

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning
Division
Community & Economic
Development Department

Burt Residential Redevelopment New Construction Petition 470-08-06 Generally located at 754 North 300 West Street in the Capitol Hill Historic District May 7, 2008

Applicant:

Gerald Burt, developer

Staff:

Janice Lew
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Tax ID:

08-25-455-002
08-25-455-035
08-25-455-001
08-25-455-034

Current Zone:

SR-1A (Special Development
Pattern Residential)
MU (Mixed Use)

Council District:

Three, Council Member Eric
Jergensen

Acreage: .37 acres

Current Use:

Vacant

**Applicable City Code Land
Use Regulations:**

- Chapter 21A.24.080
- Chapter 21A.32.130
- Section 21A.34.020
- Chapter 21A.44

Attachments:

- A. Submittal
- B. Public Comment
- C. Departmental Comment
- D. Photographs

REQUEST

The Salt Lake City Redevelopment Agency (Agency) selected Gerald Burt to develop a .37 acre assemblage of four parcels located on the southeast corner of the intersection of 300 West Street and Reed Avenue. The property contains three (3) parcels which are zoned MU Mixed Use and one (1) that is zoned SR-1A Special Development Pattern Residential. The applicant proposes to construct three (3) attached residential units on the MU zoned property and a single-family dwelling with a detached garage on the SR-1A parcel. The 300 West Street property is zoned MU Mixed Use, the purpose of which *"is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over non residential use to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment."* The Reed Avenue property is zoned SR-1A Special Development Pattern Residential, the purpose of which is *"to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics."*

PUBLIC NOTICE

Public notice was mailed on April 22, 2008 to all property owners within four hundred and fifty feet (450') of the subject property which satisfies the Zoning Ordinance requirement for fourteen (14) day notice. Notice was also sent to interested parties on the Historic Landmark Commission's e-mail listserve and posted on the Planning Division's Web site. The applicant met with the Capitol Hill Community Council on January 31 and March 19, 2008 regarding a rezone request. Attachment B includes a copy of the Community Council's comments.

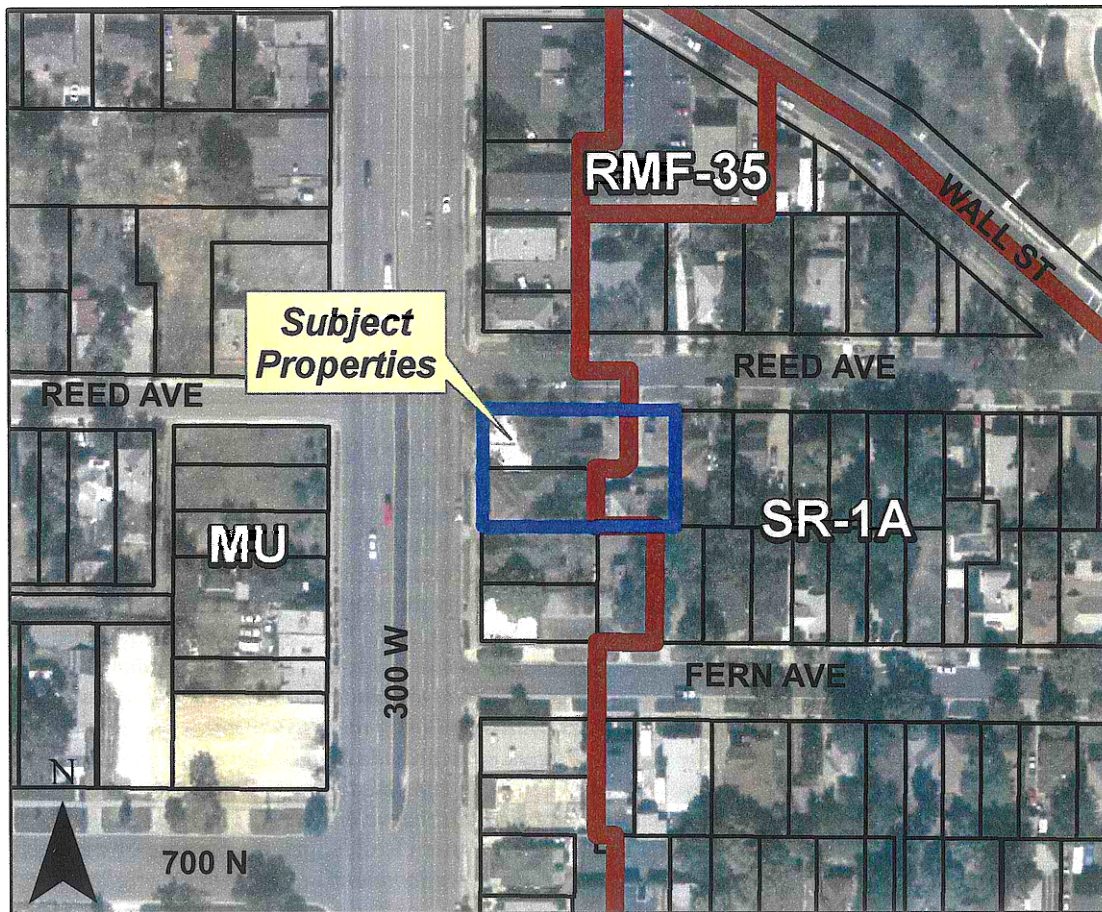
STAFF RECOMMENDATION:

Based upon the comments, analysis and findings of fact noted in this staff report, Planning Staff has determined that the request substantially complies with the general standards that pertain to the application, subject to the following conditions:

1. Approval of the final details of the design shall be delegated to Planning Staff based upon direction given during the hearing from the Historic Landmark Commission and including:
 - window, door and garage door treatment,
 - fenestration pattern, and
 - the building materials.
2. The project must meet all applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

Furthermore, Planning Staff recommends that the Historic Landmark Commission forward a positive recommendation to the Planning Commission to rezone portions of the subject property to accommodate the new development.

VICINITY MAP



BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND

In November 2002, the Redevelopment Agency approved the purchase of the property located on the corner of 300 West Street and Reed Avenue. From 2003 to 2006, the Agency applied for and received approval to demolish two buildings determined to be non-contributing (754 North 300 West and 261 West Reed Avenue) and one contributing building (748-752 North 300 West) located on the subject property.

The building located at 261 West Reed Avenue was constructed to house the production facility for Morrison Meat Pies. The building located at 754 North 300 West Street originally consisted of an adobe house built by a prominent Hawaiian immigrant, John W. Kaulainamoku, between 1879 and 1884. Over the years, a number of alterations were made to the house. A second building was constructed in front of the house in the 1930's, and the two buildings were connected at a later date. In June of 2003, the Planning Division Director made a determination that these two buildings were non-contributing, and they were demolished in 2005.

The third building was a single-story duplex constructed between 1899 and 1910 located at 748 North 300 West. On January 4, 2006, the Historic Landmark Commission upheld an economic hardship determination by the Economic Review Panel regarding this property. Landscape plans were approved for all three sites as an interim reuse.

The applicant's proposal includes a rezone request (Petition 400-08-04) and preliminary minor subdivision request (Petition 490-08-06) to reconfigure the property for the proposed improvements. A discussion regarding the subdivision of the lots is included on page 12 of this staff report. The subdivision request will be

considered by an administrative hearing officer on May 12, 2008. The rezone request will be considered by the Planning Commission and City Council.

PROPOSAL

The proposed development consists of three (3) attached housing units on the MU zoned parcels and a single-family home on the SR-1A zoned parcel. The applicant proposes to develop the project as indicated below.

Attached single-family homes

Three attached single-family homes are proposed on the west side of the site and face 300 West Street. The two-story homes have a staggered quality along the streetscape. This configuration is due in part to the fault zones that pass through the subject property. Each unit has a flat roof with a centrally located entrance that faces 300 West Street and is highlighted by a second-story balcony. The proposed attached housing units will be sold separately with each unit having an individual attached garage. Access to the garages will be from a shared driveway off of Reed Avenue.

The proposed materials on the front and side elevations are a combination of brick veneer and stucco. The rear elevation is clad with a stucco material alone. The vinyl windows on the first-story of the street facing facades are large vertically-oriented rectangles; the second-story windows are mostly single-hung type windows. The drawings show full-lite fiberglass entrance doors which are topped with a rectangular transom on the front facade. The two-car garages have raised paneled metal double-doors. A cedar fence trash enclosure is also proposed.

Single-family home and detached garage

The one-and-one-half-story building has a gable roof with a gabled projecting front bay. The asymmetrical front façade with a covered porch element gives the house a traditional appearance. The elevations are shown with a hard-coat stucco finish. Aluminum soffit and fascia are also shown on the drawings. Mostly vinyl double-hung windows are proposed with stucco “pop-out” trim. The proposed design of the front door would be wood panel. The roofing material proposed is an architectural grade asphalt shingle. A 9:12 roof pitch is shown on the drawings.

The plans also show an approximately 470 square foot detached two-car garage at the southwest corner of the property. The 5:12 gabled roof is covered with architectural grade asphalt shingles and rises approximately fourteen feet (14') to the ridge of the gable. The proposed design includes a hard-coat stucco finish with stucco “pop-out” trim and a painted metal raised paneled double-door.

PUBLIC COMMENT:

RDA project manager, Matt Dahl presented the project to the Capitol Hill Community Council on January 31, 2008. No objections were voiced by those at the meeting to the applicant’s request to finalize a zoning amendment after building permits had been issued. Following their March 18, 2008 meeting, the community council provided a letter which is attached to this staff report as Attachment B indicating that the council had voted unanimously to send a favorable recommendation to the Planning Commission and City Council regarding the proposed zoning change.

ZONING DISTRICT CONSIDERATIONS:

The proposed site plan was discussed with the City’s Development Review Team (DRT) and their comments are attached to this staff report as Attachment C. All proposed work must comply with height, yard and bulk requirements of the SR-1A and MU zoning districts and the Accessory Uses, Buildings and Structures chapter of the Ordinance. The ordinance requirements include the following:

MU Zoning District, Single-Family Attached

- **Minimum lot area:** 3,000 square feet per dwelling unit. The lot areas as shown on the site plan are consistent with this standard.
- **Minimum lot width:** Interior – twenty-two feet (22'). Corner – thirty-two feet (32'). The lot widths as shown on the site plan are consistent with this standard.
- **Front yard:** Ten feet (10'). The proposed front yard setback is consistent with this requirement.
- **Corner side yard:** Ten feet (10'). The proposed ten foot (10') corner side yard setback is consistent with this requirement.
- **Interior side yard:** Corner lots – Four feet (4'). The proposed four foot (4') side yard setback is consistent with this requirement.
- **Rear yard:** Twenty five percent (25%) of the lot depth but need not be more than twenty feet (20'). The proposed site plan shows rear yard setbacks that vary from forty-two feet (42') to forty-five feet (45') to the rear lot line and meets this standard.
- **Maximum building height:** The maximum building height shall not exceed forty five feet (45'). The proposed two-story new construction at approximately twenty-seven feet (27') in height is consistent with this standard.
- **Minimum Open Space:** For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. The open space areas as shown on the site plan are consistent with this standard.
- **Facades:** Provide at least one operable building entrance per elevation that faces a public street. The plans show an entrance on both the 300 West Street and Reed Avenue facades.

Finding: The site and building designs comply with the code requirements of the Zoning Ordinance which will be verified prior to building permit issuance.

SR-1A Zoning District

- **Minimum lot area:** 5,000 square feet. This lot will be a legal lot with approximately 5,145 square feet in lot area.
- **Minimum lot width:** Fifty feet (50'). The proposed fifty-one foot (51') lot width is consistent with this standard.
- **Maximum height of a pitched roof building:** Twenty-three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face. *It should be noted that building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage.* The proposed height of the building varies with the topography of the site and measures approximately twenty-three feet (23') from the highest point of the top of the roof to grade. Thus, the proposed new construction is consistent with this standard. A discussion regarding scale and form is included on page 7 of this staff report.
- **Maximum exterior wall height adjacent to interior side yards:** Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. For lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building. The proposed exterior wall height at the setback lines varies in height from eleven feet (11') to approximately fourteen feet (13') from grade on the downhill side (north side) and complies with this requirement.
- **Front yard setback:** The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4)

or more SR-1A principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. The documentation included as Attachment A of this staff report indicates that the average of the front yards as measured from the sidewalk to the front façade of existing buildings within the block face is approximate twenty-one feet (21'). The site plan shows a front yard setback of twenty-one feet (21') which is consistent with the average setback on the block face.

- **Interior side yard setback:** Four feet (4') on one side and ten feet (10') on the other. The proposed four foot (4') and sixteen foot (16') side yard setbacks are consistent with these requirements.
- **Rear yard setback:** The rear yard setback is 25% of the lot depth, or twenty feet (20'), whichever is less. The lot is approximately ninety-nine feet (99') deep which would require a minimum rear yard setback of twenty feet (20'). The proposed site plan shows approximately forty-five feet (45') to the rear lot line and meets this standard.
- **Building coverage:** Forty percent (40%) of the lot area. The proposed building surface coverage totals approximately 1,814 square feet which equals 35% and meets the lot coverage maximum requirement.
- **Off-street parking:** Two (2) parking spaces for each dwelling unit. The proposed project has two (2) stalls and meets this standard.

Finding: The final site and building designs comply with the code requirements of the Zoning Ordinance which will be verified prior to building permit issuance.

Location of Accessory Buildings

- **Accessory structures in a required yard:** Accessory structures shall be located a maximum of five feet from the rear property line. The drawings indicate an eighteen inch (18") setback from the rear property line.
- **Yard coverage:** Any portion of an accessory structure shall not occupy more than 50% of the area located between the rear façade of the principle building and the rear lot line. The drawings indicate a surface coverage of 42% of the rear yard.
- **Building coverage:** The maximum coverage of all accessory buildings shall not exceed 40% of the building footprint of the principal structure. The drawings indicate a building footprint coverage of approximately 35% of the principal building footprint.
- **Maximum building height for pitched roofs:** The height is fourteen feet (14') measured to the peak of the roof. The proposed height of the detached garage is consistent with this requirement since the pitch of the roof (5:12) is shallow to meet the maximum building height requirement.

Finding: The proposed accessory structure complies with the general yard, bulk and height limitations of the Ordinance which will be verified prior to building permit issuance.

OVERLAY DISTRICT AND DESIGN GUIDELINE CONSIDERATIONS

For determinations regarding certificates of appropriateness for new construction, the Historic Landmark Commission must consider the Zoning Ordinance criteria (Section 21A.34.020H) and the *Design Guidelines for Residential Historic Districts*.

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

the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

1. Scale and Form.

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

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

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

d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Analysis: The West Capitol Hill neighborhood is a mix of residential, commercial, and mixed uses which yields a variety of building forms. This development pattern reflects the historical influence of the railroad and the 300 West transportation corridor. The western boundary of the historic district runs along the centerline of 300 West Street. Recent development in the area has focused on moderate density residential and mixed-use projects. The former RDA site that is commonly referred to as “The Commercial Node” is under construction between 500 North and 600 North Streets. The streetscape on 300 West Street south of the proposed development consists of a one-and-a-half story bungalow with a gabled roof and a modern single-story flat roofed commercial building. To the north, the streetscape consists of a one-story bungalow, a large, three-story apartment building, a late twentieth century multi-family building, and a converted gas station housing a non-residential use.

The surrounding buildings of the proposed single-family home are shown on the photographs attached to this staff report. To the east, is a one-story gabled roofed Victorian eclectic cottage that measures eighteen feet (18') in height. To the west, the closest development to the subject property will be the new attached housing units. The buildings on this block are consistent in height, as most range in height between one- and one-and-a-half-stories and present a typical range of styles, types and materials found in the historic district. Gable and hip roof forms occur more frequently in this area, although flat roofs appear on some building types such as apartment and commercial buildings.

The lots of this block that front on Reed Avenue vary in width from 49.5 feet to 33 feet. The subject property has a lot width of approximately fifty-one feet (51'), and the proposed building is rectangular in shape with a 42' x 32' building envelop.

The adopted design guidelines offer the following guidance on the scale and form of compatible new construction:

Standards for New Construction

Mass and Scale

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

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

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

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

Height

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

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

Width

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

Building form standards

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

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

Proportion of building façade elements

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

Design Standards for the Capitol Hill Historic District

Building form

13.18 Design new buildings to be similar in scale to those seen historically in the neighborhood. In the Marmalade subdistrict, homes tended to be more modest, with heights ranging from one to two stories, while throughout Arsenal Hill larger, grander homes reached two-and-a-half to three stories. Front facades should appear similar in height to those seen historically on the block.

13.19 Design a new building with a primary form that is similar to those seen historically. In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller subordinate masses were then attached to this primary form. New buildings should continue this tradition.

Standards for Accessory Structures

9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have

to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some case stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

Finding: Given the eclectic architectural development of the West Capitol Hill Neighborhood and the range of shapes found on 300 West Street, the proposed attached housing units fit into the overall character of the neighborhood. The proposed one-and-a-half-story single-family residence is similar in terms of height, width, proportion of principal façade and scale with other buildings on the block and within the Capitol Hill Historic District. The detached garage meets the intent of this standard as its height and width, proportions, and scale are subordinate to the primary building. The proposal uses roof forms that are similar to those seen historically in the area. The proposal meets 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: Historically, windows and doors in residential neighborhoods were similar in scale and proportion. Most residential building styles have a similar proportion of solid-to-void. These characteristics contribute to the visual continuity of the area when repeated down the street. The fenestration pattern shown on the drawings of the principal facades is more conventional, with a regular placement of windows and uniformity of window sizes and openings. The majority of the windows are vertical one over one vinyl sash units which should be set into the wall in order to provide a greater sense of wall depth. The amount of glass in relation to wall material on the primary façades is similar to that seen on historic buildings in the Capitol Hill Historic District. However, staff would like the Commission to discuss the overall ratio of wall-to-window proposed on the secondary elevations of the attached housing units, particularly the blank look of the north elevation.

Constructing garages as detached and significantly set back from the primary building façade is the preferred option. Due to the irregular configuration of the lots, detached garages for the attached housing units are not physically feasible. This may be acceptable in this case given the potential visual impact that multiple accessory structures may create on the historic area, particular to the adjacent property to the east. But their appearance should be minimized by designing them to be proportionally a subordinate element of the façade. Thus, the garage wall planes should be set back from the face of the building to minimize there visual impact.

Traditionally, the primary entrance to a house faced the street and a porch protected the entrance to the house. It ran across the entire front of the house or a significant portion of it. The front entry of the single-family residence is characterized by a traditional porch element that faces the street and protects the entrance of the house. The individual entrances of the attached housing units on 300 West Street have small, covered landings with a second-story balcony similar of a row house type building.

The use of materials that will reinforce established material patterns in the neighborhood is preferred. Historically, masonry, stucco and wood materials characterized the Capitol Hill Historic District. Stucco finishes on main walls and vinyl windows have been approved for new construction by the Historic Landmark Commission in the past, when the stucco material has a similar appearance and is consistent with traditional uses of stucco; and the size, proportion, depth, and profile of the windows are similar to those seen historically. However, styrofoam and stucco window framing has been discouraged because it fails to appear similar in scale, proportion and character to traditional window treatments. If the windows are subdivided, internal simulated muntins should not be used because they fail to show the shadow lines of true dividers. As a corner property, staff recommends that the proposed brick veneer also be applied to the rear elevation since the rear of the building will be visible from the street.

Staff is of the opinion that other door types could be used for the attached housing units that would be more consistent with the visual qualities associated with materials used traditionally. Therefore, staff suggests that the commission discuss details of the proposed window and door treatments. The proposed roof material is an architectural grade asphalt shingle, a material that is ordinarily acceptable for use in the historic districts.

Many of the materials that have been used traditionally in secondary structures are those utilized in the construction of primary buildings. In the case of a two-car garage two single doors are preferable. Metal raised panel garage doors, stucco and asphalt shingles are typically approved materials for accessory structures.

The design guidelines recommend the following with respect to the composition of principal facades.

Standards for New Construction

Solid-to-void-ratio

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

Rhythm and spacing

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

Materials

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

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

Architectural Character

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

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

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

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

Windows

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

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

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

Design Standards for Capitol Hill Historic District

Materials

13.20 Use primary materials that are similar to those used historically. Appropriate building materials include brick, stucco and painted wood.

Finding: For the most part, the proposed project complies with this standard. The proposed house is visually compatible with the surrounding buildings and streetscape in terms of proportion of openings, rhythm of solids to voids in facades, and rhythm of entrance porch and other projections. The project is less compatible visually with the predominant materials used in the area, and thus the Commission and applicant should explore other options. The recommendations by staff for window and door treatments and fenestration patterns on secondary elevations that are more traditional in design (scale, proportion and character) would reinforce the historic character of the neighborhood.

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: This area of the West Capitol Hill Historic District has more rectangular boundary lines and regular setbacks. Structures are placed directly facing 300 West Street, with a uniform setback along the street. The attached housing units conform to this pattern considering the geotechnical issues of the site. The principal façade of the development is oriented toward 300 West Street and is compatible with the typical alignment of the surrounding buildings on the block. Because the proposed project will be located on the western edge of the district which contains most of the commercial structures, its effect on the more modest historic residential areas within the neighborhood will be minimal.

The proposed house is sited on the lot in a similar fashion as other homes in the vicinity and would contribute to the established wall of continuity of the street. The design of the new home respects the rhythm of spacing and structures on the street by maintaining typical setbacks between adjacent structures and the street.

The proposed two-car garage associated with the single-family home will be set back from the street and in no way competes visually with the primary façade of the house. The size and mass of the building are similar to those previously approved for new construction of similar type structures in the historic districts to accommodate contemporary uses. A double garage door in this case may be appropriate given that the garage is sited as a separate structure at the rear of the lot and is partially screened from view by the principal building. All areas not covered by buildings, parking areas or driveways will be landscaped.

The design guidelines offer the following guidelines for siting new construction:

Standards for New Construction

District Street Patterns

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

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

Building Orientation

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

Landscaping

12.7 Maintain, established native or acclimated planting on site. Established trees should be preserved on site when feasible. Protect established vegetation during construction to avoid damage. Replace damaged, aged or diseased trees. If street trees must be removed as part of a development, replace them with species of a large enough scale to have a visual impact in the early years of the project.

12.8 Incorporate indigenous plant materials in new landscape designs. Drought-tolerant varieties that are in character with plantings used historically are preferred. The use of gravel and other inorganic surface materials in front yards is prohibited in the Salt Lake City zoning ordinance. A list of drought-tolerant plants is available from the Salt Lake City Planning Division.

12.9 The use of traditional site structures is encouraged. Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate. See also Section 1.0.

Design Standards for Capitol Hill Historic District

Setback

13.15 Maintain the traditional setback and alignment of buildings to the street, as established by traditional street patterns. In Arsenal Hill, street patterns and lot lines call for more uniform setback and siting of primary structures. Historically, the Marmalade district developed irregular setbacks and lot shapes. Many homes were built toward compass points, with the street running at diagonals. This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape. Staggered setbacks are appropriate in this part of the district because of the historical development. Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.

13.16 Keep the side yard setbacks of a new structure or an addition similar to those seen traditionally in the subdistrict or block. Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact of new construction and additions on neighbors along side yards. In response, consider varying the setback and height of the structure along the side yard.

13.17 Orient the front of a primary structure to the street. Define the entry with a porch or portico.

Standards for Accessory Structures

9.3 Do not attach garages and carports to the primary structure. Traditionally, garages were sited as a separate structure at the rear of a lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

Finding: The directional expression, front setback of the principal façade and rhythm of spacing are consistent with other buildings with frontage on Reed Avenue, 300 West Street, and the historic district. The main façade of the buildings is located toward the street and consistent with the typical alignment of the surrounding buildings in the area. The overall impact of the proposed accessory structure on the streetscape would be minimized, given that the proposed garage would be located behind the house toward the rear of the lot. The proposed project meets the intent of this standard.

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 proposal includes a preliminary minor subdivision request (Petition 490-08-06) to reconfigure the property for the proposed improvements. The proposed lot line adjustments would square-off the existing “ell” shaped SR1-A zoned parcel by exchanging approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. The proposed configuration of the lots and the buildings

conforms to the mix of commercial and residential uses that can be found on 300 West Street, as well as the small-scale residential character located on Reed Avenue.

Finding: The proposal meets this standard. The proposed configuration of the lots and the buildings conforms to the mix of commercial and residential uses found on 300 West Street, as well as the small-scale residential character located on Reed Avenue.

**Attachment A
Submittal**

Prepared by: Gerald Burt, Pointe Blank Construction
 19-Mar-08

Reed Avenue Loffs, Salt Lake City, Utah

Reed Avenue Front Yard Set-back Calculations

House Number:	203	215	217	225	229	233	235	241	245	247	249	251
Front Yard Setback:	10	19	22	22	20	20	20	20	21	19	26	26

REED AVENUE

Set-back Total: 245
 Total number of homes: 12
 Average Set-back: 20

*Reed Avenue turns southeast at 203 East (not depicted on this sheet)

South
 East West
 North





Eye alt 4771 ft

Google

© 2008 Tele Atlas
Image © 2008 DigitalGlobe

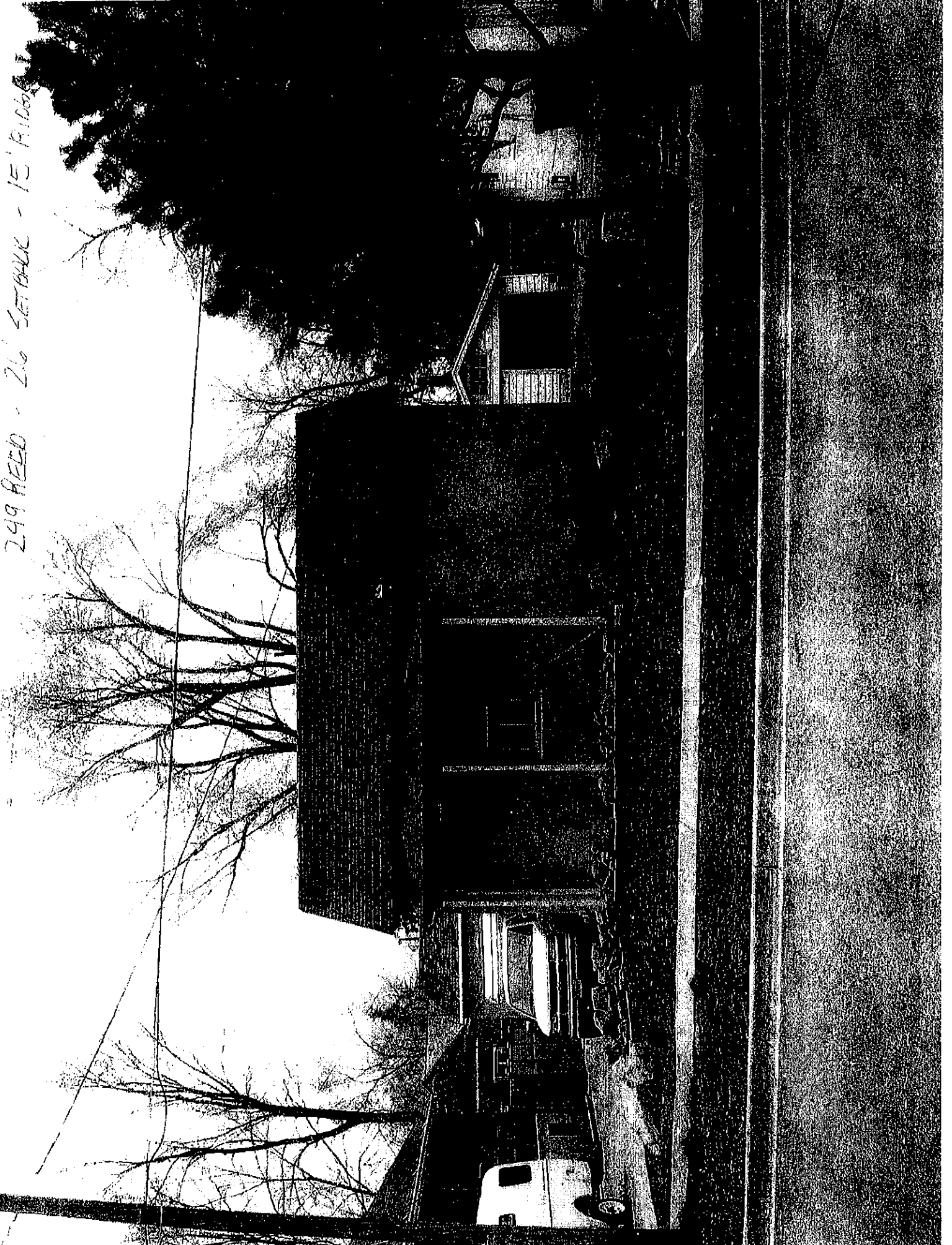
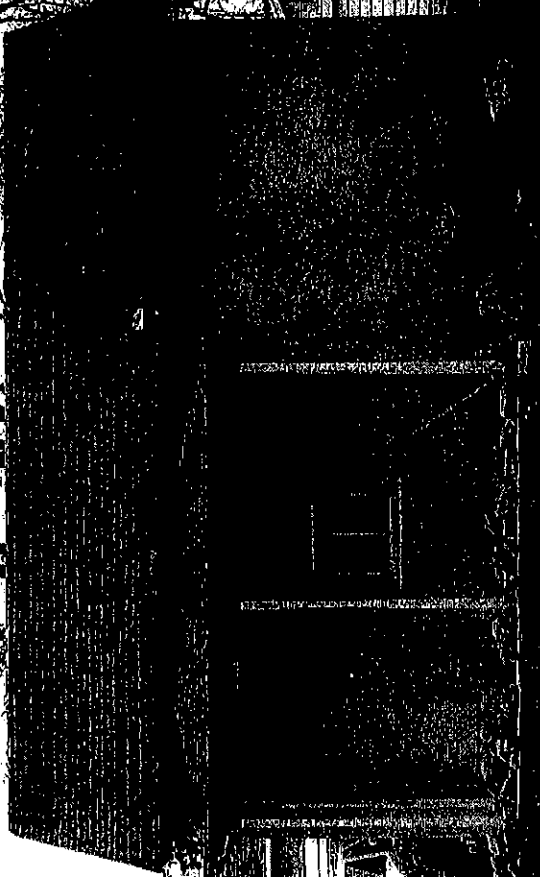
Point: 40.4708 48. N 111.5354 30. W elev: 4263 ft Streaming: 100%

750 N 300 W, Salt Lake City, UT 84103

251 REED - 26 SETBACK - 18' RIDGE.



299 REED - 26' SETBACK - 15' R10000

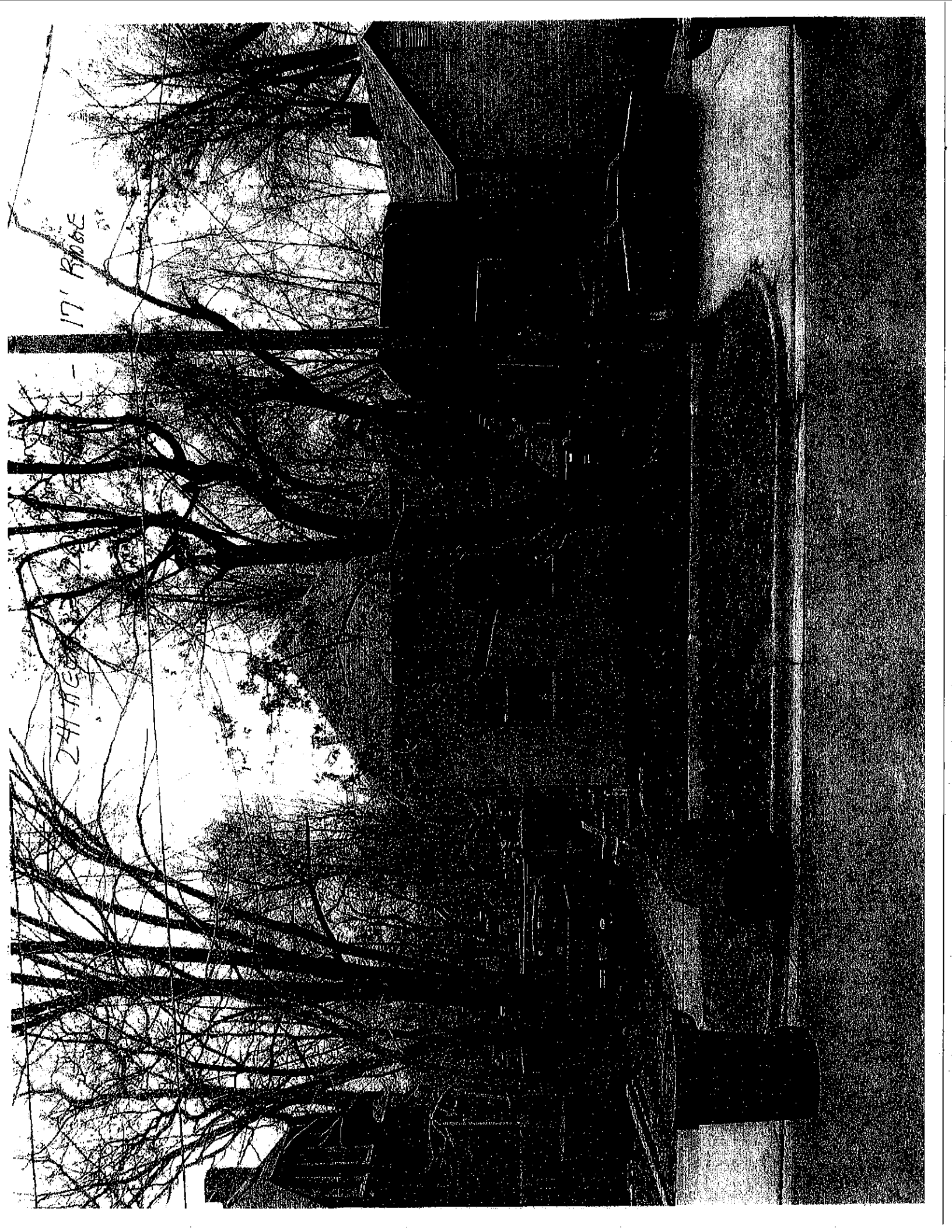


247 BEECH - 19 SETBACK - 22' RIDGE



245 FEED - 21 SETBACK - 15' RANGE

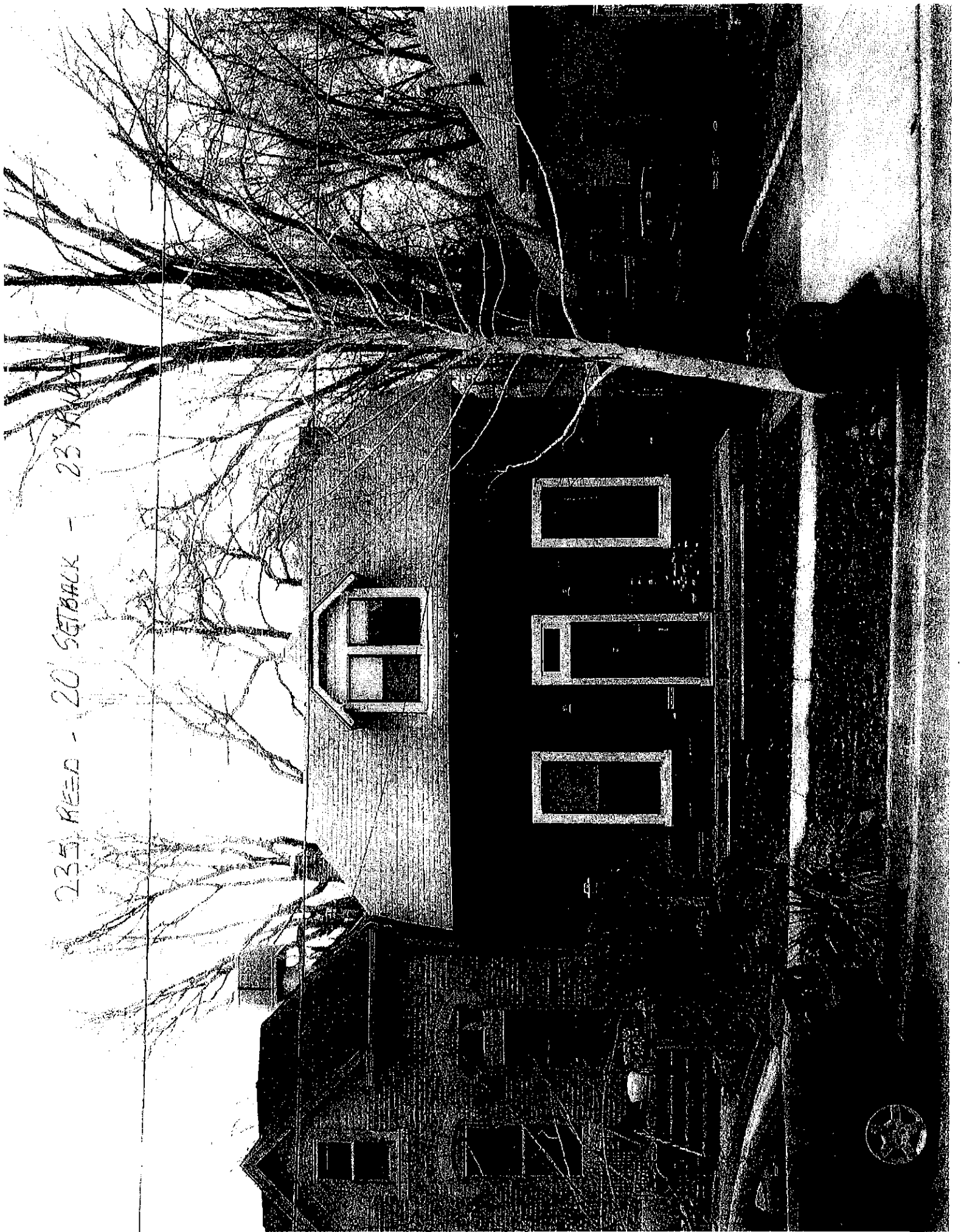




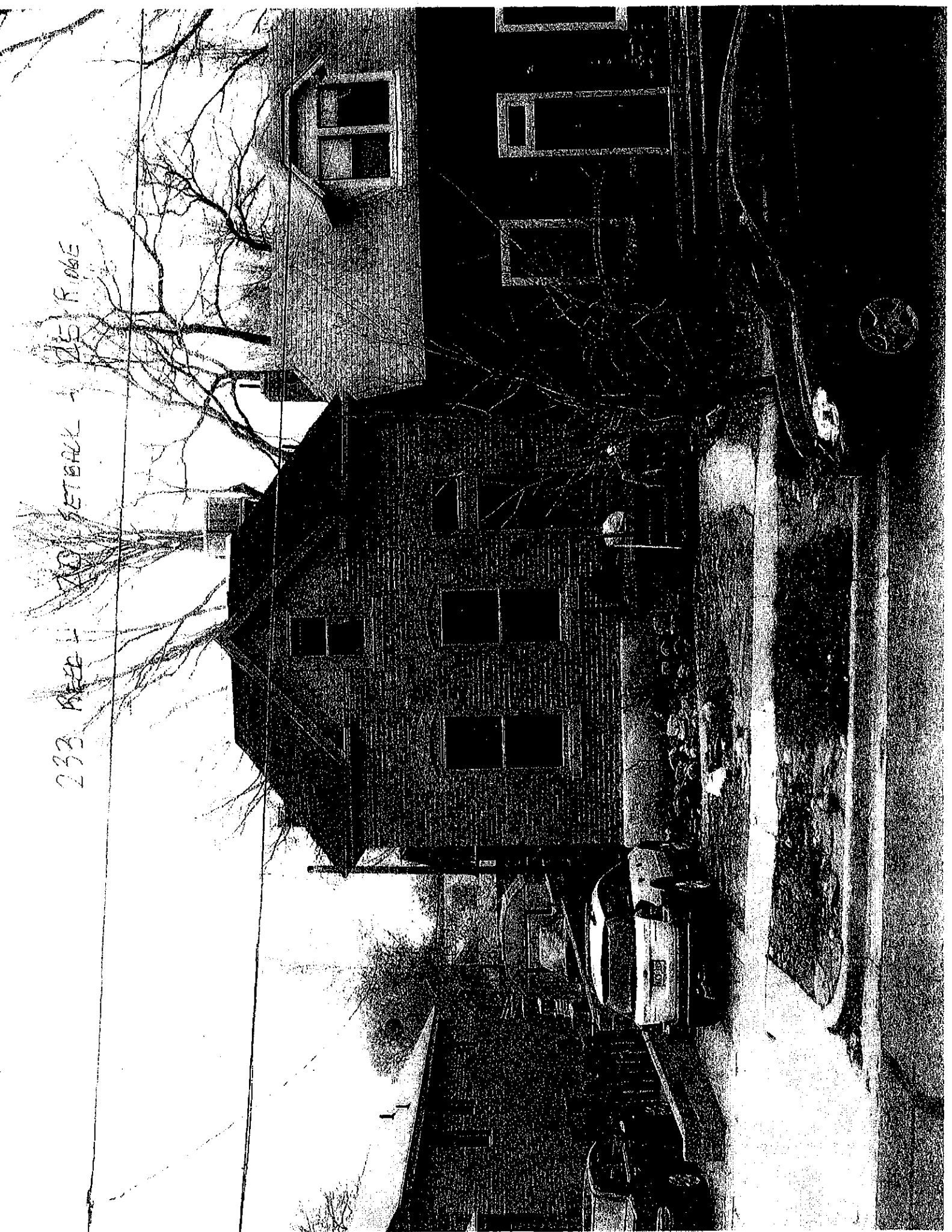
17' RBBE

24-ACE

235 REED - 20' SETBACK - 23' R.O.P.A.



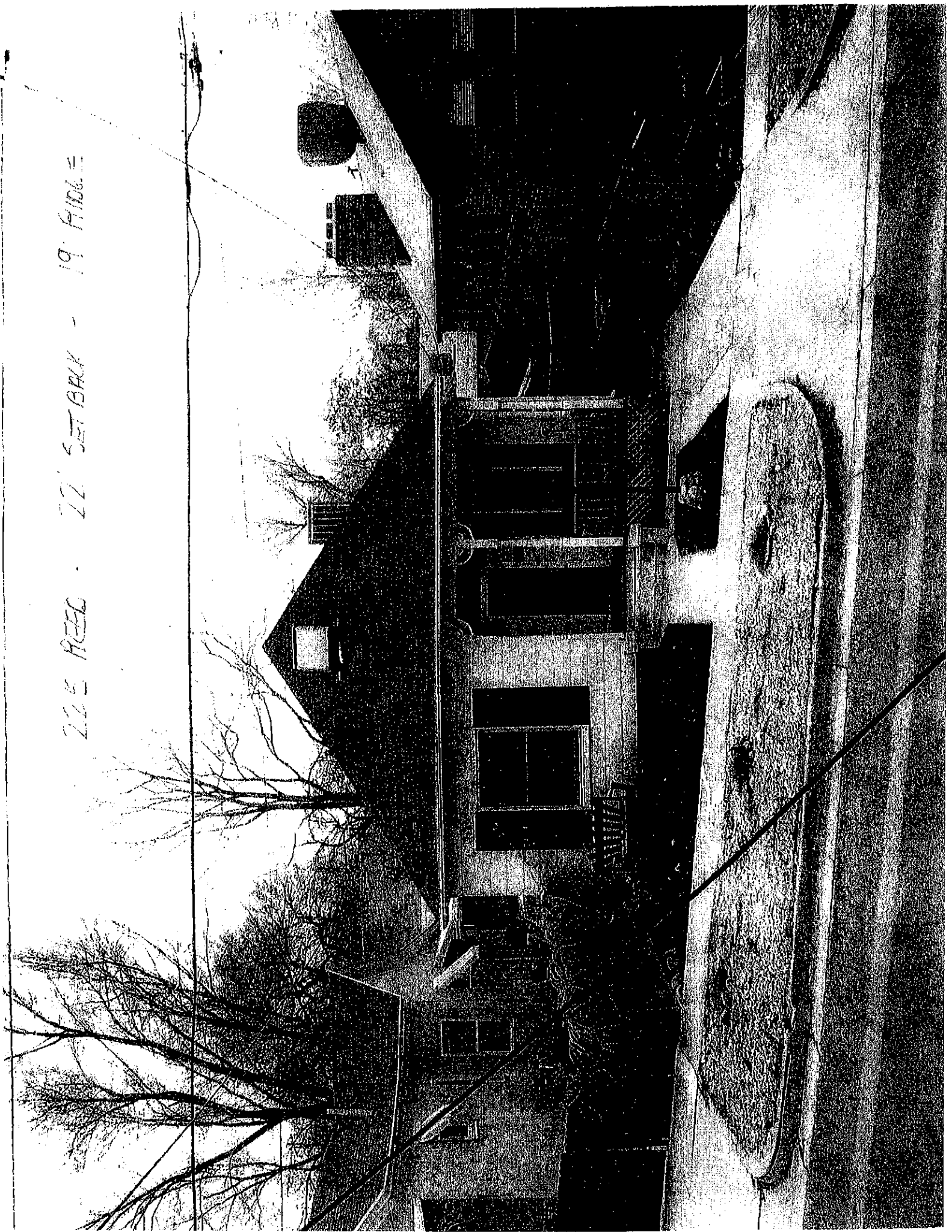
233 BEECH - NO SETBACK - 25' R.O.G.E.



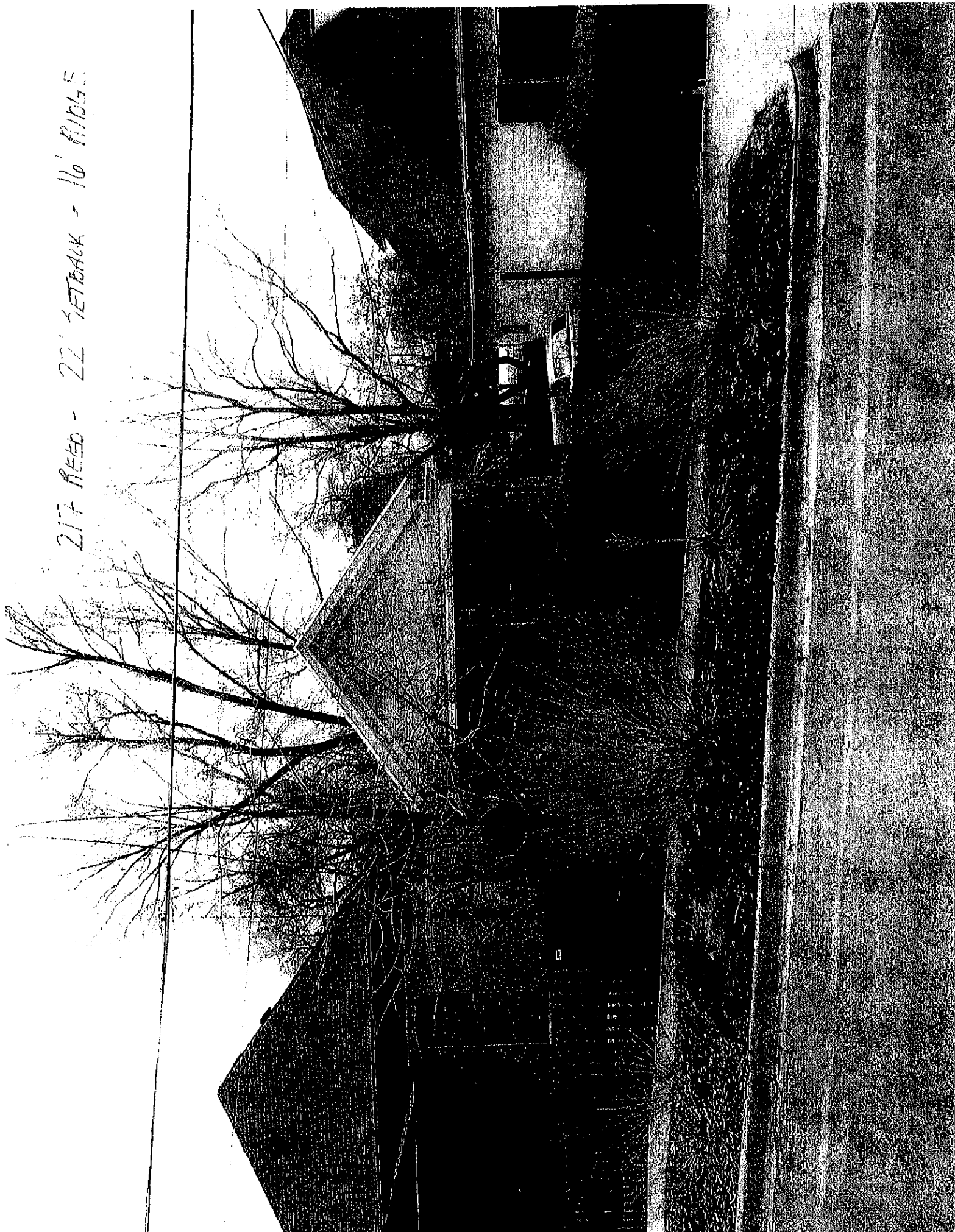
179 REED - 20' SATBARK - 20' RIDGE



225 REED - 22' SETBACK - 19' FRONT



217 REED - 22' SETBACK - 16' RIBBLE

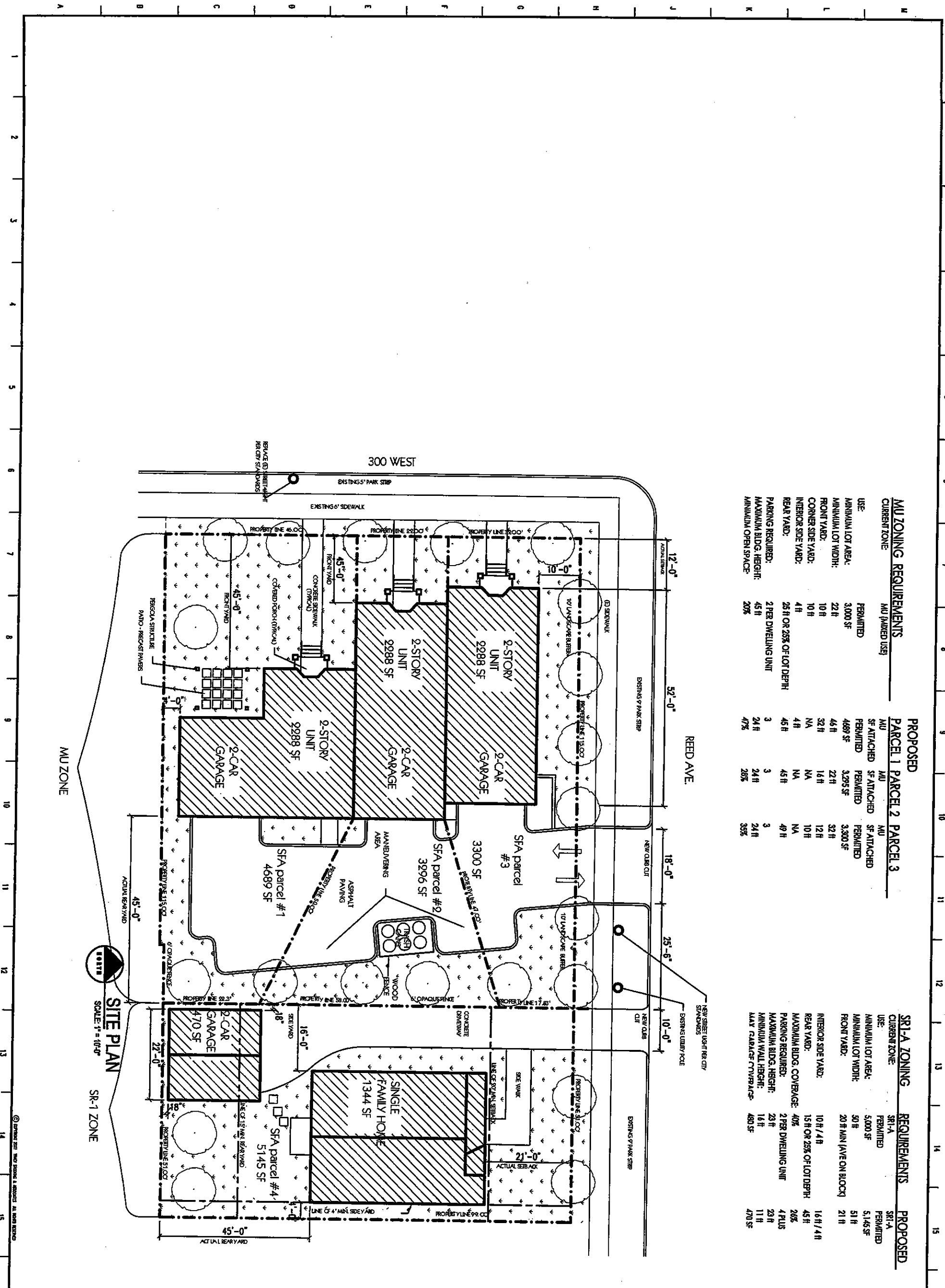


215 REED - 19' SETBACK - 20' RISE



20' FEED - 10' METROK - 22' BISHOP





MU ZONING REQUIREMENTS		PROPOSED	
CURRENT ZONE	MU (PAIRED USE)	MU	MU
PERMITTED	PERMITTED	SF ATTACHED	SF ATTACHED
MINIMUM LOT AREA:	3,000 SF	PERMITTED	PERMITTED
MINIMUM LOT WIDTH:	22 ft	4689 SF	3,295 SF
FRONT YARD:	10 ft	46 ft	22 ft
CORNER SIDE YARD:	10 ft	32 ft	16 ft
INTERIOR SIDE YARD:	4 ft	4 ft	NA
REAR YARD:	25 ft OR 25% OF LOT DEPTH	45 ft	45 ft
PARKING REQUIRED:	2 PER DWELLING UNIT	3	3
MAXIMUM BLDG. HEIGHT:	45 ft	24 ft	24 ft
MINIMUM OPEN SPACE:	20%	47%	28%

SR-1 ZONING REQUIREMENTS		PROPOSED	
CURRENT ZONE	SR-1 A	SR-1 A	SR-1 A
PERMITTED	PERMITTED	PERMITTED	PERMITTED
MINIMUM LOT AREA:	5,000 SF	5,145 SF	5,145 SF
MINIMUM LOT WIDTH:	50 ft	51 ft	51 ft
FRONT YARD:	20 ft MIN (AVE ON BLOCK)	21 ft	21 ft
INTERIOR SIDE YARD:	10 ft / 4 ft	16 ft / 4 ft	16 ft / 4 ft
REAR YARD:	15 ft OR 25% OF LOT DEPTH	45 ft	26%
MAXIMUM BLDG. COVERAGE:	40%	26%	26%
PARKING REQUIRED:	2 PER DWELLING UNIT	4 PLUS	4 PLUS
MAXIMUM BLDG. HEIGHT:	23 ft	23 ft	23 ft
MINIMUM WALL HEIGHT:	16 ft	11 ft	11 ft
MAX GARAGE COVERAGE:	40%	47%	47%

MU ZONE

SITE PLAN
SR-1 ZONE
SCALE: 1" = 10'-0"

REED AVENUE RDA
300 WEST REED AVENUE
SALT LAKE CITY, UTAH

GERALD BURT
SALT LAKE CITY, UTAH

DATE	REVISION

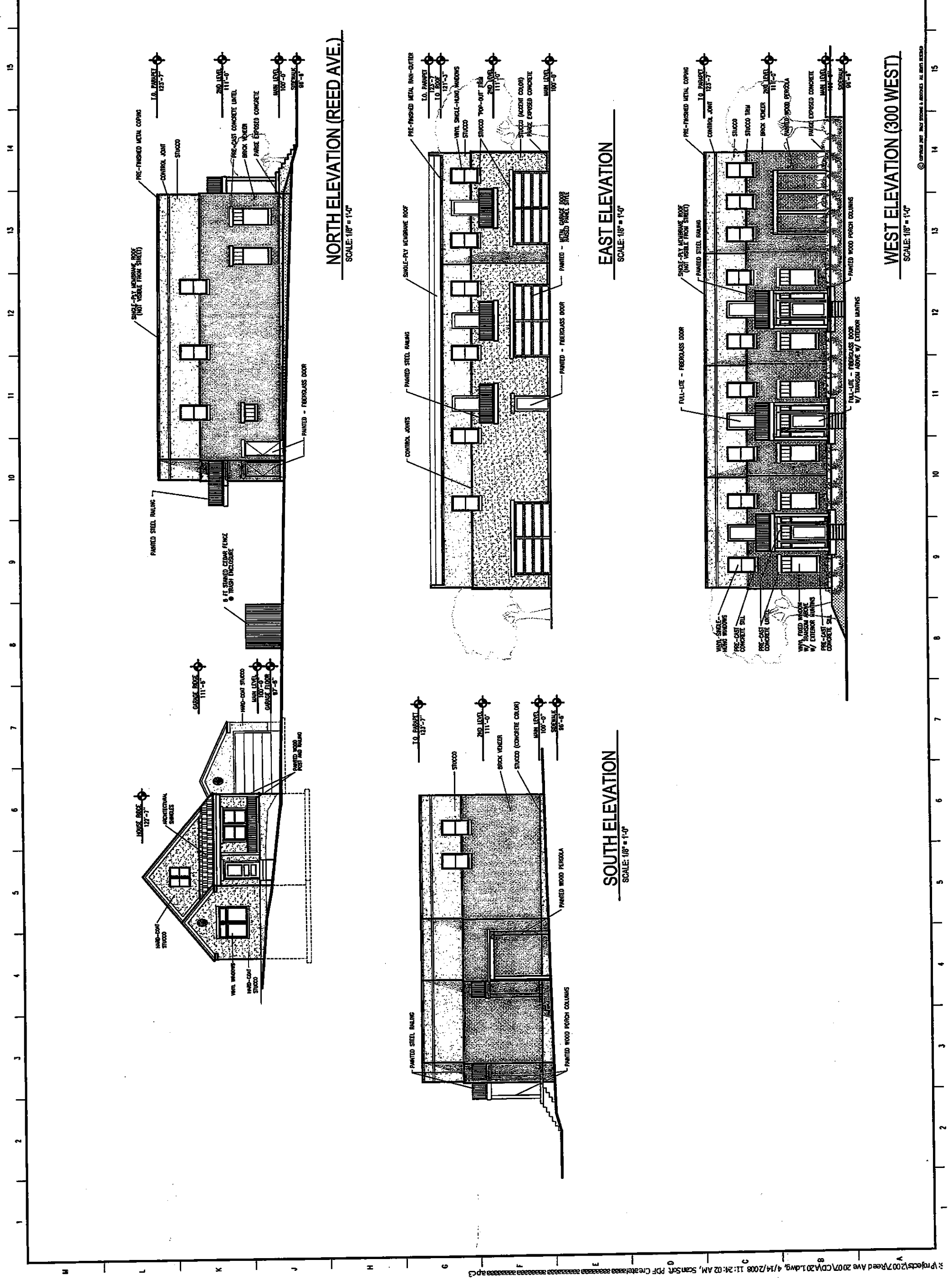
TRACY STOCKING & ASSOCIATES

ARCHITECTS

17 EXCHANGE PLACE - SALT LAKE CITY, UTAH 84111 - PHONE: 463-7108

Project Number: 0727
Date: 4/17/2008

A100



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Exhibit B
Public Comment

Lew, Janice

From: Dahl, Matthew
Sent: Tuesday, March 25, 2008 3:13 PM
To: Lew, Janice
Cc: De La Mare-Schaefer, Mary; 'Gerald Burt'
Subject: FW: Gerald Burt

Janice,

Below is an email I received from Polly Hart regarding the Capitol Hill Community Council's (the "Council") vote on Mr. Burt's zone change proposal. I assume she will send something more official to the City on this issue, but for now I think her email aptly documents the action taken by the Council.

Please let me know if you have any questions, comments, or concerns regarding the Capitol Hill Community Council's vote or any of Mr. Burt's Planning applications.

Thanks.

Matt Dahl, Project Manager
Redevelopment Agency of Salt Lake City
801-535-7239

-----Original Message-----
From: Polly Hart [mailto:polly@sisna.com]
Sent: Wednesday, March 19, 2008 10:37 PM
To: Dahl, Matthew
Subject: Gerald Burt

March 19th, 2008

Matt-

The Capitol Hill Community Council voted unanimously tonight to send a favorable recommendation to the Planning Commission and City Council for a zoning change on the RDA property at the southeast corner of Reed Avenue and 300 West, currently under negotiation with Gerald Burt. We understand that an earthquake fault has forced Mr. Burt to rearrange the layout of buildings on the two parcels and that an almost equal land swap will occur along the lot line that requires the swapped areas to also switch zoning. Please let me know if I can be of further service.

Yours sincerely,

Polly Hart, Chair
Capitol Hill Community Council

Exhibit C
Departmental Comment

5010296 Burt, Gerald

754 North 300 West

Contact Person Gerald Burt

Contact Email geraldabc@comcast.net

Contact Telephone 801 755-3836 Property Zone SR-1A & MU

Project Description DRT Meeting-New proposal for live/work condos, and new single family dwelling in rear.

New proposal for new live/work condos, and new single family dwelling on the rear lot.

**New meeting date: 12/18/2007-"Reed Avenue Mixed Use Development"-Proposing (3) new live/work units and (1) single family dwelling New Contact: Tracy Stocking 801-463-

6/7/2007	Craig Smith	Engineering	5010296
AttendeeComments	Pre-inventory sidewalk for tripping hazards. Install new 25'-0" approach. 8" sidewalk in approach. Need Public Way permit.		
6/7/2007	Lisa Shaffer	Bldg Svcs/Building Code	5010296
AttendeeComments	(4) live/work condos. Main level retail space with residential above. Building would need to be fully sprinkled. Area separations between occupancies M/R-2 (2) hour separation reduced to (1) hour, because the building must be sprinkled. (Table 508.3.3, 2006 IBC). The property is in a special study area for fault lines.		
6/7/2007	Norm Weiss	Transportation	5010296
AttendeeComments	Bike rack required.		
6/7/2007	Ted Itchon	Bldg Svcs/Fire	5010296
AttendeeComments	2 story condo, fire sprinkle for retail/dwelling. Hard wired smoke detectors required.		
6/7/2007	Ken Brown	Bldg Svcs/Zoning	5010296
AttendeeComments	Retail use on main level & residential on the upper level. Subdivision and zoning map amendment to adjust the property lines as proposed. Will need to obtain a certified address. New development requires a Special Study due to close proximity to the fault line. See previous comments @ 748 North 300 West, flag #5010296 & 5010297. Gave Mr. Burt a copy of the MU zoning requirements.		
12/18/2007	Randy Drummond	Engineering	5010296
AttendeeComments	Subdivision Plat (PUD) required. Subdivision Improvement Construction Agreement, insurance, and bonding required. Certified address (or plat) for each unit required. All public way & public access way improvements to be built according to City standards and included in bond. All existing public way improvements to be inventoried at time of subdivision application review & any sub-standard improvements to be replaced as a condition of subdivision approval.		

5010296 Burt, Gerald
754 North 300 West

Contact Person Gerald Burt
Contact Email geraldabc@comcast.net
Contact Telephone 801 755-3836 Property Zone SR-1A & MU

Project Description DRT Meeting-New proposal for live/work condos, and new single family dwelling in rear.

New proposal for new live/work condos, and new single family dwelling on the rear lot.

**New meeting date: 12/18/2007-"Reed Avenue Mixed Use Development"-Proposing (3) new live/work units and (1) single family dwelling. New Contact: Tracy Stocking 801-463-

12/18/2007 Ken Brown	Zoning	5010296
AttendeeComments	Proposing a 4 lot subdivision and zoning map amendment. Will require cross access & cross drainage easements. Commercial use within the 3 dwellings along 300 West will need to be a use that is allowed in the zone and will require parking as required for that use on that lot. Off-site parking in the MU Zone is a conditional use. May want to consider "Home Occupation" as opposed to commercial uses. Need certified address for each lot for permit application. The property is located in a Special Study area and an Historic District. Need to document 20% min. open space for each lot.	
12/18/2007 Ted Itchon	Fire	5010296
AttendeeComments	PUD. Provide fire flow, and fire sprinklers. Smoke detection, local only, in residences.	
12/18/2007 Barry Walsh	Transportation	5010296
AttendeeComments	Subdivision to combine lots and subdivide into 4 lots, with zoning map amendment. Public way improvements to be repaired as needed and includes upgrades to street lighting (Mike Barry w/Engineering). Parking: 2/single fam & 3/k retail.	
12/18/2007 Brad Stewart	Public Utilities	5010296
AttendeeComments	Reed Avenue has low fire flow. Each lot to have own water & sewer. Need separate water, fire sprinkling, and sewer, not to cross property lines. Geo-tech info on groundwater elevation required for basements.	
1/7/2008 Ken Brown	Zoning	5010296
AttendeeComments	Proposal to eliminate the live-work scenario previously proposed. Proposing to build single family attached dwelling with no commercial use. Discussed Permitted & Conditional Home Occupations. Also discussed subdivision, Planned Development, lot widths, lot areas, setbacks, parking, lot coverage, etc.	

5010296 Burt, Gerald

754 North 300 West

Contact Person Gerald Burt

Contact Email geraldbbc@comcast.net

Contact Telephone 801 755-3836 Property Zone SR-1A & MU

Project Description DRT Meeting-New proposal for live/work condos, and new single family dwelling in rear.

New proposal for new live/work condos, and new single family dwelling on the rear lot.

**New meeting date: 12/18/2007-"Reed Avenue Mixed Use Development"-Proposing (3) new live/work units and (1) single family dwelling. New Contact: Tracy Stocking 801-463-

1/7/2008Barry Walsh Transportation 5010296

AttendeeComments Home Occupation. Use only requires 2 stalls per unit (res.) for a single family attached.

3/12/2008Brad Stewart Public Utilities 5010296

AttendeeComments Check fire flows. (Fern Ave. was very low). May need public hydrant. Basement shown, have geo tech engineer identify lowest level.

3/12/2008Ken Brown Zoning 5010296

AttendeeComments Rezone, subdivision & Landmark review required. Discussed how front yard set back is determined, set backs, building & accessory structure height, building coverage, etc. See previous notes at 754 North 300 West. Current proposal does not appear to comply with the landscape buffer requirements of the MU zone. (21A.48.080).

3/12/2008Barry Walsh Transportation 5010296

AttendeeComments Need certified address for 4 lots. SR1-Reed Ave, 270? Plat needs to show cross easements for lots 1, 2, & 3. Need parking geos to comply to SLC standard. (Plan does not comply for 3:1 off set taper). Buffer between SR & MU (need 10'). Street lighting refer to Mike Barry. Single family, 2 stalls per lot. (No bike rack required).

3/12/2008Randy Drummond Engineering 5010296

AttendeeComments Plat required. Subdivision Improvement Construction drawings and agreement (with bond and insurance) required. Condition of street improvements to be inventoried at the time of application, and any sub-standard improvements to be replaced as condition of project approval. (on both Reed Ave. & 300 W.). Certified address, on plat, required (Alice Montoya to certify). All improvements (Public way & private access) to be designed and constructed to APWA 2007 standards, and specifications. Construction improvement drawings to be submitted in electronic (pdf) format.

Exhibit D Photographs



Reed Avenue

