

MEMORANDUM

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Planning and Zoning Division
Department of Community Development

TO: Historic Landmark Commission

FROM: Nick Norris, Planning Division

DATE: February 27, 2008

SUBJECT: Petition 470-07-15 Huntington Condos located at 540 East 500 South.

During the February 6, 2008 Historic Landmark Commission (HLC) Hearing, the HLC reviewed a proposal for new construction of the Huntington Park Condominiums located at approximately 540 East 500 South in the Central City Historic District. The Commission adopted a motion to “table” the item and provided the applicant with specific direction on the project in order to insure that the project complied with the applicable design guidelines. The HLC requested that the applicant explore making the following alterations to the proposal:

- Investigate making the north elevation of the structure appear as two separate structures and to create a tri-partite appearance.
- Step the fourth level back further to the south so that the full height of the structure is not in line with the front plane of the structure.
- Review staff’s recommendation from the February 6, 2008 staff report and address staff’s concerns.

In the February 6, 2008 staff report, staff recommended that the HLC deny the petition because the proposal did not substantially comply with the standards for new construction in a historic district. Specifically, the proposal did not comply with the following:

1. The proposed structure is not compatible with *Standard One: Mass and Scale* because the proposed structure was larger than the other structures on the block face and block.
2. The proposed structure is not compatible with *Standard Two: Composition of Principle Façade* due to the general design details;
3. The proposed structure is not compatible with *Standard Three: Relationship to the Street* due to the mass and scale of the structure dominating the streetscape of the block face;

In response to the direction given by the HLC on February 6, 2008 the applicant has updated the proposal to reflect the direction given during the February 6, 2008 HLC meeting. The structure has been given a tri-partite design with a central entry and courtyard that is stepped back from the planes of the two sides of the front elevation. The top floor has been stepped back approximately twenty four (24) feet six (6) inches from the plane of the north elevation. The design of the east and west elevations have also been redesigned so that they are similar to the design of the north elevation.

Staff has updated the analysis and findings of the standards found in Zoning Ordinance Section 21A.34.020.H Standards for Certificate of Appropriateness Involving new Construction or Alteration of a Noncontributing Structure from the February 6, 2008 staff report.

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 forty nine feet (49) tall at the highest point. The fourth level of the structure is set back from the north plane of the first three levels approximately twenty four (24) feet six (6) inches. The front (north) elevation has been divided into three sections. The center section is approximately twenty seven (27) feet wide and the two side sections are approximately forty two (42) feet wide. The center section is also set back from the front plane of the structure approximately twenty four (24) feet six (6) inches. The overall width of the building is approximately one hundred and eleven (111) feet wide. The structure is approximately three feet wider than the previous renditions, but the building is now divided into three sections which visually reduces the appearance of the width. The L shaped building is approximately one hundred and ninety-one (191) 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 ten (110) feet deep and the second plane being seventy-nine (79) feet deep.

Based on information provided by the applicant during the February 6, 2008 hearing, the other multifamily structures on the block are similar in width to the front sections of the proposed structure. The existing multifamily structures range in width between twenty six (26) and forty four (44) feet. The block face where the subject property is located contains structures that are between one and two and one half stories in height. 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.

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.” The modifications to the proposed building are more consistent in height and width with the existing multifamily residential structures in the area than the previous renditions of the proposed building were.

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 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; however the visual impact of the height on the streetscape is reduced by stepping the fourth level of the structure back from the plane of the first three levels. The applicable Design Guidelines do identify 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 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. These single family structures are approximately ninety five feet away from the proposed building.

b. Proportion of Principal Facades

The modifications to the proposed structure divide the overall mass by dividing the mass into smaller modules that are more characteristic of the historic building pattern. Doing so has altered the proportions of the principal façade so that they are more visually consistent with the existing multifamily structures on the block face. The width of each section of the proposed building is also similar to the widths of the residential structures on the block face. The widths 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 (40) feet wide.

c. Roof Shape

The roof of the proposed structure is flat. 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 to the existing buildings on the block face and the block. However, the building has been designed to minimize the visual impact of the scale of the structure on the surrounding structures. On page 121 of *Design Guidelines for Residential Historic Districts*, visual compatibility is discussed. The guidelines state that the location of a building on a site, 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 west elevation of the structure has been divided into smaller sections in a manner that is similar to the principal elevation. The west elevation is divided into seven sections. The sections are created by the use of materials and different stepbacks along the plane. The overall scale of the proposed building is consistent with this statement because the overall scale of the structure has been reduced by dividing the building into smaller modules and by stepping back the fourth level of the structure. 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, the project is consistent with the scale of the block face and the block in which it is located. The overall scale of the structure has been reduced by breaking up the mass into smaller modules and stepping back the fourth floor of the structure. 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 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 consistent with the scale of other multifamily structures on the block face or on the block. The proposed development does 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 principal façade of the proposed building include openings that are similar to the openings found on the other multifamily structures on the block. The openings are filled with a series of three single hung 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 entrance to the parking structure does provide an undesirable focal point; however, other locations for the entrance have been explored and discussed in previous Commission meetings. According to testimony from the applicants, alternative locations for the parking ramp do not work for technical reasons (too tight of turning radius, for example) or result in a reduction of off street parking to a level that is not compliant with applicable off street parking requirements.

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 these 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 is similar to those seen on the historic structures on the block. The openings are generally filled with a composite window or door with side lights. The windows are generally stacked vertically and align horizontally as well. 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. This rendition of the building has a sense of symmetry to it created by the rhythm of solids to voids, particularly within the principal façade and in each module of the building.

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 the openings and windows are actually offset and are of different sizes. The front porch however is a symmetrical structure.

The rhythm of entrance porch and other projections on the proposed structure is similar to that seen on the subject block face and on the block. The main pedestrian entrance on the proposed structure is offset to the east of the center line of the building, but is located within the center section of the principal facade. 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 visual impact of the parking entrance has been reduced by raising the main floor slightly and lengthening the ramp to the parking garage. Parking garage entrances do conflict with pedestrians, but are often a necessary design feature for this type of development.

The primary entrance to the building has been raised approximately two (2) feet seven (7) inches above the existing grade. This allows for an alteration to the parking entrance that reduces the visual impact. Adding steps up to the primary entrance is a design feature common to many historic multifamily structures. However, the site plan does not include an ADA ramp to the primary entrance. Barriers to access the building should be removed by including ADA compliant ramps.

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 compatible with the historic buildings on the block and block face because the proportion of openings is similar to those found historically on multifamily structures, the rhythm of solids to voids is 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 visually compatible. The proportion of the proposed openings is visually compatible with the surrounding structures and streetscape. The details of the windows shall include a reveal and profile that creates a three dimensional aspect that is consistent with the design guidelines related to windows. The five inch reveal shown on the details sheet (Attachment A: February 6, 2008 Staff Report) 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. Including the steps up from the sidewalk creates a separation from the private and public spaces and is consistent with the design of historic multifamily structures.

The Central City Design Guidelines discuss setting taller portions of a structure further back than the other structures on the block face (Guideline 13.28). The applicants have stepped back the fourth floor of the structures approximately twenty four (24) feet six (6) inches. The offset creates a large enough setback to reduce the visual impact on the streetscape. 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. The larger multifamily structures on the block do not have multiple entrances on the primary façade.

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 located in the center section of the primary facade. The applicants have provided steps that lead up to the primary entrance. This is a design feature that is found on the existing multifamily structures on the block and in the vicinity. However, the site plan does not indicate that appropriate ADA access has been provided. This should be required as a condition of approval. 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. Due to the addition of the steps that lead to the primary entrance, an ADA compliant ramp is required to be added to the plans. The proposed project does comply with this standard.

Staff Recommendation: Based on the analysis and findings in this memorandum and in the Feb. 6, 2008 staff report, staff recommends that the Historic Landmark Commission approve petition 470-07-15 with the following conditions:

1. That the applicants include an ADA compliant ramp that provides direct access to the primary entrance of the structure;
2. That all windows include a profile that is consistent with the applicable design guidelines for windows;

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 upon creating findings that indicate that the proposed development does not substantially comply with the applicable standards and is not 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; or

3. The Historic Landmark Commission may continue the petition and require additional information from the applicant or staff.

Attachments:

Attachment A: February 6, 2008 Staff Report (site plan and building elevations removed)

Attachment B: Site Plan

Attachment C: Floor Plans

Attachment D: Building Elevations

**Attachment A:
February 6, 2008 Staff Report
(site plan and building elevations removed)**

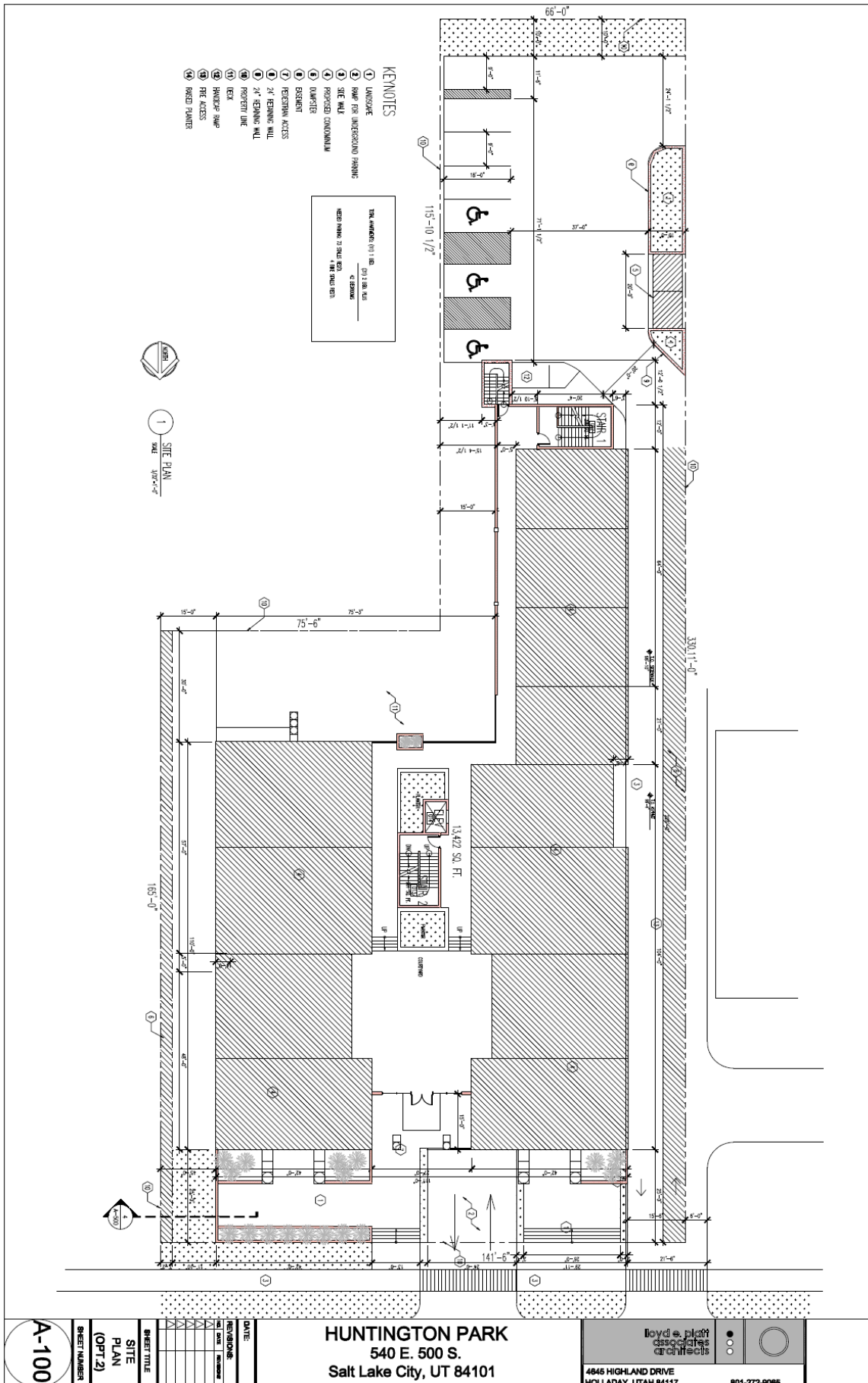
Petition 470-07-15 Huntington Park Condominiums 540 East 500 South

March 5, 2008

**Attachment B:
Site Plan**

Petition 470-07-15 Huntington Park Condominiums 540 East 500 South

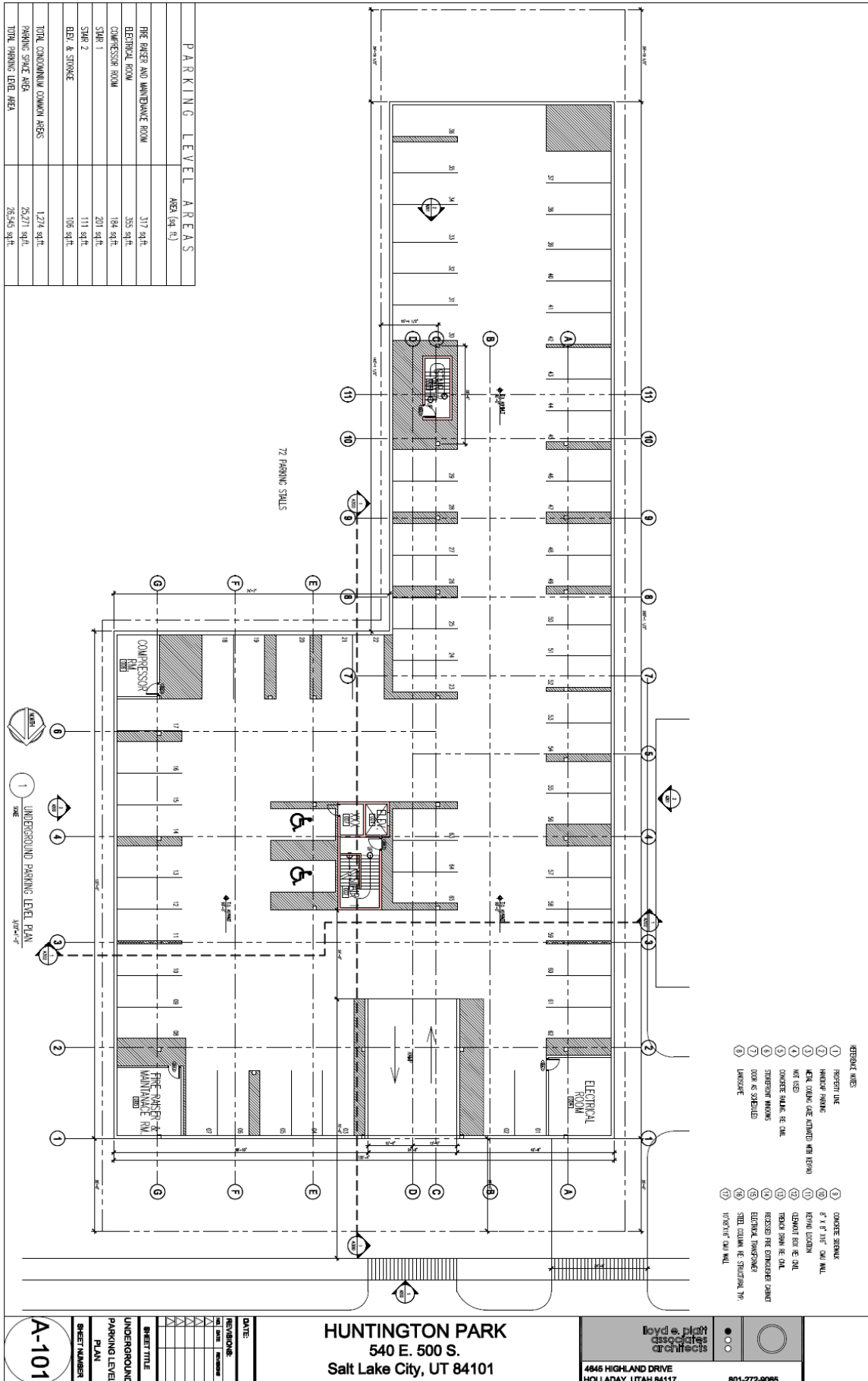
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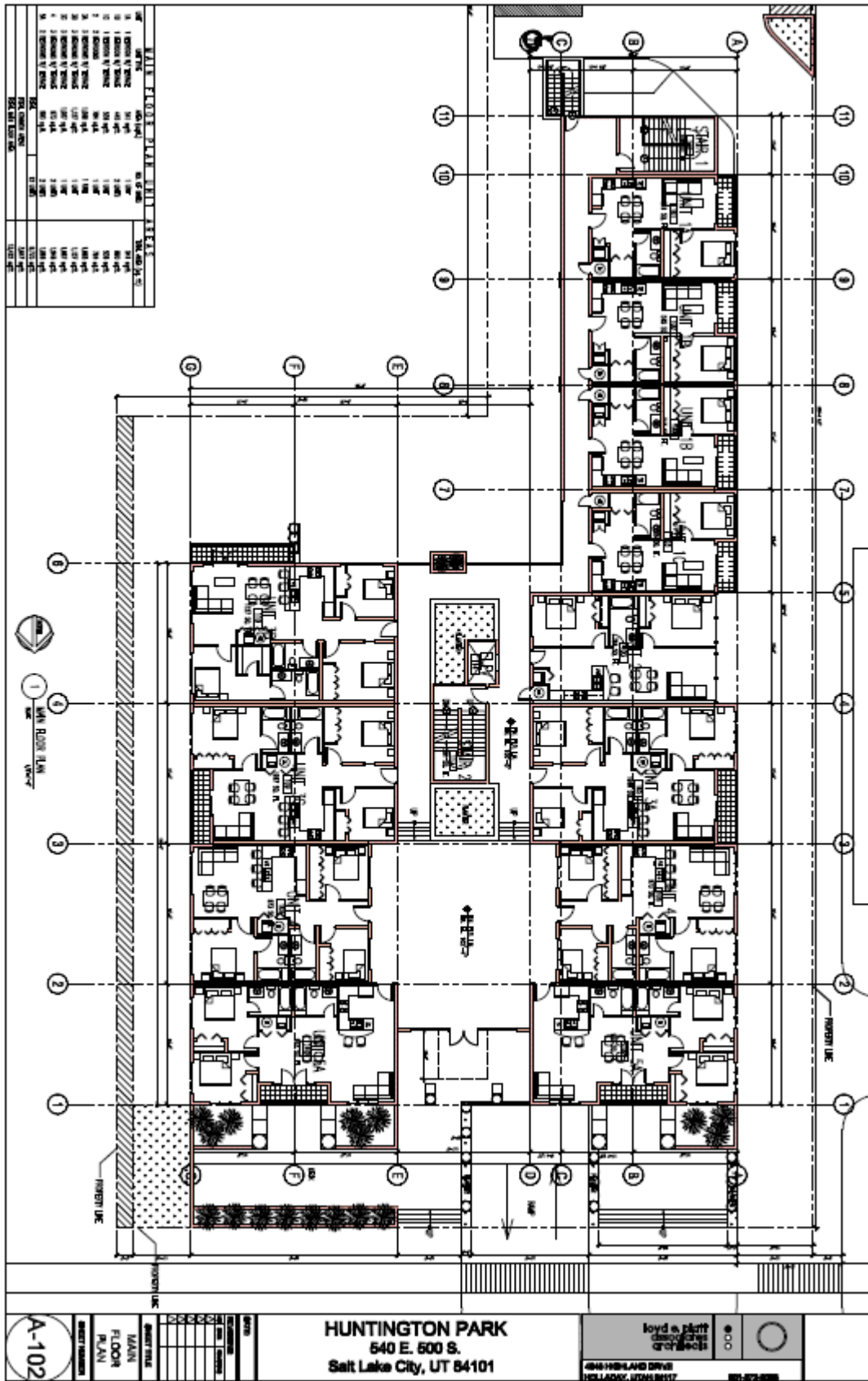


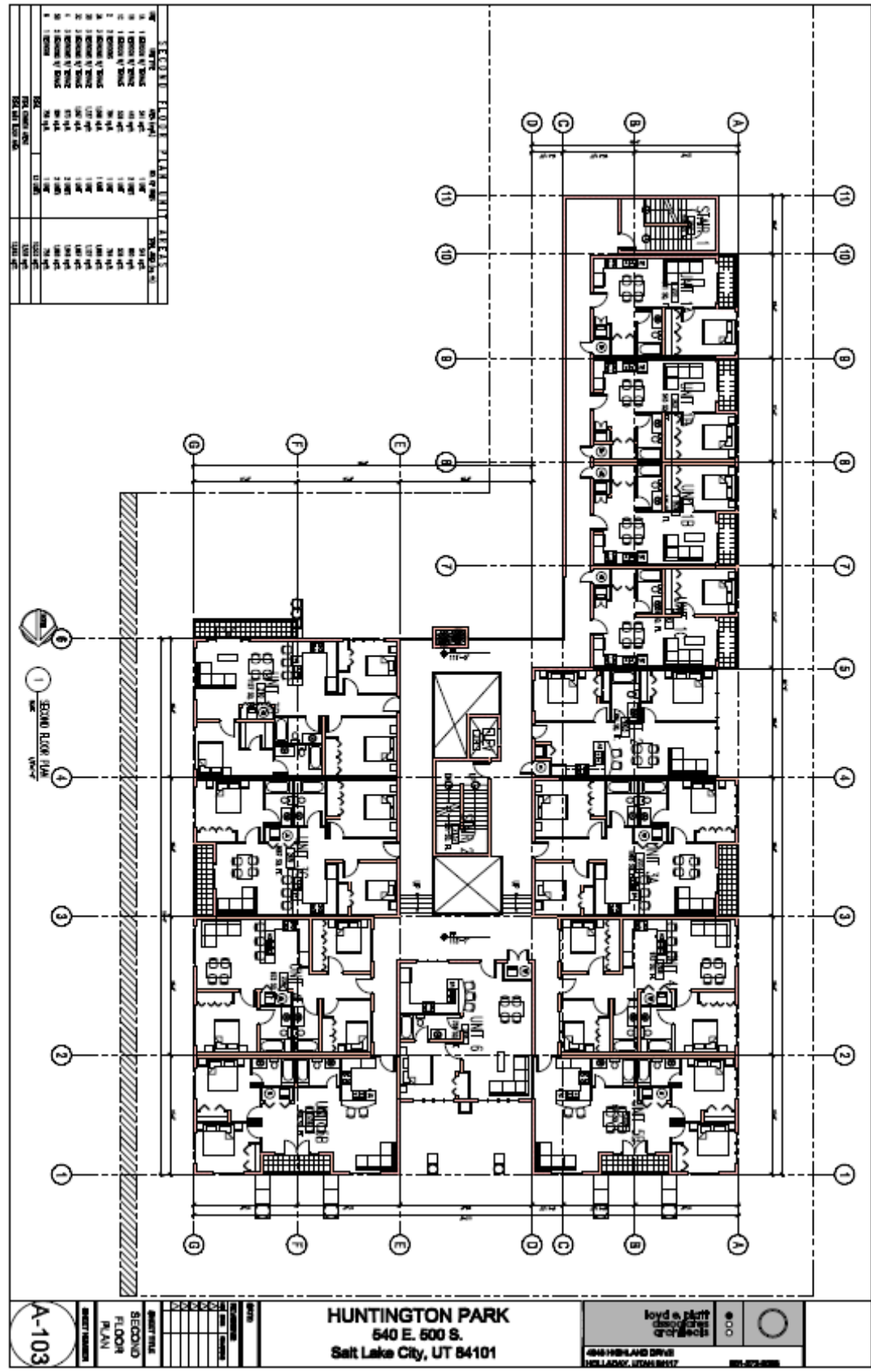
**Attachment C:
Floor Plans**

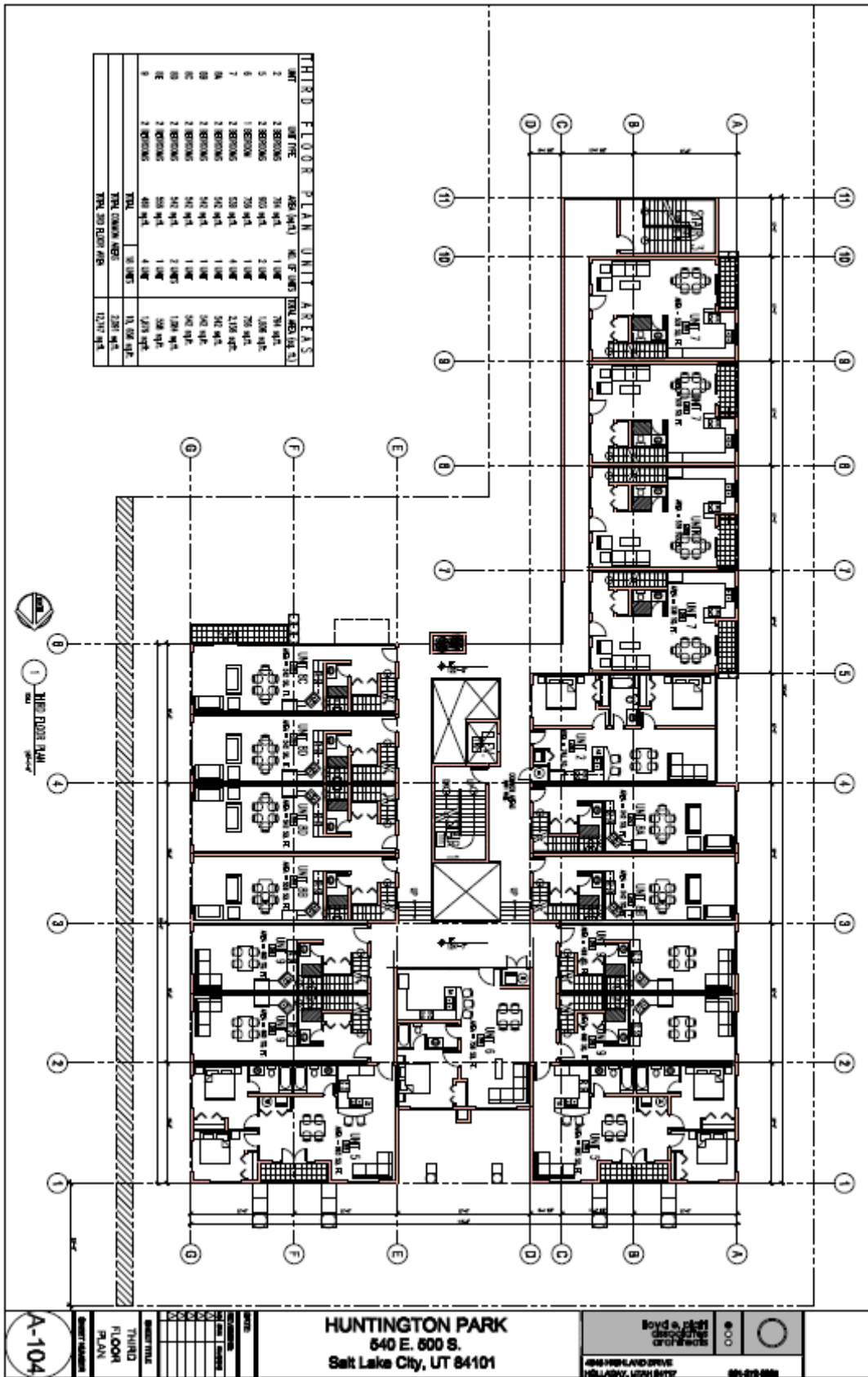
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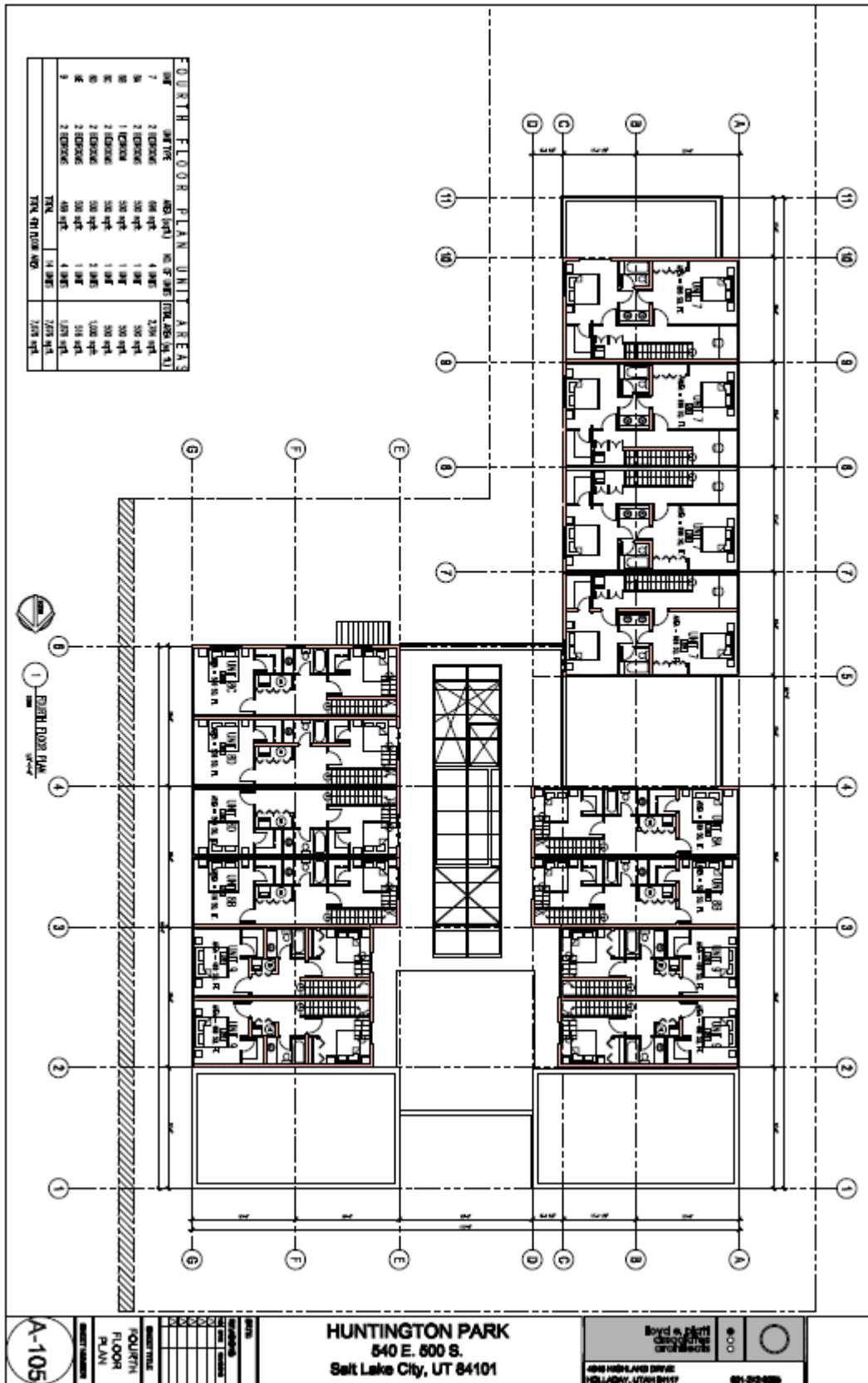
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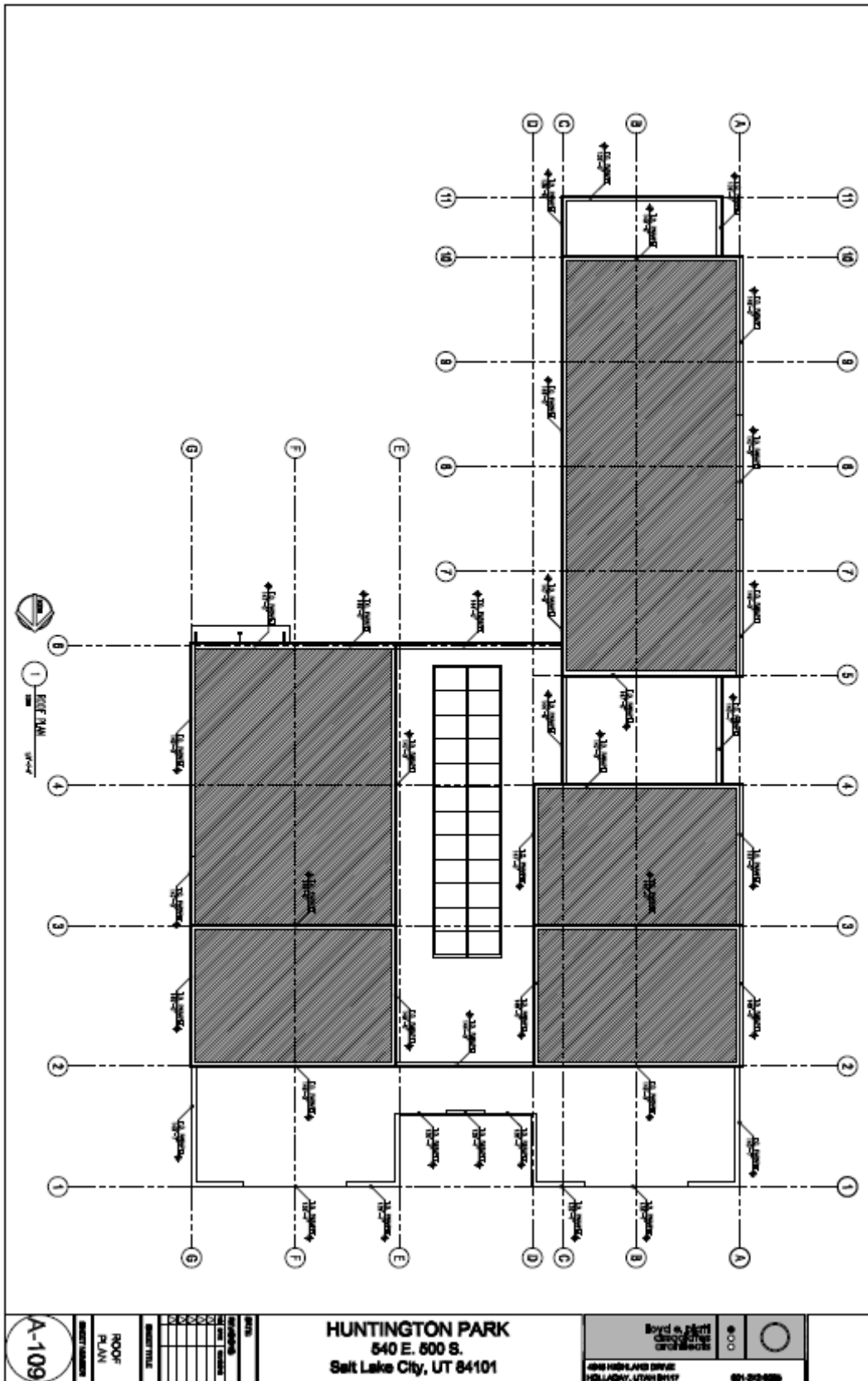












**Attachment D:
Building Elevations**

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