HISTORIC LANDMARK COMMISSION STAFF REPORT

338 East South Temple
South Temple Historic District
New Construction
PLNHLC2010-00086
June 2, 2010

Planning Division
Department of Community and Economic Development

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 - May 21, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites May 21, 2010

Attachments:
A. Application
B. Photographs
C. Previous Report 4/12/10

Request

This is a request by Brian Wrigley, representing Lotus Equities, to construct a new apartment building, known as Lotus Apartments (previously named Madeleine Apartments), on the south side of South Temple Street, comprising 83 apartments (previously 110 apartments). The residential accommodation is arranged in four floors above one and a half 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.

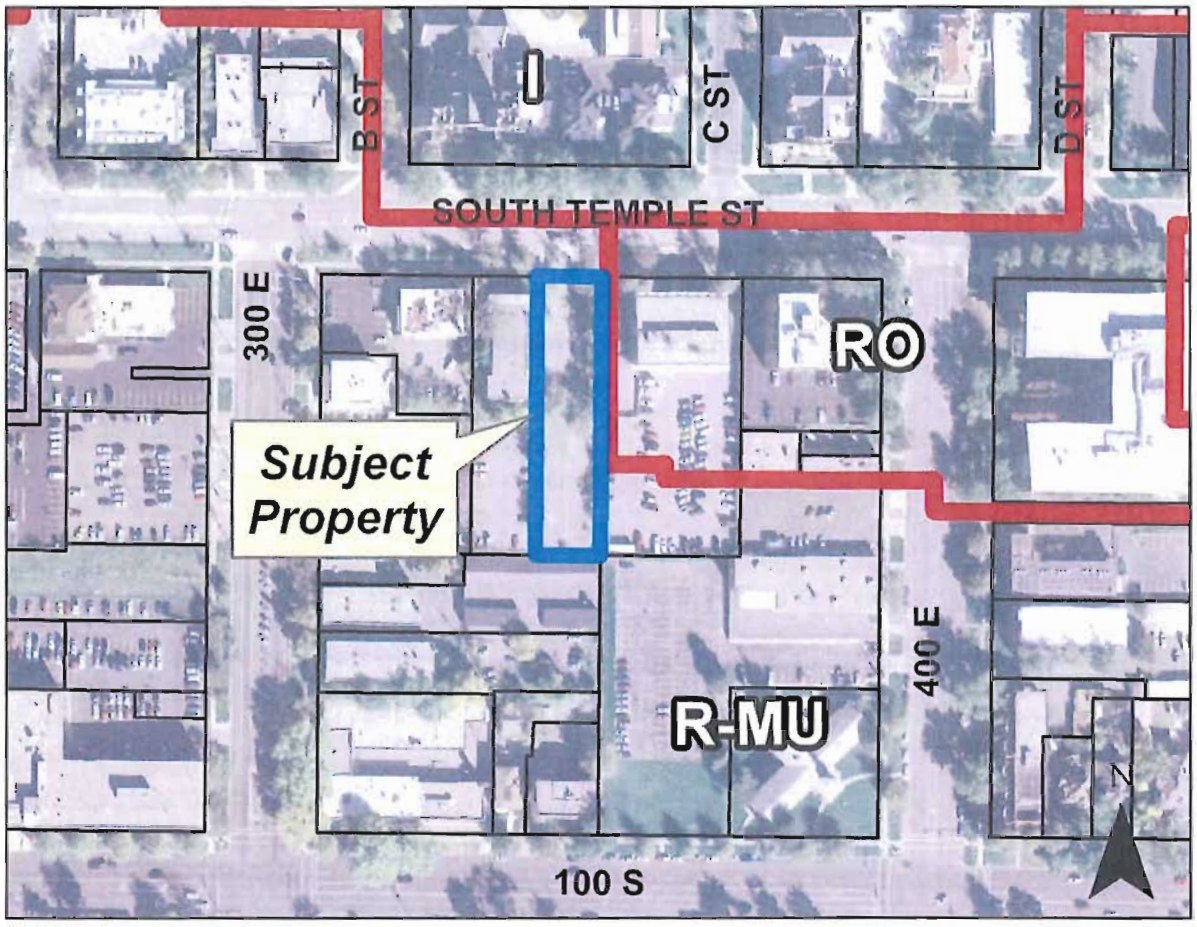
This request was considered by the Commission at the meeting on April 12, 2010. The review at that meeting was on an Issues Only basis and there was no Staff recommendation at that time. Following discussion, the Commission resolved to form an Architectural Committee to consider the proposed development. This Committee met on April 29 and May 11, 2010 and principal points of discussion are summarized in this report. The proposal, as currently revised, responds to a number of the Committee points of discussion.

Potential Motions

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that, while the project substantially meets the majority of the applicable ordinance standards and residential design guidelines, it can be found to conflict in part with those guidelines addressing site features and setbacks, height and scale, and materials.

If the Commission concurs with the staff analyses and the findings in this report, and finds that the development as proposed would be in conflict in part with the objectives of Standards 1,2 & 3, and Design Guidelines 11.1, 11.15, 13.36 & 13.42, staff recommends that the Commission approves the request, with modifications in setbacks to address the conflicts with the historic design guidelines, and subject to conditions requiring submission of all design details, materials and finishes.

VICINITY MAP



Background

Setting

South Temple is widely regarded as Utah's premier residential boulevard and has been defined as one of the nation's great streets. 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 increase in building scale becomes increasingly and gradually evident approaching 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.

Project Description

The proposed apartment building occupies a deep north-south oriented lot on the south side of South Temple Street. The site is situated below the street level on South Temple, with the prevailing grade descending to the south. The proposed apartment building is designed to accommodate a total of 83 apartments (previously 110 apartments), and is arranged in four floors (previously five floors) above one and a half floors (previously two floors) of parking. The building would terminate approx. 30 ft short of the rear boundary line of the site, with this remaining area proposed as landscaped outdoor amenity space. The lower two floors, one above and one below sidewalk level, accommodate parking (.... spaces), storage and services for the building. The lobby/reception area is designed as the first floor primary street facade for the building. Parking levels are accessed from the west side of the structure. As proposed, the height of the building would be five plus stories above the sidewalk level on South Temple (approx. 53 ft plus, with additional roof profile and upper fenestration), and between six and seven stories to the rear of the site. The South Temple frontage in the revised design takes the form of four story high planted screen wall, fronting the metal clad building behind. Balconies from front facing apartments extend through openings in this planted wall. This planted screen wall and the balconies appear to be forward of the set back line established by the current buildings in the street.

The currently vacant lot is used as parking space, and is situated between the distinctive 1961 IBM office building to the east (348 E. South Temple) and the 1932 Barbara Worth Apartments building to the west. These 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.

Commission Review & Revisions

The application for a six and seven story building containing110 apartments was reviewed by the Commission on April 12, 2010. At this Issues Only consideration Commissioners generally concurred with the issues identified in the Staff report on Views, Scale and Form, and Materials, and in further discussion specifically identified issues and/or expressed concern on several aspects of the proposal, including:

- Height, and the mismatch between existing building height in this part of South Temple, identified by design standards as a key characteristic, and the much higher base zoning maximum.
- The height and depth proposed for the building were in excess of that typically found within a smaller City block and in this part of the City.
- Mass and height of the proposal did not fit well with buildings on this side of South Temple.
- The difficulty of designing in proximity to the Cathedral of the Madeleine.
- Contemporary design cues from the adjacent building to the east (IBM).

The Commission resolved to form an Architectural Committee to review the proposal, comprising Vice Chairperson Oliver and Commissioners Carter, Haymond and Richards.

The Architectural Committee held two meetings with the applicants on April 29 and May 11, 2010. The applicants presented an alternative design option and discussion focused on a variety of issues, including:

- The design context of South Temple, including the immediate more contemporary architectural cues.
- Reduction in height to four floors of apartments.
- Altering the massing, including height and roof profile, to break down the length of the building and reduce the apparent scale.
- The role of the sides and the rear of this building in current public views across the street block, and future contribution to the interior of the block.
- Contextual and contemporary materials, for the street frontages and the other facades, including metals, concrete, brickwork and stone.
- Planted front screen wall, initially presented as a gentle concave curve and revised to two straight sections (current drawings).

- Approach to planting of the front screen wall, including ivy and other climbers.
- Lighting the wall at night.
- Breaking up the side facades and creating spaces.
- Design of and access to the rear garden area.

With the current proposal revisions have been made to the arrangement, height, massing, scale, design and materials of the proposal since the development was last reviewed by the Commission. These can be summarized as follows.

- The number of apartments has been reduced to 83.
- The area proposed as parking has been reduced to less than two floors.
- The maximum height has been reduced by approximately one floor for the front two thirds of the proposed building, with an overall maximum height reduction for the rear.
- The massing has been altered, including a break in height for outdoor roof area in the rear half of the building, new and differing roof profiles to front and rear, cantilevered façade sections to the east side and setting in the top floor sections on part of the building.
- The frontage to South Temple has been redesigned and is now proposed as a two stage building façade, with the building fronted by a two section planted wall, perforated by apartment balconies.
- The previous palette of materials, using brick, stone, brick veneer and stucco has been changed to metal cladding throughout, including zinc-alum metal siding, painted metal siding and corten steel. The planted wall which would be constructed in metal with wire mesh to contain the growing medium. Vertical metal trellis or wire mesh elements would provide some additional planted articulation and sun screening to the rear section of the west façade.
- See also the applicants detailed itemization of revisions in Appendix A.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the application as proposed. This option requires that the Commission make a finding that the proposed development is appropriate.
2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission make a finding that the proposed development is appropriate.
3. Deny the request based on a finding that the development is not appropriate.

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.

The Historic Landmark Commission's jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the R-MU. Zoning considerations, subject to other provisions, are summarized as follows.

Maximum Building Height: The maximum building height in this district is seventy five feet (75').
Front yard: No set back required.
Corner Side Yard: No set back required.
Interior Side Yard: No set back required.
Rear Yard: The rear yard shall be twenty-five percent (25%) of the lot depth, but need not exceed thirty feet (30').
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.
General Provisions
Grade Changes: The established grade of any lot shall not be raised or lowered more than four feet (4') at any point for the construction of any structure or improvement. (*The applicant may seek an exception to modify this requirement.)*
General Off Street Parking Requirements
Parking Requirement: The number of off-street parking spaces provided for the multi-family project shall be in accordance with Table 21A.44 of this Section. Multi-family dwellings are required to provide a minimum of ½ stall per dwelling unit

Analysis and Findings

Standards of Review

21A.34.020 H Historic Preservation Overlay District: **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:

Standard 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 height of the proposed building facing South Temple is in excess of immediately adjacent buildings, and the average height of buildings along this part of the street frontage. With the reduction in height of approximately one floor the revised proposal has an affinity with the individual larger scale buildings along this street. The width of the front facade reflects the width of the site and the general scale of buildings on this side of the street. The proportion is taller than the average and the immediately adjacent buildings along the south side of South Temple. The size and mass of the proposed structure relates in part to the larger buildings in the wider setting on South Temple, while the depth would exceed that characteristic of buildings within this part of the Historic District. The roof shape of the front section of the proposal is uncharacteristic of current buildings, although could add interest and lightness to the street frontage.
>
> **Finding:** Staff would conclude that the revised proposal for the development conflicts with some of the objectives of this standard, although, with the current revisions, meets other objectives.

Standard 2. Composition of Principal Facades:

a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

> **Analysis:** The proportion of openings and the rhythm of solids to voids on the proposed principal street façade appear to be generally compatible with the character of the street frontage, although the two stage façade is really a different form of design expression to anything currently found within the area. The proposed palette of materials has changed from brick, stone and stucco to variations in metal cladding, fronted by a planted screen wall constructed in metal. Materials found within this part of South Temple include brick, stonework, concrete, glass and wood, with metal providing a common framing and detailing material. The proposals, as revised, depart from the characteristic palette of materials. The proposed colors are red and white/silver, reflecting the color and tone of some buildings within the street.

Finding: Proportion of openings and solid to void ratios could be described as compatible in this context and in tune with the design objectives. The proposed palette of materials, in both type and texture/finishes, is a conscious departure from the characteristic materials of the street, and could be defined as conflicting with the objectives of this standard. The planted front screen wall would help to soften this conflict. The color and tone currently reflect some of those characteristic of the street. This setting is however primarily commercial with a wider range of current materials.

Standard 3. Relationship to Street:

a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Analysis: The proposed structure would infill this current void in the street frontage and reinstate a continuous sequence of buildings along the south side of South Temple. At the same time building frontage, including the planted screen wall, would step forward from the street façade established by existing buildings. The relationship may disturb this continuity and harmony. The proposed building reflects the directional relationship of those in the setting, and the rhythm and spacing of the structures on the street façade. The development would however extend much further back into the center of the block, occupying the majority of the site, and could not be readily considered compatible in this respect. The rear section, proposed as outdoor garden area, would be an important element in providing amenity in the center of the street block. No detailed proposals or objectives for the landscape and streetscape to the front or rear of the building have been presented at this time and consequently can not be reviewed. Stepping the frontage of the building forward, however, would interrupt the strong streetscape unity and identity provided by the public and private open space along the south side of South Temple. In this latter respect the proposal would not be compatible.

Finding: Staff would conclude that the proposed development as revised meets the majority of the objectives of this design standard, but would conflict with the objectives for the character of the streetscape.

Design Guidelines for Residential Districts in Salt Lake City

Design Goal for the South Temple Historic District: The design goal for the South Temple District is to preserve its unique character. Preservation of the character, style and details of the many high style buildings is a high priority, as is assuring that new building will be in scale and compatible in character with the historic context.

Site Design Standards

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.

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.

Site Design Standards - South Temple

Setback

13.36 Keep the front setback of a new structure in line with the median setback of historic properties on the block.
In general, larger, taller masses should be set back farther from the front than smaller structures. In some cases, therefore, a setback that is greater than the median setbacks may be appropriate.

> **Analysis:** The proposal is orientated parallel to the lot lines and reflects the pattern of development in the area in this respect. It respects the historic settlement patterns with the exception of relating to immediate setback patterns and the depth of the building. The proposed setback is forward of the other buildings within the street frontage, and the building is taller than most within this setting.
>
> **Finding:** In these respects the proposal is in conflict with some of the objectives of the Site Design Standards.

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.

Analysis: This building would be larger in scale than the majority in the street block or in the immediate vicinity. The proposal, as revised, has a two stage primary street frontage, with the outer screen wall at a lower height than the façade of the building behind. This relationship tends to reduce the apparent scale of the street frontage, helping to integrate this façade within the lower scale of the majority of building facades within the street block. The solid to void ratio of the screen wall helps to reduce its apparent scale and begin to convey a sense of human scale. The variety in the materials and tones in the façade behind also would have a similar effect. Whether they are able to convey a sense of human scale however is not so obvious. Some modulation of the building massing and the side facades help to reduce the apparent scale of the length of the building.

Finding: The proposals, as revised, largely meet the objectives of these design guidelines.

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.

Analysis: The proposed development is higher than those in its immediate setting and in this part of the street with a few exceptions. The height has been reduced as the scheme has been revised, and with the two stage height of the front facades, this is now more in tune with upper end of the heights found within this part of the district. The width tends to equate with buildings in this setting.

Finding: The proposal, as revised, would generally not conflict with the objectives of the design guidelines.

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.

Analysis & Finding: The solid to void ratio appears to be substantially compatible with the objectives of this guideline.

Architectural Standards – South Temple

Building Scale

13.40 Design a new building to be similar in scale to those seen traditionally on the block.
Historically, most of the larger houses on South Temple appeared to have a height of two to three stories, while the smaller ones generally had heights of two stories. A front façade should appear similar in height to those seen historically on the block. A taller portion should be set back further on the lot. Story heights should appear similar to those seen historically. Also, use architectural details to give a sense of the traditional scale of the block. In the case of new apartment buildings, they should appear to be similar in mass and scale to historic apartment structures in the district.

> **Analysis:** Although the design objectives above relate primarily to the two and three story residential scale of South Temple, there is specific guidance on new apartment buildings on this street. This proposal would be larger in mass and scale than the historic apartment buildings in the district. With the lower revised height it is closer in scale to these.
>
> **Finding:** To the extent that the objectives of this guideline relate to this project Staff would conclude that the proposed development conflicts in part with these objectives.

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 four-plexes. In commercial areas, a wider variety of roof forms may occur.

> **Analysis:** The building forms proposed broadly relate to those seen traditionally. The roof forms are different, within the context of a series of individual buildings along this part of the street frontage, which is primarily commercial in character.
>
> **Finding:** The proposal would not conflict with the objectives of these guidelines.

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.

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.

> **Analysis:** The proportion of the primary building façade relates to the larger scale buildings with the broader street frontage, although it doesn't directly relate to its immediate neighbors. The proportions and scale of window or other openings used in the revised design appear to be generally compatible with the buildings in this part of the district.
>
> **Finding:** The proposed development would not be in conflict with these design guidelines.

Building Details

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.

Materials – South Temple

13.42 Use building materials that are similar to those used historically.
Appropriate building materials include brick, wood horizontal clapboard and shingles, stucco, smooth-faced stone and river rock.

> **Analysis:** Much emphasis in design guidelines is placed on the use of traditional materials, for reasons of visual continuity, sense of scale, durability and detailing. Alternative materials especially are highlighted in the context of texture and finish, as well as durability. The use of metal is identified for soffits and eaves only. The cladding material proposed for this building is in different forms of metal paneling, fronted by the planted screen wall. This can be interpreted as a more contemporary choice of materials, which will rely substantially on finishes, proven durability and detailing, and consequently on the quality paneling. This setting would warrant a high standard of 'architectural' metalwork.
>
> **Finding:** The proposals, as revised, conflict with the objectives of these design guidelines, although this is a much more commercial and institutional context, where the range and palette of materials is more varied.

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.

> **Analysis:** Although these design guidelines are largely framed with individual residential properties in mind, the scale of components and elements of the design are key points ensuring that a building will integrate well with its historic setting. The proposal meets some of these objectives. The design is a contemporary departure from the buildings in this area in terms of its forms, materials and detailing.
>
> **Finding:** The proposal generally does not conflict with these objectives.

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.

> **Analysis:** This is an apartment building in a commercial setting, with a wide range of fenestration types and proportions. The revised proposals contribute a further individual component in this visual variety in the street frontage.
>
> **Finding:** The proposals would not be in conflict with the objectives of these design guidelines.

Attachment A
Application

LOTUS APARTMENTS

338 EAST SOUTH TEMPLE STREET, SALT LAKE CITY, UTAH

--The Lotus 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 83 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.

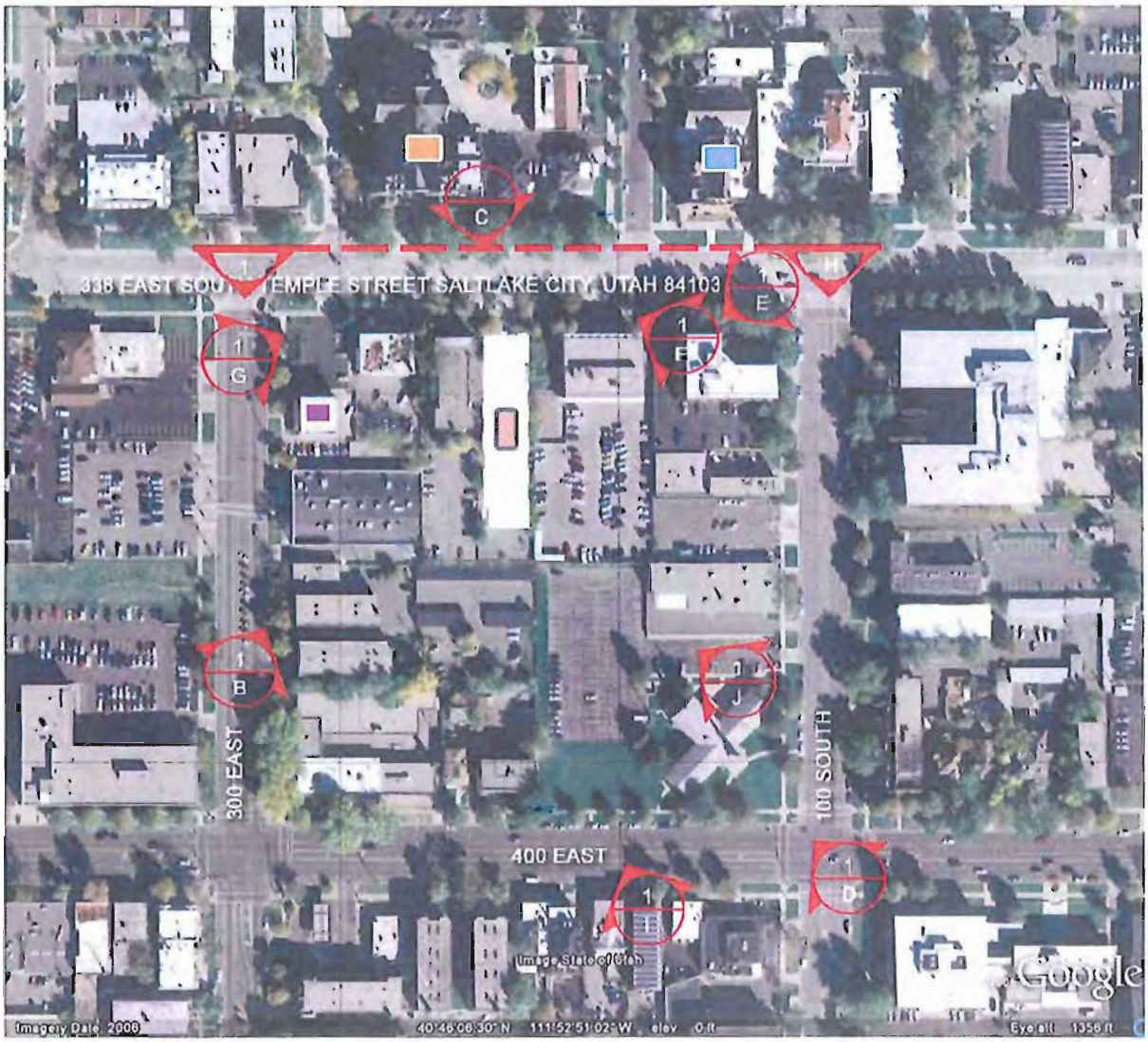
--The façade materials consist of painted metal siding and a vegated living wall.

--Most of the units have functioning decks.

--The architecture of the building is in keeping with neighboring buildings' scale 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.



LEGEND:

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

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

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

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A

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY

This view is along 300 East facing the Madeleine Cathedral.

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

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

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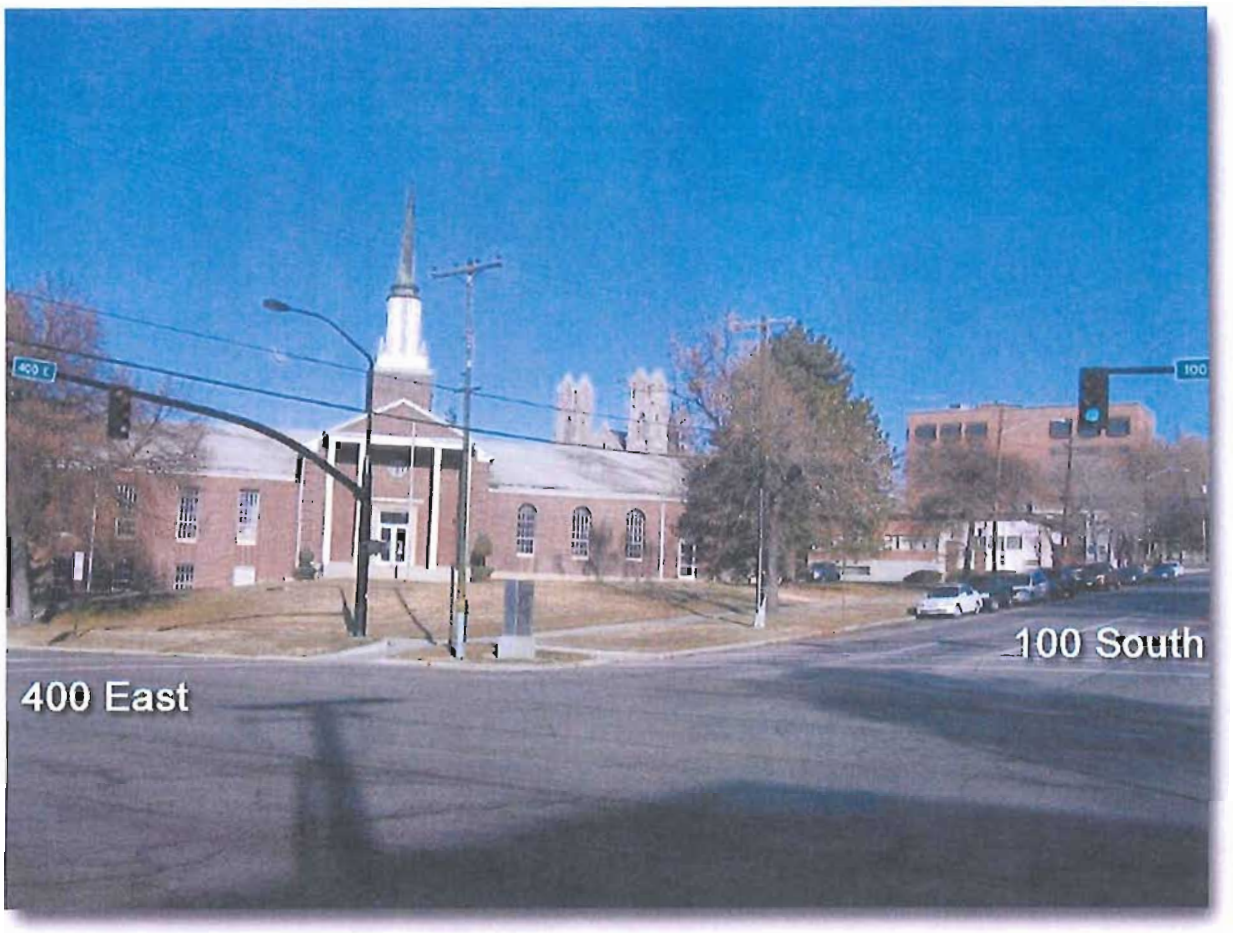
RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY

View infront 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.

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

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

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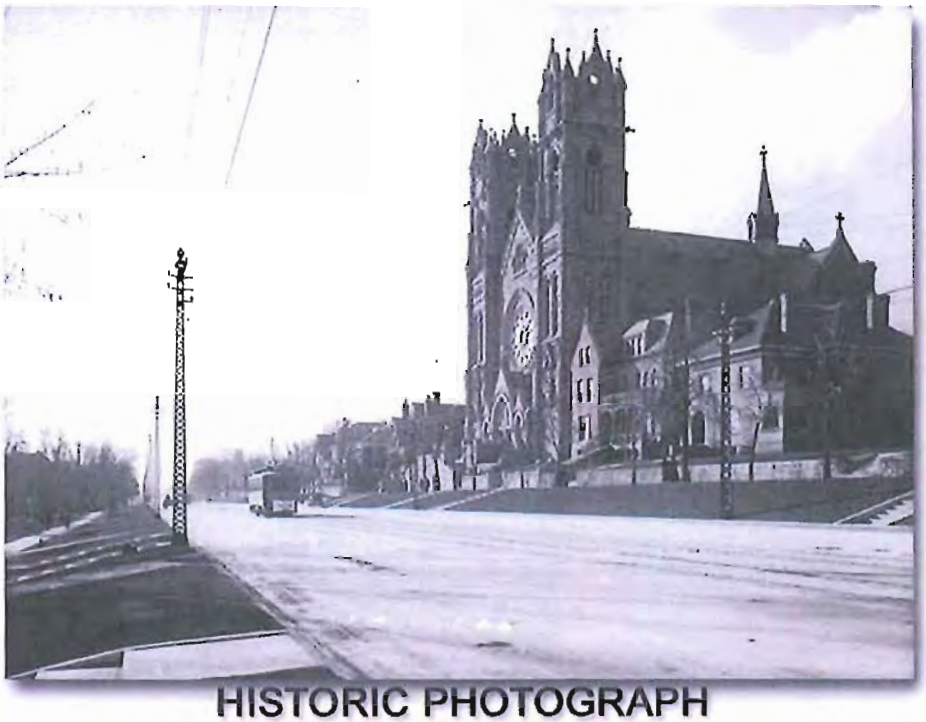
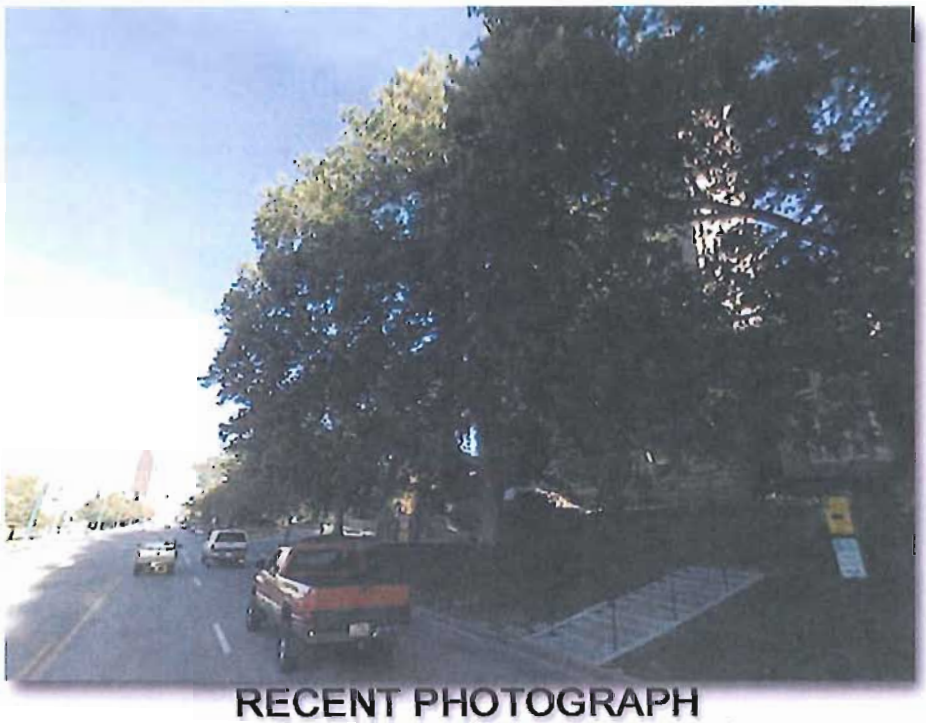


HISTORIC PHOTOGRAPH
Cathedral Church - 1908



RECENT PHOTOGRAPH
View facing the Cathedral Church

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

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

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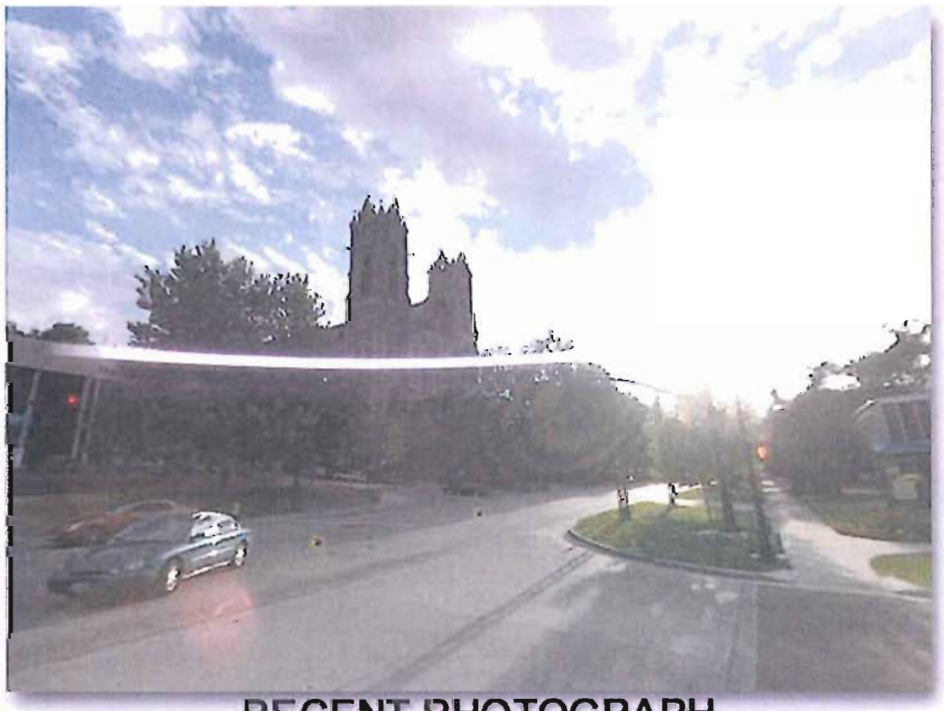
HISTORIC PHOTOGRAPH
Cathedral Church - 1905



RECENT PHOTOGRAPH
View facing the Cathedral Church

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

Tuttle and Associates, inc.
ARCHITECTS

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ARCHITECTURE

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STREET ELEVATION

NOT TO SCALE

LOTUS APARTMENTS

338 EAST SOUTH TEMPLE STREET, SALT LAKE CITY, UTAH

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

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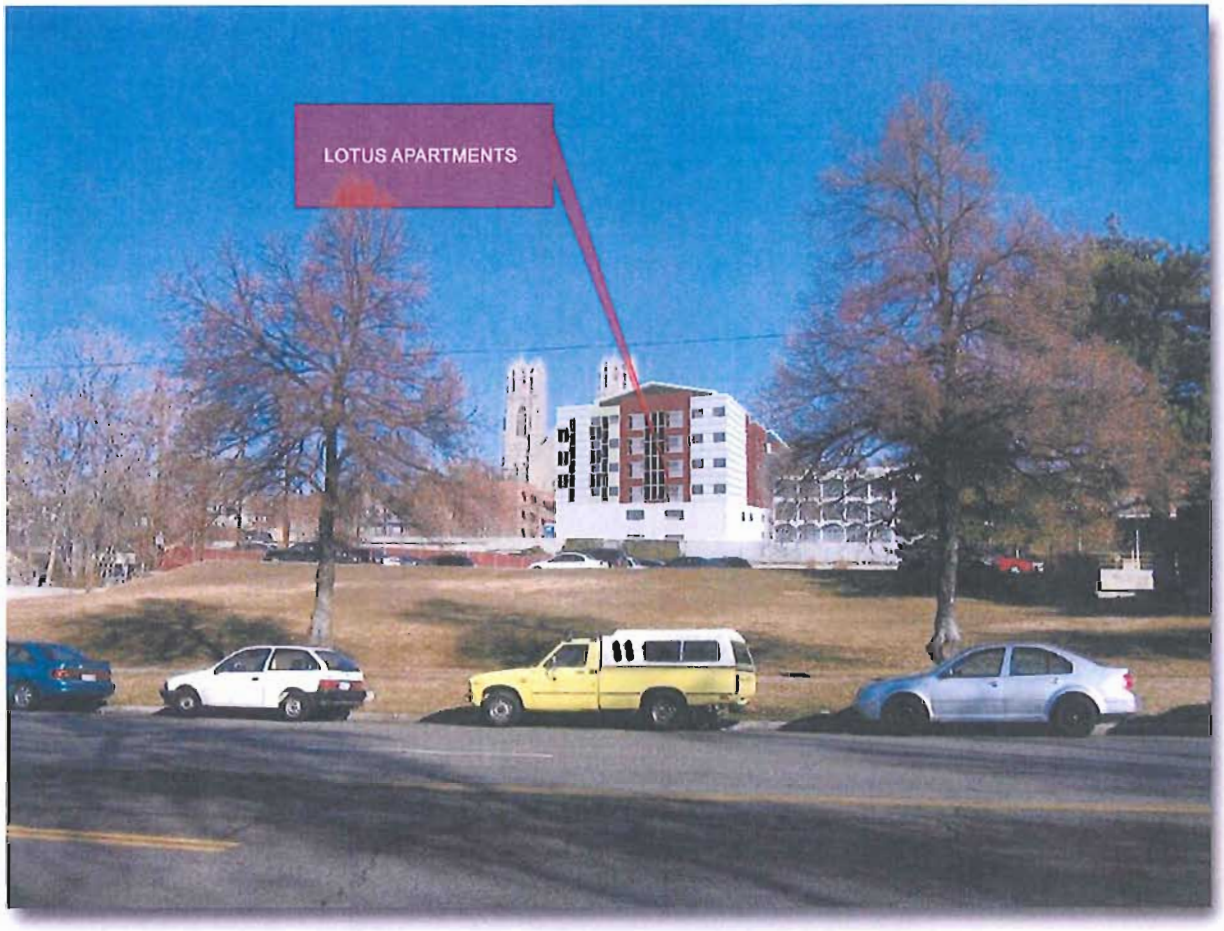
RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



View along 400 South at the back of Lotus Apartments.

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

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

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1

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY

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

FRONT ELEVATION

LEFT ELEVATION

LOTUS APARTMENTS

Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

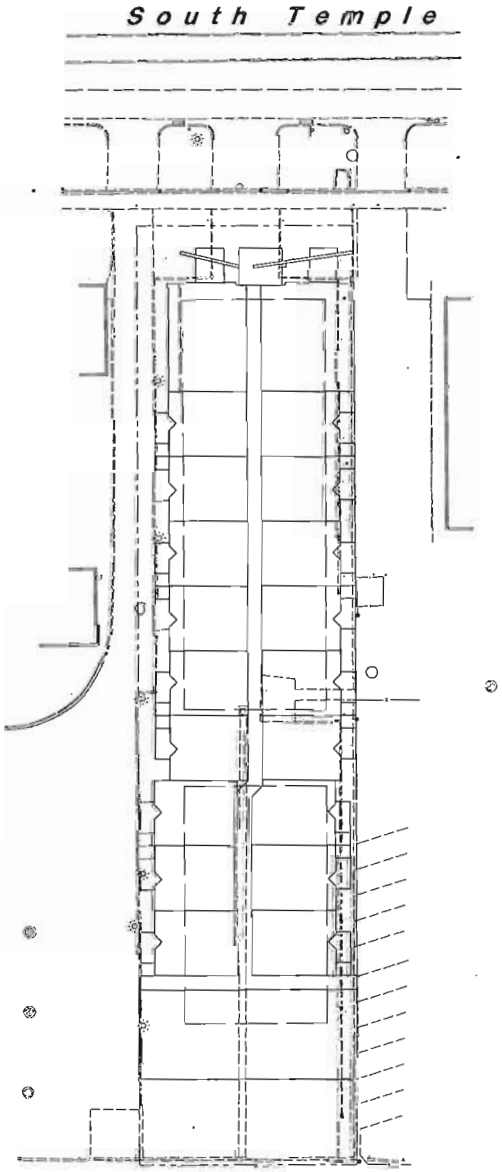
REAR ELEVATION

RIGHT ELEVATION

LOTUS APARTMENTS

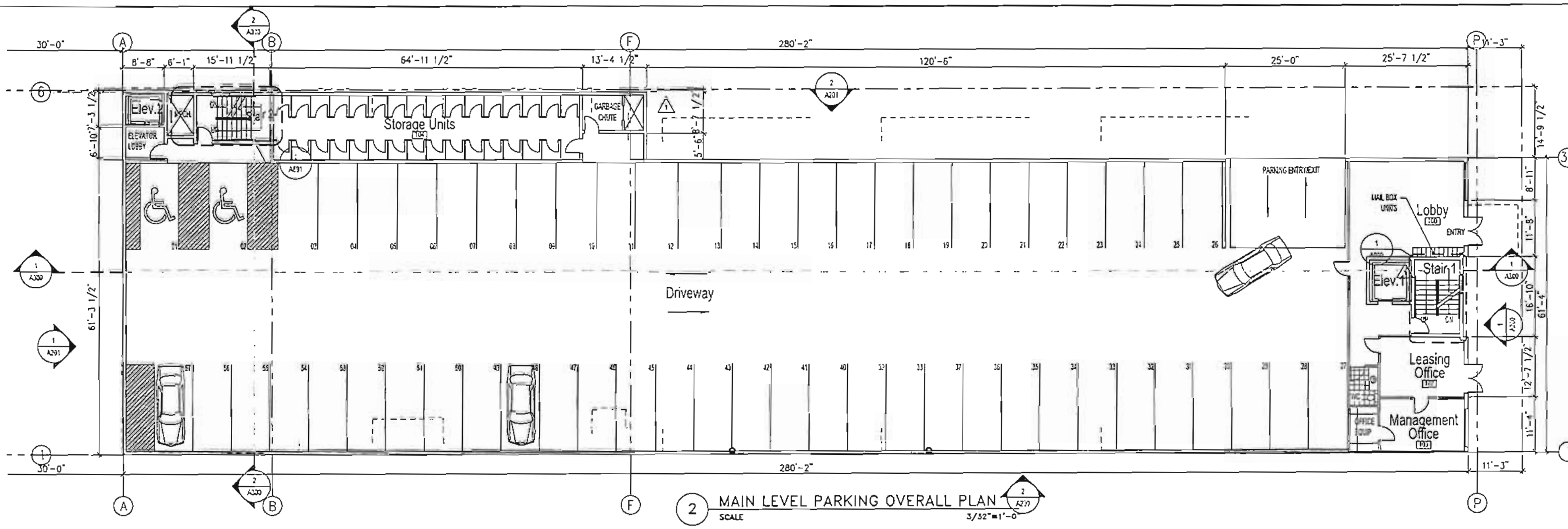
Tuttle and Associates, inc.
ARCHITECTS

RUSSELLPLATT
ARCHITECTURE

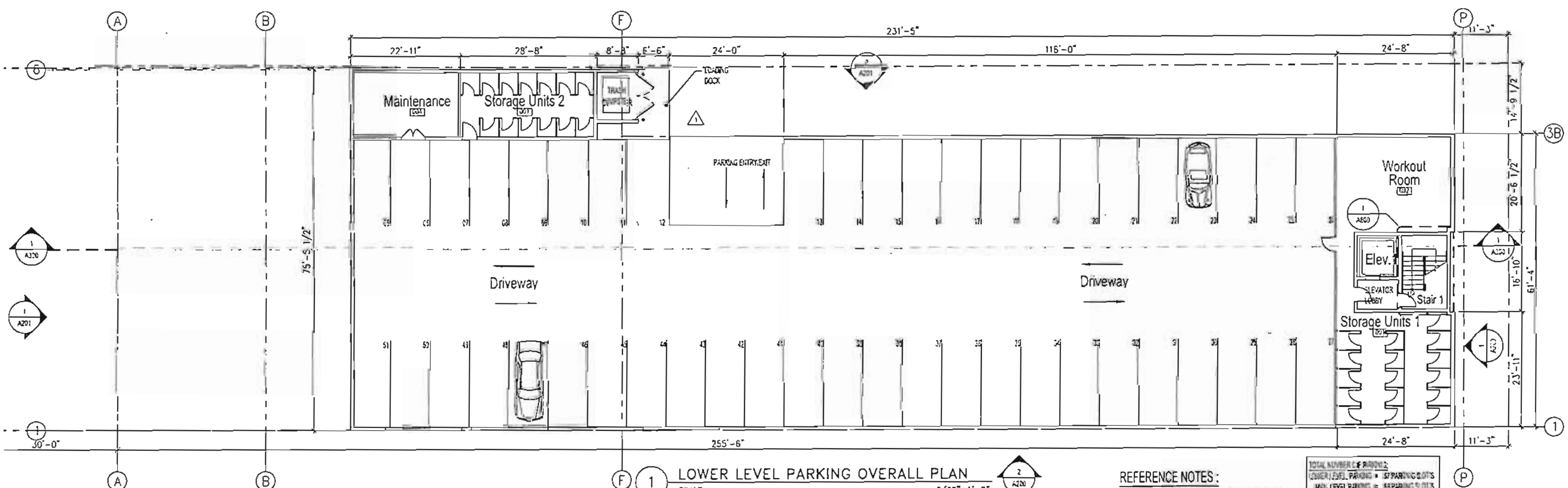


Scale : 1" = 20'

Sheet no. C1	20 May 2010	**Site Plan** **Madeleine Apartments** 338 E. South Temple Salt Lake City, Utah	**GREAT BASIN ENGINEERING - SOUTH** CONSULTING ENGINEERS and LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)521-8529 Ogden (801)394-7233 Fax (801)521-8551



2 MAIN LEVEL PARKING OVERALL PLAN
SCALE 3/32" = 1'-0"



1 LOWER LEVEL PARKING OVERALL PLAN
SCALE 3/32" = 1'-0"

REFERENCE NOTES :
* REFER TO SHEET A201-A203 FOR ENLARGED/PARTIAL PLANS

TOTAL NUMBER OF PARKING:
LOWER LEVEL PARKING = 57 PARKING SLOTS
MAIN LEVEL PARKING = 58 PARKING SLOTS
TOTAL = 115 PARKING SLOTS

RUSSELL PLATT ARCHITECTURE

Tuttle and Associates, inc.
ARCHITECTS

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

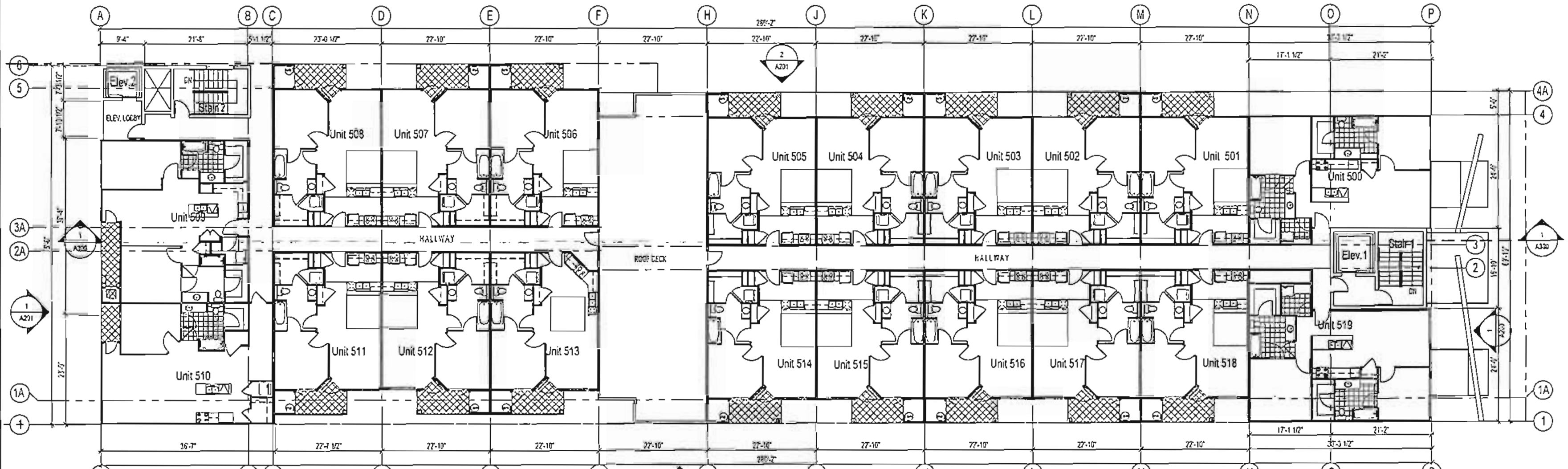
DATE:

REVISIONS:

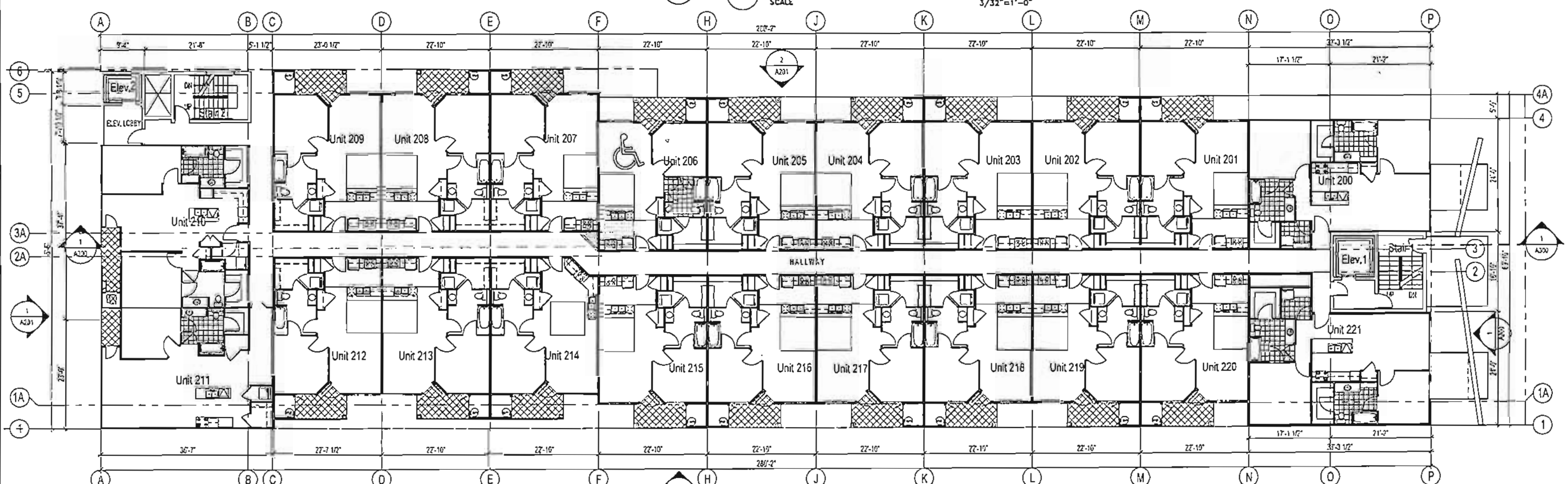
NO	DATE	REVISIONS
1	[illegible]	HUD Revisions

SHEET TITLE
LOWER & MAIN OVERALL PARKING PLANS

SHEET NUMBER
A101



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



1 TYPICAL 2ND – 4TH FLOOR PLAN
SCALE 3/32"=1'-0"

RUSSELL PLATT ARCHITECTURE

Tuttle and Associates, inc. ARCHITECTS

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

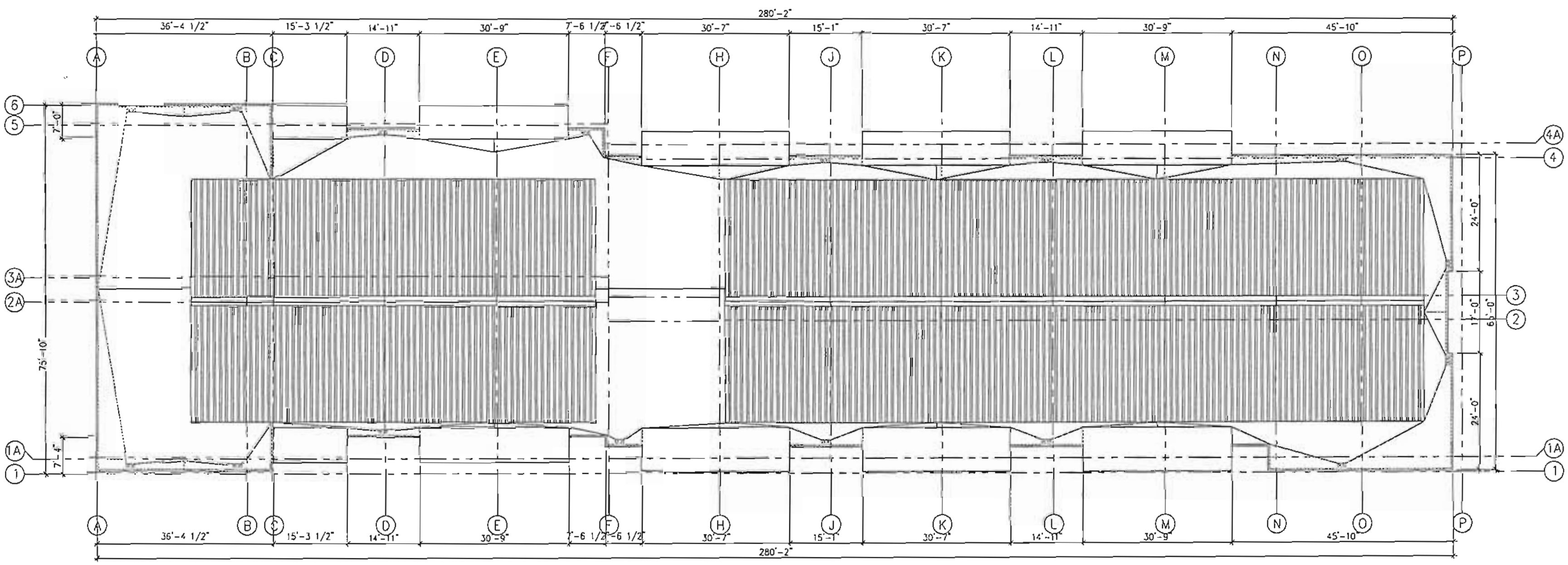
DATE:

REVISIONS:

NO.	DATE	REVISIONS
1	2/23/2010	HUD Revis.

SHEET TITLE
2ND TO 5TH OVERALL FLOOR PLANS

SHEET NUMBER
A102



1 ROOF PLAN
SCALE 3/32"=1'-0"

RUSSELL PLATT ARCHITECTURE

Tuttle and Associates, inc.
ARCHITECTS

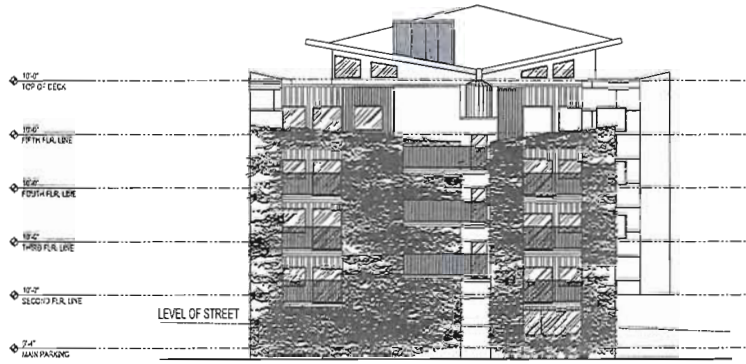
LOTUS APARTMENTS
338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

DATE:

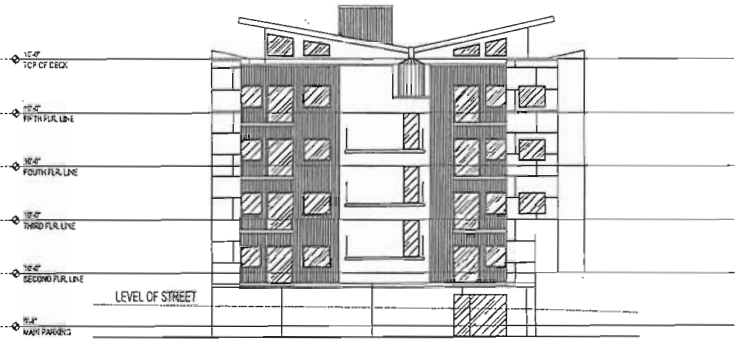
REVISIONS:

SHEET TITLE
ROOF PLAN

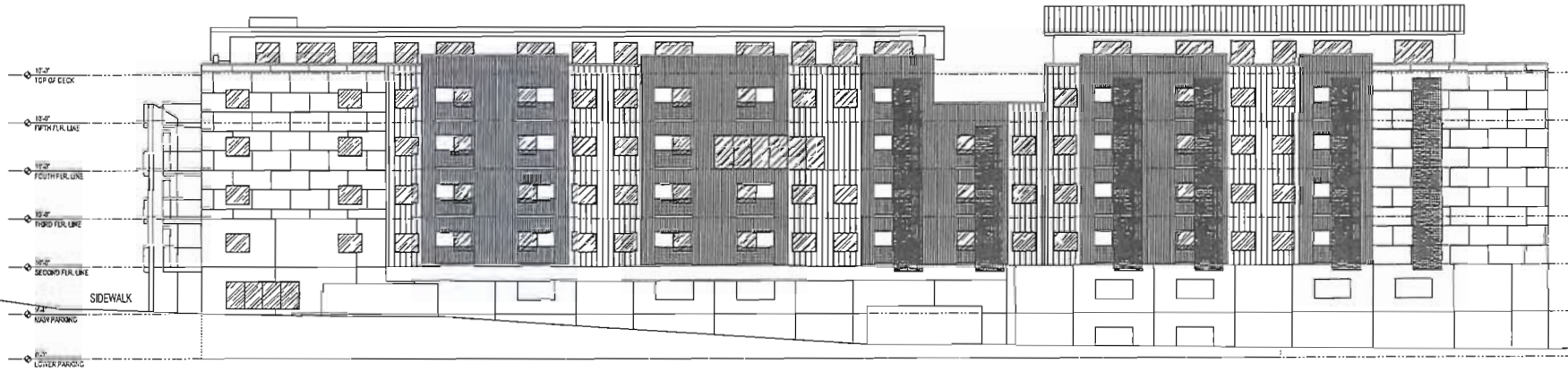
SHEET NUMBER
A104



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



2 NORTH ELEVATION (BEHIND LIVING WALL)
SCALE 3/32"=1'-0"



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

RUSSELL PLATT ARCHITECTURE
Tuttle and Associates, Inc.
ARCHITECTS

LOTUS APARTMENTS
338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

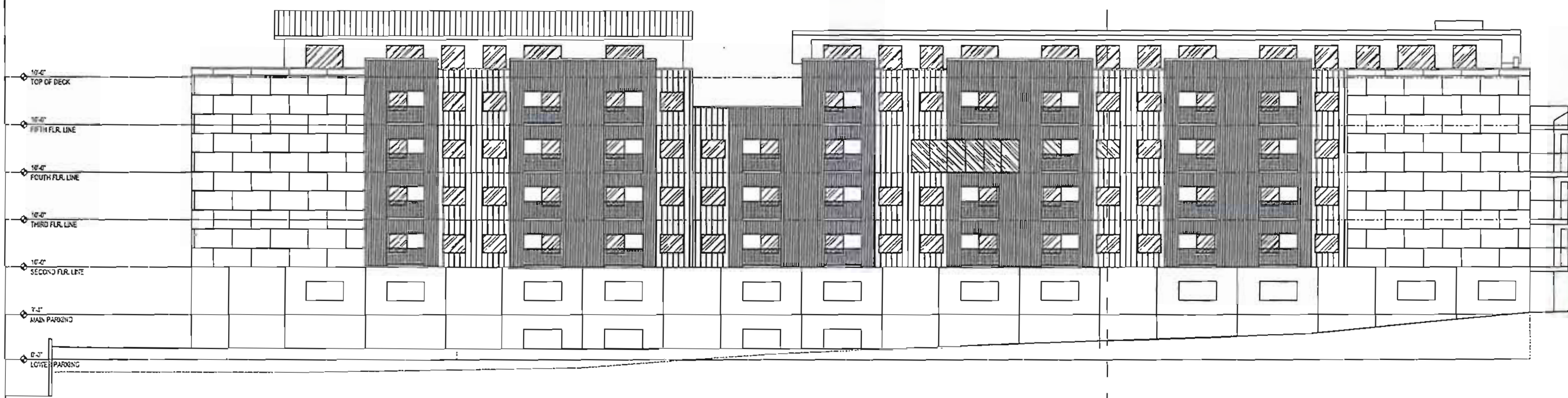
DATE:

REVISIONS:

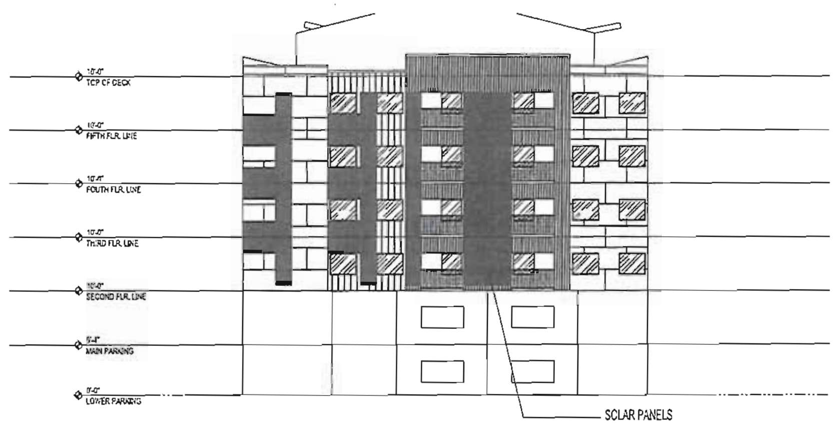
NO.	DATE	REVISIONS
A	03/31/2010	HUD Revision

SHEET TITLE
SECTION

SHEET NUMBER
A200



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



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

RUSSELL PLATT ARCHITECTURE
Tuttle and Associates, Inc.
ARCHITECTS

LOTUS APARTMENTS
338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

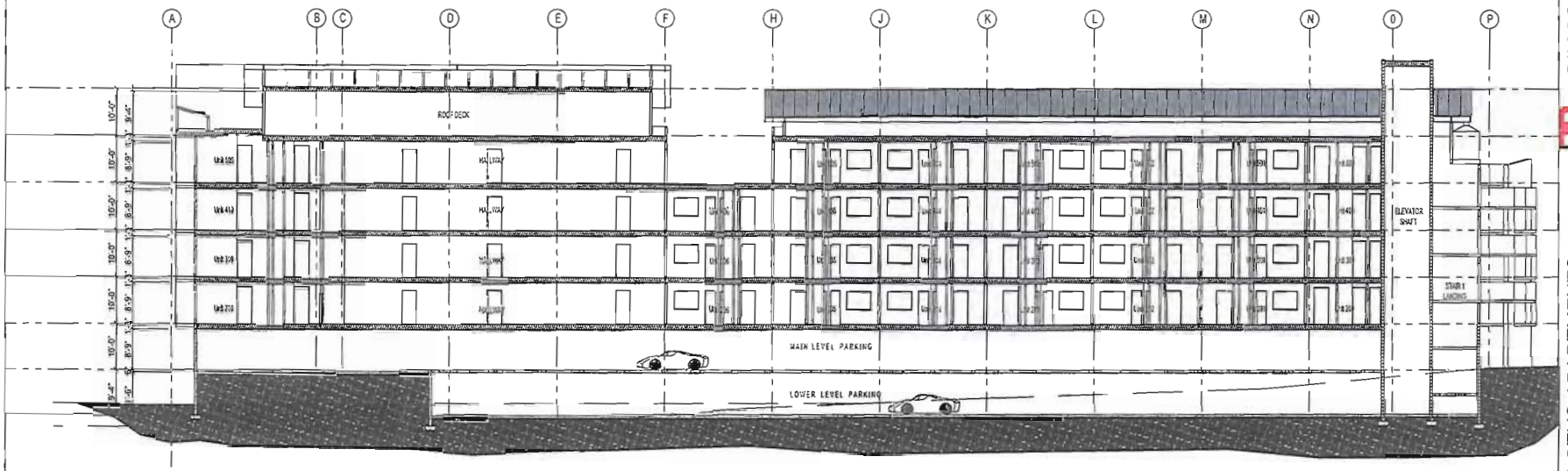
DATE:

REVISIONS:

NO	DATE	REVISIONS
1	2/23/2010	HUD Revisions

SHEET TITLE
ELEVATION

SHEET NUMBER
A201



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

RUSSELL PLATT ARCHITECTURE

Tuttle and Associates, Inc. ARCHITECTS

LOTUS APARTMENTS
338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

DATE:

REVISIONS:

6	DATE:	REVISIONS:
2/23/2010	HUD Resub.	

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A300

ITEMIZED REVISIONS TO THE PROPOSED DEVELOPMENT PLNHLC2010-00086 Revised 5/27/10

Following is a summary of items changed from the original submittal:

1. One story of apartments was eliminated in order to lower the roof of the building to keep it in scale with neighboring buildings. There are now 4 stories of apartments.

2. Four interior units have been removed, two of which are upper floor units. The removal of these two units allows an upper deck or "outdoor living space" to be shared by the residents. The other two units which are located on the 3rd level have been removed and replaced with a fitness room. The removal of these units helps to break up the east and west elevations.

3. A vegetated living wall has been added to the north elevation. It is 3-stories tall, which adds a layer to the north elevation which is considerably lower than the original submittal. The drawings show it as an angled wall, but it has now been changed to a curved wall (as in a previous submittal). The wall will be made of a metal structure with epoxied wire mesh which will hold in place a fabric and soil. This will allow a variety of species to be planted in the wall at any height. The wall has openings through which private and common balconies penetrate.

4. The building materials have been changed from stucco, brick and stone to zinc-alum metal siding (flat, folded seams), corten steel and painted metal siding (7.2 panel and standing seam) and the vegetation of the living wall (which becomes the primary north facade material). There was some discussion regarding the use of metal siding rather than brick and a possible concern that metal has intonations of "warehouse". After doing a survey of historic warehouses in Salt Lake City, the predominant building material for warehouses was actually brick. On the contrary, many of today's recent residential projects in Salt Lake City have used metal siding extensively.

5. Wire mesh has been added to the west elevation to allow vines to grow up and help to provide protection from the late afternoon, summer sun.

6. The typical apartment units have been shortened a bit to allow the main section of the building to be located 5' from all property lines. This allows the window openings to be standard rather than fire protected.

7. The building was shortened 22" from the north. This allows the building to be in line with the neighbors rather than protrude in front of them.

8. Sloped roofs have been added to the upper level apartments which allow mezzanine spaces within these units. One of the sloped roofs is a butterfly shape. The water from this butterfly roof will be collected in a cistern and used to irrigate the vegetated living wall. The use of both a standard gable roof and a butterfly roof helps to break up the east and west elevations.

9. The lower garage level was reduced in size in order to comply with the definition of a basement. Openings and control joints were added into the concrete walls.

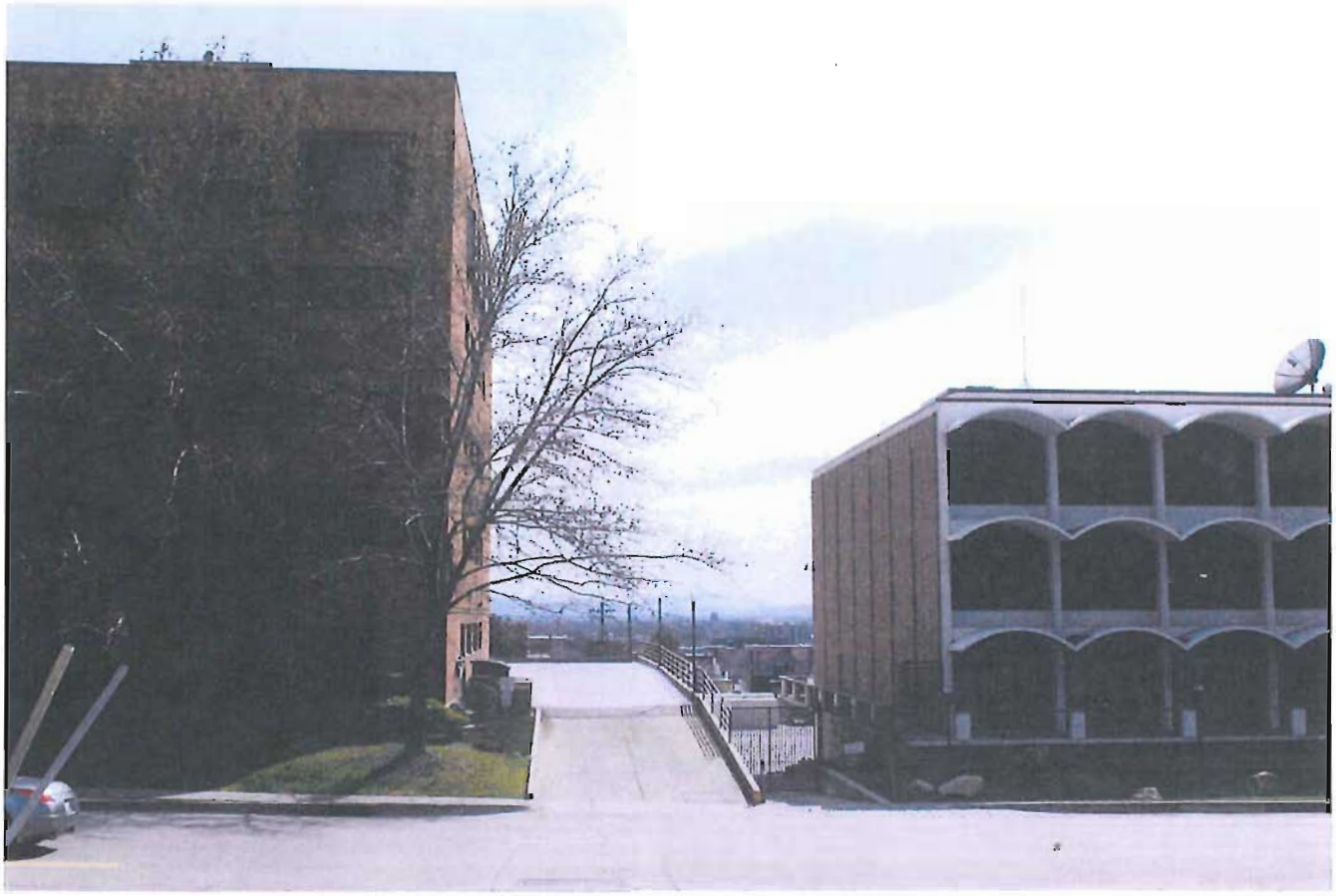
10. The "deck towers" visible along the east and west elevations contrast in color and material from the main building wall. Each deck tower jogs 5' from the main building wall. These design approaches add shadow and visual interest along these elevations. The parapets of the deck towers are angled and echo the lines of the butterfly roof.

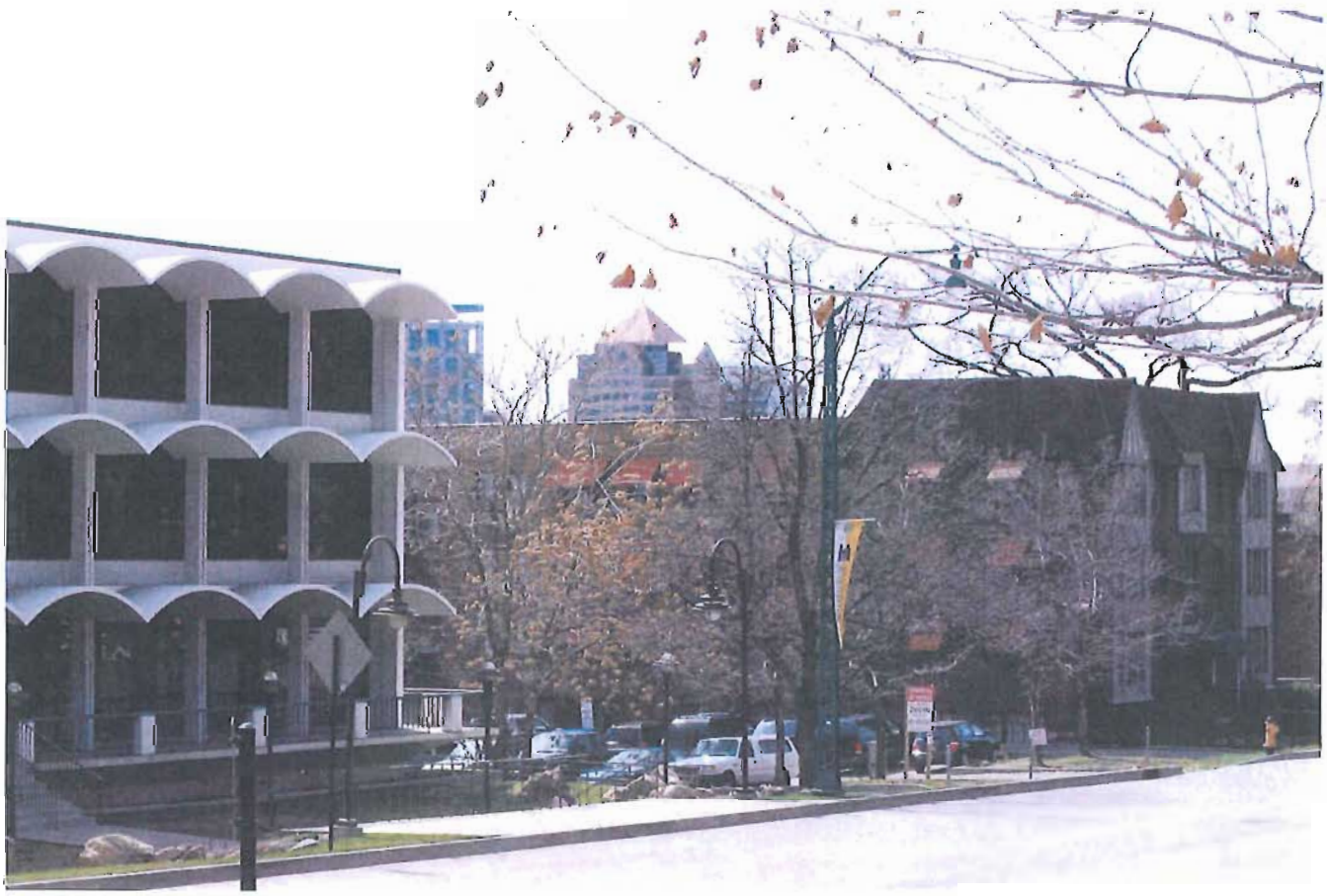
11. Solar panels have been incorporated into the south elevation, both for visual interest as well as a sustainable measure.

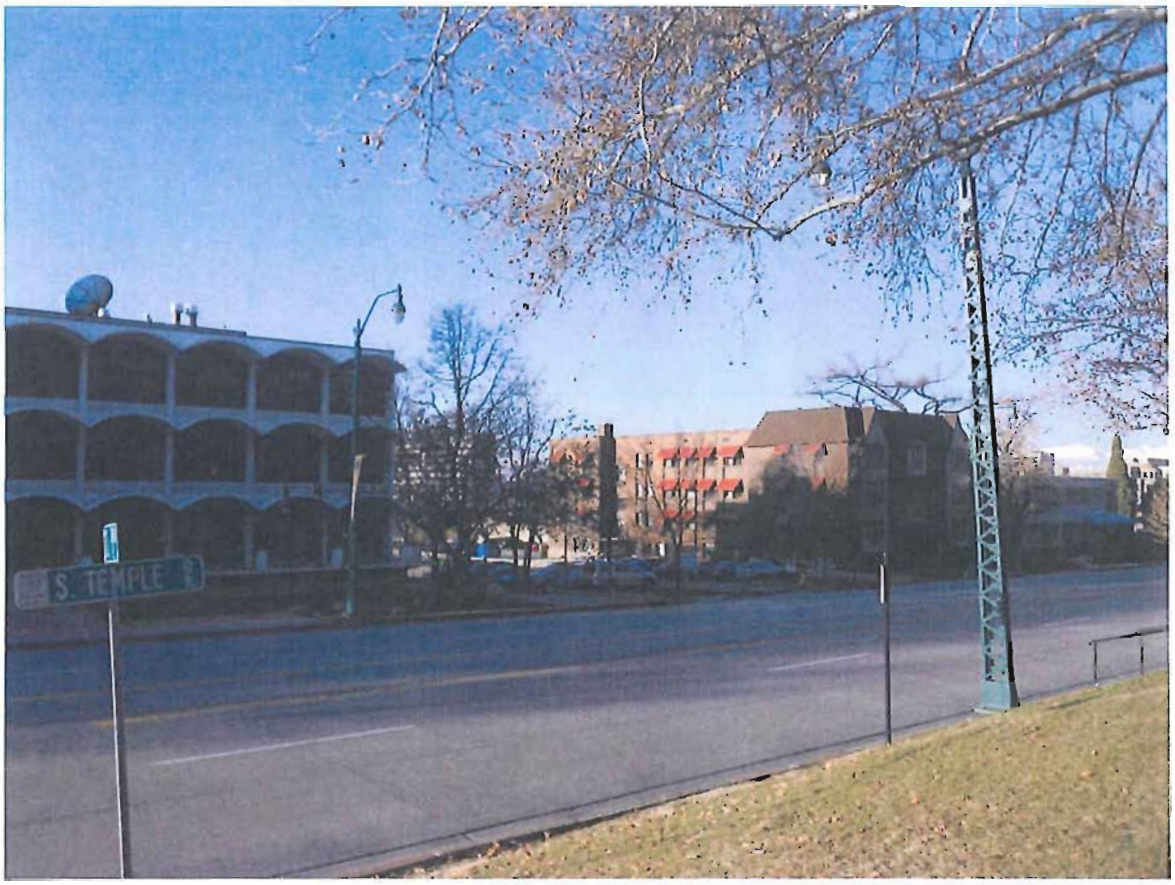
12. The general design style has been altered from a more classic style to a more modern style. The new proposal reflects better our time and fits better the variety of design styles along South Temple Street.

13. The entire building was lowered as much as possible. The resultant elevation difference from top of curb to finish floor (1st apartment level) is only 5'-6".

Attachment B
Photographs






S. TEMPLE

Appendix C

Previous Staff Report - 4/12/10

HISTORIC LANDMARK COMMISSION STAFF REPORT

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

Planning Division
Department of Community and Economic Development

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

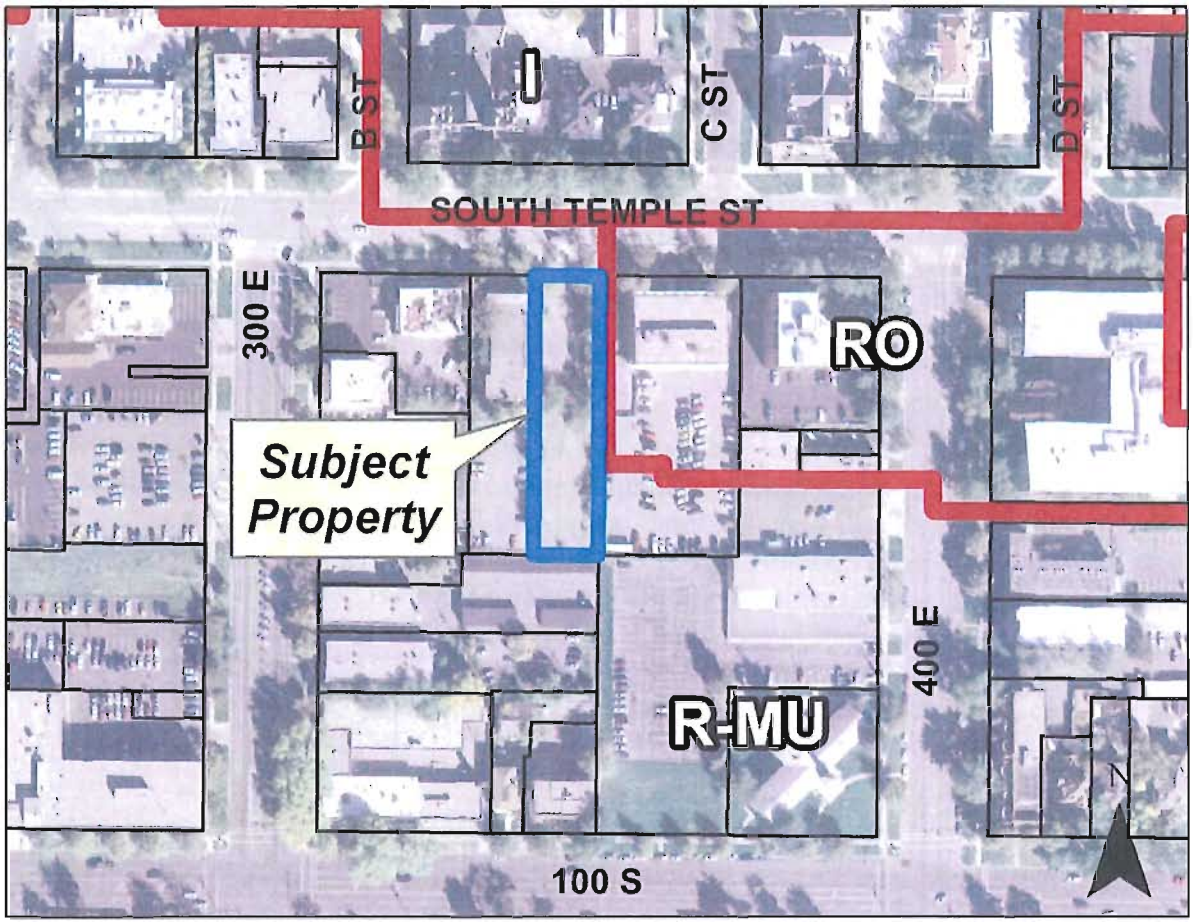
Request

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.

VICINITY MAP



Background

Project Description

The proposed apartment building occupies a deep north-south oriented lot on the south side of South Temple Street. The site is situated below the street level on South Temple, with the prevailing grade descending to the south. The proposed apartment building is designed to accommodate a total of 110 one and two bedroom apartments, ranging in size from 680 SF to 1000 SF, and arranged in five floors above two floors of parking. The building would terminate approx. 30 ft short of the rear boundary line of the site, with this remaining area proposed as landscaped outdoor amenity space. The lower two floors, one above and one below sidewalk level, accommodate parking (115 spaces), storage and services for the building. The lobby/reception area is designed as the first floor primary street facade for the building. Parking levels are accessed from the west side of the structure. As proposed, the height of the building would be six stories above the sidewalk level on South Temple (approx. 63 ft plus, with varying parapet levels), and an elevated seven stories to the rear of the site.

The currently vacant lot is used as parking space, and is situated between the distinctive 1961 IBM office building to the east (348 E. South Temple) and the 1932 Barbara Worth Apartments building to the west. These

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.

The Historic Landmark Commission's jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the R-MU. Zoning considerations, subject to other provisions, are summarized as follows.

Maximum Building Height: The maximum building height in this district is seventy five feet (75').
Front yard: No set back required.
Corner Side Yard: No set back required.
Interior Side Yard: No set back required.
Rear Yard: The rear yard shall be twenty-five percent (25%) of the lot depth, but need not exceed thirty feet (30').
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.
General Provisions
Grade Changes: The established grade of any lot shall not be raised or lowered more than four feet (4') at any point for the construction of any structure or improvement. (*The applicant may seek an exception to modify this requirement.)*
General Off Street Parking Requirements
Parking Requirement: The number of off-street parking spaces provided for the multi-family project shall be in accordance with Table 21A.44 of this Section. Multi-family dwellings are required to provide a minimum of ½ stall per dwelling unit

Analysis and Findings

Options

The Commission may wish to consider if there is any additional information the applicant should provide that would assist the Commission in its consideration of the proposed project.

Findings

The applicable Zoning Ordinance standards and design guidelines are listed below to suggest ways that change to historic buildings can be sensitively accomplished. Although an in depth review of the proposed project has not been carried out at this time. Staff has identified several issues for discussion at this stage, as covered below.

21A.34.020 H Historic Preservation Overlay District:

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.

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.

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.

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 four-plexes. 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 pro-portions.

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.

Building Details

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.

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.

Site Design Standards

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.

Analysis

In order to provide information for discussion, staff has identified the following issues regarding the proposed project.

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 24 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

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 unit 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.

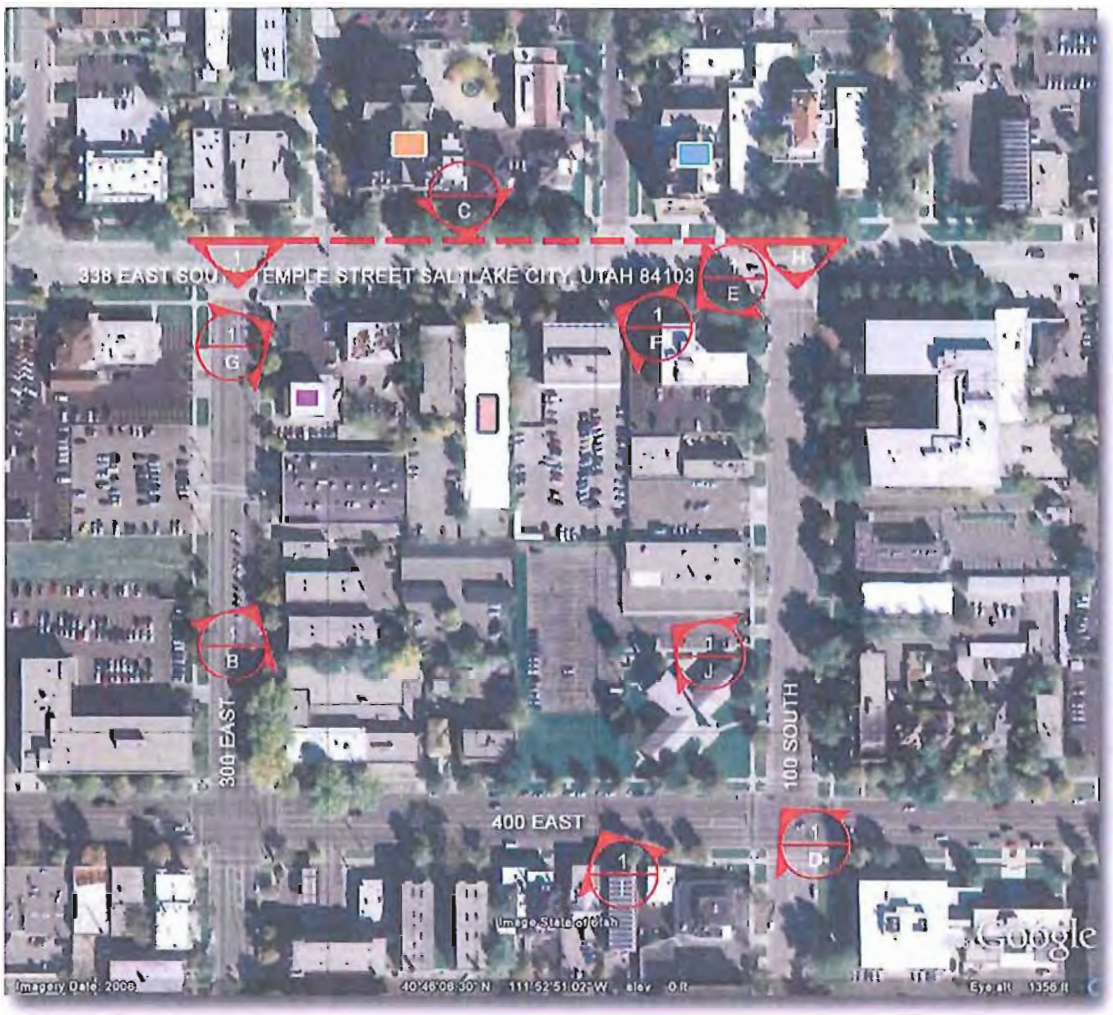
--In developing the site the owner will be removing the existing driveway and sharing the driveway with the apartment building to the West. This will allow for more landscaping along South Temple.

--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.

RUSSELLPLATT ARCHITECTURE

RUSSELLPLATT
ARCHITECTURE

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

RUSSELLPLATT ARCHITECTURE

1/A

P

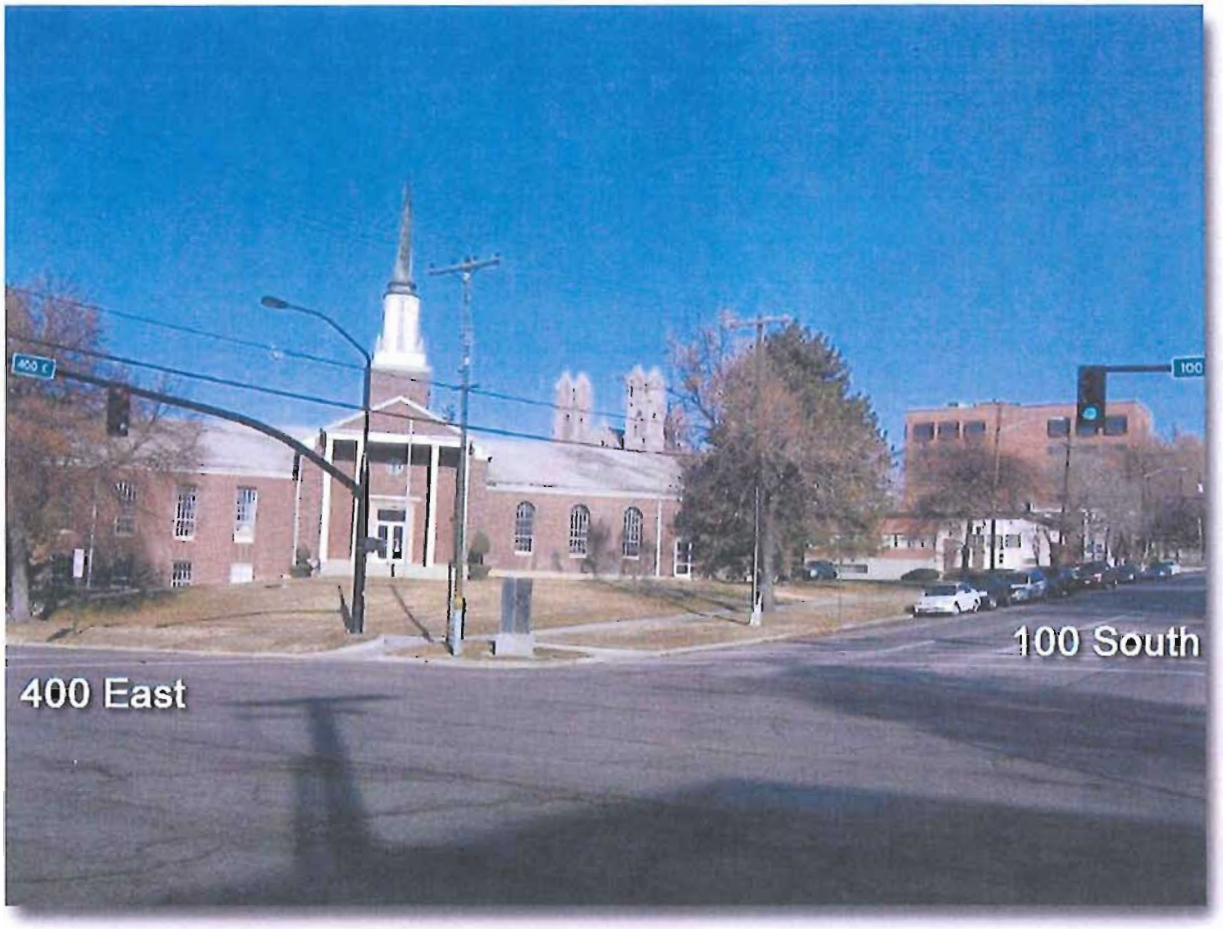
RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY

This view is along 300 East facing the Madeleine Cathedral.

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY

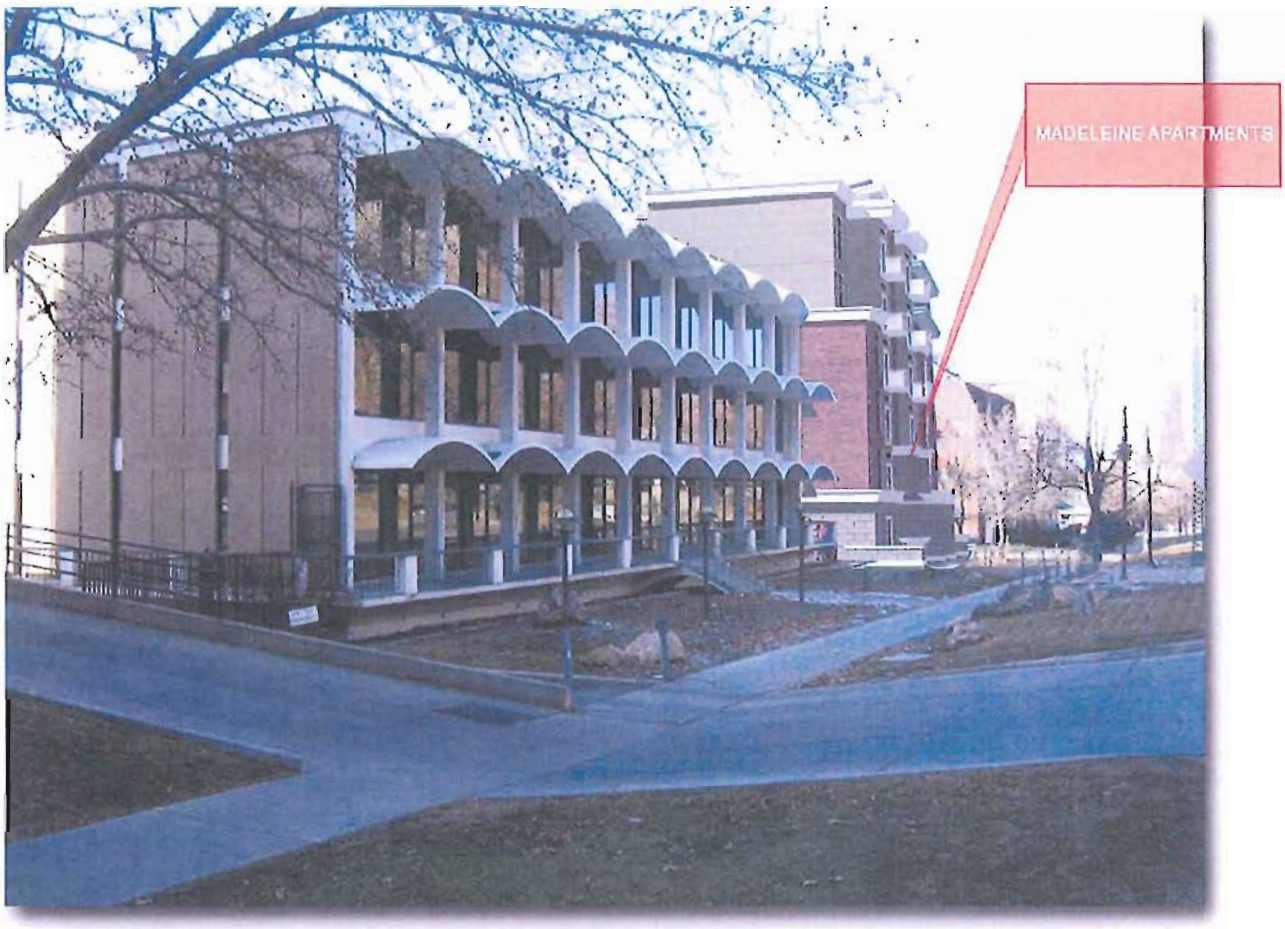
View infront of Madeleine Cathedral along 338 East South Temple Street.

RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY

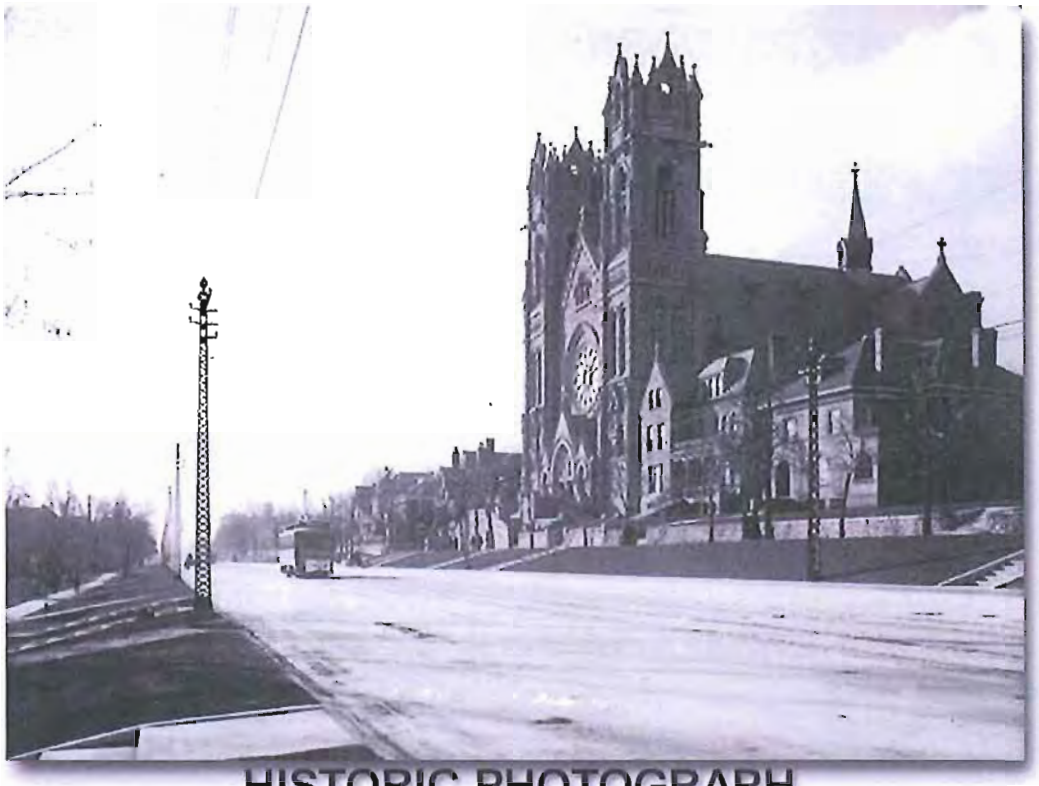


This view is facing the Church of Jesus Christ of LDS at the intersection of 400 East and 100 South Street.

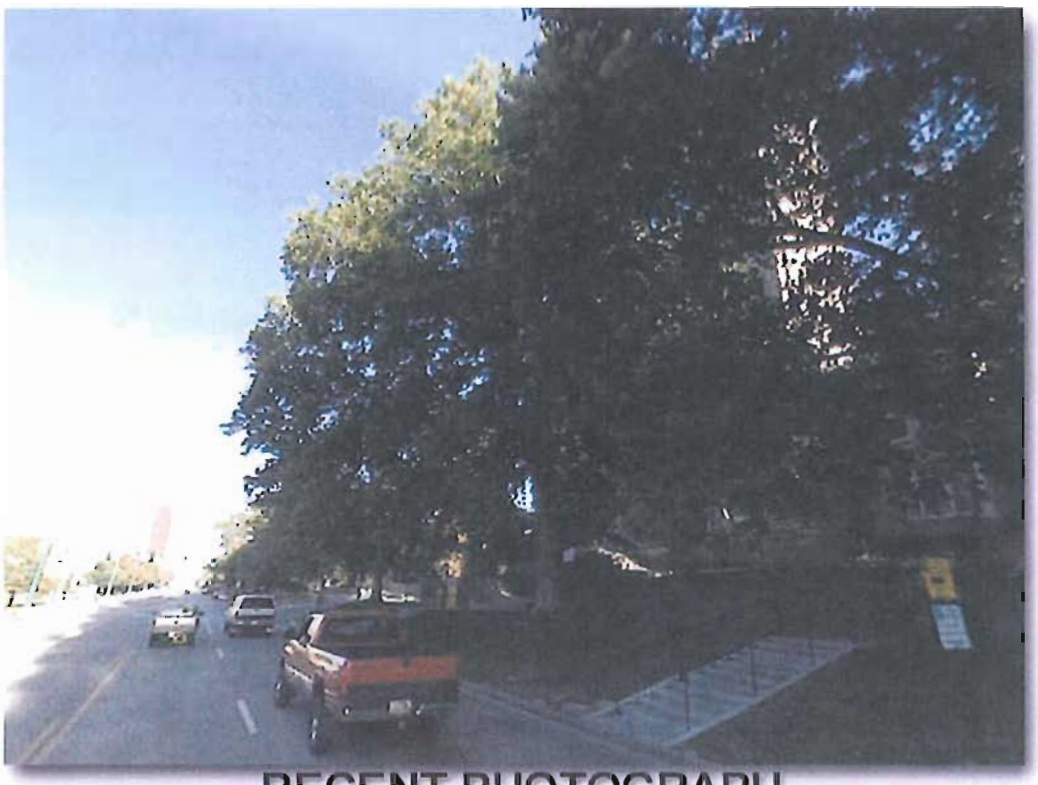
RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



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



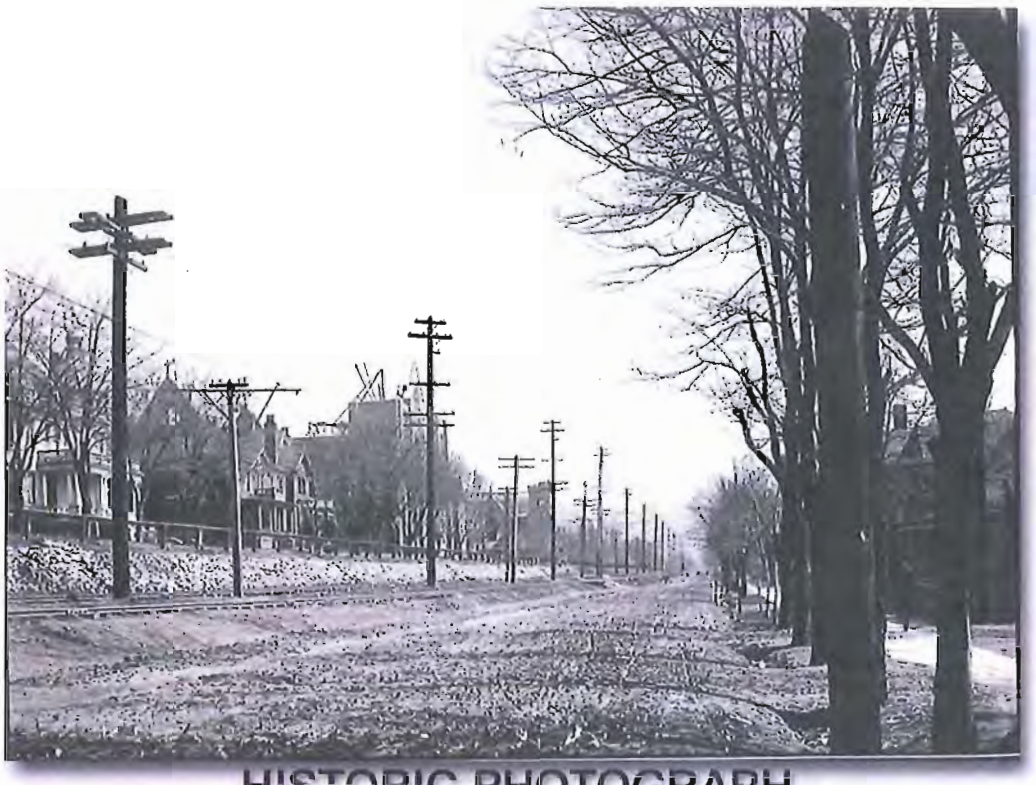
HISTORIC PHOTOGRAPH
Cathedral Church - 1908



RECENT PHOTOGRAPH
View facing the Cathedral Church

MADELEINE
338 EAST SOUTH TEMPLE STREET, SALT LAKE CITY, UTAH
RUSSELLPLATT ARCHITECTURE

1
F



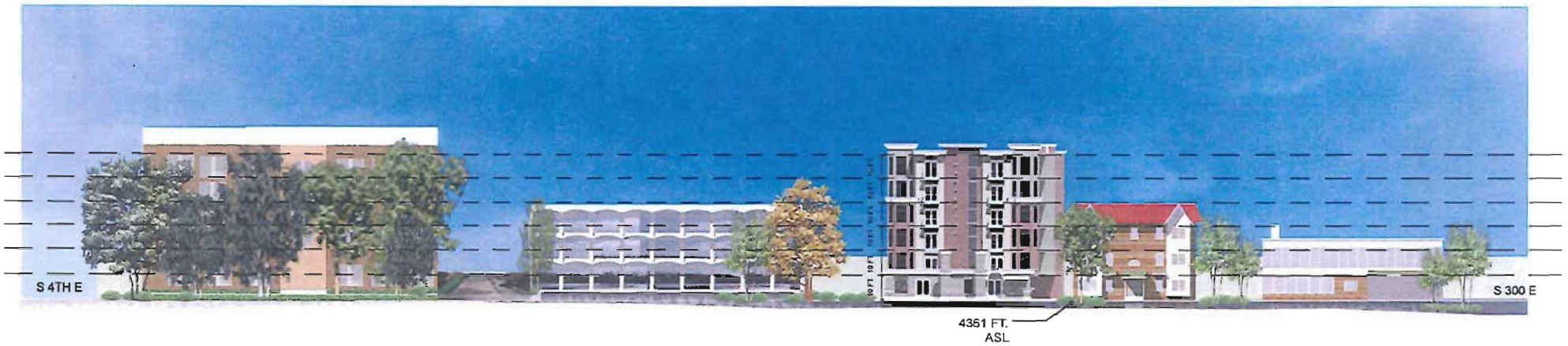
HISTORIC PHOTOGRAPH
Cathedral Church - 1905

RECENT PHOTOGRAPH
View facing the Cathedral Church

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

RUSSELLPLATT ARCHITECTURE

1
G



STREET ELEVATION

NOT TO SCALE

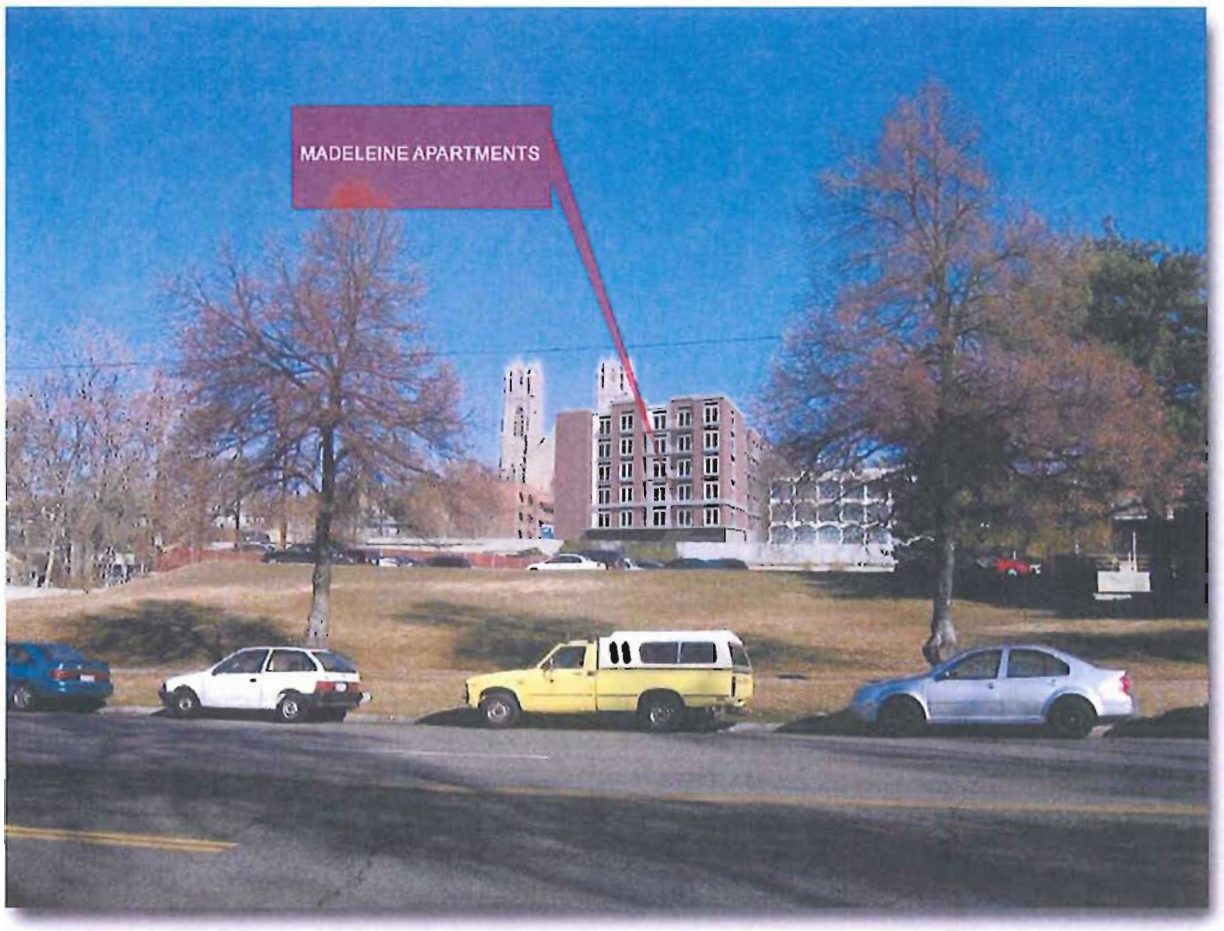
MADELEINE

338 EAST SOUTH TEMPLE STREET, SALT LAKE CITY, UTAH

RUSSELLPLATT ARCHITECTURE

1/H

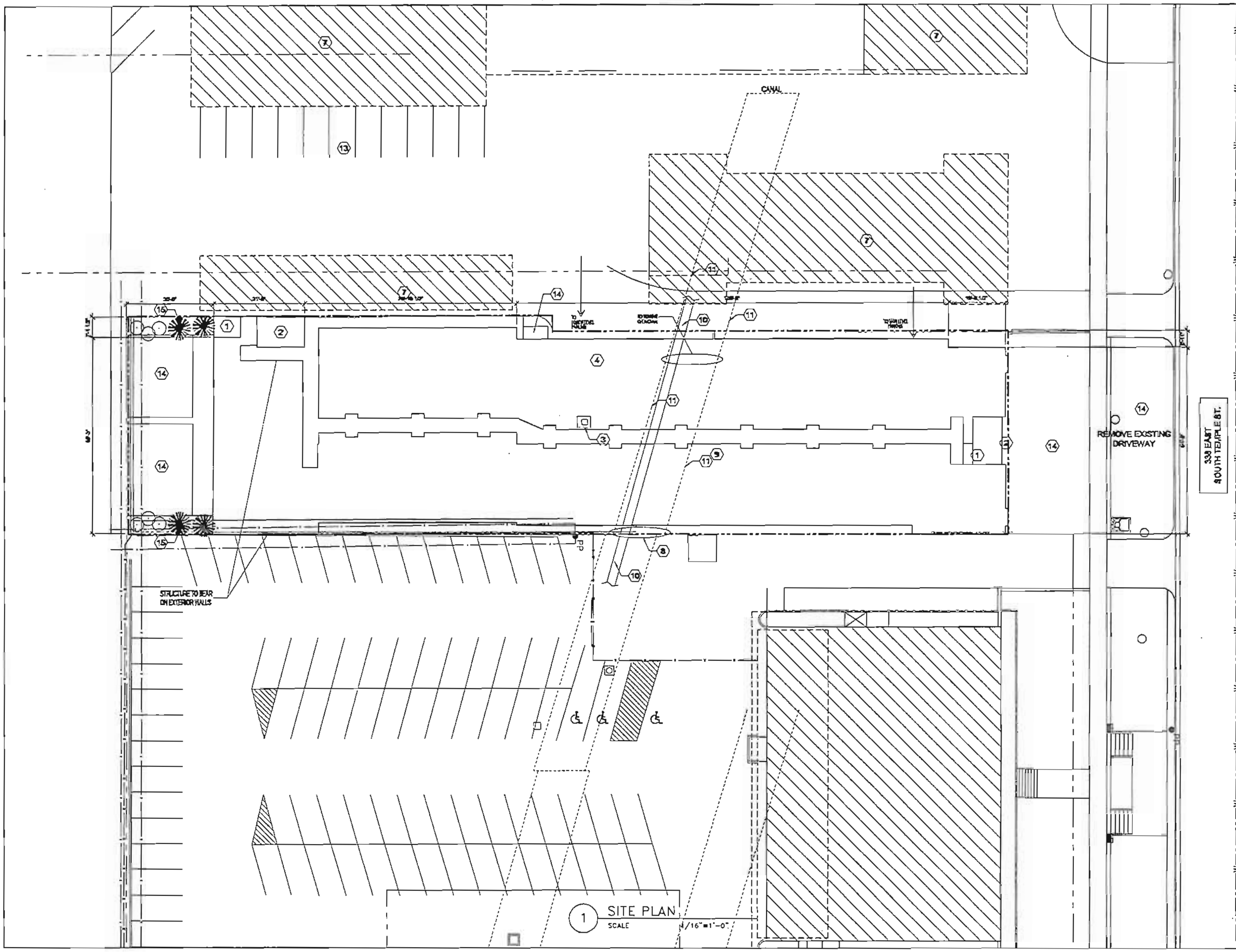
RECENT PHOTOGRAPH OF THE SUBJECT PROPERTY



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.



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 = [illegible] SQ. FT. ([illegible] ACRES)
BLDG. FOOTPRINT = [illegible] SQ. FT.
PERCENT COVERAGE = APPROX. [illegible]%

MADELEINE APARTMENTS

338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

lloyd e. platt associates architects
4645 HIGHLAND DRIVE
HOLLADAY, UTAH 84117
801-272-9065

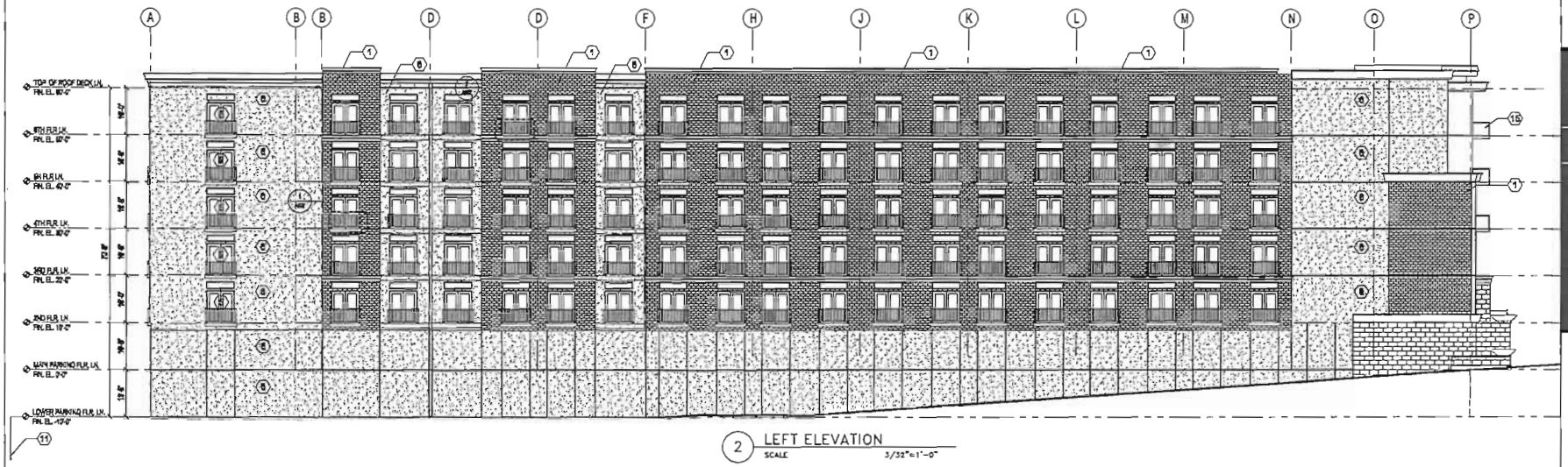
DATE:

REVISIONS:

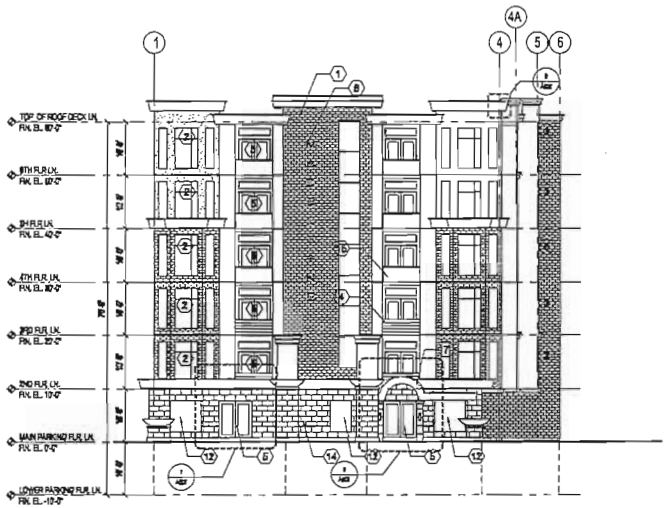
NO.	DATE	REVISIONS
1	2/23/2010	HUD Req'ts.

SHEET TITLE: SITE PLAN

SHEET NUMBER: A100



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. CMU 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

4945 HIGHLAND DRIVE
HOLLADAY, UTAH 84117
801-272-9095

MADELEINE APARTMENTS

338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

DATE:

REVISIONS:

NO.	DATE	REVISIONS
1	8/28/2014	HUD Rev'ts.
2		
3		
4		
5		

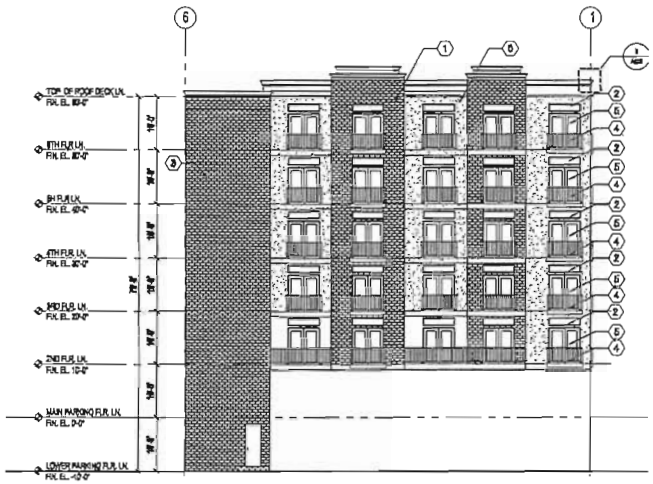
SHEET TITLE

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. CMU 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

4645 HIGHLAND DRIVE
HOLLADAY, UTAH 84117
801-272-8065

MADELEINE APARTMENTS

338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

DATE:

REVISIONS:

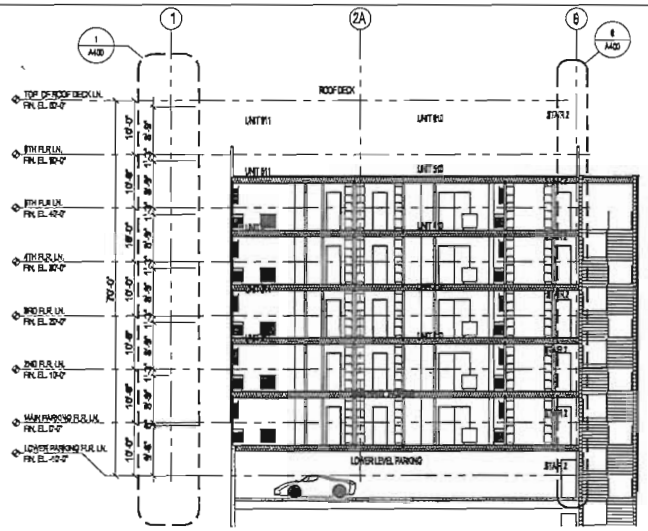
NO.	DATE	DESCRIPTION
1		HUD Rev'ns.

SHEET TITLE

REAR AND RIGHT ELEVATIONS

SHEET NUMBER

A201



2 CROSS SECTION
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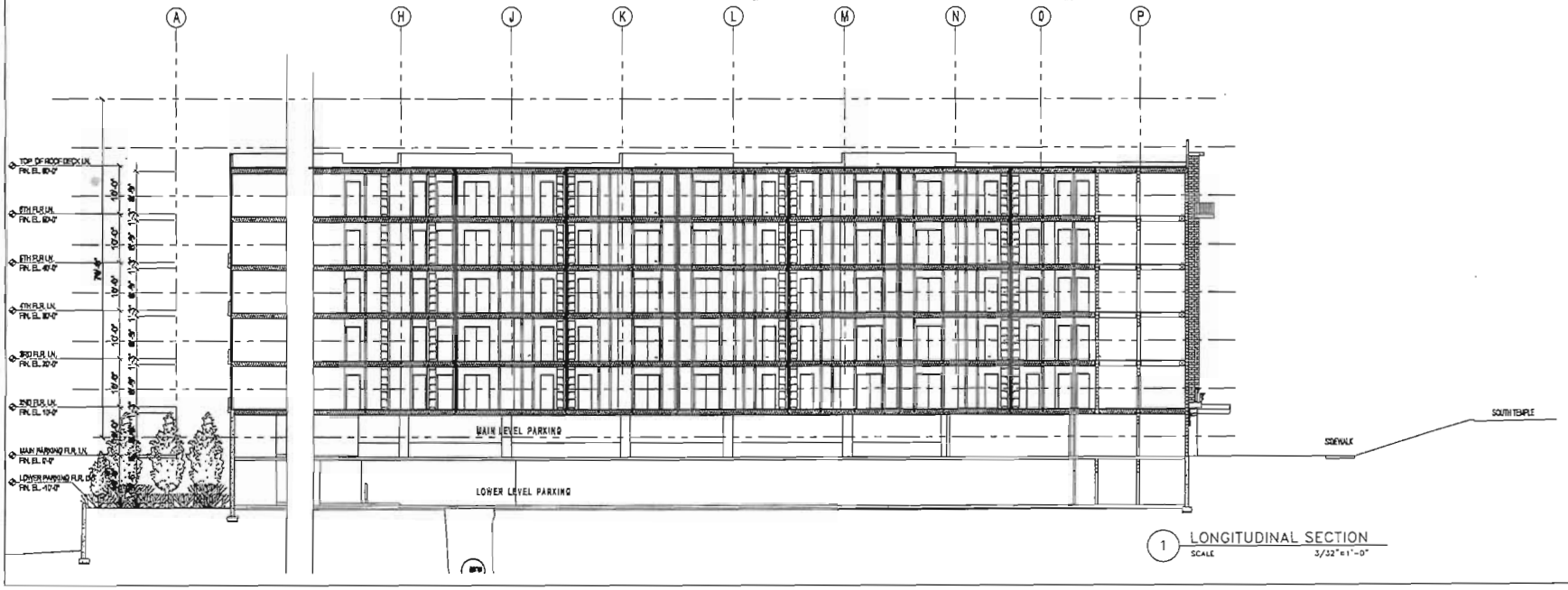

1 LONGITUDINAL SECTION
SCALE 3/32"=1'-0"

4645 HIGHLAND DRIVE
HOLLADAY, UTAH 84117
801-272-9065

MADELEINE APARTMENTS
338 EAST SOUTH TEMPLE STREET
SALTLAKE CITY, UTAH

DATE:

REVISIONS:

NO.	DATE	REVISIONS
A	2/25/2010	HUD RMTA

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A300