

HISTORIC LANDMARK COMMISSION

STAFF REPORT



Planning Division
Department of Community and
Economic Development

New Single Family Dwelling New Construction PLNHLC2014-00730 and PLNHLC2014-00628 757 North Wall Street

Meeting Date: November 6, 2014

Applicant: Dave Robinson

Staff: Thomas Irvin
thomas.irvin@slc.gov.com
(801)535-7932

Tax ID: 08-25-454-020-0000

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

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

Council District:
District 3–Stan Penfold

Lot Size: 3,165 square feet

Current Use: Vacant Lot

- Applicable Land Use
Regulations:**
- 21A.34.020 – H Historic
Preservation Overlay
District
 - 21A.52 – Special
Exceptions

- Notification:**
- Notice mailed: 10/23/14
 - Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites: 10/23/14
 - Property posted: 10/22/14

Request

The applicant, Dave Robinson, is requesting approval to construct a single-family residence at 757 North Wall Street located within the Capitol Hill Historic District. He is also seeking Special Exception approval for the following modifications to dimensional requirements in the SR-1A zoning district:

- Exceeding lot coverage by 23 percent
- Two feet of additional building height
- Rear yard setback reduction of 11 feet
- Front yard setback reduction along Wall street of 2 feet
- Front yard setback reduction along Reed Ave of 6 feet

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the petition, and grant the requests with conditions based the findings and analysis in this report. The recommended conditions are listed in the motion below.

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 757 North Wall Street, to include exceeding the maximum lot coverage, setbacks, and height limitations of the zoning district subject to the following conditions:

1. Approval of the final details of the design shall be delegated to the Planning staff.

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 757 North Wall Street. Specifically, the Commission finds that the proposed project

Attachments:

- A. Applicant Letter
- B. Minutes from September 2013 HLC Meeting
- C. Site Plan/Elevations
- D. Site Photographs
- E. Exterior Materials

does not substantially comply with Standards (Commissioner then states findings based on the Standards 1-4, to support the motion)

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

21A.06.050.B.6, Historic Landmarks Commission Review of Special Exceptions

g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

Section 21A.52.060, Special Exceptions

- A. Compliance With Zoning Ordinance And District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. No Substantial Impairment Of Property Value:** The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. No Undue Adverse Impact:** The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. Compatible With Surrounding Development:** The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.
- E. No Destruction Of Significant Features:** The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. Material Pollution Of Environment:** The proposed use and

	<p>development will not cause material air, water, soil or noise pollution or other types of pollution.</p> <p>G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>
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Vicinity Map



Project Information

Request

The subject property is an undersized triangular shaped lot. To take advantage of the shape, the home has been designed to consist of two overlapping triangles resulting in a two story home that fronts onto Wall Street. The property slopes down from north to south and from east to west. The grade change, lot shape, and lot size have presented a challenge in developing the property. The Board of Adjustments approved several variances for a different home on the lot in 1995 that was over 30 feet in height, but this home was never constructed.

Based upon the irregular shape and size of the property, the applicant could seek a variance from the zoning requirements since these conditions represent an unreasonable hardship in properly developing the parcel. As previously mentioned, variances have been granted in the past confirming the hardship of developing this lot. If a variance is granted for this lot, a new building envelope would be created. The applicant could take that new building envelope and later return to the Historic Landmark Commission for design review only. Instead of seeking a variance, the applicant has chosen to seek relief from the Historic Landmark Commission through the Special Exception process available in order to build on the lot. The applicant desires to resolve zoning hardship issues through the special exception process while addressing the previous design concerns of the commission in concert.

This proposal was presented to the Historic Landmark Commission on September 5, 2013. The commission determined that the house was not compatible with the district based upon its size and street presence in

comparison to other properties within the neighborhood. The current proposal has been modified as follows to address these concerns:

- The home has been shifted one foot to the east in order to meet the interior side yard requirement.
- The roof has been lowered three feet leaving only a small portion of the home's roof that extends above the height limitation of the district. (25 feet at the highest point).

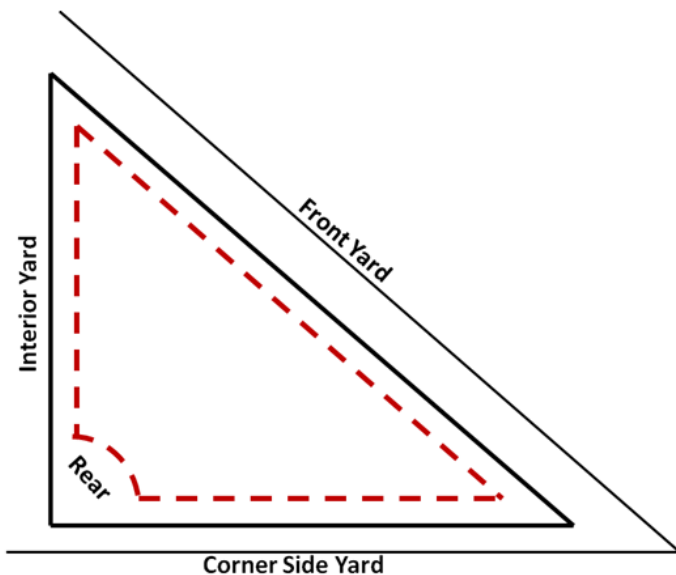
No changes have been made to the setbacks along Wall Street and Reed Avenue from the previously reviewed proposal. The home is proposed to be 3 feet from the property line and 10 feet from the sidewalk along Wall Street while the setback off of Reed Avenue will also be 3 feet from the property line and 8 feet from the sidewalk.

The entrance and attached garage would be provided on the north side from Wall Street. An additional entry is proposed along Reed Avenue towards the rear of the property. Building materials on the north side will consist of Brazilian hardwood siding ("Jatoba"), aluminum clad windows, aluminum sliding doors, and satin nickel trim. The south side will include architectural concrete and aluminum-zinc alloy coated sheet steel ("galvalume"). The roof will be composed of non-reflective metal.

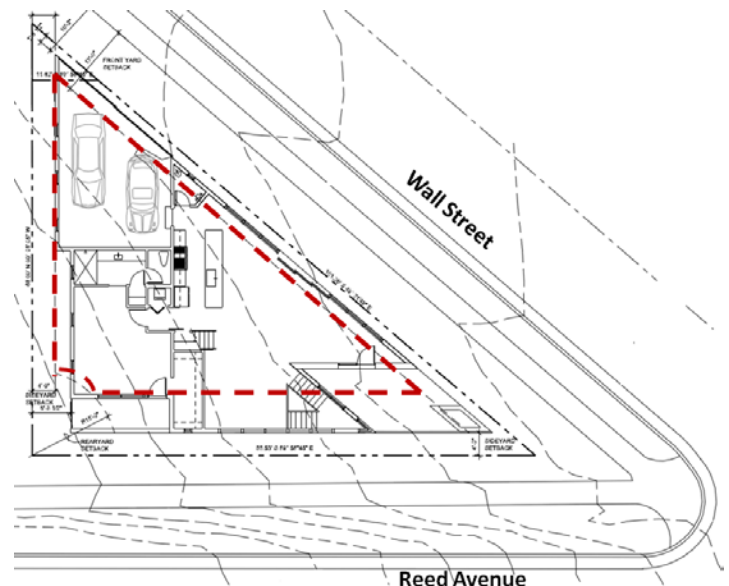
Based upon the odd shape and small size of the property, the applicant is seeking relief through the special exception process from the 40 percent lot coverage limitations, front yard setbacks along Wall Street and Reed Avenue, and the 23 foot pitched roof height limitation.

Project Details

Based upon the non-standard shape of the property, staff has determined that the Wall Street side is the front yard, the Reed Avenue side is a corner side yard, the west property line is the interior side yard, and the intersection of the interior side yard and corner side yard is defined as the rear yard.



Defined Yard Areas



Proposed Plan With Standard Setbacks

Ordinance Requirement	Existing/Proposed	Compliance
Minimum Lot Area And Lot Width: 5,000 square feet and 50 feet	3,165 square foot lot size, two street frontages of 118 feet and 88 ½ feet	Legal Complying Lot
Required Parking: 2 spaces	2 spaces shown	Complies
Maximum Building Height: 16 ft. for flat roof/ 23 ft. for pitched roof	Pitched roof at 25 feet in certain locations	Seeking Special Exception Approval, two additional feet
Minimum Front Yard Requirements: Average of the block face, 10” 2’	13 feet from back of sidewalk	Seeking Special Exception Approval, 2’ 10” additional feet
Interior Side Yard: 4 feet	4 feet	Complies
Rear Yard: 15 ft.	4 feet	Seeking Special Exception Approval, eleven additional feet 11 feet
Maximum Building Coverage: 40%	Approximately 63%	Seeking Special Exception Approval, increase approx. 23%

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 from *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*

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 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 of a more modern design, has similar mass and scale to some of the existing structures along the Reed Avenue block face. This street has an eclectic mix of house heights with the adjoining home being about 23 feet in height. The revised proposal is for a home that is two feet taller than the maximum district limit at its highest point in regards to the slope of the lot. The home is a bit wider along Reed Avenue; however, this is expected as it is a side-yard compared to neighboring front yards. The roof shapes of neighboring homes represent mix of gable and hipped roof styles. The proposed shed roof will compliment this mix.

The block face along Wall Street does not present a uniform style as it consists of; a rear yard of the adjoining home, the front yards of two single family homes, and the parking area of a large multi-family property. Warm Springs Park and a transformer station are immediately across the street. These conditions provide an opportunity to create a unique front façade for the home which the architect has done. While the

large bank of windows and shed dormer are not common to the neighborhood, they will serve to improve the street frontage along Wall Street while not overpowering adjoining homes.

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

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 from A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

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 exterior materials and configuration of windows, doors, and porches on this on this project have not been changed since the initial review in 2013. The Historic Landmarks Commission determined that they were appropriate, and were compatible with the neighborhood.

The proportion of windows and doors along Reed Avenue is similar to existing properties. This is not the case along Wall Street, but the Wall Street frontage does not have a uniform residential character that can be compared to. The larger eaves also compliment the architecture of multiple bungalows along the block face and will not overpower the existing scale. While the south elevation is not considered the front yard, it is more residential in character then the north. An entry door, balcony, and porch have been provided which will serve to compliment the streetscape. While there are multiple windows provided, they are divided into smaller masses by the varying building planes and do not represent a bank of windows. The exterior facades of homes along Reed Avenue are predominately brick with a few that have wood siding or stucco. The proposed home will have metal siding and concrete. While not used along the street, these materials will allow the home to stand out as a new addition to the neighborhood.

The north elevation will consist of a bank of windows that include sliding glass doors which will serve as the primary entrance. The remainder of the façade will be sided in wide plank wood. As stated earlier, there

are only a few homes along Wall Street which were originally brick but have been sheathed in stucco. While large window banks are not normally supported, the street frontage is not clearly defined, allowing for a more innovative approach.

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 from *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*

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 street setbacks have not been changed since the initial proposal. The home will be constructed closer to the sidewalk than other homes along either block face. This is primarily driven by the shape and undersized character of the parcel. The home immediately to the west along Reed Avenue is setback 4 feet from the property line and the other setbacks generally increase as you continue westward. Along Wall Street, some homes are as close as 7 feet from the property line. Based upon averaging the block faces, the ordinance would normally require a 10.5 foot setback along Reed Avenue and a 13 foot setback along Wall Street. This proposal is for a 3 foot setback along both street frontages.

The previously proposed reduced interior side yard setback between the house immediately to the west and the proposed home was of concern when this project was initially reviewed by the Historic Landmarks Commission. To address this issue, the applicant has modified the plans to meet the interior side yard setback (four feet), and lowered the height of the home by two feet. These changes will lower the impact to the neighboring property and is compatible with the traditional setbacks found within the neighborhood.

The impact of allowing the proposed modifications will be diminished by the slight rise in grade and the presence of large park strip trees which will be retained. The relationship of solids to voids (set-backs between structures) on the south façade will be visually compatible with surrounding structures. Several homes have between 4 and 6 feet between them. There are two street frontages. Both have been respectfully designed with entryways, a porch at the corner, and a concrete patio along the north. The pedestrian sidewalk will be improved and the existing trees in the park strip will be retained.

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

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.

General Standards for Special Exceptions, *Section 21A.52.060*

The applicant is seeking relief through the Special Exception process from setbacks, yard coverage, and height limitations in the district. The standards of review for a special exception are set forth in Section 21A.52.060 of the Salt Lake City Zoning Ordinance. The standards are as follows:

- H. **Compliance With Zoning Ordinance And District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Analysis: The purpose of the SR-1A special development residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

Side yard and coverage requirements are typically used to maintain adequate separation between neighboring buildings for privacy, sunlight, visual uniformity, and provide the opportunity for landscaping. In this case, the parcel is extremely undersized and shaped in a manner where the standard setback and coverage requirements have left it effectively unbuildable. Providing relief from these limitations will allow the property to be developed and serve to improve a corner that has been blighted for many years while increasing Salt Lake City's housing stock.

The zoning ordinance limits lot coverage to 40 percent of the property. The applicant is seeking 63 percent coverage. Based upon averaging the block faces, the ordinance would normally require a 10.5 foot setback along Reed Avenue and a 13 foot setback along Wall Street.

The applicant is also seeking approximately two feet of additional building height. This is necessitated by the slope of the property and will be most predominate on the southwest corner. The additional height will be negligible on the Wall Street frontage and less of a concern as it is adjoining the neighboring properties rear yard. The home immediately west of this property is 22 feet tall and there are several between 23 and 24 feet in height across the street. As is typical in the Capitol Hill District, there is an eclectic mix of home sizes in the area. As the majority of the home will be below the 23 foot limit, staff believes that the additional height will not negatively affect the neighborhood.

Finding: Relief from setbacks, lot coverage, and height limitations will be in harmony with the purposes of the zoning district.

- I. **No Substantial Impairment Of Property Value:** The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Analysis: The property is zoned for single-family homes. Multiple attempts at developing the lot have been hindered by setback and coverage requirements. Providing relief from these limitations will allow the property to be developed as a home which is sized to complement existing residential uses in the neighborhood. Allowing for the construction of a home at this undeveloped location will serve to enliven the corner and address a property that has long been overlooked. There is no evidence provided that shows impairment of property values.

Finding: Constructing a home at this location will not substantially impair property values. The petition complies with this standard.

- J. **No Undue Adverse Impact:** The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

Analysis: The use of the property as a home is in keeping with the purposes of the zoning district. It is understood that the SR-1A district exhibits a variety of yard and bulk characteristics. As the proposed home is similar in mass to adjoining houses, it will not materially affect the character of the neighborhood. The proposed 3 foot setbacks along Reed and Wall Street will only be 3 feet closer than the adjacent property along Reed, and 4 feet less than the closest house along Wall Street.

The additional 2 feet in height and 23 percent in lot coverage is deemed appropriate when considering the square footage available and the limitations of constructing on a double frontage lot.

Finding: The petition complies with this standard.

- K. **Compatible With Surrounding Development:** The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Analysis: Single family homes represent the predominant development pattern. The drive approach will be provided along Wall Street and is adjacent to the neighbors parking areas. The configuration of the home on the lot embraces its unique character and is found to be compatible with adjoining properties.

Finding: The petition complies with this standard.

- L. **No Destruction Of Significant Features:** The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Analysis: Over the years, this undeveloped property has often been allowed to be over-run with weeds. Along Reed Avenue, there are several mature trees in the park strip. These will be retained. No destruction of features referenced in the standard will occur.

Finding: The petition complies with this standard.

- M. **No Material Pollution Of Environment:** The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Analysis: A modification of setback and lot coverage requirements will not create air, water, soil or noise pollution.

Finding: The petition complies with this standard.

- N. **Compliance With Standards:** The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Analysis: The zoning ordinance allows the Landmarks Commission to modify bulk and lot regulations of the zoning district where it is found that the underlying zoning would not be compatible with the

historic district. In this case, a strict interpretation of the setback and coverage requirements has left the property undevelopable. Providing relief from these requirements while complying with all other standards will allow for the proper development of the property. Additionally, Staff has found that the proposal complies with the additional standards of the H Historic Preservation Overlay.

Finding: The petition complies with this standard.

To Whom it May Concern,

This project was presented to the Landmark Commission in November 2013. Although staff gave it a positive recommendation, the Commission voted against approving the project as proposed.

There were three main concerns expressed by the Commission. The three items were:

- The proposed residence was 3-feet from the existing neighbor to the West instead of the 4-feet required by the zoning ordinance.
- The height of the roof in the southwest corner was 28-feet instead of 23-feet
- Over-all lot coverage of the proposed home was over 60%

We have addressed each of these concerns as follows:

- Our new proposal moves the home one foot east to meet the 4-foot side yard setback
- We lowered the roof three feet. Now, 90% of the structure is at or below the required 23-foot height restriction with the southwest corner at approximately 25-feet, due to the natural slope of the property.
- With regards to the overall lot coverage, zoning requires that we construct a 2-car garage. None of the other homes along Reed Ave, on the same block have a 2-car garage and there are hardly any in this neighborhood. The 2-car garage is 512 square feet, which is approximately 23% of the 2,274 square foot building footprint. If the garage were not included, the lot coverage would be closer to 50%, rather than over 60%. If we include the property from sidewalk to sidewalk and to the west property line and subtract the garage, the lot coverage meets the 40% requirement. The subject property lines along Wall St. and Reed Ave. are set back from the sidewalks by 9 feet and 3 feet, respectively; whereas almost all of the other neighboring lots are setback one foot from the sidewalk.

Sincerely,

Dave Robinson
City Block LLC

Attachment B
Minutes from September 2013 HLC Meeting

[8:24:14 PM](#)

New Single-Family Home at approximately 757 North Wall Street – Dave Robinson with City Block is requesting approval to construct a new single family home that exceeds the height limits, lot coverage, and setback requirements of the district on a property located in the Capitol Hill Historic District. This type of project must be reviewed as a major alteration in a local historic district. The subject property is currently vacant, zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold (Staff contact: Thomas Irvin, (801) 535-7932 or thomas.irvin@slcgov.com) Case number PLNHL2013-000362

Mr. Thomas Irvin, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

Commission and Staff discussed the height of the structure from the different elevations and how it related to the adjoining neighbor. They discussed the building materials that would be required to be used when buildings were constructed so close together. The Commission and Staff discussed the overhangs for the house in relation to the property lines.

Mr. Dave Robinson and Mr. Ken Wheadon, Applicants, reviewed the height of the structure, the restrictions of the lot, how they had tried to make a house fit the site and best utilize the property. He discussed the property line, the proposed setbacks and how they were in keeping with the neighborhood.

The Commission and Applicant discussed the northeast elevation and how the home addressed the street on the northeast side. The Applicant stated it was looking at a point as it was a triangle but they could provide one. The Commission stated they did not want a long wall along Wall Street. The Commission and Applicant discussed the square footage of the house, the layout of the home and use of the space. The Commission and Applicant discussed the need to have an outline of the south elevation depicting the proposed height and if there was an issue with the pedestrian walkway on the street. They discussed how the height was calculated for the structure.

PUBLIC HEARING [8:50:45 PM](#)

Chairperson Harding opened the Public Hearing.

The following persons were opposed to the proposal: Ms. Belka, Mr. Glen Warchol and Ms. Mary Malouf.

The following comments were made:

- The proposed structure was too big for the neighborhood
- Would block the view from surrounding homes
- Parking in the area was all ready an issue and a home of that size would have more than two cars

- Homes are too tight as it was and this one would encroach on the neighbors
- Proposal did not fit with the character of the area
- Did not look like a house it looked like a library or business
- Not in keeping with the historic nature of the area
- Materials did not reflect that of the area
- Lot should not determine the architecture

Mr. Josh Belka, did not wish to speak but submitted comments stating the home was a monstrosity and did not fit the feel of the neighborhood.

Chairperson Harding closed the Public Hearing.

Mr. Robinson stated they meet the parking requirements, that the design fit the lot and would be great addition to the neighborhood.

DISCUSSION [8:58:28 PM](#)

The Commission made the following comments:

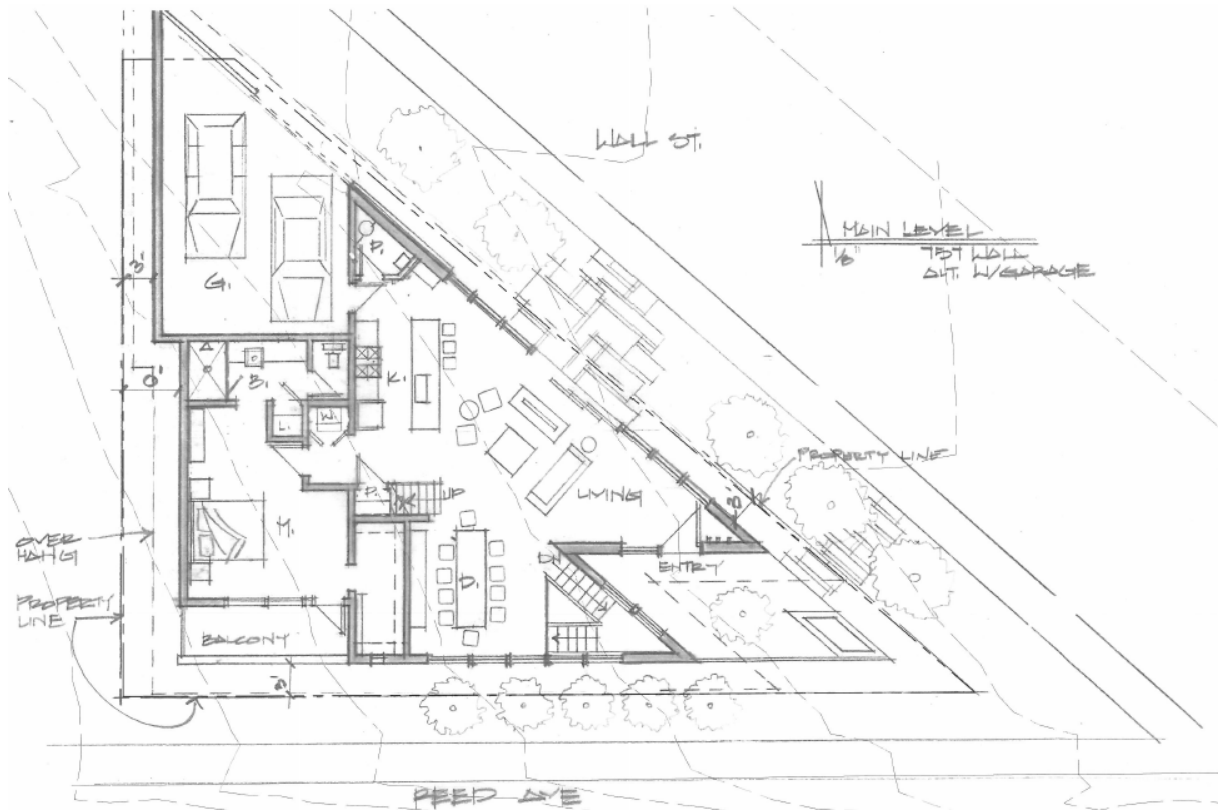
- Tightness of the homes on Reed Ave was an issue
- Lot was challenging and the home used the lot to the best of its ability
- Lot should be a park not a residential lot
- House looked like a commercial structure
- Was too big for the lot at almost 4000 square feet
- Out of scale for the neighborhood
- A smaller version would better fit with the neighborhood

MOTION [9:01:40 PM](#)

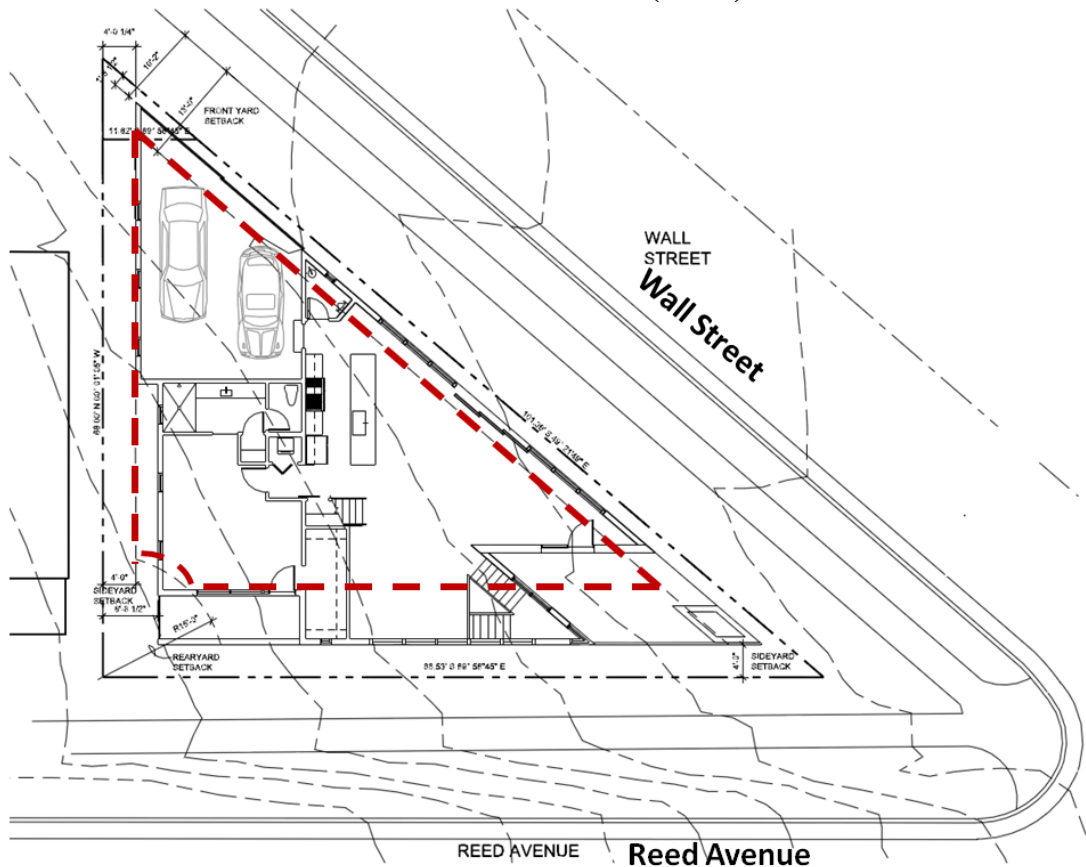
Commissioner Shepherd stated regarding 757 North Wall, petition PLNHLC2013-00362 and PLNHLC 2013-00689, based on the testimony, Commission discussion and the proposal presented, he moved that the Commission deny the request for new construction located at approximately 757 North Wall Street, based on the findings that the proposal does not substantially comply with the new construction standards in regard to the scale, form, height and width of the building, proportion of facades and roof shape. Commissioner Hart seconded the motion. Commissioners Theut, Bevins, Shepherd, and Hart voted “aye”. Commissioner McClintic voted “nay. The motion passed 4-1.

Mr. Paterson stated a motion was not necessary for the Special Exceptions because the house was not being approved.

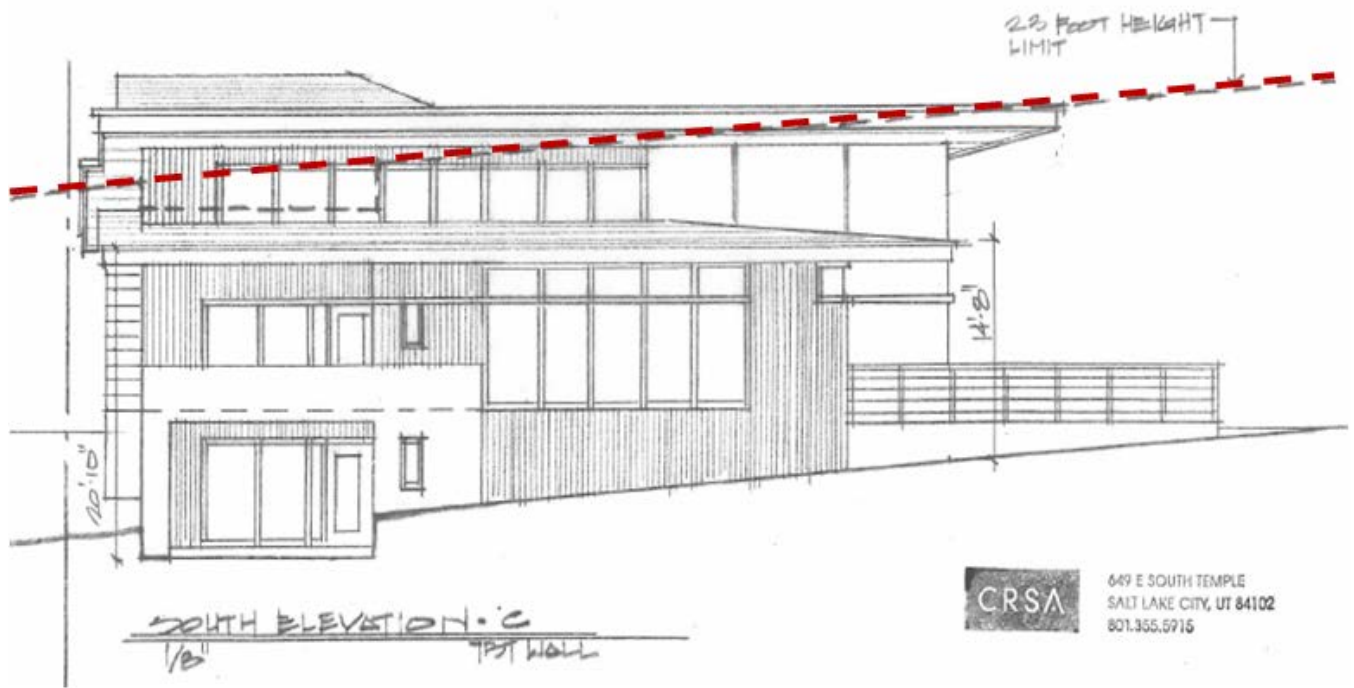
Attachment C
Site Plan/ Elevations



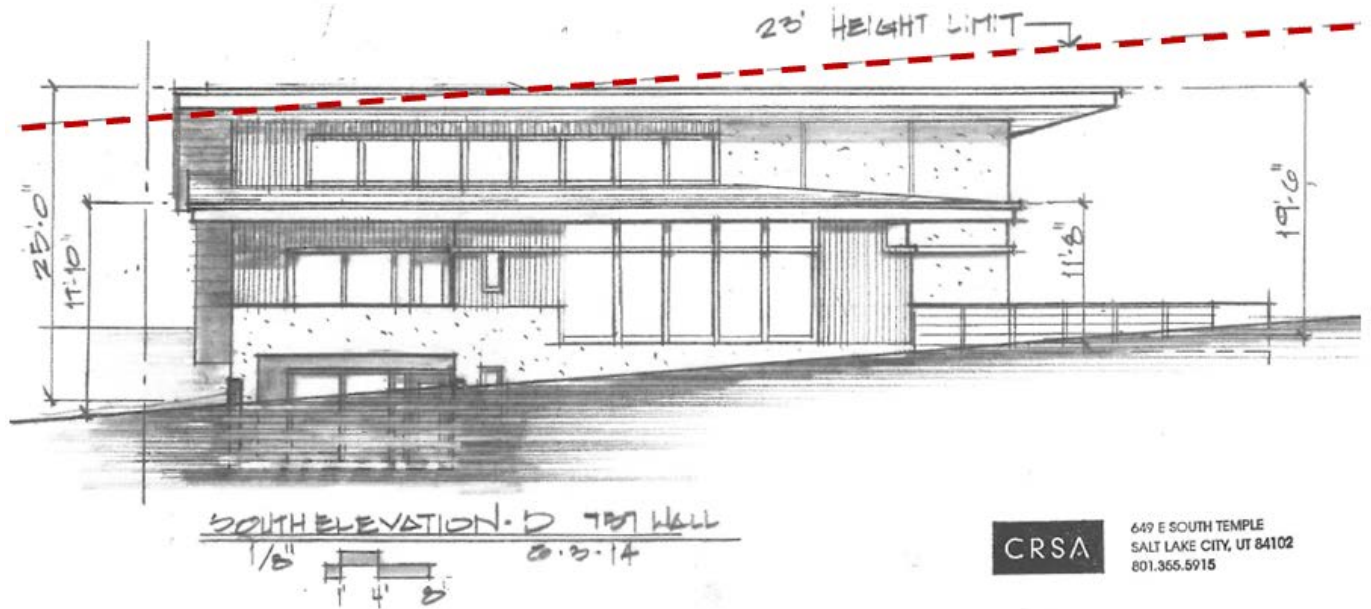
Previous Site Plan (2013)



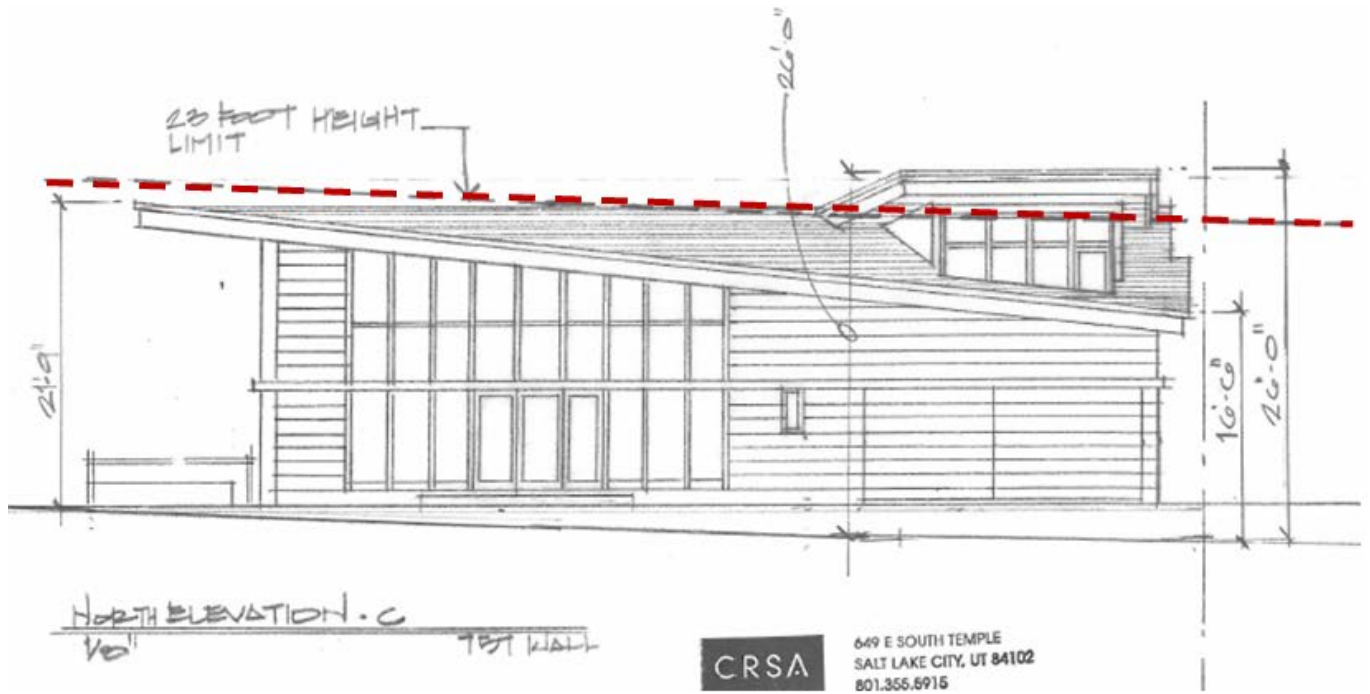
Current Site Plan Showing Location of Required Setbacks



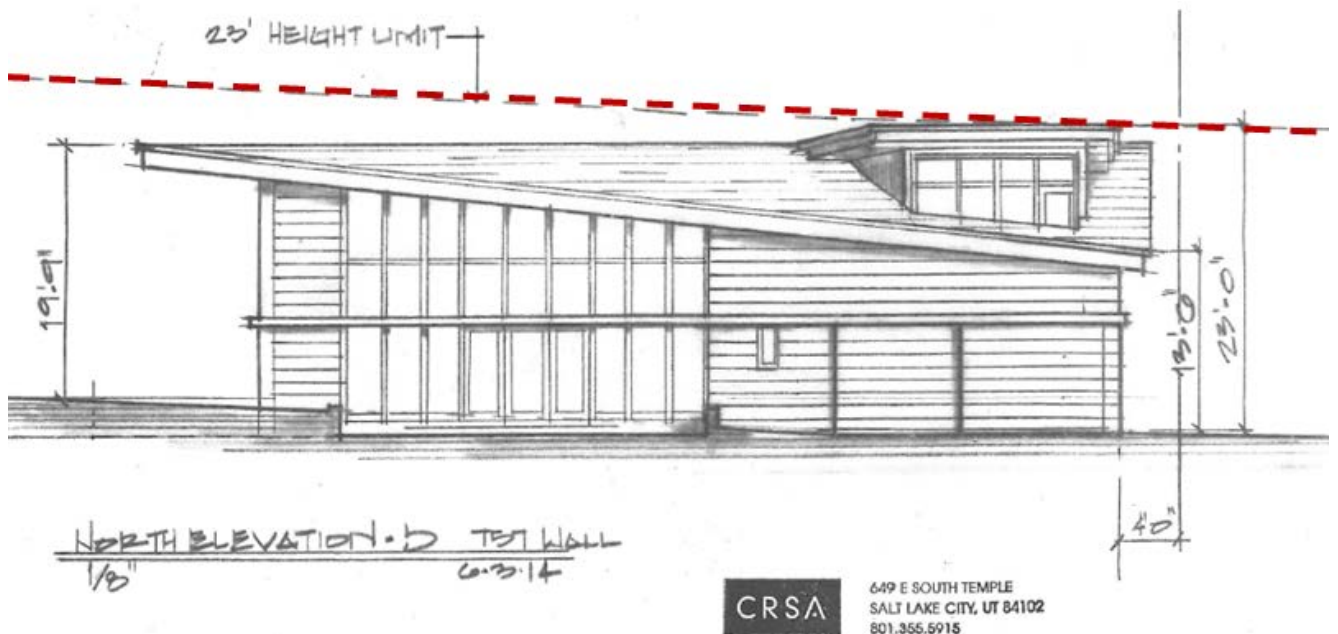
Previous (2013) South Elevation Showing 23 Foot Height Standard



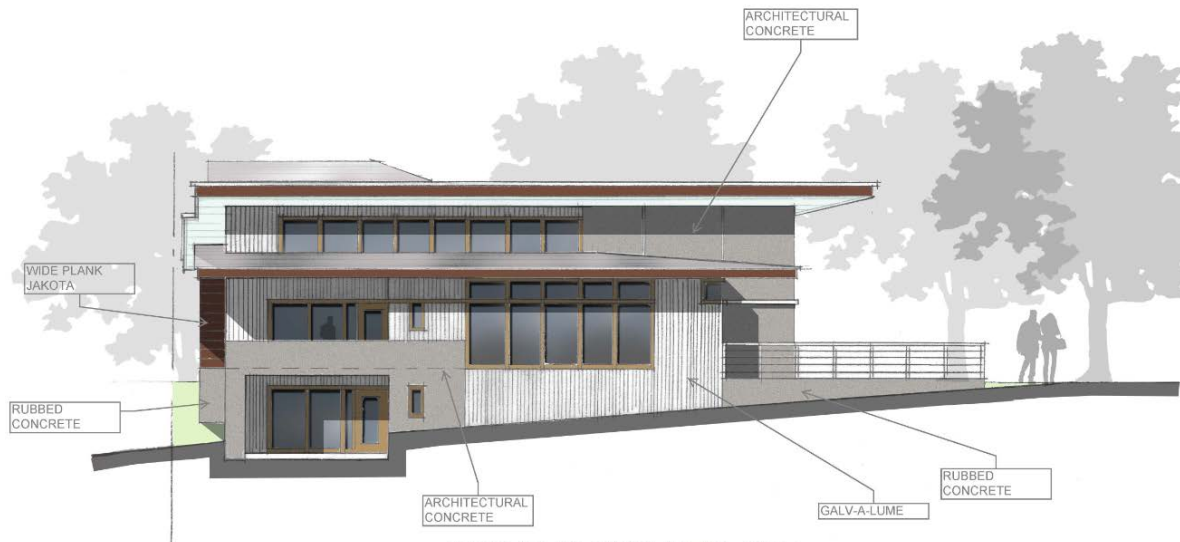
Current Proposal--South Elevation and 23 Foot Height Standard



Previous (2013) North Elevation Showing 23 Foot Height Standard



Current North Elevation and 23 Foot Height Standard



SOUTH ELEVATION (REED AVE.)

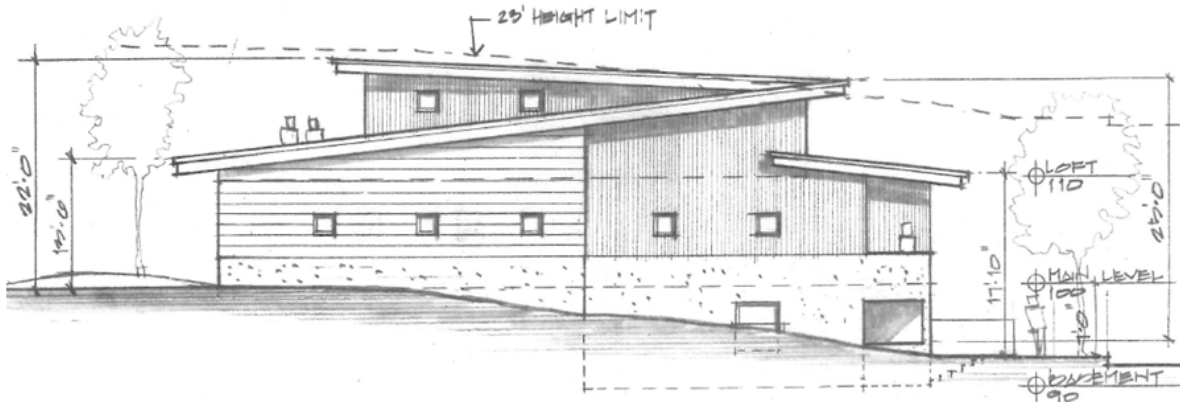


NORTH ELEVATION (WALL ST.)

WINDOWS= WINDSOR PINNACLE ALUMINUM CLAD WOOD
 DOORS= FRONT = PINECREST BARCELONA COLLECTION 2021 42"
 SLIDING = MARVIN LIFT AND SLIDE
 LOWER LEVEL ENTRY= WINDSOR PINNACLE CLAD
 GARAGE= BI-PASS BARN CUSTOM
 FASCIA= JAKOTA OR SAPELE
 EAVE= JAKOTA OR ARMSTRONG METALWORKS LINEAR
 RAILING= SATIN 316 STAINLESS STEEL WITH S. S. CABLE



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WEST ELEVATION - C TEST WALL C-3-14

West Elevation



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View Looking West



View Looking South from Wall Street towards Reed Avenue



View Looking East



Ariel View of Vicinity



238 West Reed, West of Subject Property



Height Measurement Provided by Applicant



Homes Across the Street on Reed Ave



Height Measurements Provided by Applicant



Brazilian Hardwood Siding



"Lift and Slide" Entry Door

