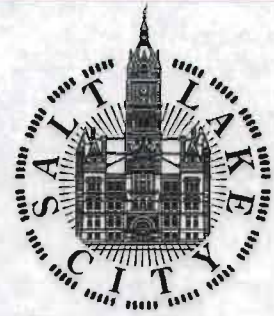


HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

McCarthy Residence New Construction PLNHLC2008-00687 February 4, 2009

Applicant: Maura McCarthy

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 08-36-235-006

Current Zone: SR-1A, Special
Development Pattern Residential

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Eric Jergensen

Lot Size: .07 acres

Current Use: accessory

**Applicable Land Use
Regulations:**

- 21A.34.020
- 21A. 24.080

Notification:

- Notice mailed on January 20, 2009
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites January 20, 2009

Attachments:

- A. Application
- B. Photographs
- C. Documentation
- D. Departmental Comment

Request

The applicant, Maura McCarthy, requests approval to construct a single-family residence at approximately 524 North Main Street.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that overall the project will substantially comply with all of the standards that pertain to the application (1-4) and therefore, recommends approval with the following conditions:

1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to the Planning Staff.
2. That the sliders on the primary elevation are replaced with a compatible window type and the two northern windows of the main floor are enlarged to reflect a traditional ratio of solid-to void.
3. All windows shall be set back from the wall plane of the building and framed in materials that appear similar to those used traditionally.
4. That typical details be added to the front entrance porch, such as a covering and railing, as this helps to establish the porch as a dominate feature of the front elevation.
5. The use of a new material such as a smooth finished fiber cement siding material applied in a traditional way or a traditional building material as this will reinforce the sense of visual continuity in the district.
6. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission and/or Board of Adjustment.
7. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.

Options

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
2. The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
3. The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

VICINITY MAP



Background

Project Description

The applicant proposes to build a new single-family home on a vacant legal complying lot located in the Barch's Subdivision, which was platted in the 1890s. This area of the Capitol Hill Historic District is part of the Marmalade Neighborhood. The subject property is approximately 3,251 square feet in size and irregular in shape with a lot width of 50 feet along the street frontage. The lot varies in depth from 89.1 feet to 58 feet. This unusual configuration exists because the original narrow lots of the Barch's Subdivision were bounded by North Main and Wall Streets and the diagonal pattern of these streets. A driveway that leads to a small accessory structure which will be razed currently occupies the property. The proposed plans are for a one-story flat roofed residence which fronts Main Street. The flat roof and projecting eaves provide the building with a modest contemporary look. The proposed house has a building footprint of 1,008 square feet and is divided into smaller components with separate roof elements. A change in roof height is used to express these modules. The applicant proposes the following materials for the building:

- Treated engineered wood panels (8' tall and 4' wide) with grooves 4" on-center and a metal belt course.
- A white membrane roof with boxed metal overhangs.
- A full light fiberglass front door and vinyl sliding doors on the rear elevation.
- Vinyl sliders and fixed windows.

When reviewing this proposal, the Historic Landmark Commission will consider the standards for new construction in Section 21A.34 of the Zoning Ordinance and the *Design Guidelines for Residential Historic Districts* as it relates to new construction.

Comments

Public Comments

No public comment regarding this application has been received.

City Department Comments

The Development Review Team (DRT) reviewed the plans and their comments are attached to this staff report in Attachment D. The Planning Division has not received comments that cannot reasonably be fulfilled.

Project Review

Zoning Considerations

The subject property is located in the Capitol Hill Historic District, which was locally designated as a historic district in May of 1984. The base zoning of the property is 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.” The zone allows single-family and twin homes as permitted uses. It should be noted that a non-complying lot as to lot area or lot frontage that was in legal existence prior to April 12, 1995, shall be considered a legal complying lot. Legal complying lots in residential districts shall be approved for the development of a single-family dwelling regardless of the size of the lot subject to complying with all yard area requirements of the R-1/5,000 Zoning District. The development requirements and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Existing	Meet?
Lot area	5,000 sf		3,251 sf	Legal complying lot
Maximum height of a flat roof	16'	13.9'		Yes
Maximum exterior wall height adjacent to interior side yards	16'	13.9'		Yes
Front yard setback	Average of the front yards of existing buildings within the block face – 10.3'	12.91'		Yes
Interior side yard setback for corner lots	4' on one side and 10' on the other	4' on the south side and 10' on the north side		Yes
Rear yard setback	25% of the lot depth, or 20', whichever is less	15'		Yes
Building coverage	40% of the lot area	31%		Yes
Off-street parking	2	2		Yes

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

Analysis and Findings

Findings

2A.34.020 H Historic Preservation Overlay District:

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 structures and streetscape.

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.

Analysis: New buildings should appear to be similar in scale to those seen historically in the area and should contribute to a sense of human scale in a district. Within the Capitol Hill Historic District a wide range of architectural styles exists representing a continuum that spans early settlement to the present. This collection of building forms contains some of the oldest extant homes in the state. Thus, a distinctive feature of the Marmalade Neighborhood is the group of buildings of simple design and detailing and of modest scale, ranging in height from one- to two-stories. The surrounding buildings of the subject property are shown on the 2006 survey photographs attached to this staff report. The streetscape along this area of North Main Street is more diverse. Gabled and hipped roof forms occur more frequently, although flat roofs appear on some building types.

To the north of the subject property, is a one-story flat roofed “Victorian eclectic” style duplex (526-528 N. Main Street). To the south, is a one-story brick gable roofed “Tudor” home with a high foundation (520 N. Main Street). The residential buildings on the west side of North Main Street are mostly similar in size and

character ranging in height from one- to two-story, but includes a two-and-a-half-story apartment building at 533 N. Main Street that was constructed in 1976 and has a mansard roof.

The lots of this block that front on North Main Street vary in width from 48 feet to 100 feet. The subject property has a lot width of approximately 50 feet and the proposed building is nearly square in shape, with a 32' x 28' building footprint. These dimensions are similar to other residential structures found on this block and in the neighborhood.

Finding: The development pattern of the Marmalade area reflects a varying topography, irregular block shapes, and diagonal street pattern. The proposed building is similar in terms of height, width, proportion of principal façade and scale with other buildings on the block and within the Marmalade Neighborhood. The height appears to be within the range of heights historically found in the vicinity. The proposed roof shape is not a typical roof form historically used for a single-family home, but it is consistent with multi-family development in the area, and will be recognizable as a contemporary design element of the house. Given the range of architectural styles found historically in this area and the variety of shapes these styles exhibit, the house form fits into the overall character of the streetscape and neighborhood. The request is consistent 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.

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.

13.9 Use primary materials on a building that are similar to those used historically.

Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

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 the Capitol Hill Historic District

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

Analysis: Historically, windows and doors in residential neighborhoods are similar in scale and proportion. Traditional windows have a vertical orientation and are typically double-hung or fixed. When repeated down the street, these openings contribute to a sense of visual continuity. Although evolving, the fenestration pattern shown on the plans for the proposed building is less conventional with an irregular placement of windows and a

variety of window sizes, openings and groupings that lack decorative detailing. The windows on the west and primary elevation of the main floor are two 7' x 3' vertical sliders, a fixed 3'6" x 3'6" window, and a 2'6" x 4' slider. The upper level windows consist of groupings of four 2' x 1'6" sliding windows. The rear window is a 5' x 3' fixed window. The windows on the south elevation of the main floor include two sets of double 7' x 3' vertical sliders and a 5' x 5' slider. The window depth does not provide the depth and shadow lines seen on historic windows, and thus the Commission and applicant may wish to explore other options. Further, slider windows are not typically seen on historic houses, but are appropriate for new construction if they are similar in scale and proportion to those of historic structures and used on secondary elevations.

Historic houses also have a similar ratio of windows to walls. The proportion of openings and the related rhythm of solid-to-void on the proposed building are unusual for the district because they do not reflect the early development period of the district. Since differing markedly from the fenestration pattern on nearby contributing buildings, particularly on the primary elevation, the Commission may wish to consider if the fenestration pattern is acceptable as conveying the fact that the building is new.

Historically, the primary entrance for a house faced the street and a porch protected the entrance to the house. Although not characterized by a traditional entry element, the front entrance is emphasized by a raised landing that projects from the face of the building and runs across a portion of the house. The proposed entry is essentially an outdoor space that is protected from the elements by a small covering, but lacks a railing. An unusual feature for this streetscape, such treatment may be considered a modern interpretation of a traditional feature that conveys the fact that the house is a contemporary design. The mid-century apartment building at 510 North Main Street also has a simple projecting central entrance.

The use of materials that are similar in finish, texture and scale to those seen historically in a neighborhood is preferred. These materials are important in establishing the scale of a building. Historically, brick, stucco and wood building materials were used in the district. Wood siding occurred in a variety of forms, but painted, horizontal clapboard and drop or novelty siding were preferred. The proposed siding material is a textured treated engineered wood panel. The proposed external cladding fails to convey the same visual appearance of those materials seen historically, and thus is inconsistent with this standard. The wood fiber product does not possess the same physical properties (such as composition, texture, pattern and finish) of materials found in the district. The proposed roof material will be a white membrane material, a material that is ordinarily acceptable for use in the historic districts on similar roof forms.

Finding: The design of the proposed project is inconsistent with the ordinance in several areas including the proportion of openings, rhythm of solids to voids and rhythm of the entrance. **Staff recommends that the sliders on the primary elevation be replaced and the two northern windows of the main floor be enlarged to reflect a traditional ratio of solid-to void. All windows shall be set back from the wall plane of the building within a frame. In addition, staff recommends that typical details be added to the front entrance porch, such as a covering and railing, as this helps to establish the porch as a dominate feature of the front elevation. Furthermore, staff recommends the use of a smooth finished fiber cement siding material applied in a traditional way or another appropriate building material as this will reinforce the sense of visual continuity in the district.** The proposed project meets the intent of this standard with the recommended alterations.

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.

Standards for New Construction

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.

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.

General Design Standards

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

Design Standards for the 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.

Analysis: In this area of the Capitol Hill Historic District, the orientation of buildings to the street and front yard setbacks vary. Repeated subdivision of the blocks into small parcels created streetscapes of closely packed houses. An irregular development pattern also exists because of the angle of the streets that characterize this area of the district. The resulting variation in lot size and shape, setbacks, and orientation gives the Marmalade Neighborhood its unique physical appearance.

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. In the Marmalade Neighborhood, side yards are generally small and nonexistent in some cases. 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 interior side yard adjacent to the proposed building to the south will be four feet (4') and the northern side yard setback will be ten feet (10'), consistent with the requirements. Although the house will be located on a substandard lot with respect to lot area (3,251 sf), the established wall of continuity and orientation of the building will be consistent with the streetscape.

Finding: The directional expression, front setback of the principal façade and rhythm of spacing are consistent with other buildings with frontage on North Main Street and in the Marmalade Neighborhood. 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).

Finding: This application has no subdivision issues as the lot was determined to be a legal complying lot by the Planning Division on December 22, 2008.

Attachment A Application

LOT COVERAGE TABLE (40% ALLOWED) PER SR-1A F

SR-1A SECTION F STATES: THE SURFACE COVERAGE OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED FORTY PERCENT (40%) OF THE LOT AREA.

	AREA (SQ FT)	PERCENT OF TOTAL
TOTAL LOT	3,250	100
BUILDABLE LIMIT	1,286	39.57
PRINCIPAL BUILDING	1,008	31.02
ACCESSORY BUILDING	176	5.42
COMBINED	1,184	36.43

FRONT YARD SETBACK CALCULATIONS

THE SR-1A ORDINANCE REQUIRES "Where there are four (4) or more SR-1 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."

105 W GIRARD AVE	4.58	FT
526/528 N MAIN	6.26	FT
520 N MAIN	13.34	FT
514 N MAIN	7.26	FT
510 N MAIN	18.26	FT

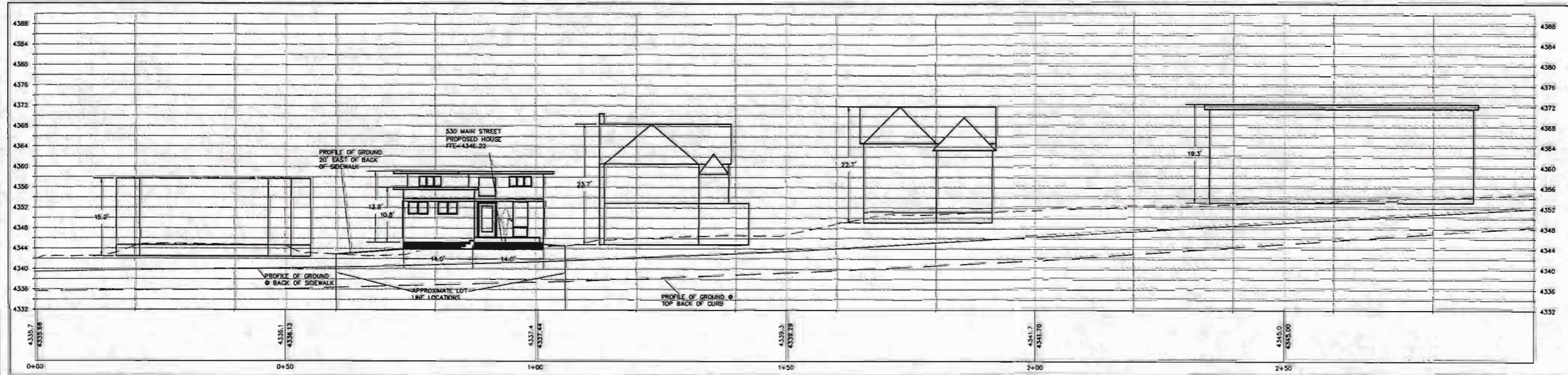
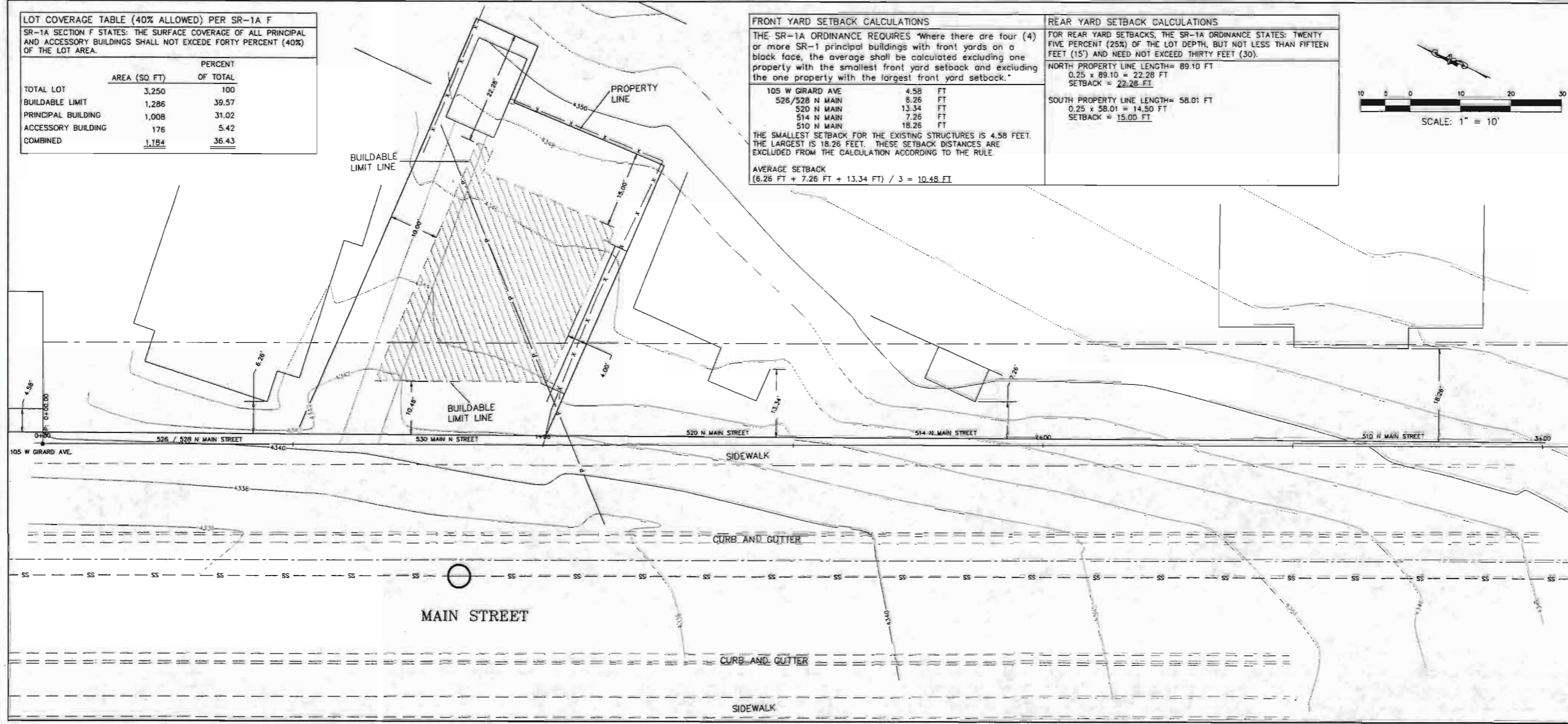
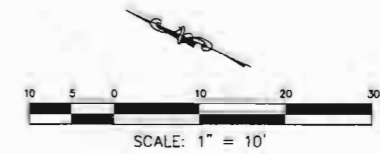
THE SMALLEST SETBACK FOR THE EXISTING STRUCTURES IS 4.58 FEET. THE LARGEST IS 18.26 FEET. THESE SETBACK DISTANCES ARE EXCLUDED FROM THE CALCULATION ACCORDING TO THE RULE.

AVERAGE SETBACK
 $(6.26 \text{ FT} + 7.26 \text{ FT} + 13.34 \text{ FT}) / 3 = 10.48 \text{ FT}$

REAR YARD SETBACK CALCULATIONS

FOR REAR YARD SETBACKS, THE SR-1A ORDINANCE STATES: TWENTY FIVE PERCENT (25%) OF THE LOT DEPTH, BUT NOT LESS THAN FIFTEEN FEET (15') AND NEED NOT EXCEED THIRTY FEET (30).

NORTH PROPERTY LINE LENGTH= 89.10 FT	$0.25 \times 89.10 = 22.28 \text{ FT}$
SETBACK = 22.28 FT	
SOUTH PROPERTY LINE LENGTH= 58.01 FT	$0.25 \times 58.01 = 14.50 \text{ FT}$
SETBACK = 15.00 FT	

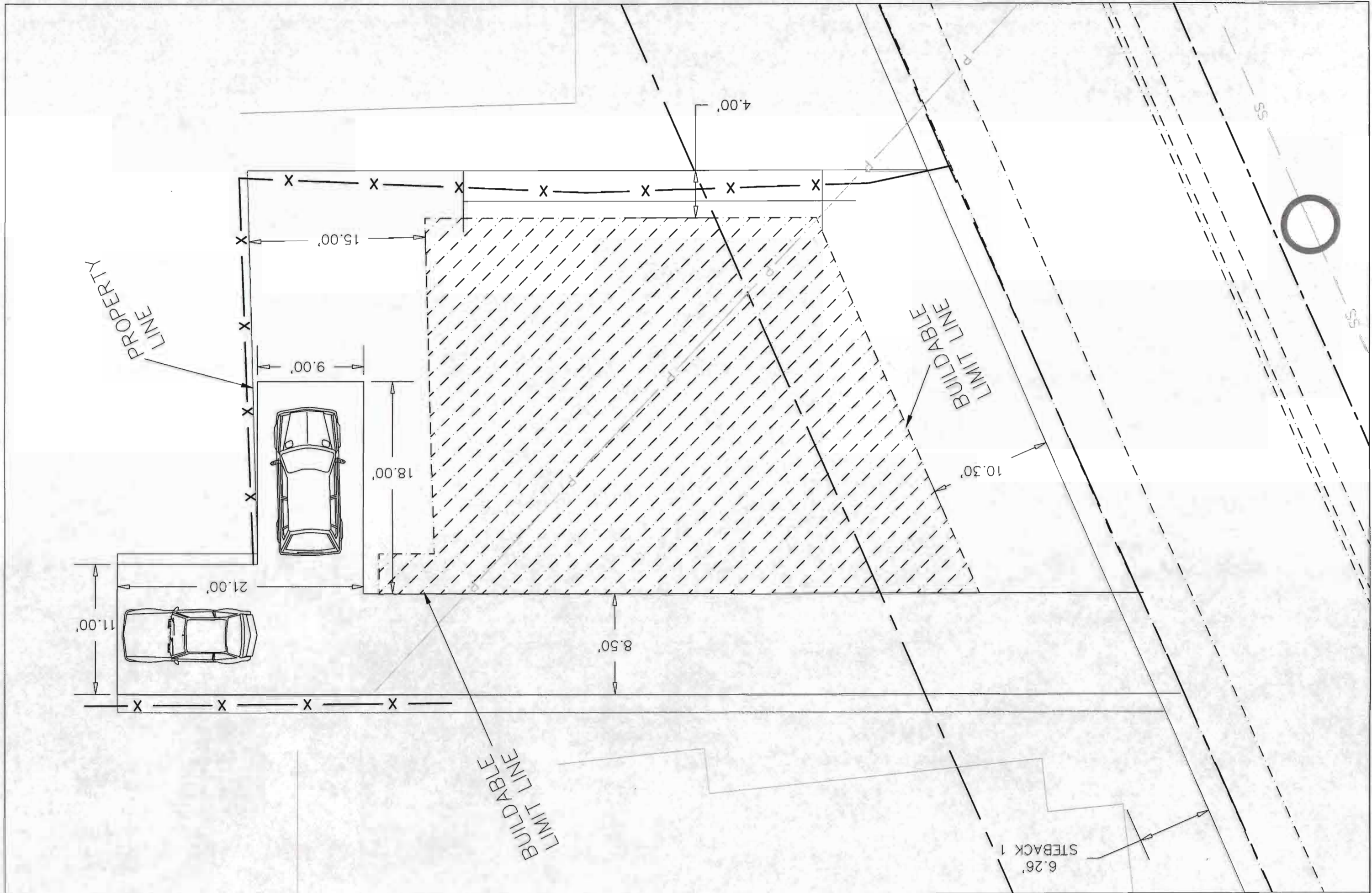


H HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite #4, Bountiful, Utah 84000
 (801) 298-2236 Phone, (801) 298-9963 Fax

PLAN AND PROFILE SHEET
MAIN STREET
 FOR:
 MAURA MCCARTHY
 PART OF LOTS 9 AND 10
 SUBDIVISION OF BLOCK 25, SALT LAKE CITY SURVEY
 SALT LAKE CITY, UTAH

DRAWN BY	DATE 12/19/08
APPROVED	DATE
REVISION	DATE
REVISION	DATE
SHEET 1	OF 2
DATE	1/9/2009
SHEET NAME	
PROFILE	
DRAWING NAME	
BOUNDARY.DWG	
PROJECT NO.	
08-310	

H:\08-310\Boundary.dwg 6/6/2007

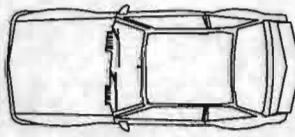
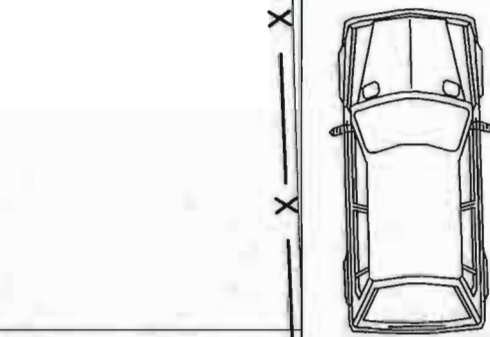


PROPERTY LINE

BUILDABLE LIMIT LINE

BUILDABLE LIMIT LINE

STEELBACK 1
6.26'





MCCARTHY RESIDENCE

530 N. MAIN ST. SALT LAKE CITY, UT

drawn by:
WHA

20090122



OPTION 1
MCCARTHY RESIDENCE

530 MAIN ST. SALT LAKE CITY, UT

drawn by:
W.H.A.

20090122

SCALE - NA



NOTE: this is a stock floorplan. It may, and likely will, change to meet the needs of your specific site.

FLOOR PLAN & FEATURES
MCCARTHY RESIDENCE

530 MAIN ST. SALT LAKE CITY, UT

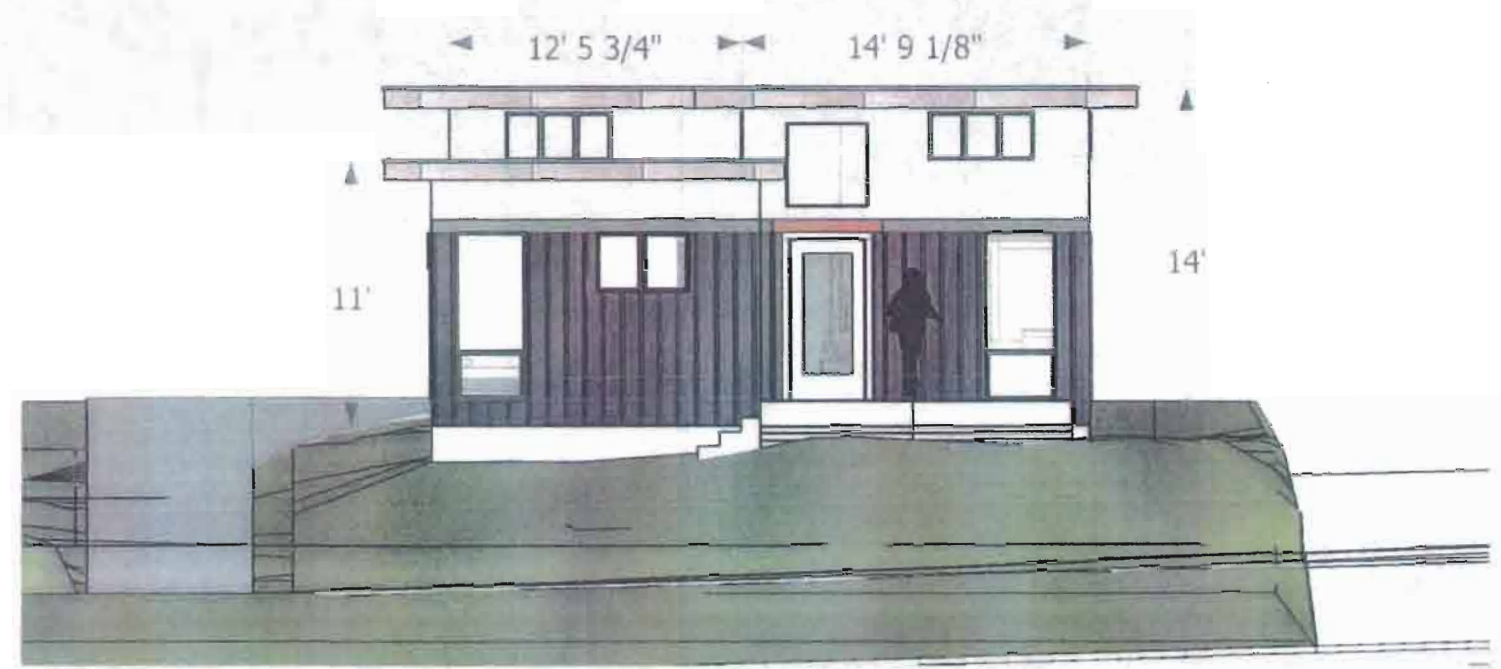
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W.H.A.

20090122

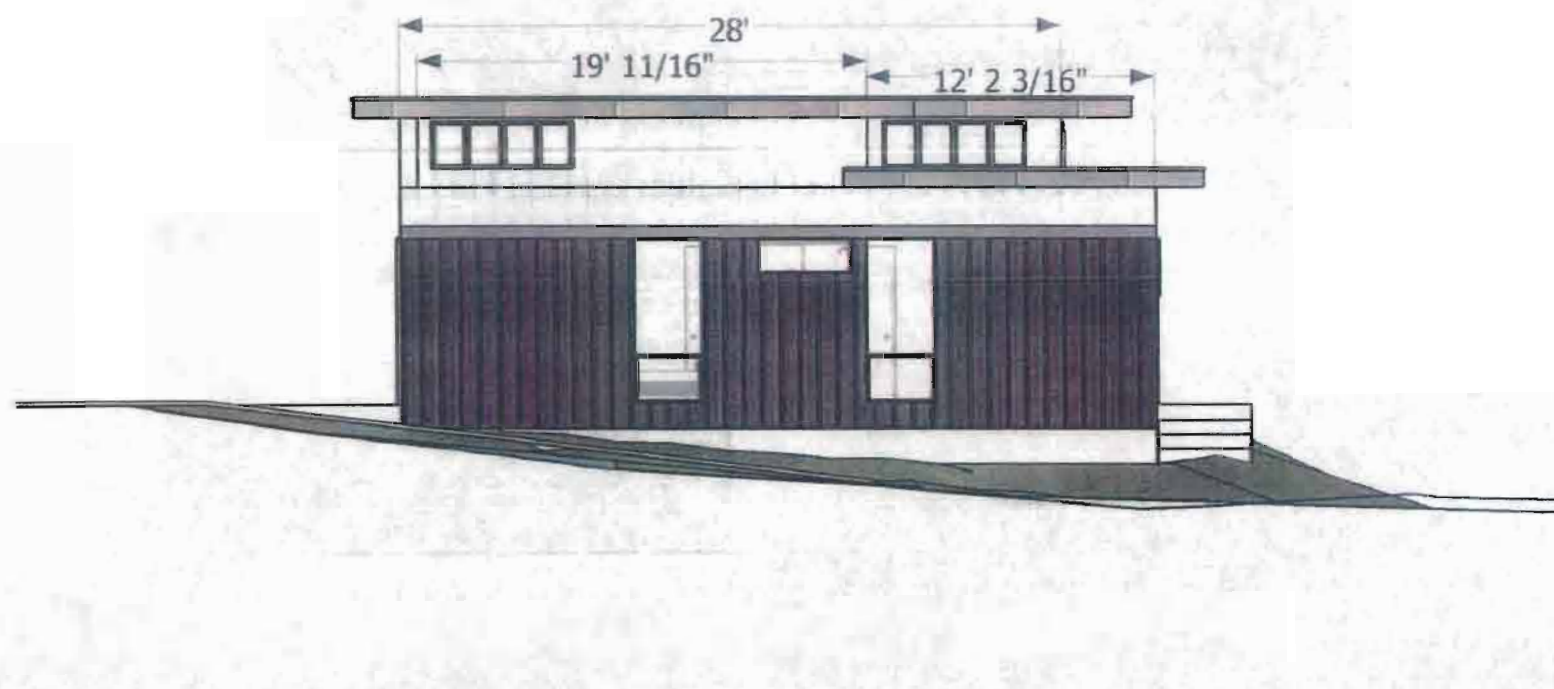
SCALE - 1/4" = 1'



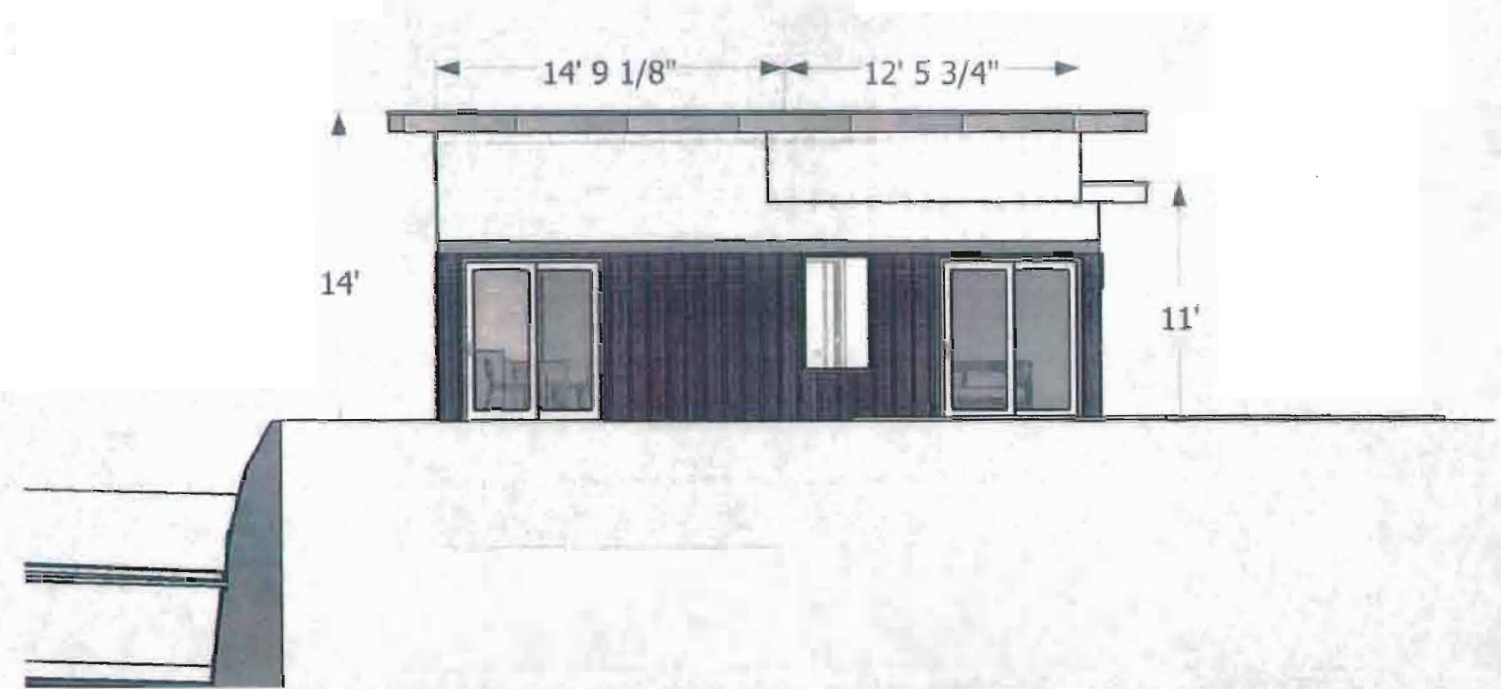
SOUTH



WEST



NORTH



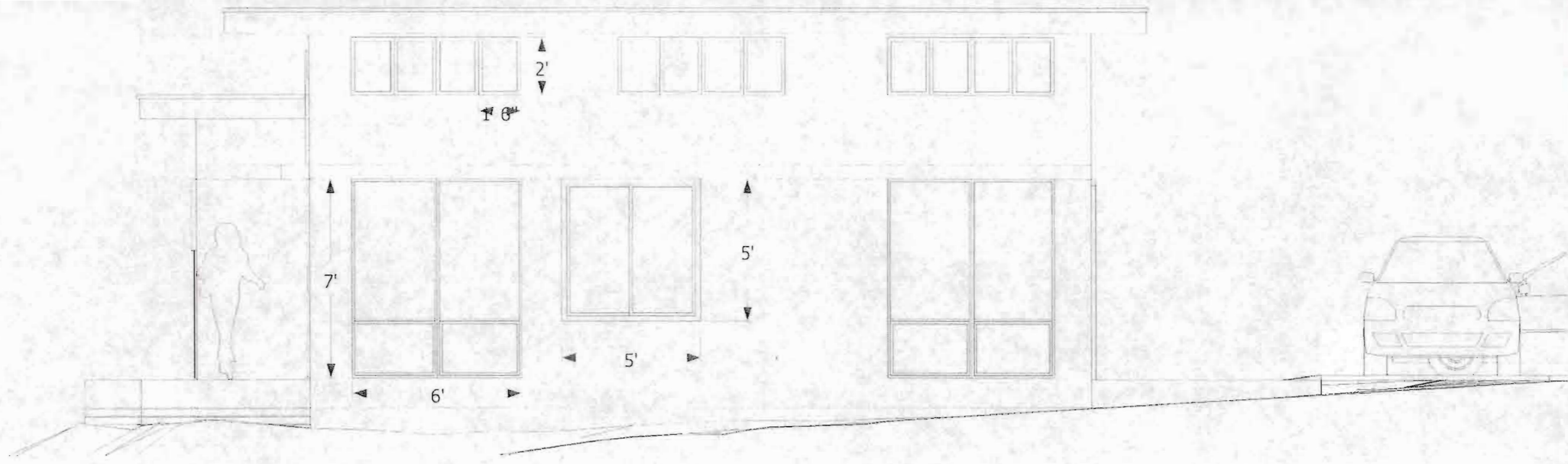
EAST

ELEVATIONS
MCCARTHY RESIDENCE
 530 MAIN ST. SALT LAKE CITY, UT

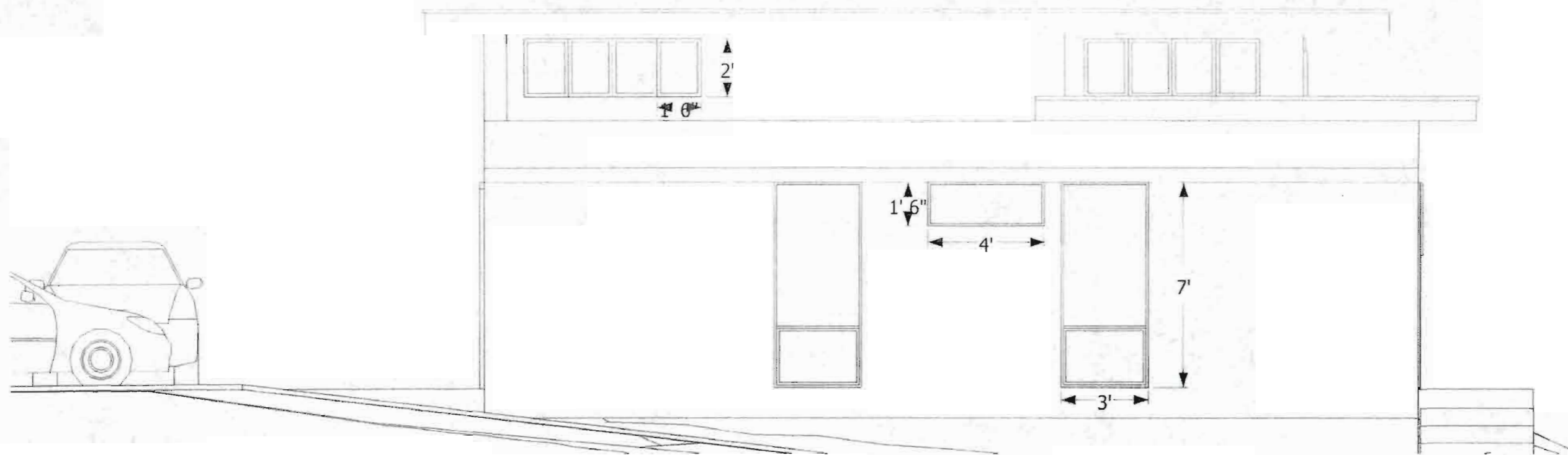
drawn by:
 W.H.A.

20090122

SCALE - 1/8"=1'



SOUTH



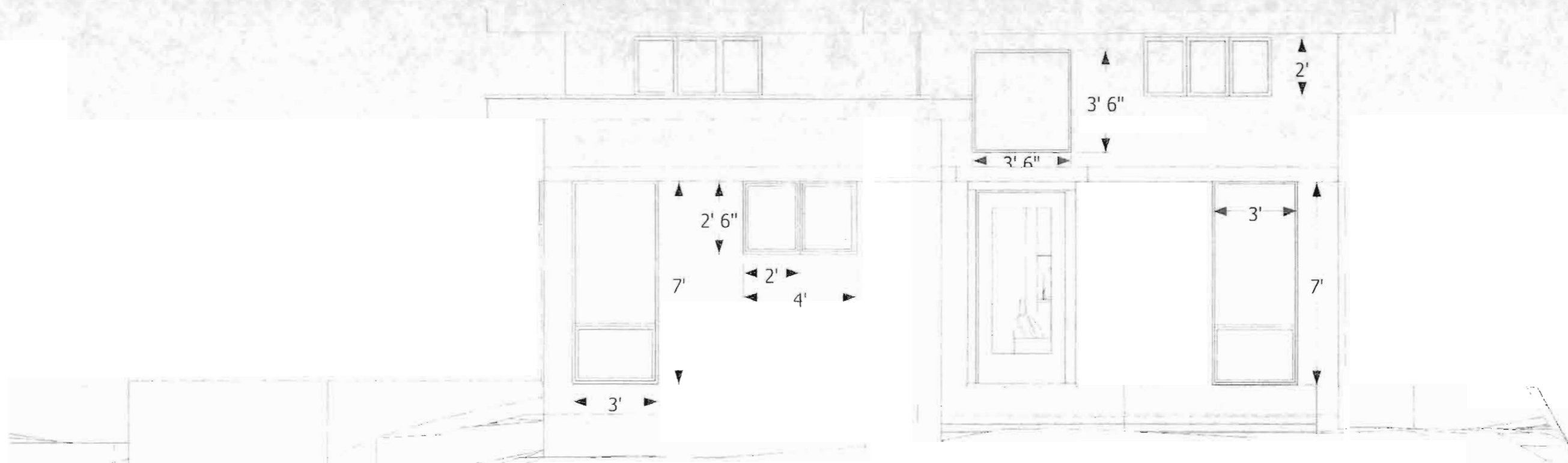
NORTH

WINDOW DIMENSIONS
MCCARTHY RESIDENCE

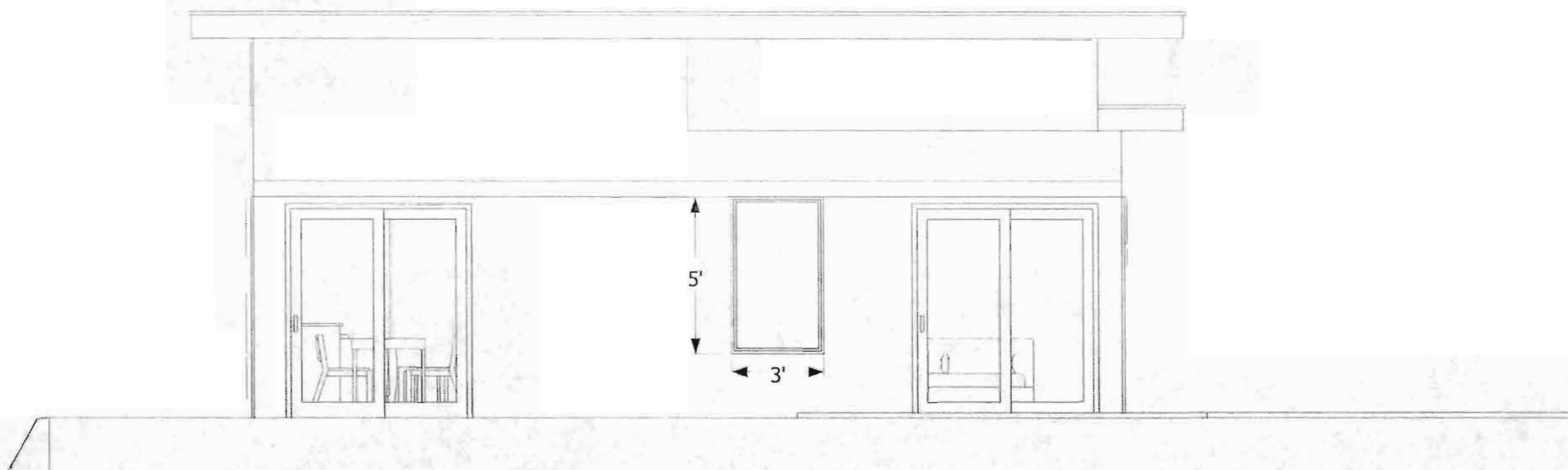
530 MAIN ST. SALT LAKE CITY, UT

drawn by:
 W.H.A.

20090122



WEST



EAST

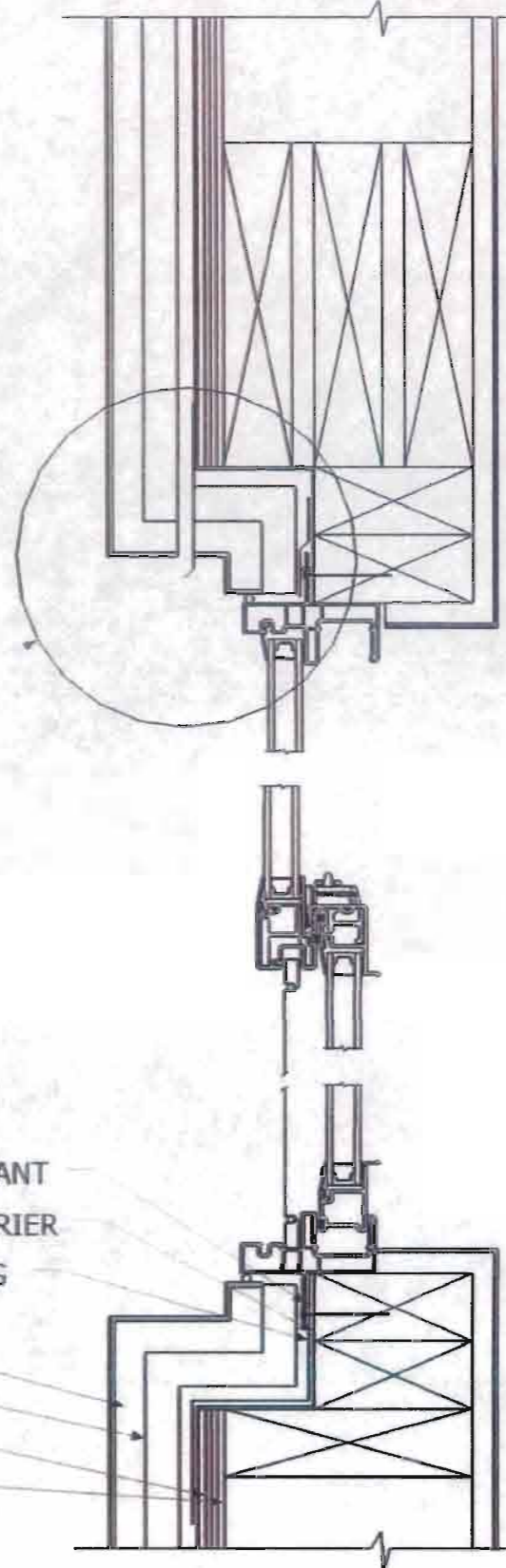
WINDOW DIMENSIONS
MCCARTHY RESIDENCE

530 MAIN ST. SALT LAKE CITY, UT

drawn by:
W.H.A.

20090122

SCHEMATIC
DETAIL-
NOT FOR
CONSTRUCTION



??? DRIP EDGE DETAIL TBD

SEALANT
WEATHER RESISTANT BARRIER
9" FLEXIBLE FLASHING
SIDING MATERIAL
FURRING STRIPS
SHEATHING
2"x6" STUD



WINDOWS RECESSED 2.5"

WINDOW DETAILS MCCARTHY RESIDENCE

530 MAIN ST. SALT LAKE CITY, UT

drawn by:
W.H.A.

20090122

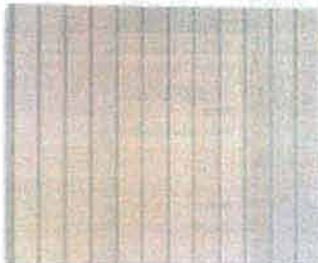
Date: September 10, 2008
Subject Property: 530 North Main Street, Salt Lake City, Utah
Property Owner: Maura McCarthy

HLC New Construction Application – Attachment 6: Material samples

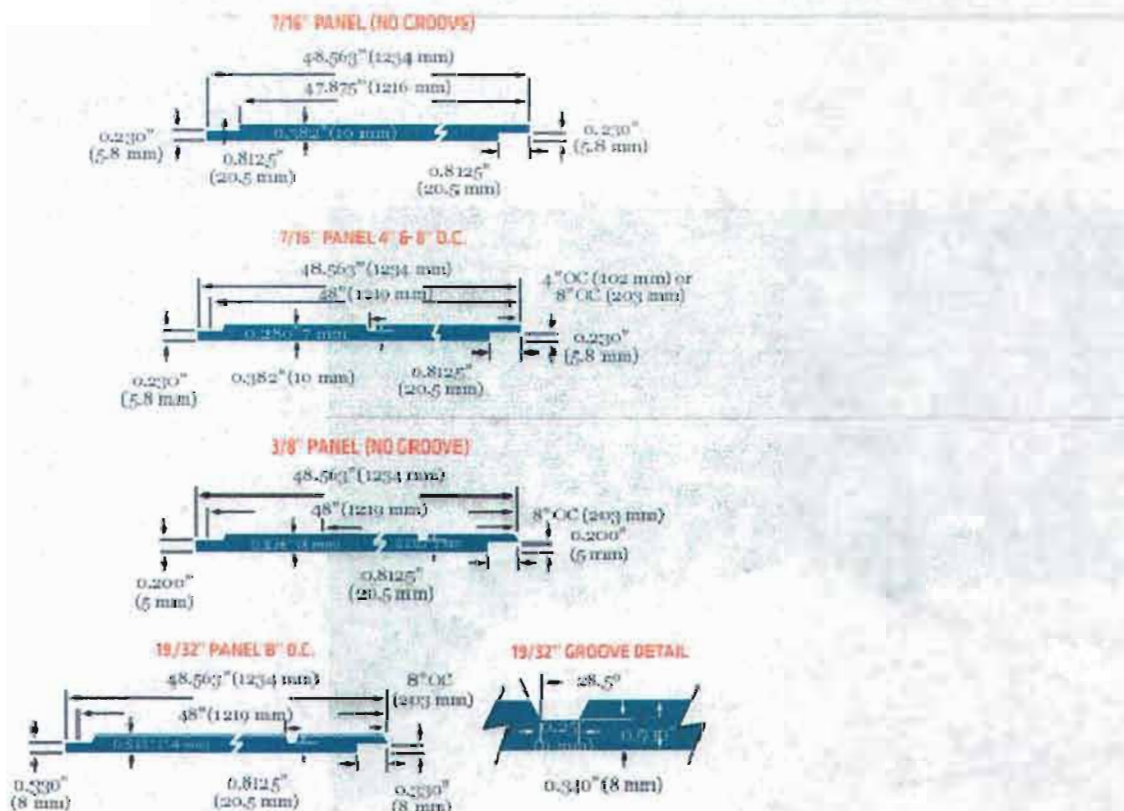
Siding

Here is the **siding** on the house is:

- proposed to be **vertical**, using the LP “Smartside” Precision Series Panel product (see <http://www.lpcorp.com/sidingtrim/lpsmartside/products/panel.aspx#panel-reverse>)

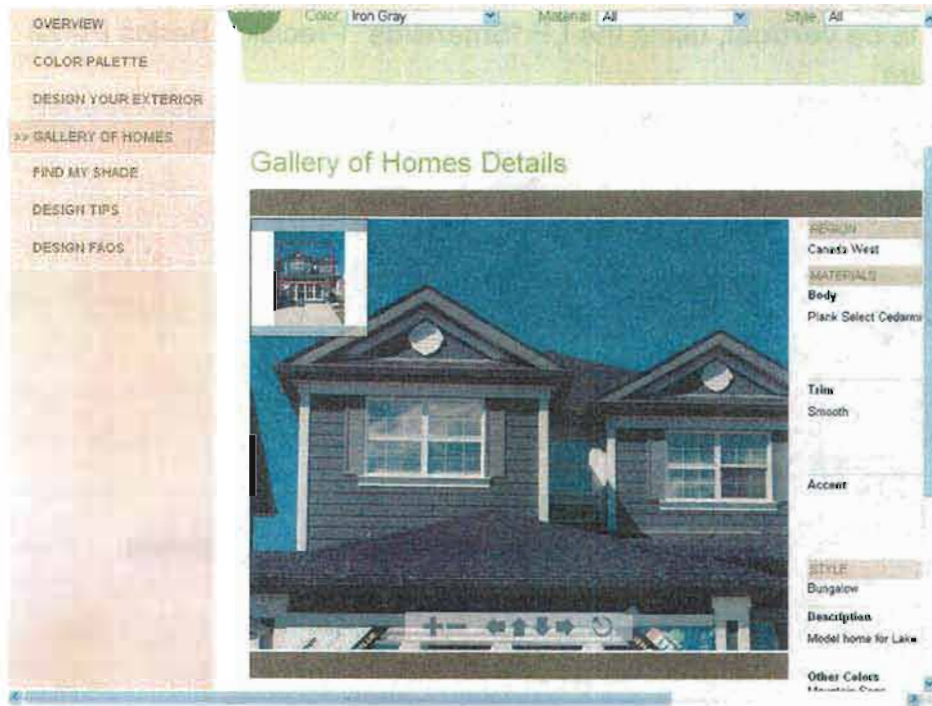


- with a 50 year limited warranty
- painting dark grey (see color swatch below)
- with the “form” as detailed below in the cross-section of the panels:
 - the grooves will be 4” off center
 - groove width of 3/8” (or 13 mm)

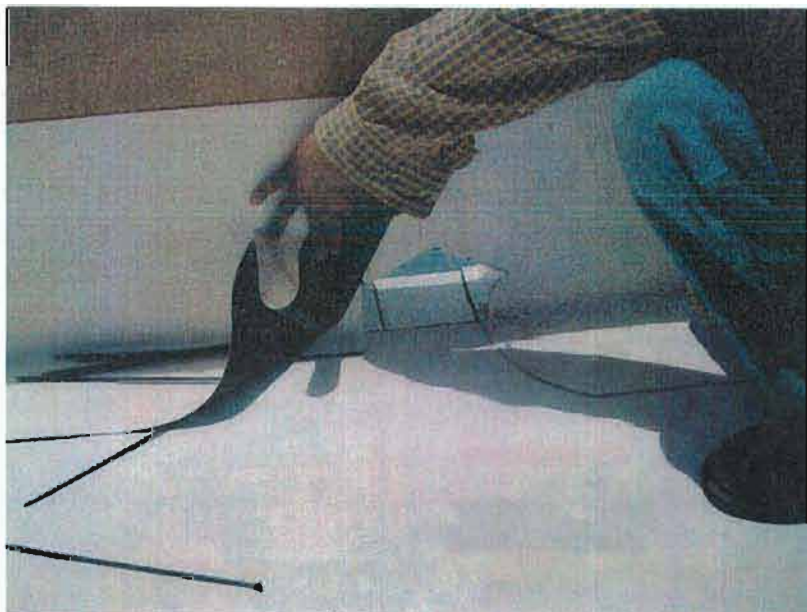


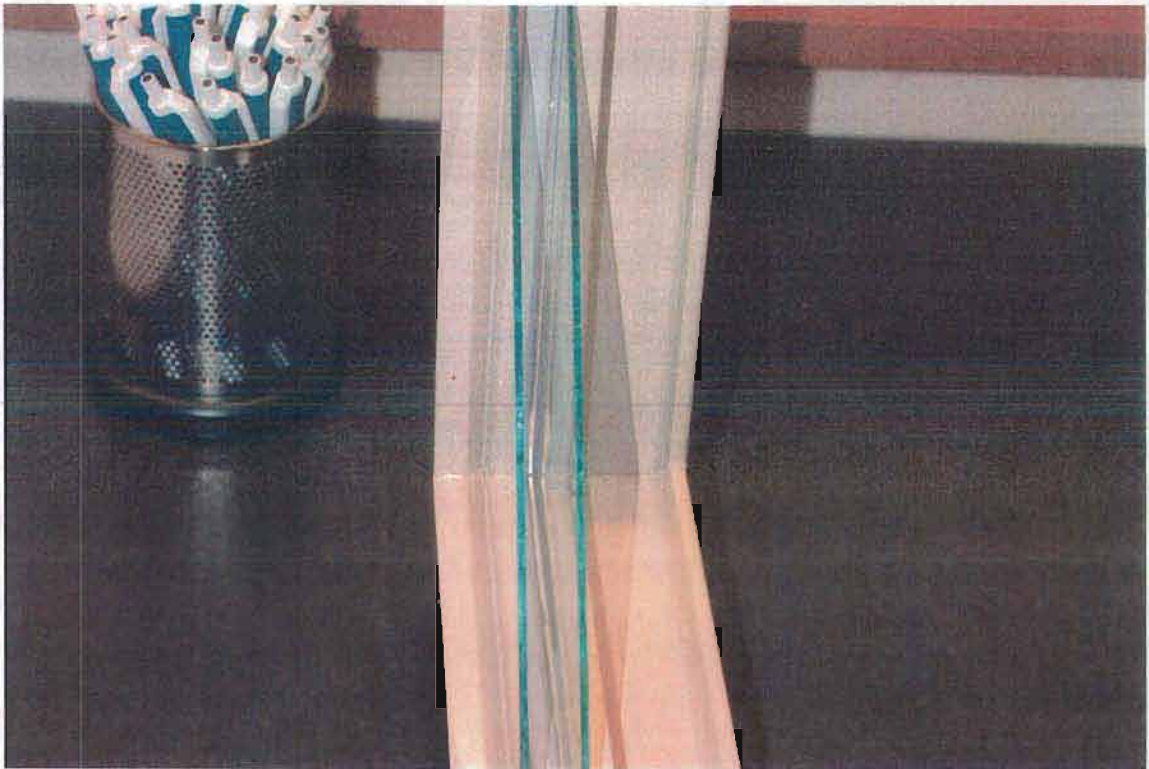
Date: September 10, 2008
Subject Property: 530 North Main Street, Salt Lake City, Utah
Property Owner: Maura McCarthy

The **color** of the siding on the house – iron gray. Here is a view of a house with siding color of iron gray (though ours will be vertical):



The roof of the home will be a white membrane TPO – which is more eco-friendly and works well on flat roofs





Date: September 10, 2008

Subject Property: 530 North Main Street, Salt Lake City, Utah

Property Owner: Maura McCarthy

The cement on the front porch of the house is intended to match surrounding homes, and will look similar to the cement seen on the Salt Lake home, below:



We also plan to do a “zero scape” yard, if possible, similar to that seen in the nearby recently-built home, below (this is right around the corner from our proposed project):





26 Girard St., Salt Lake City

Example of flat roof multi-family home with non recessed windows



XX N. Main Street, Salt Lake City

Right on the corner of my street, example of flat roofed home with large, plain windows. Sills are simple and integrated close to window



533 N. Main Street, Salt Lake City

This house is across the street from the proposed home, 524 N. Main St.

Home has flat roof, but windows are not recessed, and siding on bottom half of home is vertical wood.



533 N. Main Street, Salt Lake City

Second view: here is a close-up view of the vertical wood siding



479 200 South St., Salt Lake City

Use of vertical wood siding on bottom front half of house



466 Wall Street, Salt Lake City

Example of unusual use of round and rotunda windows and southwestern detail in historical district



597 Darwin St., Salt Lake City

Example of single-family flat roof structure with slightly-recessed windows



... closeup version of above structure



581 West Capital St., Salt Lake City

Example of modern-lined, partially flat roof home with slightly-recessed windows

Lack of large window sills / edging



583 West Capital St., Salt Lake City

Example of modern-lined, partially flat roof home with slightly-recessed windows, and interesting window shapes

Lack of window sills

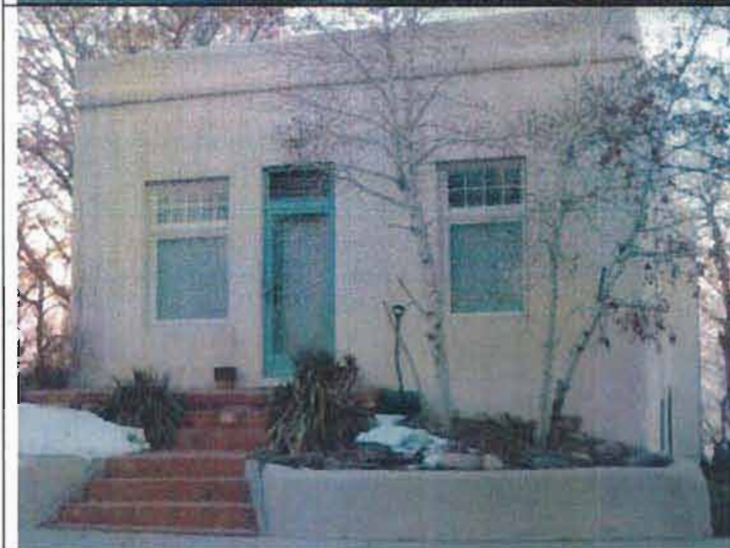
Has both recessed and non-recessed windows



391 N. Main Street, Salt Lake City

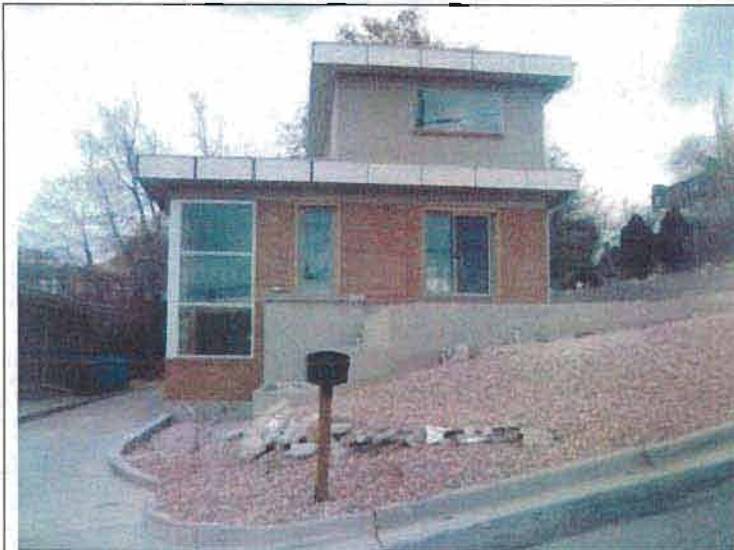
Nice front windows, back accent window, and front door

Lack of window sills / edges



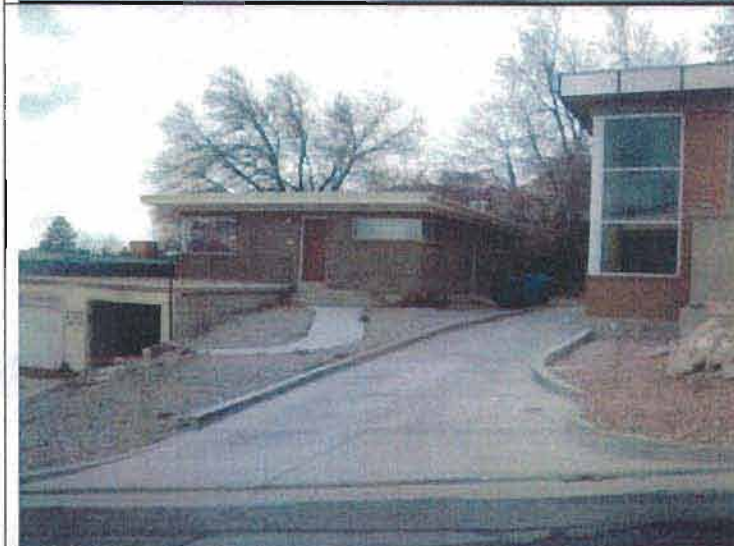
391 N. Main Street, Salt Lake City

second view: interesting lack of window sills / edges



99 East Girard St., Salt Lake City

Interesting use of metal edging, and interesting large front windows



97(?) East Girard St., Salt Lake City

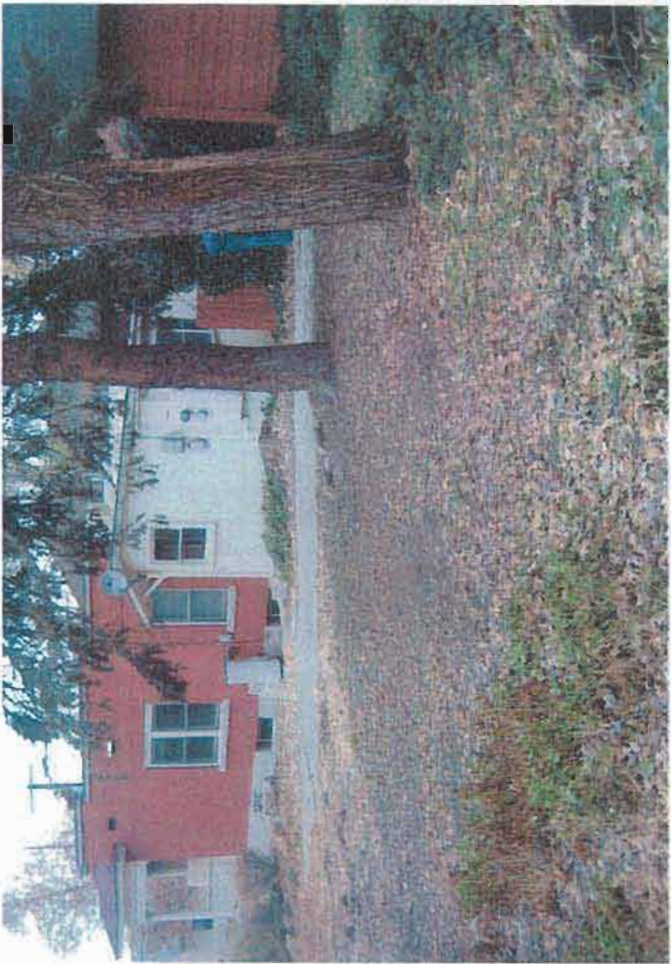
(smaller grey house)
Interesting window shapes around edges of home



One? 500 N. St., Salt Lake City

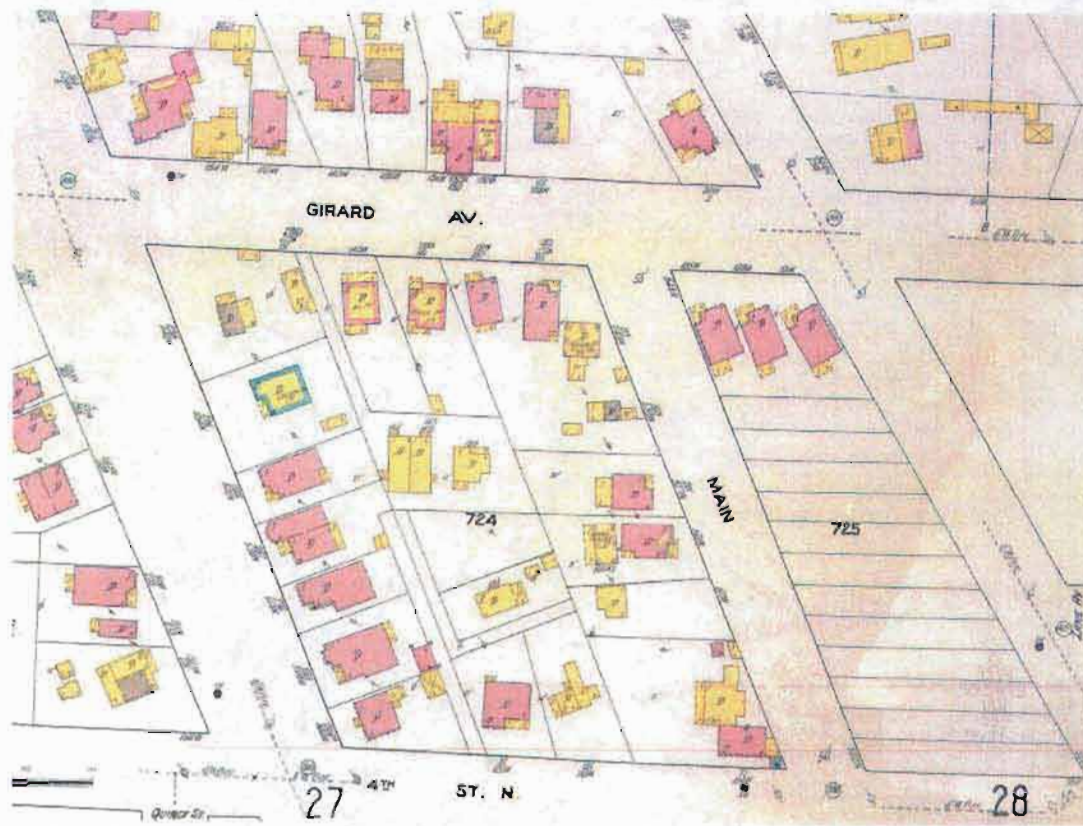
Quintessential flat roof home

Attachment B
Photographs



Attachment C
Documentation

Sheet 011



City	Salt Lake City, Utah
Date.Original	1911
Map Sheet Number	Sheet 011
Street Names	Clinton Av.; Capitol; 5th St.; Center; 1st St.; Wall; Girard; Main; 4th St.
Business/building names	Nineteenth (19th) Ward LDS House of Worship (LDS Church); 19th Ward Relief Society Hall
Creator	Sanborn D A
Subject	Sanborn Fire Insurance Maps; maps; urban development; city planning
Publisher	J. Willard Marriott Library, University of Utah
Date.Digital	2004-12-09
Type	Image
Format.Use	image/jpeg
Source.Physical	54 cm x 64 cm
Identifier	G4344_S3_6475_1911_S35_V1_011
Format.Creation	Leica S1 Pro scanning camera; Hasselblad CFI 50mm F/4 lens; f/11; Kaiser Softlight ProVision 6x55w fluorescent 5400k daylight; tif: 4000 x 4800pixels; 36-bit color
Language	eng
Rights Management	Digital image copyright 2004, University of Utah. All rights reserved.
Website	http://www.lib.utah.edu/digital/sanborn/
Owning Institution	Western Americana Division, Special Collections, J. Willard Marriott Library, 295 South 1500 East, Salt Lake City, Utah 84112
Scanning Technician	Kelly Taylor
Metadata Cataloger	Kelly Taylor; Clifton Brooks

CAPITOL HILL HISTORIC DISTRICT
Salt Lake City, Salt Lake County, Utah



451 N Main Street
D



459 N Main Street
B



469 N Main Street
A



469 N Main Street
(alternate view)



470-472 N Main Street
B



501-507 N Main Street
B



501-507 N Main Street
(aka 104 W 500 North)



510 N Main Street
B



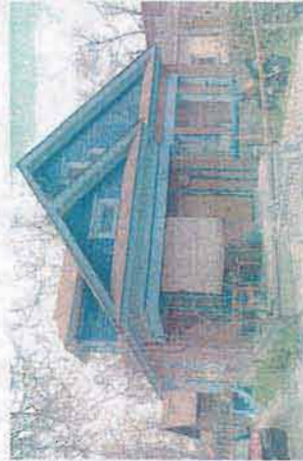
514 N Main Street
B



517 N Main Street
B



520 N Main Street
B



521 N Main Street
B

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval/ HL	OutB N/C	Yr-(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/LS/Gen	Comments/ NR Status
451 N MAIN STREET	D	1/0	c. 1995	SHINGLE SIDING STONE VENEER	NEO-ELECT.: OTHER	OTHER LATE 20TH C. SINGLE DWELLING	06	
459 N MAIN STREET	B	0/0	1937	CLAPBOARD SIDING	MINIMAL TRADITIONAL	WWI-ERA COTTAGE SINGLE DWELLING	06	N05
469 N MAIN STREET	A	0/0	1879	BRICK:OTHER/UNDEF. STUCCO/PLASTER	GREEK REVIVAL GEORGIAN	CENTRAL PASSAGE	06	ONE-STORY REAR ADDITION
PAUL E.B. HAMER HOUSE	2		c. 1939			SINGLE DWELLING	69	N05
470 N MAIN STREET	B	0/0	1894	REGULAR BRICK	VICTORIAN ECLECTIC GREEK REVIVAL	OTHER RESIDENTIAL MULTIPLE DWELLING	06	80 REHABS c.1979, 1996; 470-472 N N05
501 N MAIN STREET	B	1/2	1873	STUCCO/PLASTER	CLASSICAL: OTHER 20TH C.: OTHER	PAIR HOUSE	06	501-507 N; OLD HOME ATTACHED TO 2-STORY 4QUARE 104 W 500 N; in file as 503 N05
JOSEPH DEAN HOUSE	2		c. 1910			SINGLE DWELLING		
510 N MAIN STREET	B	0/1	1957	OVERSIZED BRICK	POST-WAR MODERN	WALK-UP APT. MULTIPLE DWELLING	06	80 N05
514 N MAIN STREET	B	0/1	1927	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE	06	80 N05
517 N MAIN STREET	B	0/0	c. 1903	SHINGLE SIDING DROP/NOVELTY SIDING	BUNGALOW	FOURSQUARE (BOX) SINGLE DWELLING	06	80 SET BACK FROM STREET N05
520 N MAIN STREET	B	0/1	1927	REGULAR BRICK STRATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	06	80
521 N MAIN STREET	B	0/1	1905	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	RECTANGULAR BLOCK SINGLE DWELLING	06	80 TRANSITIONAL BUNGALOW N05



521? N Main Street
B (rear)



526-528 N Main Street
B



527 N Main Street
B



533 N Main Street
D



543 N Main Street
B



203 N Quince Street*
B

QUINCE STREET

*Buildings in SLC Landmark district, but not in NR district



215-221 N Quince Street*
B



203-221 N Quince Street*
(garages)



245 N Quince Street*
B



246 N Quince Street*
B

Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office

Address/ Property Name	Eval/ HU	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Othr. Use	Survey Year RLS/LS/Gen	Comments/ NR Status
7 521 N MAIN STREET	B	0/0	c. 1884	CLAPBOARD SIDING	VERNA CULAR CLASSICAL: OTHER	SINGLE DWELLING OTHER RESIDENTIAL	06 80	N05 REAR OF 521 N
			1.5			SINGLE DWELLING		N05
526 N MAIN STREET	B	0/1	1914	REGULAR BRICK	VICTORIAN ECLECTIC	DOUBLE HOUSE / MULTIPLE DWELLING	06 80	DOUBLE HOUSE TYPE C, 526-528 N N05
527 N MAIN STREET	B	0/1	1901	REGULAR BRICK	BUNGALOW VICTORIAN: OTHER	BUNGALOW	06 80	UHF EASEMENT N05
MORAY, PETRONALA, HOUSE	I					SINGLE DWELLING		N05
533 N MAIN STREET	D	0/0	1976	WOOD:OTHER/UNDEF. VENEER: OTHER	MANSARD	BOXCAR APT.	06 80	
			2.5			MULTIPLE DWELLING		N05
543 N MAIN STREET	B	0/0	1873	DROP/NOVELTY SIDING	VICTORIAN: OTHER	RECTANGULAR BLOCK	06 80	c.1920s REMODEL OF c.1873 HOUSE; ON PARCEL WITH 115 E GIRARD AVE N05
			1.5			SINGLE DWELLING		N05
203 N QUINCE STREET CAROL JO APARTMENTS	B	0/0	1951	STRIATED BRICK	POST-WWII: OTHER	WALK-UP APT. MULTIPLE DWELLING	06	PARCEL ADDRESS IS 156 W 200 N
			2.5					
215 N QUINCE STREET CAROL JO APARTMENTS	B	0/1	c. 1951	STRIATED BRICK	POST-WWII: OTHER	WALK-UP APT. MULTIPLE DWELLING	06	215 & 221 N CONNECTED; MULTI- CAR GARAGE
			2.5					
245 N QUINCE STREET	B	0/0	c. 1940	REGULAR BRICK	PERIOD REVIVAL: OTHER	CAPE COD SINGLE DWELLING	06	MOVED TO QUINCE IN 1954?
			1					
246 N QUINCE STREET	B	0/1	1935	STRIATED BRICK	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE COTTAGE SINGLE DWELLING	06	MOVED TO QUINCE IN 1954?
			1					

Attachment D
Departmental Comment

Address: 524 North Main Street
Project Name: New Single Family Dwelling
Contact: Janice Lew 535-7625
Date Reviewed: January 14, 2009
Zone: SR-1A

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Ken Brown/Zoning:

Proposal to comply with height, setbacks, landscaping, parking, max. building coverage, etc. Do not use corner side yard setback on the corner property to determine average front yard setback requirements for this proposal.

Barry Walsh/Transportation:

Residence requires 2 on site parking stalls subject to city standard access geo's.

Randy Drummond/Engineering:

At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. New driveway requires public way permit & must be the same type as those adjacent. Must comply with APWA 2007 standard plans.