

HISTORIC LANDMARK COMMISSION

1160 East 200 South
Single Family Dwelling – New Construction
PLNHLC2014-00861
And
PLNHLC2014-00909
Meeting Date: February 5, 2015



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: Jeff Taylor

Staff: Carl Leith
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Tax ID: 16-05-276-010-0000

Current Zone: R 2, Single- &
Two-Family Residential

**Central Community Master
Plan Designation:** Low
Density Residential

Council District:
District 4 – Luke Garrott

Lot Size: 4200 Sq Ft

Current Use: Vacant Lot

**Applicable Land Use
Regulations:**

- 21A.34.020 – H Historic Preservation Overlay District
- 21A.52 – Special Exceptions

Notification:

- Notice mailed: 1/23/15
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites: 1/23/15
- Property posted: 1/26/15

Attachments:

- A. Site Photographs
- B. Application Materials
- C. Public Comment

Request

The applicant, Jeff Taylor, is requesting approval to construct a single-family residence at approximately 1160 East 200 South, located within the University Historic District. He is also seeking Special Exception approval to deviate from lot coverage, setback requirements, and associated height limitations.

Recommendation

Staff recommends that the Historic Landmark Commission review the petition, and grant the request pursuant to the findings and analysis in this report.

Potential Motions

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for new construction located at 1160 East 200 South, to include exceeding the maximum lot coverage, setbacks, and height limitations of the zoning district, subject to the following condition:

1. Approval of 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 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 1160 East 200 South. 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.
- E. **No Destruction Of Significant Features:** The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. **Material Pollution Of Environment:** The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. **Compliance With Standards:** The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Vicinity Map



Project Information

Request

The proposal is for a single family detached residence, situated at approximately 1160 East 200 South. The subject property is an undeveloped lot on the south side of 200 South between Elizabeth Street and 1200 East and within the University Historic District. The lot rises steeply in elevation to the south and along the east boundary. This eastern edge of the lot is adjacent to the line of a rear alley, which was never constructed and is only extant and in use from the south-east corner of the application site. It does not exist as an alley from that point through to 200 South, and has the status of a private drive, with a utility easement for a City sewer line. Along the western boundary is a shared drive which provides access to the rear garage of the adjacent property, and will provide vehicular access to garage space for the proposed building.

Lot Configuration

The lot measures approximately 40 ft by 105 ft (4200 sq ft), and consequently is undersized relative to the R-2 zoning requirements for a 50 ft minimum lot width and 5000 sq ft for a single family detached development. Adjacent to the lot along the eastern boundary is a utility pole, which has a 10 ft no-build radius requirement, excluding construction from that specific 157 sq ft of the lot area. Towards the south west corner of this lot the garage on the adjacent lot encroaches into this lot, occupying approximately 156 sq ft. Additionally, there is a mature tree situated within the lot towards the western boundary, which the owner seeks to retain in the development of the lot, as an amenity for both the residence and this neighborhood context. The proposed development would occupy lot coverage of approximately 49% of the lot.

Proposed Development

The proposed front setbacks of 12.5, 14.5 and 18.5 ft (Porch/Deck [part 2nd floor], 2nd Floor Façade [part], & 18.5 ft – 1st Floor Façade, respectively) accord with the block average along this street frontage. The proposed west side setback line is 5 ft for the southern section of the building and 7.5 ft for the northern section. This would encroach into the 10 ft west side yard setback zoning requirement by 5 ft and 2.5 ft respectively. The proposed east side yard setback line is 2.5 ft, which would encroach into the 4 ft setback requirement by 1.5 ft. Note that the Application Statement initially confirmed the setback arrangement with the 10 ft setback on the east side; this was revised to the 10 ft setback on the west side in consideration of the cross slope issues on the site. The rear setback line is approximately 20 ft. The proposed building would be 15ft 4ins away from the nearest building to the west, 34 ft from the nearest building to the south and in excess of 60 ft from the nearest building to the east.

The proposed height of the north section of the building is defined as 20.5 ft, stepping up the slope to the south in one increment to 21.5 ft in height. The detailed design stage of the process might involve a minor change to these heights, with the possibility of a slight increase in height. Anticipating this possibility, the special exception approval sought here includes a potential additional 1.5 ft to allow for such an eventuality.

Consequently, to construct the building, the applicant is seeking special exception approval on three counts.

1. **LOT COVERAGE.** The footprint of the proposed building would exceed the maximum lot coverage for this site by approximately 9%, giving a proposed lot coverage of 49%.
2. **SETBACKS.** Due in part to the narrower width of the lot, the proposal would encroach into the 4 ft east side yard setback requirement by approximately 1.5 ft, providing a setback line of 2.5 ft. Proposed west side yard setbacks would be 5 ft for the southern section of the building and 7.5 ft for the northern section of the building, both less than the 10ft zoning setback requirement. This area is occupied by a shared driveway.
3. **HEIGHT.** The maximum height specified for a flat roof building in the R-2 district is 20 ft. The proposed building has a height of 20.5 ft for the northern section and 21.5 ft for the southern section. Allowing for a reduction in height required by encroachment into the west side yard setback and compensated by the allowance for height increase on the downhill side of the building on a site with a cross slope, the northern section of the proposed building would fall within a permissible maximum of 21 ft. The southern section would exceed the permissible building height of 18.5 ft by 3 ft. Allowing for the possibility of an increase of 1.5 ft in height at the detailed design stage, the special exception approvals sought for height on the west side would be 1 ft (maximum building height of 22 ft) for the north section of the building, and 4.5 ft (maximum building height of 23 ft) for the south section of the building.

The east lot line abuts the unimproved continuation of the rear alley between 1200 East and Elizabeth Street to the south. While this 15 ft strip has the status of a private drive, the topography makes its construction as an alley or usable private drive extremely unlikely. The applicant has investigated subdividing this strip and engaged the support of other abutting neighbors. Doing so would obviate a need for most of the special exception requests attached to this proposal. At the request of the City's Public Utilities Department, however, to avoid future potential encroachment in the area of the public sewer easement, the applicant seeks special exception approvals based on the area of the existing lot, with the constraints as outlined here.

The proposed construction consequently, has a plan and volume extensively defined by the constraints of the lot configuration, dimensions, topography, utility pole and existing mature tree presence, as well as zoning dimensional standards. Proposals sit within the range of established front setbacks and building heights which help to define this street block, and the character of this part of the University Historic District. The site is further constrained by the encroachment of the garage on the adjacent site to the west, which intrudes into the application site by approximately 7ft 8ins, at 156 sq ft in area towards the rear of the lot. This adjacent site and this garage to the west are also owned by the applicant. Drive access would be shared, to provide access to the

adjacent garage and to the garage space in the proposed development. The applicant proposes to draft a legal agreement between the two properties addressing the joint driveway, the rear encroaching garage and access easement, as per review by the City's Transportation Division (7/28/14).



The proposed house plan is roughly an “H” configuration, with the central section confined by the retained tree to the west and the utility pole to the east. The building as proposed has two levels, accessed from a central entrance rising to living space on the second story, above garage and workshop space on the first floor which flank the central entrance area. The proposed structure is flat roofed, excavated into the rising slope of the site, with the rear section stepping up in height by approximately one foot. The street facing entrance would be via a breezeway adjacent to the recessed west-facing garage enclosure, providing access to a recessed west-facing doorway towards the center of the building. Outer deck space at second floor level is proposed at the north end of the building facing the street, and walk out patio space at second floor level at the south end of the building.

Design and materials create a contemporary architectural appearance of generally horizontal form, counter-balanced by vertically proportioned sections of façade, articulated and detailed in different materials and finishes. Based on concrete construction, the primary palette of external materials includes cast concrete with board finish or a hard coat stucco over insulated concrete forms, architectural metal paneling, commercial grade smooth cementitious board, vertical cedar siding, and glazing with metal and fiber glass framing. The first floor level of the street facing north façade is proposed as concrete or stucco, fronted by a steel latticework planted screen. Additional low level planting is proposed around the north eastern section of the building facing onto 200 South. Visible also from the street would be the garage door, which is proposed in paneled metal and translucent form, as a feature of the design in its own right. Some details of the proposed materials including a photograph of the sample panel, as well as details of an indicative option for the garage door and the green wall metal screen, form part of the Application Materials as Attachment B. The Applicant's note on the specification for the green wall at the pre-detailed design stage is: “The trellis system for the ground floor of the north facing wall will be comprised of GreenScreen product panels or similarly constructed metal lattice.”

Project Details

The proposed single family residential development falls within the University Historic District, and is zoned residential (R-2). The relationship of the proposed development to the standards of the R-2 Residential Zone District is summarized below.

Ordinance R-2 Standard	Proposed	Compliance
Minimum Lot Area And Lot Width: 5,000 square feet and 50 feet for SFR	4,200 square foot lot size (encroachment of adjacent garage by 156 sq ft, giving 4,044 sq ft.	Legal Non-Complying Lot
Required Parking: 2 spaces	2 spaces shown	Complies
Maximum Building Coverage: 40%	Approx. 49% (accounting for area occupied by adjacent encroaching garage)	Seeking Special Exception Approval
Side Yard Setback - West: 10 ft	5 ft South & 7.5 ft North	Seeking Special Exception Approval
Side Yard Setback - East: 4 ft.	2.5 ft	Seeking Special Exception Approval
Building Height: 20 ft. for flat roof (28 ft. for pitched roof). Reduced by 1 ft for each 1 ft encroachment into 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.	Flat roof at 20.5 ft (north) & 21.5 ft (south). East Side: building excavated into slope with proposed heights of 16.5 ft (north) & 7.5 ft (south). West Side (N): Permissible Height = 21 ft Proposed Height = 20.5 ft + 1.5 ft* = 22 ft. West Side (S): Permissible Height = 18.5 ft Proposed Height = 21.5 ft + 1.5 ft* = 23 ft	Complies Seeking Special Exception Approval Seeking Special Exception Approval
Front Yard Setback: Average of the block face. 16-17 ft	Proposed = 12.5 ft – Porch/Deck (part 2 nd floor) 14.5 ft – 2 nd Floor Façade (part) 18.5 ft – 1 st Floor Façade	Complies
Rear Yard Setback: 25%, between 15 ft & 25 ft	Proposed = 20 ft	Complies

* 1.5 ft to allow for any revision requiring a height increase at detailed design stage.

Comments

Public Comments

An initial telephone inquiry from Dr. Letty Workman regarding the proposal, seeking information and clarification, has been received from the owner of the property to the south-east abutting the line of the alley, with rear yard facing the rear yard of the application site. A letter from Dr. Workman expressing concerns regarding the proposal is included as Attachment C of this report. These concerns focus on retention of the view enjoyed by this property and on the stability of the steep slope immediately to the North-West of this property. An email inquiry from the owner and landlord of several properties in the vicinity, Steven Eliff, has expressed concerns regarding the potentially adverse impact of contemporary design on the character of the University historic neighborhood. An inquiry has been received from the Chair of the East Central Community Council seeking information on the proposal. No other public comment has been received at the time of concluding this report.

Analysis and Findings

ZONING ORDINANCE AND DESIGN GUIDELINES

21A.34.020 H Historic Preservation Overlay District

Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director, when the application involves the alteration of a noncontributing structure, shall determine whether the

project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape and is in the best interest of the city:

Standard 1: Scale and Form:

- a. Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,
- c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

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 University Historic District

Building Form, Mass and Scale

17.3 A new building should be designed to be similar in mass to those that were typical historically in the district.

- Subdivide a larger mass into smaller “modules” that are similar in size to buildings seen traditionally, wherever feasible.
- Where a new commercial structure is to be constructed adjacent to a residential area, the building should be stepped down in height to minimize impact on the residences.

17.4 A new building should be designed to be similar in scale to those seen traditionally on the block.

- Historically, most houses appeared to have a height of one, one-and-one half or two stories.
- A new front facades should appear similar in height to those seen historically in the block.
- Taller portions should be set back farther on the lot.
- Story heights should appear similar to those seen historically.
- Use architectural details similar in size and proportion to those seen traditionally to give a sense of scale, wherever feasible.

17.5 A new building should be designed to have a primary form similar to those seen historically.

- Since there is such a high concentration of bungalows in the University district, the primary form of the house was a single rectangular volume.
- In some styles, smaller, subordinate masses were then attached to this primary form.
- New buildings should continue this tradition.

Analysis: The proposal is relatively straightforward in terms of form, 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.

This section of the street is characterized by a varied range of house types and scales, although a relatively well defined and consistent scale becomes evident again to the west, beyond Elizabeth Street. Heights and widths of structures and their side yards do vary however, and the proposed development equates relatively well with this range of forms and this rhythm.

As designed, the building is rectilinear in form, with the composition expressed in distinctly contemporary design idioms. It would achieve a scale similar to that defined by the range of houses along this section of 200 South. Building form and massing, with this contemporary design, departs from the more characteristic volumes and pitched roof profiles. In this context, however, the design could contribute 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 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 to more traditional buildings in this context, creates a vertical emphasis and an effective balance along the facades. The front façade as designed is also distinctive, although the design composition helps to maintain the sense of human scale established by the existing buildings along this section of the street frontage.

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, and 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 University Historic District

17.8 Building materials should appear similar to those seen historically.

- Brick, stucco, and wood are all appropriate building materials.
- Because of the large number of bungalows in the district, many foundations and posts are constructed of stone.
- Using stone, similar to that employed historically, is preferred.
- Using field stone, veneers applied with the bedding plane in a vertical position, or aluminum or vinyl siding are inappropriate.

Analysis: The proposed development adopts a contemporary design idiom, and overall has a primary horizontal proportion and emphasis. Counter-balancing this however, the fenestration pattern, and the relationships between solid and void introduce a distinctly vertical proportion and emphasis as part of the composition of the facades. The result is a more balanced visual emphasis, which should help to reduce the apparent scale of the proposed building, and also help to integrate the design with this relatively varied context. While the window dimensions and proportions differ from more traditional design in this context, with the subdivision created by glazing, and the variation in surface materials and finishes, the difference would be one of degree rather than kind. Windows, as proposed, are both vertical and horizontal in proportion, with framing proposed as metal and fiber glass.

The proposed materials reflect the contemporary design approach, with the external materials acting as a ‘rain screen’ exterior, shielding the structure of the building. Board finished cast concrete or hard coat stucco is proposed for a short full height section at the north-west corner, single story first floor sections of the west façade and a recessed full height central section of the east façade. On the first floor façade facing 200 South, the concrete or stucco would be faced by a steel lattice and green living wall. The primary cladding material above is cedar boarding applied vertically, framing sections of glazing, architectural metal and smooth-faced cementitious paneling. These materials, their dimensions and finishes, depart from the palette characteristic of the more historic buildings in this setting yet would enrich the spectrum of materials for this street, while distinctly defining the contemporary nature of the design. The use of cedar cladding and green wall facing will at the same time help to soften and integrate the design with its site and the immediate context.

The entrance to the building is situated towards the center of the building, behind the garage area. The access from the street is via an open ‘breezeway’ entrance facing the street at the north-west corner of the building. Currently the building design adds visual emphasis to this entrance by continuing the width of the entrance opening through the paneling arrangement on the floor above. At the same time, the projecting

deck area and the step back of the second floor of the north façade, help to articulate both a form and visual reference to a ‘front porch’ element on the street facing façade, drawing attention to the street-facing open entrance. This context 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.

Finding: Façade composition reflects the contemporary design interpretation employed for this proposal. While this departs more obviously from historical patterns, in this context of individual and varying sites and building design, it is less readily apparent, does not disrupt an established character, and could contribute in a positive manner to this setting. In the terms of this design approach, 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.

Analysis: This section of the street frontage, between Elizabeth Street to the west and 1200 East to the east, is not characterized by a well-defined continuity, rhythm or pattern of building forms or architectural expression. Site structures are equally inconsistent in terms of any defined pattern. West of Elizabeth Street, the pattern of narrower lots and a more consistent spacing and rhythm re-emerges as a characteristic of the street frontage and the district. The fact that this lot is currently undeveloped contributes a further element to this discontinuity, as does the steeply rising topography to the 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. Proposed front and side setbacks are characteristic of the range in this context, while proposed façade scale and composition also fall within this range. The proposed development would be regarded as compatible in this context.

The orientation of the proposed building reflects the general pattern of development in this context. 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. While this proposal has a recessed side facing doorway, it has a relatively well-defined breezeway entrance facing the street. This entrance is further defined by an adjacent window and seat, and the house number. The projecting deck above creates a contemporary expression of a front porch and adds further emphasis to the front entrance, and the street facing primary façade. At the same time, the planted green ‘living wall’ screen at first floor level should help to soften and integrate this façade within this topographic and architectural setting.

The proposal would share the driveway with the adjacent house to the west, avoiding any additional curb cuts and reducing potential paved area in this location. One mature tree would be removed towards the front of the lot, while a more substantial tree towards the center of the west side lot would be retained, with the plan form of the building stepping back to accommodate this. Combined with the proposed green wall and low level planting on the north and the first part of the east facades, the proposals should complement this setting in a compatible manner.

Finding: Staff concludes that the proposed development would generally accord 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 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:

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

Analysis: The purpose of the 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 single family residence of two stories in height. 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 east and to the south. The site has further constraints in the form of the area occupied by the adjacent garage, the no-build radius around the adjacent utility pole and construction area is further limited if the existing mature tree is being retained.

The applicant is seeking approval for an increase in lot coverage to 49%, relative to the R-2 standard of 40% for a larger lot, and for reducing the side yard setbacks to 2.5 ft on the east side, and to 5 ft and 7.5 ft along the west side. The applicant is also seeking approval for additional height along the west section of the building, ranging from one foot to 4.5 ft above the permissible maximum for a flat roof building in the R-2 district.

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 lot coverage, setbacks and height limitations would be in harmony with the purposes of the R-2 zoning district and the Historic Preservation Overlay.

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

Analysis: The property is zoned primarily for single-family with limited two-family residential. The application is for a single-family residence. This is an undeveloped lot in the almost completely developed University 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 of the site, and to retain one mature tree in the proposed layout. The width and area of the lot, coupled with the topography prompt consideration to relax some of the blanket zoning dimensional standards to achieve a new residence which will improve this vacant lot and complement its setting. Any adverse effect upon property values is not anticipated.

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.

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

Analysis: The use of the property as a 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.

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

Analysis: Single family homes represent the predominant development pattern. The drive approach will be shared with the adjacent property to the west, which is not unusual in traditional neighborhood settings. The proposed development sets back from the rear of the lot and the steep slope to the south-east. It encroaches into the east side setback area to within 2.5 ft of the lot boundary, although since this is adjacent to a 15 ft wide strip of land platted as the line of a rear alley and is in effect a private drive, this encroachment will not adversely impact the setting of properties in this direction. The nearest building to the west (same ownership) would be 15ft 4 ins away, to the south 34 ft away and to the east 70 ft away. Given the constraints of this lot, the proposals appear to be compatible with the use and development of neighboring property, the many legal non-conforming undersized lots in this district, and the objectives of the Historic Preservation Overlay.

Finding: The application complies with this standard.

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

Analysis: The proposed building design would involve the removal on one mature tree at the front of the lot, but is configured to retain the more significant mature tree towards the center of the western side of the lot. Retaining this tree, the more important of the two, helps to retain part of the natural and scenic character of the site and setting. The tree at the front would not be considered as significant. There is no indication that the site has historic site features.

Finding: The application complies with this standard.

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

Analysis: The special exception approvals sought in this case 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.

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

Analysis: The zoning ordinance allows the 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 University Historic District. In this case, a strict interpretation of the setback and lot coverage 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.

Attachment A
Photographs



1160 EAST 200 SOUTH - SITE FROM THE WEST



1160 EAST 200 SOUTH - SITE FROM THE EAST



1160 EAST 200 SOUTH - SITE (EAST SIDE)



1160 EAST 200 SOUTH - SITE (FROM THE WEST SIDE)



1160 EAST 200 SOUTH - SITE







SITE



Attachment B
Application Materials

To SLC Planning Department

The following is a proposal to build a SFR at 1160 East 200 South SLC, UT. The property is an undeveloped lot with a small parking pad in the University Historic overlay district. Zoning is R-2. There is no evidence of prior development. The proposed home is comprised of two levels - the ground floor accommodating parking and the upper floor living space. The lot is undersized at 40'x105'. There is a utility pole at the eastern lot line that further diminishes the buildable area. This particular lot is sloped (South to North and East to West).

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 40' of width (50' is standard).
- An existing Utility pole on the East property line requires a 10' no build radius. This encompasses approximately 157 sqft of the lot.
- There is an existing, neighboring garage in the SW corner that encroaches into the lot and covers 156 sq ft. of the lot.
- There is a 15' wide private drive which runs N to S along the Eastern property line which contains a sewer easement. *This private drive relates to subsequent lot coverage and side yard setbacks, as will be explained.

When this project was initially presented to the Planning Dept through the DRT process, I was pursuing the subdivision of the existing private drive to conform with side yard setback and lot coverage requirements. I had successfully discussed this proposal with every owner along the alley and had agreements with the three property owners who would be directly affected by the subdivision and privatization of the alley.

During the DRT meeting Public Utilities asked that I pursue the permitting process without subdividing the private drive and instead request a special exemption, which they support. There are a couple of reasons for this-

- Subdividing the alley would allow the owners to create improvements within the easement that Public Utilities would subsequently have to remove (not replace or remedy) if servicing of the sewer were required.
- Subdividing the alley materially changes nothing. The "Alley" along the length of the E property line is not a thru street, but simply an earthen slope. There would be no change in use. The only change would occur on a plat map.
- Subdividing the alley would cost money and resources without a corresponding benefit. (Except in complying with side yard setback and lot coverage requirements).
- If this were a public alley that area would be counted anyway.
- The reduced setback does not encroach on the neighboring home which is over 60' away.

This is expressly mentioned because subdividing the private drive allows for complete compliance with both side yard setback and lot coverage requirements.

Please note the following:

Lot Coverage - (40% allowed)	With encroaching Garage	W/O encroaching Garage
W/O Private Drive	48.7%	45%
With Private Drive	41%	39%

Required Setback	E side 10'	W side 4'
Setback W/O Alley	E side 2.5'	W side 5'
Setback with Alley	E side 10'	W side 5'

Based on the above mentioned facts, at the request of Public Utilities, I am seeking a special exception for the following:

- Side yard setback.
- Lot coverage.

Please note if the requested special exceptions are denied the subdivision of the private drive will be pursued to comply with those requirements.

I am also seeking an additional special exception:

- To construct an engineered retaining wall at the property line in the SE corner of the property. This would replace an existing, albeit insufficient and deteriorating rock assembly. Pictures provided.

Thank you for your time and consideration!

Jeff Taylor

Owner

I have reviewed the Design Considerations in regards to the University Historic Overlay Guidelines and addressed them below.

1. (12.2) Spacing of structures - The proposed home is located on the lot in a manner consistent with the spatial rhythm of the street. Beginning with the Huntsman home at the corner of Elizabeth and 200 South and heading east to the Hiyashi home the spacing between the homes is 10', 15', 18' (to the Hiyashi garage)
2. (12.3) Settlement Patterns - The orientation of the home is consistent with the shape of the lot and neighboring homes.
3. (12.4) Front and Entrance oriented to the street - The unique challenges of the lot require that the parking area be located toward the front of the lot. However a street facing entry area, porch, sitting bench and appropriate facade are provided. The entry to the home is in the center of the lot which is similar to the neighboring home (1152 East 200 South).
4. Mass and Scale - Mass and scale are similar if not slightly smaller than the neighboring homes.
5. (12.5) Human Scale - A covered entry porch is provided. Window's are vertically oriented where there is a view. Where no view is available, windows have been placed higher and oriented horizontally to allow light to enter the home. There are no horizontal windows on the front facade.
6. (12.6) Similar scale to established scale - The front facade is divided into two elements- a small living space and the patio/porch cover. Both of these elements are moderate in scale and size. The Patio windows and doors are similar and consistent with the Huntsman home and other homes in the area.
7. (12.7) Roof form - There are numerous flat roofed structures in the area with two examples directly across the street.
8. (12.8) Scale of front facade - The front facade has an entry porch which is covered by the patio. This scheme also breaks the facade into two distinct stories which is consistent with homes in the area. The home is of similar height, albeit smaller to the front facades of the neighboring homes.
9. (12.9) Height - The height of the proposed home is less than those in the neighborhood and would benefit from the height variance being requested.
10. (12.11) Width - Home is basically the same width as 1152 East 200 south and is consistent with the homes in the area.
11. (12.12) Solid to Void ratio - The neighboring homes have a considerable amount of glass. The proposed home is consistent with the established ratios.
12. (12.13) Building forms - The proposed home would benefit from greater vertical emphasis/height. The flat roofed structures in the area are consistently higher than the 20' requirement.
13. (12.14) Roof Forms - As mentioned previously there are numerous flat roofed structures in the area. Two being directly across the street.

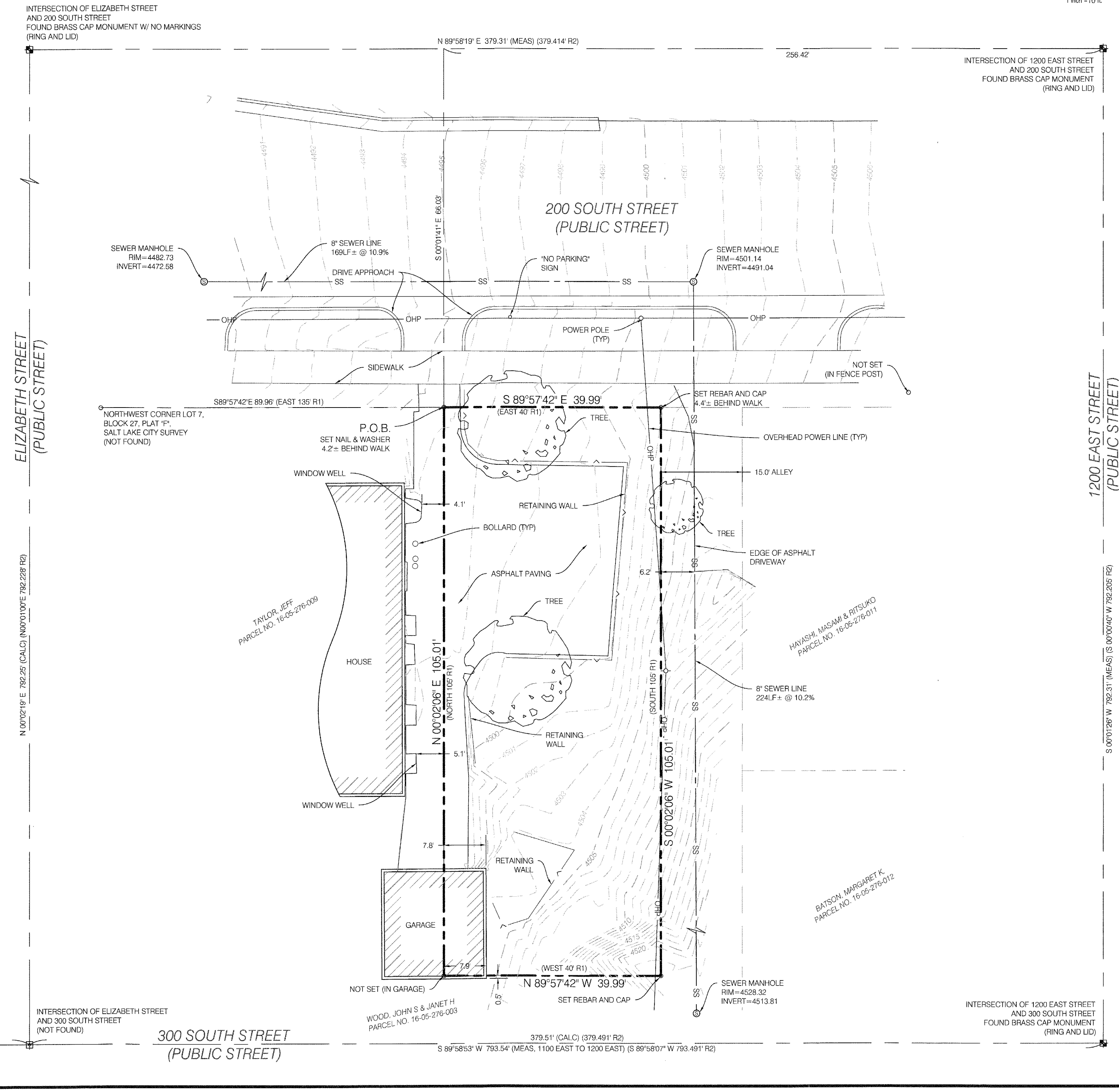
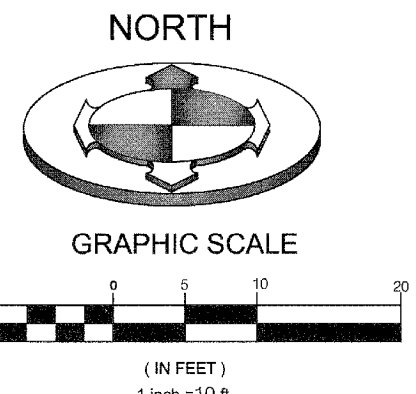
14. (12.15) Overall facade proportions - The facade ratio is not unduly wide nor overly tall. The patio of the home projects slightly farther than the living space to the east providing a varied yet balanced visual emphasis.
15. (12.16) Patterns and Proportions of Windows and Doors - The fenestration pattern of the homes in the area often consist of living space with window plane followed by an adjoining living space with a larger bank of windows or doors. E.g. a bedroom with one window adjoining a living room/entry area with doors and numerous windows. The proposed home is similar. It should be noted that the homes in the University area tend to be of larger and have more glass.
16. (12.17) Building Materials - Wood, board-formed concrete, a green wall, glass, cementitious board, metal and stucco will be used. The front facade is primarily Wood, green wall and glass.
17. (12.18) Durable Materials - The materials to be used are time tested and durable.
18. (12.19) New Materials - The only material that might be considered "new" is the cementitious board which is really the technological evolution of brick.
19. (12.20) Windows with a vertical emphasis are encouraged - The majority of the windows are vertically oriented. Only where the view is compromised are windows oriented horizontally to allow day lighting.
20. (12.21) Window reveals - The windows are setback from the building face, creating relief and texture as seen in most homes in the area. The windows will not be set flush with the facade surface.
21. (12.22) Window frame materials - The window frames shall be fiberglass and will be flashed and trimmed by traditional framing practices.
22. (12.23) Building components size, depth and shape - The materials used are similar in size, scale and shape. None of the materials to be used are overly large or uncharacteristic.
23. (12.24) Ornamental elements - There is not much in the way of ornamentation and where present it is scaled appropriately.
24. (12.25) Contemporary interpretations - The home is modern so the details are contemporary yet balanced.
25. (12.26) Replication of historic styles is discouraged - This home does not attempt to replicate a historic style.

h o u s e

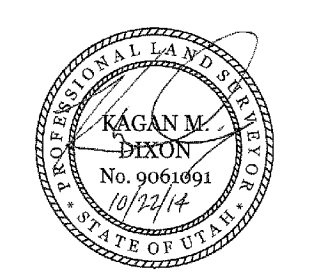
1160 project
salt lake city, utah place

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN LOT 7, BLOCK 27, PLAT "F", SALT LAKE CITY SURVEY
 ALSO LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, UTAH



SURVEYOR'S CERTIFICATE:
 I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



NO.	DATE	DESCRIPTION
1	10/22/2014	FIELD SURVEY
2	14/01/2015	OFFICE SURVEY

BOUNDARY DESCRIPTIONS:
 COMMENCING AT A POINT 135 FEET EAST FROM THE NORTH-WEST CORNER OF LOT 7, BLOCK 27, PLAT "F", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 40 FEET, THENCE SOUTH 105 FEET, THENCE WEST 40 FEET, THENCE NORTH 105 FEET TO THE PLACE OF BEGINNING.

NARRATIVE OF BOUNDARY:
SCOPE
 BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY JEFF TAYLOR TO PERFORM A BOUNDARY SURVEY ON THE SUBJECT PROPERTY AS SHOWN HEREON, PRIOR TO POSSIBLE REDEVELOPMENT OF THE PROPERTY.
NARRATIVE
 THE BOUNDARY WAS PROPORTIONED PER MEASURED DISTANCES BETWEEN STREET MONUMENTS AS SHOWN HEREON, PER STANDARD SALT LAKE CITY ATLAS PLAT STANDARDS.
 FURTHERMORE, THE LEGAL DESCRIPTION OF THE DEED APPEARS TO CALL INCORRECTLY TO THE POINT OF BEGINNING BASED UPON FIELD EVIDENCE AND ADJOINING PARCEL DESCRIPTIONS. THE BOUNDARY HAS BEEN PLACED ACCORDING TO THESE FINDINGS.
LIST OF REFERENCED DOCUMENTS
 R1) WARRANTY DEED RECORDED DECEMBER 10, 2010 AS ENTRY NO. 110947732, IN BOOK 1888, AT PAGE 174-176, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
 R2) PLAT 6, OFFICIAL SURVEY OF PLATS "B" AND "F" SALT LAKE CITY SURVEY, ON FILE WITH THE OFFICE OF SALT LAKE CITY ENGINEERING.

LEGEND AND ABBREVIATIONS:
 ■ STREET MONUMENT & LINE (FOUND)
 --- PRIORITY LINE
 ○ FOUND PL MARKER (PLAT NOTED)
 --- ADJACENT PL or LOT LINES
 --- CENTERLINE of ROAD
 --- CURB & GUTTER
 --- MAJOR CONTOUR LINE - 4500
 --- MINOR CONTOUR LINE - 4501

BENCHMARK ENGINEERING & LAND SURVEYING
 CIVIL
 975 SOUTH UTAH AVENUE, SUITE 200
 SALT LAKE CITY, UTAH 84111
 www.benchmarkcivil.com

JEFF TAYLOR
 1162 EAST 200 SOUTH
 SALT LAKE CITY, UTAH

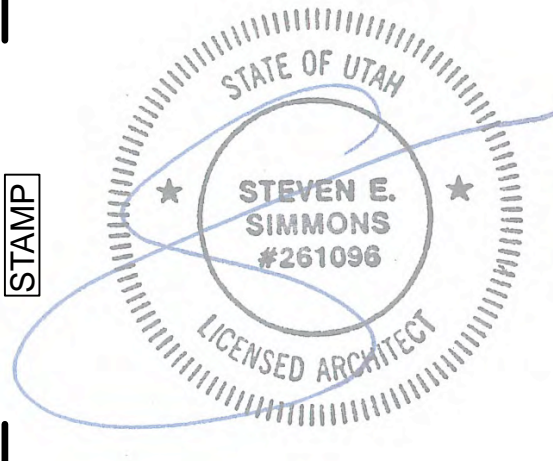
PROJECT NO. 1410145

BOUNDARY AND TOPOGRAPHIC SURVEY
 SVB.01
 1 OF 1

REFERENCE NOTES

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 e: work@mission.com
 w: stevesimmonsarchitect.com

DESIGN TEAM ARCHITECT
 CONSULTANT
 STAMP



PROJECT NAME / ADDRESS

HOUSE: 1160
 1160 east, 200 south
 Salt Lake City, UT

GENERAL NOTES

LEGEND

REVISIONS DATE OWNER PROJECT NET

04 Dec 2014

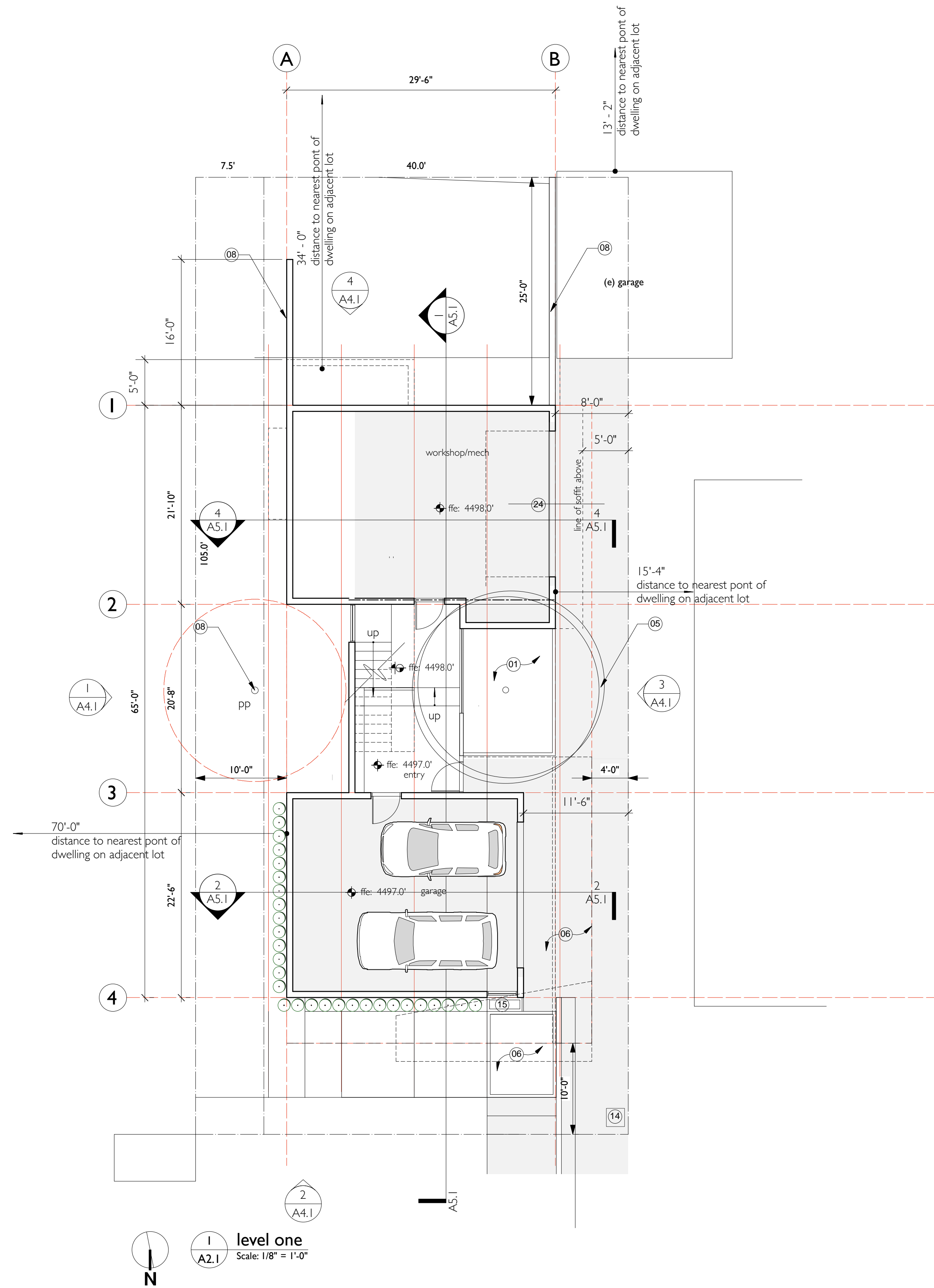
KEY PLAN

SHEET NUMBER

GO.1

for reference only

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REFERENCE NOTES

- 01. Planter
- 02. Landscaping
- 03. (e) sidewalk
- 04. Patio: lpe wood finish
- 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. Retaining wall: engineered
- 13. Regrade to 4508.0' (level two f.f.e.) catch basin
- 14. bench
- 15. NOT USED
- 16. Tub, plumbing contractor to provide cut sheets to architect for approval
- 17. Dishwasher, provided by Owner and installed by Owner (NIC)
- 18. Oven, provided by Owner and installed by Owner (NIC)
- 19. Refrigerator, provided by Owner and installed by Owner
- 20. Storage cabinets, provided by Owner and installed by Owner (NIC)
- 21. Wall hung mirror
- 22. Cook top, provide by Owner and Installed by Owner (NIC)
- 23. Garage door
- 24. Drapery with track in ceiling.
- 25. Dumbwaiter 22.75w x 20.75d x 26h
- 26. Electrical panel
- 27. Furnace
- 28. Wall mounted boiler unit

GENERAL NOTES

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

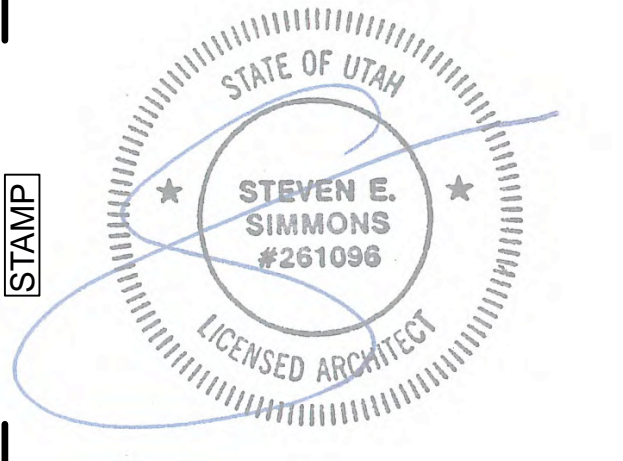
LEGEND

--- one hour fire rating

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DESIGN TEAM
ARCHITECT

CONSULTANT



PROJECT
NAME / ADDRESS
HOUSE: 1160
1160 east 200 south
Salt Lake City, UT

OWNER
PROJECT NET
DATE
04 Dec 2014

REVISIONS
DATE

KEY PLAN

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SHEET NUMBER
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REFERENCE NOTES

- 01. Planter
- 02. Landscaping
- 03. (e) sidewalk
- 04. Patio: Ipe wood finish
- 05. (e) tree: to remain
- 06. Hardscape.
- 07. (e) tree: to be removed.
- 08. (e) power pole
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steveSIMMONS
architect

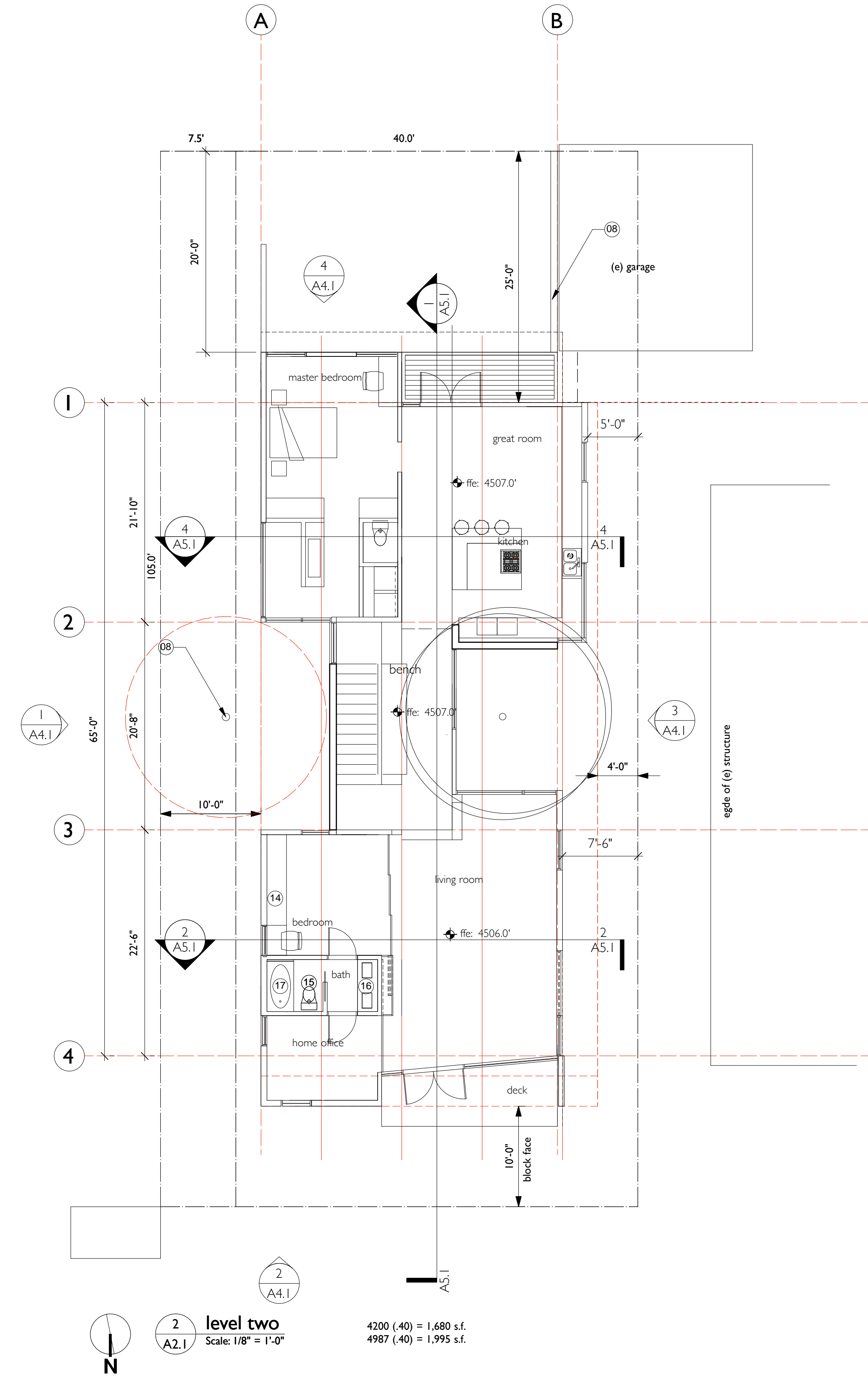
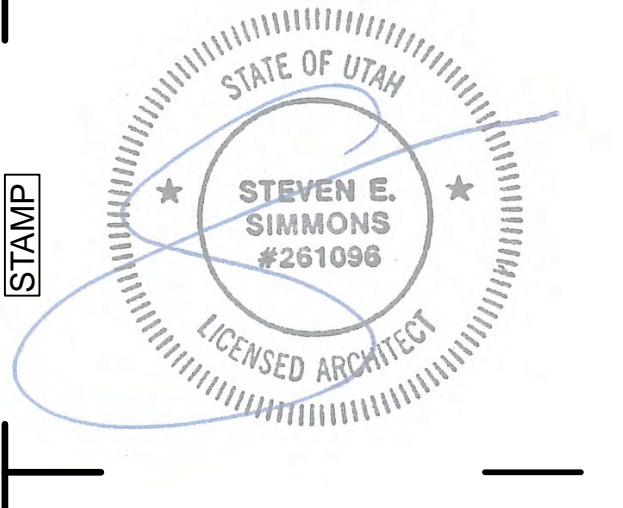
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DESIGN TEAM

ARCHITECT

CONSULTANT



GENERAL NOTES

- 01.
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- 04.
- 05.
- 06.

LEGEND

--- one hour fire rating

NAME / ADDRESS

HOUSE: 1160
1160 east 200 south
Salt Lake City, UT

PROJECT

PROJECT NET

OWNER

DATE

04 Dec 2014

DATE

REVISIONS

KEY PLAN

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SHEET NUMBER

A2.2

REFERENCE NOTES

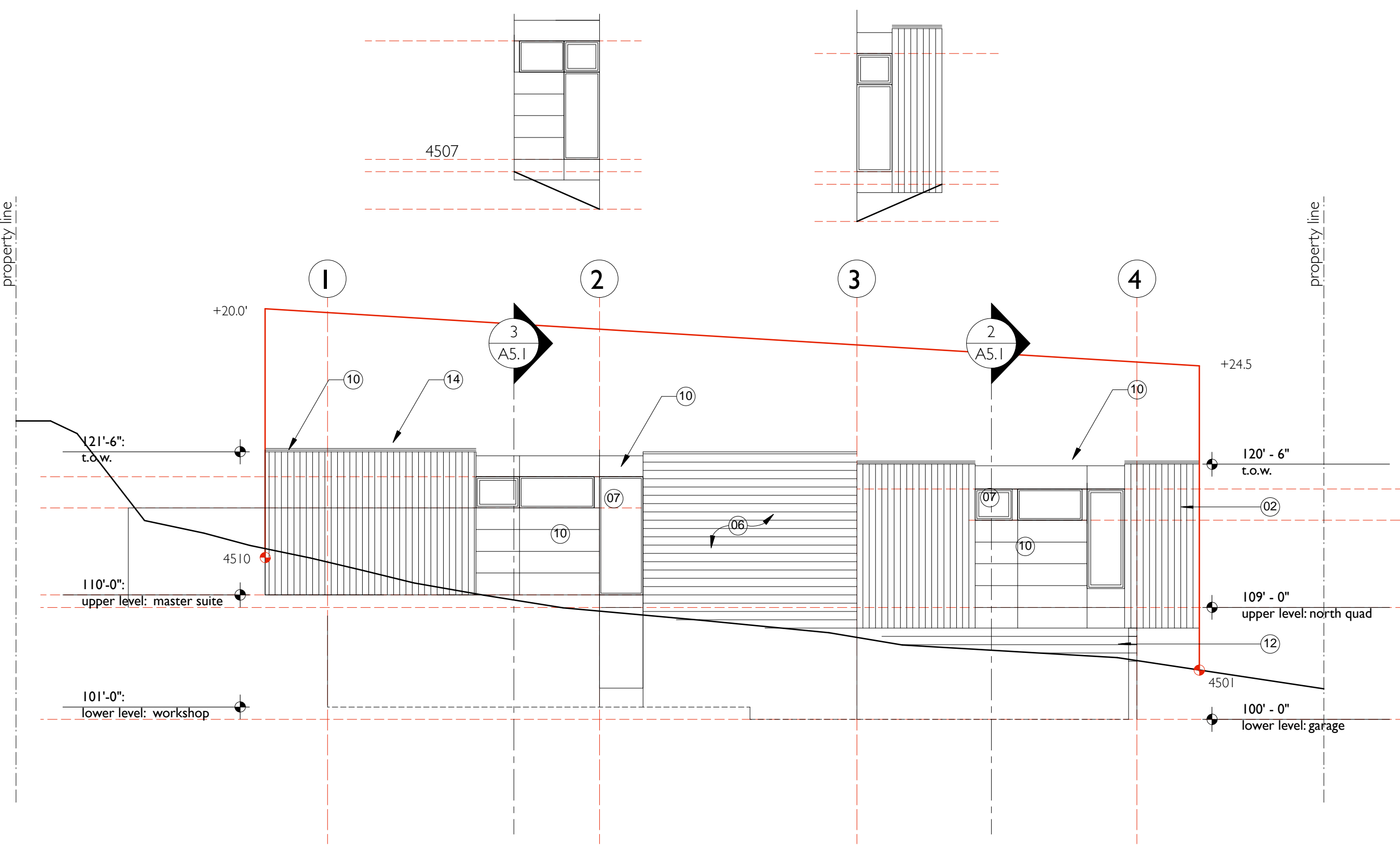
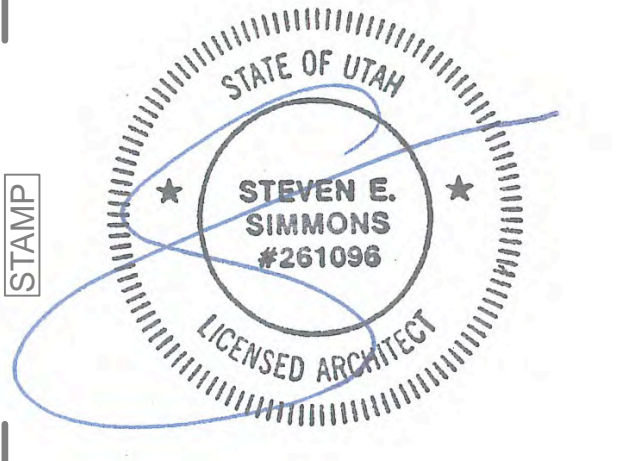
- 01. Planter
- 02. wood siding: vertical
- 03. cementitious board
- 04. garage door: aluminum finish
- 05. cast in place concrete: board form finish
- 06. green wall (o) cast in place concrete
- 07. window: alum clad finish
- 08. butt joint: clear sealant
- 09. Metal railing: galvanized w/powder coat finish
- 10. Alum. clad finish to match window frame
- 11. Concrete control joint
- 12. concrete foundation
- 13. wood door
- 14. metal coping
- 15. new finish grade
- 16. architectural composite metal panel
- 17. window: translucency-60%
- 18. NOT USED

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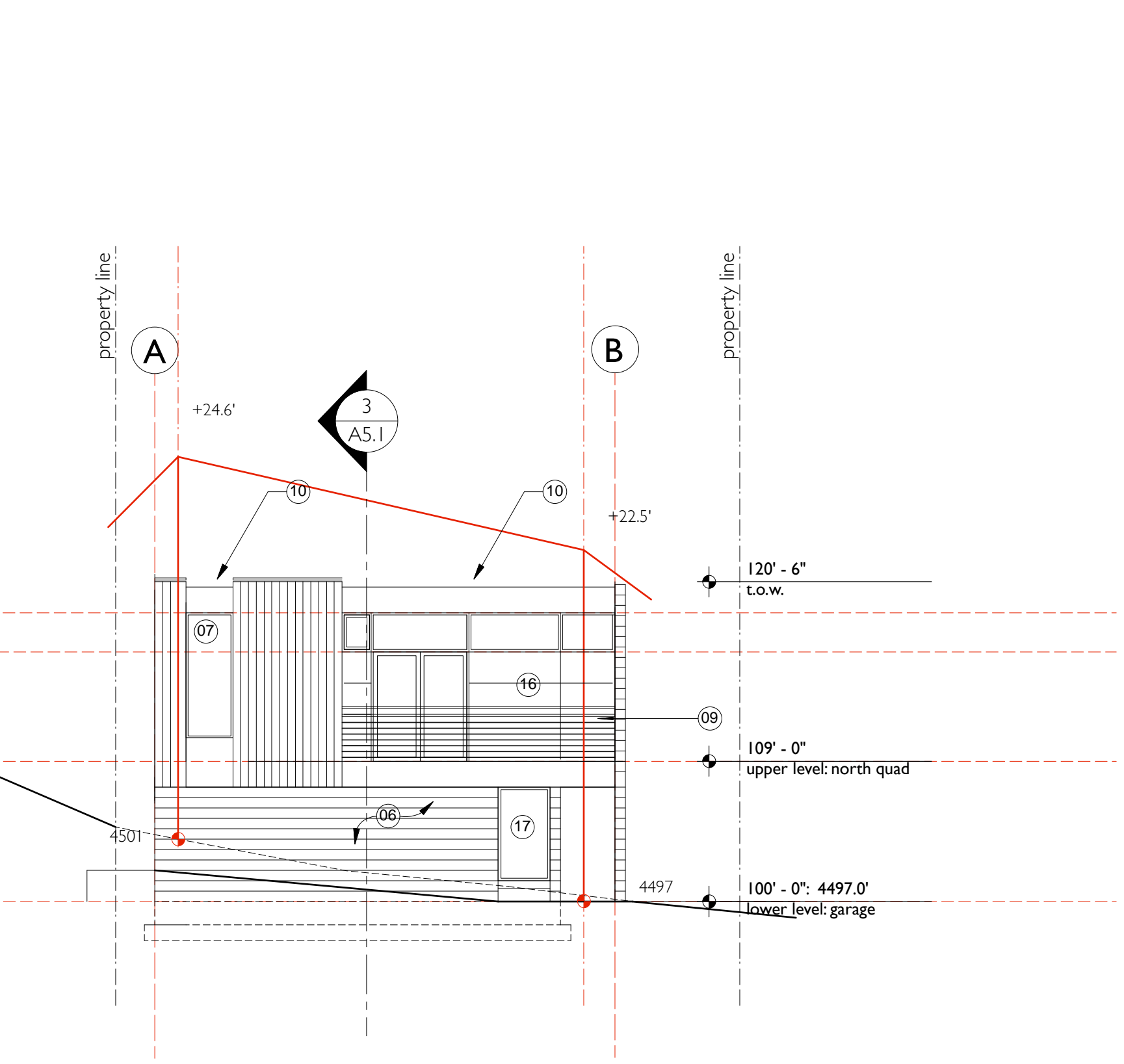
DESIGN TEAM

ARCHITECT

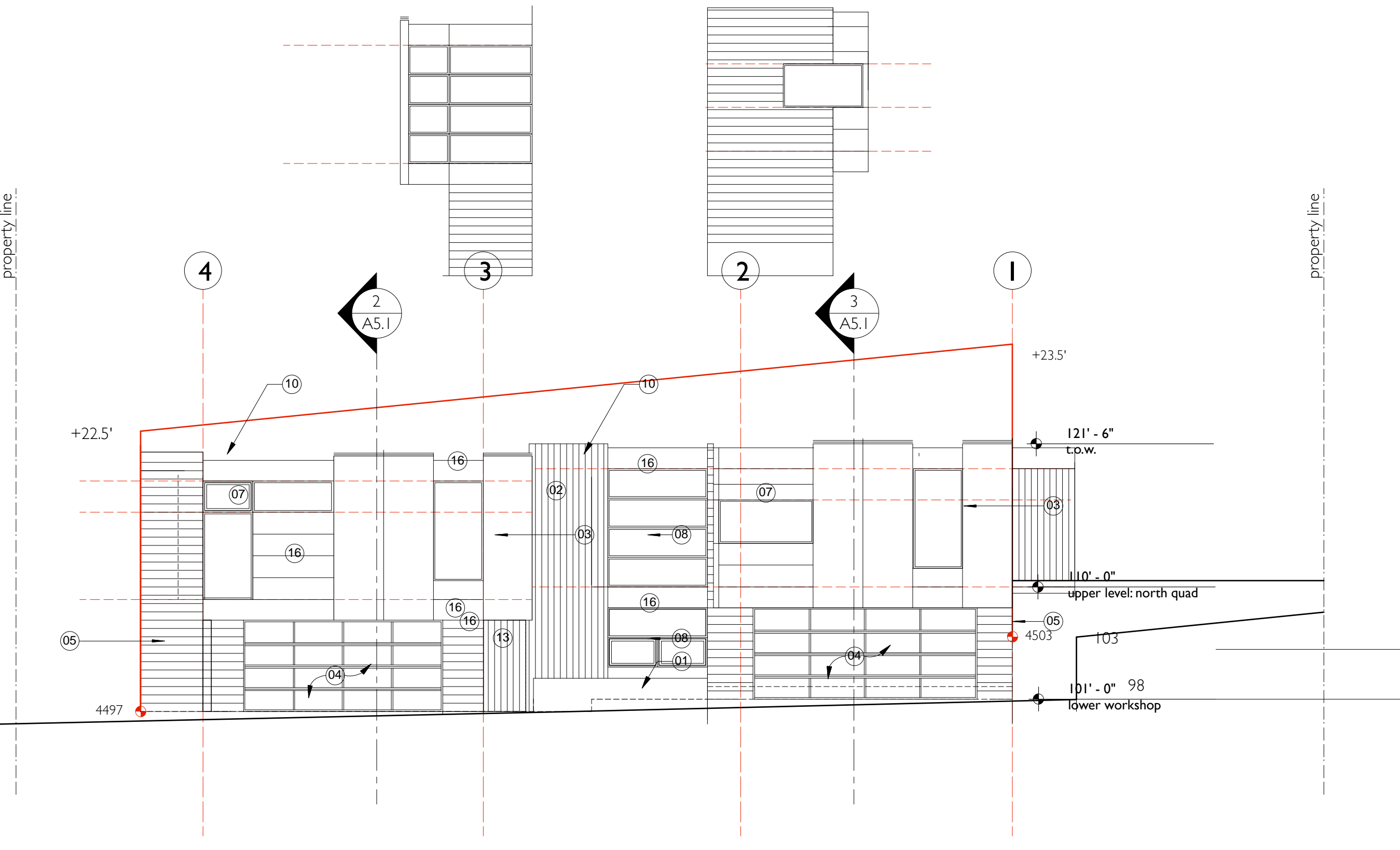
CONSULTANT



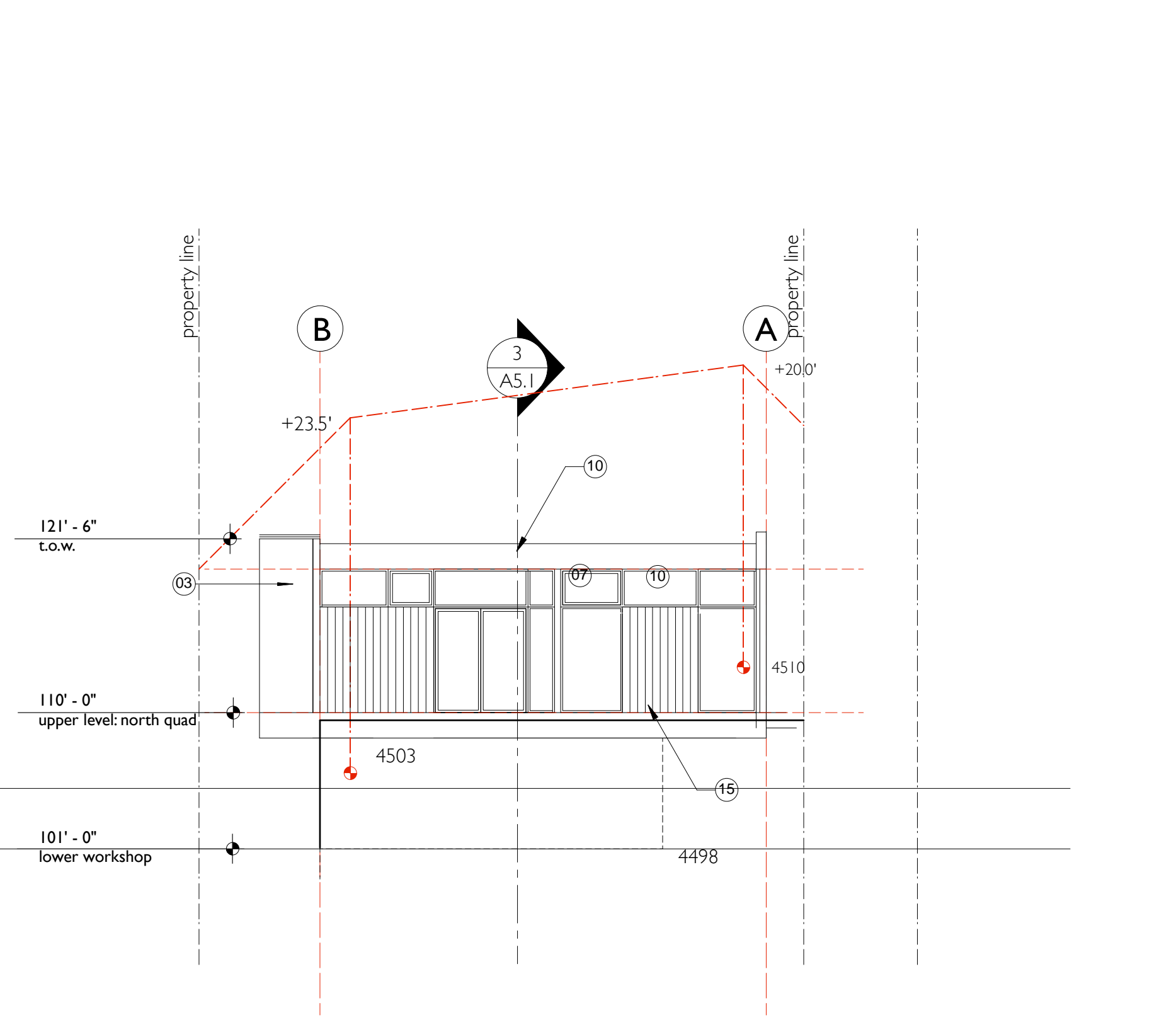
1 elevation
A4.1 Scale: 1/8" = 1'-0"



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



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



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

GENERAL NOTES

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- 05.
- 06.

LEGEND

--- one hour fire rating

NAME / ADDRESS

HOUSE: 1160
1160 east 200 south
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PROJECT

PROJECT NET

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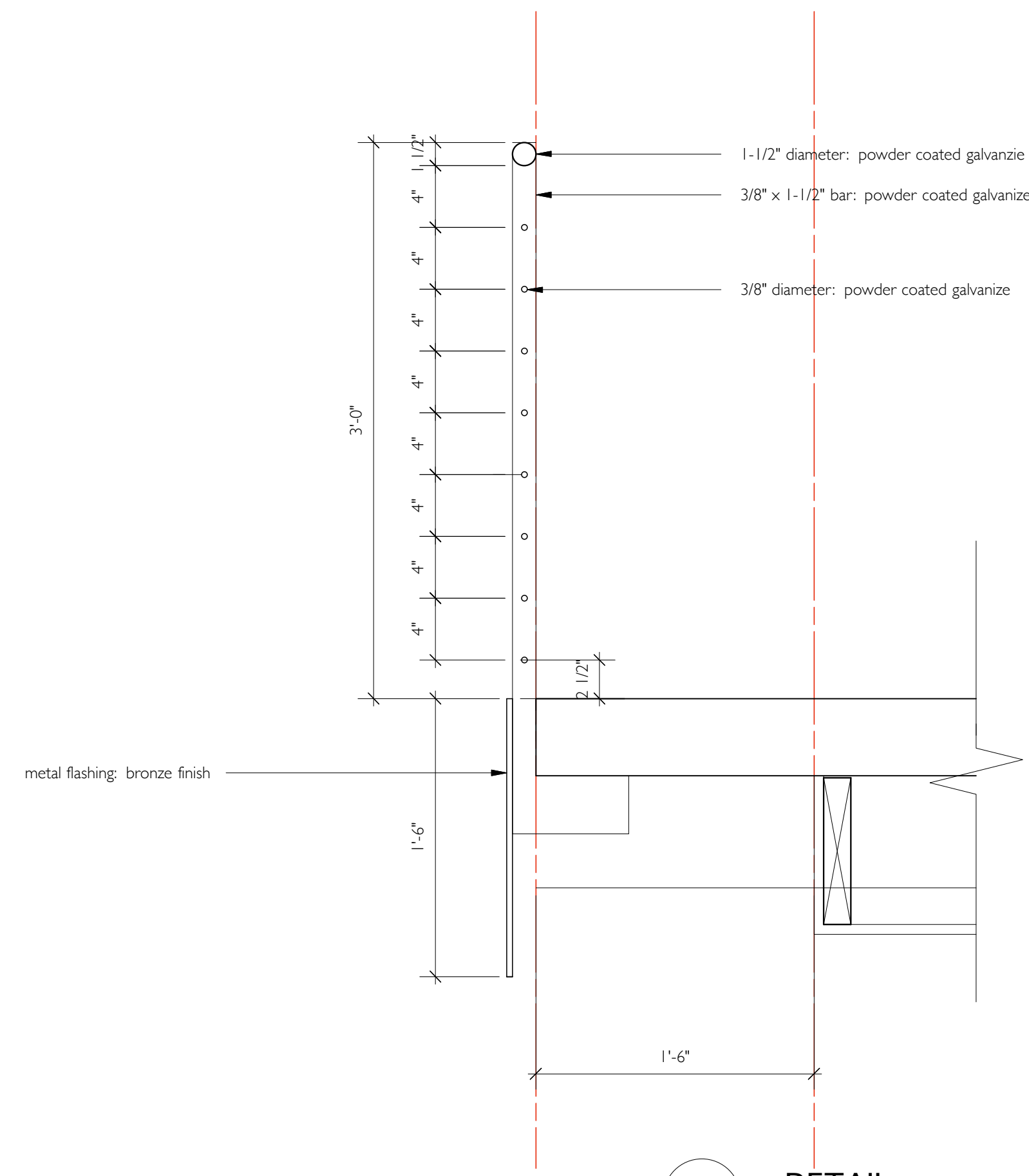
KEY PLAN

SHEET

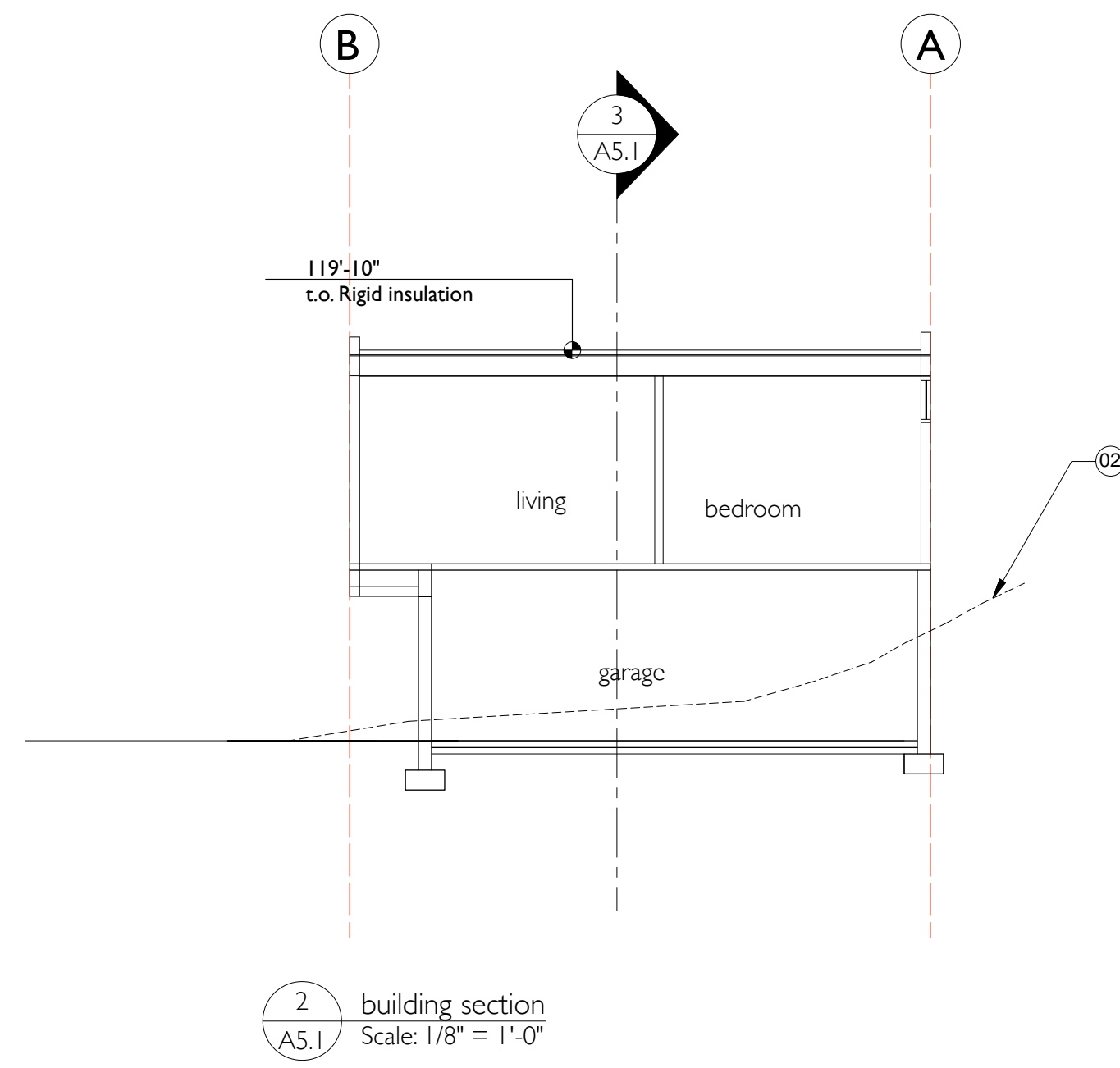
NUMBER

A4.1

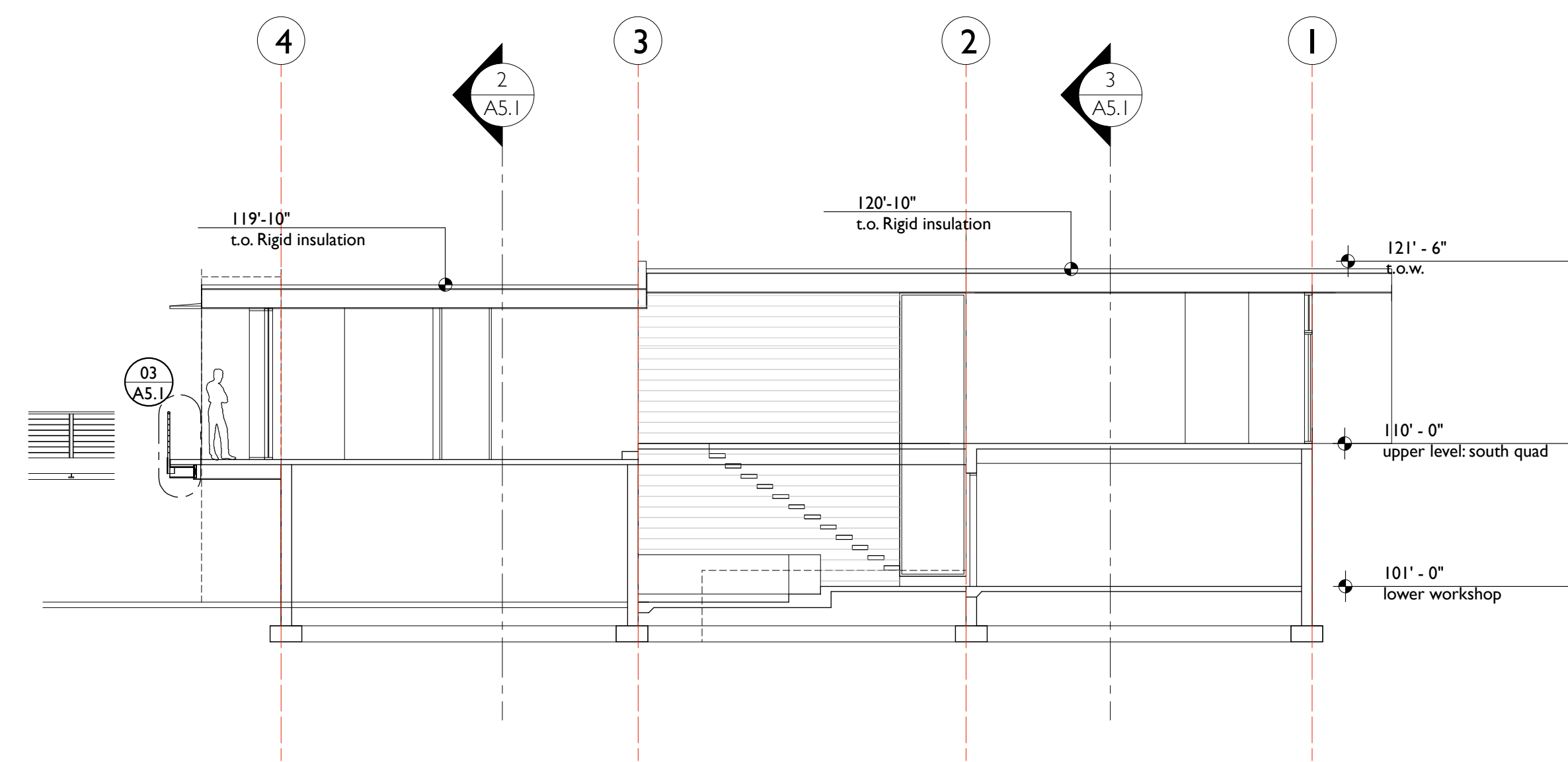
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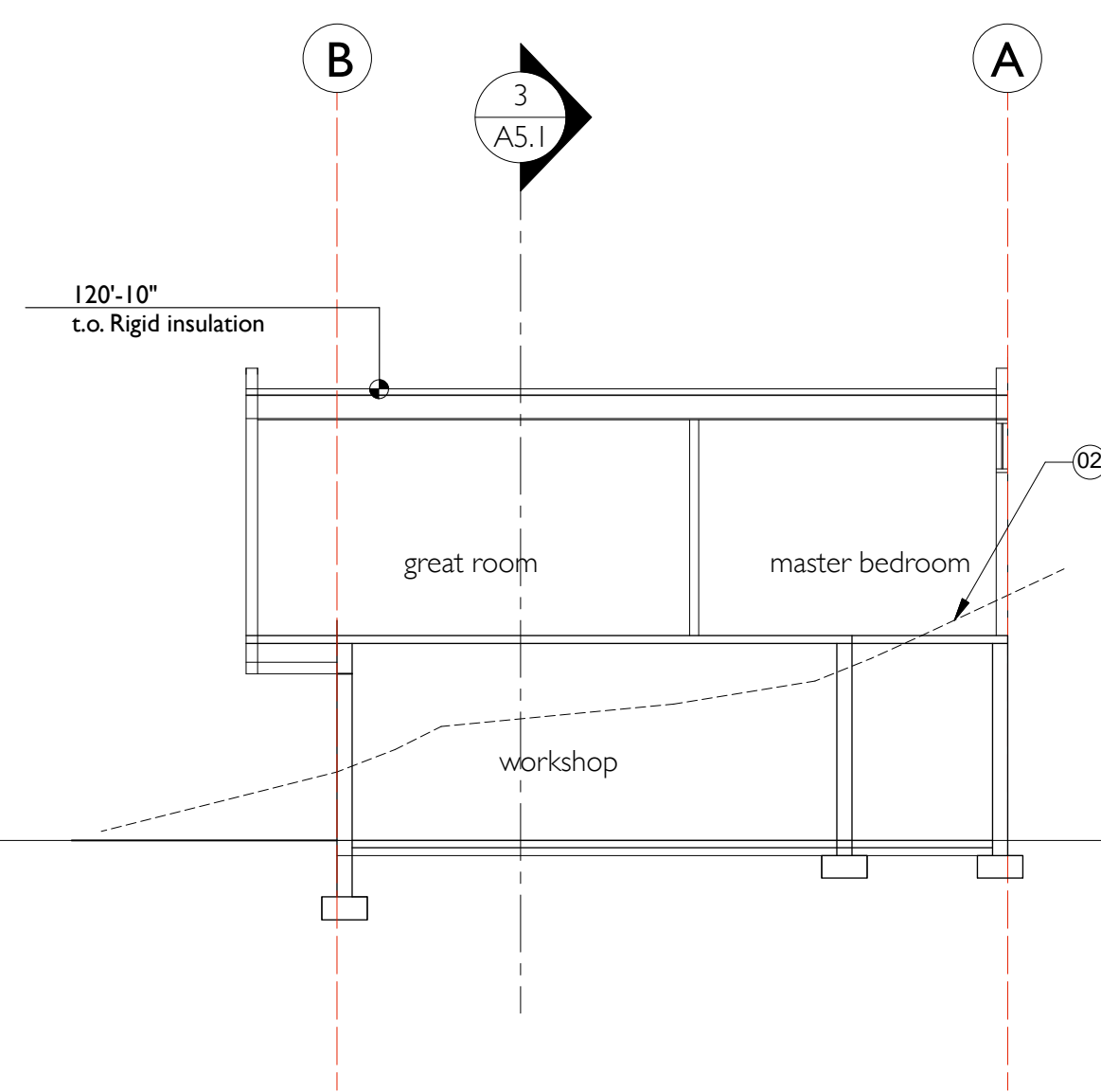
03 DETAIL
SCALE: 1 1/2" = 1' - 0"



2 building section
Scale: 1/8" = 1'-0"



1 building section
Scale: 1/8" = 1'-0"



4 building section
Scale: 1/8" = 1'-0"

REFERENCE NOTES

- 01. dashed line indicates 20' above existing grade
- 02. existing grade
- 03. NOT USED

steveSIMMONS
architect

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

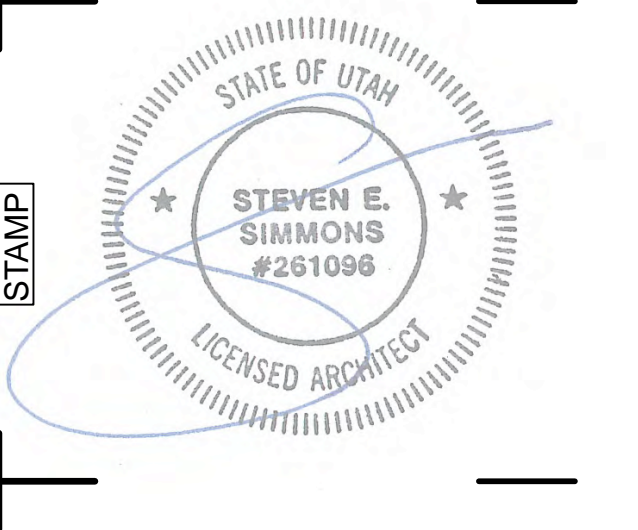
t: 323 867 2285
f: 801 539 0641
e: work@xmission.com
w: stevesimmonsarchitect.com

DESIGN TEAM

ARCHITECT

CONSULTANT

STAMP



NAME / ADDRESS

HOUSE: 1160
1160 east, 200 south
Salt Lake City, UT

PROJECT

GENERAL NOTES

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

LEGEND

--- one hour fire rating

PROJECT NET

OWNER

DATE

04 Dec 2014

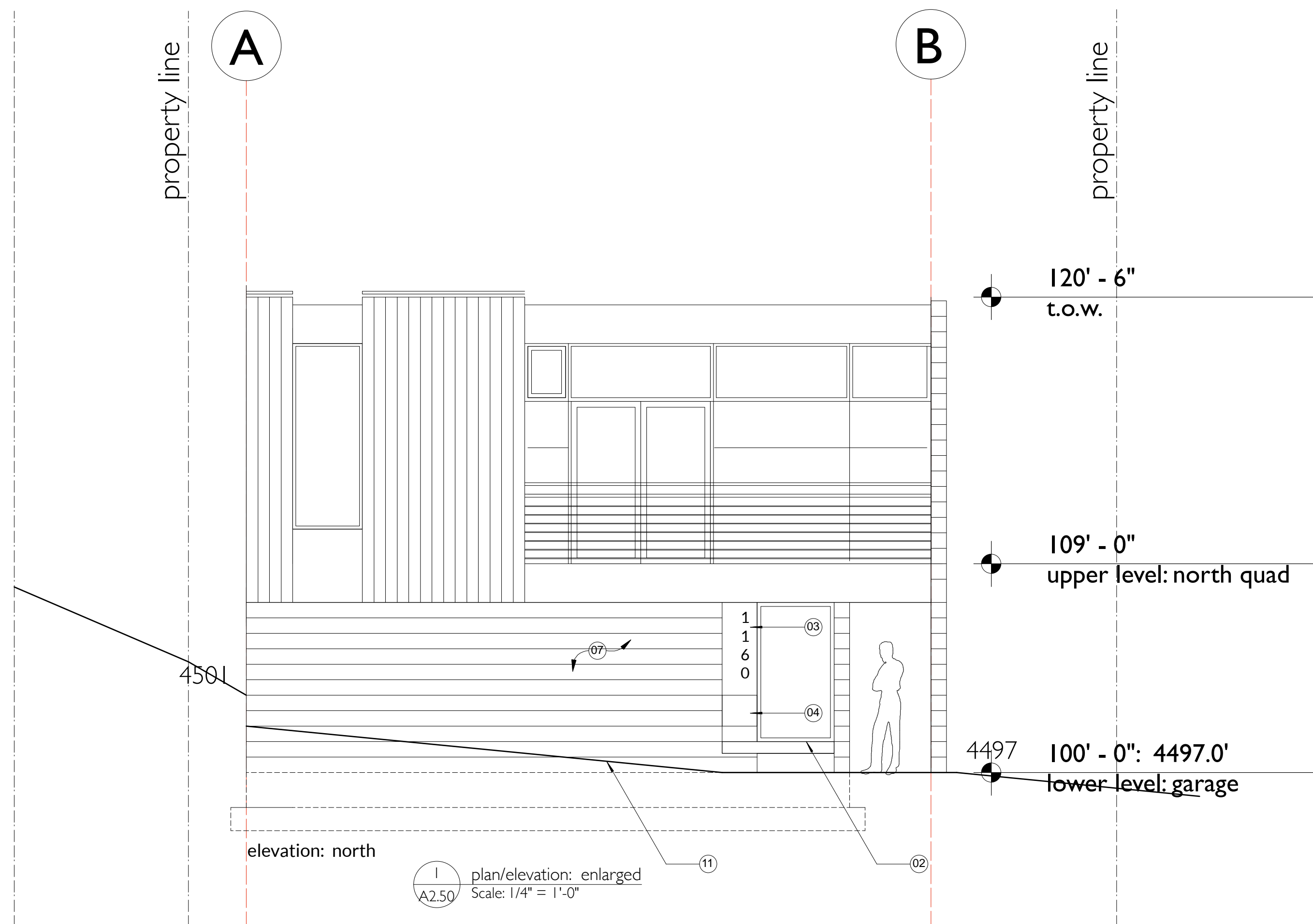
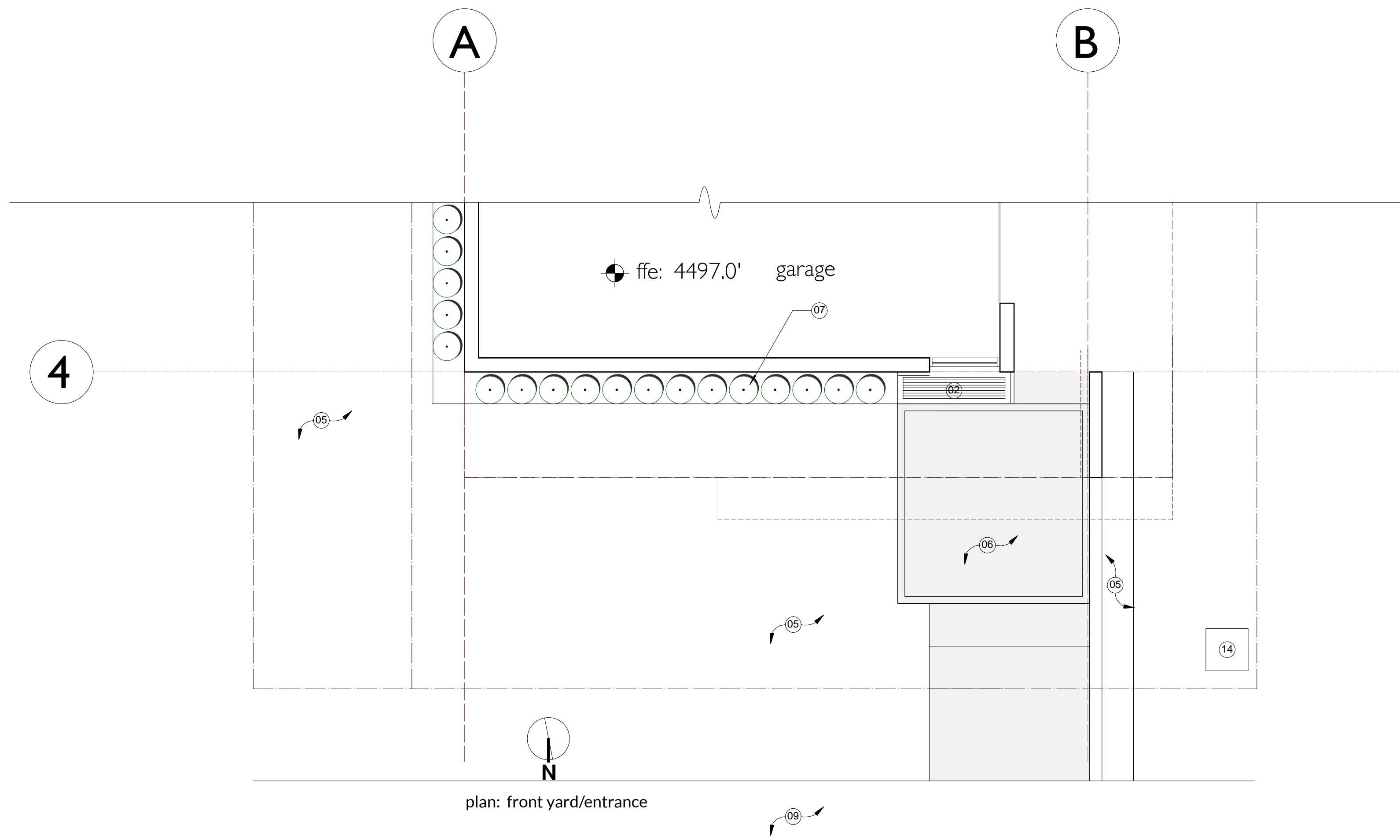
REVISIONS

KEY PLAN

SHEET

NUMBER
A5.1

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REFERENCE NOTES

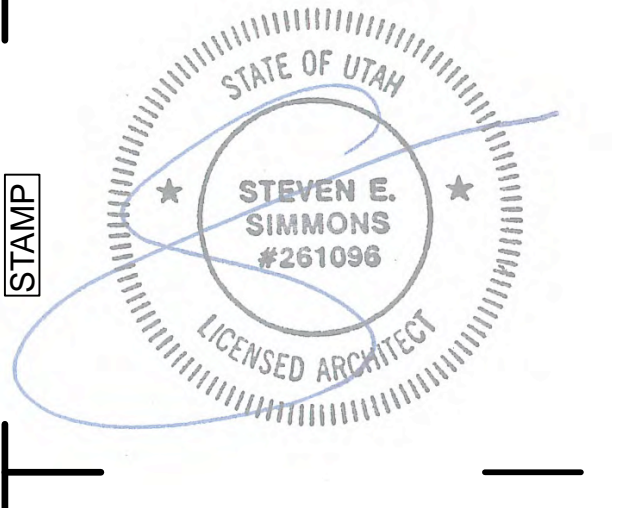
- 01. Planter
- 02. Wood bench
- 03. Building address
- 04. Mailbox
- 05. Softscape
- 06. Hardscape
- 07. Green wall: vegetation in front of wall
- 08. (e) power pole
- 09. (e) sidewalk
- 10. (e) driveway
- 11. Concrete control joint
- 12. Finish grade
- 13. Regrade to 4508.0' (level two f.f.e.)
- 14. catch basin
- 15. NOT USED
- 16. NOT USED
- 17. NOT USED

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w: stevesimmonsarchitect.com

DESIGN TEAM

ARCHITECT

CONSULTANT



NAME / ADDRESS

HOUSE: 1160
1160 east, 200 south
Salt Lake City, UT

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- 01.
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DATE

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LEGEND

--- one hour fire rating

KEY PLAN

SHEET NUMBER

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A2.50

205 South
Elmwood Dr

16'6"

1152 East
900 South

13'6"

18'

1160 East
200 South

12'6"

15'8"

19'0"

Garage
Drive

31'
10-11' high
wall

206 South
1200 East

13'11"

Salt Lake City

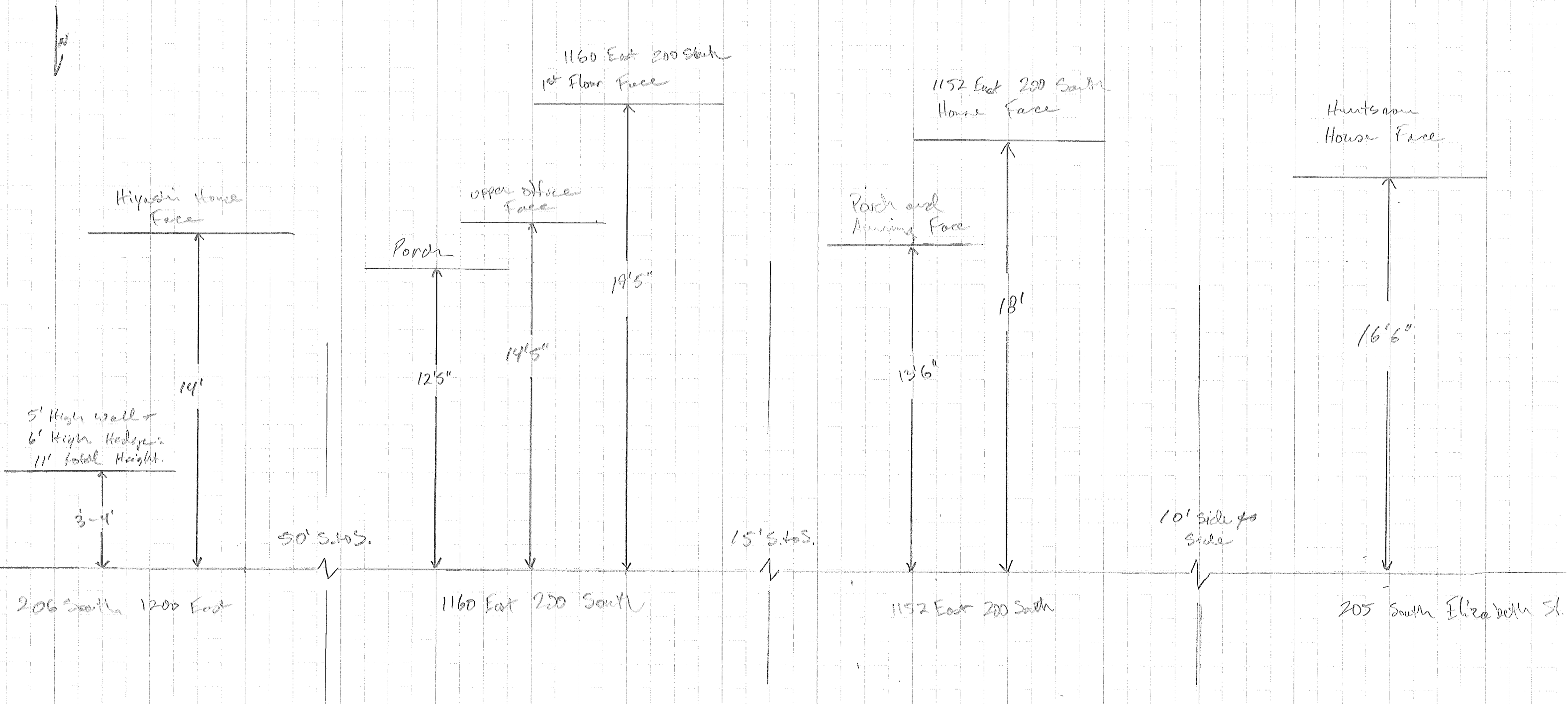
16-05



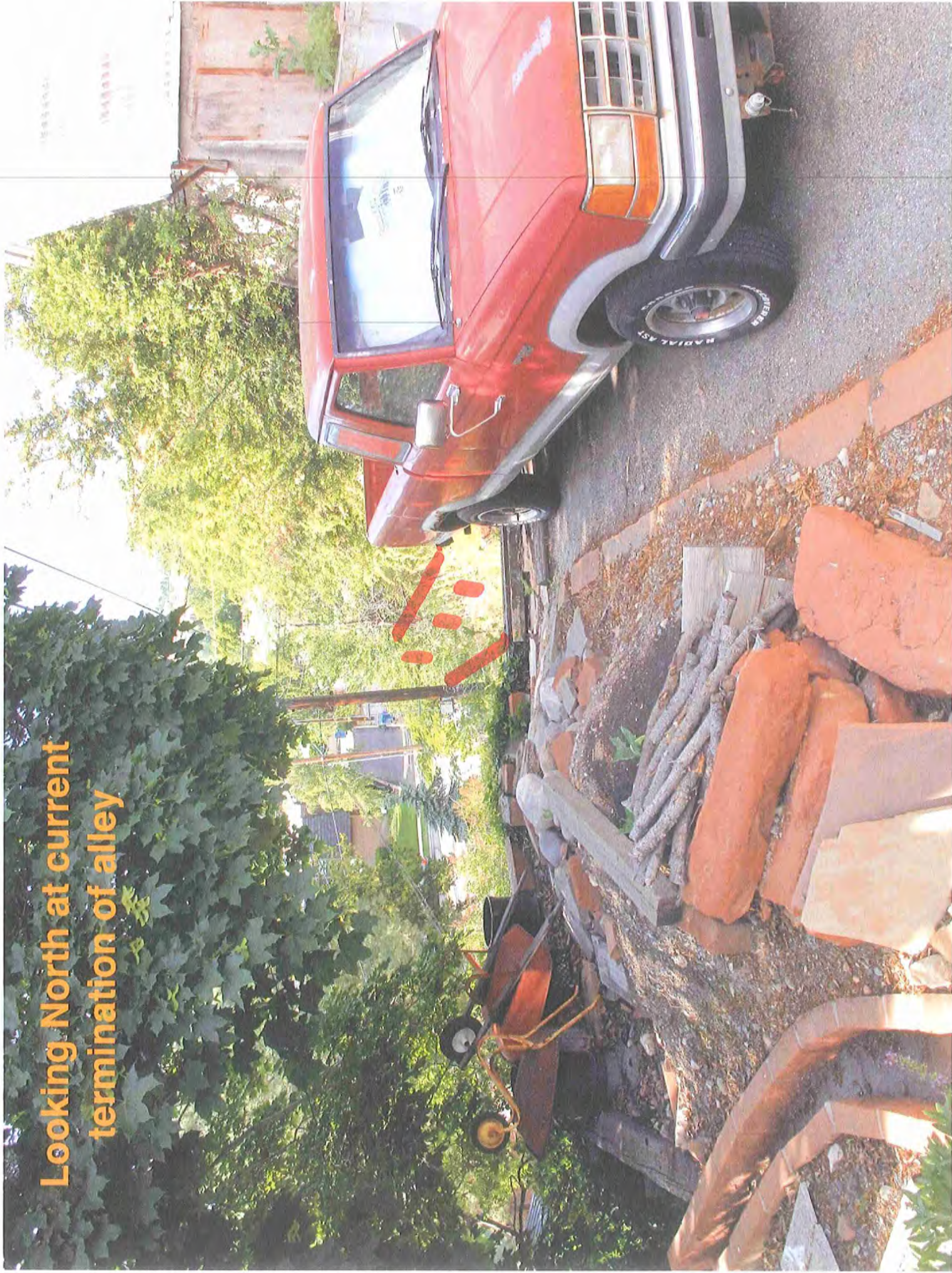
Block Form Study For 1160 East 200 South

Blode Face Study
 For 1160 East 200 South
 $\frac{1}{4}'' = 1'$

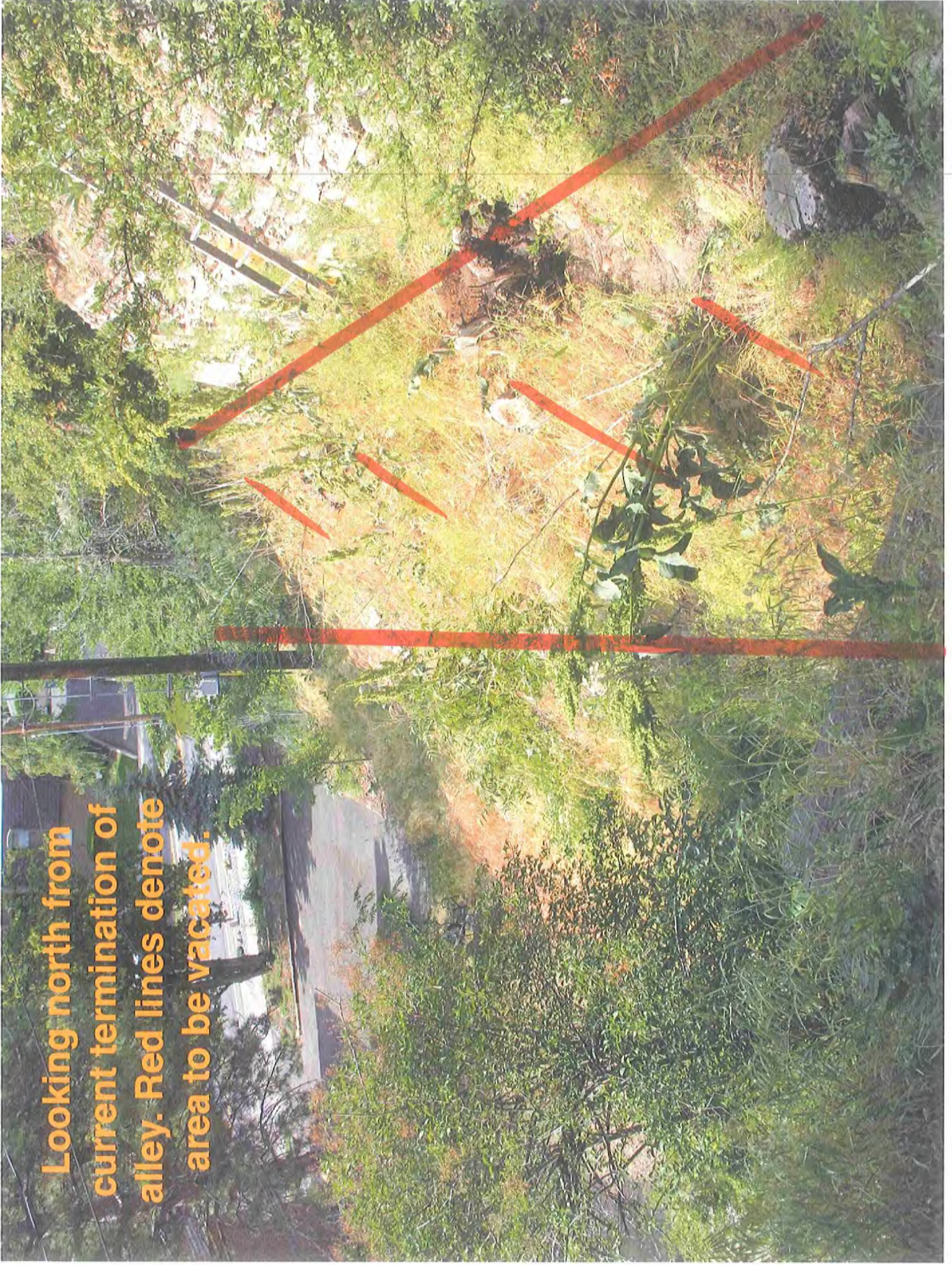
East ← Looking South → West



Looking North at current
termination of alley



**Looking north from
current termination of
alley. Red lines denote
area to be vacated.**



Looking east at the area in question



Looking SE at the alley

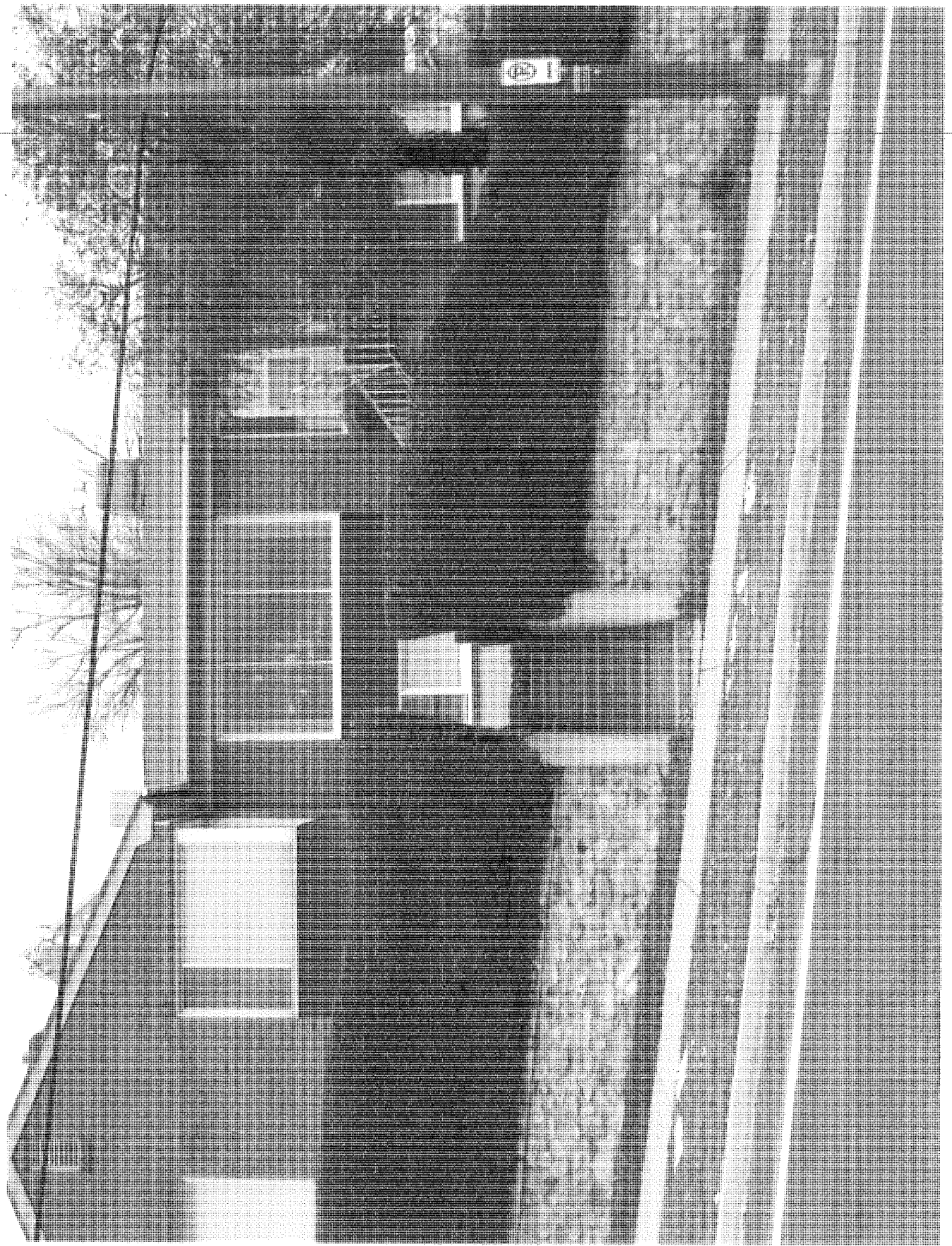


Looking south at alley.



Street Sign photo.

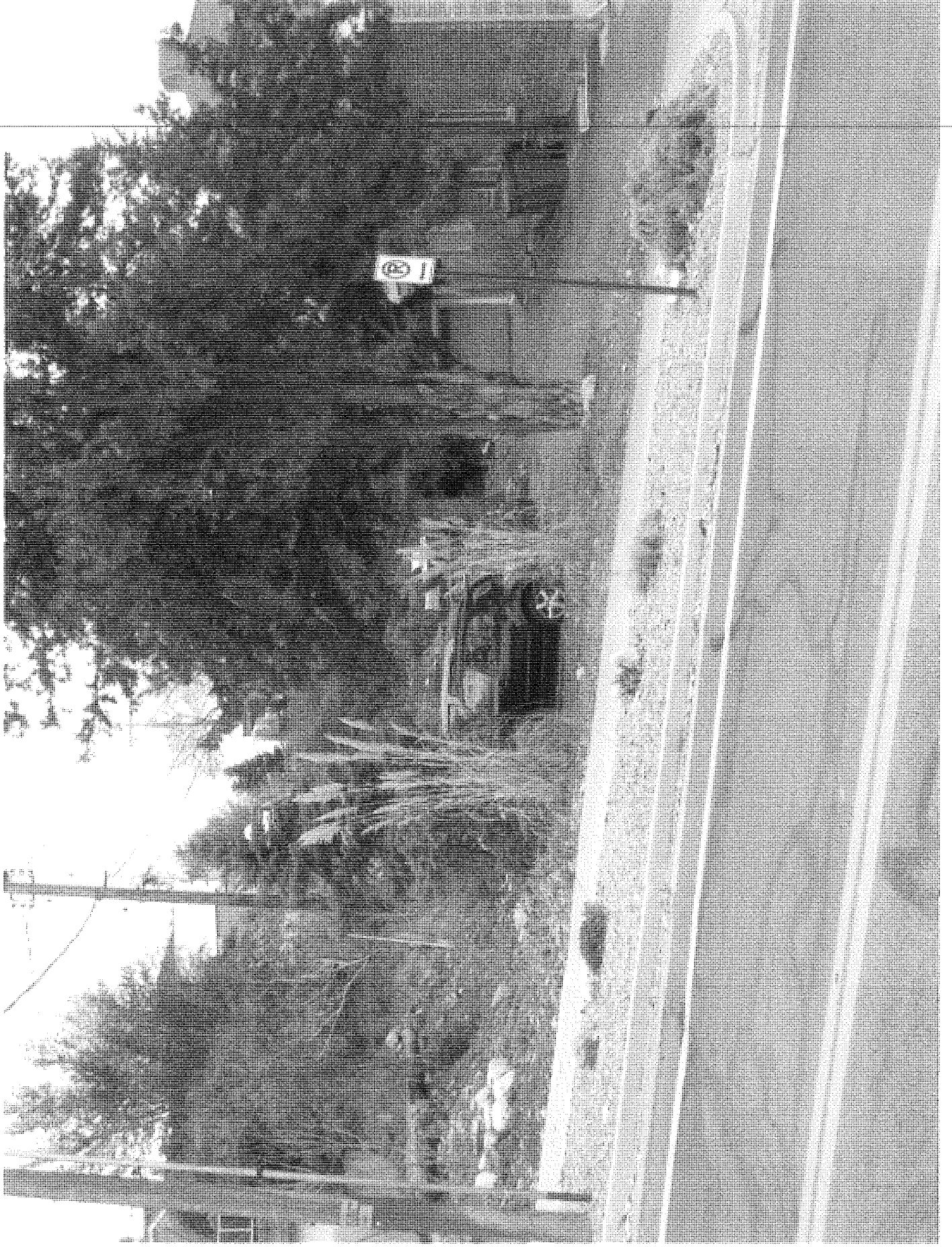
206 South 1700 East



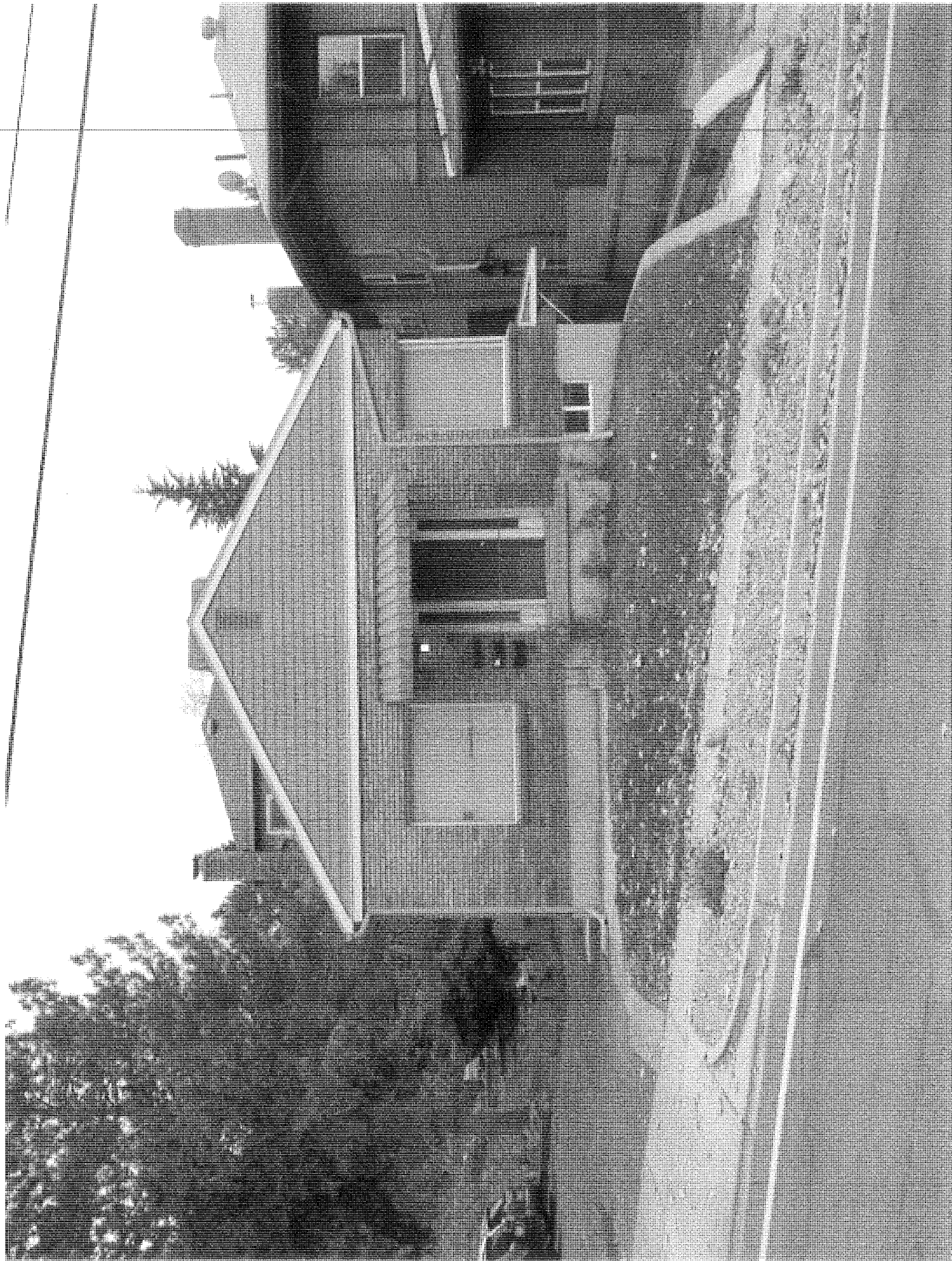
206 South 126th East Garage



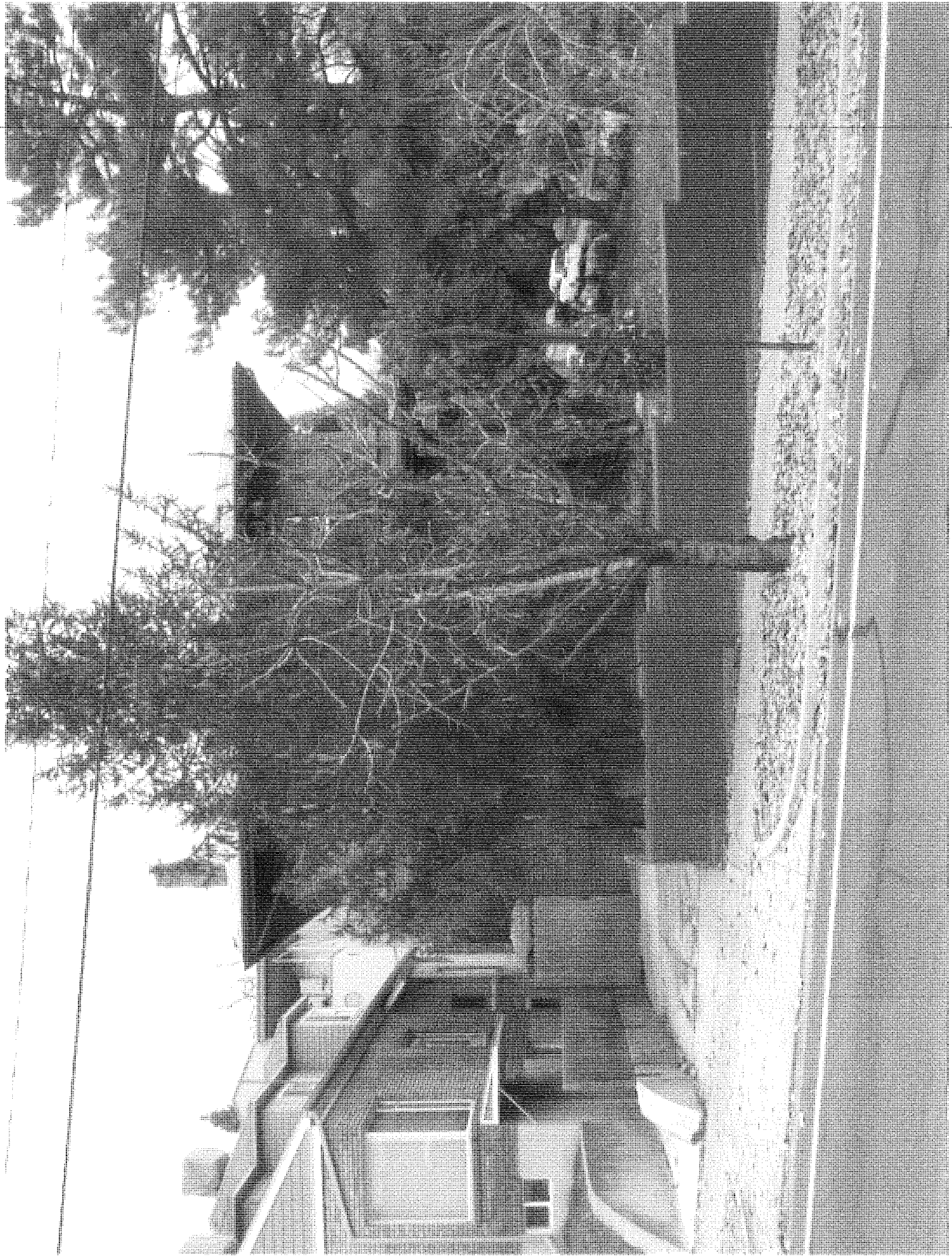
1160 East 200 South Lot



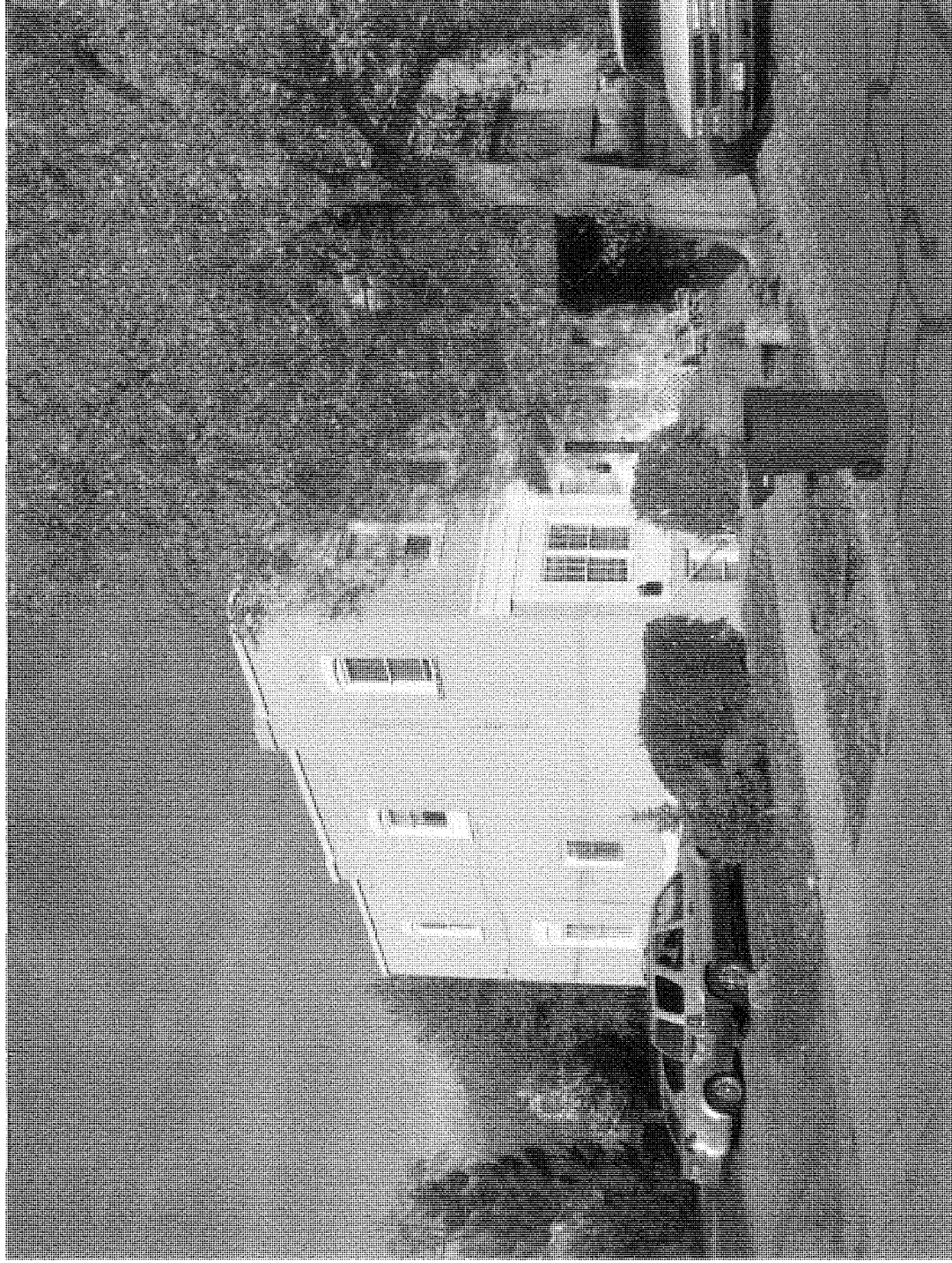
1152 East 200 South



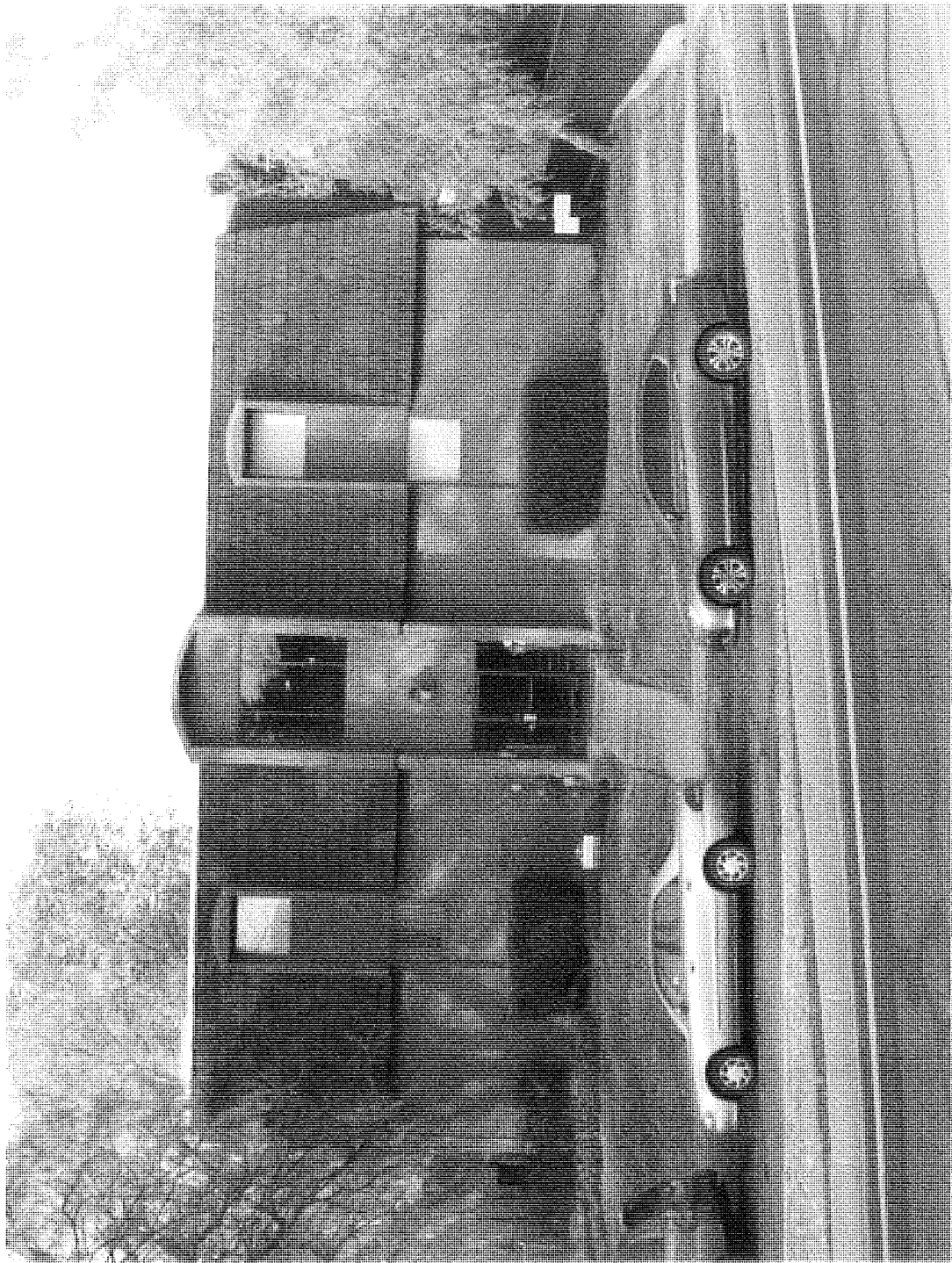
205 South Elizabeth St.



Flat-roofed structures directly across St.



1167-1175 East 200 South
(directly across street)

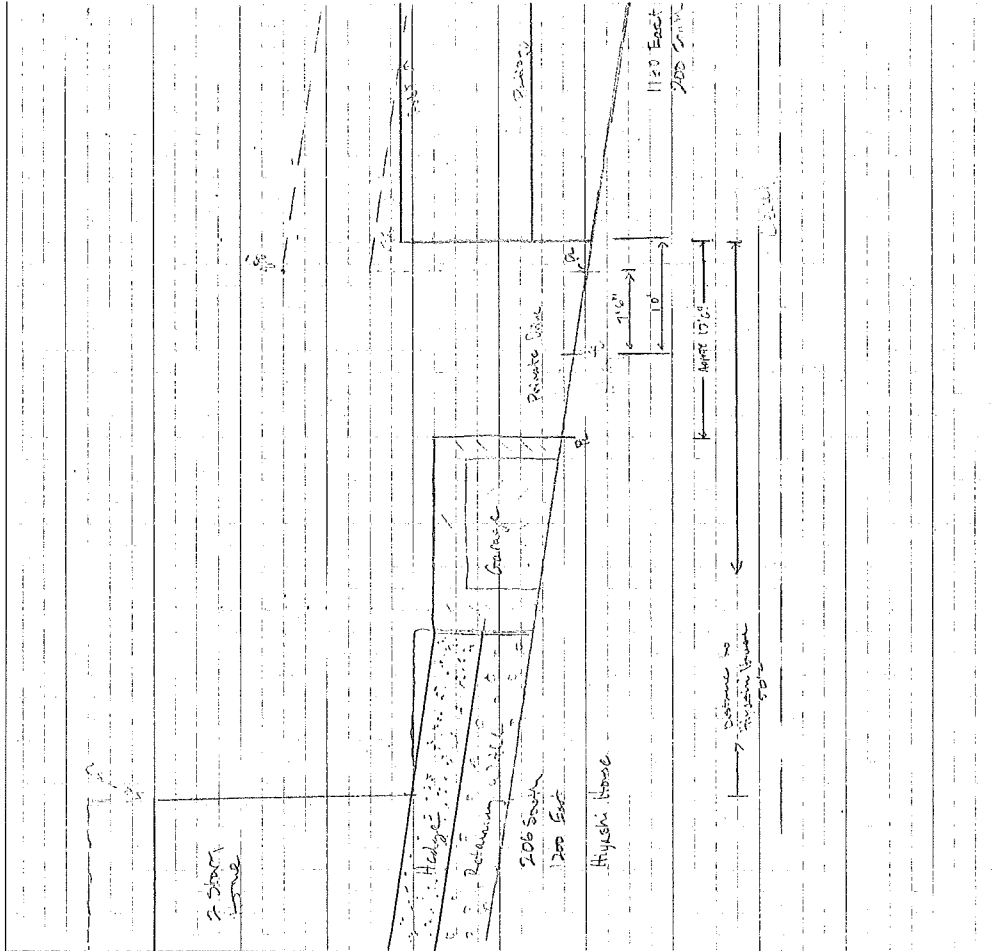


1155 East 200 South

(directly across street)



SREETSCAPE PANORAMA - 200 SOUTH



2 Story Home

206 South
1200 East
Hyundai Home

Garage

Retaining Wall

Driveway

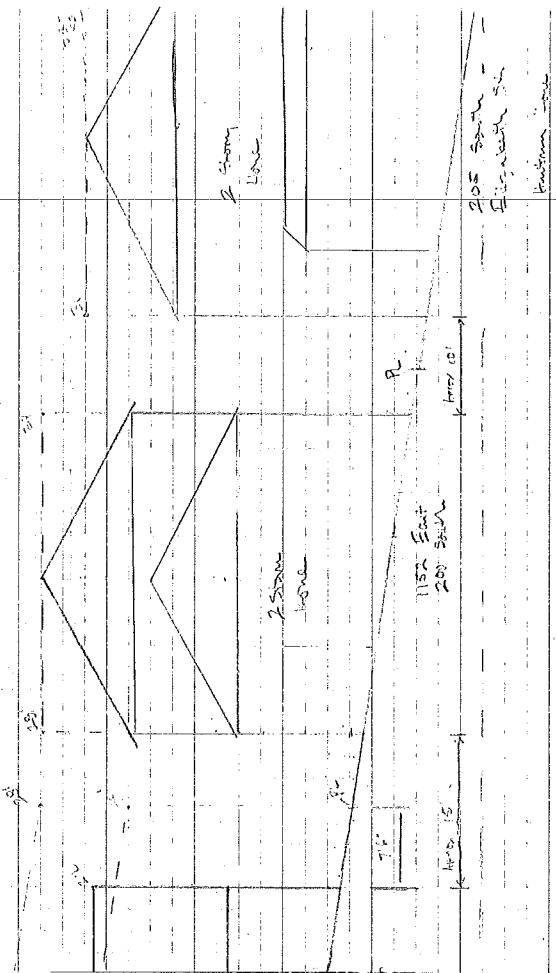
Private Side

1120 East
200 South

7'6"
10'

15'6"

Distance to
Hyundai Home



2 Story Home

2 Story Home

1152 East
200 South

7'6"
10'

15'6"

206 South
Private Side

Streetscape Drawing - South Side 200 South

1160 East 200 South Street Scrape Study

206 South
1200 East

1160 East
200 South

1152 East
200 South

205 South
Eligabeth St.



Looking South

Carl,

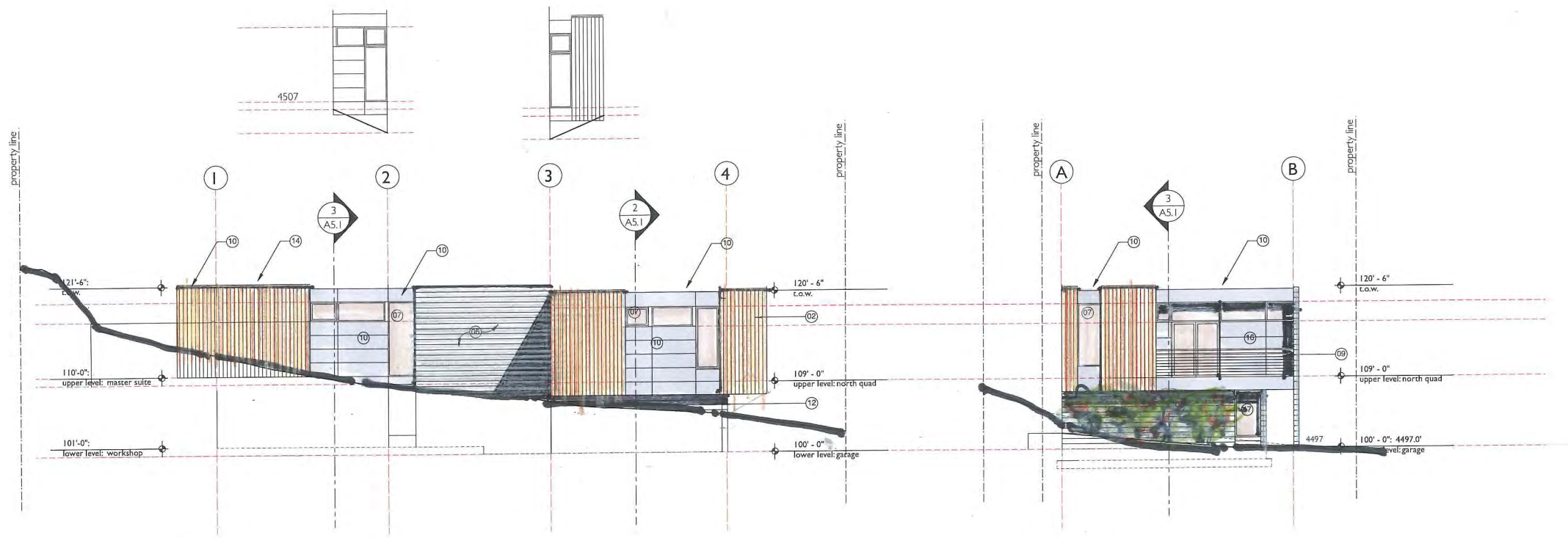
The proposed SFR at 1160 East 200 South in SLC, UT will be constructed from the following materials list. The materials mentioned are high quality, commercial products that have been in use for long periods of time with exceptional results. Specific product literature can be provided if necessary.

The first floor as well as two vertical elements will be constructed from poured concrete and then insulated on the interior, OR, will consist of Insulated Concrete Forms which will then be Hard Coat Stuccoed (3 Coat) on the exterior.

1. Formed poured concrete is the basis of footings and most foundation walls. Forms are stripped after the pour.
2. ICF's are concrete forms made with Expanded Polystyrene (insulation board) and remain in place after the pour creating a stronger, better insulated wall assembly.

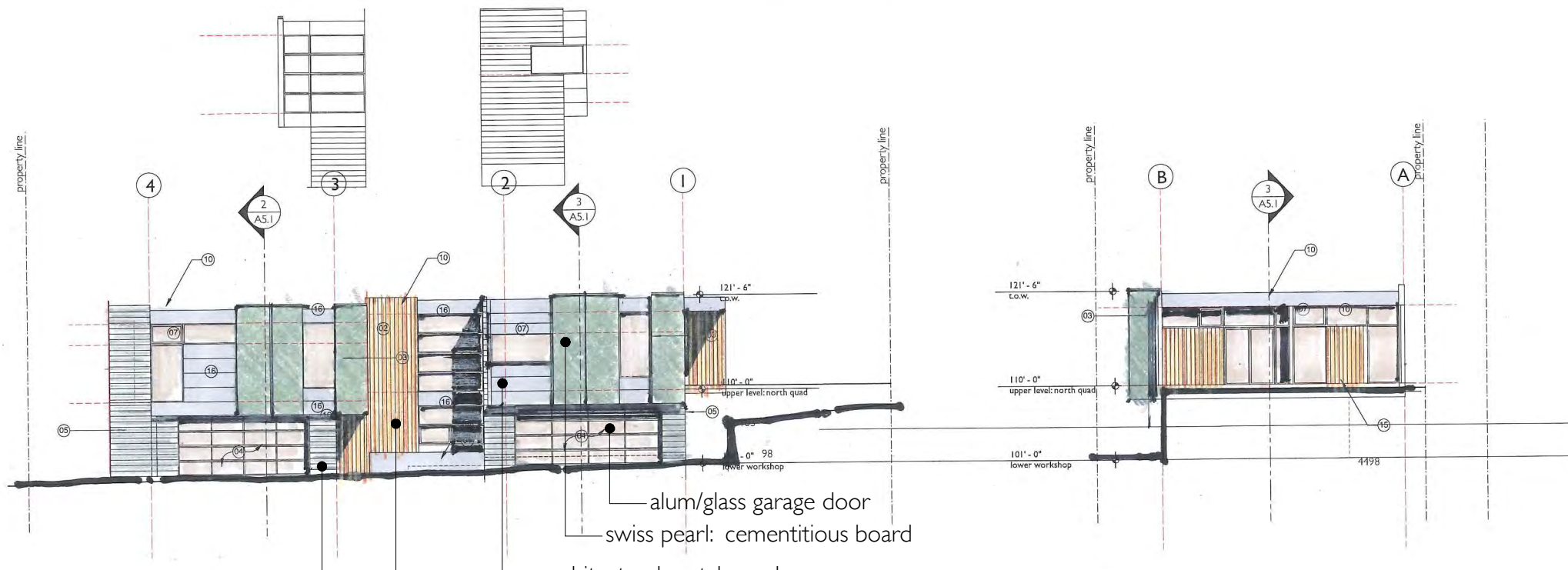
The second floor exterior will be comprised of 5 basic elements - glass, wood, cementitious board, metal panels and stucco.

1. Glass - The windows used will be Marvin All Ultrex windows.
 - a. Marvin All Ultrex Windows are some of the most durable, energy efficient windows available.
2. Wood- Shiplap Cedar in a 1x4 or 1x6 vertical configuration will be used.
 - a. Cedar is highly durable and can be maintained indefinitely.
3. Cementitious Board - Swisspearl, Silbonit or similar Cement Board product.
 - a. These products have been in use in Europe for decades and have extremely long service lives.
4. Metal Panels- Alucobond, Firestone or Dri-Design architectural panels.
 - a. Metal panels are commercial grade claddings used in higher end applications.
5. Stucco- High quality stucco will be used over the ICFs.
 - a. Quality stucco has been in use for centuries and has a proven track record.



1 elevation
Scale: 1/8" = 1'-0"

2 elevation
Scale: 1/8" = 1'-0"



3 elevation
Scale: 1/8" = 1'-0"

4 elevation
Scale: 1/8" = 1'-0"

alum/glass garage door
swiss pearl: cementitious board
architectural metal panels
wood siding: vertical
cast in place concrete

REFERENCE NOTES

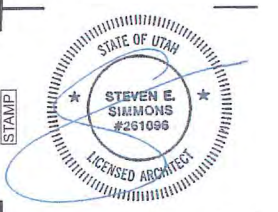
- 01. Planter
- 02. wood siding: vertical
- 03. cementitious board
- 04. garage door: aluminum finish
- 05. cast in place concrete: board form finish
- 06. green wall (o) cast in place concrete
- 07. window: alum clad finish
- 08. butt joint: clear sealant
- 09. Metal railing: galvanized w/powder coat finish
- 10. Alum clad finish to match window frame
- 11. Concrete control joint
- 12. concrete foundation
- 13. wood door
- 14. metal coping
- 15. new finish grade
- 16. architectural composite metal panel
- 17. window: translucency-60%
- 18. NOT USED

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ARCHITECT
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w: stevesimmonsarchitect.com

DESIGN TEAM
CONSULTANT



PROJECT
NAME / ADDRESS
HOUSE: 1160
1160 east 200 south
Salt Lake City, UT

GENERAL NOTES

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

LEGEND

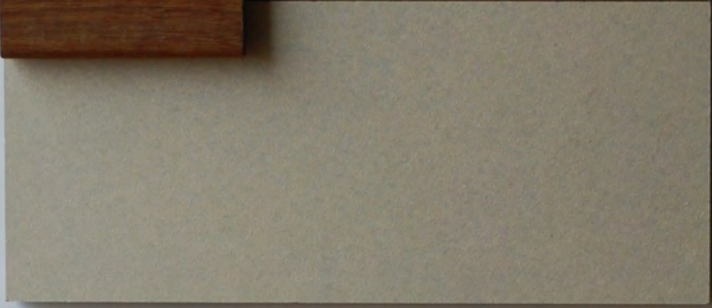
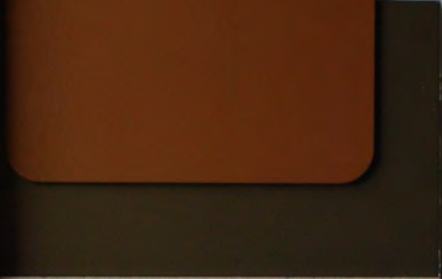
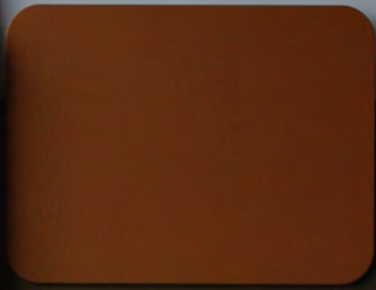
one hour fire rating

REVISIONS	DATE	OWNER	PROJECT NET
	04 Dec 2014		

KEY PLAN

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SHEET NUMBER
A4.1



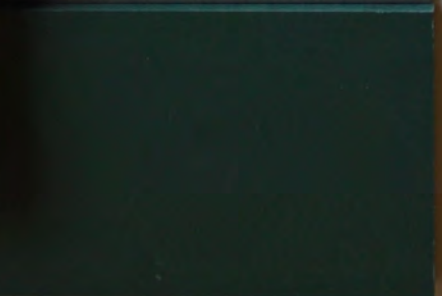
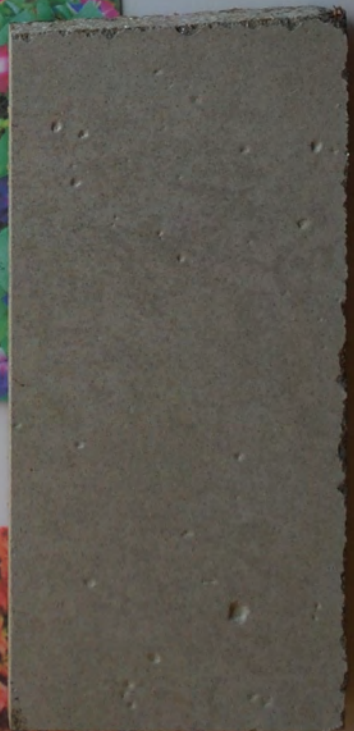
WOOD

METAL PANELS

CEMENTITIOUS BOARD



CONCRETE/STUCCO



AVANTE™

collection

ALUMINUM CONSTRUCTION



America's Favorite Garage Doors®



*Avante™ Collection, Clear Anodized Frame
with Frosted Tempered Glass*



clopay.com



MODERN design meets Asian INSPIRATION

STYLE AND CONSTRUCTION


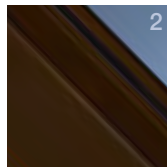
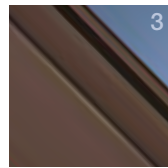

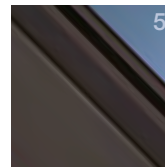
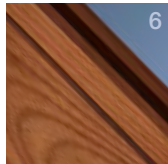
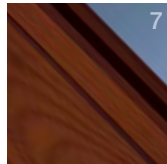
Aluminum and glass combine to create a sleek, contemporary look. Many window options are available to control the degree of light transmission and privacy.



- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Tempered glass, acrylic or solid aluminum panel options. Insulated glass is also available for increased energy efficiency.
- Integral reinforcing fin provides increased strength and longevity.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

See your Clopay Dealer for WINDCODE® availability.

FRAME COLOR OPTIONS

1 White
2 Bronze
3 Brown
4 Clear Anodized
5 Anodized Black

6 Ultra-Grain® Light Cherry
7 Ultra-Grain® Dark Cherry

*Due to the anodizing process, slight color variation may occur.
Custom Colors Available.*



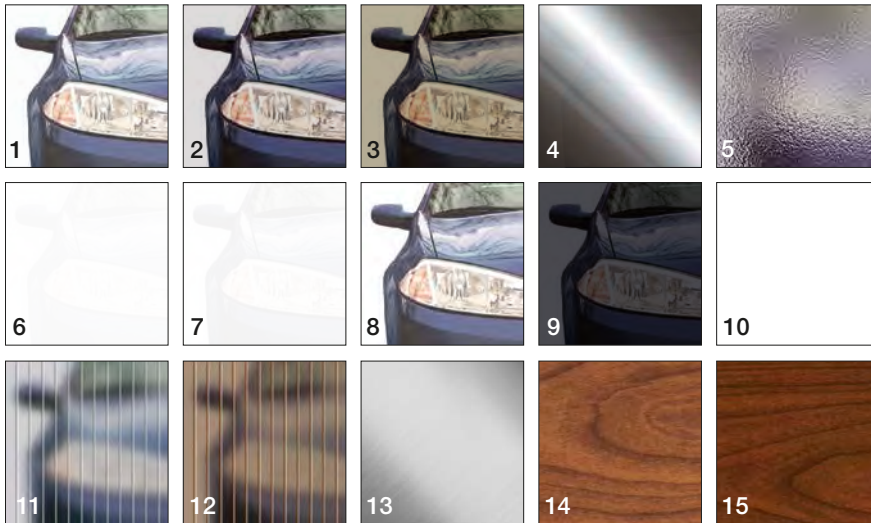
Avante™ Collection, Clear Anodized Frame with Frosted Tempered Glass

AVANTE™

collection

The Avante is the perfect choice to modernize any home; transforming not only garages, it can also be used as an indoor loft partition or a versatile solarium door.

GLASS/PANEL OPTIONS



- 1 Clear Glass*
- 2 Gray Tinted Glass*
- 3 Bronze Tinted Glass*
- 4 Mirrored Glass*
- 5 Obscure Glass*
- 6 White Laminate Glass
- 7 Frosted Glass* or Acrylic
- 8 Clear Acrylic
- 9 Gray Acrylic
- 10 White Acrylic
- 11 Clear Polygal®
- 12 Bronze Polygal®
- 13 Clear Anodized (Aluminum Panel)
- 14 Ultra-Grain® Light Cherry (Aluminum Panel)
- 15 Ultra-Grain® Dark Cherry (Aluminum Panel)

Glass available in single pane or insulated. White laminated and mirrored glass not available insulated.

Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available. See your Clopay Dealer for details.

*Glass is tempered

WARRANTIES



HARDWARE



Attractive color-matched aluminum grip handles.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Avante™ Collection, Clear Anodized Frame and Panels with Frosted Insulated Glass

Architect: www.jamesphillipwright.com



A FOCUS ON

green

Clopay® is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Avante™ Collection helps conserve natural resources by providing environmentally conscious consumers with a durable, reliable, low-maintenance door.

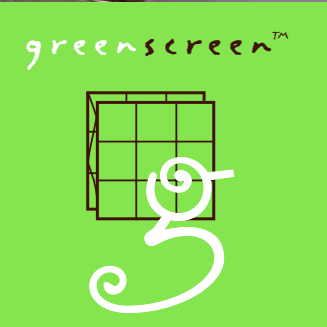
All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices visit clopaydoor.com/green.aspx



For more detailed product specification information or availability of our Avante™ Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to www.clopaydoor.com/dealer or call 1-800-2CLOPAY (225-6729).

Follow us on 

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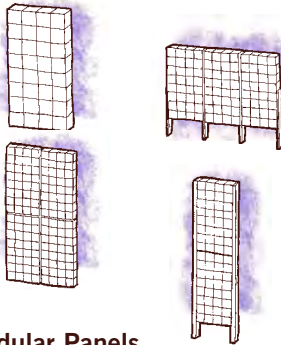


THE ELEMENTS ARE SIMPLE

basic elements

greenscreen™ is a three-dimensional, welded wire trellising system.

The distinctive modular trellis panel is the building block of greenscreen.™



Modular Panels

Use for covering walls, as freestanding fences, screens or enclosures.

Standard Sizes:

width: 48" wide

length: 6', 8', 10', 12', 14'

depth: 2" or 3"

Custom dimensions available in 2" increments, length and width.

See our Accessory Items, Mounting Options and Detail Examples that work together to provide efficient solutions.



Column Trellis

Use as a vertical freestanding element or as a cover for existing posts. Coiled or flat for easy field installation in standard or custom diameters.

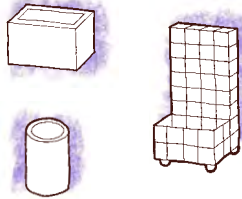
Standard Sizes:

dia: 15½"

height: 6', 8', 10', 12', 14'

Custom heights in 2" increments

thickness: 2" or 3" panel

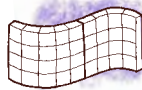


Planter Options

Fiberglass Planter: 4 ft width allows for various height panels and can be placed in permanent or semi-permanent locations.

Column Planter: for attaching standard radius columns of varying heights, available with or without casters.

Rolling Bush: made with greenscreen™ panels and an integral rolling planter for both climbing and trailing vines, ideal for both temporary or changing venues.



Crimp-to-Curve

Use for describing curved surfaces, for covering walls, as freestanding fences, screens, or enclosures.

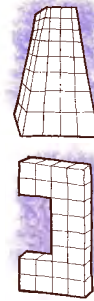
Standard Sizes:

radius: standard radius 4 ft to 12 ft at 12" increments

length: 7 ft to 12 ft in 4" increments.

depth: 3" screen

Custom radius and lengths up to 12 ft available. Width variable in 2" increments, length variable in 4" increments.



Custom

Using our basic panel as the building block, we are always available to discuss creative options. Panels can be notched, cut "off grid" to create a taper, mitered and are available in crimped-to-curve combinations.

Colors

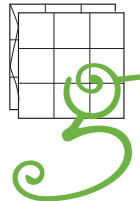
Our standard powder coated colors are gloss; green, black, silver, white; matte; wrinkle green or wrinkle black. Custom colors are available.



Accessories

greenscreen™ is a complete trellis system that includes a versatile array of mounting clips for almost every application of panels and columns.

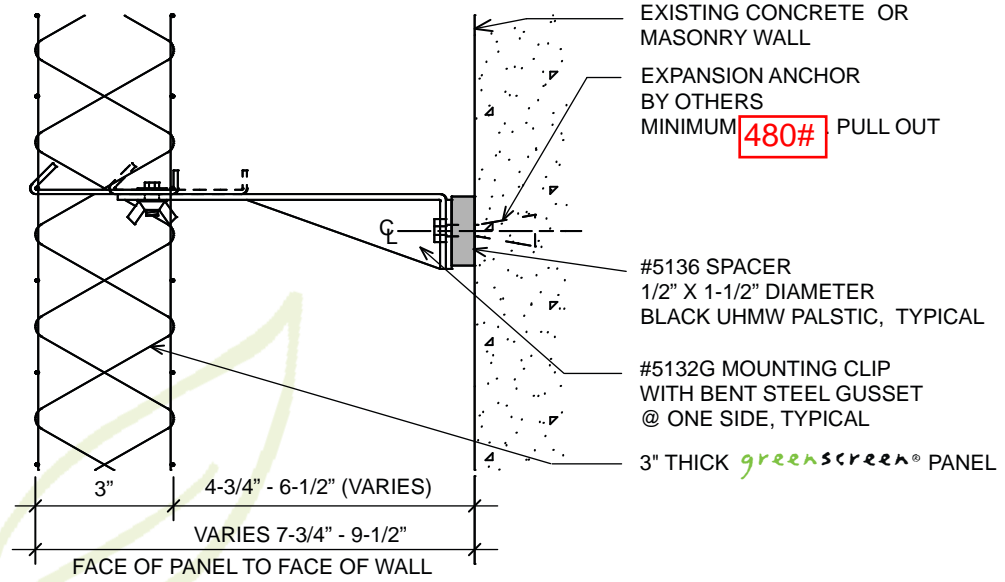
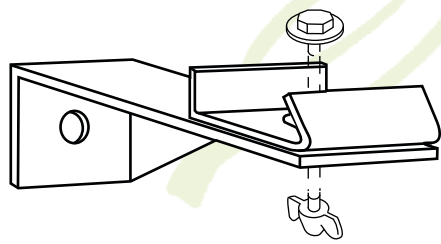
Our trims are factory installed before finishing. All clips, posts and caps are finished to match your project colors. Our Accessory Items list, Mounting Options section, and Detail Examples all work together to provide efficient solutions.



5132G ADJUSTABLE CLIP

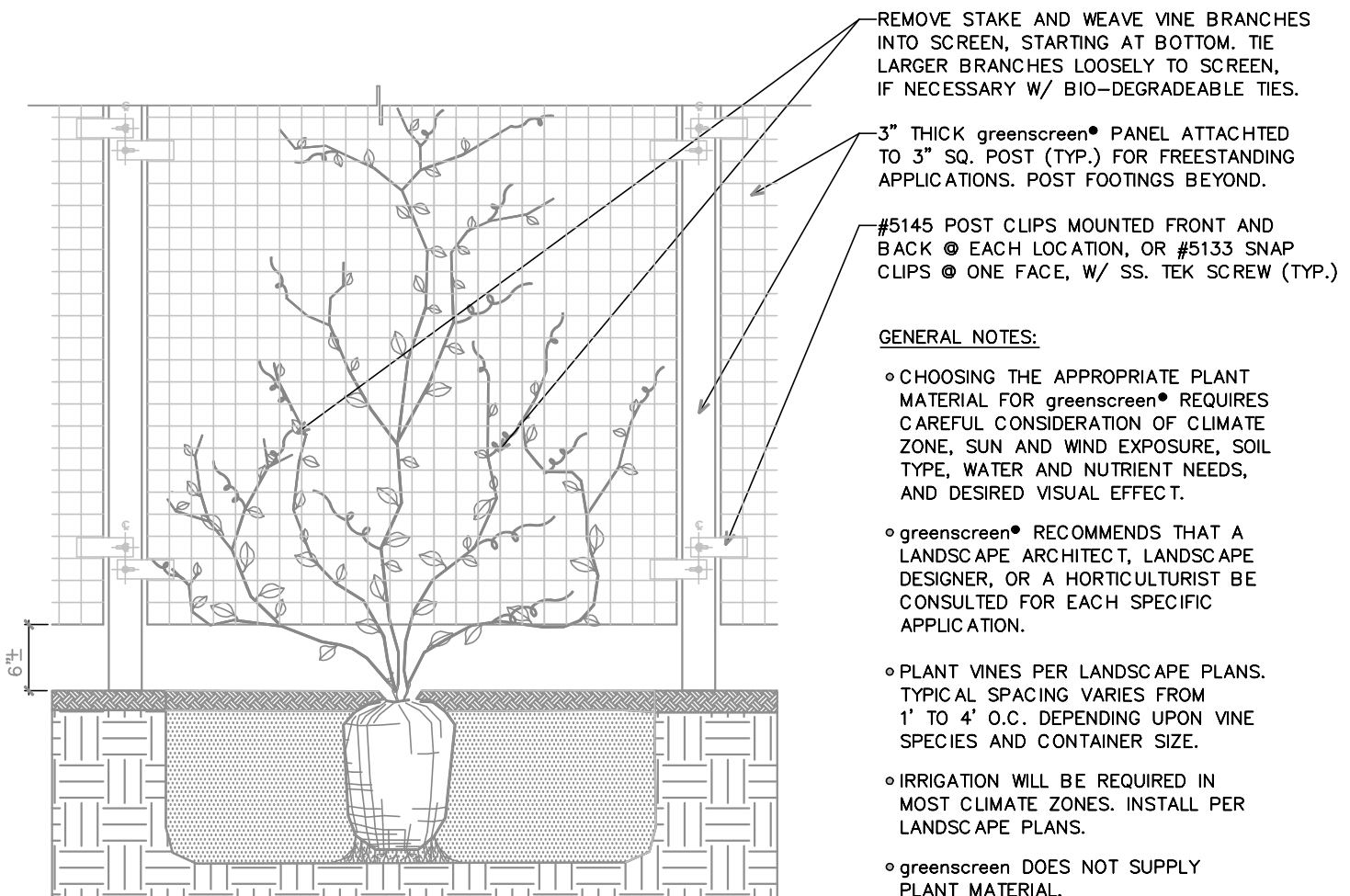
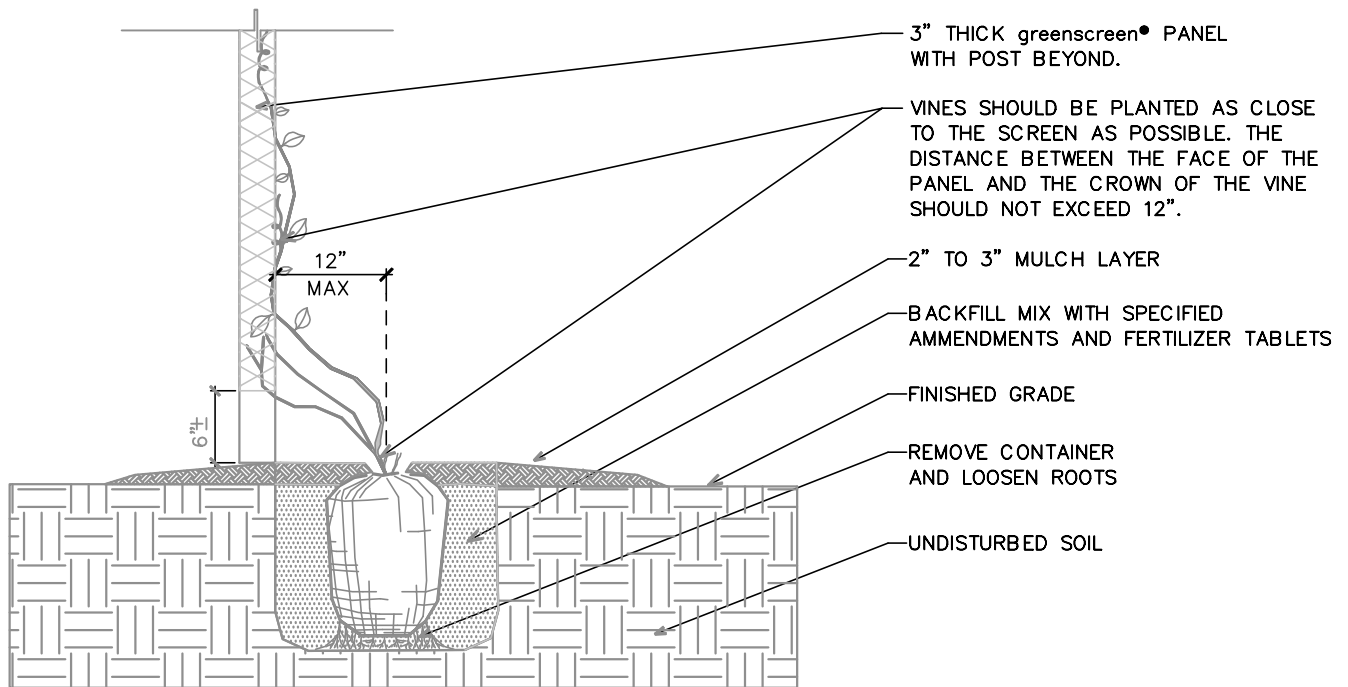
THE 5132G ADJUSTABLE CLIP PROVIDES PANEL SUPPORT FOR BOTH DOWNLOAD AND UPLIFT. THE CLIP CAN MOUNT TO WALL SURFACES OR TO A STEEL FRAME. THE SLOT ALLOWS FOR PANEL ADJUSTMENT AND EASE OF INSTALLATION. MAXIMUM BRACKET EXTENSION IS 9" TO OUTSIDE OF PANEL.

 **this clip was quoted**



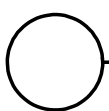
greenscreen®





GENERAL NOTES:

- CHOOSING THE APPROPRIATE PLANT MATERIAL FOR greenscreen® REQUIRES CAREFUL CONSIDERATION OF CLIMATE ZONE, SUN AND WIND EXPOSURE, SOIL TYPE, WATER AND NUTRIENT NEEDS, AND DESIRED VISUAL EFFECT.
- greenscreen® RECOMMENDS THAT A LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER, OR A HORTICULTURIST BE CONSULTED FOR EACH SPECIFIC APPLICATION.
- PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1' TO 4' O.C. DEPENDING UPON VINE SPECIES AND CONTAINER SIZE.
- IRRIGATION WILL BE REQUIRED IN MOST CLIMATE ZONES. INSTALL PER LANDSCAPE PLANS.
- greenscreen DOES NOT SUPPLY PLANT MATERIAL.



greenscreen® VINE PLANTING DETAIL

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

SECTION AND ELEVATION – TYPICAL FOR POST MOUNTED APPLICATION, DETAIL SIMILAR FOR WALL MOUNTED PANELS.

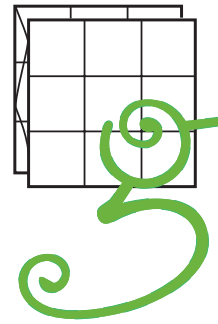


THE POSSIBILITIES
ARE ENDLESS

Studios 5C - Tempe, AZ

CONTACT US

greenscreen®



1743 S. La Cienega Blvd.
Los Angeles, CA 90035
T - 800.450.3494
F - 310.837.0523
E - sales@greenscreen.com

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Attachment C
Public Comment

January 28, 2015

Carl Leith, Senior Planner
Community & Economic Development Planning Division
451 South State Street, Room 406
Salt Lake City, Utah 84114-5480

carl.leith@slcgov.com

Dear Senior Planner Leith:

This letter is in regard to PLNHLC2014-00861 (New Construction) and PLNHLC2014-00909 (Special Exceptions), both pertaining to the construction of a new single family home at approximately 1160 East, 200 South by Jeff Taylor (applicant). I am the owner of the house and property at 214 South, 1200 East, Salt Lake City, Utah 84102, which is adjacent to a section of the vacant alley that abuts Mr. Taylor's property.

As the Salt Lake City Historic Landmark Commission most likely knows, my 1928 house is a contributing property to the historic district and the proposed construction is west of and below my backyard.

As an owner of historic property, my concerns regarding PLNHLC2014-00861 (New Construction) and PLNHLC2014-00909 (Special Exceptions) center on two issues—my historic view shed and a necessary retaining wall on the east side of Mr. Taylor's property.

Issue #1: Historic Viewshed

My house sits above the project area. It historically has always had an unobstructed view of Salt Lake City's skyline, the Quirrah Mountains and Salt Lake beyond from all the windows and the porch on the west façade of my house.

According to the National Trust for Historic Preservation:

A variety of laws have been adopted around the United States to protect historic and scenic viewsheds. Some laws protect a resource's natural or scenic views, while others protect the views and settings of landmark buildings. A handful of laws focus on views to and from a specific historic building, while others protect only public views of a particular resource from afar. A few communities protect views through the application of design criteria to proposed changes to property within an historic or buffer district. Others apply prescriptive zoning restrictions, such as height and setback requirements, to properties located in a pre-determined viewshed.

Given the above, and the request for a special exception of the maximum height be adjusted on the flat roof along the west side of the house from 20' to 23' at the southwest corner," I ask that the Historic Landmark Commission take into account that the height of the new construction does not impede in anyway my historic property's viewshed now, and/or in the future.

Issue #2: Retaining Wall

It is my understanding that the applicant (Mr. Taylor) is no longer requesting the vacation of the alley between my property and his for this project. Nonetheless, even if Mr. Taylor does not build on the vacant alley right-of-way (ROW), his excavation is so close to where my property has a steep slope down to his lot that I fear it could de-stablize the land and my retaining wall within that sloped area. It is also rumored that earthquake fault runs through this area as well.

According to the Special Exceptions applications, the side yard setback on the east side of the project will be only 2.5 feet, which I do not believe is sufficient to handle this problem. Therefore, before any construction application is approved, I believe the issue of a retaining wall on the east side should be addressed early in the design process, including undertaking a detailed engineering study of retaining wall sufficient in size and scale to handle this sloped area.

Unfortunately, I will not be able to attend the Historic Landmark Commission Meeting on February 5, 2015. However, I have authorized historic preservation consultant Dr. Tony Godfrey of U.S. West Research, Inc. to represent my interests at the meeting and answer any questions the Historic Landmark Commission might have regarding my property and concerns.

Thank you for your time and consideration.

Sincerely,

Dr. Letty Workman

Letty Workman, Ph.D.
214 South, 1200 East
Salt Lake City, Utah 84102