

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

**31 E Hillside Avenue
New Construction-Single Family Dwelling**

**New Construction- PLNHLC2015-00224
Special Exceptions- PLNHLC2015-00281**

Meeting Date: May 14, 2015



Planning Division
Department of Community and
Economic Development

Applicant: Steve Simmons,
architect

Staff: Amy Thompson
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Tax ID: 09-31-306-001

Current Zone: R-2

Master Plan Designation:
Low Density Residential

Council District:
District 3– Stan Penfold

Lot Size:
3,920 square feet

Current Use:
Vacant Lot

**Applicable Land Use
Regulations:**

- 21A.34.020(H)-H Historic Preservation Overlay
- 21A.34.080 (CHPA) Capitol Hill Protective Overlay
- 21A.52-Special Exceptions
- 21A.24-Residential Districts

Notification:

- Notice mailed 04/30/2015
- Sign posted 05/04/2015
- Posted to the Planning Division & Utah Public Meeting Notice websites 04/28/2015

Attachments:

- A. Application Materials
- B. Site Photographs
- C. Materials & Design
- D. Department Comments

Request

Steve Simmons, the architect representing the property owner, is requesting approval for New Construction of a single-family residence at approximately 31 E Hillside Avenue. The subject property is located within the Capitol Hill Historic District, the CHPA (Capitol Hill Protective Area Overlay District) and the R-2 (Single and Two-Family Residential) Zoning District.

The applicant is also seeking Special Exception approval for modifications to lot and bulk regulations related to projections in required yards and corner side yard setback requirements, grade changes and retaining wall heights greater than 4 feet (4'), and an accessory structure in the front yard of the double frontage lot.

Staff Recommendation

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that overall the project generally does meet the applicable standards and therefore, recommends the Historic Landmark Commission approve the request for a Certificate of Appropriateness with associated Special Exceptions requested.

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 a Certificate of Appropriateness for new construction located at approximately 31 E Hillside Avenue to include special exceptions for a reduced corner side yard setback, obstructions in required yards, an accessory structure in the front yard of a double frontage lot, and grade changes and retaining wall height greater than 4 ft subject to the following condition:

1. Approval of final design details, consistent with the proposed development as approved by the Historic Landmark Commission be delegated to Planning staff.

Not Consistent with Staff Recommendation: Based on the information in the staff report, testimony and the plans presented, I move that the Commission deny the request for new construction and associated special exception requests at approximately 31 E Hillside Avenue. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards to support the motion):

21A.34.020.H Standards for New Construction

1. Scale and Form:

- a. Height and Width
- b. Proportion of Principal Facades
- c. Roof Shape
- d. Scale of a Structure

2. Composition of Principal Facades

- a. Proportion of Openings
- b. Rhythm of Solids to Voids in Facades
- c. Rhythm of Entrance Porch and Other Projections
- d. Relationship of Materials

3. Relationship to Street

- a. Walls of Continuity
- b. Rhythm of Spacing and Structures on Streets
- c. Directional Expression of Principal Elevation
- d. Streetscape and Pedestrian Improvements

4. Subdivision of Lots

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

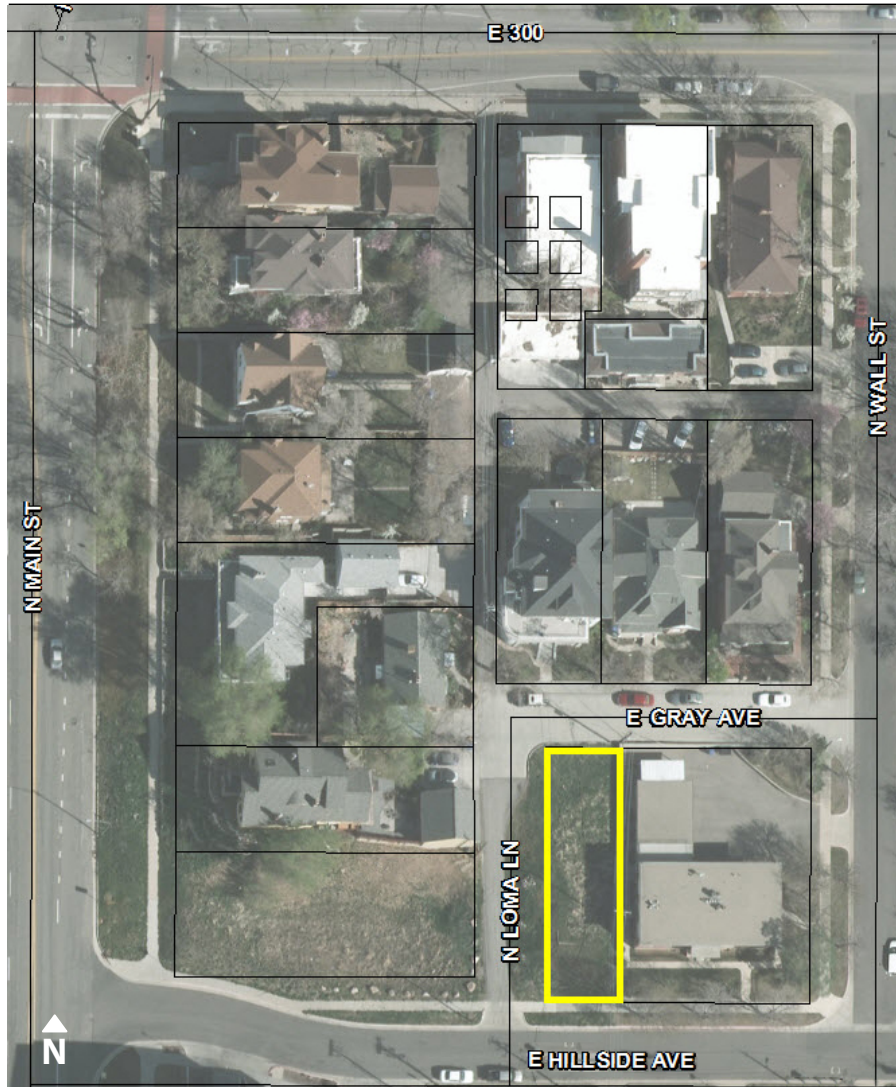
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

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.

	<p>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.</p> <p>F. Material Pollution Of Environment: The proposed use and 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



BACKGROUND

Context

The proposal is for a single-family detached residence, situated at approximately 31 E Hillside Avenue. The subject property is located in the southern edge of the district (Arsenal Hill). This area of the Capitol Hill was settled on a grid pattern similar to that of the Avenues district, with more uniform setbacks and lot patterns.

The subject property is an undeveloped corner lot on the north side of Hillside Avenue and also has frontage on Loma Lane and Gray Avenue. The elevation of the site rises steeply to the north and to the east. There is a public utility easement that runs north south through the eastern edge of the subject parcel. The west lot line abuts an unimproved area of Loma Lane. The property is located within the Capitol Hill Historic District, the CHPA (Capitol Hill Protective Area Overlay District) and the R-2 (Single and Two-Family Residential) zoning district.

The lot that measures approximately 32.81'x120.25' (3920 sq ft), and is considered a non-complying lot as it is undersized relative to the R-2 zoning requirements of a 50 ft. minimum lot width and 5,000 sq. ft. for a single-

family detached development. It should be noted that a non-complying lot as to lot area or lot frontage in legal existence prior to April 12, 1995, shall be considered a legal complying lot. Legal complying lots in residential districts shall be approved for development of a single-family dwelling regardless of the size of the lot subject to complying with all yard area requirements of the R-1/5000 zoning district.

Proposed Development

The proposed new single family residence is a modern/contemporary structure comprised of three levels: walk-in basement, main level, and upper level. The proposed building is rectangular in form with a combination of flat and sloped roof planes. The proposed front yard setback of 20 feet (20') is consistent with the block average along the street frontage. The subject property is located within the Capitol Hill protective area and the proposed height meets the basic maximum height permitted in the R-2 zoning district.

The primary facade of the proposed structure is south facing which allows for the proposed passive solar design of harvesting seasonal indirect/direct solar all year and receiving solar heat gain during the winter months. The proposed building would be approximately 17 feet (17') away from the nearest building to the east, and in excess of 60 feet (60') from the nearest buildings to the west, north and south.

Design and materials create a contemporary architectural appearance of generally horizontal form, counter-balanced by vertically proportioned sections of facade, articulated and detailed in different materials and finishes and openings. The primary palette of external materials includes: masonry, hard coat stucco with a smooth limestone finish, horizontal cedar siding, vertical wood battens, architectural metal paneling and glazing with bronze metal framing.

The south facing facade adjacent to Hillside Avenue is comprised of 50% windows and doors with horizontal wood siding and horizontal deck lines that help break up the massing of the structure and provide visual balance. Utilization of glass on the primary facade maximizes solar heat gain and passive solar strategies. Because the lot has double frontage, the proposed detached garage is visible from Loma Lane and has frontage on Gray Avenue. The proposed garage is constructed of concrete masonry units with a honed finish and the garage door is proposed in paneled wood. Low level plantings are proposed in the front yard area and along the north western portion of the lot adjacent to Loma Lane. (See Attachment A sheet A10.10 "Materials")

To construct the proposed single-family dwelling, the applicant is seeking **special exception** approval for the following:

1. Setbacks: Due in part to the narrow width of the lot and the utility easement that runs through the east side of the property, deviations from the required 10 foot (10') corner side yard setback are proposed. The applicant is requesting a reduced corner side yard setback of 6 feet (6'). The required interior side yard setback of 4 feet (4') has been increased to 10 feet (10') because of lot constraints associated with a public utility easement that runs through the east portion of the lot.

2. Obstructions in Required Yards:

Window Wells- Modifications to lot and bulk regulations of the underlying R-2 zoning district related to obstruction of window wells in the required corner side yard area. Windows may obstruct into required yard areas if they are not over 6 feet (6') in width, and do not project from the structure more than 3 feet (3'). The proposed window wells on the west elevation exceed the permitted projection from the proposed structure by approximately 6 inches (6"). One of the window wells exceeds the width by 9 feet 3 inches (9' 3"), and the other by 2 feet 5 ¾ inches (2' 5 ¾"). The proposed window wells are 4 inches (4") from the west property line. The purpose of the larger window wells is part of the passive solar design for the property which allows maximum light to the below grade basement.

Balconies- Modifications to lot and bulk regulations of the underlying R-2 zoning district related to obstruction of balconies. Balconies projecting not more than 5 feet (5') are permitted in rear yard areas. The proposal includes two balconies that project 5 feet (5') into the required 20 foot (20') front yard. The proposed balconies help reinforce a sense of human scale, and provide a balancing visual emphasis to the overall streetscape. The balconies also serve as solar shading for the south facade.

Eaves- Modifications to lot and bulk regulations of the underlying R-2 zoning district related to obstruction of eaves. Eaves may project 4 feet (4') into required 20 foot (20') front yard. The applicant is seeking special exception approval to project 5 feet (5') into the required 20 foot (20') front yard. The purpose of the proposed eaves is to maximize passive solar design performance.

3. **Grade Changes:** In order to accommodate the construction of the proposed single-family home, grade changes in excess of 4 feet (4') are proposed in the corner side yard and the front yard area to accommodate a walk in basement and window wells for the property. The highest point of grade change is approximately 5 feet 5 inches (5'5"). (See Attachment A sheet A2.50)
4. **Retaining Wall:** A concrete retaining wall is proposed in the front yard to accommodate construction of a walk-in basement entrance that is below existing grade. Wall height in excess of 4 feet between the front property line and the front building line of the facade of the principle structure requires special exception approval. The applicant is seeking special exception approval for a retaining wall in the front yard that at the highest point will have a height of approximately 5 feet (5'), and will extend a length of approximately 10 feet (10') into the required front yard, and a window well retaining wall in the required corner side yard that is approximately 5 feet 5 inches (5'5").
5. **Accessory Structure in the Front Yard:** The subject parcel is a double frontage lot and therefore does not have a rear yard. The applicant is seeking special exception approval to locate an accessory structure in the front yard of the double frontage lot. A detached two-car garage is proposed that will be accessed from Gray Avenue. The proposed garage has a height of 10 feet (10') and square footage of approximately 433 sq ft. The detached garage meets the size requirements of the underlying R-2 zoning district.

The proposed construction has a plan and volume extensively defined by the constraints of the lot configuration, dimensions, topography, utility easement, as well as zoning dimensional standards. Proposals sit within the range of established front yard setback and building heights which help to define this street block, and the character of this part of the Capitol Hill Historic District.

Zoning Ordinance

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

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

21A.024.110 R-2 Single and Two-Family Residential Zoning District

The relationship of the proposed development to the R-2 (Single and Two-Family Residential) zoning district as well as general provisions related to lot and bulk control is summarized on the next page.

R-2 Zoning Standards	Proposed	Compliance
Minimum Lot Area And Lot Width: 5,000 square feet and 50 feet for SFR	Lot size of approximately 3,920 sq ft with a width of approximately 32.81 feet	Complies (Legal Non-Complying Lot)
Required Parking: 2 spaces	3 spaces shown	Complies
Maximum Building Coverage: 40%	40% of the lot coverage=1,674 sq ft Proposed lot coverage=1,405 sq ft	Complies
Corner Side Yard Setback (west) -10 ft	4 ft	Seeking Special Exception Approval
R-2 Zoning Standards	Proposed	Compliance
Interior Side Yard Setback (east) -4 ft.	10 ft	Complies
Building Height: 20 ft. for flat roof 28 ft. for pitched roof. Maximum exterior wall height: reduced by 1 ft for each 1 ft encroachment into interior side yard setback. Cross slopes: relaxed on downhill side by 0.5 ft for each 1 ft difference in grades between uphill & downhill faces of the building.	Pitched Roof: South: 23.25 ft North: 20.375 ft East: 22.2 ft West: 19.7 ft Flat Roof: South:17 ft 11 ¾ in East:17 ft 11 in West:19 ft 7 in	Complies
Front Yard Setback: Average of the block face- 20 ft	20 ft	Complies
Rear Yard Setback: not applicable (double frontage lot)	Double frontage lot/no rear yard	Complies

21A.036.020.B Obstructions in Required Yards

Type of Structure/or Use Obstruction	Proposed	Compliance
Balconies not projecting more than 5 ft (permitted in rear yard)	Balcony projecting 5 ft into 20 ft front yard setback	Seeking Special Exception Approval
Changes of established grade greater than 4 ft are a Special Exception	Grade changes in excess of 4 ft in the corner side yard and front yard	Seeking Special Exception Approval
Eaves-4 ft eave may project into 20 ft yard area	5 ft projection into front yard area	Seeking Special Exception Approval
Window Wells-not over 6 ft wide and projecting not more than 3 feet from structure	2 Window Wells West Elevation: 15 ft 3 in wide 8 ft 5 ¾ in wide Projecting 3 ft 6 in from the structure	Seeking Special Exception Approval

COMMENTS

Public Comment

No public comment regarding the application has been received as of the date of the preparation and distribution of this staff report.

Department Review Comments

Utilities: The property does not currently have water or sewer service. There is a 8” sewer main and 4” water main in Hillside Avenue. The 4” main may need to be upsized if additional fire protection or culinary demands are required. There is also an 8” sewer main and 4” water main in Gray Avenue. No building is allowed within the easement for these utilities. Utility impact, connection, meter, inspection and survey fees will apply. Drainage discharge onto other properties is prohibited.

Engineering: Curb and gutter should be installed along the frontage of Loma Lane as part of this project. It's suggested the applicant meet with the City's Engineering division to discuss options to accomplish this.

Transportation:

Curb & gutter and asphalt tie-in will be required along Loma Lane connecting the existing curb returns at Hillside and at Gray. Sidewalk will not be required at this time. Some details will need further review such as the existing non-standard street entrance at Hillside which appears more like a driveway than a street entrance, grading behind the curb to the property line, and drainage from the new curb & gutter which will flow storm water over sidewalk and may require a connection to the storm drain system.

The driveway is not explicitly shown on the plans but it would appear to be too close to the street corner property line and abutting property line (20 feet minimum distance from street corner property lines and 6 feet from abutting property lines). Also, driveways must be at least 5 feet away from any public utility infrastructure such as power poles, fire hydrants, etc.; there appears to be a power pole at the abutting property line.

The parking stalls and back out aisle appear to be sufficient for parking maneuvering (20' 8" stall + 10' driveway + 15' to parking aisle = 45' 8").

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.

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Building Scale Guidelines

- 12.5** A new building should be designed to reinforce a sense of human scale.
- 12.6** A new building should appear similar in scale to the established scale of the current street block.
- 12.7** The roof form of a new building should be designed to respect the range of forms and massing found within the district.
- 12.8** A front facade should be similar in scale to those seen traditionally in the block.

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.

Building Form Guidelines

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

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

Analysis: This section of the street is characterized by a varied range of house types and scales. Heights and widths of surrounding structures vary, and the proposed development equates relatively well with this range of forms and this rhythm.

The proposal is designed to maintain compatibility with the established scale of the context in terms of form, modest massing and composition, with limited height, and distinctly designed facade sections and elements which help to establish a sequence of component parts at an identifiably human scale. The proposed building is designed so that the massing and the scale are effectively integrated with the topography of the lot. With the exception of a seven story multi-family building (The Panorama) located just south west of the subject property, surrounding buildings are generally one to two stories as they appear from the street. The proposed single family dwelling is three stories as seen from Hillside Avenue. The lot inclines to the north and to the east and structure generally appears as two-stories from west, east, and north elevations as the basement is proposed below grade. In this context, the design contributes effectively to the current eclectic range of architectural forms along this street block, and the historical development sequence in this section of the historic district.

The primary form for the house is a rectangular volume with the mass broken down by form and material. Buildings that surround the subject property have gabled, hipped and flat roofs. The proposed roof has a combination of flat and sloped planes and is visually compatible with the varied roof shapes of surrounding structures and streetscape.

The building form has a strong horizontal primary proportion, while this is counter-balanced by the vertical emphasis introduced by fenestration, wall paneling in different materials, and the way this is detailed. The solid to void ratio, although scaled and proportioned differently than more traditional buildings in this context, creates a vertical emphasis and an effective balance along the facades. The front facade as designed is also distinctive, and windows are setback from the building face, creating a relief and texture as seen in most homes in the area.

Finding: In the eclectic nature of this context, Staff would conclude that the proposed structure is generally compatible in terms mass, scale, height, width and form with the range of other buildings on this street frontage. This standard is met.

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.

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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.

Proportion and Emphasis of Building Facade Elements

12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

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.

Building Material and Detail

12.17 Use building materials Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

Windows

12.20 Windows with vertical emphasis are encouraged.

12.21 Window reveals should be characteristic of most masonry facades.

Analysis: The proposed development adopts a contemporary design utilizing passive solar strategies which also addresses the human scale. The south facing facade is 50% windows and doors with wood siding and horizontal decks lines which results in a balanced visual emphasis. While the window dimensions and proportions differ from more traditional design of a few of the surrounding buildings, the subdivision created by glazing frames, and the variation in surface materials and finishes helps to integrate the design with this relatively varied context. The proposed detached garage will have frontage on Gray Avenue, which is consistent with the adjacent property to the east and west of the subject property.

The front facade is designed with an entry porch which is covered by a patio which helps break up the facade into distinct stories which is consistent with other homes in the area. The primary entrance to the building is a walk in basement oriented toward Hillside Avenue. The streetscape is sufficiently varied in architectural terms that there is no identifiable pattern along this street frontage. Equally, there is no identifiable rhythm of recurring porches or distinct building pattern characteristic of this part of the street frontage. The proposed exterior building materials are visually compatible with the materials used in surrounding structures and are typically observed in the Capitol Hill Historic District.

Finding: Facade composition 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 ration, rhythm of the entrance porch and other projections and materials. This standard is met.

Standard 3: Relationship to Street:

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;

- a. 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;
- b. 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

- c. 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.

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Street and Block 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.

Building Placement & Orientation

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

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

Applicable Design Guidelines for Capitol Hill Historic District

14.3 A new driveway, as well as any street improvements, should be arranged so that they continue the respective street pattern.

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

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

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

Analysis: The small, narrow and steep street pattern in much of this area provides the district with a high degree of visual diversity. This area of the Capitol Hill district was settled on a grid pattern with more uniform front yard setbacks and sitting of primary structures. The proposed building is sited on the lot in a similar fashion as other homes in the vicinity and would contribute to the established wall of continuity of the street. The street pattern created by Loma Lane and Gray Avenue has resulted in several lots having double and triple street frontage. Although front yard setbacks are more uniform on the street frontage, the corner side yards of the block are not characterized by a well-defined rhythm or pattern (see map).



The map above shows the corner side yard setbacks of surrounding properties. The corner side yards of properties within the block are varied and do not have a well defined pattern.

The fact that this lot is currently undeveloped contributes a further element to this discontinuity, as does the steeply rising topography to the north and east. The proposed building would establish a missing element in this street frontage and also help to complete the continuity of the historical development sequence. The proposed reduced corner side yard setback is characteristic of the range in this context, while proposed facade scale and composition also fall within this range.

The building aligns with the orientation of the lot, and is situated parallel to the lot lines, while open space between and in front of the house reflects the range of the current sequence of buildings. The primary entrance is oriented towards Hillside Avenue. While this proposal has a recessed side facing doorway, design elements help create a well-defined entrance facing the street. This entrance emphasized by a contemporary expression of a covered porch created by a projecting deck above the entrance which also serves as solar shading for the south facade. The proposed landscaping at the first floor level helps to soften and integrate this facade within this topographic and architectural setting.

The proposed detached garage will be accessed from Gray Avenue, which will require curb cuts along the north of the lot to accommodate the proposed driveway. The south side of Gray Avenue lacks a public sidewalk and curbing for this portion of the street ends as it intersects an unimproved area of Loma Lane adjacent to the west property line of the subject property. Given the confinements created by the undersized lot and its configuration, the proposal is compatible with the pattern of the historic character of the district.

Finding: Staff concludes that the proposed development meets this standard. The established wall of continuity and orientation of building will be consistent with the block face. This standard is met.

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 since no subdivision amendments are currently proposed. This is an existing legal non-complying lot.

Finding: This standard is not applicable.

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

The applicant is seeking relief through the Special Exception process for proposed setbacks, lot coverage, and height limitations in the R-2 zoning 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:

- 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.

Analysis: The purpose of the R-2 residential district is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units.

The proposal is for a three-story single family residence. The lot is narrow and steeply graded, creating challenges for new development relative to the zoning dimensional standards. Side yard, front and rear setbacks and lot coverage requirements are typically used to maintain adequate separation between neighboring buildings for privacy, sunlight, visual uniformity, and to provide the opportunity for landscaping. In this case, the existing lot is undersized and is constrained by steep topography; rising in elevation both to the north and to the east. The site has further constraints created by the utility easement.

The applicant is seeking special exception approval for a corner side yard setback of 4 feet (4') which is reduced relative to the R-2 standard of 10 feet (10'), for grade changes and retaining wall heights of

approximately 9 feet (9'), obstruction of balconies, eaves and window wells into required yard areas to accommodate passive solar design, and an accessory structure in the front yard of a double frontage lot. Special exception approval in this case would enable this proposal to be developed in a manner which would not adversely affect, and be compatible with, the character of this site and this context in the University Historic District.

Finding: Special exception relief from zoning district standards for reduced corner side yard setbacks, lot and bulk modifications related to obstructions in required yards, and grade changes and retaining wall heights would be in harmony with the purposes of the R-2 zoning district and the Historic Preservation Overlay.

- 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.

Analysis: The property is zoned primarily for single-family with limited two-family residential. The application is for a single-family residence. This is an undeveloped lot within the Capitol Hill Historic District. Current proposals appear to be largely compatible with the form and character of the lot and its setting, designed and situated to integrate with the challenging topography and dimensions of the site. No evidence has been presented to the City that approval of the proposal will substantially diminish or impair the value of the property.

Finding: Staff would conclude that constructing a home at this location will not substantially diminish or impair property values within the neighborhood. The petition complies with this standard.

- 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.

Analysis: The use of the property as a single family residence is in keeping with the purposes of the zoning district. It is understood that this R-2 district exhibits a variety of yard and bulk characteristics. The proposed development equates well with the scale, massing and form, and should not have an adverse effect upon the character of the area, or on public health, safety and general welfare.

Finding: The application complies with this standard.

- 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.

Analysis: Single family homes and apartment conversions represent the predominant development pattern of the streetscape, with larger multi-family developments near the west side of Hillside Avenue along Main Street. The south side of Hillside Avenue is zoned RMF-35 and development is a mixture of single-family homes and apartment conversions. The east neighboring property is a multi-family structure that was built in 1961. The proposed structure has a front yard setback consistent with the established setback of the block face. The proposed special exception requests are largely defined by the lot configuration, topography and dimensions. Given the constraints of this lot, the proposals appear to be compatible with the use and development of neighboring property, the Capitol Hill Historic District, the CHPA (Capitol Hill Protective Area Overlay District), the R-2 (Single and Two-Family Residential) Zoning District and the objectives of the Historic Preservation Overlay.

Finding: The application complies with this standard.

- 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.

Analysis: The proposed building design is integrated with the topography of the lot and maintains the historic street pattern that helps characterize the Capitol Hill Historic District. The proposal does not result in the loss of scenic views and meets the standards of the CHPA (Capitol Hill Protective Overlay) zoning district.

Finding: The application complies with this standard.

- F. **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: The requested special exceptions are not anticipated to have a material effect upon air, water, soil or noise or other types of pollution.

Finding: The application complies with this standard.

- G. **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 Historic Landmark 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. The proposals as currently presented provide a solution to the development of this difficult site which would be compatible with the character of this part of the Capitol Historic District. In this case, a strict interpretation of the setback and lot and bulk requirements would be questionable in the context of the size and other constraints of this lot, and would severely restrict the residential development form for this lot. Providing relief from these requirements, while complying with all other standards, will allow for the proper and compatible development of the property.

Finding: The petition complies with this standard.

Special Exceptions Authorized, *Section 21A.52.030*

In addition to the general special exception standards, the following specific special exception standards apply to the proposal:

2. Accessory structures in the front yard of double frontage lots, which do not have any rear yard provided:
 - a. The required sight visibility triangle shall be maintained at all times.
 - b. The structure meets all other size and height limits governed by the zoning ordinance.

Analysis: The proposed detached garage meets the size and maximum height standards of the R-2 zoning district, and appears to meet sight visibility triangle requirements.

Finding: The proposal meets the specific special exception standards for an accessory structure in the front yard of a double frontage lot.

3. Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:

- a. Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area;

Analysis: The lot slopes steeply to the north and to the east. The retaining wall is proposed to accommodate grade changes for construction of a walk-in basement that is below existing grade. The retaining wall extends XX ft into the front yard of the of the subject property and is approximately 9 feet (9') at its highest point. The retaining wall follows the topography of the lot.

- b. Exceeding the allowable height limits on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition;

Analysis: The proposed development is on a corner lot however transportation reviewed the proposal and no unsafe traffic conditions were identified related to retaining wall height.

- c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;

Analysis: The retaining wall is to accommodate elevation changes between the subject property and the adjacent lot. Retaining wall materials are compatible with the overall pallet of materials used for proposed building. The height of the retaining wall does not extend above finished grade of the lot where the retaining wall is proposed.

- d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;

Analysis: The proposed retaining wall is not near a school or approved recreational use that requires special height considerations.

- e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;

Analysis: The elevation of the site rises steeply to the north and to the east. The proposed retaining wall will accommodate proposed grade changes for development of the subject property.

- f. Keeping within the character of the neighborhood and urban design of the city;

Analysis: The steep topography of the entire Capitol Hill district dictates the need for retaining walls to adjust for changes in slope. Retaining walls provide visual interest to the

street and the proposed retaining wall is compatible with the character of the neighborhood and surrounding context.

- g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property; or

Analysis: The proposed retaining wall is in the front yard of the subject property. Because of the sloped topography in this area, retaining walls are commonly seen in front yard areas, including the adjacent property to the east. The proposed retaining wall is consistent with the existing character of the neighborhood.

- h. Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.

Analysis: The proposed retaining wall is not adjacent to the driveway on the petitioners' property or the adjacent property.

Finding: Based on analysis of each of the individual standards for additional height for retaining walls provided above, the proposed 5 foot (5'5") retaining wall meets the specific special exception standards for additional height of a retaining wall.

- 12. Grade changes and retaining walls are subject to the regulations and standards of chapter 21A.36 of the Salt Lake City Municipal Code.

Analysis: The proposal meets requirements of chapter 21A.36 of the Salt Lake City Municipal Code.

Finding: The standard is met.

ATTACHMENT A
Application Materials

MEMORANDUM: design guideline summary
SLC Planning Department-001

TO: SLC Planning and Zoning
451 South State
Salt Lake City, UT 84111

t:
f:
e:

FROM: Steve Simmons

DATE: 12 April 2015

RE: 31 East Hillside Avenue: Single Family Dwelling: New Construction

CC: none

To SLC Planning Department:

The following is a proposal to build a Single Family Dwelling at 31 East Hillside Avenue. The property is an undeveloped lot and is within the Capital Hill Historic District. Zoning is R-2. There is no evidence of prior development. The proposed home is comprised of three levels: walk-in basement, main level (living), and upper level (sleeping). The lot is undersized at 32.81'x120.25' and this particular lot is sloped (North to South and East to West). The primary façade is south facing, which allows for proposed passive solar design: harvest seasonal in-direct/direct all year and receive solar heat gain during the winter months.

The planned residence will be a Modern/Contemporary structure developed within the guidelines of the Historic Overlay district and the neighborhood at large.

The following hardships are associated with this lot:

- The lot is undersized at 32.81' of width (50' is standard).
- Utility easement located on the East side of the property running North/South

The following Special Exceptions are requested:

- 4'-0" corner side yard setback: 10'-0" interior yard setback (utility easement)
- Changes of established grade greater than 4'-0" (see A2.10 and A5.10)
- Encroachments into the side yard (East elevation, window wells/light well as noted on A2.10)
- Double frontage lot (accessory building)
- 5'-0" roof overhang (South face only for passive solar design performance)

I have reviewed the Design Considerations in regards to the Capital Hill Overlay Guidelines and addressed below.

CHAPTER 12: New Construction in Historic Districts

Site Design

12.1 alleys and Streets

RESPONSE:

Proposed development does not change this existing pattern. The structure's primary axis is North/South, which is perpendicular to the street (Hillside Avenue) and parallel to lot lines.

12.2 Street Pattern

RESPONSE:

The proposed residence is located on the lot in a manner consistent with the spatial rhythm of the street. This development primary entrance is oriented to the street with an integrated covered porch entrance that also serves as an exterior deck and solar shading for the south façade. The goal for the site placement and massing is to develop a structure that is passive solar, maximize the view(s), pedestrian scale in form and materials.

Building and Placement and Orientation

12.3 Settlement Pattern

RESPONSE:

The orientation of the home is consistent with the shape of the lot and neighboring homes.

12.4 Front and Entrance oriented to the street

RESPONSE:

This development primary façade and entrance is oriented to the street with porch-like architectural features. As well, the building is oriented parallel to lot lines.

Building Scale

12.5 Human Scale

RESPONSE:

A covered entry porch is provided. Windows are vertically oriented to maximize view and passive solar strategies. The building materials used are of traditional dimensions. The massing is modest and is broken up by use of different materials and architectural projections, which break up the scale and creates shadow lines. The building mass is integrated with to solar design practice: South façade with windows and overhang projections; West façade, pedestrian in scale with minimal windows to reduce heat gain; North façade, primarily windows to harvest north indirect light; East façade, utilizing two dormers along the stairway to create a light-well to diffuse daylight through all stories of the structure as well as an exterior vertical wood screen over the bedroom windows.

12.6 Similar scale to established scale

RESPONSE:

The front façade is broken up by the following elements: Patio/porch cover, roof overhang projection. The façade is also broken up by the material use: masonry, wood, glass(maximize solar and view), and architectural metal. As a result, the solid to void relationship is consistent to pedestrian scale.

12.7 Roof Form

RESPONSE:

There are numerous flat roofed structures in the area. This proposal roof pattern is consistent with existing structures.

12.8 Scale and Front Facade

RESPONSE:

The front façade has an entry porch with is covered by a patio. This scheme also breaks the façade into distinct stories which is consistent with the homes in the area. The home is of similar height, if not smaller.

Height

12.9 Height

RESPONSE:

The proposed height is within the required building envelope.

12.10 Taller Backside

RESPONSE:

Proposed building height does not change. However the East facing dormers project above the flat roof line to maximize view/solar strategies as well as breaking up the mass to a pedestrian scale.

Width

12.11 Width

RESPONSE:

The lot width is undersized: 32.81'. With set backs, the proposed development is less than similar to existing patterns.

Solid to Void Ratio

12.12 Solid to Void

RESPONSE:

The overall solid to void ratio is consistent to a Modern/Contemporary passive solar structure, which also addresses the human scale. The south facing façade is 50% window/doors with wood siding and horizontal decks lines, which break up the massing. The use for the glass on this primary façade is to harvest the daylight throughout the year and maximize the solar heat gain during the winter months. The North façade is 38% glass/folding doors, which also harvest the natural day light with the ability to open up the building envelope to the outside: utilizing the interior connection (physical and visual) to the outdoor living environment. The East face is 41% windows and the West façade is 9%. The overall solid to void ration is 69% (solid) to 31% (void).

Building Forms

12.13 Building Forms

RESPONSE:

The proposed building form is rectangular in form and is similar to what is on the block.

12.14 Roof Forms

RESPONSE:

There are numerous flat roofed structures in the area.

Proportion and Emphasis of Building Façade Elements

12.15 Façade Proportion

RESPONSE:

The façade proportion is not too wide or overly tall. The design strategy is to balance the vertical with horizontal projections (decks and roofline) to provide a visual, proportional, balance development.

Rhythm and Spacing of Window and Doors

12.16 Window Door Patterns

RESPONSE:

Please refer to 12.12 response.

Building Materials and Details

12.17 Building Materials

RESPONSE:

Traditional materials are used: masonry, wood, architectural metal panels, and glass will be utilized throughout the project. Landscaping will also be an important element to create a softness and pedestrian environment.

12.18 Durable Materials

RESPONSE:

The materials to be used are time tested and durable.

12.19 New Materials

RESPONSE:

The proposed metal siding may be considered a new material. However, this material is time tested and is detailed to be pedestrian in scale.

Windows

12.20 Vertical Emphasis

RESPONSE:

The majority of the windows are vertically oriented. Horizontal window(s) only occur in bathrooms.

12.21 Reveals

RESPONSE:

The windows are setback from the building face, creating a relief and texture as seen in most homes in the area. The windows will not be flush with the façade surface.

12.22 Frame Materials

RESPONSE:

The window frames will be aluminum clad over wood frame and will be flashed and trimmed by traditional framing practices.

Architectural Elements and Details

12.23 Building Components

RESPONSE

The materials used are similar in size, scale, and shape. None of the materials to be used are overly large or uncharacteristic.

12.24 Ornamental Elements

RESPONSE:

There is not much in the way of ornamentation and where present it is scaled appropriately.

12.25 Contemporary Interpretations

RESPONSE:

The proposed development is Modern/Contemporary in design. Therefore, the details are contemporary yet balanced.

12.26 Replications of Historic Styles is Discouraged

RESPONSE:

This proposed development does not attempt to replicate a historic style.

CHAPTER 14: Capital Hill

Street Pattern

14.1 Western Edge of District

RESPONSE:

N/A

14.2 Angular, irregular in Marmalade

RESPONSE:

N/A

14.3 New Driveway

RESPONSE:

The new driveway is accessed in the rear via Gray Ave.

Site Design Features

14.4 Traditional Street Patterns

RESPONSE:

The proposed street pattern relationship is consistent with established pattern in this area.

14.5 Side yard setbacks

RESPONSE:

The proposed side yard set backs are maintained. However, we are requesting a Special Exceptions for 4'-0" side yard setback: 10'-0" interior yard setback.

14.6 Orient to the Street

RESPONSE:

The proposed develop is oriented to the street: Hillside Ave.

Landscape Design Features

14.7 Retain walls and Fences

RESPONSE:

The proposed lot is undeveloped with not signs of a prior development.

Architectural Features

14.8 Similar in Scale

RESPONSE:

The Proposed development on this undersized lot is similar in scale, if not smaller, than surrounding structures.

14.9 New Buildings

RESPONSE:

The Proposed develop is similar to other Modern/Contemporary homes in the district. The primary form for the house is a rectangular volume with the mass broken down by form and material. Also, please refer to previous response above: 12.26

Building Materials

14.10 Similar to historically used.

RESPONSE:

The proposed building materials are masonry, wood, glass, and metal. For this contemporary structure, the metal is detailed and utilized to create a balance with our traditional building materials but maintaining a contemporary design.

end

house

hillside project
salt lake city, utah place

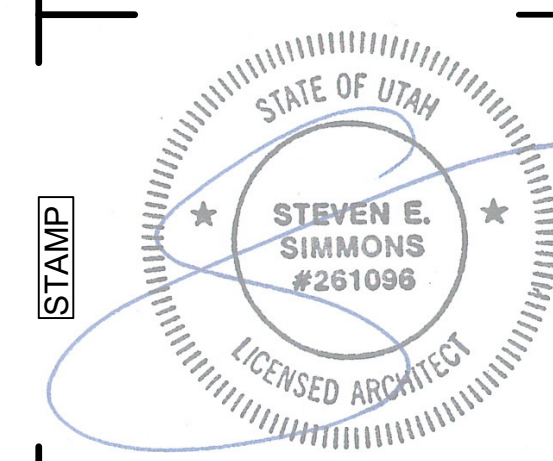


submittal: LANDMARKS

DESIGN TEAM

CONSULTANT

STAMP



NAME / ADDRESS

HOUSE: hillside
31 e hillside
Salt Lake City, UT

PROJECT

OWNER

DATE

14 April 2015

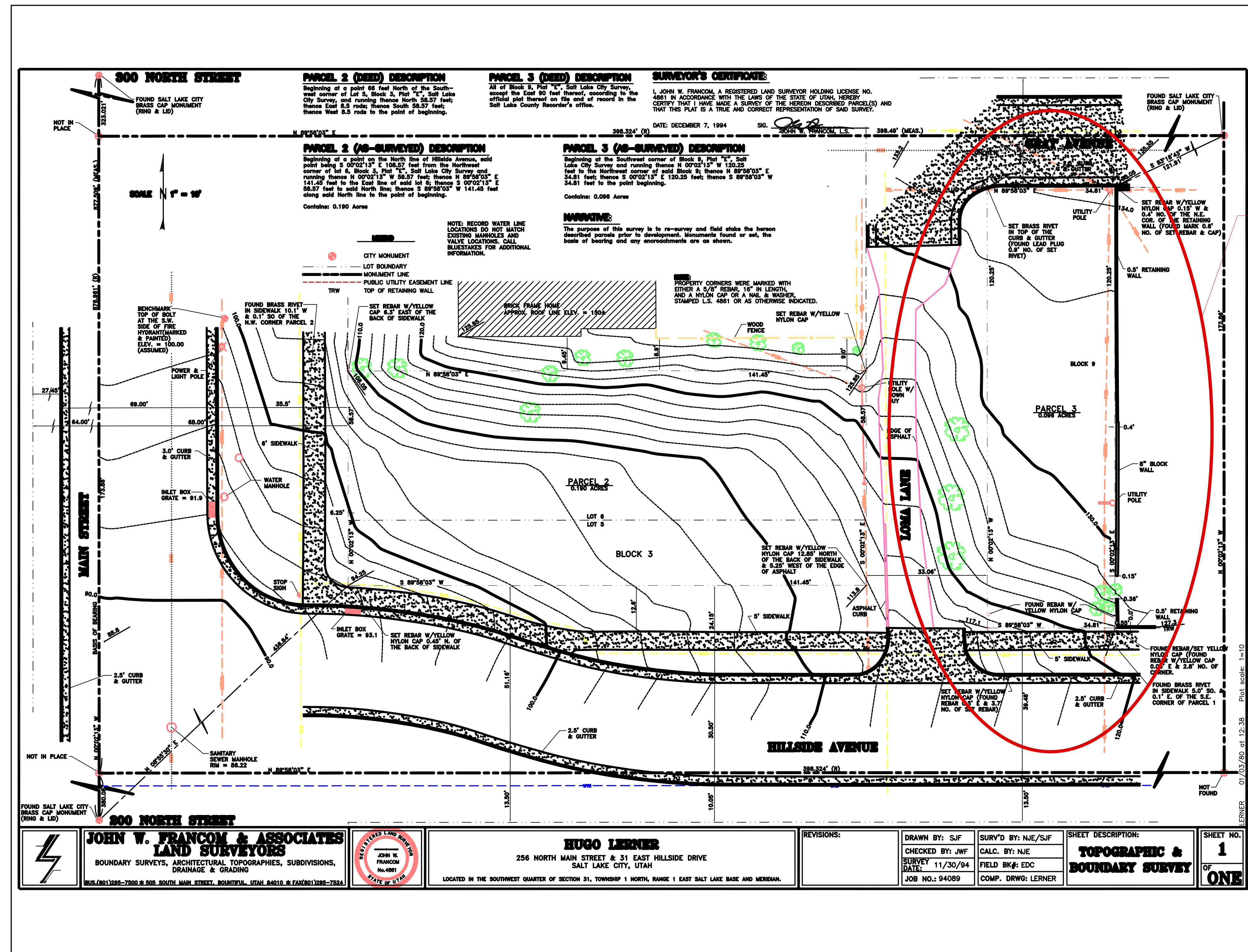
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PROJECT NET

KEY PLAN

SHEET NUMBER

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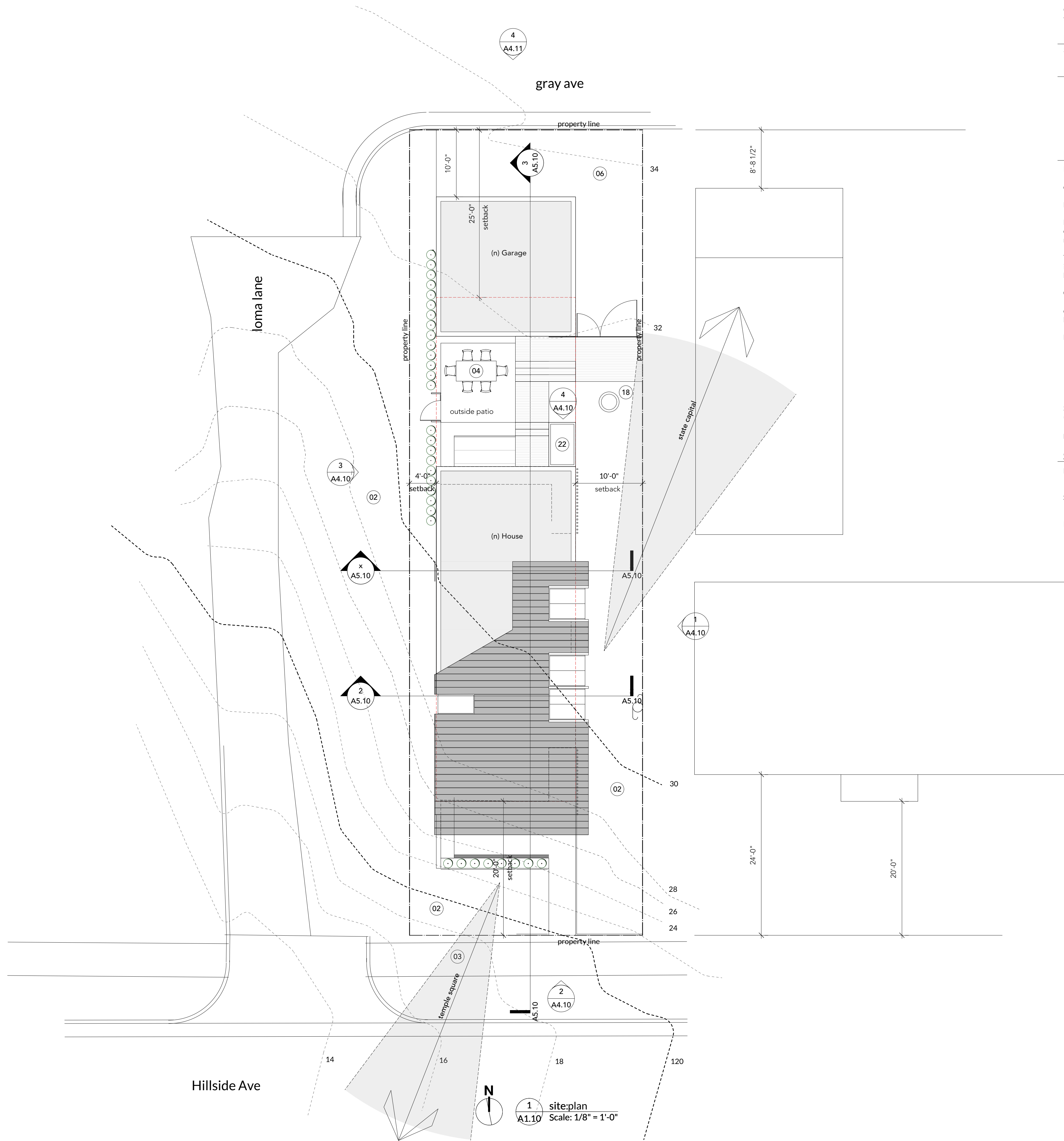
Proposed Property:
PARCEL 3
31 East Hillside

GENERAL NOTES

APPEND

for reference only

submittal: LANDMARK



ZONING
R-2

Construction of a new single family dwelling with walk out basement, first and second floors.

BUILDING LOCATION
31 East Hillside Ave, Salt Lake City, UT 84103

BULK
Lot area = .096 acre (4,185 sf)

Maximum allowable lot coverage structures(40%=1,674)
 new detached garage: 433 sf
 new dwelling: 972 sf
TOTAL: 1405 sf < 1,674 ok

HEIGHT
R-2: Maximum building height:
 Pitched Roofs: 28' measured to the ridge of the roof, for the average height of other principal buildings on the block face

Flat Roofs: 20'
 Exterior Walls: 20' for exterior walls placed at the building setback established by the minimum required yard.

The exterior wall height may increase on foot in height for each foot of increased setback beyond the minimum required interior side yard.

Cross Slopes: the downhill exterior wall height may be increased by 0.5' for 1' difference between the elevation of the average grades on the uphill and downhill faces of the building.

- Exceptions:**
- Gable Walls: walls at the end of a pitched roof may extend to a height necessary to support the roof structure
 - Dormer Walls: Dormer walls are exempt from maximum wall height if dormer width < 10' combined width of dormers < 50% of the building facade facing interior side yard, dormers are spaced at least 18" apart.

Stepped Buildings: shall have a horizontal dimension of at least twelve feet (12)
 proposed building height: 20'-0" plus allowable cross slope increase.

SETBACKS
Front yard:
 Minimum: existing established setback

Side yard:
 4' on one side and 10' on the other

Rear yard:
 25% of lot depth, but not less than 15' and need not exceed 25'

REFERENCE NOTES

- Planter.
- Softscape
- (e) sidewalk
- Patio
- Shaded area indicates finish grade change > 4'-0"
- Hardscape.
- (e) tree: to be removed.
- (e) power pole
- Water heater
- (e) driveway
- Concrete control joint
- Planting: hedge
- Wood bench
- Trench drain
- Mechanical equipment
- Built-in cabinets
- Emergency egress
- Gas fire pit
- Patio table
- DG: demoposed granite
- Trash bins
- Herb garden

GENERAL NOTES

- Driveways cannot exceed 12% grade.
- Exposed concrete will be architectural treated.
- Footing excavations shall be inspected and approved in writing by a qualified geotechnical engineer prior to the placement of concrete forms or rebar - this will be a condition of final approval.
- Structure must meet all local building and fire code requirements.

LEGEND

- one hour fire rating
- Utility pole
- Patch and repair existing asphalt and concrete at areas affected by construction.
- Existing site contours

steveSIMMONS architect

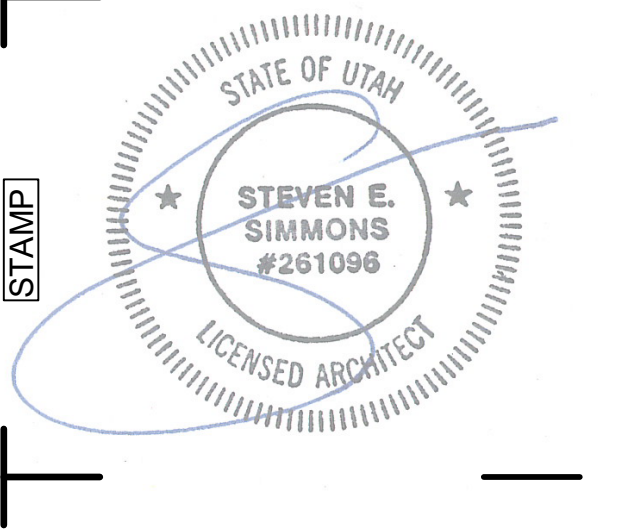
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w: stevesimmonsarchitect.com

DESIGN TEAM

ARCHITECT

CONSULTANT



PROJECT NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

PROJECT MET

OWNER

DATE

14 April 2015

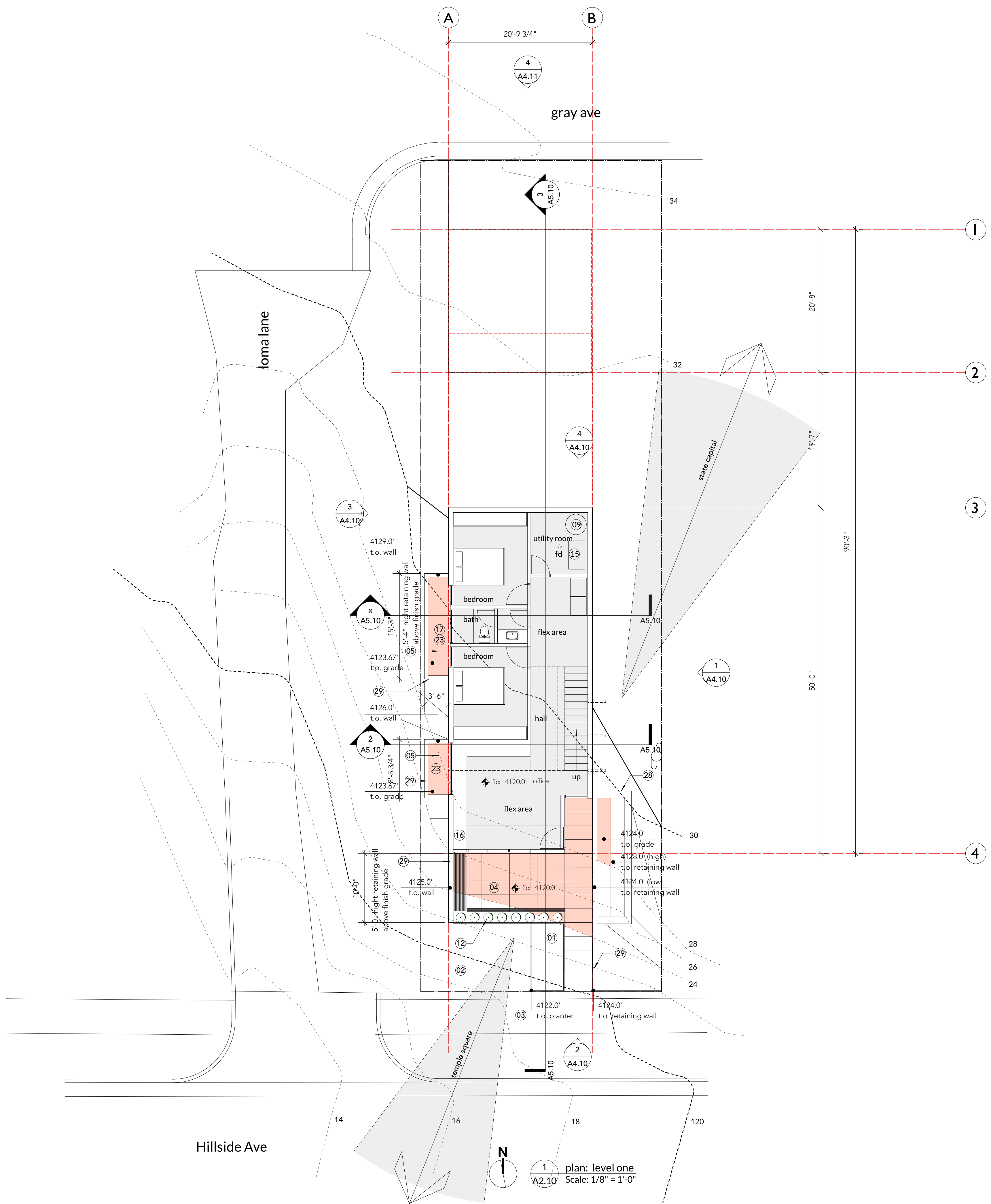
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KEY PLAN

SHEET NUMBER

A1.10

submittal: LANDMARK



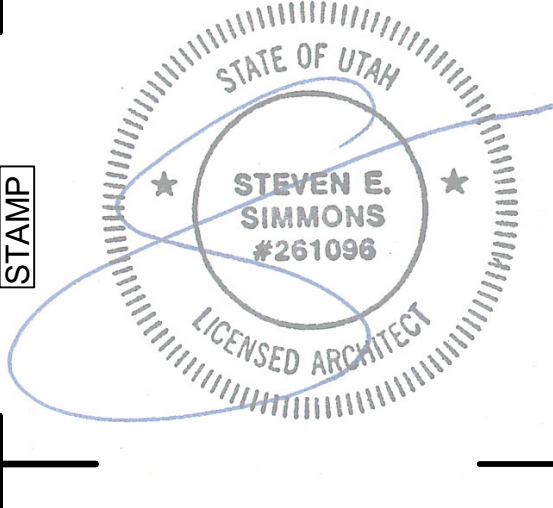
REFERENCE NOTES

- 01. Planter
- 02. Softscape
- 03. (e) sidewalk
- 04. Patio
- 05. Not Used
- 06. Hardscape
- 07. (e) tree: to be removed.
- 08. (e) power pole
- 09. Water heater
- 10. (e) driveway
- 11. Concrete control joint
- 12. Planting hedge
- 13. Wood bench
- 14. Trench drain
- 15. Mechanical equipment
- 16. Built-in cabinets
- 17. Emergency egress
- 18. Gas fire pit
- 19. Patio table
- 20. DG: demoposed granite
- 21. Trash bins
- 22. herb garden
- 23. Light well
- 24. Washer Dryer
- 25. Dormer
- 26. Roof top equipment: HVAC
- 27. Mechanical chase
- 28. Retaing wall: stacked boulders
- 29. Retaing wall: cast in place concrete

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ARCHITECT

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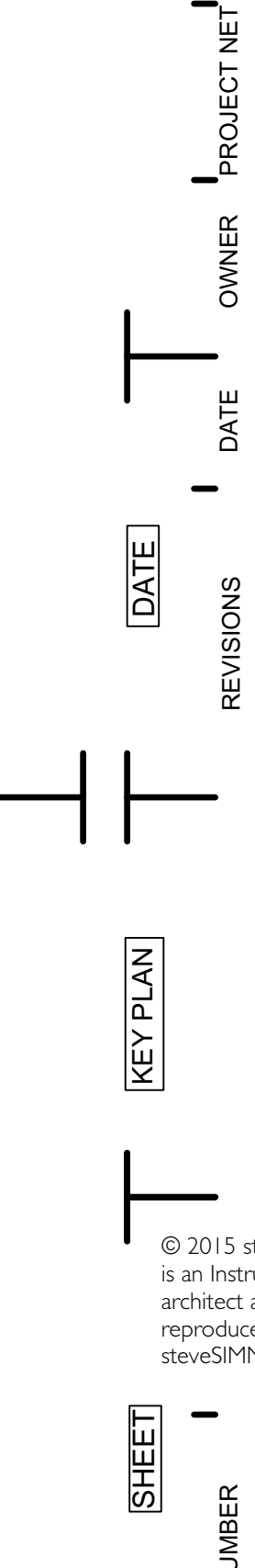
PROJECT
NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

GENERAL NOTES

- 01 Refer to appropriate drawings for structural, mechanical, plumbing, and electrical information.
- 02 Protect all existing items to remain, relocate and/or return to current condition.
- 03
- 04
- 05
- 06

LEGEND



OWNER PROJECT NET

DATE REVISIONS

KEY PLAN

SHEET NUMBER

14 April 2015

A2.10

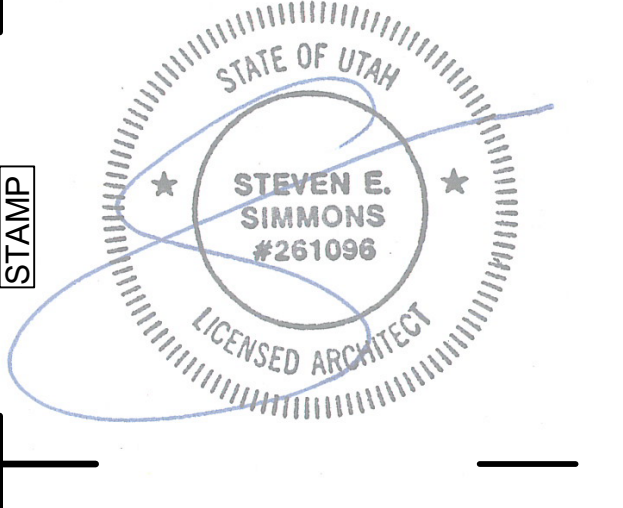
submittal: LANDMARK

REFERENCE NOTES

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DESIGN TEAM

CONSULTANT



PROJECT NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

OWNER PROJECT NET

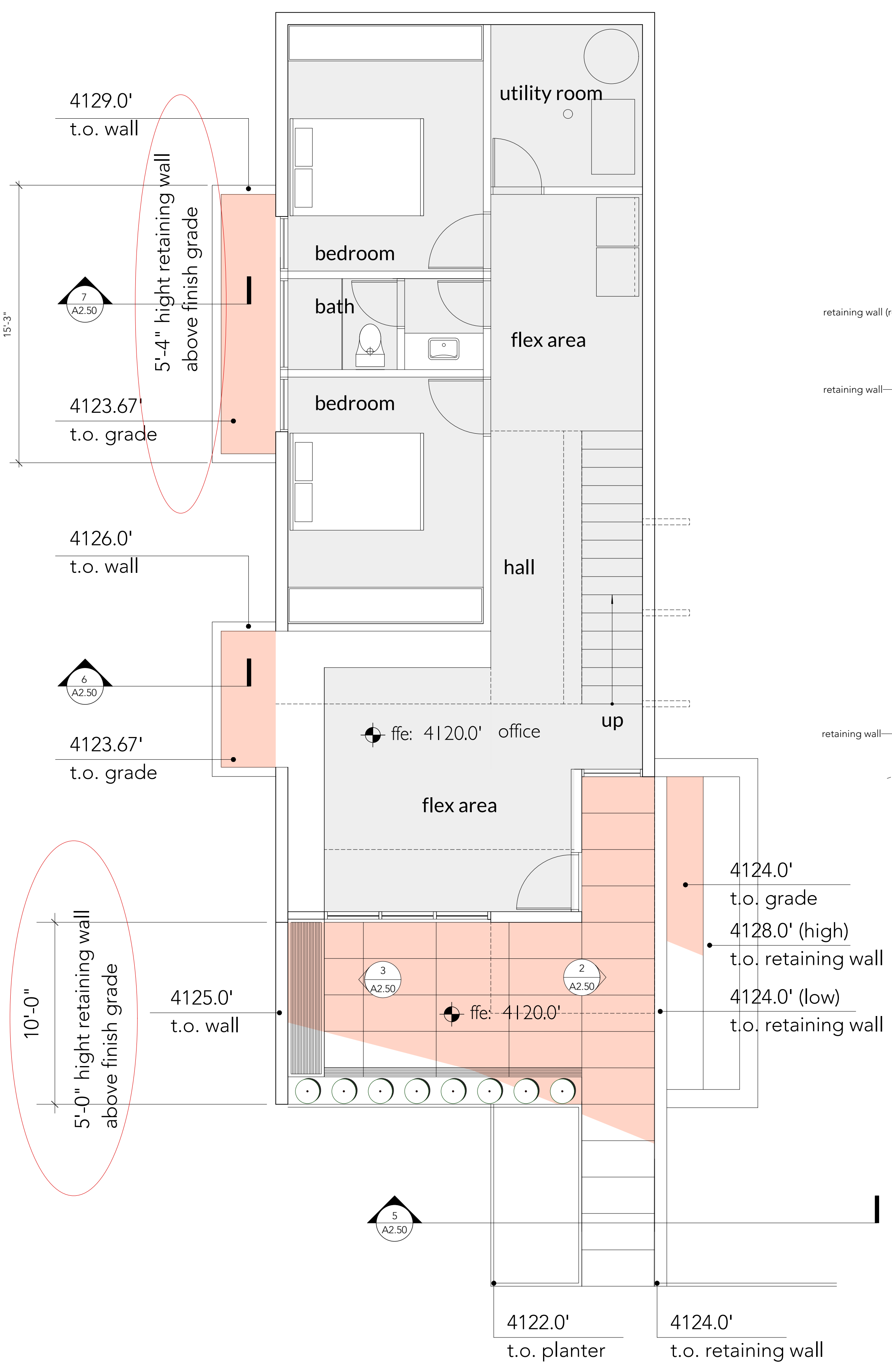
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14 April 2015

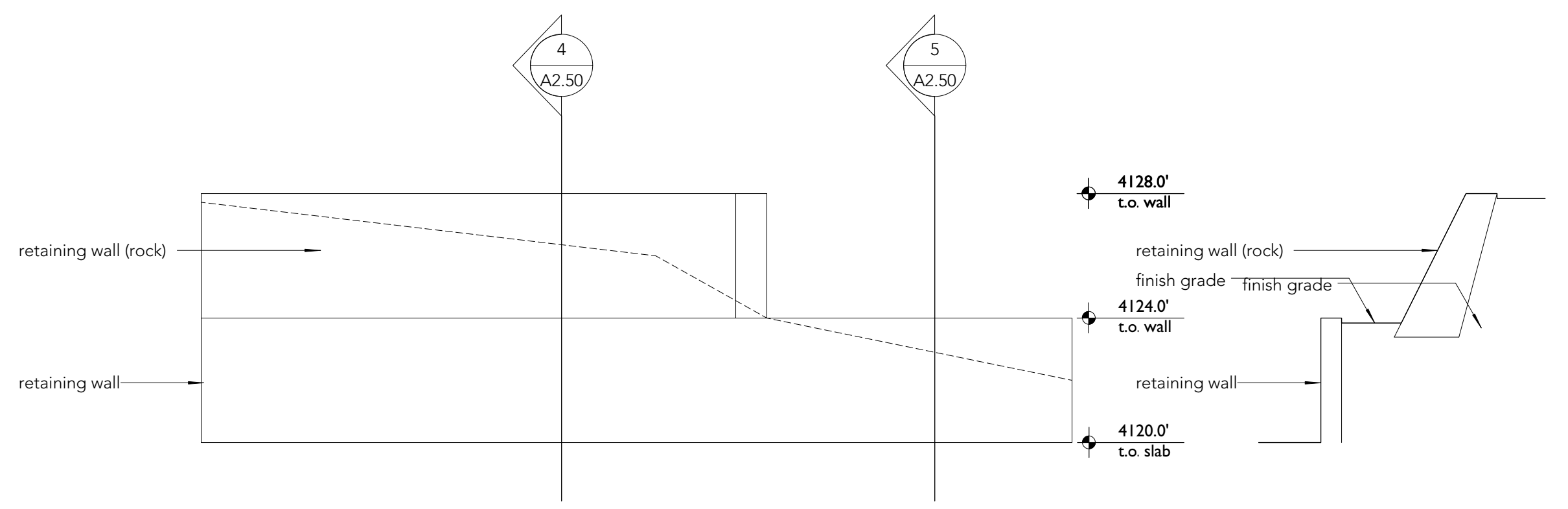
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SHEET NUMBER

A2.50



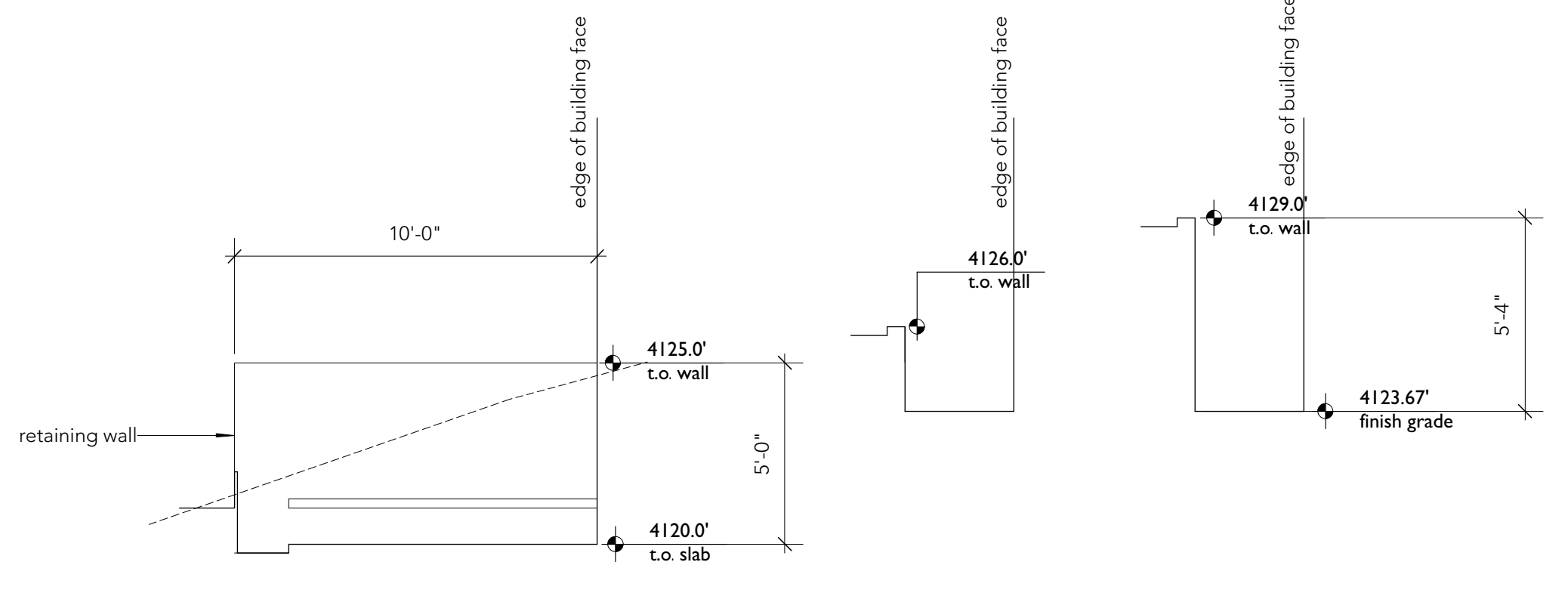
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A2.50 Scale: 1/4" = 1' - 0"



2 Elevation
A2.50 Scale: 1/4" = 1' - 0"

4 Elevation
A2.50 Scale: 1/4" = 1' - 0"

5 Elevation
A2.50 Scale: 1/4" = 1' - 0"



3 Elevation
A2.50 Scale: 1/4" = 1' - 0"

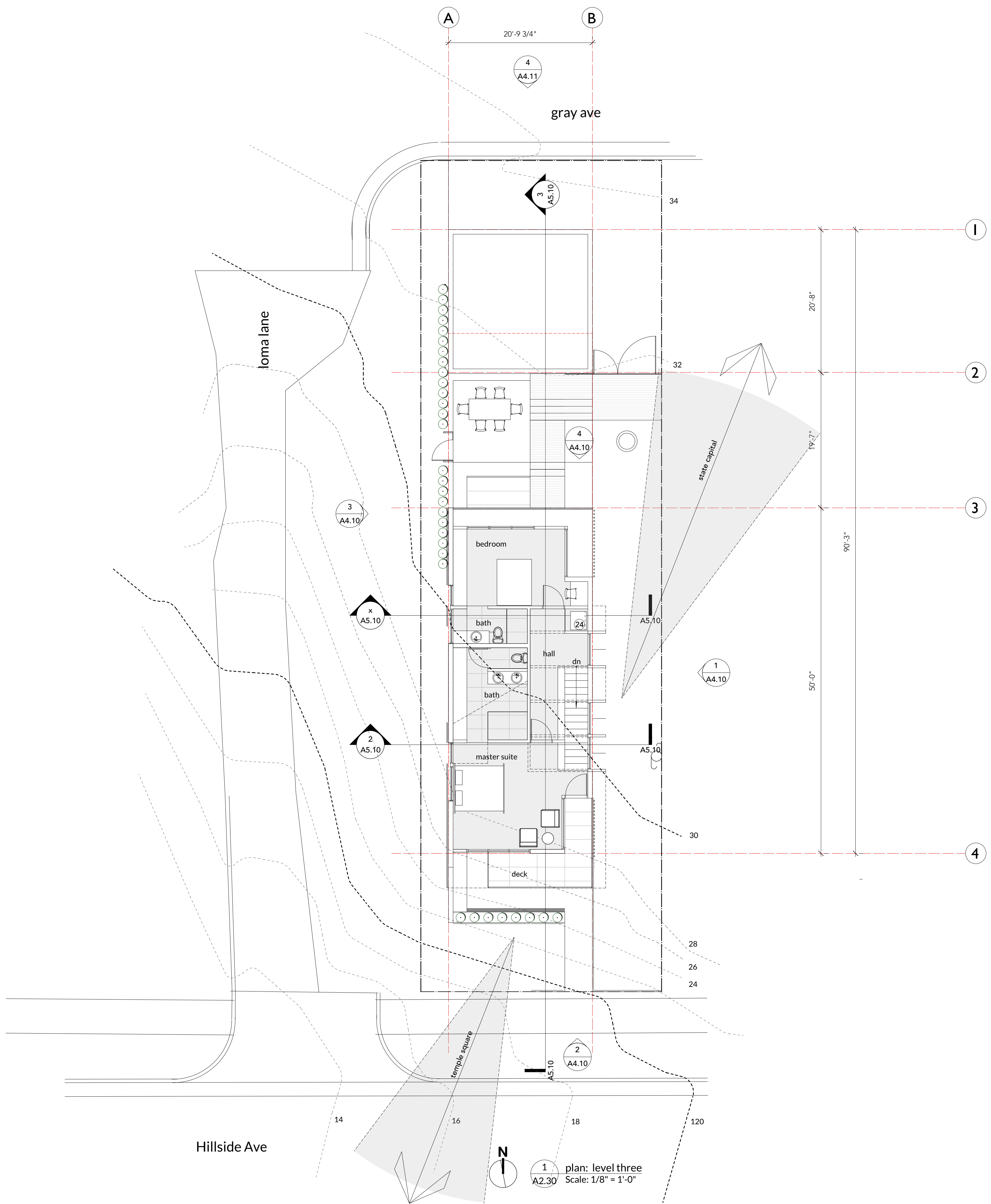
6 Elevation
A2.50 Scale: 1/4" = 1' - 0"

7 Elevation
A2.50 Scale: 1/4" = 1' - 0"

GENERAL NOTES

LEGEND

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REFERENCE NOTES

- 01. Planter
- 02. Softscape
- 03. (e) sidewalk
- 04. Patio
- 05. (e) tree: to remain
- 06. Hardscape
- 07. (e) tree: to be removed
- 08. (e) power pole
- 09. Water heater
- 10. (e) driveway
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- 25. Dormer
- 26. Roof top equipment: HVAC
- 27. Mechanical chase

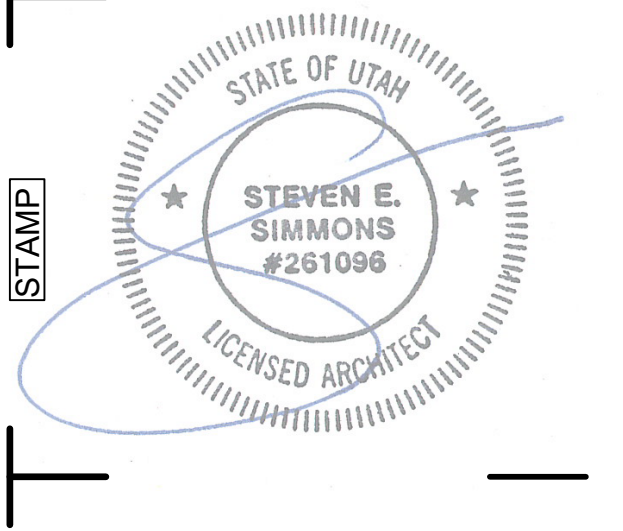
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DESIGN TEAM ARCHITECT

CONSULTANT



PROJECT NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

GENERAL NOTES

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LEGEND

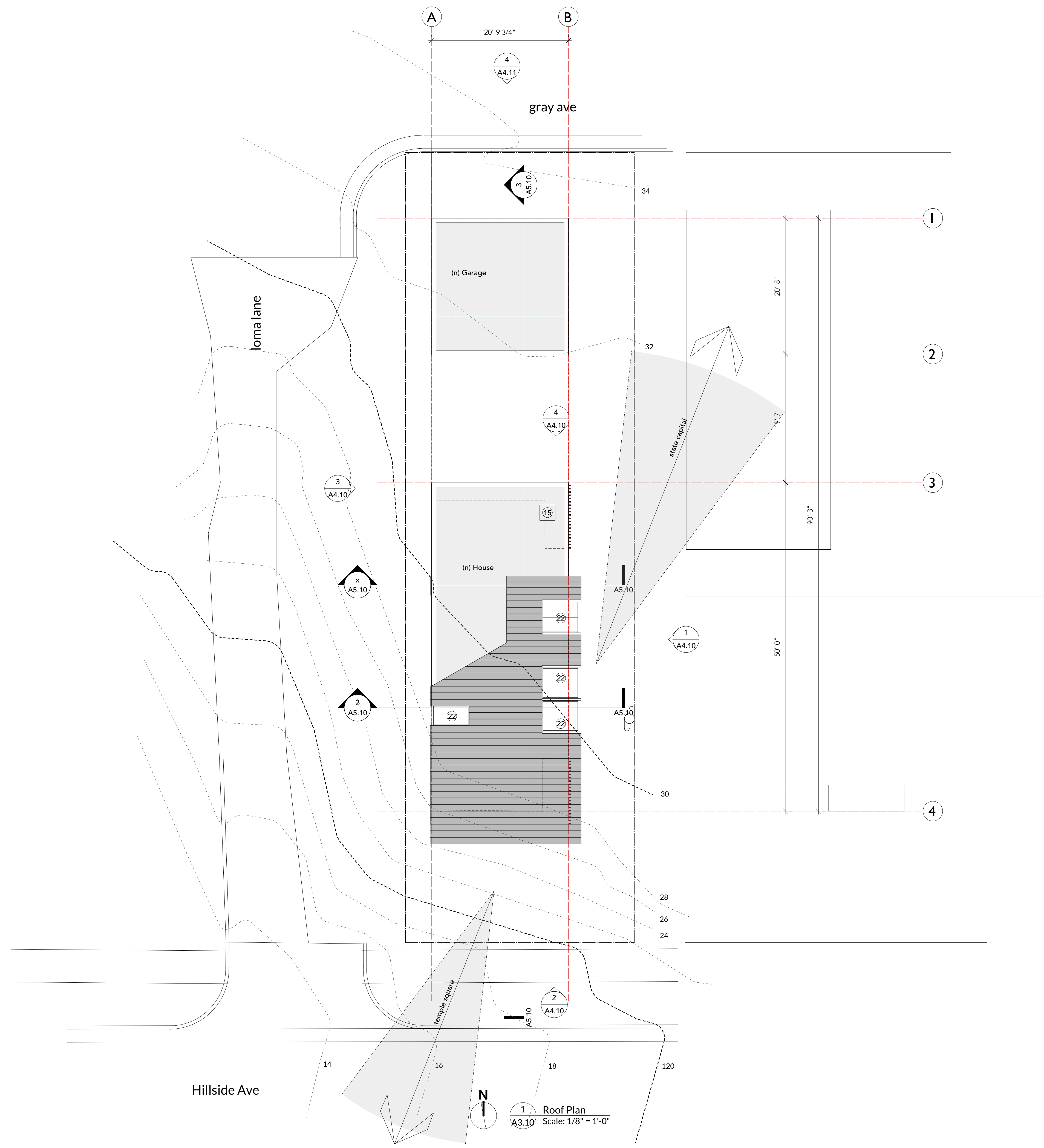
REVISIONS	DATE	OWNER	PROJECT NET

KEY PLAN

SHEET NUMBER

A2.30

submittal: LANDMARK



REFERENCE NOTES

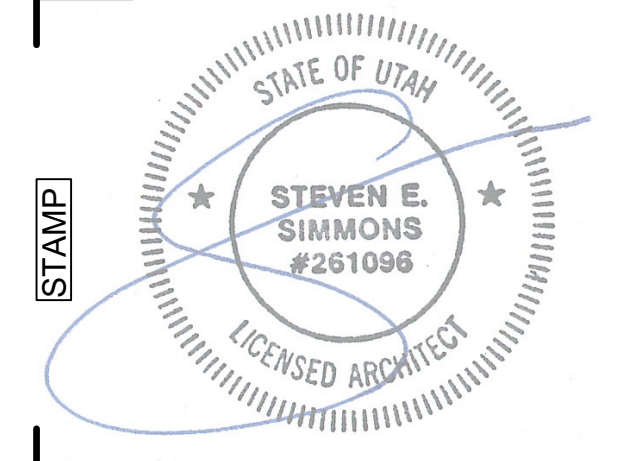
- 01. Planter.
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DESIGN TEAM

ARCHITECT

CONSULTANT



PROJECT

NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

GENERAL NOTES

LEGEND

PROJECT NET

OWNER

DATE

REVISIONS

KEY PLAN

SHEET

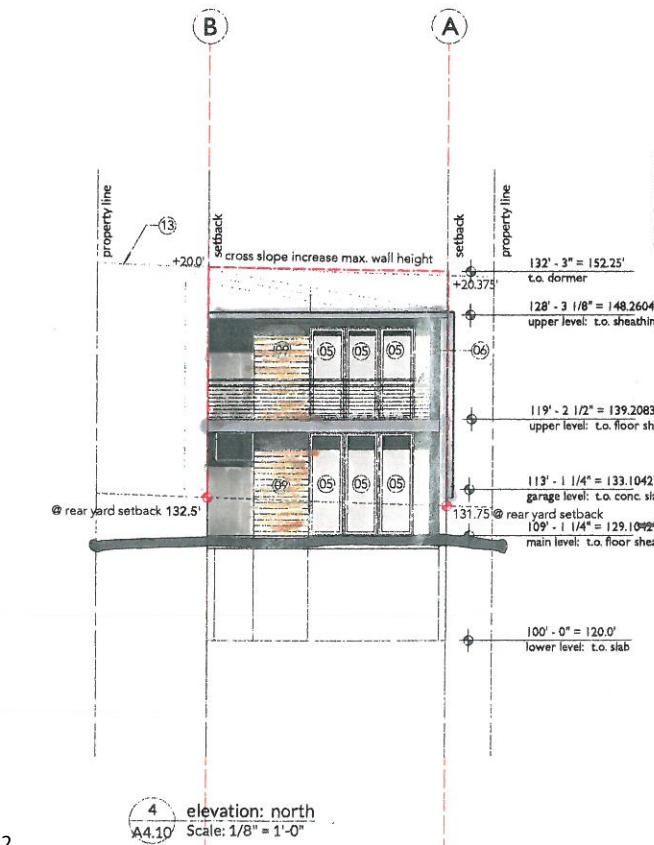
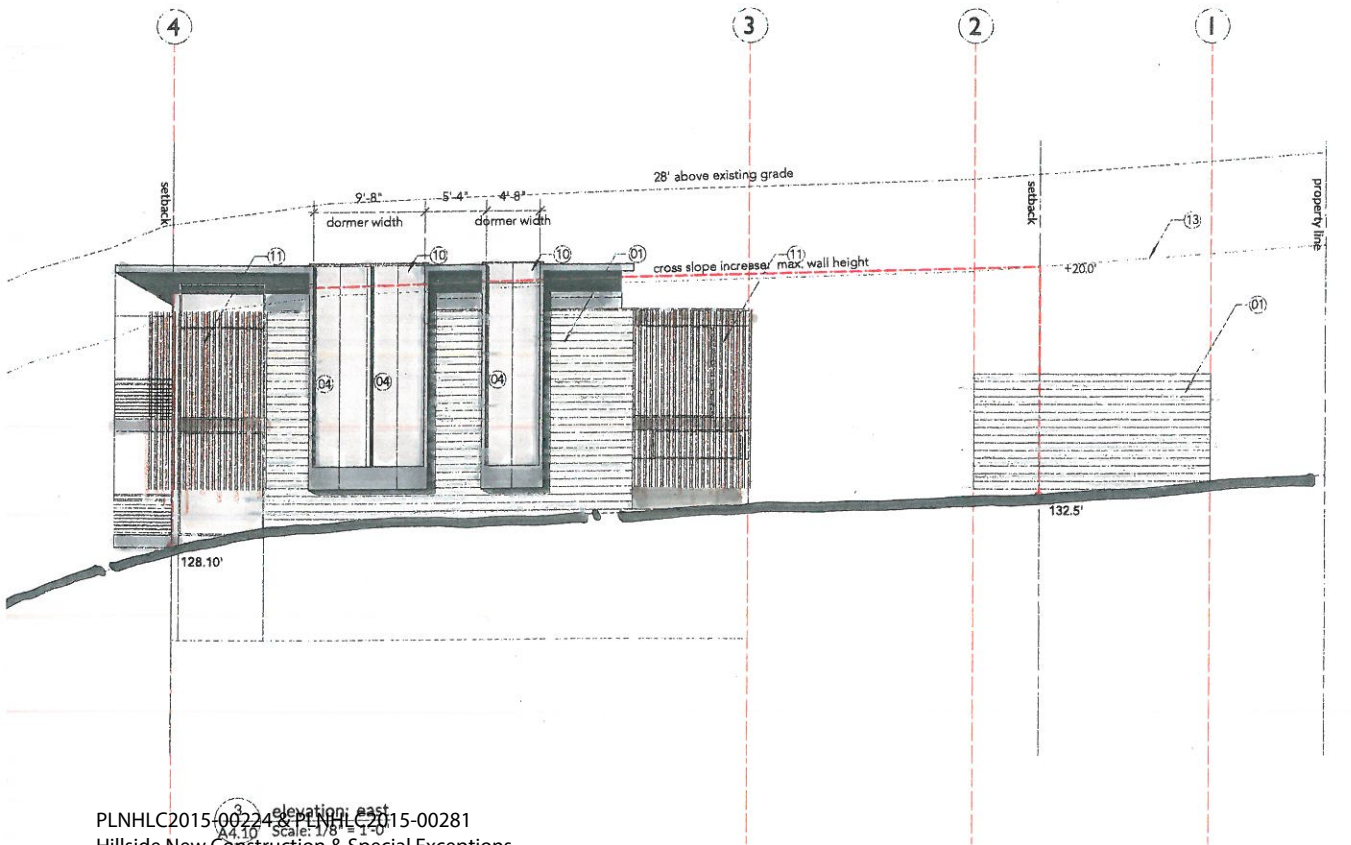
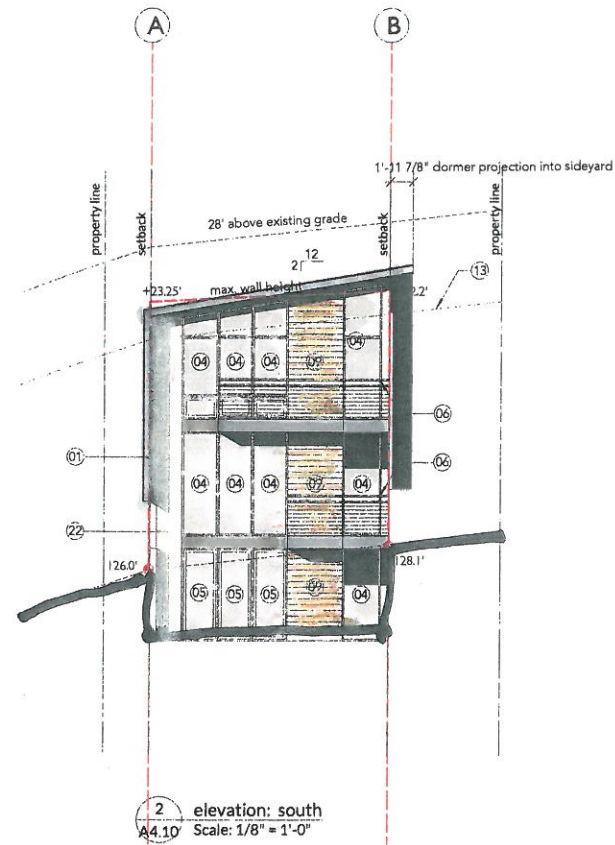
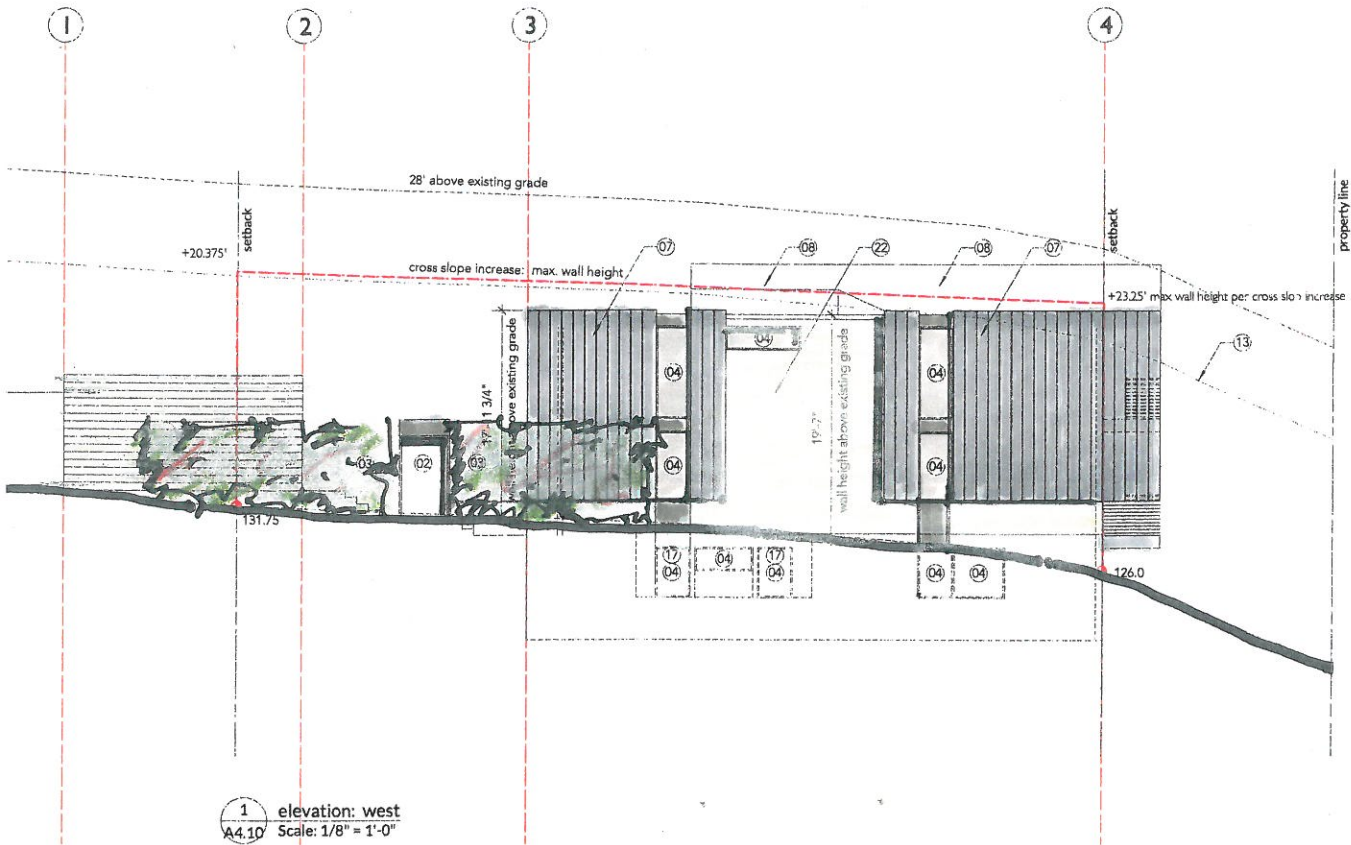
NUMBER

14 April 2015

submittal: LANDMARK

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A3.10

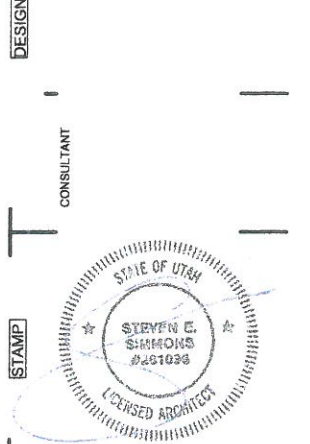


- REFERENCE NOTES**
01. CMU: honed finish
 02. Gateway: metal clad w/wood gate
 03. Shaded area indicates landscape hedge
 04. Window: Aluminum Clad, bronze finish
 05. Tri-fold Window: Aluminum Clad, bronze finish
 06. Railing: galvanized, powder coated
 07. Metal wall panel cladding: dark grey finish
 08. Dormer: beyond
 09. Wood siding: cedar w/stain finish
 10. Dormer: anodized bronze finish
 11. Vertical wood battens
 12. Planting: hedge
 13. 20' above existing grade contour
 14. Trench drain
 15. Mechanical equipment
 16. Built-in cabinets
 17. Emergency egress
 18. Gas fire pit
 19. Dining table
 20. DG: demooosed granite
 21. Trash bins
 22. Stucco, limestone finish(smooth)

steveSIMMONS
architect

363 W. 700 N.
Salt Lake City, UT 84103

t: 323 867 2285
e: work@mission.com
w: stevesimmonsarchitect.com



PROJECT NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

- GENERAL NOTES**
- 01.
 02. Driveways not to exceed 12% grade.
 - 03.
 - 04.
 - 05.
 - 06.

LEGEND

- 132' - 3" = 152.25'
t.o. dormer
- 128' - 3 1/8" = 148.2604'
upper level: t.o. sheathing
- 119' - 2 1/2" = 139.2083'
upper level: t.o. floor sheathing
- 113' - 1 1/4" = 133.1042'
garage level: t.o. conc. slab
- 131.75' @ rear yard setback
- 109' - 1 1/4" = 129.1042'
main level: t.o. floor sheathing
- 100' - 0" = 120.0'
lower level: t.o. slab

KEY PLAN	REVISIONS	DATE	OWNER	PROJECT NET

submittal: LANDMARK

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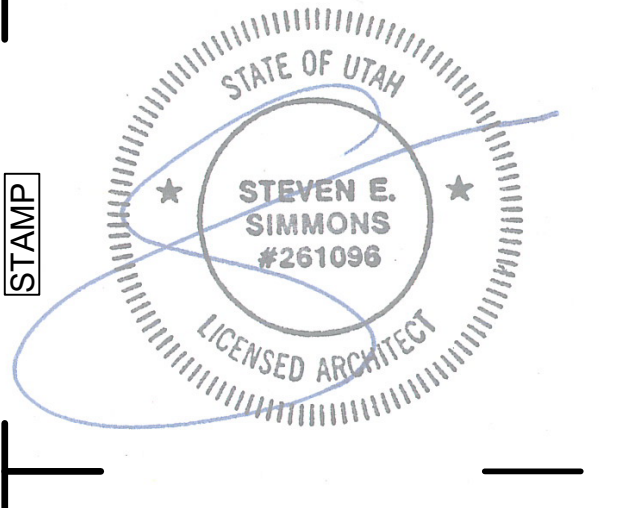
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- 16. Built-in cabinets
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DESIGN TEAM

CONSULTANT



NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

PROJECT

OWNER

14 April 2015

REVISIONS

KEY PLAN

SHEET NUMBER

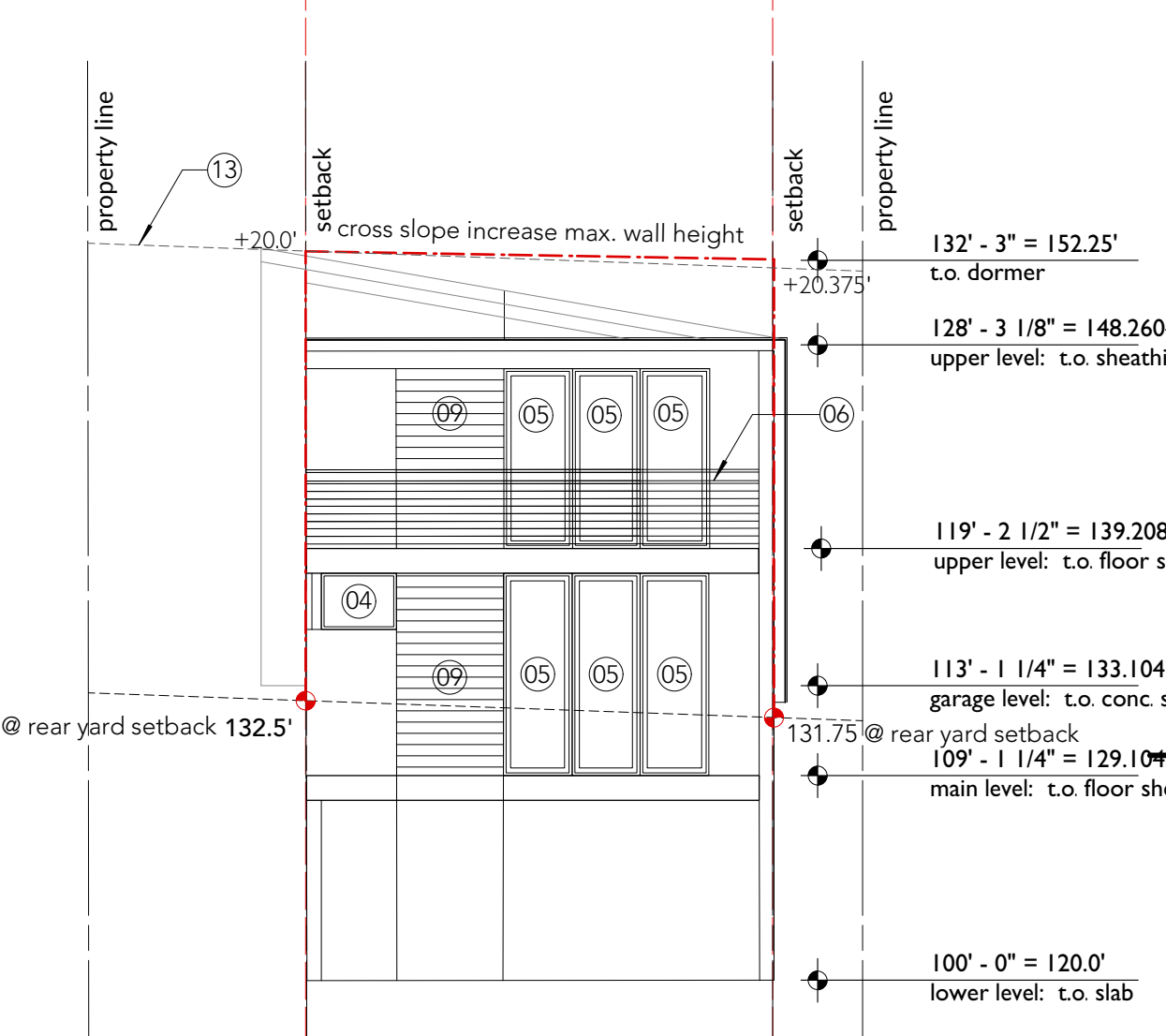
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submittal: LANDMARK

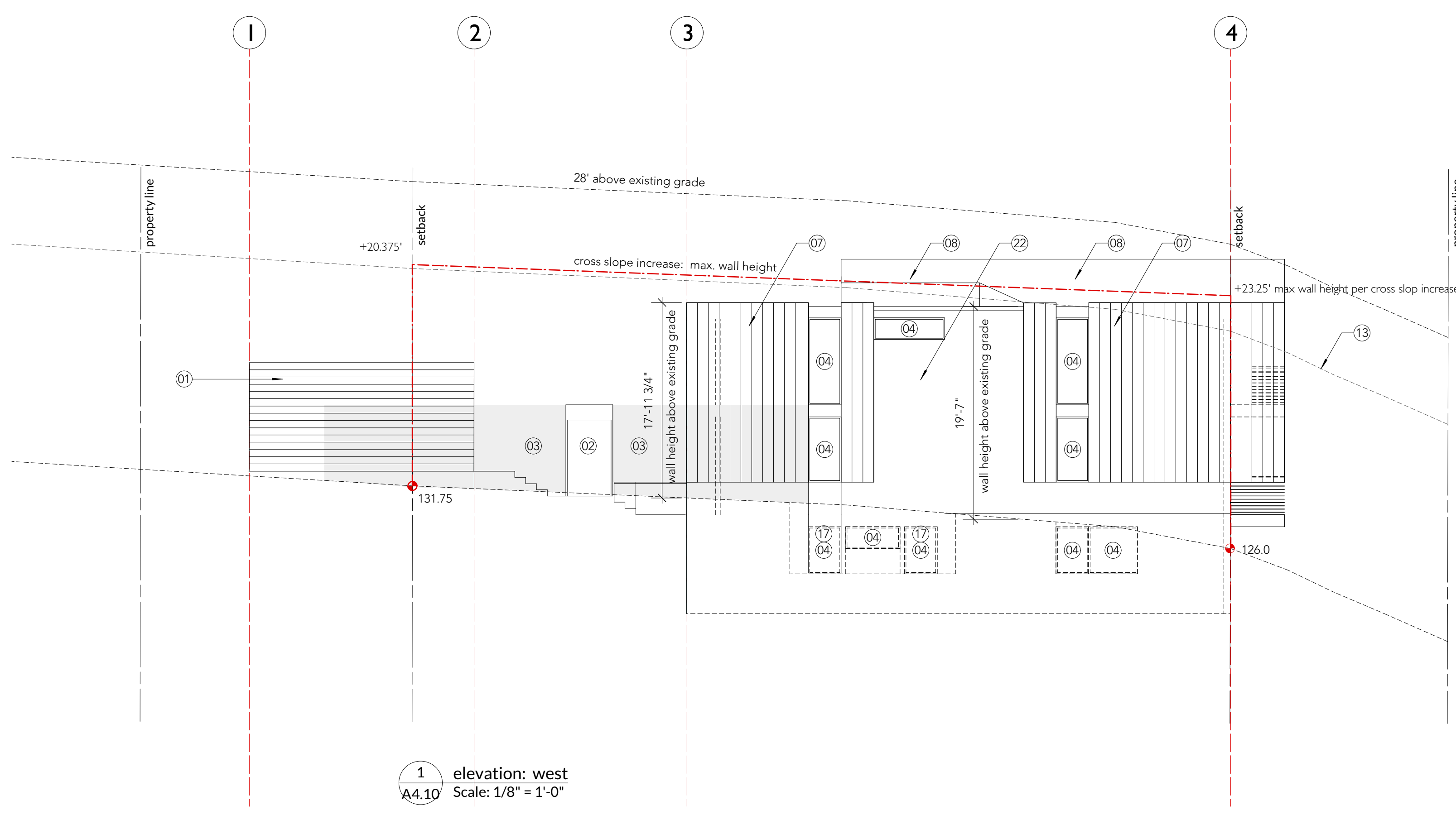
GENERAL NOTES

- 01.
- 02. Driveways not to exceed 12% grade.
- 03.
- 04.
- 05.
- 06.

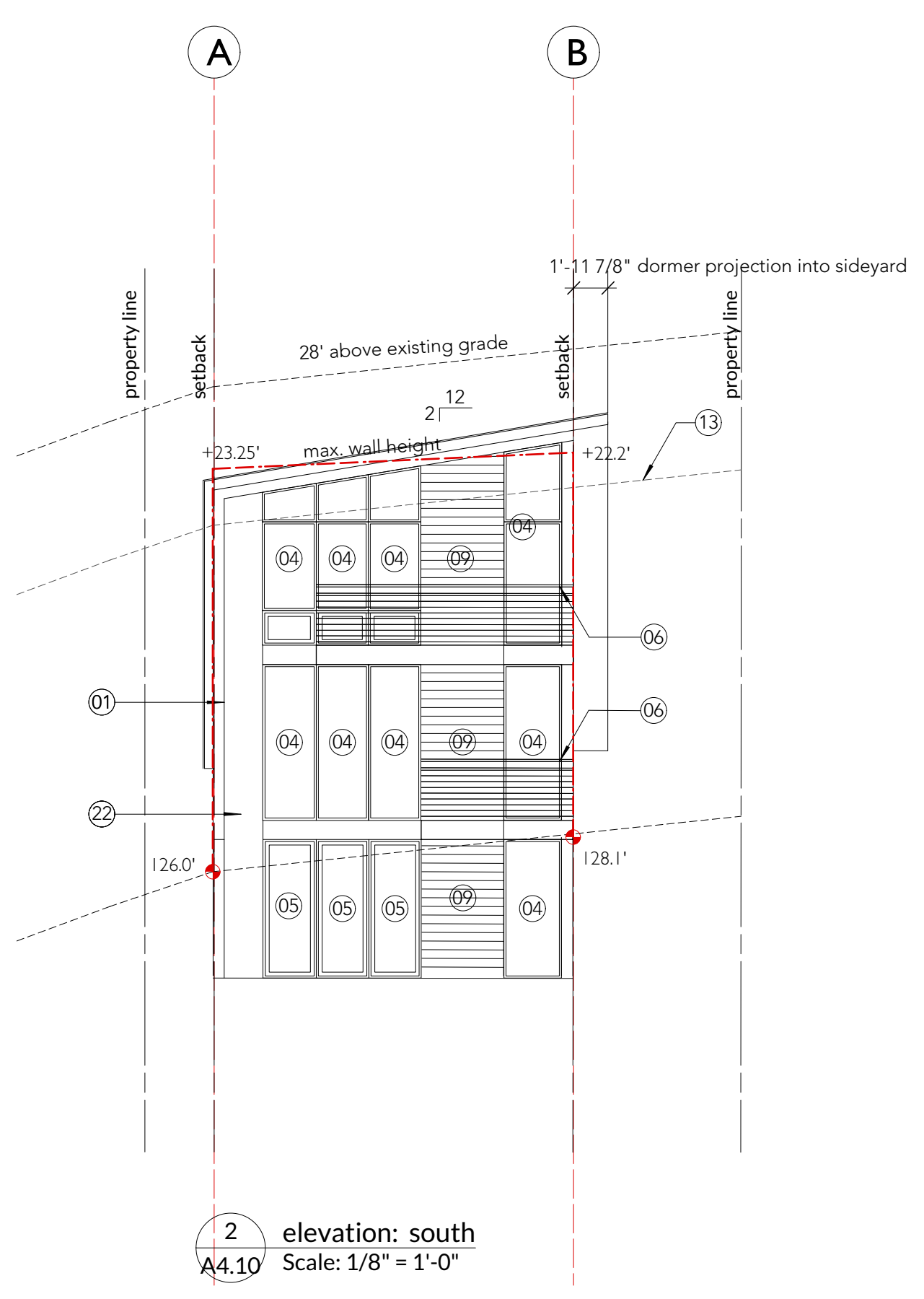
LEGEND



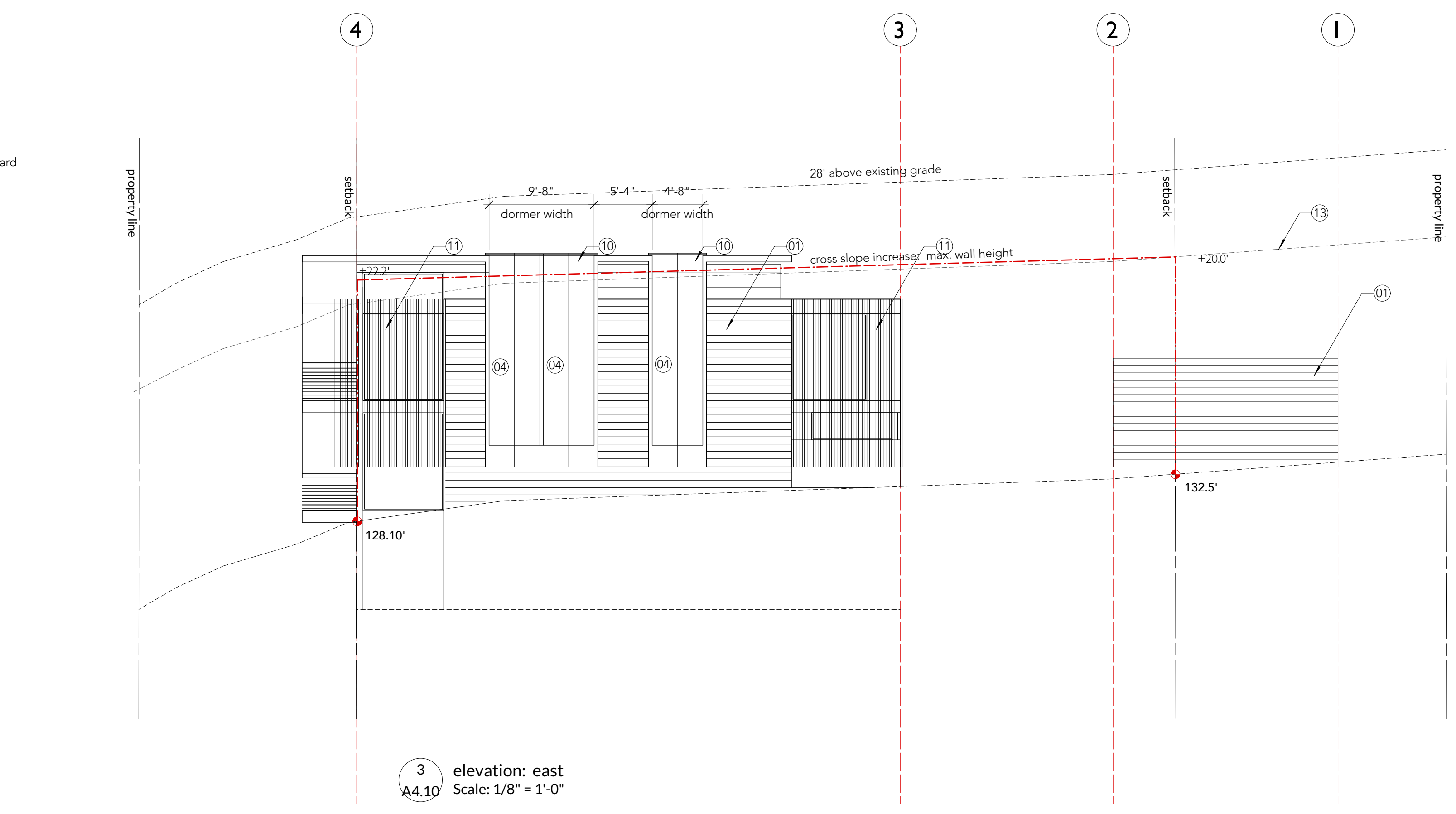
4 elevation: north
A4.10 Scale: 1/8" = 1'-0"



1 elevation: west
A4.10 Scale: 1/8" = 1'-0"



2 elevation: south
A4.10 Scale: 1/8" = 1'-0"



3 elevation: east
A4.10 Scale: 1/8" = 1'-0"

REFERENCE NOTES

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- 02. Gateway: metal clad w/wood gate
- 03. Shaded area indicates landscape hedge
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- 11. Vertical wood battens
- 12. Planting: hedge
- 13. 20' above existing grade contour
- 14. Trench drain
- 15. Mechanical equipment
- 16. Built-in cabinets
- 17. Emergency egress
- 18. Gas fire pit
- 19. Dining table
- 20. DG: demoposed granite
- 21. Trash bins
- 22. Garage door: lpe wood

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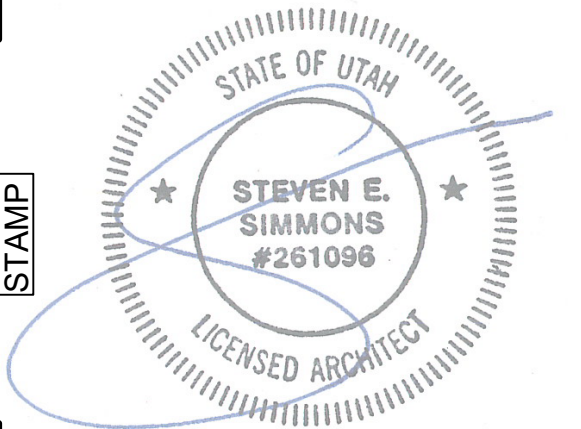
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DESIGN TEAM
ARCHITECT

CONSULTANT

STAMP



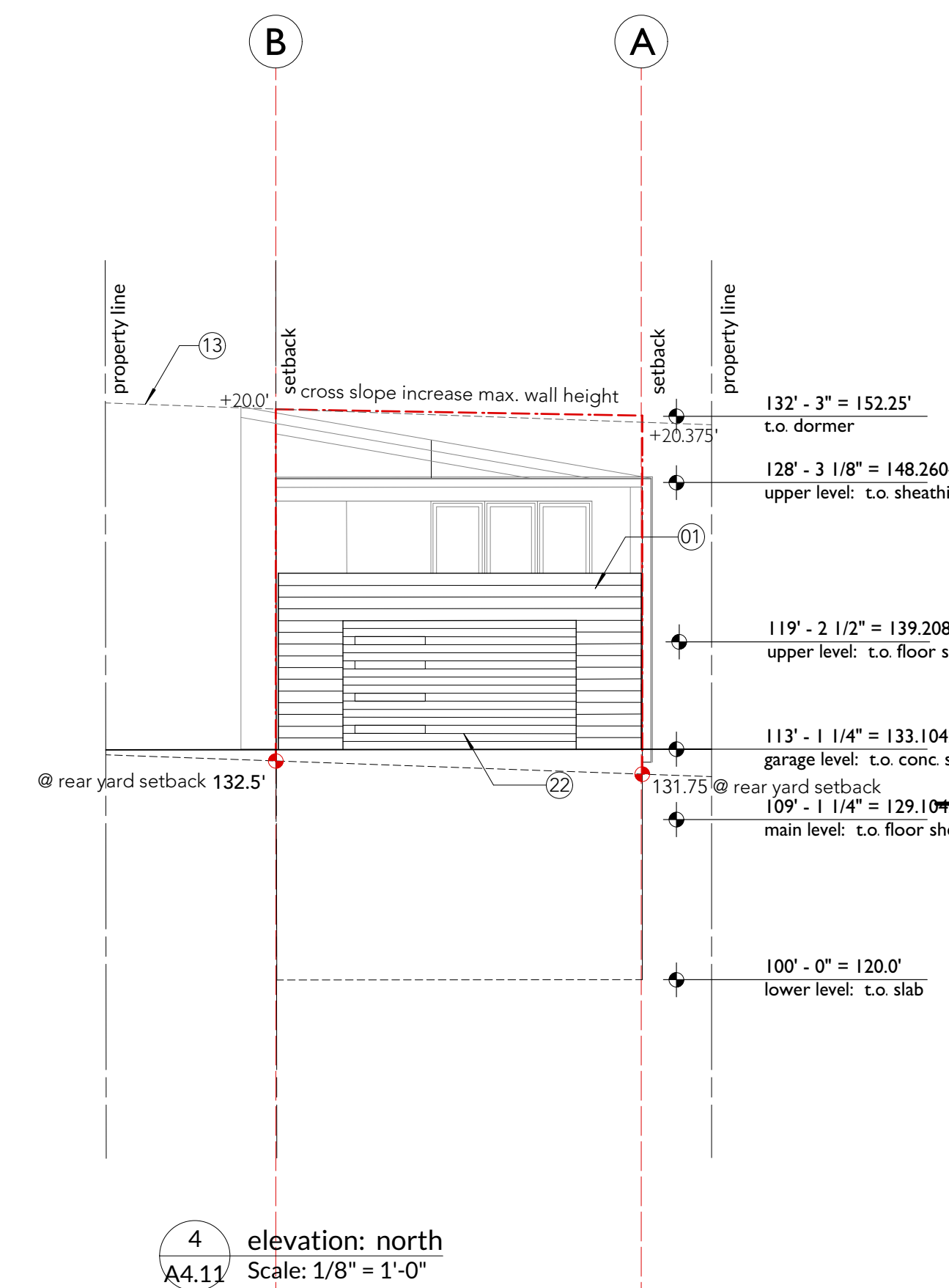
NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

PROJECT

GENERAL NOTES

- 01.
- 02. Driveways not to exceed 12% grade.
- 03.
- 04.
- 05.
- 06.



LEGEND

OWNER PROJECT NET

DATE

14 April 2015

REVISIONS

KEY PLAN

SHEET NUMBER

A4.11

submittal: LANDMARK

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REFERENCE NOTES

- 01. Planter.
- 02. Landscaping
- 03. (e) sidewalk
- 04. Patio
- 05. (e) tree: to remain
- 06. Hardscape.
- 07. (e) tree: to be removed.
- 08. (e) power pole
- 09. Water heater
- 10. (e) driveway
- 11. Concrete control joint
- 12. Planting: hedge
- 13. Wood bench
- 14. Trench drain
- 15. Mechanical equipment
- 16. Built-in cabinets
- 17. Emergency egress
- 18. Gas fire pit
- 19. Dining table
- 20. DG: demoposed granite
- 21. Trash bins
- 22. herb garden

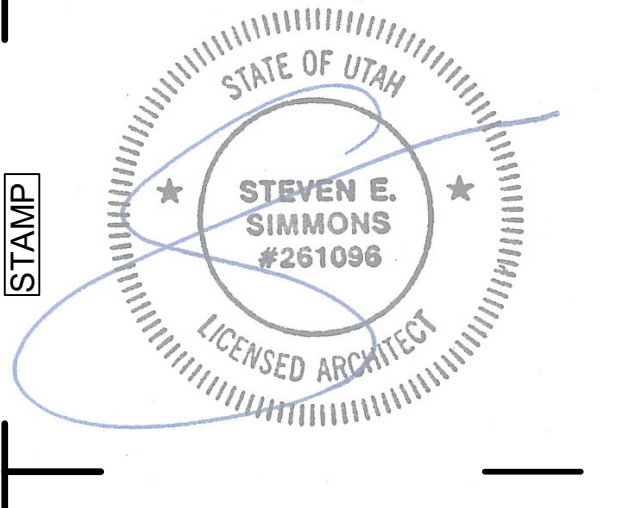
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ARCHITECT

CONSULTANT

STAMP



PROJECT NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

REVISIONS DATE OWNER PROJECT NET

14 April 2015

GENERAL NOTES

- 01.
- 02. Driveways cannot exceed 12% grade.
- 03.
- 04.
- 05.
- 06.

LEGEND

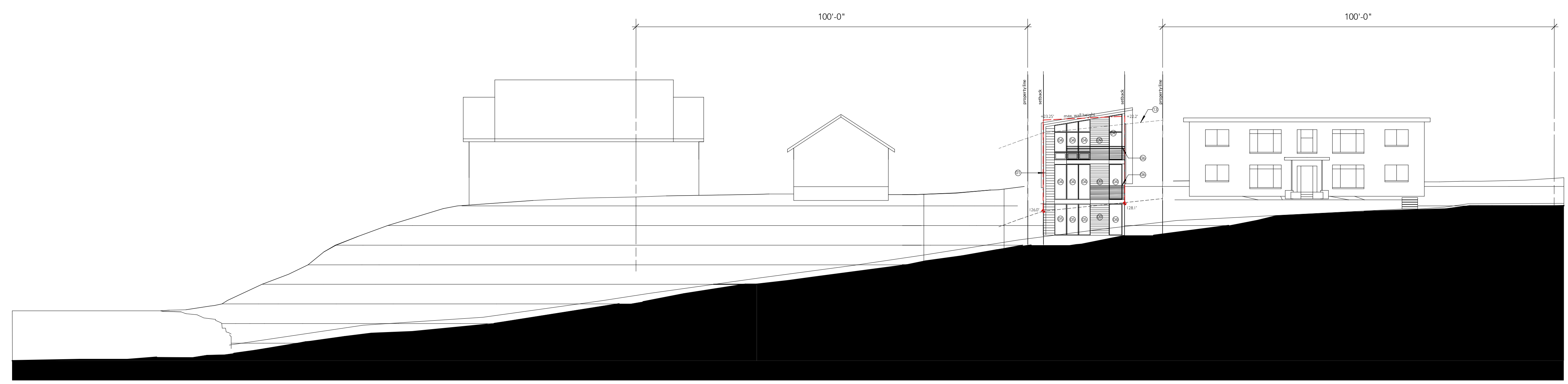
KEY PLAN

SHEET NUMBER

A5.00

submittal: LANDMARK

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1 Site Section/Elevations
A5.00 Scale: 1/16" = 1'-0"

REFERENCE NOTES

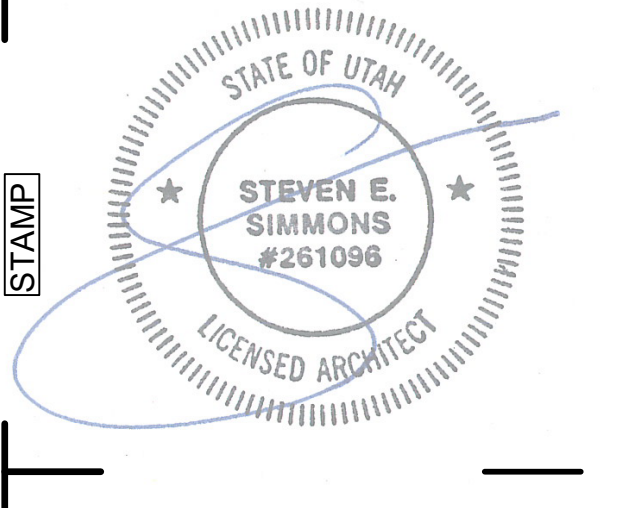
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- 05. Tri-fold Window: Aluminum Clad, bronze finish
- 06. Railing: galvanized powder coated
- 07. Metal wall panel cladding: dark grey finish
- 08. Dormer: beyond
- 09. Wood siding: cedar w/stain finish
- 10. Dormer: anodized bronze finish
- 11. Vertical wood battens
- 12. Planting: hedge
- 13. Wood bench
- 14. Trench drain
- 15. Mechanical equipment
- 16. Built-in cabinets
- 17. Emergency egress
- 18. Gas fire pit
- 19. Dining tabl
- 20. D.G.: demoposed granite
- 21. Existing grade @ west side yard setback
- 22. Existing grade @ east side yard setback
- 23. Shade area indicates 4' grade change or more.

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DESIGN TEAM

ARCHITECT

CONSULTANT



NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

PROJECT

OWNER

31 Jan 2015

DATE

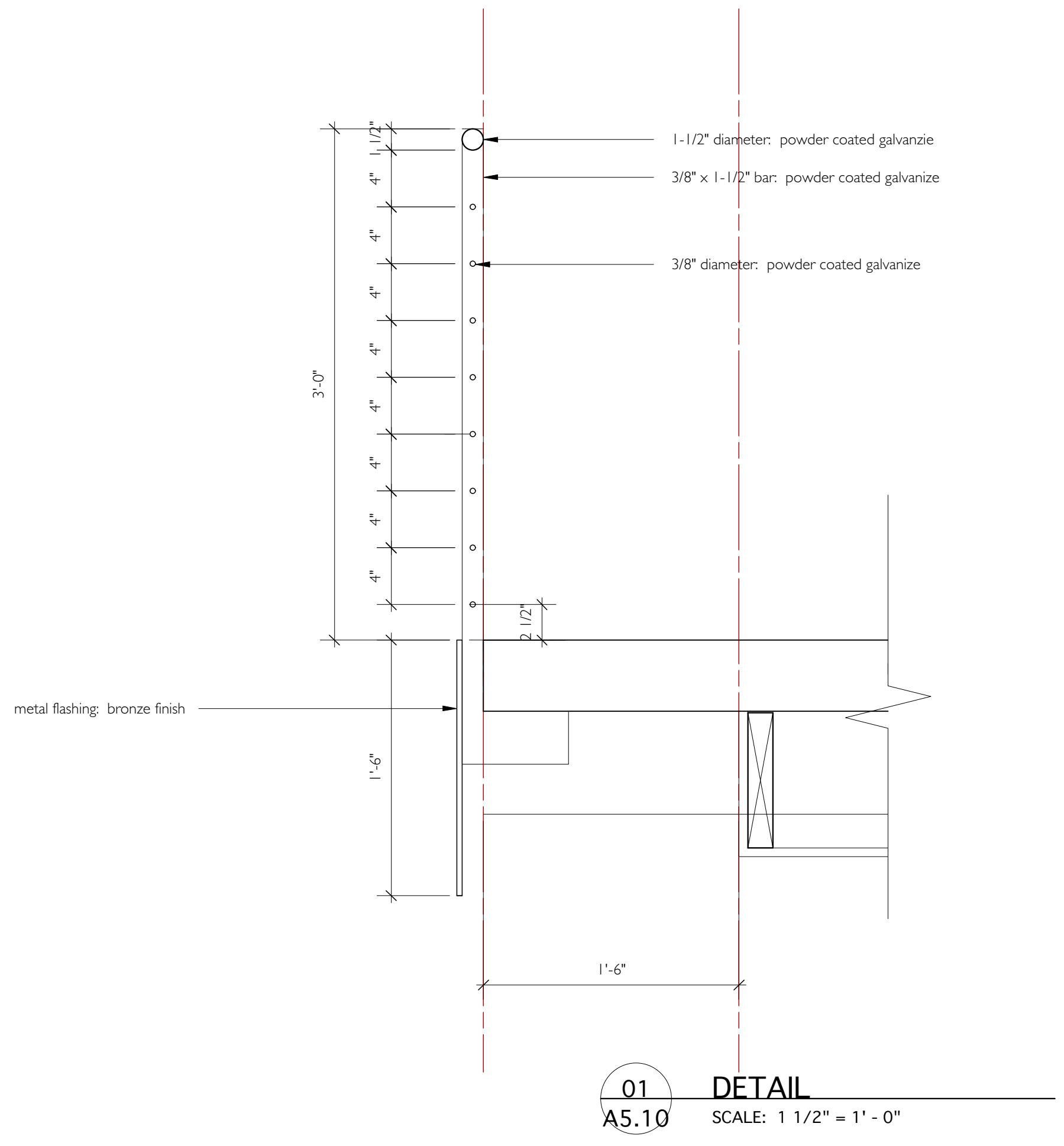
REVISIONS

KEY PLAN

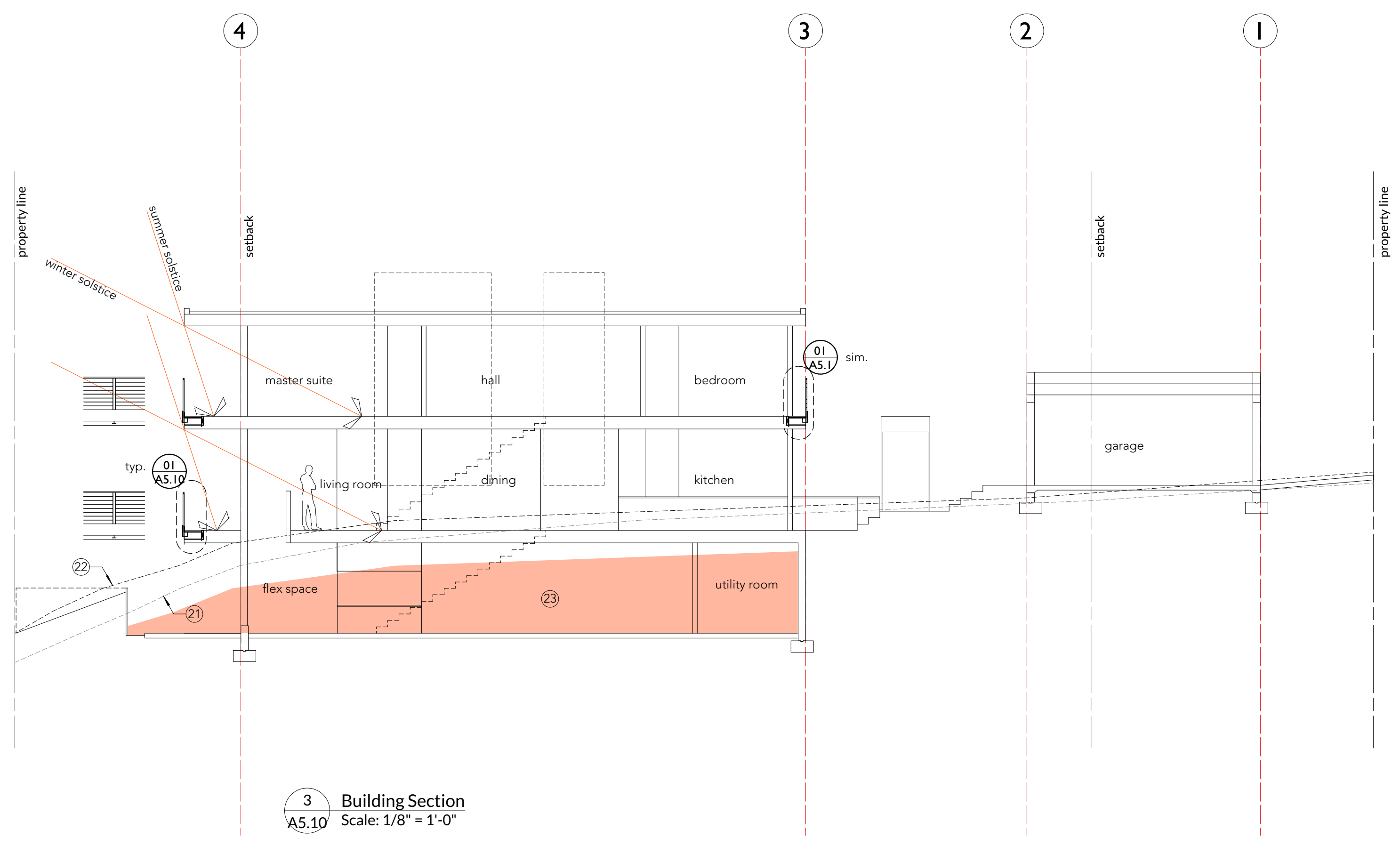
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A5.10

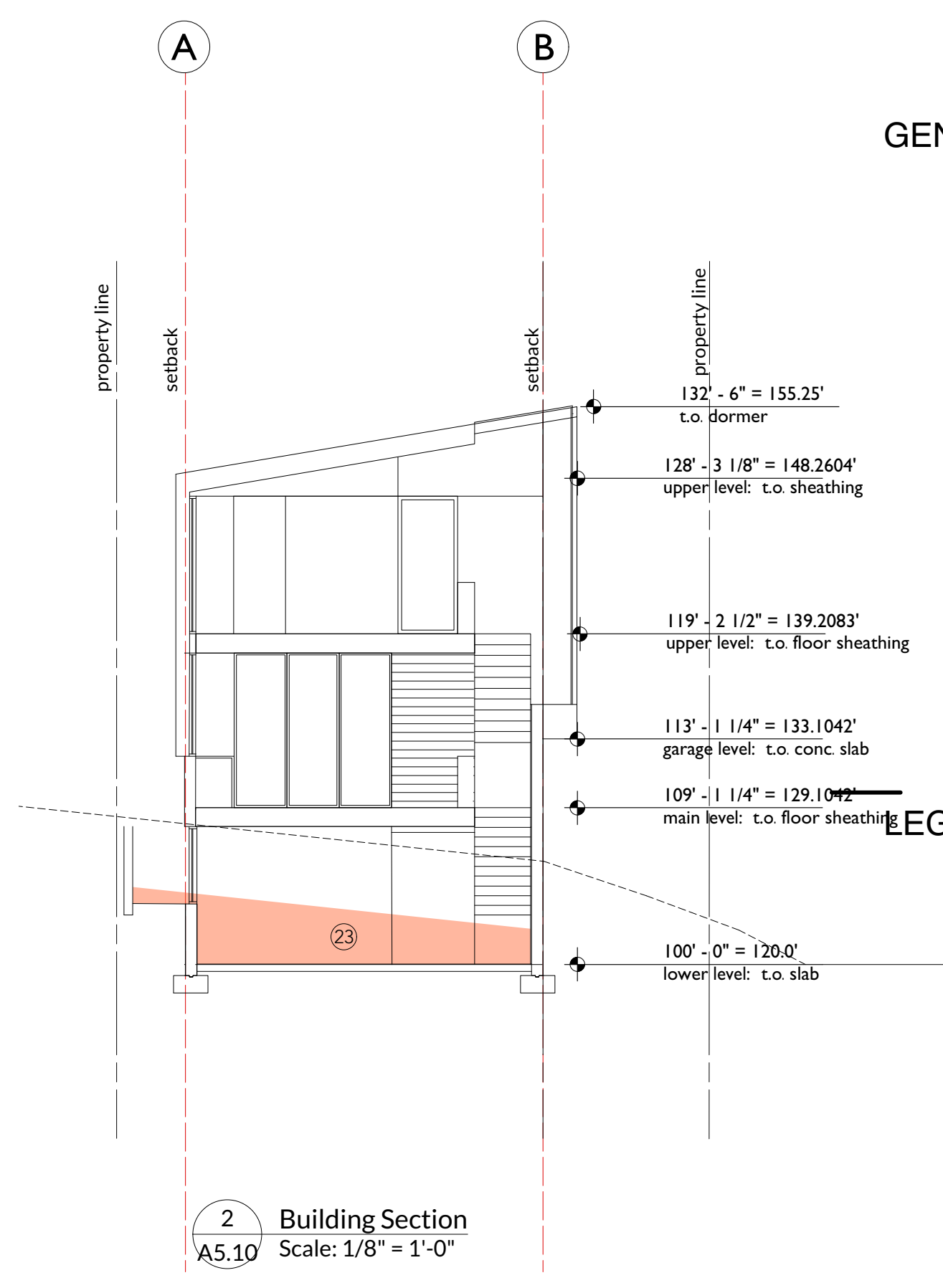
submittal: LANDMARK



01
A5.10 **DETAIL**
SCALE: 1 1/2" = 1' - 0"



3
A5.10 **Building Section**
Scale: 1/8" = 1'-0"



2
A5.10 **Building Section**
Scale: 1/8" = 1'-0"

GENERAL NOTES

LEGEND

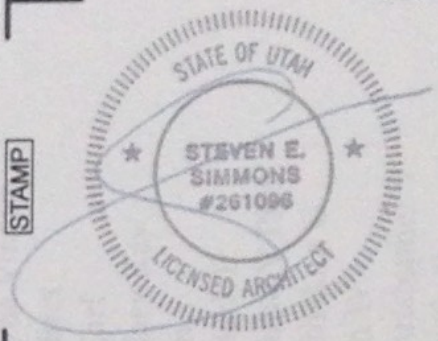
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DESIGN TEAM

ARCHITECT

CONSULTANT

STAMP



NAME / ADDRESS

HOUSE: hillside
31 e hillside ave
Salt Lake City, UT

PROJECT

OWNER

PROJECT NET

DATE

DATE

REVISIONS

KEY PLAN

SHEET

NUMBER

A10.10

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submittal: MATERIALS

Metal roof and siding
color: Pewter

Metal fascia
color: Zinc

4" high CMU
color: Granite
finish: honed

window exterior clad
color: Dark bronze

Stucco
color: China white
finish: Limestone

wood siding: lpe

ATTACHMENT B

Photographs



View of the subject property from Hillside Avenue facing north



View of the subject property from Gray Avenue looking southeast. Adjacent lot also has double frontage. The proposed detached garage will have frontage on Gray Avenue which is consistent with the adjacent property (shown) as well as the property to the east.



Surrounding development as seen from Gray Avenue looking east.



Unimproved portion of Loma Lane which lacks street curbing.



Adjacent property to the east of the subject property



Surrounding properties to the north of the subject property.

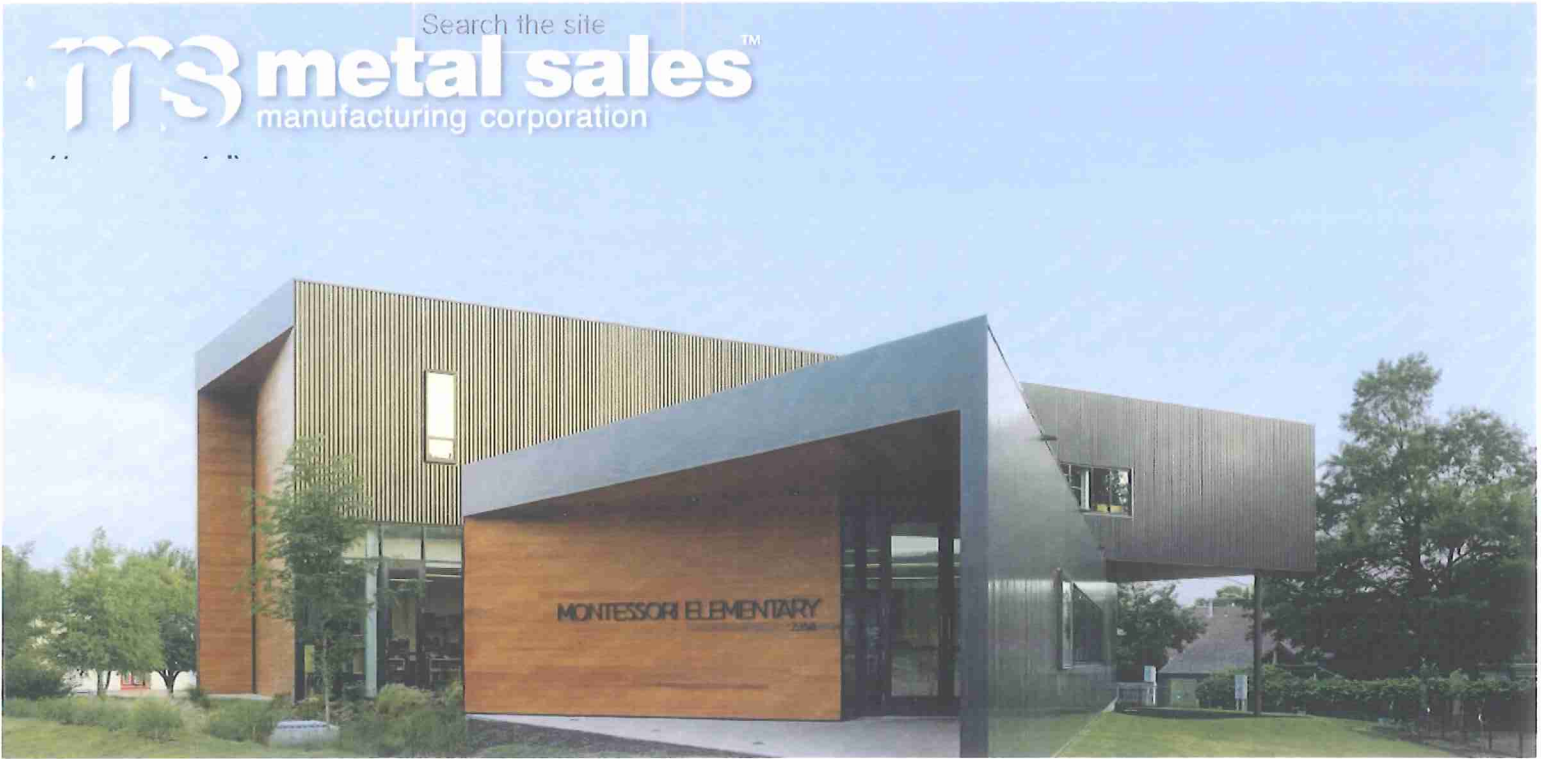


Surrounding properties south east of the subject property on the south side of Hillside Avenue



Surrounding development south west of the subject property on the south side of Hillside Avenue

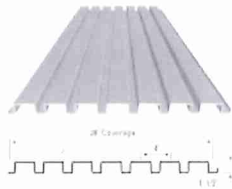
ATTACHMENT C
Materials & Design



Fayetteville Montessori School

Fayetteville, Arkansas

Metal Sales Products



T10-A - Wall

COLOR

Dark Bronze

FINISH

PVDF

WALL

Project Details

Project Type:

Education (K-12)

Architect: Marlon Blackwell Architects - Fayetteville, Arkansas

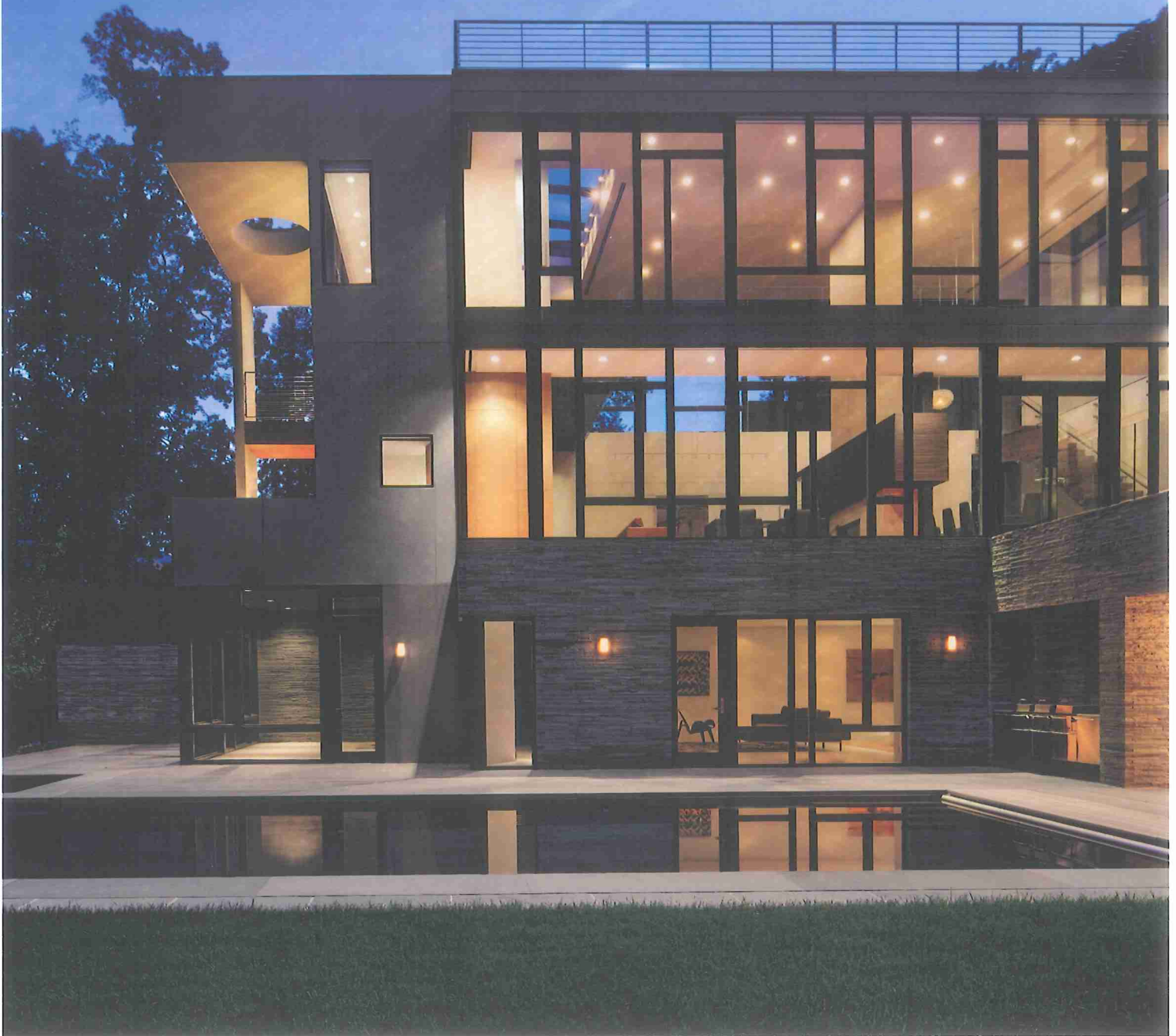


Project Description

More than 8,300 square feet of Metal Sales™ wall panels outfit the new Fayetteville Montessori Elementary School in Fayetteville, AR. The school's unique design

More Projects:

MARVIN® CONTEMPORARY



MARVIN 
Windows and Doors
Built around you.®

THE LARGER THE GLASS, THE DEEPER
THE CONNECTION BETWEEN YOU
AND THE GREAT OUTDOORS.

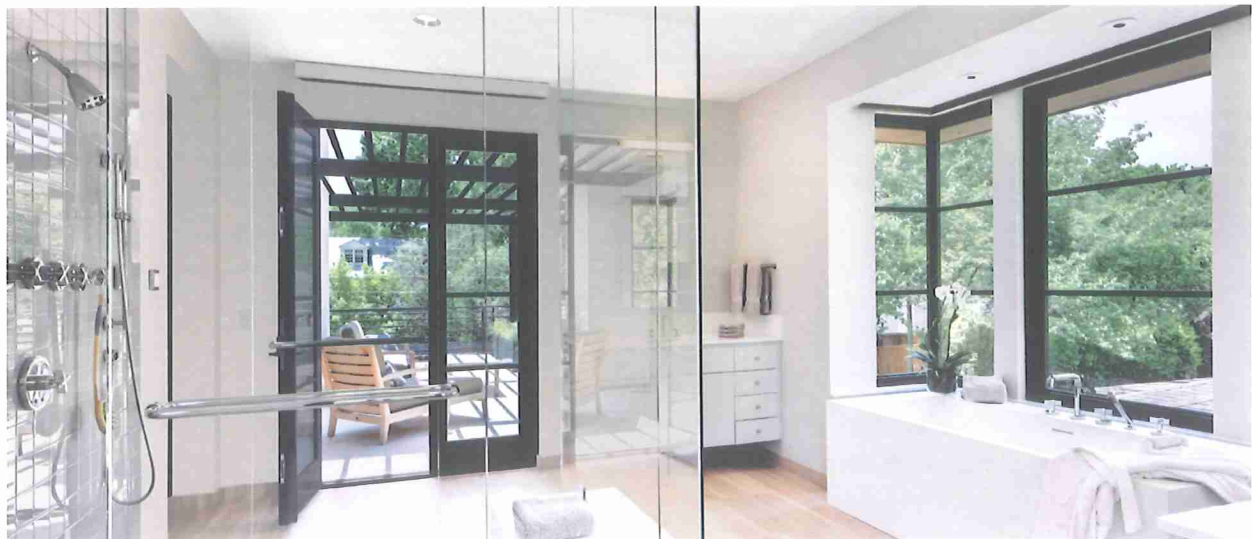


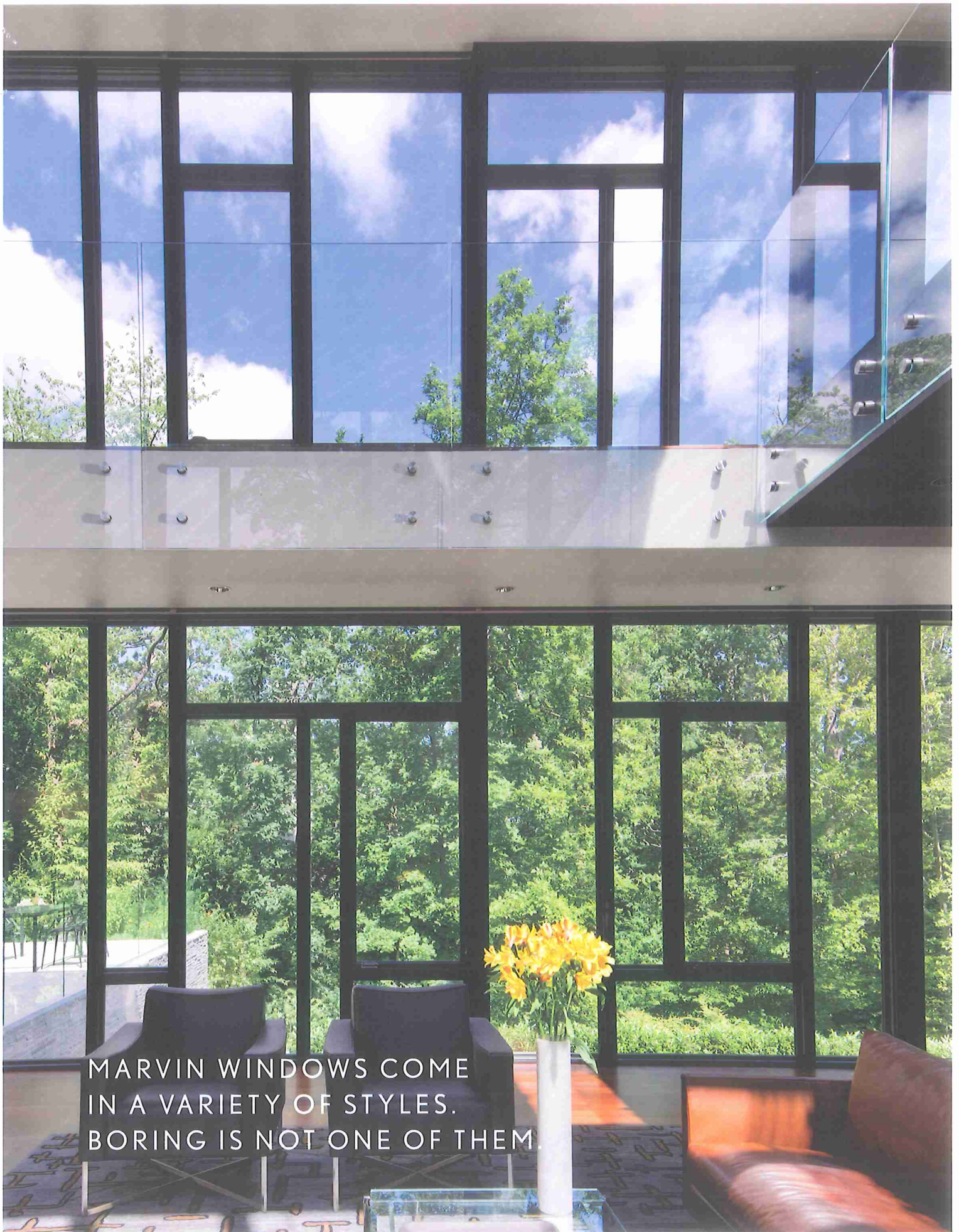


LEFT // SPG ARCHITECTS, NY
ABOVE & BELOW // SHM ARCHITECTS, TX

MARVIN® CONTEMPORARY

Modern design is about maximum light and minimum clutter. It's about connecting the great outdoors with the great indoors with big expanses of glass, natural wood, and clean, bold lines. Marvin's aluminum clad wood and wood windows are the perfect way to transform your vision into a beautiful reality.





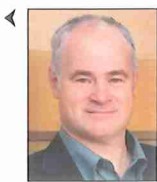
MARVIN WINDOWS COME
IN A VARIETY OF STYLES.
BORING IS NOT ONE OF THEM.



LEFT // ROBERT M. GURNEY, FAIA, DC
 ABOVE // SURROUND ARCHITECTURE, CO

“ To create a space that is simultaneously contemporary and timeless is always a design challenge. In this project, the clients wanted a home that was modern, but would age beautifully under heavy abuse from both the elements and also their active family. Therefore, we chose our materials carefully. With the flexibility of Marvin® windows and doors to suit our imagination, we were able to bring our clients’ vision from the sketchpad to life.”

- Dale Hubbard, Surround Architecture



“ My view is that modern design must be site-responsive. . . . we’re actually designing our house to respond to the site: topography, solar orientation, what views you want and don’t want, and what the wind pattern is. Our work is light-filled, open, and there’s a lot of glass. It’s about an open way of living.”

- Robert M. Gurney, FAIA



SOMETIMES THE BEST THING
A WINDOW CAN DO IS GET
OUT OF THE WAY AND LET
THE VIEW BE THE STAR.



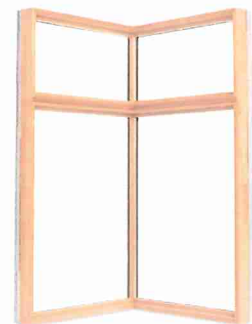
ULTIMATE CASEMENT



ULTIMATE VENTING PICTURE



ULTIMATE GLIDER



90° CORNER WINDOW

MARVIN® WINDOWS

ULTIMATE CASEMENT & AWNING AND ULTIMATE REPLACEMENT CASEMENT & AWNING

Operating Casement and Awning styles feature expansive glazing and massive views, with dimensions as large as 36" x 96" or 72" x 72", and are ideal for solo use or grouped. Minimal hardware streamlines sight lines.

ULTIMATE VENTING PICTURE WINDOW

The Venting Picture Window optimizes your view and opens straight out, gently letting air current in on all sides. With limited sash travel that gives an open window the appearance of being closed, it also enhances security.

ULTIMATE GLIDER

Superior performance and minimal design combine to create assemblies as large as 10' by 6' (or up to 14' wide with a 4-panel OXXO Glider), with an expanse of glass as big as all outdoors. And just like nature itself, the real beauty is in the details - things like the innovative, low-profile and ergonomic hardware or the proprietary sash removal system for easy cleaning.

SPECIAL SHAPES, POLYGONS, DIRECT GLAZE

Special Shape Windows can help you to make a unique, bold, assured statement that's thoroughly contemporary. Maximize the natural light pouring into your space and minimize the frame with direct glaze units in distinctive combinations including corner units.

OPTIONS

Options like narrow frames, square sticking and retractable screens keep lines open and profiles clean. Marvin's endless customization options deliver a range of design choices, exceptional ease of use, and thermal efficiency that meets or exceeds ENERGY STAR® guidelines.

LEFT & BELOW // KENT CHILCOTT PLANNING & DESIGN, CA



DOORS DESIGNED WITH THE IDEA THAT THE MOST WELCOME VISITOR IS NATURE ITSELF.





LEFT & ABOVE // SPG ARCHITECTS, NY

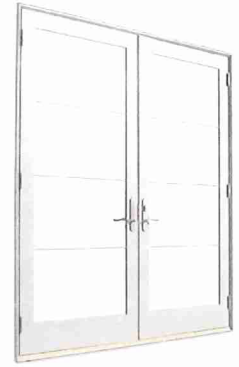


“ The beauty of the landscape and the amazing views inspired the form and the disposition of the house. The main living spaces invite the landscape in, with the large expanses of glass bringing the mountain views indoors. A broad range of standard Marvin® window and door options were all carefully coordinated with the very professional Marvin team. The relatively closed north entry façade provides just the smallest of hints of the magnificent views . . . through the floor to ceiling windows in a continuous open wall along the south and west façades.”

- Eric Gartner, SPG Architects



ULTIMATE LIFT AND SLIDE DOOR



ULTIMATE SWINGING FRENCH DOOR

BELOW // DENALI CUSTOM HOMES, INC, MN





BI-FOLD DOOR



SLIDING PATIO DOOR

MARVIN® DOORS

BI-FOLD DOOR

With a breath-taking opening to the outdoors up to 21' wide, our Bi-fold Doors open the imagination for outdoor living spaces, room expansions into adjoining interior areas, and many more creative uses. Complement the scene with our contemporary Architectural Hardware options.

LIFT AND SLIDE DOOR

With openings that stretch a full-panoramic 48', the Lift and Slide affords a nearly seamless transition between the comfort of your home and the beauty of the surrounding landscape. Even the hardware blends into the background. On the interior, an exclusive flush mount handle flows into the stile edge. Outside is nothing but clean sight lines with minimal hardware. The Lift and Slide Door can be designed to open in either a stacked configuration or can be hidden within the wall as a pocket door. Add square sticking for reduced shadow lines and a high-performance sill.

SLIDING PATIO DOOR

Combining narrow stiles and panels that span up to four feet, the Sliding Patio Door lets you fully enjoy the available light. An optional ADA-compliant, High Performance Low Profile Sill lets you move effortlessly from exterior to interior. Available with Architectural Hardware.

ULTIMATE SWINGING FRENCH DOOR

With their minimalist design, superior energy efficiency and incredible ease of use, there's a reason our Inswing and Outswing French Doors are among our most popular. Add details that complement any design aesthetic, like sophisticated Valli&Valli door hardware.

ARCHITECTURAL HARDWARE

Choose from the cool modern lines and classic curves of the Valli&Valli Collection of Architectural Hardware. The elegant simplicity of Italian design is evident in Valli&Valli handles, available in Satin Nickel, Brass or Stainless Steel.





NEW CONTEMPORARY DOOR

LESS IS MORE

There's a new modern design option for Marvin® Inswing and Outswing Doors. See more outdoors because 4 3/4" narrow stiles and rails mean more light through more glass. And the view is edged with a 90° square glazing bead on the interior profile where glazing meets wood for a sleek, crisp look.

STANDARD FEATURES

- › Simple lines - 4 3/4" stiles and rails offer clean, uncluttered look
- › Multi-point locking system on the active panel
- › Head and foot bolts on inactive panel
- › Maximum daylight - narrow bottom rail offers a larger glass size compared to the traditional French door
- › Bronze sill; oak sill liner available
- › Square interior glazing bead - enhances simple detail and appearance
- › PG40 performance grade rating
- › 4 9/16" jambs

NEW CONTEMPORARY DOOR HARDWARE

SIMPLY ELEGANT

A new standard handle lets you match the lines of the Marvin Contemporary Swinging Door with complementary styled hardware.

STANDARD FEATURES

- › Available as the default hardware for the Contemporary Door
- › Available in Satin Taupe or Bronze
- › Square escutcheon
- › Striking, modern lever profile





ABOVE // CARLTON ARCHITECTURE, NC

CLAD COLORS

MARVIN'S TOP QUALITY CLAD FINISH - NOW IN TWO SHADES OF SHIMMER

Marvin's superior finish is now available in Bright Silver and Copper. Especially well-suited to contemporary projects, these two new pearlescent clad shades gracefully complement modern designs. The two bright and brilliant finishes are now included in Marvin's selection of 70% PVDF clad coatings.



All AAMA 2605 aluminum cladding is not created equal. Marvin's 1.2 mm finish directly translates to years of durable finish with superior resistance to fading and chalking. We are so confident in the performance and longevity of our extruded aluminum material that we use it in all major clad components: frame, sash and divided lite system and cover it with a 20-year warranty.*



ANY COLOR YOU WANT

Marvin® AAMA 2605 cladding is available in 19 rich and durable colors, or can be matched to your unique color sample.

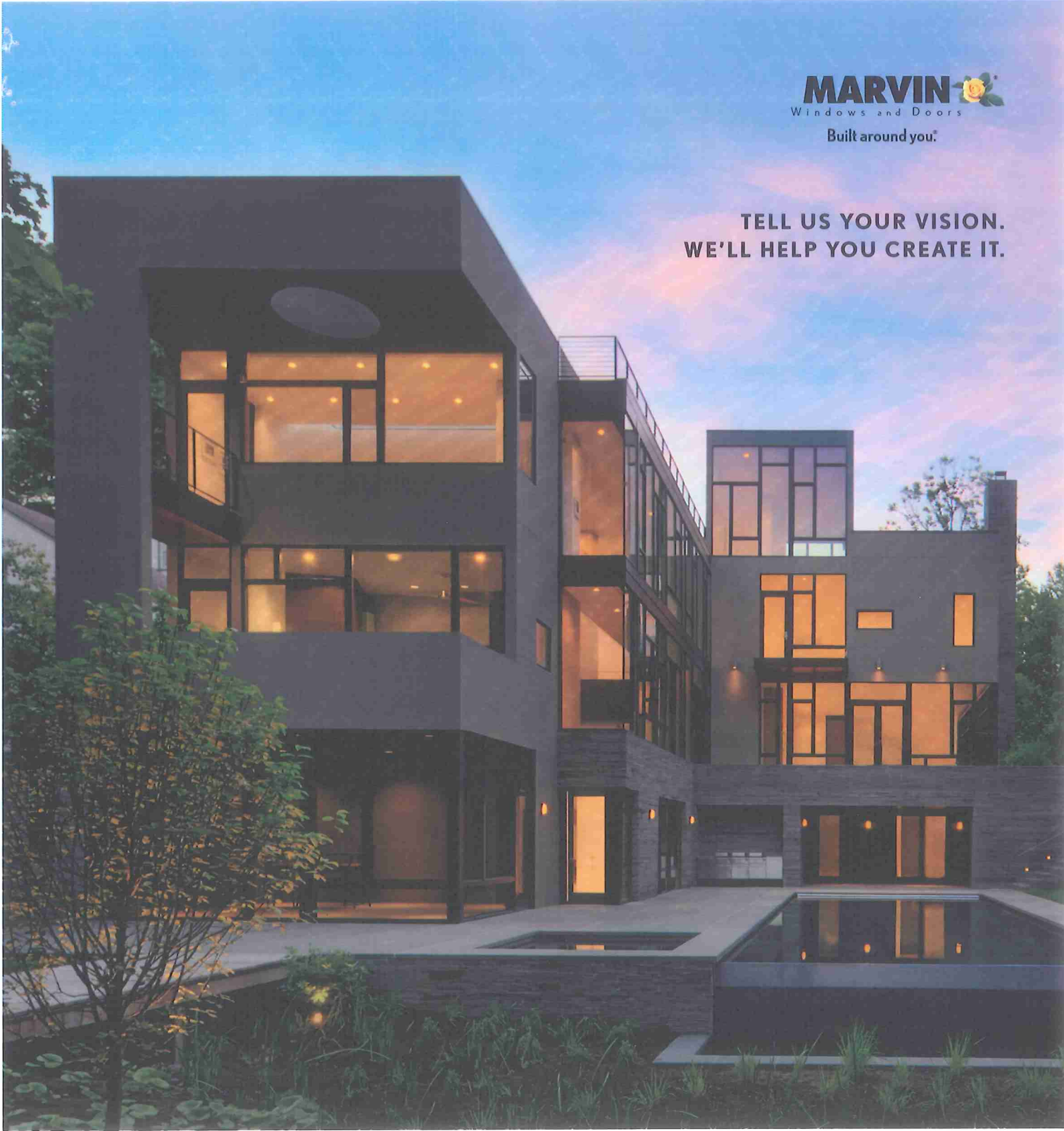
ANY COLOR YOU WANT

* Some custom colors may not qualify for the 20-year warranty. For details, contact your local dealer. For a copy of the Marvin warranty, see Marvin.com

Note: Printed color may not be an accurate representation. Ask your local Marvin retailer for color chips.

MARVIN[®]
Windows and Doors
Built around you.[®]

**TELL US YOUR VISION.
WE'LL HELP YOU CREATE IT.**



CALL 1-888-819-2470 OR VISIT WWW.MARVIN.COM FOR MORE INFORMATION

FRONT & BACK // ROBERT M. GURNEY, FAIA, DC

**HANDCRAFTED
IN AMERICA.** 



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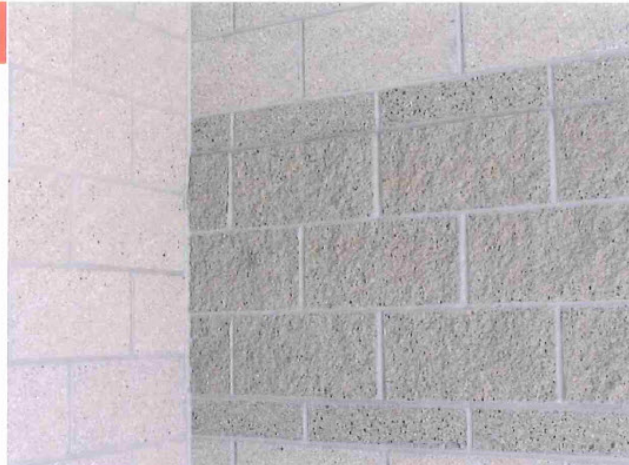
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Standard Honed

Honing is a process by which 1/16" of the block face is ground off to reveal the aggregate giving a smooth almost polished look. Honing block is a cost effective way to finish a CMU wall, the honed face results in a finished product. Many schools opt for a honed block for this very reason.



Available Sizes:

- 4X8X16
- 6X8X16
- 8X8X16
- 10X8X16
- 12X8X16



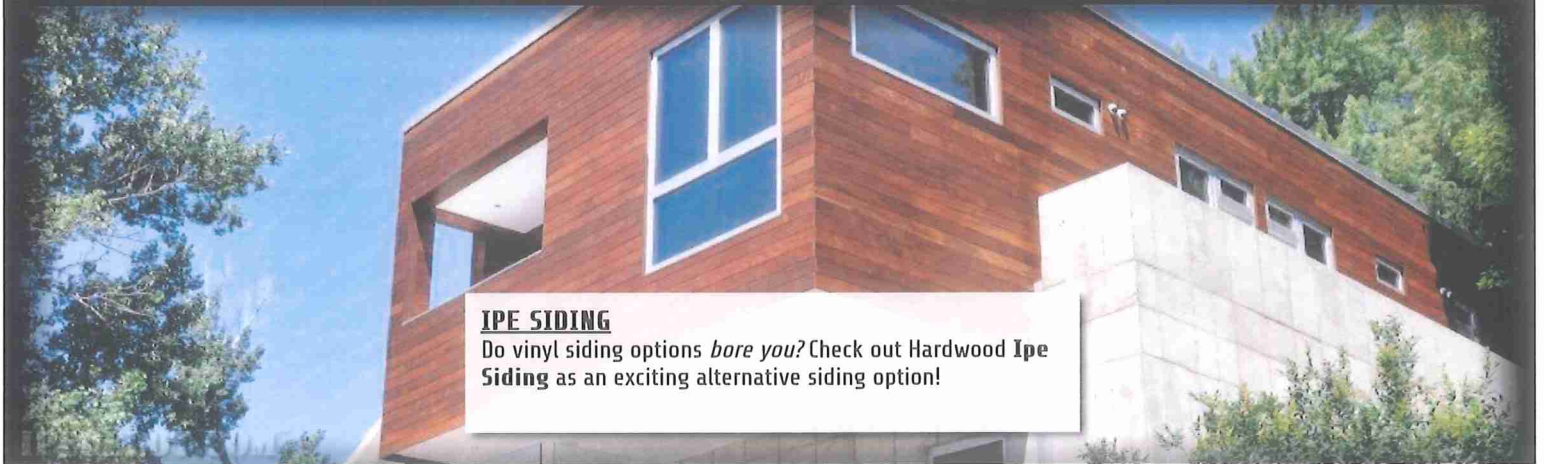
Ipe Decking features up to a **75+ Year Lifespan**

IPEDEPOT.COM

Your Direct Source For Ipe Decking

A Division of AdvantageLumber.com - Direct Importers of the Finest Ipe Decking

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1-877-232-3915
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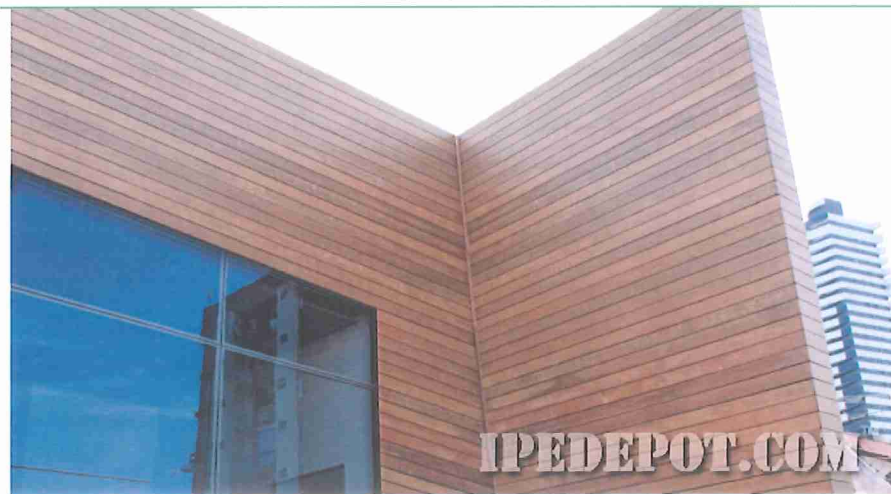
Ipe Siding

Ipe siding is the best wood siding option available. Featured in many commercial and upscale residential projects, siding made of ipe has the same great durable characteristics of standard Ipe Decking. Buildings that use Ipe Siding will maintain their strength even in harshest environmental conditions.

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When you order ipe siding with Ipe Depot™, you're buying direct from the mill at a cost not found anywhere else. We have such great siding prices due to our direct relationships with hardwood exporters and the fact that we are the leading supplier of ipe wood in the United States.

Shiplap Siding



This picture was taken by Rob Pelc (owner of IpeDepot.com) while touring lumber mills in Brazil.

Ipe Shiplap Siding Profile Specifications

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- No knots
- High scratch & slip resistance
- Can outlast composite

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WILLIAMS PARTNERS
ARCHITECTS



This home was designed for a single person on a small lot very close to downtown Ketchum on the border line with Sun Valley. The West facing courtyard acts as the heart of the design with the house wrapping around it and facing into it.

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ATTACHMENT D
Department Comments

Task	Comments
Utilities Comments-Jason Draper	<p>The property does not currently have water or sewer service. There is a 8" sewer main and 4" water main in Hillside Avenue. The 4" main may need to be upsized if additional fire protection or culinary demands are required. There is also an 8" sewer main and 4" water main in Gray Avenue. No building is allowed within the easement for these utilities. Utility impact, connection, meter, inspection and survey fees will apply. Drainage discharge onto other properties is prohibited.</p>
Engineering Staff Review-Scott Weiler	<p>Curb and gutter should be installed along the frontage of Loma Lane as part of this project. It's suggested the applicant meet with the City's Engineering division to discuss options to accomplish this.</p>
Transportation Staff Review-Michael Barry	<p>Curb & gutter and asphalt tie-in will be required along Loma Lane connecting the existing curb returns at Hillside and at Gray. Sidewalk will not be required at this time. Some details will need further review such as the existing non-standard street entrance at Hillside which appears more like a driveway than a street entrance, grading behind the curb to the property line, and drainage from the new curb & gutter which will flow storm water over sidewalk and may require a connection to the storm drain system.</p> <p>The driveway is not explicitly shown on the plans but it would appear to be too close to the street corner property line and abutting property line (20 feet minimum distance from street corner property lines and 6 feet from abutting property lines). Also, driveways must be at least 5 feet away from any public utility infrastructure such as power poles, fire hydrants, etc.; there appears to be a power pole at the abutting property line.</p> <p>The parking stalls and back out aisle appear to be sufficient for parking maneuvering (20' 8" stall + 10' driveway + 15' to parking aisle = 45' 8").</p>