



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Nick Norris, Principal Planner
535-6173 or nick.norris@slcgov.com

Date: April 30, 2008

Re: **Petition 470-07-15 Huntington Park Condominiums New Construction -**
A request by Derrick Whetton to build a new 45 unit residential condominium building located at approximately 540 East 500 South in the Central City Historic District. The proposed development is located on four parcels and contains approximately 0.79 acres. The property is in an R-O Residential Office Zoning District and an RMF-35 Moderate Density Multi-Family Residential Zoning District located in City Council District Four represented by Luke Garrott

On March 5, 2008 the Historic Landmark Commission reviewed the above mentioned petition. At that meeting, the HLC referred the matter to the Architectural Committee to review the overall design of the proposed building, specifically to review the following:

- The design of elevation finishes
- The glazing details
- The design of the recessed portion of the front façade
- Parking alternatives
- Clear examples of railing and other architectural details.

The committee reviewed the above items and the applicant made alterations to the design of the structure based on the comments received from the Architectural Committee. At the applicant's request, the Architectural Committee met a second time after the plans had been updated. Based on the review of the Architectural Committee, the applicants have made the following changes to their plans:

- The parking ramp has been split, with the vehicular ingress (entrance) to the underground parking structure located in the center of the property. The vehicular egress (exit) is located on the east side of the property, where there is an existing and shared driveway. The ingress is approximately twelve feet wide. The egress would be located where there is an existing driveway and a shared access easement with the property to the east.

- The front façade has been redesigned. The redesign includes adding balconies to the center portion of the structure and pushing the balconies on the two end portions of the structure towards the edges of the facades. The previous design had the balconies located in the middle section of the east and west wings of the front façade.
- The building materials on the front façade have been altered to include a stone base and a modified cornice on the top of the building.
- The front yard has been redesigned so that it has a plaza type of feel.

The step back of the fourth floor of the proposed structure has been removed in this rendition. This does increase the height at the street level. The proposed structure is approximately forty nine (49) feet tall. The structure would be the tallest structure on the block face. The next tallest structure is approximately forty five (45) feet tall. Design Guideline 11.5 recommends subdividing larger masses into smaller modules that are similar in size to buildings seen traditionally. In past meetings, the applicant has provided information on the dimensions of other multi-family structures on the block face. The front façade of the proposed structure has been divided into three modules that are similar in dimension to the existing multi family structures on the block. The east and west elevations of the structure have been subdivided into smaller modules as well. The result is that the overall scale and mass of the structure has been reduced so that it is similar to other multi-family structures on the block.

The modifications have not changed Planning staff's analysis of the project as stated in the March 5, 2008 Staff Report (attached). The proposed changes are consistent with the standards as indicated in the that Staff Report.

RECOMMENDATION

The recommendation of staff in the March 5, 2008 Staff Report included two conditions of approval: that the access to the site be redesigned so that it is ADA compliant and that the window profiles be consistent with the applicable design guidelines. Due to the redesign of the front façade and the front yard, the access appears to be compliant with ADA requirements. The windows must still be consistent with the applicable design guidelines.

Based on the attached drawings and the analysis found in the March 5, 2008 Staff Report, staff recommends approval of the proposed project with the following conditions:

1. That the applicant comply with all City requirements through the demolition and construction process;
2. That the applicant perform a photographic survey of the existing building prior to demolition that is consistent with the Historic Landmark Commission s policies and procedures;
3. That the window profiles be consistent with the applicable design guidelines.

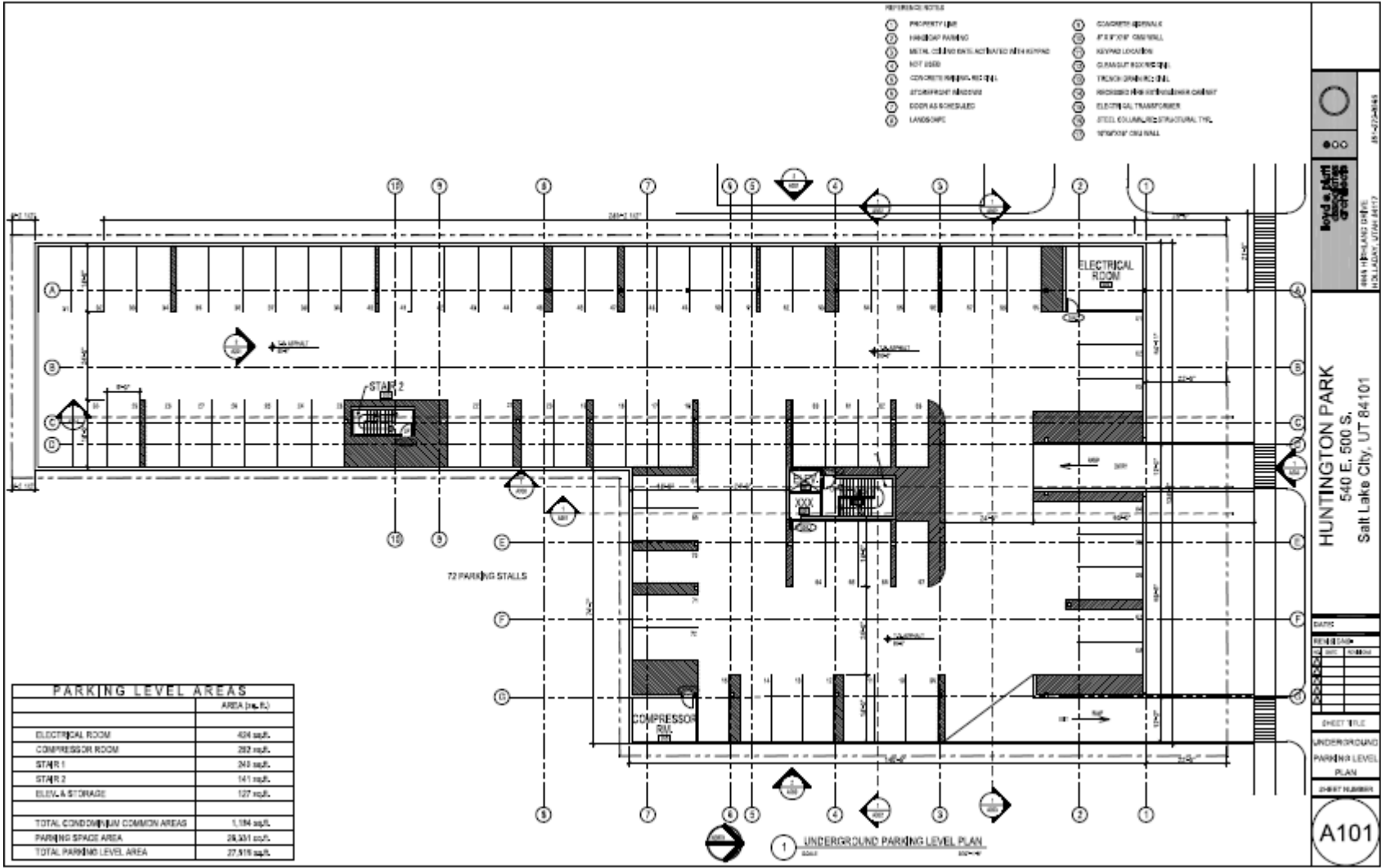
Attachments:

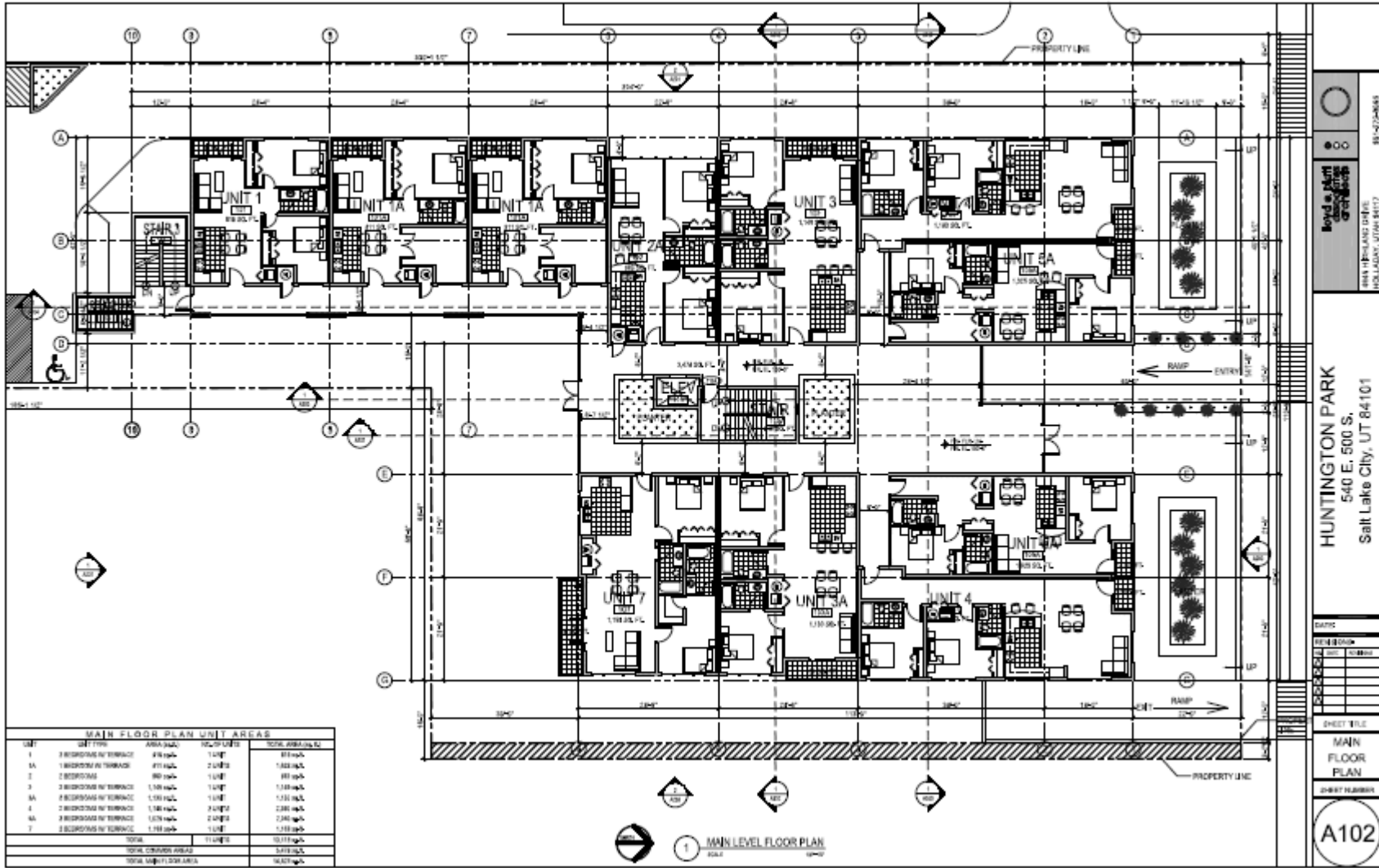
- A. March 5, 2008 Staff Report
- B. March 5, 2008 Historic Landmark Commission minutes
- C. Building Plans

Attachment A
March 5, 2008 Staff Report

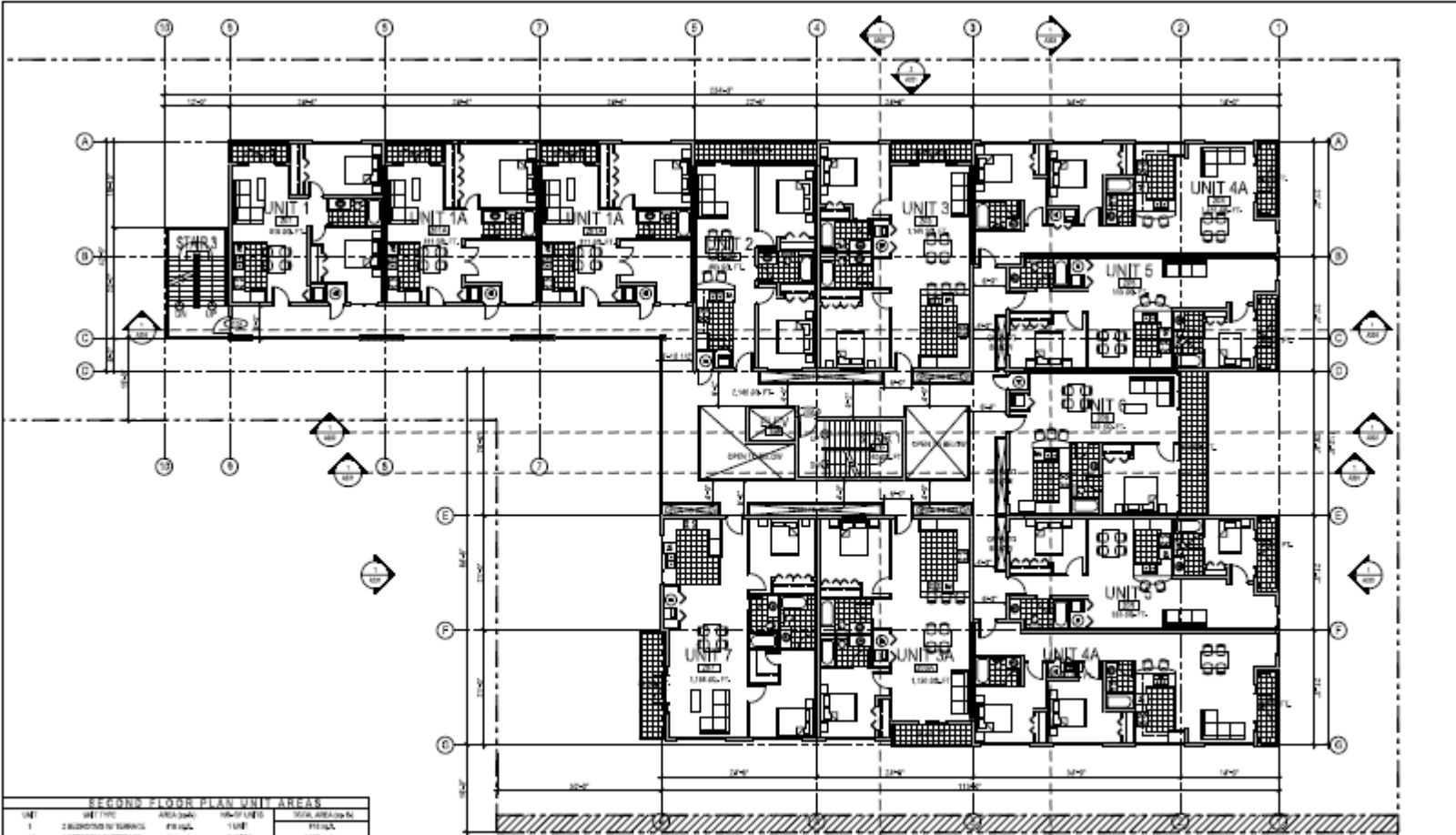
Attachment B
March 5, 2008 Historic Landmark Commission
Meeting Minutes

Attachment C
Building Plans





MAIN FLOOR PLAN UNIT AREAS			
UNIT	UNIT TYPE	AREA (SQA)	TOTAL AREA (SQA)
1	3 BEDROOMS w/ TERRACE	478 sqA	1,047 sqA
1A	3 BEDROOMS w/ TERRACE	471 sqA	1,040 sqA
2	2 BEDROOMS	80 sqA	180 sqA
3	3 BEDROOMS w/ TERRACE	1,150 sqA	1,150 sqA
3A	3 BEDROOMS w/ TERRACE	1,150 sqA	1,150 sqA
4	3 BEDROOMS w/ TERRACE	1,150 sqA	2,497 sqA
4A	3 BEDROOMS w/ TERRACE	1,150 sqA	2,497 sqA
7	2 BEDROOMS w/ TERRACE	1,150 sqA	1,150 sqA
TOTAL		11,499 sqA	10,111 sqA
TOTAL COMMON AREAS			3,472 sqA
TOTAL MAINTENANCE AREAS			16,583 sqA



SECOND FLOOR PLAN UNIT AREAS

UNIT	UNIT TYPE	AREA (sq-ft)	NO. OF UNITS	TOTAL AREA (sq-ft)
1	2 BEDROOM w/ TERRACE	878 sq-ft	1 UNIT	878 sq-ft
1A	1 BEDROOM w/ TERRACE	471 sq-ft	2 UNITS	942 sq-ft
2	2 BEDROOM w/ TERRACE	880 sq-ft	1 UNIT	880 sq-ft
3	2 BEDROOM w/ TERRACE	1,338 sq-ft	1 UNIT	1,338 sq-ft
3A	2 BEDROOM w/ TERRACE	1,338 sq-ft	1 UNIT	1,338 sq-ft
4A	2 BEDROOM w/ TERRACE	1,391 sq-ft	2 UNITS	2,782 sq-ft
5	2 BEDROOM w/ TERRACE	880 sq-ft	2 UNITS	1,760 sq-ft
6	1 BEDROOM w/ TERRACE	440 sq-ft	1 UNIT	440 sq-ft
7	2 BEDROOM w/ TERRACE	1,738 sq-ft	1 UNIT	1,738 sq-ft
TOTAL		9742 sq-ft		16,280 sq-ft
TOTAL COMMON AREAS				2,700 sq-ft
TOTAL SECOND FLOOR AREA				18,980 sq-ft

1 SECOND LEVEL FLOOR PLAN
DATE: 10/20/17

David M. Smith
 License No. 48542
 State of Utah

HUNTINGTON PARK
 540 E. 500 S.
 Salt Lake City, UT 84101

DATE: _____

REVISIONS:

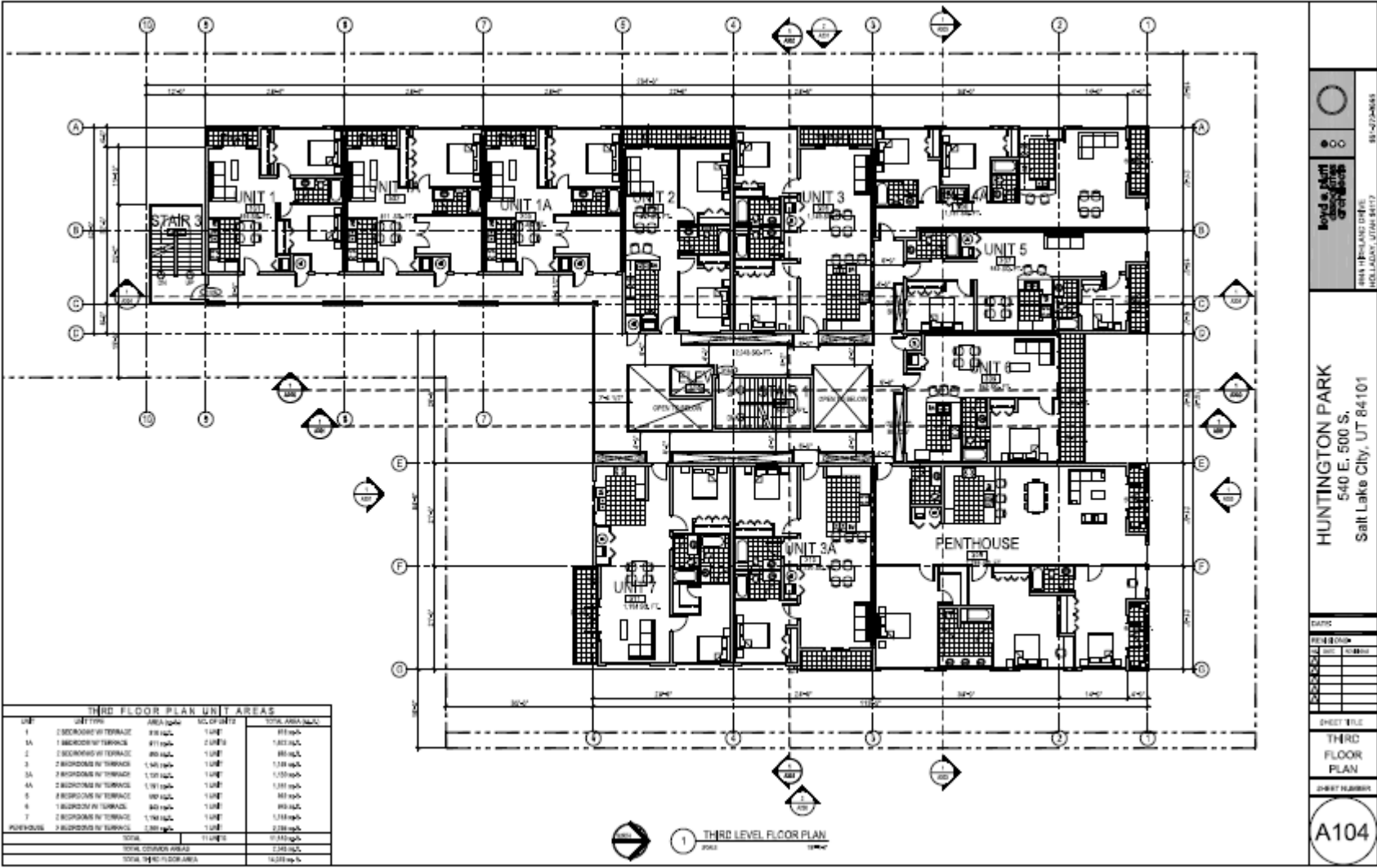
NO.	DATE	DESCRIPTION

SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER:

A103



THIRD FLOOR PLAN UNIT AREAS			
UNIT	UNIT TYPE	AREA (sq-ft)	TOTAL AREA (sq-ft)
1	2 BEDROOMS W/ TERRACE	878 sq-ft	878 sq-ft
1A	1 BEDROOM W/ TERRACE	871 sq-ft	1,749 sq-ft
2	2 BEDROOMS W/ TERRACE	889 sq-ft	2,638 sq-ft
3	2 BEDROOMS W/ TERRACE	1,348 sq-ft	4,086 sq-ft
3A	2 BEDROOMS W/ TERRACE	1,331 sq-ft	5,417 sq-ft
4A	2 BEDROOMS W/ TERRACE	1,331 sq-ft	6,748 sq-ft
5	2 BEDROOMS W/ TERRACE	889 sq-ft	7,637 sq-ft
6	1 BEDROOM W/ TERRACE	889 sq-ft	8,526 sq-ft
7	2 BEDROOMS W/ TERRACE	1,348 sq-ft	9,874 sq-ft
PENTHOUSE	2 BEDROOMS W/ TERRACE	2,389 sq-ft	12,263 sq-ft
TOTAL		17,140 sq-ft	17,140 sq-ft
TOTAL COMMON AREAS		1,250 sq-ft	18,390 sq-ft
TOTAL THIRD FLOOR AREA		18,640 sq-ft	

Board of Architects of Utah

 AREA REGISTERED ARCHITECT

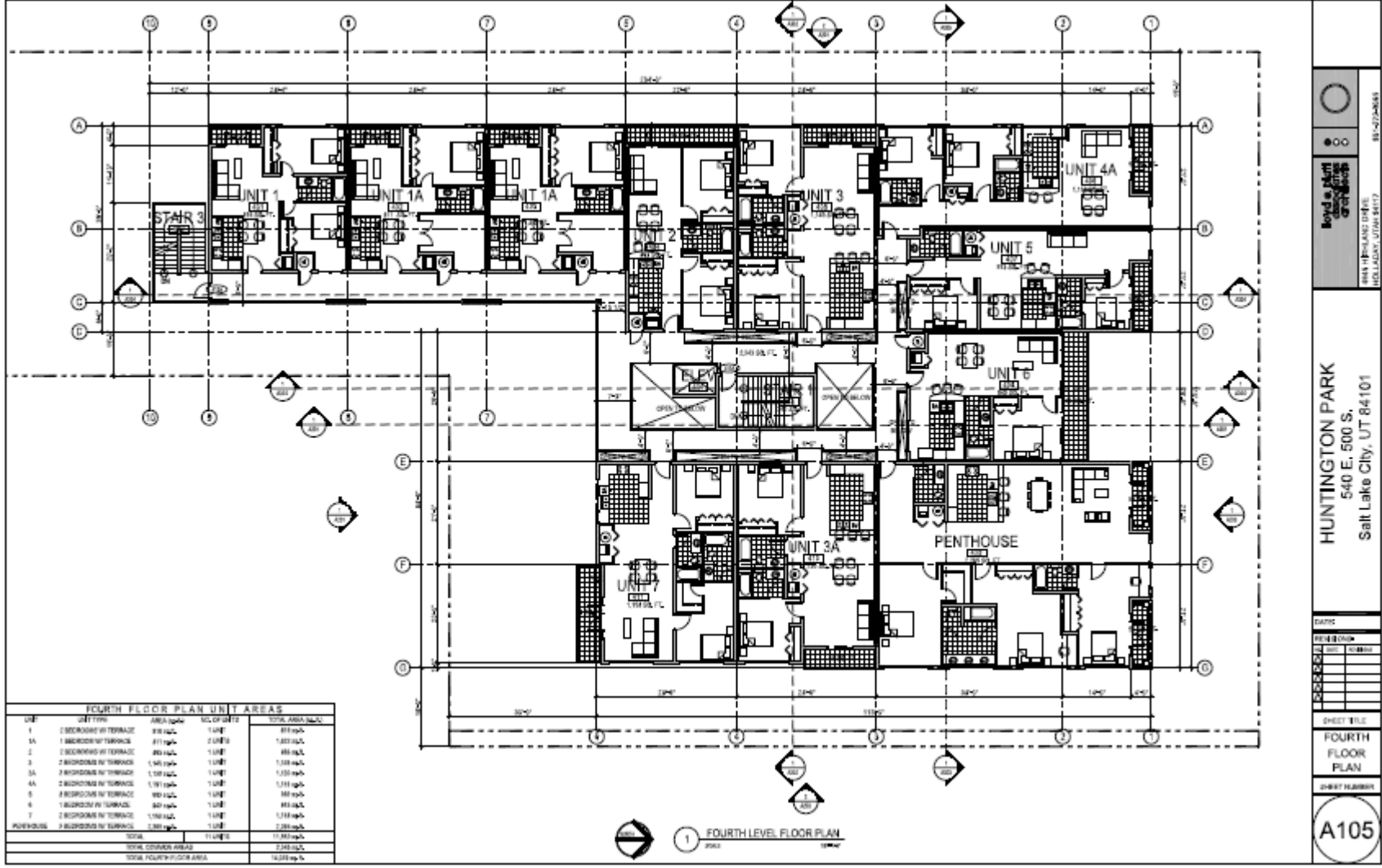
 HOLLADAY, UTUAE 84117

 BS-2224885

HUNTINGTON PARK
 540 E. 500 S.
 Salt Lake City, UT 84101

DATE: _____
 REVISIONS: _____
 SHEET TITLE: **THIRD FLOOR PLAN**
 SHEET NUMBER: _____

A104



FOURTH FLOOR PLAN UNIT AREAS			
UNIT	UNIT TYPE	AREA (sq-ft)	TOTAL AREA (sq-ft)
1	2 BEDROOMS W/ TERRACE	818 sq-ft	818 sq-ft
1A	1 BEDROOM W/ TERRACE	411 sq-ft	1,631 sq-ft
2	2 BEDROOMS W/ TERRACE	861 sq-ft	861 sq-ft
3	2 BEDROOMS W/ TERRACE	1,145 sq-ft	1,145 sq-ft
3A	2 BEDROOMS W/ TERRACE	1,138 sq-ft	1,138 sq-ft
4A	2 BEDROOMS W/ TERRACE	1,161 sq-ft	1,161 sq-ft
5	2 BEDROOMS W/ TERRACE	861 sq-ft	861 sq-ft
6	1 BEDROOM W/ TERRACE	407 sq-ft	814 sq-ft
7	2 BEDROOMS W/ TERRACE	1,160 sq-ft	1,160 sq-ft
PENTHOUSE	3 BEDROOMS W/ TERRACE	2,081 sq-ft	2,081 sq-ft
TOTAL		11,145 sq-ft	11,145 sq-ft
TOTAL COMMON AREAS		2,243 sq-ft	2,243 sq-ft
TOTAL FOURTH FLOOR AREA		13,388 sq-ft	13,388 sq-ft

David A. Smith

 ARCHITECTS

 1000 W. HIGHLAND DRIVE

 HOLLAND, UTAH 84107

 801-222-8855

HUNTINGTON PARK

 540 E. 500 S.

 Salt Lake City, UT 84101

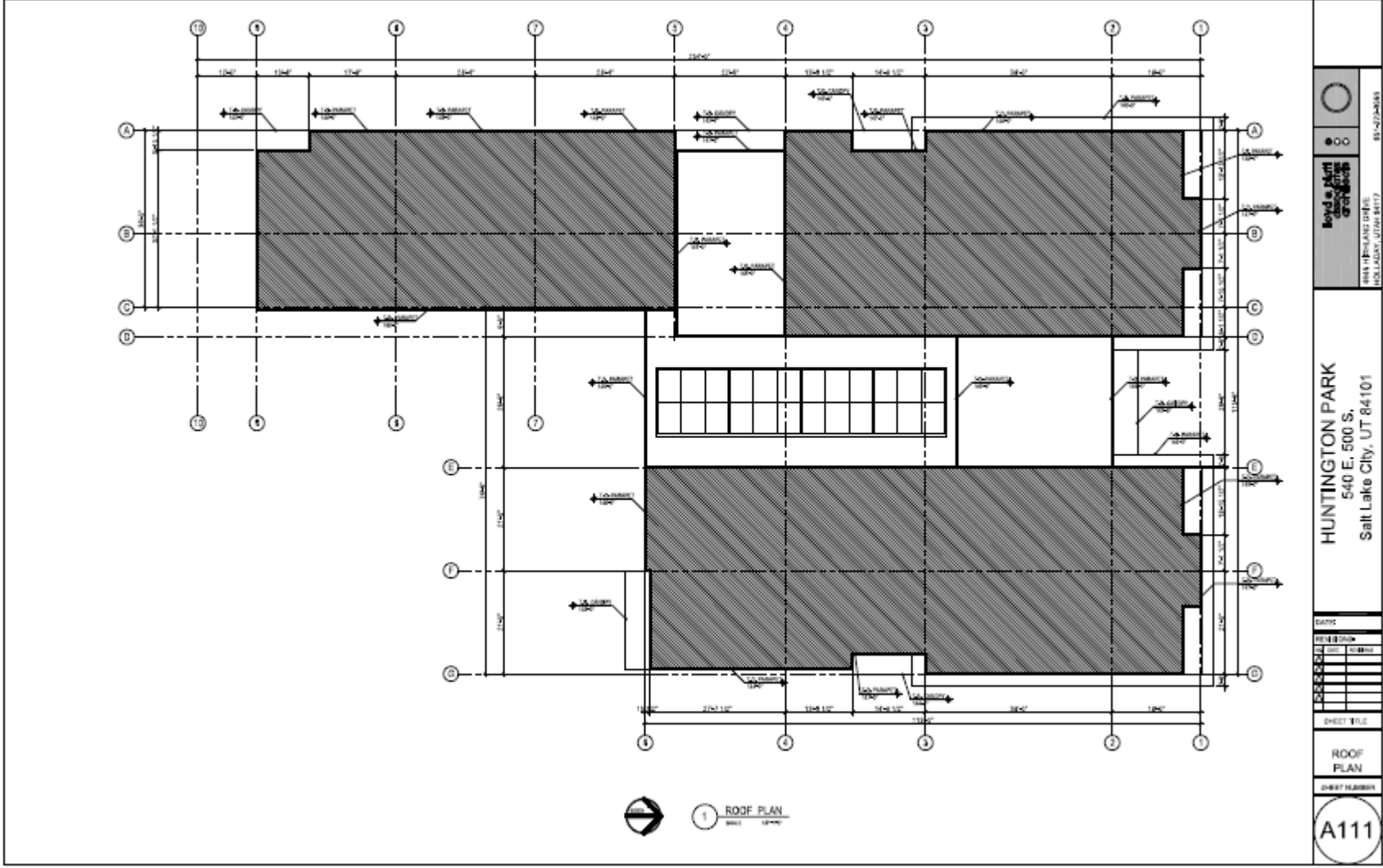
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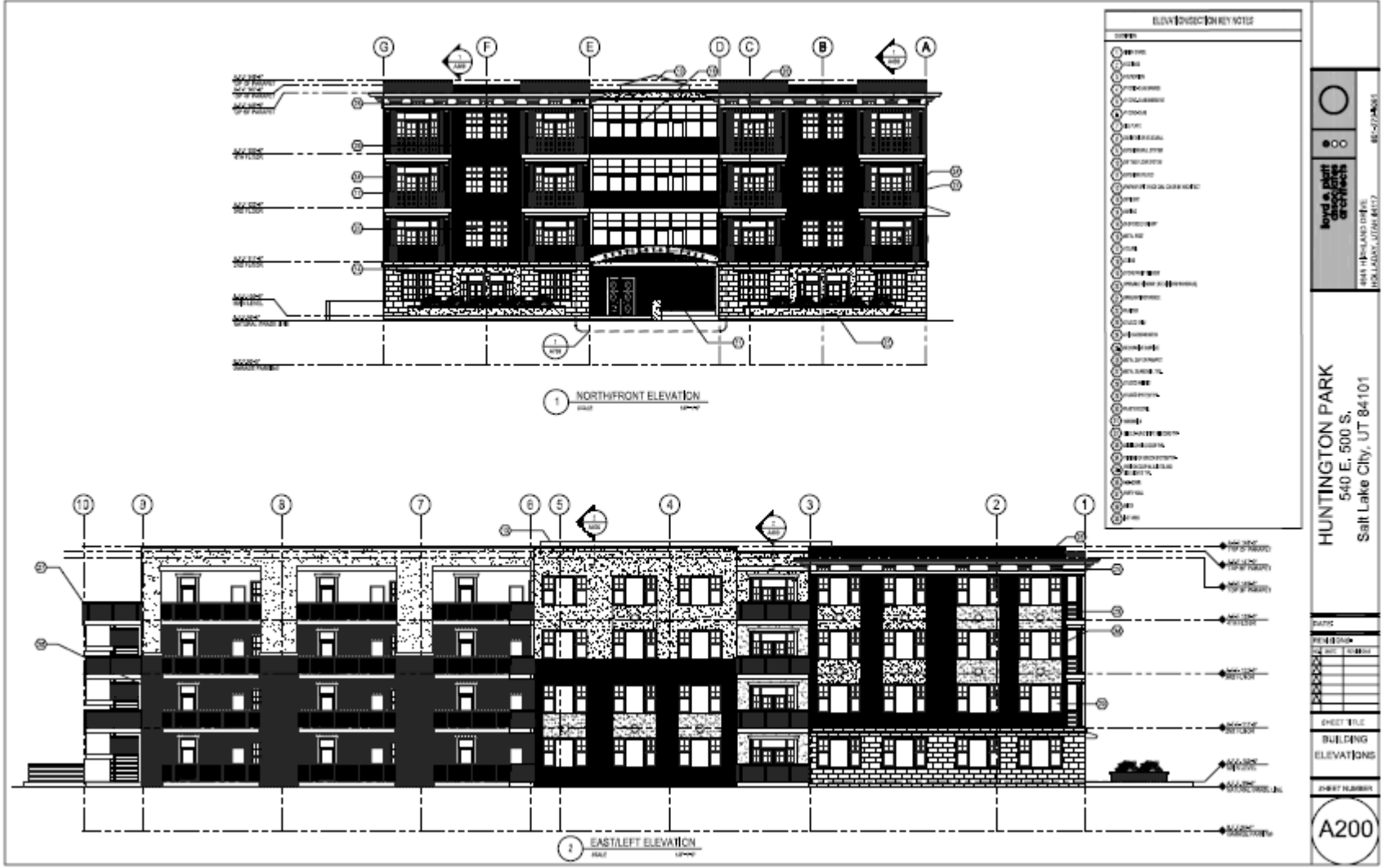
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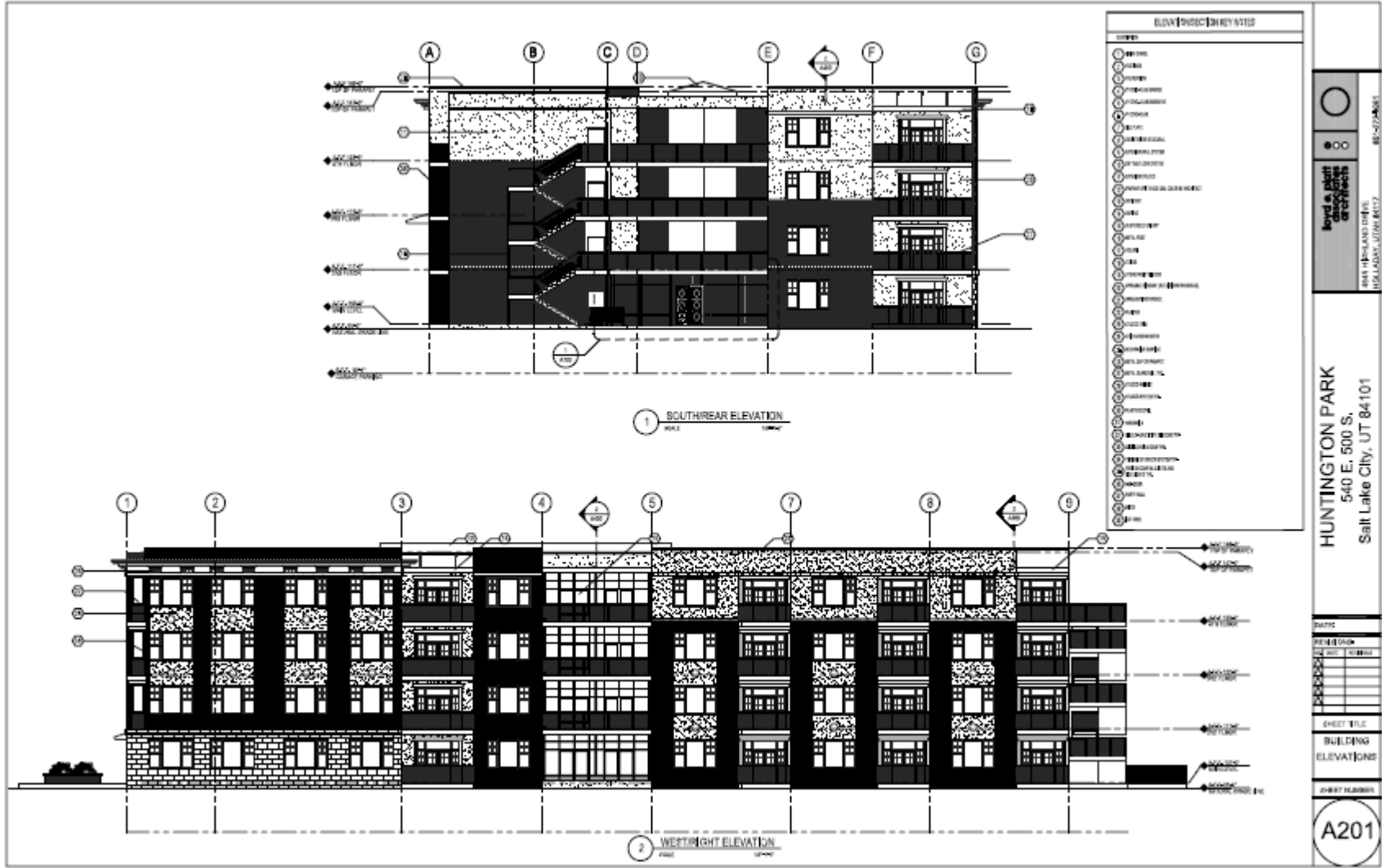
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SHEET TITLE: **FOURTH FLOOR PLAN**

SHEET NUMBER: **A105**









perspective



Huntington Park



perspective



Huntington Park



street front elevation



Huntington Park



north elevation



Huntington Park



west elevation



Huntington Park



east elevation



Huntington Park



south elevation



Huntington Park