

HISTORIC LANDMARK COMMISSION STAFF REPORT

**Newhouse Apartments
New Construction
PLNHLC2012-00538
540 East 500 South
August 1, 2013**



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

Construction zone for proposed apartments

Council District

District 4-Luke Garrott

Review Standards

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

Notification

- Notice mailed on: July 18, 2013
- Property posted: July 18, 2013
- Posted on City & State Websites:
July 18, 2013

Attachments

- A. Applicant's Request
- B. Material Information
- C. Building Elevations
- D. Pictures of 644 W. North Temple
- E. December 6, 2012 HLC Minutes
- F. Public Comments

REQUEST

Strategic Capital Group, represented by Adam Paul, requests the Historic Landmark Commission review and approve stucco as an exterior finish material on portions of the now under construction Newhouse Apartments at approximately 540 East 500 South. The design of the new building was approved by the Historic Landmark Commission at its December 6, 2012 regular meeting.

STAFF RECOMMENDATION

Staff recommends that the Historic Landmark Commission review the petition and approve the request. The proposed exterior finish material substantially complies with all of the review standards.

POTENTIAL MOTIONS

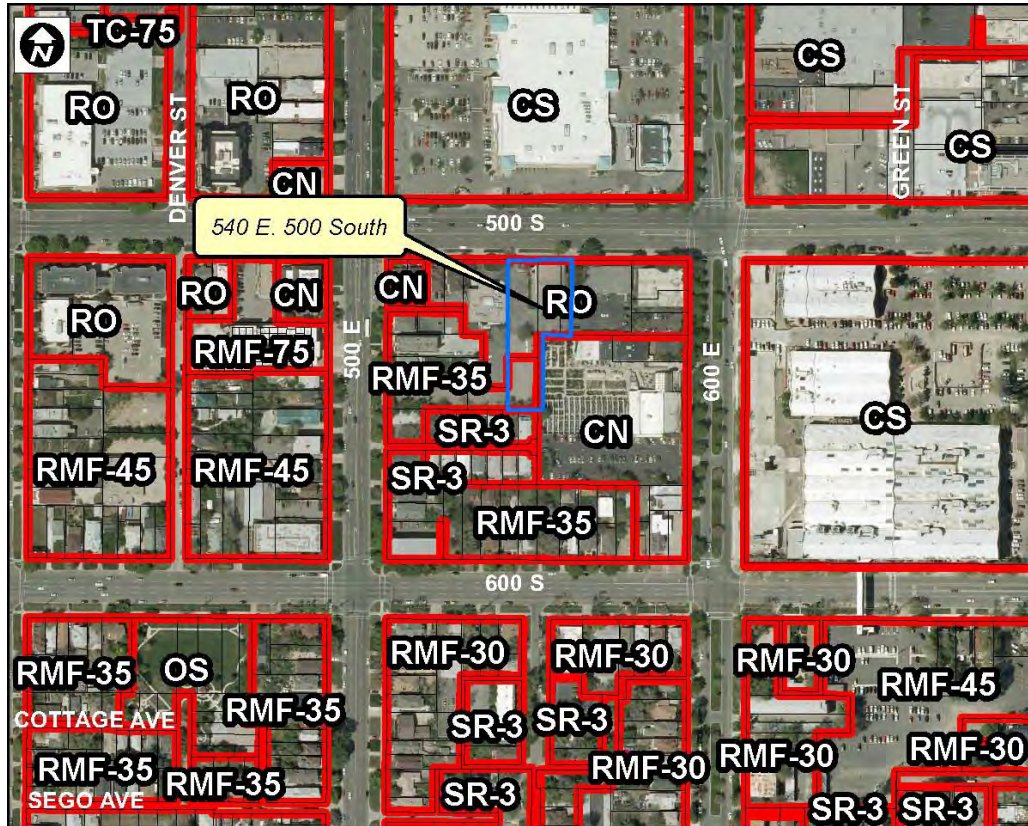
Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the use of stucco on the Newhouse Apartments now under construction at 540 East 500 South. The proposal meets the standards for a Certificate of Appropriateness for new construction subject to the following condition of approval:

- The material shall be applied only to those areas indicated on the plans attached to this staff report.

-or-

Not Consistent with Staff Recommendation: Based on the testimony and the proposal presented, I move that the Commission deny the use of stucco on the Newhouse Apartments now under construction at 540 East 500 South. The proposal does not meet the standards for a Certificate of Appropriateness for New Construction.

Vicinity Map



Project Information

Request

The applicant, Strategic Capital Group, seeks approval to use Quikrete One Coat Fiberglass Reinforced Stucco as an exterior building material in place of the previously approved Hardie panels. The applicant will maintain the proportion and location of brick previously approved by the Historic Landmark Commission. The Commission had approved the use of metal seams with the Hardie panels to create a shadow effect. The applicant wishes to keep the metal seams. The metal seams will become control joints in the proposed stucco.

The applicant wishes to use stucco in lieu of Hardie panels because he believes stucco will require less maintenance, be more durable and have a better appearance up-close (Attachment A). He is also concerned that the Hardie panels will have a final look as they do at a new multi-family project at 644 W. North Temple (Attachment D). The stucco will have a smooth finish and be the same color as the previously approved Hardie panels.

Background

The Historic Landmark Commission approved a new multi-family structure at approximately 540 East 500 South at its December 6, 2012 regular meeting. The Historic Landmark Commission first reviewed the proposal at its October 4, 2012 regular meeting. Two architectural subcommittees also met on the proposal, on October 15, 2012 and November 7, 2012.

The building approved by the Historic Landmark Commission was proposed to have exterior building materials of brick and Hardie panel. The front elevation was proposed to have an even mix of brick and Hardie panel while the side and rear elevations would be constructed wholly of Hardie panels. The Hardie panels would include a metal seam. (See Attachment C: Building Elevations).

Site work for the project began last month. The applicant now wishes to substitute the proposed Hardie panels with Quikrete One Coat Fiberglass Reinforced Stucco. The design of the building and the other exterior building materials are not proposed to change.

Comments

Public Comments

At the time of this writing, staff has received one comment in regards to the exterior building material change. One neighbor believes stucco will “look cheap and clash with the historic nature of the area.” (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:”

Of the standards outlined in this section of the Zoning Ordinance, it is Standard 2 that pertains specifically to the relationship of materials with the surrounding area. The design standards set forth in Standard 2 provide the regulatory foundation for the review of building materials on new construction while the design guidelines provide a guide to help evaluate and interpret the design standards. Planning Staff, therefore, has reviewed this request based on pertinent materials from the Zoning Ordinance as well as the *Design Guidelines for Historic Residential Properties & Districts in Salt Lake City*.

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

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.

12.18 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 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.

Architectural Elements and Details

12.23 Building components should reflect the size, depth and shape of those found historically along the street. These include windows, doors, and porches, and their associated decorative composition and details.

12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. The proportion of elements such as brackets for example should appear to be functional as well as decorative.

12.25 Contemporary interpretations of traditional details are encouraged. New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit interest and visual compatibility, while expressing a new, compatible form or style.

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 Guidelines for the Central City Historic District

15.12 Primary building materials that will appear similar to those used historically should be used. Appropriate building materials include: brick, stucco and painted wood. Substitute materials may be considered under some circumstances.

Analysis: Stucco is a traditional building material for the Central City Historic District. The use of Quikrete One Coat Fiberglass Reinforced Stucco will allow the building to appear similar to other buildings in the district and on the block face.

The proposed Quikrete One Coat Fiberglass Reinforced Stucco appears to be more durable and require less maintenance than the previously approved Hardie panels. Staff has visited 644 West North Temple and agrees with the applicant that the Hardie panels have a poor appearance up close. Stucco, if applied correctly, should have a better appearance.

Finding: Quikrete One Coat Fiberglass Reinforced Stucco is a traditional building material for the Central City Historic District. The substitution of stucco for Hardie panels will generally meet Standard 2.

**Attachment A:
Applicant's Request**

Tuttle and Associates, Inc.

ARCHITECTS

1648 E 3300 S, SLC, UT 84106

www.etuttle.net

ph. (801) 485-6464

fax (801) 485-6969

Date: June 25, 2013

Project Name: Newhouse Apartments

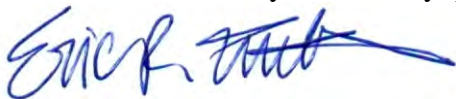
Location: 540 East 500 South, Salt Lake City, Utah

Elizabeth Buehler,

The owner and general contractor have been discussing the idea of replacing the fiber-cement panel siding with stucco on the exterior of the building, based on the following points:

1. During the HLC meetings, there were a number of concerns brought up by committee members regarding the proposed fiber-cement panels. It was eventually approved, but we had the impression it wasn't everybody's first material choice. We are suggesting that the brick remain as previously approved.
2. Stucco is listed in the design guidelines as a durable material. Fiber-cement requires more maintenance and is, therefore, not as durable as stucco. It would be a benefit to the future of the project to install stucco.
3. A similar apartment building was recently constructed at 644 West North Temple with fiber-cement panels. The building looks great from a distance, but not so good close up. The framing was not perfect (as it never is) so there are flaws that show through the fiber-cement panels. The aluminum trim wasn't installed perfectly and it shows.
4. The proposed substitution of stucco in place of fiber-cement panels would not change the scale, lines or design of the building. It is proposed that the color would be identical to what was originally intended. The seams that were originally designed in the fiber-cement board would be maintained with control joints in the stucco.
5. The proposed stucco is a traditional stucco product, not EIFS. See accompanying product data.
6. We would not like to open a can of worms. If this substitution could be handled by simply discussing the material change, then we would like to proceed. If there is any danger of causing problems in the project's approvals, then it is not worth it.

Please let me know if you have any questions.



Eric R. Tuttle

**Attachment B:
Material Information**

ONE COAT FIBERGLASS REINFORCED STUCCO

PRODUCT NO. 1200 (SANDED) AND NO. 1216 (CONCENTRATED)

DIVISION 9

Portland Cement
Plastering
09 24 00

PRODUCT DESCRIPTION

QUIKRETE® One Coat Fiberglass Reinforced Stucco is a fiber-reinforced, Portland cement based plaster designed for use in one-coat stucco applications. When applied in accordance with ICC ESR-1240, this product provides a one-hour fire rating.

PRODUCT USE

QUIKRETE® One Coat Fiberglass Reinforced Stucco (FRS) is an alternative exterior wall covering to those specified in Chapter 25 of both the 1997 Uniform Building Code™ (UBC), the 2000 International Building Code® (IBC) and Section R703 of the 2000 International Residential Code™ (IRC). The system is a proprietary cementitious mix for use as an exterior coating reinforced with wire fabric or metal lath. It is applied to substrates of fiberboard, plywood, oriented strand board (OSB), gypsum sheathing or expanded polystyrene (EPS) insulation board on exterior walls of wood or steel stud construction. QUIKRETE® One Coat Fiberglass Reinforced Stucco may be applied over concrete and concrete masonry units in one coat. QUIKRETE® One Coat Fiberglass Reinforced Stucco may also be used as base coat in conventional two- or three-coat stucco systems.

QUIKRETE® One Coat FRS Sanded is a factory prepared mixture of Type I or Type II Portland cement complying with ASTM C150, hydrated lime complying with ASTM C207, fibers and other approved ingredients. QUIKRETE® One Coat FRS Concentrated is the same as QUIKRETE® One Coat FRS Sanded, except the concentrated mix is provided for field addition of sand.

COVERAGE

QUIKRETE® One Coat One Coat Fiberglass Reinforced Stucco, per 80 lb (36.3 kg) bag:

3/8" (9.5 mm)	20-24 ft ² (1.9-2.2 m ²)
1/2" (12.7 mm)	15-18 ft ² (1.4-1.7 m ²)
3/4" (19.0 mm)	10-12 ft ² (0.9-1.1 m ²)

QUIKRETE® One Coat Fiberglass Reinforced Stucco Concentrated, per 80 lb (36.3 kg) bag, blended with 210 pounds (95.3 Kg) of plaster sand:

3/8" (9.5 mm)	73-87 ft ² (6.8-8.1 m ²)
1/2" (12.7 mm)	54-65 ft ² (5.0-6.0 m ²)
3/4" (19.0 mm)	36-44 ft ² (3.3-4.1 m ²)

All coverages are approximate and vary with thickness, waste, etc.

SIZES

• QUIKRETE® One Coat FRS is packaged in 80 lb (36 kg) bags



- QUIKRETE® One Coat FRS Concentrated is packaged in 80 lb (36.3 Kg) bags and must be field mixed with properly graded plaster sand in accordance with ASTM C897. Each 80 lb (36.3 Kg) bag should be mixed with approximately 210 lb (95.3 Kg) of sand.

TECHNICAL DATA

Applicable Standards

ASTM International

- ASTM C150 Standard Specification for Portland Cement
- ASTM C207 Standard Specification for Hydrated Lime for Masonry Purposes
- ASTM C834 Standard Specification for Latex Sealants
- ASTM C897 Standard Specification for Aggregate for Job-Mixed Portland Cement-Based Plasters
- ASTM C926 Standard Specification for Application of Portland Cement-Based Plaster
- ASTM C 1063 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster
- ASTM E72 Standard Test Methods of Conducting Strength Tests of Panels for Building Construction
- ASTM E514 Standard Test Method for Water Penetration and Leakage Through Masonry

Approvals

U.S. Department of Housing and Urban Development (HUD) - #1207
International Code Council (ICC) ESR-1240

Fire Rating

For construction of exterior walls with a 1-hour fire resistive wall assembly, follow instructions in ICC ESR-1240. The assemblies include substrates of fiberboard, plywood, OSB, gypsum sheathing, or

EPS insulation board on exterior walls of wood or steel stud construction.

QUIKRETE® One Coat One Coat FRS when tested in accordance with the procedures specified yields the results indicated in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES

Wind driven rain, average flow, 24 hours, ASTM E514	0.002 lb (0.9 g) per hr
Freeze/Thaw Resistance, ICBO Acceptance criteria	No visible cracking, checking or delamination, 10 F/T cycles of 75° to -20°F (24 to -29°C)
Water vapor permeability, ASTM E514	7.2 perm (415 ng/Pa x s x m ²) @ 14 days
Transverse load strength, ASTM E72	
Wood Studs, average load to failure	96 psf (469 kg/m ²)
Metal studs, average load to failure	138 psf (674 kg/m ²)

INSTALLATION

Only contractors with experience applying one-coat systems, or those certified by the manufacturer, should install QUIKRETE® One Coat FRS.

PREPARATORY WORK

The application of QUIKRETE® One Coat FRS is intended for use as a one-coat stucco over #20 gauge [0.035 in (0.89 mm)] 1" galvanized steel woven wire fabric lath, metal lath, and two layers of Grade D Kraft building paper or a combination of insulation board and 60 minute water resistant building paper (when applied over wood-based sheathing). For one-coat application utilize in accordance with ICC ESR-1240. Installation of wire mesh or lath and building paper shall be in accordance with ASTM C926 or local governing building codes. Control joints should be installed to limit sections to no more than 144 ft² (13.4 m²), or at a height/width ratio of 2.5 : 1.

ONE-HOUR FIRE RESISTIVE WALL ASSEMBLIES

There are 3 wall configurations approved as 1-hour fire resistive wall assemblies. Do not proceed with construction without consulting ICC ESR-1240.

1. The first assembly uses 5/8" (15.9 mm) Type X gypsum wallboard on the interior face and 5/8" (15.9 mm) Type X gypsum wallboard on the exterior face. The framing can be constructed of 2" x 4" wood studs spaced 24" (610 mm) oc maximum or minimum #16 gauge galvanized steel studs spaced 24" (610 mm) oc maximum. A weather resistive barrier, lath and One Coat FRS are then applied to the exterior face.

2. The second assembly uses 5/8" (15.9 mm) Type X gypsum wallboard with Kraft-paper-faced, 3 1/2" (89 mm) thick, R-11 fiberglass batt-insulation installed in the cavity of the wall. One layer minimum of 7/16" (11.1 mm) plywood or OSB sheathing shall then be applied to the exterior face. The framing can be constructed of 2" x 4"

wood studs spaced 24" (610 mm) oc maximum or minimum #16 gauge galvanized steel studs spaced 24" (610 mm) oc maximum. A weather resistive barrier, lath and One Coat FRS are then applied to the exterior face.

3. The third assembly uses 5/8" (15.9 mm) Type X gypsum wallboard with Kraft paper-faced, 3 1/2" (89 mm) thick, R-11 fiberglass batt insulation installed in the cavity of the wall. One layer minimum of 7/16" (11.1 mm) plywood or OSB sheathing shall then be applied to the exterior face. Install a weather resistive barrier, then Type I EPS insulation board with a density of 1 pcf (16.02 kg/m³) over the sheathing. The framing can be constructed of 2" x 4" wood studs spaced 16" (406 mm) oc maximum or minimum #16 gauge galvanized steel studs spaced 16" (406 mm) oc maximum. The lath and One Coat FRS are then applied to the exterior face.

ACCESSORIES

- Insulation boards should be fastened to the studs with approved fastening fixtures, as governed by local or national building codes. The maximum spacing of the nails, screws or mechanical fasteners should not exceed 12" (305 mm) unless otherwise controlled by the codes. All fasteners must penetrate studs a minimum of 3/4" (19.1 mm) or as otherwise specified by local building codes.
- A variety of different accessories may be needed to provide completely homogeneous exterior cladding with no possibility of water leakage, either at corners, around openings or at the bottom and top of the cladding system. Consult ICC ESR-1240 for details.
- All trim, screeds and corner reinforcement must be galvanized steel or approved plastic.
- Joint sealant - Seal joints with an approved exterior sealant material where foam edges meet metal or plastic trim, such as with weep bases or dip screeds, and where J metal trim is applied. Sealant must comply with ASTM C834.

MIXING

MIXING (Sanded)

Machine mix in a paddle-type mortar mixer:

1. Add approximately 5.5 quarts (5.2 L) of clean water into the mixer for each 80 lb (36.3 kg) bag.
2. Slowly pour the contents of the bag(s) into the mixer. Mix for 3 - 5 minutes until a firm, workable consistency is achieved. Avoid over-mixing, as this may affect the integrity of the fibers. If more water is needed, add small amounts at a time and continue to mix until desired consistency is achieved.
3. Do not exceed a total volume of 6.5 quarts (6.2 L) of water for each 80 lb (36.3 kg) bag.
4. Prepare only enough mix as can be applied in 1 hour.

MIXING (Concentrated)

Machine mix in a paddle-type mortar mixer:

1. Add approximately 5 gal (18.9 L) of clean water into the mixer for each 80 lb (36.3 kg) bag.
2. Add approximately 210 lb (95.3 kg) of clean dry plaster sand (ASTM C897).

3. Slowly pour the contents of the bag(s) into the mixer. Mix for 2 - 3 minutes until a firm, workable consistency is achieved. Avoid over-mixing, as this may affect the integrity of the fibers. Consistency will vary, depending on sand loading and moisture content. If more water is needed, add small amounts and continue to mix until desired consistency is achieved.
4. Do not exceed a total volume of 6 gal (22.7 L) of water for each 80 lb (36.3 kg) bag of concentrate used.
5. Prepare only enough mix as can be applied in 1 hour.

APPLICATION

1. QUIKRETE® One Coat FRS may be trowel or spray applied. The proper selection of spray equipment is important. The use of a peristaltic pump, 1 1/2" (38 mm) hose size and 0.5" (13 mm) minimum unobstructed aspiration nozzle is recommended. An 185 cfm air compressor will provide an adequate air supply. Apply stucco onto the mesh working from bottom to top to achieve a minimum thickness of 3/8" (9.5 mm). Force the stucco through the mesh so that it fills the gap between the mesh and wall completely
2. Using a darby or straight board, screed the stucco flat
3. After the stucco has lost its sheen, use a float to smooth the surface
4. For construction details, consult ICC ESR-1240.

CURING

QUIKRETE® One Coat FRS must be water cured with a fine mist once it has achieved final set. Spray the wall periodically for 48 hours. During hot and dry conditions, additional precautions may be necessary, including more frequent spraying or the erection of barriers to deflect sunlight and wind. Do not apply when weather is forecast to be above 100 degrees F (38 degrees C) or below 40 degrees F (4 degrees C) within 24 hours without adopting the required hot or cold weather precautions. QUIKRETE® One Coat FRS and QUIKRETE® One Coat FRS Concentrated do not require the addition of any other material, such as coloring compounds, calcium chloride, soaps, air entraining admixtures, polymers, etc.

Such additions will void any warranty and result in a violation of code conditions.

PRECAUTIONS

In cool weather, use warm water to speed the setting time. Do not apply when temperatures are expected to fall below 40 degrees F (4 degrees C) within 24 hours. Protect from rain, snow and freezing for 48 hours after application.

During hot weather, work during cool times of the day, and use cold water to slow down the setting time. Keep cementitious substrates, such as concrete masonry block and concrete, damp prior to application. Do not apply when temperatures are above 100 degrees F (38 degrees C).

WARRANTY

The QUIKRETE® Companies warrant this product to be of merchantable quality when used or applied in accordance with the instructions herein. The product is not warranted as suitable for any purpose or use other than the general purpose for which it is intended. Liability under this warranty is limited to the replacement of its product (as purchased) found to be defective, or at the shipping companies' option, to refund the purchase price. In the event of a claim under this warranty, notice must be given to The QUIKRETE® Companies in writing. This limited warranty is issued and accepted in lieu of all other express warranties and expressly excludes liability for consequential damages.

The QUIKRETE® Companies
One Securities Centre
3490 Piedmont Rd., NE, Suite 1300
Atlanta, GA 30305
(404) 634-9100 • Fax: (404) 842-1424

** Refer to www.quikrete.com for the most current technical data, MSDS, and guide specifications*

ICC-ES Evaluation Report

ESR-1240

Reissued June 1, 2011

This report is subject to renewal in two years.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 09 00 00—FINISHES
Section: 09 24 00—Portland Cement Plastering
REPORT HOLDER:

THE QUIKRETE COMPANIES, INC.
ONE SECURITIES CENTER
3490 PIEDMONT ROAD NE, SUITE 1300
ATLANTA, GEORGIA 30305
(770) 216-9580
www.quikrete.com

EVALUATION SUBJECT:
**QUIKRETE ONE-COAT FIBERGLASS REINFORCED
STUCCO WALL SYSTEMS**
1.0 EVALUATION SCOPE
Compliance with the following codes:

- 2006 *International Building Code*® (IBC)
- 2006 *International Residential Code*® (IRC)
- 1997 *Uniform Building Code*™ (UBC)

Properties evaluated:

- Structural
- Durability
- Fire-resistance-rated construction

2.0 USES

The Quikrete One-Coat Fiberglass Reinforced Stucco Wall System is a cementitious exterior wall covering system installed on walls of wood or steel stud construction. The system is an alternative to the exterior wall coverings specified in IBC Chapter 25, IRC Section R703 and UBC Chapter 25. The system may be used in combustible construction to construct a one-hour fire-resistance-rated wall assembly when installed in accordance with Section 4.4 of this report.

3.0 DESCRIPTION
3.1 General:

The Quikrete One-Coat Fiberglass Reinforced Stucco Wall System is a cementitious wall coating consisting of a proprietary mixture of portland cement, sand, fibers, and proprietary ingredients mixed with water, reinforced with wire fabric or metal lath, and applied to substrates of

expanded polystyrene (EPS), extruded polystyrene (XPS) insulation board, wood structural panels, fiberboard, oriented strand board (OSB) or gypsum sheathing.

3.2 Materials:

3.2.1 Quikrete One-Coat Fiberglass Reinforced Stucco, Sanded: The fiberglass reinforced stucco is a factory-prepared mixture of Type I or Type II portland cement complying with ASTM C 150, lime, alkali-resistant glass fibers, a proprietary chemical additive and sand. The stucco mixture is packaged in 80-pound (36 kg) bags. One and three-quarters gallons (6.6 L) of water are added to each bag in the field and mixed in accordance with the Quikrete Companies' recommendations.

3.2.2 Quikrete One-Coat Fiberglass Reinforced Stucco, Concentrated: The fiberglass reinforced stucco is the same as the Quikrete One-Coat Fiberglass Reinforced Stucco, Sanded, and is designed for addition of sand in the field. The concentrated stucco mixture is packaged in 80-pound (36 kg) bags. Five and three-quarters to 6¹/₄ gallons (21.8 to 23.7 L) of water and 210 pounds (95.3 kg) of sand complying with Section 3.3 must be added to each bag in the field and mixed according to the Quikrete Companies' recommendations.

3.2.3 Quikrete One-Coat Fiberglass Reinforced Stucco, Sanded Pump Grade: The fiberglass reinforced stucco is a modified version of the Quikrete One-Coat Fiberglass Reinforced Stucco, Sanded. The stucco mixture is packaged in 80-pound (36 kg) bags. One and three-quarters gallons (6.6 L) of water are added to each bag in the field and mixed in accordance with the Quikrete Companies' recommendations.

3.2.4 Quikrete One-Coat Fiberglass Reinforced Stucco, Concentrated Pump Grade: The fiberglass reinforced stucco is similar to the Quikrete One-Coat Fiberglass Reinforced Stucco, Sanded Pump Grade, and is designed for addition of sand in the field. The concentrated stucco mixture is packaged in 80-pound (36 kg) bags. Five and three-quarters to 6¹/₄ gallons (21.8 to 23.7 L) of water and 210 pounds (95.3 kg) of sand complying with Section 3.3 must be added to each bag in the field and mixed according to the Quikrete Companies' recommendations.

3.3 Sand:

Sand must be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter. Sampling and testing must comply with ASTM C 144 or ASTM C 897. Sand must be graded in accordance with ASTM C 144 or C 897 within the following limits:

**Attachment C
Building Elevations**



NEWHOUSE



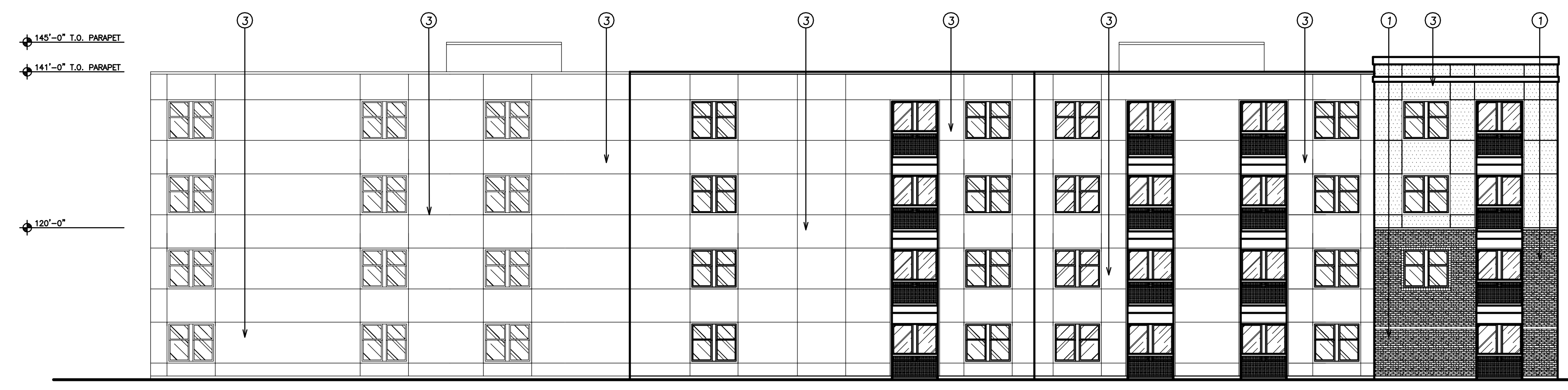
NEWHOUSE



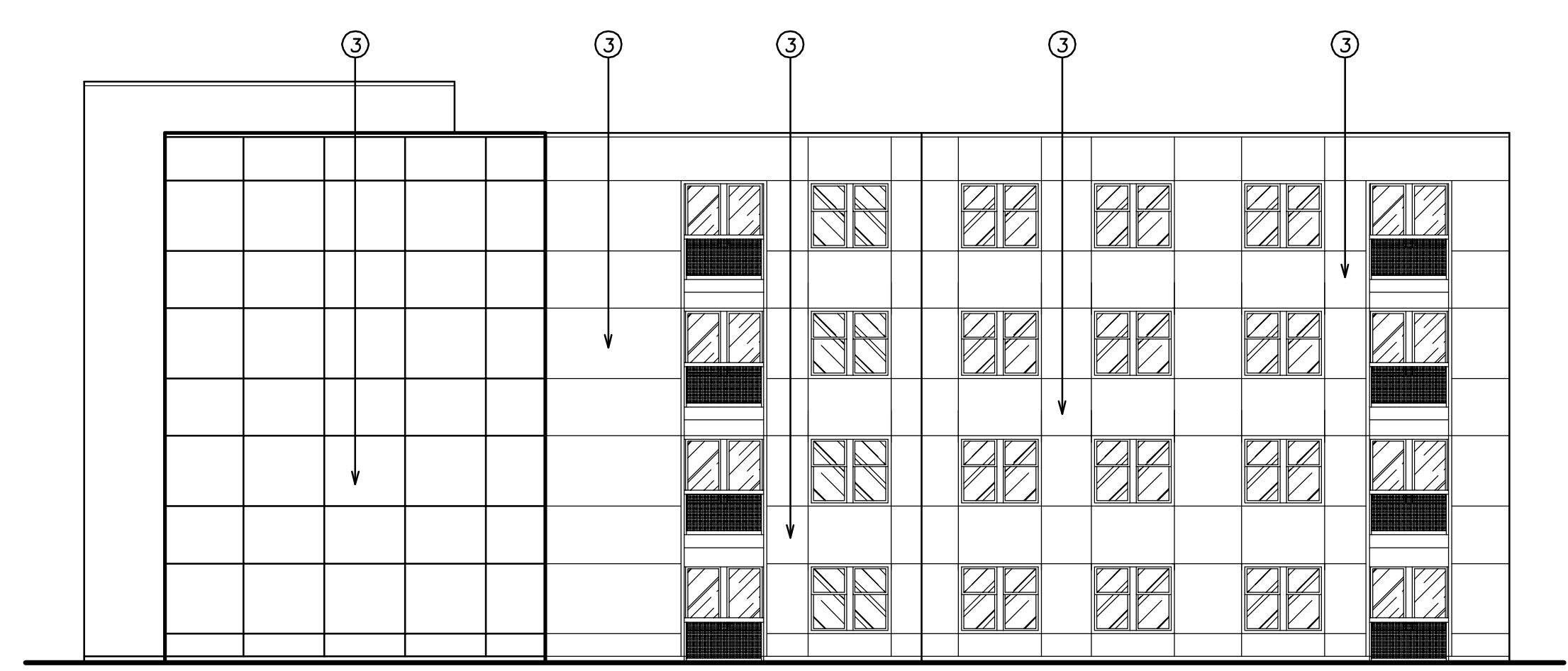




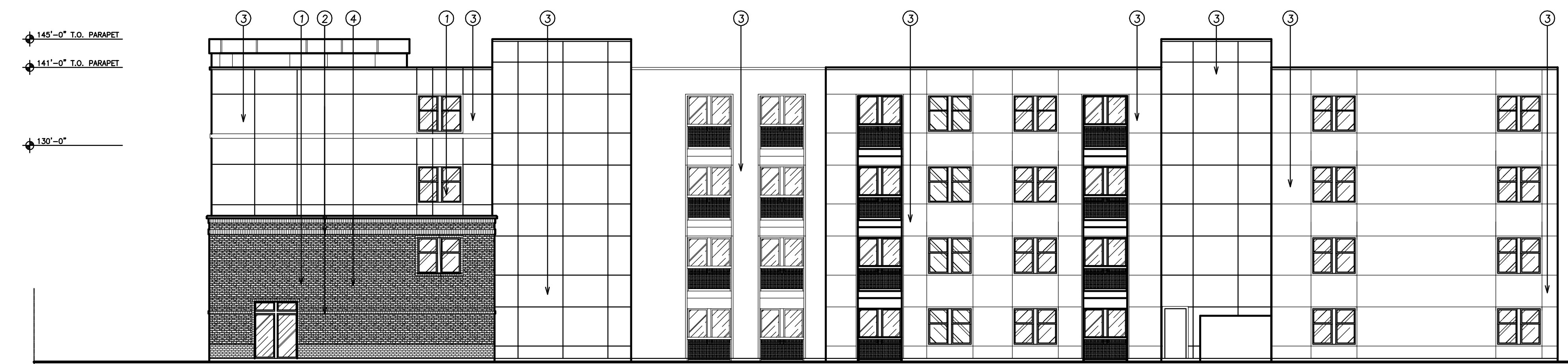
- MATERIAL LEGEND**
- ① BRICK, STANDARD COLOR
 - ② BRICK, ACCENT COLOR
 - ③ FIBER-CEMENT BOARD PANEL SIDING
 - ④ METAL PANEL
 - ⑤ PERFORATED METAL GUARD RAIL



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



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



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

Tuttle and Associates, Inc.
ARCHITECTS
16688 33005
5411 Lake City, UT 84106
ph: (801) 485-6464
fax: (801) 485-6969

STRATEGIC
DEVELOPMENT

NEWHOUSE
540 East 500 South
Salt Lake City, UTAH

SIDE ELEVATIONS

DATE	Nov. 28, 2012
REVISION	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	A-201.2

Attachment D
Pictures of 644 W. North Temple



Center Front Elevation



Detail of Center Front Elevation

Attachment E
December 6, 2012 HLC Minutes

Mr. Carrillo stated he was willing to do this.

Commissioner Bevins stated other zoning requirements would need to be taken into consideration.

Commissioner Davis asked if the south side of the fence complies with zoning requirements.

Ms. Pace stated both the north and south portions of the fence need to be four feet high to comply with zoning requirements.

Commissioner Davis asked if the entire portion of the fence located between the house and the sidewalk would need to be four feet.

Ms. Pace stated that was correct. She asked if the Commission was willing to allow additional height on the north and south portions of the fence.

Mr. Paterson stated any portion of the fence located between the leading edge of the home and the sidewalk needs to be four feet tall. He stated any portion of the fence located where the building is stepped back further than the front face of the building could be six feet tall.

MOTION [6:40:26 PM](#)

Commissioner James stated in the case of PLNHLC2012-00626 the Commission moves to table the petition in order to allow Staff and the Applicant to resolve the zoning ordinance and design compatibility issues.

Commissioner Davis seconded the motion.

The motion passed unanimously.

[6:42:06 PM](#)

PLNHLC2012-00538 Newhouse Apartments - A request by Strategic Capital Group for a certificate of appropriateness involving new construction of a multi-family structure. The property is located at approximately 540 East 500 South 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 approval of the petition pursuant to the conditions listed in the Staff Report.

Commissioner James asked what zoning clarifications would need to be made in order to have the parking garage extend to the sidewalk.

Ms. Buehler stated a special exception would be required and the Applicant is looking at redesigning the parking garage. She stated approval of a new parking garage design could be made by Staff.

[6:49:10 PM](#)

Mr. Eric Tuttle, Architect and representative of the Applicant, made the following comments:

- The proposed parking garage does not extend to the sidewalk. There is landscaping between the parking garage and the sidewalk.
- A large portion of the back of the building has been removed since the original proposal.
- Emphasis has been placed on the pedestrian entrance which is now in the center of the building.
- The driveway that was originally in the center of the building has been moved to the east side.
- Two shades of brick have been proposed.
- The windows are no longer single hung. The windows are now fixed and recessed.
- The parapets have been lowered to reduce the massing of the building.
- He felt stepping back the fourth floor did not add anything, but is willing to do so if the Commission recommends it.

Commissioner Shepherd asked what material would be used for the planter retaining walls between the sidewalk and the building.

Mr. Tuttle stated the retaining walls would be plaster with vegetation growing over them.

Commissioner Shepherd asked what materials would be used on the sides and rear of the building.

Mr. Tuttle stated hardie panel would be used. He discussed a building on the corner of 500 East and 600 South that uses only one material.

Commissioner Shepherd and Mr. Tuttle discussed the lack of windows and the height of the south façade of the building.

Vice Chair Hart asked if the south end of the building facing Hawthorne Avenue had been stepped back.

Mr. Tuttle stated that had not been considered since the entire building has been pulled back from the homes on Hawthorne Avenue.

Mr. Paterson stated the Commission was discussing stepping back the original proposed building which extended to within 30 feet of the rear property line. He stated he does not believe the Architectural Subcommittee discussed stepping back the building once the Applicant proposed pulling the building back 130 feet from the rear property line.

Commissioner Shepherd stated the blankness of the rear wall needs to be addressed.

Commissioner James stated he likes the simplicity of the rear wall.

PUBLIC HEARING [7:06:28 PM](#)

Chairperson Harding opened the Public Hearing.

Mr. Mark Shanbrun, resident, asked how many apartment units will be in the building.

Mr. Tuttle stated there will be 61 units.

Mr. Shanbrun stated he likes that the building will be 130 feet from the rear property line He stated he would prefer the south wall to be stepped or have balconies added. He stated he would like to know how many parking spots there would be per unit.

Commissioner Shepherd asked about the emails that were received from the public on this project.

Ms. Buehler stated she had received an email from the property owner at 543 South 500 East who did not believe the height of the building would fit in with the character of the neighborhood.

Mr. Adam Paul, representative of the Applicant, stated the number of parking units meet code requirements for a building that size.

Chairperson Harding asked how many parking units there would be in the parking lot.

Mr. Tuttle stated there are 20 units in the parking lot and 40 in the parking garage.

Commissioner Shepherd asked how the elevation of the south end of the building compares to the nearby three story brick building.

Mr. Tuttle stated the elevations are similar.

Chairperson Harding closed the Public Hearing.

COMMISSION DISCUSSION [7:13:42 PM](#)

Mr. Paterson stated multi-family dwellings require one parking stall for every one bedroom apartment and two stalls for every apartment that is two bedrooms or larger.

Ms. Buehler stated the parking is shown on the area floor plans. She stated there are 40 spaces in the parking garage and 20 spaces in the rear parking lot.

Mr. James asked if there is a reduced parking requirement based on the building's proximity to Trax.

Mr. Buehler stated there is not a reduction in parking requirements in this zoning district.

Vice Chair Hart asked if parking requirements are not yet met since there are 61 apartments and 60 parking spaces.

Ms. Buehler stated the Applicant would be required to meet minimum parking requirements.

Commissioner James made the following comments:

- The deck in the front is not a good design.
- Stepping back would add additional complexity and does not help the project.
- The design appears to be three separate projects combined into one. He would like the design to be more harmonious.
- Some elements such as the front door appear to be re-creations of a historical motif and don't work.

Chairperson Harding asked Commissioner James if he felt the design was finished or if more changes needed to be made.

Commissioner James stated that although the architect present in the Architectural Subcommittee believed the project was done, he did not agree.

Vice Chair Hart stated when she left the second Architectural Subcommittee meeting she felt that there was not an agreement that the project was done.

Commissioner Shepherd stated the minutes from the second Architectural Subcommittee meeting indicate that a step back on the northwest corner was a preferred option.

Commissioner James stated a building of this scale makes sense as this neighborhood begins to grow and evolve, but it might seem abrupt in the short term.

Vice Chair Hart stated she thinks the door and the cornice help the building tie in to the historic neighborhood.

Chairperson Harding stated the Commission will need to decide if the project is substantially completed.

Commissioner Davis stated he feels the project is done.

Commissioner Bevins stated it is important that the building has been moved away from the homes on Hawthorne Avenue and the entrance to the parking garage has been moved to the side of the building. He stated stepping back the building is not as important.

Chairperson Harding stated you do not see step backs in traditional historic apartment buildings.

Commissioner Shepherd stated a step back would be a positive addition. He stated he would like Staff to explore options for the south wall, but feels the project is mostly done.

MOTION [7:29:31 PM](#)

Commissioner Davis stated in the case of PLNHLC2012-00538 the Commission approves the request based on the findings and conditions listed in the Staff Report. He stated the Applicant will work with Staff to find a way to break up the south wall and make it more interesting.

Commissioner Thuet seconded the motion.

Commissioner James stated he supports the project and believes there is opportunity for the architect to refine the plans and create harmony in the design.

Commissioner Bevins proposed the motion be amended to state that the Applicant will direct lighting away from the homes on Hawthorne Avenue.

Commissioner Davis accepted the amendment.

Commissioner Thuet seconded the amendment.

The motion passed unanimously.

Chairperson Harding reviewed the appeals process.

[7:29:31 PM](#)

PLNHLC2012-00624 and PLNHLC2012-00696 - Stevig Residence - A request by Dave Robinson of City Block for construction of a new single-family residence located at approximately 268 West 600 North. PLNHLC2012-00624 is for the new residence and PLNHLC2012-00696 is a request for a special exception to increase the height of the residence by an additional three feet than what is allowed in the zoning district. The subject property is located in the Special Development Pattern Residential District (SR-1A) and the Capital Hill Historic District and is located in Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com)

Ms. Michaela Oktay, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff recommends denial of the petition.

Commissioner Thuet asked if the history of the structure that was previously located on the lot is known.

Ms. Oktay stated she does not know the history of the structure that was previously located on the lot.

[7:34:51 PM](#)

Mr. Dave Robinson, representative of the Applicant, discussed the history of the lot and made the following comments:

- He felt several items in the Staff Report are incorrect.
- He is surprised that the lot is zoned SR-1A.
- He had not received any resistance from staff regarding the height of the building.
- The Staff Report states the surrounding homes are 23 feet tall. He measured the buildings and found they are 31 feet tall.
- 3-D renderings and other supporting documents were not included in the Staff Report.
- The lot has an existing right-of-way for a 10 foot alley.
- The building was moved over five feet because the adjacent home has an eave that overhangs the property line.

**Attachment F
Public Comments**

From: [Ezekiel Dumke IV](#)
To: [Buehler, Elizabeth](#)
Cc: [Jacob Ryan Adams](#)
Subject: Case No. PLNHLC2012-00538 - Change to Stucco
Date: Monday, July 22, 2013 2:21:54 PM

Elizabeth,

I have received the notice that the project on 540 E 500 S intends to request a change from Hardi Panel to Stucco. I am concerned that this will make the project look cheap and clash with the historic nature of the area. I would like the board to hold them to their initial proposal of hari panel.

Thank you,

Zeke

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