

HISTORIC LANDMARK COMMISSION

275 N. Vine Street
Single Family Dwelling – New Construction
PLNHLC2015-00296
&
Demolition of Noncontributing Structure
PLNHLC2015-00295
Meeting Date: June 4, 2015



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: John Sparano

Staff: Carl Leith
carl.leith@slcgov.com
(801) 535-7758

Tax ID: 08-36-433-002-0000

Current Zone: RMF-75: High
Density Multifamily Residential
District

**Capitol Hill Community
Master Plan Designation:**
High Density Residential
45+du/acre

Council District:
District 3 – Stan Penfold

Lot Size: 7,565 Sq Ft

Current Use: Duplex

**Applicable Land Use
Regulations:**

- 21A.34.020 – H Historic Preservation Overlay District
- 21A.10.020 – Public Hearing Notice Requirements

Notification:

- Notice mailed: 5/25/15
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites: 5/21/15
- Property posted: 5/22/15

Request

The applicant, John Sparano, on behalf of owner Chad Spector, is requesting approval to construct a single-family residence at approximately 275 Vine Street, located within the Capitol Hill Historic District. He is also seeking approval to demolish the existing noncontributing structure on the site, although this application can be approved administratively, we have included it in Historic Landmark Commission's review.

Recommendation

Staff recommends that the Historic Landmark Commission review the petition for new construction, and grant the request pursuant to the findings and analysis in this report. Staff will then notify adjacent properties of the demolition.

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 demolition of a noncontributing structure and for new construction located at 275 N. Vine Street, subject to confirmation of noncontributing status and confirmation of no substantive objections.

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 275 N. Vine Street. 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

Attachments:

- A. Site Photographs & 2006 RL Survey
- B. Application Materials
- C. Public Comment

- 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.34.020.F.1.e Procedure For Issuance Of Certificate Of Appropriateness: Administrative Decision

Notice For Application For Demolition Of A Noncontributing Structure: An application for demolition of a noncontributing structure shall require notice for determination of noncontributing sites pursuant to chapter 21A.10 of this title. The applicant shall be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

Section 21A.10.020.B.2 Special Noticing Requirements For Administrative Approvals

Determination Of Noncontributing Status Within An H Historic Preservation Overlay District: Prior to the approval of an administrative decision for a certificate of appropriateness for demolition of a noncontributing structure, the city shall provide written notice by first class mail a minimum of twelve (12) calendar days of the determination of noncontributing status of the property to all owners of the land and tenants, within eighty five feet (85') of the land subject to the application as shown on the Salt Lake City geographic information system records. At the end of the twelve (12) day notice period, the planning director shall either issue a certificate of appropriateness for demolition or refer the application to the historic landmark commission.

Vicinity Map



Project Information

Request

The proposal is for the construction of a new single family detached residence, situated at approximately 275 N. Vine Street. The subject property is currently occupied by a building identified as a noncontributing structure in the Capitol Hill Survey of 2006. The demolition of this building would be required, with approval of demolition the subject of application PLNHLC2015-00295. The property is situated on the west side of Vine Street, approaching the intersection with 300 North and lies within the Capitol Hill Historic District.

Current Site, Building & Context

The lot at present is occupied by a single story residence which is currently defined as a duplex. The house is currently vacant and was posted by the County as uninhabitable in its present condition on 7/30/14. The structure was identified in the 2006 Capitol Hill Survey as 'C' Noncontributing, with a note recording the large addition to the building. The lot faces east onto the northern section of Vine Street. (See 2006 Survey extract in Attachment A)

The building is situated towards the southern boundary of the lot, and its current form and configuration appear to be the result of several subsequent additions to an early building, or buildings, dating to c. 1900 (2006 Capitol Hill RLS Survey) or c.1886 (applicant research), possibly linked at an early stage by a carport (accessed by a surviving drive) which was subsequently converted to habitable space. Further additions to the north frontage and to the rear appear to have been made c.1940s. See application drawing analyzing the current building and its estimated development sequence and phases. On the basis of existing information Staff would concur with the categorization as noncontributing. (See Application Materials in Attachment B)

The lot, which gradually falls in elevation to the west, measures approximately 65 ft by 115 ft (approximately 7565 sq ft), is adjacent to an existing single family house to the south, and multifamily development to the west and north. Across Vine Street are further multifamily buildings, several of which are substantial in scale. This part of the Capitol Hill Historic District is comprised a number of single family residential buildings within a predominantly multifamily context.

Proposed Development

The new construction application is for a single family dwelling of contemporary design, with massing configured in three distinct volumes, each of which steps back to gradually introduce the maximum height of the building which is situated above the recessed attached garage. The first two volumes of the house are horizontal in proportion, counterbalanced by the rear vertical section including and above the garage. The entrance and upper balcony face Vine Street, with a horizontal ‘clerestory’ band of fenestration above solid walls at first and second story levels. To the rear the loosely ‘L’ shaped plan steps back from the adjacent single family house to the south to provide rear patio and second story deck area, framed on two sides by largely glazed west and south facing facades. The section of the house including the garage has limited fenestration. Proposed materials include glazed brick in stack bond pattern which is framed by a stained wood rain screen cladding. The latter returns across the side facades, and combined with smooth white stucco finish for garage walls, soffits and wall returns, and concrete foundation site walls.

Project Details

The proposed single family residential development falls within the Capitol Hill Historic District, and is zoned RMF-75 High Density Multifamily Residential. The relationship of the proposed development to the standards of the RMF Residential Zone District is summarized below, complying with zone standards.

Ordinance RMF Standard	Proposed	Compliance
Use	Single Family Residential	Complies
Minimum Lot Area And Lot Width: 5,000 square feet and 50 feet for SFR	7565 sq ft lot size 65 ft lot width	Complies Complies
Required Parking: 2 spaces	2 spaces shown	Complies
Maximum Building Coverage: 60%	Approximately 28%	Complies
Interior Side Yard Setbacks: 4 ft.	4 ft	Complies
Building Height: 75 ft	28 ft	Complies
Front Yard Setback: 25 ft	25 ft Encroachment: 2.5 ft front yard (NE corner)	Complies Complies
Rear Yard Setback: 25%, not to exceed 30 ft	Proposed 30 ft Encroachment: 1.5 ft rear bay window	Complies Complies

Comments

Public Comments

No public comment has been received at the time of completion of this report. Two telephone inquiries have been received responding to the on-site public hearing notice, and seeking information on the proposals.

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.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City Site Design Guidelines

Building Placement & Orientation

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.

Building Scale Guidelines

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

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

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

Analysis: Vine Street is characterized by a combination of houses and multifamily buildings, with a number of substantial apartment buildings. The human scale character of the context is somewhat compromised by the predominant larger buildings. The current proposal, in adopting the smaller single family scale, helps to retain and to strengthen the human scale of this part of the street, while contributing to the eclectic mix of architecture.

The proposed new building is composed of three intersecting volumes which step back incrementally to reduce the apparent scale and height of the structure. The maximum height of the proposed house is equivalent to the maximum height of the pitched roof of the adjacent house to the south, and notably lower than adjacent and nearby multifamily buildings. The proposed is wider than the adjacent single family residence, although the form and massing of the design would help to reduce this perceived width as sections of the building step back from the street. The width proposed is notably less than nearby and adjacent multifamily buildings.

The primary proportions of the new structure are at first distinctly horizontal, with the first and the second floors defined and framed by horizontal wood cladding, stepping back from the street frontage. This horizontality is further reflected in the strip fenestration on each of these two levels, although it would be somewhat counterbalanced by the choice of glazed brick used in stack bond pattern introducing verticality in the detailing of grid pattern of brickwork. The two primary horizontal volumes are anchored by the recessed vertically proportioned garage wing, helping to provide visual support and a counter-balance to the two horizontally proportioned floors in front. In this disparate architectural setting there is no apparent established building character in terms of proportion, and the proposal consequently does not conflict with the character of this setting.

The building is defined in rectilinear form, with massing stepping back from the street frontage and from the south boundary of the lot, with composition expressed in a distinctly contemporary design idiom. It is flat roofed, as is the case for perhaps the majority of buildings in this context. The proposal can be regarded as compatible.

The scale of the proposed building, as expressed in its dimensions and massing, achieves greater strength and scale than the few earlier houses in the context, but still retains an overall compatibility with a single

family residential scale, in a much more substantive setting. The proposed development would introduce a distinctly different architectural element in this immediate streetscape.

Finding: In the eclectic nature of this context, Staff would conclude that the proposed building can be regarded as generally compatible in terms mass, scale, height, width and form, with the range of other building types and scales within this part of Vine Street. It consequently generally accords with the objectives of this standard.

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.

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 Guidelines for the 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 proposed development is contemporary in design, massing, proportions and materials, with an overall primary horizontal proportion and emphasis, counter-balanced by a recessed vertical section of the design. A definably coherent character is absent in this immediate setting, with its disparate variety in the composition of building facades. The proportion of openings in this design is not therefore visually incompatible with this relationship.

Facing Vine Street the proposed façades are composed with limited areas of door and window, with a stronger solid to void proportion. The solid to void relationship varies in the many multifamily buildings in this vicinity and the proposal could not be described as incompatible with this variation.

While a distinctly contemporary design idiom is proposed here, the relationship of the two street façade levels provides emphasis to the front entrance, and the form of second floor deck or balcony space above. The second floor also projects north to engage with the volume of the garage, helping to reduce the mass and scale of this element. There is no definable pattern of traditional architecture or front porch expression in this context. No incompatibility in this approach can be readily defined.

The palette of materials proposed primarily relies upon masonry, in the form of glazed brick, stucco and concrete, and also upon the use of a stained wood horizontal cladding. Brick, stucco and concrete can be defined as characteristic in this context. Stained wood cladding less so, but would work effectively here to help achieve a sense of human scale, and to soften the rectilinear massing of the building in its immediate single family context. The materials can be described as compatible, and the choice of glazed brick would creatively introduce a distinct and reflective masonry finish.

Finding: Façade composition reflects the contemporary design interpretation employed for this proposal. In this context of disparate building designs, periods and scales the composition of the principal facades of this proposal would be identified as compatible, and indeed could contribute in a positive manner to this setting. Staff would conclude that the proposals generally accord with the design objectives of this standard.

Standard 3: Relationship to Street:

- a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

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

Site Design Guidelines

Building Placement & Orientation

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 Guidelines for the Capitol Hill Historic District

14.4 The traditional 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, caused 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 subdistrict 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: This section of Vine Street is not characterized by a well-defined continuity, rhythm or pattern of building scale, forms or architectural expression. Walls of continuity do not define this setting. Nevertheless the proposed development is situated to recognize and to equate with the existing sequence of buildings on this side of the street. The proposed building would provide a new and more positive element at this point in the street frontage, re-establishing architectural presence and strength to replace the much altered character of the existing structure.

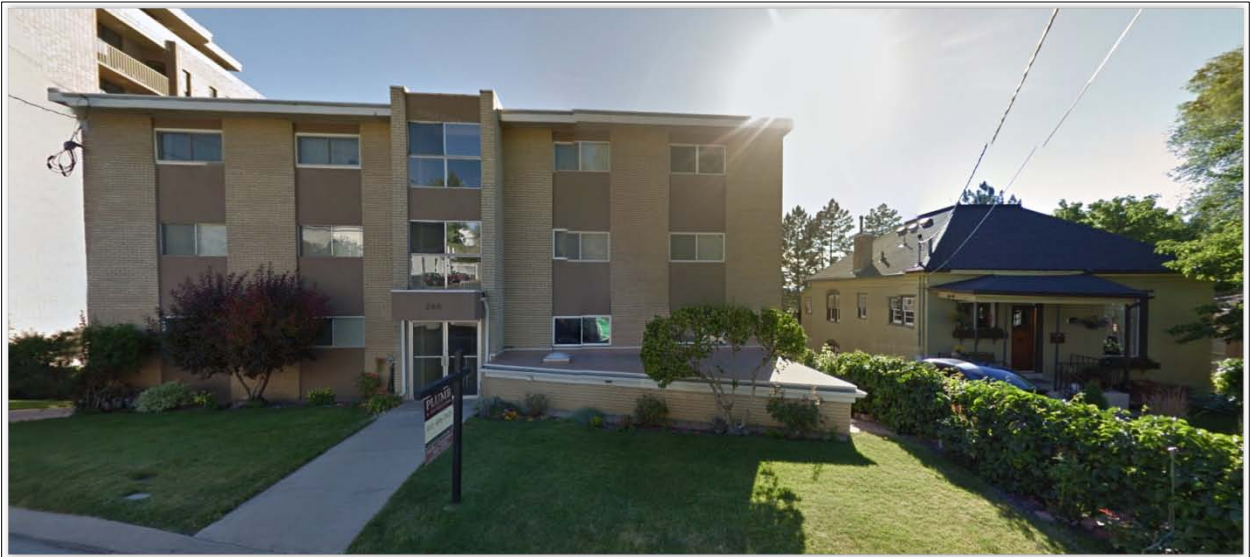
In directional expression and orientation, the building and its entrance would face the street, while the palette of materials should enhance the contribution to this streetscape. No conflicts with existing patterns or character are identified.

Finding: Staff would conclude that the proposed development generally accords with the objectives of Standard 3 addressing Relationship to the Street, as informed by the associated design guidelines.

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 lot.

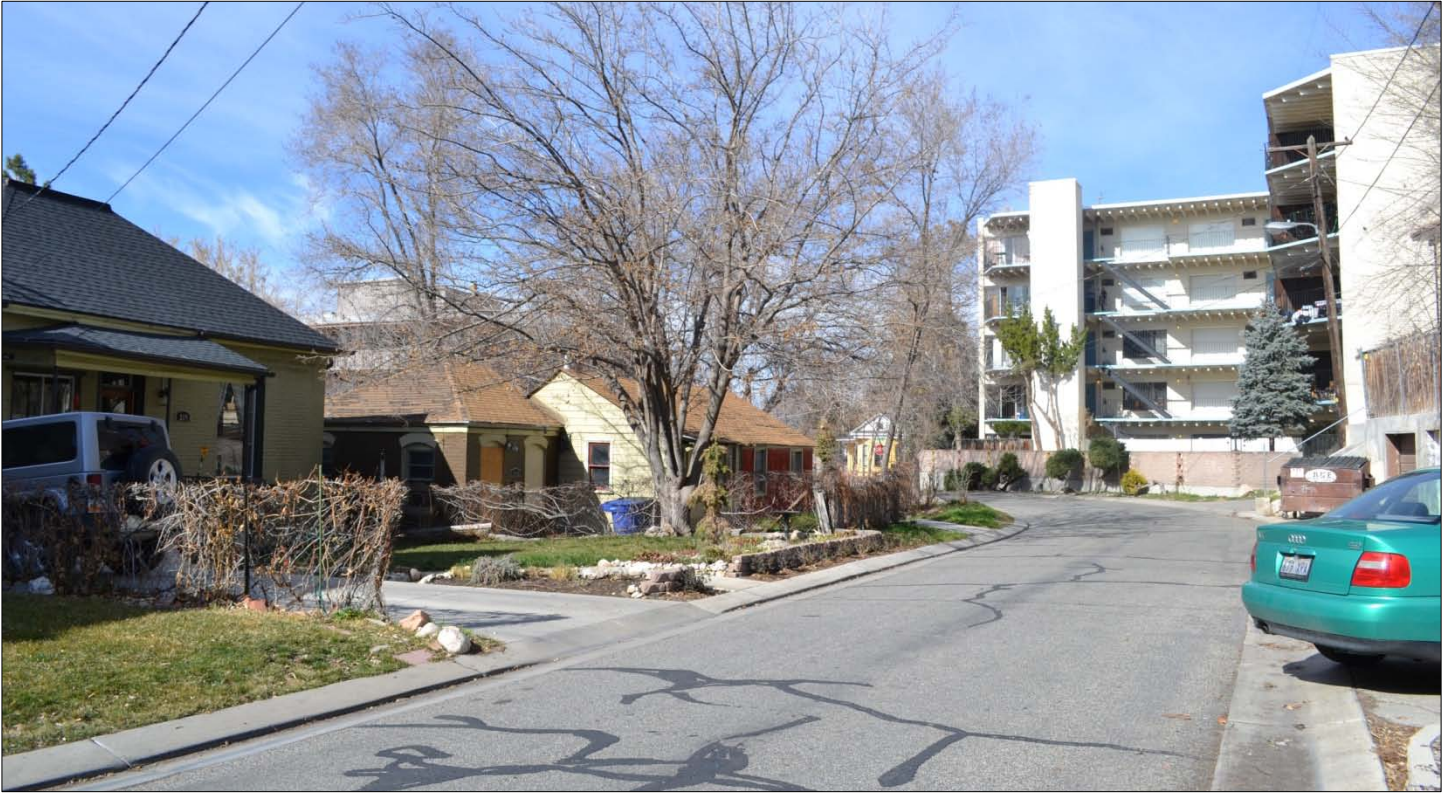
Finding: This standard is not applicable.



Attachment A Photographs



VINE STREET - LOOKING SOUTH



VINE STREET - LOOKING NORTH



VINE STREET - FACING THE SITE



VINE STREET - APPLICATION SITE



APPLICATION SITE – IMMEDIATE CONTEXT



APPLICATION SITE & CURRENT STRUCTURE



APPLICATION SITE & EXISTING STRUCTURE



APPLICATION SITE & EXISTING STRUCTURE - FROM THE REAR



EXISTING SITE & STRUCTURE - FROM THE REAR LOOKING SOUTH EAST



EXISTING SITE & STRUCTURE - FROM THE REAR LOOKING NORTH



SITE & EXISTING STRUCTURE - REAR





274 N Vine Street*
(aka 277 N Center Street)



275 N Vine Street*
C



260 N Wall Street
B



266 N Wall Street
B



272 N Wall Street
B

WALL STREET



276 N Wall Street
B



382 N Wall Street
B



351-371 N Wall Street
(view)



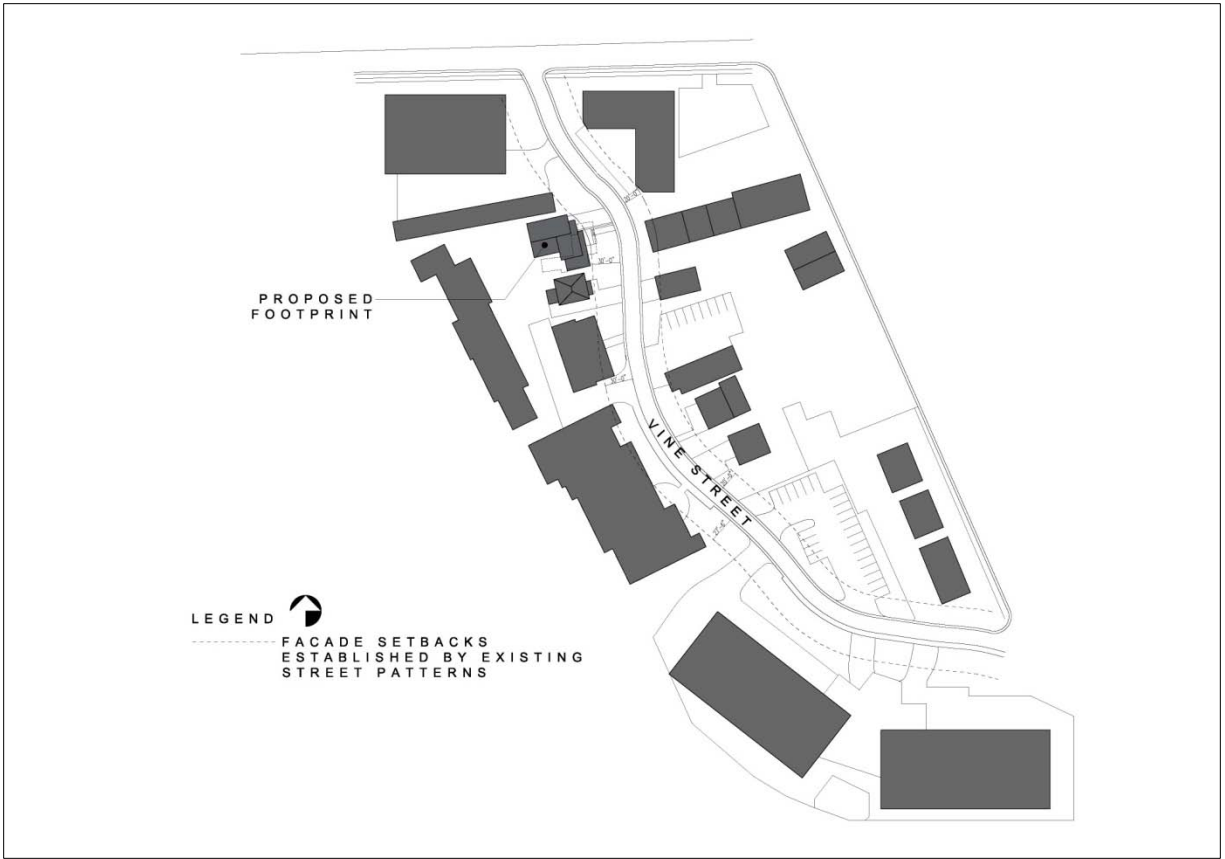
351 N Wall Street
A

Architectural Survey Data for SALT LAKE CITY
Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year R/S/ILS/Gen	Comments/ NR Status
275 N VINE STREET	C	1/0	c. 1900	REGULAR BRICK SHIP-LAP SIDING WOOD:OTHER/UNDEF.	VICTORIAN; OTHER 20TH C.; OTHER	OTHER RESIDENTIAL	06	LARGE ADDITION; NOW DUPLEX
260 N WALL STREET	B	0/1	1958	REGULAR BRICK FLAGSTONE	POST-WWII: OTHER MODERN: OTHER	OTHER APT./HOTEL	06	
266 N WALL STREET	B	0/0	1956	STRIATED BRICK FLAGSTONE ALUM./VINYL SIDING	POST-WWII: OTHER	MULTIPLE DWELLING	05	N05
272 N WALL STREET	B	0/1	c. 1906	REGULAR BRICK	BUNGALOW	OTHER LATE 20TH C.	06	NEWER GARAGE DOOR & GABLE SIDING
BUDEMER, JENNIE R., HOUSE	B	0/1	1905	REGULAR BRICK WOOD:OTHER/UNDEF.	BUNGALOW	SINGLE DWELLING	05	N05
276 N WALL STREET	B	0/1	1905	REGULAR BRICK SHINGLE SIDING	VERNACULAR NEOCLASSICAL	FOURSQUARE (BOX)	06	MAJOR ALTERATIONS; 1930s WINDOW; CONST DATES: 1904-1905
LEIGH, CLINTON B., HOUSE	B	0/0	c. 1935	STRIATED BRICK	POST-WWII: OTHER	SINGLE DWELLING	05	N05
282 N WALL STREET	B	0/0	1954	REGULAR BRICK	DUTCH COLONIAL REV.	WALK-UP APT. SINGLE DWELLING	06	
351 N WALL STREET	A	2/0	1903	REGULAR BRICK	DUTCH COLONIAL REV.	RECTANGULAR BLOCK	06	UHF EASEMENT; 1 OF 5 BUILT ON THIS CORNER
HAYCOCK HOUSE	B	1.5		WOOD:OTHER/UNDEF.		SINGLE DWELLING		N05

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alttered D=ineligible/out of period U=undetermined/lack of info X=demolished



Attachment B
Application Materials

SPECTOR RESIDENCE

275 N. VINE STREET SALT LAKE CITY, Utah

HLC DEMOLITION AND NEW CONSTRUCTION SUBMITTAL 4.21.2015

SPARANO + MOONEY ARCHITECTURE

WRITTEN PROJECT DESCRIPTION / NARRATIVE

The attached proposal for 275 N. Vine Street includes the demolition of an existing 1436 sq. ft. single family home to be replaced by a 2,833 sq. ft. single family residence with an attached garage 20' x 30' (600 sq. ft.). We are submitting this application for the demolition of the existing residence which is a non-contributing structure. This submittal for the new residence is not seeking any special exceptions with regards to zoning requirements.

Existing Conditions:

Historic documentation was provided by Salt Lake County Archives in the form of plot plans for this property as no historic photographs of the original home were made available or exist in any records. The existing home was remodeled and added onto so many times it is difficult to recognize what is original and what character it may have had. The plot plans do however indicate that it was originally a linear brick building and this material (brick) is intended to be used on the front street elevation.

Site Design Guidelines:

The street and block patterns currently comprising the immediate context of this site are primarily made up of large multi-family apartment and condominium projects with some single family residential structures. These structures represent a large range of architectural styles and time periods. The existing context establishes a 30' front yard setback following along the west side of the street and a 20' front yard setback along the east side of the street. The proposed new construction respects this existing front yard setback in regards to building placement on the site by stepping back with this established street and block pattern. Additionally, the entryway and porch discussed further in the building scale and building form guidelines sections of this document are oriented to and address the street. Per the design guidelines Ch. 12 "Building Placement and Orientation" this characteristic establishes a 'pedestrian friendly' quality, encouraging walking and social engagement.

Building Scale Guidelines:

The massing of the proposed new construction not only reinforces the existing street and block patterns but fits within its immediate context by separating into three distinct volumes. These volumes step up and away from the adjacent historic structure and back away from the street reinforcing a sense of human scale and maintaining compatibility with the established scale of the context. The primary front façade creating the porch and addressing the street will not appear taller than the adjacent historic structure or any of those found typically in this district.

Building Form Guidelines:

The visual emphasis adopted for this proposal is comprised of simple rectangular solids. The two primary modules on the street elevation are of equal height and width balancing the verticality of the garage / studio volume. Given the immediate context which reflects a complete range of styles, periods, and proportions, it was the intent of this proposal to remain neutral with simple rectangular solids while respecting and gesturing to the context immediately surrounding this site. An increase in scale was not the intent and therefore a vertical emphasis was avoided. The linear nature established by this design will not overwhelm the established context but rather create a seamless visual dialogue firmly placing this building in relative chronological order within its context. This form and architectural approach will both reflect and complement the existing character of the street

SPECTOR RESIDENCE

275 N. VINE STREET SALT LAKE CITY, Utah

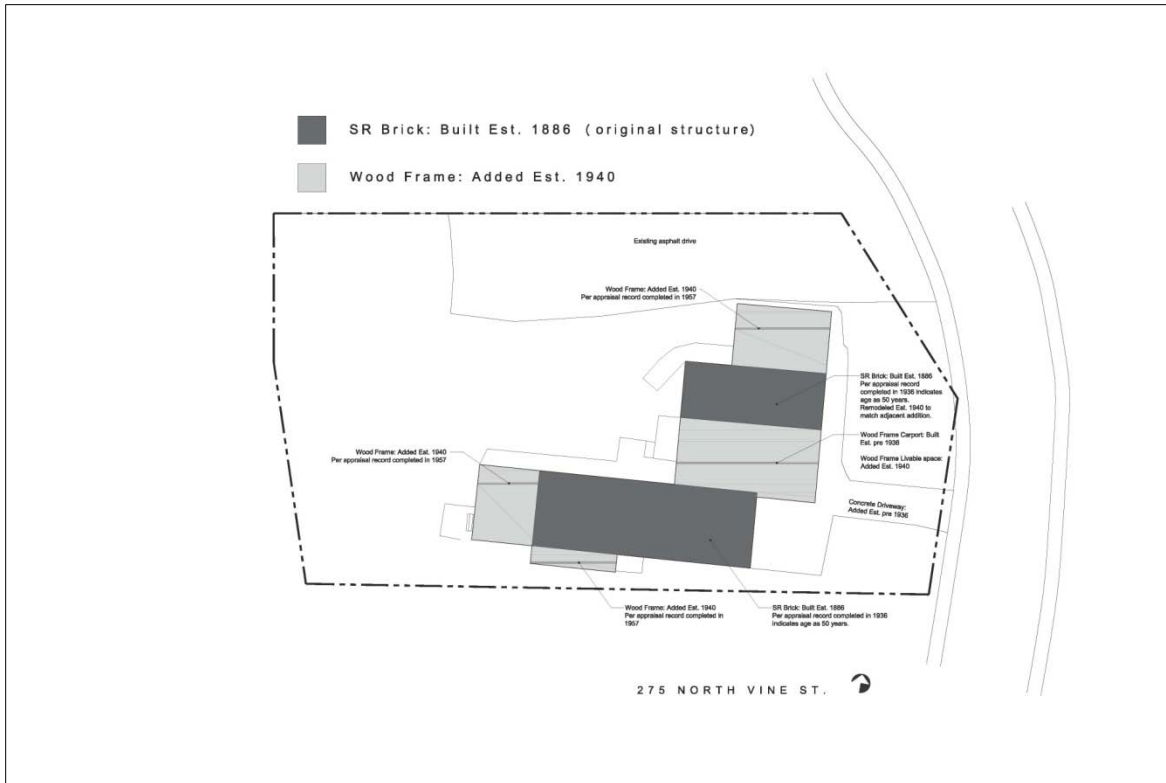
HLC DEMOLITION AND NEW CONSTRUCTION SUBMITTAL 4.21.2015

SPARANO + MOONEY ARCHITECTURE

WRITTEN PROJECT DESCRIPTION / NARRATIVE

Building Materials and Details:

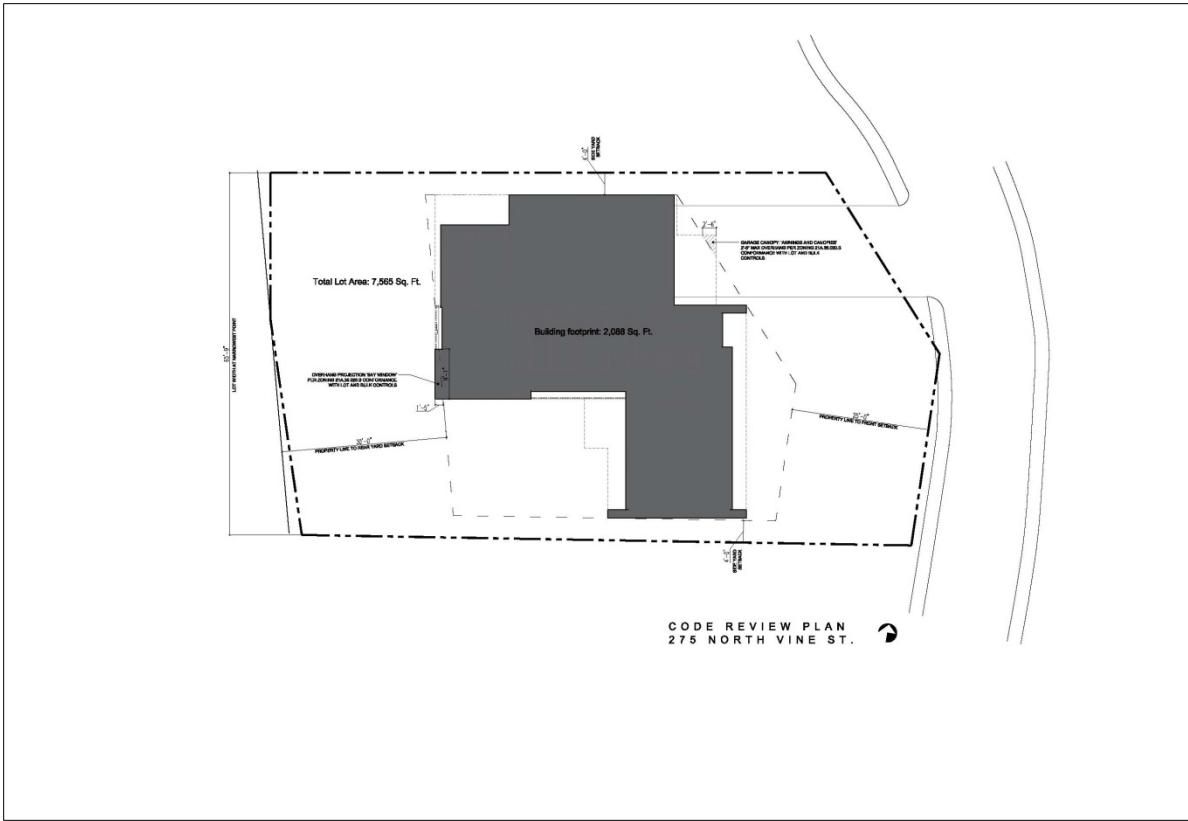
The materials proposed for this project are consistent with the new construction guidelines, will have proven durability and will promote a sense of human scale. The front street elevation will consist of a glazed brick product, horizontal wood siding, and smooth white stucco. The brick material is proposed on the front within the primary entry volume with wood siding principally on the North and South elevations and the smooth white stucco making up the soffit planes, wall returns, and garage volume. The intent of the proposed materials are to gesture to those historically reminiscent of this district and greater context.



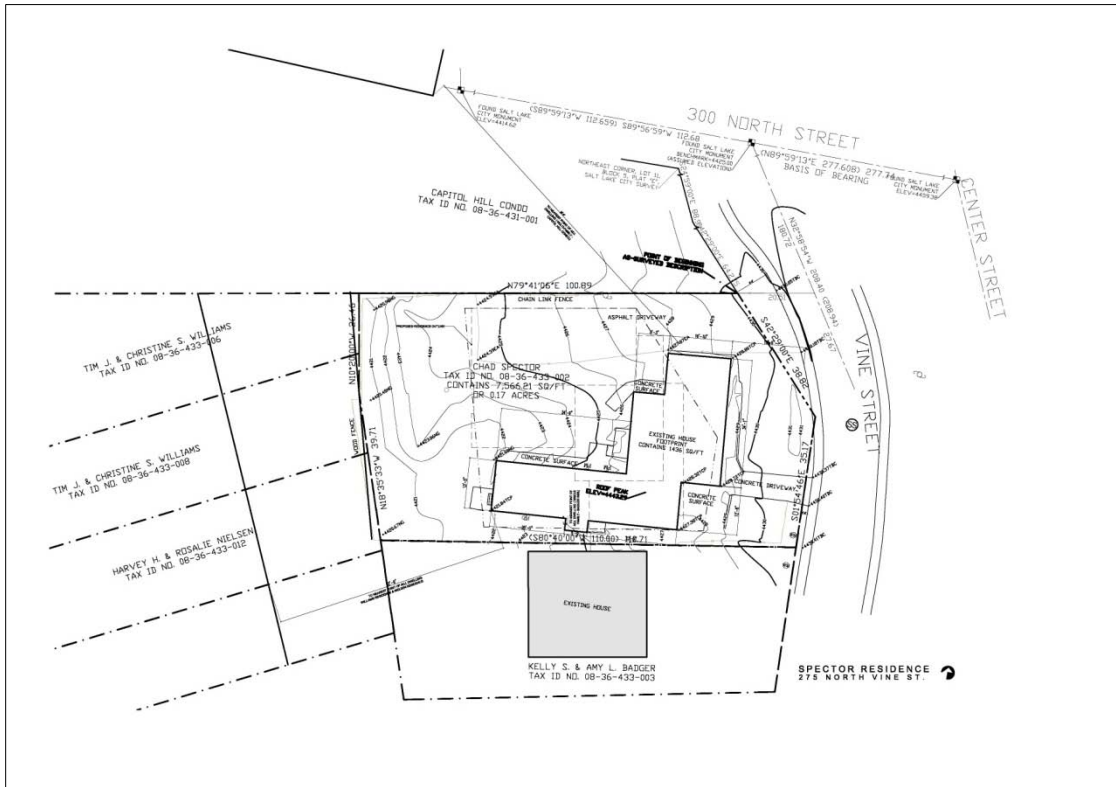
EXISTING CONDITIONS



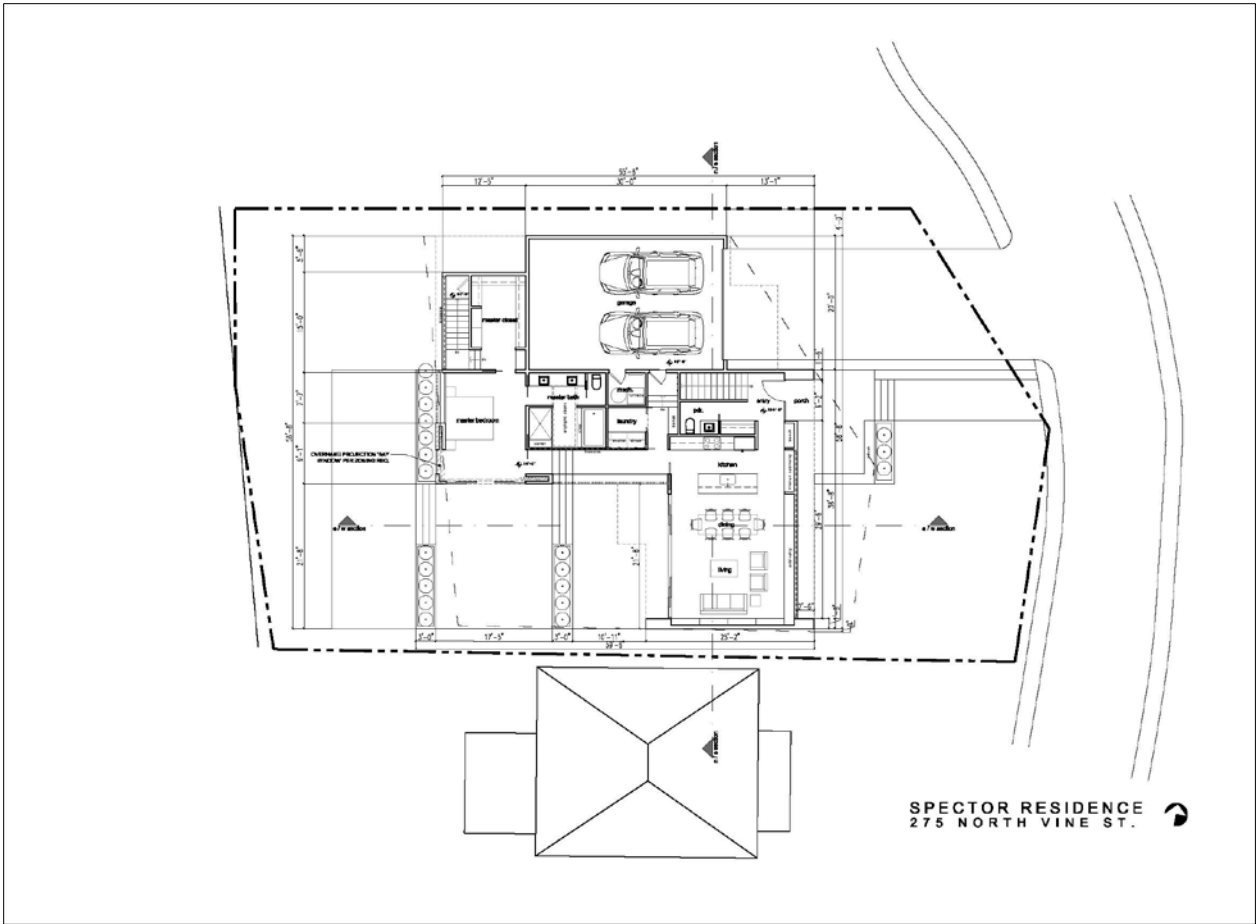
EXISTING STRUCTURE - EXTERIOR FINISHES



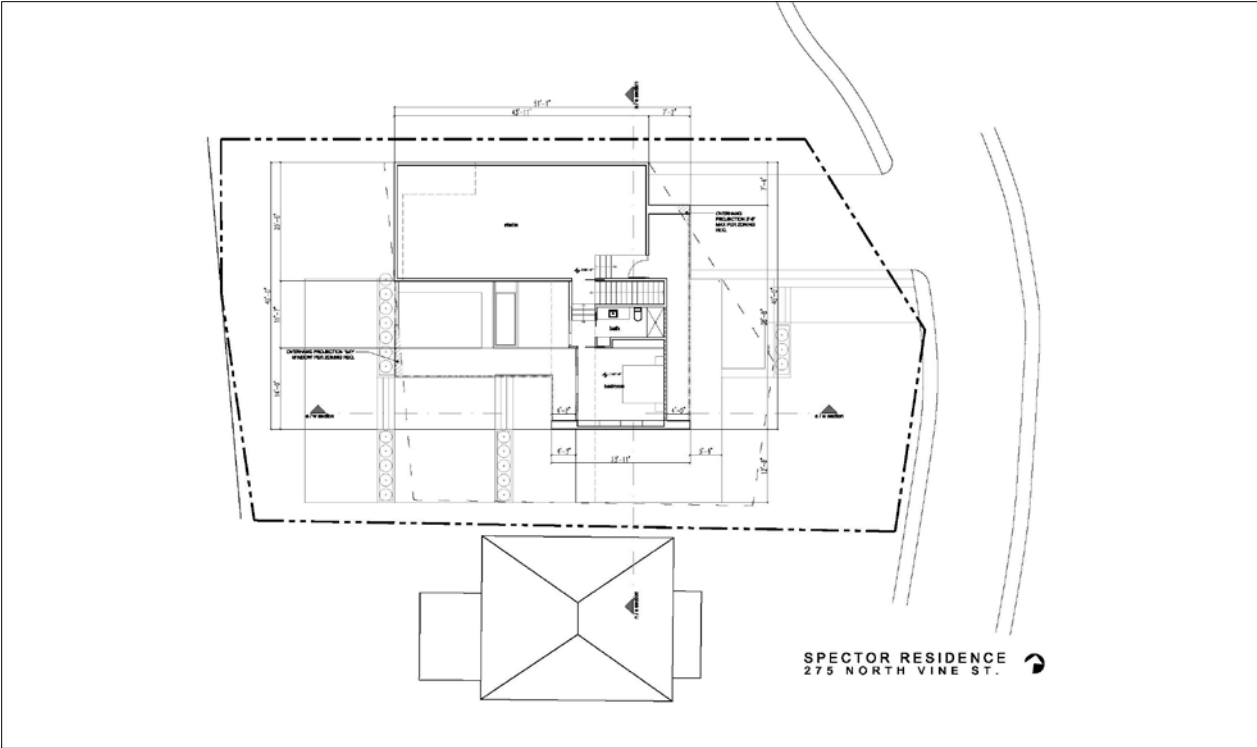
CODE REVIEW PLAN



EXISTING SITE PLAN



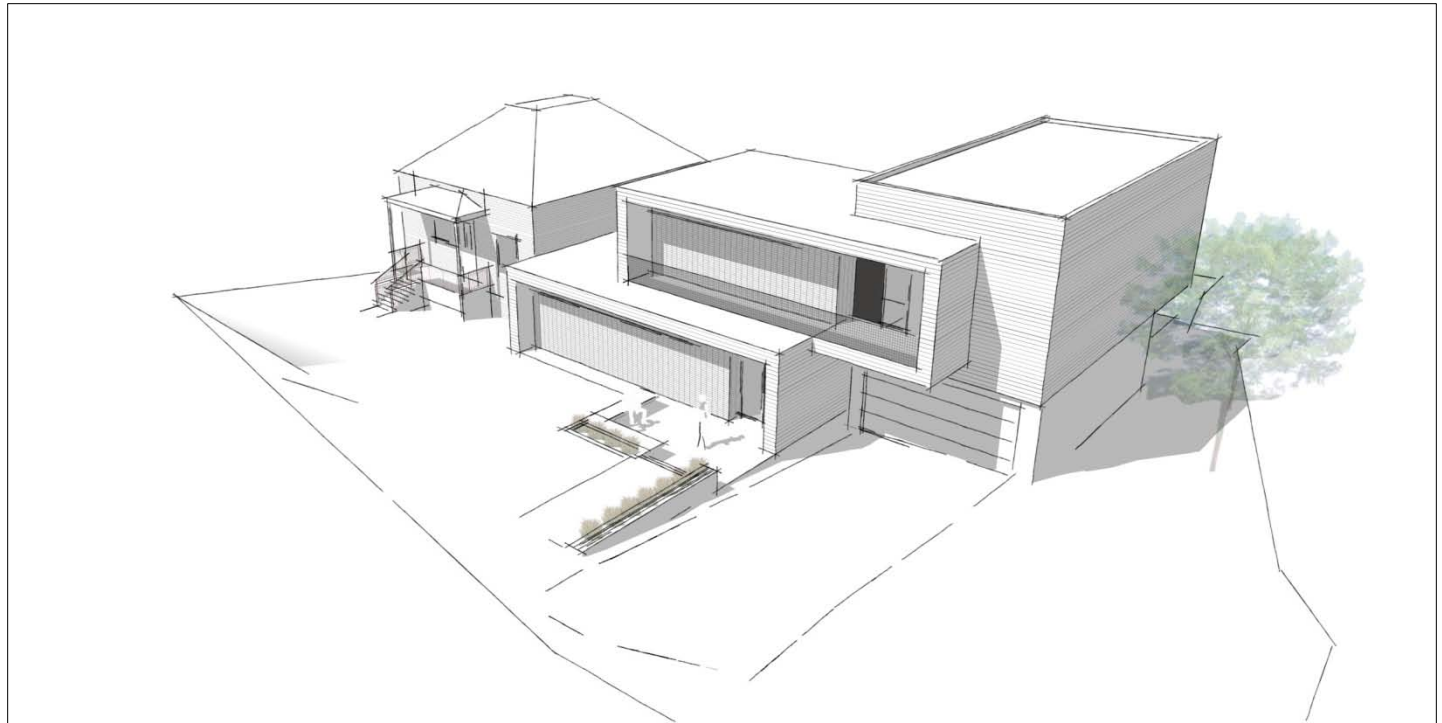
LEVEL 1 PLAN



LEVEL 2 PLAN



COURTYARD PERSPECTIVE



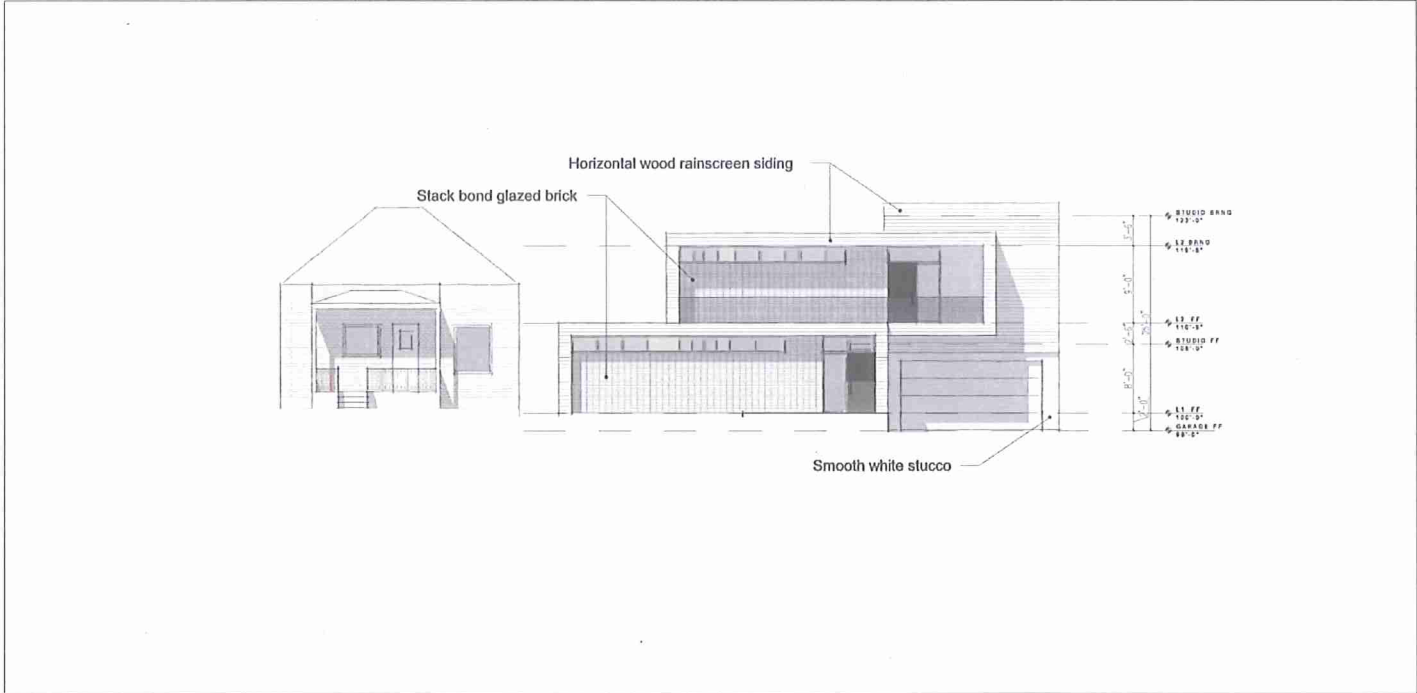
N.E. ELEVATED PERSPECTIVE



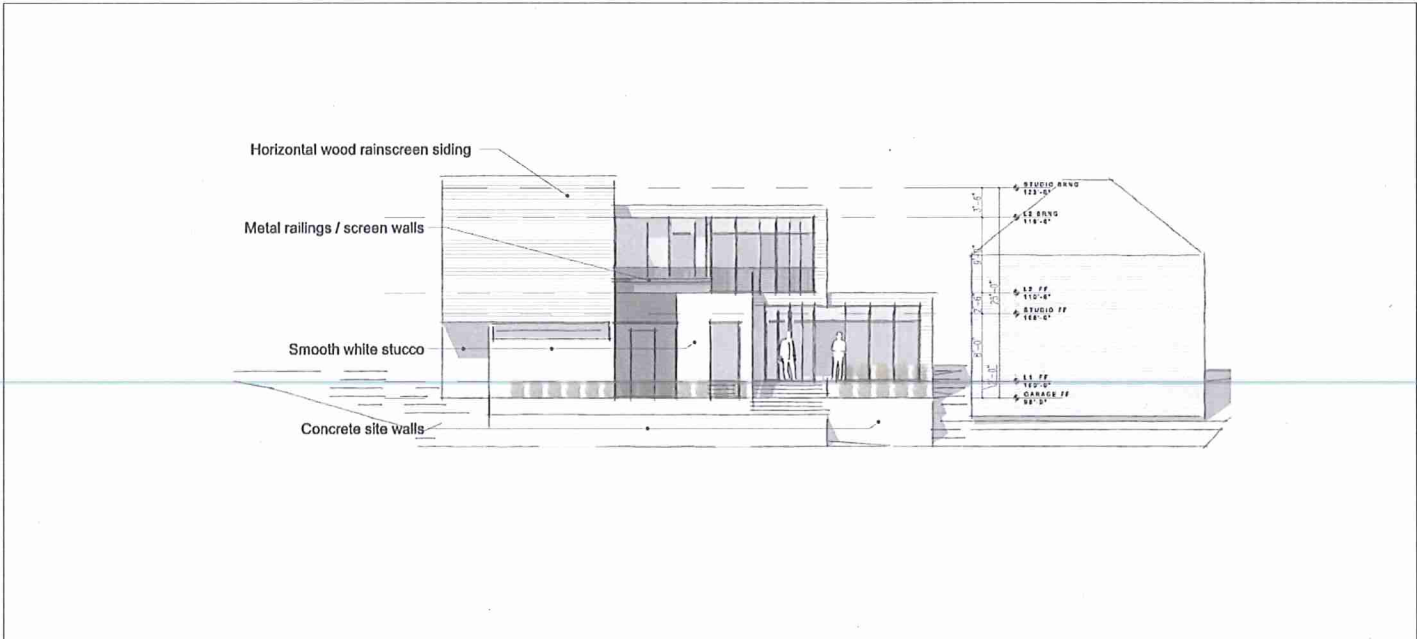
S.E. PERSPECTIVE FROM VINE STREET



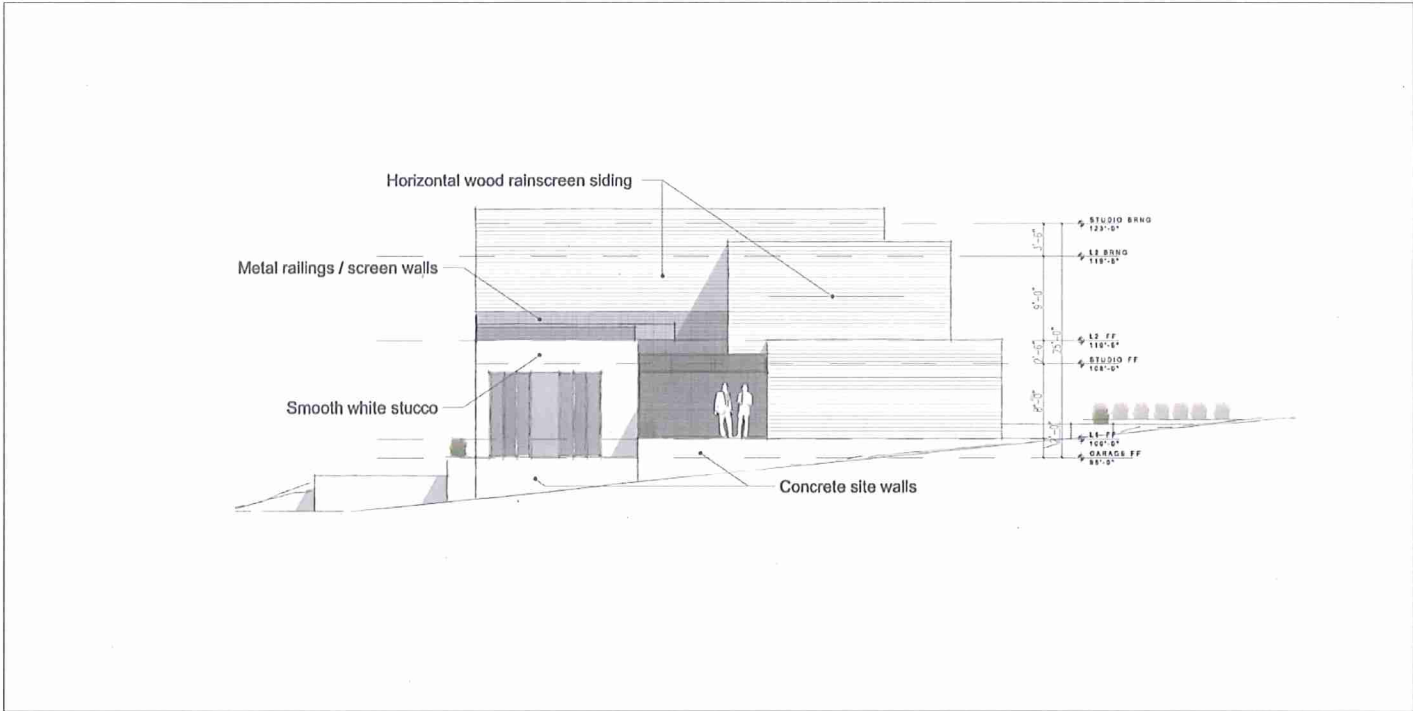
N.E. PERSPECTIVE FROM VINE STREET



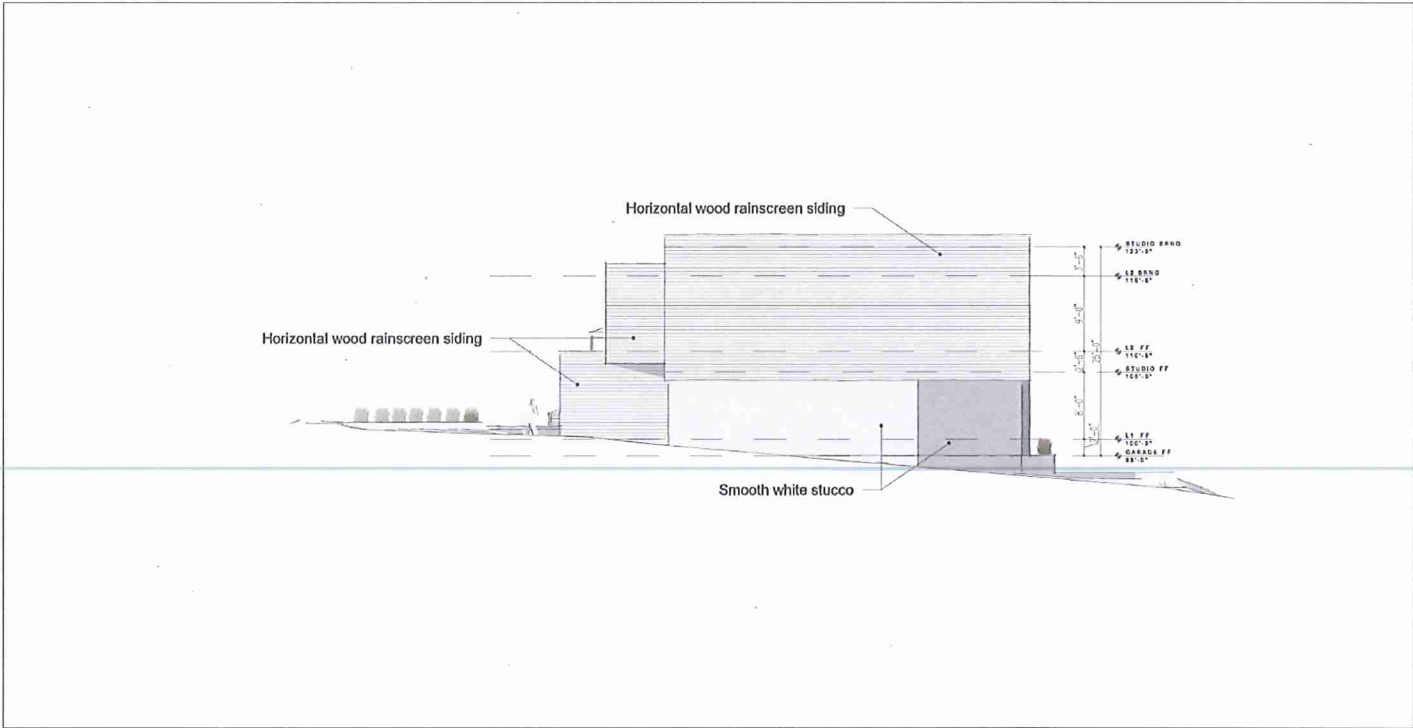
EAST ELEVATION



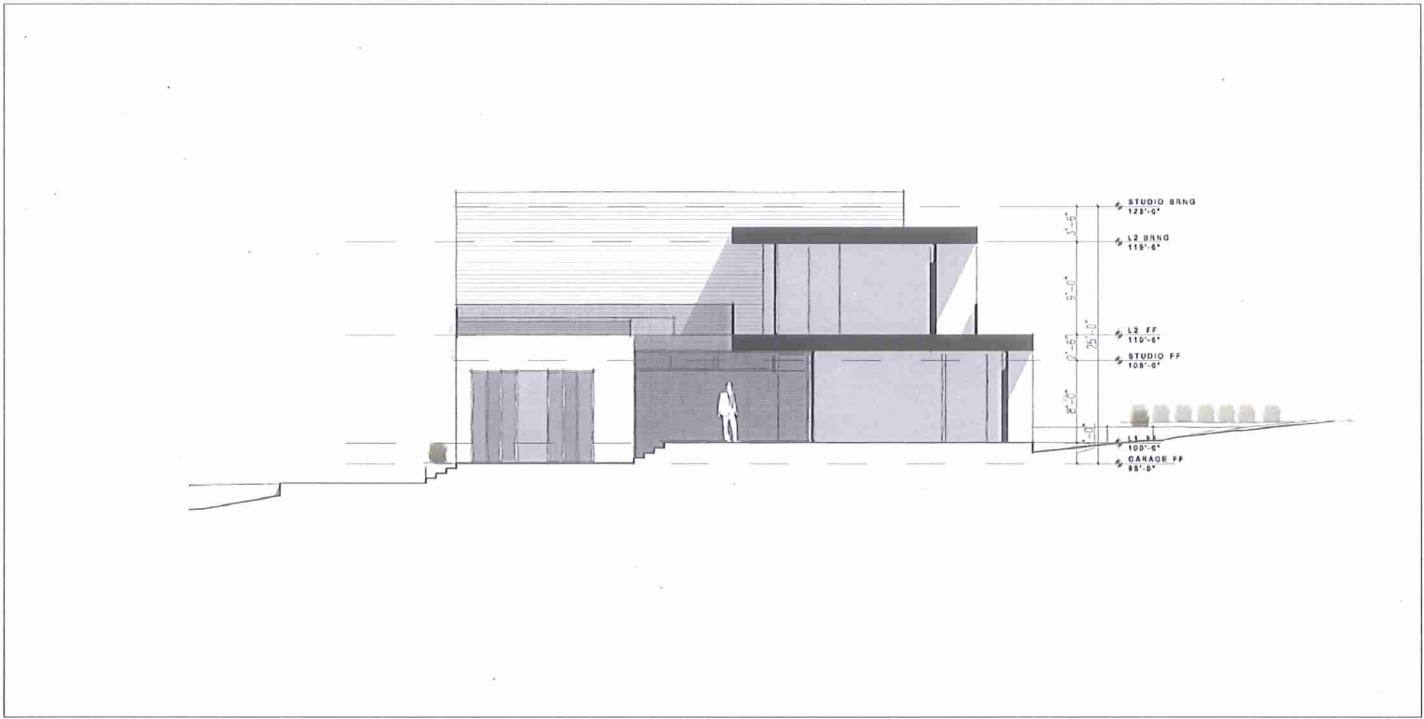
WEST ELEVATION



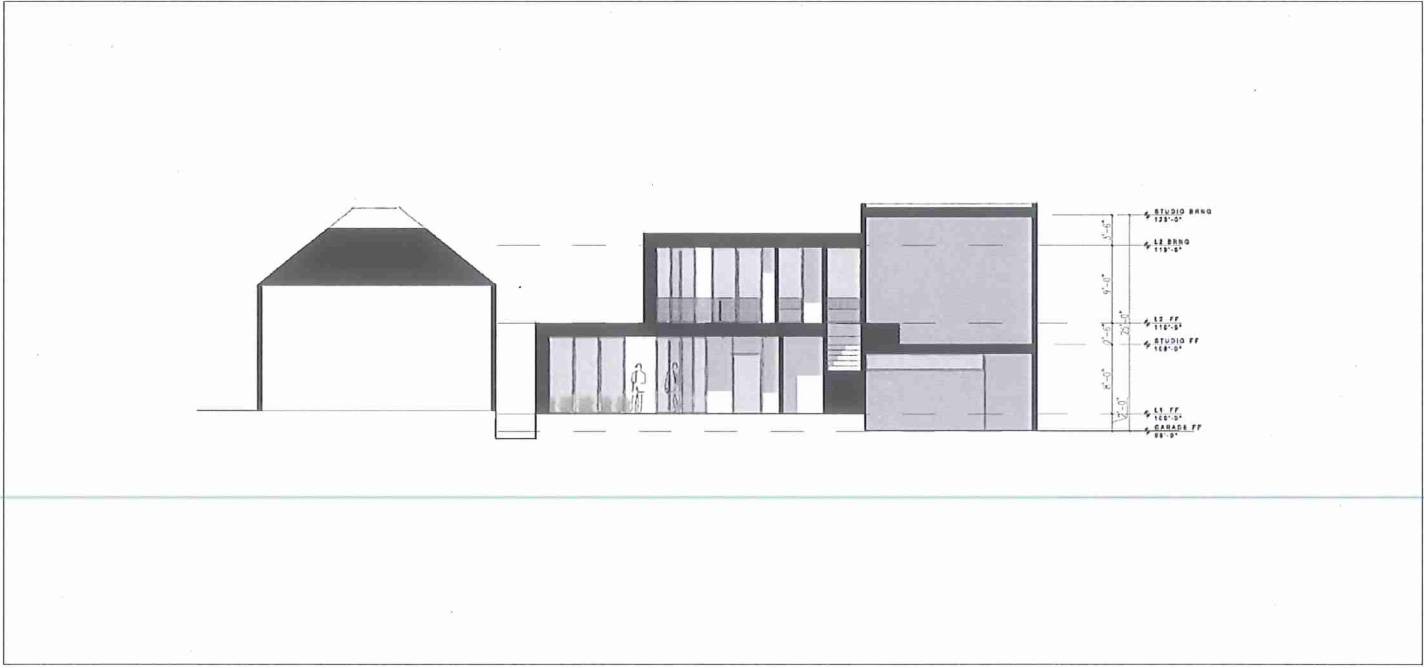
SOUTH ELEVATION



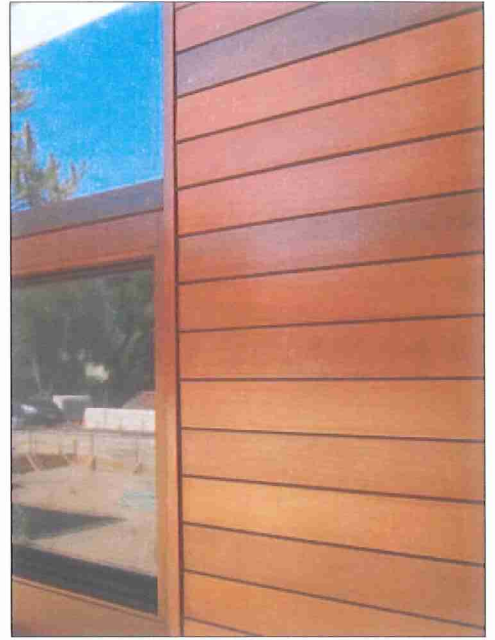
NORTH ELEVATION



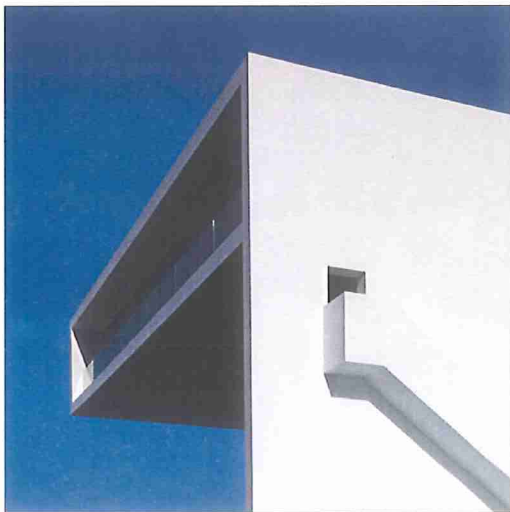
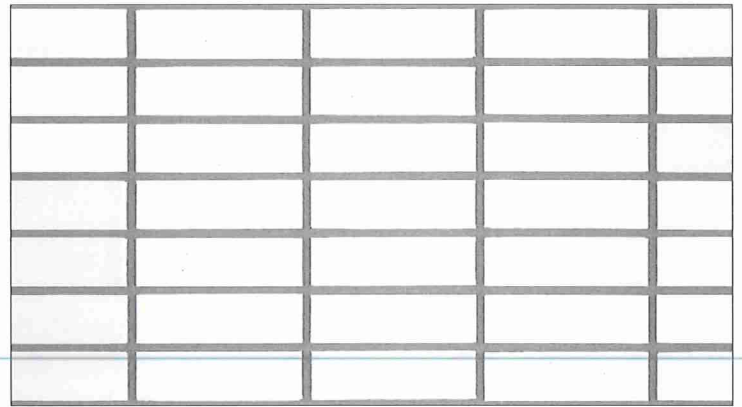
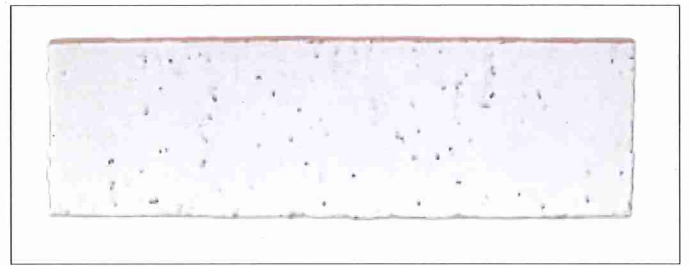
EAST – WEST SECTION



NORTH – SOUTH SECTION



MATERIALS



Existing

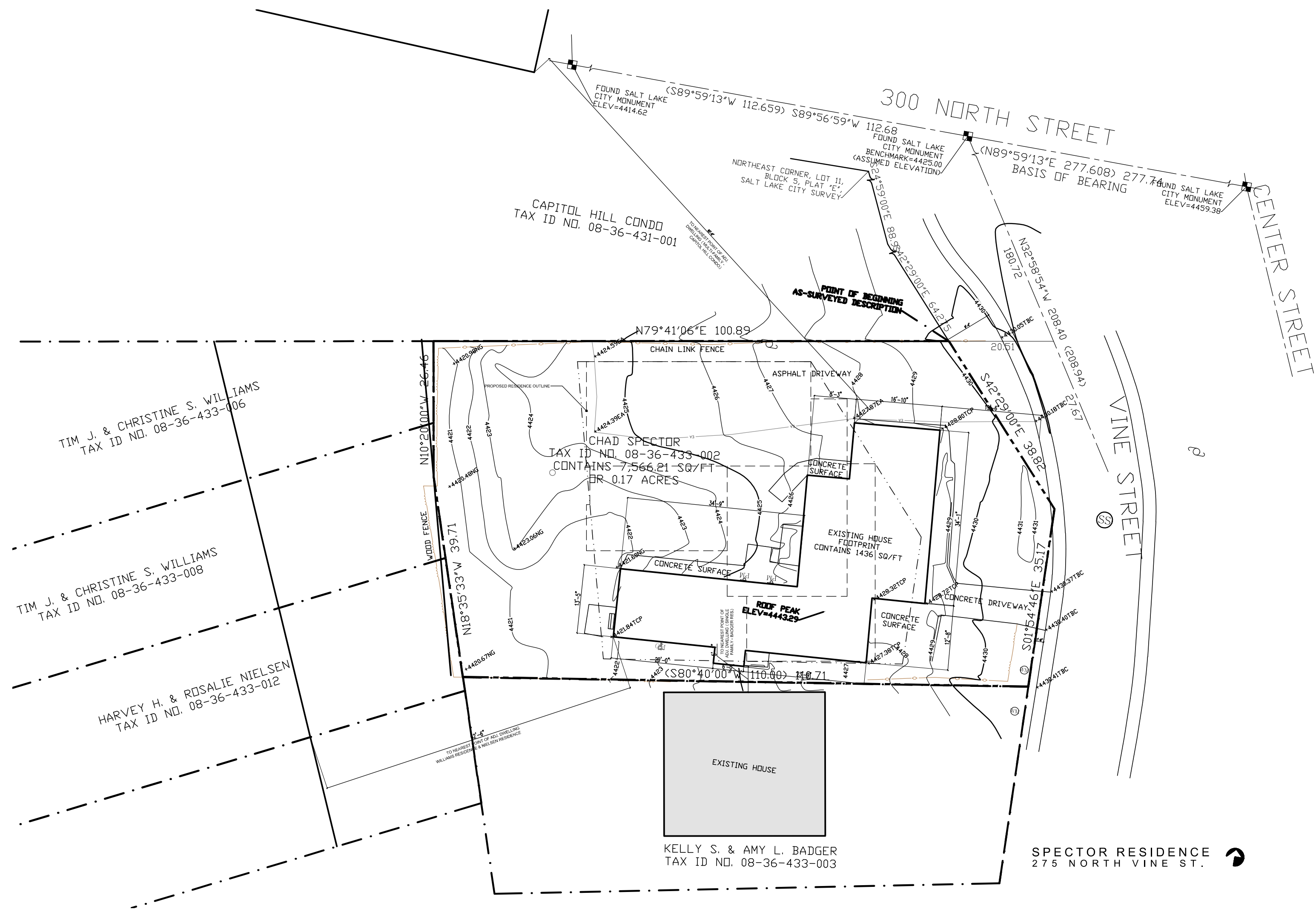
- Recent and Historic Documentation
- Written explanation of project

Recent photographs are included on this cover sheet. Historic documentation was provided by Salt Lake County Archives in the form of plot plans. No historic photographs were made available or exist in any records.

The existing site includes a 1,436 sq. ft. residence with a cellar. Although it is hard to remain visible the original historic home consists of the SR brick portion as indicated on the historical documents. The overall structure is no longer consistent with the historical character of the Capitol Hill District and is therefore non-contributing to this context. See attached 2 page written explanation in addition to the summaries provided on these sheets.

The historical records include three appraisal cards and a plot plan. The first card is for George H. Corley, 275 1/2 N. Vine St., Salt Lake City, with a lot area of 1,436 sq. ft. The second card is for the same property, showing a different valuation. The third card is for the same property, showing a different valuation. The plot plan shows the layout of the property with various structures and boundaries.

Historic Records



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

EXISTING SITE PLAN



Subject Property
275 N. Vine St.



Existing Structure



SPECTOR RESIDENCE

275 N. VINE STREET SALT LAKE CITY, Utah

HLC DEMOLITION AND NEW CONSTRUCTION SUBMITTAL 4.21.2015
SPARANO + MOONEY ARCHITECTURE

Existing: History and Current Condition

Existing Conditions narrative:

Per the appraisal records, the structural brick portions are estimated at being constructed in the latter half of the 19th century around 1886. Sometime before the earliest appraisal on record (1936), a carport was added between the original brick portions of the home. This is evident on the historic records as well as the concrete 'driveway' that still exists. Around 1940 a major remodel occurred to the home that included the addition on the North, East, small popout on the South and enclosing the carport into the livable square footage. (See existing structure: timeline plan).

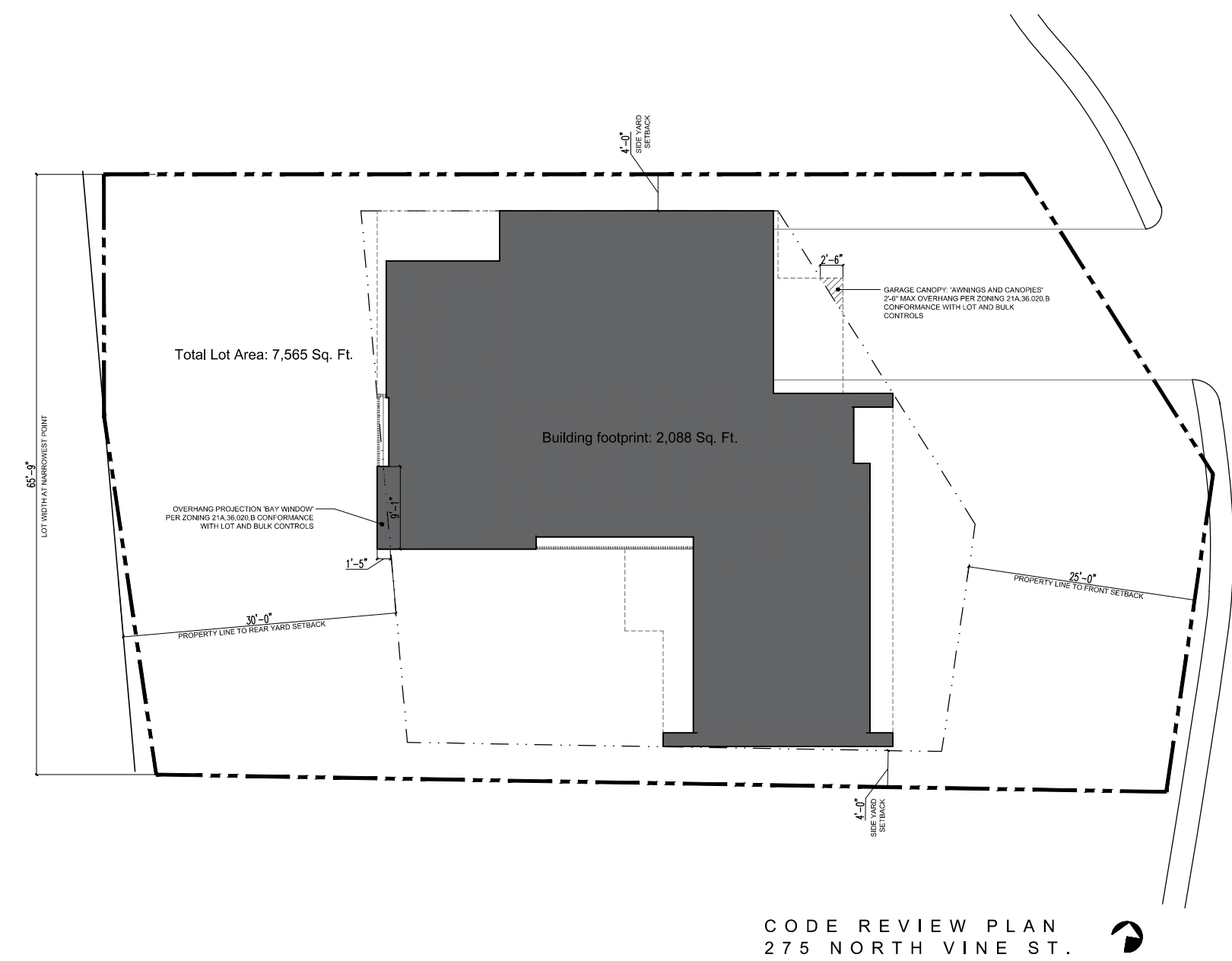
The renovation that was completed out of stick framing was veneered in horizontal wood siding. The brick portion to the North received the same finish treatment as the addition, covering the historic brick. The structural brick portion of the home located on the South side of the property still has the original brick, doors, and window's exposed where the walls were not demolished or covered up by the mid 20th century addition. (See existing structure: exterior finishes plan).

This structure was originally single family residential with the second small out building incorporating an unknown use. Per the current zoning certificate for this property, the interior of the home was renovated at some point to be zoned as a duplex.

The existing structure incorporates several different styles, materials, and massing techniques. The geometry of the roof lines are not resolved. The overall condition of the roof, brick, and foundation is dilapidated and failing. These considerations make this existing structure not only inconsistent with the historical character of the context but unsafe for habitation.

Basic Zoning Review

21A.24.150	Zoning District:	RMF-75
21A.24.150.C	Minimum Lot Area and Lot Width:	
	Land Use:	Single Family Detached (allowable use per 21A.24.150.B)
	Min. Lot Area:	5,000 sq. ft. (7,565 sq. ft. provided)
	Min. Lot Width:	50'-0" (65'-0" provided)
21A.24.150.D	Building Height	
	Maximum:	75'-0"
	Proposed:	28'-0"
21A.24.150.E	Minimum Yard Requirements:	
	Front Yard:	25'-0"
	Side Yards:	4'-0" for single family detached
	Rear Yard:	25%, need not exceed 30'-0" (30'-0" provided)
21A.24.150.G	Lot Coverage Calculations:	
	Permitted:	60% of lot area (4,539 sq. ft. allowed)
	Proposed:	2,088 sq. ft. or 28% of lot area proposed
21A.36.020.B	Obstructions in Required Yards:	
	Awnings and canopies, extending not more than 2-1/2 feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only.	
	Bay windows which are 1 story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line.	



- SR Brick: Built Est. 1886 (original structure)
- Wood Frame: Added Est. 1940



SCALE: 3/32" = 1'-0" EXISTING STRUCTURE: TIMELINE PLAN



Green horizontal wood siding over brick or framing



Red vertical wood siding over brick or framing



Painted historic brick

- Green horizontal wood siding over brick or framing
- Red vertical / horiz. wood siding over brick or framing
- Brown historic brick (painted)



SCALE: 3/32" = 1'-0" EXISTING STRUCTURE: EXTERIOR FINISHES PLAN

SPECTOR RESIDENCE

275 N. VINE STREET SALT LAKE CITY, Utah

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Site Design Guidelines

1. Street and Block Patterns

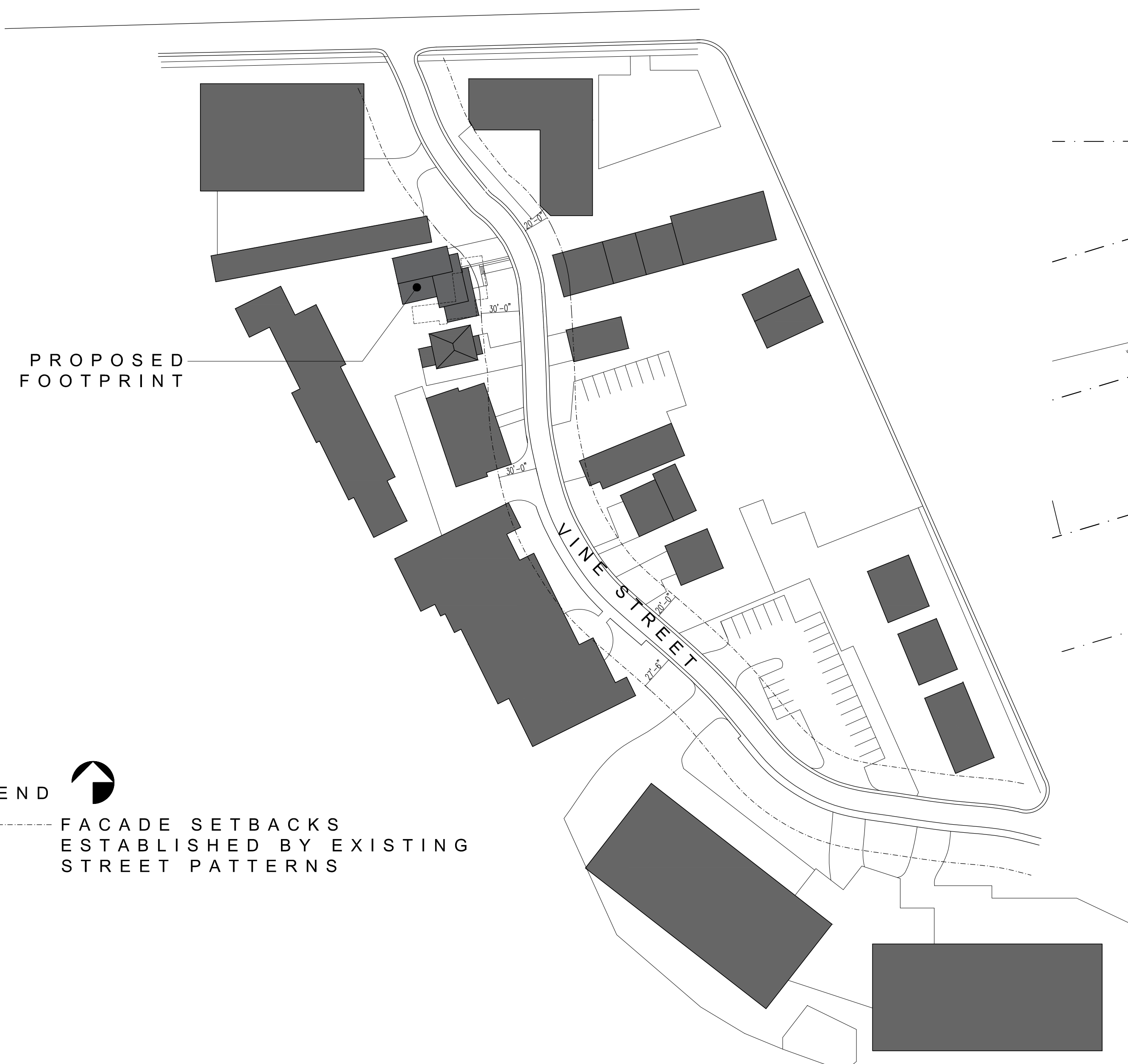
Building maintains the established contextual street and block pattern as indicated by the diagram below. Characteristic of the historic Capitol Hill District, Vine Street in particular follows an irregular form originally dictated by the steep topography of Capitol Hill.

2. Building Placement and Orientation

The existing context establishes a 30' setback along the west side of the street and a 20' facade setback along the East side of the street. The proposed configuration respects this facade setback in regards to building placement on the site. The front of the proposal is oriented to the street.



Neighboring Structures and Surrounding Context

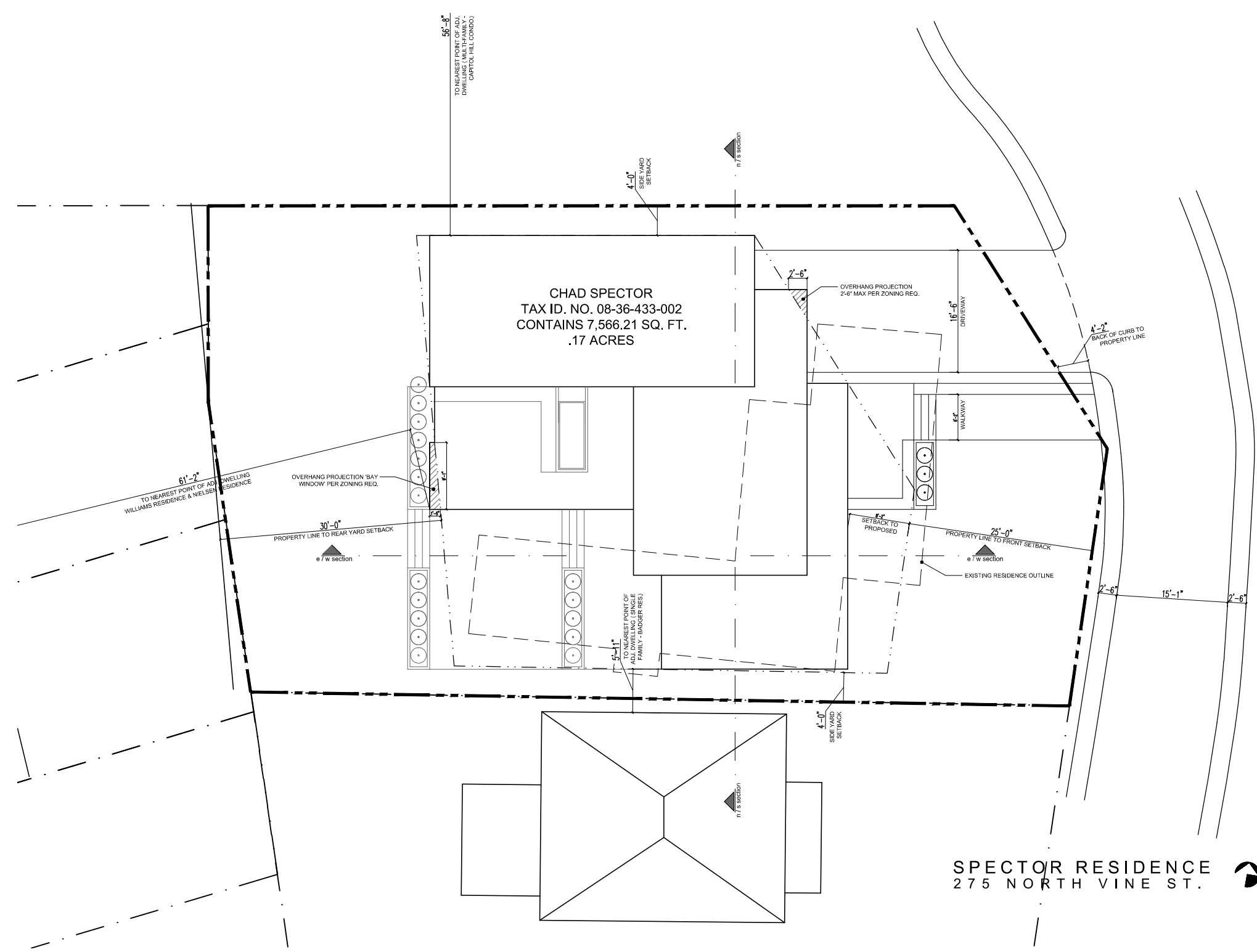


Street and Block Pattern

SPECTOR RESIDENCE

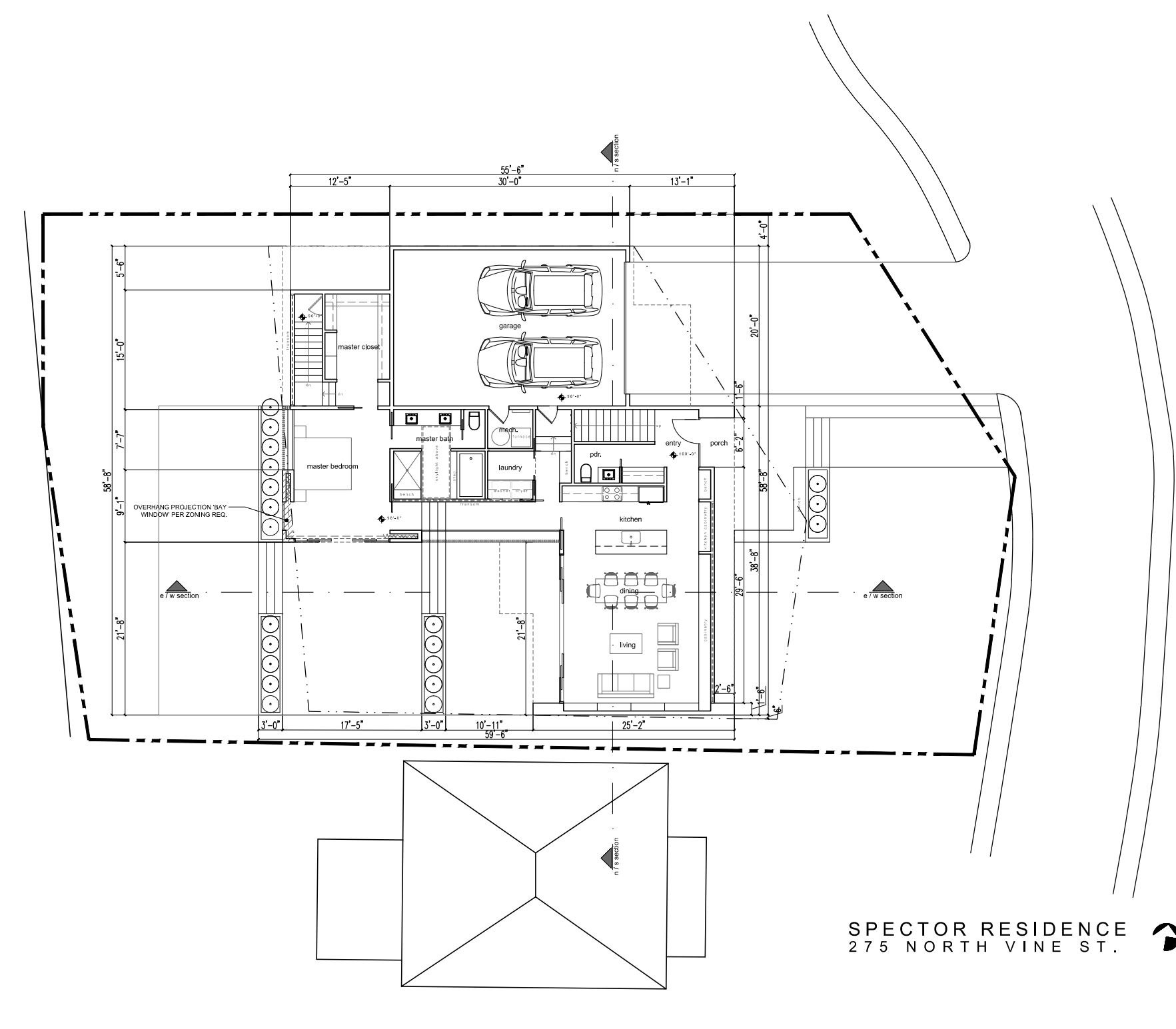
275 N. VINE STREET SALT LAKE CITY, Utah

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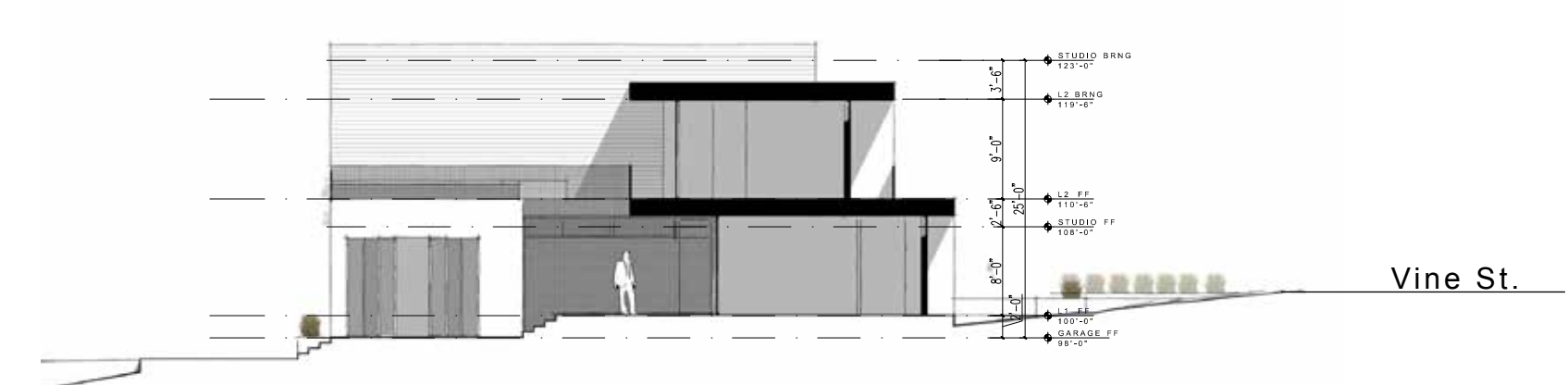
SCALE: 1/16" = 1'-0"

SITE PLAN



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

STREET LVL PLAN



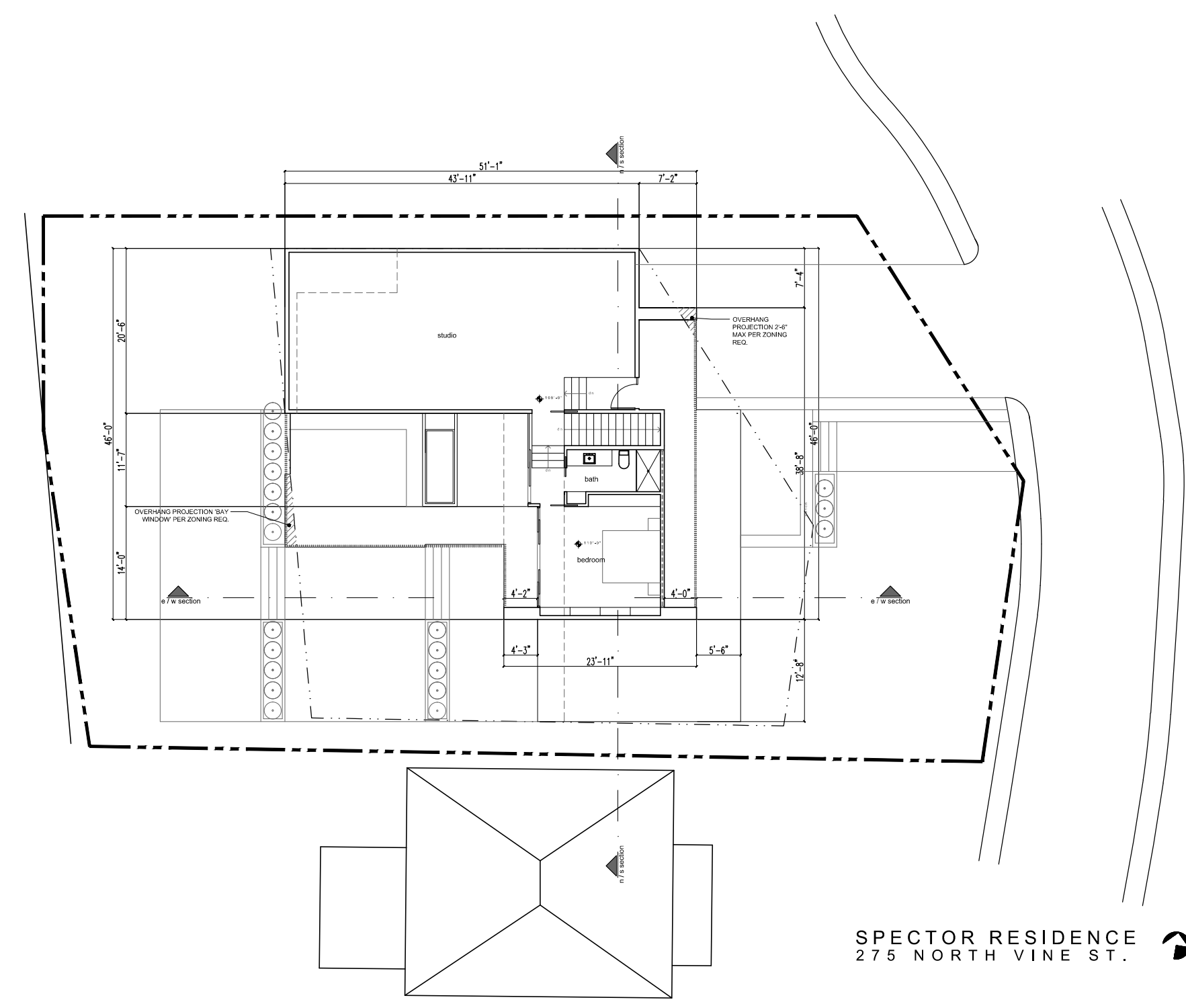
SCALE: 1/16" = 1'-0"

E/W SECTION



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

N/S SECTION



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

LEVEL 2 PLAN

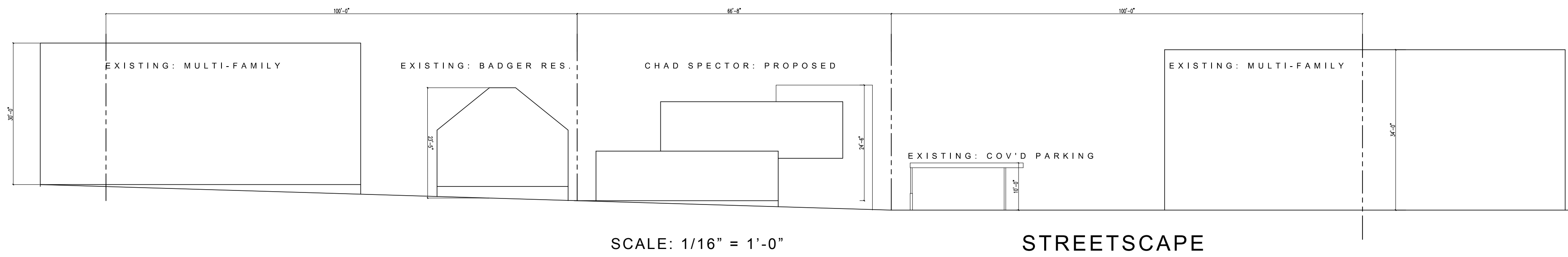
Building Scale Guidelines

3. Mass and Scale

The massing of the 'modules' step down towards the street and towards the adjacent existing historic structure (Badger Residence) 'maintaining a compatibility with the established scale of the context (12.5).' The entry and front porch volume in the proposal is one story and addresses the street conveying a sense of human scale.

4. Height

As the streetscape elevation below indicates, the height of the proposed building does not overwhelm the adjacent historic structure and falls within the range defined by the context.



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

STREETSCAPE



Building Form Guidelines

7. Form and Visual Emphasis

Evaluating the immediate context that exists on Vine Street, it is primarily made up of large multi-family apartment and condominium projects with some single family residential therefore representing a large range of not only architectural styles but different time periods. The visual emphasis adopted for this proposal is comprised of simple rectangular solids. These volumes step up away from the adjacent historic structure and back away from the street reinforcing this sense of human scale and maintaining compatibility with the established scale of the context. Additionally, the primary front façade creating the porch and addressing the street will not appear taller than the adjacent historic structure or any of those found typically in this district.

Building Materials + Details

10. Materials

See material list below. Brick and horizontal wood siding are to be used with smooth white stucco accents. The materials will be durable and provide a sense of human scale.



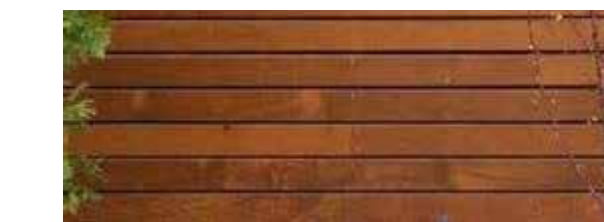
Stack Bond glazed brick on street elevation.



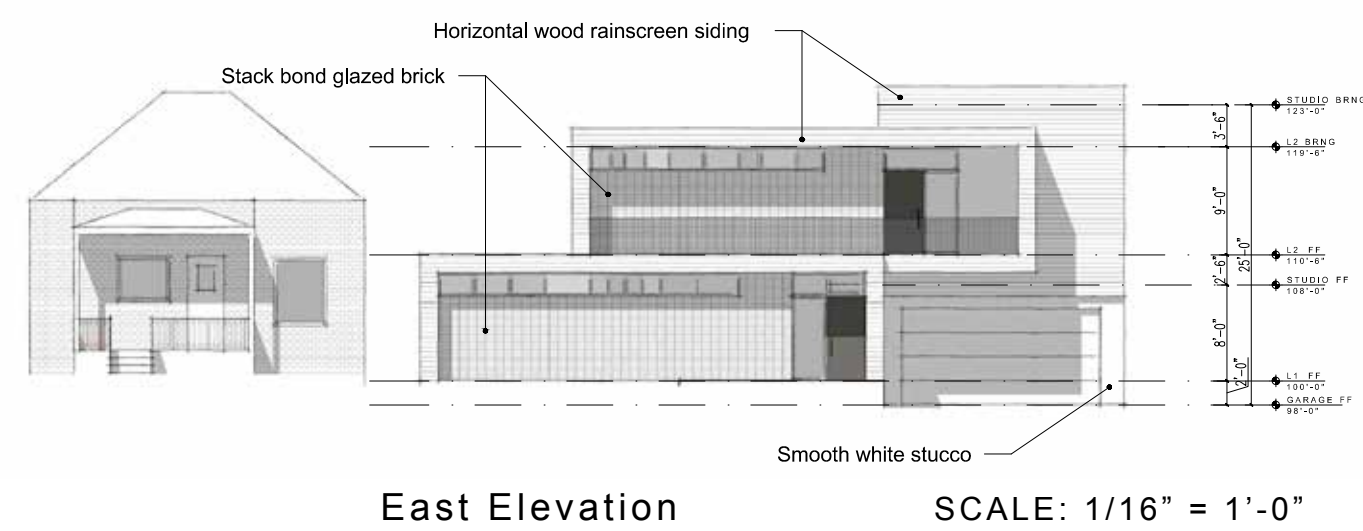
Smooth white stucco with acrylic top coat at soffits, wall returns, garage and master bedroom.



Horizontal wood rainscreen siding, stained finish.

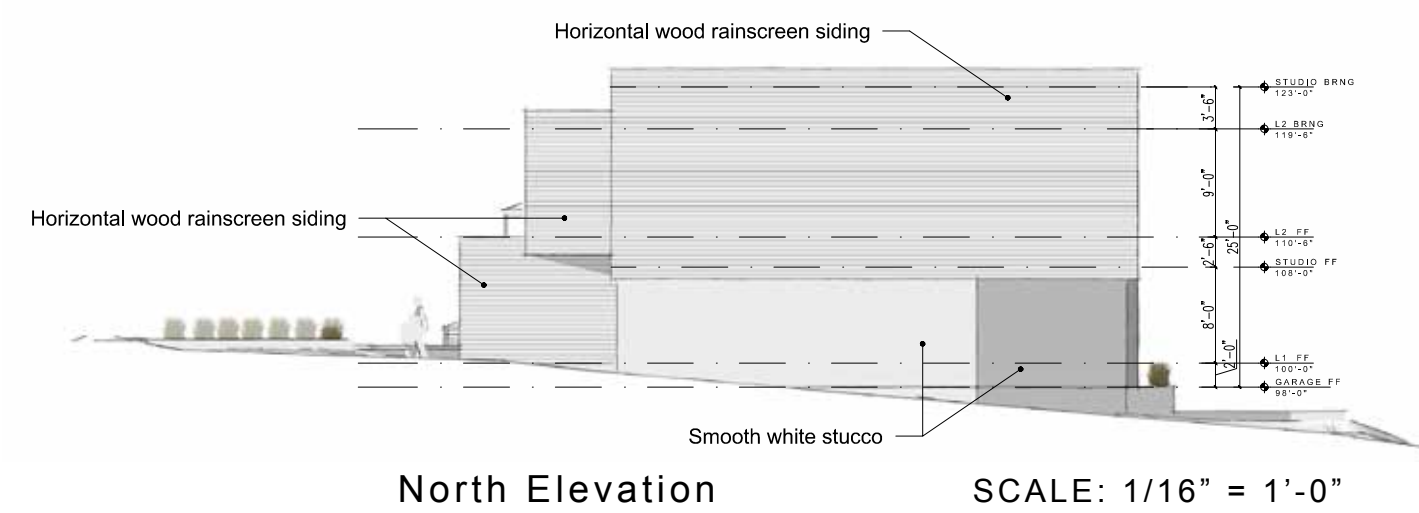


Concept for metal railings / screen walls.



East Elevation

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



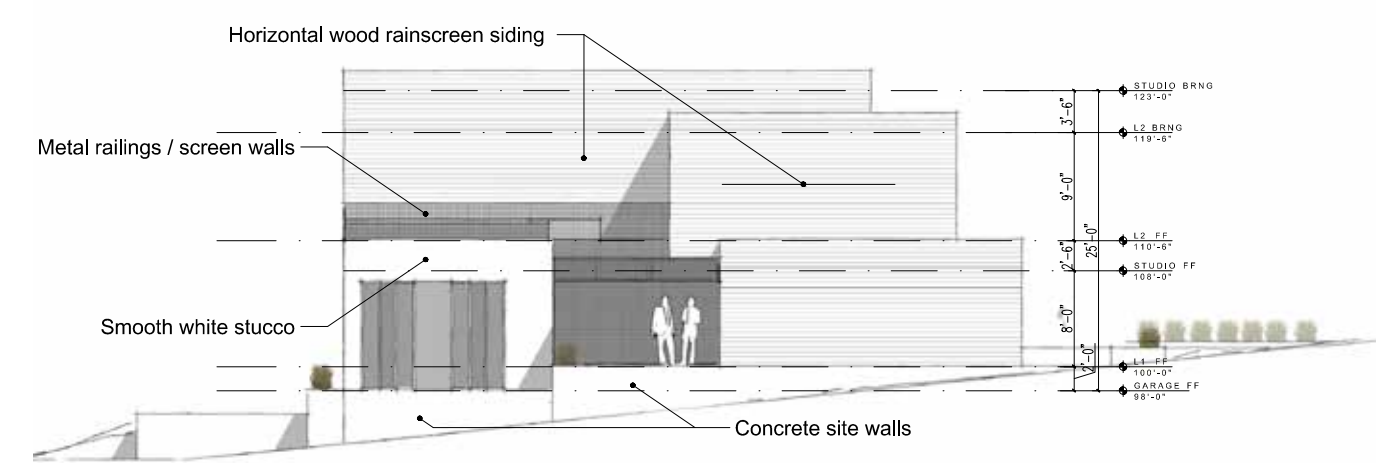
North Elevation

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



West Elevation

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

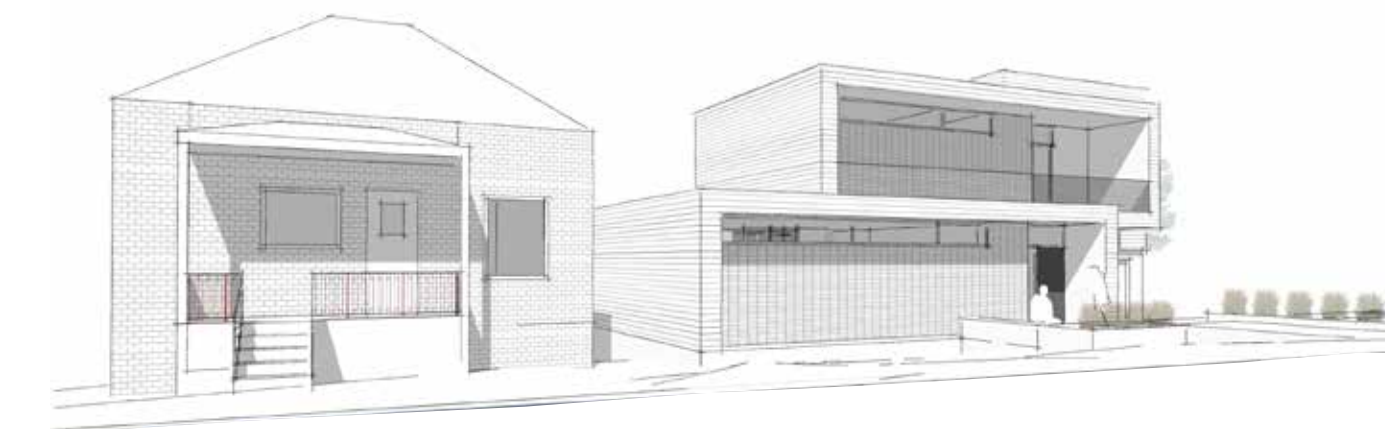


South Elevation

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



Concept Rendering - From Vine St.



Concept Rendering - From Vine St.



Concept Rendering - Northeast corner



Concept Rendering - Back Patio and Deck

SPECTOR RESIDENCE

275 N. VINE STREET SALT LAKE CITY, Utah

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