



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist
801-535-7930 or Kelsey.lindquist@slcgov.com
Date: July 7, 2016
Re: **PLNHLC2015-00237 and PLNHLC2015-00238 – Liberty Square Apartments**

NEW CONSTRUCTION, MAJOR ALTERATIONS AND DEMOLITION OF NONCONTRIBUTING BUILDINGS

PROPERTY ADDRESS: 461 S. 600 E., 637 E. 500 S., and 625 E. 500 S.
PARCEL ID: 16-06-434-008, 16-06-434-006, 16-06-433-008, 16-06-433-007, and 16-06-433-019
HISTORIC DISTRICT: Central City Local Historic District
ZONING DISTRICT: TSA-UN-C (Transit Station Area-Urban Neighborhood-Core) and H Historic Preservation Overlay District
MASTER PLAN: High Density Transit Oriented Development

REQUEST: Douglas Thimm, architect, representing Cowboy Partners, is requesting a Certificate of Appropriateness for the new construction of a four-story apartment structure, major alterations to a contributing building and the demolition of seven noncontributing buildings. The proposal is located at 431 S. 600 E., 457 S. 600 E., 459 S. 600 E., and 637 E. 500 S. The site is zoned TSA-UN-C and is located within the Central City Local Historic District. The subject properties are located within Council District 4, represented by Derek Kitchen.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for a major alteration at 461 South 600 East, demolition of the noncontributing structures and the new construction of a four story apartment building, the Liberty Square Apartments with conditions.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for a major alteration at 461 South 600 East, demolition of the noncontributing structures and the new construction of a four story apartment building, the Liberty Square Apartments, with the



following conditions:

1. A separate Certificate of Appropriateness for the signage would be required at a later time.
2. Issues regarding the balconies be delegated to Staff.
3. Issues relating to window detailing be delegated to Staff.
4. Air conditioning units will not be allowed on the balconies or windows or primary or secondary facades.
5. **That the lot consolidation be recorded with the Salt Lake County Recorder's Office; and**
6. Final plan details be delegated to Staff.

BACKGROUND AND PROJECT DESCRIPTION:

The proposal that includes Major Alterations to the Ensign Floral Building and the new construction of a four-story apartment structure, Liberty Square, was presented at the Historic Landmark Commission on October 1, 2015. The first commission meeting for this proposal decided to table a decision and allow the applicant to address the major concerns and issues relating to the project. The applicant revised the plans and presented a redesigned proposal at the June 2, 2016 Historic Landmark Commission Meeting.

During the Work Session held on June 2, the Commission discussed issues relating to the enhancement of the balconies in terms of depth and utilization as a tenant amenity, as well as articulating the design of the building, Ensign Floral adaptive reuse and ground floor transparency in the proposed new apartment building. Additional issues were outlined in the Work Session Memo. All of the issues previously discussed have been addressed, with the exception of the balcony sizes and the ground floor transparency, please see page 9 for additional information.

The Liberty Square project consists of a new apartment development within the Central City Local Historic District. Historically, the corner of 500 South and 600 East included offices, a warehouse, a restaurant and retail businesses. Currently, this site is occupied by eight vacant buildings. Many of the buildings were part of Ensign Floral, a wholesale floral distributor that recently moved out of this location.

Demolition- Staff Recommends Approval

Seven buildings are being proposed to be demolished to make way for a new four-story residential apartment building. More than one building is located on each of the following addresses.

According to the Central City Standard Reconnaissance Level Survey prepared by Certus Environmental Solutions and dated March 2013, following are the buildings and their correlating status:

1. 459 South 600 East – Out of Period
2. 625 East 500 South – Out of Period
3. 637 East 500 South – Noncontributing



Existing Buildings Proposed for Demolition

Renovation of the Ensign floral Building-Staff Recommends Approval

The former Ensign Floral building at 461 South 600 East is considered a contributing structure according to the latest survey, the Central City Standard Reconnaissance Level Survey dated March 2013. It was built in 1959 with a modern architectural style. This building will be rehabilitated and converted into a 5 unit residential building.



Photo of Ensign Floral with Canopy



Existing West Facade

The proposed changes to the entire building are as follows:

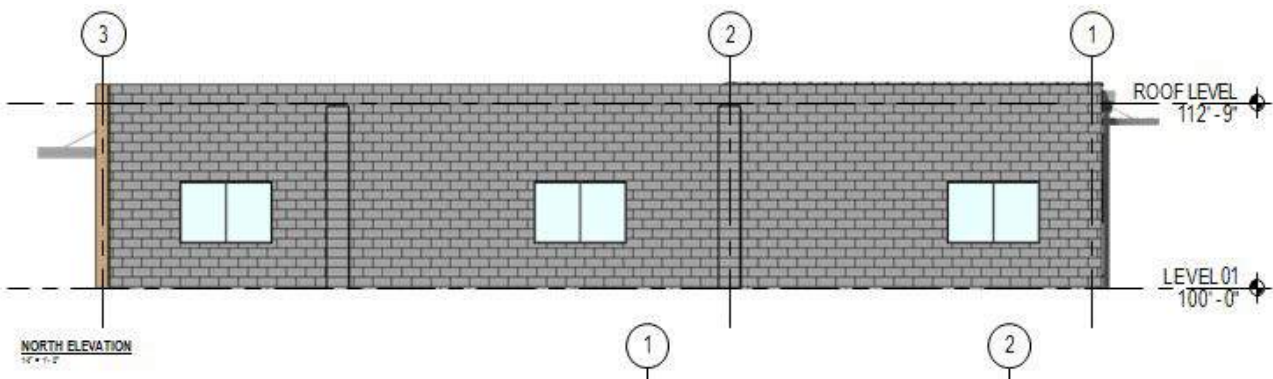
1. Replace and replicate the historic canopy, illustrated in the photo on page 2. The replacement would match the material, as well as the design.
2. Replace the steel door for a steel French door with one glass lite.
3. Preserve the planter box on the west façade.



4. Enlarge the openings and replace the windows on the north façade, for egress purposes. The existing north wall is made of cinder block with three small windows. The use is changing from commercial to residential. Therefore, the new bedrooms will require windows that meet sill height and openings as per building code. Proposed windows would be slider steel framed glass that will match the existing windows on the front façade.



Existing North Façade

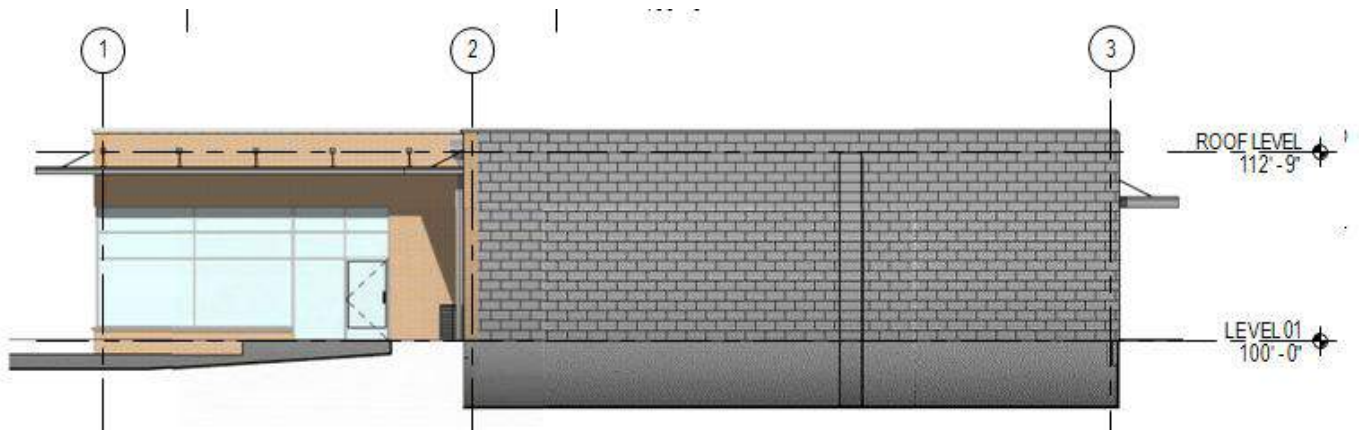


Proposed North Façade

- Remove all the windows on the south façade of the building due to the location of the wall being at the property line. Since the property is adjacent to a gas station, the applicant is asking to remove the windows on the south for fire safety reasons.

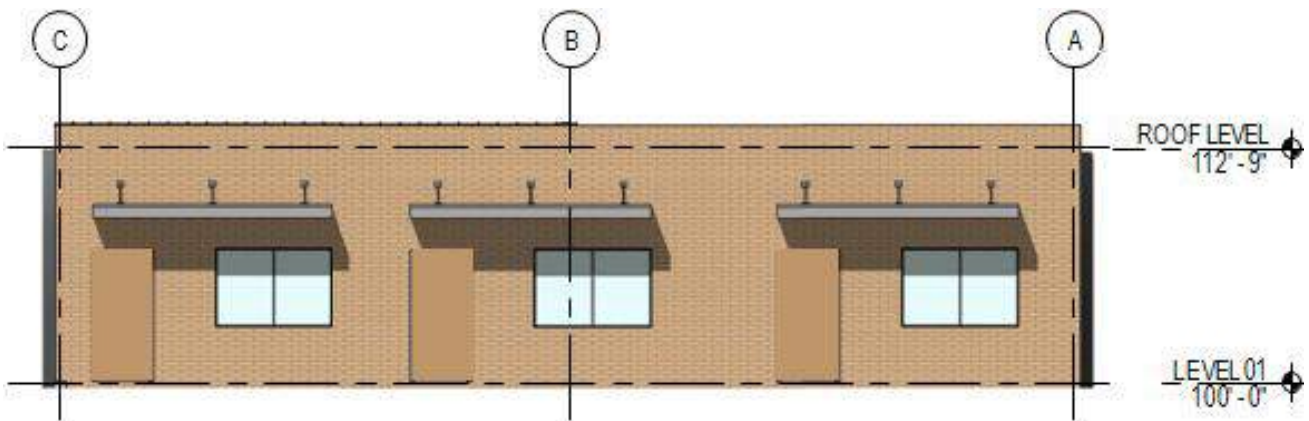


Existing South Façade



Proposed South Façade

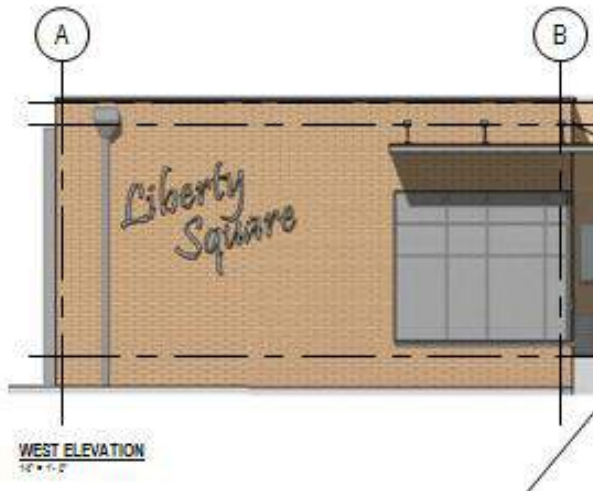
- The existing addition, which was constructed in the 1960s, will be removed and filled with a new wall of modular clay brick. Additionally, three windows and doors will be installed. The proposed windows will be sliding steel framed glass that will match the appearance and size of the existing windows on the front façade. Steel doors are proposed for installation. The applicant is also proposing to install canopies that would match the original canopy on the front façade of the building.



EAST ELEVATION
14'-0"

Proposed East Façade

7. The applicant is also proposing to replace the sign on the front façade. The sign will match the existing font of the Ensign Floral Building. The sign **won't be illuminated** and will consist of individual lettering.



Proposed Signage

Proposed New Four-Story Apartment Structure “Liberty Square”-Staff Recommends Approval with Conditions

The proposal to construct a new four-story apartment structure, Liberty Square, consists of a building with a strong reference to a “modern/contemporary” era. The building is situated with an emphasized corner at Green Street and 500 South. The style is accentuated by the combination of traditional and contemporary materials. The materials proposed consist of two types of stack bond masonry, metal panels, cement board siding, metal panels and stiles for the balconies, an aluminum storefront located at the ground floor, concrete and vinyl windows.

These materials are articulated throughout the façade with projecting eaves and balconies. In addition, there are several vertical elements that provide additional undulation across the façade. The new structure contains a prominent entrance located on the south elevation, with additional private residential entrances located along both the south, east and west elevations at the ground floor level. In addition to the four-story apartment structure, the proposal also includes a new attached parking structure to serve as parking for the residential use.

Building Rendering from South-East Corner



South Elevation



North Elevation



KEY ISSUES:

The key issues listed below have been identified through the Work Session on June 2, analysis of the project, neighbor input and department review comments.

Issue 1: Character of Surrounding Development

The subject property and the surrounding properties, are zoned TSA. This particular zoning district promotes retail, high density housing and a variety of additional uses. The site is surrounded within a context of a variety of uses, ranging from large retail outlets, a gas station, a parking structure and an office structure. The current proposal consists of multi-family housing.

The periods of construction and styles also vary greatly, leaving little reference and context for this development. Even though a great portion of the historic fabric of the surrounding areas has been lost, this site and the design of the proposed structure will help to become the context for future redevelopment and construction for the surrounding properties. The proposal to incorporate a reference to mid-century architecture with a contemporary flare and palette will help establish the age and the setting of the proposed structure.

Issue 2: Balconies

The proposed balconies are currently 4 feet in depth and range from 8 feet to 13 feet in length. The applicant submitted an explanation and justification of the proposed balcony size, which suggests that there are several historical examples of balconies that are similar in depth. The applicant has provided an evaluation of shallow balconies within the Salt Lake City area, and claims that there isn't a loss of activation. The balconies studied were found to still be primarily utilized for outdoor space. The balconies submitted were evaluated and are not applicable to this structure. The proposal is directly referencing mid-century modern structures and the balconies studied were not applicable in terms of design, types, styles and materials.

As stated in Chapter 12 of the New Construction Design Guidelines, balconies should be designed as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context (12.64). The balconies proposed range from 32-52 square feet in size. The “usable” square footage of balconies was previously discussed during the Work Session on June 2, 2016 and was suggested to be approximately 60 square feet. The proposed balconies do not reflect a “usable” balcony size or a mid-century modern apartment design. Even though there is some dimension and articulation created by the balconies, the overall design across the west, south and east façade is quite flat. If the balcony lines were connected to create a strong cohesive

horizontal line, the overall dimensionality of the facades would be heightened. The primary facades, even with the balconies and slightly recessed windows, lack an overall dimensional quality and do not support the Guidelines for Balconies, Porches & External Escape Stairs and are in direct conflict with the New Construction Standards 2b and 2c. Since the balconies have continued to be an issue and little modification has been made, the balcony configuration; including the dimensions, materials and design should be delegated to staff for final review.

- This issue has been addressed through a recommended condition of approval.

Issue 3: Windows

The proposed windows on the new four-story apartment building are vinyl sliding windows, with the exception of the ground floor windows which will consist of aluminum. The windows have been placed in such an orientation so that they slide open vertically. The proposal provides each unit with operable windows. The windows located on the ground floor recess approximately 4 inches from the façade and the windows on the subsequent floors recess approximately 2 inches, which help create depth and dimensionality across each façade. While the windows are slightly recessed, they do pose an issue with creating and over emphasizing a flat façade, due to the shallowness of the balconies and the lack of additional detailing in the lintel, sill, casing and frames.

- This issue has been addressed through a recommended condition of approval.

Issue 4: Ground Level Transparency

At the Work Session on June 2, 2016, the Historic Landmark Commission discussed a potential opening of the ground floor into the interior courtyard. This reflects the guideline in Chapter 12 of the New Construction in Historic Districts Guidelines, where it encourages new multifamily buildings to include a provision for common exterior open spaces at the ground level. The current proposal does not include a transparent quality at the ground level and does not include any pedestrian interest or interaction with the courtyard. This particular guideline references the New Construction Standard 3b. The applicant evaluated the possibility of creating a transparent element at the ground floor; however, the applicant determined that the cons outweighed the pros and explained that there would be a substantial loss of residential units. Additionally, the applicant explained that moving the units to another location and opening the ground floor created an unbalancing of the architecture and **site. Several studies and renditions were created, but ultimately the design issues created by the opening couldn't be resolved.**

DISCUSSION:

The recently modified submittal addresses and resolves a number of the concerns that were presented at the Work Session on June 2, 2016. The issues regarding pedestrian access, materials, mid block access, Ensign Floral, the parking structure and signs have been addressed.

Pedestrian Access

The applicant has addressed the pedestrian access concerns through providing a widened pedestrian sidewalk along Green Street. The sidewalk will be increased to 8 feet in width along Green Street to ensure pedestrian safety and separation from vehicular traffic. Additionally, the sidewalk will continue through the commonly shared access easement, which starts approximately where the parking garage is located. This sidewalk will be slightly narrowed to 5 feet with 2 feet of landscaping to buffer the parking garage from pedestrians and vehicular traffic.

Materials

The material palate for the new four-story apartment structure consists of stack bond masonry in two colors, metal panels, cement board siding, concrete, metal panels and vertical stiles for the balconies, an aluminum storefront for the lower level and vinyl windows for the upper floors. The proposed materials are dimensionally illustrated in the elevations and floor plans. The expression of the horizontality is broken by the vertical protrusions that provide both a change in direction and materials. Additionally, the placement of the stack bond masonry and the vertical elements help to weight the structure and add modulation. The proposed materials are in support of the applicable standards. The façade undulates and creates pedestrian interest at the corner, where it is most pronounced.

Mid-Block Access

There have been several concerns raised regarding the mid-block access on Lang Place. The proposal does not include a mid-block access running east west. The Central Community Master Plan promotes mid-block access ways, stating: “New, smaller streets will be encouraged to provide greater access to the center of the 10-acre blocks north of 900 south. These new routes will provide greater pedestrian and vehicle access into the higher density populations within the block interiors.” This proposal does not support the Central Community Master Plan policy regarding *Future Access and Mobility Changes*. Additionally, Lang Place is currently a privately owned right-of-way and restricting development or requiring an applicant to maintain or install a mid-block access is outside of the purview of the Planning Staff. This cannot be made a condition of approval.

Adaptive Reuse of Ensign Floral

Several issues have been raised regarding the modifications proposed to the former Ensign Floral Building. At the Work Session held on June 2, 2016, the Historic Landmark Commission discussed issues regarding the use, materials and proximity to the new construction. The proposal to convert the existing commercial space into a residential use is not dictated by the Historic Landmark Commission. The conversion, while the use will change, requires little modification to the architecturally significant areas of the structure. Additionally, the proximity of the new construction will take place on the same parcel; however the two structures will read as separate, due to the contrasting styles and materials. The additional concerns raised regarding Ensign Floral have been addressed in the new proposal. The planter boxes will be restored, the font for the signage will remain and the historic canopy will be reconstructed and reinstated.

Parking Structure Concrete Patterning

The parking structure is located towards the interior of the parcel, to the south of what is currently Trader Joes. The parking structure includes 149 parking stalls, calculated at 1 per residential dwelling unit. The north elevation will be primarily visible from 400 south, which is a major thoroughfare with pedestrian, transit and vehicular traffic. The height of the proposed parking structure is permitted. The parking structure is composed of stamped concrete, which is textured and patterned. The materials successfully transition between the primary new construction and the parking structure. There is an abrupt transition, but the difference between the two is easily distinguishable. There was a prior concern relating to the location of the structure, in regards to the property line. The applicant addressed this concern and pushed the structure in towards the west, to accommodate additional landscaping and a sidewalk.

Signage

The Historic Landmark Commission raised concerns regarding the proposed signage during the Work Session held on June 2, 2016. The applicant addressed the concerns and reduced the overall size of the proposed signage. There will be two signs located on the south façade and one sig located on the east façade, all of which are significantly reduced in size.

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied the applicant would not be allowed to alter the Ensign Floral building or construct a new four-story apartment building or the decision of the Historic Landmark Commission could be appealed.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Historic District Map
- C.** Liberty Square Site Plan
- D.** Liberty Square Project Description
- E.** Liberty Square Setback Proposal
- F.** Liberty Square Rendering
- G.** Liberty Square Elevations
- H.** Liberty Square Street Elevations
- I.** Liberty Square Floor Plans
- J.** Local Context for Design
- K.** Details and Materials
- L.** Additional Window Details
- M.** Balcony Study
- N.** Additional Balcony Details
- O.** Material Board Image
- P.** Ensign Floral Alterations
- Q.** Applicant Information
- R.** Existing Conditions
- S.** TSA Design Standards
- T.** Analysis of Standards
- U.** Applicable Design Guidelines for Ensign Floral Building
- V.** Analysis of New Construction Standards
- W.** New Construction Design Guidelines
- X.** TSA Development Score Review
- Y.** Department Review Comments
- Z.** Public Process and Comments
- AA.** Motions

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate project location*

ATTACHMENT C: LIBERTY SQUARE SITE PLAN



SITE PLAN
LIBERTY SQUARE - JUNE 2016
 LANDMARK COMMISSION SUBMISSION



ATTACHMENT D: LIBERTY SQUARE PROJECT DESCRIPTION



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SACRAMENTO
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June 10, 2016

Liberty Square Landmark Commission Submission Narrative

Project Description:

The Liberty Square project is to be a new apartment development located within the Central City Historic Overlay District at 461 South 600 East, Salt Lake City, Utah. Currently, this site is occupied by a number of buildings.

Eligible/Contributing Structure

One of the buildings is classified as Eligible/Contributory by the Central City Standard Reconnaissance-Level Survey prepared by Certus Environmental Solutions report and dated April 25, 2013. It is located at 461 South 600 East. The intent of this development is to maintain this structure. The best information available places construction of this building in the late 1950's during what is described as the Erosion of Residential Character era of the district. During this time there was a trend away from owner-occupancy toward rental housing. In addition to new apartment buildings, the area located between 200 South and 500 South experienced development of commercial development due to zoning ordinance modifications. This commercial development included small offices, restaurants, retail businesses and the like. While various retail options were explored for the building, the only economically viable option is to adapt the building into five apartment units.

This building, although it has changed uses over the years, embraces that era's "modern/contemporary" style. The dominant face of this building, its west elevation, is composed of modular clay brick and storefront along with steel loading dock doors at the recessed portion of the elevation. Currently this face of the building serves as the "back door" for Ensign Wholesale Floral. Originally, the 600 East face of the building was the main storefront entrance as it projected towards the street. As indicated above, the recessed portion of this face of the building was historically utilized as a loading dock. A steel canopy protected the entrances of the building and established a scaling element. It is the intent of this proposed development to maintain this historically contributory structure and re-establish the steel canopy that was removed as a safety measure as its structure began to sag in recent years. The existing planter at the front of the building will be repaired and reused.

Non-Contributing/Out of Period Structures

Currently, the remainder of the site is occupied by a number of buildings, which are classified as either Non-Contributing or Out of Period. These buildings are located at 619 East 500 South, 637 East 500 South, 460 South Green Street. It is the intent of this development to remove the Non-Contributing and Out of Period structures and make way for a new four story residential apartment building and associate structured parking.

Proposed New Construction

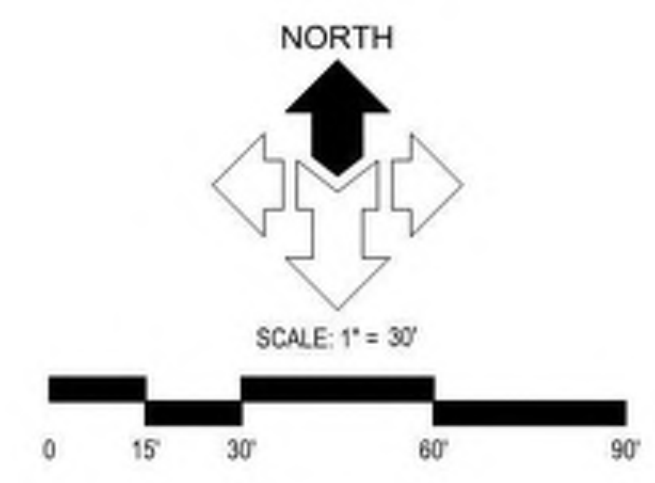
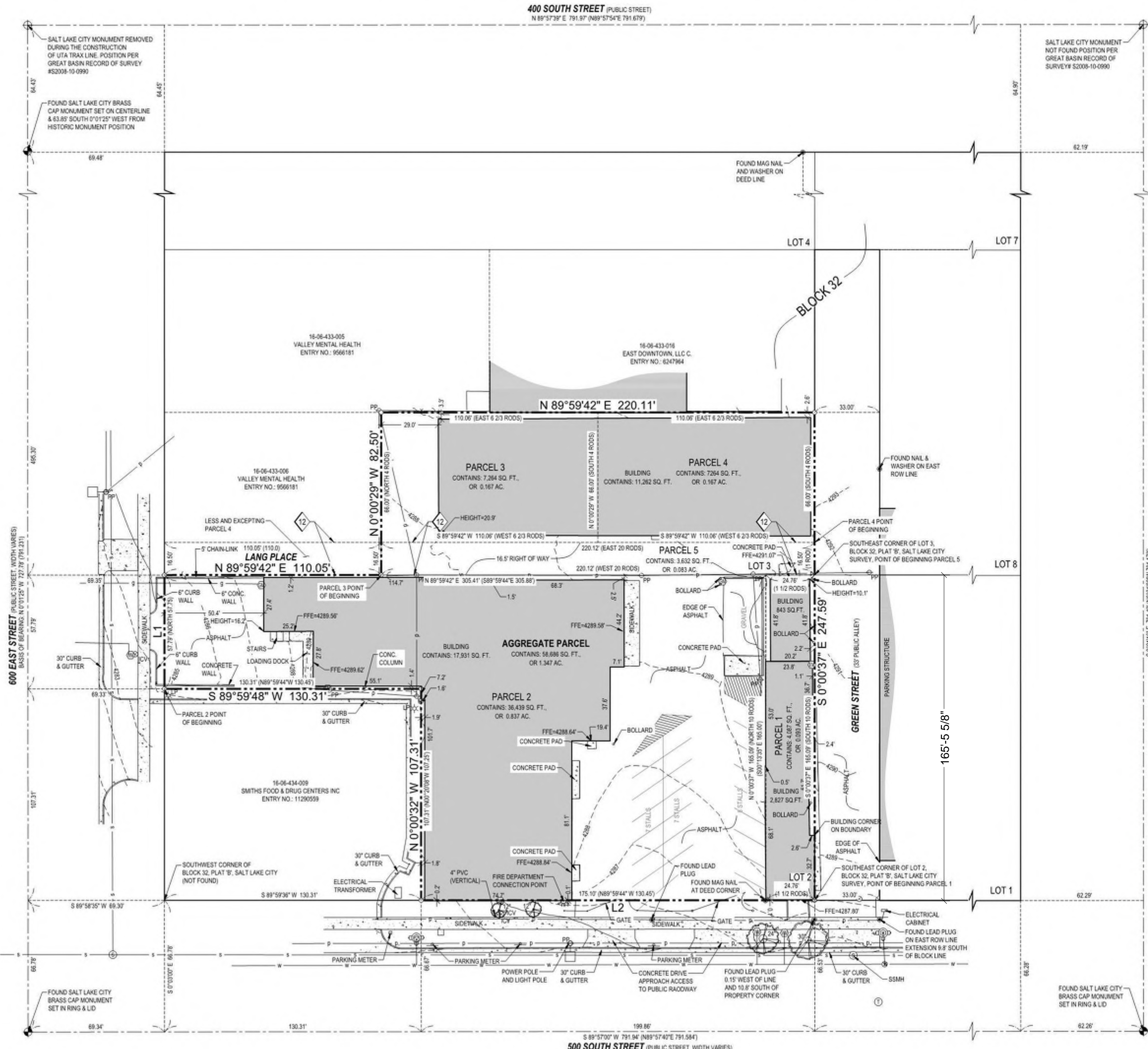
The proposed new structure features four story “stacked-flat” residential units, with a total of 135 units, and includes a leasing office and amenities facility, including a bike workroom. The building is sited in such a way as to allow the building edge to define the adjacent streets/sidewalks along 500 South and Green Street. The setback matches the 0’-0” foot setback of the immediately adjacent parking structure and gas station. The building is organized around a central courtyard, with multi-family living units on three sides and the parking structure on the north end. This allows the dominant west and south elevations to present an appealing façade as a public face, and conceals the parking structure from most directions; it borders the retail area to the north, and the exposed piece of the parking structure on the north length of the building along Green Street is where the vehicle entrance to the structure will be. The primary entrance of the building is at the corner of 500 South and Green Street, which announces itself with a mid-century inspired planar canopy, entry door and storefront. The site design precludes any new curb cuts and maintains the existing curb cut location at 600 East for vehicular access to parking at the existing building. While layout out the site, pedestrian connections were considered heavily. This maintains the north-south pedestrian connection, and improves Green Street considerably as a pedestrian connection to the shopping area to the north with a generous sidewalk along the apartment section and a 5’-0” sidewalk along the parking structure with a small landscape buffer. While an east-west connection was considered, security concerns and the available space made it infeasible to include.

The massing and scale of the architecture is consistent with surrounding structures: the multi-story structure to the east and other large-scale structures to the west and south. The exterior appearance of the building is designed to complement its direct neighbor on the site (the former Ensign Floral) without diluting its individual character, allowing Ensign Floral to stand on its own. Taking a cue from the Ensign Floral building’s mid-century roots, the new building takes on a very mid-century inspired look in its modern aesthetic. The new building is very rectilinear in its compositional order leading with a dominant, vertical elements contrasted with a rhythm of long horizontal lines. This back-and-forth conversation between vertical and horizontal geometries plays throughout the buildings composition and details even in the lines of the stacked bond masonry. A warm touch of real wood will appear in the soffits, using cedar tongue and groove soffit boards. To add to the mid-century modern inspired look, a vibrant accent of orange (with a compliment of light blue in the balconies) plays a strong role in the exterior of the building. Orange was chosen because the color plays well with the mid-century inspiration while having a nice contemporary appearance. The building’s design is intended to express a modern language that, while fitting nicely in its contemporary world, also has a nostalgic reference to the mid-century period of its neighbor.

Besides the immediate Ensign Floral structure, the block to the west on the south side of 500 South has various structures from the 1950s to the 1970s. The architecturally finished concrete of the parking structure ties into the concrete Brutalist office building on the corner (see photos on the ‘Local and Time Period Context sheet). The play between the vertical brick elements, the openings at the ramp, and the monumental slab areas, breaks up the full volume of the parking.

Further west on 500 South there are two historic office buildings using an interplay of brick and metal panels and stucco. We have incorporated this basic feel into our structure: at the ground level, a light brick forms the main basis, creating a durable base at the ground level that passers-by will be interacting with. Dark stack-bond brick provides a nice vertical contrast to the lighter brick. The orange metal accent panel also is found on the ground floor, and winds through the rest of the building, which is a very typical mid-century detail, and works with the office building located at 560 E & 500 S. At the upper levels, cement board is used with a trim, creating a cost effective cladding that works well with the metal panel as well as the light brick below, also working well with the stucco on neighboring buildings.

**ATTACHMENT E: LIBERTY SQUARE SETBACK
PROPOSAL**



LEGEND

--- ADJOINING PROPERTY LINE	○ FIRE HYDRANT
--- LOT LINE	○ WATER MANHOLE
--- PROPERTY LINE	○ WATER METER
--- MONUMENT LINE	○ WATER VALVE
--- EASEMENT LINE	□ EB ELECTRIC BOX
--- EXISTING FENCE	○ E ELECTRIC MANHOLE
--- POWER LINE	○ E ELECTRIC METER
--- TELEPHONE LINE	○ T TRANSFORMER
--- WATER LINE	○ LP LIGHT POLE
--- SANITARY SEWER LINE	○ PP POWER POLE
--- STORM DRAIN LINE	○ SC SANITARY SEWER CLEAN OUT
--- GAS LINE	○ SCSO SANITARY SEWER MANHOLE
--- MAJOR CONTOUR	○ G MANHOLE
--- MINOR CONTOUR	○ RD ROOF DRAIN
--- CONCRETE	○ SDCM STORM DRAIN CATCH BASIN
--- BUILDING	○ SDCM STORM DRAIN MANHOLE
--- BUILDING OVERHANG	○ IRRIGATION CLEAN OUT
--- CONIFEROUS TREE	○ IRRIGATION CONTROL VALVE
--- DECIDUOUS TREE	○ T TELEPHONE MANHOLE
○ PROPERTY CORNER	○ TR TELEPHONE RISER
	○ AC AIR CONDITIONING UNIT
	○ B BOLLARD
	○ M MAILBOX
	○ S SIGN



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 9, 11(b), 13, 16, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAN OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 4135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 1/2 RODS; THENCE NORTH 1/2 RODS; THENCE EAST 1/2 RODS; THENCE SOUTH 1/2 RODS TO THE PLACE OF BEGINNING. (18-06-433-006)

PARCEL 2
ALSO BEGINNING 1/2 RODS NORTH OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 2/3 RODS; THENCE SOUTH 2/3 RODS; THENCE EAST 2/3 RODS; THENCE WEST 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2/3 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 3/4 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (18-06-433-007)

PARCEL 3
ALSO BEGINNING AT A POINT 6 3/4 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 4 RODS; THENCE NORTH 4 RODS; THENCE EAST 2 1/2 RODS; THENCE SOUTH 4 RODS; THENCE WEST 4 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2/3 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 3/4 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (18-06-433-008)

PARCEL 4
ALSO BEGINNING AT A POINT 6 3/4 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 4 RODS; THENCE NORTH 4 RODS; THENCE EAST 2 1/2 RODS; THENCE SOUTH 4 RODS; THENCE WEST 4 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2/3 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 3/4 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (18-06-433-009)

PARCEL 5
ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2/3 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 3/4 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2/3 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 3/4 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (18-06-433-010)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EAST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

THE BENCHMARK FOR THIS PROJECT IS 4279.35 FEET (NAVD8), ATOP THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 600 EAST STREETS PER THE SALT LAKE COUNTY SURVEYOR'S DATUM.

LOT & BLOCK LINES WERE ESTABLISHED BASED UPON THE SALT LAKE CITY ATLAS PLAT 4 OF BLOCKS 25, 26, 17, 30, 31, 32, 33, 40, & 41 OFFICIAL SURVEY OF PLAT "B" SALT LAKE CITY SURVEY.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINING AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 17015-12 PREPARED BY AFFILIATED FIRST TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: MAY 12, 2014, AT 8:00 AM.

SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT.

- AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE WATER MAINS IN FAVOR OF SALT LAKE CITY AS SET FORTH IN FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 1176299, IN BOOK 1026, AT PAGE 4035, SALT LAKE COUNTY RECORDS, AFFECTS ALL PARCELS COMPRISING OF THE SUBJECT PARCEL, AS SHOWN HEREON.

GENERAL NOTES

- MONEIL ENGINEERING OR MONEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A "S" OTHER THAN RED NYLON CAP STAMPED "MONEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION, UNLESS OTHERWISE NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY THE STATE. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- THERE IS OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

- AT THE TIME OF THIS SURVEY THE COUNTY HAS NOT YET ASSIGNED A TAX ID NUMBER TO THE 1/5 FOOT STRIP NOTED AS PARCEL 5 OF THE COMMITMENT, PURSUANT TO FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 1176299, IN BOOK 1026, AT PAGE 4035, SALT LAKE COUNTY RECORDS. (EXCEPTION 12)

TABLE "A" ITEMS

- PROPERTY CORNERS WERE SET ACCORDING TO GENERAL NOTE 2
- THE ADDRESS IS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AS: 637 EAST 500 SOUTH, 641 SOUTH 600 EAST, 621-623 EAST LANG PLACE, & 633 EAST LANG PLACE, SALT LAKE CITY, UTAH 84102
- THE SUBJECT PARCELS IS SITUATE WITHIN AN AREA IN WHICH A PANEL HAS NOT BEEN PRINTED. FEMA HAS DESIGNATED THE AREA TO BE WITHIN ZONE "X", WHICH ARE AREAS WITH A 2% CHANCE OF FLOODING IN AN ANNUAL 100 YEAR FLOOD EVENT (480500163)
- THE GROSS LAND AREA IS 58,886 SQ. FT. OR 1.347 ACRES
- CONTOUR DATA SHOWN HEREON ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD83 ELEVATIONS, AS PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE
- EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL
- AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASED UPON THE ABOVE MEASUREMENT
- THERE ARE 12 REGULAR PARKING STALLS AND 1 HANDICAP PARKING STALL, TOTALING 13 STALLS
- UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
- 13 NAMES OF ADJOINING OWNERS SHOWN HEREON
- BY SITE INSPECTION THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
- BY SITE INSPECTION THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
AT&T	GARY GOLDSTEIN	801-401-3041	WAITING
COMCAST	GARY GOLDSTEIN	801-401-3041	WAITING
INTEGRA	SHAUNA JONES	801-708-6157	WAITING
MCI	DEAN BOYERS	972-729-6322	WAITING
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	WAITING
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	WAITING
QWEST WORLDWIDE	KIM JORDAN	303-892-1400	WAITING
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacifiCorp.com	WAITING
SLC ENGINEERING	GARY ALBERT	801-535-7972	WAITING
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	WAITING
UDOT REGION II	STEVE MIDDLETON	801-887-3403	MAPS UNAVAILABLE
XO COMMUNICATIONS	STAKING CENTER	801-364-1063	WAITING

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8010 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.253.7700 moneilengineering.com

COWBOY PARTNERS | VARIENS
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LIBERTY SQUARE

COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S. 1 R. 6 M.

REVISIONS

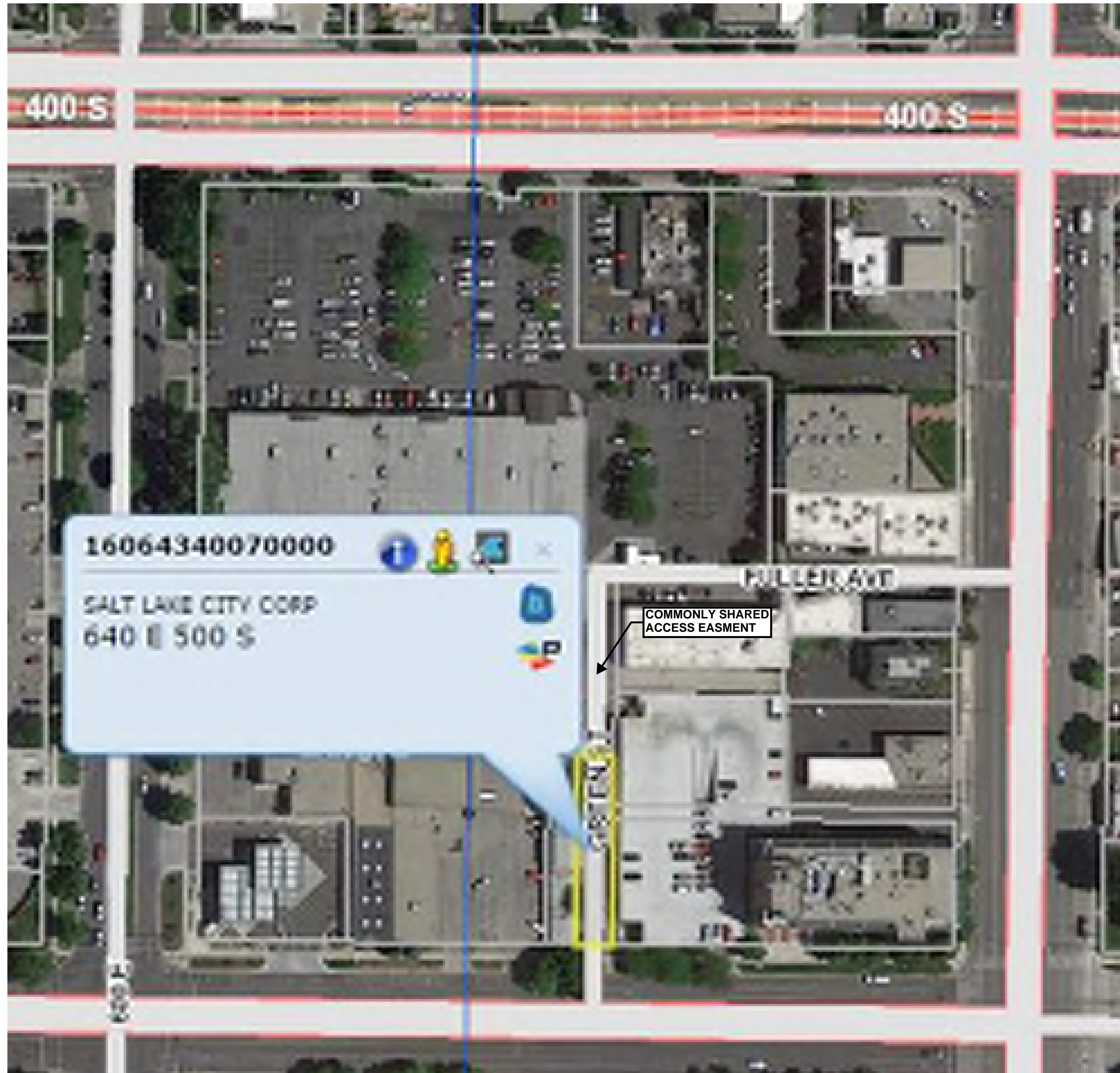
REV#	DATE	DESCRIPTION
1	6-05-14	RELEASE TO CLIENT FOR REVIEW

PROJECT NO: 14314
CAD FILE: 14314 ALTA
DRAWN BY: DKW
CALC BY: DKW
FIELD CREW: JDS
CHECKED BY: MDH
DATE: 6-18-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

ALTA SURVEY
LIBERTY SQUARE - JUNE 2016
LANDMARK COMMISSION SUBMISSION



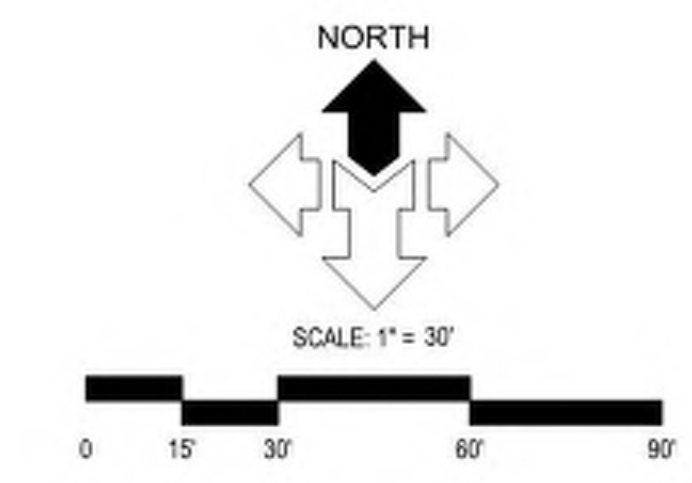
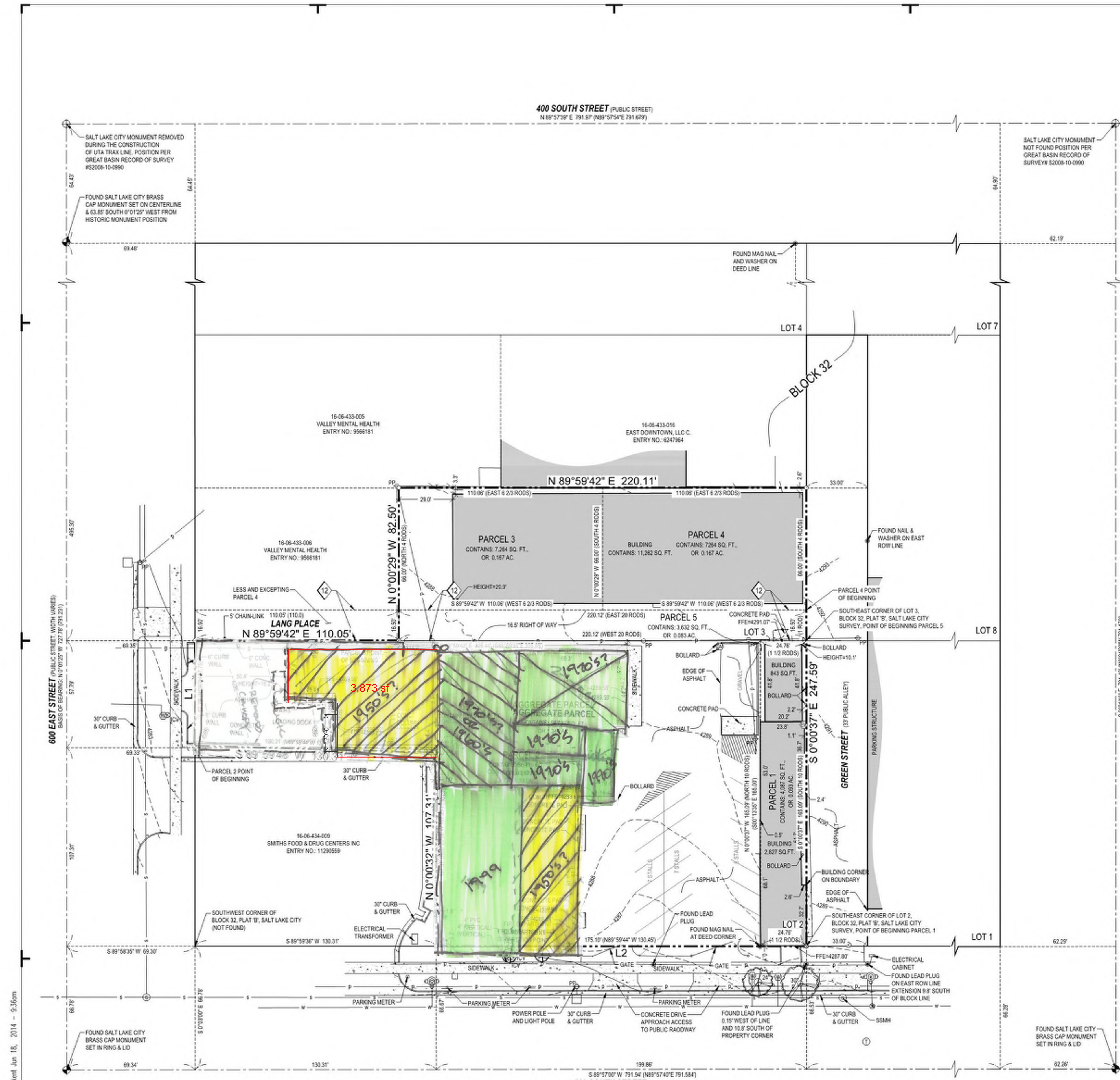
SALT LAKE CITY ASSESSOR PARCEL MAP



SALT LAKE CITY ASSESSOR PARCEL MAP

AVERAGE SETBACK CHART

ADDRESS	SETBACK
479 S 600 E	0'
461 S 600 E	0'
500 S 675 E	0'
500 S 637 E	0'



LEGEND

--- ADJOINING PROPERTY LINE	○ FIRE HYDRANT
--- LOT LINE	○ WATER MANHOLE
--- PROPERTY LINE	○ WATER METER
--- MONUMENT LINE	○ WATER VALVE
--- EASEMENT LINE	□ ELECTRIC BOX
--- EXISTING FENCE	○ ELECTRIC MANHOLE
--- POWER LINE	○ ELECTRIC METER
--- TELEPHONE LINE	○ GUY WIRE
--- WATER LINE	○ LIGHT POLE
--- SANITARY SEWER LINE	○ POWER POLE
--- STORM DRAIN LINE	○ TRANSFORMER
--- GAS LINE	○ SANITARY SEWER CLEAN OUT
--- MAJOR CONTOUR	○ SANITARY SEWER MANHOLE
--- MINOR CONTOUR	○ GAS MANHOLE
■ CONCRETE	○ ROOF DRAIN
■ BUILDING	○ STORM DRAIN CATCH BASIN
■ BUILDING OVERHANG	○ STORM DRAIN MANHOLE
○ CONIFEROUS TREE	○ IRRIGATION CLEAN HOLE
○ DECIDUOUS TREE	○ IRRIGATION CONTROL VALVE
○ PROPERTY CORNER	○ TELEPHONE MANHOLE
	○ TELEPHONE RISER
	○ AIR CONDITIONING UNIT
	○ BOLLARD
	○ MAILBOX
	○ SIGN



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°02'29" W	57.79'
L2	S 89°59'42" E	199.96'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T.H. INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 9, 11(b), 13, 16, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAN OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 110.00 FEET; THENCE NORTH 10 ROADS; THENCE EAST 112.00 FEET; THENCE SOUTH 10 ROADS TO THE PLACE OF BEGINNING. (16-06-434-008)

PARCEL 2: ALSO BEGINNING 107.25 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 57.75 FEET; THENCE SOUTH 49.250 S 84° E 30.6 FEET; THENCE SOUTH 40 DEG 13'0" EAST 163.00 FEET; THENCE NORTH W 051° 04' WEST 110.00 FEET; THENCE NORTH W 262° 00' WEST 20.25 FEET; THENCE NORTH W 262° 00' WEST 10.44 FEET TO THE POINT OF BEGINNING. (16-06-434-008)

PARCEL 3: ALSO BEGINNING AT A POINT 8.00 FEET EAST AND 1.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 ROADS; THENCE EAST 4 ROADS; THENCE SOUTH 4 ROADS; THENCE WEST 4 ROADS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 30 ROADS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 ROADS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-434-008)

PARCEL 4: ALSO BEGINNING AT A POINT 8.00 FEET EAST AND 1.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 ROADS; THENCE EAST 4 ROADS; THENCE SOUTH 4 ROADS TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE WEST 110 FEET TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 30 ROADS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 ROADS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-434-008)

PARCEL 5: ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 ROADS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 ROADS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-434-008)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EAST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

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AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE WATER MAINS IN FAVOR OF SALT LAKE CITY AS SET FORTH IN FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 1192399, IN BOOK 1009, AT PAGE 4038, SALT LAKE COUNTY RECORDS, AFFECTS ALL PARCELS COMPRISING OF THE SUBJECT PARCEL, AS SHOWN HEREON.

GENERAL NOTES

- MANEL ENGINEERING OR MANEL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MANEL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- THERE IS OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

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TABLE "A" ITEMS

- PROPERTY CORNERS WERE SET ACCORDING TO GENERAL NOTE 3
- THE ADDRESS IS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AS: 637 EAST 500 SOUTH, 641 SOUTH 600 EAST, 621-623 EAST LANG PLACE, & 633 EAST LANG PLACE, SALT LAKE CITY, UTAH 84102
- THE SUBJECT PARCEL IS SITUATE WITHIN AN AREA IN WHICH A PANEL HAS NOT BEEN PRINTED, FEMA HAS DESIGNATED THE AREA TO BE WITHIN ZONE "X", WHICH ARE AREAS WITH A 2% CHANCE OF FLOODING IN AN ANNUAL 100 YEAR FLOOD EVENT (490500163G)
- THE GROSS LAND AREA IS 58,899 SQ. FT. OR 1.347 ACRES
- CONTOUR DATA SHOWN HEREON ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD83 ELEVATIONS, AS PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE
- EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL
- AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASED UPON THE ABOVE MEASUREMENT
- THERE ARE 02 REGULAR PARKING STALLS AND 09 HANDICAP PARKING STALLS, TOTALING 22 STALLS
- UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
- 13 NAMES OF ADJOINING OWNERS SHOWN HEREON
- BY SITE INSPECTION, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- BY SITE INSPECTION, THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.

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LIBERTY SQUARE
COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 06 SOUTH, RANGE 1 EAST, S.1.R.8.M.

REV#	DATE	DESCRIPTION	14314
01	6-05-14	RELEASE TO CLIENT FOR REVIEW	14314

PROJECT NO: 14314
CAD FILE: 14314 ALTA
DRAWN BY: DKW
CALC BY: DKW
FIELD CREW: JDS
CHECKED BY: MDH
DATE: 6-18-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

CHRONOLOGICAL BUILDING TIMELINE
LIBERTY SQUARE - JUNE 2016
LANDMARK COMMISSION SUBMISSION

S:\2014 Files\14314 Survey\Plan\DWG\14314 ALTA.dwg, Jun 18, 2014 - 9:35am

ATTACHMENT F: LIBERTY SQUARE RENDERING






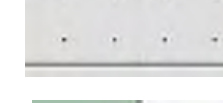




RENDERING FROM 500 SOUTH
LIBERTY SQUARE - JUNE 2016
LANDMARK COMMISSION SUBMISSION



ATTACHMENT G: LIBERTY SQUARE ELEVATIONS

MATERIAL LEGEND

-  STACK BOND MASONRY
-  STACK BOND MASONRY
-  METAL PANEL
-  CEMENT BOARD SIDING
-  CONCRETE
-  BALCONY - METAL PANEL & VERTICAL STILE
-  ALUMINUM STOREFRONT @ LOWER LEVEL
-  VINYL WINDOWS @ PUNCHED OPENINGS






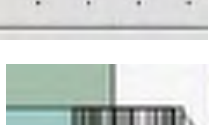




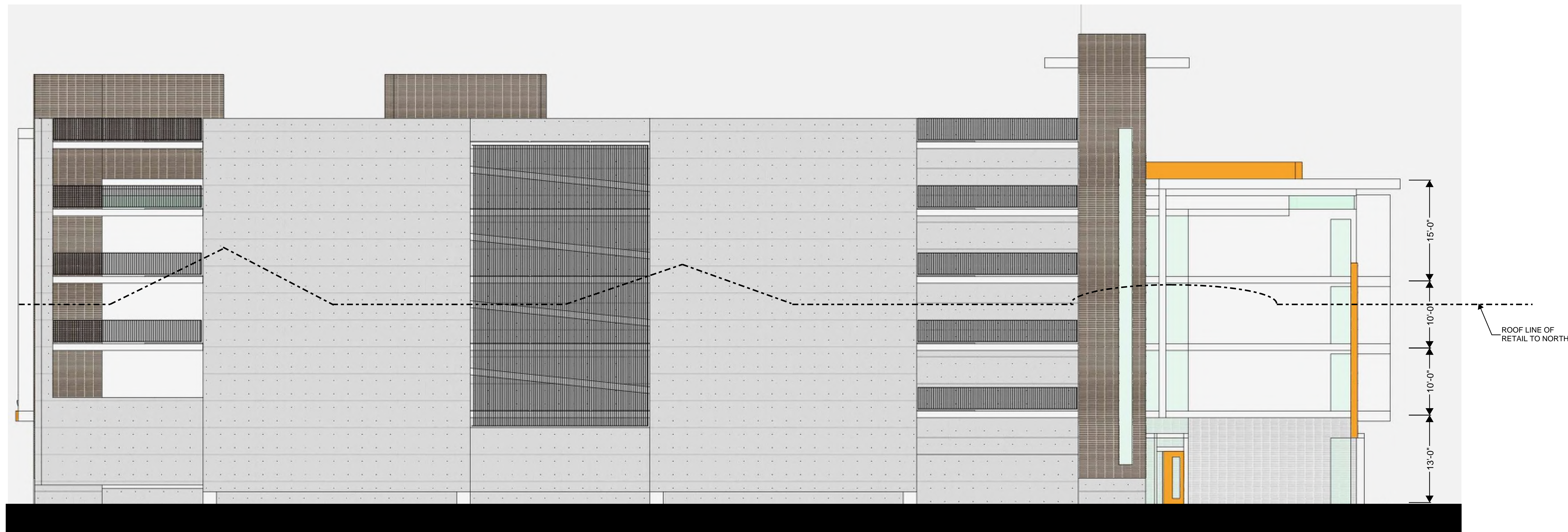
SOUTH ELEVATION
1/8" = 1'-0"



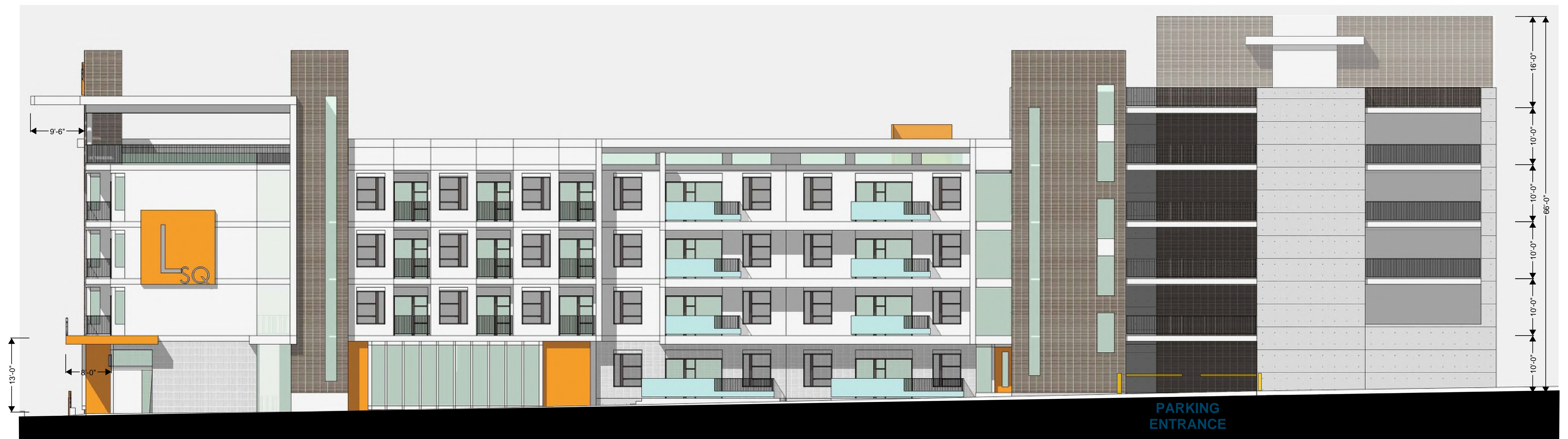
WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

-  STACK BOND MASONRY
-  STACK BOND MASONRY
-  METAL PANEL
-  CEMENT BOARD SIDING
-  CONCRETE
-  BALCONY - METAL PANEL & VERTICAL STILE
-  ALUMINUM STOREFRONT @ LOWER LEVEL
-  VINYL WINDOWS @ PUNCHED OPENINGS

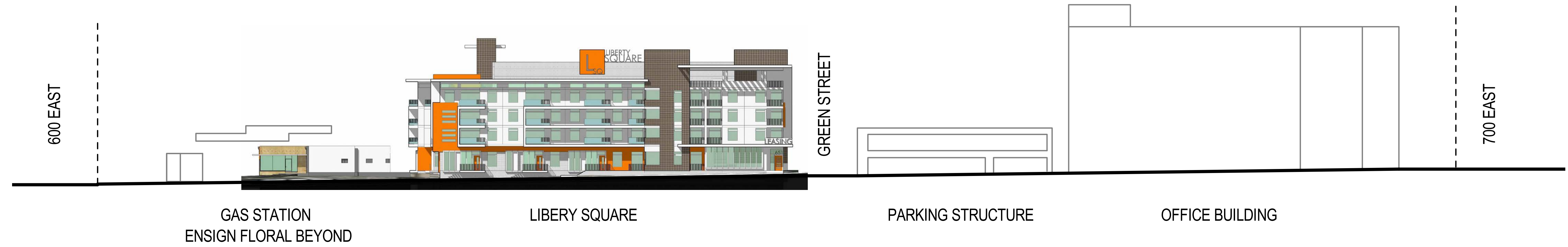


NORTH ELEVATION
1/8" = 1'-0"

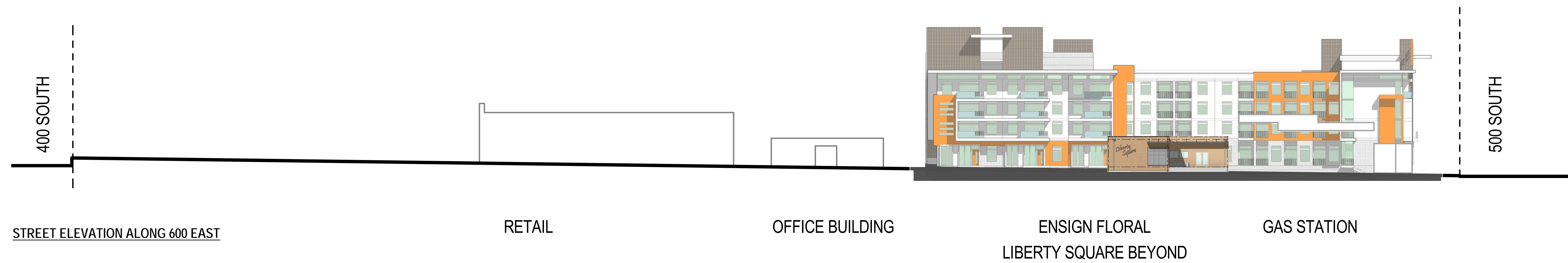


EAST ELEVATION
1/8" = 1'-0"

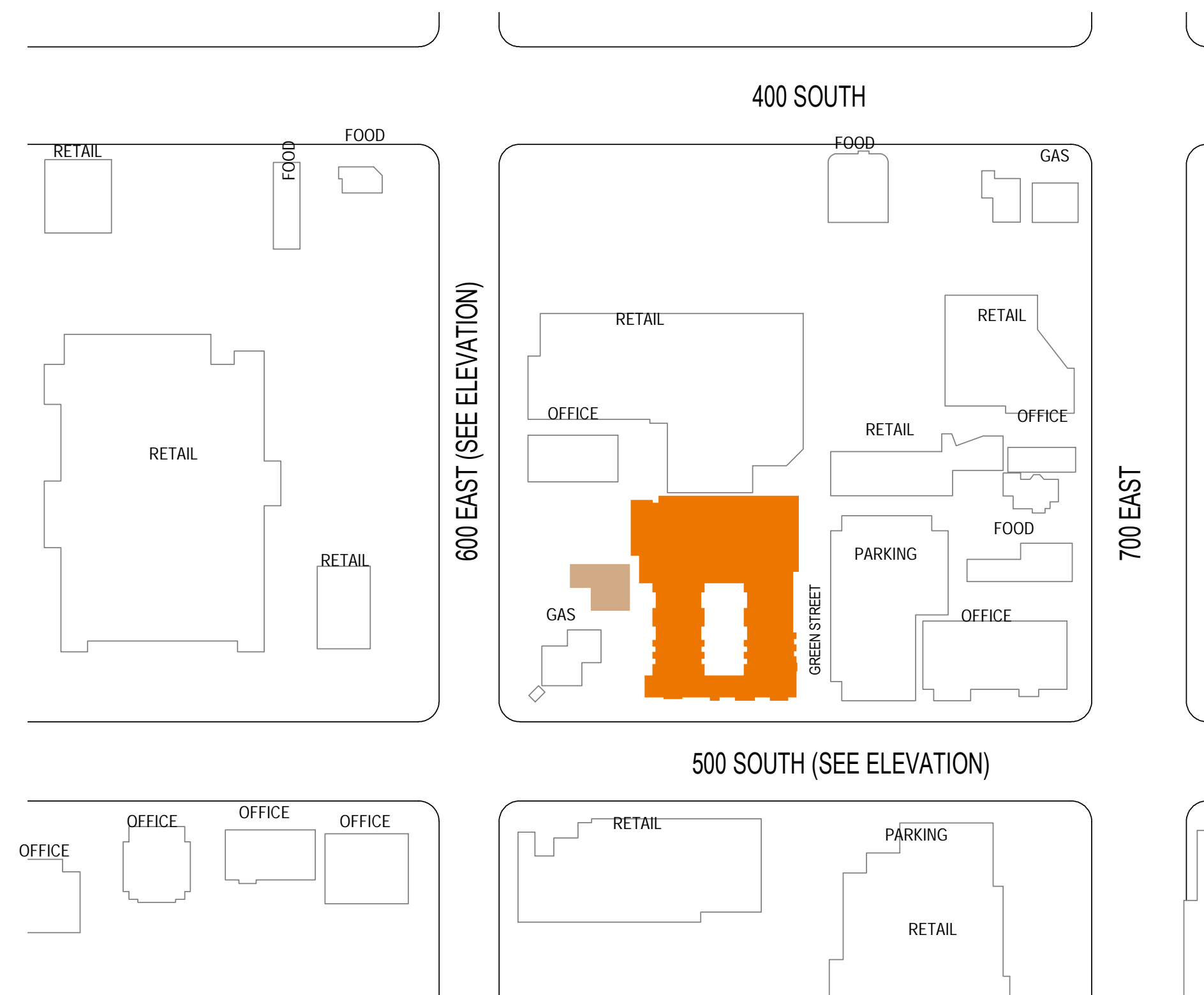
ATTACHMENT H: LIBERTY SQUARE STREET ELEVATIONS



STREET ELEVATION ALONG 500 SOUTH

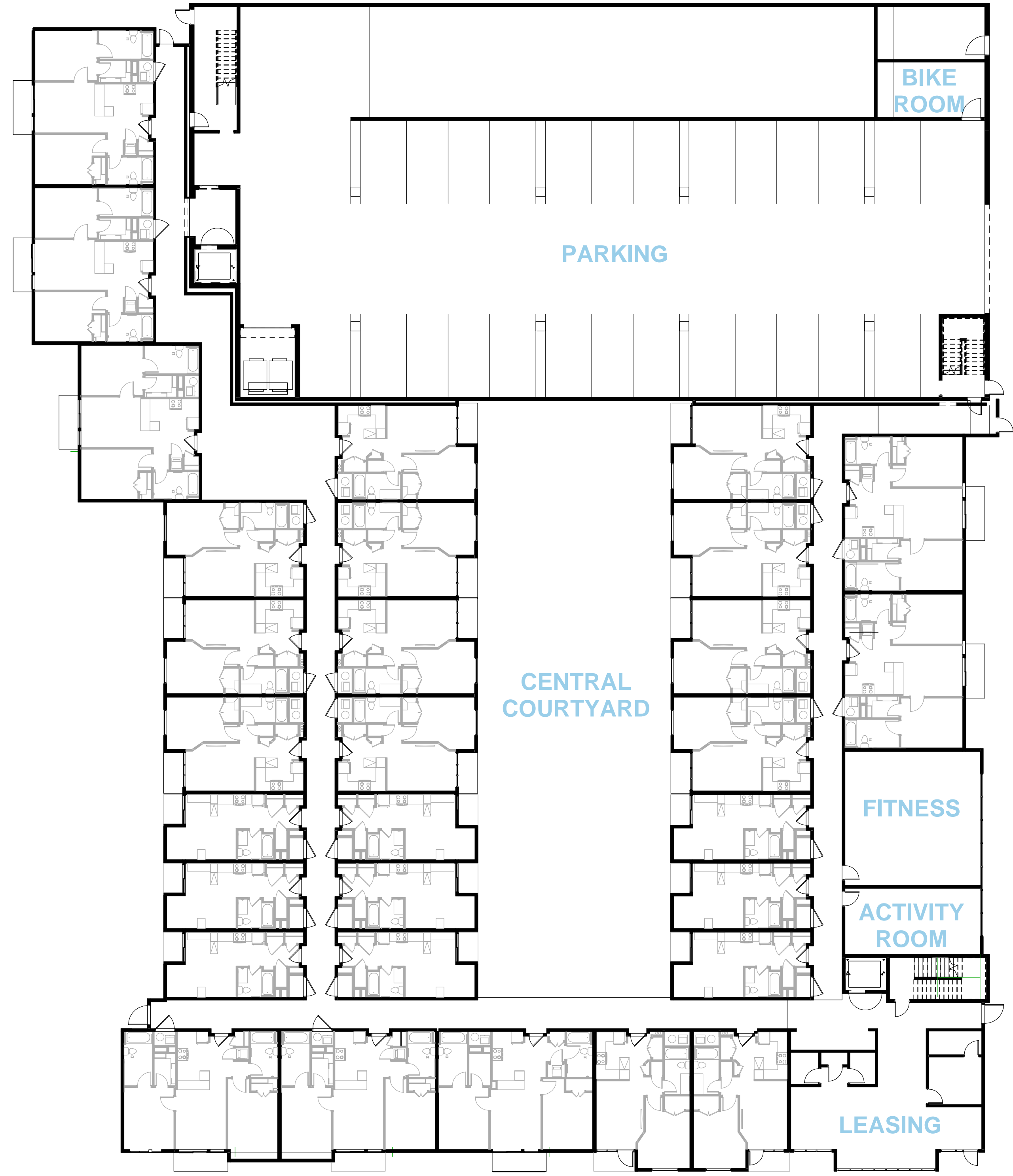


STREET ELEVATION ALONG 600 EAST

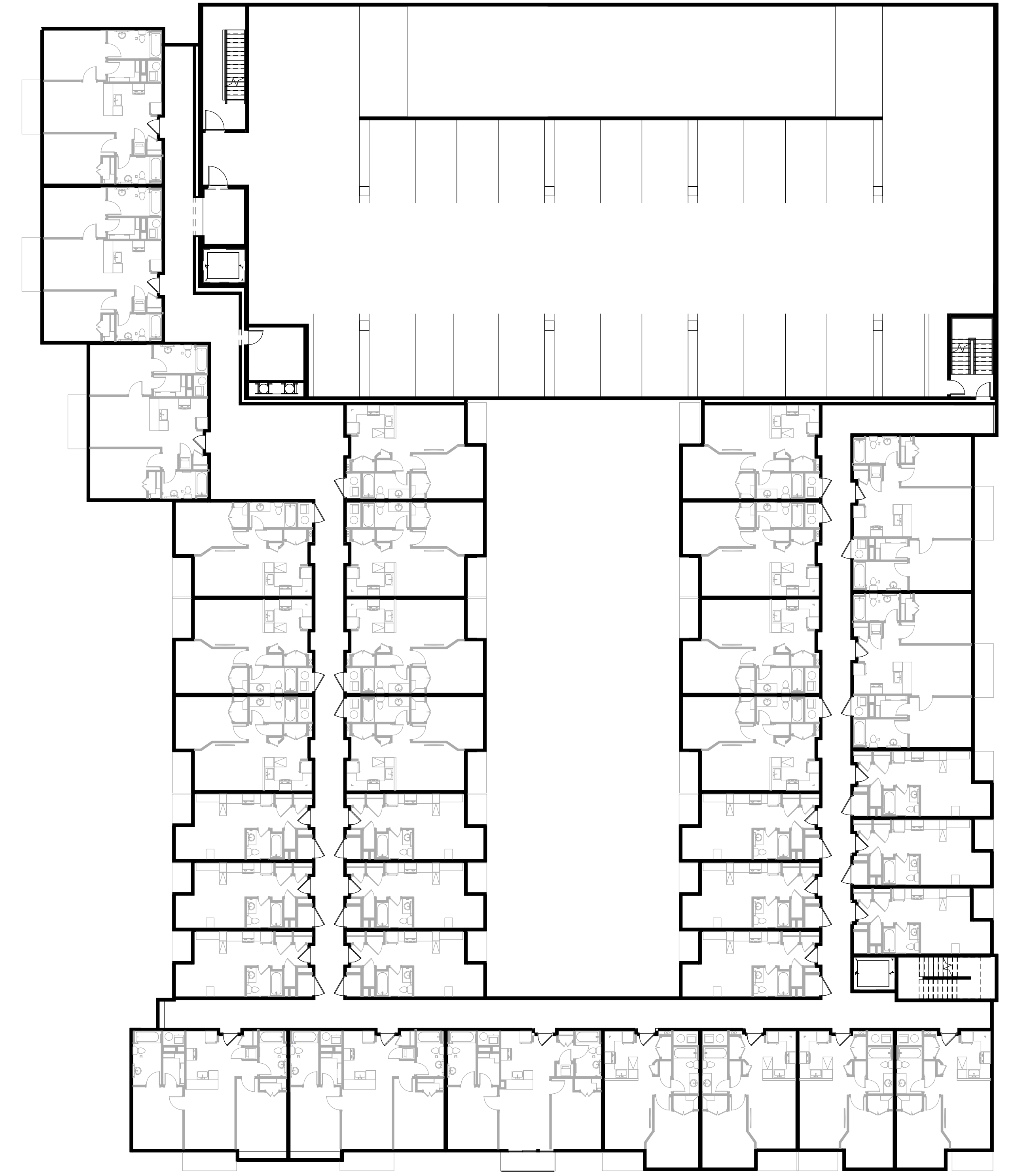


OVERALL CONTEXT PLAN

ATTACHMENT I: FLOOR PLANS



LEVEL 01 - FLOOR PLAN
1/16" = 1'-0"



LEVEL 02 - FLOOR PLAN
1/16" = 1'-0"

ATTACHMENT J: LOCAL CONTEXT FOR DESIGN



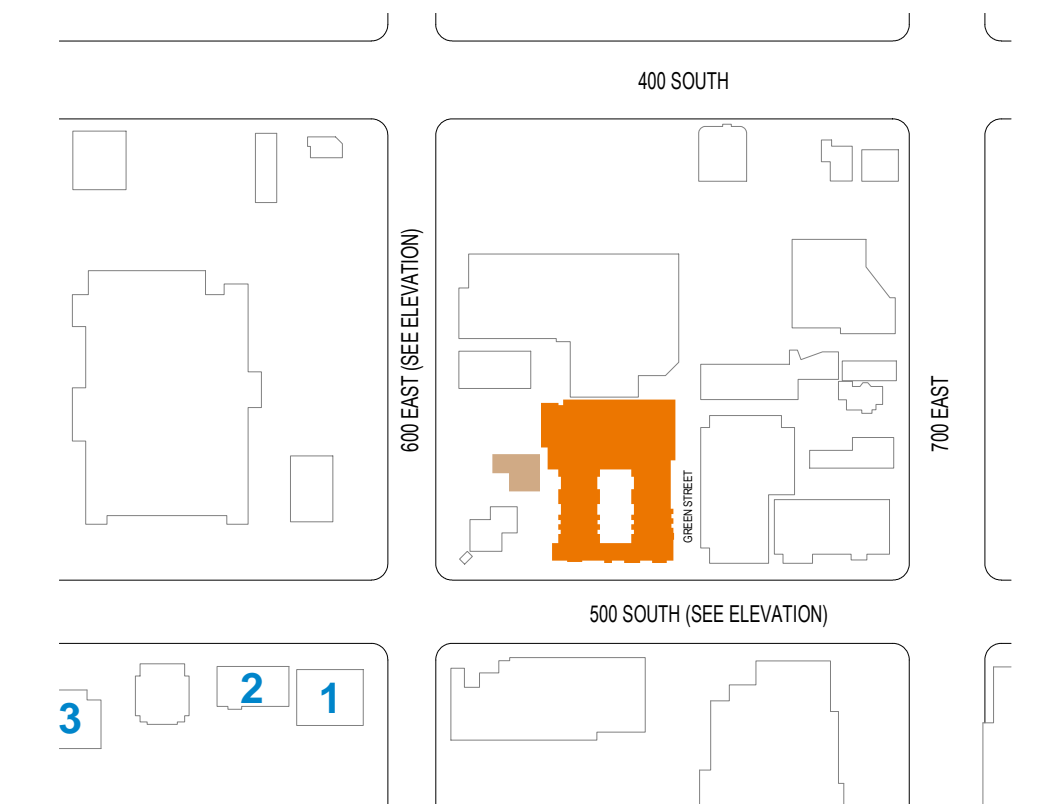
3 - OFFICE BUILDING: 510 S 600 W



2 - OFFICE BUILDING: 560 E 500 S



3 - OFFICE BUILDING: 530 E 500 S



LOCAL CONTEXT
PRECEDENT IMAGES



1950s OFFICE BUILDING PRECEDENT

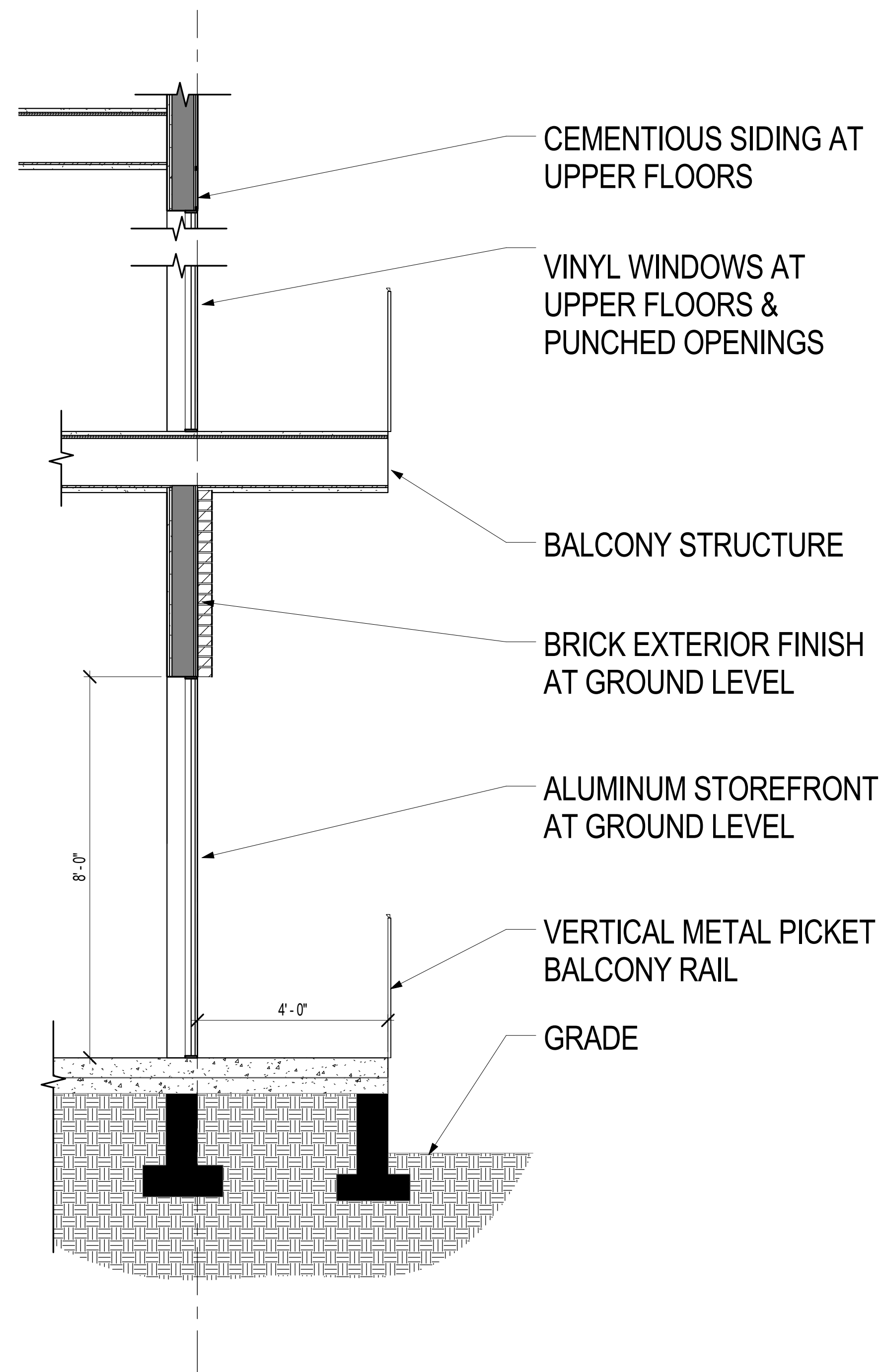


1950s HOSPITALITY PRECEDENTS

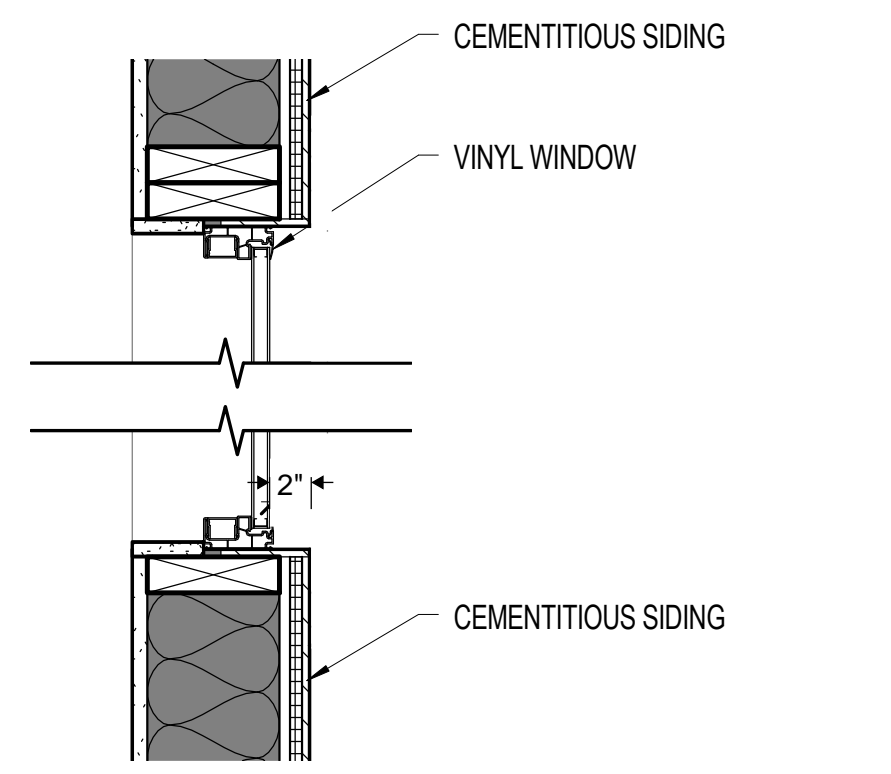


1950s HOUSING PRECEDENTS

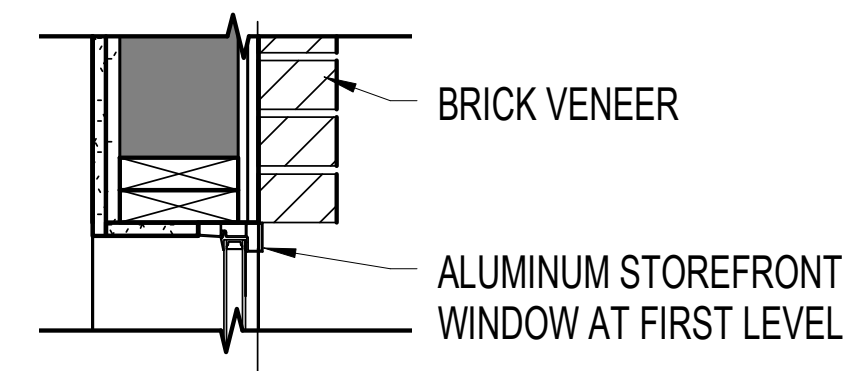
ATTACHMENT K: DETAILS AND MATERIALS



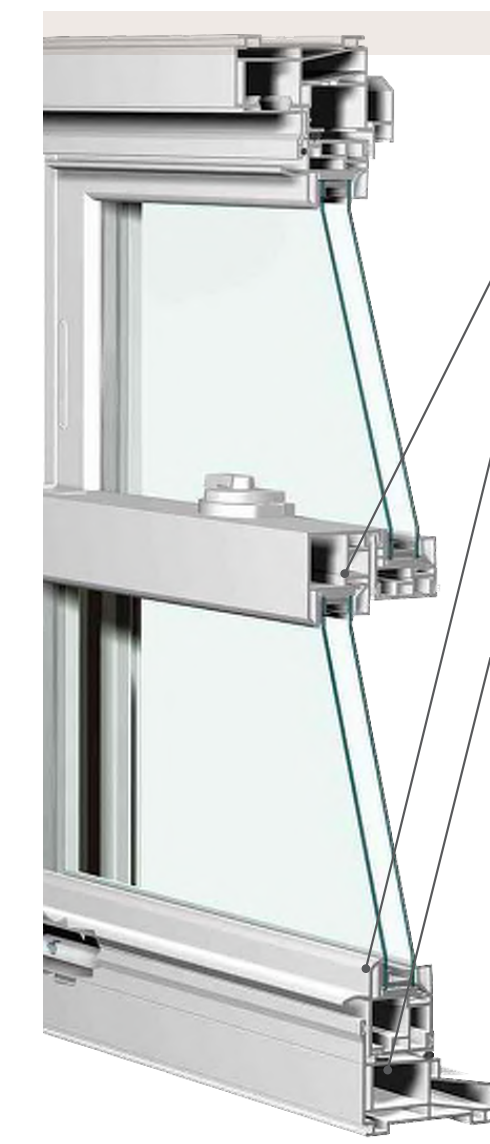
WALL DETAIL



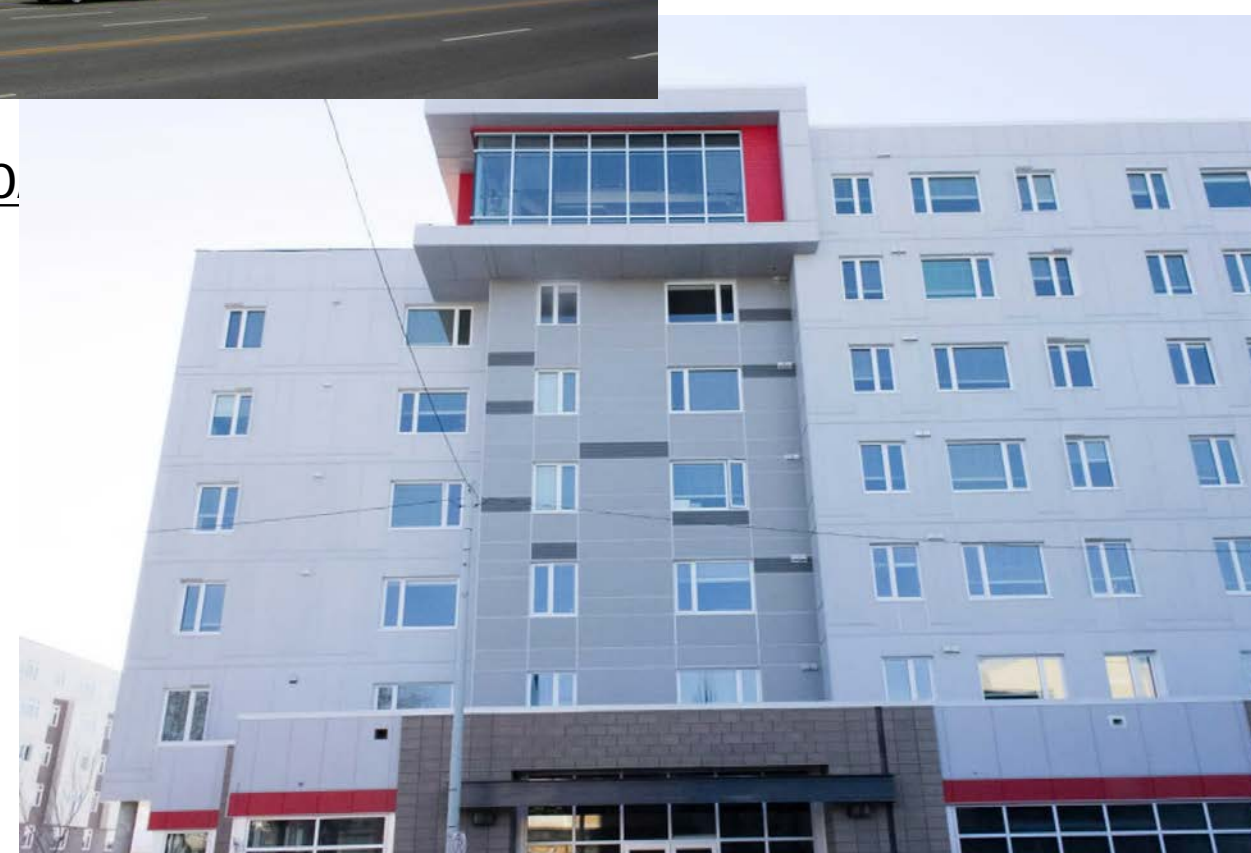
TYPICAL WINDOW SECTION



VINYL WINDOW



EXAMPLES OF CEMENT BO



COURTYARD/PATIO RAIL/FENCE 6'-0"
SPACING OF MEMBERS WILL VARY BASED ON APPROPRIATE
PRIVACY MEASURES DICTATED BY SITUATION

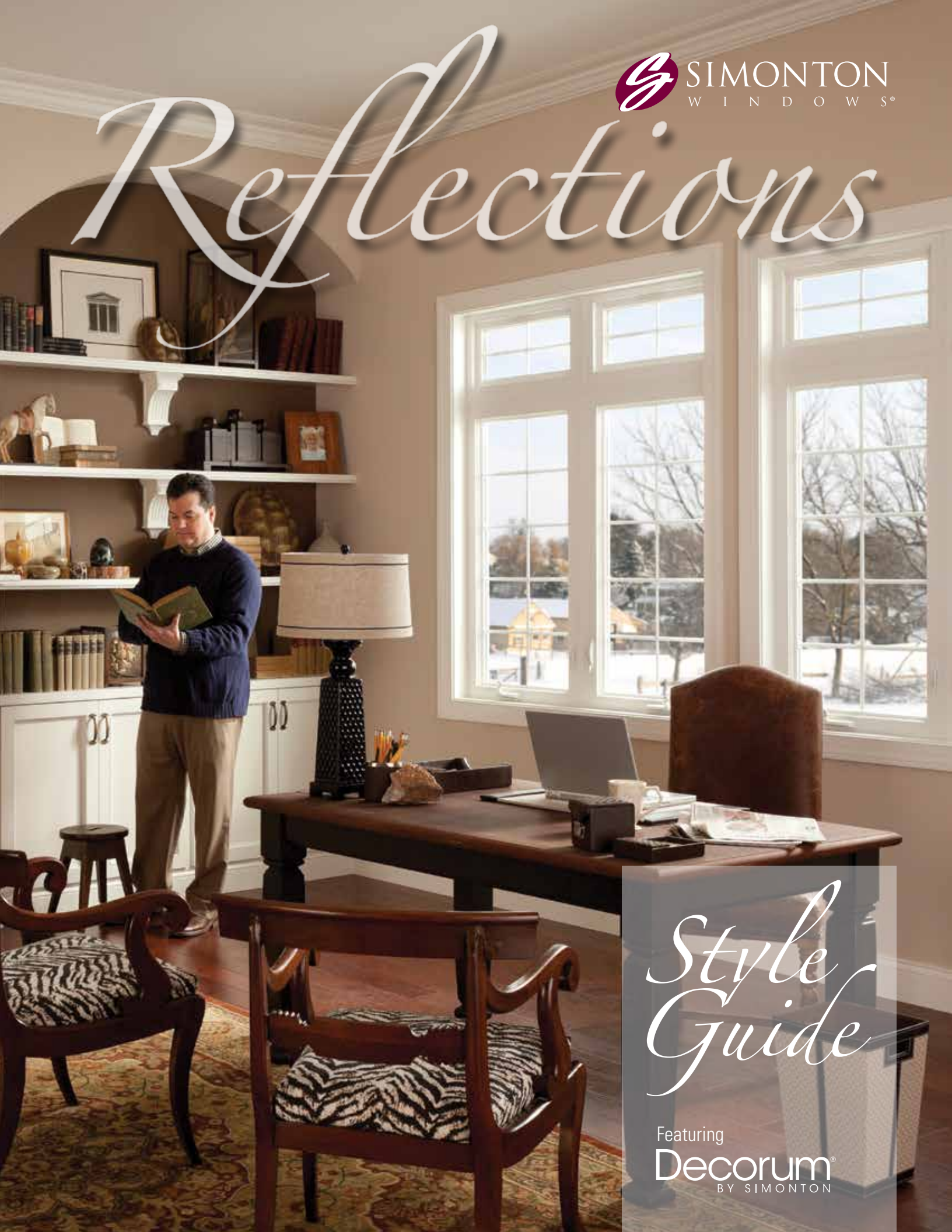


CURB WITH ORNAMENTAL FENCE 3'-0"



ENLARGED ELEVATION
1/4" = 1'-0"

Reflections



*Style
Guide*

Featuring
Decorum®
BY SIMONTON

Reflections

With **Simonton** you're not only getting the ideal window for you and your home, you're also getting the peace of mind that comes from over **65 years of experience.**

1946

Simonton family founds Penn Vent Awning Company

1940

1980

Changed specialization to vinyl windows

1992

7-day delivery introduced

2007

Simonton voted #1 in quality by *Builder* magazine

2009

Decorum® style options launched

2010

Established ENERGY STAR® national zone-specific packages

2015



The Simonton Brand

We handcrafted our very first products in **1946** when gas was only 15 cents a gallon, the electric dryer was first sold and Dean Martin was just starting his career. Since then a lot has changed, including our products, but our standards for quality haven't budged.

Throughout the years, Simonton® has developed and perfected innovative, energy-efficient solutions that our customers have come to trust. Today, our legacy of customer loyalty and satisfaction is second to none.

Our **Reflections® 5500 premium vinyl replacement windows and doors** provide a wide variety of options to ensure that you can find the perfect custom styling solution for your home. With industry-leading energy efficiency, weather resistance and quality, they provide unsurpassed reliability over the long haul. And to top it off, each Reflections 5500 window is custom built specifically for your home, delivered quickly and backed by our **Double-Lifetime Limited Warranty.**

 **SIMONTON**
Reflections®



Our goal is to make the process of selecting the ideal window easy. The possibilities are endless, and that's why we're here to help you cut through the clutter with **four easy steps**.

1 Choose Your **Operating** Style:

A wide variety of window and door styles provide functional options that are both pretty and smart.

2 Choose Your **Unique Configuration**:

A wide variety of window and door styles provide functional options that are both pretty and smart.

3 Choose Your **Style** Options: **Decorum** BY SIMONTON

Choose from a portfolio of popular exterior colors, interior colors, rich woodgrain laminates and custom hardware finishes, to create a custom style that fits your décor.

4 Choose Your **Glass and Grid** Options:

A variety of grid styles and patterns allow you to highlight the architectural style of your home. And choose from a selection of specialty glass options that help provide maximum energy efficiency, increase privacy, security and sound reduction.

1 Choose your operating style.

With Simonton Reflections® 5500 you can choose from a variety of window shapes and operating styles to complement any room in your home. Whether you want a classic Double Hung or something more modern, Reflections 5500 is the right choice for you.

Lauren's Style

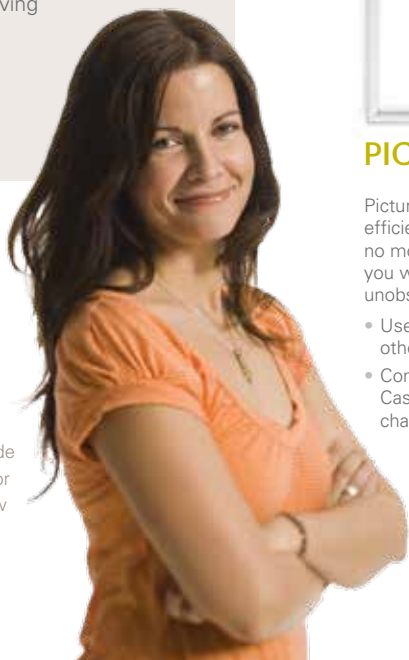
After ten years in her home, Lauren is finally giving it a well-deserved update. She plans to make her ultimate dream kitchen a reality by adding Awning windows above her counter, a Bay window to overlook her back yard and a new Patio Door to let in more light. She also wants to replace the windows in her living room with vinyl, but is worried that they will not match the windows throughout the rest of her house.

With a wide variety of operating styles from Reflections 5500, she can select Double Hung windows that will operate in the same way as her old windows and get a new Bay window, Awning windows and Patio Door that will coordinate perfectly to really bring her living room and kitchen together.



Myth - If I replace my house's old windows, I have to replace them all at once.

In fact, many customers choose to replace their windows in stages. And with Simonton's wide variety of window types and color options, you can select a window that will match your home's existing style.



PICTURE

Picture windows are the most energy-efficient style available and are fixed – with no movable sash. Choose this style when you want to illuminate a room or provide an unobstructed view.

- Use alone or in conjunction with other styles
- Combine with a Double Hung or Casement for ventilation while adding character to your home

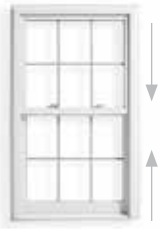


AWNING

A top-hinged window, also called an Awning, swings outward for ventilation. Create a striking look by using multiple Awnings in both vertical and horizontal mulled configurations.

- Create a contemporary wall of light with a multi-unit Awning design
- Streamlined crank handle easily opens and closes Awning windows
- Corrosion-resistant* hardware provides a lifetime of smooth operation.

*Corrosion-resistant refers to use in normal weather conditions without excess salt and debris in the atmosphere. Corrosion of rollers may occur in coastal applications or in areas with extreme fluctuations in weather patterns.



DOUBLE HUNG

For a timeless look, choose the Double Hung, which is popular in Victorian, Craftsman and Colonial architecture. Both sash on Double Hung windows slide up and down vertically.

- The exclusive Simonton Sill® is triple-stepped and sloped to move water quickly away from your home and to help prevent air infiltration
- Tilt-in/lift-out sash makes cleaning easy from the inside
- The easy-glide sash and balance system allow the sash to raise and lower with ease
- Simonton's innovative Lap-Lok® meeting rail helps provide a tight seal for protection against the elements and increased energy efficiency
- Unique Denny Clip™ pivot system keeps sash in perfect alignment for easy operation



GEOMETRIC

Customize the look of your home with a stunning Geometric window. The dramatic options provide a contemporary look that will enhance any home.

- Select from a variety of optional grid patterns to create a unique look
- Available styles in Half-round, Quarter-round, Eyebrow, Circle, Octagon, Trapezoid, Pentagon and Hexagon



SLIDER

Slider windows glide horizontally from side to side. Available in a 2- or 3-lite configuration, 3-lite Sliders have operable end vents. They are perfect for replacing large Picture windows to gain ventilation.

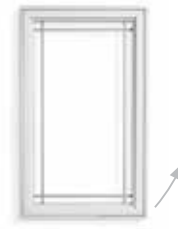
- Corrosion-resistant* rollers and roller track provide a lifetime of easy operation
- Interlocking meeting stiles create a tight seal against the elements
- Lift-out sash can be removed for easy cleaning and maintenance



GARDEN

A Garden Window can bring a little bit of the outdoors in year-round.

- Two side windows can be opened or closed with the simple turn of a crank
- Seat boards are available in white pine laminate or wood veneer in either oak or birch and can be painted or stained
- Top-sloping insulating glass unit tempered for breakage resistance
- Sill cover resists water penetration
- Multi-point, single-lever locking system for added security
- Corrosion-resistant* hardware provides a lifetime of smooth operation.



CASEMENT

The Casement features a hinged sash that opens outward. If you are looking for optimum ventilation and a wide-open view, the Casement is the perfect choice. Casements are the second most energy-efficient style available for your home.

- Casements crank outward for maximum ventilation and easy cleaning
- Optional folding crank handle allows for easy and convenient operation
- Advanced locking system secures sash at multiple points with one, easy-to-use handle



BOW

A Bow window features windows mullered at 10-degree angles, which creates a rounded, more circular appearance than a bay.

- Bow windows feature 3-, 4- or 5-unit designs
- Equal-sized Double Hung or Casement windows can be used to create a Bow window with excellent ventilation
- Ideal for large window openings
- Head and seat boards in oak or birch veneer can be painted or stained to match the interior of your home
- Insulated seat boards provide increased thermal efficiency



BAY

Open up your home and bring the outside in with the addition of a Bay window. The dramatic look of a Bay creates a special nook and adds dimension to any room.

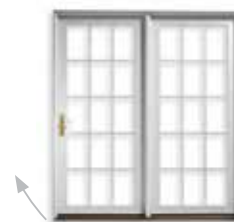
- Bay windows feature either Double Hung or Casement windows on each side of a center Picture window
- Available in either 30- or 45-degree angles
- Ideal for larger openings
- Head and seat boards in oak or birch veneer can be painted or stained to match the interior of your home
- Insulated seat boards provide increased thermal efficiency



PATIO DOOR

Redefine your living space with a Reflections 5500 Patio Door. Large glass areas open up a room while allowing easy access to the outside.

- Fusion-welded panel provides strength and thermal efficiency
- Double-strength tempered glass for increased safety
- Corrosion-resistant* rollers allow door to open and close smoothly
- Color-coordinated handle options to match your style
- Exterior keyed lock for maximum security
- Foot bolt for partial ventilation
- Sidelites and transoms available for added light and character



GARDEN DOOR

With a Garden Door you can create an elegant entryway for your home and achieve a greater sense of security.

- Continuous, fixed-gear hinge eliminates panel sag and increases weatherability
- Thick, high-performance weatherstripping
- 7/8-inch tempered insulating glass unit for greater thermal efficiency
- Available in center-hinge and French-hinge styles that swing in or out
- Solid brass handle with center bolt and keyed lock for increased safety
- Available with a white or tan interior and exterior

2

Consider a unique configuration.

The possibilities are virtually unlimited when you combine Reflections® 5500 windows and doors. Mulled configurations can create a beautiful wall of windows or a unique arrangement that will set your home apart.



Large Picture windows with transoms above add to the contemporary style of the room.

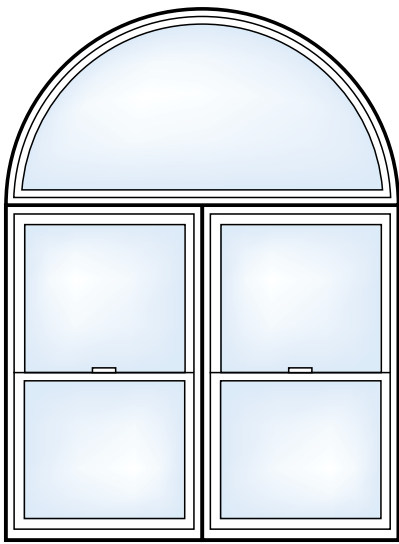


Myth – Adding a large window configuration to my home will allow in more of the sun's damaging ultraviolet rays that can fade my photos, furniture and carpet.

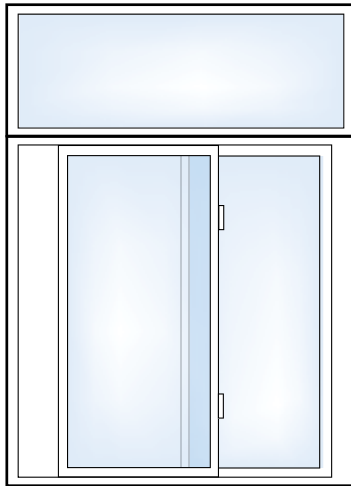
UV damage is something that can occur, but standard ProSolar® Low E glass on Reflections 5500 windows and doors blocks a large portion of UV rays from coming into your home. For greater protection, advanced glass like ProSolar Shade can block up to 95% and KeepSafe® laminated glass can block up to 99% of UV rays from entering your home and damaging your belongings.



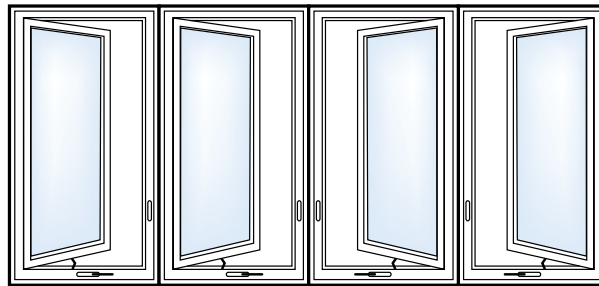
A "doghouse" Geometric and Picture configuration accents the ceiling pitch and allows natural light into flood the kitchen.



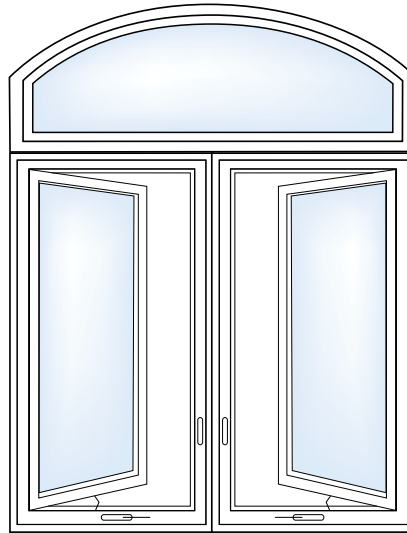
Two Double Hung windows mulled together with a Half-round Geometric window above.



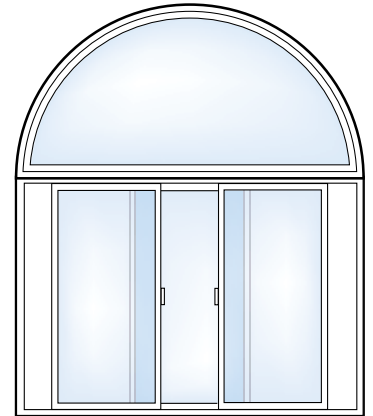
A 2-lite Slider topped with a Picture Window.



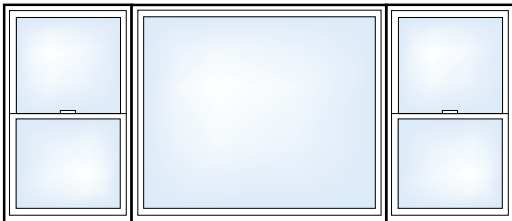
A wall of Casement windows.



Two Casement windows with an Eyebrow with extended legs above.

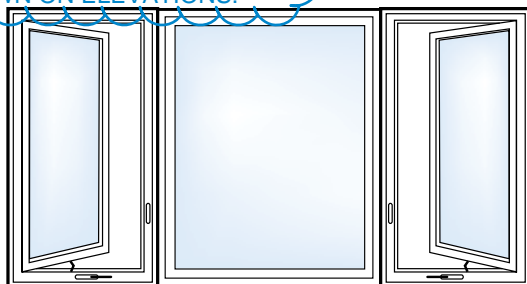


Half-round over a 3-lite Slider

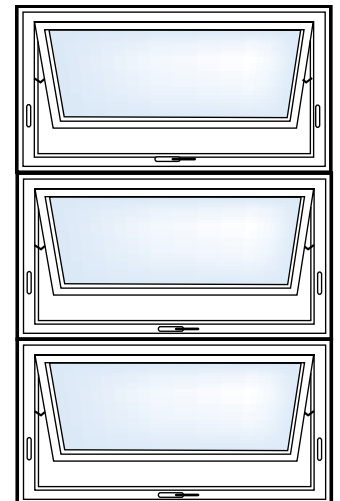


A Picture window mulled with two Double Hung windows.

THIS STYLE WILL BE CUSTOMIZED INTO THE CONFIGURATION SHOWN ON ELEVATIONS.



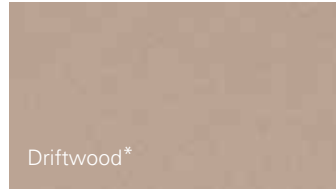
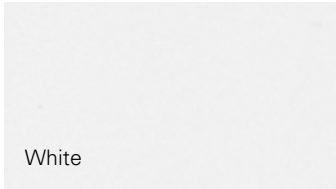
A Picture Window flanked by two Casements.



Three stacked Awning windows.

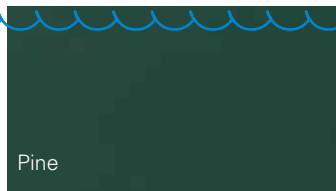
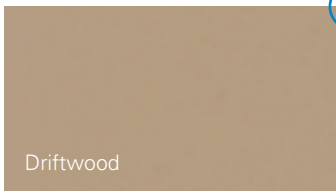
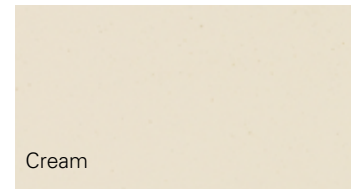
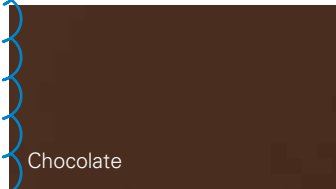
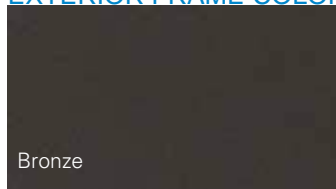
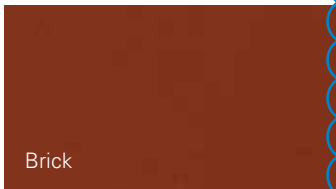
Whether you want to match your home's current style or change it entirely, the right style selections can go a long way. Choose from the options below to design your ideal window or door.

Exterior and Interior Colors – Standard

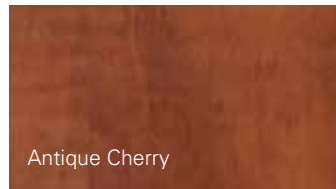
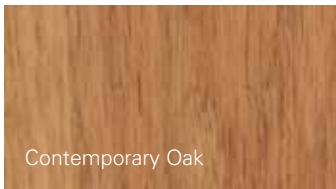


Exterior Colors – Custom

EXTERIOR FRAME COLOR



Interior Woodgrains – Custom

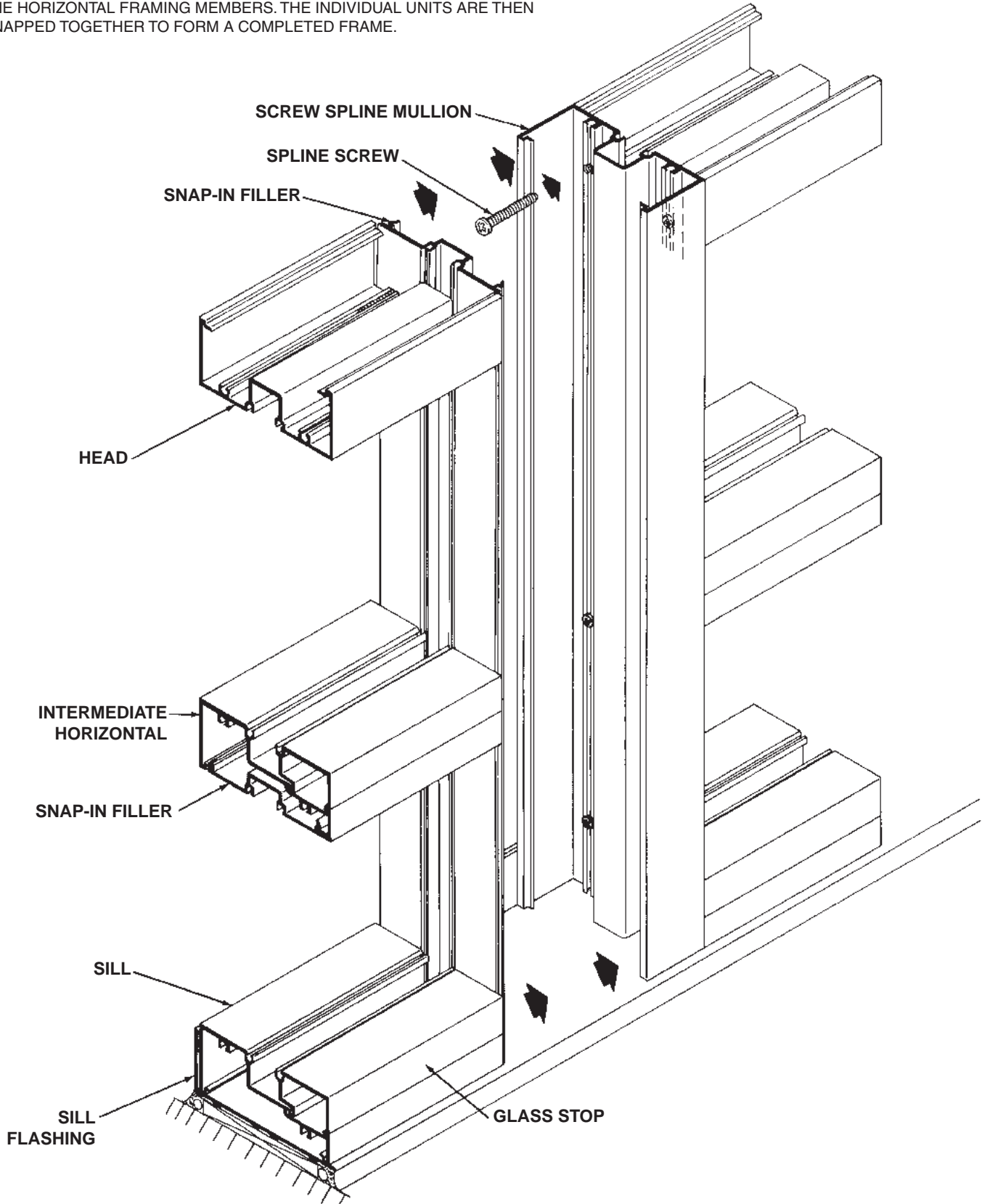


Hardware Finishes – Standard



*Exterior colors are not available with a Driftwood interior
Decorum options are not available on Garden Door or Garden Window

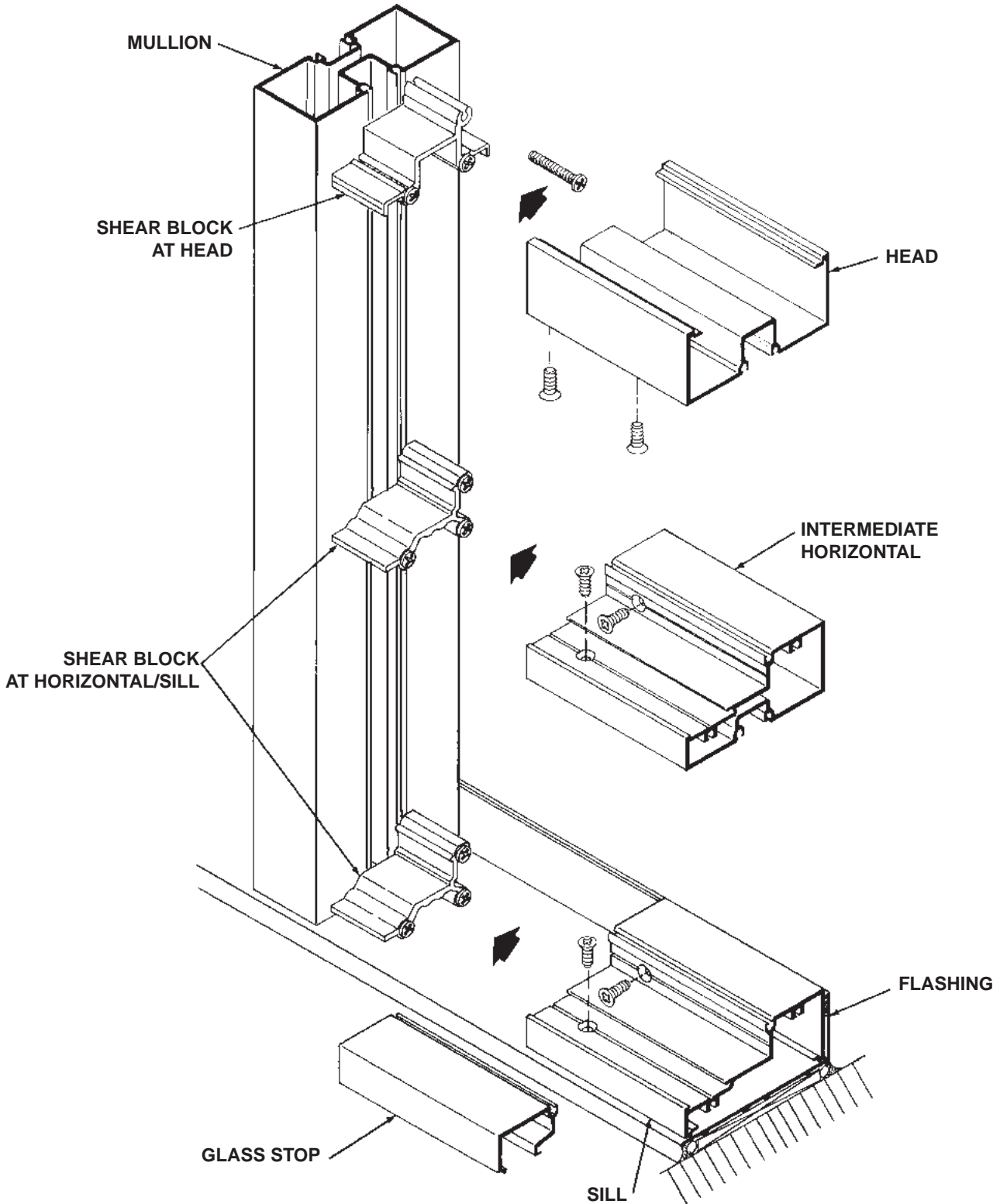
THE SPLIT VERTICAL IN THE SCREW SPLINE SYSTEM ALLOWS A FRAME TO BE INSTALLED FROM UNITIZED ASSEMBLIES. SCREWS ARE DRIVEN THROUGH THE BACK OF THE VERTICALS INTO SPLINES EXTRUDED IN THE HORIZONTAL FRAMING MEMBERS. THE INDIVIDUAL UNITS ARE THEN SNAPPED TOGETHER TO FORM A COMPLETED FRAME.



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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THE SHEAR BLOCK SYSTEM OF FABRICATION ALLOWS A FRAME TO BE PRE ASSEMBLED AND INSTALLED AS A SINGLE UNIT. HORIZONTALS ARE ATTACHED TO THE VERTICALS WITH SHEAR BLOCKS.

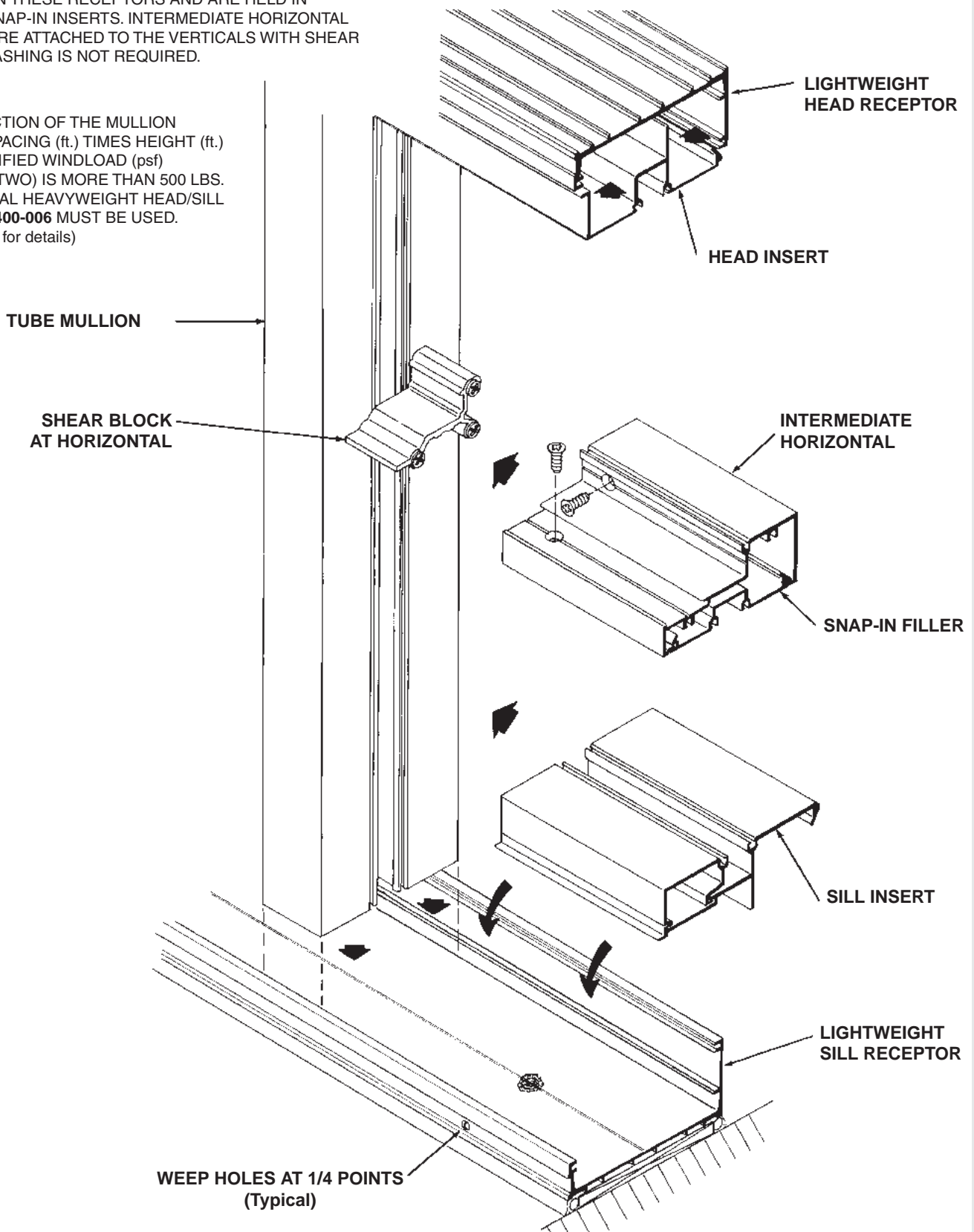


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THE STICK SYSTEM OF FABRICATION ALLOWS ON-SITE ASSEMBLY. HEAD AND SILL RECEPTORS ARE FASTENED TO THE SURROUND. VERTICAL MULLIONS ARE THEN INSTALLED IN THESE RECEPTORS AND ARE HELD IN PLACE BY SNAP-IN INSERTS. INTERMEDIATE HORIZONTAL MEMBERS ARE ATTACHED TO THE VERTICALS WITH SHEAR BLOCKS. FLASHING IS NOT REQUIRED.

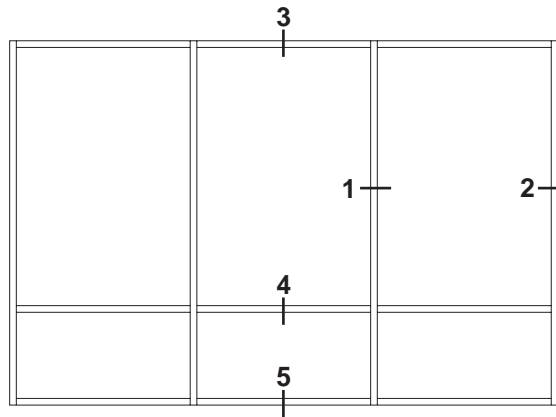
NOTE:
IF END REACTION OF THE MULLION
(MULLION SPACING (ft.) TIMES HEIGHT (ft.)
TIMES SPECIFIED WINDLOAD (psf)
DIVIDED BY TWO) IS MORE THAN 500 LBS.
THE OPTIONAL HEAVYWEIGHT HEAD/SILL
RECEPTOR 400-006 MUST BE USED.
(See Page 11 for details)



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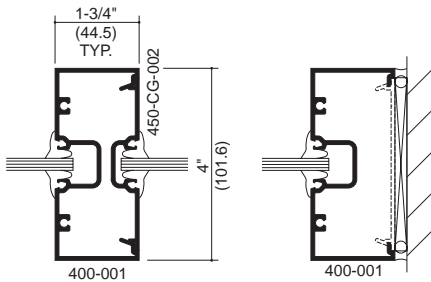
SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS

SCREW SPLINE SYSTEM

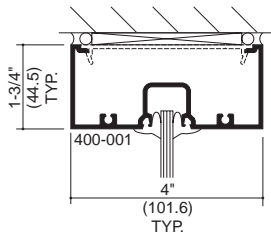
CAD DETAILS = Trifab_400_pg01.dwg



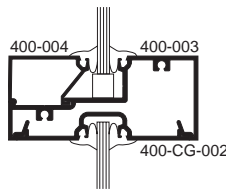
1 VERTICAL MULLION

2 JAMB

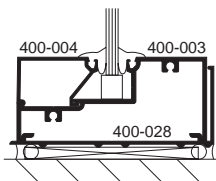
3 HEAD



4 INTERMEDIATE HORIZONTAL

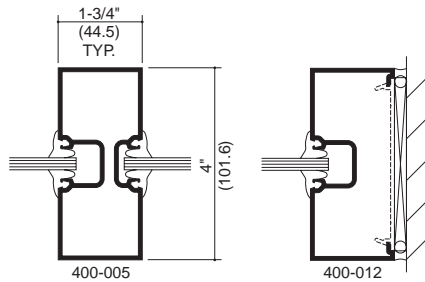


5 SILL



SHEAR BLOCK SYSTEM

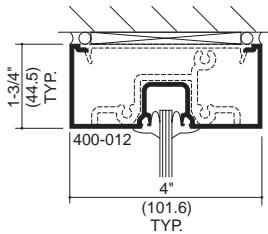
CAD DETAILS = Trifab_400_pg02.dwg



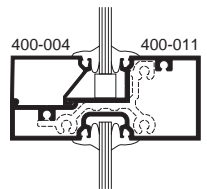
1 VERTICAL MULLION

2 JAMB

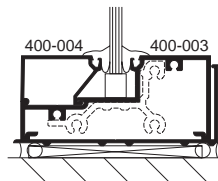
3 HEAD



4 INTERMEDIATE HORIZONTAL

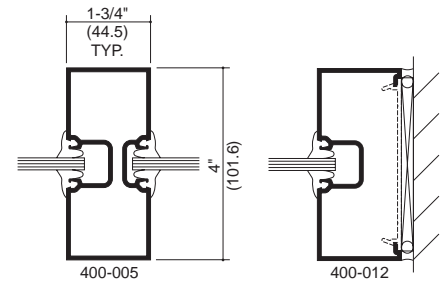


5 SILL



STICK SYSTEM

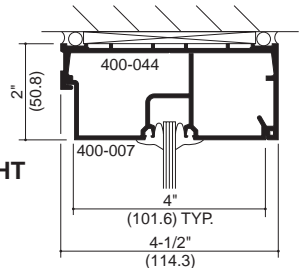
CAD DETAILS = Trifab_400_pg03.dwg



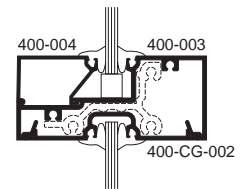
1 VERTICAL MULLION

2 JAMB

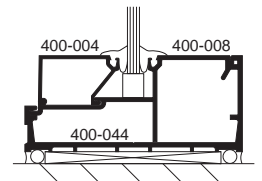
3 LIGHTWEIGHT HEAD



4 INTERMEDIATE HORIZONTAL



5 LIGHTWEIGHT SILL



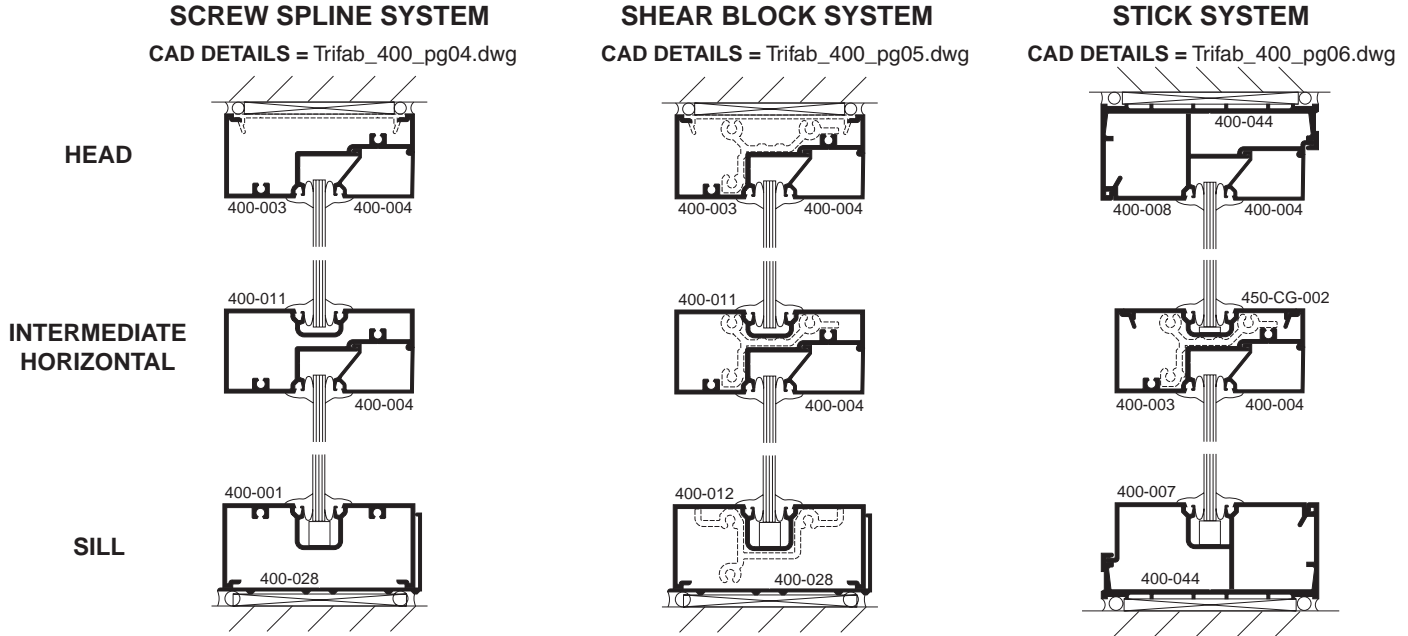
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SCALE 3" = 1'-0"

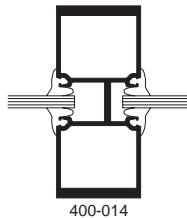
INSIDE GLAZING MEMBERS

TRIFAB 400 CAN BE INSTALLED FOR INSIDE GLAZING SIMPLY BY REVERSING THE SYSTEM SUCH THAT THE REMOVABLE GLASS STOPS ARE LOCATED AT THE HEAD AND ON THE INTERIOR SIDE.

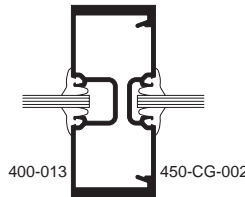


ALTERNATE MULLION & SIDELITE BASE MEMBERS

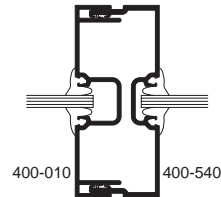
CAD DETAILS = Trifab_400_pg01.dwg THRU pg06.



HEAVY TUBE MULLION



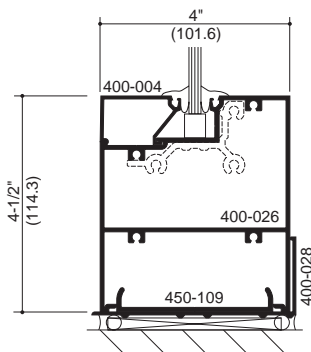
HEAVY SCREW SPLINE MULLION



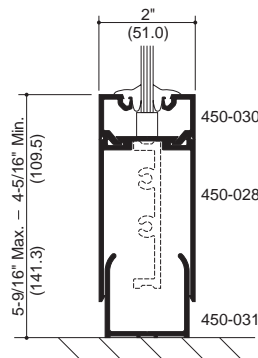
EXPANSION TUBE MULLION

* SIDELITE BASES SHOWN FOR USE WITH SCREW SPLINE & SHEAR BLOCK SYSTEMS ONLY.

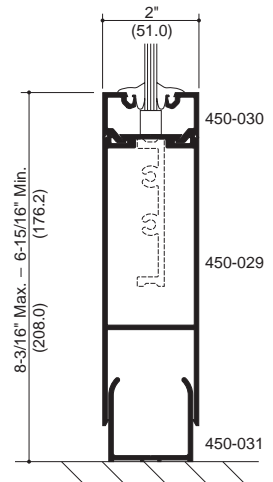
CAD DETAILS = Trifab_400_pg09.dwg



*SIDELITE BASE



*SIDELITE BASE



*SIDELITE BASE

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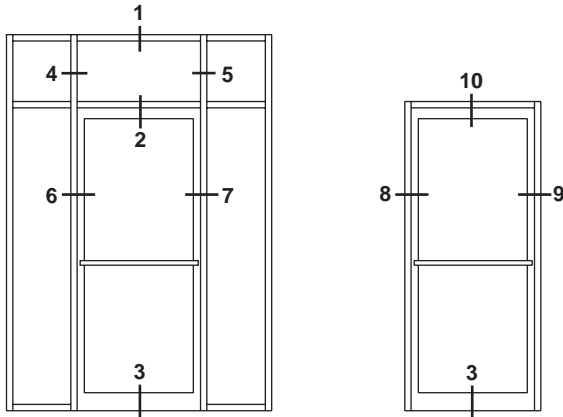
SCALE 3" = 1'-0"

CAD DETAILS = Trifab_400_pg10.dwg (Offset Pivot/Butt Hung)

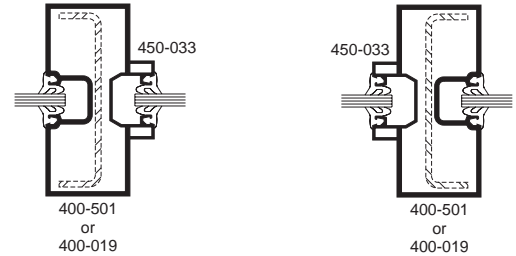
CAD DETAILS = Trifab_400_pg11.dwg (Center Hung)

TRIFAB® 400 FRAMING INCORPORATING KAWNEER "190" DOORS.

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.

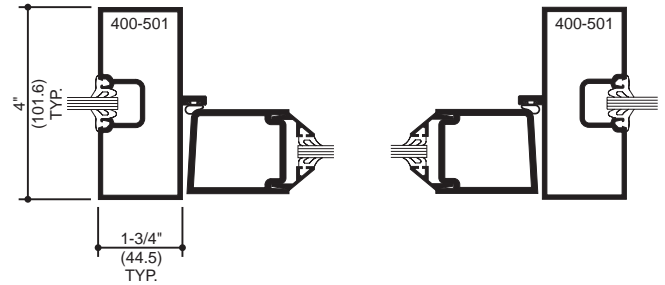
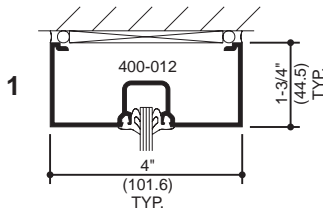


ELEVATIONS ARE NUMBER KEYED TO DETAILS

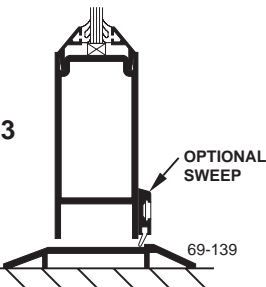
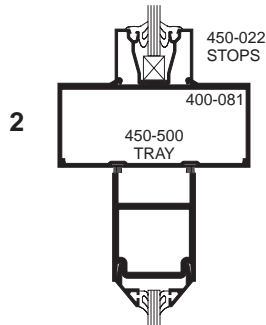
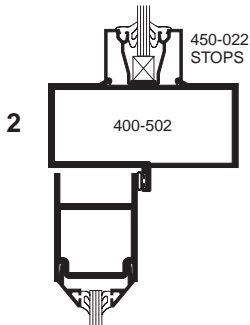


4 TRANSOM AREA 5

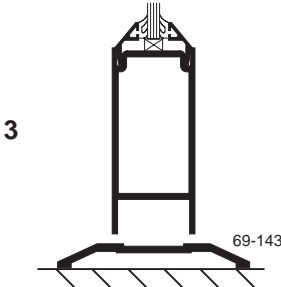
Transom area for both double and single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding Insert 450-033 with or without steel reinforcing. (400-110 Steel Reinforcing shown dashed)



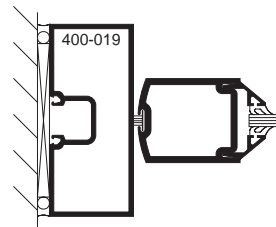
6 SINGLE ACTING DOOR 7



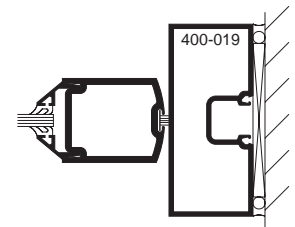
SINGLE ACTING DOOR WITH TRANSOM



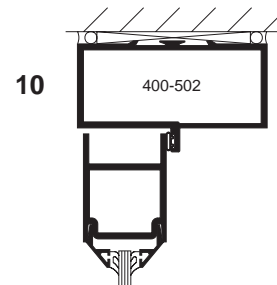
DOUBLE ACTING DOOR WITH TRANSOM



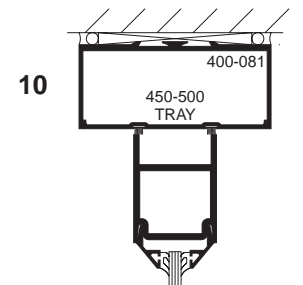
8 DOUBLE ACTING DOOR



9



SINGLE ACTING DOOR WITHOUT TRANSOM



DOUBLE ACTING DOOR WITHOUT TRANSOM

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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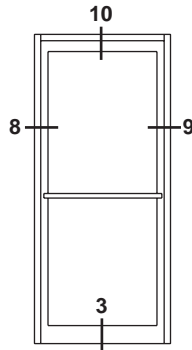
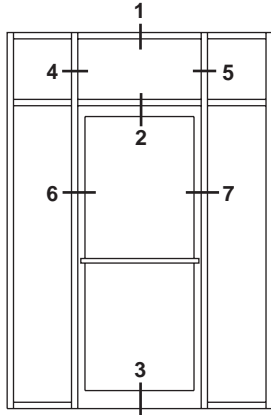
SCALE 3" = 1'-0"

CAD DETAILS = Trifab_400_pg12.dwg (Offset Pivot/Butt Hung)

CAD DETAILS = Trifab_400_pg13.dwg (Center Hung)

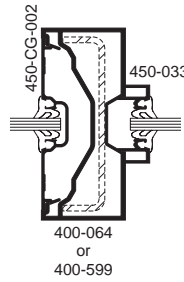
OPEN BACK FRAMING INCORPORATING KAWNEER "190" DOORS

NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM. SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.



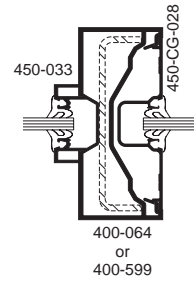
ELEVATIONS ARE NUMBER KEYED TO DETAILS

Transom area for both double and single acting doors with glass surround. Jamb above transom bar are routed out to accept glass holding Insert **450-033** with or without steel reinforcing. (**400-110** Steel Reinforcing shown dashed)



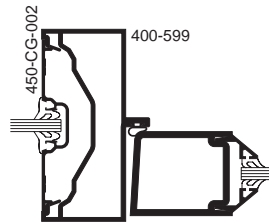
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TRANSOM AREA



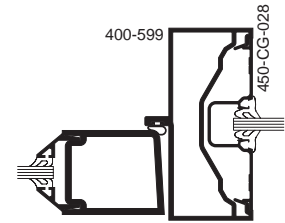
5

NOTE: Sidelite mullions must be orientated to provide at least one (1) deep vertical pocket per lite to facilitate glazing.

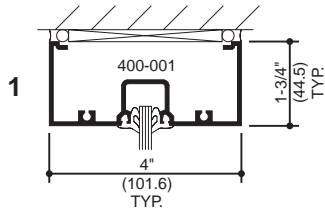


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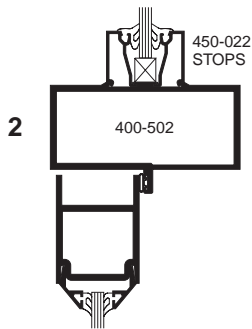
SINGLE ACTING DOOR



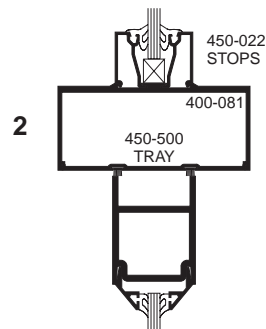
7



1

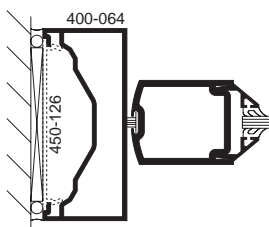


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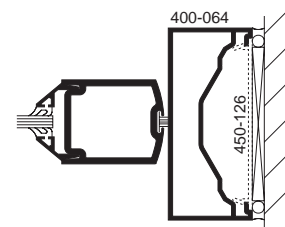
2

Flat Filler **450-126** (3" Long) used at perimeter fastener locations or Pocket Filler **450-CG-002**, **450-CG-028** for sidelites.

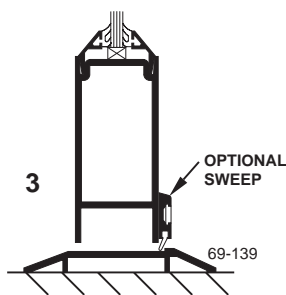


8

DOUBLE ACTING DOOR

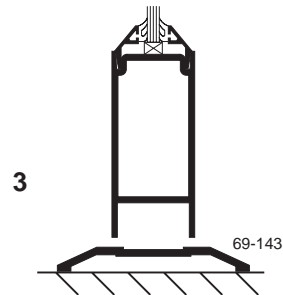


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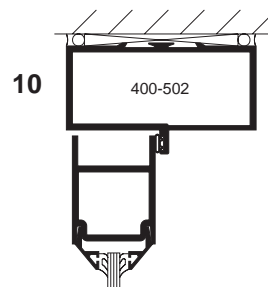
3

SINGLE ACTING DOOR WITH TRANSOM



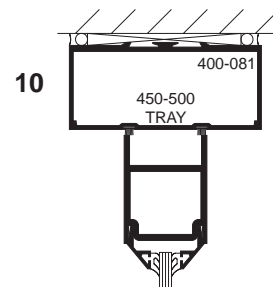
3

DOUBLE ACTING DOOR WITH TRANSOM



10

SINGLE ACTING DOOR WITHOUT TRANSOM



10

DOUBLE ACTING DOOR WITHOUT TRANSOM

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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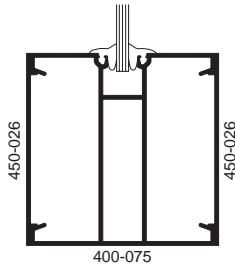
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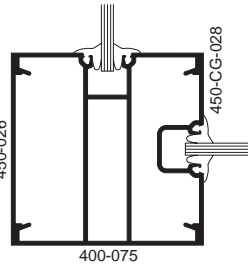
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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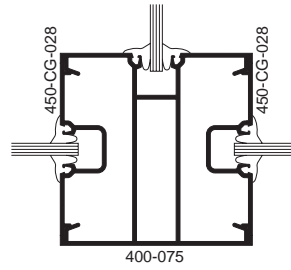
© Kawneer Company, Inc., 2010



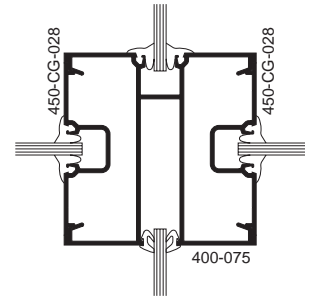
ONE POCKET CORNER



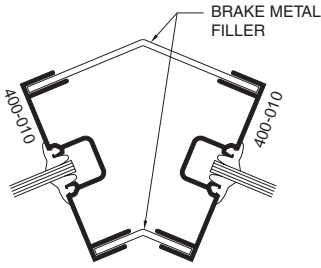
TWO POCKET CORNER



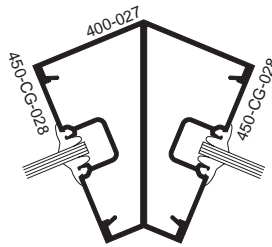
THREE POCKET CORNER



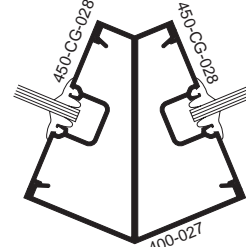
FOUR POCKET CORNER



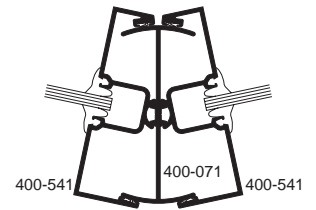
ADJUSTABLE BRAKE METAL CORNER



135° INSIDE CORNER

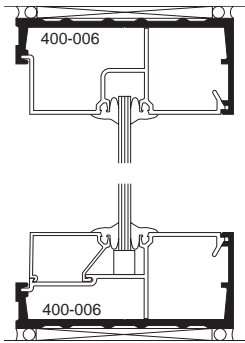


135° OUTSIDE CORNER

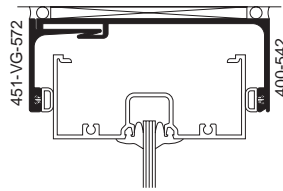


155° to 180° PIVOT MULLION

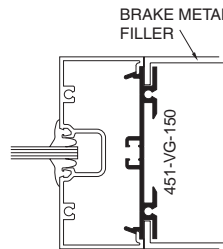
CAD DETAILS = Trifab_400_pg09.dwg



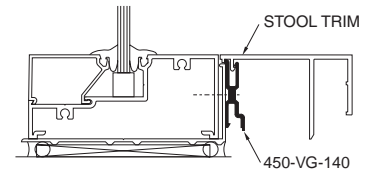
HEAVYWEIGHT HEAD and SILL RECEPTOR (Stick Assembly)



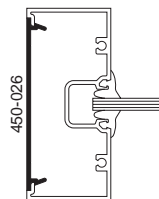
HEAD and JAMB COMPENSATING RECEPTOR (Screw Spline or Shear Block Assembly)



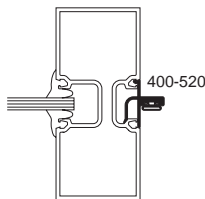
BRAKE METAL ADAPTOR (Vertically/Horizontally)



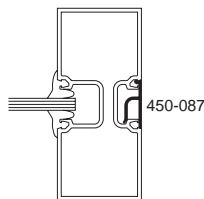
STOOL TRIM CLIP



PERIMETER FILLER



SNAP-IN DOOR STOP



SNAP-IN FLUSH POCKET FILLER



4" x 4" TUBE



1-3/4" x 4" TUBE

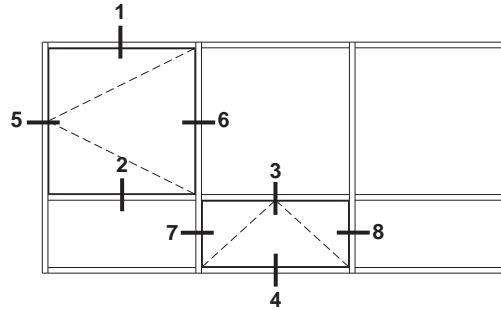
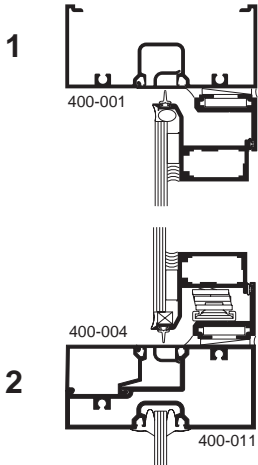


1-3/4" x 1-3/4" TUBE

SCALE 3" = 1'-0"

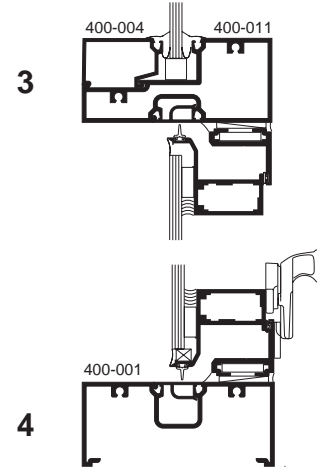
CAD DETAILS = Trifab_400_pg08.dwg

**OUTSWING CASEMENT
VERTICAL SECTION**

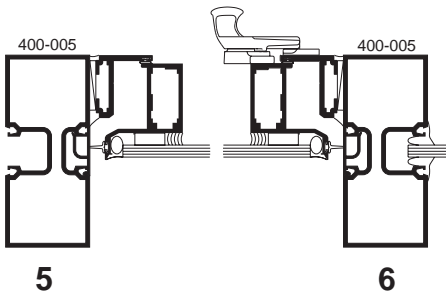


ELEVATION IS NUMBER KEYED TO DETAILS

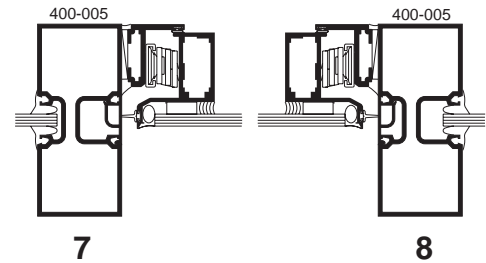
**PROJECT-OUT
VERTICAL SECTION**



**OUTSWING CASEMENT
VERTICAL SECTION**



**PROJECT-OUT
VERTICAL SECTION**



MAXIMUM / MINIMUM SIZES (1/4" INFILL)

PROJECT-OUT MAXIMUM 60" x 36"
MINIMUM 12" x 12"

OUTSWING CASEMENT MAXIMUM 36" x 60"
MINIMUM 12" x 12"

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The industry's first fiberglass door delivers the look and feel of real Mahogany and Oak with excellent performance and value.



Mahogany Collection™



Oak Collection™



Smooth-Star® Pages 107–191

A smooth, ready-to-paint fiberglass door that offers excellent performance and value.

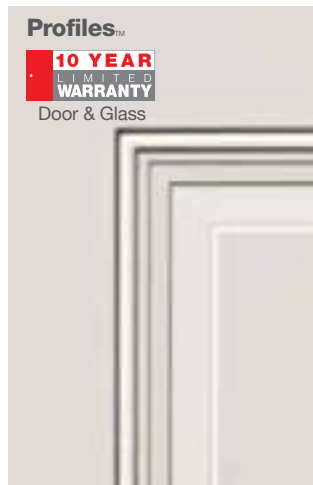


Smooth-Star.



Steel Pages 192–216

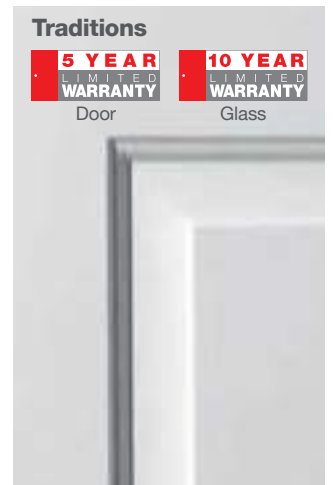
Bring style and affordability together to create very attractive results with our steel doors.



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Door



Glass

Pulse® Pages 222–233

Pulse is form *and* function. Sleek, modern designs and retro glamour in entrances that perform to our standards.



Fiberglass



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THIS DOOR WILL BE USED IN ORANGE ALONG LOWER LEVEL

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Features & Benefits Product Guide

Installation Best Practices Guide

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welcome

Easytrim Reveals is a new aluminum reveal wall system designed to work with 5/16" fiber cement. The Easytrim Reveals system has been engineered to be a fast, beautiful, an inexpensive way to clad the exterior of your building.

Easytrim Reveals is the first aluminum reveal wall system with 5/16" panel and 3/4" plank siding profiles for fiber cement products. This guide will outline the key features and benefits of using the Easytrim Reveals system.

To learn more about Easytrim Reveals, please find us at:

www.easytrimreveals.com

1 . 877 . 973 . 8746

or scan this QR code on your smartphone



profiles

Panel

.corners



The Square Outside Corner (EZ.1)



The Rounded Outside Corner (EZ.2)



The Inside Corner (EZ.3)

.horizontal



The z-Trim (EZ.4) (Horizontal Trim)



The h-Trim (EZ.5) (Horizontal Trim)



The Soffit J-Trim (EZ.9)



The b-Trim (EZ.10)

.vertical



The General J-Trim (EZ.8)



Vertical Back Plate Assembly (EZ.6) / The Panel to Panel Top Cap (EZ.7)



Vertical Back Plate Assembly (EZ.6) / The Panel to Plank Top Cap (EZ.11)

LAP

.corners



The LAP Square Outside Corner (EZ.1 LAP)



The LAP Inside Corner (EZ.3 LAP)

.vertical

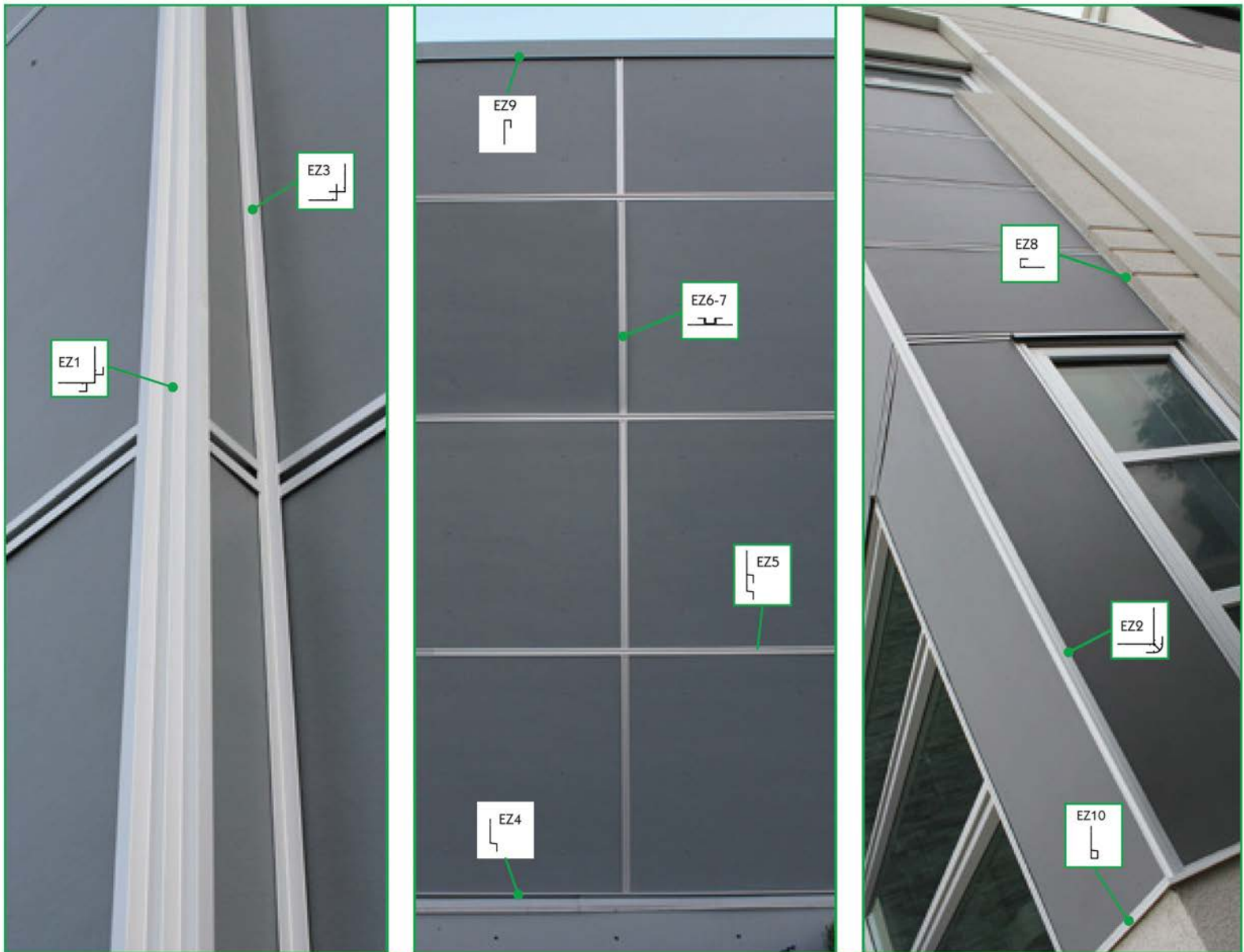


The LAP General J-Trim (EZ.8 LAP)



The LAP Plank to Plank Top Cap (EZ.7 LAP)

what goes where—panel





what goes where—lap





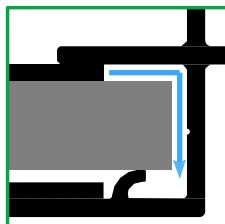
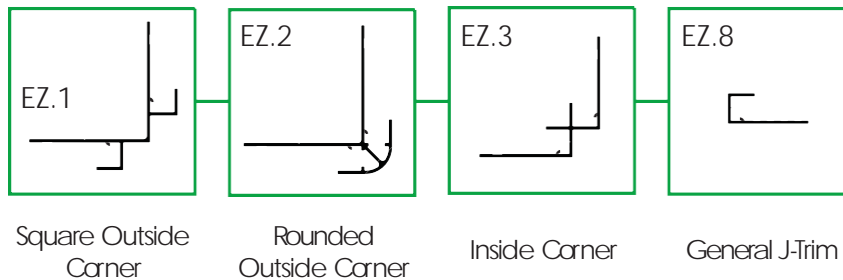


Wind drives water to the corner of buildings where it can collect and cause damage to the underlying cladding, trim and building wall. Easytrim Reveals' ez.bump™ is located on the nailing flange just under the 1/2" tab, and elevates the set in fiber cement siding inside the system. The ez.bump™ has been engineered and shaped to create water and air flow. By elevating the edge of the fiber cement, the ez.bump™ creates an interior drainage gutter that collects and channels water down, out and away from the building. The ez.bump™ also serves as

further protection by raising the fiber cement cladding up and away from the water channel and eliminating the risk of standing water coming into contact with the edges of the panel.

The ez.bump™ is a key technology designed to increase the life and performance of in set Fiber Cement products by capturing, collecting and releasing water from the building envelope. Because they were designed for interior use, ordinary aluminum trim "systems" lack ez.bump™ technology and cannot adequately protect the edges of Vertical Siding (panels), nor the building wall from the damaging effects of unmanaged water ingress and collection.

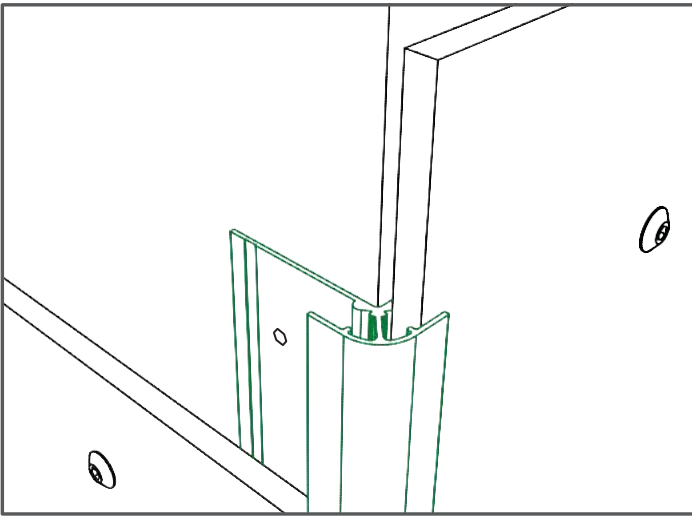
There are four profiles that feature the ez.bump™:



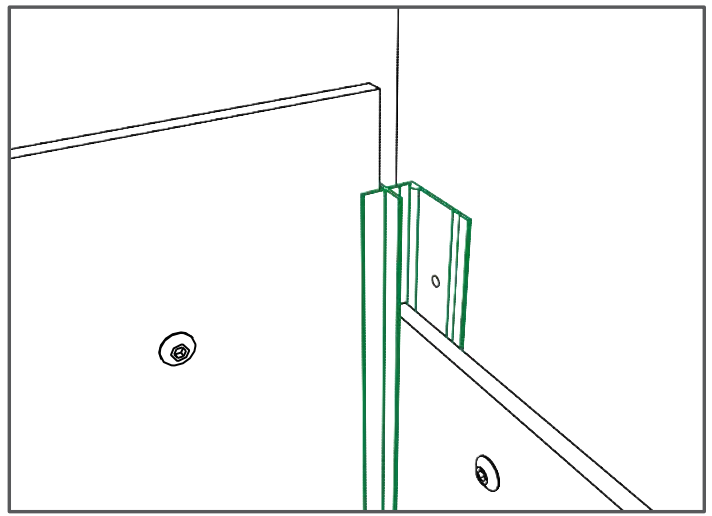
The ez.bump™ allows the h-Trim pieces to nest inside while keeping the panel flush to the tabs. This creates an interior drainage channel that guides water away from the fiber cement cladding and the building envelope.

installation examples

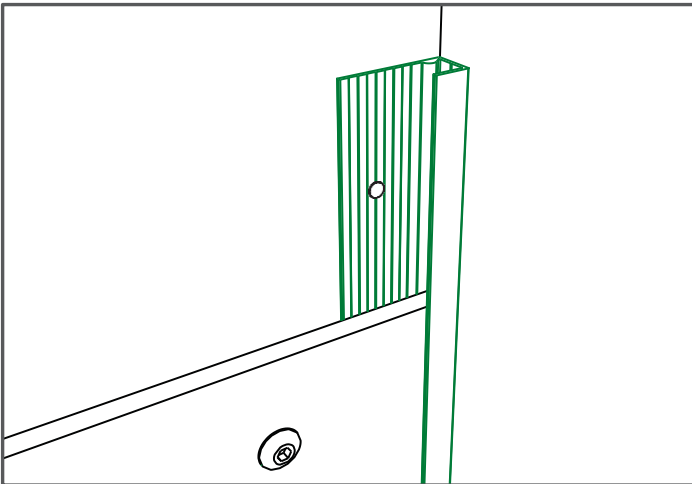
Rounded Outside Corner (EZ.2)



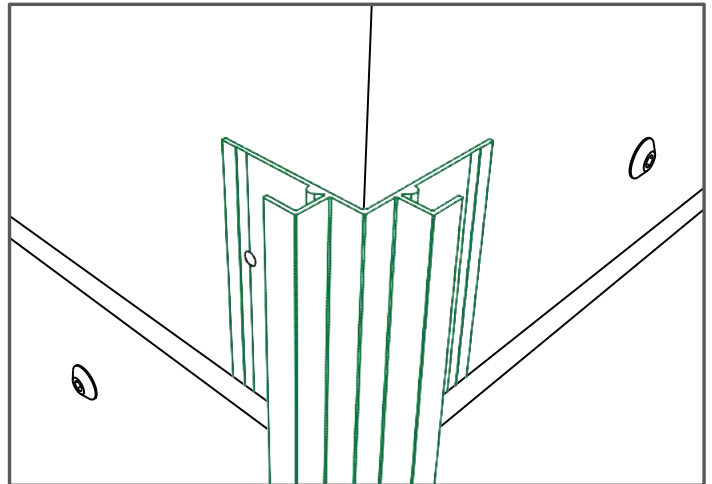
Inside Corner (EZ.3)



General J-Trim (EZ.8)



Square Outside Corner (EZ.1)

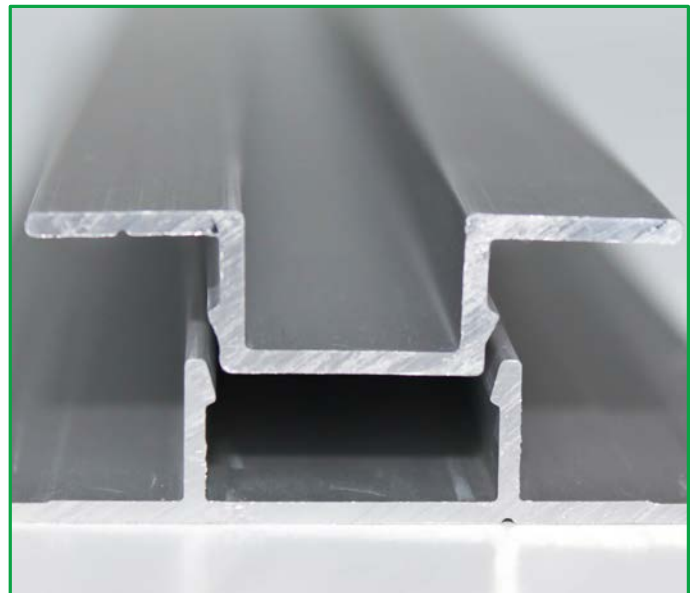


The ez.lock™ was engineered as an installation efficiency for siding contractors that promotes ease of use, installation speed and lower "On The Wall Cost." The ez.lock™ has allowed Easytrim Reveals to solve the problem of restricted access created by an ordinary 1 piece vertical reveal trim by creating a 2 piece assembly. The ez.lock™ consists of a Vertical Back Plate and a separate Top Cap. The Vertical Back Plate is nailed into place between the top of the nailing flange at the bottom and underneath the ½" tab above. Vertical Siding (panels) and Lap Siding (plank) can now be easily installed in an open space.

With ordinary 1 piece vertical trim profiles, the installer fights to bend the Fiber Cement Vertical Siding (panel) in order to make it fit under the tab and fit into the profile opening. This unsafe practice can be costly in regards to extending installation times and the potential for snapped and wasted product.

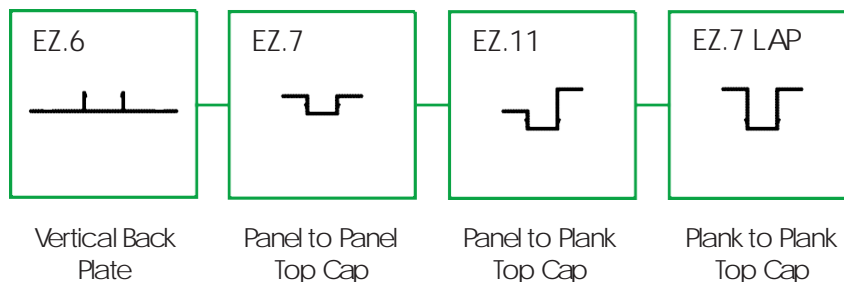
With Easytrim Reveals' 2 piece vertical reveal profile, once the Vertical Back Plate has been installed and the Fiber Cement set in, the installer completes the assembly with the Top Cap.

The Panel to Panel Top Cap is then cut to length and inserted under the ½" tab above, creating a smooth connection point with no sharp edges. The lower section of the Top Cap then slides over the nailing flange of the horizontal trim below (h-Trim, z-Trim or b-Trim), resting on top of the 8 degree tab below smoothly completing the lower intersection without hazardous sharp edges.



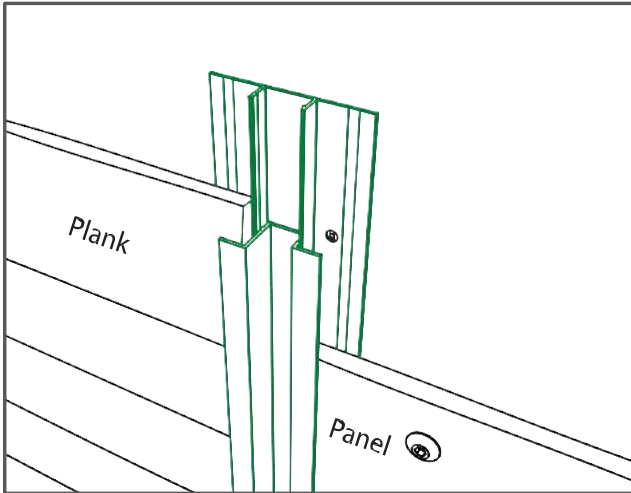
The ez.lock™ has demonstrated its ability to help contractors install more Fiber Cement product quicker, with fewer mistakes and with greater end-user satisfaction when compared to competing trim systems.

There are 4 profiles that feature ez.lock™:

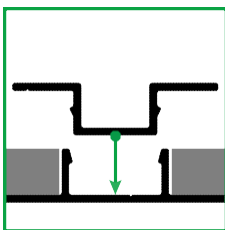
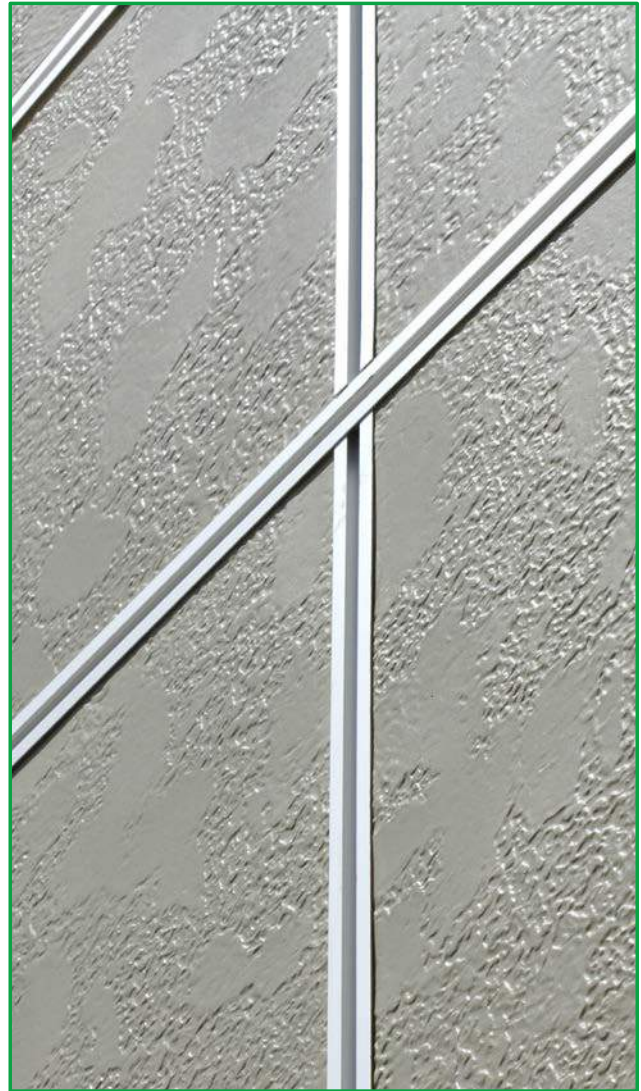
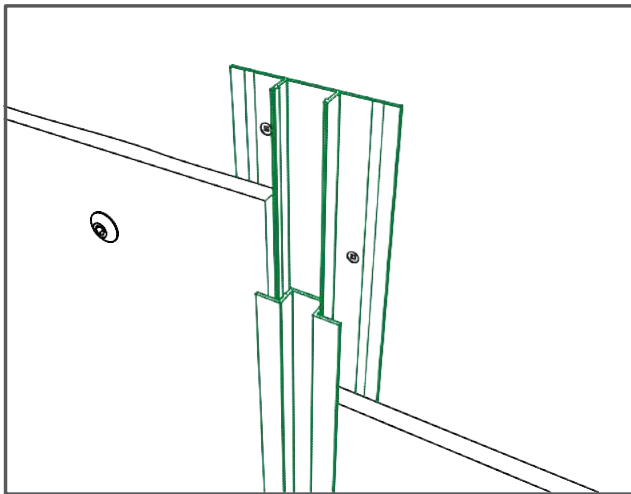


installation examples

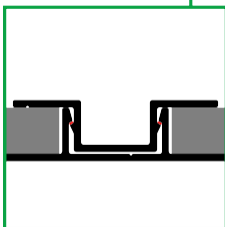
The Panel to Plank Top Cap (EZ.11)



The Panel to Panel Top Cap (EZ.7)



The ez.lock™ system allows the primary verticals to be installed quickly and without fasteners. The Top Cap is tapped into place with a hammer and wood block to prevent surface marring.



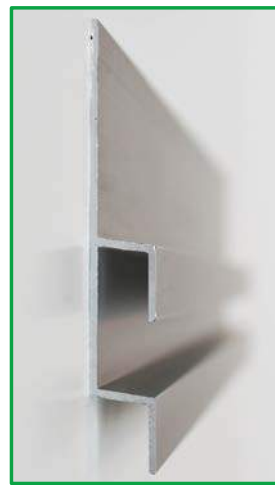
Once the Top Cap is fitted, the channel teeth will engage creating a secure lock.



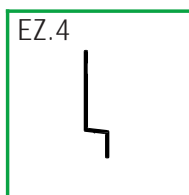
ez.plane™

Standing water creates the potential for building product failures if they are allowed to sit or rest in it. The ez.plane™ was engineered to drain water, snow, ice and moisture away from the profile surface with an 8 degree positive slope. The incorporation of ez.plane™ provides added protection to the sealed edges of your fiber cement panels by creating a surface that will not hold or retain water.

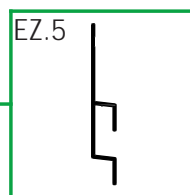
Competing trim systems uniformly offer h-Trim profiles with a 90 degree angle. Originally designed for indoor use, where a flat horizontal plane is inconsequential, competing trim systems invite water collection, potentially damaging the fiber cement when used outdoors.



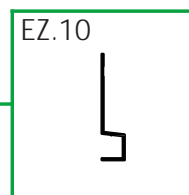
These are the profiles that feature the ez.plane™:



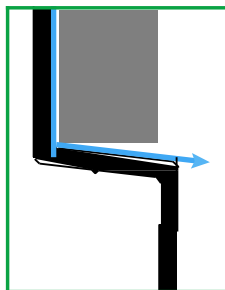
The z-Trim



The h-Trim



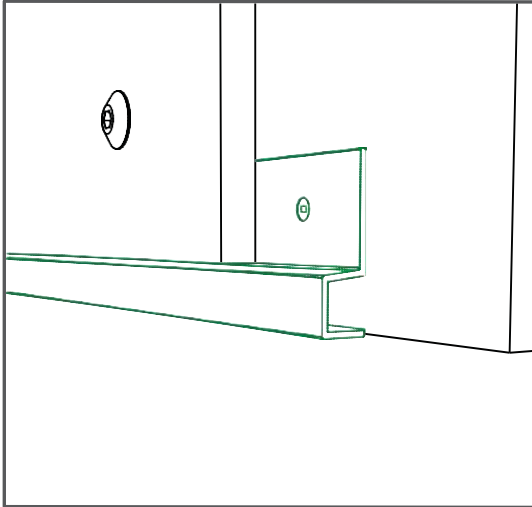
The b-Trim



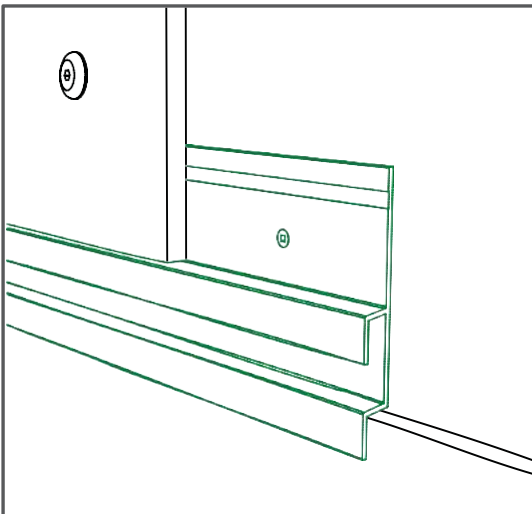
The ez.plane™ utilizes an 8 degree positive slope on all horizontal profiles that drains water away from the wall.

installation examples

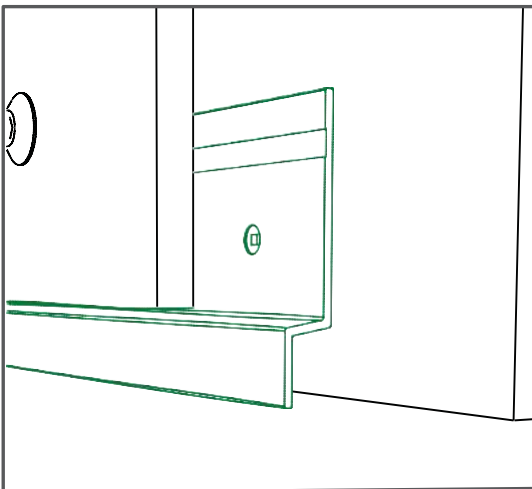
b-Trim (EZ.10)



h-Trim (EZ.5)



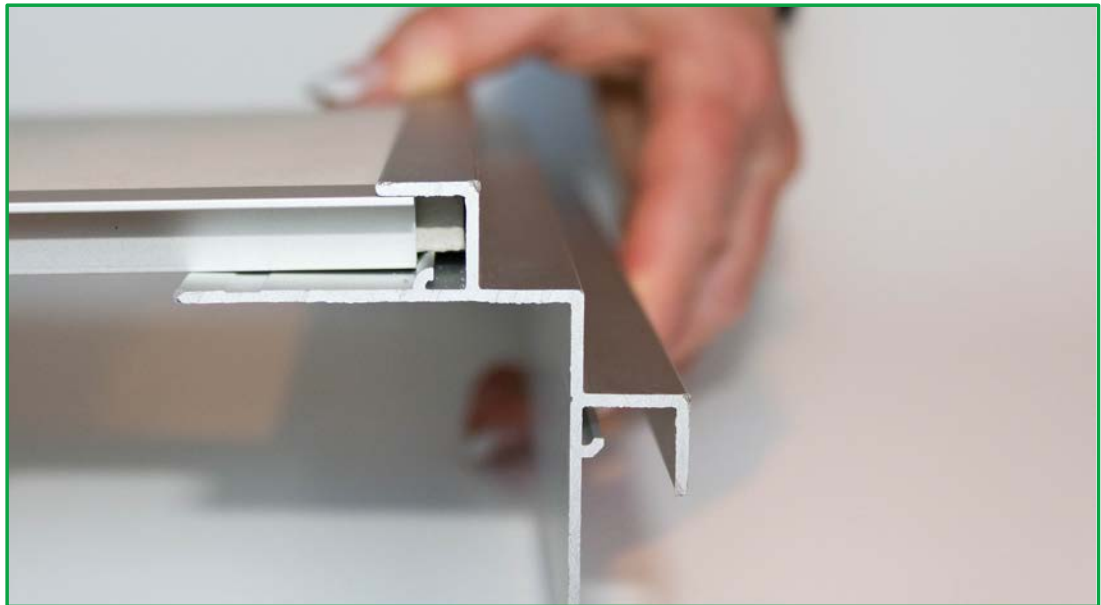
z-Trim (EZ.4)



ez.fit & finish™

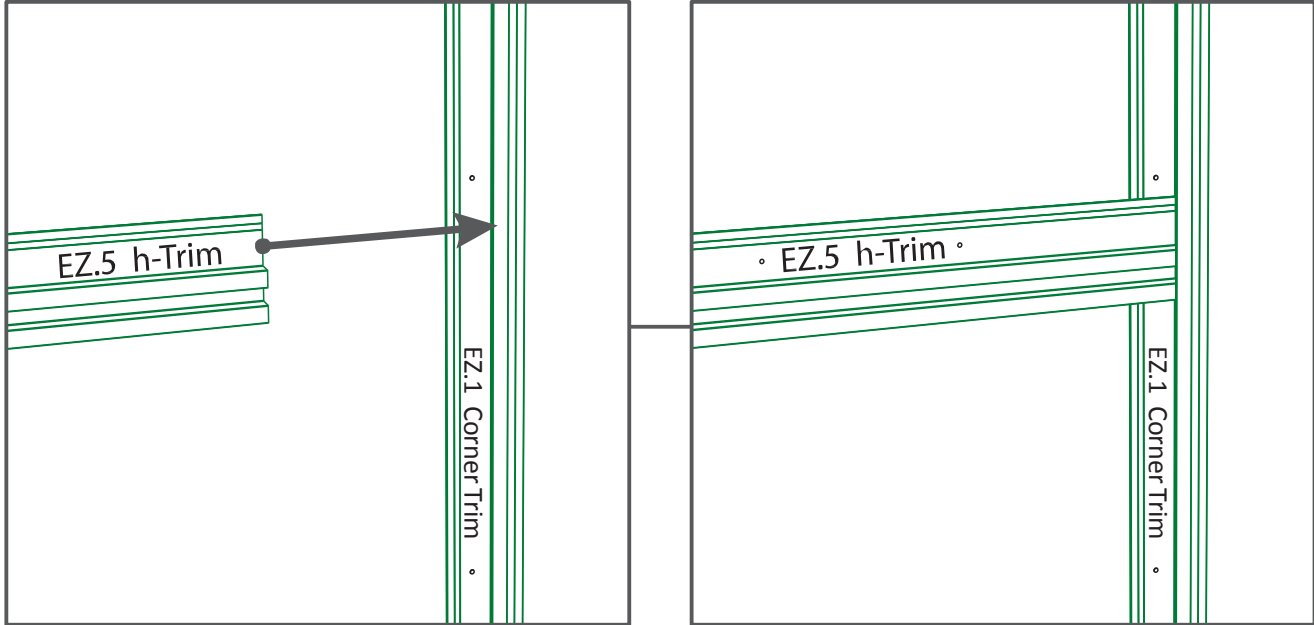
Fit & finish are vital to the performance and aesthetics of all building materials. Building products with poor fit & finish often take longer to install and eventually suffer performance issues. Easytrim Reveals has engineered ez.fit & finish™ into each profile by creating a system where all horizontal trims slide into pre-finished corners and vertical trim profiles. This attention to detail is significant, in that the installations are performed more quickly and for less cost than with ordinary systems. This is because cladding cuts do not require absolute accuracy with the ½" tabs providing a ½" coverage tolerance.

The ez.fit & finish™ also eliminates all dangerous sharp edges produced by trim systems that require horizontal trims with pointy, 45 degree mitered cuts on all outside corners.

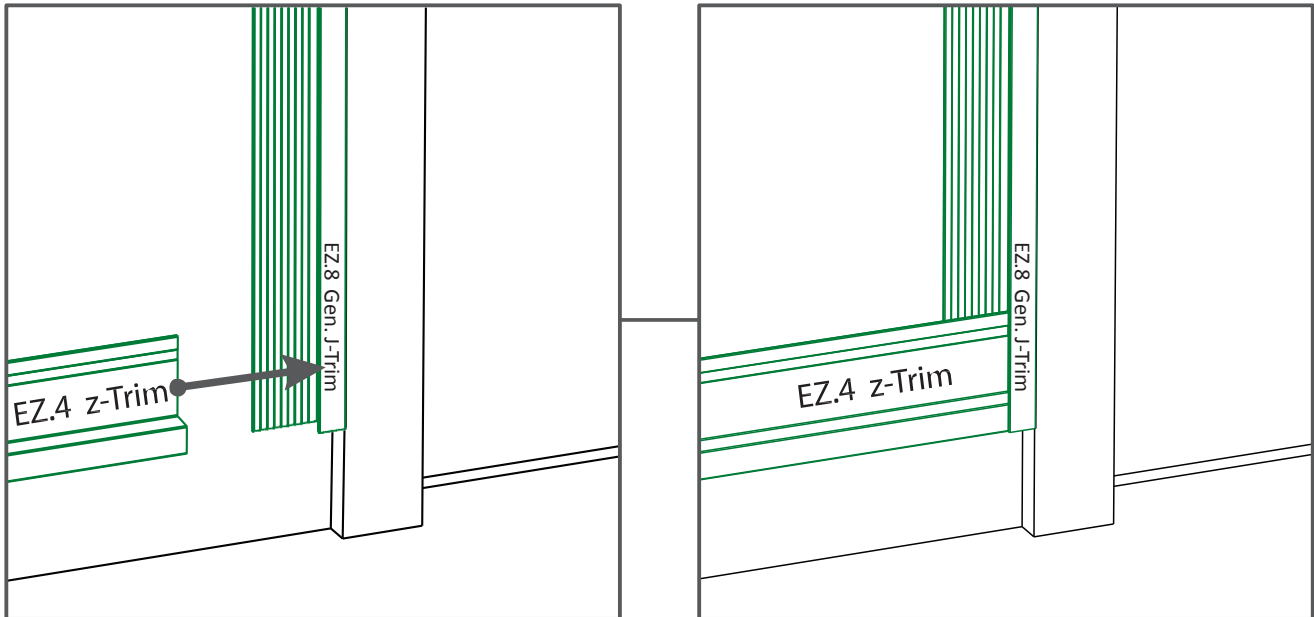


installation examples

h-Trim slides into a corner profile



z-Trim slides into a General J-Trim



* Instances not shown: z-Trim sliding into corner piece, h-Trim sliding into General J-Trim, b-Trim sliding into a corner profile, and b-Trim sliding into a General J-Trim.

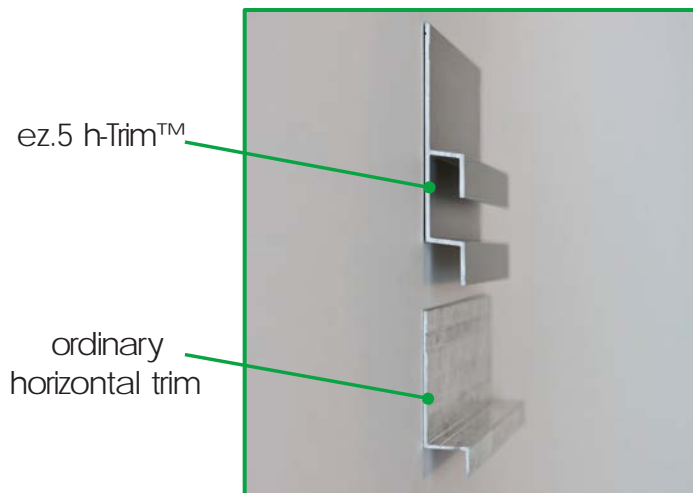


ez.5 h-trim™

Easytrim Reveals' ez.5 h-Trim™ (Horizontal Trim) has a truly unique design that assists with the creation of consistent, flowing architectural lines on a building, which is unmatched by ordinary aluminum reveal wall systems.

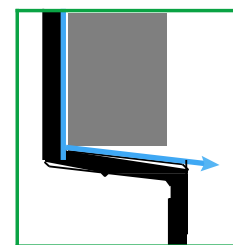
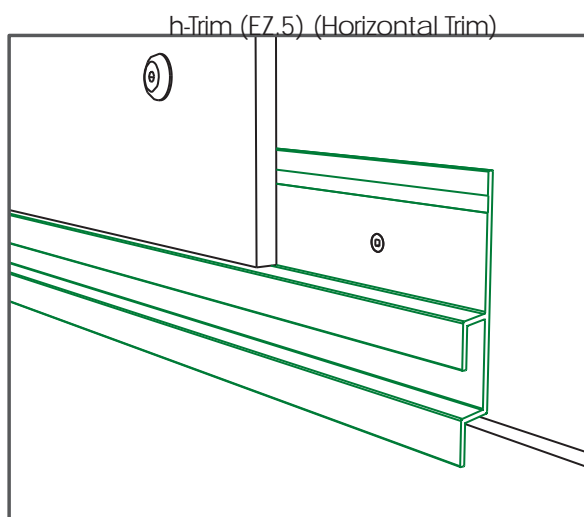
The ez.5 h-Trim™ (Horizontal Trim) departs from ordinary horizontal trim design by adding a second tab and a center reveal. This ½" tab, ½" reveal, ½" tab design serves multiple purposes:

1. Creates the appearance that all horizontal panel edges sit inside upward pointing ½" tabs. This is an illusion created by the downward pointing ½" tabs.
2. The ez.5 h-Trim™ (Horizontal Trim) sheds water away from the wall with the positive 8 degree drainage slope.
3. Enables design consistency with the ½" tab, ½" reveal, ½" tabs of the Vertical Top Cap.



These functions and features allow architects and designers to create horizontal reveal details without the danger of trapping water, where the architectural lines created with ½" tabs join, disconnect and rejoin with absolute harmony and symmetry.

.installation examples



Moisture Management
Technology

ez.shingle lap™

ez.shingle lap™ takes a giant leap forward over conventional aluminum reveal wall systems with its ability to shed water away from the building envelope and represents the attention to detail in Easytrim Reveal's engineering and design process. Once the Vertical Back Plate has been installed between horizontal trims, according to installation instructions, and the fiber cement panels have been fastened into place, the installation of the Top Cap can begin and ez.shingle lap™ produced. On the top edge of the panel the Top Cap is inserted under the tab of the z or h-Trim and the ez.lock™ is engaged with a rubber mallet creating a positive lap assemble for water to flow down and away from the wall. The Top Cap slides over the nailing flange of the z or h-Trim at the bottom of the panel coming to rest on the profile's 8 degree horizontal surface completing the ez.shingle lap™ feature of positive lap water management.



finish options

Easytrim Reveals are available with two finish options: anodized or primed for on-site paint application.

Oxide anodization produces the best long term finish and value for the dollar. Oxide anodization is an electrochemical conversion process that deposits a hard, weather resistant oxide film on the aluminum trim. This inert film is integral to the aluminum and is impervious to sunlight, UV rays and is guaranteed to never chip, flake, peel or fail. Anodized aluminum provides a truly ageless finish requiring minimal long term maintenance.

When architectural design requires, Easytrim Reveals can match the color of any vertical panel. Easytrim also provides a primed option. Primed finished Easytrim Reveals can be painted on site with a high quality exterior acrylic latex paint.



easytrim warranty

Easytrim Reveals provides an industry leading 15 year Limited Warranty.

When installed properly, anodized Easytrim Reveals are warranted to be free of manufacturing defects in workmanship and materials and will not split, crack, peel, blister, flake, buckle, rust nor be subject to abnormal weathering.

Easytrim Reveals will not warranty, nor be responsible for the repair or replacement of any resulting damage due to issues associated with on-site paint application. Potential damages include, but is not limited to, paint adhesion, cracking, peeling, flaking, fading, and paint failure. Ensure the paint manufacturer 's best practices are followed regarding the painting of primed finished aluminum to achieve best results.

Please visit
[EasytrimReveals Channel](#)
on YouTube
















Installation Best Practices Guide

www.easytrimreveals.com





1.877.973.8746

easytrim legend

panel

PROFILE	PART NUMBER	DESCRIPTION	CALLOUT
	EZ.1.PNL.A	Square Outside Corner	EZ.1
	EZ.2.PNL.A	Rounded Outside Corner	EZ.2
	EZ.3.PNL.A	Inside Corner	EZ.3
	EZ.4.PNL.A	z-Trim (Horizontal Trim)	EZ.4
	EZ.5.PNL.A	h-Trim (Horizontal Trim)	EZ.5
	EZ.6.PNL.A	Vertical Back Plate	EZ.6
	EZ.7.PNL.A	Panel to Panel Top Cap	EZ7
	EZ.8.PNL.A	General J-Trim	EZ.8
	EZ9.PNL.A	Soffit J-Trim	EZ.9
	EZ10.PNL.A	b-Trim	EZ.10
	EZ11.PNL.A	Panel to Plank Top Cap	EZ.11
	EZ.6-7.PNL.A	Vertical Back Plate / Panel to Panel Top Cap Assembly	EZ.6-7
	EZ.6-11.PNL.A	Vertical Back Plate / Panel to Plank Top Cap Assembly	EZ.6-11

lap

	EZ.1.LAP.A	LAP Square Outside Corner	EZ.1 LAP
	EZ.3.LAP.A	LAP Inside Corner	EZ.3 LAP
	EZ.8.LAP.A	LAP Genreal J-Trim	EZ.8 LAP
	EZ.7.LAP.A	LAP Plank to Plank Top Cap	EZ.7 LAP

colors available

CL	Clear
BL	Black
PR	Primed

part no. legend

EZ#	Profile Callout Number
PNL	5/16" Panel
LAP	3/4" Plank
A	Anodized
P	Painted



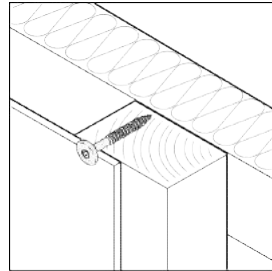


- Aesthetic fastening system for attaching cladding panels to timber battens, aluminum and steel framework.
- Low profile TORX® drive head can be colored to match any cladding panel.
- 304 Stainless Steel provides maximum resistance to corrosion.

Application

TW-S-D12 #10-12 Self-Tapping Cladding Panel to Wood

Material: 304 Austenitic
Stainless Steel



Drive:	TORX® T20W	
Head Dia:	12.5 mm - 11.5 mm	(.492 - .453")
Thread Major Dia:	4.9 mm - 4.7 mm	(.194 - .188")
Thread Minor Dia:	3.4 mm - 3.3 mm	(.134 - .129")
Nom. Tensile:	7100 N	(1596 lbs)
Nom. Shear:	5395 N	(1213 lbs)
Min. Torsional:	6.8 N-m	(60 lb-in)

Pull-out Strength - SYP Dimensional Lumber		
1/4":	2140 N	(481 lbs)

Pull-out Strength - Plywood		
3/4":	2571 N	(578 lbs)
5/8":	1948 N	(438 lbs)
1/2":	1547 N	(348 lbs)

Pull-out Strength - OSB (Oriented Strand Board)		
23/32":	1997 N	(449 lbs)
19/32":	1832 N	(412 lbs)
7/16":	1014 N	(228 lbs)

Selection

Description	Global Code
TW-S-D12	
10-12 x 1	TW-S-D12-4,8X25
10-12 x 1-1/8	TW-S-D12-4,8X30
10-12 x 1-1/2	TW-S-D12-4,8X38
10-12 x 1-3/4	TW-S-D12-4,8X44
10-12 x 2-3/8	TW-S-D12-4,8X60



Installation

Fastener length should provide for a minimum of 1" penetration into wood substrate.

Fastener length should provide for a minimum of 3/16" penetration of fully developed threads into metal substrate. Check with cladding panel manufacturer for specific installation guidelines.

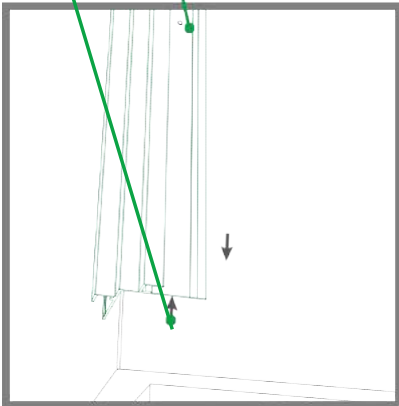
quick start – before you begin – installing easytrim reveals

VERY IMPORTANT

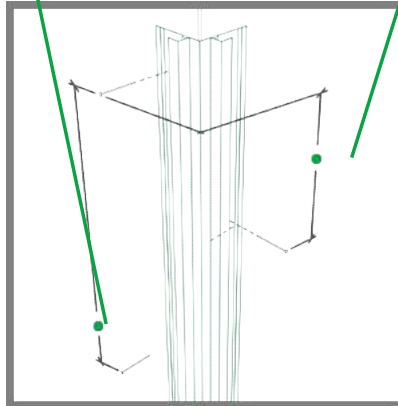
- ! Cutting Easytrim – Use standard miter / chop saw with all-purpose metal cutting blade
- ! Fastening Easytrim – Easytrim can be fastened to your wall sheathing or framing member with DOUBLE HOT DIPPED GALVANIZED SIDING NAILS fired directly through nailing flange **without pre-drilling.**
- ! Fastening Fiber Cement – It is recommended that Vertical Siding (panels) be fastened to the wall with STAINLESS STEEL TORX HEAD SCREWS or DOUBLE HOT DIPPED GALVANIZED SIDING NAILS. Any chosen alternative fastener MUST BE CORROSION RESISTANT. **Pre-drilling is highly recommended.**
- ! Penetration Flashing – Easytrim Reveals DO NOT replace standard penetrations flashings, wall flashings or through wall flashings required by your local building code.
- ! Paint Fiber Cement Cut Edges – All Fiber Cement cut edges MUST be painted or sealed to prevent water absorption and potential delamination.
- ! Pre-Drilled Holes –Pre-drilled fastener holes provide Vertical Siding (panels) the advantages of maximum panel strength, consistent fastener placement pattern and superior aesthetics.
- ! Rigid Foam – Easytrim cannot be applied directly to rigid foam. Rigid foam must be strapped prior to Easytrim Reveals installation.
- ! NEVER install General J-Trim, Soffit J-Trim, Vertical Back Plates, Corner Trims or Top Caps horizontally because they will collect water.
- ! NO NOT fasten trims together where nailing flanges overlap when terminating Horizontal Trims into Corner Trim or General J-Trim.
- ! DO NOT overlap and fasten Vertical Back Plate to the wall through nailing flange of a Horizontal Trim; leave a ¼” gap bridging juncture with “peel & stick” membrane, or building paper flashing to shed water away from building envelope.
- ! DO NOT run Vertical Back Plate from top of the wall to the bottom of the wall uninterrupted. Horizontal Trims wrap the building in continuous manner with Vertical Back Plates and Top Caps inserted in between the Horizontal trims.

step one

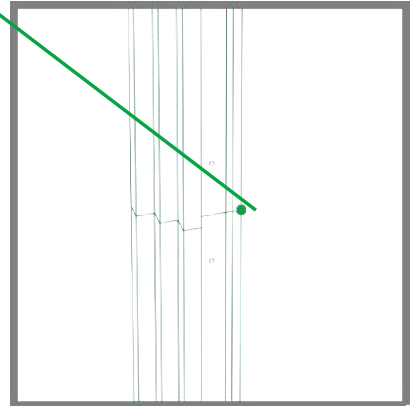
1. Fit piece and tack with one fastener. After piece is aligned, tack with second fastener. Refer to construction plans for set height of building cladding.



2. Once piece is aligned and tacked, fasten every 12" inches while alternating flanges for each fastener. Fasteners on the same flange should be 24" inches apart.



3. After first piece is installed, fit the second piece - repeat #1. & 2. Ensure that the butt joint is flush before fully securing piece. *Repeat process for other corners on building as required.



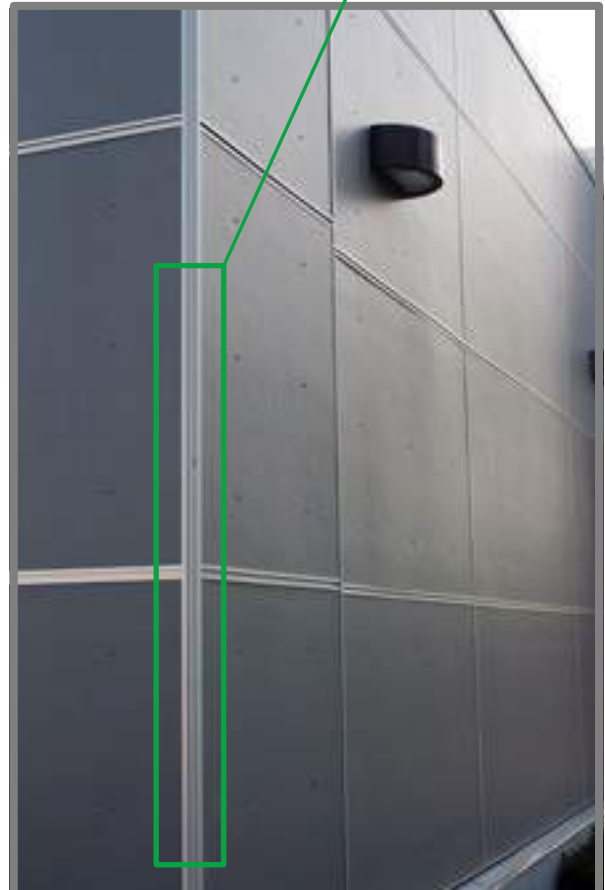
Before installing; verify that the building is plumb and square (make adjustments accordingly), read construction drawings to ensure correct layout and placement and ensure that building wrap/rain screen (where applicable) is in place.

An outside corner is the best place to start installing Easytrim. Choose one that makes the most sense for your project.

Easytrim Reveals offers two pre-built corner options: the Square Outside Corner and the Rounded Outside Corner.

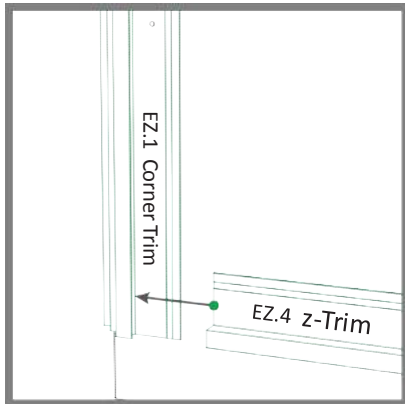
The rest of the workflow will reference from the corner pieces - correct alignment is critical. If more than one length is used; carefully align butt joints for smooth transition from piece to piece.

1.2.3.

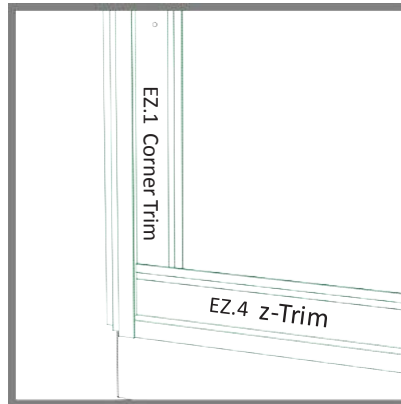


step two

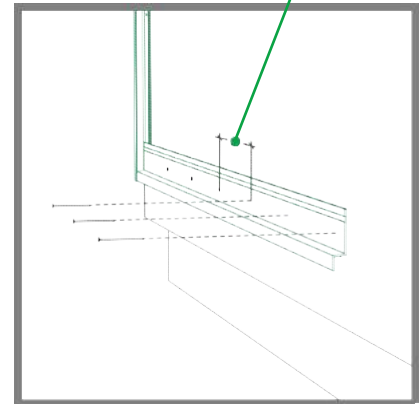
1. Slide the first z-Trim piece in until it hits the **ez.bump™** on the inside of the vertical corner piece (cut to length beforehand if required).



2. Do **not tack** where the two flanges **overlap**. Level piece and make second tack.

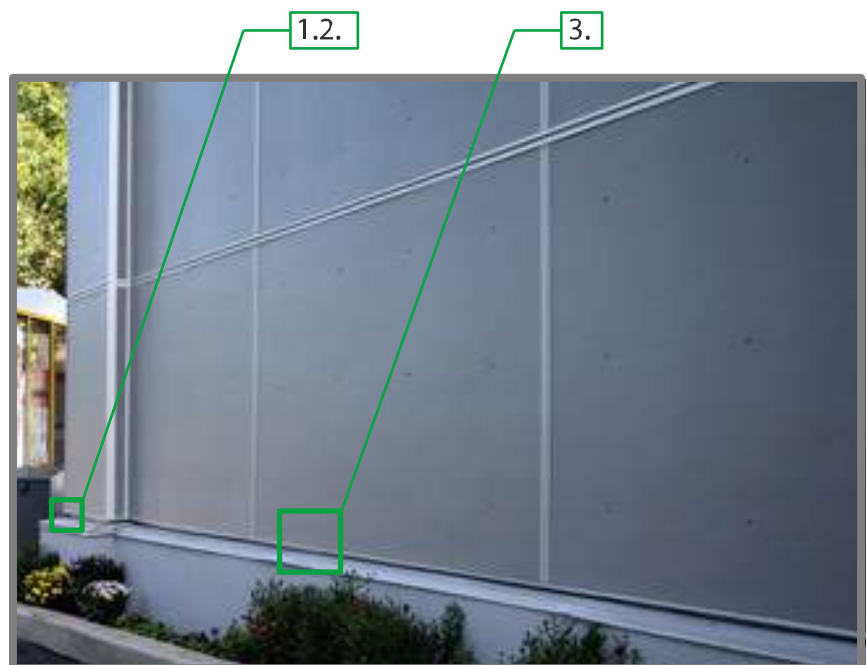


3. Ensure z-Trim is level and fasten every **16" inches** in wood sheathing or every 16" to 24" inches into studs.



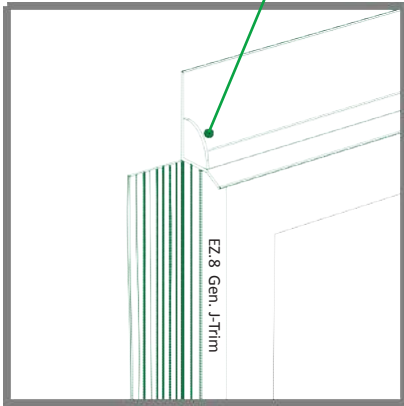
The z-Trim is the second piece to be installed – after the first corner has been finished. The z-Trim in this instance will serve as the base trim for the wall. It features the **ez.plane™** 8 degree positive drainage slope to drain water away from the fiber cement panels and the building.

The z-Trim will be used as a reference for the horizontal pieces above and proper alignment is critical. If more than one length is used, carefully align butt joints for smooth transition from piece to piece and shim as necessary before panels are installed.

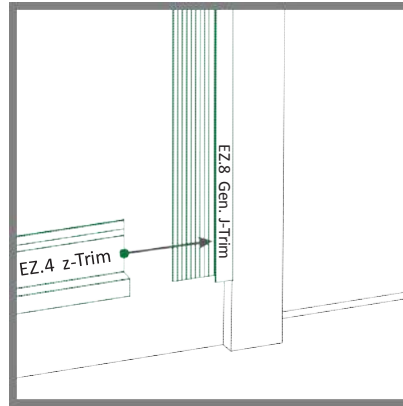


step three

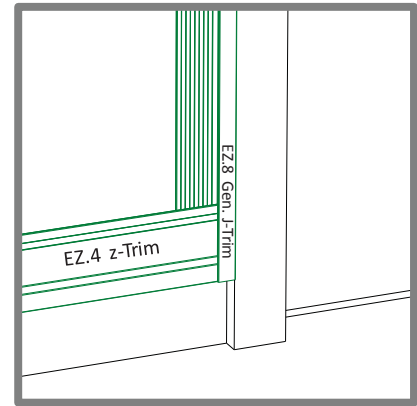
1. Install the General J-Trim along the sides of the door frame. Extend the drip flashing pasted the window to **cap** the General J-Trim.



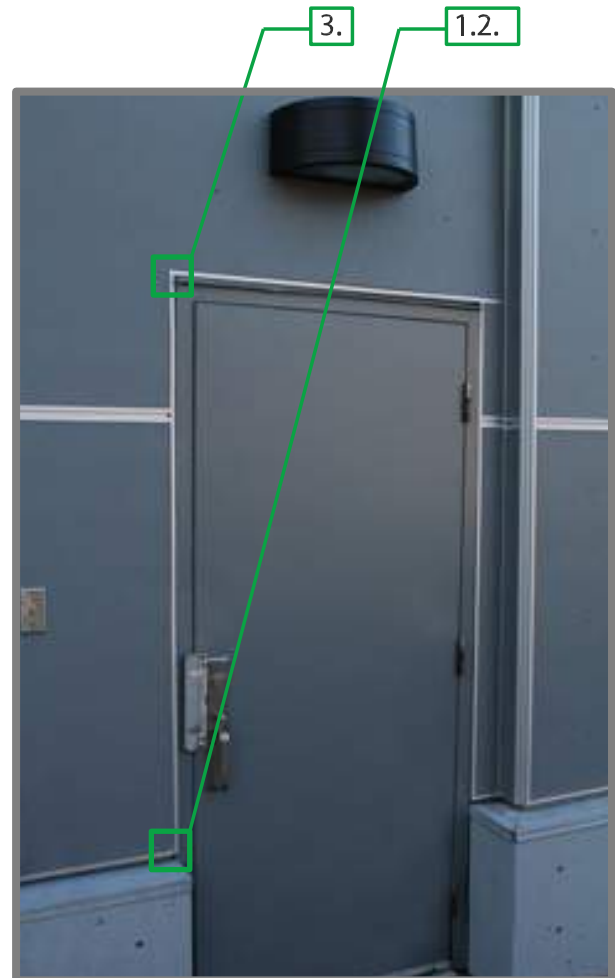
2. After the General J-Trim is installed slide in the z-Trim.



3. Ensure that pieces are flush on the bottom. Do **not tack** where the two flanges overlap. Level piece and make second tack.

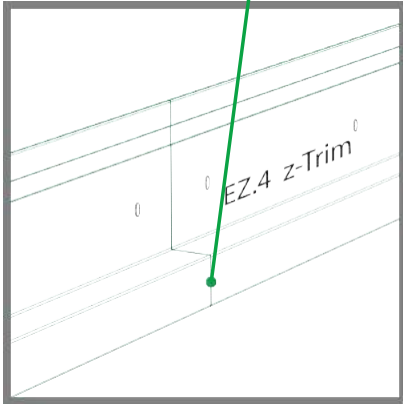


The General J-Trim is used for vertical applications around windows, doors and other wall penetrations in conjunction with the z-Trim or h-Trim.

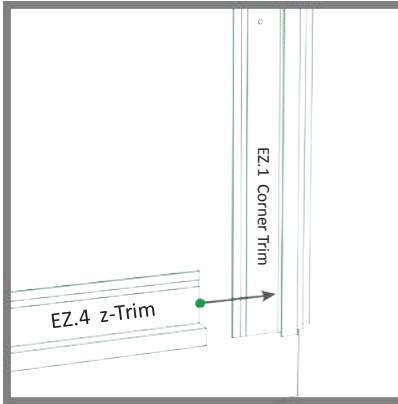


step four

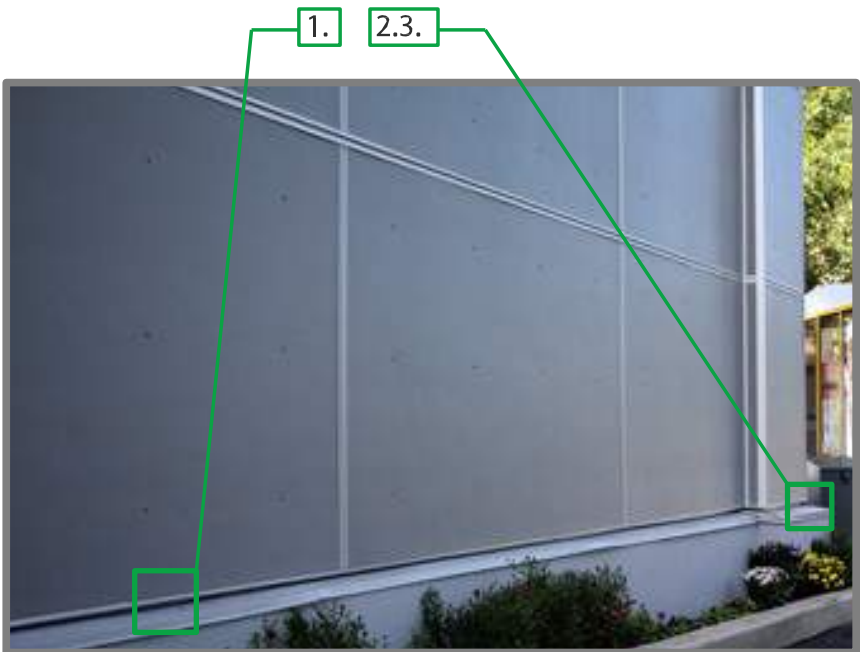
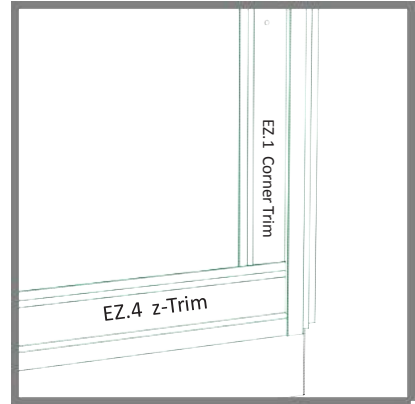
1. Continue with z-Trim after vertical interruptions; doors, windows, etc. Ensure that the butt joint is flush before fully securing piece.



2. Slide the last z-Trim piece into corner until it hits the ez.bump™ (cut to length beforehand).

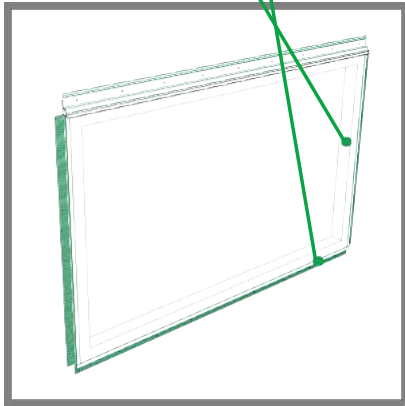


3. Do not tack where the flanges overlap. Level piece and make second tack.

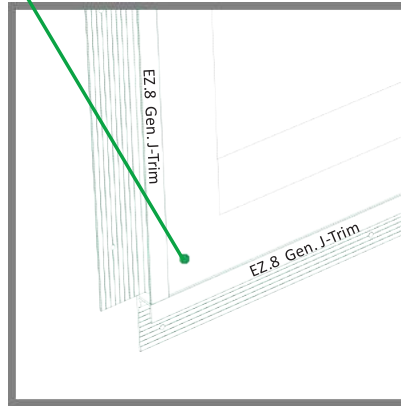


step five

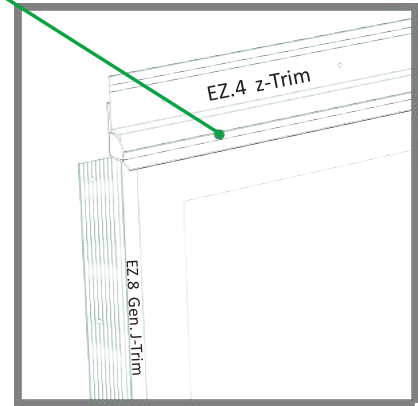
1. Run General J-Trim along **side(s)** and **bottom** of the window.



2. **Butt** the General J-Trim that runs along the sides of the window to rest on top of the bottom General J-Trim that extends 1/2" inch beyond the window frame on each side.

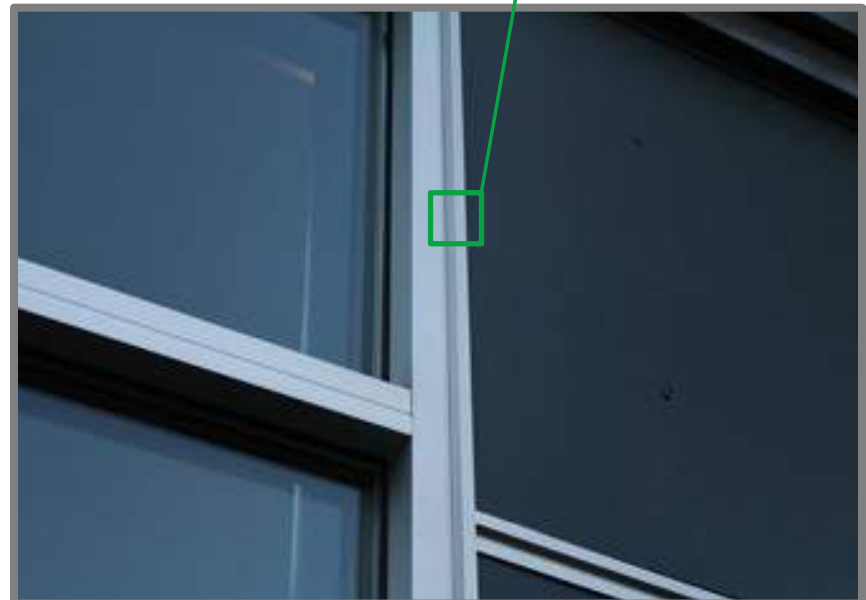


3. Run the General J-Trim **flush** with the top of the window frame. Run the appropriate window flashing over the window and the General J-Trim on each side.



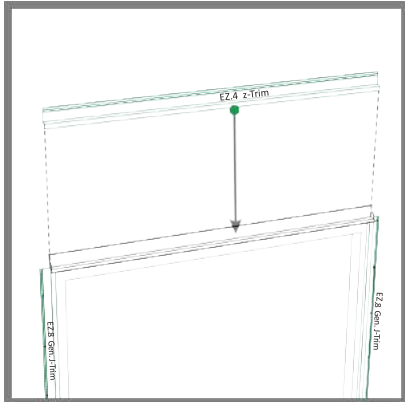
The General J-Trim is also used along the sides of windows, the same method is used for doors (step four).

For instances, where windows do not reach to the base of the building; the General J-Trim will also be used along the bottom of the window.

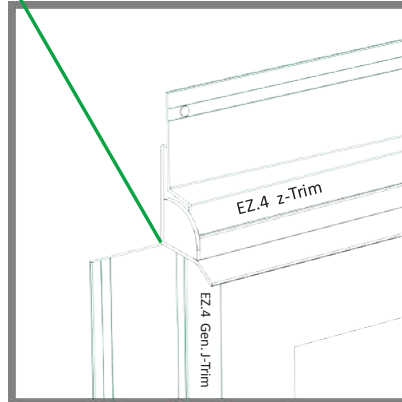


step six

1. Measure from outside of the General J-Trim tabs, then cut accordingly to cap off above windows and doors.



2. Run the General J-Trim flush with the top of the window frame. Run the appropriate window flashing over the window and the General J-Trim on each side.



3. *Note: It is necessary to notch the panel that runs alongside doors / windows. (step ten, step fifteen)



The z-Trim is also used to cap the flashing over doors and windows.

When installing panels: ensure the panel notch cut is large enough for proper fitment.

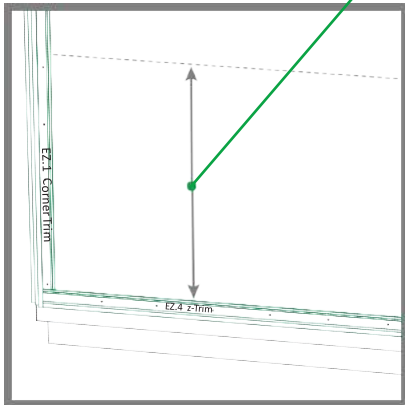
2.3.

1.

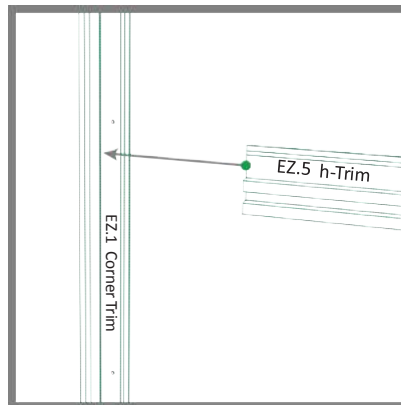


step seven

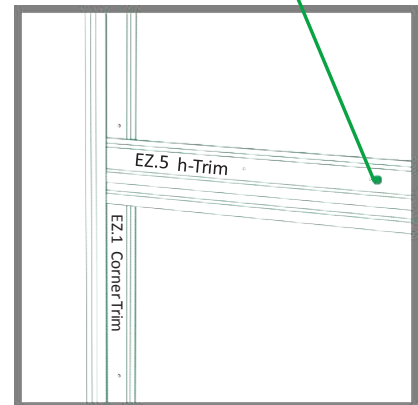
1. Measure up from base z-Trim the **specified distance** (according to construction drawings). Lay out a chalk line or similar as a guide. At this time it is convenient to lay out the vertical chalk lines.



2. Slide h-Trim inside the Corner Trim until it hits the **ez.bump™**.



3. Align to chalk line and do **not tack** where the two flanges **overlap**. Once leveled, **fasten** every 16" inches into sheathing or every 16" to 24" inches into wall studs.



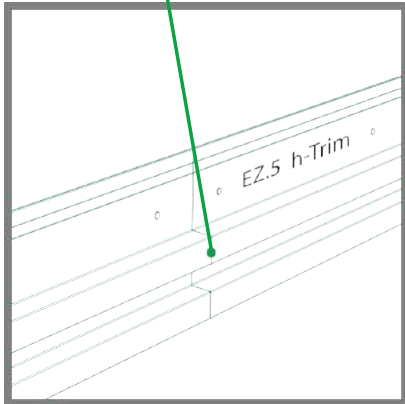
The h-Trim is used to run horizontally between the Corner Trims and / or the General J-Trim pieces.

2.3.

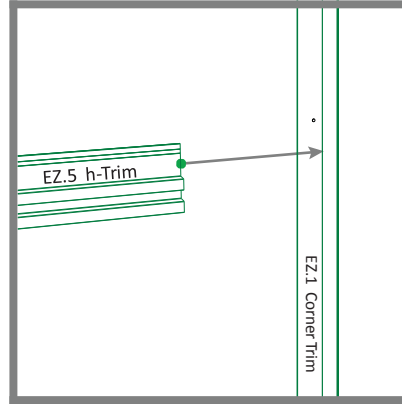


step eight

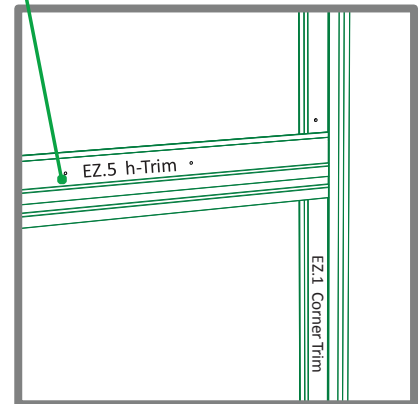
1. Continue with h-Trim after interruptions – doors, windows, etc. Ensure that the **butt joint** is flush before securing piece.



2. Slide h-Trim inside the Corner Trim until it hits the **ez.bump™** (or General J-Trim if horizontal piece is terminating at a window or door).



3. Align to chalk line and do **not tack** where the two flanges **overlap**. Once leveled, **fasten** every 16" inches into sheathing or every 16" to 24" inches into wall studs.



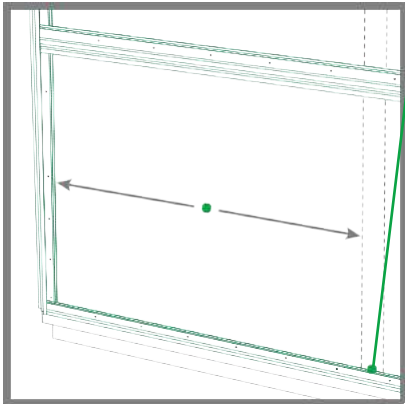
2.3.



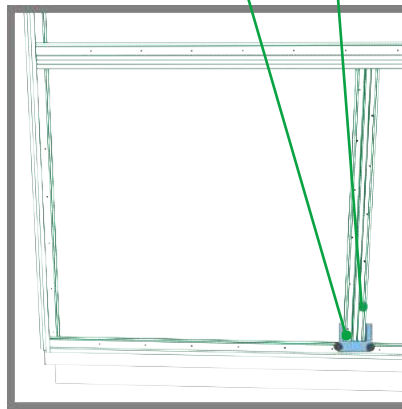
While running across the building, the h-Trim may start and stop a number of times at various doors and windows. At these intersections it will nest within the General J-Trim in the exact same manner it nests within the Corner Trim.

step nine

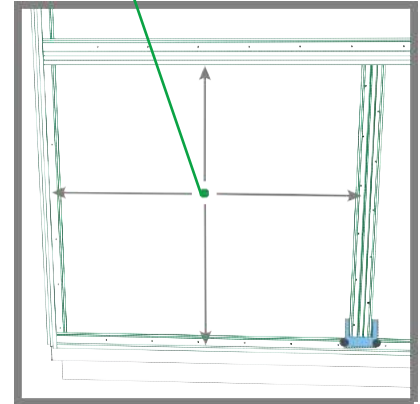
1. Refer to construction plans for spacing of the vertical trim. The Vertical Back Plate is mounted in between horizontal trims. Measure and make a double chalk line for reference, add/subtract $\frac{3}{4}$ " as the chalk line will reference from the edges and not the center. Allow a small gap - $\frac{1}{2}$ " inch to $\frac{3}{4}$ " inch- between Vertical Back Plate and nailing flange.



2. Align Vertical Back Plate, then **flash** the seam between Vertical Back Plate and the z-Trim **nailing** flange to shingle water away from building.



3. Repeat #1. & 2. for all subsequent Vertical Back Plates. Once the grid pattern has been laid out, **measure** each space for panel sizing.

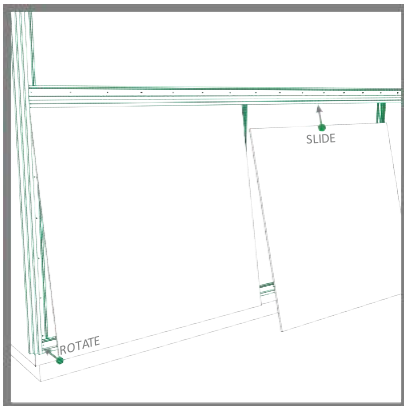


Easytrim Reveals' vertical two-tab profile design has been engineered as a two piece assembly: the Vertical Back Plate and a Top Cap. Easytrim Reveals' **ez.lock™** technology joins the two profiles together after the fiber cement panels have been installed, producing one, seamless finish. The Vertical Back Plate is always installed first. Make sure to follow construction drawings for required layout of vertical profiles.

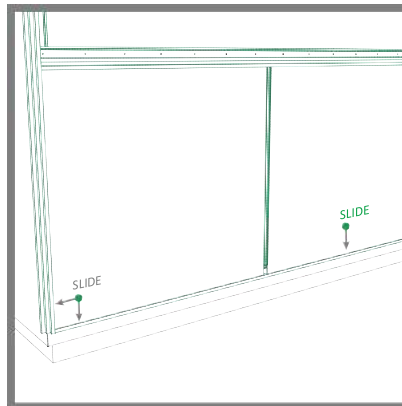


step ten

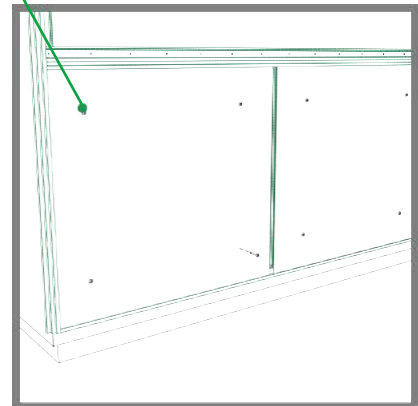
1. After panels have been cut to correct size, **slide** panel under the tab of the h-Trim, then **rotate** panel towards wall.



2. Once panels are flush to wall, **slide** panels down to rest on the lower z-Trim. If the panel is at an end, **slide** sideways so panel rests on top of the **ez.bump™**.



3. **Fasten** panel once it has been properly aligned. **DO NOT fasten panel through nailing flanges or closer than 6" from panel edge.** Refer to construction drawings for fastener type and layout.



1.2.3.

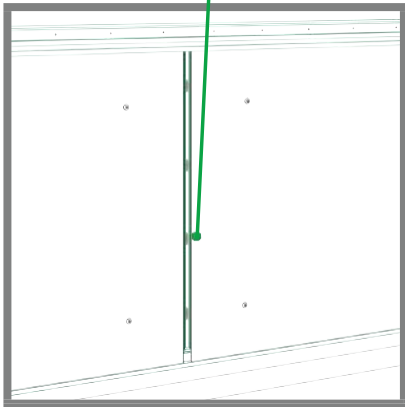


The Easytrim Reveals system has been designed to work best with fiber cement. Use care ~~handling~~ handling pre-finished material in order to maintain mar-free finish. Ensure that measurements are correct before cutting panel to size.

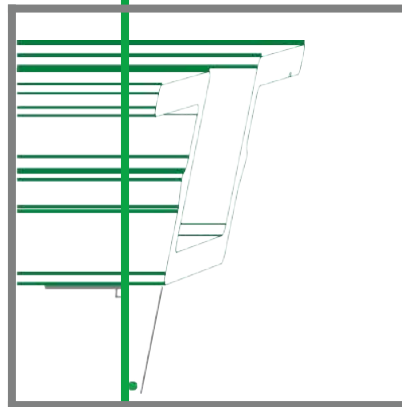


step eleven

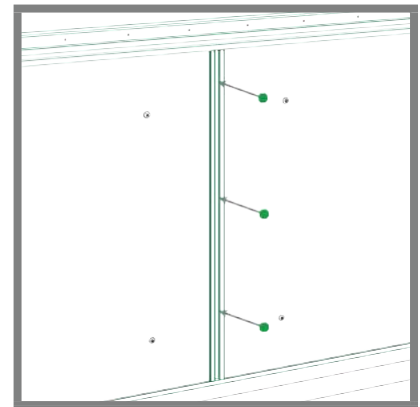
1. Measure distance from the bottom tab of the h-Trim to the ledge of the z-Trim and cut the Top Cap accordingly. Apply small dabs of **caulk** every 12" inches inside the channel of the Vertical Back Plate.



2. Cut the Top Cap according to length. The bottom cut requires an **8 degree** angle cut to match the slope of z-Trim if the will rest upon.



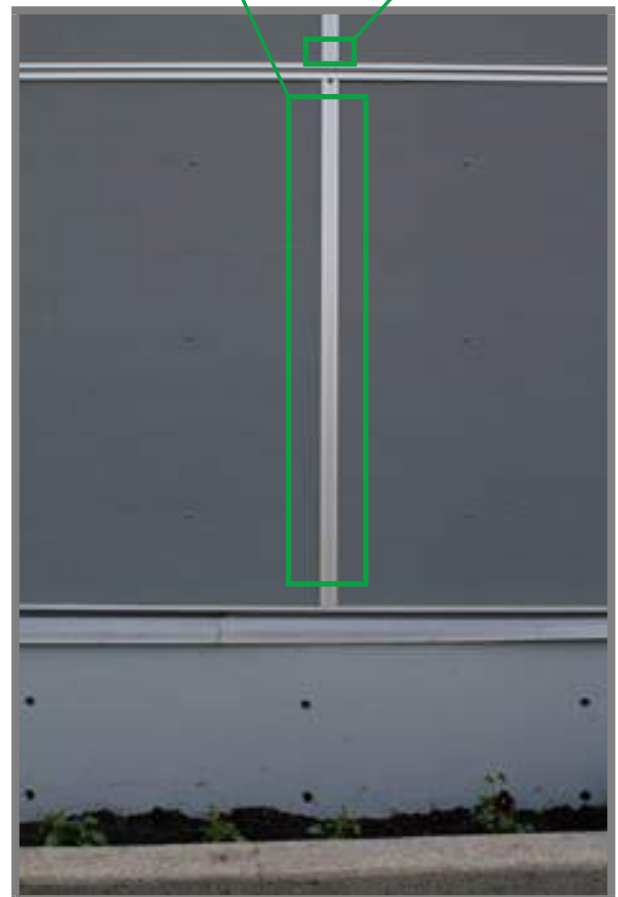
3. Engage **ez.lock™** and the vertical assembly with a **rubber mallet or a scrap block** of wood and hammer by tapping the Top Cap into the Vertical Back Plate.



1.3.

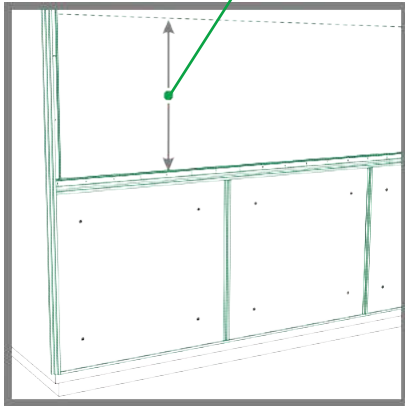
2.

The Top Cap shingles with the h-Trim by tucking underneath the lower tab at the top. The bottom of the Top Cap sits on top of the z-Trim. This seamless inter-connection of profiles delivers essential water management and no dangerous sharp edges.

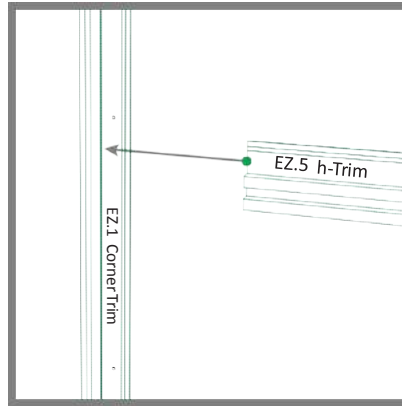


step twelve

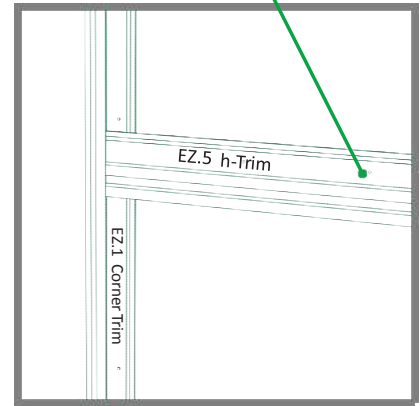
1. Once the base section is installed, begin on the section above. **Measure** up from the h-Trim and make a chalk line or similar as guide.



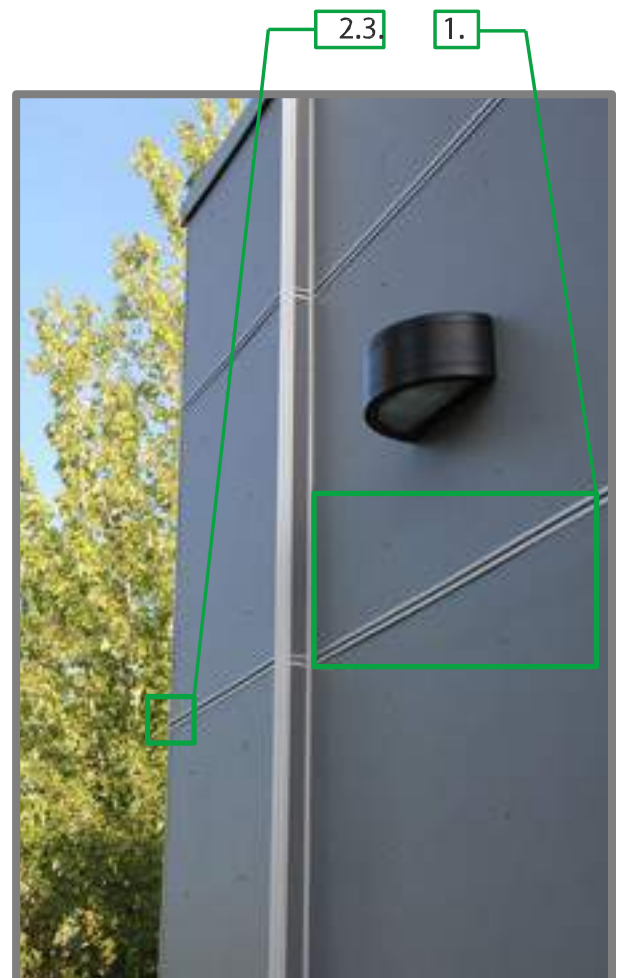
2. **Slide** h-Trim inside Corner Trim until it touches the **ez.bump™**.



3. Align to chalk line and do **not tack** where the two flanges **overlap**. Once leveled, **fasten** every 16" inches into sheathing or every 16" to 24" inches into wall studs.

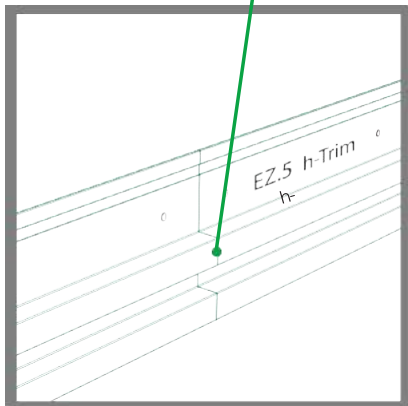


The layout for the second section (and all subsequent ones) will follow the same layout as the first section.

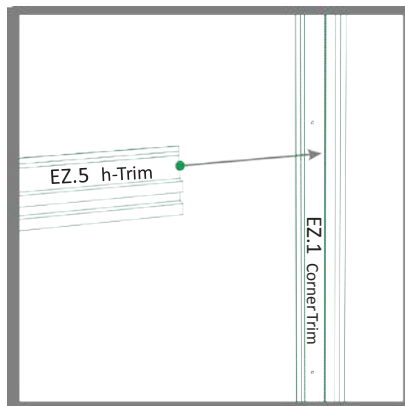


step thirteen

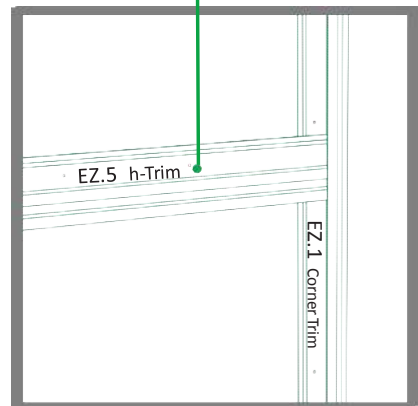
1. Continue with z-Trim after vertical interruptions – doors, windows, etc. Ensure that the **butt joint** is flush before fully securing piece.



2. **Slide** h-Trim inside the Corner Trim, or General J-Trim if piece is terminating at a window or door, until it touches the **ez.bump™**.



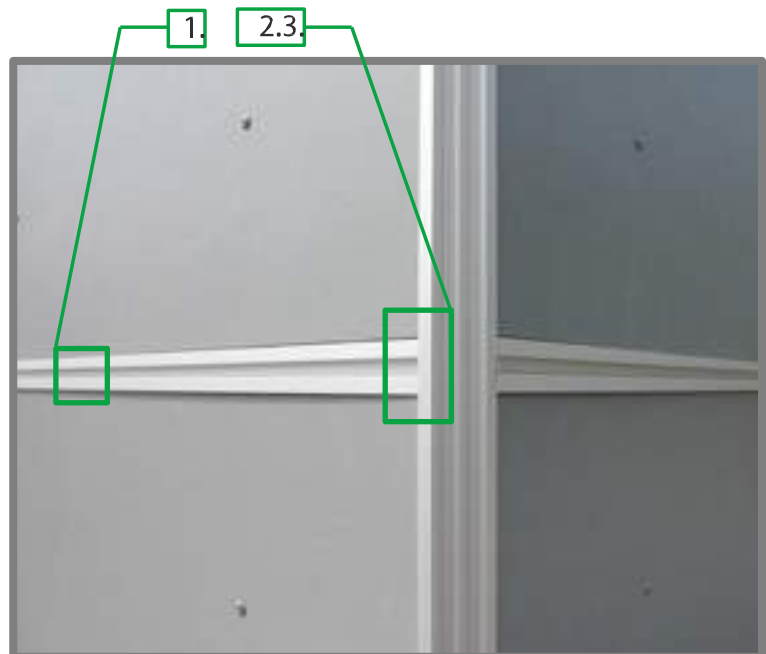
3. Align to chalk line and do **not tack** where the two flanges **overlap**. Once leveled, **fasten** every 16" inches into sheathing or every 16" to 24" inches into wall studs.



The second h-Trim will install the same as the first one while running across the building, as will all subsequent ones.

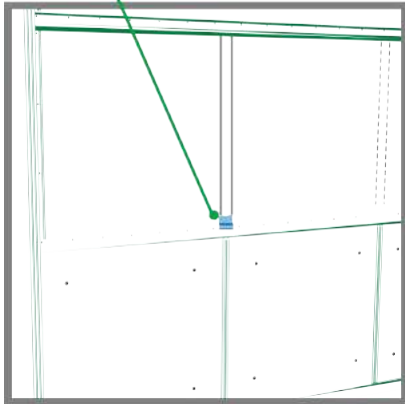
The h-Trim may start and stop a number of times at various doors and windows.

At these intersections, the h-Trim will nest inside and against the General J-Trim's **ez.bump™** the same way it does with the Corner Trim.

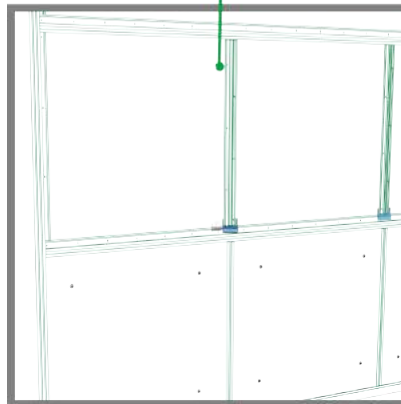


step fourteen

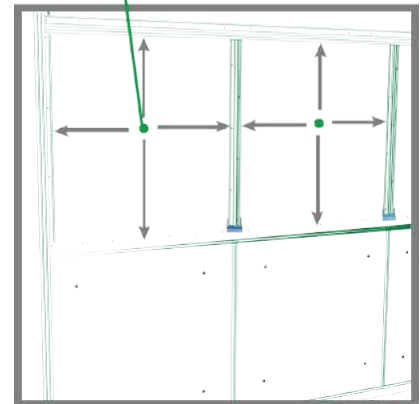
1. There should still be a reference chalk line for the Vertical Back Plates from the previous section. **Tape** the seam in the $\frac{1}{2}$ " to $\frac{3}{4}$ " gap between Vertical Back Plate and h-Trim flange.



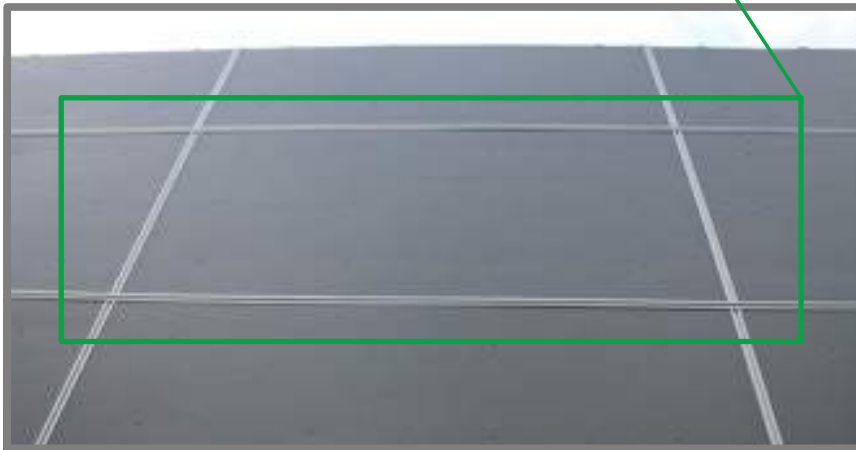
2. Align Vertical Back Plate and **fasten** every 12" inches, **alternating** flanges.



3. Repeat #1. & 2. for all subsequent Vertical Back Plates. Once the second section has been laid out, **measure** each space for panel sizing.



1.2.3.



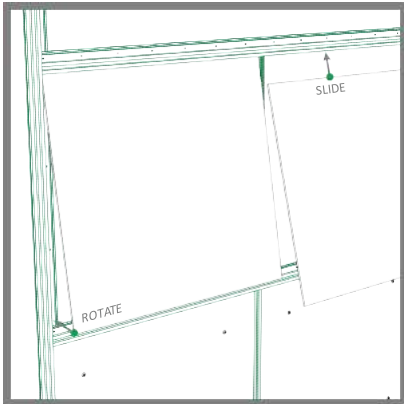
Easytrim Reveals' vertical two-tab profile design has been engineered as a two piece assembly: the Vertical Back Plate and a Top Cap. Easytrim Reveals' **ez.lock™** technology join the two profile together after the flange seam have been installed, producing one, seamless finish.

The Vertical Back Plate is always installed first. Make sure to follow construction drawings for required layout of vertical profiles.

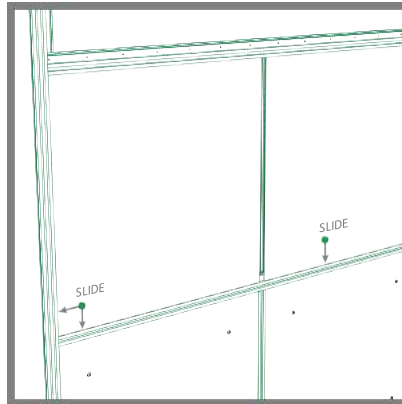


step fifteen

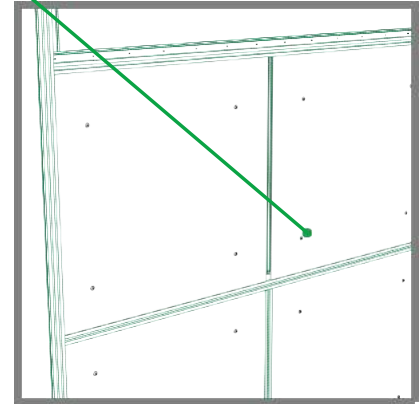
1. After panels have been cut to correct size, **slide** panel under the tab of the h-Trim, then **rotate** panel towards wall.



2. Once panels are flush to wall, **slide** panels down to rest on the lower z-Trim. If the panel is at an end, **slide** sideways so panel rests on top of the ez.bump™.

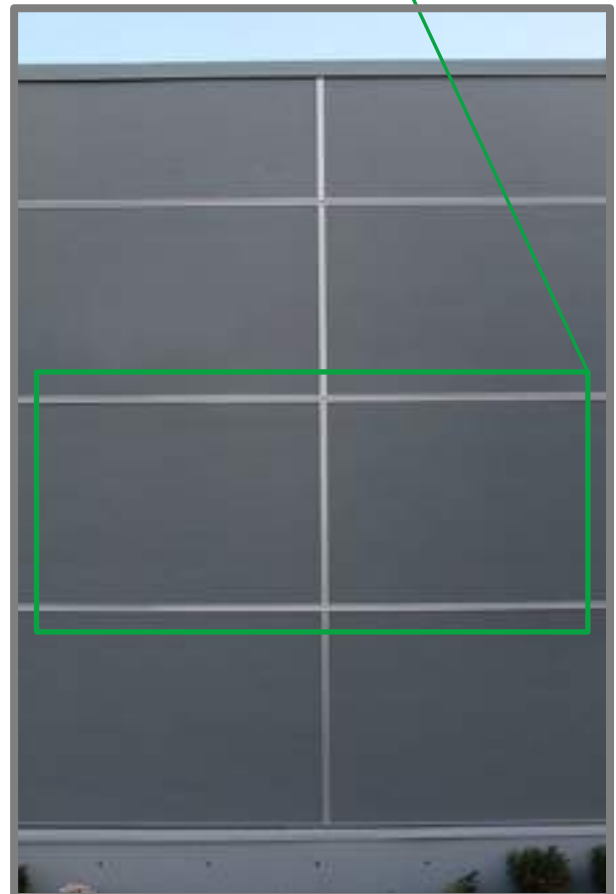


3. **Fasten** panel once it has been properly aligned. **DO NOT fasten panel through nailing flanges or closer than 6" from panel edge.** Refer to construction drawings for fastener type and layout.



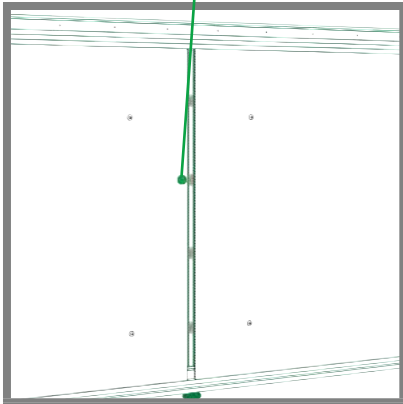
The Easytrim Reveals system has been designed to work best with fiber cement. Use care when handling pre-finished material in order to maintain mar-free finish.

1.2.3.

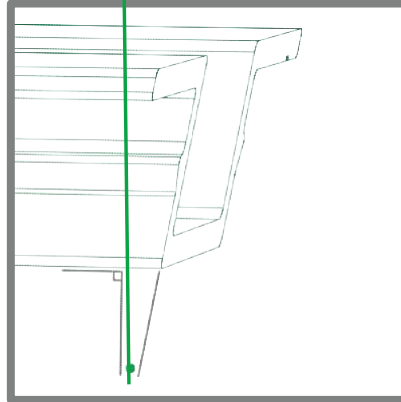


step sixteen

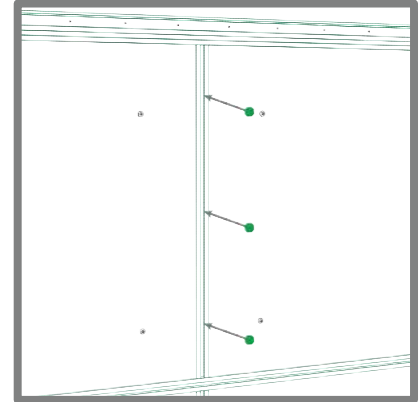
1. Measure distance from the bottom tab of the h-Trim to the ledge of the z-Trim and cut the Top Cap accordingly. Apply small dabs of caulk every 8" to 12" inches inside the channel of the Vertical Back Plate.



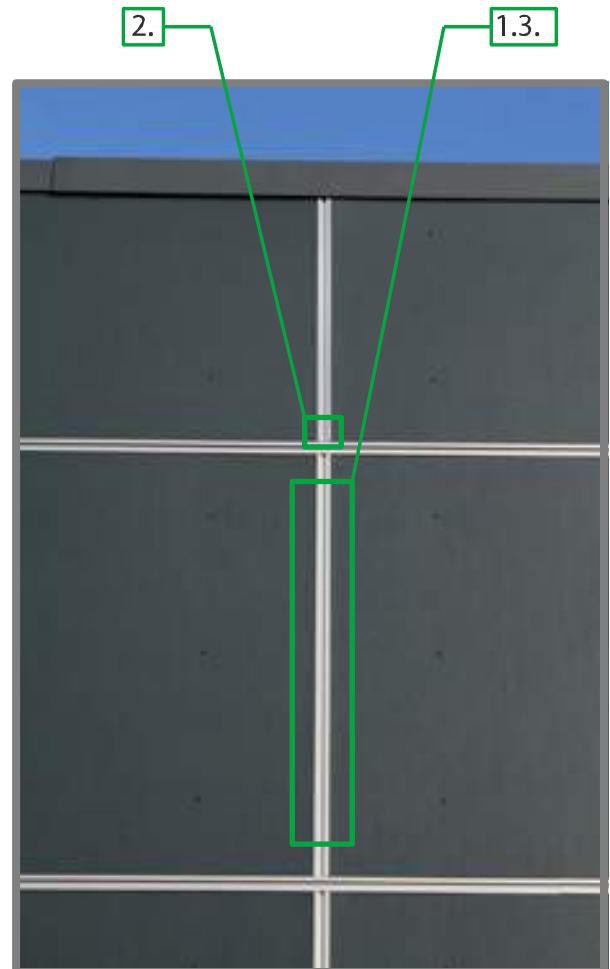
2. Cut the Top Cap according to length. The bottom cut requires an 8 degree angle cut to match the slope of the z-Trim it will rest upon.



3. Engage ez.lock™ and the vertical assembly with a rubber mallet or a scrap block of wood and hammer by tapping the Top Cap into the Vertical Back Plate.



The Top Cap is the last trim piece to be installed to the section. After caulk has been applied to Vertical Back Plate channel and Top Cap is tapped into place, the panel will be locked in.



special cases



The Easytrim Reveals system has been designed with the installer in mind. The Easytrim Reveals system is as flexible as it is easy, so there are a number of ready-to-go solutions for special cases. The next few pages will outline these components.

The **b-Trim** is used when the Easytrim Reveals system will be terminating at a place high enough on the building facade that the underside of the trim will be visible. In this situation a b-Trim will be favored in place of the z-Trim as the delineating piece.



The Soffit J-Trim is used when the Easytrim Reveal is butting up to a soffit, instead of being covered by the parapet flashing.

The previous guide exclusively featured the Square Outside Corner Trim. This of course can be substituted with the **Rounded Outside Corner** as design and requirements dictate.

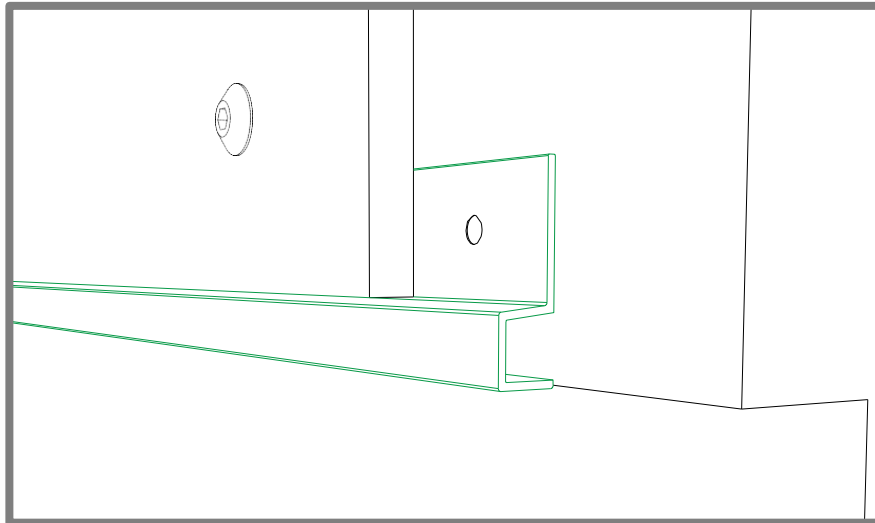


In cases where the building requires an inside corner, use the Inside Corner and use the same installation instructions as the Square Outside Corner featured in the installation guide.

The Panel to Plank Top Cap can be used in place of the Panel to Panel Top Cap where the siding transitions from fiber cement panel siding to plank siding.



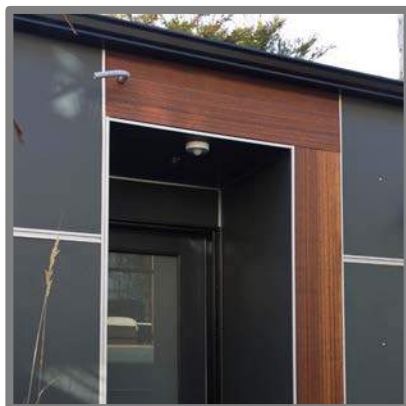
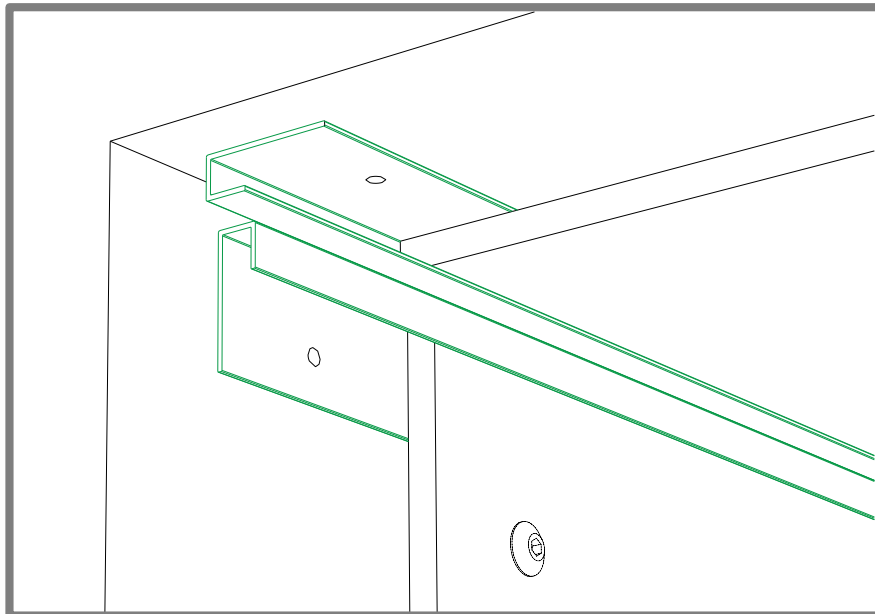
b-Trim (EZ.10)



The b-Trim is used when the system will be terminating at a place high enough on the building facade that the underside of the trim will be visible. In this situation, a b-Trim will be favored in place of the z-Trim as the horizontal delineating piece, or when the facade transitions material to stone, brick, stucco, etc.

soffit J-trim

Soffit J-Trim (EZ.9)



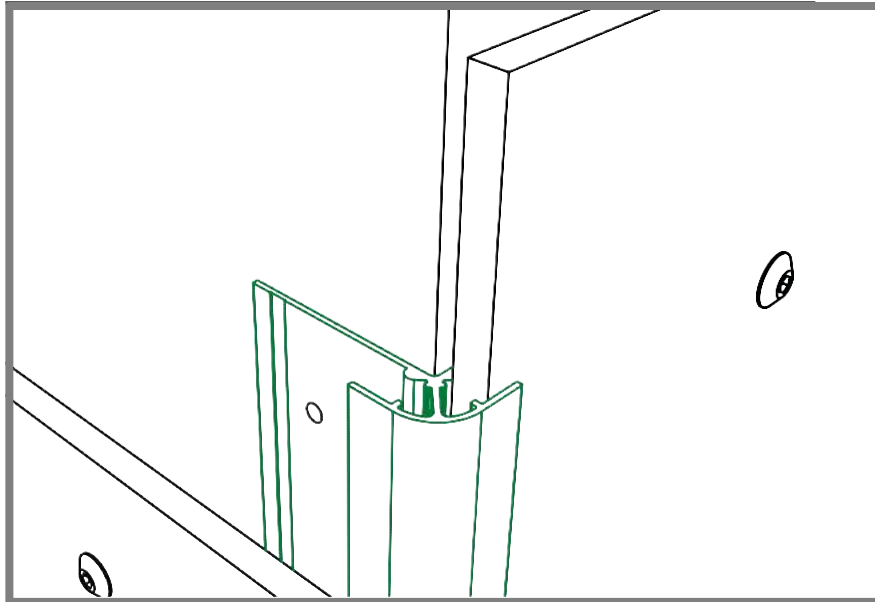
The Soffit J-Trim is used when the system is butting up to a soffit instead of being covered by the parapet flashing.

The Soffit J-Trim can also be used for the soffit itself when and where it is required.



rounded outside corner

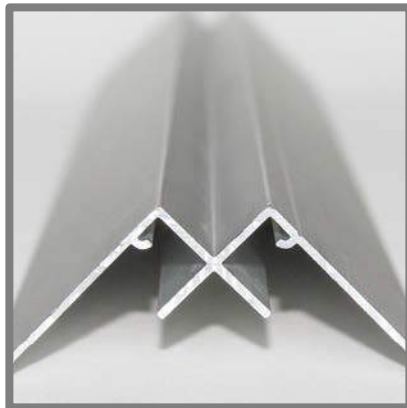
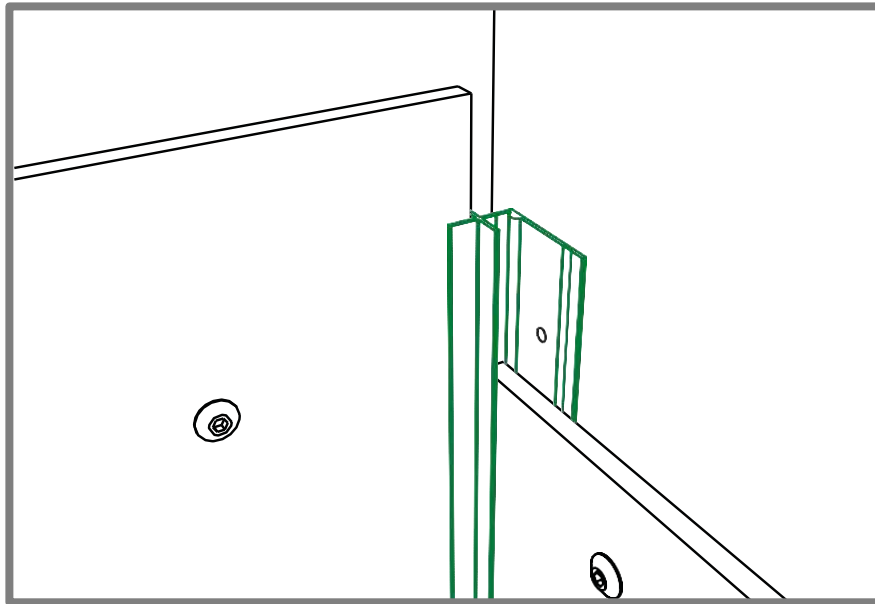
Rounded Outside Corner (EZ.2)



The previous guide exclusively featured the Square Outside Corner Trim. This of course can be substituted with the Rounded Outside Corner as design and requirements dictate, especially for columns, pillars and high-traffic areas. The exact same practices are used for installation.

inside corner

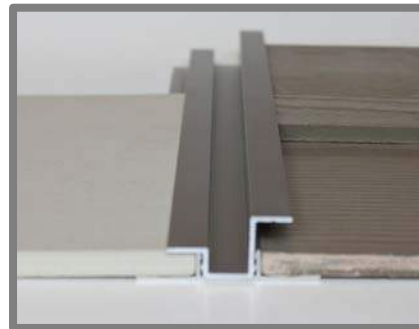
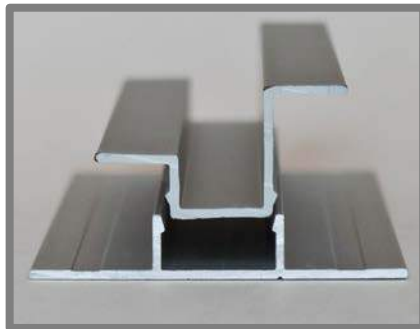
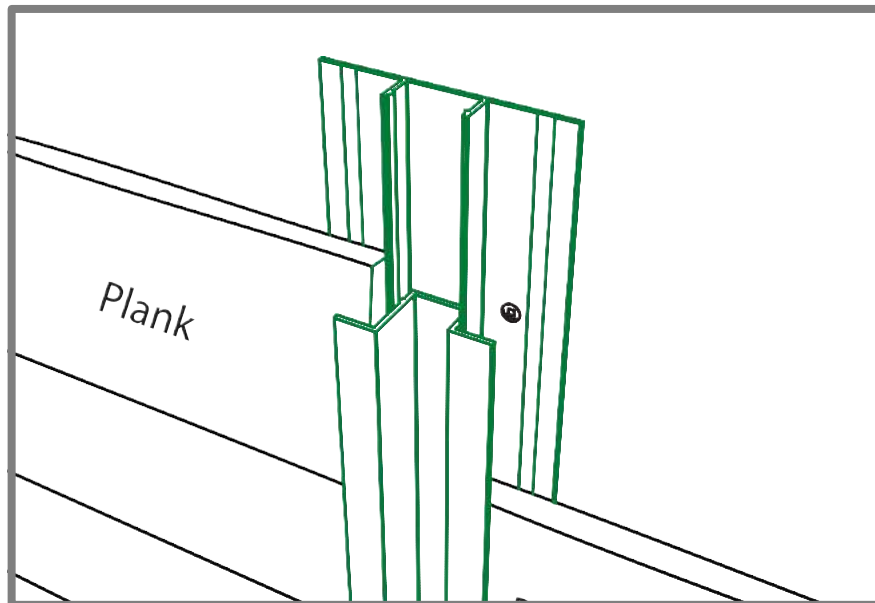
Inside Corner (EZ.3)



In cases where the building requires an inside corner, use the Inside Corner and use the same installation instructions as the Square Outside Corner featured in the installation guide.

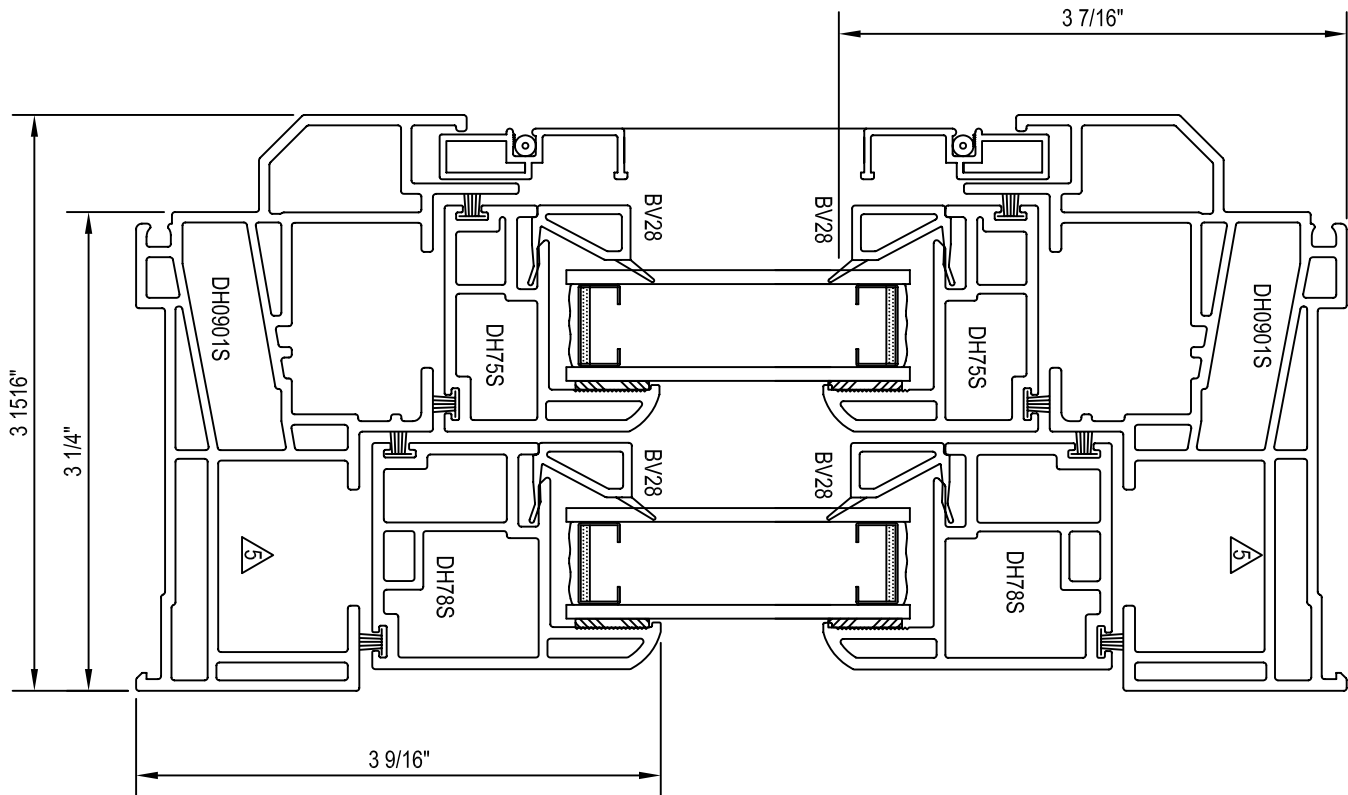
panel to plank top cap

The Panel to Plank Top Cap (EZ.11)



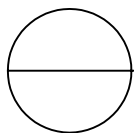
The Panel to Plank Top Cap can be used in place of the Panel to Panel Top Cap where the siding transitions from fiber cement panel siding to plank siding.

ATTACHMENT L: ADDITIONAL WINDOW DETAILS



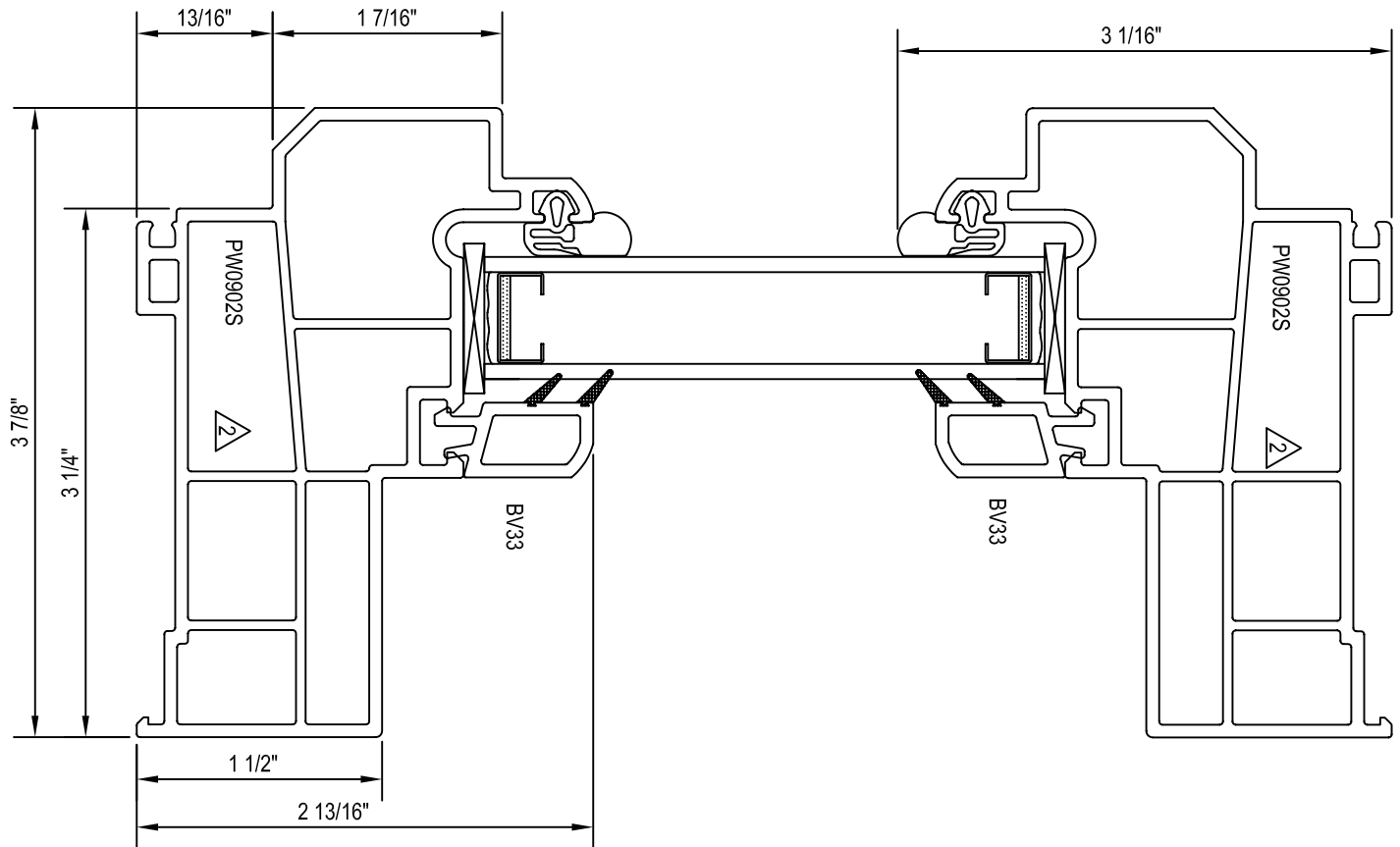
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 772-027



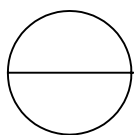
REFLECTIONS 5500-DOUBLE HUNG WINDOW

BLOCK, HORIZONTAL ASSEMBLY



NOTES:

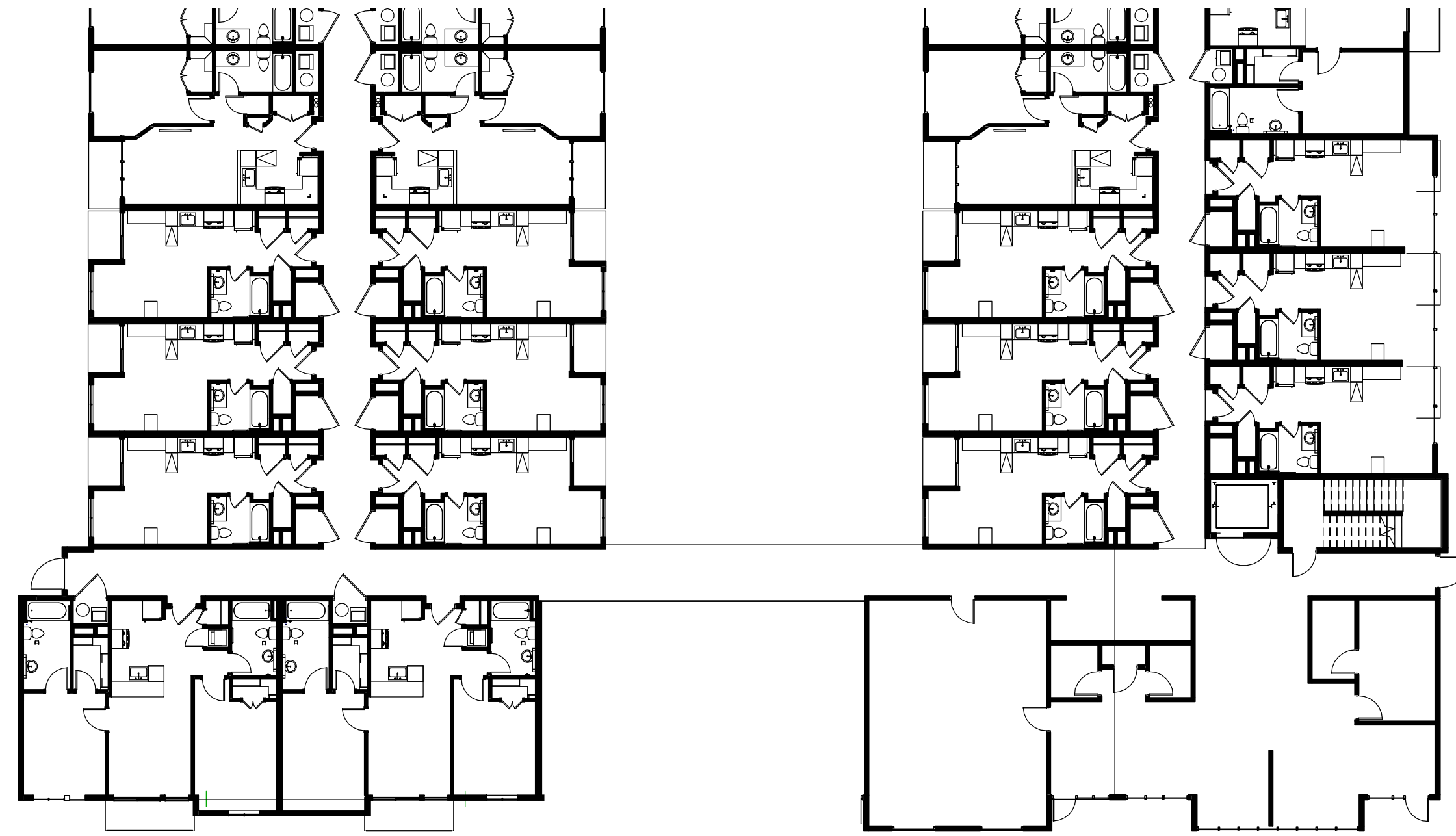
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 772-043



REFLECTIONS 5500-PICTURE WINDOW

BLOCK, VERTICAL AND HORIZONTAL ASSEMBLY

ATTACHMENT M: BALCONY STUDY



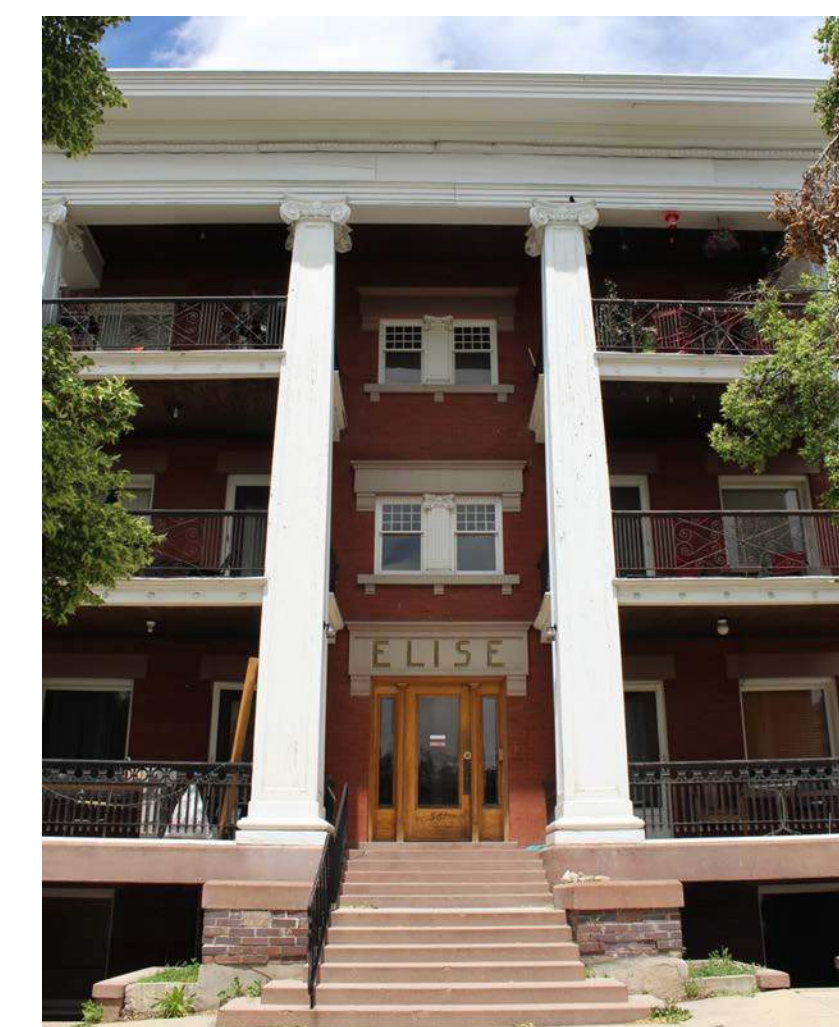
LEVEL 01 - OPENING BY COURTYARD
1/16" = 1'-0"



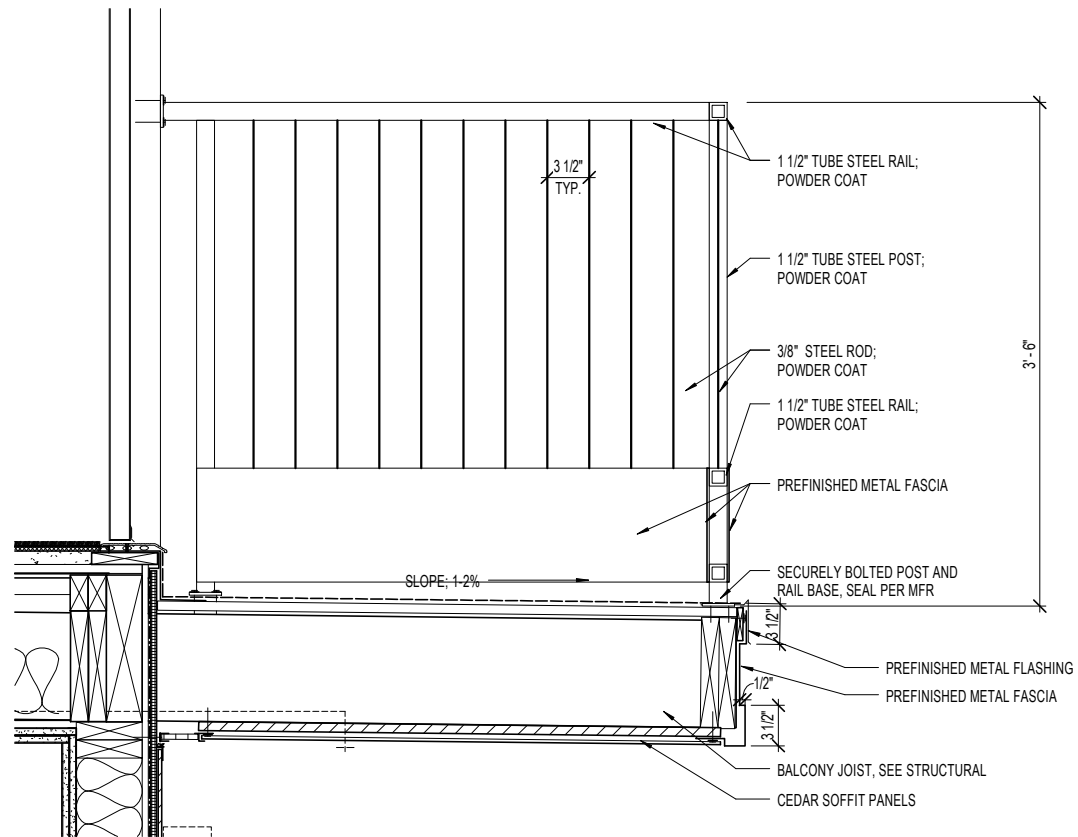
Exploration of removing some units from the lower level of the facade to create an opening into courtyard. Pros included a possible exterior extension of the cafe space, and some limited view into the courtyard. Cons included losing units, possible security issues into building, separation of the amenity space from the first level units, and changes in grade from the sidewalk to building pad provide site line problems into courtyard. Adding glazing to maintain connection further separates courtyard. Weighing pros and cons, we have kept the units in place, and not created an opening in the building.



Balcony depth was evaluated from many angles, from other properties that the owner manages, to neighboring properties. Balconies of all sizes and shapes were used for a variety of things: some very limited balconies proved to be very active, with small groups sitting and enjoying the view. Many balconies of all sizes appeared to be used for storage of bicycles. From the experience of the owner, management has a large role in setting and enforcing guidelines for appropriate furnishings for balconies, which in turn leads to the activities that happen on the balconies.



ATTACHMENT N: ADDITIONAL BALCONY DETAILS



BALCONY DETAIL
LIBERTY SQUARE - JUNE 2016
 LANDMARK COMMISSION SUBMISSION



ARCH|NEXUS

ATTACHMENT O: MATERIAL BOARD IMAGE



LIBERTY SQUARE

Exterior Finishes



ATTACHMENT P: ENSIGN FLORAL ALTERATIONS



EXISTING WEST FACADE



EXISTING NORTH FACADE

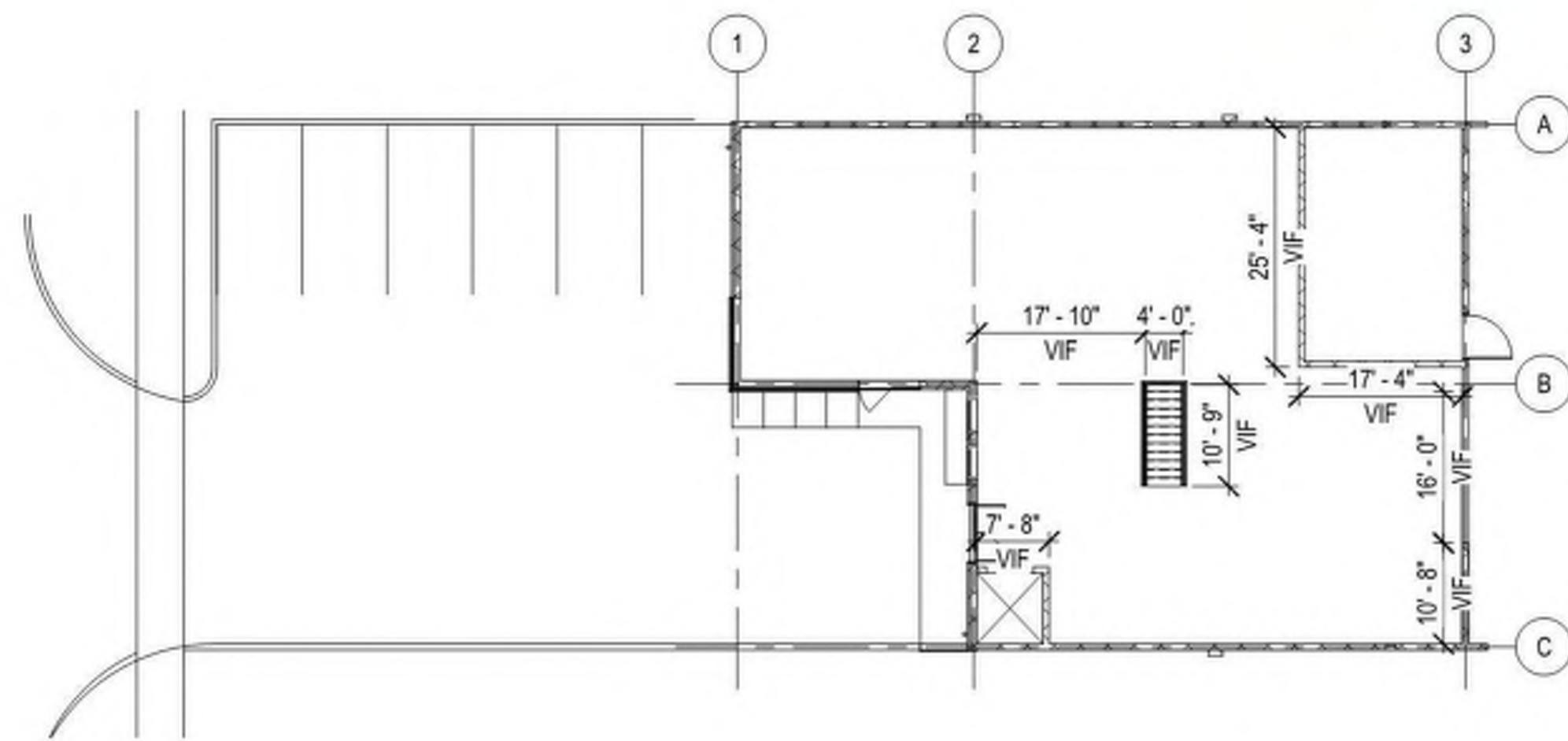


EXISTING SOUTH FACADE



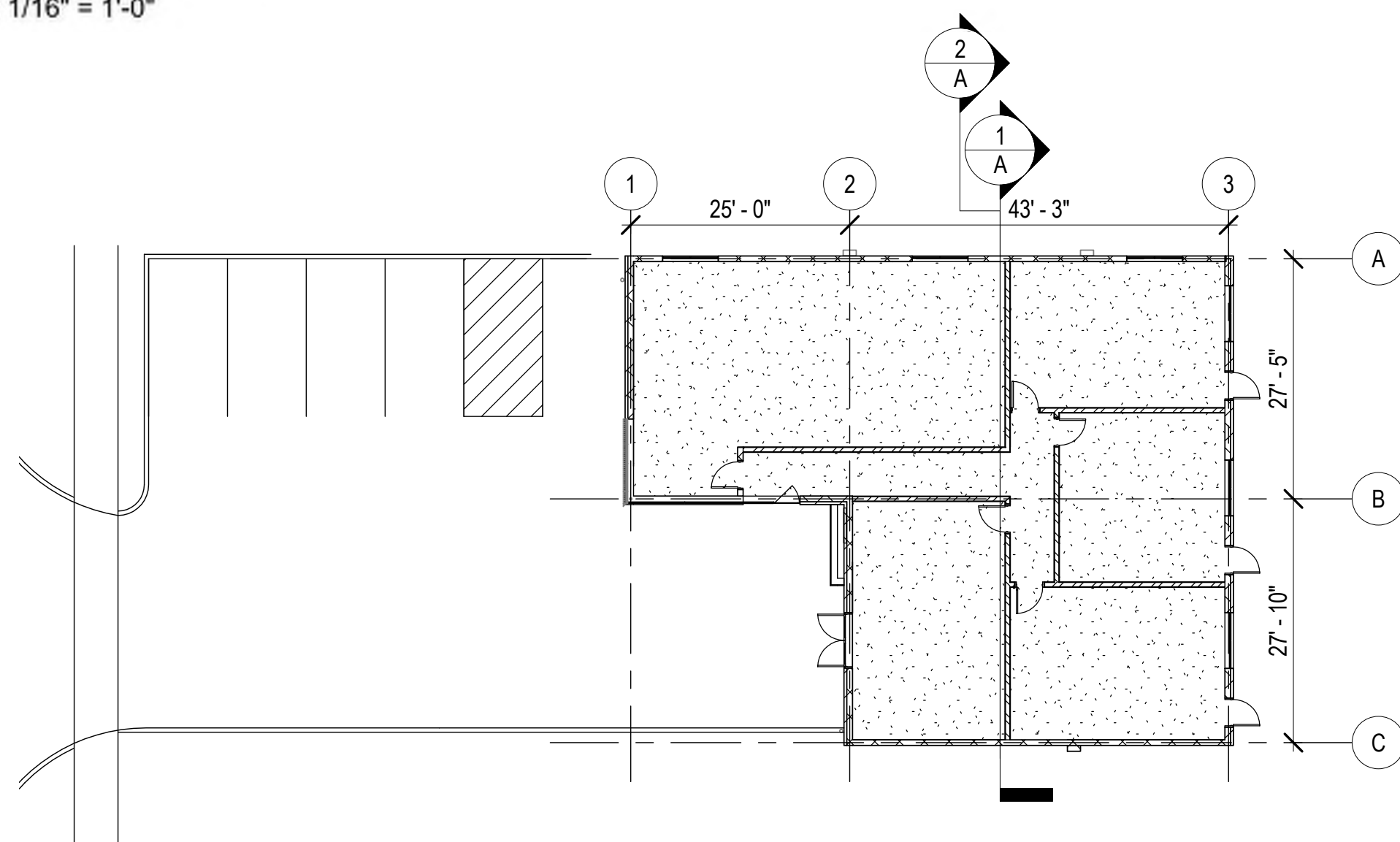
PROPOSED WEST FACADE

STEEL FRENCH DOORS W/ LITES TO MATCH EXISTING OPENING



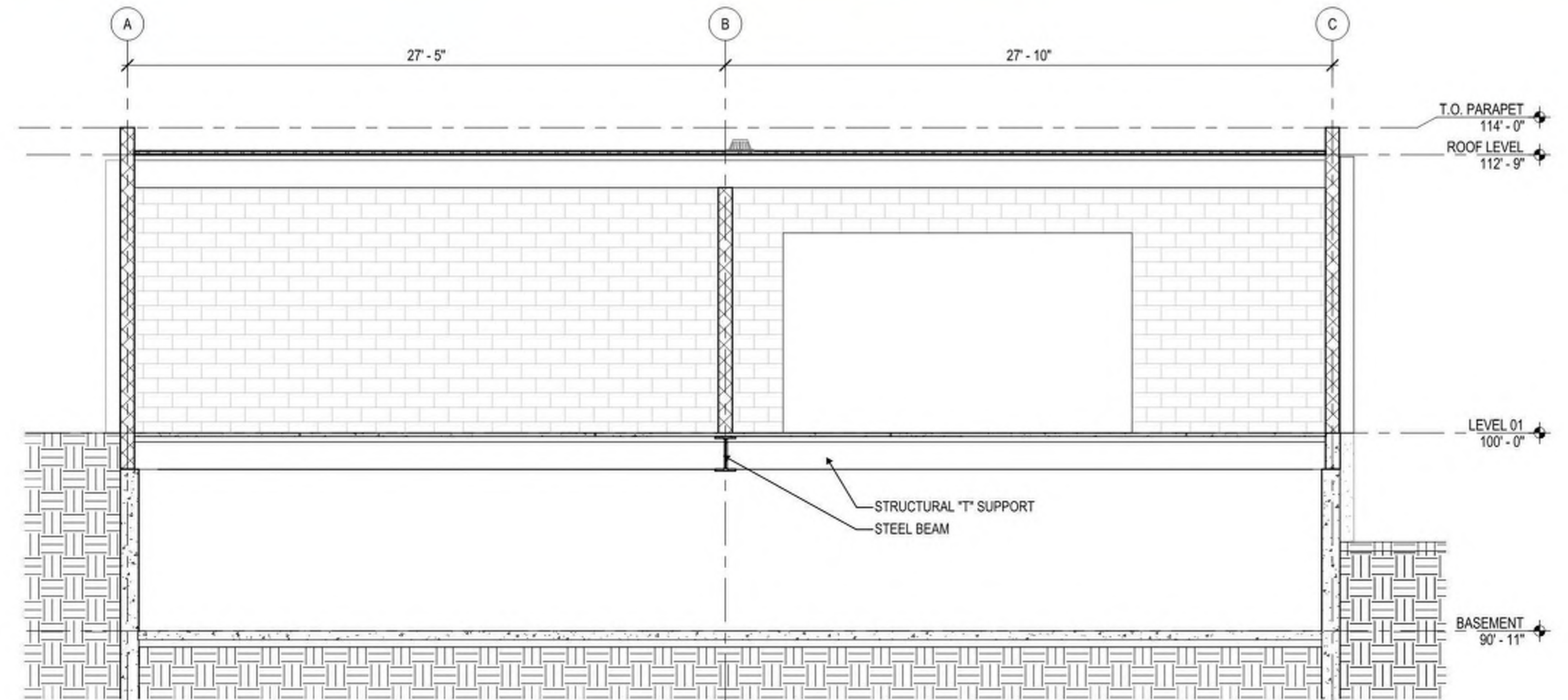
EXISTING BUILDING PLAN

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



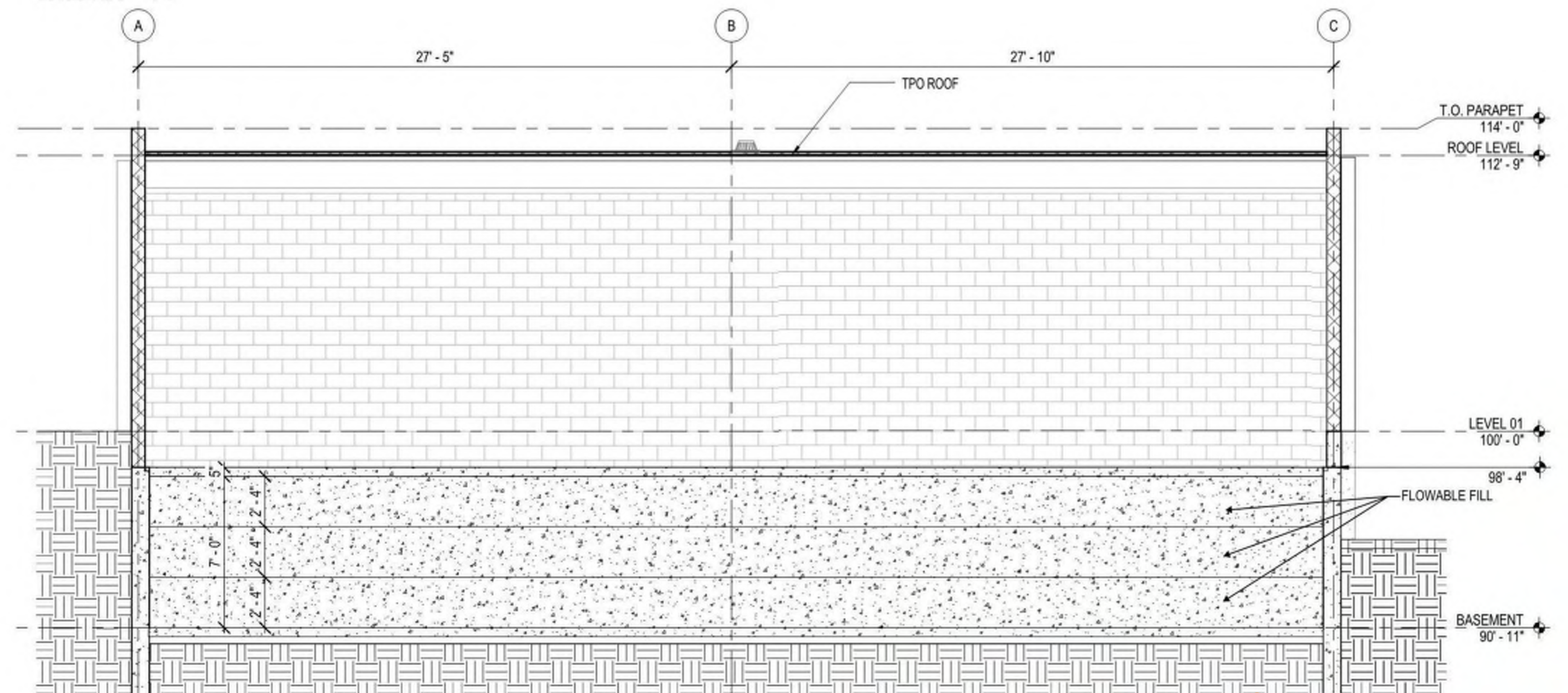
PROPOSED BUILDING PLAN

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



1-A EXISTING BUILDING SECTION

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



2-A PROPOSED BUILDING SECTION

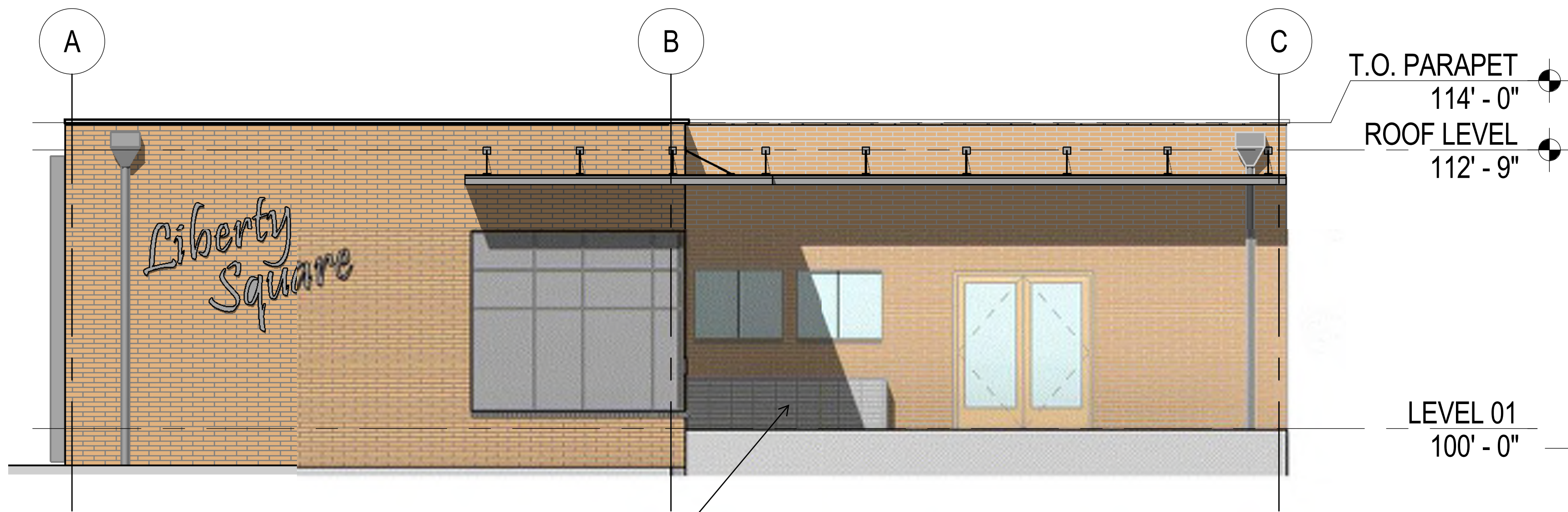
SCALE: 1/4" = 1'-0"

ENSIGN FLORAL - ADAPTIVE RE-USE

LIBERTY SQUARE - JUNE 2016

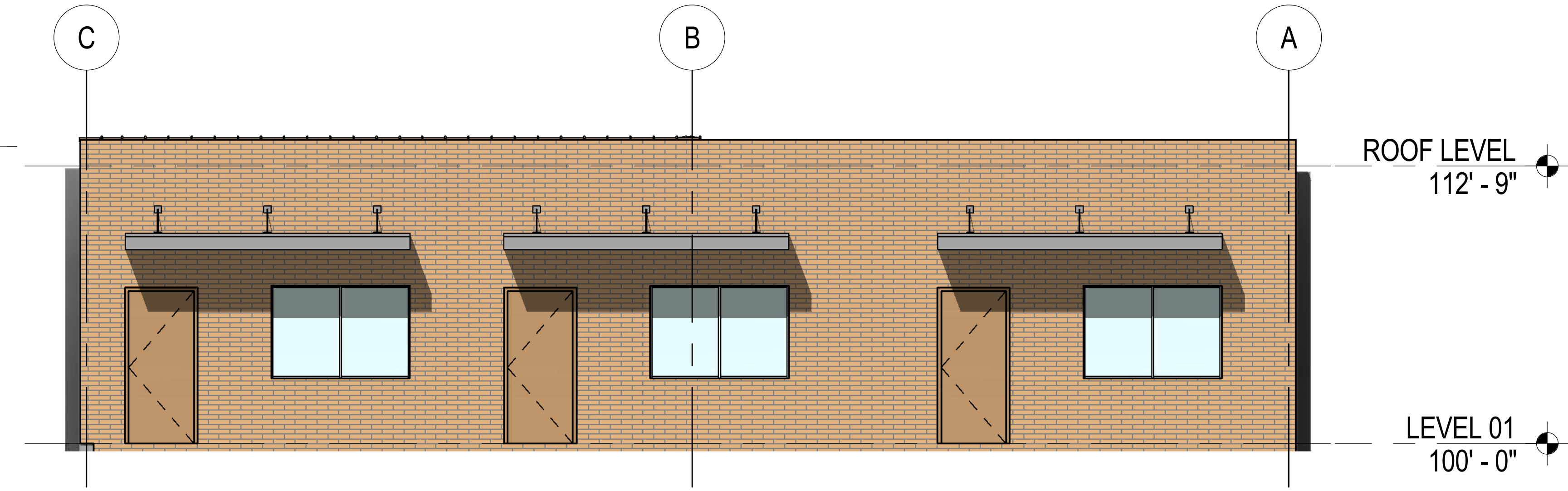
LANDMARK COMMISSION SUBMISSION



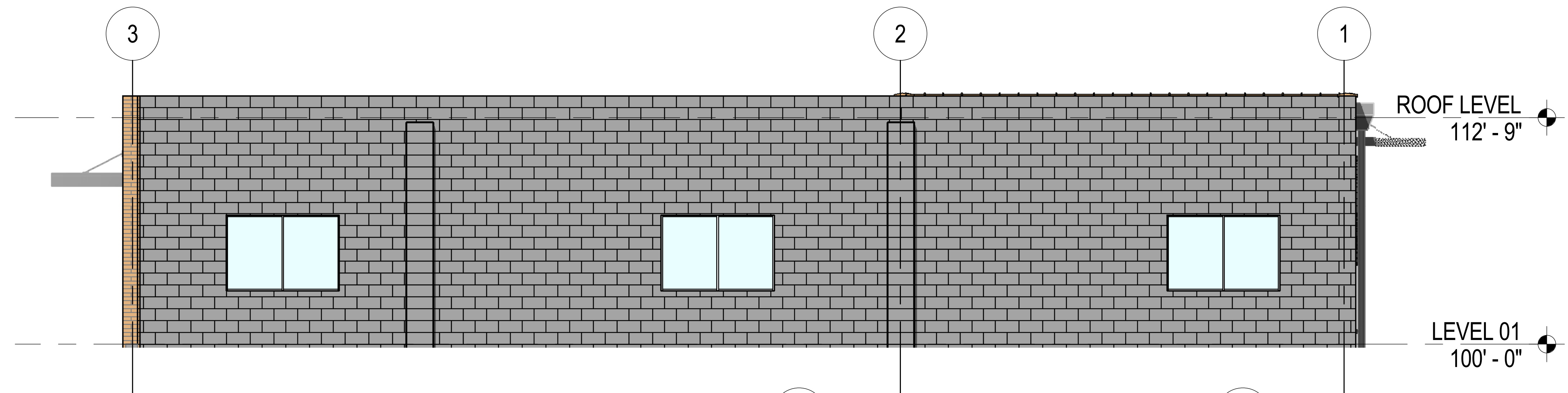


WEST ELEVATION
1/4" = 1'-0"

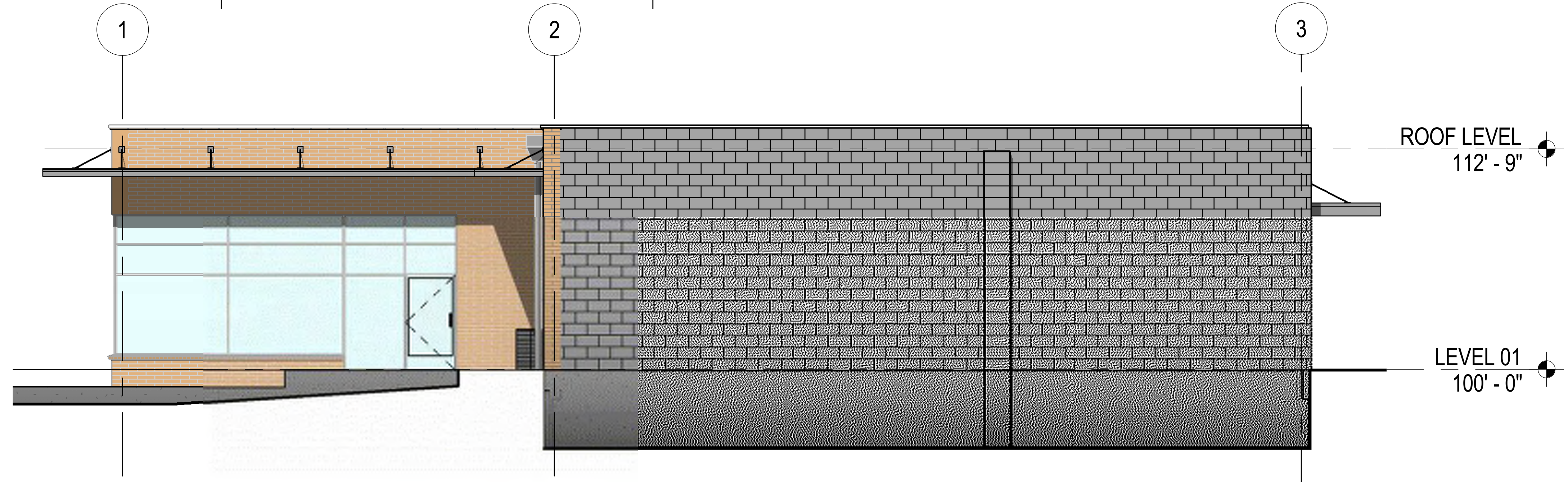
REFURBISHED PLANTER



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

ATTACHMENT Q: APPLICANT INFORMATION



HP: Major Alteration & New Construction

OFFICE USE ONLY

Project #: PLMHLC 2015-00237	Received By: K. Lindquist	Date Received: 4/6/2015	Zoning: TSAUN
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Project Name: Liberty Point ~~Point~~ **SQUAD**

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: HP: Major Alteration

Address of Subject Property:
461 South 600 East Salt Lake City, Utah

Name of Applicant: Doug Thimm, Architectural Nexus	Phone: [REDACTED]
-------------------------------------------------------	----------------------

Address of Applicant:
2505 East Parleys Way, Salt Lake City, Utah 84109

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
------------------------------------	-------------------------

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner: [REDACTED]	Phone: (801) 424-4400
-----------------------------------------	--------------------------

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

➔ **Major Alteration:** Filing fee of \$30, plus additional cost of postage for mailing notice.
➔ **New Construction:** Filing fee of \$238, plus additional cost of postage for mailing notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

SALT LAKE CITY PLANNING

Signature of Owner or Agent:


(Signature)
Scot Safford, Partner
Liberty Square Associates, LLC
By Cowboy Partners, L.C., Manager

Date:

March 31, 2015

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

Written description of your proposal and any Special Exception requested

See accompanying

2. Drawings to Scale

One paper copy (24" x 36")

A digital (PDF) copy

One 11 x 17 inch reduced copy of each of the following

a. Site Plan

Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. Elevation Drawing

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Show type of construction, materials

Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

Show section drawings of windows and doors if new windows and doors are proposed

c. Streetscape Drawings (for new construction)

Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

3. Photographs

- Historic photographs of existing building(s) if available
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
- Current photographs of each side of the building
- Close up images of details that are proposed to be altered

4. Materials

- List of proposed building materials [Included in Narrative](#)
- Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHLC2015-00238	Received By: K. Lindquist	Date Received: 4/6/2015	Zoning: TSA-UN
Project Name: Liberty Point Square			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: HP: New Construction

Address of Subject Property:
461 South 600 East Salt Lake City, Utah

Name of Applicant: Doug Thimm, Architectural Nexus
Phone: [REDACTED]

Address of Applicant:
2505 East Parleys Way, Salt Lake City, Utah 84109

E-mail of Applicant: [REDACTED]
Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other: [REDACTED]

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner: [REDACTED]
Phone: [REDACTED]

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

- ➔ Major Alteration: Filing fee of \$30, plus additional cost of postage for mailing notice.
- ➔ New Construction: Filing fee of \$238, plus additional cost of postage for mailing notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:


(Signature)
Scot Safford, Partner
Liberty Square Associates, LLC
By Cowboy Partners, LC, Manager

Date:

March 31, 2015

SUBMITTAL REQUIREMENTS

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(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
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4. Materials

- List of proposed building materials **Included in Narrative**
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

ATTACHMENT R: EXISTING CONDITIONS

Existing Conditions:

The site consists of eight buildings, seven of which are being proposed to be demolished. One of the buildings is an existing building that would be renovated. Additionally, a new four-story apartment structure will be constructed.

TSA-UN-C (Transit Station Area-Urban Neighborhood-Core)

The purpose of the core area is to provide areas for comparatively intense and development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area is generally within a (1/4) mile walk of a transit station platform. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm. Buildings in this area should have minimal setbacks to encourage active outdoor use adjacent to the sidewalk, such as outdoor dining and patios that reflect the desired character of the area. Building facades should be varied and articulated, include storefronts adjacent to the street, windows on the street level and have clearly defined entrances to provide visual interest to pedestrians. Building should be a minimum of two (2) or three (3) stories in height, depending on location in order to define the street edge. Arcades, bays and balconies are encouraged. The configuration of buildings must balance the needs of all modes of circulation with the safety and comfort of pedestrians and bicyclists. A vertical mix of uses, with office and residential above ground floor commercial uses is encouraged. A minimum of (30) dwelling units per acre is encouraged within the core.

Zoning Ordinance Standards for APPLICABLE ZONING ORDINANCE STANDARDS (21A.26.078)

Standard	Finding	Rationale
Minimum Lot Area and Lot Width: 2,500 square feet and forty feet (40') of street frontage.	Complies	The subject parcel is approximately 358,686 square feet. The lot width at 500 South would be 199.75 feet.
Minimum Front Yard Requirements: a setback is provided, at least fifty percent (50%) of the street-facing building façade shall be located within five (5') of the front property line. For properties that front on 500 South, the front yard setback shall be equal to the average front yard setback for properties located along the same block face.	Complies	At least fifty percent (50%) of the front façade on Green Street would be within five feet of the front property line. On 500 South, the front yard setback would be the same as the other buildings on the block face.
Interior Side Yard: No yard is required.	Complies	
Rear Yard: No rear yard is required.	Complies	
Maximum Building Height: 75 feet.	Complies	The highest elevation on the building would be approximately 69 feet.
Minimum Open Space: 10% of the lot area shall be maintained as open space. This open space may take the form of landscape yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.	Complies	The proposed project contains both an interior courtyard and a rooftop space for the tenants. The proposed open space for this development is 28%.

ATTACHMENT S: TSA-UN-C DESIGN STANDARDS

Zoning Standard	Finding	Rationale
Walls Adjacent to a Street: Street-facing building facades shall provide architectural variety and scale.	Complies	The façade composition consists of several materials, including stack bond masonry, metal panels and cement board siding. The materials change to create large vertical columns which consist of stack bond masonry. The change of materials and the fenestration pattern help to achieve the architectural variety and scale.
Ground Floor Building Materials: Other than ground windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials.	Complies	The base of the building is composed of stack bond masonry.
Ground Floor Glass and Transparency: Forty percent (40%).	Required to Comply	The windows on the ground floor will be required to satisfy the 40% requirement.
Ground Floor Residential Uses: Dwelling units located on the ground floor and facing a public or private street shall have a minimum of one primary entrance facing the street in the core area. The entrance facing the street in the core and transition areas with ground floor residential uses shall feature elements that signal habitation such as windows, entrances, stairs, porches, bay windows, and balconies that are visible from the public street.	Complies	The ground level will be activated through individual primary entrances on the ground floor apartments facing 500 south and Green Street. Individual entrances are demarcated by a landing and steps.
Park Structures: (1) The ground floor of parking structures adjacent to a public street shall include an active use other than parking such as office, retail, residential leasing office, restaurant, etc. Parking is permitted behind the ground floor uses. If the ground floor does not include active use, then the structure must be set back behind a building or be a minimum of sixty feet (60%) from a property line adjacent to a public street or sidewalk. (2) The levels of parking above the first level facing the front or corner side lot line shall have horizontal floors and/or facades and not sloped. (3) The levels of parking above the second level shall be designed to effectively screen the vehicles so they are not readily visible from an adjacent street.	Complies	The parking structure would be located on the north of the site next to the Trader Joe's loading dock and it would be set back significantly from 600 East and 500 South. Green street is only a City street for approximately 165 feet from 500 South and then it is a private easement. The parking structure and its entrance would be located on the private easement. Therefore the requirement for the parking structure to have an active use on the ground floor would not apply to this project.
Mechanical Equipment: Mechanical equipment may be located on the ground provided it is behind the building, screened and not located in a required rear yard or side yard setback.	Complies	Mechanical equipment and service areas would be located inside the parking structure.
Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view.	Complies	Mechanical equipment and services areas would be located inside the parking structure.

ATTACHMENT T: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Complies	The Ensign Floral building will change use from commercial to residential. However, the residential use will require changes to the exterior. Staff considers this proposed change to be minimal.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Complies	Proposed changes include enclosing the window openings on the south façade, enlarging the windows on the north façade and installing a new wall with windows and doors on the east façade. The historic character defining features are primarily located on the west façade. The side and rear facades lack historic character and therefore the minor modifications will not take away the historic character of the property. In addition, the applicant is proposing to replace the existing French doors on the front façade and replace them with French doors with one glass lite. The new doors will match the existing opening.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Complies	The proposed alterations do not seek to create a false sense of history.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Complies	Many gradual additions on the back of this building were done over the years beginning in the 1960s to the 1990s. None of the additions acquired significance in their own right. They were basic extensions that lack architectural character.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Complies	The steel canopy on the front façade is one of the character defining features. The applicant will be reinstating the canopy. The steel door which is part of the loading dock on the front façade will be replaced by a French steel door with a glass panel. The door does characterize the historic use, a warehouse; however it does not exemplify an example of craftsmanship.

<p>Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p>	<p>Complies</p>	<p>The proposal calls for removing an addition contrasted in the 1960s on the east side of the building. The addition will be removed and in filled with new brick. Additionally, three windows and doors will be placed on this façade. The proposed windows will be steel slider framed windows that match the appearance and size of the existing windows. The proposed doors will also mimic the size of the door on the front façade. The applicant is also proposing to install canopies over the entrances; the canopies will match the replacement canopy on the front elevation.</p>
<p>Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>Not Applicable</p>	<p>This request does not include chemical or physical treatments that can cause damage to historic materials.</p>
<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>Complies</p>	<p>The sign on the front of the building is proposed to be changed. The new sign won't be illuminated and consists of individual lettering. The font will mimic the existing font on the front façade.</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>Not Applicable</p>	<p>This request does not include any additions. The proposed alterations would not be changing any distinctive features.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Complies</p>	<p>None of the prohibited materials are being proposed.</p>
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>Complies</p>	<p>The proposed sign is consistent with the historic character of the building and it would comply with the City's Zoning Ordinance. The proposal complies with the Design Guidelines for Signs in Historic Districts, "Well designed flush mounted wall signs are encouraged."</p>

ATTACHMENT U: APPLICABLE DESIGN GUIDELINES ENSIGN BUILDING REVIEW

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Design Objective 2.1 Historic Store Fronts: Historic storefronts should be retained, repaired and restored if necessary. Later alterations that have achieved historical significance should be retained and preserved.</p> <p>Design Objective 2.1 Historic storefronts and their components should be retained and maintained:</p> <ul style="list-style-type: none"> • Storefront components include display windows, bulkheads, transoms, doors, cornices, pillars and pilasters. • Deteriorated or damaged storefronts and their components should be repaired to retain their historic appearance. • Covering or concealing historic storefront components with modern materials should be avoided. <p>Design Objective 2.2 If a historic storefront has been altered or components are missing, consider reinstatement.</p> <ul style="list-style-type: none"> • Consult historical evidence like photographs and drawings to help determine the design and style of missing components. • Carefully remove later materials that obscure original designs, detail or materials and restore the original if possible. <p>Alterations that have acquired historic significance in their own right should be retained and preserved.</p> <p>Design Objective 2.4 Preserve a historic awning or canopy when feasible.</p> <p>Design Objective 2.5 If a canopy has been altered or is missing consider restoring it to the original design.</p> <ul style="list-style-type: none"> • Use photographic evidence to determine the original design of the canopy. • Where an original canopy is missing, and no evidence of the original design exists, consider using a simplified interpretation of a traditional canopy as a replacement. <p>Design Objective 2.11 Original window configurations and bulkheads should be preserved and maintained.</p> <ul style="list-style-type: none"> • Original features should be repaired rather than replaced. <p>Replacement should only be considered if the original is irreparably damaged.</p> <p>Design Objective 2.14 The decorative and functional features of an original primary entrance should be preserved and maintained.</p> <ul style="list-style-type: none"> • Primary doors, or those on the main façade, should be preserved. • Original framing such as jambs, sills, and headers of openings should be retained and maintained. • Removing or altering original doors, surrounds, transoms, or sidelights should be avoided. • Filling or partially blocking historic door openings is inappropriate. 	<p>City Code 21AA.34.020.G. Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure.</p> <p>1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its environment.</p> <p>2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p> <p>3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.</p> <p>4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p> <p>5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p> <p>6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.</p> <p>8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p> <p>11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Chapter 21A.46 of this title.</p>

ATTACHMENT V: STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are and are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed via the links below.

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Standard	Analysis	Finding
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Height</u> MF NC DG Design Objective – Height: <i>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i> MF NC DG 12.48, 12.50, 12.51, 12.52</p> <p>The immediate context for the proposed apartment development consists of buildings that range from a one story gas station to the west, two story office structure to the south west, two story retail to the south, two story parking structure to the east and one story retail to the north. The block face for this proposal does not contain any contributing structures.</p> <p>In regards to height, the base zoning maximum permits a height of 75 feet. The proposed height ranges from 63’3” to 69’. The proposal is in scale with the development pattern and is appropriate for the site.</p> <p><u>Width</u> MF NC DG Design Objective – Width: <i>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i> MF NC DG 12.53</p> <p>The width of the proposal is appropriate for the site. It is not as wide as Trolley Square or as tall as the office structure on the corner of 700 East. The development pattern of the greater surrounding area does contain buildings that have similar widths and heights. The proposal, in its current form, would be considered to be in scale with the subject streetscape.</p>	<p><u>Height</u> The height of the proposed development does accord with the objectives of this standard.</p> <p><u>Width</u> The width of the proposed development does accord with the objectives of this standard.</p>

<p>1.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;</p>	<p><u>Facade Proportion</u> MF NC DG Design Objective – Character of the Street Block: <i>The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</i> MF NC DG 12.42, 12.43, 12.45</p> <p>The proposal is a corner building with two primary facades: each is set to the property line. No sections of the street facades are set back, which is consistent with the surrounding development.</p> <p>The proportions of the surrounding building facades consist of a horizontal focus, which is reflected in the new four-story apartment proposal. The proportions of the principal facades are articulated with a change in materials and direction. The material and vertical shifts help to weight the structure at its corner. Additionally, these accents further articulate the perceived scale of the building and its relationship with the surrounding structures and streetscape.</p> <p>Additional detailing, in regards to a deeper balcony and deeper insets for the windows would add additional dimensional quality to the structure.</p>	<p><u>Facade Proportion</u> The façade proportions and scale accord with the objectives of this standard with the applied conditions.</p>
<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p>MF NC DG 12.54, 12.55</p> <p><u>Roof Shape</u> Roof shape in this context does not vary; the majority of the surrounding structures have flat roofs. The proposals meet the underlying zoning.</p>	<p><u>Roof Shape</u> Complies</p>
<p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape</p>	<p>Building Façade Composition, Proportion & Scale MF NC DG Design Objective – Height <i>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i></p> <p>MF NC DG Design Objective – Width: <i>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i> MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55</p> <p>The context that surrounds the location of the new four-story apartment structure is similar in both height and width. The proposed structure is not as wide as the Trolley Square to the south and not as tall as the office building to the east. The building that abuts the property to the north is smaller in height but wider than the proposal.</p>	<p><u>Scale of a Structure</u> Complies</p>

<p>2. COMPOSITION OF PRINCIPAL FACADES: 2.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;</p> <p>2.b RHYTHM OF SOLIDS TO VOIDS IN FACADES: The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Building Character & Scale</u> MF NC DG Design Objective – Solid to Void Ratio, Window Scale & Proportion <i>The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.</i></p> <p>MF NC DG Design Objective – Rhythm & Spacing of Windows & Doors – Fenestration <i>The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve coherence and an affinity with the established historic context. MF NC DG 12.60, 12.61, 12.62, 12.63</i></p> <p>The solid to void ratio proposed on the four-story apartment structure doesn't relate to the surrounding context. The surrounding context that abuts the subject property is not historic, with the exception of the Ensign Floral Building. The fenestration pattern proposed appropriately emphasizes the windows and entries on the ground floor. These openings are composed of aluminum which range in height and width along the primary facades. As the fenestration carries up the facade, the windows change to vinyl vertical sliders. Additionally, the windows located on the ground level are proposed to be inset approximately 4 inches from the facade and the subsequent windows on the 2nd, 3rd, and 4th floor will be inset approximately 2 inches. The large openings on the ground floor and the unique fenestration on the additional floors will promote public and visual interest. As discussed in the issues section on page 9, a lack of ground floor transparency is in direct conflict with this standard. Several studies and renditions were created, but ultimately the design issues created by the opening couldn't be resolved.</p>	<p><u>Proportion of Openings</u> Overall, the window proportions comply with an applied condition.</p> <p><u>Rhythm of Solids to Voids</u> The rhythm of solids and voids comply with the objectives of this standard with the applied condition.</p>
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<p>2.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;</p>	<p><u>Building Character & Scale</u> MF NC DG Design Objective – Façade Articulation, Proportion & Visual Emphasis <i>The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.</i> MF NC DG Design Objective – Balconies, Porches & External Escape Stairs <i>The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.</i> <i>MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65</i></p> <p><i>Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context.[12.64]</i></p> <p>The proposed development is on a corner site, with two primary street facing facades and an additional façade that is visible along Green Street. The entrance to the apartment building is situated on the corner of Green Street and 500 South with additional residential unit entries along 500 south and 600 east.</p> <p>The building is articulated with projecting balconies and overhangs. The balconies project approximately 4 feet and range in width from 8-13 feet. The rhythm of the projecting balconies helps to create some dimension along the façade. However, the balconies would be more successful in creating a sense of human scale if they were deeper and a more integral part of the architectural composition. The balconies, if modified, would create additional articulation along the facades.</p> <p>Parking access ramp is located on Green Street and is visually buffered by additional landscaping and a pedestrian sidewalk.</p>	<p><u>Rhythm of Porch & Projections</u> The proposed rhythm of the apartment entrance and the projecting balconies complies with the objectives of this standard with the applied condition.</p> <p>Parking use and vehicle access ramp on Green Street does accord with the objectives of this standard.</p>
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<p>2.d RELATIONSHIP OF MATERIALS: The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.</p>	<p><u>Building Materials, Windows, Elements & Detailing</u></p> <p>MF NC DG Design Objective – Materials <i>The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</i> MF NC DG 12.67, 12.68, 12.69, 12.70</p> <p>MF NC DG Design Objective – Windows <i>The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining proportion and character of the building and its contribution to the historic context.</i> MF NC DG 12.71, 12.72, 12.73, 12.74</p> <p>MF NC DG Design Objective – Architectural Elements & Details <i>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</i> MF NC DG 12.75, 12.76, 12.77</p> <p><u>Materials & Detailing</u> The setting of this corner site in this part of Central City is not defined by any particular material or style that surrounds the proposed structure. The proposal consists of a reference to mid-century modern, but with a contemporary material palate. The combination of the stack bond masonry, metal paneling, aluminum storefront, cement board and vertical stiles are successfully articulated across the façade.</p> <p><u>Windows</u> The ground floor windows are recessed from the façade approximately 4 inches and the subsequent windows recess approximately 2 inches. Outside of the balconies and the slight recession of the windows, the facades do not contain much dimensional quality on the 2nd, 3rd and 4th floors.</p> <p><u>Elements & Details</u> Adding details to the balconies and the windows would facilitate greater articulation of the facades. The issues with the windows could be addressed with recessing them an additional 1-2 inches.</p> <p>The balconies could be carried along the façade to create a strong repeating horizontal feature that would both reference mid-century modern apartment structures and help to create additional undulation across the facades.</p>	<p><u>Relationship of Materials</u> The combination of the materials is consistent with the setting and accords with the objectives of this standards.</p> <p><u>Windows</u> The proposed use of aluminum and vinyl windows complies with the objective of this standard with the applied conditions.</p> <p><u>Elements & Details</u> The proposed elements and details comply with the objectives of this standard with applied conditions.</p>
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<p>3.RELATIONSHIP TO STREET</p> <p>3.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;</p>	<p>Settlement Patterns & Neighborhood Character</p> <p><i>MF NC DG Design Objective – The Public Realm</i> <i>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</i> <i>MF NC DG 12.6, 12.7, 12.8, 12.9</i></p> <p><i>MF NC DG Design Objective – Building Placement, Orientation & Use</i> <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15</i></p> <p><i>MF NC DG Design Objective – Site Access, Parking & Services</i> <i>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the buildings, the site and the context.</i> <i>MF NC DG 12.17, 12.24, 12.25</i></p> <p>The streetscape context drawings for this proposal identify the structures that abut the site. While the structure does reach the height of 69 feet, the scale remains appropriate for the setting. Additionally, the scale of the façade is appropriately set on the corner where it appears to be compatible in terms of placement, setbacks and massing.</p> <p>Directly west of the proposed new construction is Ensign Floral, this one story commercial structure, which will be converted into residential units, is quite small compared to the proposed structure. Even though the historic structure is smaller when compared to the proposal, the relationship between the two is still compatible with the remaining space and proposed landscaping. Two fences are proposed on the west portion of the property, which abuts a gas station. The cedar fence will be placed along the west property line and the ornamental metal fence will be placed between the walkway and the residential units on the ground floor. The proposal contains an interior courtyard, as well as some landscaping on the west, south and east.</p>	<p><u>Relationship to the Street – Walls of Continuity</u></p> <p>The new building on this site would help establish this corner and accords with the objectives of this standard.</p>
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<p>3.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;</p>	<p><i>MF NC DG Design Objective – Building Placement, Orientation & Use</i> <i>A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12..10, 12.11, 12.12, 12.13</i></p> <p>The proposed building is surrounded by structures with zero setbacks. The structures located at 479 S. 600 E., 461 S. 600 E., 675 E. 500 S., and 637 E. 500 S., all contain zero front yard setbacks. The placement of the proposed structure will be compatible with the existing development.</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> The placement of the structure and the proximity of the structure to the Ensign Floral Building are visually compatible with the existing rhythms and relationships and accord with the objectives of this standard.</p>
<p>3.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</p>	<p><i>MF NC DG Design Objective – Building Placement, Orientation & Use</i> <i>A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12..10, 12.11, 12.12, 12.13</i></p> <p>The proposal is located on a prominent corner site. The entrance of the proposed apartment structure is on Green Street and 500 South. This entrance is strongly articulated by overhanging canopies. The entrance primarily faces 500 South, the main thoroughfare for the development.</p>	<p><u>Directional Expression</u> The current configuration of the proposal is in accord with the objectives of this standard.</p>

<p>3.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.</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective – Block & Street Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i> <i>MF NC DG 12.10, 12.11, 12.12</i></p> <p>MF NC DG Design Objective – The Public Realm <i>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</i> <i>MF NC DG 12.6, 12.7, 12.8, 12.9</i></p> <p>MF NC DG Design Objective – Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25</i></p> <p>The proposal is located on a prominent corner site. The entrance of the proposed apartment structure is on Green Street and 500 South. This entrance is strongly articulated by overhanging canopies. The proposal does include public improvements along Green Street. The proposal will install a 5 foot sidewalk and 2 feet of landscaping to buffer the parking structure. The entrance to the parking structure is located off of Green Street and the primary street facing facades will contain residential units.</p> <p>In regards to Lang Place as a mid block access, there will only be north south pedestrian access through the site and no east to west connection.</p>	<p><u>Streetscape & Pedestrian Improvement</u> The proposal to eliminate a potential east to west connection is not in accord with the objectives of this standard; however, the proposal to improve Green Street is in accord with the objectives of this standard.</p>
<p>3. 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 any required changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s)</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective - Block & Street Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i> <i>MF NC DG 12.4, 12.5</i></p> <p>The proposal includes 4 parcels and would involve the consolidation of the parcels. The size of parcel is consistent with the surrounding development.</p>	<p><u>Subdivision of Lots</u> The proposal to consolidate the parcels is in accord with the standard of this objective.</p>

ATTACHMENT W: DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction
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<p>1. SCALE & FORM</p> <p>1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p>Building Façade Composition, Proportion & Scale</p> <p>Height - Design Objective</p> <p>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</p> <p>12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. <p>12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.</p> <ul style="list-style-type: none"> • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. <p>12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.</p> <p>12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.</p> <ul style="list-style-type: none"> • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. <p>Width - Design Objective</p> <p>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</p> <p>12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.
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<p>1.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;</p>	<p>Building Form & Scale The Character of the Street Block – Design Objective The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</p> <p>12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> • Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. <p>Building Façade Composition Proportion & Scale</p> <p>12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
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<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p>Building Form & Scale</p> <p>Massing</p> <p>12.54 The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.</p> <ul style="list-style-type: none"> • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. <p>12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.</p> <ul style="list-style-type: none"> • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.
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1.d Scale of a Structure:

The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Building Façade Composition Proportion & Scale Height - Design Objective

The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context.

- The immediate and wider historic contexts are both of importance.
- The impact upon adjacent historic buildings will be paramount in terms of scale and form.

12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.

- Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.
- Restrict maximum building height to particular sections of the depth and length of the building.

12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.

12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.

- Design a distinctive and a taller first floor for the primary and secondary facades.
- Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.
- Design a hierarchy of window height and/or width, when defining the fenestration pattern.
- Consider designing for a distinctive projecting balcony arrangement and hierarchy.
- Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.

Width - Design Objective

The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.

12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.

- Reflect the modulation width of larger historic apartment buildings.
- If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context.
- Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

Massing

12.54 The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.

- Modulate the building where height and scale are greater than the context.
- Arrange the massing to step down adjacent to a smaller scale building.
- Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.

12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.

- Focus on maintaining a sense of human scale.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.
- Vary the massing across the street façade/s and along the length of the building on the side facades.

<p>2. COMPOSITION OF PRINCIPAL FACADES 2.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;</p>	<p>Building Character & Scale Solid to Void Ratio, Window Scale & Proportion – Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. 12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. 12.62 Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. <p>12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
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<p>2.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;</p>	<p>Building Character & Scale Solid to Void Ratio, Window Scale & Proportion – Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. 12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:</p> <ul style="list-style-type: none"> • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. <p>12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. 12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. <p>Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.</p>
<p>2.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;</p>	<p>Building Character & Scale Façade Articulation, Proportion & Visual Emphasis Visual Emphasis – Design Objective The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. 12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> • The “overall proportion” is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.

	<ul style="list-style-type: none"> • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. <p>12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:</p> <ul style="list-style-type: none"> • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. <p>12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:</p> <ul style="list-style-type: none"> • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. <p>Balconies, Porches & External Escape Stairs – Design Objective The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.</p> <p>12.64 Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.</p> <ul style="list-style-type: none"> • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s. <p>12.65 An entrance porch, stoop or portico should be designed as a principal</p>
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	<p>design focus of the composition of the facade.</p> <ul style="list-style-type: none">• Design for greater stature to enhance visual focus, presence and emphasis.• Design for a distinct identity, using different wall planes, materials, details, texture and color.• Consider designing the name of the apartment building into the facade or the porch/stoop.
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2.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.

**Building Materials, Windows, Elements & Detailing
Materials – Design Objective**

The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.

12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.

- This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.
- The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.
- Creative design, based on analysis of the context, will be invaluable in these respects.

12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.

- Use external materials of the quality, durability and character found within the historic district.

12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:

- Use brick and/or natural stone, in preference to less proven alternatives for these areas.
- Limit panel materials to upper levels and less public facades.
- Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.
- Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.

12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.

- Avoid materials which merely create the superficial appearance of authentic, durable materials.
- The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature.
- New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

Windows – Design Objective

The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.

12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.

- Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district.
- Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.

12.72 Windows with vertical proportion and emphasis are encouraged.

- A vertical proportion is likely to have greater design affinity with the historic context.
- It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.
- See also the discussion of the character of the relevant historic district and architectural style (PART I).

12.73 Window reveals should be a characteristic of masonry and most public facades.

- These help to express the character of the facade modeling and materials.
- Window reveals will enhance the degree to which the building integrates with its historic setting.
- A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.
- This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds.
- A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.

12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.
- Durable frame construction and materials should be used.
- Frame finish should be of durable architectural quality, chosen to compliment the building design.
- Vinyl should be avoided as a non-durable material in the regional climate.
- Dark or reflective glass should be avoided.
- 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).

Architectural Elements & Details – Design Objective

The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.

12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.

- These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.

12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.

12.77 Creative interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.
- The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

<p>3. RELATIONSHIP TO THE STREET</p> <p>3.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;</p>	<p>Settlement Patterns & Neighborhood Character</p> <p>The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>12.7 A building should engage with the street through a sequence of public to semi-private spaces.</p> <p>12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. <p>12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. <p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:</p> <ul style="list-style-type: none"> • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.
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	<p>12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.</p> <ul style="list-style-type: none"> • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) <p>12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. <p>Site Access, Parking & Services - Design Objective The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p>12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.</p> <ul style="list-style-type: none"> • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties.
<p>3.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;</p>	<p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>12.13 The situation, orientation, configuration and design of a new multifamily</p>

	<p>building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:</p> <ul style="list-style-type: none">• Reducing the bulk and the scale of the building.• Configuration for residential amenity and casual social interaction.• Shelter from traffic and traffic noise.• Plan for solar access and seasonal shade.• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.
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<p>3.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;</p>	<p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>Vehicular – Cars & Motorcycles</p> <p>12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> • Avoid curb cuts and driveways close to street corners. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. <p>12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p>
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<p>3.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.</p>	<p>Settlement Patterns & Neighborhood Character</p> <p>Block & Street Patterns - Design Objective</p> <p>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</p> <p>12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. <p>The Public Realm - Design Objective</p> <p>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>12.7 A building should engage with the street through a sequence of public to semi-private spaces.</p> <p>12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. <p>12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. <p>Building Placement, Orientation & Use - Design Objective</p> <p>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular
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<p>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).</p>	<p>Settlement Patterns & Neighborhood Character Block & Street Patterns - Design Objective The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</p> <p>12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate ‘fine grain’ of the neighborhood.</p> <ul style="list-style-type: none"> • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. <p>12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.
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ATTACHMENT X: TRANSIT STATION AREA DEVELOPMENT SCORE REVIEW

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the Transit Station Area Development Guidelines for more information on each Guideline					
Category	Guideline	Description	Value	Applicant Review	Staff Review
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	20	140 units on 1.347 acres: 104 dwelling units per acre.	
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	15		
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	10		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	12		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more.	8		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	5		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	10		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	8		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	6		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by high density housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10			
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer.	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	15		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	10		
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	10		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	6	Rooftop patio accessible to building occupants	

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Large variation in parapet heights: from 2 to 10 feet.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	All units include a balcony and operable doors/windows.	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2	Sign in canopy over the leasing office/main street entry.	
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
	At least 3 street furnishings	2			
	At least 2 street furnishings	1			

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3	All units include a balcony and operable doors/windows.	
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
	Parking (see the <i>Transit Station Area Development Guidelines</i> for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50	
75% of the parking is in above grade structure or 50% in a below grade structure.			40	144 of 149 stall in above grade structure.	
50% of the parking is in above grade structure or 25% in a below grade structure.			20		
Shared Parking		At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	5		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	3		
		A project includes dedicated parking stalls/equipment for a car sharing program.	3		
		A project includes a charging station for electric vehicles.	3 points per stall, max. of 9 points		
Approval Process:				Applicant Total	Staff Total
	Planning Commission Review Required	0-49 points			
	Administrative Hearing Required	50-99 points			
	Building Permit Review	100 or more points		159	

ATTACHMENT Y: DEPARTMENT REVIEW COMMENTS

Engineering Department-Scott Weiler- Sidewalk exists on 600 East and 500 South, adjacent to this proposed development.

Currently, there is not a well functioning sidewalk along the project frontage of Green Street. It might be possible to introduce sidewalk along the project frontage of Green Street (by installing concrete at the same elevation as the existing pavement) without narrowing the area for vehicles. However, this would leave no protection for pedestrian conflicts with vehicles. For that reason, I would not advocate requiring sidewalk on Green Street, unless it could be installed with an abutting curb and gutter.

Fire Review-Ted Itchon- No problem with the proposal.

Transportation-Michael Barry- I concur with Scott that if the sidewalk were to be level with Green St. then vehicles may treat the sidewalk as if it were part of the roadway. There would also be potential issues with drainage if there was no curb against the sidewalk. My recommendation would be to install the sidewalk at a higher elevation than the roadway and also take a closer look at how drainage from the street would be handled. The entrance/exit from the parking garage must comply with sight distance triangle requirements (21A.40.120.E.4). There are no minimum parking requirements for this zone TSA-UN-C.

ATTACHMENT Z: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

The proposal went before the Historic Landmark Commission on October 1, 2015.

Work Session for this project was held on June 2, 2016.

Notice of the public hearing for the proposal include:

- Notice mailed on June 23, 2016.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 30, 2016.

No public comments have been received regarding this proposal, since the Work Session held on June 2, 2016.

Any other correspondence received after the publication of this staff report will be forwarded to the Planning Commission.

ATTACHMENT AA: MOTIONS

Staff Recommendation:

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for a major alteration at 461 South 600 East, demolition of the noncontributing structures and the new construction of a four story apartment building, the Liberty Square Apartments. Specifically, the Commission finds that the proposed project complies with the review standards.

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 a Certificate of Appropriateness for a major alteration at 461 South 600 East, demolition of the noncontributing structures and the new construction of a four story apartment building, the Liberty Square Apartments. Specifically, the Commission finds that the proposed project does not comply with the review standards on the following findings (Commissioner then states findings based on the Standards to support the motion):

Standards for Ensign Floral

- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;**
- 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;**
- 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;**
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;**
- 6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;**
- 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;**
- 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;**
- 10. Certain building materials are prohibited including the following:**
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.**
- 11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H**

historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.

Standards for Liberty Square

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;
- 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 structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

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.

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.

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).

The Historic Landmark Commission shall make findings on the H Historic Preservation Overlay zone standards and specifically state which standard or standards are not being complied with.