 262-264 S. 700 E. (through economic hardship), w/pres of 268 S. 700 East (6-plex). HLC & PC approval required prior to demo permit. Also must meet HLC recordation requirements prior to demo permit.

Craig Smith Engineering

Contact Scott Weiler for condominium process, plat, and subdivision agreement.

Ted Itchon Fire

Town homes more than 2 per building, requires automatic fire sprinkler. NFPA 13R, smoke detection local.

Brad Stewart Public Utilities

Demo permits required to remove two houses. 6" water main, likely to trigger upsizing (12" required). Master meter water services for all buildings/units.

Barry Walsh Transportation

P.U.D. & Condo. Combine lots. 13 new units & existing duplex. Exception for backing into an alley. (Markea) Need to remove dead driveways & new approaches as required. Public way street lighting upgrade as required, contact Mike Barry 535-7147.

1/16/2007

Ken Brown Zoning

Separate permit required for demolition of existing structures only after Historic Landmarks approval is given. New certified address will need to be obtained from Engineering Dept. Plans need to show compliance to Historic Landmarks approval for design & materials, set backs, building height, max. lot coverage, front façade control, side entry provisions, trash removal, landscaping, etc. Plans to show compliance to min. lot area requirements for 23 units. Planning Dept. to be contacted regarding the condominium process. A variance would be required for a balcony extension into the set back area as proposed.

Brad Stewart Public Utilities

Kill un-needed water & sewer connections site plan showing utilities & grading. Parking drains require sand/oil separator to SS. Detention not required.

Norm Weiss Transportation

Need more detailed drawings.

Craig Smith Engineering

23 Unit condo project. Front yard 20% of lot depth. Need certified address.

5012039

268 South 700 East

Project Description "7th East Town Homes"

3/17/2008

Ken Brown Zoning

See previous DRT notes #5012039. Does not appear that park strip trees have been addressed along with encroachments into the setback area & grade changes in the set back areas. Need to address the live/work scenario. What does this scenario include? May need to address side entry issues.

Brad Stewart Public Utilities

Replace water main in 700 South Street w/12" DIP. Markea is private, no connection without owners permission. If less than 1 acre, must detain storm water, BMP's, SWPPP. Show how submerged court is drained. Master meter water. Show sewer connections. Show how existing 6 plex is watered & sewer. Need drainage plan.

Randy Drummond Engineering

Plat required. Improvement drawings needed (site plan only) w/grading and drainage. Construction imp agreement bond and insurance req'd. Inventory of condition of existing street improvements to occur at the time of application request to determine if existing improvements are in need of replacement. Any improvements in sub-standard condition to be replaced as condition of approval. Certified address required on plat prior to bldg. permit. Markea Ave & public access way within site to be upgraded & built to public way standards. Driveway apron & approach on 700 East to be removed. Markea may be required to install curb & gutter on South side.

Barry Walsh Transportation

Review for proposal to amend plan for res d/w to be moved from a proposed 300 S. access to a 700 East d/w. (Not recommended for res backing onto 700 E). Align ex proposed 300 S d/w with approach. Plan shows parallel stalls. (Markea is a private alley).

Zeigler, Robin

From: Walsh, Barry
Sent: Monday, June 16, 2008 1:39 PM
To: Zeigler, Robin
Cc: Young, Kevin; Weiler, Scott; Itchon, Edward; Barry, Michael; Garcia, Peggy; Butcher, Larry
Subject: Everest Project Townhomes
Categories: Program/Policy

June 16, 2008

Robin Zeigler, Planning

Re: Planned Development Conditional Use and Preliminary Subdivision for 19-Unit Townhomes at 256, 262, and 268 South 700 East and 673 and 695 East 300 South.

The division of transportation review comments and recommendations are as follows:

Our past review issues for vehicular access and parking have been addressed with the minimum 12' driveway approach off 300 South with a 3:1 taper to align with the two car garage. The site parking and maneuvering is shown per the DRT reviews to comply with city standards geometrics to provide parking for each unit as required.

The site plan indicates some stairs and railing along 700 East that appear to impact the public right of way and will require a revocable lease agreement review.

Final plan reviews and development will require public way street lighting upgrades as required by Michael Barry, 535-7147.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Ted Itchon, Fire
Michael Barry, P.E.
Peggy Garcia, Public Utilities
Larry Butcher, permits
File.

6/17/2008

Zeigler, Robin

From: Brown, Jason
Sent: Tuesday, June 17, 2008 9:14 AM
To: Zeigler, Robin
Cc: Garcia, Peggy
Subject: Planned Development Conditional Use for a 19-unit Town Homes located at 256, 262 and 268 South 700 East and 673 and 695 East 300 South
Categories: Program/Policy

Robin,
Public Utilities has reviewed the above mentioned planned development and has no comments.

If you have any questions please do not hesitate to contact me.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax

6/17/2008

TO: ROBIN ZEIGLER, PLANNING DIVISION
FROM: RANDY DRUMMOND, P.E., ENGINEERING
DATE: JUNE 16, 2008
SUBJECT: '700 East Townhomes -
300 S 700 East - 14 Units

SLC Engineering's review comments are as follows:

1. This is a townhome subdivision project which will provide 14 or more residential units at 256 - 268 South 700 East. All of the necessary right-of-way exists on 700 East and 300 South. Markea Avenue, which provides access to the north for this project is a private roadway, with asphalt surface improvement only (no curb, gutter or sidewalk). The proposal will provide curb, gutter, sidewalk, and asphalt strip paving on Markea Avenue, which shall be constructed as per APWA Std. Dwgs. 205A (curb and gutter), 231 (sidewalk), and either 251 or 252 for the asphalt strip paving. The proposed driveway shall be constructed as per APWA Std. Dwg. 215. There is an existing driveway on 700 East which, after the existing structures are demolished, will need to be removed and replaced with APWA 205A curb and gutter according to APWA Std. Dwg. No. 251 or 252. In addition, there is an existing water meter box in the sidewalk along 700 East, and the top of the box is lower than the sidewalk, creating a trip hazard. This panel of sidewalk will need to be replaced as per APWA Std. Dwg. No. 231. The new driveway on 300 South shall be constructed as per APWA Std. Dwgs. No. 225 and 251 or 252.
2. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of constructing the utility and roadway improvements. The agreement also requires the payment of a stepped fee based on the estimated cost of roadway improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
3. SLC Transportation must review and approve street geometrics and street lighting.
4. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.

Page 2
Robin Zeigler
700 East Townhomes
June 17, 2008

5. The plan & profile drawings for the proposed Markea Avenue must comply with Salt Lake City Engineering design regulations. Some of the significant requirements are as follows:

Minimum design grade is 0.50%.

The profile view for top of curb on the south side and centerline must be shown. The horizontal scale shall be 1"=20', 1"=30' or 1"=40'. The vertical scale shall be one-tenth the horizontal scale.

The minimum size lettering shall be 1/10" and capital letters shall be used.

The north arrow shall point toward the top or left of the sheet with stationing progressing from west to east or from north to south.

The following approval signatures are required on the cover sheet for the project:
SLC Transportation for approval of street geometrics and street lighting.
SLC Fire Department
SLC Public Utility Department (sewer, water & drainage improvements)
SLC Engineering Division (street design)

6. The plat is being reviewed by our office, and pertinent comments will be given to the consulting surveyor via the red-lined copy.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Vault

Attachment E
Community Council/ Public Comments

Published Date: July 2, 2008

Zeigler, Robin

From: thomas mutter [ccnc@rock.com]
Sent: Thursday, May 15, 2008 2:43 PM
To: Zeigler, Robin
Subject: CCNC and Eric Saxey

Robin,

Sorry to have taken so long to get back with these comments. Here are the comments that I remember. I hope you also took notes.

- 1.) There was a concern about the double garage doors on the 300 S. frontage and that they would not match the character of the rest of what is on 300 S.
- 2.) There was a concern about the monotonous elevation along the 700 E. frontage. It sounded like this was going to be addressed by staggering the units to break up that plane.
- 3.) There was a comment on the balconies or porches or stoops and that though these features are being provided they do not match similar elements in historic areas.
- 4.) There was talk of a moat type feature along the 700 E. frontage. I did not really understand this feature but feel it tied into comment #3. Perhaps this element will be altered to fix the non undulating 700 E. facade.

That is all I have. I will be asking Mr. Saxey to come back to our June meeting. Central City Neighborhood Council has a stipulation in the bylaws that require some uses to be presented twice. Thank you

Tom Mutter
CCNC Chairperson

Mary Daniels
CCNC Vice Chairperson

ROCK YOU ROCK! YOUR E-MAIL SHOULD TOO!
COM SIGN UP NOW AT ROCK.COM AND GET 1GB OF STORAGE!

6/13/2008

Zeigler, Robin

From: thomas mutter [ccnc@rock.com]
Sent: Thursday, June 05, 2008 4:38 PM
To: Zeigler, Robin
Subject: Eric Saxeys project

Hi,

I wanted to forward comments and then the outcome of the vote for support/approval. Folks commented on the need for 3 bedroom units and liked that part of the project. There was lots of questions on green bidg but not sure if people knew what they were talking about or if it was just the buzz word for the day. Sounded as though Eric may look into incorporating solar panels into the project. They liked the intent of a low water use planting plan. I made mention that not many homes have garage doors fronting the street in the surrounding area except maybe the floral shop down from the old Juel Apartments on the corner of 6th east and 3rd south. Hopefully the HLC will address this issue as they should. When motions were made everyone in attendance voted for supporting the project. I hope this is all you need from me? Thank you

Tom Mutter
CCNC Chairperson

Mary Daniels
CCNC Vice Chairperson

--

ROCK YOU ROCK! YOUR E-MAIL SHOULD TOO!
COM SIGN UP NOW AT ROCK.COM AND GET 1GB OF STORAGE!

6/13/2008

Zeigler, Robin

From: Casey McDonough [casey@crsa-us.com]
Sent: Monday, March 31, 2008 8:02 PM
To: Zeigler, Robin
Subject: RE: Petition No. 470-06-55 Everest Builders (New Construction)
Attachments: 0322tw3victoriantownhomes.jpg; ResSFEIElizabethSquare02.gif; 0322tw3johnsonstreet.jpg

Robin,

Please forward the following comments on **Petition No. 470-06-55 Everest Builders (New Construction)** to the members of the HLC.

Dear HLC members,

I live in the central city historic district and after reviewing the staff report and attached drawings provided in that report have the following comments about the proposed development and its design.

While I am thankful they are saving the one large historic building, I think the two new buildings are too large and hide that remaining building too much. As can be seen in the 1911 Sanborn map that particular building historically had a small structure on it and was mostly open to 700 East. I would like to see the two new building separated so that the only remaining historic building can remain to be seen from 700 East. With them restoring that building this is even more important than before.

I also take issue with the new buildings for their height and mass. While they may be within zoning for height I believe you have the power to required these two new building match the neighborhood in scale and mass more closely. I suggest that rather than provide three full stories they possible provide 2-1/2 stories which would also be more typical of other similar structures in the district. On that same note I would add that townhouses are not typical in the district. In fact, other than homes the only similar type of construction I can think of would be the masonry duplex/four-plex units you find which would typically only have two front doors for duplexes and two doors with interior stairs for a four-plex. I think that so many units in a row are not keeping with the character of the district.

Furthermore, I don't think that even if the two buildings were made into three or four, that the repetition of the units is in the character of the neighborhood as well. If multiple buildings are provided they should be completely different in character and design with different exterior materials, etc. so that it does not become "a big development" in what is mostly a property by property and building by building original district.

Last, I do not believe that the modern/contemporary look of this development is fitting for the district. There is plenty of vacant and developable property in the city outside our historic districts for this kind of building. We need architecture more traditional in character and complimentary to the district than what is currently proposed. I found some images of other similar developments (see below and attached) that I feel would fit better in the district and if two or three separate building were designed a mix of these types would better reflect the district and the fact that there are no historic blocks of townhouse units like what is proposed.

6/16/2008

To Members of the Historic Landmarks Commission
From Cindy Cromer
Re Issues Only for 700 E and 300 S (470-06-056)
April 2, 2008

Because time will be limited, I am submitting my comments in writing as a proffer.
Please include them as **part of the record** of the meeting.

Location on 700 East: Developers have previously used location on 700 East as an excuse for turning the "backs" of their projects on this State Highway. And they have received support from Planning staff members for doing so. Currently, community organizations from Sugarhouse to South Temple support the concept of a "boulevard" for 700 East. Two of these organizations help fund the landscaped medians along the east side of Liberty Park. On April 1, 2008, the City Council responded positively to a presentation on the section of 700 E from 1300 S south to the City boundary. The location on 700 E affects the access for cars. It affects the need for sound attenuation in the selection of building materials. It is not an excuse for a project to turn its back on the character of the surrounding structures.

-I urge the Commission to provide the Architectural Subcommittee with a **specific list of expectations** so that the directions provided to the developer at the Subcommittee meeting will be consistent with the views of larger group.

-The staff's recommendation on p. 6 regarding the form of **row houses versus apartment buildings** is well taken. The Commission has discussed the distinctions between row houses and **townhouses** in previous meetings. I urge the Commission to clarify the distinctions between the 3 forms for the developer and the staff.

-Perhaps the single most important feature of residences in this neighborhood and throughout the historic district is the **open porch**. Along with the open porch comes a **clearly defined entry** into the residence. The open area for sitting survives even in many of the apartment buildings as a balcony. In fact, such balconies are evident directly across the street on 700 E in an historic apartment house. The new buildings must deal with this characteristic of the neighborhood regardless of the noise and traffic on 700 East. As proposed, the buildings lack clearly defined entries and the characteristic open porches or balconies.

-The materials are not specified. The Commission should provide the Subcommittee and the developer with a list of **appropriate and inappropriate materials**. Highly reflective glass and large quantities of opaque glass would not be appropriate.

-The historic apartment buildings at the intersection of 700 E and 300 S have noncomplying setbacks. In fact, the balconies of the building on the NE corner actually extend over the property line onto public property. There is **usable space in this setback** that could be captured through the PUD process. The buildings could be closer to the street or there could be a courtyard with a wall deflecting noise.

TO MEMBERS OF THE PLANNING COMMISSION
FROM LINDY CROMER

RE PETITION 410-08-38, 490-08-09

6/25/08

ISSUE: SIDE BY SIDE GARAGES ON THE FRONT
FACADE OF A TOWNHOUSE, 300 SOUTH

SURVEY AREA: 5 BLOCKS, THE BLOCK CONTAINING
THE PROJECT AND THE 4 CONTIGUOUS BLOCKS
4 BLOCKS ARE IN THE CENTRAL CITY
HISTORIC DISTRICT AND REGULATED BY THE
CITY. THE ONE EAST OF THE PROJECT
IS IN A NATIONAL REGISTER DISTRICT AND
NOT REGULATED BY THE CITY REGARDING
DESIGN.

FINDING: NO GARAGES ON FRONT FACADES

EXCEPT

① 677 E 400 S JIFFY LUBE

② 211 E 300 S SLC FIRE STATION

Attachment F
**Meeting Notes from Architectural Review Committee/
Planning Commission subcommittee**

Published Date: July 2, 2008

**Meeting Notes for the
Joint Planning Commission Subcommittee & HLC Architectural Review Committee for Everest Builders
(Eric Saxey), 300 South and 700 East.**

April 22, 2008

Attendees:

Planning Commission: Peggy McDonough and Mary Woodhead

Historic Landmarks Commission: Dave Fitzsimmons and Sheleigh Harding

Planning Division Staff: Robin Zeigler and Joel Paterson

Applicant: Eric Saxey, Aaron Hansen and Lisa Arnett with Prescott Muir Architects

Background and Project Location: 700 East (300 South) town houses.

Summary of Introduction to the project:

The members of the Historic Landmarks Commission were concerned with multiple design issues that did not meet the ordinance. They included:

- the submerged court
- the additional sidewalk, parallel to the existing sidewalk
- the rhythm of solids to voids
- the lack of definition of the foundation and cornice lines
- the lack of symmetry
- the use of materials
- lack of defined entrances
- a garage facing 300 South

The applicants were asked to explain how the project met the historic preservation ordinance. Ms. Arnett provided the following information:

- Quality of living
- Creation of a brownstone feeling with a walk-up
- Buffer to entrance providing privacy and usability of front lawns

Summary of Design Discussion

Submerged Court: A submerged court is not a feature of other single family residents in the area. Mr. Saxey noted that this was an "artificial courtyard" that would act as a buffer to 700 East, and a possible patio area for residents to use.

Additional Sidewalk: A parallel sidewalk is not a feature of the district. Mr. Saxey wants the sidewalk and the berming of the front lawns to create a buffer for the residents from the busy street. Landscaping and a low wall or fence were suggested as alternative forms of buffering.

Chairperson Fitzsimmons stated that the berm was not a feature seen in the district.

Garage: The Commission was concerned with the garage that faces 300 South since 300 South and Markea are more historically intact than 700 East and there are no garages facing the street in these areas. Mr. Saxey would like a garage on the end unit to stay facing on 300 South because to increase the square footage of the building so that it can be access from the rear causes problems with buried utilities. The Planning Commissioners agreed that garage blocked the view of interior parking.

A two-door garage, the recess of the garage entrance, and a canopy above the garage entrance were recommended as ways to lessen the impact of the garage on the 300 South.

General façade design: Commissioners stated that the building's characteristics needed to blend better with the Historic District. The goal is not to "fit-in" with non-historic structures or alterations or commercial buildings but to create a contemporary version of the multi-family historic residences found in the district such as the one across the street, catty corner across the street, and behind the project at 653 E 300 South.

Ms. Zeigler noted that there should be a definition to the base and cap of the building, prominent entrances, and a rhythm of solid to voids that matched rhythms of the historic apartment buildings in the district.

Dave Fitzsimmons suspected that the HLC would have major issues with the design.

Zeigler suggested changing setbacks slightly to give the illusion of three or more buildings rather than one long building.

Chairperson Fitzsimmons suggested larger drawings and 3D views for the Commission meetings.

Mr. Saxey recommended lowering the slope of the driveway so that the garage would be lower than street level. Chairperson Fitzsimmons did not agree that that alteration would be appropriate.

Materials: Commissioners agreed that there was too much glass, the curtain wall of glass felt more like a modern office space. Suggested more shadow/pieces popping out on the façade.

Site Plan: Planning Commissioners expressed concern with access on 700 East. Mr. Saxey noted that he has gone through the DRT process twice and that there were no problems noted at that time.

Planning Commissioners did not express any concerns with possible changes in setbacks that would require approval.

Requests:

Mr. Saxey asked if he could have a second committee meeting. Historic Landmarks Commission members agreed and the Planning Commission subcommittee stated that they did not believe they would need to attend since there were no issues with the Planned Development. Ms. Zeigler stated that she would schedule the meeting.

Aaron Hansen requested a copy of the ordinance. *(Ms. Zeigler sent the ordinance via email that afternoon.)*

Conclusion: Joint subcommittee recommended major changes to the design to better blend with the surrounding neighborhood. The Planning Commission had no issues with the Planned Development.

The additional Architectural Review Committee meeting of the HLC has since been scheduled for May 13th, 2008, noon in room 126. Expected to be in attendance are Chairperson David Fitzsimmons, Sheleigh Harding, Eric Saxey, Robin Zeigler, Joel Patterson, and Aaron Hansen and Lisa Arnett with Prescott Muir Architects.

Attachment G
Staff Memo and Minutes from HLC Issues Only Hearing

Published Date: July 2, 2008

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

TO: Historic Landmark Commission

FROM: Robin Zeigler

DATE: 10 March 2008

SUBJECT: 470-06-056 Issues Only Hearing for 700 East 300 South

Description of Project:

This is an issues only hearing for a planned development located approximately at 700 East and 300 South. The Historic Landmark Commission will make no final decisions on this project at this time. Plans for altering the exterior of the existing six-unit building, details of design and materials for the new buildings, and a Certificate of Appropriateness application have not been submitted at this time. Applicant has provided preliminary elevations and a site plan in order to obtain feedback from the Historic Landmark Commission and the public before submitting an application.

This development is a Planned Development since there are multiple principal buildings on a single lot with street frontage, and so, is not otherwise authorized by the zoning ordinance. The Planning Commission must first approve the Planned Development before the Historic Landmark Commission can make a final decision on the design. A joint meeting will be setup with the Historic Landmark Commission's architectural committee and the Planning Commission's subcommittee. The purpose of a Planned Development is to "encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development technique, the city seeks to achieve the following specific objectives:

1. Creation of a more desirable environment than would be possible through strict application of other city land use regulations;
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
3. Combination and coordination of architectural styles, building forms and building relationships;
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;

Published Date: July 2, 2008

6. Use of design, landscape or architectural features to create a pleasing environment;
7. Inclusion of special development amenities; and
8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.”

Background:

The applicant proposes to construct thirteen three-story town homes and to rehabilitate an existing six-unit dwelling at approximately 700 East and 300 South. The property is zoned RMF-45, abutting properties are also RMF-45 and properties north of Markea Avenue are Commercial.

On April 6, 2006 the Historic Landmark Commission (HLC) denied a request for demolition of three structures at approximately 256, 262, and 268 South 700 East and 695 and 673 East 300 South. The structures are contributing properties of the Central City Historic district.

The applicant submitted an application for Economic Hardship and on March 13, 2006 the Economic Review Panel made a unanimous decision that to deny demolition of the three structures would be an economic hardship. The Panel made the following findings:

1. The applicant did know of the historic designation;
2. The appraisal was a reliable appraisal;
3. Even with rehabilitation of the properties, the Panel did not believe that the rents could be increased enough to make it economically feasible due to the size of the units and the location of the units on that section of 700 East;
4. The Panel identified that there was a high debt service on the properties. Even though they did not believe that could be factored into the decision, they noted that the applicant made a bad financial decision;
5. Because of that debt service, the Panel did not believe that the properties could be rehabilitated and then sold. They did not believe that the applicant could recoup his purchase price. They did not think that the properties could be rehabilitated and rented and bring a profit because of their location and the size of units;
6. Given that both the Master Plan and Zoning call for the property to be multi-family residential, commercial or mixed use development cannot be considered in this evaluation. Even as a planned development, the parking requirement will limit the number of new units that can be constructed on the site and the cost vs. the marketable rental rates for the existing units still are not economically reasonable.
7. For the planned development scenario to work, the six-plex and the duplex at 262-264 South 700 East would need to be demolished because of the expense of rehab and the potential of return. That would leave the purple duplex isolated between the McDonalds and the new multi-family development. The Panel did not think this scenario would be viable or reasonable.

On April 4th, 2007 the Historic Landmark Commission reviewed the Panels finding and recommendation and unanimously voted to overturn the decision of the Panel for Economic Hardship because the Panel did not take into consideration section 21A.34.020.2.a. of the zoning ordinance which states that “the applicant’s knowledge of the Landmark designation, the applicant was knowledgeable and 21A.34.020.k.2.d: there was a reasonable return based on the resale value of the property from a 2006 appraisal of \$870,000, the purchase price was \$830,900, and that those numbers in themselves would yield a 5% return if sold today.”

The applicant appealed the HLC decision to the Land Use Appeals Board on August 13, 2007 who remanded it back to the HLC based on the following findings:

1. That the Historic Landmark Commission failed to provide an adequate explanation for its actions;
2. That the explanation given by the Historic Landmark Commission was contrary to the evidence before it;
3. That the Historic Landmark Commission motion which was approved identified the basis for denial as comparison of purchase price with appraisal price to the exclusion of other, perhaps more significant, factors in determining whether the applicant could obtain a reasonable rate of return. Therefore, the Historic Landmark Commission's basis for denial of the Economic Review Panel's recommendation was incorrect as a matter of fact and law; and
4. That the Historic Landmark Commission shall consider all factors related to a reasonable rate of return for which there is evidence in the record, and that the applicant may supplement the record as the applicant may deem appropriate, as cited in the minutes, at a rehearing of the original petition.

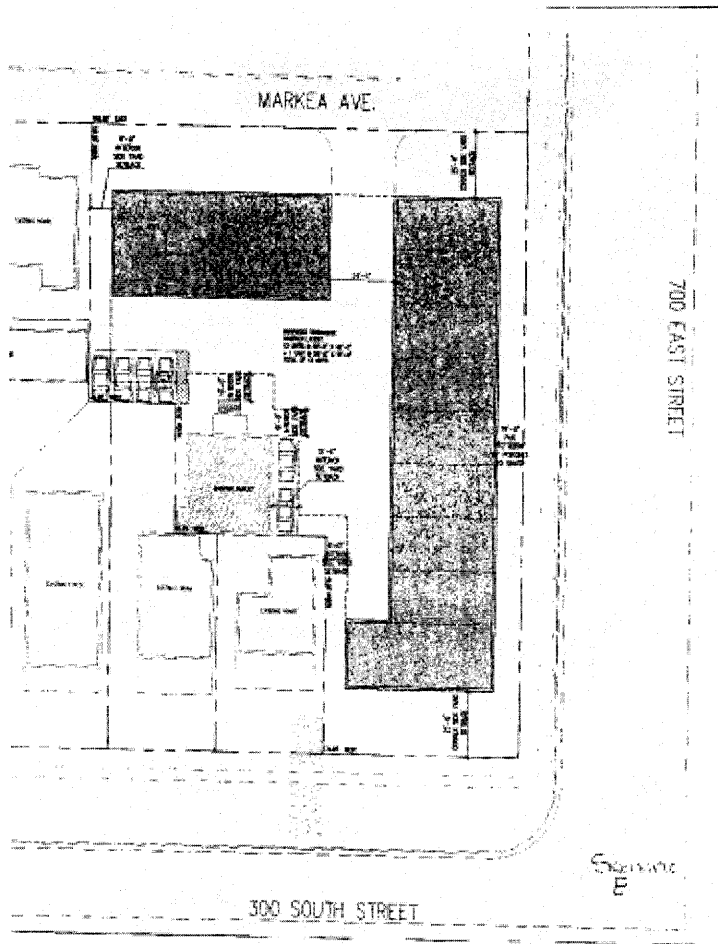
On September 5, 2007 the Historic Landmark Commission found that the Economic Review Panel made an erroneous finding of material fact because the panel failed to adequately address standard 21A.34.020.K.d relating to the feasibility of alternative scenarios that could make a reasonable economic return, specifically that the Panel failed to look at the option of keeping one or two of the structures. The finding of the Historic Landmark Commission was based on the following:

1. The applicant failed to provide an adequate analysis of alternative scenarios which may produce a reasonable economic return on the property while preserving one or more of the contributing structures (Standard 21A.34.020.K.d) and
2. If the applicant had adequately analyzed alternative scenarios, he may have determined that an economic return on the property could occur with the preservation of one or more of the contributing structures which may have led to the availability of tax credits to offset some of the cost of rehabilitation of the contributing structures, making the project more economically viable.

The Commission's vote on the motion was three in favor, one opposed and one abstention. The motion failed to carry the three-fourths (3/4) vote needed to pass, which resulted in the Commission upholding the Economic Review Panel's Decision.

On September 19, 2007 Commissioner Paula Carl, who voted on the prevailing side of the motion at the September 5, 2007 meeting, moved to reconsider the motion. The motion was seconded and passed unanimously by the Commission. Commissioner Carl stated that she moved to reconsider the case because she believed the majority of the quorum present at the meeting on September 5, 2007 expressed a desire to reverse the decision of the Economic Review Panel and she believed in fairness, that the case should be reconsidered so that the opinion of the full Commission could be stated.

The HLC reviewed the Economic Hardship application and the Panel's finding one last time on December 5, 2007. The HLC voted to accept "Scenario E" in the staff report with one exception: The Commission requires the applicant to acquire reuse plan approval, but does not require the applicant to obtain a building permit prior to demolition. "Scenario E" included the demolition of the purple house and the white duplex, renovating the six-plex as condominium units, and building thirteen (13) new townhouses. The site plan submitted as Scenario E follows.



Development Review Team (DRT) meetings were held on January 16, 2007, December 12, 2007 and March 17, 2008. Comments included the following:

- A Planned Development application is required for more than one principal building with frontage.
- Condo approval needed for existing building.
- Does not appear that park strip trees have been addressed along with encroachments into the setback area and grade changes in the setback area.
- Does not appear that park strip trees have been addressed along with encroachments into the setback area & grade changes in the set back areas. Need to address the live/work scenario. What does this scenario include? May need to address side entry issues.
- Replace water main in 700 South Street w/12" DIP. Markea is private, no connection without owners permission. If less than 1 acre, must detain storm water, BMP's, SWPPP. Show how submerged court is drained. Master meter water. Show sewer connections. Show how existing 6 plex is watered & sewerred. Need drainage plan.
- Plat required. Improvement drawings needed (site plan only) w/grading and drainage. Construction imp agreement bond and insurance required. Inventory of condition of existing street improvements to occur at the time of application request to determine if existing improvements are in need of replacement. Any improvements in sub-standard condition to be replaced as condition of approval. Certified address required on plat prior to bldg. permit. Markea Ave & public access way within site to be upgraded & built to public way standards. Driveway apron & approach on 700 East to be removed. Markea may be required to install curb & gutter on South side.

Discussion of section 21A.24.140 RMF-45 Moderate/High Density Multi-Family Residential District

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this District for 3 to 14 units is 9000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units. For developments greater than 1 acre 1,000 square feet for each dwelling unit is required.

D. Maximum Building Height: The maximum building height permitted in this district is forty five feet (45').

E. Minimum Yard Requirements:

1. **Front Yard:** Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.

2. **Corner Side Yard:**

a. **Single-Family Attached Dwellings:** Ten feet (10').

b. **Multi-Family Dwellings:** Twenty feet (20').

3. **Interior Side Yard:**

a. **Single-Family Attached Dwelling:** No yard is required, however if one is provided it shall not be less than four feet (4').

b. **Multi-Family Dwellings:** The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.

4. **Rear Yard:** The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Required Yards", of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required.

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

Discussion: Since this project is a Planned Development that will likely have alterations to the required setbacks, lot coverage, etc to be approved by the Planning Commission, staff did not review the projects

Discussion of Ordinance section 21A.34.010 and preliminary plans:

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.

Discussion: The height of the new buildings meets the ordinance for the zoning district; however, the historic structures immediately surrounding the site consists of mainly two story single-family style residences with pitched roofs or three story apartment-style buildings with flat roofs. Since the proposed town houses are three-stories with a flat roof, the design of the structure would be more compatible if it was a contemporary interpretation of the historic apartment buildings rather than a row house style building. If the row house style is used, staff recommends that it be only two or two and a half stories with a pitched roof. The current design breaks the long building into divisions, which helps it relate to the historic district in terms of proportion of width to height and massing.

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.

Discussion: The principle facades of the current design are mainly glass with off-center balconies. Staff recommends more symmetry to each bay and attention to the rhythm of solids to voids in nearby historic structures. The main entrance is currently not well defined, as required by ordinance. There should be a clear delineation of the foundation line and cornice. At this time, there is no information about materials.

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;

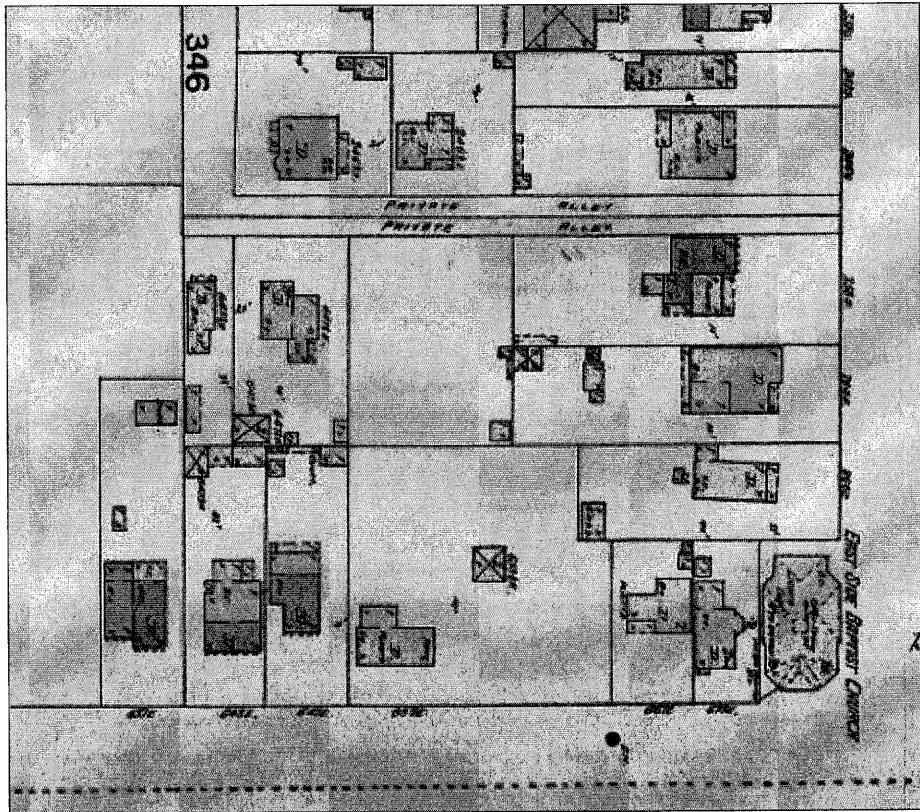
c. **Directional Expression Of Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

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.

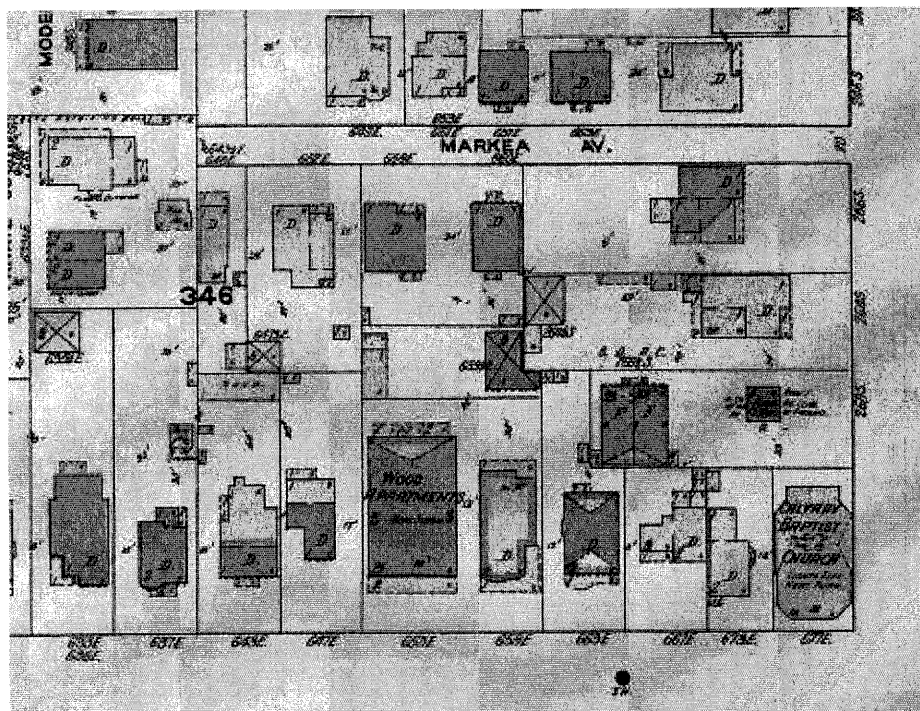
Discussion: The ordinance and design guidelines require preservation of the district's street plan. Originally Markea Avenue was a private alley that developed into a mid-block street sometime between 1898 and 1911. Please see Sanborn maps that follow. Even as an alleyway, there were already houses oriented towards this street. In keeping with the original development of the area and the initial plan submitted the applicant, staff recommends that there be no on-street parking on Markea Avenue. All parking should be interior.

Staff recommends extending the unit at the corner of 300 South and 700 East so that there is enough room for access to a two bay garage from the interior, thereby removing the garage that currently faces 300 South. Staff does not believe that this alteration would significantly change the original site plan already conceptually approved by the HLC.

The submerged court that fronts the new structures and the walkway that parallels 700 East is inappropriate for the district. Staff recommends that the size of the court be decreased, especially at the corners. The walkway for each unit should travel from the main entrance directly to the sidewalk, as seen elsewhere in the district.



1898 Sanborn



1911 Sanborn

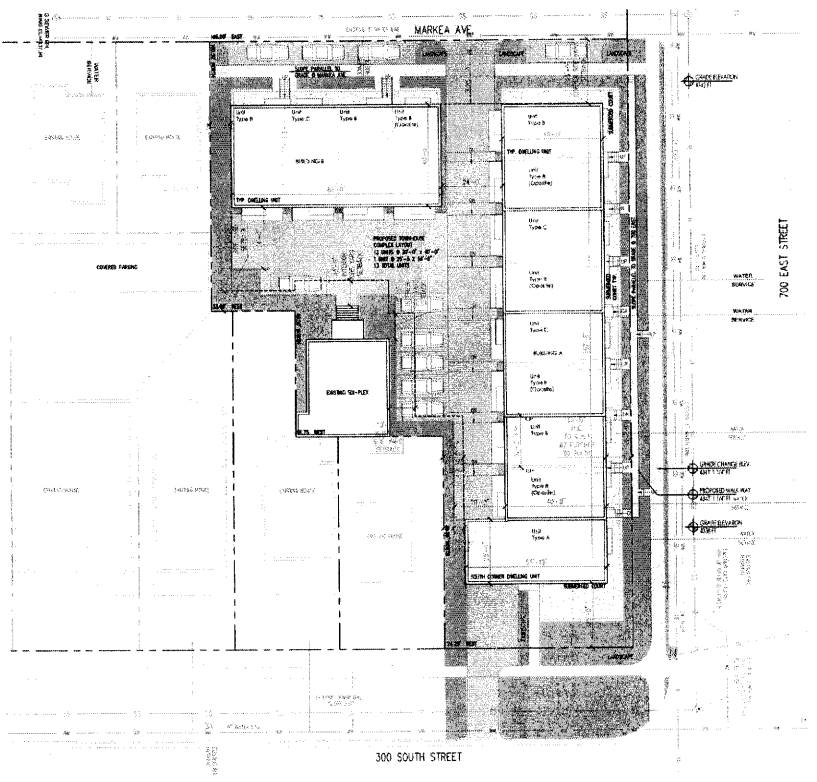
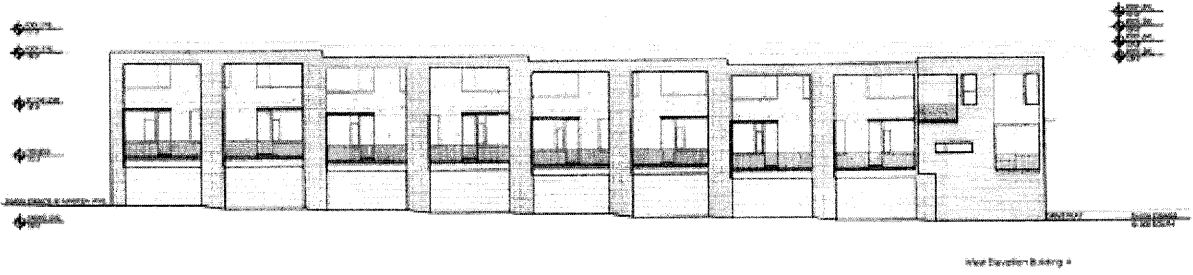
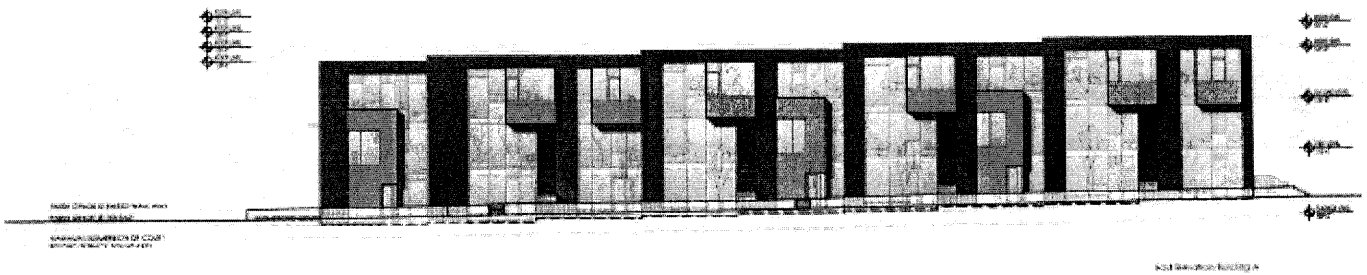
4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or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

Staff Recommendation:

Staff recommends organizing an Architectural Committee to provide design direction, specifically in terms of composition of principle façade and relationship to the street, to the applicant before a complete application has been submitted.

Attachment A: Preliminary Plans

Published Date: July 2, 2008



**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Summary Minutes of the Everest Builders (470-06-55) --Ratified
Room 315, 451 South State Street
April 2, 2008**

ISSUES ONLY HEARING

Petition No. 470-06-55 Everest Builders (New Construction) – A request by Everest Builders, represented by Eric Saxey to construct a 13-unit condominium at approximately 256, 262, and 268 South 700 East and 695 and 673 East 300 South. The properties are located in the Central City Historic District, RMF-45 Zoning District, and Council District Four represented by Luke Garrott. As an issues only public hearing, the Historic Landmark Commission will not make any final approvals on the project during this meeting. (Staff: Robin Zeigler at 535-7758 or robin.zeigler@slcgov.com)
(This item was heard at 6:09 p.m.)

Acting Chairperson Lloyd recognized Robin Zeigler as staff representative.

Ms. Zeigler gave an overview of the project. She noted that the proposal was to construct thirteen new three story townhomes and rehabilitate an existing six unit dwelling at approximately 700 East and 300 South. Ms. Zeigler stated that the property was zoned RMF-45, and the abutting properties were all zoned as such, but north of the proposal there were several commercial properties. She noted that while the project was part of an issues-only hearing this evening, staff felt it was important to hear the Commission's comments as well as public comments and allow the project an opportunity to be reviewed by the Architectural Committee before submitting final plans.

Ms. Zeigler stated that the property had previously been through extensive demolition and economic hardship processes. She noted that the final result of those processes was that the applicant was required to keep one of the three structures on the property and that the other two could be demolished and only the portion of the property demolished could be redeveloped. Ms. Zeigler clarified that the economic hardship process was not about the hardship of the property owner but of the hardship of the property itself.

Ms. Zeigler noted that the applicant had also submitted a planned development application, was proceeding through the condominium approval process and had submitted a subdivision application. She stated that the site plan in the packet had been approved by the Commission when approving the economic hardship for the two demolished structures. She noted that the current site plan was essentially the same, with the exception of parking on Markea and existing detailed information regarding landscaping and other elements. She noted that staff had spoken to the applicant regarding the parking on Markea. She stated that in looking at the area in a historical context; Markea Street and 300 South were still mostly intact, and therefore, staff had inquired if the applicant would be willing to take the parking off of Markea Street. Ms. Zeigler noted that at the time, the applicant had been open to that possibility. Ms. Zeigler stated that the applicant satisfied existing parking requirements with garages at the townhouses, but was seeking additional visitor parking. She noted that the applicant was also concerned with creating a front face for the project at the corner of 300 South and 700 East; however, this meant that a garage was facing 300 South. Ms. Zeigler noted that staff's suggestion to that dilemma was to increase the square footage of the structure and push it back a bit on the property to allow access to a garage from the rear of the property and allow a visual front to the property. She noted that staff was also concerned with the size of the submerged courts, as well as the walkways, which should travel to the sidewalk instead of a walkway parallel to the existing sidewalk.

Minutes of the Historic Landmark Commission Meeting: April 2, 2008

Ms. Zeigler noted that staff was also concerned with the rhythm of solids to voids, with a lot of glass on the structure, which would make the structure modern, but not an accurate modern interpretation of historic buildings in the area. She noted that symmetry of design was also an important issue, and that an opportunity might arise to create an interpretation of the porches and bays seen in the local historic area. She noted that the applicant should strive for a modern interpretation of the walk-up type apartments found in the area. She noted that staff recommended a joint meeting with the Planning Subcommittee and HLC Architectural Committee, and suggested April 16, about 4:00 p.m. as an option.

Acting Chairperson Lloyd opened the floor to comments and questions from the Commission at 6:15 p.m.

Acting Chairperson Lloyd noted that he had a question regarding what looked like a drive approach off of 300 South. He stated that staff seemed to suggest that the driveway would enter from a drive court located to the north.

Ms. Zeigler noted that the driveway indicated on the current site plan would not be included on the final plans, assuming the applicant would be able to receive desired setbacks through the planned development process.

Acting Chairperson Lloyd noted that there were no further questions from the Commission for staff and invited the applicant forward at 6:16 p.m.

Mr. Eric Saxey, the applicant, reviewed application details for the Commission. He stated that the Design Guidelines stated that historic preservation discouraged the mimicry of historic styles and preferred that new designs should relate to fundamental characteristics of the district while conveying stylistic trends of today. Mr. Saxey noted that he had gone through the neighborhood and taken photos of all of the multi-family structures from South Temple Street to 400 South. He noticed that all of those buildings were three-story buildings, and buildings located on corners were primarily composed of brick and glass. Mr. Saxey stated that the commercial structures located in the same area as the proposal had primarily brick and glass fronts as well.

Mr. Saxey noted that the driveway space for the 300 South townhome unit was necessary due to the placement of the sewer line and other utility access. He stated that this necessity would make it difficult to enlarge the building and move the garage to the rear. He noted that there might be other ways to minimize the impact of the garage such as lowering the height or have the building cantilever slightly so the garage would be less noticeable.

Prescott Muir, the project architect, was present to speak to the item. He reviewed a series of images of structures located in the area, noting that the intention for the proposal's architecture was to recreate some of the front porch and bay window elements. He noted that they were endeavoring to have a cadence between bay windows which touch the ground and those that were suspended. He noted that the sunken courtyards were present to act as a type of deterrent or buffer to the traffic impacts from 700 East and to allow the residents to reclaim some of that area. Mr. Muir noted that as more townhomes were proposed in the downtown area, front yard setback requirements in the Ordinance needed to be looked at in scrutiny to allow greater flexibility in how the front yard space was mediated, to an end of encouraging multiple entrances along the street. He noted that the concept was intended to mirror the type of townhomes located in other major cities such as Philadelphia and New York, noting that there were also similar examples of the style in the downtown area of Salt Lake City. Mr. Muir noted that they felt the scale of the proposal to be appropriate for the neighborhood. Mr. Muir stated that the Ordinance also indicated that the process the applicant had undergone so far should take eight weeks and it had been over a year since the initial application.

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Commissioner Haymond noted that he would like to examine the visuals provided by Mr. Muir more closely.

Acting Chairperson Lloyd inquired if the proposed townhomes met the required setbacks, and how the Commission might address the inclusion of a transition zone for heavily traveled corridors such as 700 East.

Mr. Muir noted that the homes did meet the required setback, and was not certain how the Commission might initiate a transition zone short of study and amendments to the Zoning Ordinance. He noted that the challenge with the particular project would be that it pushes the front doors deeper into the units, causing less of an expression of the front doors outwards towards the street. He noted that if there were more latitude within the ordinance to allow for the creation of stoops which might jut out into the required setback, it would help in articulating street front building entrances.

Commissioner Oliver noted that this was an interesting problem because the applicant was proposing townhomes in an area devoid of that particular architectural style of building, and the typical decompression buffer zone would be a communal front stoop and hall which would not be a possibility with the proposal.

Mr. Muir noted that it could be considered a single-family dwelling without the side yard setback.

Commissioner Oliver noted that a single-family dwelling as such would typically be buffered by a small fenced front yard.

Acting Chairperson Lloyd noted that the Residential Design Guidelines were not a significant resource for designing modern façades. He inquired if the applicant had considered how the amount of glass, which could be considered an interpretation, might be reconciled with the *Design Guidelines for Residential Historic Districts*.

Mr. Muir noted that he felt the Design Guidelines spoke to the fact that the buildings needed to reflect their time and period and glass was a contemporary material. He noted that on 700 East, other developers had closed their projects to the street, rather than opening it up. He stated that finishing details such as mullions and differences in texture could also help to enhance the façade.

Acting Chairperson Lloyd noted that there were members of the public wishing to speak to the petition item. He invited the public forward to speak at 6:33 p.m. He noted that both Casey McDonough, 828 South 600 East, and Jeffrey Oursland, no address given, had submitted comments for the Commission in advance of the meeting. In summary:

Mr. McDonough noted that he felt the proposal was too massive in scale for the surrounding neighborhood, the structures were grouped in a manner uncharacteristic to the Central City Historic District and that the concept's proposed design was too modern to match the neighborhood's current aesthetic.

Mr. Oursland noted that he did not approve of economic hardship cases and while it was too late to overturn the Commission's decision in this particular case, he hoped that the Commission would continue to ensure historic properties be preserved in the future.

Cindy Cromer, 816 E 100 S, noted that she had submitted written comments for the project and wished to include them for the record. They were included, and read as follows:

Because time will be limited, I am submitting my comments in writing as a proffer. Please include them as part of the record of this meeting.

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Location on 700 East: Developers have previously used location on 700 East as an excuse for turning their "backs" of their projects on this State Highway. And they have received support from Planning staff members for doing so. Currently, community organizations from Sugarhouse to South Temple support the concept of a "boulevard" for 700 East. Two of these organizations help fund the landscaped medians along the east presentation on the section of 700 East from 1300 South, south to the City boundary. The location on 700 East affects the access for cars. It affects the need for sound attenuation in the selection of building materials. It is not an excuse for a project to turn its back on the character of the surrounding structures.

- I urge the Commission to provide the Architectural Subcommittee with a specific list of expectations so that the directions provided to the developer at the Subcommittee meeting will be consistent with the views of [the] larger group.
- The staff's recommendation on pg. 6 [of the staff report] regarding the form of row houses versus apartment buildings is well taken. The Commission has discussed the distinctions between row houses and townhouses in previous meetings. I urge the Commission to distinguish between the 3 forms for the developer and the staff.
- Perhaps the single most important feature of residences in this neighborhood and throughout the historic district is the open porch. Along with the open porch comes a clearly defined entry into the residence. The open area for sitting survives even in many of the apartment buildings as a balcony. In fact, such balconies are evident directly across the street on 700 East in an historic apartment house. The new buildings must deal with this characteristic of the neighborhood regardless of the noise and traffic on 700 East. As proposed, the buildings lack clearly defined entries and the characteristic open porches or balconies.
- The materials are not specified. The Commission should provide the Subcommittee and the developer with a list of appropriate and inappropriate materials. Highly reflective glass and large quantities of opaque glass would not be appropriate.
- The historic apartment buildings at the intersection of 700 East and 300 South have noncomplying setbacks. In fact, the balconies of the building on the NE corner actually extend over the property line onto public property. There is usable space in this setback that could be captured through the PUD process. The buildings could be closer to the street or there could be a courtyard with a wall deflecting noise.

Ms. Cromer noted that her comments identified a number of issues the Commission should address, particularly the inclusion of an open porch and defined front entry. She stated that it was her understanding that the applicant could have reduced front yard setbacks when applying for a PUD. She noted that other apartment buildings in the area were built out to the legal ownership property line.

Acting Chairperson Lloyd noted that there was no one else present to speak to the item and brought the item back to discussion by the Commission at 6:36 p.m. Seeing no comments from the Commission, Acting Chairperson Lloyd called for volunteers for an Architectural Committee.

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Commissioners Haymond and Harding volunteered to serve on an Architectural Committee.

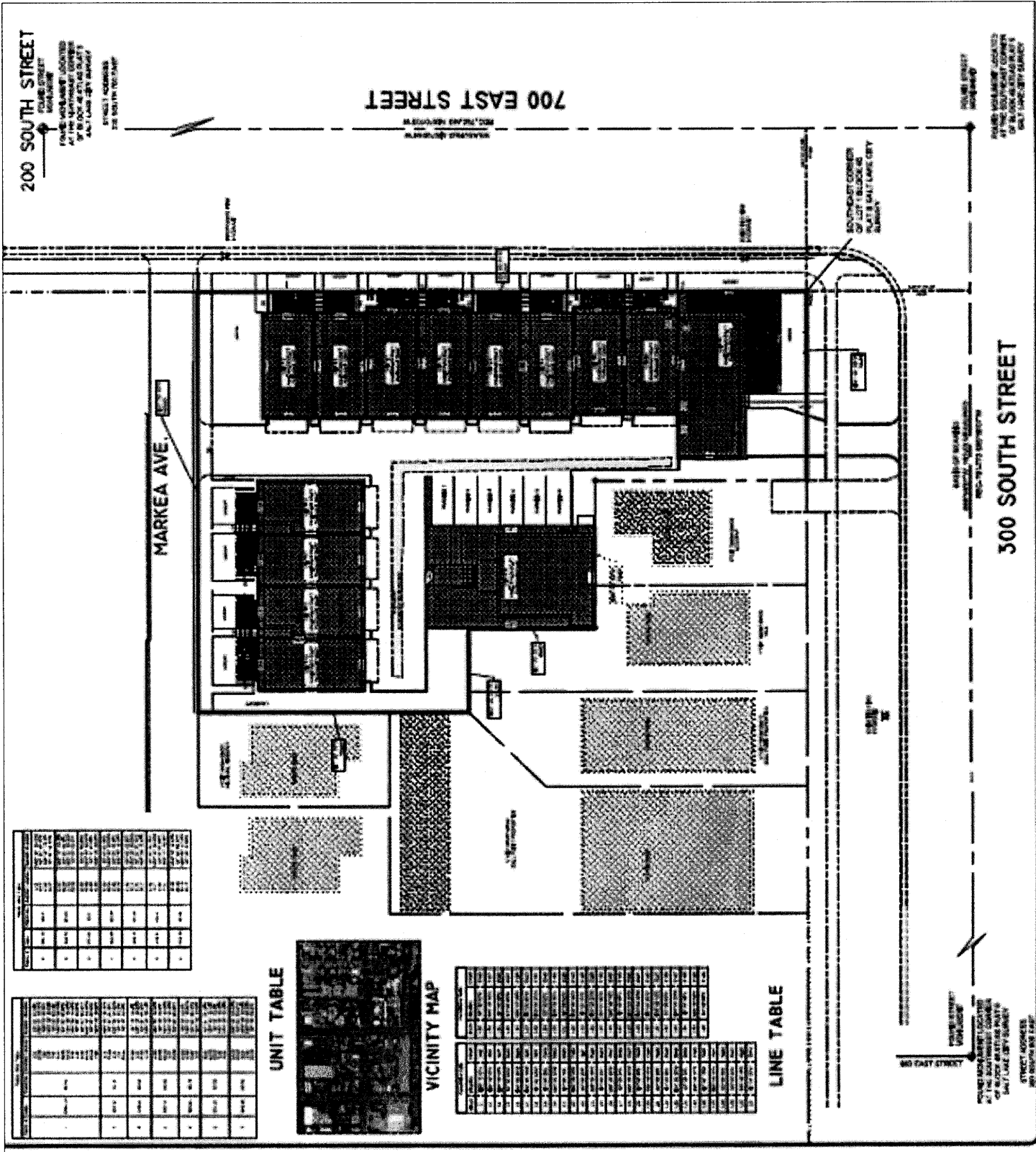
Mr. Nielson asked the Acting Chair to call for a motion on the matter.

Commissioner Carl made a motion to create an Architectural Committee to examine issues relating to petition 470-06-65. Commissioner Haymond seconded the motion. All voted 'Aye'. The motion carries unanimously.

Acting Chairperson Lloyd closed the Issues Only portion of the meeting at 6:38 p.m. and moved on to the next item.

Attachment H
Subdivision Plat

Published Date: July 2, 2008



200 SOUTH STREET
 PLUMBING MONUMENT
 PLUMBING MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH STREET AND 700 EAST STREET
 STREET ADDRESS FOR SOUTH STREET

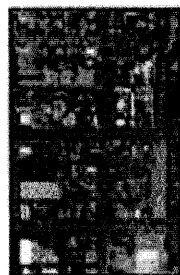
700 EAST STREET
 PLUMBING MONUMENT
 PLUMBING MONUMENT LOCATED AT THE INTERSECTION OF 700 EAST STREET AND 300 SOUTH STREET
 STREET ADDRESS FOR EAST STREET

MARKETA AVE.

300 SOUTH STREET
 PLUMBING MONUMENT
 PLUMBING MONUMENT LOCATED AT THE INTERSECTION OF 300 SOUTH STREET AND 700 EAST STREET
 STREET ADDRESS FOR SOUTH STREET

UNIT NO.	AREA (SQ. FT.)	PRICE
1	1,200	\$120,000
2	1,200	\$120,000
3	1,200	\$120,000
4	1,200	\$120,000
5	1,200	\$120,000
6	1,200	\$120,000
7	1,200	\$120,000
8	1,200	\$120,000
9	1,200	\$120,000
10	1,200	\$120,000
11	1,200	\$120,000
12	1,200	\$120,000
13	1,200	\$120,000
14	1,200	\$120,000
15	1,200	\$120,000
16	1,200	\$120,000
17	1,200	\$120,000
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42	1,200	\$120,000
43	1,200	\$120,000
44	1,200	\$120,000
45	1,200	\$120,000
46	1,200	\$120,000
47	1,200	\$120,000
48	1,200	\$120,000
49	1,200	\$120,000
50	1,200	\$120,000

UNIT TABLE



VICINITY MAP

LINE NO.	DESCRIPTION	AMOUNT
1	CONCRETE	100.00
2	STEEL	200.00
3	WOOD	150.00
4	GLASS	80.00
5	PAINT	30.00
6	PLUMBING	120.00
7	ELECTRICAL	90.00
8	MECHANICAL	110.00
9	LANDSCAPE	60.00
10	PERMITS	40.00
11	INSURANCE	20.00
12	CONTINGENCY	100.00
13	TOTAL	1,070.00

LINE TABLE