

HISTORIC LANDMARK COMMISSION

**545 N. Darwin Street Residence
New Construction
PLNHLC2013-00075
September 5, 2013**



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: Brandt Loo

Staff: Lex Traughber
lex.traughber@slcgov.com
(801)535-6184

Tax ID: 09-31-106-004

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

**Capitol Hill Master Plan
Designation:** Low Density
Residential

Council District:
District 3–Stan Penfold

Lot Size: ~.18 Acres

Current Use: Vacant Lot

**Applicable Land Use
Regulations:**

- 21A.34.020 – H Historic Preservation Overlay District
- 21A.24.080 – CHPA Capitol Hill Protective Area Overlay District

Notification:

- Notice mailed: 8/22/13
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites: 8/22/13
- Property posted: 8/22/13

Exhibits:

- A. Site Plan/Elevations
- B. Photos of homes on the block face

Request

The applicant, Brandt Loo, representing Icon Homes, requests approval to construct a single-family residence at the above referenced address and located within the Capitol Hill Historic District.

Recommendation

Staff recommends that the Historic Landmark Commission review the petition, and grant the request pursuant to the following conditions of approval, and the findings and analysis in this report:

1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to Planning Staff.
2. Any significant changes to approved plans, as determined by Planning Staff, will require re-review by the full Historic Landmark Commission.
3. The project must meet all other applicable City requirements.
4. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.

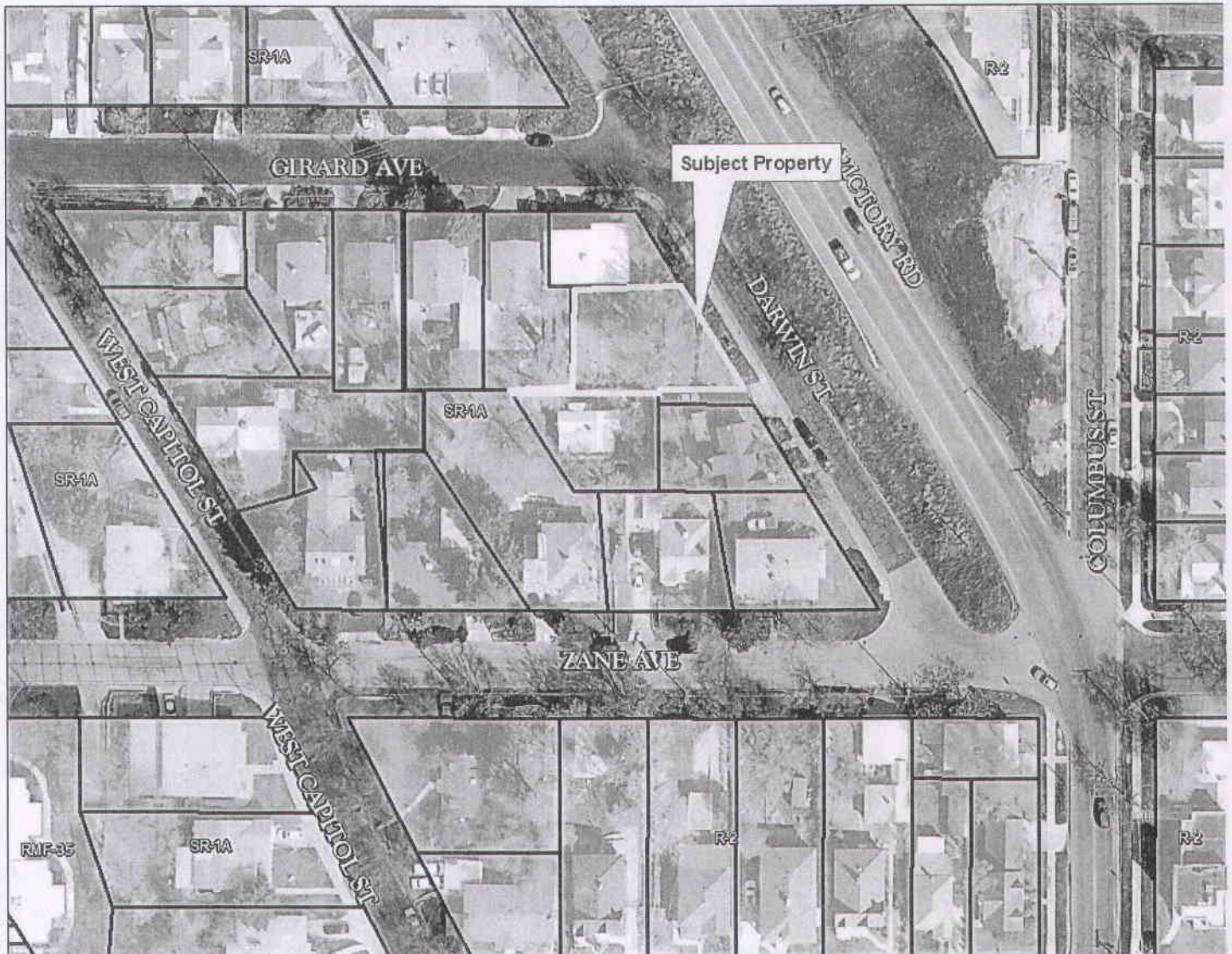
Potential Motions

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 located at 545 N. Darwin Street, subject to the above referenced conditions of approval.

Not 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 deny the request for new construction approval at 545 N. Darwin Street. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

- | | |
|--|--|
| | <ol style="list-style-type: none">1. Scale and Form:<ol style="list-style-type: none">a. Height and Widthb. Proportion of Principal Façadesc. Roof Shaped. Scale of a Structure
2. Composition of Principal Façades<ol style="list-style-type: none">a. Proportion of Openingsb. Rhythm of Solids to Voids in Façadesc. Rhythm of Entrance Porch and Other Projectionsd. Relationship of Materials
3. Relationship to Street<ol style="list-style-type: none">a. Wall of Continuityb. Rhythm of Spacing and Structures on Streetsc. Directional Expression of Principal Elevationd. Streetscape and Pedestrian Improvements
4. Subdivision of Lots |
|--|--|

Vicinity Map



Project Information

Request

The proposed home will be one story at the street and two stories at the rear, not to exceed the maximum building height allowed in the SR-1A Zone of twenty-three feet (23'). The home will be approximately thirty seven feet (37') wide at the street front. The subject property is an irregular shaped lot with slope challenges. The property slopes substantially down the hill from east to west. The front of the home features two gables at a building height of approximately sixteen and a half feet (16.5'). Another gable projects off the south façade. The roof is hipped at the back primarily in order to meet the required building height maximum. An attached garage is proposed with the entrance off of the south side of the home and not the front façade. The footprint of the structure is essentially rectangular with an approximately 1,650 square foot building footprint.

Building materials include smooth lap fiber cement siding, shake shingle fiber cement siding, stucco, wood windows (single, double-hung, fixed, casement), wood doors, aluminum gutters and downspouts, wood gable vents, and architectural grade asphalt shingles (See attached Site Plan & Elevations – Exhibit A). The current building plans represent several iterations of re-design.

Project Details

Ordinance Requirement	Existing/Proposed	Comply
Minimum Lot Area And Lot Width: 5,000 square feet and 50 feet	7,841 square feet in lot size, 69.5 feet of street frontage.	LEGAL COMPLYING LOT
Maximum Building Height: 16 ft. for flat roof/ 23 ft. for pitched roof	Pitched roof less than 23 feet.	COMPLIES
Maximum Exterior Wall Height: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.	The exterior wall height proposed exceeds the maximum by approximately three feet (3'), however this height is allowed by Code due to an increased interior side yard setback to compensate for the additional wall height.	COMPLIES
Minimum Front Yard Requirements: Average of the block face	The closest the proposed home will be built to the front property line is approximately 7 feet. Homes on the block face have similar setbacks.	COMPLIES
Interior Side Yard: 4 ft./10 ft.	Approximately 13 ft./10 ft.	COMPLIES
Rear Yard: 15 ft.	19 feet	COMPLIES
Maximum Building Coverage: 40%	Approximately 34.0%	COMPLIES
Required Parking: 2 spaces	2 spaces shown	COMPLIES

Comments

Public Comments

No public comments were received prior to the time of the preparation and distribution of this staff report.

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 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; and,
- 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 structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

Applicable Design Standards

Mass and Scale

12.5 A new building should be designed 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 porch, in form and in depth, 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 (wall to window/door) ratio that is similar to that seen traditionally.
 - Using window openings that are similar in size to those seen traditionally.

12.6 A new building should appear similar in scale to the established scale of the current street block.

- Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible.
- The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

- This can help to maintain the sense of human scale characteristics of the area.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.

12.8 A front façade should be similar in scale to those seen traditionally in the block.

- The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.
- The primary plane of the front façade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum façade width in the district.

Height

12.9 Building heights should appear similar to those found historically in the district.

12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.

Width

12.11 A new building should appear similar in width to that established by nearby historic buildings.

- If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context.
- Stepping back sections of wall plane helps to create an impression of similar width in such a case.

Solid to Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Building Form Guidelines

12.13 Building forms should be similar to those seen traditionally on the block.

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

- Visually, the roof is the single most important element in the overall form of the building
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

Proportion and Emphasis of Building Façade Elements

12.15 Overall façade proportions should be designed 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 façade.
- The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.
- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about façade proportions.

Applicable Design Standards for the Capitol Hill Historic District

Building Form

14.8 A new building should be designed to be similar in scale to those seen historically in the neighborhood.

- In the Marmalade area, homes tend to be more modest, with heights ranging from one to two stories.
- Throughout Arsenal Hill larger, grander homes reached two-and-a-half to three stories.
- Front facades should appear similar in height to those seen historically on the block.

14.9 A new building should be designed with a primary form that is similar to those seen historically.

- In most cases, the primary form for the house was a single rectangular volume.
- In some styles, smaller, subordinate masses were then attached to this primary form.
- New buildings should continue this tradition.

Analysis: The proposed structure, although somewhat utilitarian, has similar mass and scale, as well as form, to existing structures on the block face and in the immediate area (See Exhibit B – Photos of homes on the block face). The relationship of the width to the height of the principal elevation is in scale with surrounding structures and the streetscape. The proposed height and width will be visually compatible. With the exception of the home adjacent and to the south, all other homes on the block face are one story structures as they appear from the street front. The proposed home will have more building height in the rear, as do other homes on the block face, however the rear building height will not be readily visible from the street. This is due to the slope of the lot. The roof shape of the structure will be visually compatible

with the surrounding structures and streetscape as two of the three existing homes on the block face (and in the immediate vicinity) have gently sloping roofs.

Finding: Staff finds that the proposed structure is generally compatible in mass, scale, height, width and form with other structures on the block.

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 Standards

Solid-to-Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Rhythm & Spacing of Windows & Doors

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting.

- This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.

12.19 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.

Windows

12.20 Windows with vertical emphasis are encouraged.

- A general rule is that the height of the vertically proportioned window should be twice the dimension of the width in most residential contexts.

- Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.
- See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch. 4, PART I).

12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.
- See also the rehabilitation section on windows (PART II, Ch. 3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch. 4).

Architectural Character

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

- These include eaves, windows, doors, and porches, and their associated decorative composition and detail.

12.26 The replication of historic styles is generally discouraged.

- Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting.
- Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.

Applicable Design Standards for Capitol Hill Historic District

14.10 Building materials that are similar to those used historically should be used.

- Appropriate primary building materials include stone, brick, stucco and painted wood.

Analysis: The relationship of solids to voids on the facade of the structure will be visually compatible with surrounding structures and streetscape. The relationship of the width to the height of windows and doors of the structure will be visually compatible, and fall into the range associated with historic buildings in the area. The proposed windows on the front facade, with a vertical orientation and either single or double-hung, are typical of the windows found on other homes in the vicinity. The proposed window and door opening pattern is consistent with other homes on the block and in the immediate area. An attached garage is proposed, however the entrance is off of the side of the house and does not face the street. While an attached garage is not ideal in terms of accurate historic development, and while the garage will not be entirely obscured from the street, the placement of the garage on the secondary elevation maintains the integrity of the primary elevation as it relates to other structures on the block. This design element maintains the pattern of building facades along the block, as well as the relationship of entrances and other projections to the sidewalk. The relationship of the color and texture of materials (other than paint color) of the facade will be visually compatible with the predominant materials used in surrounding structures. Structures on the block face have exterior materials that include stucco, concrete block, and wood shingle siding. The applicant is proposing lap siding, shingle siding in the gables, and stucco; all typically observed in the Capitol Hill Historic District.

Finding: The proposed façade of the subject structure is consistent and compatible with other structures on the block face and in the immediate vicinity in terms of the proposed proportion of openings, solid to void ratio, rhythm of the entrance porch and other projections, and 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.

Applicable Design Standards

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

- A new building should be situated on its site in a manner similar to the historic buildings in the area.
- This includes consideration of building setbacks, orientation and open space. (See also the individual district guidelines in PART III).

12.4 The front and the entrance of a primary structure should orient to the street.

- A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.
- An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

Applicable Design Standards for the Capitol Hill Historic District

14.4 The tradition setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.

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

14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the sub-district or block.

- The traditional building pattern should be followed in order to continue the historic character of the street.
- Consider the visual impact of new construction and additions on neighboring houses and yards.
- Consider varying the setback and height of the structure along the side yard to reduce scale and impact.

14.6 The front of a primary structure should be oriented to the street.

- The entry should be defined with a porch or portico.

Analysis: The proposed home will be sited on the subject lot similarly to other homes on the block face and would contribute to the established wall of continuity on the street. Please see the “Vicinity Map” above, as well as the proposed site plan (Exhibit A) and photos (Exhibit B) for reference. All the homes on the block face are built very closely to the front property line. The proposed home would also be built to maintain the established setbacks. The orientation of the home is toward the street and respects the historic development pattern of the District. The proposed site plan demonstrates that side yards will be in keeping with other side yards on the block face.

Finding: Staff finds that the proposed home meets this standard. The established wall of continuity and orientation of the building will be consistent with the block face.

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: This standard is not applicable as no subdivision amendments are proposed.

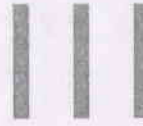
Finding: Staff finds that this standard is not applicable.

**Exhibit A –
Site Plan & Elevations**

CONOMES LLC
A1 1811
101 LUG CITY ST BUNK

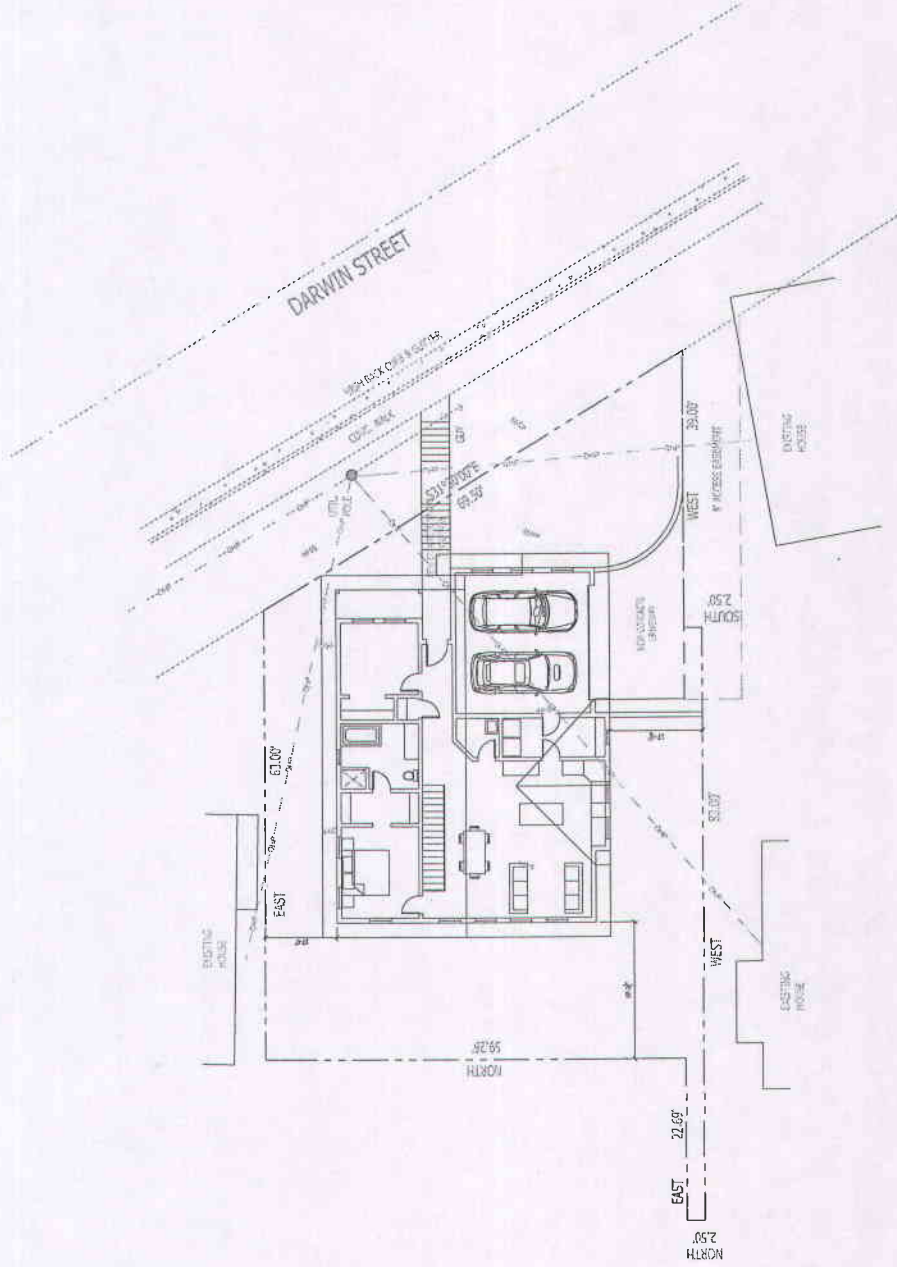


PROJECT NUMBER:
PROJECT LOCATION:
PROJECT DATE:
SCALE: CITY PLAN



SCALE:

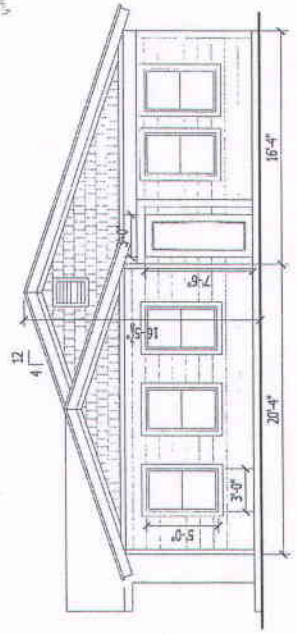
A1



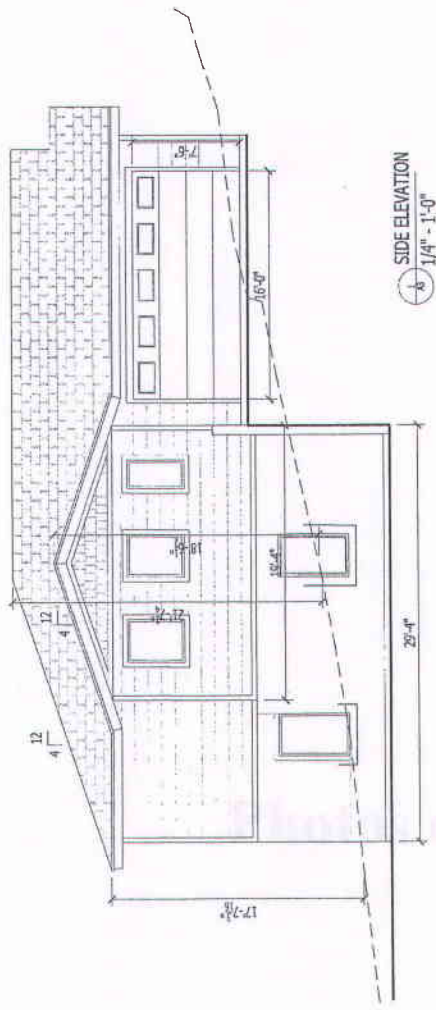
SITE PLAN
1/8" = 1'-0"

PROJECT NO. 24188
 DATE 07/15/2010
 DRAWN BY J. HARRIS

*Windows in kitchen and
 one window in garage
 to be double paneled
 with double hung
 windows. Please see
 schedule for window
 details.*



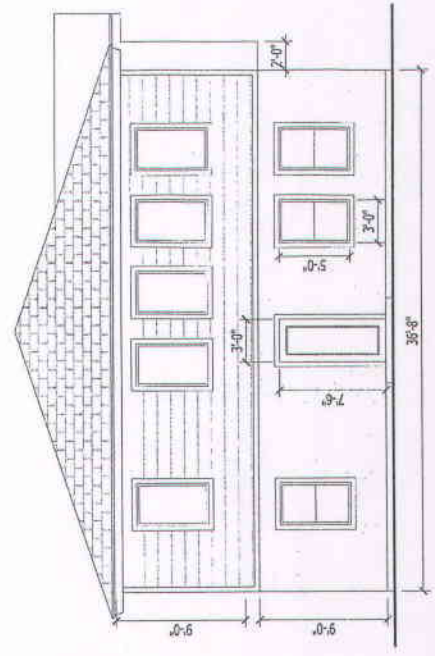
FRONT ELEVATION
 1/4" = 1'-0"



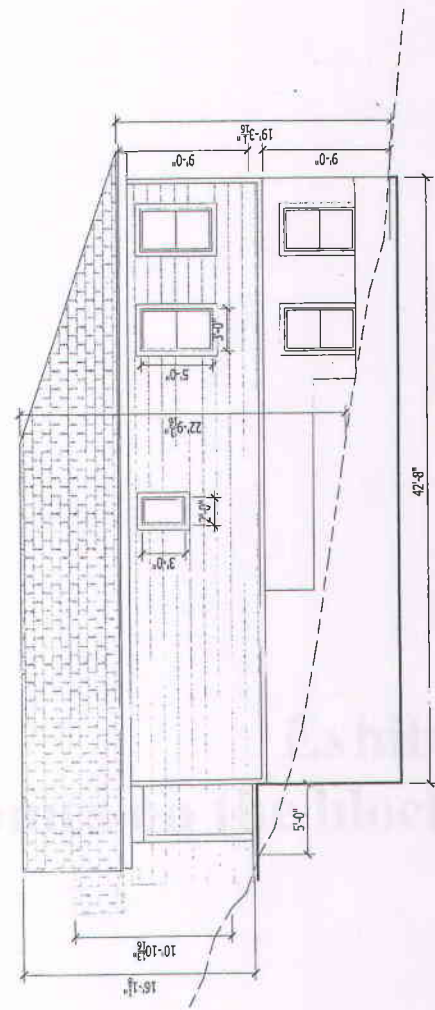
SIDE ELEVATION
 1/4" = 1'-0"

ICONHOMES
 THE STRAIGHT WAY TO BUILD

PROJECT NO. 24188
 DATE 07/15/2010
 DRAWN BY J. HARRIS



REAR ELEVATION
 1/4" = 1'-0"



SIDE ELEVATION
 1/4" = 1'-0"

RECEIVED
 JUL 15 2010

A3



527-529 N. DARWIN ST.



535 N. DARWIN ST







5445 N. DARWIN ST.



NOTICE
PUBLIC
HEALTH

545 N. DARWIN ST.





3 W. GIRARD AVE

