HISTORIC LANDMARK COMMISSION STAFF REPORT

Petition 410-07-15 Huntington Park Condominiums. New Construction of a 43 unit residential condominium building located at approximately 540 East 500 South in the Central City Historic District
February 6, 2008

Planning and Zoning Division
Department of Community Development

Applicant: Derrick Whetton

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

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

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

Master Plan Designation: Residential/Office Mixed Use

Council District: District 4; Luke Garrott

Acreage: 0.79 acres

Current Use: Office

Applicable City Ordinance:
- City Code Section 21A.34.020

Attachments:
A. November 7, 2007 HLC minutes
B. Current Photos of site
C. Central City Development Pattern
D. Building Materials
E. Site Plan, Elevations, Renderings and Floor Plans

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

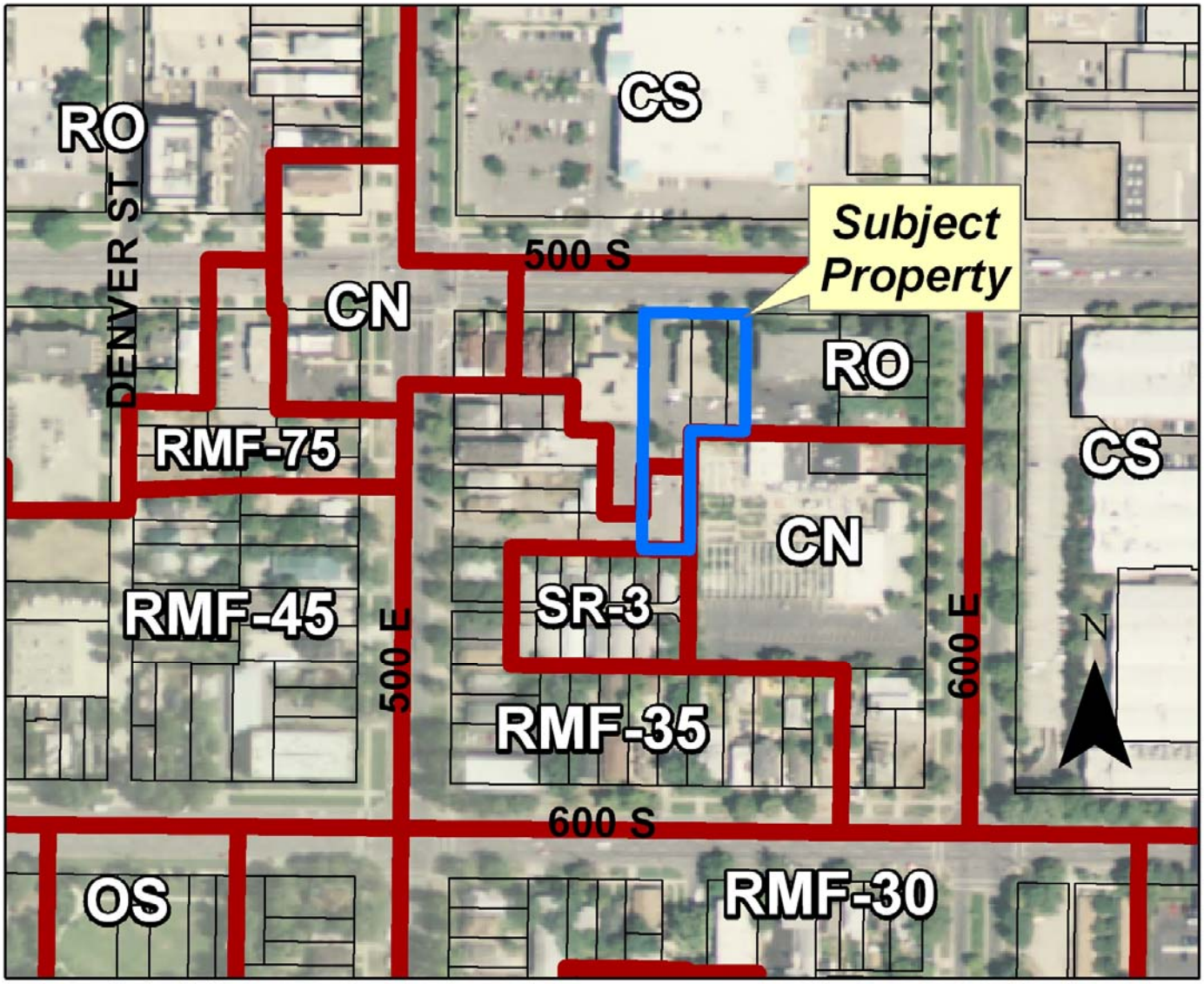
PUBLIC NOTICE
A public notice was mailed on January 22, 2008 to all property owners within 85 feet of the property which meets the fourteen (14) day noticing requirements established by ordinance. Notice was also sent to the interested parties on the Planning Division's email list serve and posted on the Planning Divisions website.

STAFF RECOMMENDATION:
Based on the analysis and findings in the staff report, staff recommends that the Historic Landmark Commission deny the proposed project based on the analysis and findings found in this report. Specifically, the proposed project is not substantially compatible with the following:

1. The proposed structure is not compatible with *Standard One: Mass and Scale.*
2. The proposed structure is not compatible with *Standard Two: Composition of Principle Façade*;
3. The proposed structure is not compatible with *Standard Three: Relationship to the Street*;
4. The proposed development is not visually compatible with surrounding structures and streetscape,
5. The proposed project is not in the best interest of the City because it does not substantially comply with the applicable standards for new construction in a historic district and adopted design guidelines and is not visually compatible with the surrounding structures and streetscape.

OPTIONS:
1. The Historic Landmark Commission can approve the proposed project upon creating findings that indicate that the proposed development substantially complies with the applicable standards and is in the best interest of the City as stated in Zoning Ordinance Section 21A.34.020.H Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure;
2. The Historic Landmark Commission may determine that the petition cannot be approved as proposed and make a motion to deny the request as stated in Staffs Recommendation or make their own findings for denial or
3. The Historic Landmark Commission may continue the petition and require additional information from the applicant or staff.

VICINITY MAP



COMMENTS

Public Comments: The Historic Landmark Commission held a public hearing on this item on November 7, 2007. Public comment was received during that hearing. A copy of the November 7, 2007 minutes relating to this petition are found in Attachment A. Staff has not received public comment in response to noticing the February 6, 2008 hearing.

BACKGROUND:

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

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

The proposed project is a residential condominium development that includes a total of 43 units. The lot is approximately 0.79 acres in size. The L shaped property is approximately 141 feet wide at the front property line and approximately 330 feet deep at the deepest point. The proposed building would be L shaped and follow the shape of the lot. The building would be approximately 108 feet wide along 500 South. The building would be 114 feet deep on the eastern most side while the west wall of the building measures approximately 194 feet. The structure is four stories and approximately fifty-one (51) feet tall. The top two levels are set back approximately eight (8) feet from the first two floors on the north elevation. The structure would include underground parking on the site. The rear portion of the property would contain surface parking. The primary pedestrian access to the structure is from 500 South.

The block face of 500 South between 500 East and 600 East contains a mix of land uses and building types (refer to attachment D: block face). The properties east of the subject property contain office buildings that are approximately two stories in height. The structures were originally built between 1965 and 1977 and are considered non-contributing structures. The buildings west of the subject property are a mix of office,

residential and commercial. The adjacent office building is a non-contributing structure, while the other structures to the west are contributing. They vary in age, with the residential buildings being built between 1900 and 1905. The commercial use on the southeast corner of 500 South and 500 East was built in 1935.

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

On November 7, 2007, the HLC reviewed the proposed project during a public hearing. After the public hearing the HLC referred the matter to a committee of the HLC to review the following issues:

1. The overall mass of the structure,
2. The compatibility of the proposed structure with the vicinity; and
3. The manner in which the building addresses the street.

The committee meeting was held on December 19, 2007. The committee provided the applicant with the following direction:

- The applicant is to provide an enlarged view of the ramp entrance.
- The applicant is to provide a detailed section of the windows demonstrating design and setbacks.
- The applicant is to provide a perspective drawing from 500 East.
- Explore using more texture in plane of the walls;
- The HLC Committee was concerned about the "punched hole" in wall face created by parking entrance. Include details and section drawing of this area.
- The HLC Committee is concerned with the overall mass of the structure. The HLC Committee did not provide specific direction regarding the overall mass of the structure.
- Front plane of the building should be "dressed up".
- Instead of one main entrance, the applicant should consider private entrances to each unit on the ground floor that faces 500 South.
- Possibly using a gate to obscure the entrance to the parking ramp.
- Investigate ways to modify the appearance of the east façade so it looks less like a motel.

The applicant provided updated drawings and included additional drawings as requested. Specifically, the applicants altered the north elevation by eliminating the pitched roof over the front entrance and replacing it with an arched entrance that extended up above the second level of the structure and by removing the walls that were adjacent to the walkway that led to the front door. The applicants provided a perspective drawing of the parking ramp entrance that provides a more detailed view than the perspective and elevation drawings that were presented to the HLC in November.

STAFF ANALYSIS AND FINDINGS

Use and Density

The proposed project is consistent with the density regulations in the RO Zone. The subject properties are located in two separate zoning districts, RO Residential Office and RMF-35 Medium Density Multi-Family Residential. In both districts, the use is considered a permitted use. Portions of the building cross the zoning

boundary. The portions of the building that cross the zoning boundary consist of areas that would be common or limited common areas.

The proposed development would include a total of forty-three (43) residential units. There would be eight (8) one bedroom units and thirty-five (35) units with two bedrooms per unit. In the Residential Office Zoning District, there is no minimum lot size for multi family dwellings. There are no dwelling units situated on the land that is zoned RMF-35.

Building Height

The proposed project is under the height limits in the RO and RMF-35 Zoning Districts. However, the H Historic Preservation Overlay District also regulates height. According to Zoning Ordinance Section 21A.34.010.A, when the overlay district and the base zoning conflict each other, the overlay districts regulations supersede the base zoning regulations. In the H Historic Preservation Overlay District, new construction must be compatible with the heights of the existing buildings on the block. The proposed building would be approximately fifty-one (51) feet tall and contain four stories. The other structures on the block vary in height. While the exact heights are not known, the number of stories is. The structures on the block range from one story to three and one half stories.

Off Street Parking

The proposed development meets the required off street parking standards. Off street parking requirements are based on the number of bedrooms in each unit. Single bedroom units require one off street parking stall. Units with two or more bedrooms require two off street parking stalls. The proposed development has fourteen (14) units with one bedroom and twenty-nine (29) units with two or more bedrooms. The proposed development has seventy nine parking stalls. Based on the number of units, seventy two parking stalls are required.

Required Standards for New Construction

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

1. **Scale And Form:**

   a. **Height And Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;

   b. **Proportion Of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. **Scale Of A Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Analysis:

a. Height and Width

The proposed building is approximately fifty-one feet eight (51'8") inches tall. The first two stories of the front elevation are at the building setback line (twenty-five (25) feet from the front property line). The top two stories are setback approximately eight feet from the first two stories. The width of the building at the front setback is approximately one hundred and eight (108) feet wide. The L shaped building is approximately one hundred and ninety-four (194) feet deep along the west elevation. The east elevation is broken up into two planes, with the plane closest to the front of the building being approximately one hundred and fifteen (115) feet deep and the second plane being seventy-nine (79) feet deep.

The block face where the subject property is located contains structures that are between one and two and one half stories in height. Attachment C contains information on the building heights (in terms of stories) of the existing structures on the block face. The commercial/office buildings on the block face range from eighty-five (85) to one hundred and five (105) feet wide. The residential structures on the block face average approximately forty (40) feet wide.

The proposed building is approximately one and one half to three stories taller than existing structures on the block face. The proposed building is approximately sixty-five (65) feet wider than the residential structures on the block, and up to thirty (30) feet wider than the commercial structures on the block face. The block contains a total of forty six primary structures. Thirty-two of the structures are single story structures, two structures are one and one half story structures, nine of the structures contain two stories, one structure contains two and one half stories and two structures are three stories. The three story buildings are located at 521 and 577 South 500 East. The structure at 521 South 500 East is approximately thirty-two (32) feet wide and eighty-six (86) feet deep. The structure at 577 South 500 East is a corner property. The building measures approximately one hundred and twelve (112) feet by approximately forty feet (40).

According to the Design Guidelines, "the most significant feature of the Central City Historic District is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street."

On page 122-123 of *Design Guidelines for Residential Historic Districts in Salt Lake City* the overall scale and form for new buildings is discussed under the headings Mass and Scale, Building Height and Building Width. The design guidelines do state that it is anticipated that new construction would be larger than historic structures, but that "new construction should not be so dramatically greater in scale than the established context such that the visual continuity of the

historic district would be compromised. The structure is taller, wider, and deeper than all of the existing structures on the block face and the block.

The design guidelines also state that "… a new building should not overwhelm historic structures in terms of building height, but rather should be within the range of heights found historically in the vicinity." The proposed structure would be the tallest structure on the block. There are some structures in the Central City Historic District that are similar in height or taller than the proposed structure. The taller structures are typically located north of 400 South with the exception of the six story structure located on the northwest corner of 500 South and 700 East.

The applicable Design Guidelines do discuss that it may be appropriate to set taller buildings back further than the established front setback to decrease the visual impact (Guideline 13.23). The top two stories of the proposed building are set back approximately ten feet further than the two lower stories. On the perspective drawings submitted by the applicant, the entire building height is visible from the public way.

The prominent building features, such as cornices and balconies, align along the block and contribute to the sense of visual continuity along the block face. To the south of the subject property are detached single family dwellings that are approximately one story in height.

b. Proportion of Principal Facades

The proposed structure is wider and two floors taller than the other buildings on the block face. The width of the commercial buildings on the block face range between eighty-five (85) and one hundred and five (105) feet wide. The residential structures are approximately forty feet wide. The street facing façade of the proposed building is approximately one hundred six feet wide. At the ground level, the width of the building is broken up into three section, with the parking and pedestrian entrance in the middle being flanked by residential units on each side. The eastern portion would be approximately forty-five (45) feet wide, the center area would be approximately thirty-six (36) feet wide, and the eastern section would be approximately twenty-eight (28) feet wide. Extending these sections up to the upper levels would help divide the width of the primary façade of the structure and break the façade into smaller modules. The applicable Design Guidelines related to height and width is discussed under the previous section. The proposed development does not comply with the applicable Design Guidelines in terms of height and therefore the proportion of principal facades of the structure is not consistent with the other structures on the block face or the block.

c. Roof Shape

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

d. Scale of Structure

The proposed structure is larger in scale than the existing buildings on the block face. The proposed structure is one to three stories taller than the existing structures on the block. The proposed building is wider than the widest office building on the block face and approximately eighty feet wider than the existing dwellings on the block face. The applicants have broken up the plane of the north elevation by stepping back the top two floors approximately ten feet, using balconies on the north elevation and by incorporating columns and an enhanced entrance feature. Despite the step back, the entire height of the front façade is readily visible from the public right of way and alters the streetscape. On page 121 of *Design Guidelines for Residential Historic Districts*, visual compatibility is discussed. The guidelines state that where on a site a building is located, the manner in which the building addresses the street and its basic mass, form and materials help a new building relate to the fundamental characteristics of the district in which it is located. When these design variables "are arranged in new building to be similar to those seen traditionally in the area, visual compatibility results." The proposed building is not consistent with this statement because the mass of the structure is significantly larger than any other structure on the block. The result is that the proposed building becomes the focal point rather than fitting in to the historical development pattern.

Design Guidelines related to Scale and Form

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

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

11.4 Construct a new building to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:
- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally and using window openings that are similar in size to those seen traditionally.

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

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

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

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

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

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

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

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

Design Guidelines Specific to the Central City Historic District

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

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

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

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

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

Finding: As proposed, this project is not consistent with the scale of the block face. The proposed building is taller than the existing buildings on the block face and on the block. The Design Guidelines specific to the Central City Historic District state that building heights should be consistent with the development pattern on the block. The proposed building is wider than the widths of the existing residential buildings on the block face, but is similar in width to the office buildings on the block face. The roof shape is similar to the roof shape of the existing commercial/office uses and is consistent with roof type of historic apartment buildings. The overall scale of the structure is not consistent with the scale of other structures on the block face or on the block. The proposed development does not comply with 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.

Analysis:

The block where the subject property is located contains several multi-family dwellings. These multi-family dwellings are typical of historic apartment buildings in Salt Lake City. The larger multi-family buildings have a center loaded corridor, flat roofs, and bay windows on the street facing façade. The smaller multi-family buildings have multiple entrances on the primary façade. The entrances provide direct access from the street to the individual units within the building. Some of the multi-family dwellings on the block have a half story created by tall ceilings in basement units. The window openings on the primary facades vary in dimension, with some being wide enough for a single hung or double hung window while others are large enough to accommodate a double or composite window.

a. Proportion of Openings

The openings on the existing buildings on the block face generally have a vertical emphasis. When windows are located close together, they are typically separated by a relatively thin column. The primary facades often have larger openings than the secondary elevations. The larger openings are filled with a double or composite window.

The openings on the proposed buildings include openings that are wider than they are tall. The openings are filled with a mix of composite windows or doors with side lights. At the ground level in the center of the building are the entrance to the parking structure and a pedestrian entrance to the building. The parking structure is located below grade. The opening allows views into the courtyard of the building. The opening also breaks up the width of the structure. The opening is wider than the other openings on the structure.

Windows on historic structures in the Central City Historic District typically have a three dimensional aspect to them. The three dimensional aspect is created by the depth of the window sill, the sash profile, width of the casing, and lintel. The applicants have submitted a window detail sheet that includes various window profiles. The sill depth varies from zero to five inches in depth. In order to be consistent with the design guidelines, the sill depth should include some level of reveal that adds to the three dimensional appearance of the windows. The detail sheet provided indicates

different sash profiles that appear to be based on the type of outside building material. When the exterior building material is block, the windows include an appropriate reveal that adds a third dimension to the window. This design is consistent with the design guidelines as they relate to windows. When the exterior building material is stucco, it appears as though there is little reveal and the windows are relatively close to the exterior surface. This type of reveal and detail is not consistent with the applicable design guidelines. The profiles should be consistent with each other as well as the applicable design guidelines. The window details can be found in Attachment C Building Materials.

b. Rhythm of Solids to Voids in Facades

The historic multi-family buildings on the block are designed in such a manner that the openings create a rhythm along the exterior walls of the structure. The windows often have a regular spacing pattern, both horizontally and vertically. Windows on upper floors align with the windows on the levels below. The rhythm is enhanced by the symmetry of the historic structures.

The rhythm of solids to voids on the proposed building differs from that seen on the historic structures on the block. In the proposed building, the openings are larger than those found on historic multi-family structures on the block. The openings are generally filled with a composite window or door with side lights. The windows are generally stacked vertically, although some upper floor window bands are wider than the window bands located below them and some are offset from the windows below or above. The building is asymmetrical. The buildings on the block face that are of the historic period have windows that are stacked vertically. The windows on upper floors are similar to the windows below them.

c. Rhythm of Entrance Porch and Other Projections

The existing multi-family residential structures on the block typically have a prominent primary entrance that faces the street. Some of the buildings have a single entrance, while others have multiple entrances. Regardless of the number of entrances, they are mostly symmetrical. The larger multi-family structures have a single primary entrance that leads to a center loaded hallway that provides access to the individual units. The smaller multi-family structures contain 2, 3 or 4 units and typically have an entrance on each corner of the primary façade. The exception is the multi-family structure on 600 East that at first glance appears symmetrical, but at second glance the openings and windows are offset and are of different sizes. The front porch however is a symmetrical structure.

Due to the asymmetrical design of the building, the rhythm of entrance porch and other projections on the proposed structure is different than that seen on the block face or on the block. The main pedestrian entrance on the proposed structure is offset to the east of the center line of the building. The front entry has been enhanced and includes architectural design that draws attention to the primary entrance. The entrance to the parking structure is highly visible, but offset somewhat by the modified pedestrian entrance. The applicant has supplied a blown up drawing of the parking entrance that provides a better representation of what the entrance would look like from the sidewalk. Parking garage entrances do conflict with pedestrians, but are often a necessary design feature for this type of development. In this instance, the parking garage entrance creates a second

driveway on the property that increased the potential conflicts between pedestrians and vehicles. Moving the parking entrance so that it could share the approach and driveway with the existing driveway along the west side of the building would eliminate a driveway and reduce this conflict resulting in a more pedestrian friendly design. The primary façade on the proposed structure includes patios on the ground level and balconies on the upper levels. The balconies help break up the expanse of the facades and create a three dimensional element.

d. Relationship of Materials

The primary building materials are visually compatible with predominant building materials in the area. The primary building materials include brick and stucco. The existing structures on the block face are predominantly brick but do include other minor materials, including wood, metal, glass, and stucco. The commercial development on the north side of 500 South includes a mix of brick and stucco. The proposed building materials are similar to those found on neighboring structures. More information on exterior building materials can be found in Attachment D Building Materials.

Design Guidelines for Composition of Principal Facades

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

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

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

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

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

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

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

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

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

Finding: The composition of the principal facades of the proposed structure is not compatible with the historic buildings on the block and block face because the proportion of openings is different than what is found historically, the rhythm of solids to voids is not visually compatible with the rhythm found on historic structures on the block face or block and the rhythm of entrance porch and other projections is not visually compatible. The proportion of the proposed openings is not visually consistent with the surrounding structures and streetscape. The details of the windows shall include a reveal and profile that creates a three dimensional aspect and that is consistent with the design guidelines related to windows. The five inch reveal shown on the details sheet (Attachment D) in the plan shall be applied to all windows. If the window details are altered as stated in this finding, then the proposed project would comply with 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.

Analysis:

a. Walls of Continuity

The structures on the block face have varying setbacks. The residential structures have setbacks that range between twenty (20) and twenty-six (26) feet. The commercial buildings have a range of twenty-six (26) to fifty-two (52) feet. The multi-family structures on the block face and on the block typically have a short fence with an open design along the front property line. The fence separates the public space from the private. The front walkway leads to the primary entrance, which typically includes a couple of steps on the outside of the building.

The setback of the proposed structure is twenty-five (25) feet. The minimum required setback in the RO Zoning District is twenty-five feet. The proposed building setback maintains the concept of "walls of continuity" because the proposed setback meets the minimum required setback in the RO Zoning District and falls within the setback range of the existing buildings on the block face. There

is not a fence along the front property line, but including one may identify the use of the structure as residential.

The Central City Design Guidelines discuss setting taller portions of a structures further back than the other structures on the block face (Guideline 13.28). The applicants have stepped back the top two floors of the structures approximately ten (10) feet. The offset does not create a large enough setback to reduce the visual impact on the streetscape. The result is that the full height of the structure is visible from the public right of way. In the text of the design guidelines, stepping buildings to reduce mass is discussed on page 179 under Design Guideline 13.28. In addition, the banding on the first two levels of the building is visually compatible in terms of height with the banding on other buildings on the block face. Banding refers to the visual clues on the exterior of a building that indicates each level of the building. This concept is discussed on page 123 of *Design Guidelines for Residential Historic Districts in Salt Lake City.*

b. Rhythm of Spacing and Structures on Streets

The distance between the structures varies with use. The residential structures are approximately eight feet apart, which is typical of residential areas within the Central City Historic District. The multi-family structures on the block generally have a larger distance between adjacent buildings to accommodate driveways, although some multi-family structures are located fairly close to the adjacent structures. The commercial buildings are approximately twenty-eight (28) feet apart. This is partly due to the parking lots being behind the buildings and the need to have drive aisles large enough to accommodate two-way traffic.

The proposed building is spaced in a manner that is visually compatible with the spacing of historic structures on the block face and the block. The proposed structure does meet the minimum setbacks in the RO Zoning district, which is 15 feet on the sides. The development does include some surface parking on an adjacent parcel that is zoned RMF-35. This provides a large separation between the proposed building and the single family residences to the south.

c. Directional Expression of Principal Elevation

The historic multi-family structures on the block face have dominant entrances that face the street. The elevations that face a street typically include more detail than the secondary elevations that do not face a street.

The north elevation is the principle façade and contains a higher degree of design than the other facades of the building. The north elevation does address the street and contains ground level entrances to the building for vehicles and pedestrians. One item discussed during the committee meeting was providing private entrances on the north elevation to the ground level units. The updated drawings do not reflect this change, but do include an enhanced primary entrance.

d. Streetscape Pedestrian Improvements

The historic buildings on the block include a walkway that provides direct access from the public way to the primary entrance. The multi-family buildings also have a short fence along the front

property line that provides a separation of public space and private space without creating a visual barrier.

The proposed building includes design elements that add to the interest of the streetscape, including ground level windows, patios and entrances. The main pedestrian entrance has been modified so that it is more prominent. The entrance is flanked by two story columns and topped with an arch. The entrance feature is similar in height to the entrance features of the non-contributing structures on the block face. The entrance to the parking structure is in the middle of the building and is highly visible. The applicants have provided a blown up view of the parking entrance that indicates the interior courtyard area of the structure would be visible from the sidewalk.

Design Guidelines related to Relationship with the Street

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

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

11.4 Construct a new building to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:
- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally and using window openings that are similar in size to those seen traditionally.

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

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

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

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

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

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

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

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

Design Guidelines specific to Central City Historic District

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

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

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

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

Finding: The proposed development addresses the street by maintaining the existing development pattern in terms of setbacks because the proposed setback (25 feet) meets the minimum required front yard setback in the RO Zoning District and falls within the range (between 20 and 52 feet) of front yard setback of the existing buildings on the block face. The distance (approximately 28 feet) between the proposed structure and the other commercial/office structures on the block face is consistent with the spacing of the existing structures on the block face. The height of the structure does not contribute to the relationship of the building to the street because it creates a vertical projection that is one story taller or more than the other structures on the block face. Although the structure is taller than the existing buildings on the block face, the prominent features on the first two levels of the primary façade of the building are consistent with prominent features on the existing buildings on the block face which contributes to the visual continuity of the relationship between the buildings. The proposed project does not comply with this standard because the height of the proposed structure is not consistent with the heights of other structures on the block face which alters how the structure addresses the street.

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

Analysis: The proposed condominium development requires a subdivision process. In the RO Residential Office Zoning District, there is not a minimum lot size for multi family developments. The proposed development is consistent with the dimensional standards in the RO Zoning District. The subdivision plat will be processed administratively and if there are any objections or concerns, will be

reviewed by the Planning Commission. If during that process changes are required to be made to the building, then the item should come back to the Historic Landmark Commission for review.

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

Attachment A
November 7, 2007 HLC Minutes

Attachment B
Current Photo of Site

Attachment C
Central City Historic District Development Pattern

Attachment D
Building Materials

Attachment E
Site Plan, Elevations, Renderings and Floor Plans