HISTORIC LANDMARK COMMISSION STAFF REPORT

200 Apartments- New Construction
Case PLNHLC2013-00239
and PLNHLC2013-00240
206 North 200 West
June 6, 2013

Planning and Zoning Division
Department of Community
and Economic Development

Applicant:
Matt Musgrave

Staff
Ray Milliner
ray.milliner@slcgov.com
(801)535-7645

Zone:
CN (Neighborhood Commercial)

Master Plan Designation:
Capitol Hill, Medium Density 15-30 units per acre

Council District:
District 3 – Stan Penfold

Lot Size:
Approximately .26 Acres

Current Use:
Vacant building

Applicable Land Use Regulations:
- 21A.34.020 H

Notification:
- Mailed on May 23, 2013
- Posted on the Planning Division and Utah Public Meeting Notice websites May 23, 2013
- Property posted on May 23, 2013

Attachments:
A. Application
B. Proposed Elevations and plans
C. Historical Significance Information
D. National Register Bulletin

Request

The applicant, Matt Musgrave, is requesting Historic Landmark Commission approval of 2 four unit apartment buildings located at 206 North 200 West. There is an existing noncontributory building on the property that would be demolished if this petition is approved by the HLC. The applicant is requesting the following:

1. Design review approval of the two apartment buildings.
2. A special exception to the maximum height allowed in the CN (Neighborhood Commercial) zone from 25 feet above established grade to 30 feet above established grade.

Recommendation

Staff recommends that the Historic Landmark Commission review the petition, and grant the request for design review and a 5 foot height exception for the proposed building at 206 North 200 West pursuant to the conditions of approval, analysis and findings in this staff report.

Potential Motions

Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission approve the proposed Certificate of Appropriateness for design review and a 5 foot height exception for the proposed building at 206 North 200 West according to the analysis, findings of fact and conditions of approval in this staff report.

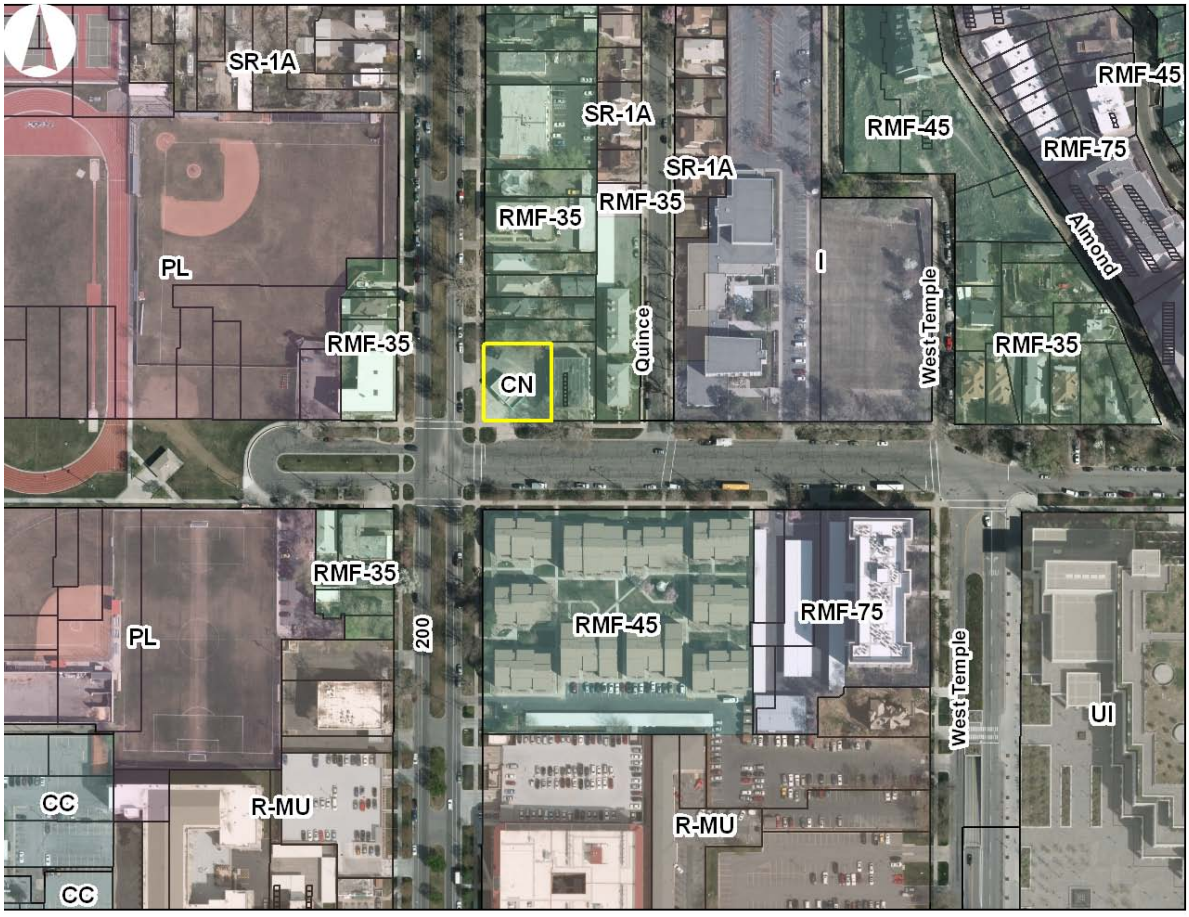
Not Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move to deny the proposed Certificate of Appropriateness for design review and a 5 foot height exception for the proposed building at 206 North 200 West (commissioner would then state findings for denial).

Conditions of Approval

1. The maximum height of the building shall be 30 feet above established grade.
2. The primary exterior building material shall be brick and metal. Stucco or other types of synthetic material are not allowed as a primary building material.
3. Types and styles of materials shall be reviewed by staff for final approval prior to installation on the building.

E. Photos	4. Any minor changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction. 5. Any Major changes, modifications or deviations from the approved design shall be reviewed and approved by the Historic Landmark Commission. 6. The architect and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. 7. With the exception of the 5' (Five foot) height exception, the building shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Salt Lake City Zoning Ordinance (including Section 21A.34.020); International Building, Fire and related Codes (including ADA compliance.

Vicinity Map



1075 East 800 South

Neighboring Parcels

Subject Property

Project Information

Background

The applicant Matt Musgrave is requesting HLC approval for 2 four unit buildings located at 206 North 200 West. Currently there is a vacant gas station building (Hansen Garage) on site. In July of 2012, the City Council adopted a Zoning Map amendment to change the zone on the site from RMF-35 (residential multi-family) to CN (Neighborhood Commercial). The change was intended to provide the owner of the building with additional options for the site, such as a restaurant, office use or retail that would facilitate its sale. When the property sold, however, the owner decided to pursue a residential use. As a result, the applicant is requesting that the HLC approve the following:

- A special exception to the maximum CN height limit of 25 feet, to allow a building height of 30 feet.
- A certificate of appropriateness for new construction in a historic district for the two proposed buildings.

The applicant also submitted a petition for a certificate of appropriateness for the demolition of a noncontributing structure in a historic district. The Planning Division has one survey with information regarding the existing garage (Exhibit B). It was conducted in 2006, and assigned the structure a “C” ranking. A C ranking indicates that the building has lost its defining characteristics, and is no longer a contributing structure in the historic district, and therefore demolition approval can be granted administratively.

Section 21 A. 3 4. 020(B) - Definitions of the Salt Lake City Zoning Ordinance defines the term "Contributing Structure" and states, "A contributing structure is a structure or site within an historic preservation overlay district that meets the criteria outlined in subsection C10 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred, they are generally reversible. Historic materials may have been covered but evidence indicates they are intact."

A Non-Contributing Structure is a structure within the historic preservation overlay district that does not meet the criteria listed in subsection C 10 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible.

The criteria outlined in Section 21A.34.020(C)(10) are as follows:

A. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:

    1) Events that have made significant contribution to the important patterns of history, or
    2) Lives of persons significant in the history of the city, region, state, or nation, or
    3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or

4) Information important in the understanding of the prehistory or history of Salt Lake City; and

F. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places.

In light of Criteria A above, the attached survey information from 2006 (Exhibit B) indicates that the building has lost its historical value primarily due to modifications to the building from its original state. In terms of Criteria B above, attached for review is a short, two page, National Register Bulletin from the National Park Service that discusses how to evaluate the "integrity" of a property (Exhibit C).

Based on the above referenced definitions and given the current state of the subject building, staff determined that the building is noncontributory and initiated the process to notice the building for demolition. The petition was noticed on May 20, 2013 to property owners within an 85 foot radius of the property. No appeals were received. If the HLC approves the special exception for the height and the design review, staff will approve the demolition administratively (per the ordinance, no demolition can be approved until a replacement plan has been approved by the City).

Project Description

The applicant is proposing to remove the existing commercial building on site and replace it with an 8 unit apartment complex. The complex would be divided into two buildings each with three stories. The buildings would be rectangular in shape with a cornice (sided with painted metal) around the entire structure, and metal awnings over each doorway and the windows on the west facades. Brick is proposed as the primary material on the first and second floors with corrugated metal as the primary siding material on the third floor. The doors and windows would be aluminum “storefront” style.

Access to each building would come from 200 West, with a shared driveway leading to an individual garage for each unit. The garages are proposed on the interior and would face each other.

Public Comments

No public comments have been received at the time of this writing.

Project Details

Ordinance Requirement	**Proposed**	**Comply**
Maximum Lot Area: 16,000 square feet,	11,325 square feet.	**COMPLIES**
Front Or Corner Side Yard: 15 feet	15 Feet	**COMPLIES**
Interior Side Yard: None Required unless adjacent to a residential zone, then a 7’ buffer is required	7 foot buffer provided	**COMPLIES**
Rear Yard: 10 feet	10 feet	**COMPLIES**
Height: 25 Feet above established grade	30 feet	**Requesting special exception**

Discussion: The project meets the minimum requirements for this zoning district with the exception of maximum building height. Section 21A.06.050 of the Zoning Ordinance allows the HLC to grant height exceptions in historic overlays. In order to approve the height exception, the HLC must find that the taller building (30 feet) would be more compatible with the surrounding buildings than a building proposed at the allowed zone height (25 feet). The burden of proof lies with the applicant, who must demonstrate that the design of the building meets this standard.

Analysis and Findings

Proposed Height Exception

Applicable Guidelines for the Height Exception

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

Analysis: The proposed building would have a flat roof, and the lot is essentially flat, therefore the five foot height exception would encompass the entire building. The surrounding zoning on the north, west, and east sides of the property is RMF-35, while the zoning on the south is RMF-45. This means that the maximum building height on all sides of the property is at a minimum 5 feet higher than what is proposed by the applicant. Buildings adjacent to the property on the south, east and west are approximately 30 feet or higher. To the north, there is a smaller historic home that is approximately 25 feet in height. The building would be setback approximately 10 feet from the property line of the historic home, with a landscape buffer required between the two buildings. This buffer should mitigate any negative impacts that the additional height would have on the building.

The visual impact of the additional height as it relates to the streetscape will be minimal due to the fact that most buildings in the area are already taller than what the applicant is proposing. Further, the applicant is proposing to mix the primary materials used on the façade (brick on the lower 2 floors and corrugated steel on the upper floor), which should add architectural interest to the building, and reduce the perceived height of the building by dividing the building mass into smaller scale components. This will act to visually reduce the impact of the height and architecturally differentiate the upper floor from the lower floors.

Finding: Staff finds that the proposed height of the buildings is compatible with the height of the surrounding structures in the neighborhood and along the block face.

ZONING ORDINANCE AND DESIGN GUIDELINES

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 for standard 1

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 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 characteristic 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 facade should be similar in scale to those seen traditionally in the block.

- The front facade 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 facade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum facade width in the district.

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 facade 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.

Analysis: Although the proposed building would be taller than that which is allowed in the CN zone, it will have a similar width and height to the surrounding structures. The proposed structures will be three stories with a height of 30 feet and a width of approximately 80 feet facing 200 North, and 32 feet facing 200 West. The apartment buildings located directly to the east are approximately 35 feet in height, while the apartments located to the west are about 50 feet in height. The roof shape of the proposed building will be flat with a metal cornice, this type of roof shape is consistent with similar multi-family residential structures in the Capitol Hill Area.

The residential building to the north (along 200West) is approximately 25 feet in height and 25 feet in width. The impacts of the new buildings will be mitigated by the fact that the width of the proposed buildings facing 200 West, is similar (32 feet) to that of the residential buildings. Further, because the height of the surrounding apartment buildings is greater than that which is proposed, the 30 foot building will become a transitional element between the single family and multi family structures.

Finding: Staff finds that the proposed height, scale and mass of the proposed buildings is compatible with the buildings in the immediate neighborhood.

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 for standard 2

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.

12.15 Overall facade 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 facade.
- The design of principal elements of a facade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.

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

- 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.

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.

12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.

- Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.
- The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles

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

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.

12.20 Windows with vertical emphasis are encouraged.

- A general rule is that the height of a 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.

12.21 Window reveals should be a characteristic of most masonry facades.

- This helps to emphasize the character of the facade modeling and materials.
- It should enhance the degree to which the building integrates with its historic setting.
- It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds.

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

- Throughout Arsenal Hill larger, grander homes reached two-and-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 has a contemporary design that does not try to imitate historic styles. The proposed proportion of openings and rhythm of solids to voids is unique to the block face, but the block face does not have continuity in either of those areas, due to the different building styles found on the block. Most of the windows in the proposal are rectangular with a vertical emphasis, as found historically in the district. Also, larger windows are divided into smaller panes. All the windows are proposed to be aluminum.

The single family homes on the block face have front pedestrian entrances that are more prominent than the proposal, where as the apartment buildings have little to no entry features. The proposed building has the primary entrance facing 200 North with a metal awning proposed over top. Although there is not a significant porch entry, this entry is similar in style and design to other multi family structures in the area. The relationship of materials in the proposal primarily brick with corrugated steel on the top floor will be visually compatible with other structures on the block face. The most prominent building material on the block is brick with various material types as accents.

Finding: Staff finds that the proportion of openings, rhythm of solids to voids, rhythm of porch entries and relationship of materials between the proposed building and the surrounding vernacular is significantly compatible and therefore, the proposal 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 for standard 3

12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

- Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill which has a more irregular street pattern.
- In Capitol Hill, the street system initially followed the steep topography, and later a grid system was overlaid with limited regard for the topography.
- The grid plan also takes different forms, with for example the much tighter pattern of urban blocks in the Avenues being one its distinctive characteristics and attractions.
- Closing streets or alleys and aggregating lots into larger properties would adversely affect the integrity of the historic street pattern.

12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.

- The orientation, scale and form of a building has a role in supporting a coherent street pattern.

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.
- 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.

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

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

- Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further

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 structure will continue the continuity of the street and respect the historic settlement patterns of the district. It will be oriented toward the street as other structures on the block face and district. It will have similar setbacks and maintain the street pattern. The use of corrugated steel as a siding material on the upper floor, will add architectural interest to the building, and reduce the perceived height of the building by dividing the building mass into smaller scale components. This will make the building more compatible with the surrounding buildings and homes. The signs proposed are similar to traditional apartment buildings in the district.

The proposal shields the impacts of parking by providing all required onsite parking within garages that are located between the two buildings. This will make the building compatible with the historic character of the H historic preservation overlay district, maintaining the pedestrian feel of the street.

Finding: Staff finds that the location of building provides a transition from larger apartment uses to residential along 200 West. Staff finds that the use of corrugated steel as a siding material on the upper floor will dampen the visual impact of the height when viewed from the street. Staff finds that the relationship between the pedestrian and the building will be enhanced by the placement all onsite parking within parking garages located on the internal area of the building.

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.

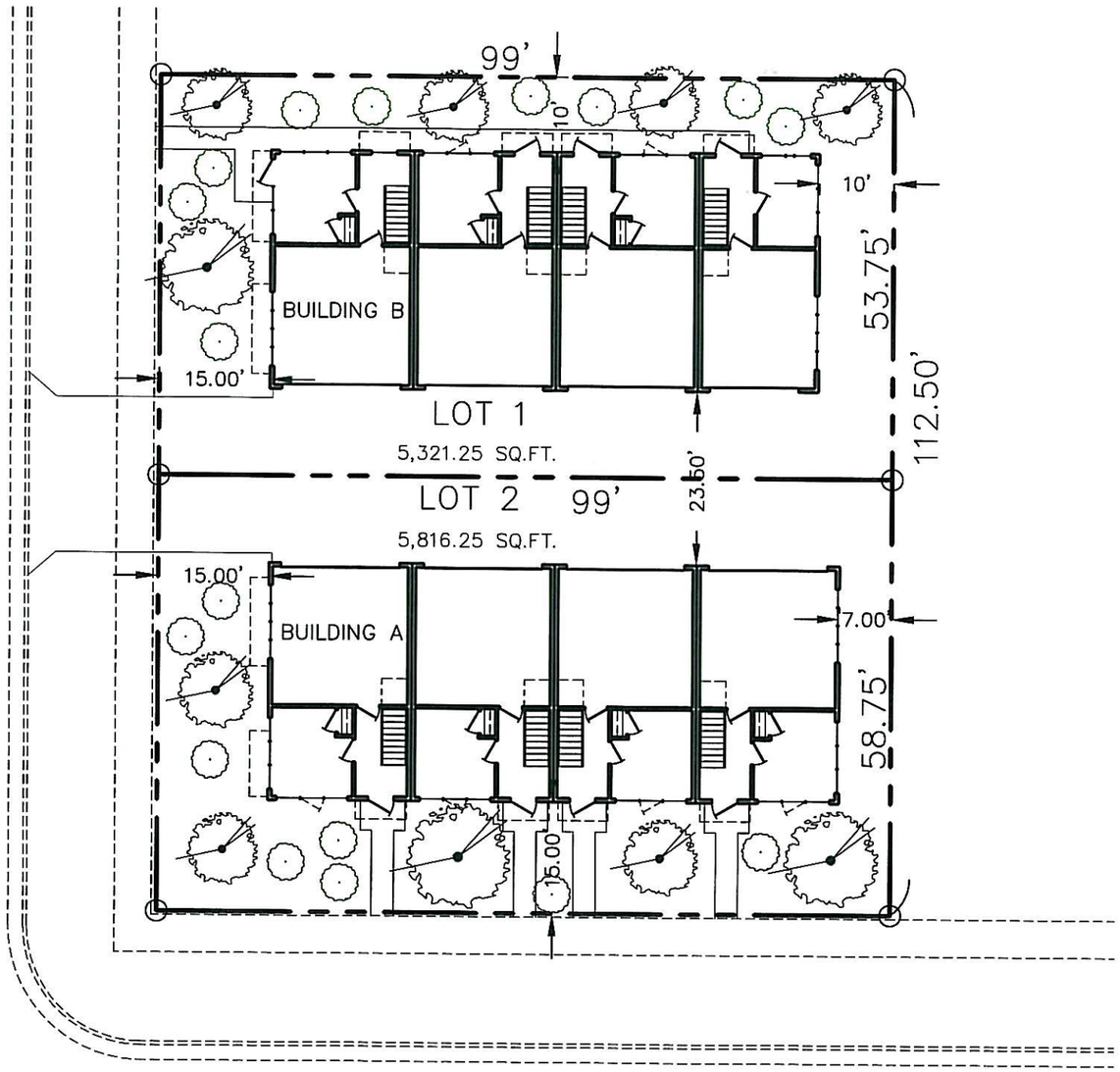
Exhibit A
Proposed Elevations and plans

The 200 Apartments

200 North 200 West
Salt Lake City, Utah

MRW DESIGN ASSOCIATES INC.
ARCHITECTURE + CONSULTING ENGINEERS

PRELIMINARY
NOT FOR CONSTRUCTION
3/28/2013



3/28/2013
DATE:

1" = 20'
SCALE:

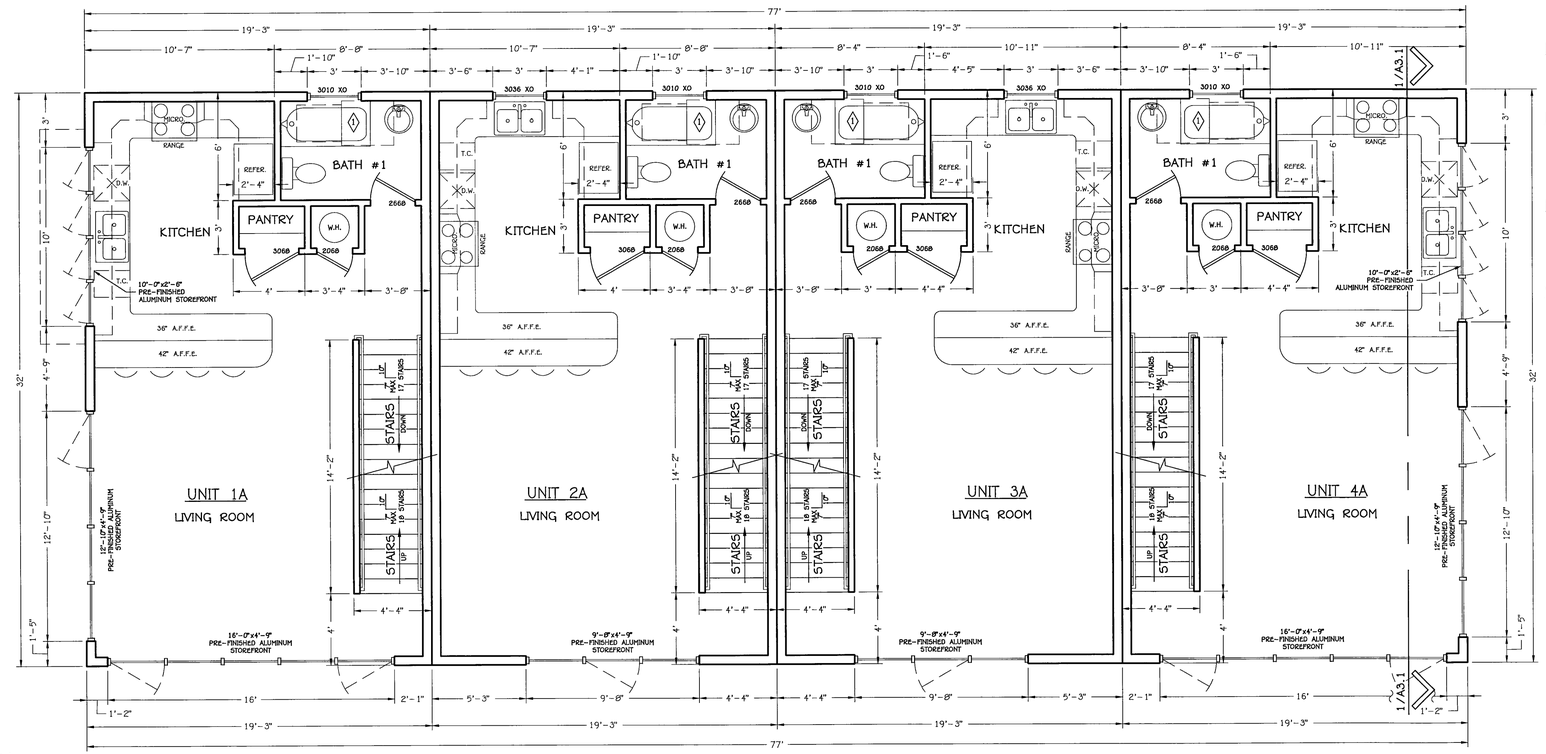
MRW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

CONCEPTUAL SITE PLAN

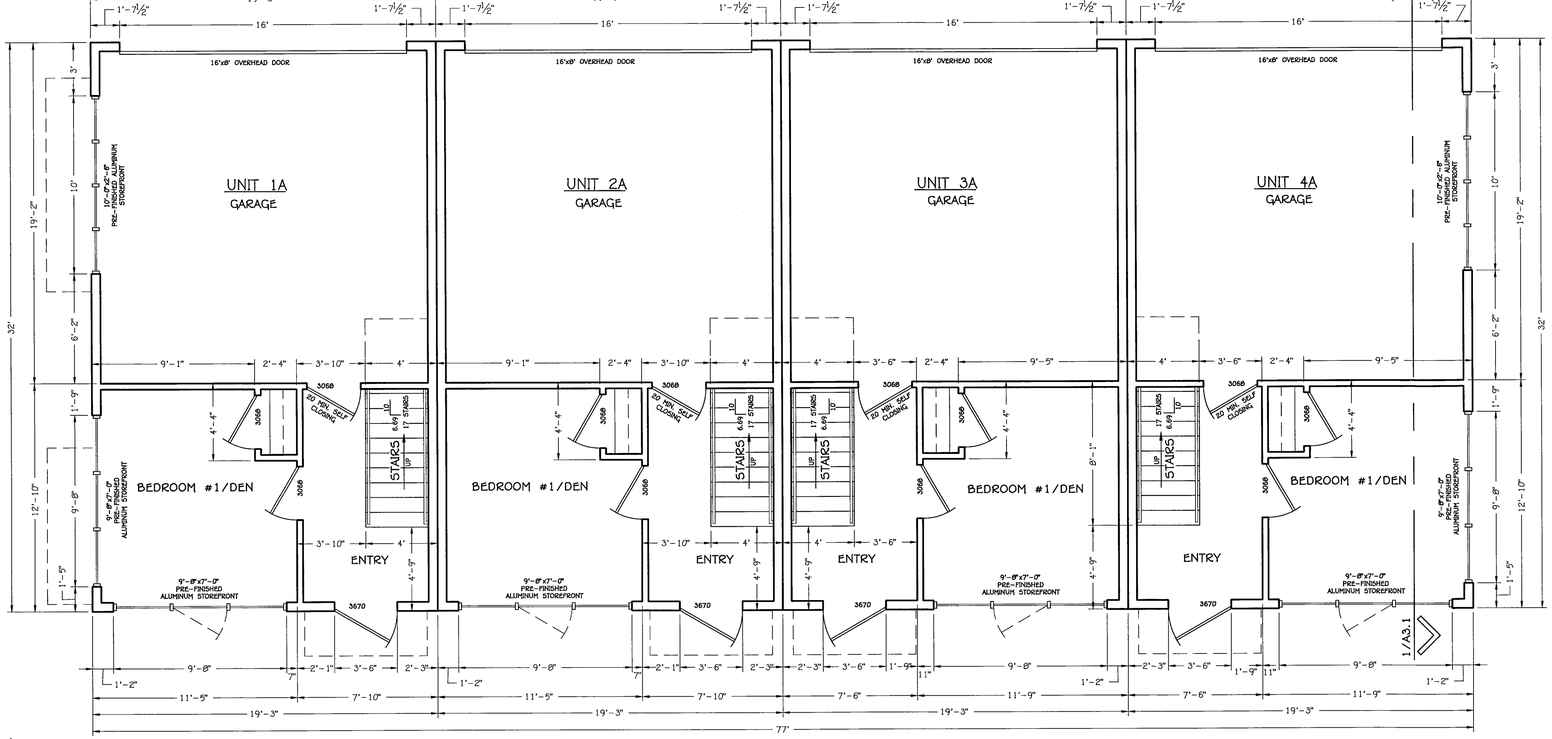
MATT MUSGRAVE
206 NORTH 200 WEST
SALT LAKE CITY, UTAH

A1.1
SHEET:



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

◇1 WALL TYPE, SEE TYPES ON THIS SHEET

NOTES

1. ALL EXTERIOR WALLS ARE TO BE WALL TYPE ◇1
2. ALL INTERIOR DEMISING WALLS ARE TO BE WALL TYPE ◇2, ALL OTHER INTERIOR WALLS ARE TO BE WALL TYPE ◇3

KEYED NOTES

◇1 HVAC SYSTEM PER MECHANICAL PLANS LOCATED @ BOTTOM OF 3RD FLOOR, FLOOR TRUSSES

WALL TYPES

◇1 2x6 WOOD FRAMED EXTERIOR BEARING WALL, FRAMING @ 16" O.C. U.N.O., PROVIDE R-16 BATT INSULATION. SEE STRUCTURAL PLANS FOR MORE INFORMATION.

- EXTERIOR: WOOD SHEETING, MOISTURE BARRIER, CORRUGATED METAL PANELING OR BRICK, INSTALL PER MANUFACTURER'S SPECIFICATIONS, SEE ELEVATIONS FOR MORE LOCATIONS
- INTERIOR: 5/8" GYP., FINISH PER ROOM FINISH SCHEDULE

◇2 2x6 WOOD FRAMED INTERIOR 1-HOUR FIRE PARTITION, FRAMING @ 16" O.C. U.N.O., PROVIDE R-16 BATT INSULATION & FRAMING TO RECEIVE 1-HOUR FIRE PROTECTION. SEE STRUCTURAL PLANS FOR BEARING, SHEAR WALLS AND MORE INFORMATION.

- EXTERIOR: N/A
- INTERIOR: TYPE 'X' GYP. ON EACH SIDE AS PER DETAIL 7/A9.1; 1-HOUR FIRE PROTECTION, FINISH PER ROOM FINISH SCHEDULE

◇3 2x4 WOOD FRAMED INTERIOR PARTITION, FRAMING @ 16" O.C. U.N.O., PROVIDE R-16 BATT INSULATION. SEE STRUCTURAL PLANS FOR BEARING, SHEAR WALLS AND MORE INFORMATION.

- EXTERIOR: N/A
- INTERIOR: 5/8" GYP., FINISH PER ROOM FINISH SCHEDULE

BUILDING AREAS

1ST FLOOR UNITS (SAME FOR EACH UNIT) AREA: 616 SQ. FT.
2ND FLOOR UNITS (SAME FOR EACH UNIT) AREA: 616 SQ. FT.
3RD FLOOR UNITS (SAME FOR EACH UNIT) AREA: 616 SQ. FT.
TOTAL UNIT AREA (SAME FOR EACH UNIT): 1,848

BUILDING 1ST FLOOR AREA: 2,464 SQ. FT.
BUILDING 2ND FLOOR AREA: 2,464 SQ. FT.
BUILDING 3RD FLOOR AREA: 2,464 SQ. FT.
TOTAL BUILDING AREA: 7392

PRELIMINARY
NOT FOR CONSTRUCTION
3/28/2013

3/28/2013 DATE:

JOB NUMBER:

1/4" = 1'-0" SCALE:

D.R.W. DRAWN:

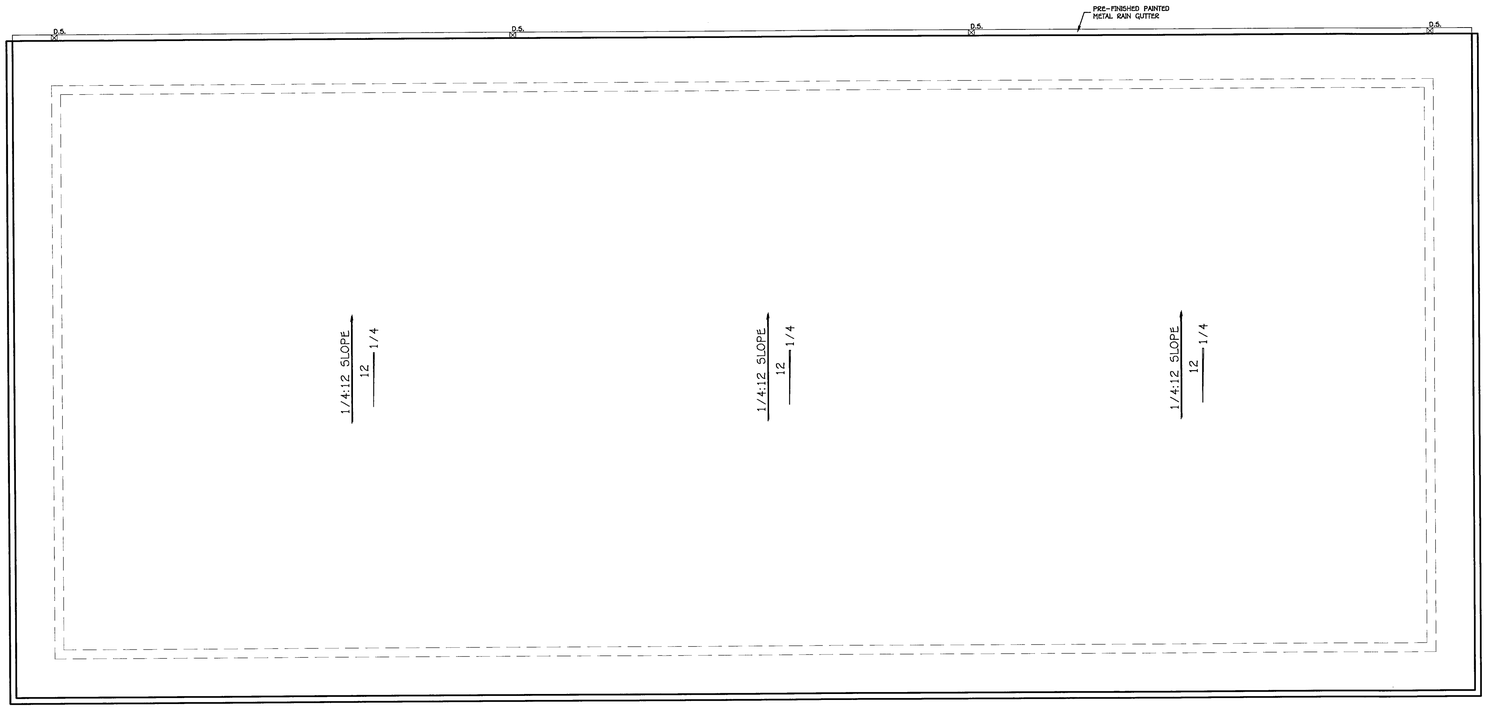
CHECKED:

MRW DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS
251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

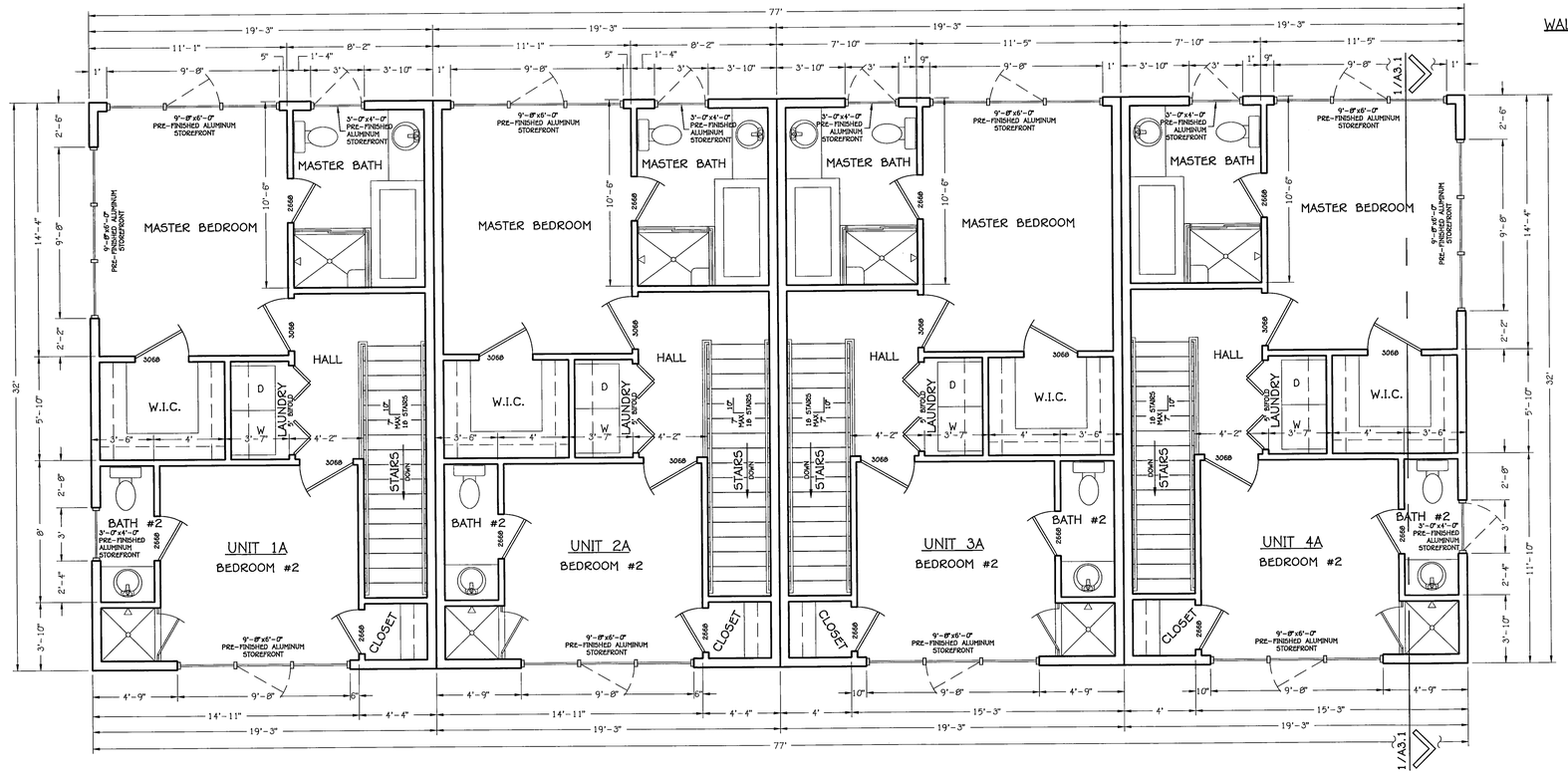
FIRST & SECOND FLOOR PLANS – UNIT A

NEW 200 APARTMENTS FOR MATT MUSGRAVE
206 NORTH 200 WEST
SALT LAKE CITY, UTAH

A2.1
OF SHEETS



ROOF PLAN
SCALE: 1/4" = 1'-0"



3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN LEGEND

TOP OF PARAPET XXX'-X" — ELEVATION @ TOP OF SPECIFIED LOCATION

X:XX SLOPE / XX / X — INDICATES SLOPE & DIRECTION OF SLOPE ON PLANE OF ROOF WHERE PLACED

D.S. — PRE-FINISHED PAINTED METAL DOWN SPOUT

ROOFING TYPE

TYPE 1: 60 MIL TPO SINGLY-PLY MEMBRANE ROOFING, WHITE COLOR, OVER ROOF SHEATHING PER STRUCTURAL PLANS. INSULATION (R-30). 20 YEAR MANUFACTURERS WARRANTY TO BE PROVIDED ON ROOFING ASSEMBLY.

NOTES

1. ALL UNLABELED ROOFING IS TO BE "ROOF TYPE 1"
2. TYPICAL BUILDING OVERHANG = 2'-6"

LEGEND

① WALL TYPE, SEE TYPES ON THIS SHEET

NOTES

1. ALL EXTERIOR WALLS ARE TO BE WALL TYPE ①
2. ALL INTERIOR DEMISING WALLS ARE TO BE WALL TYPE ②, ALL OTHER INTERIOR WALLS ARE TO BE WALL TYPE ③

KEYED NOTES

① HVAC SYSTEM PER MECHANICAL PLANS LOCATED @ BOTTOM OF 3RD FLOOR, FLOOR TRUSSES

WALL TYPES

① 2x6 WOOD FRAMED EXTERIOR BEARING WALL, FRAMING @ 16" O.C. U.N.O., PROVIDE R-16 BATT INSULATION. SEE STRUCTURAL PLANS FOR MORE INFORMATION.

- EXTERIOR: WOOD SHEETING, MOISTURE BARRIER, CORRUGATED METAL PANELING OR BRICK, INSTALL PER MANUFACTURER'S SPECIFICATIONS, SEE ELEVATIONS FOR MORE LOCATIONS
- INTERIOR: 5/8" GYP., FINISH PER ROOM FINISH SCHEDULE

② 2x6 WOOD FRAMED INTERIOR 1-HOUR FIRE PARTITION, FRAMING @ 16" O.C. U.N.O., PROVIDE R-16 BATT INSULATION & FRAMING TO RECEIVE 1-HOUR FIRE PROTECTION. SEE STRUCTURAL PLANS FOR BEARING, SHEAR WALLS AND MORE INFORMATION.

- EXTERIOR: N/A
- INTERIOR: TYPE 'X' GYP. ON EACH SIDE AS PER DETAIL 2/A9.1; 1-HOUR FIRE PROTECTION, FINISH PER ROOM FINISH SCHEDULE

③ 2x4 WOOD FRAMED INTERIOR PARTITION, FRAMING @ 16" O.C. U.N.O., PROVIDE R-16 BATT INSULATION. SEE STRUCTURAL PLANS FOR BEARING, SHEAR WALLS AND MORE INFORMATION.

- EXTERIOR: N/A
- INTERIOR: 5/8" GYP., FINISH PER ROOM FINISH SCHEDULE

PRELIMINARY
NOT FOR CONSTRUCTION
3/28/2013

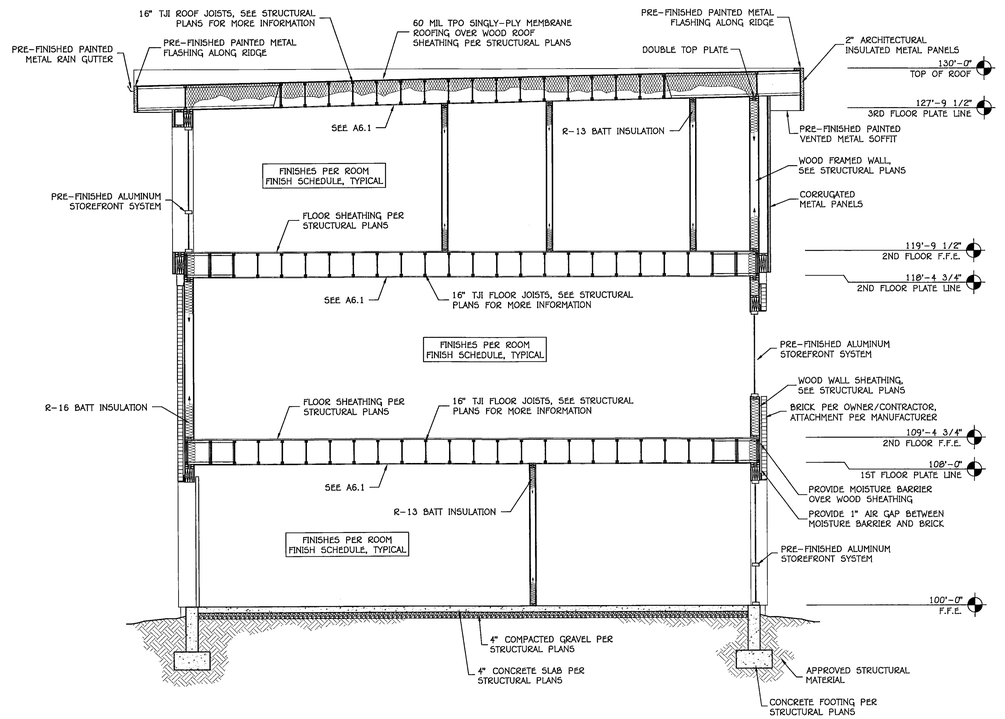
3/28/2013 DATE:
JOB NUMBER:
1/4" = 1'-0" SCALE:
D.R.W. DRAWN:
CHECKED:

MRW DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS
251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

FIRST & SECOND FLOOR PLANS - UNIT A

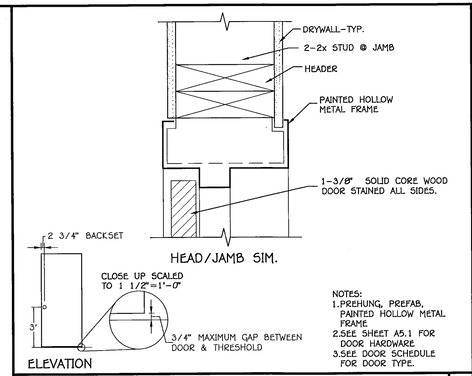
NEW 200 APARTMENTS FOR MATT MUSGRAVE
206 NORTH 200 WEST
SALT LAKE CITY, UTAH

A2.2
OF SHEETS



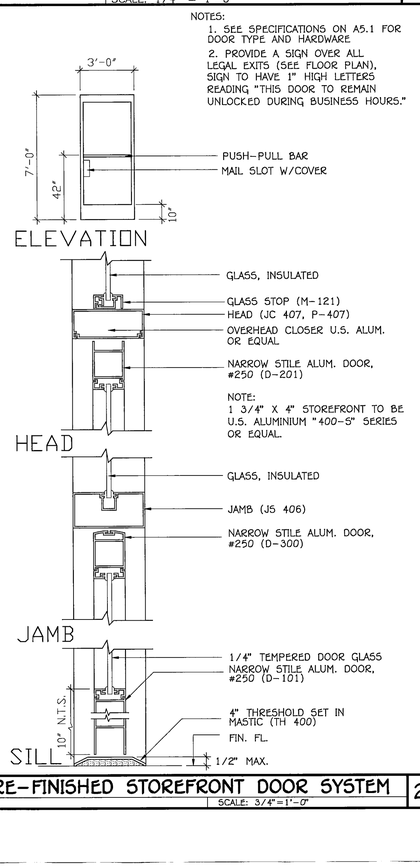
BUILDING SECTION '1' — 1

SCALE: 1/4" = 1'-0"



METAL FRAME, WOOD DOOR — 3

SCALE: 3"=1'-0"



PRE-FINISHED STOREFRONT DOOR SYSTEM — 2

SCALE: 3/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
3/28/2013

3/28/2013
DATE:

JOB NUMBER:

1/4" = 1'-0"
SCALE:

D.R.W.
DRAWN:

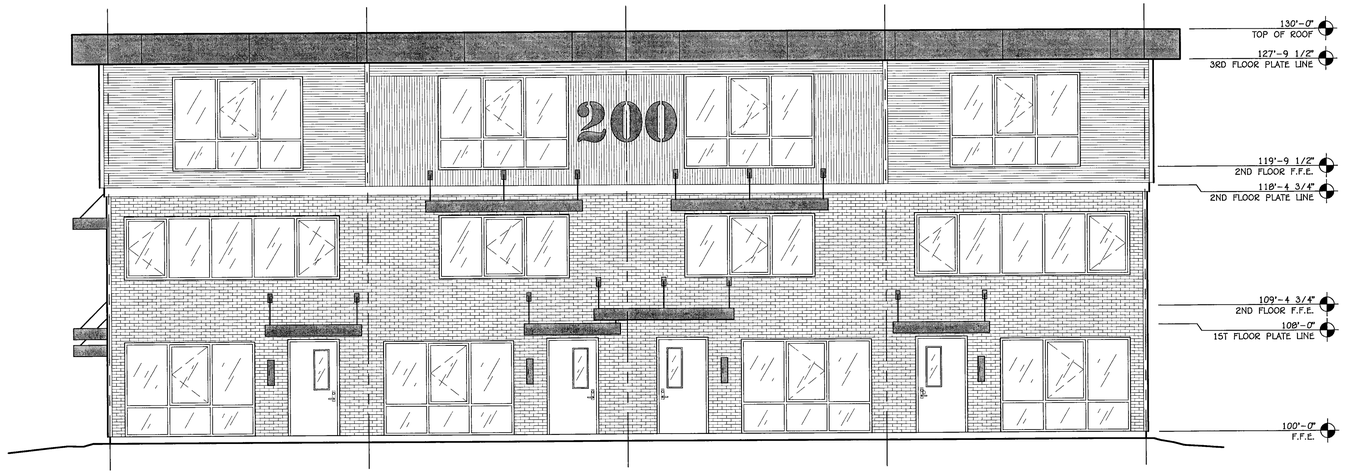
G.M.
CHECKED:

DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS
251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

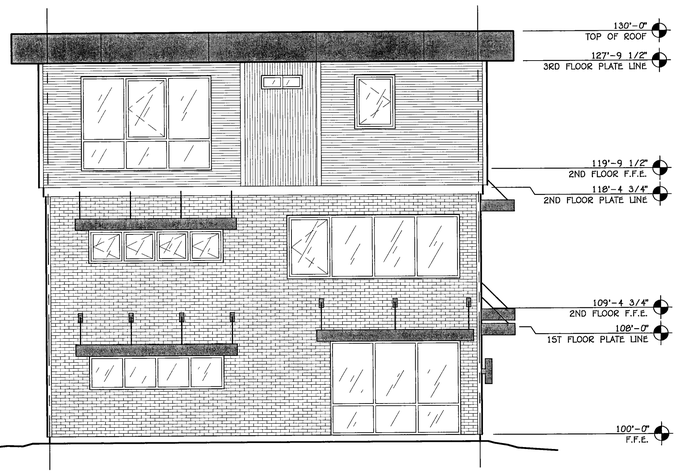
BUILDING SECTIONS & DETAILS

NEW 200 APARTMENTS FOR MATT MUSGRAVE
206 NORTH 200 WEST
SALT LAKE CITY, UTAH

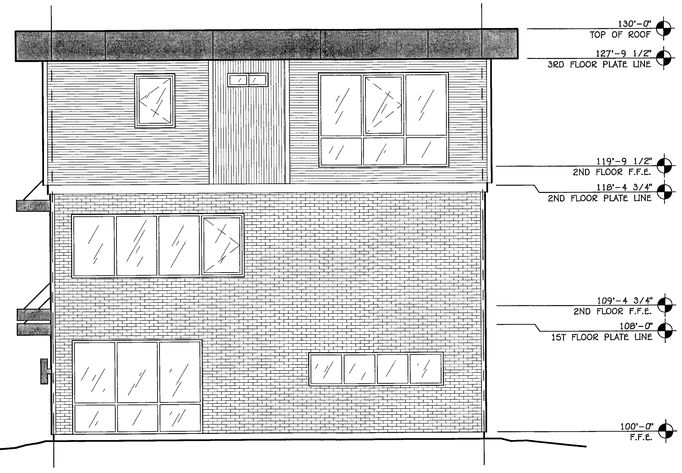
A3.1
OF SHEETS



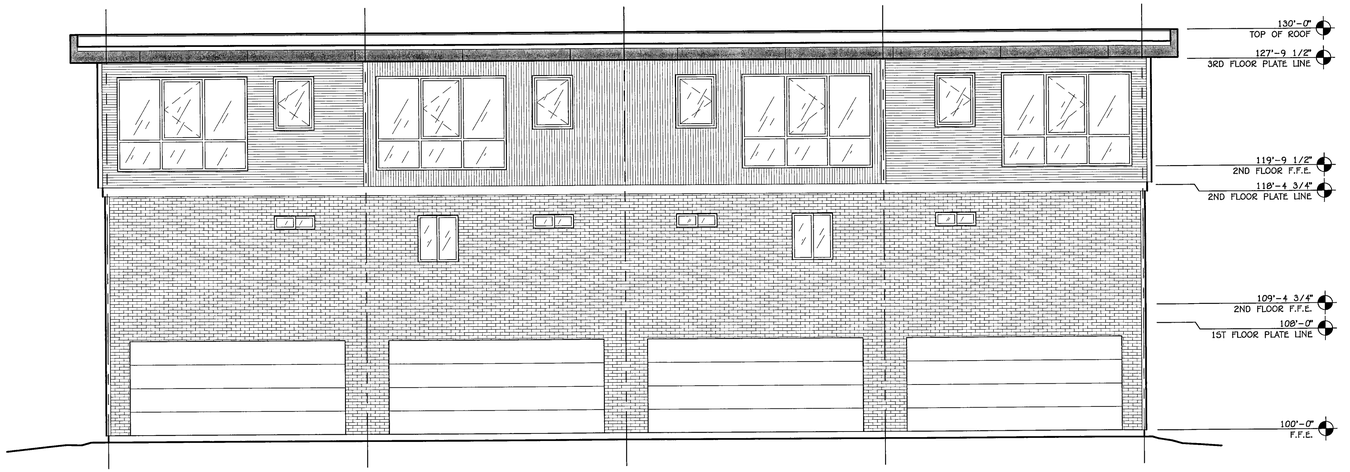
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
3/28/2013

3/28/2013
DATE:

JOB NUMBER:

3/16" = 1'-0"
SCALE:

D.R.W.
DRAWN:

CHECKED:

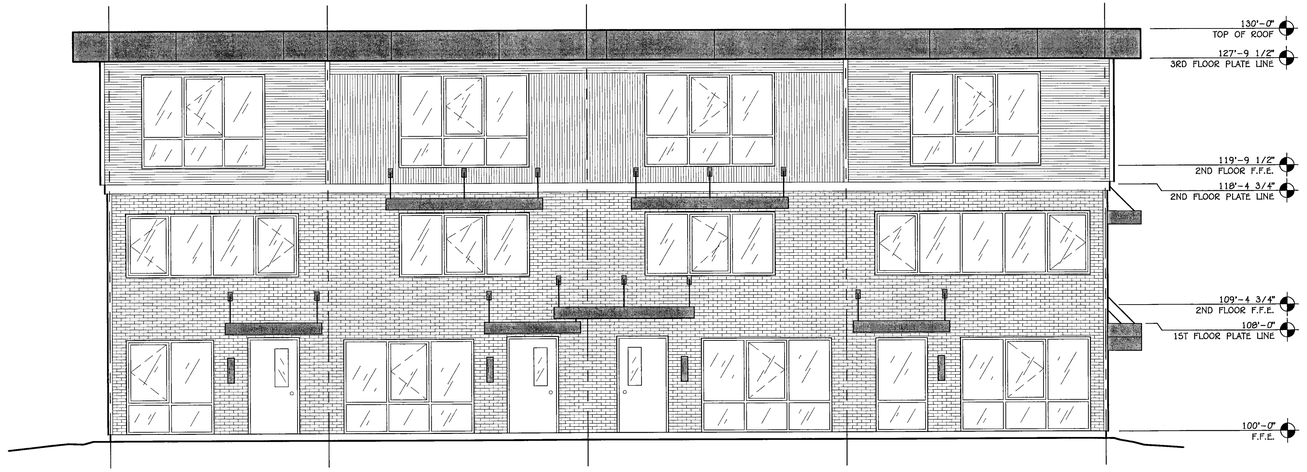
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

PRELIMINARY ELEVATIONS – BUILDING A

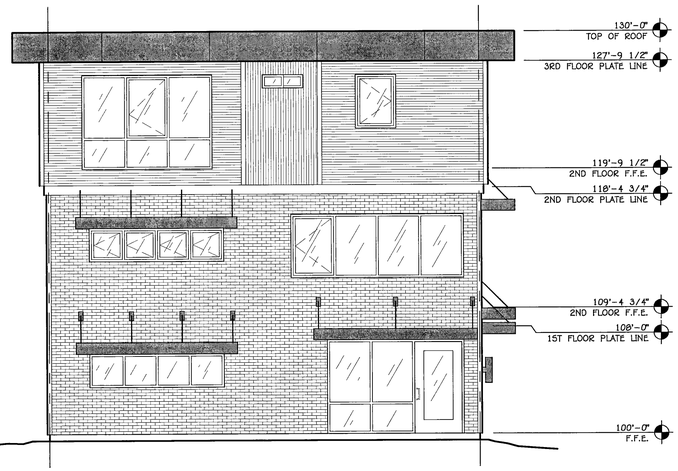
NEW 200 APARTMENTS FOR MATT MUSGRAVE
206 NORTH 200 WEST
SALT LAKE CITY, UTAH

A4.1
OF SHEETS

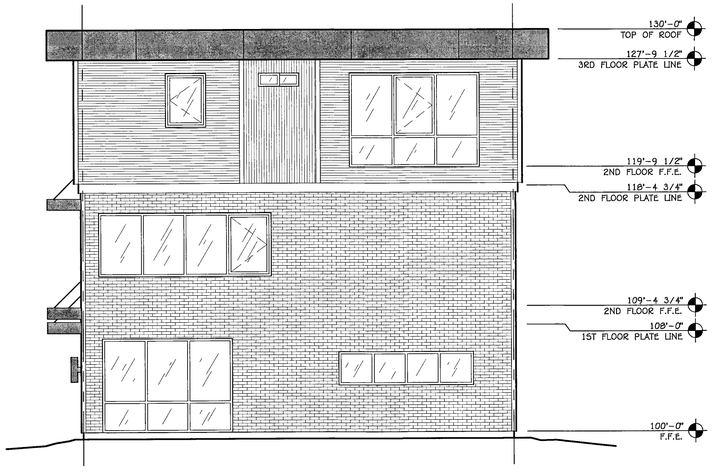


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

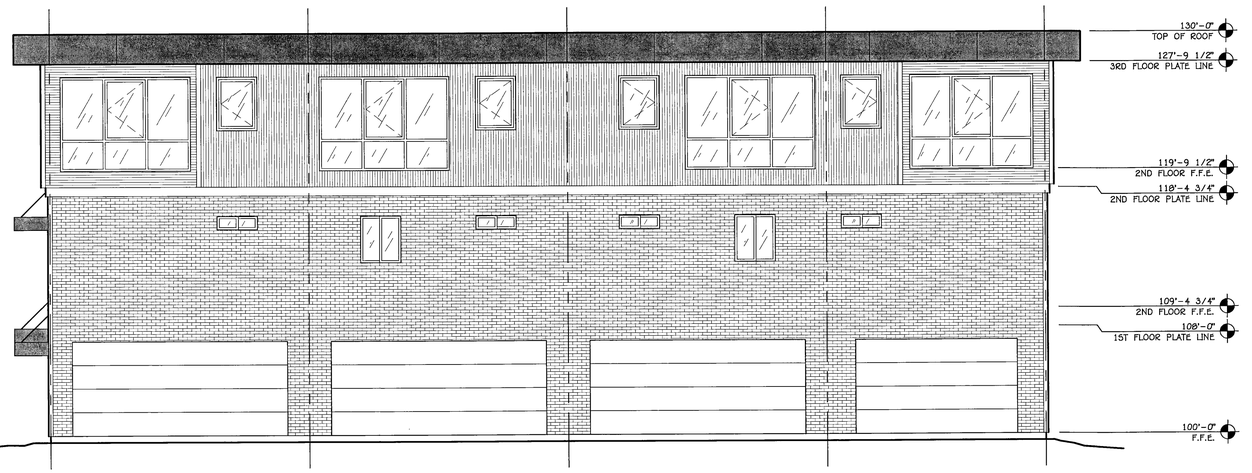
PRELIMINARY
NOT FOR CONSTRUCTION
3/28/2013



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

3/28/2013
DATE:

JOB NUMBER:

3/16" = 1'-0"
SCALE:

D.R.W.
DRAWN:

CHECKED:

MRW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

PRELIMINARY ELEVATIONS – BUILDING B

NEW 200 APARTMENTS FOR MATT MUSGRAVE
206 NORTH 200 WEST
SALT LAKE CITY, UTAH

A4.2
OF SHEETS

Exhibit B

Historical Survey Information

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
180 W 200 NORTH	C	0/0 1	c. 1950	ALUM./VINYL SIDING	OTHER/UNCLEAR STYLE	SERVICE STATION SERVICE STATION	06	NOW HANSEN SERVICE
216 N 200 WEST	A	0/1 1.5	c. 1905	REGULAR BRICK	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06 86	
222 N 200 WEST	A	0/0 2	c. 1900	REGULAR BRICK	VICTORIAN: OTHER	RECTANGULAR BLOCK SINGLE DWELLING	06	
? 224 N 200 WEST	B	0/0 1	c. 1885	DROP/NOVELTY SIDING	VICTORIAN: OTHER	HALL-PARLOR SINGLE DWELLING	06	REAR OF 226 N; HISTORIC ADDITIONS
226 N 200 WEST	A	0/0 1	1890	REGULAR BRICK	NEOCLASSICAL BUNGALOW	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 79	UHF EASEMENT; TRANSITIONAL BUNGALOW
230 N 200 WEST	A	0/0 1	1915	REGULAR BRICK	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	06	
232 N 200 WEST	B	0/1 2.5	1950	REGULAR BRICK	POST-WWII: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06	
242 N 200 WEST	B	1/0 1	1895	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 86	
250 N 200 WEST VILLAGE APARTMENTS	D	0/0 2.5	1970	REGULAR BRICK	MANSARD	OTHER APT./HOTEL MULTIPLE DWELLING	06	
255 N 200 WEST	B	0/0 2	1898	REGULAR BRICK	VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	06 80	FLAT ROOF

200 WEST

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

206 N 200 West*
C

216 N 200 West*
A

222 N 200 West*
A

224? N 200 West*
B (rear of 226 N)

226 N 200 West*
A

230 N 200 West*
A

232 N 200 West*
B

242 N 200 West*
B

250 N 200 West*
D

250 N 200 West*
(alternate view)

255 N 200 West*
B

Exhibit C

National Register Bulletin

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The whole building must be considered, and its significant features must be identified.

If a building has lost its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, or privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
shed
social hall
stable
store
theater
train station

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill

OBJECT

The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

boundary marker
fountain
milepost
monument
sculpture
statuary

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of "site" natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

battlefield
campsite
cemeteries significant for information potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation) having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

Exhibit D

Photos


HANSEN
SERVICE
FOR SALE
MASTER MUFFLER


HANSEN
SERVICE