

HISTORIC LANDMARK COMMISSION STAFF REPORT

**Newhouse Apartments
New Construction
PLNHLC2012-00538
540 East 500 South
December 6, 2012**



Planning Division
Department of Community and
Economic Development

Applicant

Strategic Capital Group
Adam Paul, Representative

Staff

Elizabeth Buehler (801) 535-6313
elizabeth.buehler@slcgov.com

Tax ID 16-06-476-030, 16-06-476-032, 16-06-476-033, 16-06-476-014

Current Zone

RO Residential Office

Master Plan Designation

Residential Office Mixed Use

Lot Size .80 acres, 34,848 square feet

Current Use

Vacant office building and parking lot

Council District

District 4-Luke Garrott

Review Standards

- 21A.34.020
- 21A.24.180
- 21A.24.130

Notification

- Notice mailed on:
November 21, 2012
- Property posted: November 26, 2012
- Posted on City & State Websites:
November 21, 2012

REQUEST

Strategic Capital Group, represented by Adam Paul, requests approval to construct a multi-family structure at approximately 540 East 500 South. The demolition of the existing office building on the site was approved by staff on April 26, 2012.

STAFF RECOMMENDATION

Staff recommends that the Historic Landmark Commission review the petition and approve the request pursuant to the findings and analysis in this report on the condition site lighting be directed away from homes on Hawthorne Avenue. The proposed project substantially complies with all of the review standards.

POTENTIAL MOTIONS

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for new construction approval at 540 East 500 South with the condition site lighting is directed away from homes on Hawthorne Avenue. Specifically, the Commission finds that the proposed project complies with all of the review standards.

-or-

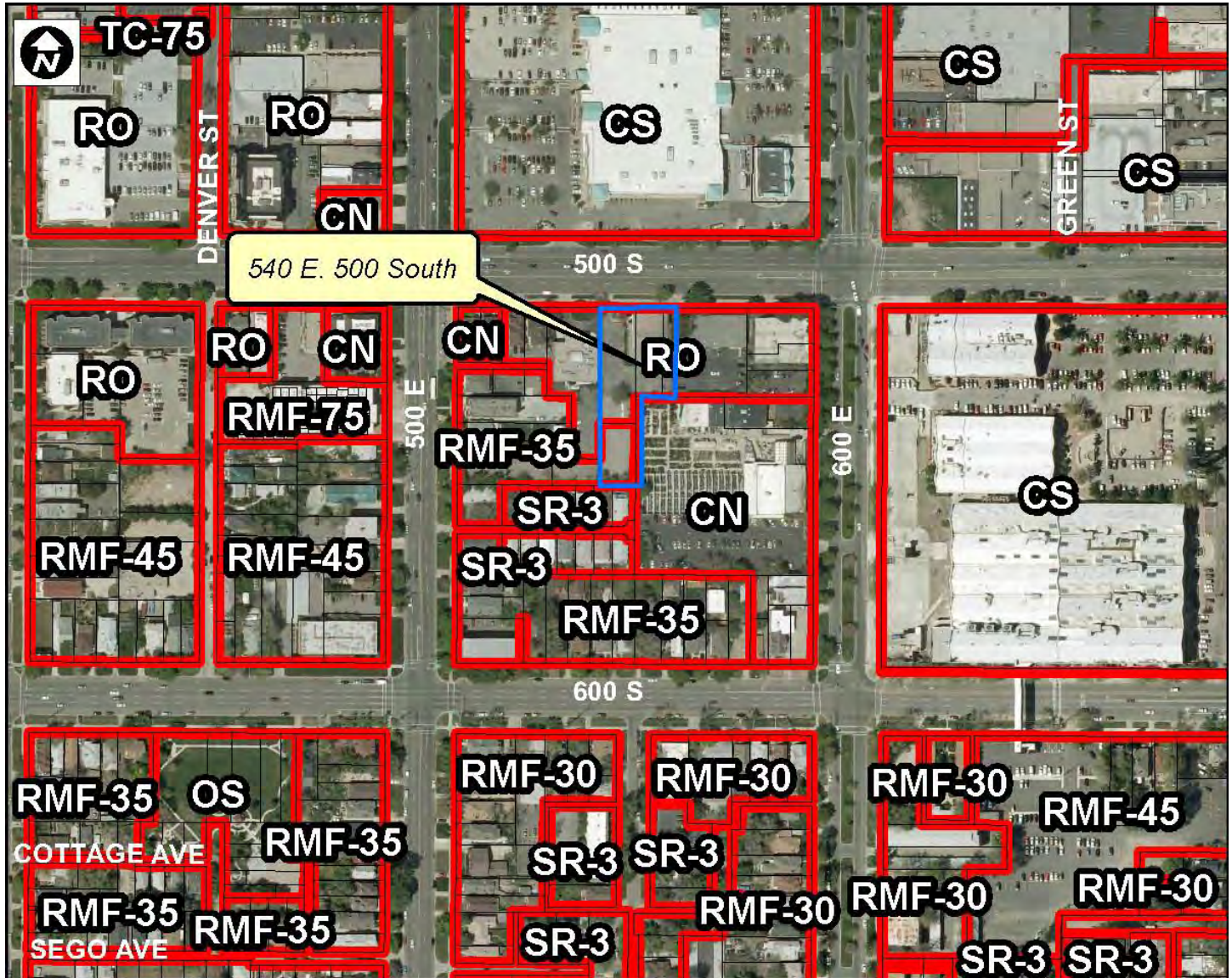
Not Consistent with Staff Recommendation: Based on the testimony and the proposal presented, I move that the Commission deny the request for new construction approval at 540 East 500 South based on the following findings (Commissioner then states findings to support the motion based on the following Standards:

Attachments

- A. Current Submittal
- B. Site Photographs
- C. Previous Submittal
- D. October 4, 2012 HLC Minutes
- E. October 15, 2012 Architectural Subcommittee Minutes
- F. November 7, 2012 Architectural Subcommittee Minutes

- 1. Scale and Form:
 - a. Height and Width
 - b. Proportion of Principal Facades
 - c. Roof Shape
 - d. Scale of a Structure
- 2. Composition of Principal Facades:
 - a. Proportion of Openings
 - b. Rhythm of Solids To Voids In Facades
 - c. Rhythm of Entrance Porch And Other Projections
 - d. Relationship of Materials
- 3. Relationship to Street:
 - a. Walls of Continuity
 - b. Rhythm of Spacing and Structures on Streets
 - c. Directional Expression of Principal Elevation
 - d. Streetscape; Pedestrian Improvements
- 4. Subdivision of Lots

Vicinity Map



Project Information

Request

The applicant, Strategic Capital Group, seeks approval to build a new multi-family structure at approximately 540 East 500 South. Since the October 4, 2012 Historic Landmark Commission meeting the applicant has met with the architectural subcommittee two times and redesigned the proposal. The previous submittal is Attachment C, the current submittal is Attachment A.

The current proposal differs from the previous proposal in several ways. The building has been pulled back from the homes on Hawthorne Avenue. The parking garage entrance has been moved from the center of the front façade to the eastern façade. The front elevation pedestrian entrance has been strengthened. Metal is no longer a primary building material. Instead of scored CMU block, brick will be used on the front elevation's lower half. Hardie panels with metal seams will be used in place of Hardie boards. The building's front elevation will no longer be at street grade, but above it.

Project Details

RO Ordinance Requirement	Existing/Proposed	Comply
Minimum Lot Area And Lot Width: No min lot area/100 feet width	34,848 square feet/143 feet	COMPLIES
Maximum Building Height: 60 ft.	46 ft.	COMPLIES
Minimum Front Yard Requirements: 25 ft.	25 ft.	COMPLIES
Interior Side Yard: 4 ft./10 ft.	15 ft./15 ft.	COMPLIES
Rear Yard: 30 ft.	115 ft.	COMPLIES
Maximum Building Coverage: 60%	41%	COMPLIES

Background

The applicant, Strategic Capital Group, owns four parcels at approximately 540 East 500 South. Currently there is an unoccupied office building and parking lot on the parcels. The office building was approved for demolition on April 26, 2012 due to a Land Use Appeal Board decision from 2007 that determined the existing building as non-contributory (PLNHLC2012-00236). The applicant intends to tear down the existing building and place a new multi-family structure in its place.

Two previous proposals have been approved by the Historic Landmark Commission in the past for this site. Both were four story multi-family projects, one was in 2008 (470-07-15), the other in 2009 (PLNHLC2009-00481). Neither project was developed.

All four parcels are zoned RO Residential Office District. The City Council approved the rezone of the fourth interior parcel from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District at its November 13, 2012 regular meeting.

Comments

Public Comments

Two residents of Hawthorne Avenue spoke against the project at the October 4, 2012 Historic Landmark Commission meeting. Both stated that they did not receive mailed notices for the public hearing. Staff records show that notices were mailed to them and other owners/residents of Hawthorne Avenue. The residents also noted they did not like a tall building so close to the rear of their properties. Since that meeting, the building has been pulled back eighty-five feet (85') to be one-hundred fifteen feet (115') from the rear property lines of the homes on Hawthorne Avenue.

Project History

This application was before the Historic Landmark Commission at its October 4, 2012 regular meeting. During Commission discussion, members of the Commission expressed concerns about the appropriateness of proposal. Vice Chair Hart made the motion to table the item and form an architectural subcommittee to give the applicant more direction. Commissioner Brennan seconded the motion and the motion passed unanimously. Commissioners Hart, James, McClintic, Brennan and Shepherd volunteered to serve on the committee. (See Attachment D)

On October 15, 2012, the applicants presented a revised proposal to Commissioners Hart, McClintick and Shepherd and members of staff at the first architectural subcommittee meeting. The subcommittee members noted that the new proposal met the main concerns expressed at the Historic Landmark Commission meeting but more work had to be done. (See Attachment E)

On November 7, 2012, the applicant's architect, Eric Tuttle, met with Commissioners Hart, James and Brennan and members of staff at a second architectural subcommittee meeting. Mr. Tuttle presented a new proposal based on comments received at the first subcommittee meeting and after the meeting from individual committee members. The new proposal included brick in place of scored CMU block and an emphasized front entrance. The comments from subcommittee members were mixed about the new proposal. The subcommittee members commented positively about the change in building materials. Some members of the subcommittee felt that the building did not have continuity. However, all members of the subcommittee present felt the proposal could go back to the full Historic Landmark Commission. (See Attachment F)

Options

The Historic Landmark Commission can pursue three options with this application. If the Commission feels the application meets all applicable code and design guidelines, it can approve the application. If the Commission feels the application does not meet the applicable code and design guidelines, it can deny the application. Or, the Commission can table the application again if it wishes to allow the applicant to respond to specific direction from the Commission.

Analysis and Findings

ZONING ORDINANCE AND DESIGN GUIDELINES 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.

Applicable Design Guidelines

Mass and Scale

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

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.

- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

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

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

Height

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

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

Width

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

Building Form Standards

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

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

Proportion of Building 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.

Applicable Design Guidelines for the Central City Historic District

Building Mass

13.27 Design new buildings to be similar in mass to those that were typical historically in the district. If the building would be larger than those seen on the block, subdivide larger masses of the building into smaller “modules” that are similar in size to buildings seen traditionally.

Building Scale

13.28 Design new buildings so that they appear similar in scale to those seen traditionally on the block.. A new front façade should appear similar in height to those seen historically in the block. Taller portions

should be set back farther on the lot. Story heights should appear similar to those seen historically. Also, consider using architectural details to give a sense of the traditional scale of the block.

Building Form

13.29 Design a new building to have a form similar to those seen historically. If the building would be larger than those seen on the block, subdivide larger masses of the building into smaller “modules” that are similar in size to buildings seen traditionally.

Analysis: The proposal is still taller than the surrounding buildings. It is now proposed to be forty-six feet (46’) tall. The block face averages thirty-two feet (32’) and the surrounding buildings are twenty-five feet (25’) (560 East 500 South) and nineteen feet (19’) (530 East 500 South). The applicant feels that the height of the building is not an issue but it was the initial massing that caused issues for the Historic Landmark Commission.

At the architectural subcommittee meetings, proposals with a stepped back fourth floor were presented. The step back has been removed in the proposal before the Commission for two main reasons according to the applicants. One, removing the step back will help reduce the construction costs of the building. The applicant is concerned about the financial feasibility of the project after reducing the size of the building to move it away from the homes on Hawthorne Avenue. Two, the applicant feels the step back did not provide enough of a benefit. Staff understands the financial concerns but feels that a step back would help alleviate the height difference between the proposed building and existing structures on the block face.

The other concern of the building’s proposed height was that it would only be thirty feet (30’) from the single family homes on Hawthorne Avenue to the rear. The building has now been pushed back to be one-hundred fifteen feet (115’) from the homes on Hawthorne Avenue. The rear of the proposed development will be a surface parking lot. This separation will provide a break for the height difference between the multi-story apartment building and single story homes on Hawthorne Avenue.

While the proposal is still much larger in size, mass and depth, the new design disguises the differences. The building’s elevations have been broken up with a pedestrian entrance on the front elevation, the parking garage entrance on the eastern façade and a common patio for residents on the western façade. The horizontal break of materials between a now traditional brick and Hardie panels gives the building a more horizontal look, similar to the surrounding buildings. The pedestrian entrance on the front elevation has been made more prominent. This helps the building achieve a more human scale.

Finding: The proposal generally meets this Standard, but a stepped back fourth floor would help address the issue of mass and scale.

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.

Applicable 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.

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 historic districts.

Materials

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

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

Applicable Design Guidelines for the Central City Historic District

13.30 Use primary materials on a building that will appear similar to those used historically. Appropriate building materials include: brick, stucco and painted wood. Substitute materials may be considered under some circumstances.

Analysis: The proportion of openings and the rhythm of solids to voids will be compatible to the commercial buildings that surround the proposal. The emphasis of the pedestrian entrance on the front elevation is also visually compatible with the surrounding structures and helps increase the walkability of the project.

The mix of brick and Hardie panels are found on other buildings on the block. So the change of building materials helps the compatibility of the project. Brick is a traditional building material in the Central City Historic District. The larger Hardie panel is similar to another building on the block face, 510 South 600 East. Metal spacers are proposed to be used with the Hardie panel system to create a shadow effect.

Single-hung, vinyl windows are proposed. They will be recessed to be similar to traditional window treatments. The balconies will be constructed of perforated metal.

The proposal does not imitate historic styles. Rather it is a modern design that used building materials found historically in the district and on the block face.

Finding: The proposal generally meets this Standard.

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.

Applicable Design Guidelines

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

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

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

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

Applicable Design Guidelines for the Central City Historic District

Setback

13.23 Maintain the established alignment of building fronts in 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 setback may be appropriate.

13.24 Maintain the rhythm established by uniform setbacks in the block. It is particularly important that the traditional spacing pattern be maintained as seen from the street. Follow the traditional building pattern in order to maintain the historic character of the street. Consider the visual impact of new construction and additions on neighbors along side yards. Consider varying the height and setback of the structure along the side yard.

Primary Entrance

13.25 Clearly define the primary entrance to the house. Use a porch, stoop, portico or similar one-story feature to indicate the entry. Orienting the entry to the street is preferred. Establishing a "progression" of entry elements, including walkway, landscape elements and porch also is encouraged.

Commercial Area Guidelines

13.31 Minimize the visual impacts of automobiles as seen from the sidewalk by pedestrians. Provide landscaped buffer areas to screen and separate the sidewalk from parking and drive lanes within individual commercial sites.

13.32 Screen service areas from the residential portions of historic districts. Use fences, walls and planting materials to screen service areas. When feasible, locate service areas away from residential portions of the historic district.

13.33 Minimize the visual impacts of signs. This is particularly important as seen from within residential portions of the historic district. Smaller signs are preferred. Monument signs and low pole-mounted signs are appropriate.

13.34 Shield all site lighting such that it does not spill over into residential portions of the historic district.

Analysis: The horizontal split of building materials helps the proposal fit into the rhythm of the block. The pedestrian entrance on the front elevation has become the dominant feature on the front façade with the parking garage entrance being moved off the front elevation.

A surface parking lot now separates the proposed building from the single family homes on Hawthorne Avenue. Site lighting for this parking lot should be directed away from those homes. Staff asks that the Commission make a condition of approval that all site lighting is directed away from the homes on Hawthorne Avenue.

Finding: The proposal generally meets this Standard with the condition site lighting is directed away from the homes on Hawthorne Avenue.

Standard 4: Subdivision of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Analysis: The proposed development includes four parcels. All four of those parcels are zoned RO Residential Office. The City Council approved the rezone of the fourth parcel from RMF-35 Moderate Density Multi-Family Residential to RO Residential Office at its November 13, 2012 regular meeting. The rear parcel will remain undeveloped and serve as a surface parking lot. It will be a buffer between the proposed building and homes on Hawthorne Avenue.

Finding: The proposal meets this standard.

**Attachment A:
Current Submittal**



NEWHOUSE



NEWHOUSE

MATERIAL LEGEND	
①	BRICK, STANDARD COLOR
②	BRICK, ACCENT COLOR
③	FIBER-CEMENT BOARD PANEL SIDING
④	METAL PANEL
⑤	PERFORATED METAL GUARD RAIL

Tuttle and Associates, Inc.
 ARCHITECTS
 1648 E. 3300 S.
 Salt Lake City, UT 84106
 P: (801) 485-4444
 F: (801) 485-6969



STRATEGIC DEVELOPMENT

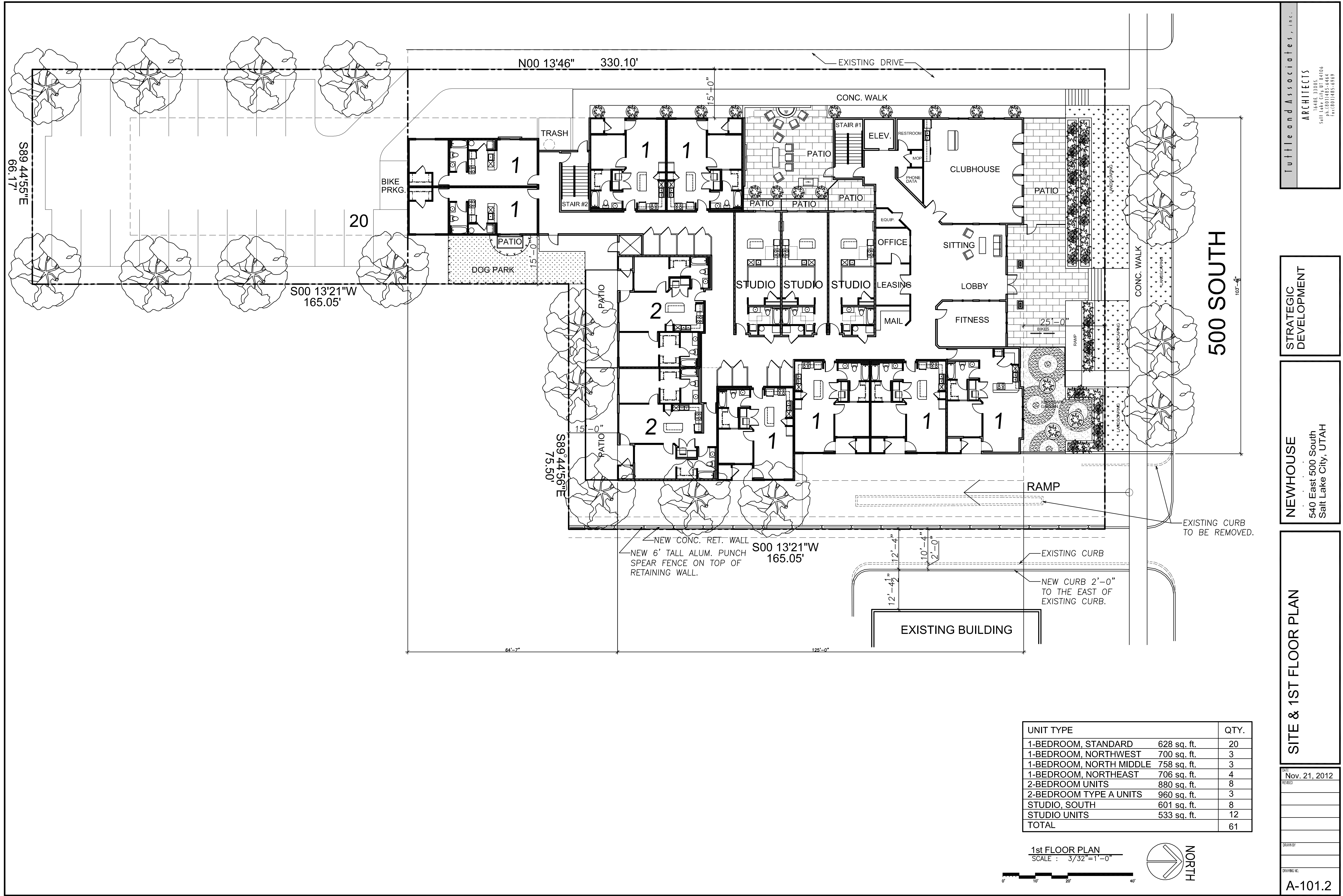
NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

FRONT ELEVATION

PROPERTY LINE

OPT. 5
NORTH ELEVATION
 SCALE : 1/4" = 1'-0"

DATE	Nov. 21, 2012
REVISION	
DRAWN BY	
CHECKED BY	
DRAWING NO.	A-201.1



Tuttle and Associates, Inc.
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STRATEGIC DEVELOPMENT

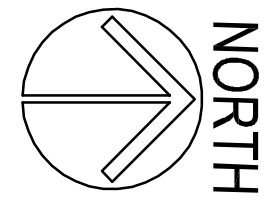
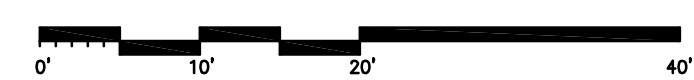
NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

SITE & 1ST FLOOR PLAN

DATE: Nov. 21, 2012
 DRAWN BY:
 DRAWING NO.: **A-101.2**

UNIT TYPE		QTY.
1-BEDROOM, STANDARD	628 sq. ft.	20
1-BEDROOM, NORTHWEST	700 sq. ft.	3
1-BEDROOM, NORTH MIDDLE	758 sq. ft.	3
1-BEDROOM, NORTHEAST	706 sq. ft.	4
2-BEDROOM UNITS	880 sq. ft.	8
2-BEDROOM TYPE A UNITS	960 sq. ft.	3
STUDIO, SOUTH	601 sq. ft.	8
STUDIO UNITS	533 sq. ft.	12
TOTAL		61

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



NEW CONC. RET. WALL
 NEW 6' TALL ALUM. PUNCH
 SPEAR FENCE ON TOP OF
 RETAINING WALL.

EXISTING CURB
 NEW CURB 2'-0"
 TO THE EAST OF
 EXISTING CURB.

EXISTING CURB
 TO BE REMOVED.

EXISTING BUILDING

500 SOUTH

N00 13'46" 330.10'

S00 13'21"W 165.05'

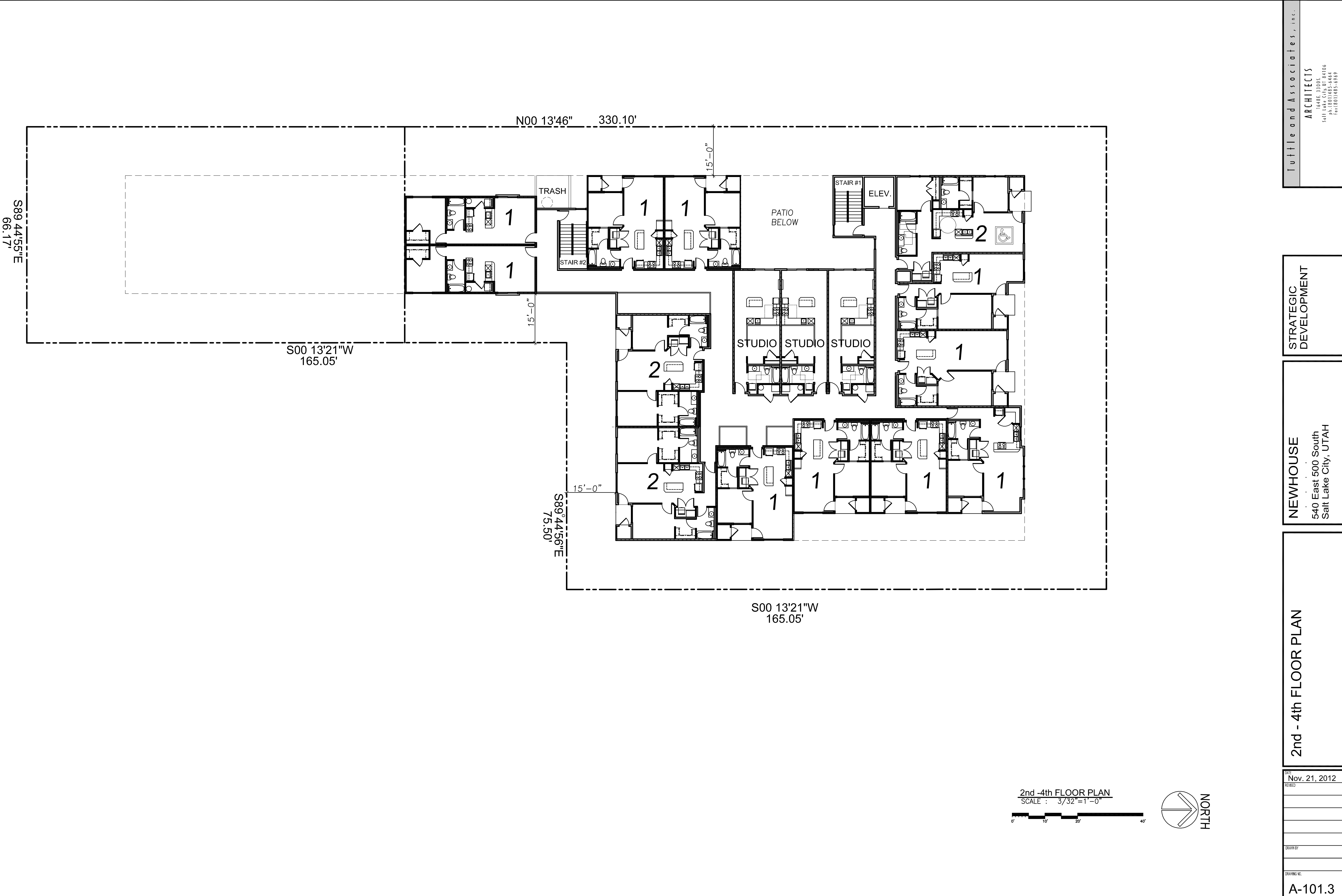
S89 44'55"E 66.17'

S89 44'56"E 75.50'

S00 13'21"W 165.05'

64'-7"

125'-0"



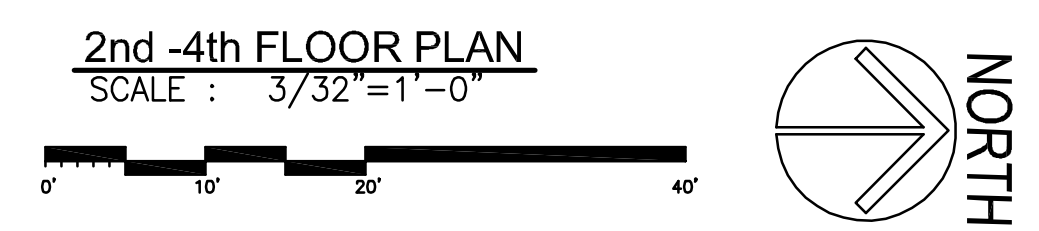
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STRATEGIC DEVELOPMENT

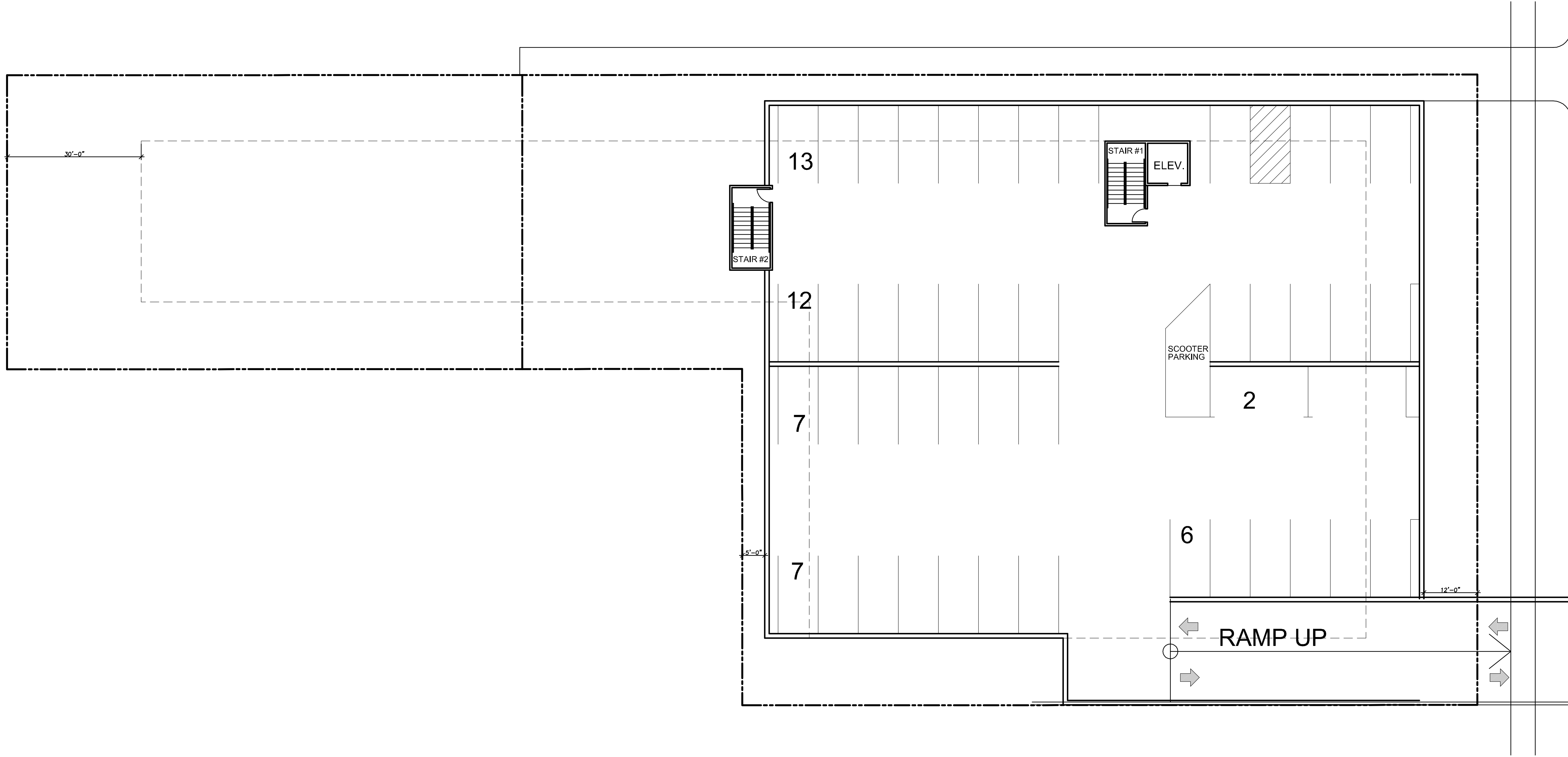
NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

2nd - 4th FLOOR PLAN

DATE: Nov. 21, 2012
 REVISIONS:
 DRAWN BY:
 DRAWING NO.: **A-101.3**



500 SOUTH



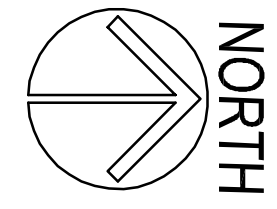
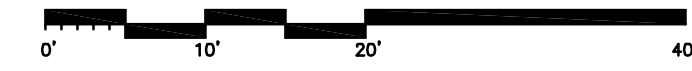
PARKING CALCULATIONS

UNIT TYPE	UNIT QTY.	REQ. STALLS
1-BEDROOM UNITS	38	38
2-BEDROOM UNITS	11	22
STUDIO UNITS	12	6
TOTAL	61	66

66 PARKING STALLS PROVIDED

GARAGE LEVEL

SCALE : 3/32"=1'-0"



**Attachment B
Site Photographs**



View of Project Site from 500 South



View of Project Site from East



View of the Rear of Project Site



View of Property to the West (530 East 500 South)



View of Property to the East (560 East 500 South)



**Smith's Marketplace
Across 500 South from Subject Property**

**Attachment C
Previous Submittal**





Tuttle and Associates, Inc.

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www.etuttle.net

ph. (801) 485-6464

fax (801) 485-6969

Date: *September 9, 2012*

Project Name: *Newhouse*

Location: *540 East 500 South, Salt Lake City, Utah*

Elizabeth Buehler,

Thank you again for meeting with us regarding the proposed design of the Newhouse project. We are very excited about this project and feel it will be a great addition to the city and especially 500 South. We have reviewed carefully your thoughts along with Carl's and Joel's. We have adjusted the design and presentation materials accordingly. Following is a description of adjustments that have been made:

1. The front elevation has been modified. Our previous design showed brick extending only up 1 level. The new design has masonry extending all the way to the roof. We experimented with masonry locations and originally thought it would be better to extend it at the corners of the buildings. After revising the rendering, we discovered that masonry at the corners actually focused attention to the center of the building and de-emphasized the corners. We prefer to keep the accent materials and colors at the corners and masonry in the center. It also helps to simplify the design. Please review the updated colored rendering. Notice that the trees in the rendering have been removed to show the building without obstruction. When the project is built, there will be trees and we suggest they will provide a good layer of screening between the street and the building.
2. We looked at different options for locating the driveway ramp to the basement. We thought moving it to the east and combining it with the existing drive would make sense. However, this created an exceptionally wide vehicular zone and brought even more attention to the driveways. Instead, we have kept the location as previously shown but added more screening and pedestrian emphasis. We've prepared an illustration which explains why our design is successful and considerably different than the Trolley Place condos around the corner. We've also prepared a colored landscape plan of the front yard. This is very helpful to show the amount of screening and pedestrian routes. Additional building views have also been provided. They are not fully rendered but are nevertheless helpful in gaining an understanding of the project.

Again, we appreciate your direction and we look forward to meeting with the HLC.

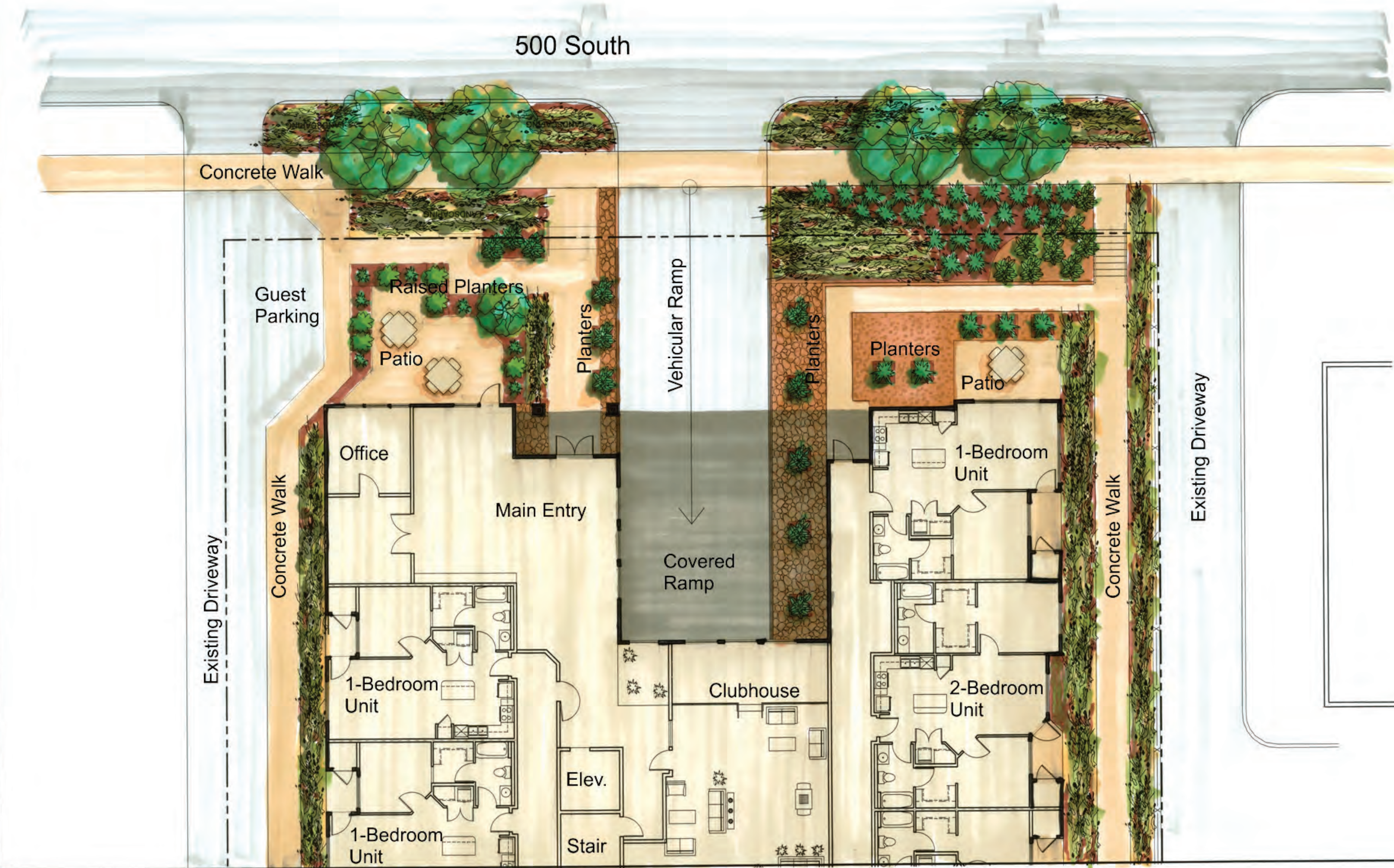
Sincerely,



Eric R. Tuttle, Architect







500 South

Concrete Walk

Guest Parking

Raised Planters
Patio

Planters

Vehicular Ramp

Covered Ramp

Office

Main Entry

Planters

Planters

Patio

1-Bedroom Unit

Concrete Walk

Existing Driveway

Existing Driveway

Concrete Walk

1-Bedroom Unit

1-Bedroom Unit

Elev.

Stair

Clubhouse

2-Bedroom Unit

NORTH



STREET YARD PLAN
SCALE : 1/8" = 1'-0"



Tuttle and Associates, Inc.
ARCHITECTS
1848 E 3300 S
SALT LAKE CITY, UT 84106
TEL: (801) 485-5789
FAX: (801) 485-5789

STRATEGIC DEVELOPMENT

NEWHOUSE
540 East 500 South
Salt Lake City, UTAH

STREET YARD PLAN

DATE	Aug. 2, 2012
REVISIONS	
DESIGNED BY	
DRAWING NO.	L-101.1

MATERIAL LEGEND	
①	SCORED CMU
②	FIBER-CEMENT LAP SIDING
③	FIBER-CEMENT BOARD PANEL SIDING
④	ZINC-ALUM. METAL FLAT PANEL SIDING

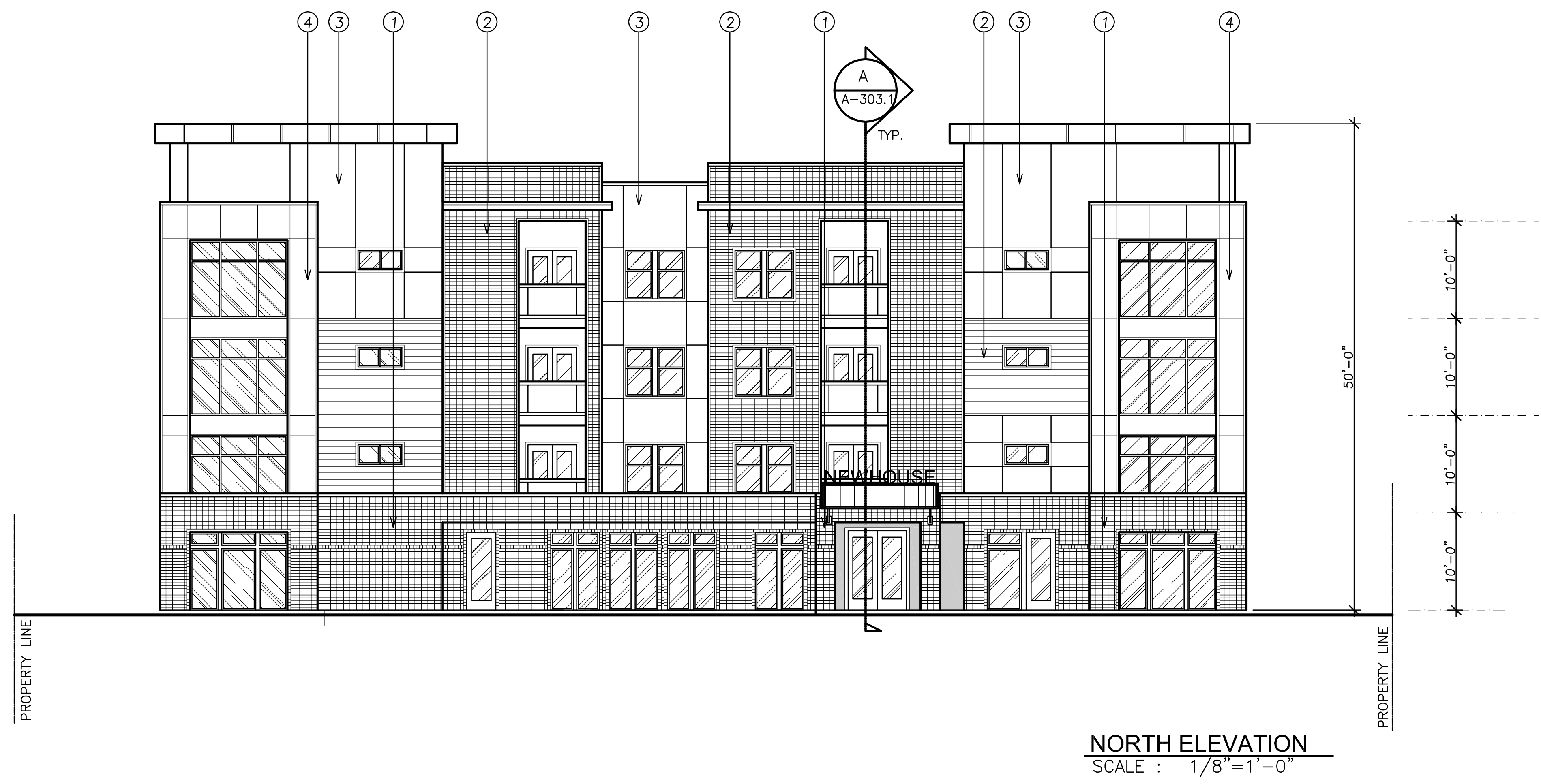
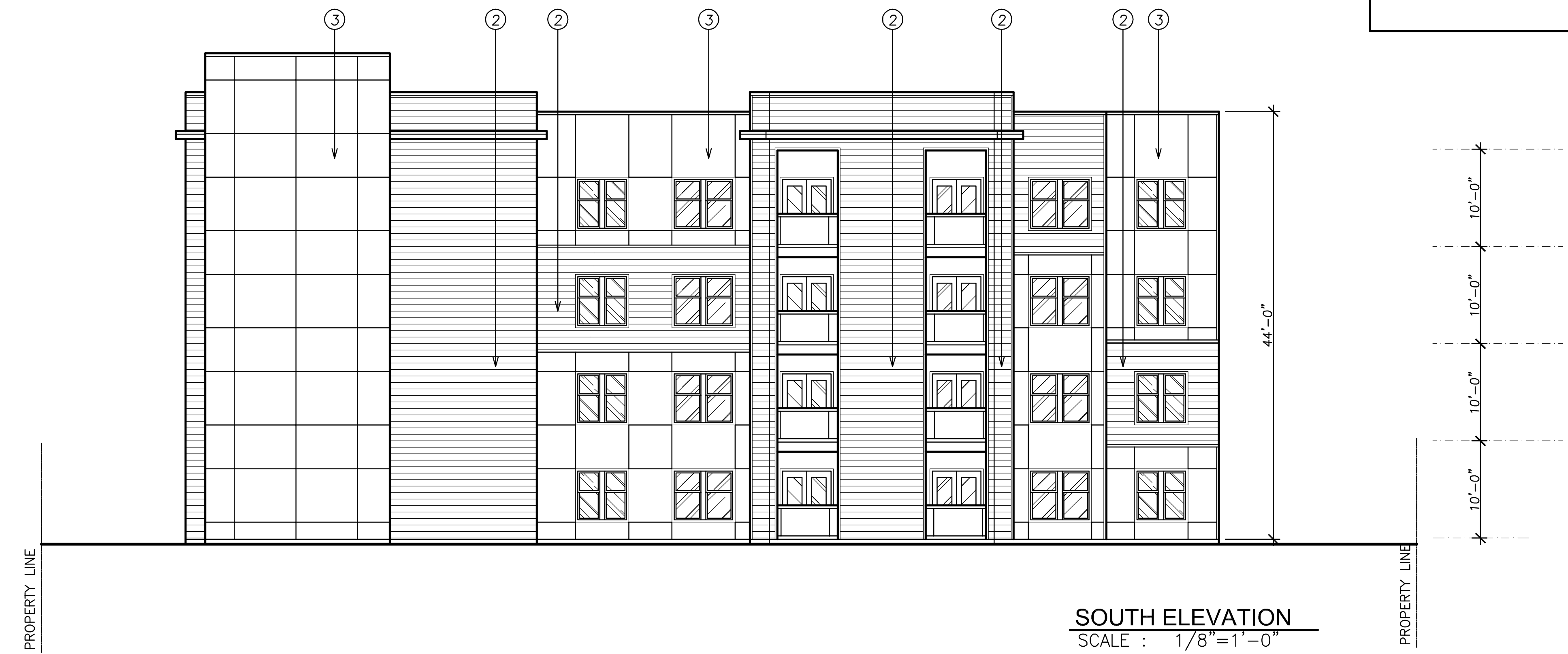
Tuttle and Associates, Inc.
ARCHITECTS
 1648 E. 3300 S.
 Salt Lake City, UT 84106
 ph: (801) 485-4464
 fax: (801) 485-6969

STRATEGIC DEVELOPMENT

NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

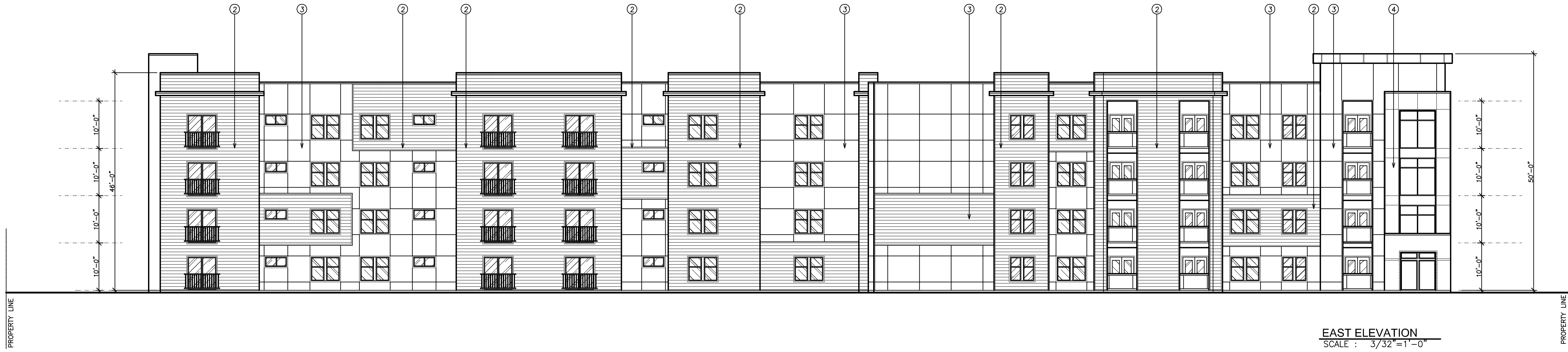
FRONT ELEVATION

DATE: Sept. 5, 2012
 REVISIONS:
 DRAWN BY:
 DRAWING NO.: **A-201.1**



MATERIAL LEGEND	
①	SCORED CMU
②	FIBER-CEMENT LAP SIDING
③	FIBER-CEMENT BOARD PANEL SIDING
④	ZINC-ALUM. METAL FLAT PANEL SIDING

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 1648E 3300S
 Salt Lake City, UT 84106
 PH: (801)465-6664
 FAX: (801)465-6767



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



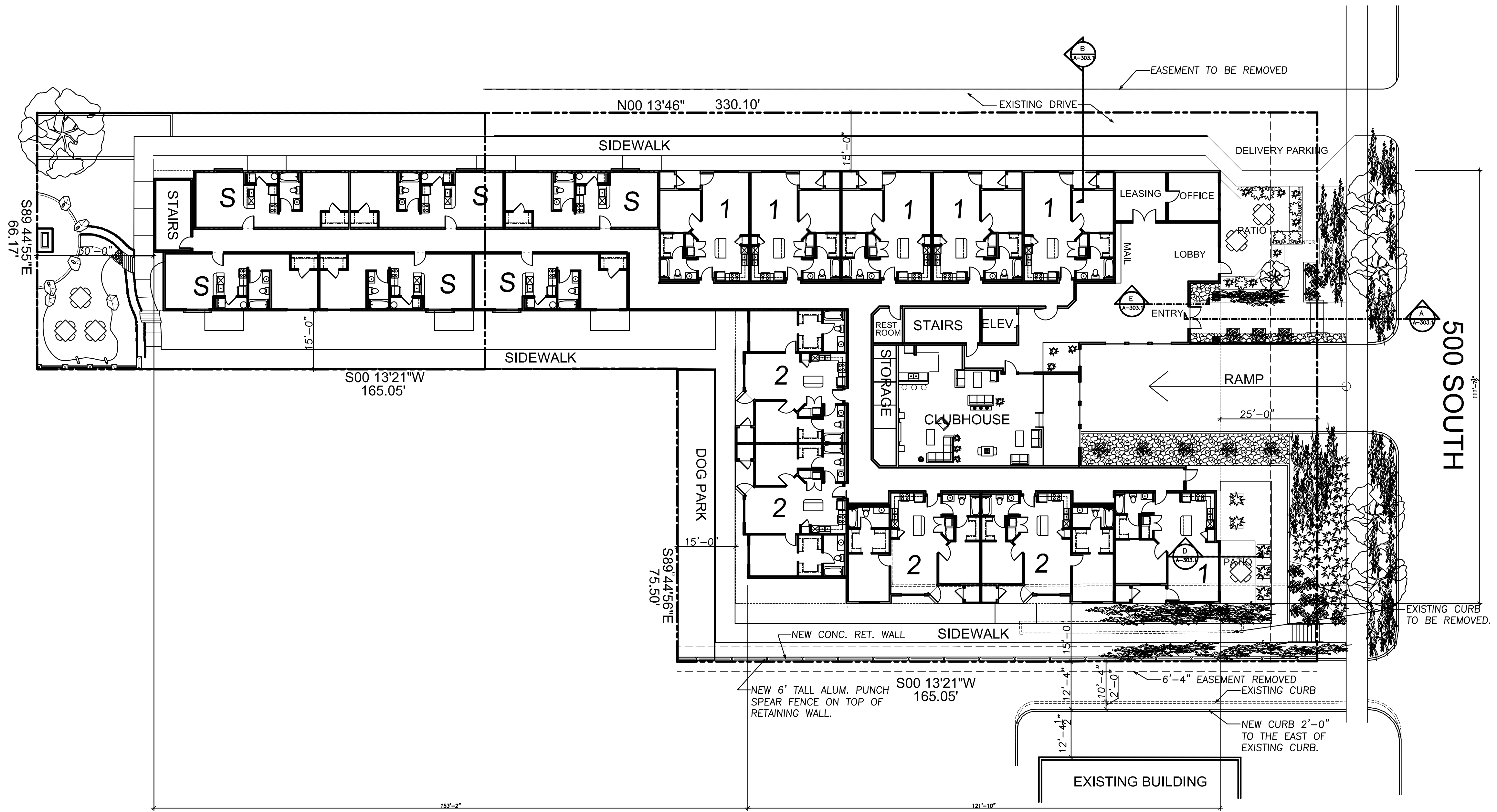
WEST ELEVATION
 SCALE : 3/32"=1'-0"

STRATEGIC DEVELOPMENT

NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

SIDE ELEVATION

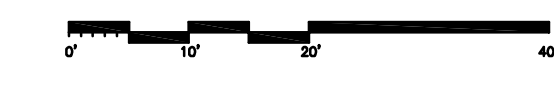
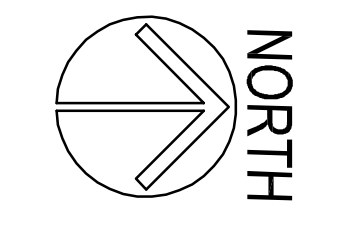
DATE	Sept. 5, 2012
REVISION	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
DRAWING NO.	A-201.2



33 1-BEDROOM STANDARD UNITS
 16 2-BEDROOM UNITS
 8 Long 1-BEDROOM UNITS
 16 STUDIO UNITS
 73 Total Units

% OF LOT COVERAGE = 54%

1ST FLOOR PLAN
 SCALE : 1/16"=1'-0"



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 fax: (801) 485-6969

STRATEGIC DEVELOPMENT

NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

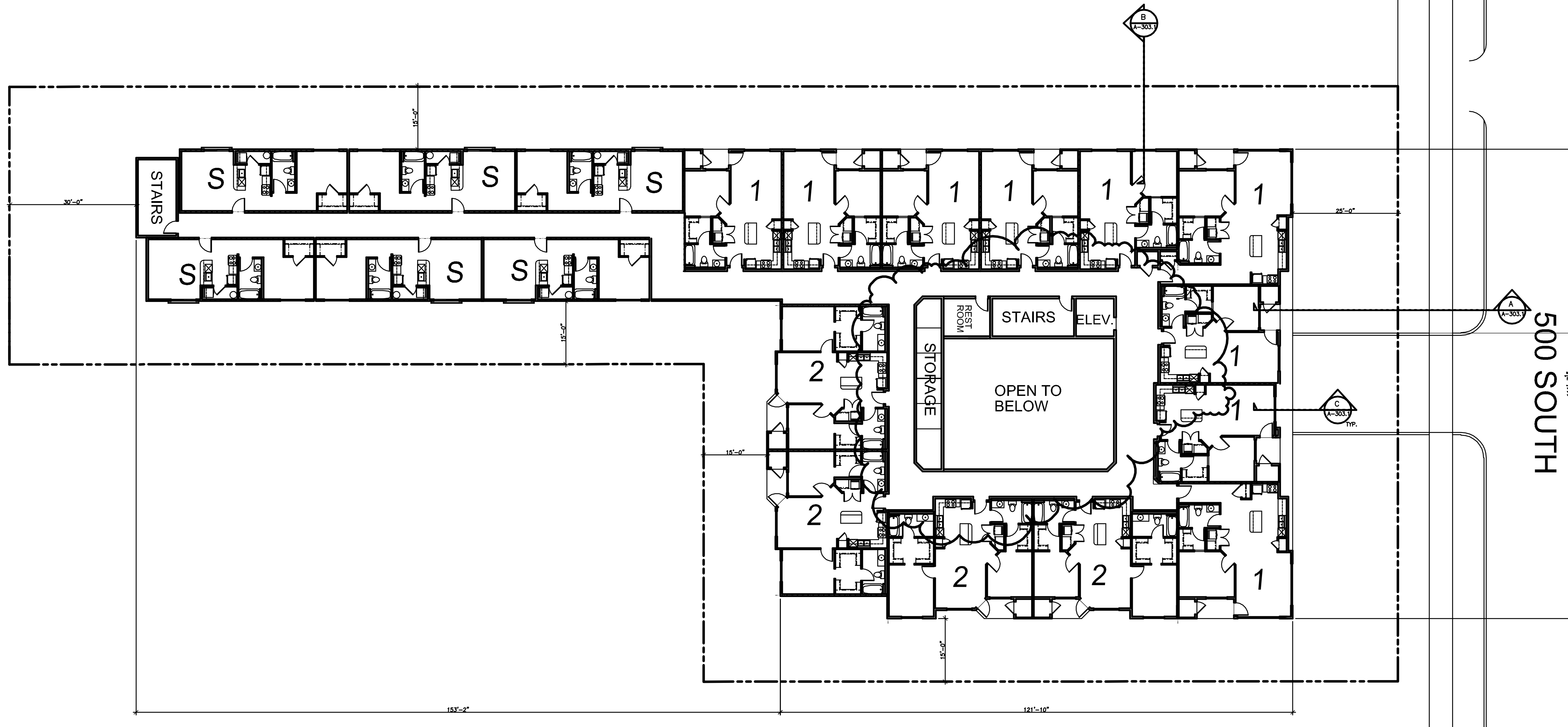
SITE & 1ST FLOOR PLAN

DATE: Sept. 5, 2012

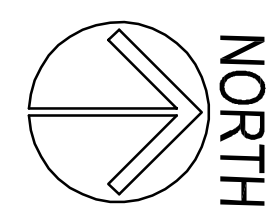
DRAWN BY:

DRAWING NO.:

A-101.2



2ND FLOOR PLAN
SCALE : 1/16"=1'-0"



Tuttle and Associates, Inc.
ARCHITECTS
16485 3300 S
Salt Lake City, UT 84106
ph: (801) 485-4464
fax: (801) 485-6969

STRATEGIC
DEVELOPMENT

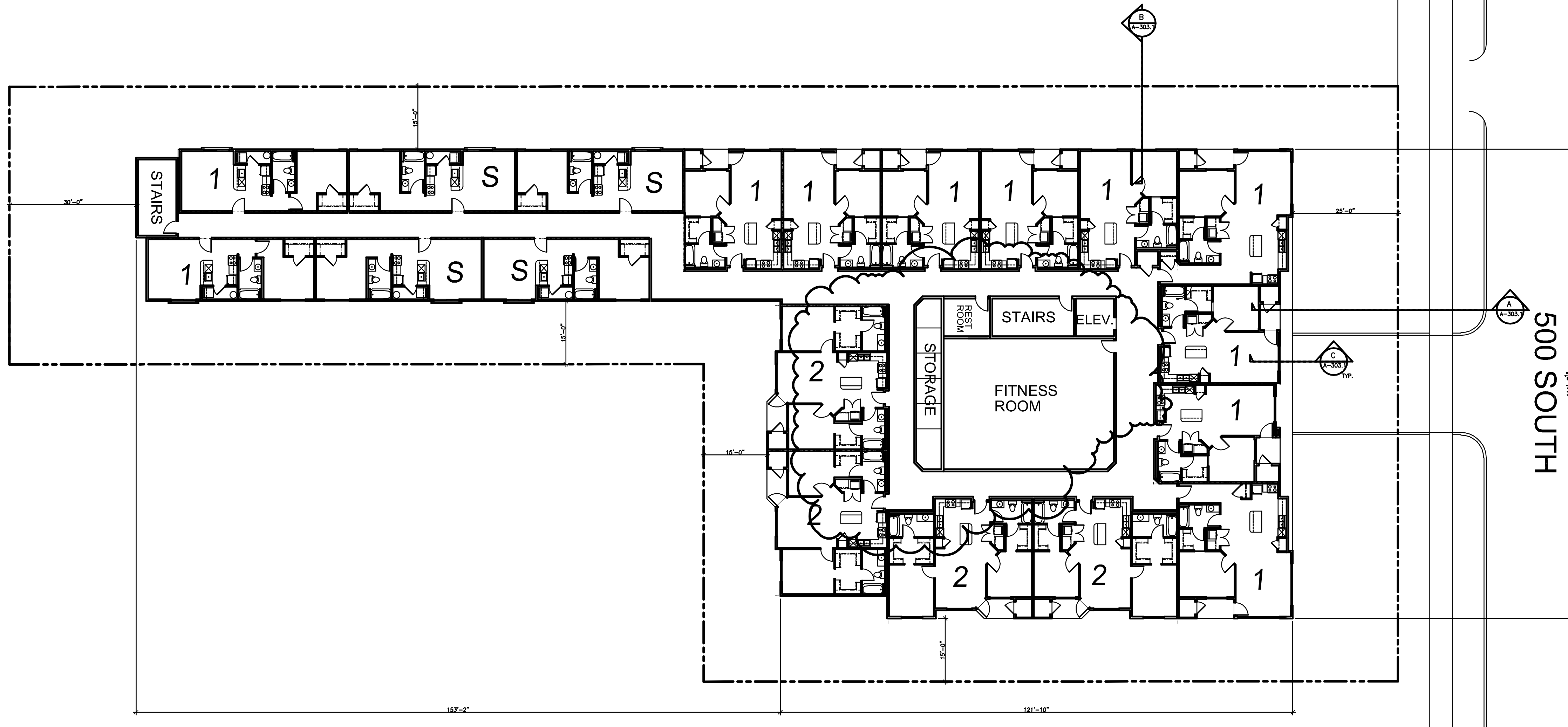
NEWHOUSE
540 East 500 South
Salt Lake City, UTAH

2ND FLOOR PLAN

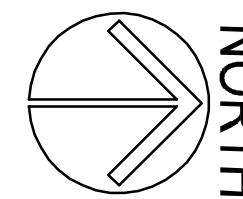
DATE: Sept. 5, 2012

REVISIONS

DRAWING NO.: A-101.3



3RD FLOOR PLAN
 SCALE : 1/16"=1'-0"



Tuttle and Associates, Inc.
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 Salt Lake City, UT 84106
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 fax: (801) 485-6969

STRATEGIC
 DEVELOPMENT

NEWHOUSE
 540 East 500 South
 Salt Lake City, UTAH

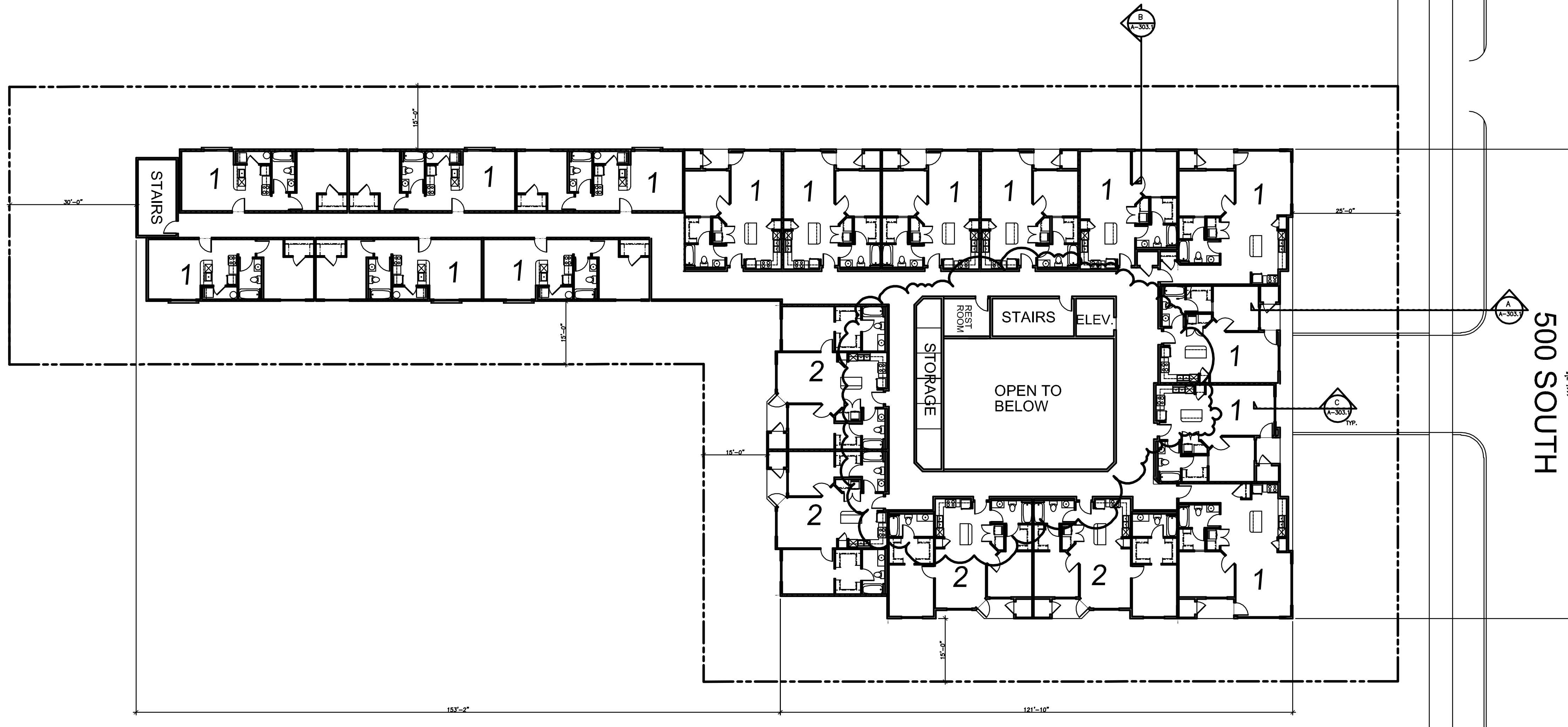
3RD FLOOR PLAN

DATE: Sept. 5, 2012

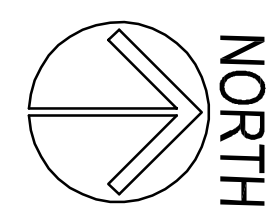
REVISIONS

DRAWN BY

DRAWING NO.
 A-101.4



4TH FLOOR PLAN
SCALE : 1/16"=1'-0"



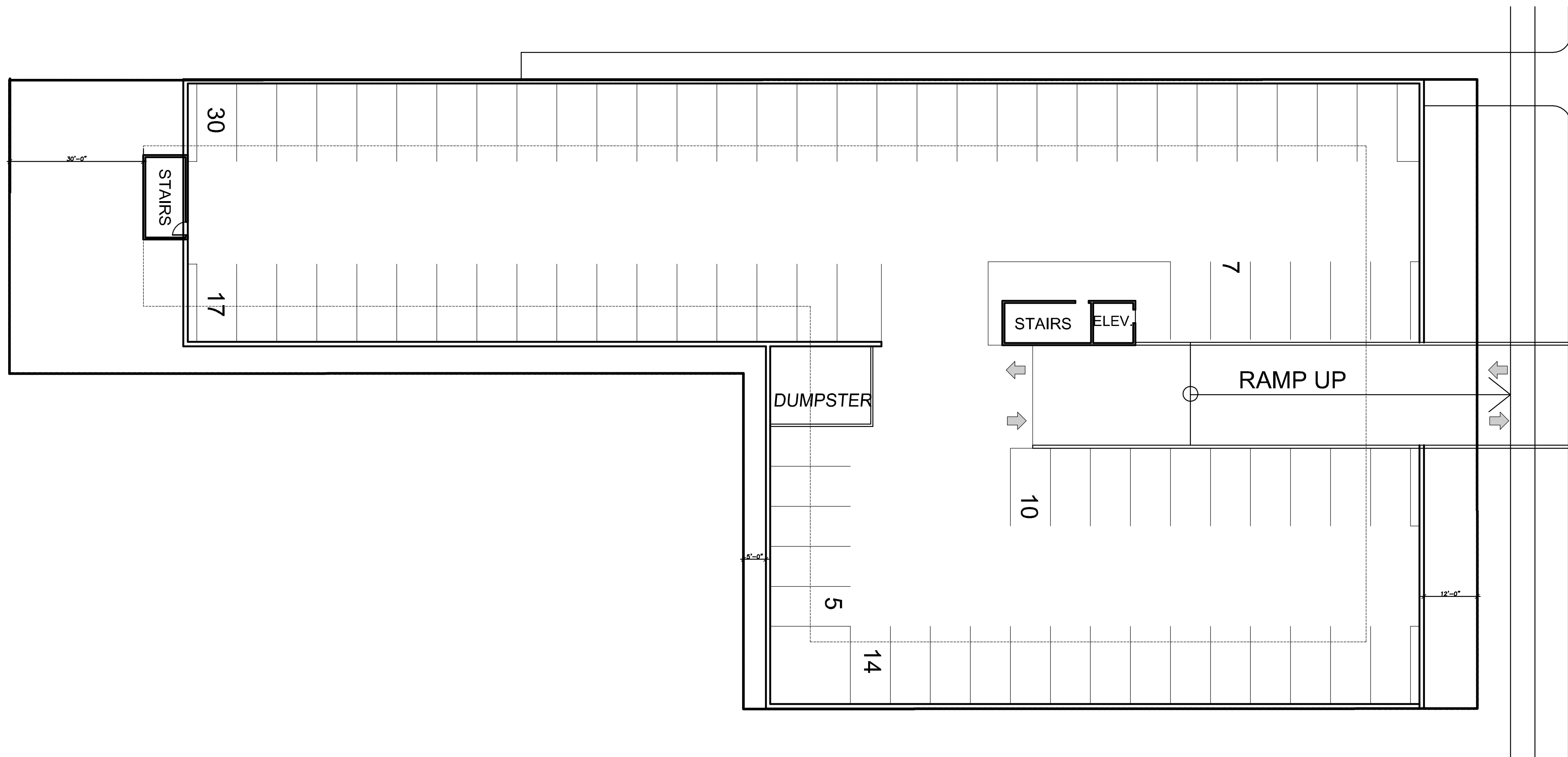
Tuttle and Associates, Inc.
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Salt Lake City, UT 84106
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fax: (801) 485-6969

STRATEGIC DEVELOPMENT

NEWHOUSE
540 East 500 South
Salt Lake City, UTAH

4TH FLOOR PLAN

DATE	Sept. 5, 2012
REVISION	
DRAWN BY	
CHECKED BY	
DRAWING NO.	A-101.5

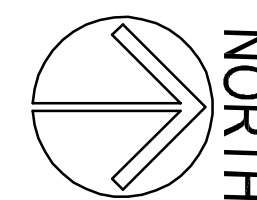


PARKING CALCULATIONS

UNIT TYPE	QTY.	REQ. STALLS
1-BEDROOM STANDARD UNITS	33	33
2-BEDROOM UNITS	16	32
Long 1-BEDROOM UNITS	8	8
STUDIO UNITS	16	8
TOTAL	73	81

82 PARKING STALLS PROVIDED

GARAGE LEVEL
SCALE : 1/16"=1'-0"



500 SOUTH

Tuttle and Associates, Inc.
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1648 F 2005
5411 Lake City, UT 84106
ph: (801)485-4464
fax: (801)485-6969

STRATEGIC DEVELOPMENT

NEWHOUSE
540 East 500 South
Salt Lake City, UTAH

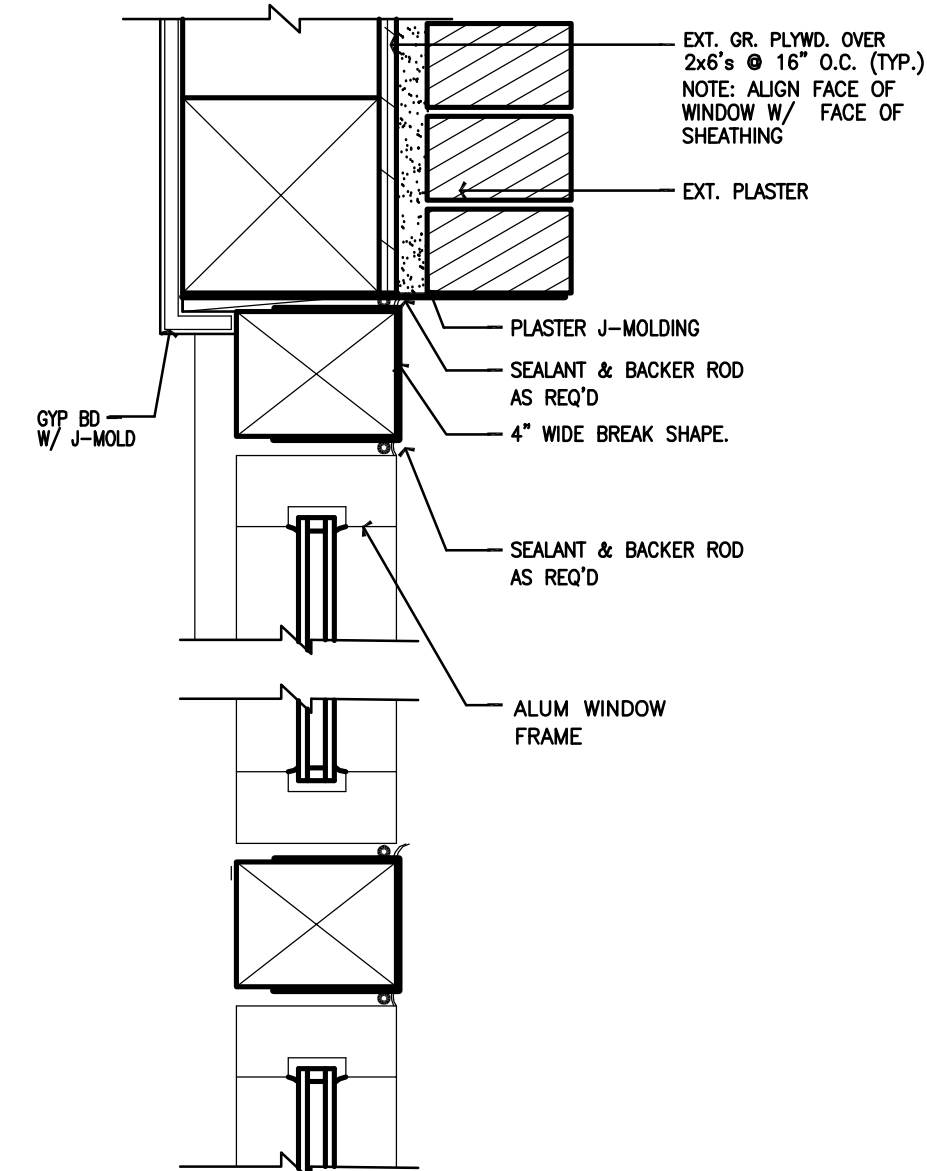
GARAGE PLAN

DATE: Sept. 5, 2012
REVISED:
DRAWN BY:
DRAWING NO.: A-101.1

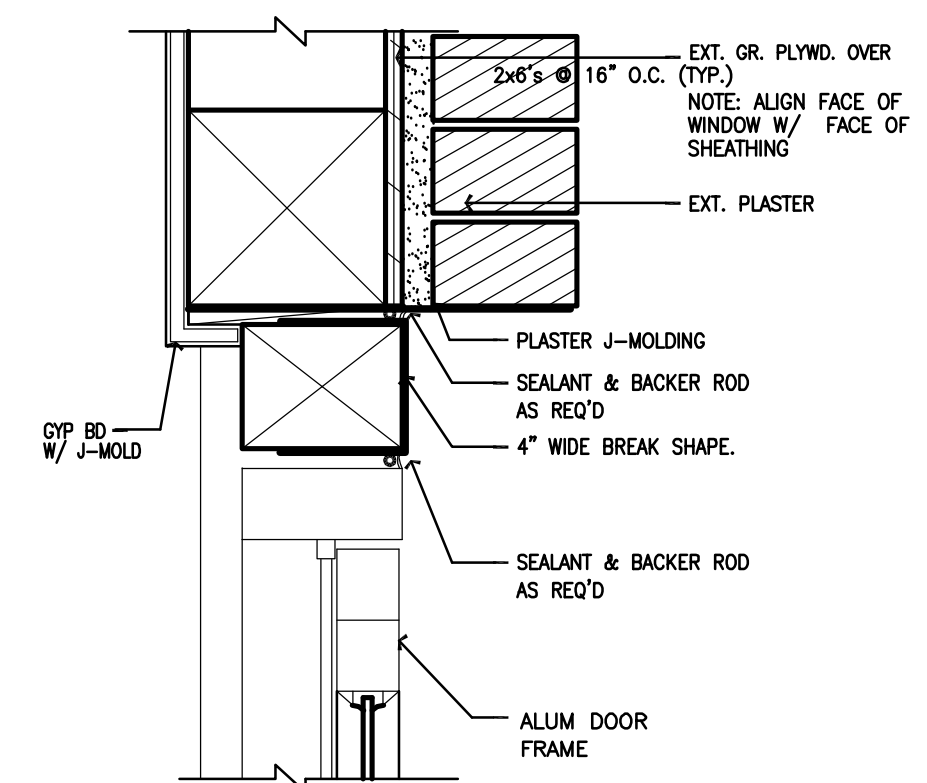
KEY NOTES

- 1 FINISH GRADE PER CIVIL DRAWINGS.
- 2 PREFAB. WOOD ROOF TRUSSES, MANUFACTURER TO PROVIDE ENGINEERING & DETAILS TO STRUCTURAL ENGR. & CITY FOR APPROVAL. INSTALL PER MANUF'S. SPECS.
- 3 OVER-BUILD ROOF FRAMING (TRUSSES), SEE STRUCTURAL.
- 4 11-7/8" FLOOR JOIST WITH T&G FLOOR SHEATHING, PER STRUCTURAL.
- 5 2x6 AT 16" O.C. WOOD FRAMED WALL. SHEATHING PER STRUCTURAL.
- 6 2x4 AT 16" O.C. WOOD FRAMED WALL.
- 7 2x6 AT 16" O.C. WOOD FRAMED UNIT SEPARATION WALL. 1-HOUR FIRE-RATED AND 50 STC MIN. SOUND RATING BETWEEN UNITS AND BETWEEN BREZZEWAY/UNITS. SEE NOTE #22 FOR GYP. BOARD AND RESILIENT CHANNEL REQUIREMENTS FOR UNIT SEPARATION WALLS.
- 8 2x6'S AT 16" O.C. AT ALL NON BR'G PLUMBING WALLS. SEE STRUCTURAL PLANS FOR LOCATIONS & DETAILS OF INTERIOR BEARING WALLS.
- 9 1 LAYER 5/8" SHEETROCK. UPPER LEVEL CEILING IS NOT A RATED ASSEMBLY. MECHANICAL CONTRACTOR MAY PENETRATE UPPER LEVEL CEILING WITH DUCTS IF APPROVED DUCT INSULATION IS INSTALLED, TO ELIMINATE THE REQUIREMENT FOR FURR-DOWNS AT THE UPPER CEILING. PRIME W/ PITTSBURG PAINT UC80101 - PERM SEALER VAPOR BARRIER.
- 10 8" REINFORCED CONCRETE FOUNDATION WALL. SEE STRUCTURAL PLANS.
- 11 CONCRETE CONTINUOUS FOOTING. SEE STRUCTURAL PLANS.
- 12 4" CONC. FLOOR SLAB, THICKEN FOR INT. FOOTINGS. SEE STRUCTURAL. COORDINATE UNDER SLAB W/ GEOTECH REPORT AND STRUCTURAL.
- 13 DRAFT STOP IN ATTIC EVERY 3,000 SQ. FT. MIN.
- 14 TWO LAYERS 5/8" TYPE X GYPSUM BOARD W/ RESILIENT CHANNELS AT FLOOR/CEILINGS FOR 1 HOUR ASSEMBLY, PER DET. "D" ON SHEET A-305.
- 15 2x4 RIDGE BLOCKING
- 16 ATTIC SPACE VENTILATED PER ROOF PLAN AND I.B.C.
- 17 BLOCKING. SEE DET. 1/A-304
- 18 ALUMINUM FASCIA & TRIM AT ROOF OVERHANGS & DRIP EDGE
- 19 ALUM. SOFFIT, PERFORATED
- 20 BLOWN R-40 ATTIC INSULATION W/ CARDBOARD BAFFLES @ EDGES
- 21 3 1/2" MIN. BATT FLOOR/CLG. INSULATION, IN JOIST SPACES.
- 22 RESILIENT CHANNELS @ 16" o.c. @ RIGHT ANGLES TO ONE SIDE OF STUD WALL W/ (2) LYS'S 5/8" TYPE X ON CHANNEL SIDE & (1) LYS. 5/8" TYPE X OPP. SIDE, W/ 3" MIN. GLASS FIBER INSUL. IN STUD SPACE. PER DET. A/A-305. 1-HOUR FIRE-RATED ASSEMBLY.
- 23 FILL SPACES SECURELY W/ MINERAL WOOL PER IBC 717.2.1.
- 24 ASPHALT SHINGLES
- 25 VINYL FRAMED SLIDING GLASS DOOR
- 26 VINYL WINDOW
- 27 VENEER STUCCO
- 28 NOT USED
- 29 R-21 BATT INSULATION AT EXTERIOR WALLS WITH VAPOR BARRIER ON WARM SIDE OF WALL.
- 30 1 1/4" GYPCRETE UNDER CARPETED FLOORS. 3/4" GYPCRETE WITH 1/2" SOUND BOARD UNDER HARD SURFACES.

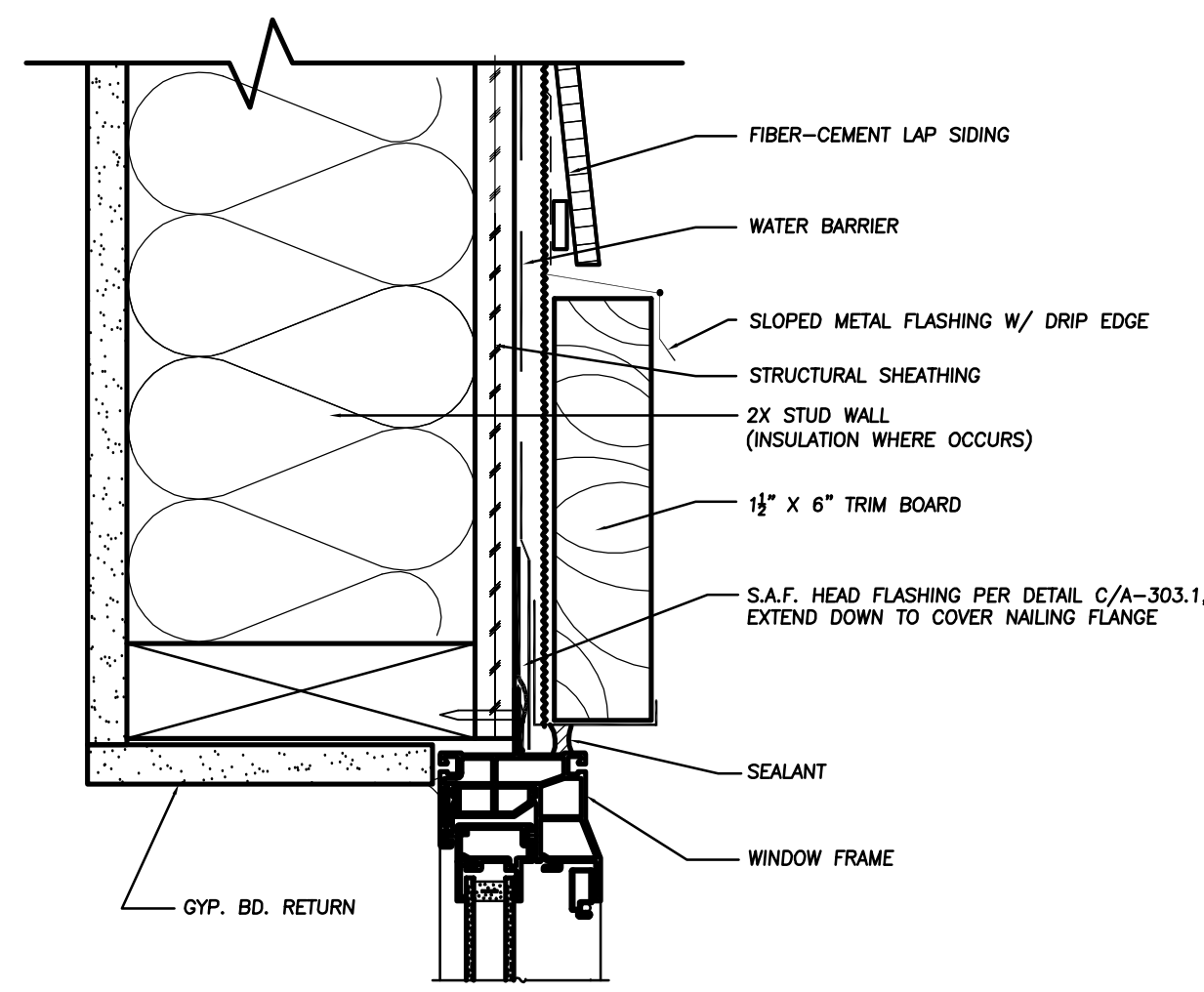
PRE-ROCK CLG. NO PENETRATIONS ALLOWED THROUGH 1 HR. RATED FLOOR/CLG ASSEMBLY WITHOUT PRIOR APPROVAL AND 1 HR. RATED PENETRATION DETAIL, TYP.



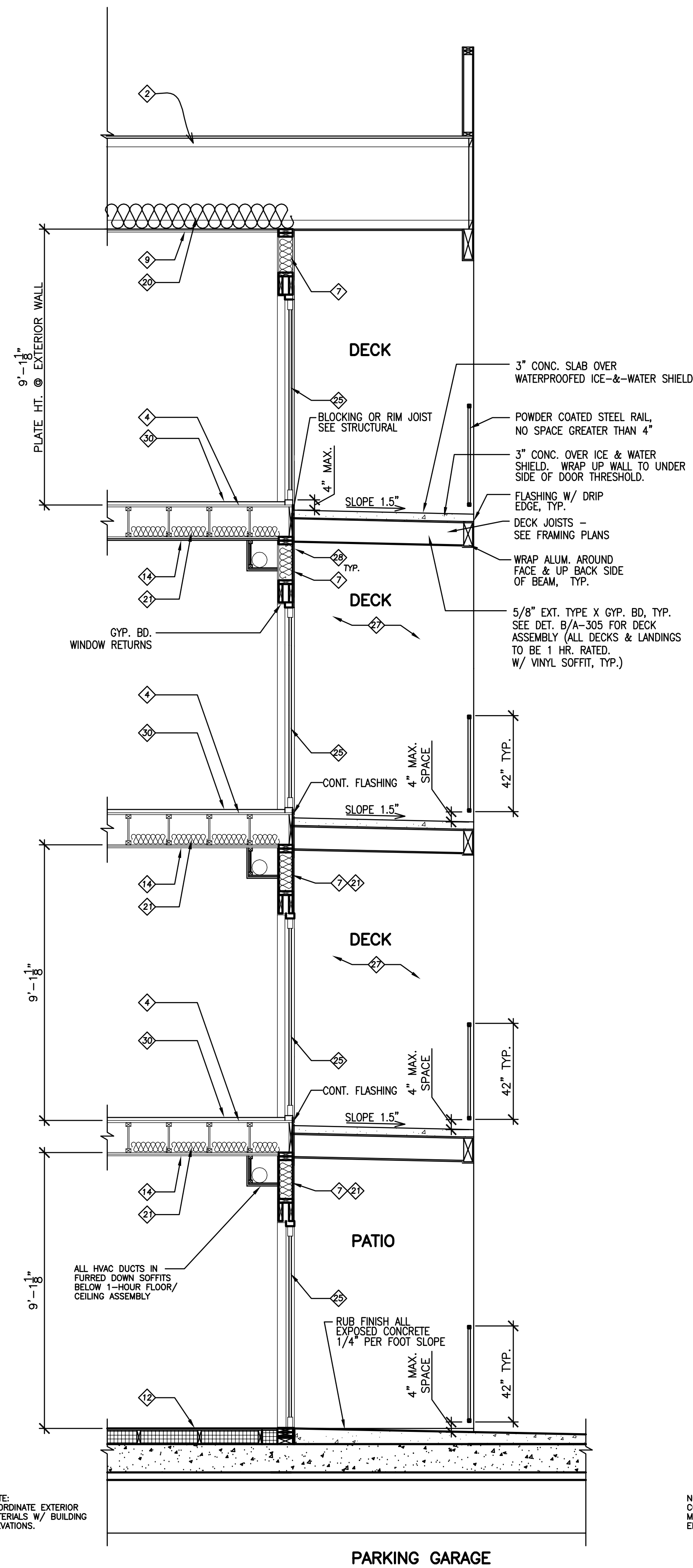
D ALUM. WINDOW IN BRICK
SCALE : N.T.S.



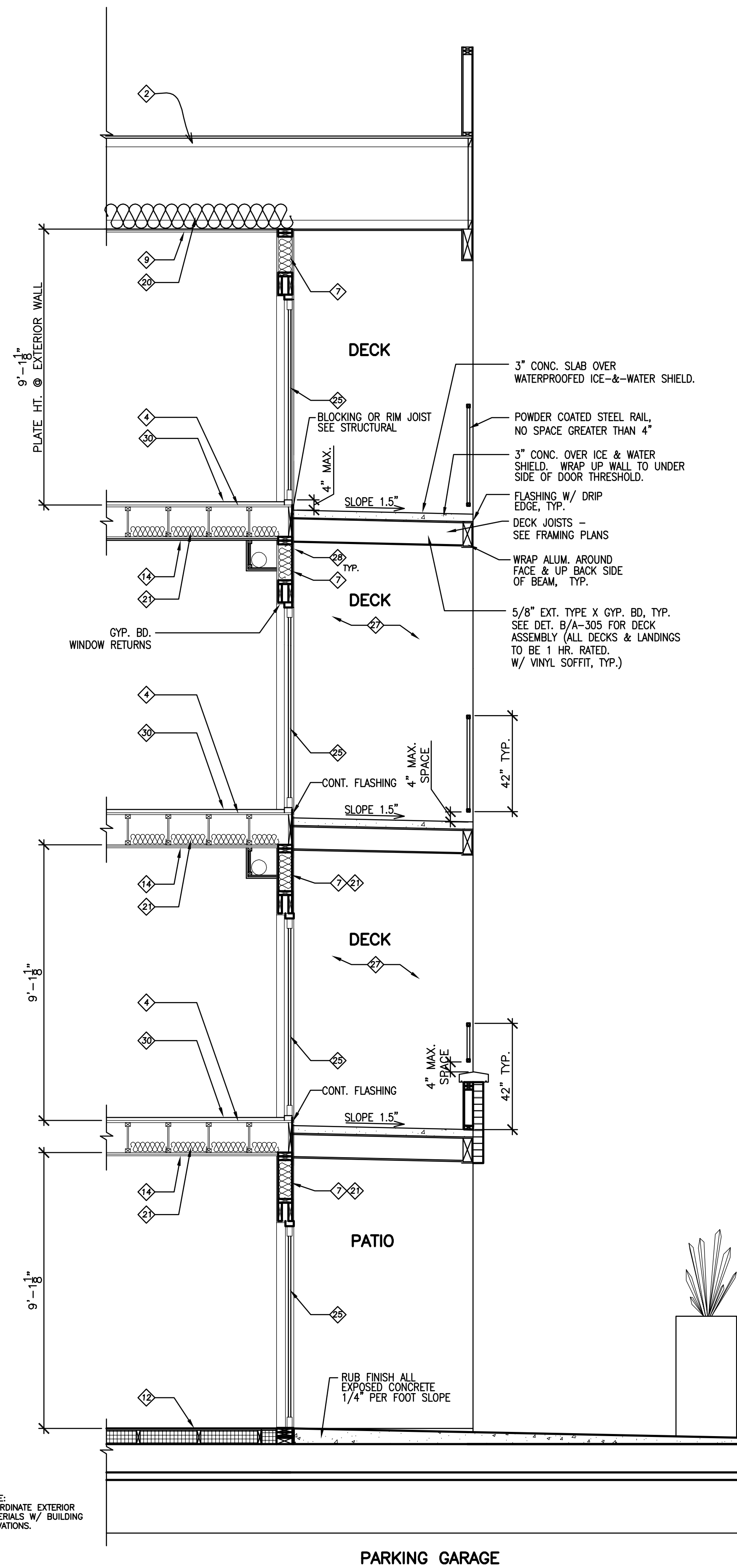
E ALUM. DOOR IN BRICK
SCALE : N.T.S.



C WINDOW WITH TRIM
SCALE : N.T.S.



B WALL SECTION
SCALE : 1/2" = 1'-0"



A WALL SECTION
SCALE : 1/2" = 1'-0"

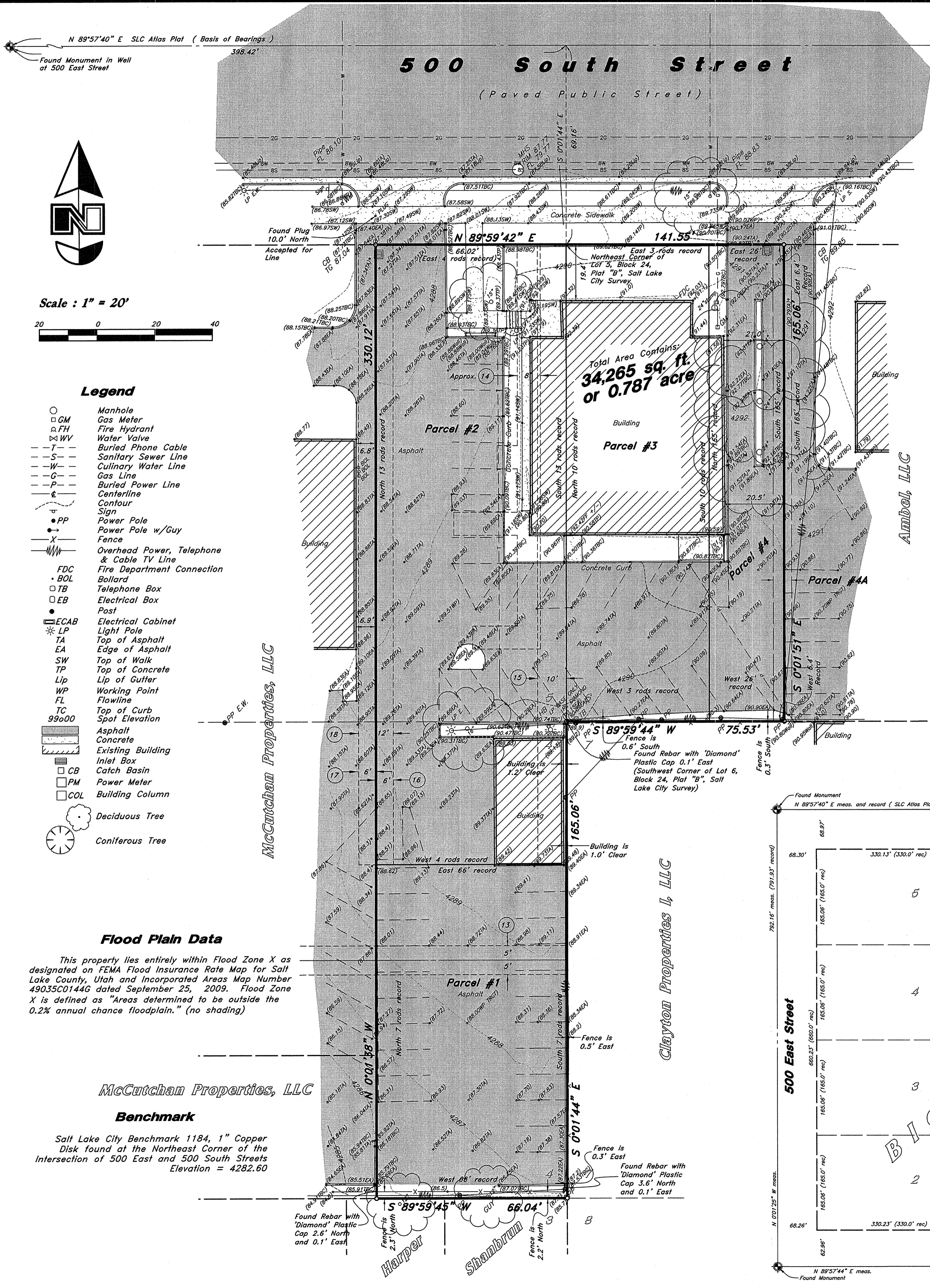
Tuttle and Associates, Inc.
ARCHITECTS
16088 33005
Salt Lake City, UT 84106
PH: (801) 485-8464
FAX: (801) 485-8969

STRATEGIC DEVELOPMENT

NEWHOUSE
540 East 500 South
Salt Lake City, UTAH

WALL SECTIONS

DATE: Aug. 2, 2012
REVISIONS:
DRAWN BY:
CHECKED BY:
SCALE:
A-303.1



Narrative

This Survey was requested by Strategic Capital group prerequisite to development of this property.

A line between monuments found along 500 South Street at 500 East Street and 600 East Street was assigned the Salt Lake City Atlas Plat bearing of N 89°57'40" E as the Basis of Bearings.

Cardinal directions called within record descriptions were held to the Salt Lake City standard of being parallel to the controlling lot lines.

Overages found both ways through this block have been prorated into the deed dimensions.

A current Title Report was not provided for review. The Title Report Provided and utilized for this survey was dated Oct 3, 2011.

No Property Corners were placed with this Survey.

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Building walls intended to be constructed along property lines encroach onto the adjoining Parcels by minor amounts as shown on this survey. The Surveyor has not been able to discern which building measurements are structure and which may be architectural facade around the exterior of the building.

Pertaining to ALTA requirement No. 7: Typical building dimensioning has been purposefully omitted due to the temporary status of the existing buildings.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 9: there are 45 parking stalls on this site, of which 0 are designated for handicap parking and access.

Pertaining to ALTA requirement No. 10: No division or party walls were discovered or designated by the client.

Pertaining to ALTA requirement No. 12: No Governmental Agency survey-related requirements were supplied to the surveyor.

Pertaining to ALTA requirement No. 16: there is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement No. 17: there is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from controlling jurisdiction.

Pertaining to ALTA requirement No. 18: there is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Pertaining to ALTA requirement No. 19: there is no observable evidence of wetland on this site and no wetland areas have been flagged by appropriate authorities.

Title Information

This survey was completed using Title Report File No. 57161 dated October 3, 2011 from Old Republic National Title Insurance Company issued by Provo Land Title Company.

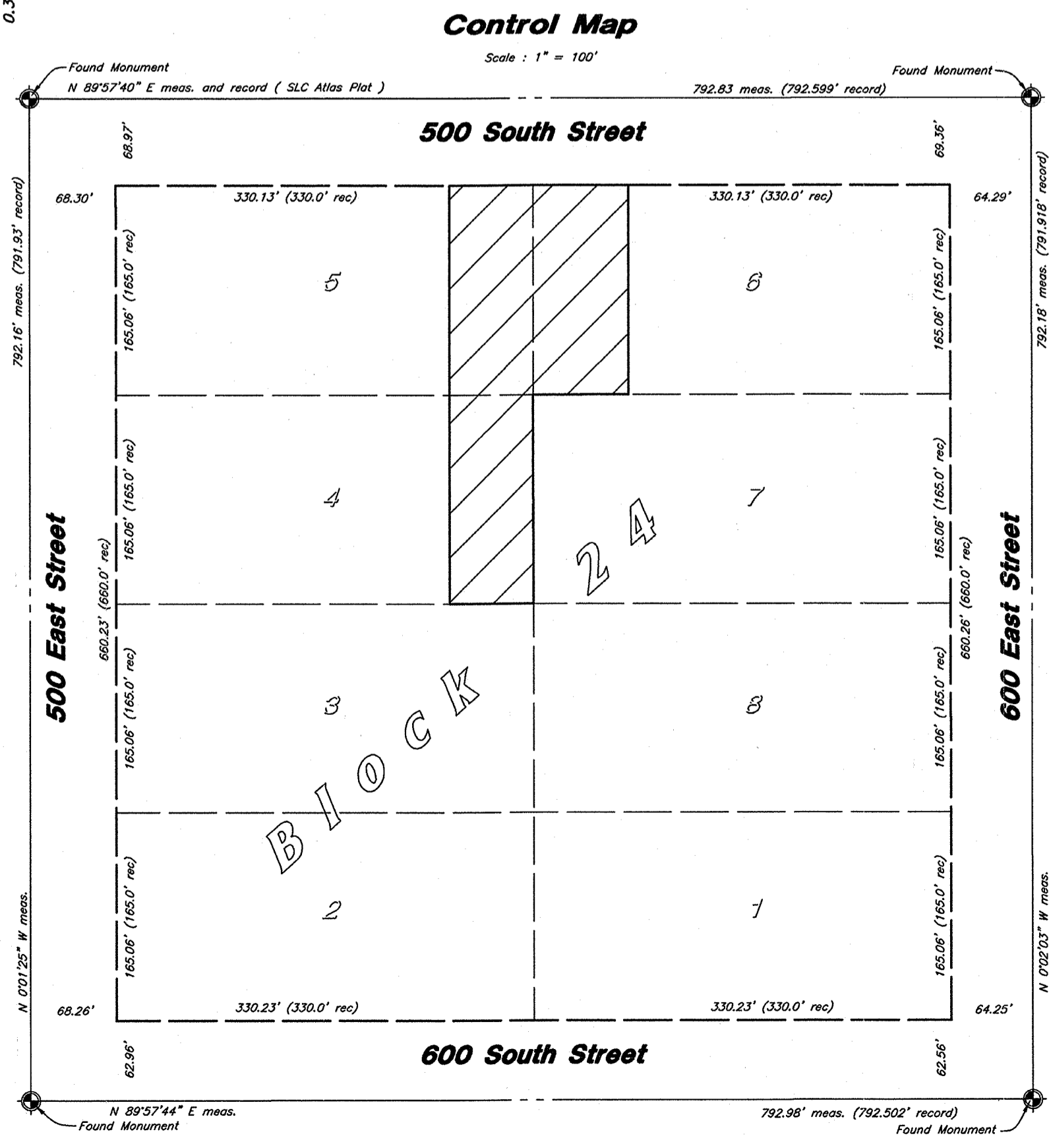
The following survey related items circled from Schedule B of the title report are plotted on the survey:

The following survey related items not circled from Schedule B of the title report could not be plotted:

- 12 - 10 ft wide Right of way agreement recorded September 20, 1927 as Entry No. 593181 in Book 14, at Page 256 of official records was re-recorded with corrections 10 days later - see exception item 13 below
- 13 - 10 ft wide Right of way agreement recorded September 30, 1927 as Entry No. 59376 in Book 14, at Page 590 of official records.
- 14 - 8 ft wide Right of way and Easement to Mountain Fuel Supply Company recorded October 1, 1954 as Entry No. 1394793 in Book 1134, at Page 447 of official records was plotted approximately from included exhibit.
- 15 - 10 ft wide Right of way Easement to Mountain States Telephone and Telegraph Company recorded July 9, 1962 as Entry No. 1856199 in Book 1940, at Page 448 of official records.
- 16 - 6 ft perpetual Right of way for pedestrians and vehicles recorded May 1, 1964 as Entry No. 1996909 in Book 2185, at Page 20 of official records.
- 17 - 6 ft perpetual Right of way for pedestrians and vehicles recorded May 1, 1964 as Entry No. 1996910 in Book 2185, at Page 21 of official records.
- 18 - 12 ft easement agreement recorded October 25, 1968 as Entry No. 2264770 in Book 2702, at Page 180 of official records.
- 19 - Abstract of Findings and Order recorded February 11, 1975 as Entry No. 2684170 in Book 3783, at Page 192 of official records covers Parcel 1 with parking lot requirements but contains nothing to plot.
- 20 - Corrective Warranty Deed recorded September 9, 1980 as Entry No. 3474967 in Book 5147, at Page 1441 of official records verifies previous findings but reveals nothing new to plot.
- 21 - Notice of Location within an Historic District recorded August 8, 1995 as Entry No. 6137513 in Book 7202, at Page 1290 of official records covers entire site along with more land but contains nothing to plot.
- 22 - Abstract of Findings and Order recorded April 23, 2007 as Entry No. 10074455 in Book 9453, at Page 3827 of official records references an underground building encroachment but contains no details to plot.
- 23 - Abstract of Findings and Order recorded July 3, 2007 as Entry No. 10151791 in Book 9486, at Page 4875 of official records covers this site but contains nothing to plot.
- 24 - Certificate of Creation of the Unified Police District recorded October 9, 2009 as Entry No. 10814052 in Book 9769, at Page 7192 of official records refers to 6 pages and a certified final plat which was not made available for review.

Zoning Information

Zone	=	RO (Residential/Office District)
Multifamily Building Setback Requirements	=	
Front yard	=	25'
Back yard	=	not to exceed 30'
Side yard	=	corner 25'
	=	interior 15'
Height Restrictions	=	60' with exceptions
Building Coverage	=	60%



Record Descriptions

Parcel #1: (Tax Serial No. 16-06-476-014)
Commencing at a point which is 3 rods South and 20 rods East of the Northwest corner of Lot 4, Block 24, Plat "B", Salt Lake City Survey, and running thence South 7 rods; thence West 66 feet; thence North 7 rods; thence East 66 feet to the point of beginning.

Parcel #2: (Tax Serial No. 16-06-476-030)
Commencing at the Northeast corner of Lot 5, Block 24, Plat "B", Salt Lake City Survey, and running thence South 13 rods; thence West 4 rods; thence North 13 rods; thence East 4 rods to the place of beginning.

Parcel #3: (Tax Serial No. 16-06-476-032)
Commencing at the Southwest corner of Lot 6, Block 24, Plat "B", Salt Lake City Survey and running thence North 10 rods; thence East 3 rods; thence South 10 rods; thence West 3 rods to the point of beginning.

Parcel #4: (Tax Serial No. 16-06-476-033)
Beginning 3 rods East from the Northwest corner of Lot 6, Block 24, Plat "B", Salt Lake City Survey and running thence East 26 feet; thence South 165 feet; thence West 26 feet; thence North 165 feet to the point of beginning.

Parcel #4A:
Together with the following described right of way appurtenant to Parcel 4, as disclosed by Corrective Warranty Deed recorded September 9, 1980 as Entry No. 3474967, in Book 5147, at Page 1441 described as follows:
Beginning 71.7 feet East of the Northwest corner of said Lot 6, East 6.4 feet; thence South 165 feet; thence West 6.4 feet; thence North 165 feet to the point of beginning.

Certification

To SCP 500 South, LLC, Old Republic National Title Insurance Company, and Provo Land Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11(b), 12, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 30, 2012.

Date: 4 June 2012

Bruce D. Pimper
Professional Engineer
Utah RLS No. 362256

Found Monument in Wall at 500 East Street

792.83' meas. (792.599' SLC Atlas Plat)

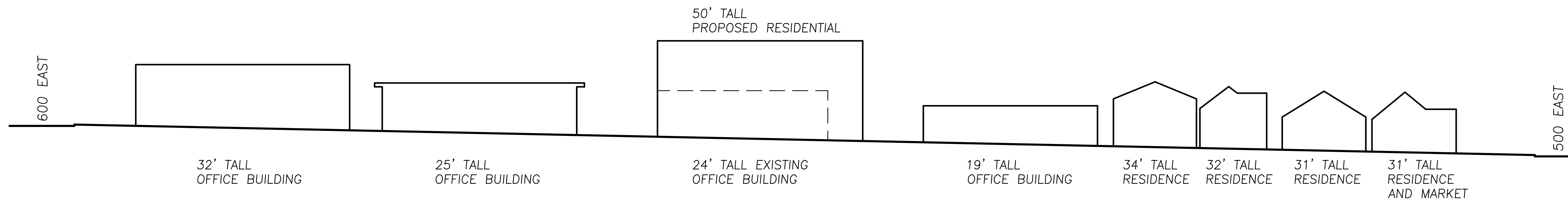
Found Monument in Wall at 600 East Street

DESIGNED BY: ---
DRAFTED BY: kh
CLIENT NAME: Strategic Capital Group
12-604S

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)394-7888 Provo (801)521-8551

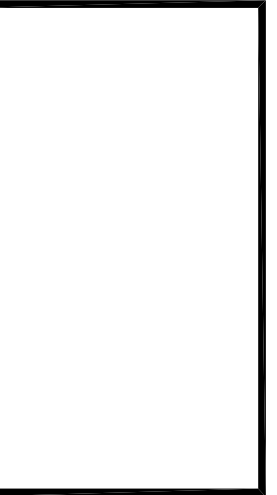
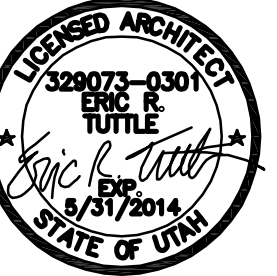
ALTA / ACSM Land Title Survey
Strategic Capital Group
540 East 500 South, Salt Lake City, Utah
A part of Lots 4, 5 and 6, Block 24, Plat "B", Salt Lake City Survey
A Part of the SE 1/4 of Section 6, T1S, R1E, S16&M, U.S. Survey

8 May, 2012
SHEET NO. **1**



500 SOUTH - BLOCK FACE ELEVATION
 SCALE : 1" = 30'

Tuttle and Associates, Inc.
 ARCHITECTS
 1648 E. 3300 S.
 Salt Lake City, UT 84106
 ph: (801) 485-4464
 fax: (801) 485-6969



**500S RESIDENCES
 STRATEGIC DEVELOPMENT**
 540 East 500 South
 Salt Lake City, UTAH

BLOCK FACE ELEVATION

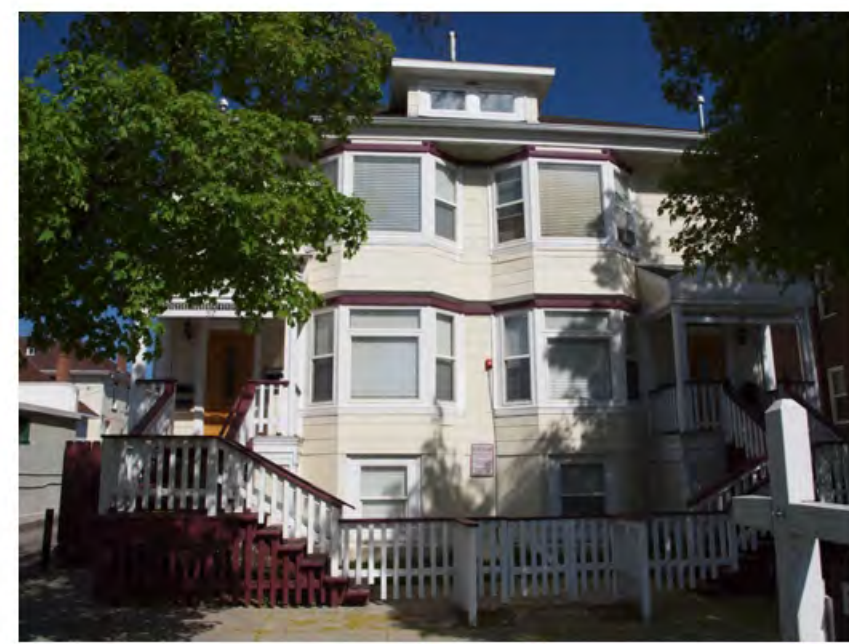
DATE:	Aug. 2, 2012
DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
DRAWING NO.:	

NEIGHBORHOOD SURVEY NEWHOUSE 540 East 500 South

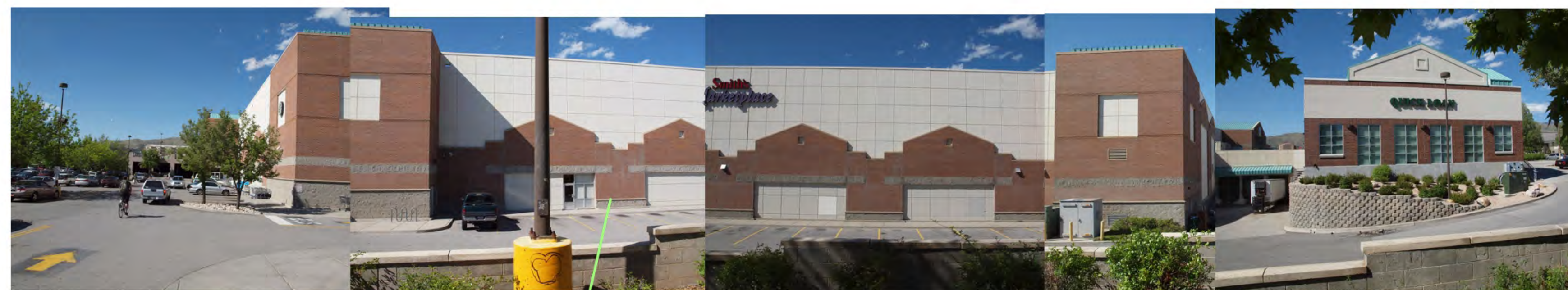
Tuttle and Associates, inc.
ARCHITECTS
1648 E 3300 S, SLIC, UT 84106
www.etuttle.net
ph.(801)485-6464
fax(801)485-6969



52' TALL



34' TALL TO RIDGE



45' TALL



64' TALL

NUMBER INDICATES SETBACK DISTANCE FROM BACK OF SIDEWALK TO FACE OF BUILDING, TYPICAL



AERIAL VIEW OF NEIGHBORHOOD



44' TALL



39' TALL



41' TALL



ENTRY SIGNAGE



35' TALL TO RIDGE



32' TALL



25' TALL



24' TALL



19' TALL



34' TALL TO RIDGE



32' TALL TO RIDGE



31' TALL TO RIDGE



31' TALL TO RIDGE

500 SOUTH BLOCK FACE

Attachment D
October 4, 2012 HLC Minutes

Mr. Nielson stated he is not sure if the necessary information can be prepared in time for the next meeting.

Commissioner McClintic withdrew his motion.

Commissioner McClintic stated in the case of PLNHL2012-00120 the petition for the elevated deck addition will be tabled until the Applicant can provide additional information for review.

Commissioner Brennan seconded the motion.

The motion passed unanimously.

Chairperson Harding reviewed the appeals process.

[7:16:11 PM](#)

PLNHLC2012-00538 Newhouse Apartments - A request by Strategic Capital Group for a certificate of appropriateness involving new construction of a multi-family structure at approximately 540 East 500 South. The property is located in the Central City Local Historic District and the RO Residential Office and RMF-35 Moderate Density Multi-Family Residential Districts, in City Council District 4, represented by Luke Garrott. (Staff contact: Elizabeth Buehler at (801) 535-6313 or elizabeth.buehler@slcgov.com)

Ms. Elizabeth Buehler, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff recommends the Commission deny the proposal as presented.

Chairperson Harding asked what type of material was used for the green portion of the proposed structure.

Ms. Buehler stated that portion was siding.

Commissioner James asked for an explanation of what was meant by vertical modules.

Ms. Buehler stated she was referring to the columns of different materials.

Commissioner James asked why the vertical modules are incompatible.

Ms. Buehler stated they are incompatible because they accentuate the height of the building.

Commissioner James stated this neighborhood is in a period of transformation and asked if that was considered when the structure was found incompatible.

Ms. Buehler stated the proposed structure was found to be incompatible with the traditional pattern of the neighborhood. She stated she believed a building could be constructed that would fit with the future of the neighborhood as well as traditional patterns.

Vice Chair Hart stated the only change she could find between the first submittal and the second was the removal of one green block and the name banner over the door. She asked if there were any other changes.

Ms. Buehler stated the middle sections of the structure were originally siding but are now CMU block.

Commissioner Shepherd asked if CMU block on a large structure is typically approved in a historic district.

Mr. Paterson stated this is up to the Commission. He stated the Commission may consider the material as a modern interpretation of a masonry product. He stated it would be important to consider the scale of the project.

Ms. Buehler stated there are other examples of masonry in the district.

Commissioner James and Staff discussed the zoning of the area.

[7:27:03 PM](#)

Eric Tuttle, Architect and representative of the Applicant, reviewed the proposed design and made the following comments:

- A similar design was approved by the Historic Landmark Commission in 2008.
- The front façade of the proposed structure has been divided into three modules that are similar in dimension to the existing multi-family structures on the block.
- He feels the three guidelines that are not being met are up to interpretation.
- He is willing to make changes in order to emphasize the front entrance.
- Emphasis has been placed on the design of the sides of the building, in order to detract from the parking ramp in the center of the building. Other buildings in the area also have parking ramps in the center of the building.

- He does not understand why two different colors of siding are considered different materials.
- The massing is similar in size or smaller than other buildings in the neighborhood.
- Other buildings in the area have flat roofs.

The Commission and Staff discussed the value of extending the 500 South study to adjacent blocks.

PUBLIC HEARING [7:53:04 PM](#)

Chairperson Harding opened the Public Hearing.

Cindy Cromer, resident, made the following comments:

- She own three buildings in the Central City Historic District, including one two blocks away from this property.
- She has been asking for design guidelines for multiple unit buildings for many years.
- She has extensive history with the project that was previously proposed for this site.
- The purpose of the R-O zone was to provide opportunities to protect historic structures and is not being used in that way.
- The majority of the block has a height limitation of 30-35 feet.
- Too much attention has been given to 500 South which is dominated by office buildings. There are many historically significant buildings on the block.
- The east and west façades of the building are cluttered in ordered to mask the size of the building.
- The point made by Staff that the material used on the historic buildings is simpler is accurate.
- The project as proposed is incompatible with the preservation of the block.

Mr. Shon Harper, Hawthorne Avenue resident, stated he is supportive of the project but is concerned with the height of the proposed building because the property is adjacent to his home. He stated he did not receive notice of the meeting.

Mr. Mark Shanbrun, Hawthorne Avenue resident, stated that the proposed building will be built 30 feet from his property and he is concerned that he just recently heard of these plans and did not receive notice of the meeting.

Mr. Tuttle stated he has put design and decks on the sides of this building. He stated Hawthorne Avenue has been considered and there are no windows that look out onto Hawthorne.

Chairperson Harding closed the Public Hearing.

COMMISSION DISCUSSION [8:03:26 PM](#)

Vice Chair Hart stated the Commission will look at the impact the proposed building has on Hawthorne Avenue. She stated other apartment buildings in the neighborhood have a grand entrance and the proposed building does not.

Commissioner Davis stated the grand entrance is not an issue for him.

Commissioner Shepherd stated solving the problem of the entrance does not solve all the problems with the building. He stated Standard 1.A, which states the proposed height and width shall be visually compatible with surrounding structures, needs to consider Hawthorne. He stated the adjacent buildings are of dubious character and will not be there as long as other historic structures. Commissioner Shepherd stated how this structure impacts nearby historic structures needs to be taken into consideration.

Commissioner Brennan stated the west façade of the proposed building is 275 feet long which is the scale of Smith's Marketplace located across the street, and is not compatible with the neighborhood. He stated the location of the proposed building is a transition to a residential area and a 60 foot solid wall is not appropriate.

Commissioner McClintic stated massing is the main problem with the proposed building. He stated a development of this size has an obligation to contribute and not detract from the historic scale.

Chairperson Harding suggested setting up an Architectural Subcommittee.

Commissioner Funk stated Smith's Marketplace is not in a historic district and the comparison with the scale is not appropriate.

Mr. Paterson stated Smith's is located within the Central City Historic District.

Commissioner James stated a taller building on 500 South is appropriate because of the width of the street. He stated the concept of the proposed building does not reflect elements of the neighborhood. Commissioner James stated he does not like that the first floor apartments will be level with the street. He stated the central location of the parking garage entrance is problematic. He discussed problems he has with the proposed materials.

Commissioner Brennan stated the main façade is being treated like a side or rear yard and is out of character for an urban neighborhood.

Vice Chair Hart stated she thought an Architectural Subcommittee would help give the Applicant more direction.

Mr. Tuttle stated he would be open to an Architectural Subcommittee.

MOTION [8:18:20 PM](#)

Vice Chair Hart stated in the case of PLNHL2012-00538 the application will be tabled and an Architectural Subcommittee will be formed to help give the Applicant more direction.

Commissioner Brennan seconded the motion.

The motion passed unanimously.

Commissioners James, McClintic, Brennan, Hart and Shepherd volunteered for the Architectural Subcommittee.

OTHER BUSINESS [8:20:11 PM](#)

Ms. Coffey updated the Commission on proposed revisions to the Rules of Procedure. She stated the City Council is tentatively scheduled to adopt the plan on October 23rd along with the Designation Criteria, Conservation District Regulations and the fine tuning of Historic Preservation. She stated the Council is scheduled to start working on the Design Guidelines in December.

Chairperson Harding asked if anything was needed from the Commission at this time.

Ms. Coffey stated nothing is needed from the Commission at this time.

The meeting stood adjourned at [8:25:41 PM](#)

Attachment E
October 15, 2012
Architectural Subcommittee Minutes

HLC Architectural Sub-committee –540 East 500 South—October 15, 2012

HLC Members Present:

Polly Hart
Robert McClintick
Charles Shepherd

Applicants Present:

Adam Paul (Applicant)
Preston Dean (Applicant)
Eric Tuttle (Applicant's Architect)

Staff Present:

Joel Paterson
Elizabeth Buehler
Janice Lew
Carl Leith

Meeting Summary

The applicants presented a revised proposal for new apartments at approximately 540 East 500 South. The revised proposal pulls the building from the rear of the property and places surface parking in that area to provide a break between the houses on Hawthorne Avenue and the new building. The parking garage entrance has been moved from the center of the front façade to the eastern side of the building. The western façade is broken up with a courtyard. Glass has been added to the ground level of the front elevation do to the clubhouse moving to the front of the building. The pedestrian entrance on the front elevation is more pronounced. The second and third floor front elevations are flush with the ground level, and the fourth floor elevation is stepped back four feet. The reduced size of the building corresponds with fewer apartment units. The building will now have 61 units. The applicants believe the new proposal answers the concerns of the residents along Hawthorne Avenue and reduces the mass of the side elevations.

The applicant presented two variations of the new proposal. Both simplify the materials used and emphasize the main pedestrian entrance on the front elevation. Both variations use CMU block and hardie plank siding. The CMU block will be honed for a more granite look. The hardie plank will have a metal spacer system that creates shadow lines between the panels. The variations differ in the proportions of materials to each other. Variation One uses CMU block on the lower three stories of the majority of the front elevation and the ground level of the east tower. The rest of the front elevation, including the upper three floors of the east tower and the fourth floor of the remainder of the front elevation is hardie-plank. Variation Two has the east tower completely clad in CMU block but less CMU block on the rest of the front elevation. The masonry transitions to hardie-plank in between the ground floor level and the second story.

The subcommittee noted that the new proposal met the main concerns mentioned at the Historic Landmark Commission meeting. The parking entrance was moved from the front façade and the pedestrian entrance was emphasized. The building has been stepped back from the homes on Hawthorne Avenue. The side elevations are broken up with the use of a courtyard on the western façade and the parking garage on the eastern facade.

Members of the sub-committee also had comments to improve the presented proposal:

- Brick may help the building fit better with the residential character of the district and is a higher quality material than CMU block
- The metal spacer system should be limited on the east tower, specifically to stop it on the third floor
- Larger windows are preferred, possibly reconsider the horizontal windows proposed for the east tower
- Emphasize the front pedestrian entrance more; pedestrian entrance is still understated, a stronger element would help grab the attention of passersby; possibly make it a two-story element
- Consider using green roofs

- Any work on corners to help “lift” the building out of the ground will help; use opportunity of the sloped lot to show the foundation on the lower western portion
- A center portico could help break up the horizontal mass
- Consider stepping the front façade more
- Closer elements to the street should be more in scale with the residential character of the district
- Contrasting color at ground level would help with the perception of reducing the scale
- 3-D model might be helpful to illustrate the proposal, but isn’t necessary

**Attachment F
November 7, 2012
Architectural Subcommittee Minutes**

HLC Architectural Sub-committee –540 East 500 South—October 15, 2012

HLC Members Present:

Polly Hart
Stephen James
Tom Brennan

Applicants Present:

Eric Tuttle (Applicant's Architect)

Staff Present:

Joel Paterson
Elizabeth Buehler
Janice Lew
Carl Leith

Meeting Summary

Eric Tuttle, the applicant's architect, presented a revised proposal for new apartments at approximately 540 East 500 South. The applicants had made revisions based on comments from the first architectural subcommittee meeting.

Mr. Tuttle described the changes. Brick will be used instead of scored CMU block. Store front windows will be used on the first floor front elevation. Vinyl single-hung windows will be used elsewhere. They will be recessed into the façade.

Generally the committee members present felt the new proposal met the design guidelines. Specifically they liked that the building was pulled back from Hawthorne Avenue to the rear and the step back of the fourth floor.

There was a question about the differentiation in design on the front elevation. Different committee members noted that there wasn't symmetry in the building and it looked like the building was split in two. Mr. Tuttle answered that the proposal was not symmetrical because the applicant did not want to fake historic.

The architectural subcommittee decided that the project was ready to come back to the full Historic Landmark Commission.