

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

338 East South Temple South Temple Historic District New Construction PLNHLC2010-00086 April 12, 2010

Applicant: Brian Wrigley,
Lotus Equities

Staff: Carl Leith, 535-7758
Carl.Leith@sclgov.com

Tax ID: 16-06-201-026

Current Zone: R-MU
Residential/Mixed Use

Master Plan Designation:
Brownstone-Apartment Mixed
Use Sub-Area - Vacant

Council District:
District 4 – Luke Garrott

**Central City Neighborhood
Community Council Chair:**
Thomas Mutter

Lot Size: 0.55 acres

Current Use: vacant land
(commercial)

**Applicable Land Use
Regulations:**

- Section 21A.34.020
- Section 21A.24.170

Notification:

- Notice mailed on March 31, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites March 31, 2010

Attachments:

- A. Application
- B. Documentation
- C. Photographs

Request

This is a request by Brian Wrigley, representing Lotus Equities, to construct a new apartment building, known as Madeleine Apartments, on the south side of South Temple Street, comprising 110 apartments ranging in size from 680 SF one bedroom to 1000 SF two bedroom units. The residential accommodation is arranged in five floors above two floors of parking. The site is 0.55 acres, is currently vacant and is occupied by parking space. It is located within the South Temple Historic District and in the R-MU (Residential/Mixed use) zoning district, and adjacent to the RO Residential/Office district.

Potential Motions

This is an Issues Only public hearing and no final decision will be made by the Historic Landmark Commission at this meeting. The purpose of this discussion is to allow the applicant to present the proposed project, to gain feedback and direction from the Commission, and to provide an opportunity for the public to comment. This staff report is to provide information for discussion.

buildings are both three stories in height (approx. 35-40 ft) and four stories to the rear. Facing the site, on the north side of South Temple, are the First Presbyterian Church and the Cathedral of the Madeleine.

The proposed design for the primary façade is composed symmetrically, around an asymmetrical central bay housing the stairway. The bays to either side are modeled in several planes, creating a relatively strong vertical emphasis, and include balconies for several of the units. The upper two floors step back at the corners of the building, providing some open deck area, and reducing the presence of the sheer height of the street façade. A variation in design, detailing and materials demarcate the first floor 'base' and the top floor 'cap' of the building. Materials proposed for the primary façade facing South Temple include red brick veneer and cream stucco, above a stone clad first floor.

As proposed, the east and west facades of the building adopt a regular rhythm of paired windows and balconies, arranged in alternating bays of red brick veneer and cream stucco, with stronger modeling maintained along the western façade. The rhythm of the bays would be reflected in the variation in parapet height on each of these facades. The two parking levels would be clad in a cream stucco on each of these facades. The rear façade is also designed as alternating bays of cream stucco and brick veneer, flanked by a rear stair tower.

Since the initial submission of the application drawings a few revisions have been made to the design. These can be summarized as follows.

- The front of the building has been pulled back to the set back line defined by the adjacent buildings.
- The front façade of the proposal has been redesigned to enhance the degree of modeling, including the first floor, more projecting balconies, and setting back the top two floors at the corners by five (5) ft.
- The base of the building to the east and west facades, enclosing the parking levels, have some additional detail definition.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Central Community Master Plan & East Downtown Neighborhood Plan

A central historic Preservation goal in the Central Community Master Plan is to:

Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts. A key neighborhood character consideration of the East Downtown Neighborhood Plan identifies several scenic vistas, including the Cathedral of the Madeleine, and recommends the protection of these views. Recommended view protection along South Temple is not recorded as a building height requirement in the standards for this zoning district.

Zoning Considerations

The purpose of the R-MU Residential Mixed Use Zoning District is to reinforce the residential character of the area and to encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

- 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.

Design Guidelines for Residential Districts in Salt Lake City:

Building Scale Standards

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 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.

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.

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.

South Temple is widely regarded as Utah's premier residential boulevard. Despite considerable building replacement in more recent years, with the construction of variously scaled commercial and institutional buildings, it has retained a distinctive historic and architectural character which is still strongly dependent, proceeding east from the downtown area, on major residential buildings. The change in building scale becomes increasingly evident approaching the downtown, with the predominant two to four story height abruptly transitioning to a city center multi-story scale, particularly evident along the north side of South Temple. The setting of this proposal on the south side of South Temple Street, with one or two exceptions, varies in scale from two to four stories. It is also dominated on the north side of the street by one of the City's premier architectural and historic landmarks, the Cathedral of the Madeleine, with the nearby First Presbyterian Church in a supporting landmark role. The relative scenic prominence of the Cathedral in various views depends upon the smaller scale and height of the buildings within its setting.

1. Views

The proposed apartment building would be a part of the immediate setting of the Cathedral on the north side of the street. The height of the new building would be in excess of the current scale on this street block face. The increase in height will affect the relative visual prominence of the Cathedral.

2. Scale and Form

Compatibility in scale, height, form and massing, to preserve the character of the district, are key preservation design standards in both the Ordinance and the Residential Design Guidelines. The apartment building, as proposed, would be six stories above sidewalk level on South Temple. Buildings facing South Temple within this street block range from two to five stories. All are set several feet below the level of the street due to the decline in elevation from north to south, thus reducing the height relative to South Temple. The height and scale of buildings to the east and west varies considerably, with a predominant two stories punctuated periodically by larger buildings.

In recent revisions to the proposals the applicants have set back the corner sections of the primary façade on the top two floors. This reduces the mass and alters the proportion of the street frontage. The height of the proposed building is six stories, resulting in seven stories to the rear. Currently the scale of this street block facing South Temple is established by lower buildings, with the exception of the corner building to the east. The proposed height is in excess of the height found historically in this part of the district, recognizing that building heights have increased with more recent development.

As proposed, the building would extend at full height from the front setback line to within 30 ft of the rear site boundary. The adjacent 1930s apartment building to the west is approximately 12 ft away, and extends to less than half the site depth. The proposed building height of six to seven stories will directly impact the three to four story high adjacent residential building. The distance from the adjacent office building to the east is greater, at approximately 32 ft. The impact here upon the existing three to four stories relative to the proposed six to seven stories, will be less pronounced than on the west side, although notable.

3. Materials

South Temple is characterized by a rich palette of traditional materials, including a variety of stones, brick, wood and stucco, with wood and metal window framing. The proposed design uses a stone cladding for the first floor, and red brick veneer and cream stucco for the remainder of the building, with vinyl window framing throughout. The proposed palette of materials does not reflect the predominant materials used in the surrounding structures and streetscape, either in type or in appearance.

Attachment A





Application

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



KEY PLAN

LEGEND:

-  MADELEINE APARTMENTS SITE
-  CATHEDRAL
-  FIRST PRESBYTERIAN CHURCH
-  UTAH COLLEGE- MASSAGE THERAPY

MADELEINE

338 EAST SOUTH TEMPLE STREET, SALT LAKE CITY, UTAH

--The Madeleine Apartments are to be built at 338 East South Temple Street.

--The site is currently a vacant parking lot. The site sits between an office building and an apartment building.

--The project consists of 110 apartment units ranging in size from 680 square foot one bedroom units to 1,000 square foot two bedroom units.

--The parking for the project is on two levels under the apartment building.

--The façade materials consist of brick, stone and stucco.

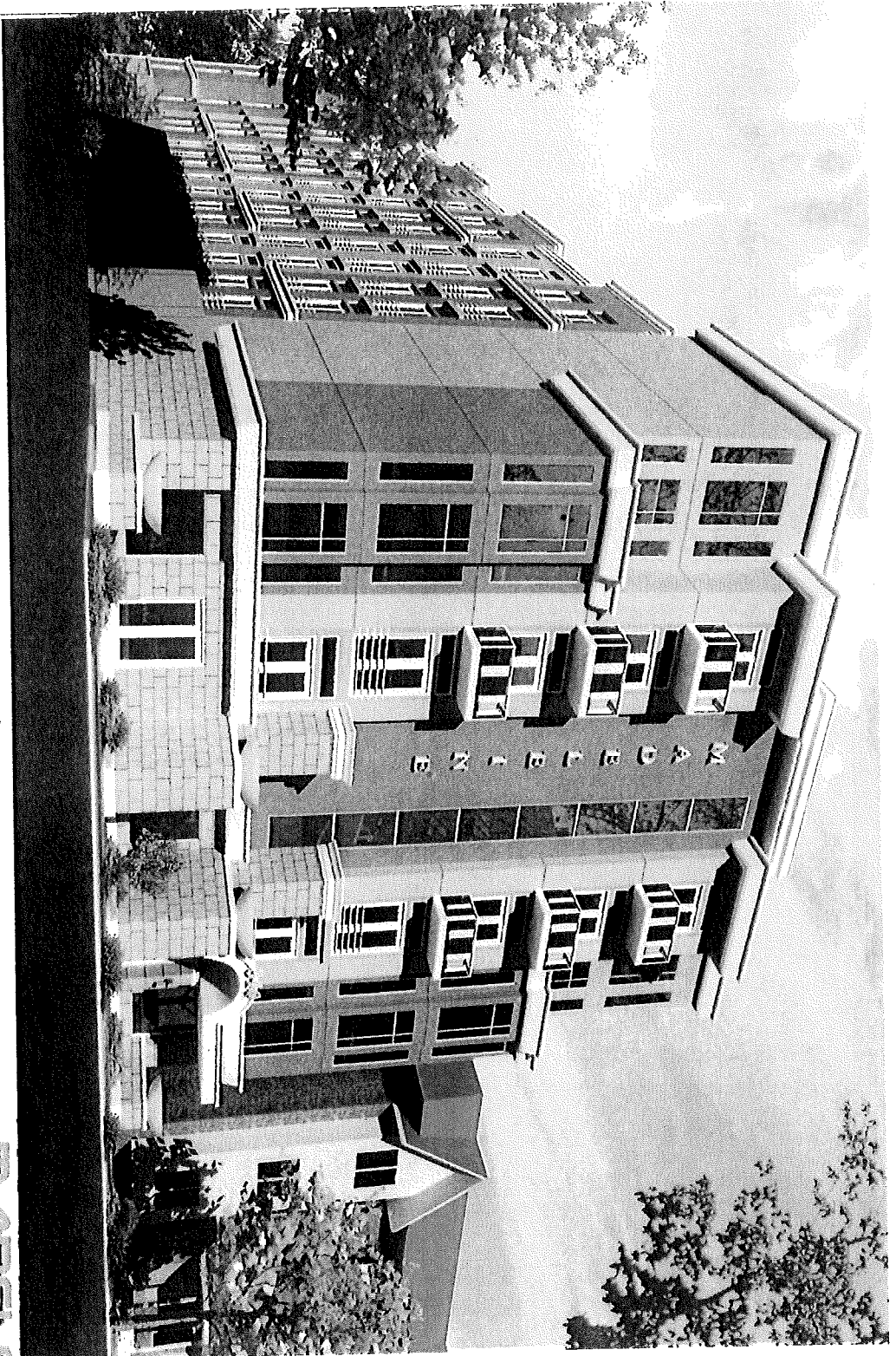
--Most of the units have functioning decks.

--The architecture of the building is in keeping with classical residential design in order to be appropriate for South Temple.

--In developing the site the owner will be removing the existing driveway and sharing the driveway with the apartment building to the West. This will allow for more landscaping along South Temple.

--The apartments have adequate storage for bicycles and scooter parking, it is anticipated that the tenants will be living close to work or school and will walk or ride to work.





MADISON

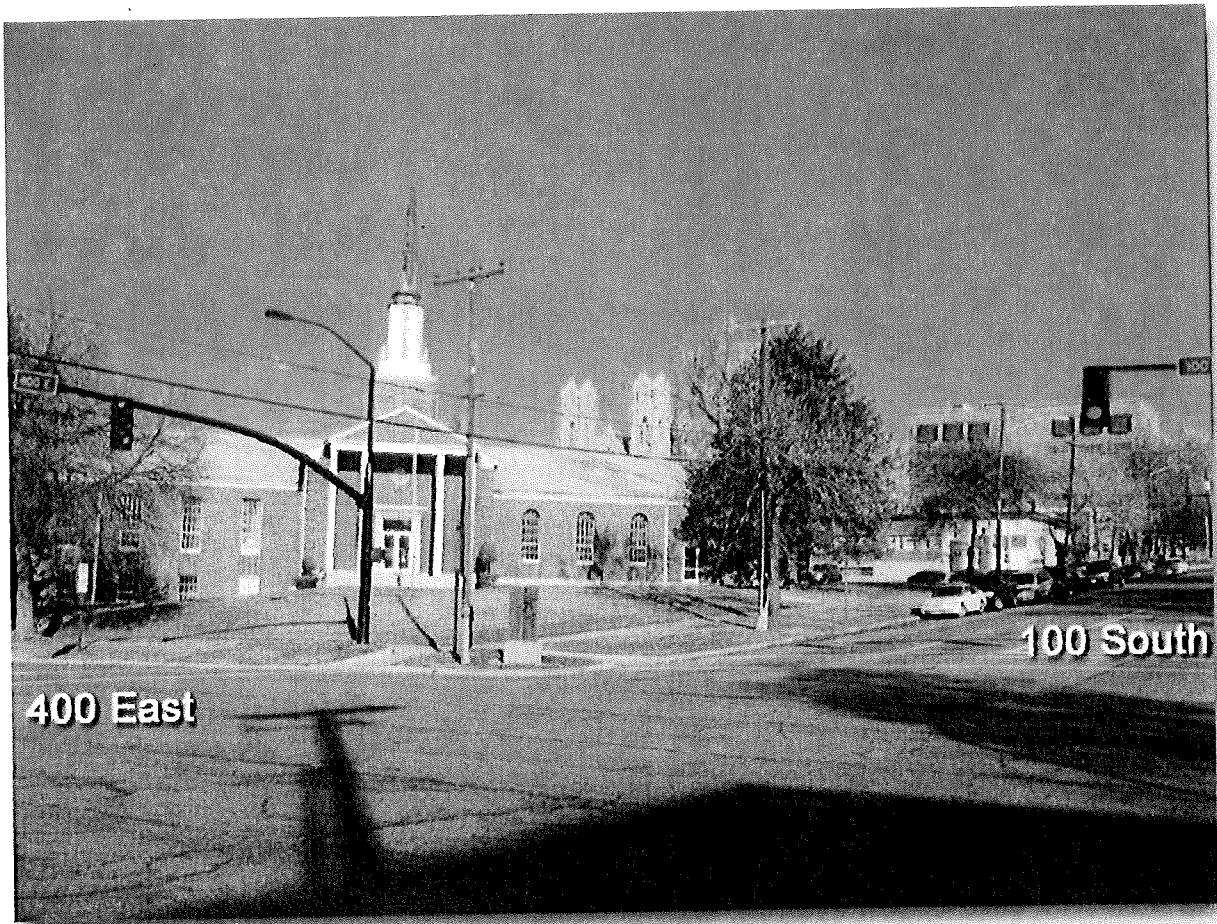
RP
RUSSELLPLATT
ARCHITECTURE

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



View in front of Madeleine Cathedral along 338 East South Temple Street.

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



This view is facing the Church of Jesus Christ of LDS at the intersection of 400 East and 100 South Street.

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



This view is along 338 East South Temple which is parallel to First Presbyterian Church.

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



View along 400 South at the back of Madeleine Apartments.

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



View from the parking lot at the back of Madeleine Apartments.

MADELEINE APARTMENTS

338 EAST SOUTH TEMPLE STREET
SALT LAKE CITY, UTAH

loyd & palt
associates
architects

4046 HIGHLAND DRIVE
HOVLADY, UTAH 84117
801-272-0085

- KEYNOTES**
- 1) GRASS
 - 2) DRIVEWAYS
 - 3) SURFACE IMPROVEMENTS/PAVING
 - 4) LANDSCAPE
 - 5) LANDSCAPE
 - 6) PLAY AREA
 - 7) EXISTING BUILDING
 - 8) INTERIOR OF CANAL
 - 9) WALLS/FOUNDATION
 - 10) EXISTING/NEW FENCE
 - 11) EXISTING/NEW FENCE
 - 12) WALKWAY
 - 13) DRIVEWAY
 - 14) DRIVE
 - 15) EXISTING PLANTINGS

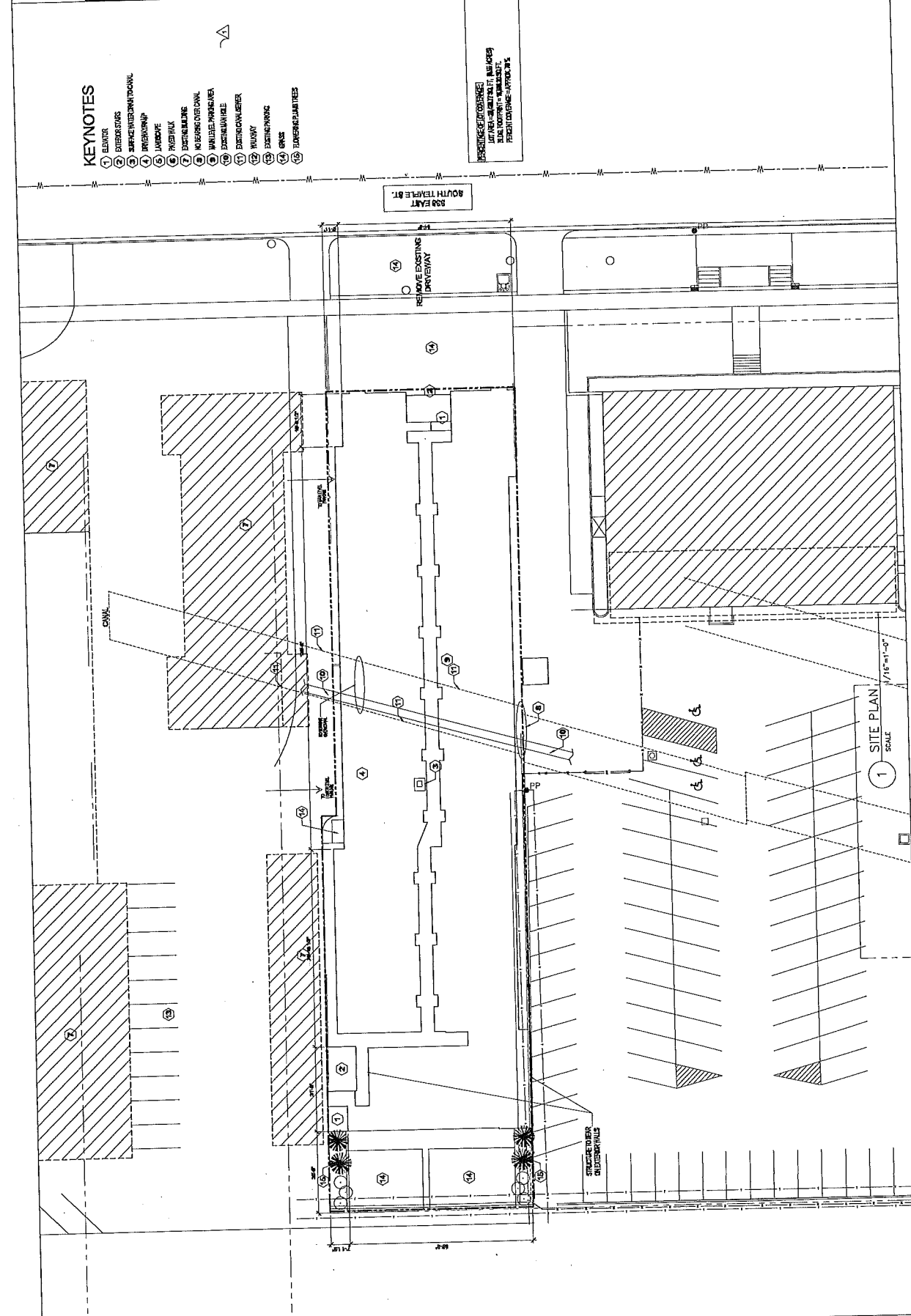
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SHEET TITLE
SITE PLAN

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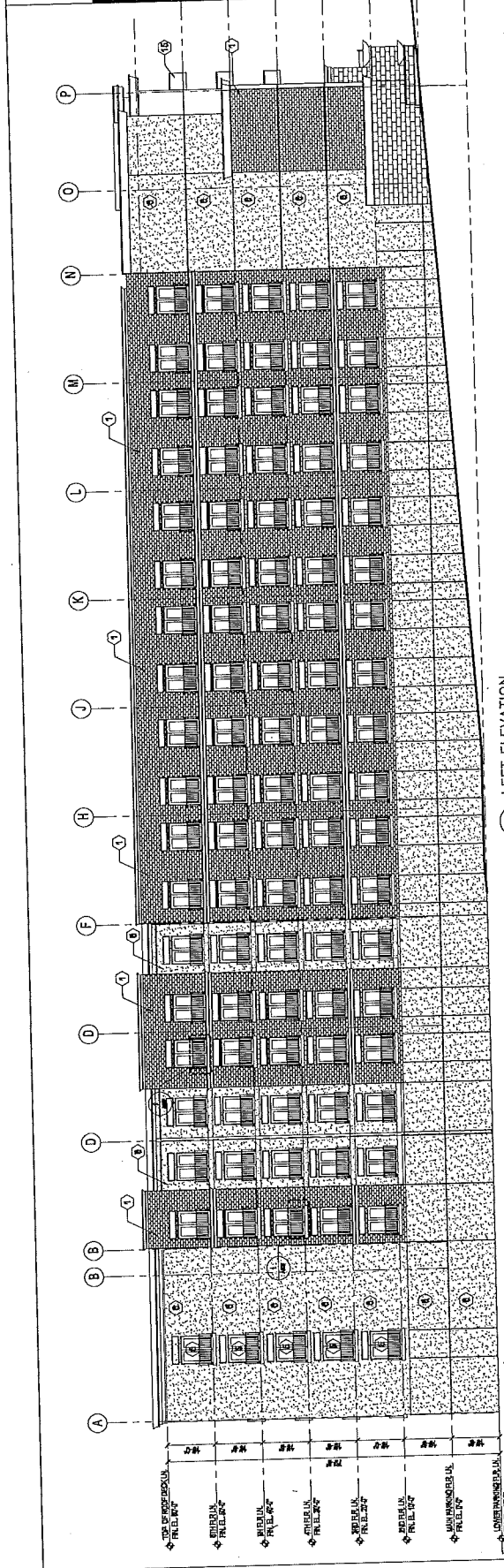


1 SITE PLAN
SCALE 1/16"=1'-0"

MADELEINE APARTMENTS
 338 EAST SOUTH TEMPLE STREET
 SALT LAKE CITY, UTAH
 4445 HIGHLAND DRIVE
 HOLLADAY, UTAH 84117
 801-272-9085

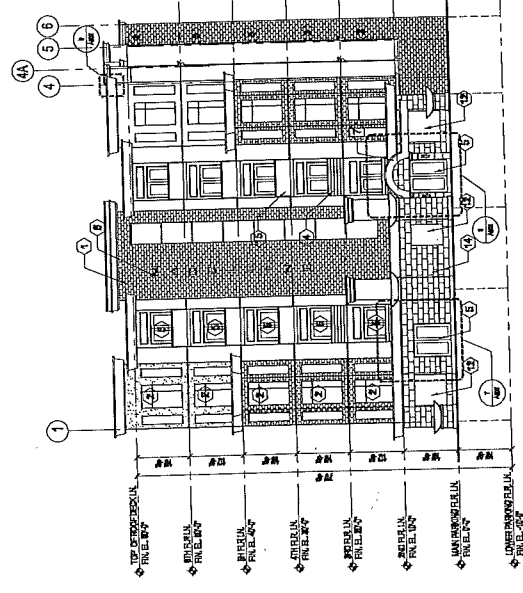
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SHEET TITLE
FRONT AND LEFT ELEVATIONS
 SHEET NUMBER
A200



2 LEFT ELEVATION
 SCALE 3/32"=1'-0"

- REVISED
- 1 BROOKS
 - 2 WYNDORS
 - 3 (SEE WINDOW EXERCISE)
 - 4 ON (FURNISHED) SHIRT
 - 5 METAL BALANCE
 - 6 DOOR (B) BUREAU
 - 7 CREAM (WOOD)
 - 8 BALANCE (WOOD)
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1 FRONT ELEVATION
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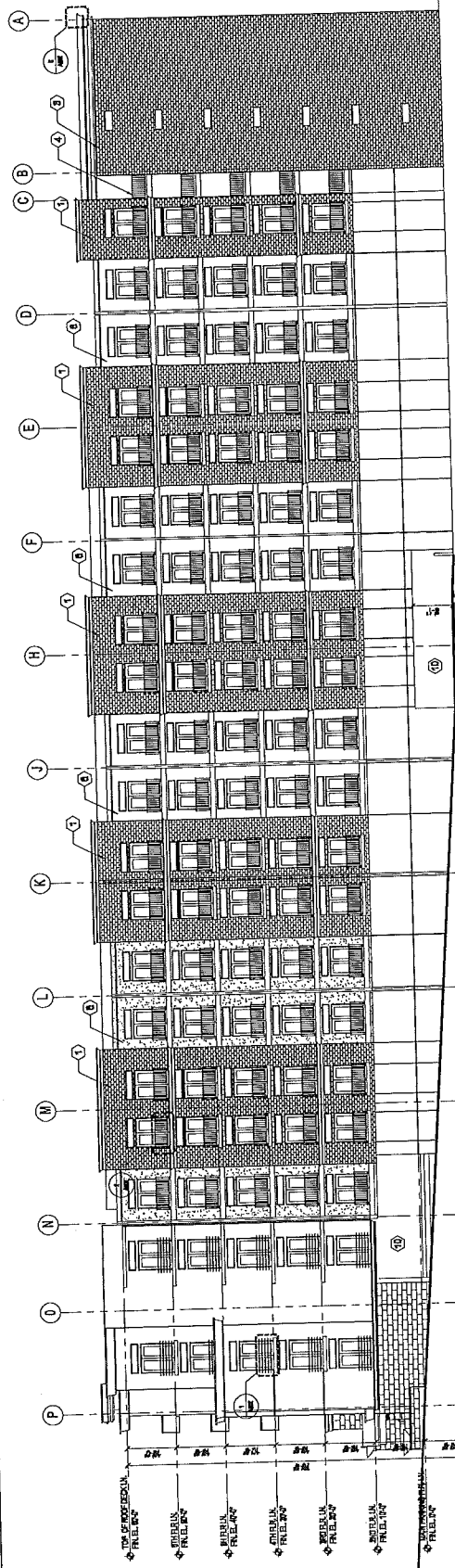
MADLEINE APARTMENTS
 338 EAST SOUTH TEMPLE STREET
 SALT LAKE CITY, UTAH

4645 HIGHLAND DRIVE
 HOLLADAY, UTAH 84117
 801-272-9005

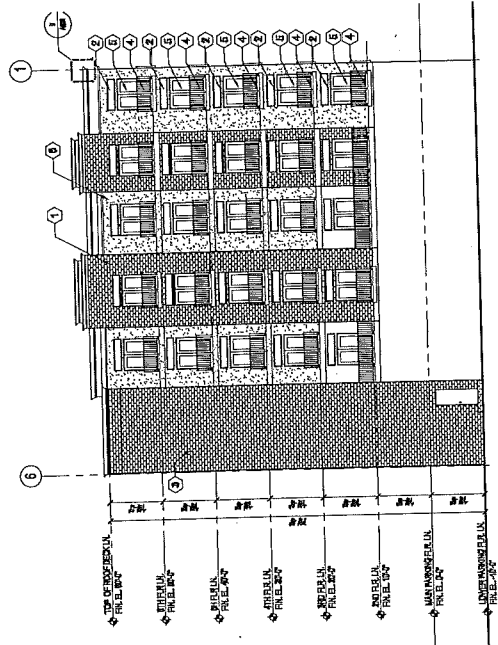
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- 1 BRICK/GYPSUM
 - 2 VINYL WINDOWS
 - 3 GYPSUM (SEE WINDOW SCHEDULE)
 - 4 GYPSUM (SEE WINDOW SCHEDULE)
 - 5 GYPSUM (SEE WINDOW SCHEDULE)
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2 RIGHT ELEVATION
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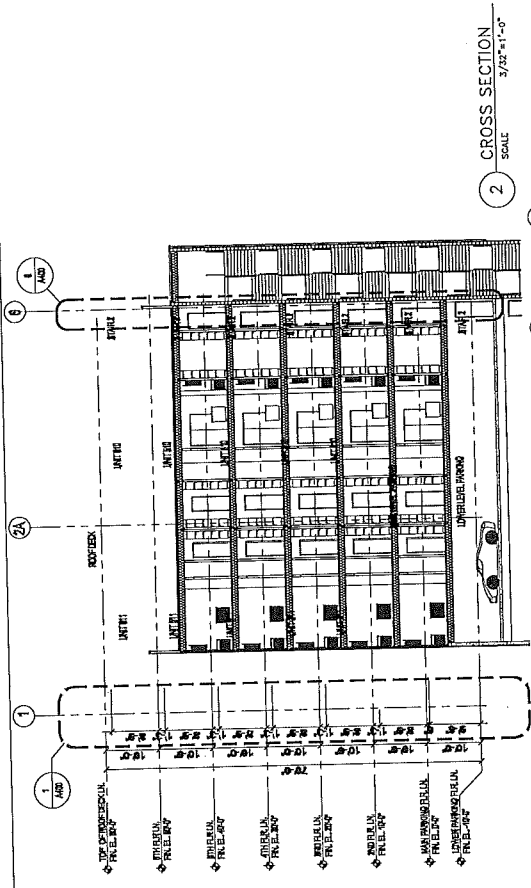
1 REAR ELEVATION
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4645 HIGHLAND DRIVE
 HOLLADAY, UTAH 84117
 801-272-9065
 ARCHITECT
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 SUITE 100
 SALT LAKE CITY, UT 84143

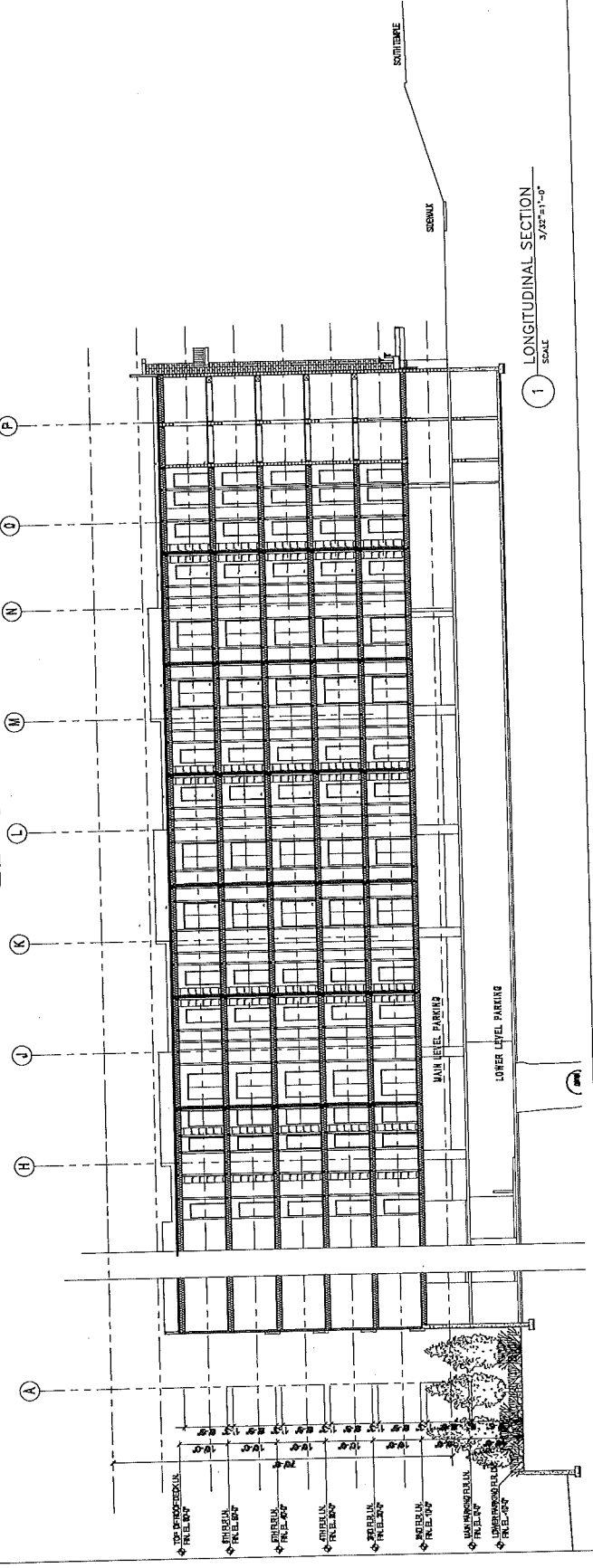
MADELEINE APARTMENTS
 338 EAST SOUTH TEMPLE STREET
 SALT LAKE CITY, UTAH

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BUILDING SECTIONS
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A300



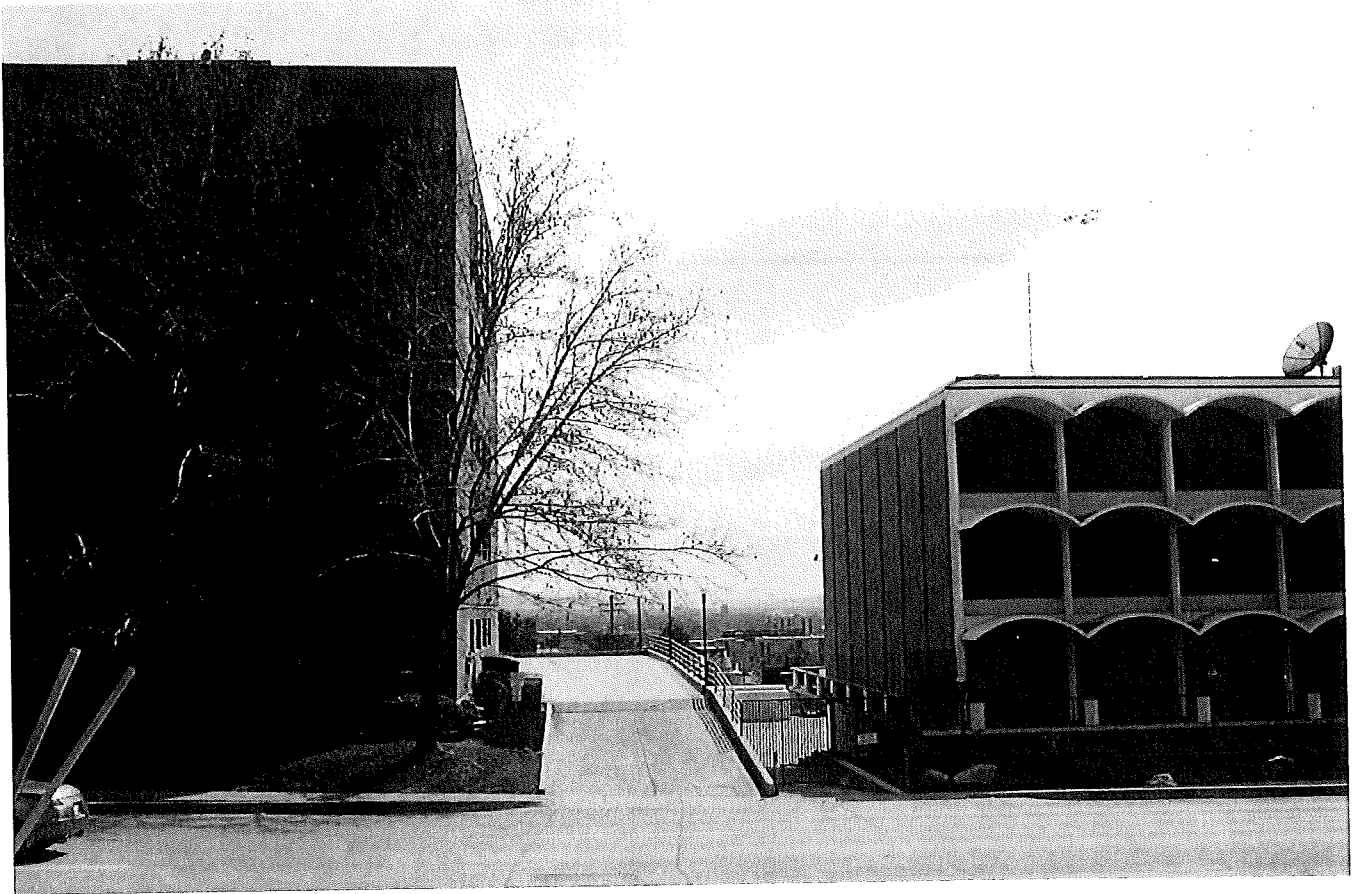
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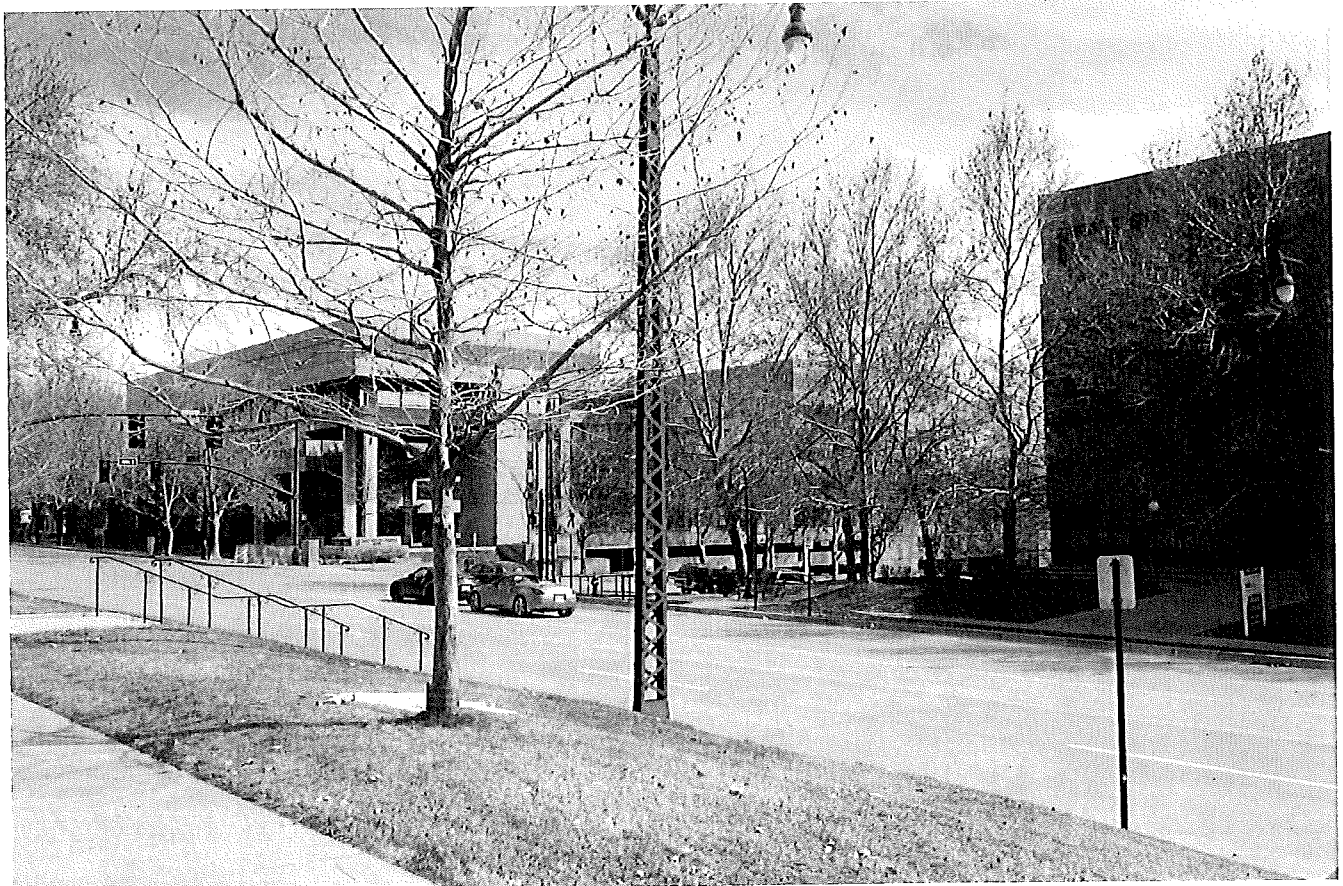


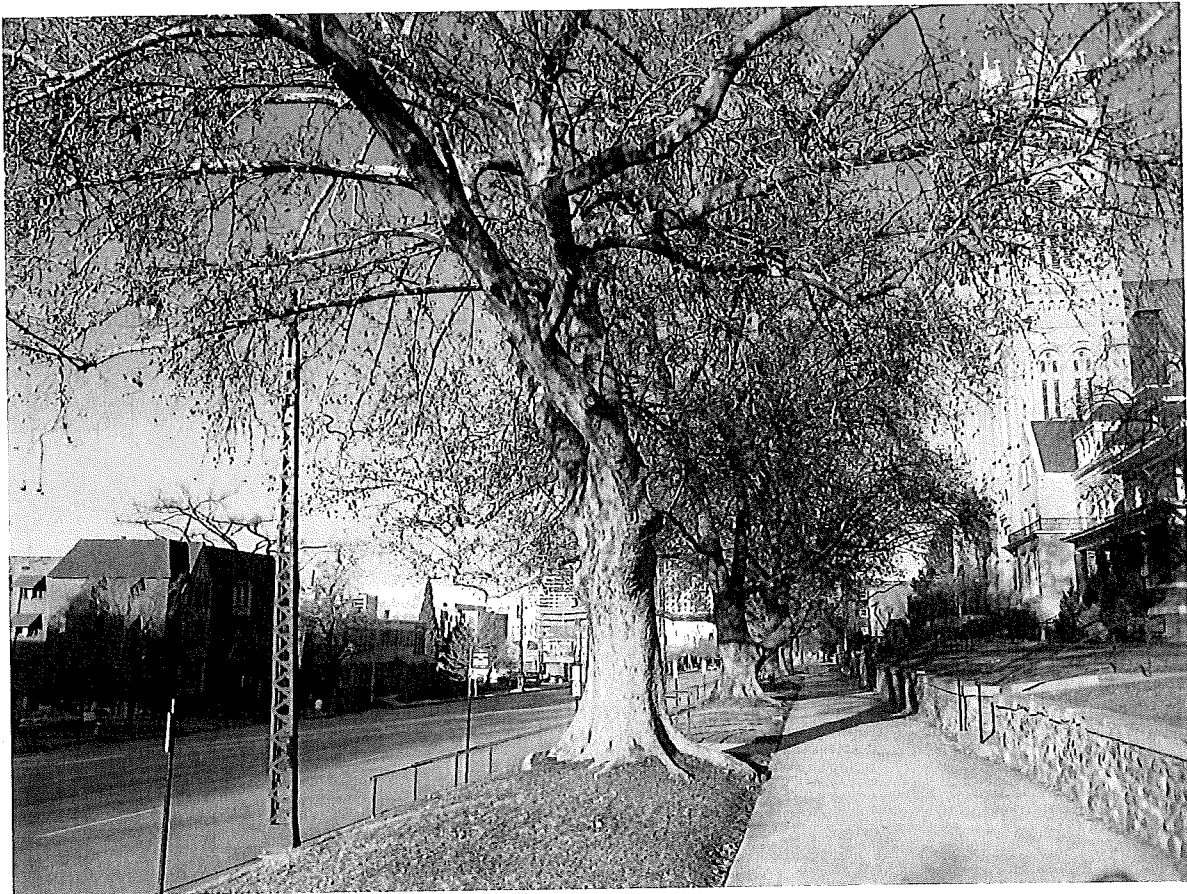
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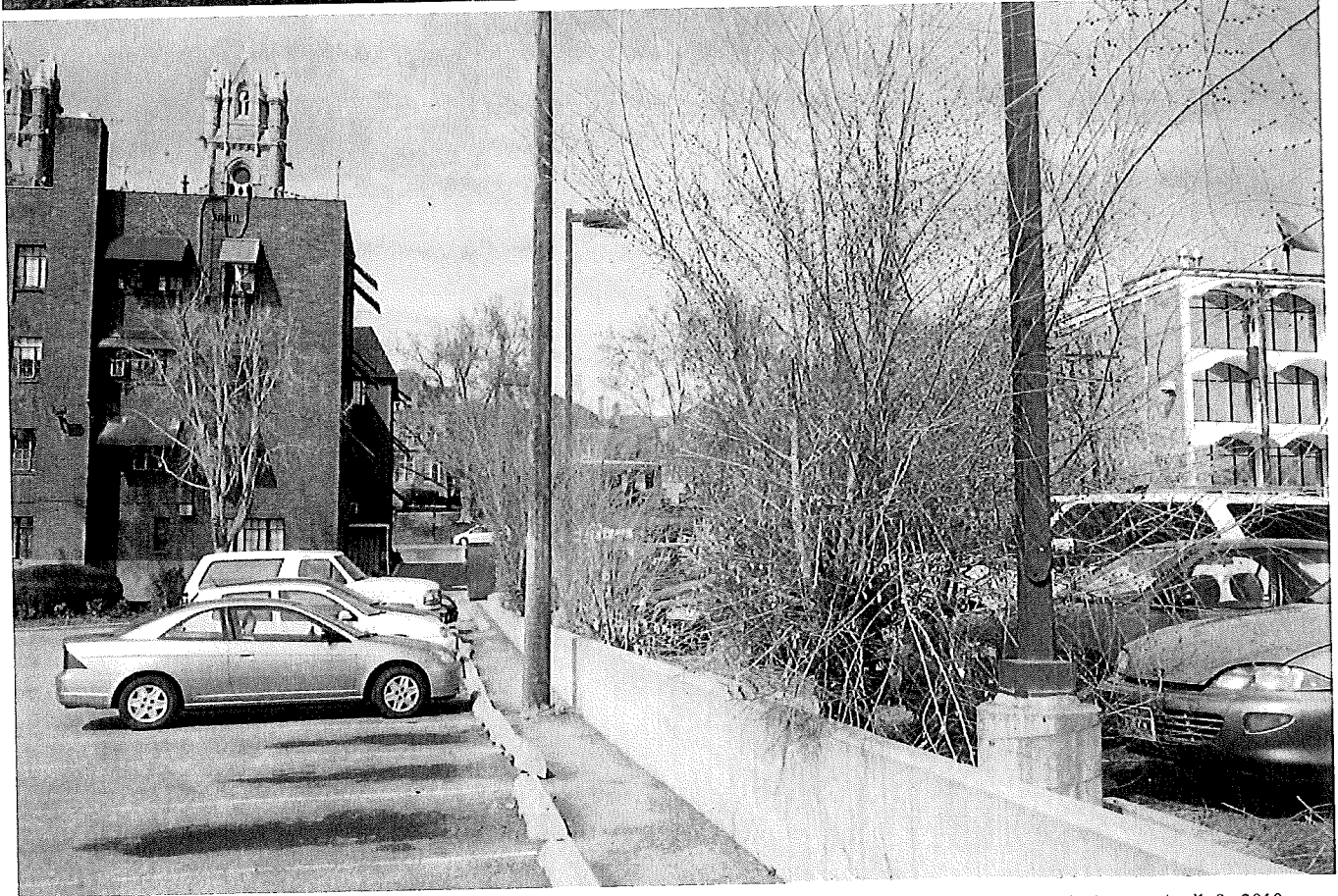
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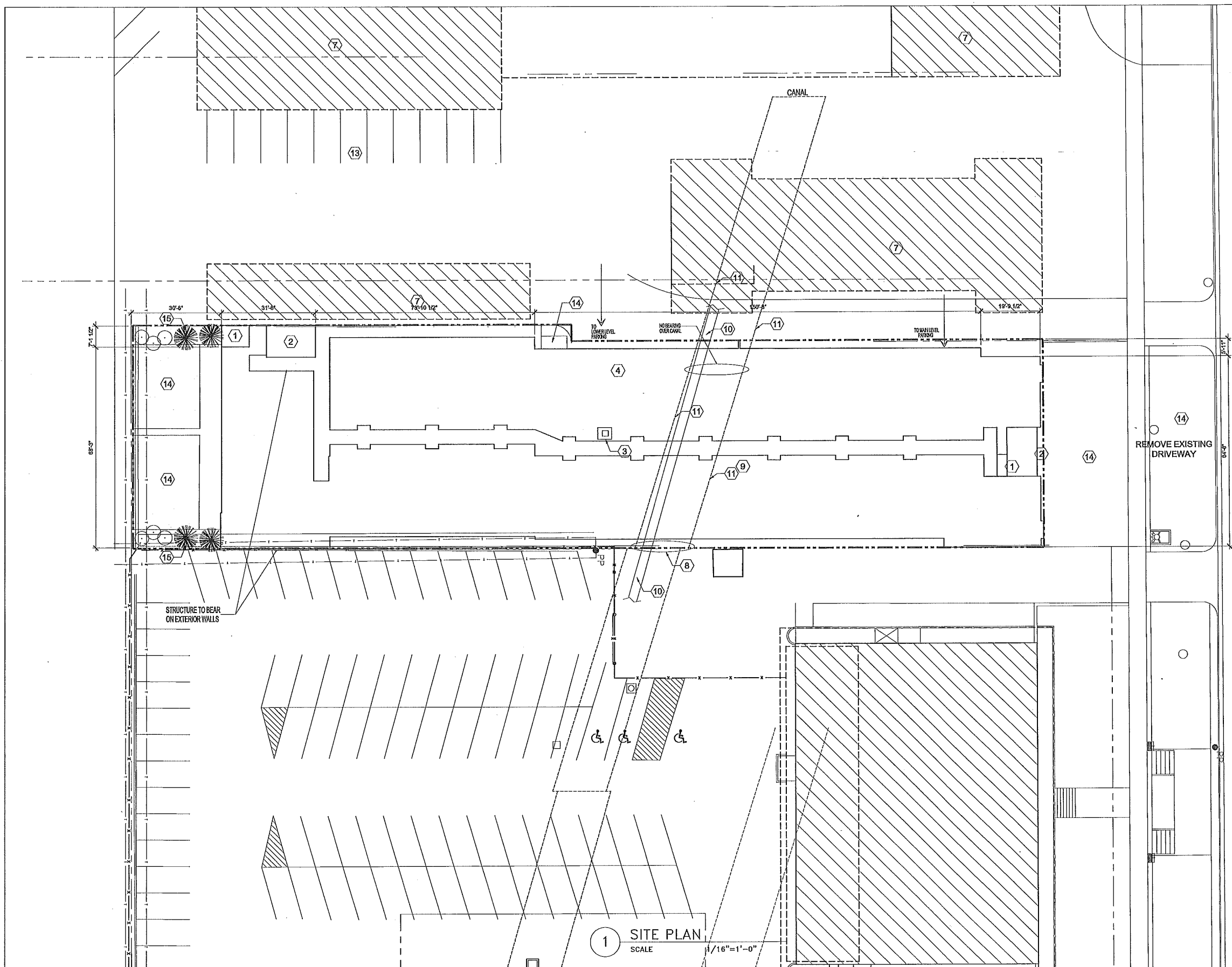
Photographs











KEYNOTES

- (1) ELEVATOR
- (2) EXTERIOR STAIRS
- (3) SURFACE WATER DRAIN TO CANAL
- (4) DRIVEWAY/RAMP
- (5) LANDSCAPE
- (6) PAVED WALK
- (7) EXISTING BUILDING
- (8) NO BEARING OVER CANAL
- (9) MAIN LEVEL PARKING AREA
- (10) EXISTING MAN HOLE
- (11) EXISTING CANAL/SEWER
- (12) WALKWAY
- (13) EXISTING PARKING
- (14) GRASS
- (15) FLOWERING PLUMB TREES

PERCENTAGE OF LOT COVERAGE:
 LOT AREA = 23,433.77 SQ. FT. (0.56 ACRES)
 BLDG. FOOTPRINT = 18,633.30 SQ. FT.
 PERCENT COVERAGE = APPROX. 79 %

1 SITE PLAN
 SCALE 1/16" = 1'-0"

338 EAST SOUTH TEMPLE ST.

MADELEINE APARTMENTS
 338 EAST SOUTH TEMPLE STREET
 SALT LAKE CITY, UTAH

DATE:

REVISIONS:

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SHEET TITLE
 SITE PLAN

SHEET NUMBER

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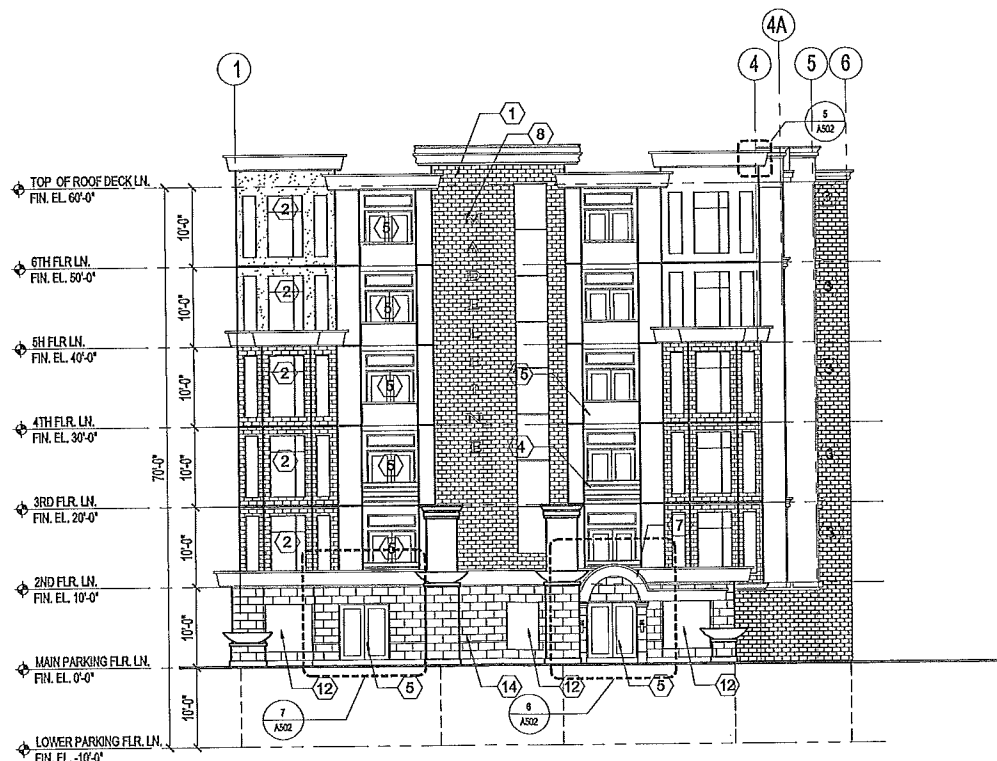
lloyd e. platt
 associates
 architects

4645 HIGHLAND DRIVE
 HOLLADAY, UTAH 84117

801-272-9085



2 LEFT ELEVATION
SCALE 3/32"=1'-0"



1 FRONT ELEVATION
SCALE 3/32"=1'-0"

- KEYNOTES
- 1 BRICK VENEER
 - 2 VINYL WINDOWS; (SEE WINDOW SCHED.)
 - 3 CHJ STAIR/ELEVATOR SHAFT
 - 4 METAL RAILINGS
 - 5 DOOR PER. SCHEDULE
 - 6 CREAM STUCCO
 - 7 BUILT-UP CANOPY
 - 8 BACK-LIT SIGNAGE
 - 9 SIGNAGE
 - 10 PARKING ENTRANCE
 - 11 RETAINING WALL
 - 12 STOREFRONT WINDOWS
 - 13 PARKING GARAGE OPEN WINDOW
 - 14 STONE
 - 15 GLASS RAILINGS

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MADELEINE APARTMENTS
338 EAST SOUTH TEMPLE STREET
SALT LAKE CITY, UTAH

DATE:

REVISIONS:

| NO. | DATE | REVISIONS |
|-----|-----------|-----------|
| 1 | 2/23/2010 | HUD Final |
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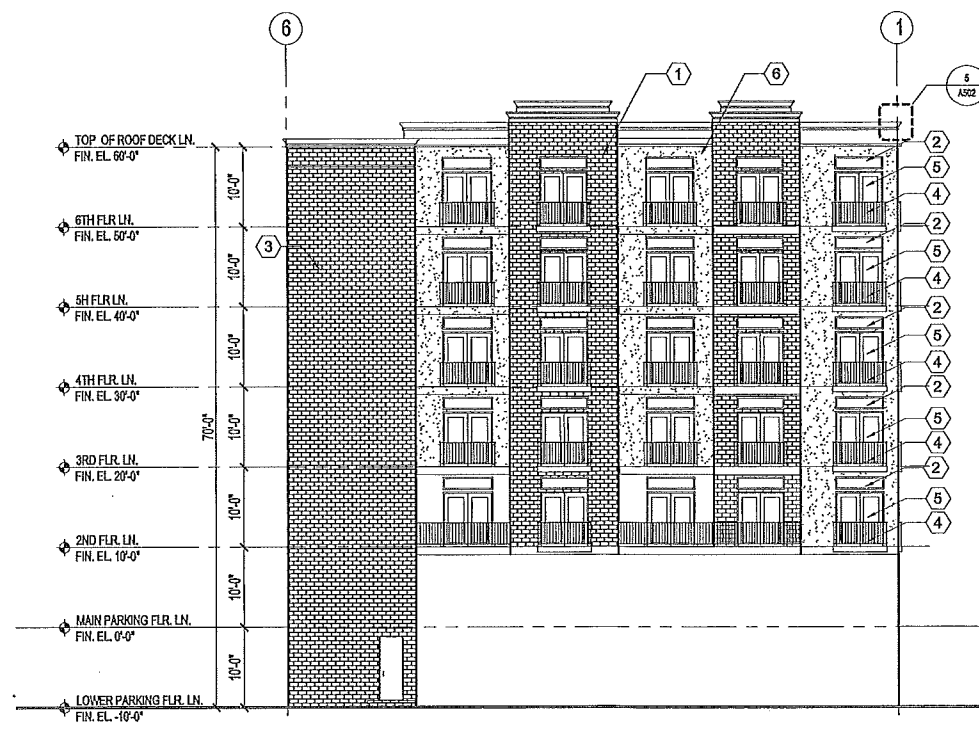
SHEET TITLE
FRONT AND LEFT ELEVATIONS

SHEET NUMBER

A200



2 RIGHT ELEVATION
SCALE 3/32"=1'-0"



1 REAR ELEVATION
SCALE 3/32"=1'-0"

- KEYNOTES
- 1 BRICK VENEER
 - 2 VINYL WINDOWS (SEE WINDOW SCHED.)
 - 3 CURTAIN/ELEVATOR SHWT
 - 4 METAL RAILINGS
 - 5 DOOR PER SCHEDULE
 - 6 CREAM STUCCO
 - 7 BUILT-UP CANOPY
 - 8 BACK-LIT SIGNAGE
 - 9 SIGNAGE
 - 10 PARKING ENTRANCE
 - 11 RETAINING WALL
 - 12 STOREFRONT WINDOWS
 - 13 PARKING GARAGE OPEN WINDOW
 - 14 STONE
 - 15 GLASS RAILINGS

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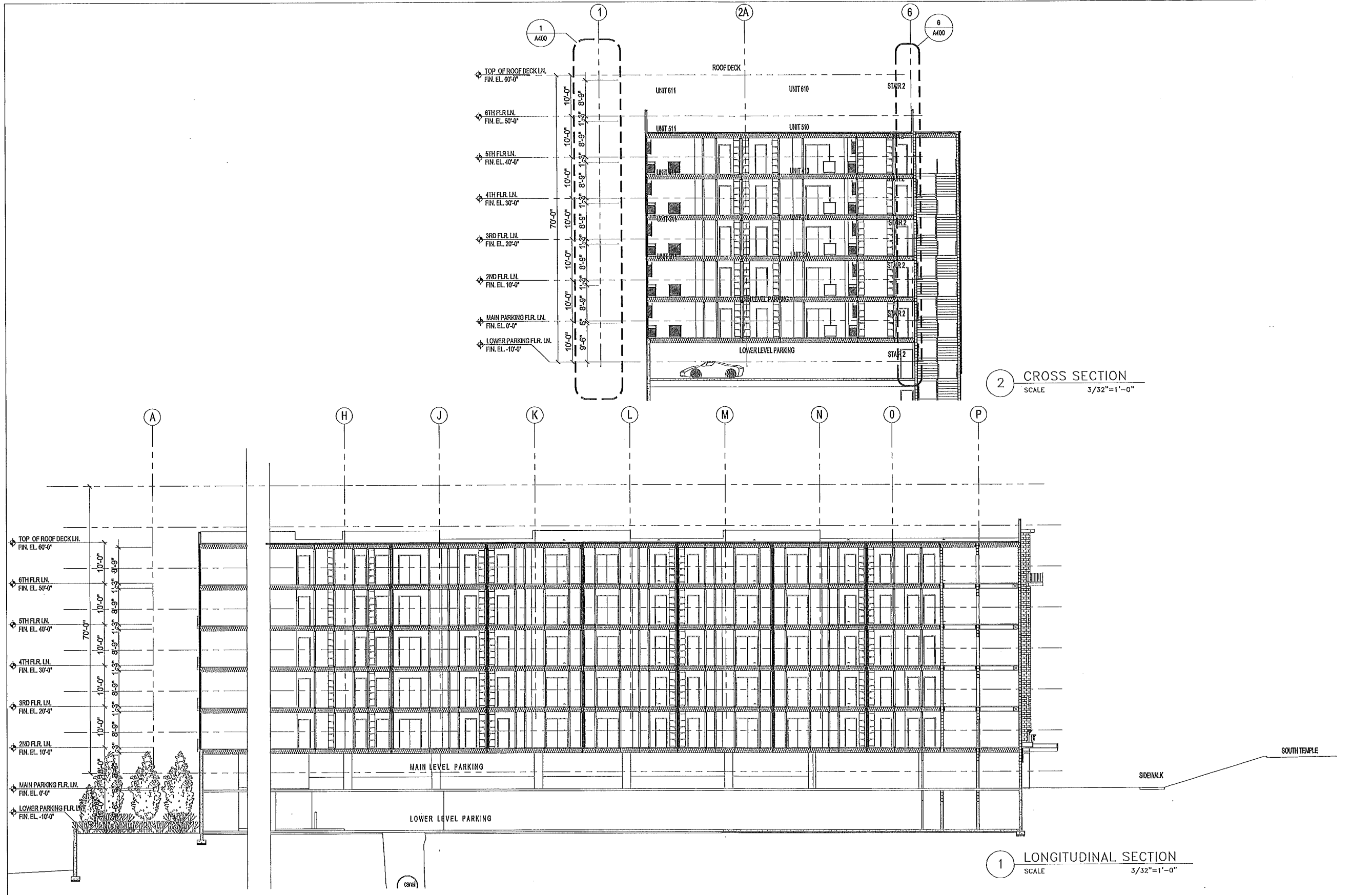
DATE: _____

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| NO. | DATE | REVISIONS |
| 1 | 2/22/2010 | 1100 Req'd |
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SHEET TITLE
**REAR AND
RIGHT
ELEVATIONS**


SHEET NUMBER

A201



2 CROSS SECTION
SCALE 3/32"=1'-0"

1 LONGITUDINAL SECTION
SCALE 3/32"=1'-0"


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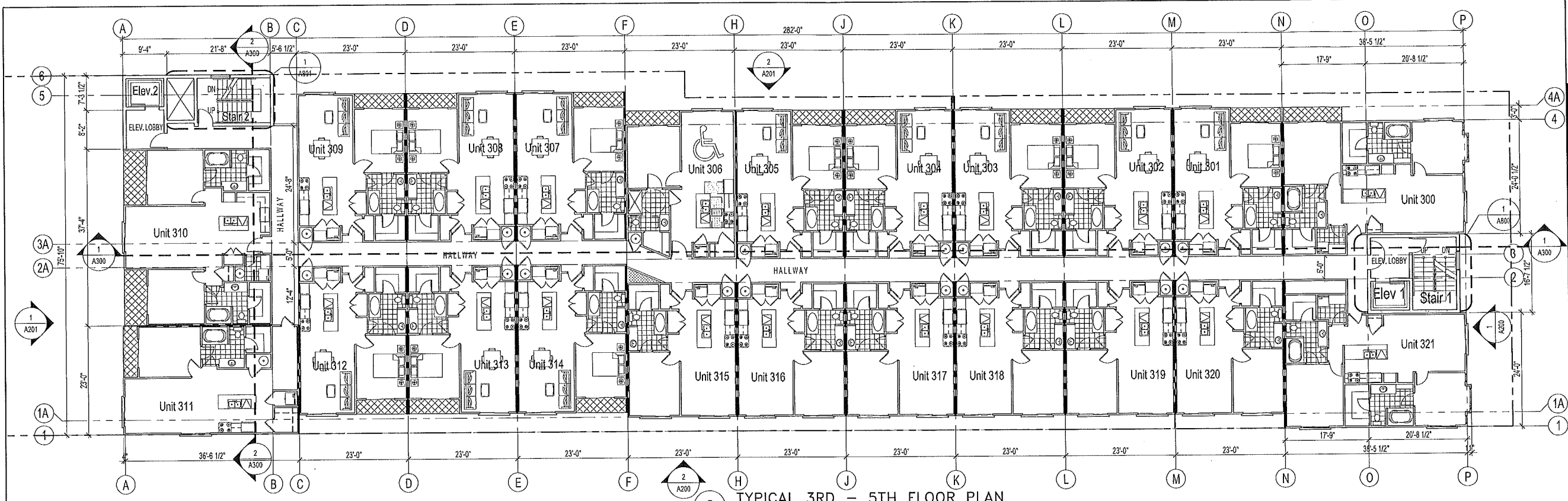
MADELINE APARTMENTS
 338 EAST SOUTH TEMPLE STREET
 SALT LAKE CITY, UTAH

DATE:

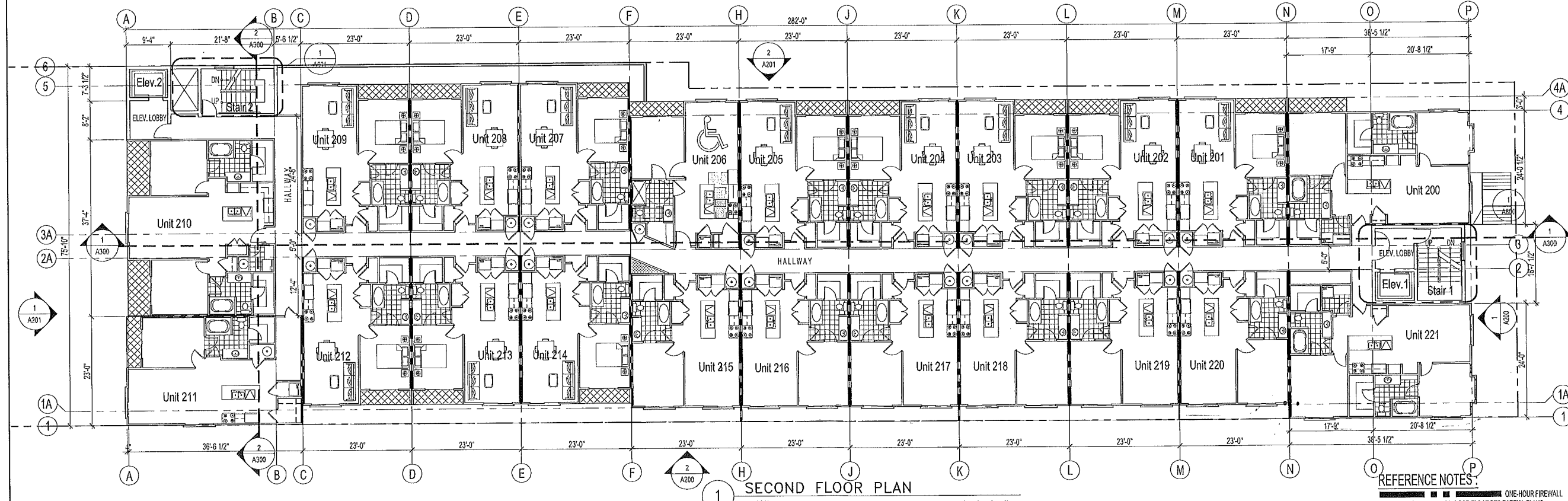
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| NO. | DATE | REVISIONS |
| 1 | 2/23/2010 | HUD Reqts. |
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SHEET TITLE
BUILDING SECTIONS
 SHEET NUMBER

A300



2 TYPICAL 3RD - 5TH FLOOR PLAN
SCALE 3/32"=1'-0"



1 SECOND FLOOR PLAN
SCALE 3/32"=1'-0"

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SALT LAKE CITY, UTAH

DATE:

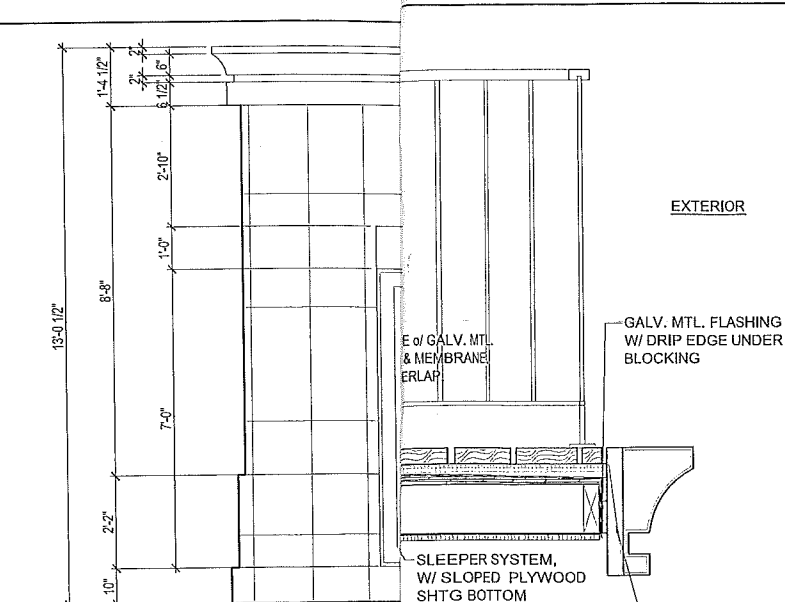
REVISIONS:

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| 1 | 2/23/2010 | HUD Req's. |

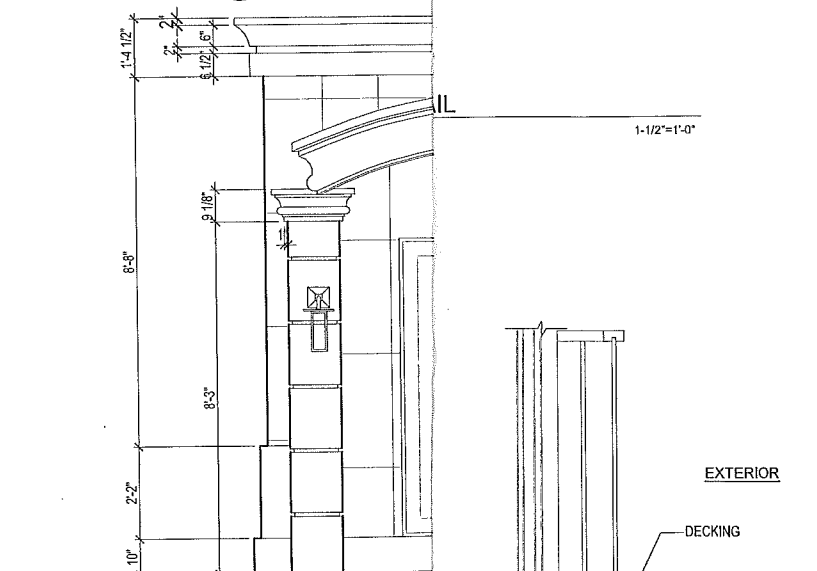
SHEET TITLE
2ND TO 5TH
OVERALL
FLOOR PLANS
SHEET NUMBER

A102

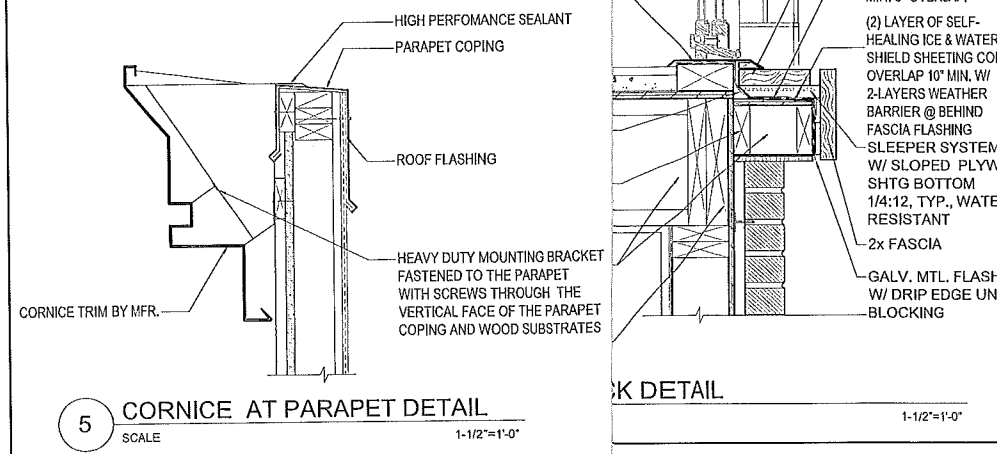
REFERENCE NOTES:
ONE-HOUR FIREWALL
REFER TO SHEET A11-A115 FOR ENLARGED PARTIAL PLANS



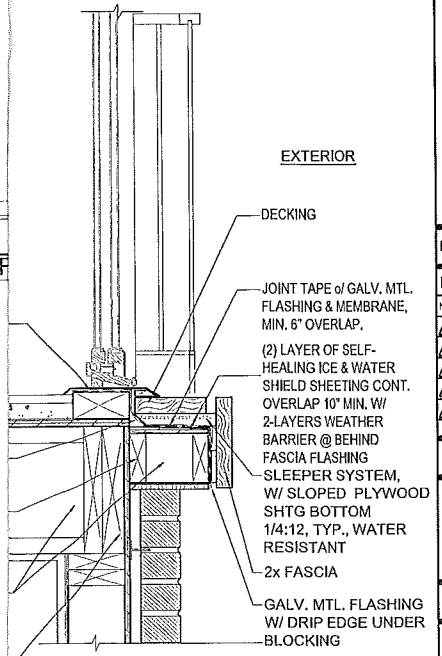
7 ENLARGED SECTION
SCALE



6 ENLARGED SECTION
SCALE



5 CORNICE AT PARAPET DETAIL
SCALE



DECK DETAIL
SCALE

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SHEET TITLE

DETAILS

SHEET NUMBER

A502