



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission  
From: Carl Leith, Senior Planner  
801 535 7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)  
Date: January 7, 2016  
Re: PLNHLC2015-00930 New Construction  
PLNHLC2015-00931 Special Exception

## NEW CONSTRUCTION – APARTMENT BUILDING

**PROPERTY ADDRESS:** 454-466 SOUTH TEMPLE  
**PARCEL ID:** 1606202008, 1606202009  
**HISTORIC DISTRICT:** South Temple Local Historic District  
**ZONING DISTRICT:** H Historic Preservation Overlay District. R-MU (Residential/Mixed Use District)  
**MASTER PLAN:** Central Community Master Plan  
**DESIGN GUIDELINES:** Multi-Family

**REQUEST: New Apartment Building at approximately 454-466 E. South Temple.** Chris Huntsman, CRSA, on behalf of Garbett Homes, is requesting approval from the City to construct a new apartment building on a corner site in the South Temple Historic District. The proposed development would include 5211 SF of commercial space, 166 apartment units and provision for parking 212 vehicles. The site is zoned R-MU (Residential / Mixed Use).

- A. **New Construction** – In order to build the proposed apartment building a New Construction application must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00930.
- B. **Special Exception Approval** – In order to construct the proposed development as proposed, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction with the encroachment, the applicant is seeking a special exception for approximately 7 feet in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2015-00931

**RECOMMENDATION:** Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I recommend that the Commission approve this application for a Certificate of Appropriateness for New Construction, and the application for associated special exception approvals, subject to the following conditions:

1. That the design for the façade of the ground levels facing 500 East be revised to address concerns as identified in this report and/or defined by the commission.
2. That the design of the façade walls facing the Piccadilly Apartments be revised to address concerns as identified in this report and/or defined by the commission.
3. That the materials and their detailed design are defined and/or revised as identified in this report and/or defined by the commission.
4. That the approval of all design details in accordance with commission conclusions are delegated to staff for approval.

**MOTION:** Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for a Certificate of Appropriateness for New Construction, and the application for associated special exception approvals, subject to the following conditions:

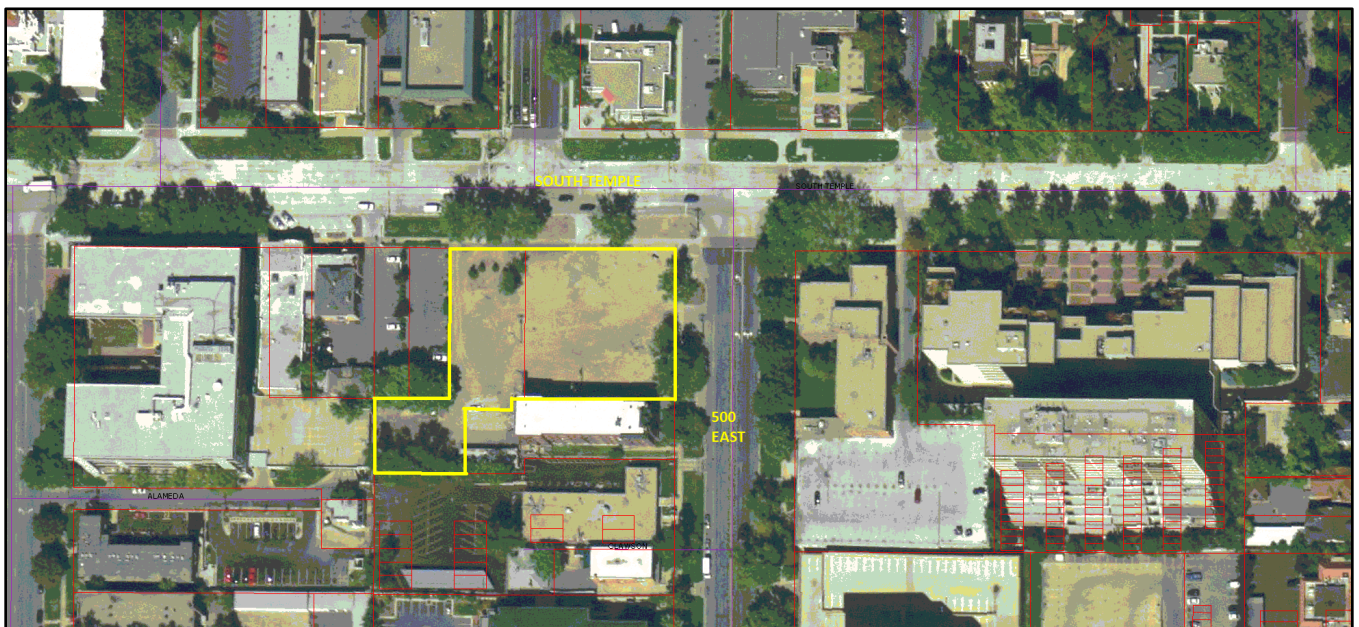
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2. That the design of the façade walls facing the Piccadilly Apartments be revised to address concerns as identified in this report and/or defined by the commission.
3. That the materials and their detailed design are defined and/or revised as identified in this report and/or defined by the commission.
4. That the approval of all design details in accordance with commission conclusions are delegated to staff for approval.

**CONTEXT – SOUTH TEMPLE HISTORIC DISTRICT**

The site is the south-west corner of the intersection of South Temple and 500 East, currently contains no extant buildings, and has several mature or semi-mature trees. Previous buildings appear to have been an apartment building and a small strip mall on the corner. It appears that the site includes two distinct lots, thus requiring their consolidation as part of these proposals. This is a corner site with two primary street facades, facing both South Temple and 500 East, and consequently of considerable importance in the context of the character and special interest of the South Temple Historic District and affecting the setting of the Central City Historic District on the opposite side of 500 East.

Facing the site to the east, across 500 East, is a three story office building with café (508 S Temple) and immediately adjacent to the south is a historic four story apartment building (the Piccadilly Apartments, 24 South 500 East). To the west, on the south side of South Temple, the site is adjacent to parking space, and single and two story buildings primarily in retail uses (434 & 430 South Temple), and then a five story office building on the corner of 400 East (466 S Temple). On the north side of South Temple the site faces three single story buildings in office, restaurant and retail use (505, 481 & 445 South Temple), a three story office/bank building (455 South Temple) and a three and a half story historic apartment building (Rita Apartments, 435 South Temple).

**LOCATION PLAN**



The zoning district for this site is Residential /Mixed Use (RMU). The height maximum of 75 feet does not relate to the scale of the historic context for this site. The zoning does acknowledge the character of the setting in terms of its range of mixed use. Adjacent, the facing and nearby buildings provide a range of commercial uses which establish and maintain the vitality of this part of South Temple and the historic district. These include a café immediately adjacent to the east, Mrs. Backer's Pastry Shop and other small scale retail adjacent to the west, and two restaurant/cafe uses and a bank building facing the site on the north side of South Temple. The range of uses is an established characteristic of this historic context and its street vitality.

All the above buildings in this context, with the exception of 508 S Temple immediately east on the south side of South Temple, occupy notably smaller sites, which combine to establish a setting within this section of the South Temple Historic District of relatively small scale buildings. The sequence of buildings, their height and scale, individual and comparative massing, design, materials and uses, create the immediate setting for any development proposals on this site within the South Temple Historic District. This section of South Temple itself provides the setting for several landmark and contributing buildings to the east, to the west and to the south.

### **BACKGROUND – HISTORIC LANDMARK COMMISSION REVIEW 12/3/15**

This application was reviewed by the Historic Landmark Commission on December 3, 2015. The commission concurred with the recommendation of the Staff Report that the petition be tabled for further consideration and revision based upon the findings of the staff report with the commission, focusing primarily on the six key issues distilled from the design evaluation of the proposals. The commission's conclusions are summarized and addressed below under the same six issues. An extract from the draft minutes of the meeting on December 3 forms part of Attachment I to this report.

Relative to the six key issues identified in the previous Staff Report and discussed by the commission and the applicant, the following provides a synopsis of previous concerns and points of discussion. Revisions to the development proposals following that review and discussion are defined under Project Description Revisions below.

#### **1. HEIGHT, SCALE & MASSING**

HLC comments: Issues remain, concern expressed regarding total height with a primary focus on the overall massing, with the combination creating the largest building on the street. Setbacks from the street were likely to be less effective in reducing bulk and scale of the proposal. An 'H' plan may be much more effective than 'U' plan proposed, creating a courtyard facing South Temple as well – one to the south and one to the north.

#### **2. GROUND LEVEL PARKING & 500 EAST ACCESS & CHARACTER**

HLC comments: Concern was expressed on the viability of shallow commercial space on South Temple. There was acknowledgement of the current character of the 500 East in relation to the use and design proposed, although concern was expressed regarding openings to parking deck in terms of character and design, visual vitality and the ordinance design standard for minimum glazing, with reflection being seen as better than void in an unglazed opening.

#### **3. SETTING OF PICCADILLY APARTMENTS**

HLC comments: The step down in height adjacent to the Piccadilly Apartments helps in this setting. The case for special exception for height along the south side of the proposal was not convincing, and consideration should be given to stepping down at SW corner as well.

#### **4. MIXED USE CHARACTER**

HLC comments: The variety of uses and their contribution to existing character were acknowledged, now and in the past. Concerns were expressed regarding the viability of the area and depth of proposed commercial space.

#### **5. PALETTE OF MATERIALS**

HLC comments: Materials were considered of importance in establishing and maintaining this as city's premier street, while contemporary design also considered of importance. More brick than stucco would be appropriate in this context. Materials used in the past for more contemporary designs have helped establish many buildings of durable quality, upon which the description of the district as designated relies and will rely. Materials and detailing are significant issues which deserve detailed consideration at the second round of review.

#### **6. MASSING & CONFIGURATION OF OPEN SPACE**

HLC comments: There was general agreement on importance of revising the massing to create a volume and

form more effectively the South Temple setting and character. H plan rather than internal U plan generally regarded as the better formula. The question was raised as to whether private open space in the form of rooftop garden area really could be defined as effective open space.

### **PROJECT DESCRIPTION – INCLUDING RECENT REVISIONS:**

The proposal is for a 166 unit (previously 176 unit) and 165,715 SF apartment building, with apartments on five floors, above three floors of parking deck providing space for 212 vehicles (previously 226 vehicles). The apartment mix comprises 32 studio units (previously 39), 99 1-bedroom (previously 113) and 35 2-bedroom units (previously 24). The South Temple frontage as proposed would provide 5211 SF of commercial space (previously 4155 SF), either side of the apartment entrance. Commercial space totaling 4345 SF is defined on plan across potentially three units, with an additional 866 SF of leasing office. Part of the SW corner of the site is defined as tenant clubroom, fitness and outdoor pool/hot tub area. The first floor of the building, with the exception of the proposed commercial frontage to South Temple, is designed as a parking deck, above two lower parking levels.

The common centrally placed, south facing, private open court/patio is retained as a residential amenity at second floor level to the rear of the proposed building, with the additional roof terrace space at fifth level immediately adjacent to the Piccadilly Apartments on 500 East. Private courtyard space is now divided between a reduced area of south or rear facing court, and an additional area of private court facing South Temple setting back c.23 ft from the frontage, both courts at second level. The north facing court is echoed at street level on South Temple by setting back the apartment entrance section of the façade. Above the first level of the proposal the apartment floors step back to create open patio space for the second level units. With the previous proposal, reviewed at the December meeting, there was no setback along the South Temple frontage.

The proposed building would be six stories and 72' 5" in height (previously 74' 11") above grade at South Temple. The proposal maintains this height across the complete floor plan of the building, with the exception of a two story reduction in height at the south-east corner adjacent to the neighboring Piccadilly Apartments. With the reduction in grade across the site to the south the proposal would be seven plus stories, identified in the plans as 82' 4", in height (previously 81' 8").

The proposal as revised has a symmetrically placed (previously asymmetrically placed) and now partly recessed apartment entrance facing South Temple. Entrances to commercial space off South Temple are also symmetrically placed, with secondary entrances around both corners. Street level frontage to South Temple would therefore be either apartment entrance or commercial use.

The façade facing 500 East would have a slightly longer return of commercial frontage from South Temple. This façade however retains the two vehicular parking access ramps, serving the main level and then the lower two levels of parking respectively along this façade. The majority of this frontage at street level or elevated street level, screens parking use, with two rolling garage doors and a sequence of five horizontally proportioned openings onto the main level parking space.

Above ground level, the street facades step back slightly, with more pronounced modulation and articulation. The South Temple façade is composed of three wings, with the central recessed entrance wing being framed symmetrically by matching corner wings. A pronounced projecting cornice caps the top of each wing and is then carried down to first level with the same depth of projection to effectively 'picture frame' the different sections of façade. Different planes within these framed sections are faced initially in stucco, and then in two different brick colors. The central recessed entrance wing is proposed with concrete paneling and a projecting brick plane, above an undetermined ground level entrance façade. The ground level façade to South Temple either side is proposed again recessed within a stucco framework, with background façade of concrete paneling and continuous forward plane of buff brickwork. Above ground level the NE and NW corners to South Temple are articulated by a change in fenestration pattern and continuous balconies for the corner apartment units.

Fenestration can be defined as 'hole in the wall' with different widths of balcony doors interplaying with two or more window sizes and dimensions. As well as variation in the façade planes expressed using different materials, the proposal as revised adopts three different types of residential balcony, from the continuous balcony feature used at the corners to two other balcony widths defining window widths. Little to no information is currently available on proposed window reveal depth.

As part of the redesign of the building, the palette of materials has also been revised since the previous proposal. The primary base material proposed is 'hard coat' stucco which would provide material for the façade frameworks and base wall plane. Different façade planes forward of this would be expressed in two colors of brickwork. Architectural concrete paneling is proposed as the base façade plane to the central South Temple entrance wing and the ground level base façade plane to South Temple and east and west facades, again with a forward plane of brickwork. The central cladding material for the ground floor entrance wing on South Temple remains at this moment undefined. Limited information is currently available on the detailing proposed in the use and application of these materials. Vinyl window framing is retained as the primary window framing material, with aluminum framing at ground level.

### **REVISIONS TO THE PROPOSED DEVELOPMENT**

The design proposals for the building have been revised in various respects from the initial application drawings following previous review by Staff and the Commission, and subsequent discussions. Revisions include:

- **MASSING.** The massing of the proposal has been revised to create more of an 'H' plan footprint, compared with the initial 'U' shaped plan. This revision subdivides the South Temple façade into three sections, with two projecting wings and a recessed central entrance wing. The resulting plan thus becomes more attuned to the traditional modulation associated with earlier apartment buildings in the city.
- **HEIGHT, VOLUME & SCALE.** Reconfiguration of the plan form reconfigures the previously proposed volume and should help to reduce the sense of scale as perceived in particular along South Temple. With the exception of minor clarifications on total height figures above grade, the height of the proposal does not change.
- **DESIGN.** The design of the exterior of the building has been substantially revised. All facades are now defined by a series of distinct sections framed by stucco-clad cornice and 'framing' wall/s. The composition of the South Temple frontage is now symmetrical, with central recessed entrance range. The design approach adopts a base façade material of either stucco or concrete, with full height sections of brick-clad wall set forward of this basic wall plane. Variation in window dimension and balcony width is also employed, helping to enhance variety and visual interest.
- **COMMERCIAL SPACE.** The proportion of commercial space has been slightly increased, with deeper returns from South Temple on both corners.
- **SOLAR GENERATING EQUIPMENT.** A roof top array of solar panels is now identified, as well as two vertical solar panel arrangements on the south façade.

### **ORDINANCE DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION**

New Construction Design Standards are defined by chapter 21A.34.020.H of the Ordinance, addressing three key aspects of contextual design – Scale & Form, Composition of Principal Facades & Relationship to the Street, and the Subdivision of Lots. The Design Guidelines for Historic Apartment and Multifamily Buildings, Chapter 12 New Construction, provides more detailed advice and guidance on design considerations to accord with the design standards. The proposed development is reviewed in detail in the context of the design guidelines and standards in Attachments G & H of this report, respectively.

### **SPECIAL EXCEPTION APPROVALS**

To construct the proposed building the applicant is seeking Special Exception approval for encroachment of approximately 20ft into required rear setbacks towards the SW corner of the site. Two stairways and an ADA ramp are in excess of 4 ft in height within the rear setback. With the reduction in established grade proceeding south across the site, the proposed building would be in excess of the 75' R-MU base zone height ceiling, with height extending to 82' 4" along the south facades, thus approximately 7' 4" in excess of the R-MU maximum height. Vehicle access ramps will occasion a grade change in excess of 4 ft. The applicant seeks approval in these respects.

### **KEY ISSUES:**

From an analysis of the proposed development in this report, public comments and department review comments, the following key issues are identified. See in particular Attachments G & H of this report.

**Issue 1: PROPOSED HEIGHT, SCALE & MASSING OF THE DEVELOPMENT IN THIS HISTORIC CONTEXT**

Previous Evaluation: This is a sloping site at a key intersection of South Temple and 500 East within the South Temple Historic District. The existing building scale of this context on South Temple and 500 East ranges from one to five stories in height, and in most cases on smaller lots with narrower facades than this proposal. The base zoning of R-MU recognizes the mixed use character of this setting, but it identifies a height maximum of 75 ft which does not equate with a compatible development scale for the historic character and scale of this context. The proposed development adopts this height ceiling and continues this across the site, creating a proposed height above grade along the south facades which is identified as approximately 82 ft. Allowing for incremental future development in this setting, a compatible building scale and a sensitivity to the reduction in established grade across the site would prompt a lower building with incremental height reduction and more varied massing to reduce the scale and respond to the topography and setting.

Current Evaluation: In previous review, concerns focused upon height, volume expressed on South Temple and the configuration of the building around the south facing private second level court to the rear. Massing, more than sheer height, was identified as the primary concern. The plan of the building has been revised to create a second upper level court above a slightly recessed central entrance range on South Temple, achieving more of an 'H' plan for the building. This redesigned plan and orientation effectively begins to address previously identified concerns with the massing of the proposal, helping to create a more characteristic building module and scale on South Temple. Proposed building heights have been marginally adjusted although overall heights remain largely as they were previously proposed.

**Issue 2: USE OF GROUND LEVEL AS PARKING SPACE WITH PARKING ACCESS POINTS OFF 500 EAST**

Previous Evaluation: The ground level of the proposed development, with the exception of the South Temple frontage, is designed for parking and parking access. This is a corner site in the historic district, with frontages to both South Temple and 500 East. The primary contribution of the 500 East frontage to the street scene would be parking deck and two vehicular access ramps. The proposed residential building has no entrance off 500 East. This cannot readily be identified as compatible with existing and future street vitality and character, despite the design consideration given to minimizing window openings to the ground level parking. The mixed use character of this setting, and the existence of potential alternative parking access off South Temple, suggest further and alternative consideration of the use of this floor, its vehicle access points and building entrances.

Current Evaluation: The revised design for the building would extend the commercial space and frontage further south on the 500 East façade. The façade is also completely redesigned, while retaining the two vehicular access ramps and openings flanking a brick clad wall framing a sequence of five horizontally proportioned window openings to the parking deck. The background material proposed for this one and then two story section of the façade is identified as 'architectural concrete' using a panel system. Deeper commercial space and extended frontage on this street façade acknowledges previously expressed concerns with viability and street character. Parking ramp access shutters/doors are now defined on the elevations. The window openings to the main level parking deck appear to be open. While the design of the façade to the main level and lower level is consistent with the revised design for the building overall it tends to pay less attention to the slope of the street in defining the different levels within the building, thus losing something in terms of human scale definition in the composition, when compared with the previous design approach. An aspect of the character of 500 East and its role in providing a series of vehicular access points was argued and acknowledged in previous review. It remains in Staff evaluation an important street, on the west side within the South Temple Historic District, and one the east within the Central City Historic District as well as South Temple. Current and future proposals for this street should focus on the potential to not only retain but where appropriate enhance its character and street vitality. It does not seem appropriate in the stewardship of the city's historic resources to focus upon negatives in designing future character, particularly where these negatives are not readily defined as part of that historic character. In that context it remains the Staff evaluation that more can be achieved with the design of this building to contribute to

the street character, vitality and public realm. Additional glazing, both to vehicle openings and to parking deck openings might be one such positive.

### **Issue 3: SETTING OF THE PICCADILLY APARTMENTS ON 500 EAST**

Previous Evaluation: The adjacent Piccadilly Apartments on 500 East are four stories in height. This height and scale are echoed by the other historic apartment building, the Rita Apartments, facing the site on the north side of South Temple. The proposed building would be situated at the property line immediately adjacent to the narrow side access drive for the historic apartment building. As currently proposed, the new development would place a parking access ramp adjacent to the site boundary. The height of the proposed development would be two floors lower in the proximity of the Piccadilly Apartments, although the proposal would be five stories above established grade at this point and markedly higher than the adjacent building. The lower roof deck adjacent to the Piccadilly is also proposed as an outdoor residential terrace amenity, although with its proximity, relative height and use, it may be less of an amenity for the residents of the existing adjacent building. This combination would adversely affect the setting of the Piccadilly Apartments, and prompt consideration of height reduction, frontage setbacks, greater modulation and more varied massing of the proposal.

Current Evaluation: The outline of the Piccadilly Apartment building is now shown on the East Elevation in the revised proposals. The step down in the building height of the proposal immediately adjacent to this building is retained, was acknowledged as a positive in previous review, and is perhaps further defined in the revised design. The south facing court for the apartments is also retained to reduce the impact of the proposals on this building. The juxtaposition between the Piccadilly and vehicle access opening remains, while the five story height of the proposal immediately facing the north façade of the Piccadilly also remains. Both would have a less than positive impact on the amenities enjoyed by the Piccadilly residents. More design consideration might usefully be given to how this initially five story and then two story flank wall along the south façade might be defined, detailed and embellished to relieve what might otherwise be a stark setting and enclosure for the adjacent building and site.

### **Issue 4: THE MIXED USE CHARACTER OF THIS HISTORIC SETTING**

Previous Evaluation: This corner site is located within a context retaining a variety of uses, from residential to office, banking, café/restaurant and retail. The site in fact previously had a variety of uses. The 'status quo' is recognized in the base zoning classification of R-MU (Residential/Mixed Use). The historic character of this part of the South Temple Historic District relies in part upon this vitality and this variety of uses. In this proposal, an area of 5,000 SF (supporting statement) or 4133 SF (plans) either side of the apartment entrance facing South Temple is identified as retail commercial, commercial and leasing office space. Subject to how this is defined, it could contribute to this vitality. The use of the ground level of the building as parking space, and the devotion of most of the ground level 500 East frontage to this use and to vehicular ramp access points, would however detract from the potential of this frontage to contribute to the vitality and character of the historic district.

Current Evaluation: The commercial space proposed for this building was acknowledged as a positive in previous review and discussion, although there were questions on viability relative to depth of space. The revised design for the building increases the area of proposed commercial space and extends this further along both sides of the building from the South Temple corners. The revision is positive in both respects, and in particular helps to create more public use frontage on the 500 East façade.

### **Issue 5: THE PALETTE OF MATERIALS PROPOSED FOR STREET FACADES**

Previous Evaluation: The proposal is designed with two primary materials, red brick and a hard-coat stucco system. This would be varied on the 500 East façade with sections of (currently undefined) masonry in the vicinity of the parking access ramps. Secondary materials include full height glass framed in anodized aluminum to South Temple ground level, metalwork to canopies and balconies, and vinyl window framing used universally for the fenestration of the apartment levels. Of the two street facades, the ratio would be approximately 30% brick to 70% stucco, with brickwork used more extensively on the South Temple façade. The South Temple historic district is characterized by a range of materials, and this setting echoes this characterization. Brickwork is the predominant

facing material and is employed in six of the nearby buildings, including the three closest to this site. Concrete and stucco are also found, although they articulate buildings which tend to be smaller in scale. Vinyl window framing is not a current feature of the context and would introduce limitations in detailing window frame profiles and in terms of durability. South Temple is Salt Lake City's grandest boulevard and first historic district. The choice of materials and their detailing should recognize this importance, and accompanying sense of permanence, to the character of the historic district and of South Temple in particular. Brickwork also has the potential of more varied and creative detailing, and an inherent sense of human scale. The setting would suggest a greater use of brickwork and a higher quality of window framing.

Current Evaluation: The building has been completely redesigned in terms of its configuration, volumes, massing and materials. The revised palette of materials now includes architectural concrete, hard coat stucco, two colors of brickwork, an unspecified cladding material to frame the apartment entrance from South Temple, and aluminum and vinyl window framing. The materials, and their detailing, were considered important in previous review discussions, and thought to be worthy of separate and detailed discussion in their own right. The proportion of brickwork has been increased responding to observations on the materials characteristic of the South Temple Historic District. The range and variety of materials, colors and textures has also been enhanced with the revised design. Staff concerns remain, however, on the use of vinyl window framing for this proposal, given the impact on the otherwise more durable palette of materials proposed for the building and the materials that are characteristic of this historic district and the nationally recognized importance of South Temple to Salt Lake City.

#### **Issue 6: BUILDING MASSING & CONFIGURATION OF OPEN SPACE**

Previous Evaluation: The development proposals include 'open space' amenities for residents including pool, second level and fifth level courtyard or terrace open space. There is scope, and the associated potential to reduce the scale of the proposal, in configuration of some of this open space component in the form of front setbacks, thus introducing more varied massing on one or both street facades. Traditionally, larger scale apartment buildings were configured with greater modulation in their plan form, providing one or more landscaped street-facing courts and more varied access to the building and to natural light. Greater modulation of the proposals would effectively reduce the scale of the building.

Current Evaluation: The plan form and the design of the building have been revised. The proposal as revised adopts more of an 'H' plan form, creating second level external court space facing South Temple as well as the south. The central section of the proposed building would also be set back slightly at ground level, effectively supporting the recessed central range of the building. Concerns were previously expressed regarding the definition of 'open space' relative to ordinance design requirements for the base zoning district (a minimum of 20% is required). The majority of this open space would remain at upper level and private, although the reconfiguration of the central upper court to face both north and south, and recessing the central section of the building facing South Temple, creates a plan and building massing that more characteristically responds to this site and context in the historic district.

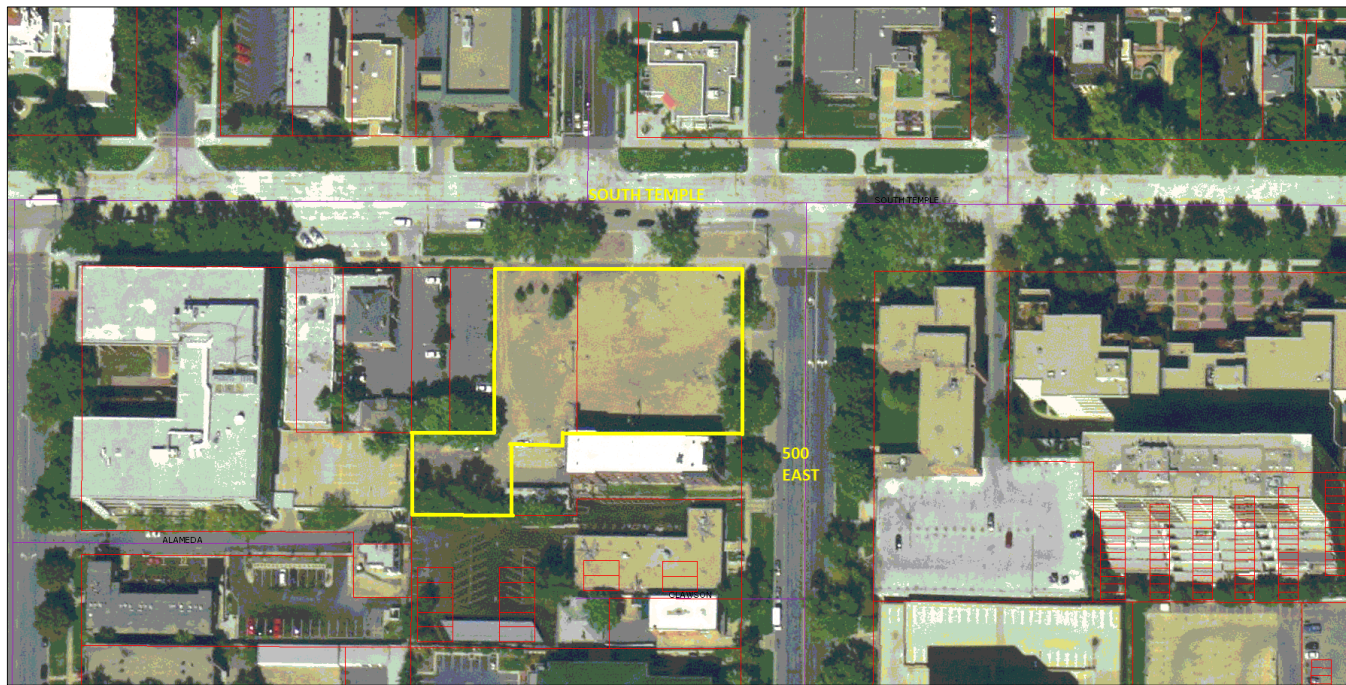
#### **ATTACHMENTS:**

- A.** Vicinity Map
- B.** Historic District Map
- C.** Photographs
- D.** Application Statements
- E.** Application Photographs & Plans
  - 1 Revised Application Plans
  - 2 Previous Application Plans
- F.** R-MU Zoning Ordinance Standards
- G.** Design Guidelines for New Construction
- H.** Standards for New Construction in a Historic District
- I.** Public Process and Comments
- J.** Motions

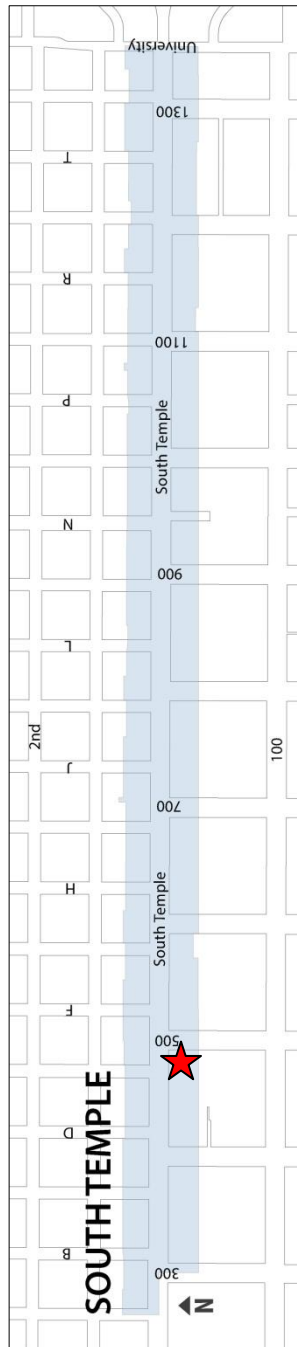


# ATTACHMENT A: VICINITY MAP

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# **ATTACHMENT B: HISTORIC DISTRICT MAP**



**★ *Approximate project location***

## ATTACHMENT C: PHOTOGRAPHS OF THE CONTEXT



**76 SOUTH 500 EAST**



**42 SOUTH 500 EAST**



34 SOUTH 500 EAST



PICCADILLY APARTMENTS, 24 SOUTH 500 EAST



508 SOUTH TEMPLE





505 SOUTH TEMPLE



481 & 455 SOUTH TEMPLE



435 (RITA APARTMENTS) & 445 SOUTH TEMPLE



420, 430 & 434 SOUTH TEMPLE



APPLICATION SITE, 466 SOUTH TEMPLE



APPLICATION SITE, 466 SOUTH TEMPLE





APPLICATION SITE, 454 SOUTH TEMPLE



APPLICATION SITE, 454 SOUTH TEMPLE

## **ATTACHMENT D: APPLICATION STATEMENTS**

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## **Issue #1 – Context Height and Scale**

The height of the surrounding buildings vary greatly. The intersection of 4<sup>th</sup> East and South Temple is anchored with tall buildings. Each corner has a 7 story building. One, the IBM abuts this development at the SW corner of our property. On the other side of the project at the NE corner of 5<sup>th</sup> East and 1<sup>st</sup> South is a 14-story building. The Governors Square apartment complex directly to the east is twelve stories in height. Another apartment building on SW corner 1<sup>st</sup> Avenue and F Street is 7 stories. There are also multiple buildings in the 4-5 story range along the south side of South Temple and a few buildings that are one to two stories in height.

The widths of buildings in the general area of the project vary as much as the heights.

The four-story Piccadilly apartments to the south and the IBM Building are the only buildings immediately adjacent to the site. The other two buildings to the west are separated by two parking lots.

The proposed building acknowledges the 4 story Piccadilly to the south by stepping down the SE corner of the new building.

At the SW corner of the property one additional story is exposed due to sloping topography. The new building measures 82' from grade and is shorter than the existing 7½ story IBM Building at its SE corner.

## **Issue #2 – Ground Level Parking**

### **5<sup>th</sup> East vs. South Temple façade:**

The South Temple experience will be a walking/shopping/lounging experience that will be similar to that experienced on the opposite side of the street where Einstein Bagels exists and the former Wild Grape restaurant existed. The façade at street level will be open to the view of drivers and pedestrians alike in an effort to enliven the street through a visual connection with activity both inside and outside the building.

The Fifth East experience will be different as the grade drops from South Temple rather quickly. Fifth East provides the entrance to the parking garage below the building. The 5<sup>th</sup> East façade will be less transparent but will still contain openings along the street level allowing light and air for ventilation into the garage. There will be two means of access to the parking garage. The access will be similar to that experienced by other buildings in the surrounding area with similar needs for parking access. Two examples are the buildings and parking structures directly across the street and also the two buildings on the corner of South Temple and 4<sup>th</sup> East. There are numerous other examples within the district.

Both facades are varied in height and width along the primary facades. The building is designed with setbacks and balconies along both facades. The step back on 5<sup>th</sup> east ranges from 5'-0" to 14'-0. The step back will continue though the upper five floors. The upper floors also step back again for balconies for additional visual interest.

The South Temple façade is broken into three components above the commercial level to reduce the feeling of bulk and height and more closely match other apartment buildings within the district and the City. This was done by adopting the more traditional "H" footprint for the building instead of the originally proposed "U" footprint.

## **Issue #3 – Piccadilly Apartments**

The proposed development drops two floors as it approaches the Piccadilly apartments on the south property line softening the overall height of the project in context with the Piccadilly Apartments.

#### **Issue #4 – Mixed-Use Character**

The amount of available commercial space has been increased to encourage mixed-use development on South Temple. The total square footage for commercial/retail space is now 5,211 SF. The development has no commercial / retail space along 5<sup>th</sup> East due to parking access.

#### **Issue #5 – Palette of Materials**

**Materiality:** The materials of the buildings on South Temple vary widely. Brick may be the predominant material but there is also a significant amount of exposed concrete, concrete block, stucco and steel cladding. In the area surrounding this project all of those materials are represented. We have chosen a pallet of brick, stucco, and architectural concrete. The primary material on South Temple and 5<sup>th</sup> East will be two colors of brick.

#### **Issue #6 – Building Massing and Configuration of Open Space**

As noted the H-shape of the proposed development softens the building façade on South Temple. This massing and building configuration can be seen along South Temple in other developments. This configuration creates a north facing front courtyard and a south facing interior courtyard.

With 29% of the proposed development designed as open space, a mix of diverse spaces such as public seating and dining areas, tenant hot tub and lounging decks, open courtyards, semi-enclosed interior courtyards and an intimate roof top terrace have been incorporated into the project.

#### **Area between the proposed building and western boundary of the site**

The area between the building and the west property line is dedicated to tenant and public use. The southern part of this outdoor seating area is an informal plaza where tenants and patrons can congregate. Benches will line the pedestrian paths to the clubroom located in the southwest area.

#### **Design Statement and Rationale**

The building is contemporary in design. Its clean lines help this building fit within the context of South Temple. It represents our time on South Temple. We feel that this building will become part of the fabric of South Temple as other contemporary buildings have done. Our time is concerned with the environment, global awareness, economy, durability, technology, and simplicity. The building addresses these concerns with durable materials, such as brick, concrete, and hard coat stucco systems. In addition, with 185 photovoltaic panels located on the roof, this project will generate electricity for years to come and move us toward a more sustainable as a society.

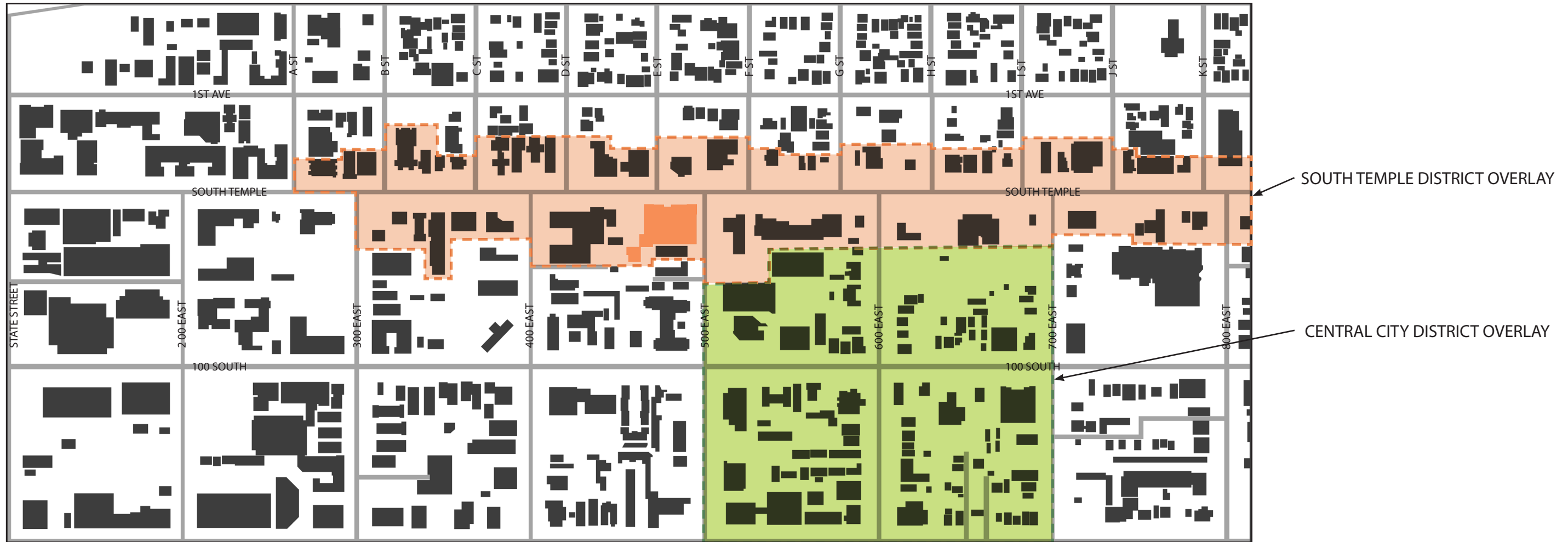


# HARDISON APARTMENTS



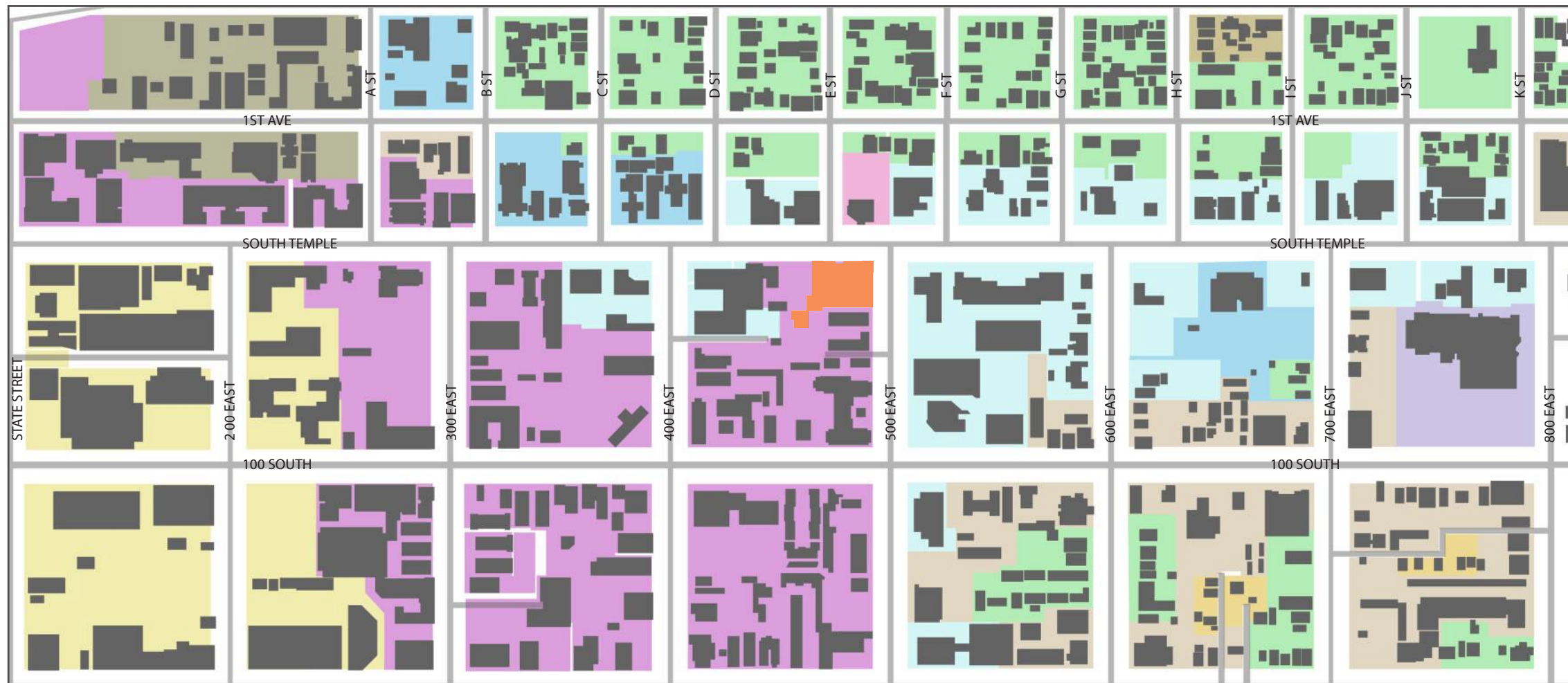
SITE LOCATION





HISTORIC MAP





- RMF-35
- RO
- R-MU
- RMF-45
- I
- PL
- SR-3
- CN
- SR-1A
- D-1
- RMF-75

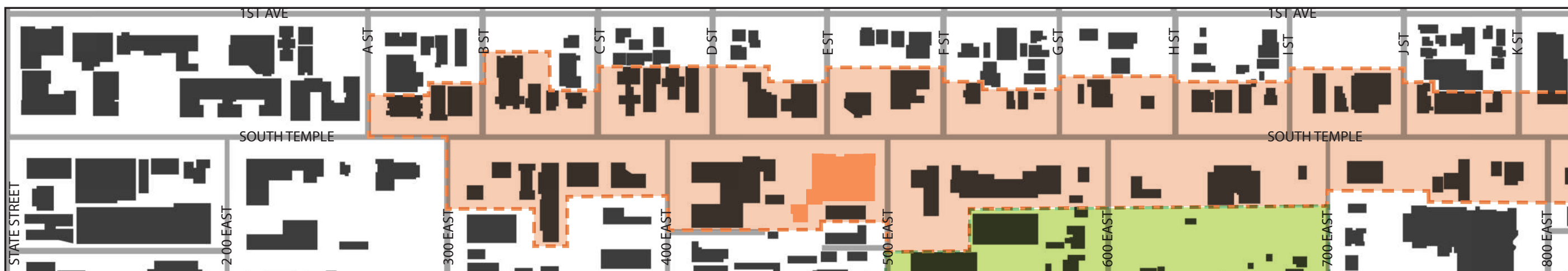
ZONING MAP





ISSUE 1: Context Height & Scale





CONTEXT





8 STORIES



8 STORIES



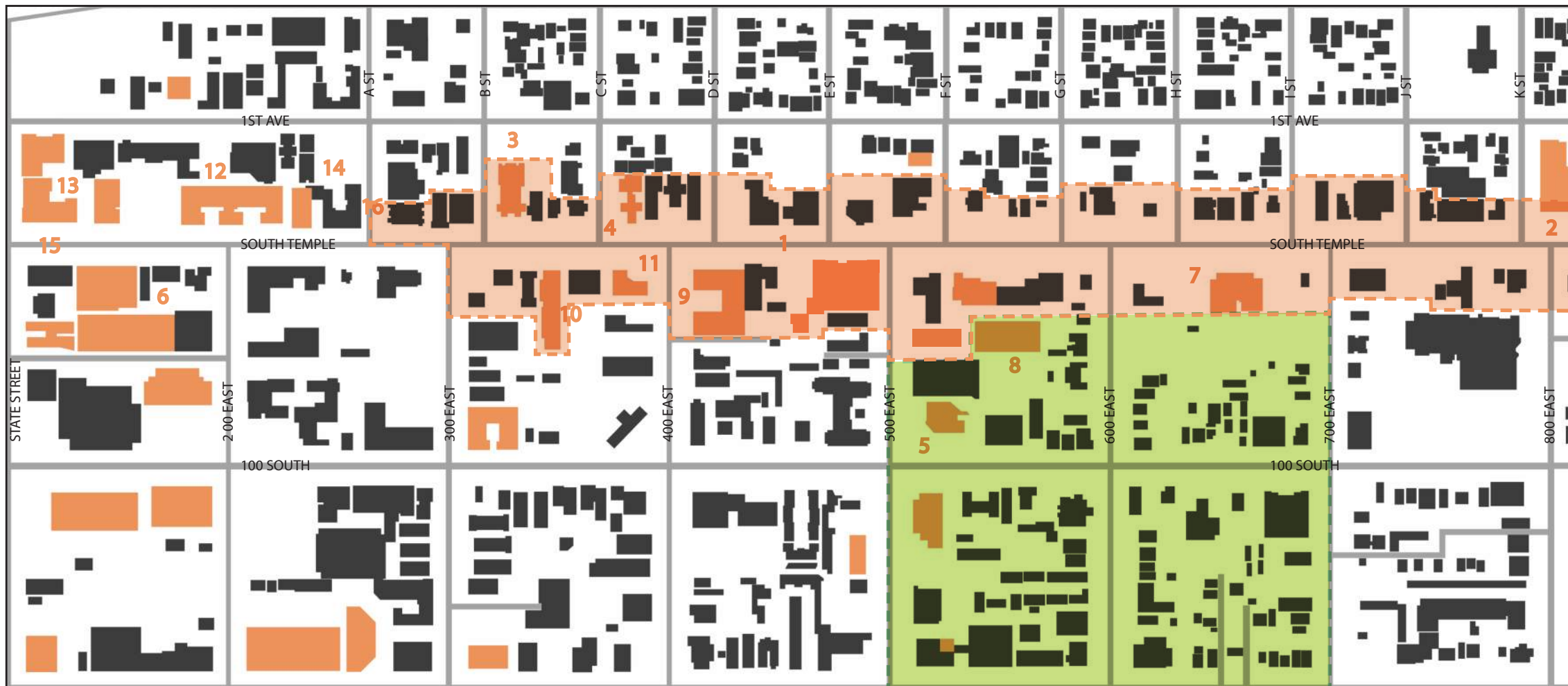
8 STORIES



3 1/2 STORIES



5 STORIES



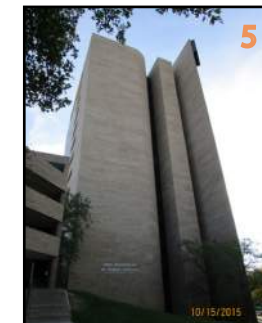
160'-0" - 13 STORIES



160'-0"



77'-0"



180'-0" - 14 STORIES



21 STORIES

HEIGHT MAP



83'-0" - 6 STORIES



60'-0" - 5 STORIES



80'-0" - 5 STORIES



140'-0" - 13 STORIES



80'-0" - 5 STORIES



ISSUE 2: Ground Level Parking

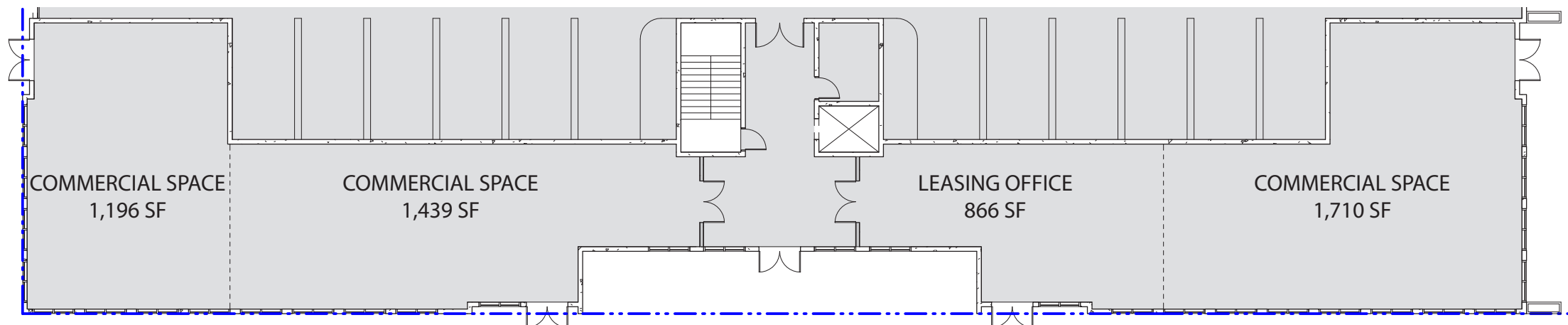


ISSUE 3: Piccadilly Apartments



# ISSUE 4: The Mixed-Use Character

5,211 SF COMMERCIAL SPACE



## MAIN LEVEL FACING SOUTH TEMPLE:

3,235 SF, 41% GLAZING,  
59% DURABLE MATERIAL, BRICK, CONCRETE, AND METAL

## MAIN LEVEL FACING 5TH EAST:

3,000 SF, 40% GLAZING & OPENING



## ISSUE 5: Palette of Materials - BRICK, CONCRETE, AND STUCCO



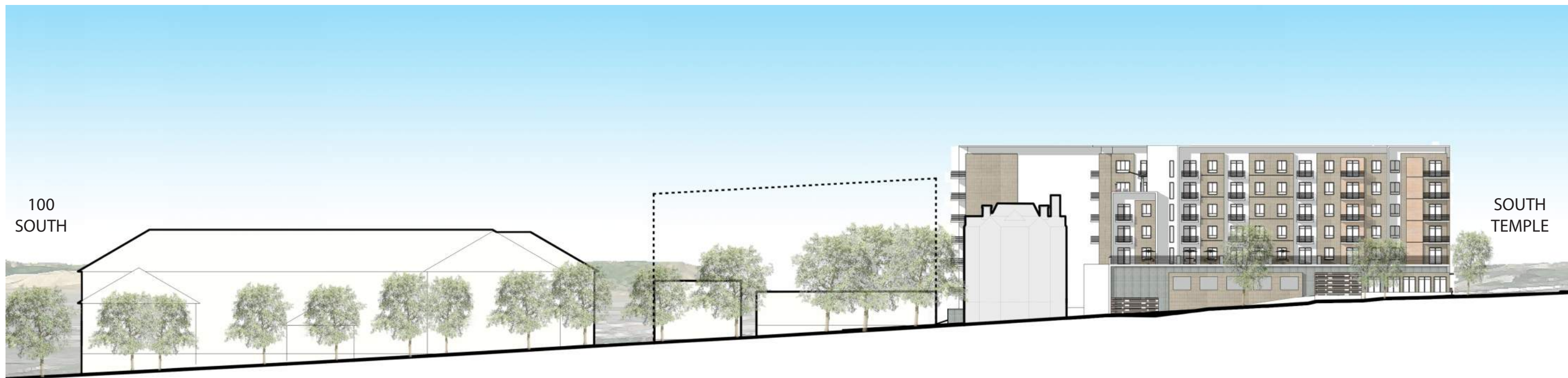
ISSUE 6: Building Massing and Configuration of Open Space



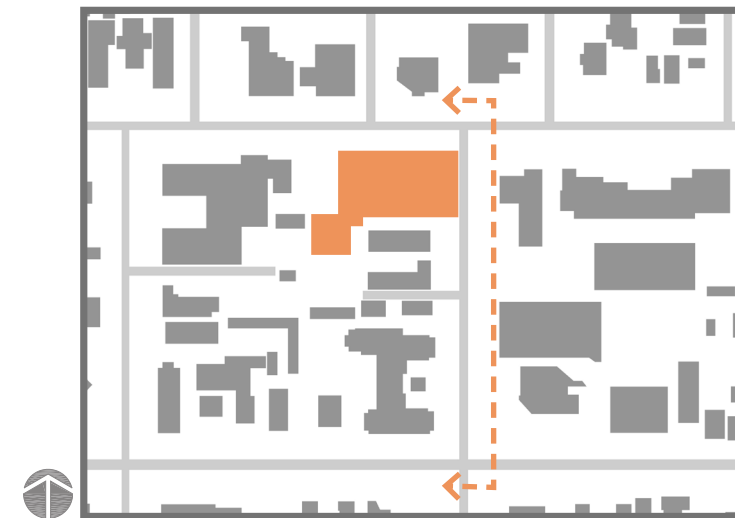


ISSUE 6: Building Massing and Configuration of Open Space

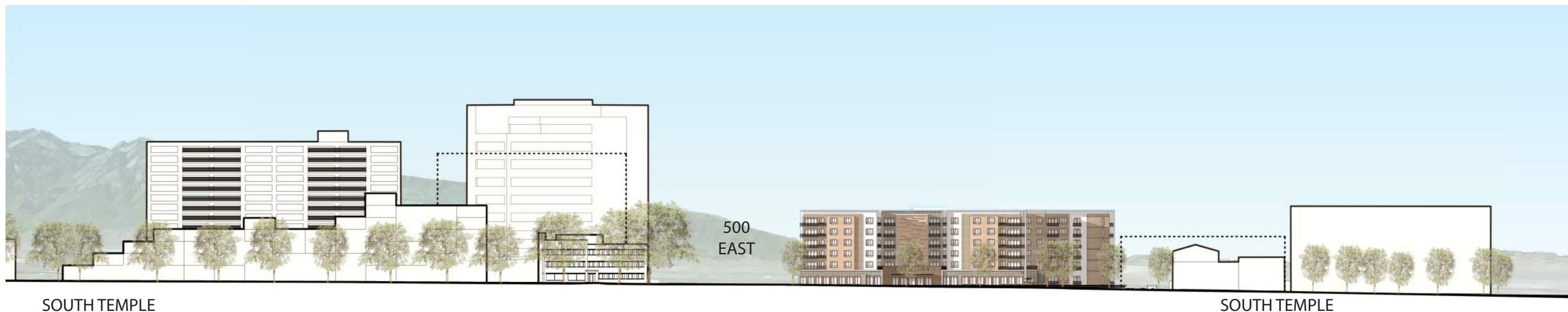




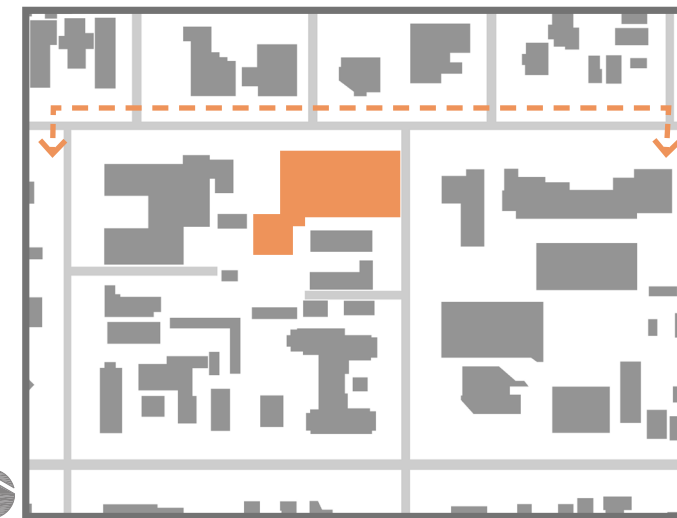
SITE SECTION



HARDISON APARTMENTS



SITE SECTION



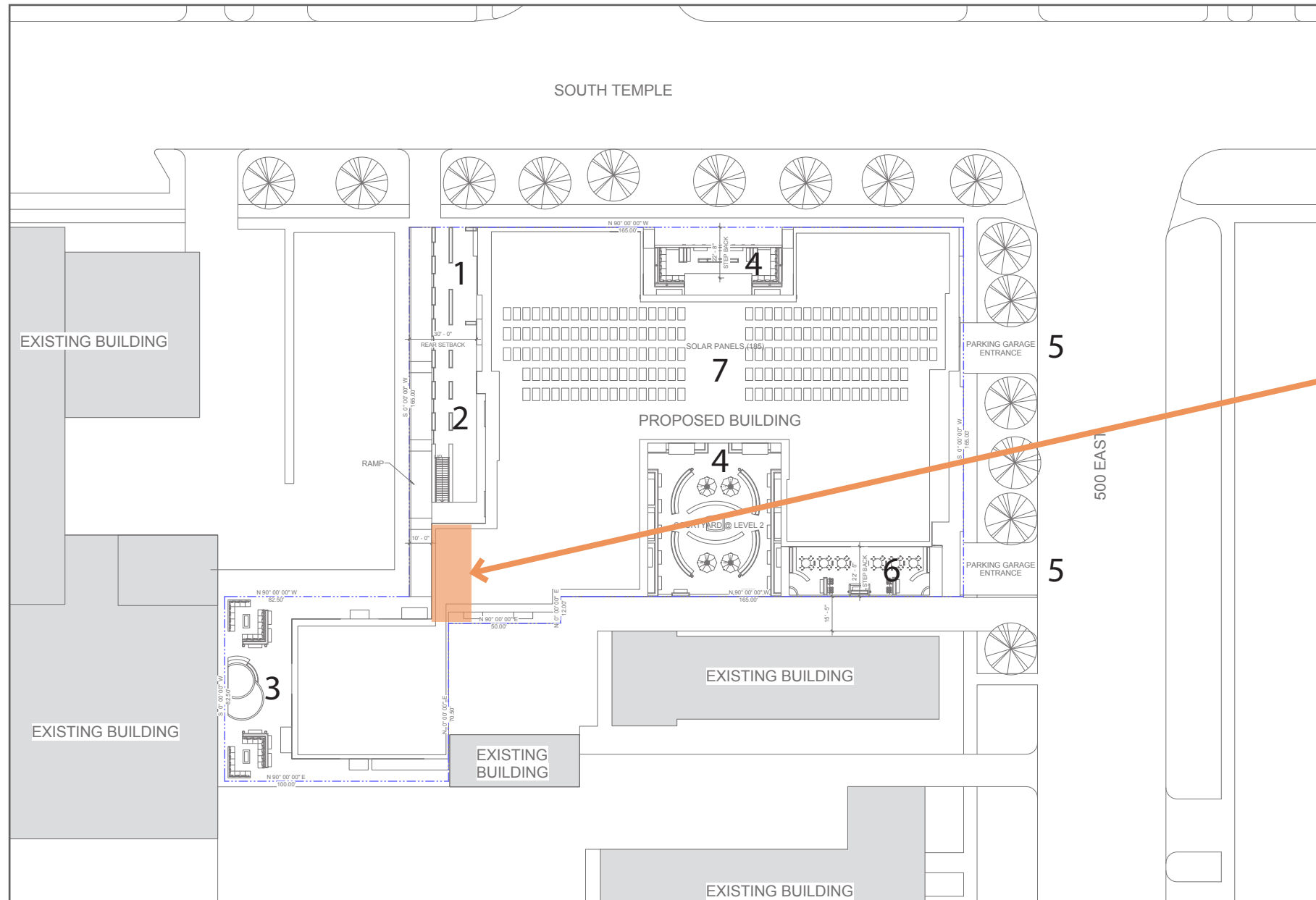
HARDISON APARTMENTS

1. OUTDOOR SEATING
2. OUTDOOR PLAZA
3. POOL DECK AND POOL AREA
4. COURTYARD
5. PARKING GARAGE ENTRANCE
6. ROOF TOP AREA
7. SOLAR PANELS

TOTAL SITE AREA: 49,687.5 SF  
 TOTAL OPEN AREA: 14,688 SF  
 PERCENT OPEN: 29.5%

**SPECIAL EXCEPTION**

A SPECIAL EXCEPTION IS BEING REQUESTED TO ALLOW THE DEVELOPMENT ON THE SOUTHWEST CORNER OF THE PROPERTY. THIS PORTION OF THE PROPERTY IS UNDEVELOPABLE WITHOUT ALLOWING CONSTRUCTION TO OCCUR WITHIN THE REAR SETBACK OF THE 30' SETBACK ALONG THE WEST PROPERTY LINE. THERE IS A VERY NARROW OPENING BETWEEN THE TWO PROPERTIES AND WITHOUT ENCROACHING ON THE BACK OF 30' SETBACK THAT INTERIOR PIECE OF PROPERTY CANNOT BE DEVELOPED. THE ENCROACHMENT IS 20'-0" WIDE BY 42'-2" DEEP



SITE PLAN



ELEVATION  
0'-0"

NORTH ELEVATION



HARDISON APARTMENTS



WEST ELEVATION



HARDISON APARTMENTS



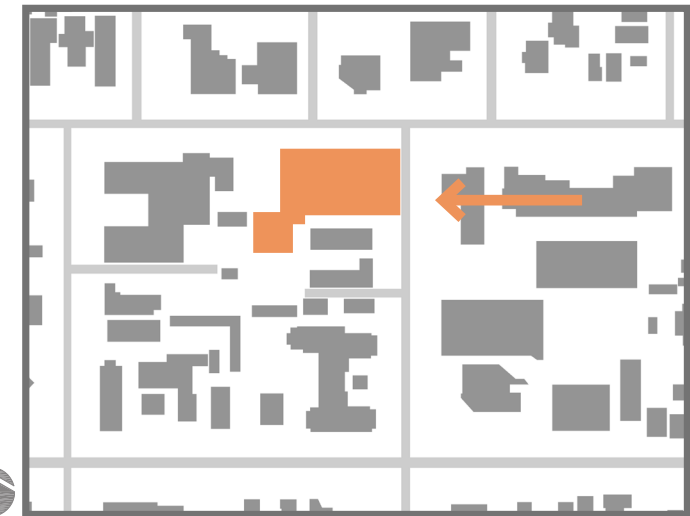
SOUTH ELEVATION



HARDISON APARTMENTS

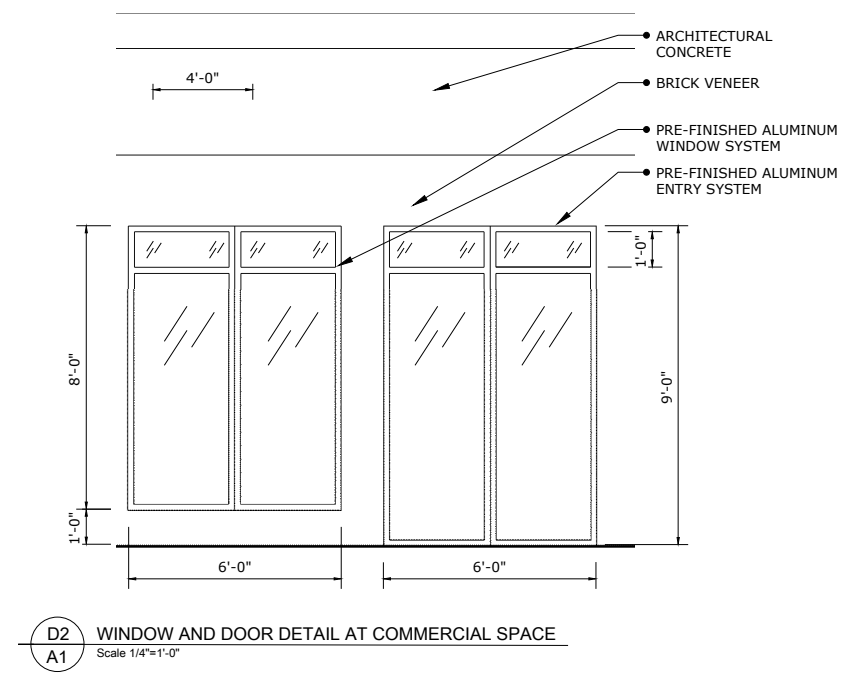
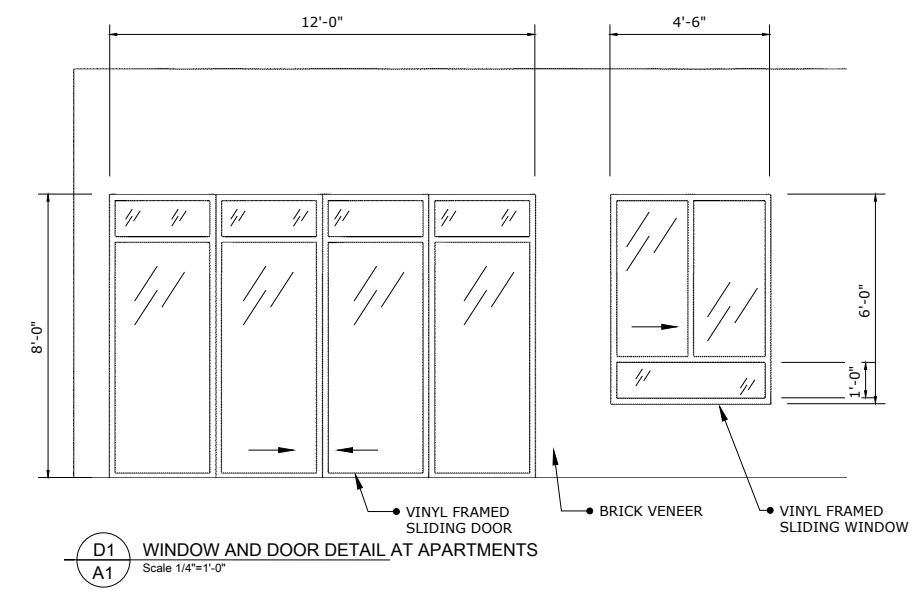


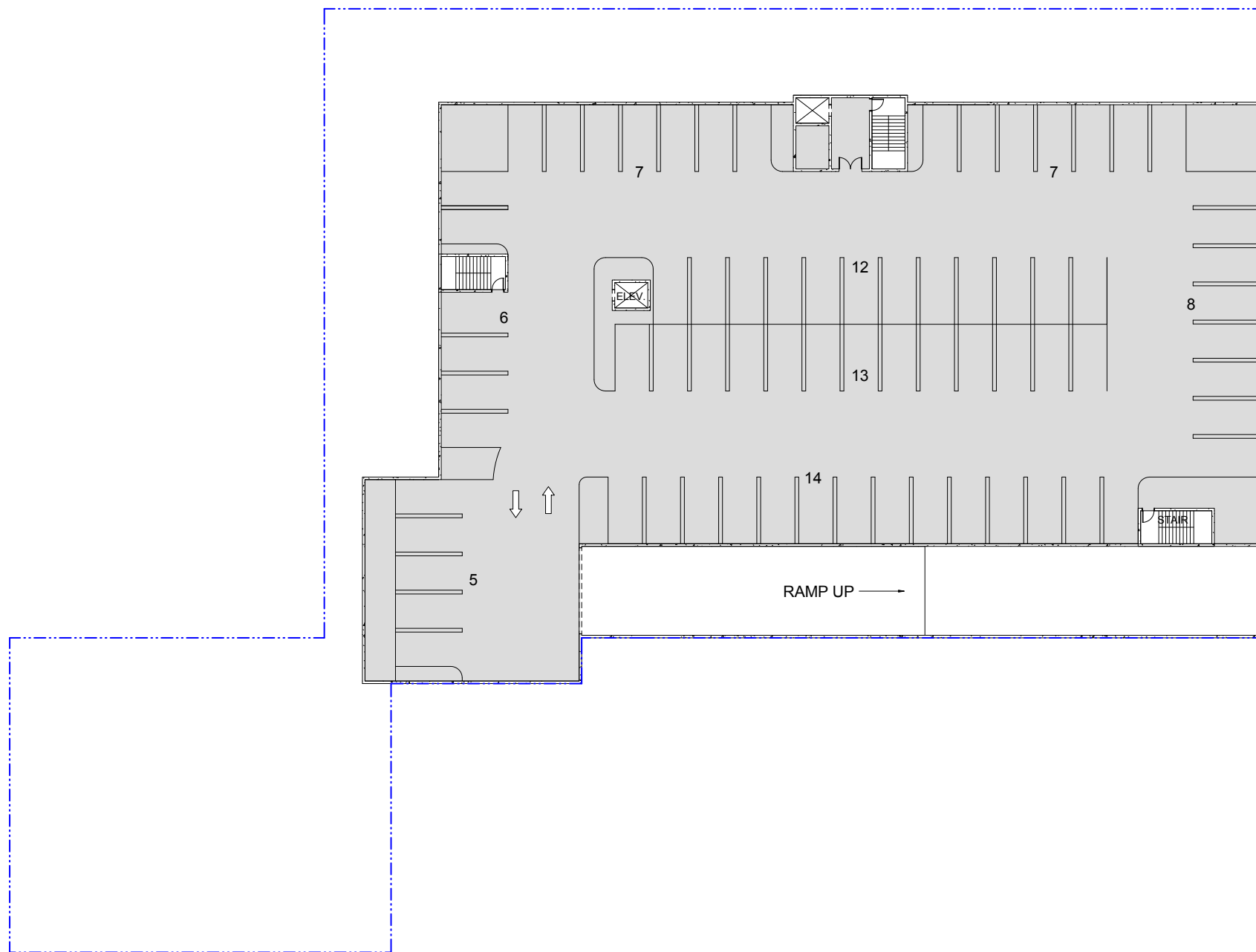
EAST ELEVATION



HARDISON APARTMENTS

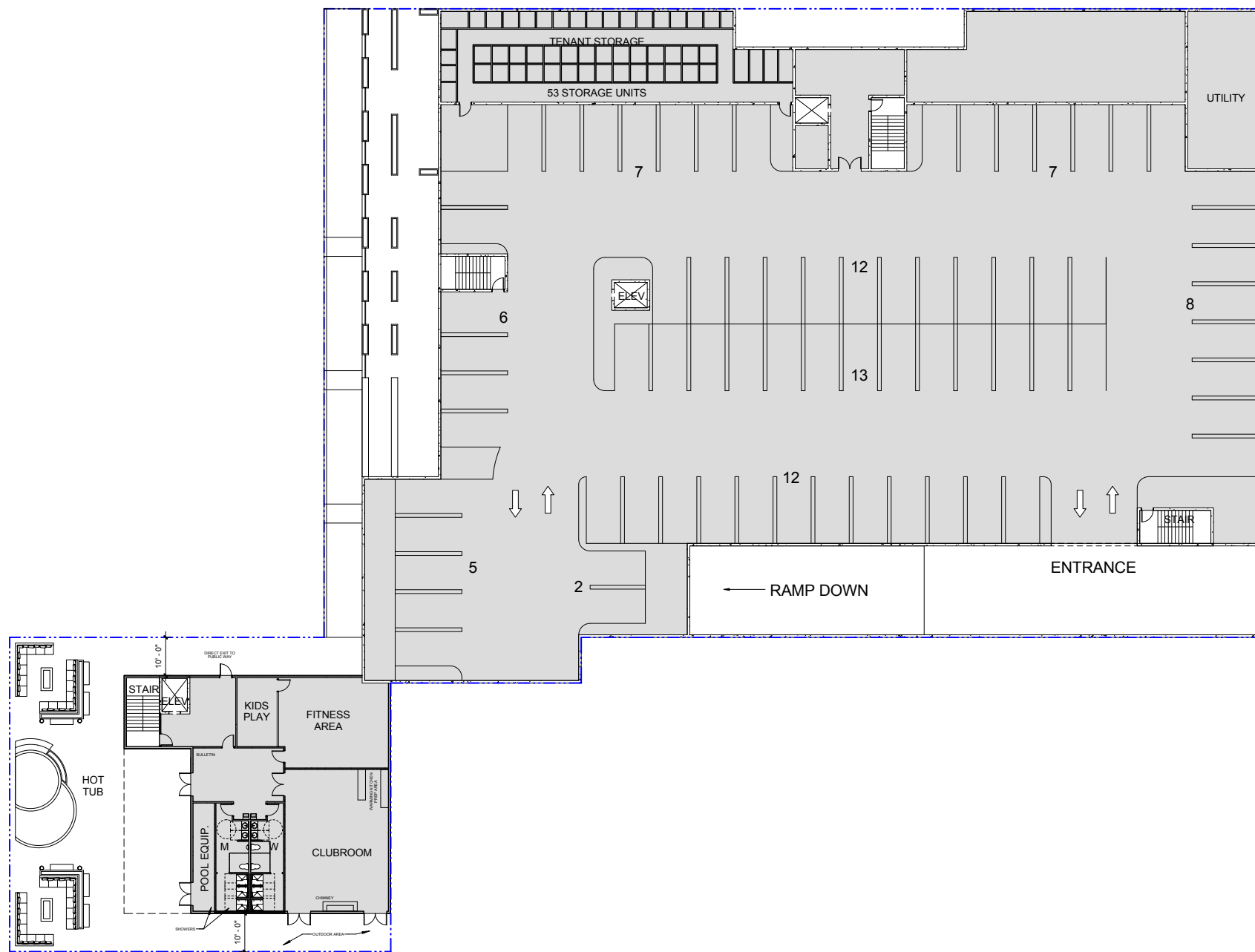






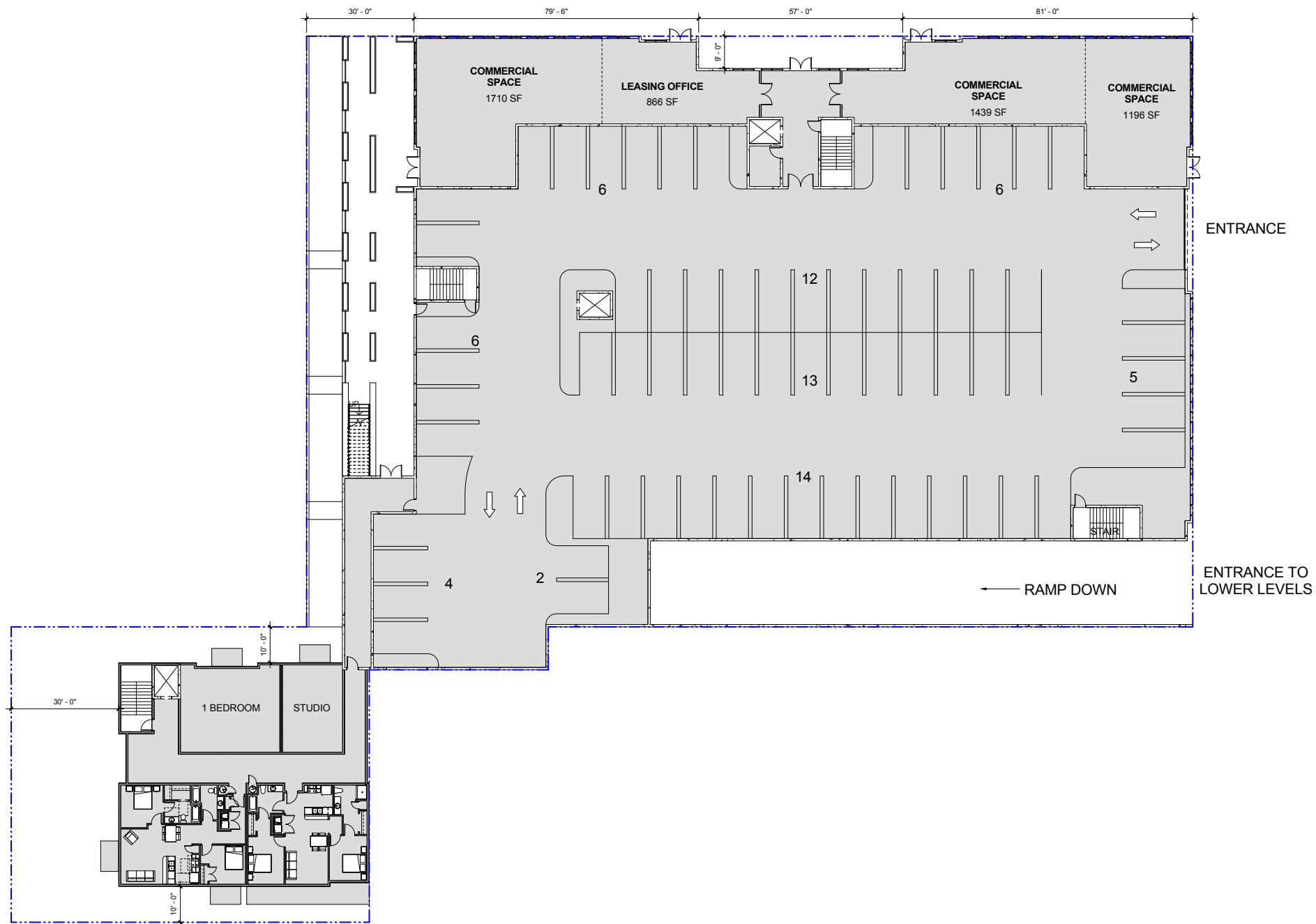
LOWER LEVEL 2





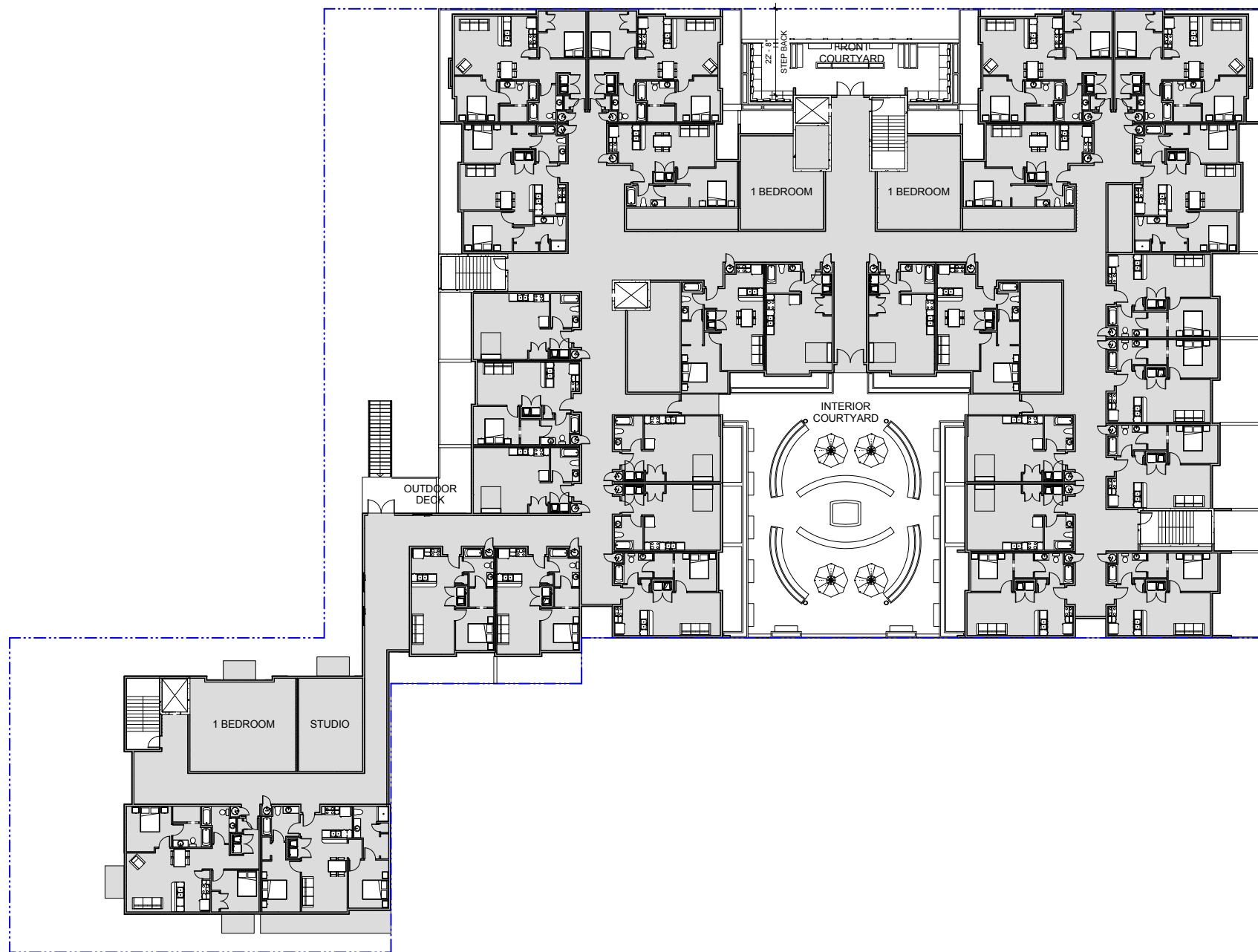
LOWER LEVEL 1





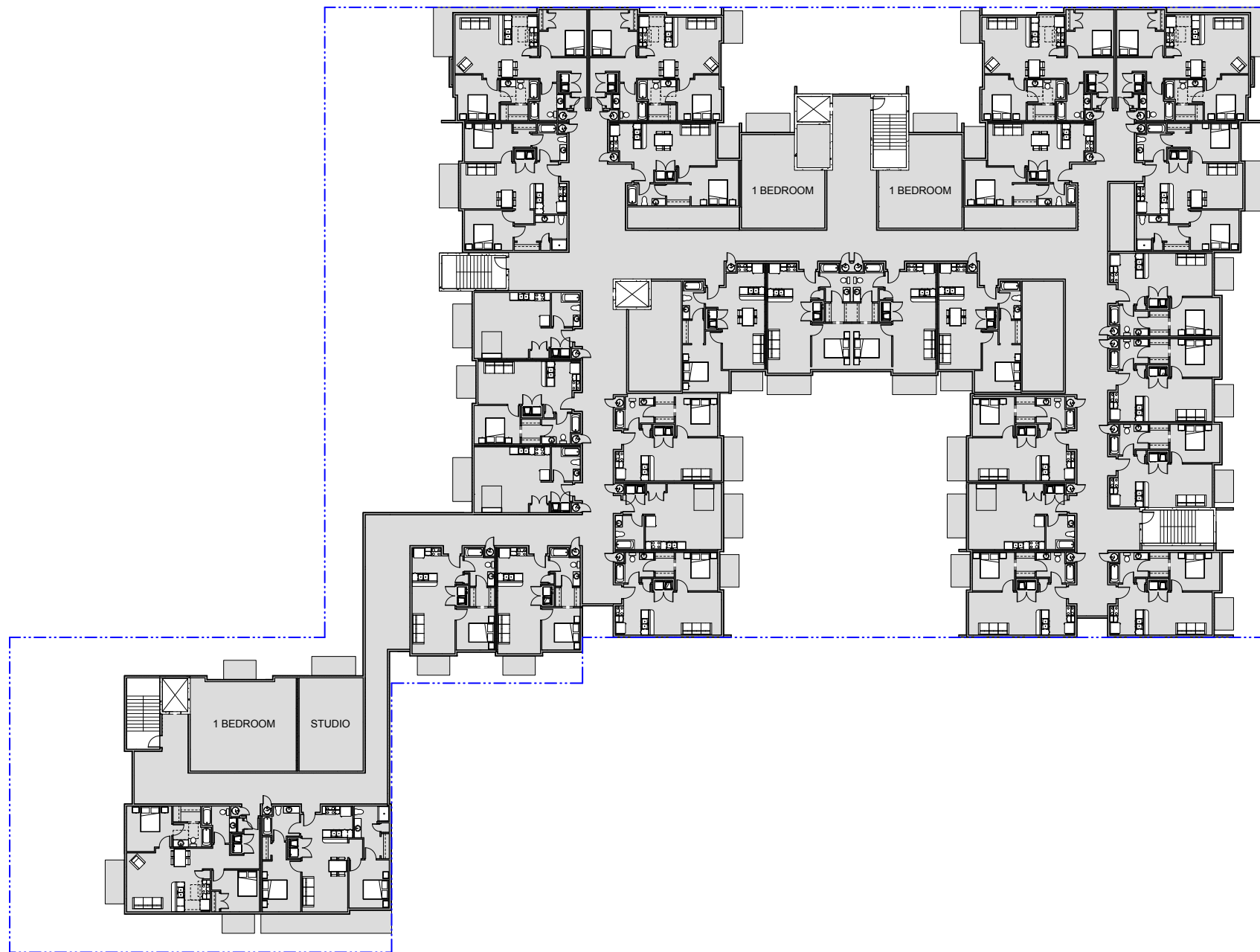
MAIN LEVEL





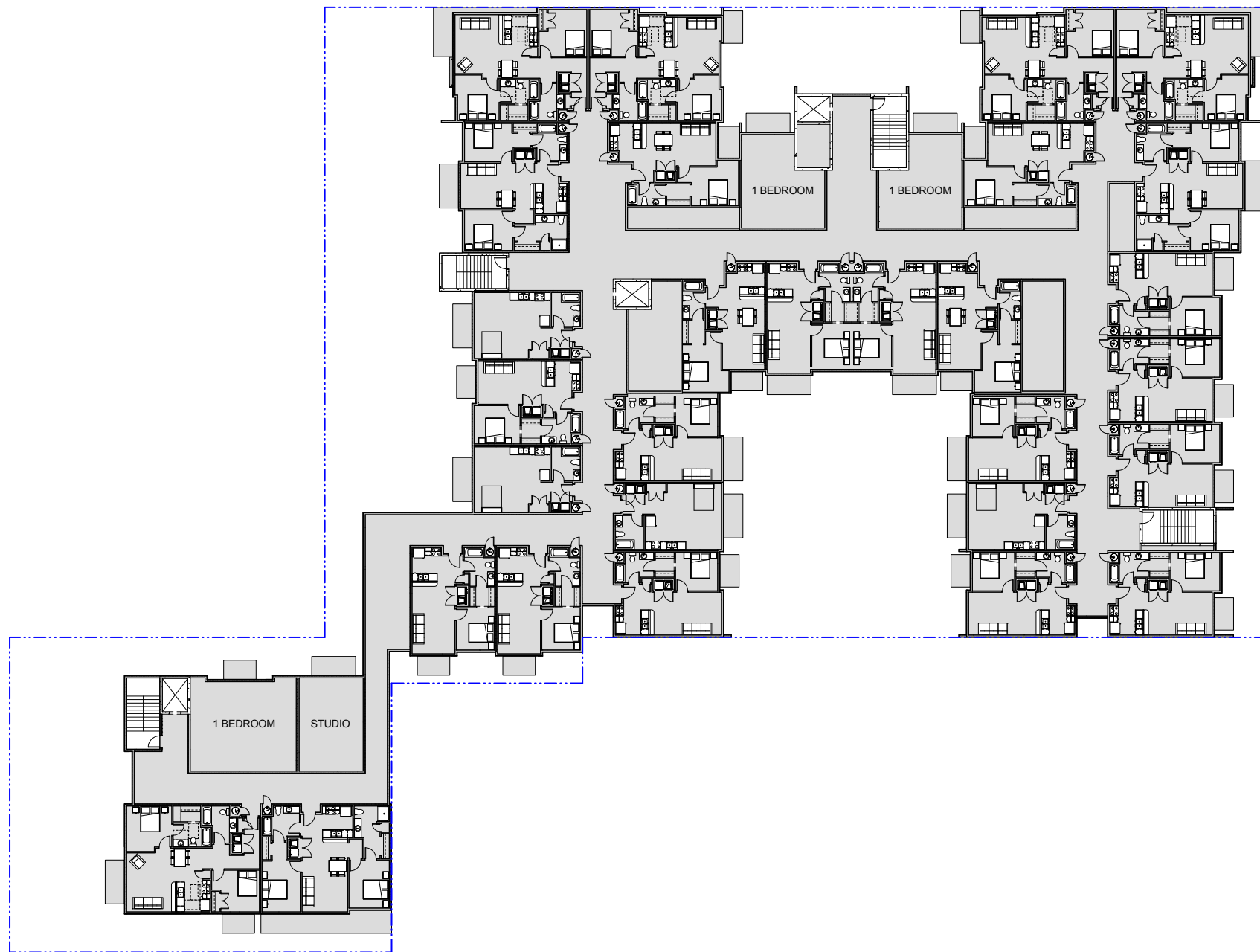
LEVEL 2 COURTYARD





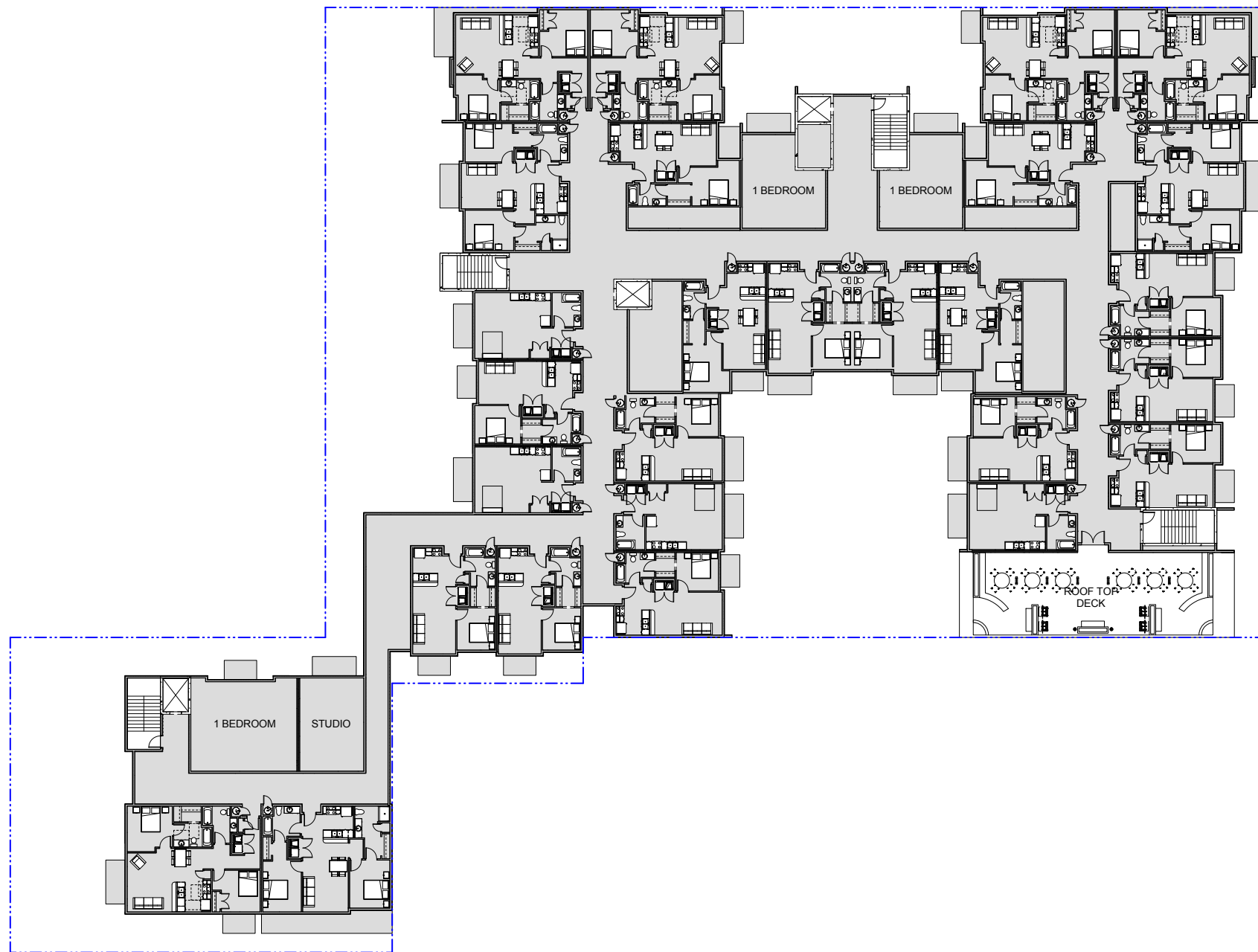
LEVEL 3





LEVEL 4

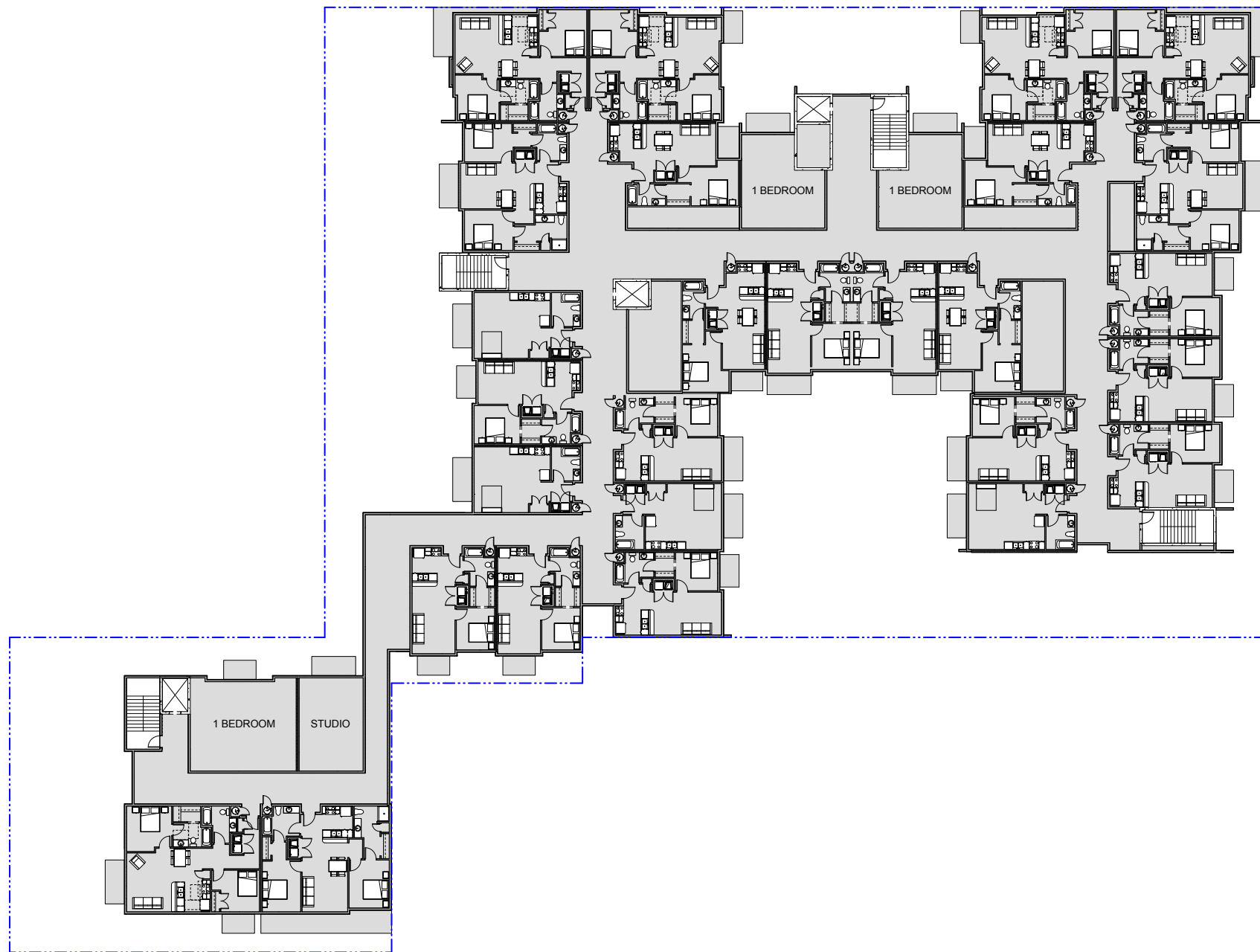




LEVEL 5

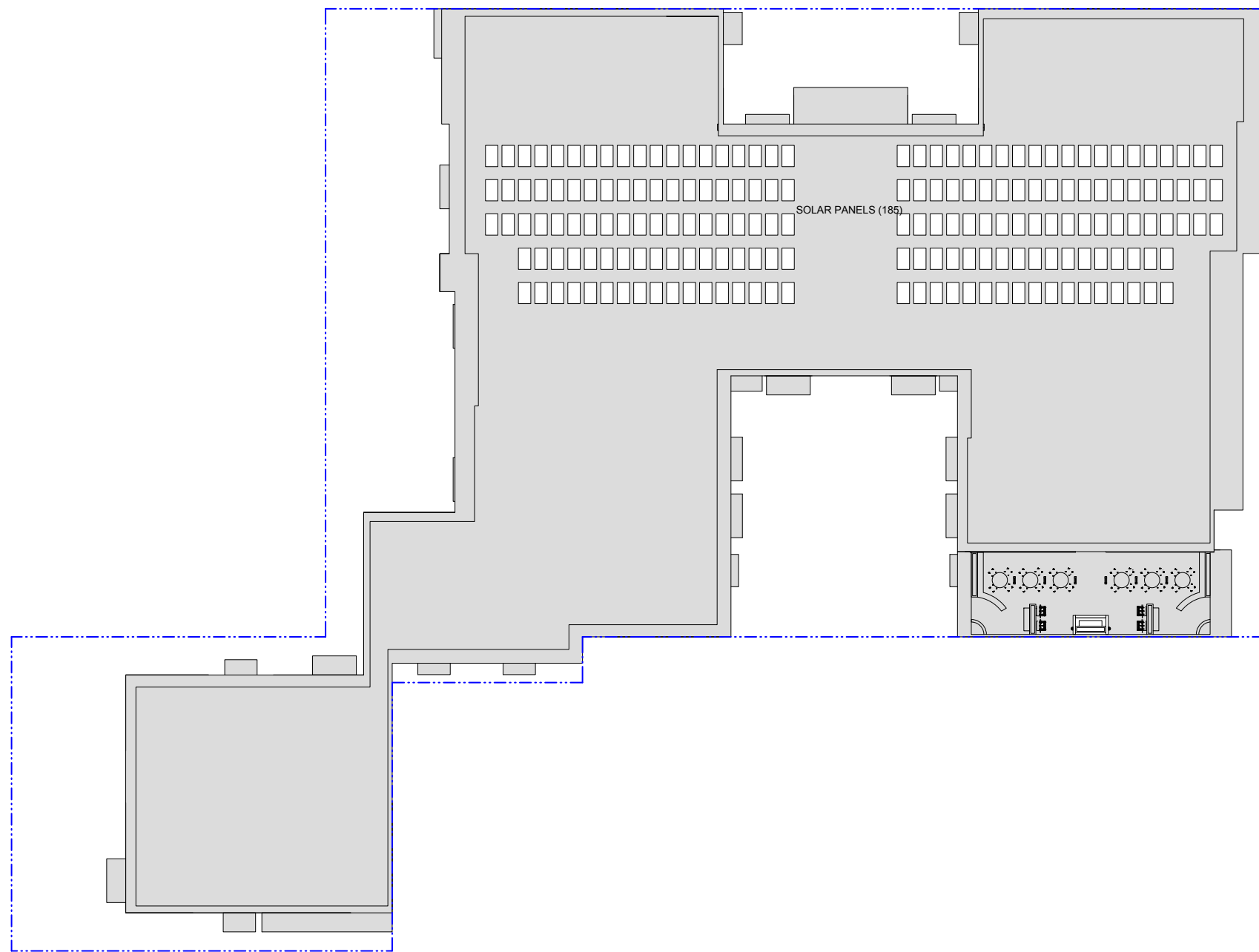






LEVEL 6





ROOF PLAN





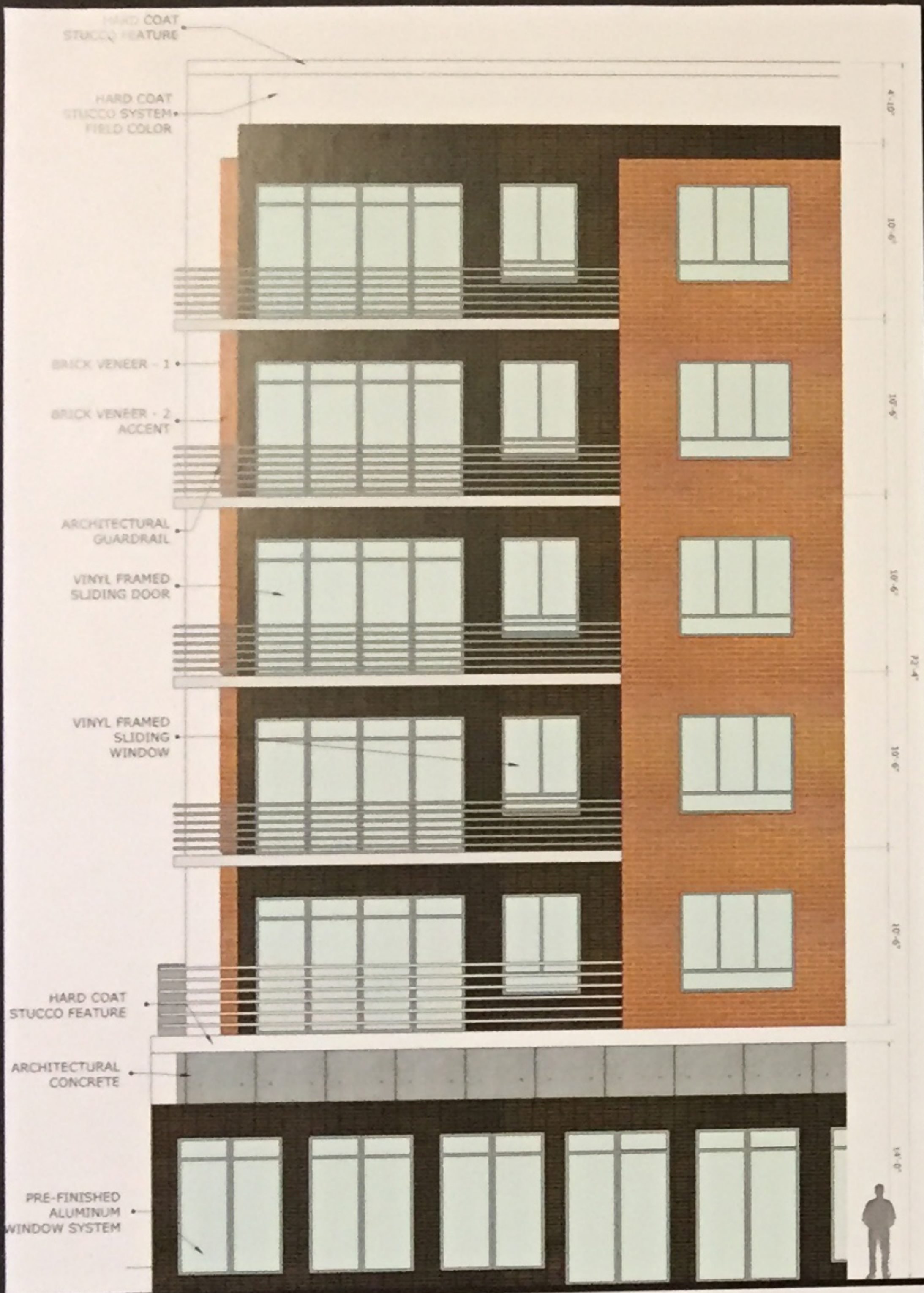
# HARDISON APARTMENTS



# HARDISON APARTMENTS



# HARDISON APARTMENTS



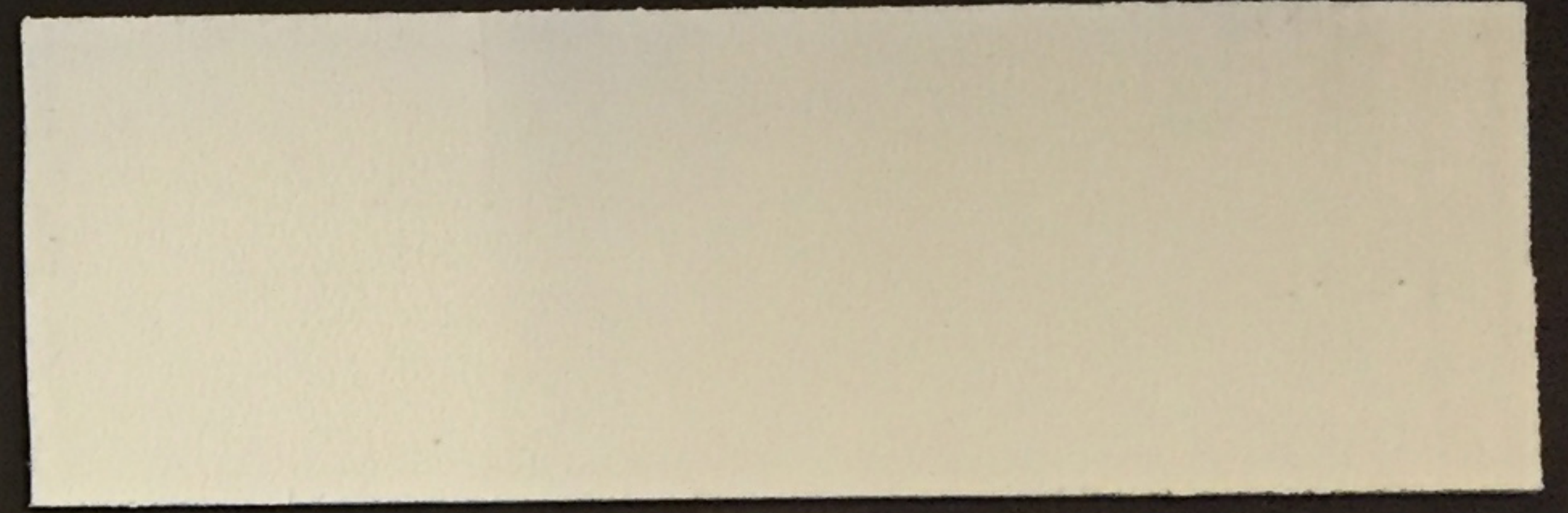
NORTH ELEVATION - WALL SECTION FINISH MATERIALS



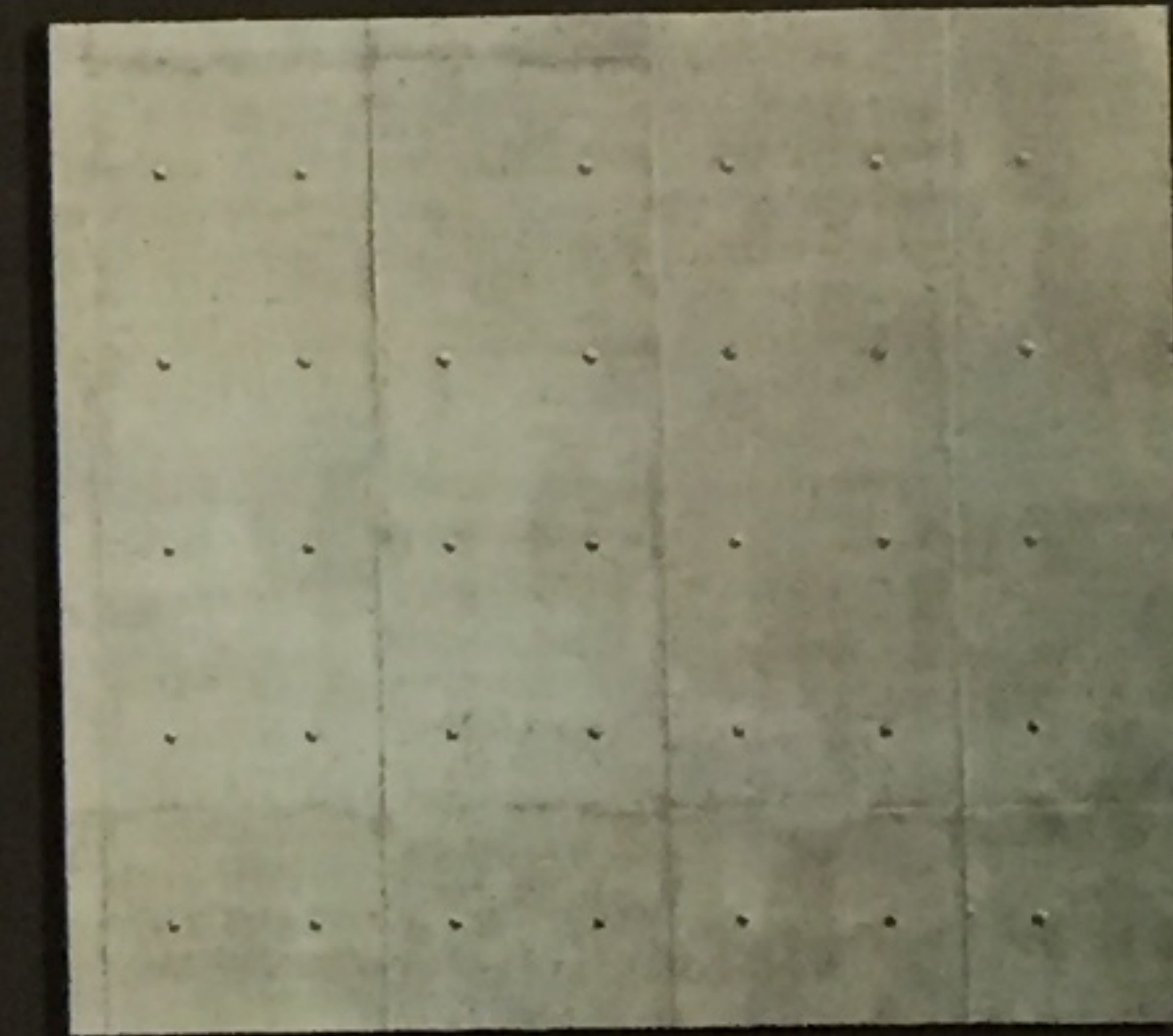
BRICK VENEER 1



BRICK VENEER 2 ACCENT



HARD COAT STUCCO SYSTEM FIELD COLOR



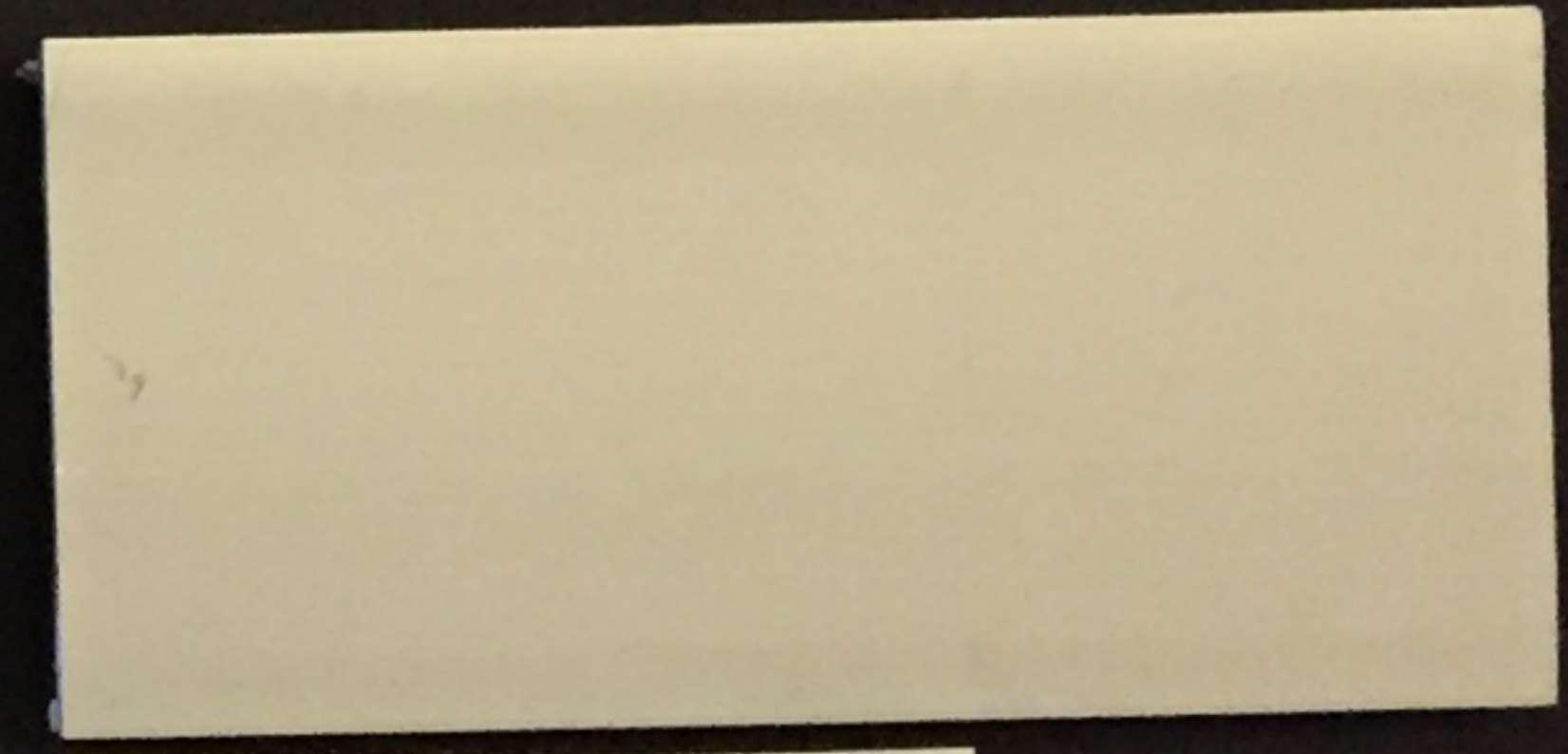
ARCHITECTURAL CONCRETE



\* COR-TEN STEEL



NORTH ELEVATION



PRE-FINISHED ALUMINUM



# The Hardison













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SOUTH TEMPLE

500 EAST

EXISTING BUILDING

PROPOSED BUILDING

COURTYARD @ LEVEL 2

EXISTING BUILDING

EXISTING BUILDING

LOADING DOCK

RAMP

PARKING GARAGE ENTRANCE

PARKING GARAGE ENTRANCE

BBQ

SWIMMING POOL

HOT TUB

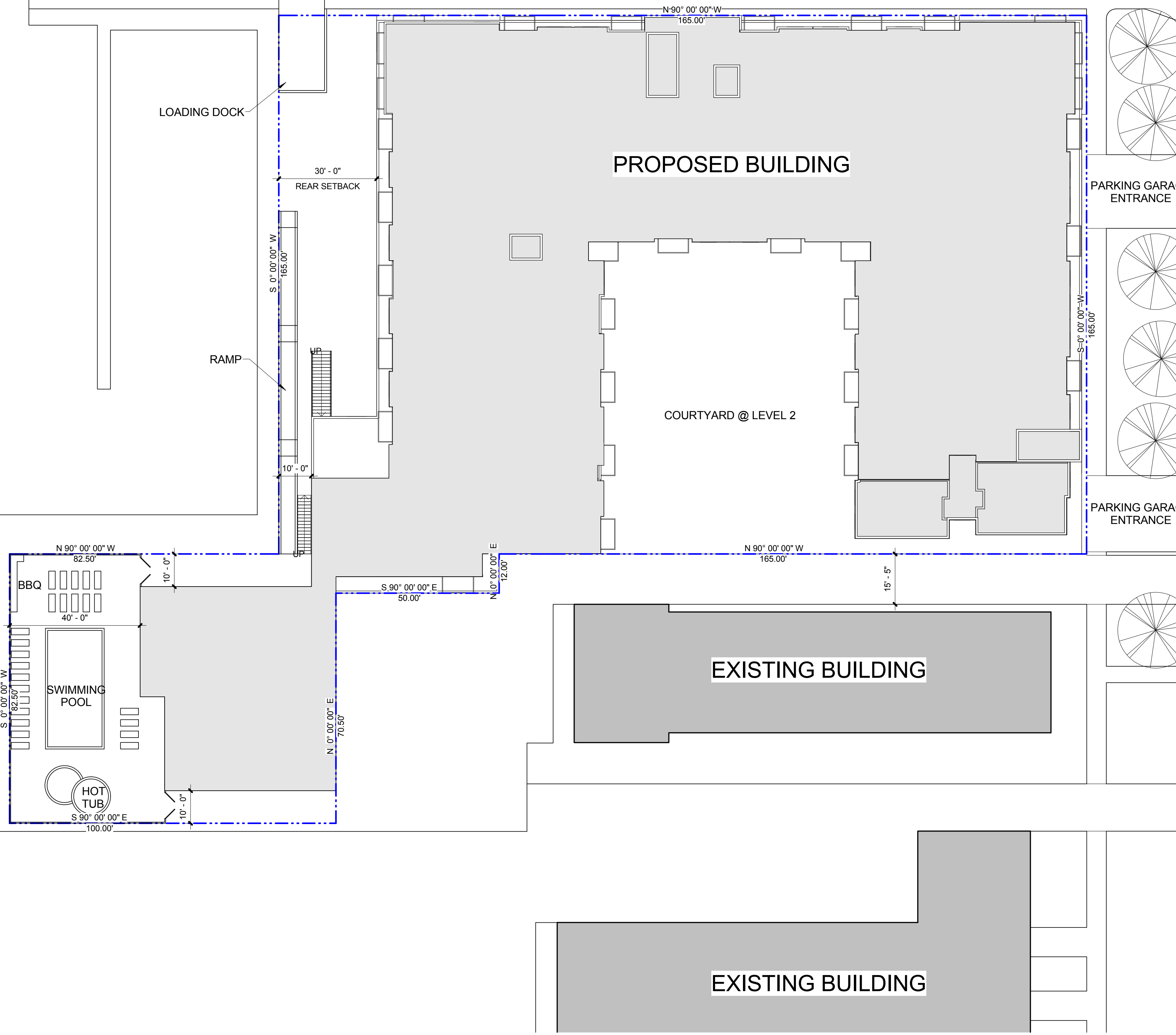
30' - 0" REAR SETBACK

10' - 0"

10' - 0"

10' - 0"

15' - 5"



Issue Date  
Project Status  
**NOT FOR CONSTRUCTION**

ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

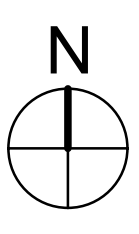
**GARBETT HOMES**

CLIENT ADDRESS

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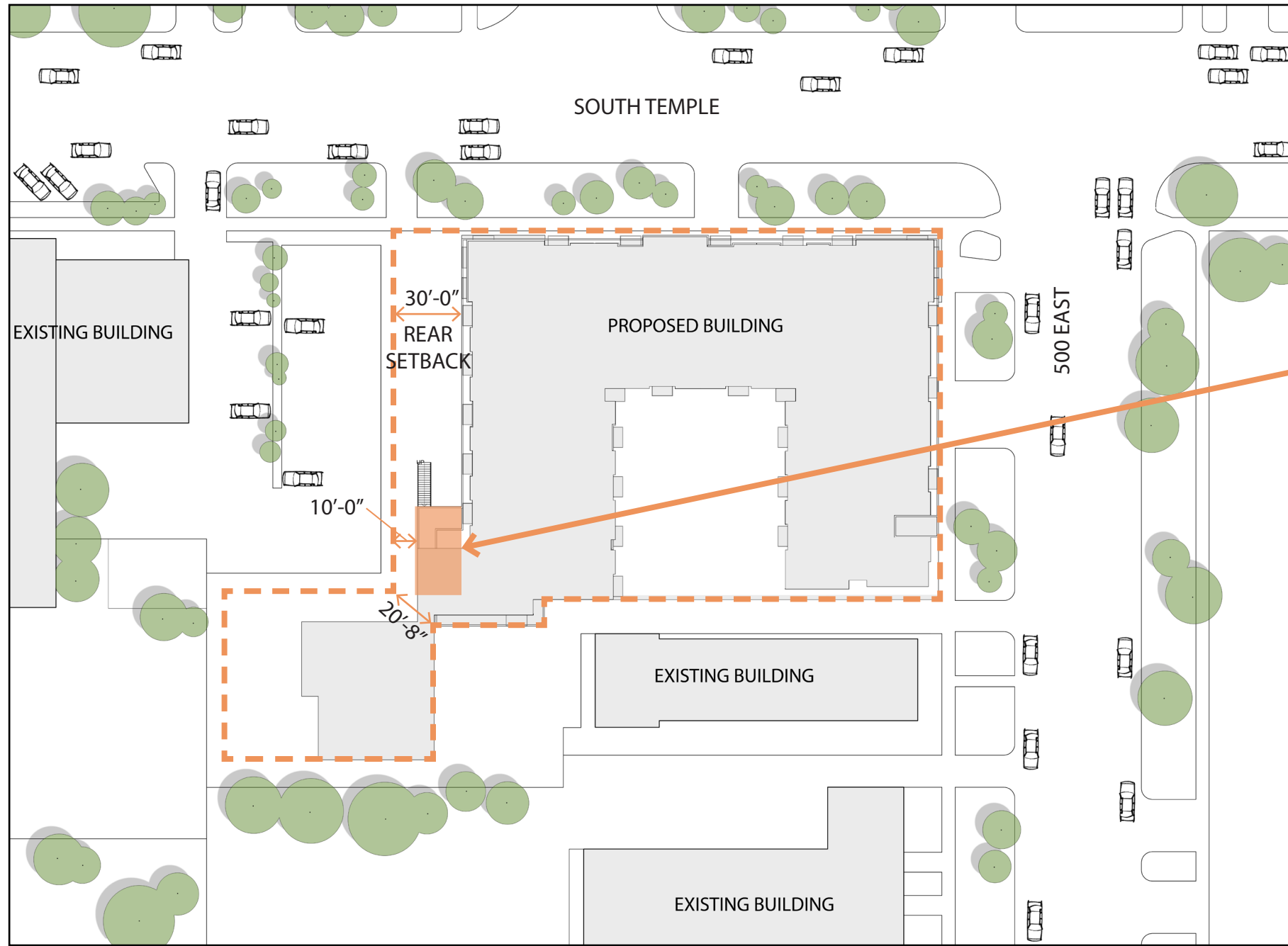
ARCHITECTURAL SITE PLAN

**AS101**



1 Site Plan  
1" = 20'-0"

P:\B\15-027 50 Temple 5th E.dwg 15-Apr-07 15:02:59 E:\Chris\Hardenman\15-027 5th E & South Temple\_Chris.rvt  
11/17/2015 8:35:11 AM



### SPECIAL EXCEPTION

A SPECIAL EXCEPTION IS BEING REQUESTED TO ALLOW THE DEVELOPMENT ON THE SOUTHWEST CORNER OF THE PROPERTY. THIS PORTION OF THE PROPERTY IS UNDEVELOPABLE WITHOUT ALLOWING CONSTRUCTION TO OCCUR WITHIN THE REAR SETBACK OF THE 30' SETBACK ALONG THE WEST PROPERTY LINE. THERE IS A VERY NARROW OPENING BETWEEN THE TWO PROPERTIES AND WITHOUT ENCROACHING ON THE BACK OF 30' SETBACK THAT INTERIOR PIECE OF PROPERTY CANNOT BE DEVELOPED. THE ENCROACHMENT IS 20'-0" WIDE BY 42'-2" DEEP



SITE PLAN



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**NORTH ELEVATION**  
SCALE 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE 3/32" = 1'-0"

Issue Date  
Project Status  
**NOT FOR CONSTRUCTION**  
ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

**GARBETT HOMES**

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CONCEPT ELEVATIONS

**AE203**

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ELEVATION  
0'-0"

ELEVATION  
-11'-0"

Issue Date  
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ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

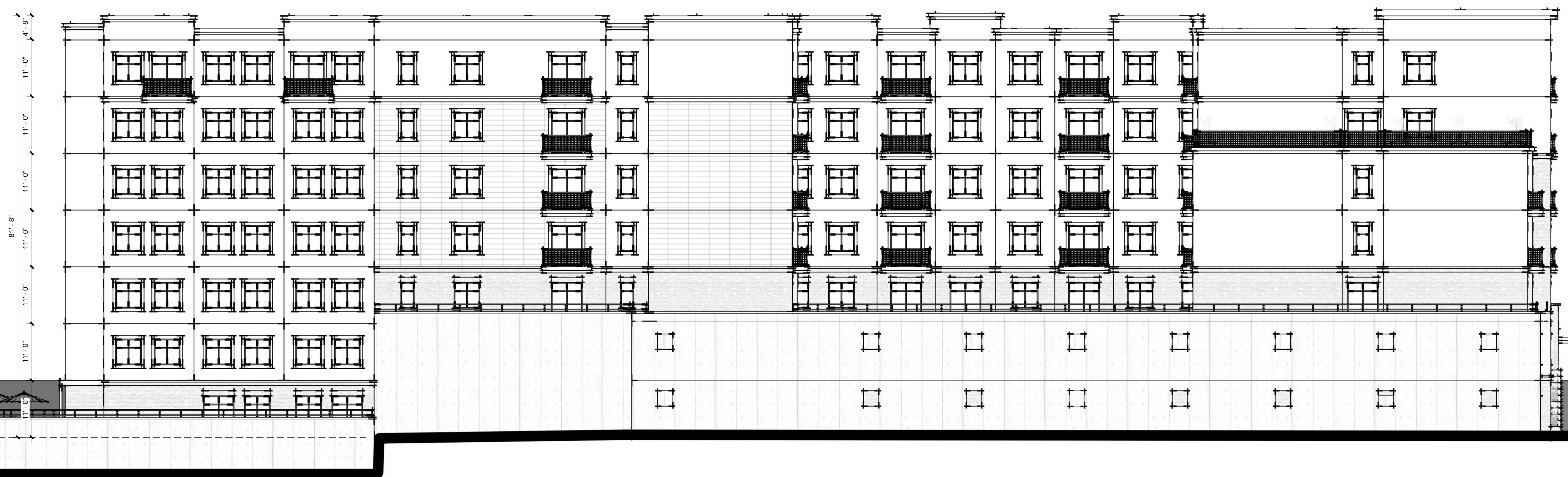
**GARBETT HOMES**

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CONCEPT ELEVATIONS

**AE204**



**SOUTH ELEVATION**

SCALE 3/32" = 1'-0"

TOP OF CAP  
74'-10"



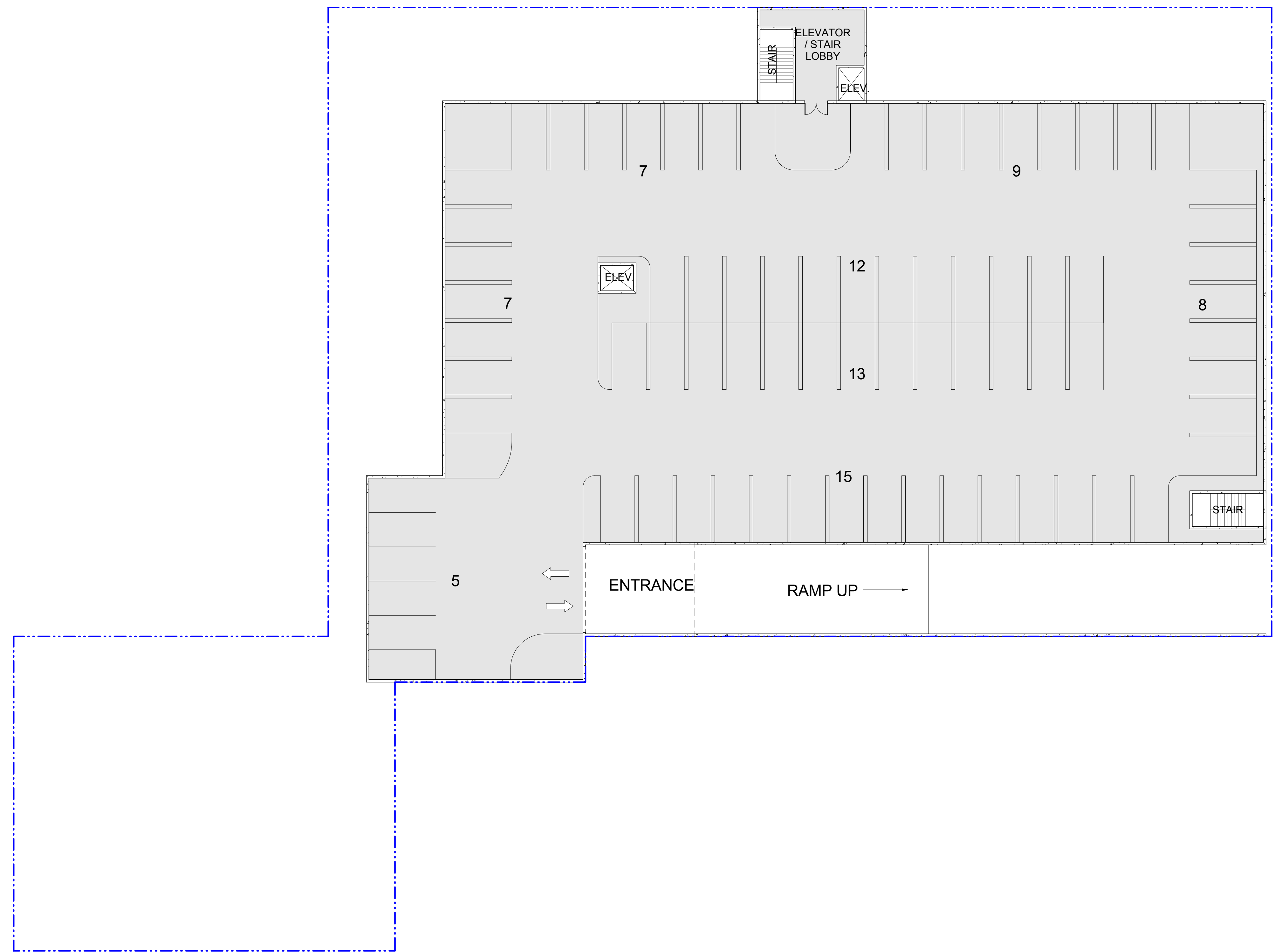
**WEST ELEVATION**

SCALE 3/32" = 1'-0"

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SALT LAKE CITY, UT

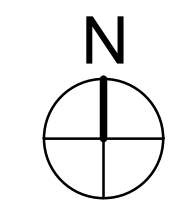
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**LOWER LEVEL 2 FLOOR PLAN**

**AE097**



1 LOWER LEVEL 2 FLOOR PLAN  
AE097 1/16" = 1'-0"

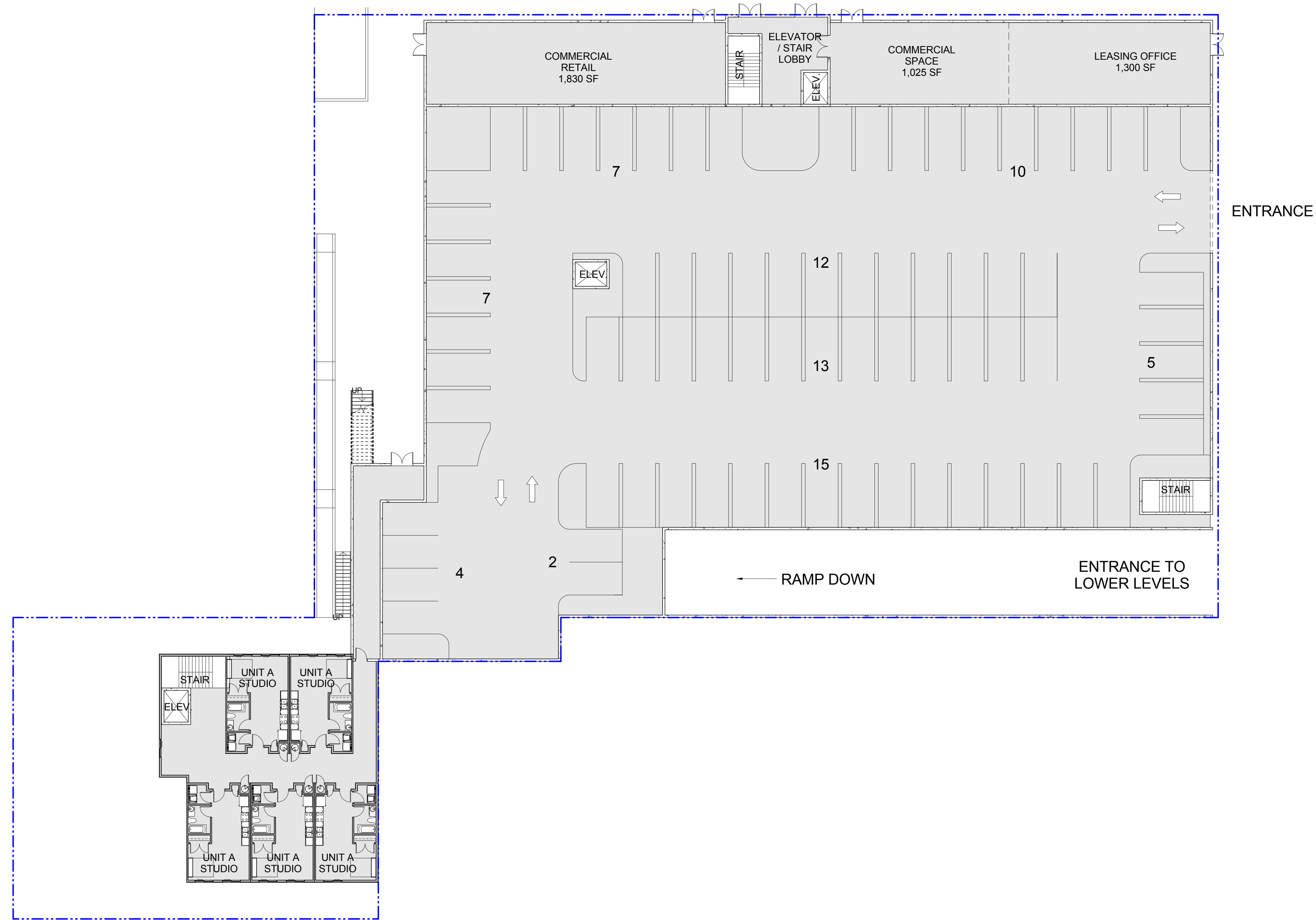
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ENTRANCE

RAMP DOWN

ENTRANCE TO LOWER LEVELS

Issue Date  
 Project Status  
**NOT FOR CONSTRUCTION**

ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
 SALT LAKE CITY, UT

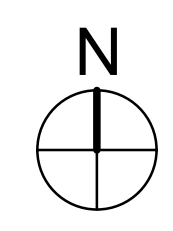
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MAIN LEVEL FLOOR PLAN

**AE099**

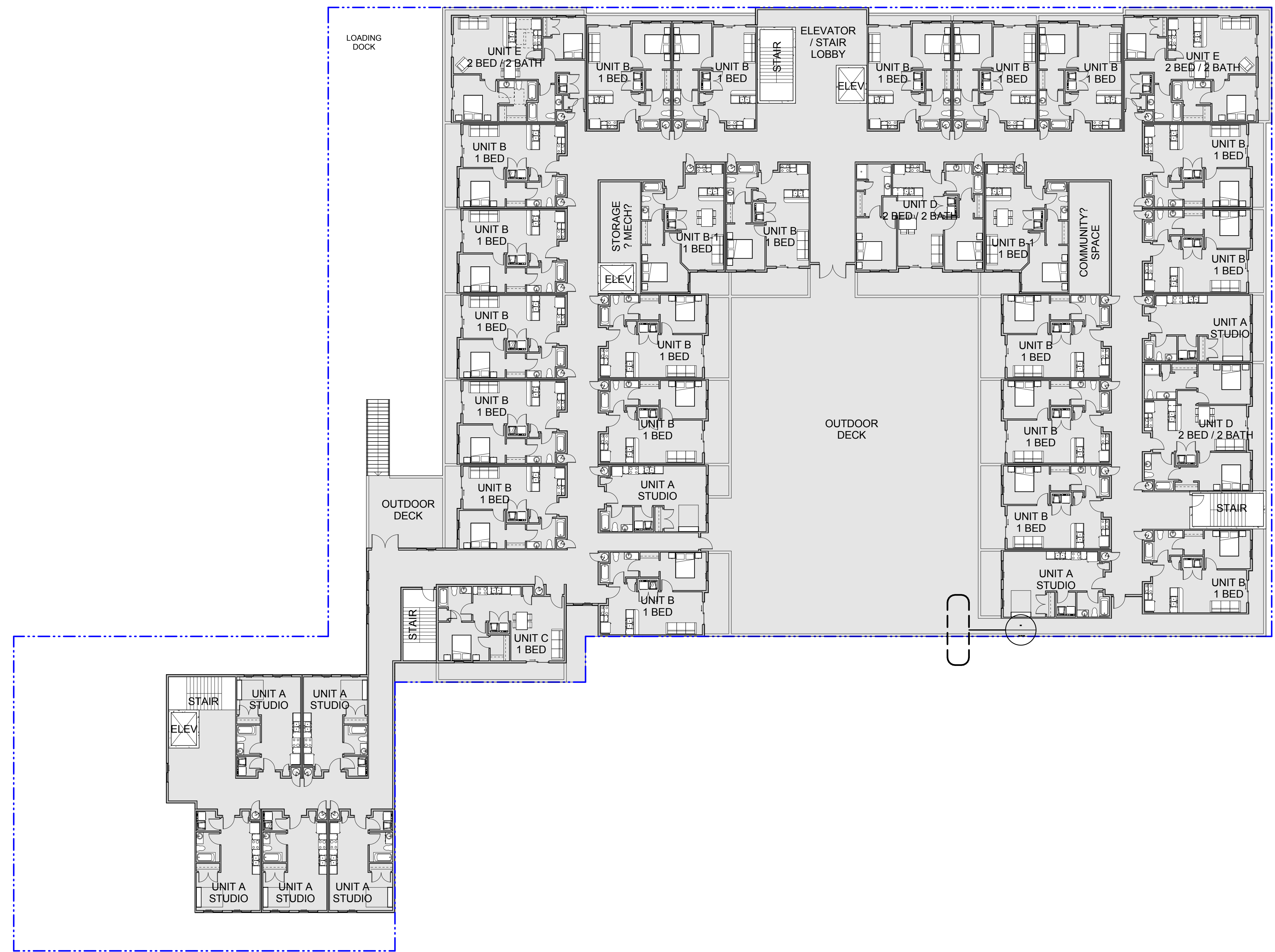


1  
 AE099  
 1/16" = 1'-0"

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**THE HARDISON**

5TH EAST SOUTH TEMPLE  
 SALT LAKE CITY, UT

**GARBETT HOMES**

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**LEVEL 02 COURTYARD  
 FLOOR PLAN**

**AE101**



1 LEVEL 02 COURTYARD  
 AE101 1/16" = 1'-0"

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Issue Date  
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ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

**GARBETT HOMES**

CLIENT ADDRESS

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LEVEL 03 FLOOR PLAN

**AE102**



1 LEVEL 03  
AE102 1/16" = 1'-0"

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**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

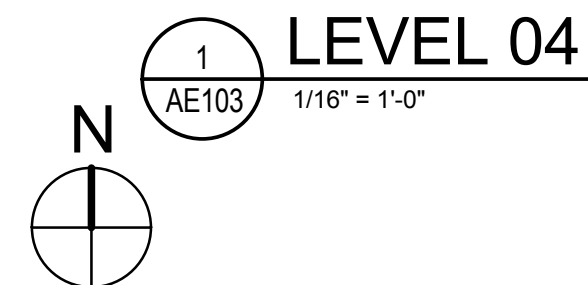
**GARBETT HOMES**

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**LEVEL 04 FLOOR PLAN**

**AE103**



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**STREETSCAPE EAST -WEST**



**STREETSCAPE NORTH-SOUTH**

**1** **STREETSCAPE**  
AE205 1" = 60'-0"

Issue Date  
Project Status  
**NOT FOR CONSTRUCTION**

ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

**GARBETT HOMES**

CLIENT ADDRESS

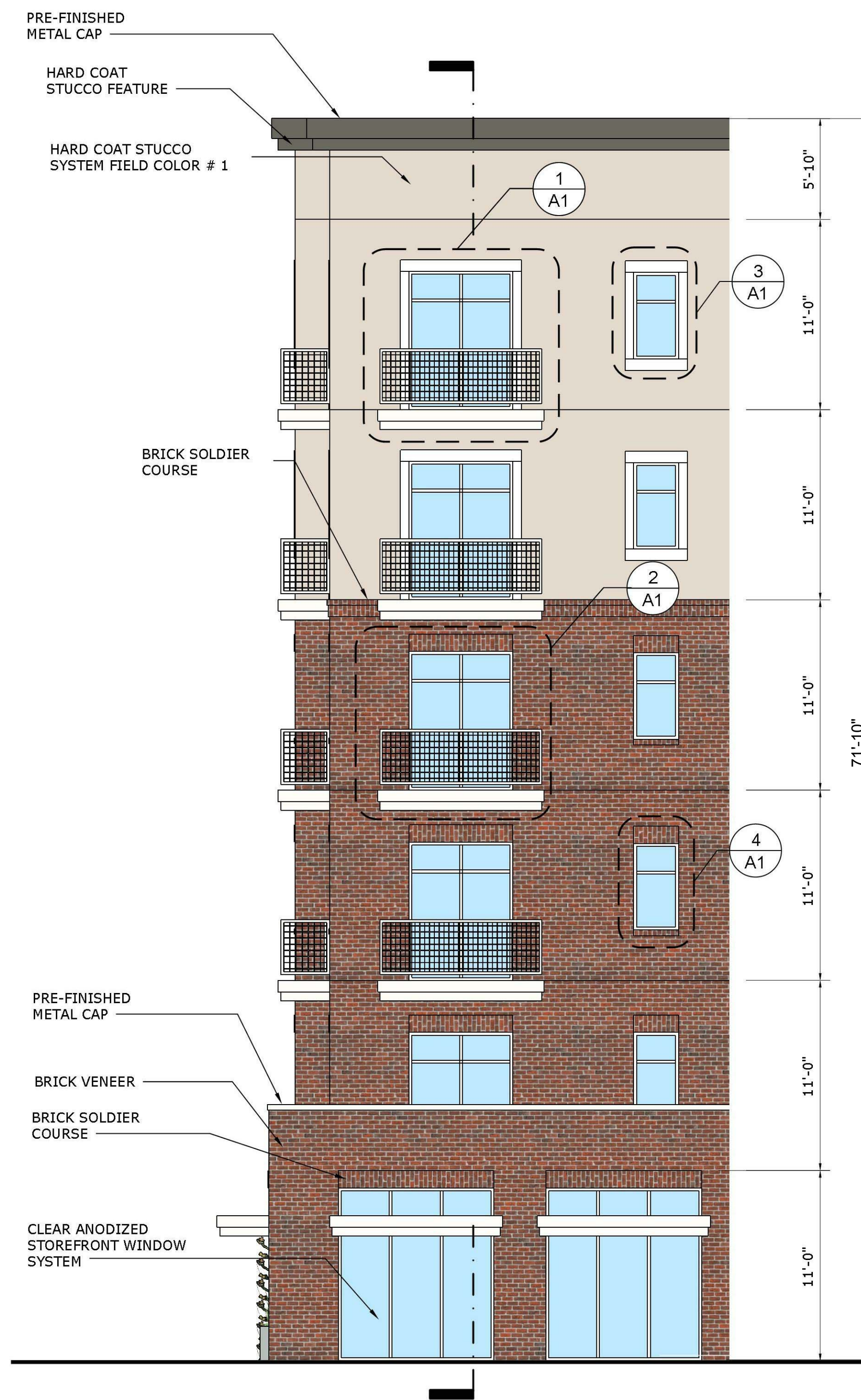
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**STREETSCAPES**

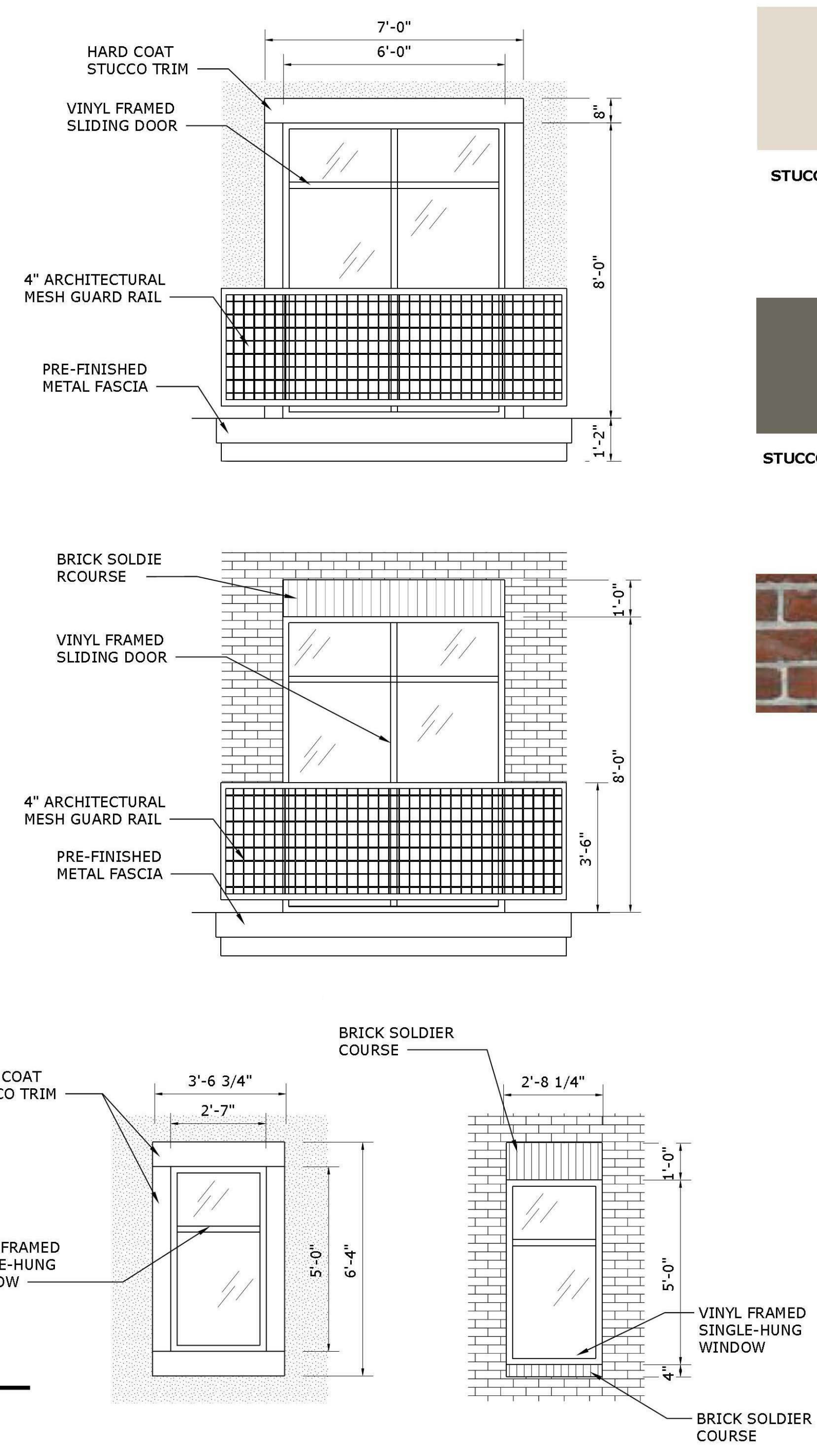
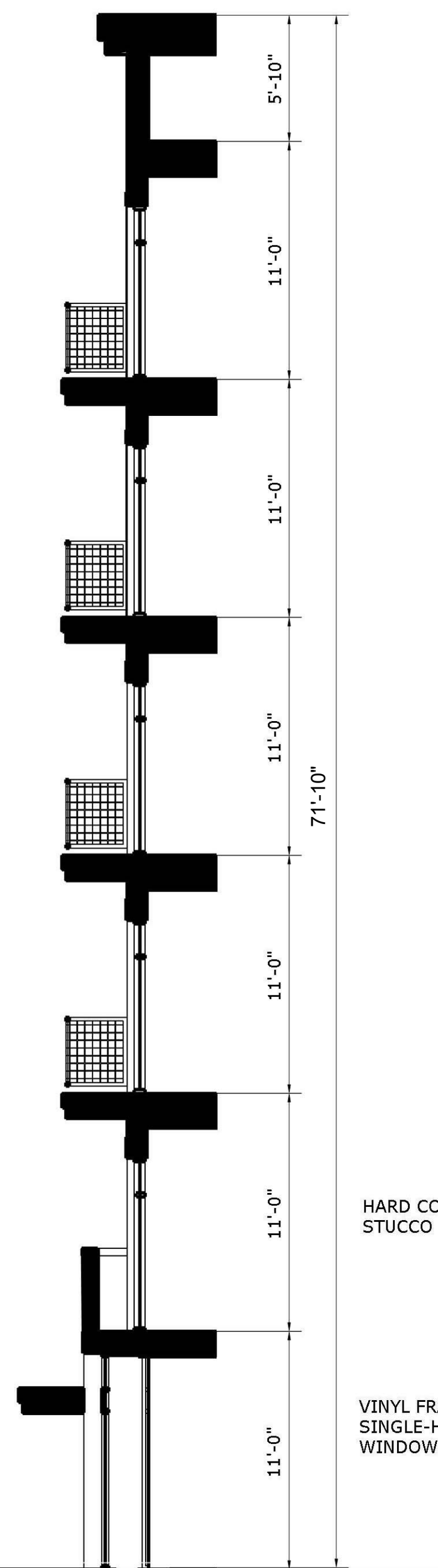
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NORTH ELEVATION - WALL SECTION FINISHES AND WINDOW DETAILS



**1** SECTION, DETAIL, AND MATERIALS  
AE206 3/16\" = 1'-0"

Issue Date  
Project Status  
**NOT FOR CONSTRUCTION**  
ARCHITECT-ENGINEER STAMP

**THE HARDISON**

5TH EAST SOUTH TEMPLE  
SALT LAKE CITY, UT

**GARBETT HOMES**

CLIENT ADDRESS

Issue Date	Project Status

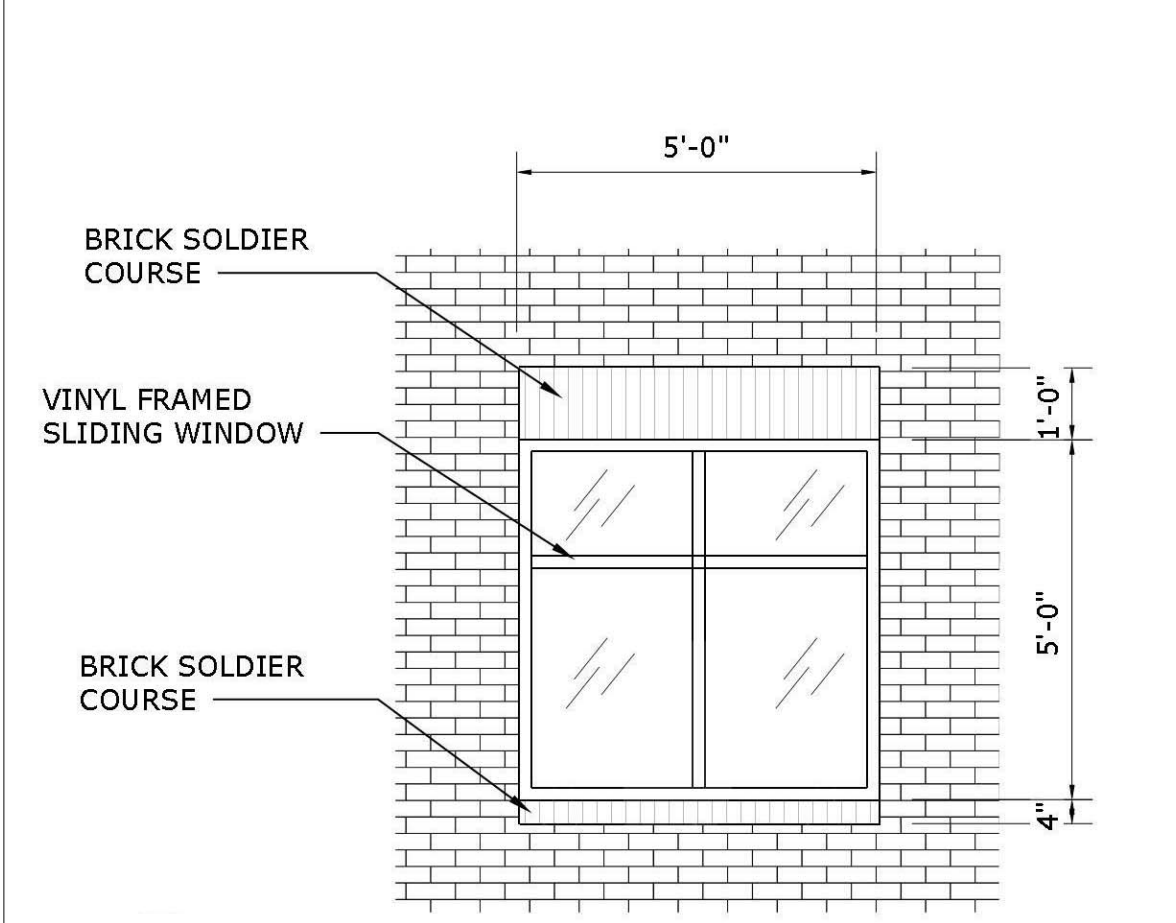
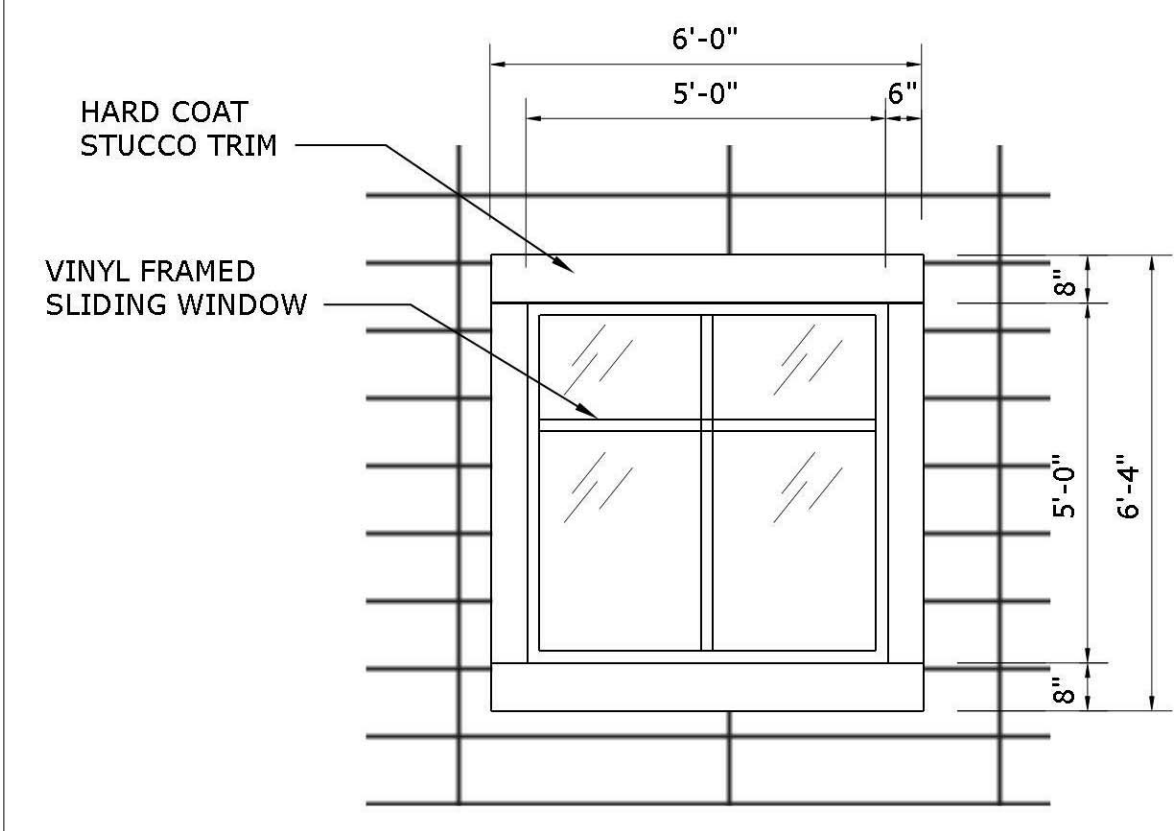
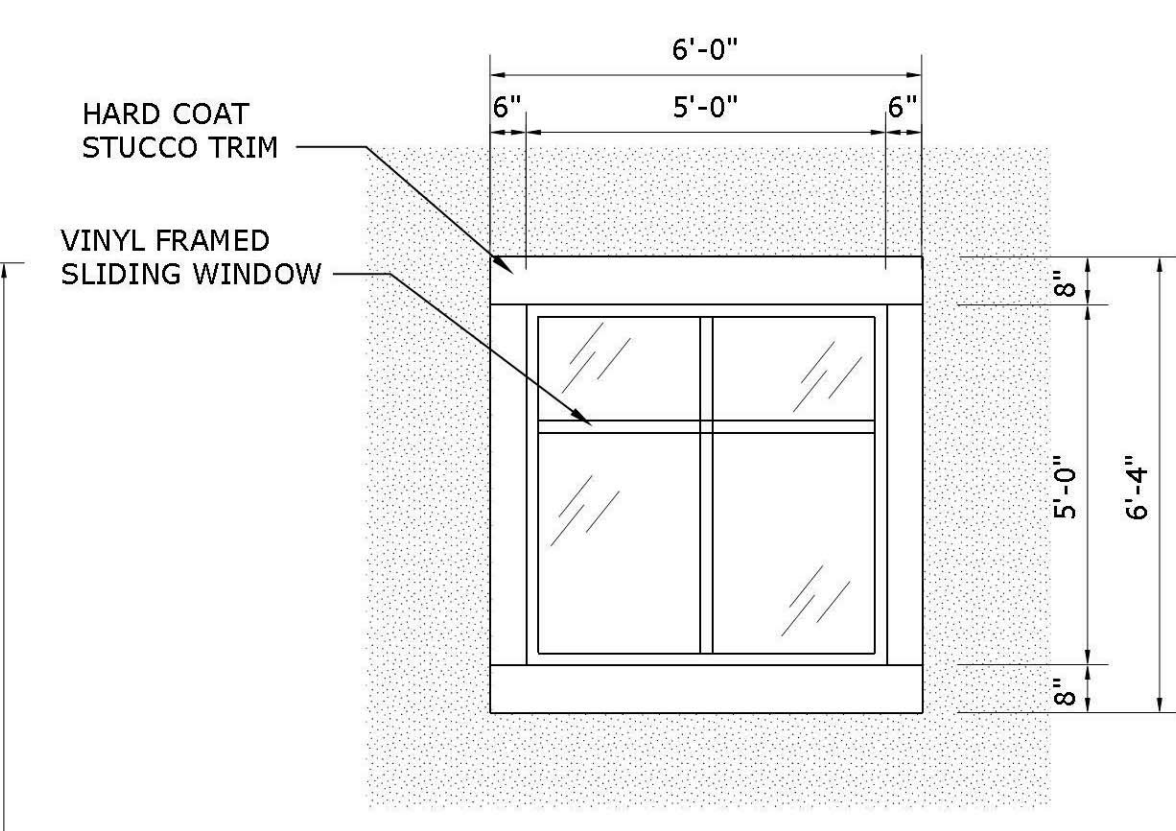
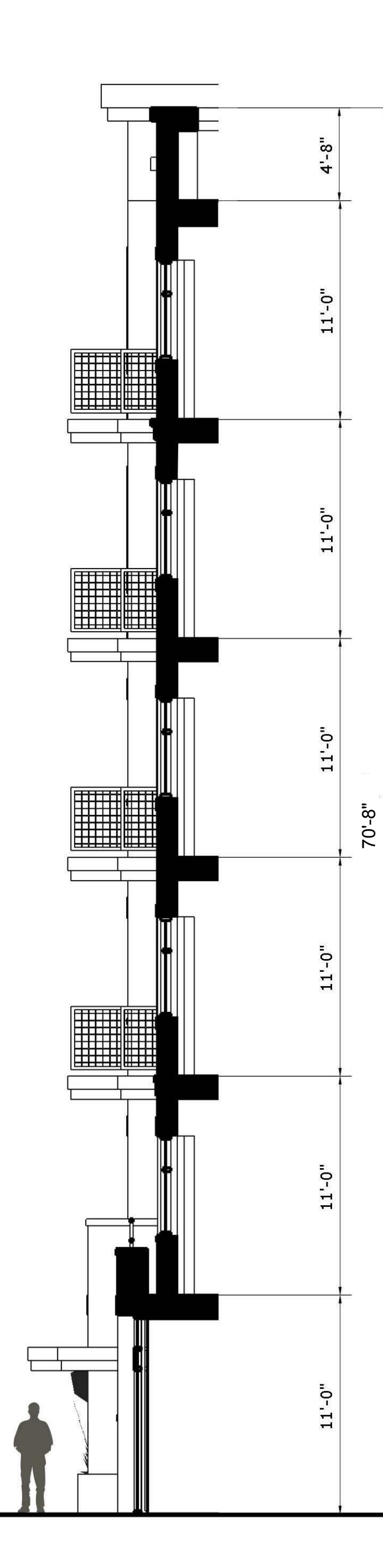
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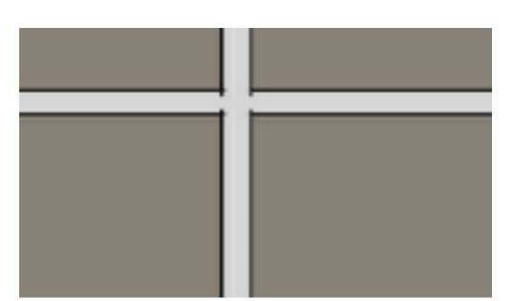
STUCCO FIELD COLOR #1



STUCCO ACCENT COLOR #1



STUCCO FIELD COLOR #2



STUCCO ACCENT COLOR #2



BRICK VENEER

NORTH ELEVATION - WALL SECTION FINISHES AND WINDOW DETAILS

Issue Date  
 Project Status  
**NOT FOR CONSTRUCTION**  
 ARCHITECT-ENGINEER STAMP

THE HARDISON

5TH EAST SOUTH TEMPLE  
 SALT LAKE CITY, UT

GARBETT HOMES

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SECTION, DETAIL, AND MATERIALS

AE207

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1 SECTION, DETAIL, AND MATERIALS 2  
 AE207 3/16" = 1'-0"



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**GARBETT HOMES**

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**SITE IMAGES**

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NORTH WALL SECTION ELEVATION



NORTH WALL SECTION ELEVATION



- MATERIAL LEGEND**
- 1- HARD COAT STUCCO COLOR #1
  - 2- HARD COAT STUCCO COLOR #2
  - 3- HARD COAT STUCCO COLOR #3
  - 4- WINDOW AND DOOR TRIM COLOR
  - 5- CLEAR ANODIZED STOREFRONT
  - 6- VINYL-FRAMED WINDOW SYSTEM
  - 7- BRICK VENEER



THE HARDISON

# **ATTACHMENT F: R-MU ZONING ORDINANCE STANDARDS**

## **Existing Condition**

The site is currently vacant and consists of two parcels.

## **Zoning Ordinance Standards for R-MU (Residential-Mixed Use) (21A.24.170)**

Purpose Statement: The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
Minimum Lot Area: None required		No minimum required
Minimum Lot Width: 50 ft	Complies	
Setbacks: Front Yard - No setback required Corner & Interior Side Yards - None required	Complies Complies	
Rear Yard - 25% of lot depth (need not exceed 30 ft)	Special Exception Required	HLC Approval
Maximum Building Height: 75 ft	Special Exception Required	HLC Approval
Minimum Open Space: 20% of lot area	To be confirmed	
Entrance & Visual Access: Minimum First Floor Glass – 40%	To be confirmed	
Facades: Provide at least one operable entrance per elevation facing a public street	Complies	
Maximum Façade Length: 15 ft without interruptions	Complies	Design articulation

**Discussion:** In order to construct the proposed development as proposed, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction with the encroachment, the applicant is seeking a special exception for approximately 7 feet 4 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp.

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

- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

**Finding:** The Historic Landmark Commission has the authority to grant special exception requests. Staff would conclude that the proposals do not conflict with the standards of the H Historic Preservation overlay, subject to the conditions attached to this report, and that the standards for the Special Exception approvals have been met.

# **ATTACHMENT G: 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
<p><b>1. SCALE &amp; FORM</b>  <b>1.a Height &amp; Width:</b> The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><b>Building Façade Composition, Proportion &amp; Scale</b>  <b>Height - Design Objective</b>            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.  <b>12.48</b> The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> <li>• The immediate and wider historic contexts are both of importance.</li> <li>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.</li> </ul> <p><b>12.50</b> 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"> <li>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.</li> <li>• Restrict maximum building height to particular sections of the depth and length of the building.</li> </ul> <p><b>12.51</b> The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.  <b>12.52</b> 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"> <li>• Design a distinctive and a taller first floor for the primary and secondary facades.</li> <li>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.</li> <li>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.</li> <li>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.</li> <li>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.</li> </ul> <p><b>Width - Design Objective</b>            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.  <b>12.53</b> 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"> <li>• Reflect the modulation width of larger historic apartment buildings.</li> <li>• 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.</li> <li>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.</li> </ul>

<p><b>1.b Proportion of Principal Facades:</b> The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p>	<p><b>Building Form &amp; Scale</b>  <b>The Character of the Street Block – Design Objective</b>  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.  <b>12.42</b> 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"> <li>• Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.</li> <li>• The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.</li> </ul> <p><b>12.43</b> 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"> <li>• Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</li> <li>• Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.</li> <li>• Design window openings that are similar in scale to those seen traditionally.</li> <li>• Articulate and design balconies that reflect traditional form and scale.</li> <li>• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</li> <li>• Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</li> <li>• Choose materials that express a variation in color and/or texture, either individually or communally.</li> </ul> <p><b>Building Façade Composition Proportion &amp; Scale</b>  <b>12.45</b> 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"> <li>• 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.</li> <li>• 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.</li> <li>• A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.</li> </ul>
<p><b>1.c Roof Shape:</b> The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><b>Building Form &amp; Scale</b>  <b>Massing</b>  <b>12.54</b> 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"> <li>• Modulate the building where height and scale are greater than the context.</li> <li>• Arrange the massing to step down adjacent to a smaller scale building.</li> <li>• Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.</li> </ul> <p><b>12.55</b> 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"> <li>• Focus on maintaining a sense of human scale.</li> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> <li>• Vary the massing across the street façade/s and along the length of the building on the side facades.</li> <li>• Respect adjacent lower buildings by stepping down additional height in the design of a new building.</li> </ul>



<p><b>1.d Scale of a Structure:</b> The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p><b>Building Façade Composition Proportion &amp; Scale</b></p> <p><b>Height - Design Objective</b></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><b>12.48</b> The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> <li>• The immediate and wider historic contexts are both of importance.</li> <li>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.</li> </ul> <p><b>12.50</b> 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"> <li>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.</li> <li>• Restrict maximum building height to particular sections of the depth and length of the building.</li> </ul> <p><b>12.51</b> 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><b>12.52</b> 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"> <li>• Design a distinctive and a taller first floor for the primary and secondary facades.</li> <li>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.</li> <li>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.</li> <li>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.</li> <li>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.</li> </ul> <p><b>Width - Design Objective</b></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><b>12.53</b> 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"> <li>• Reflect the modulation width of larger historic apartment buildings.</li> <li>• 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.</li> <li>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.</li> </ul> <p><b>Massing</b></p> <p><b>12.54</b> 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"> <li>• Modulate the building where height and scale are greater than the context.</li> <li>• Arrange the massing to step down adjacent to a smaller scale building.</li> <li>• Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.</li> </ul> <p><b>12.55</b> 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"> <li>• Focus on maintaining a sense of human scale.</li> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> <li>• Vary the massing across the street façade/s and along the length of the building on the side facades.</li> <li>• Respect adjacent lower buildings by stepping down additional height in the design of a new building.</li> </ul>
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<p><b>2. COMPOSITION OF PRINCIPAL FACADES</b></p> <p><b>2.a Proportion of Openings:</b> 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><b>Building Character &amp; Scale</b></p> <p><b>Solid to Void Ratio, Window Scale &amp; Proportion – Design Objective</b> 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.</p> <p><b>12.61</b> Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p><b>Rhythm &amp; Spacing of Windows &amp; Doors - Fenestration – Design Objective</b> 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.</p> <p><b>12.62</b> Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> <li>• Their fenestration pattern consequently becomes a significant design element of the primary facade/s.</li> <li>• Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.</li> </ul> <p><b>12.63</b> 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"> <li>• Design for a similar scale of window and window spacing.</li> <li>• Reflect characteristic window proportions, spacing and patterns.</li> <li>• 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.</li> <li>• Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.</li> <li>• Emphasize the fenestration pattern by distinct windows reveals.</li> <li>• 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.</li> </ul>
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<p><b>2.b Rhythm of Solids to Voids in Facades:</b> The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;</p>	<p><b>Building Character &amp; Scale</b>  <b>Solid to Void Ratio, Window Scale &amp; Proportion – Design Objective</b>  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.  <b>12.60</b> 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"> <li>• Achieve a balance, avoiding areas of too much wall or too much window.</li> <li>• Large surfaces of glass can be inappropriate in a context of smaller residential buildings.</li> <li>• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.</li> <li>• Window mullions can reduce the apparent scale of a larger window.</li> <li>• Window frame and mullion scale and profiles should be designed to equate with the composition.</li> </ul> <p><b>12.61</b> Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p><b>Rhythm &amp; Spacing of Windows &amp; Doors - Fenestration – Design Objective</b>  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.  <b>12.63</b> 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"> <li>• Design for a similar scale of window and window spacing.</li> <li>• Reflect characteristic window proportions, spacing and patterns.</li> <li>• 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.</li> <li>• Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.</li> <li>• Emphasize the fenestration pattern by distinct windows reveals.</li> </ul> <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><b>2.c Rhythm of Entrance Porch and Other Projections:</b> The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p>	<p><b>Building Character &amp; Scale</b>  <b>Façade Articulation, Proportion &amp; Visual Emphasis</b>  <b>Visual Emphasis – Design Objective</b>  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.  <b>12.57</b> Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to the height of the building, especially the front facade.</li> <li>• 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.</li> <li>• With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.</li> <li>• 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.</li> </ul> <p><b>12.58</b> 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"> <li>• Vary the planes of the façade for all or part of the height of the building.</li> <li>• Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.</li> <li>• Vary the planes of the primary and secondary facades to articulate further modeling of the composition.</li> <li>• Design for a distinctive form and stature of primary entrance.</li> <li>• Compose the fenestration in the form of vertically proportioned windows.</li> <li>• Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.</li> </ul> <p><b>12.59</b> 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"> <li>• The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.</li> <li>• Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.</li> <li>• Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.</li> <li>• Design a distinct foundation course.</li> <li>• Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.</li> <li>• Design the fenestration to create and/or reflect the hierarchy of the façade composition.</li> <li>• Change the materials and/or color to distinguish the design of specific levels.</li> </ul> <p><b>Balconies, Porches &amp; External Escape Stairs – Design Objective</b>  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><b>12.64</b> 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"> <li>• 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.</li> <li>• Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.</li> <li>• Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.</li> <li>• Select and design balcony materials and details as a distinct enrichment of the building facade/s.</li> </ul> <p><b>12.65</b> An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> <li>• Design for greater stature to enhance visual focus, presence and emphasis.</li> <li>• Design for a distinct identity, using different wall planes, materials, details, texture and color.</li> <li>• Consider designing the name of the apartment building into the facade or the porch/stoop.</li> </ul>
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<p><b>2.d Relationship of Materials:</b> 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.</p>	<p><b>Building Materials, Windows, Elements &amp; Detailing</b></p> <p><b>Materials – Design Objective</b>  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.</p> <p><b>12.67</b> Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p> <ul style="list-style-type: none"> <li>• This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.</li> <li>• The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.</li> <li>• Creative design, based on analysis of the context, will be invaluable in these respects.</li> </ul> <p><b>12.68</b> 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.</p> <ul style="list-style-type: none"> <li>• Use external materials of the quality, durability and character found within the historic district.</li> </ul> <p><b>12.69</b> Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> <li>• Use brick and/or natural stone, in preference to less proven alternatives for these areas.</li> <li>• Limit panel materials to upper levels and less public facades.</li> <li>• Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.</li> <li>• Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.</li> </ul> <p><b>12.70</b> Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> <li>• Avoid materials which merely create the superficial appearance of authentic, durable materials.</li> <li>• 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.</li> <li>• New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.</li> </ul> <p><b>Windows – Design Objective</b>  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.</p> <p><b>12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.</li> </ul> <p><b>12.72 Windows with vertical proportion and emphasis are encouraged.</b></p> <ul style="list-style-type: none"> <li>• A vertical proportion is likely to have greater design affinity with the historic context.</li> <li>• It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.</li> <li>• See also the discussion of the character of the relevant historic district and architectural styles (PART I).</li> </ul>
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**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><b>3. RELATIONSHIP TO THE STREET</b></p> <p><b>3.a Walls of Continuity:</b>          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><b>Settlement Patterns &amp; Neighborhood Character</b></p> <p><b>The Public Realm - Design Objective</b>          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><b>12.6</b> A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p><b>12.7</b> A building should engage with the street through a sequence of public to semi-private spaces.</p> <p><b>12.8</b> 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"> <li>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.</li> <li>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.</li> </ul> <p><b>12.9</b> 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"> <li>• The street character will also depend on the adjacent street blocks and frontage.</li> <li>• Building setbacks may be different.</li> <li>• The building scale may also vary between the streets.</li> </ul> <p><b>Building Placement, Orientation &amp; Use - Design Objective</b>          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><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.12</b> 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><b>12.13</b> 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"> <li>• Reducing the bulk and the scale of the building.</li> <li>• Configuration for residential amenity and casual social interaction.</li> <li>• Shelter from traffic and traffic noise.</li> <li>• Plan for solar access and seasonal shade.</li> <li>• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.</li> </ul>
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	<p><b>12.14</b> 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"> <li>• Locate and design to preserve neighboring privacy.</li> <li>• Plan and design for landscape amenity and best practices in sustainable design. (PART IV)</li> </ul> <p><b>12.15</b> 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"> <li>• Private space should be contiguous with the unit.</li> <li>• Private space should be clearly distinguished from common open space.</li> </ul> <p><b>Site Access, Parking &amp; Services - Design Objective</b> 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><b>12.17</b> 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"> <li>• Avoid combining with any vehicular access or drive.</li> <li>• Provide direct access to the sidewalk and street.</li> <li>• Landscape design should reinforce the importance of the public entrance.</li> </ul> <p><b>12.24</b> 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"> <li>• Curb cuts should be shared between groups of buildings and uses where possible.</li> <li>• Joint driveway access is encouraged.</li> </ul> <p><b>12.25</b> 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"> <li>• Surface parking areas should be screened from views from the street and adjacent residential properties.</li> </ul>
<p><b>3.b Rhythm of Spacing and Structures on Streets:</b> 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><b>Building Placement, Orientation &amp; Use - Design Objective</b> 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><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.12</b> 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><b>12.13</b> 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"> <li>• Reducing the bulk and the scale of the building.</li> <li>• Configuration for residential amenity and casual social interaction.</li> <li>• Shelter from traffic and traffic noise.</li> <li>• Plan for solar access and seasonal shade.</li> <li>• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.</li> </ul>



<p><b>3.c Directional Expression of Principal Elevation:</b> 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><b>Building Placement, Orientation &amp; Use - Design Objective</b>  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><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.12</b> 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><b>Vehicular – Cars &amp; Motorcycles</b></p> <p><b>12.22</b> 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"> <li>• A vehicular entrance which incorporates a ramp should be screened from street views.</li> <li>• Landscape should be designed to minimize visual impact of the access and driveway.</li> </ul> <p><b>12.23</b> A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> <li>• Avoid curb cuts and driveways close to street corners.</li> </ul> <p><b>12.24</b> 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"> <li>• Curb cuts should be shared between groups of buildings and uses where possible.</li> <li>• Joint driveway access is encouraged.</li> </ul> <p><b>12.25</b> 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"> <li>• Surface parking areas should be screened from views from the street and adjacent residential properties.</li> </ul> <p><b>12.43</b> 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"> <li>• Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</li> <li>• Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.</li> <li>• Design window openings that are similar in scale to those seen traditionally.</li> <li>• Articulate and design balconies that reflect traditional form and scale.</li> <li>• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</li> <li>• Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</li> <li>• Choose materials that express a variation in color and/or texture, either individually or communally.</li> </ul> <p><b>12.44</b> 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><b>3.d Streetscape; Pedestrian Improvements:</b> 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><b>Settlement Patterns &amp; Neighborhood Character</b></p> <p><b>Block &amp; Street Patterns - Design Objective</b>  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><b>12.5</b> 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"> <li>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.</li> <li>• Site a taller building away from nearby small scale buildings.</li> <li>• A corner site traditionally might support a larger site and building.</li> <li>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.</li> <li>• Respect and reflect a lower scale where this is characteristic of the inner block.</li> </ul> <p><b>The Public Realm - Design Objective</b>  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><b>12.6</b> A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p><b>12.7</b> A building should engage with the street through a sequence of public to semi-private spaces.</p> <p><b>12.8</b> 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"> <li>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.</li> <li>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.</li> </ul> <p><b>12.9</b> 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"> <li>• The street character will also depend on the adjacent street blocks and frontage.</li> <li>• Building setbacks may be different.</li> <li>• The building scale may also vary between the streets.</li> </ul> <p><b>Building Placement, Orientation &amp; Use - Design Objective</b>  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><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.12</b> Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p>
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	<p><b>Vehicular – Cars &amp; Motorcycles</b></p> <p><b>12.22</b> 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"> <li>• A vehicular entrance which incorporates a ramp should be screened from street views.</li> <li>• Landscape should be designed to minimize visual impact of the access and driveway.</li> </ul> <p><b>12.23</b> A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> <li>• Avoid curb cuts and driveways close to street corners.</li> </ul> <p><b>12.24</b> 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"> <li>• Curb cuts should be shared between groups of buildings and uses where possible.</li> <li>• Joint driveway access is encouraged.</li> </ul> <p><b>12.25</b> 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"> <li>• Surface parking areas should be screened from views from the street and adjacent residential properties.</li> </ul>
<p><b>4. Subdivision Of Lots:</b> 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><b>Settlement Patterns &amp; Neighborhood Character</b></p> <p><b>Block &amp; Street Patterns - Design Objective</b> 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><b>12.4</b> 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"> <li>• Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.</li> </ul> <p><b>12.5</b> 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"> <li>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.</li> <li>• Site a taller building away from nearby small scale buildings.</li> <li>• A corner site traditionally might support a larger site and building.</li> <li>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.</li> <li>• Respect and reflect a lower scale where this is characteristic of the inner block.</li> </ul>

# ATTACHMENT H: 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><b>1. SCALE &amp; FORM</b>  <b>1.a Height &amp; Width:</b> The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Height</u>  <b>MF NC DG Design Objective – Height:</b> <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>  <i>MF NC DG 12.48, 12.50, 12.51, 12.52</i></p> <p>The immediate South Temple context for this proposed apartment development comprises buildings ranging from 1 story to 3.5 stories. The RMU base zoning maximum of 75 ft is not compatible with the scale and character of this immediate historic context. The proposal, at 6 stories across the site, rising to 7 stories plus at the southern site boundary with the falling topography, would be between 5 stories and 3.5 stories higher than its immediate context. When reviewed in a broader South Temple context the proposed height of the building can be more readily equated with several of the street’s taller buildings. Stepping down by two floors adjacent to the Piccadilly Apartments makes a minor concession to this immediate setting. Viewed in isolation, the proposed height is not visually compatible with this setting and “surrounding structures and streetscape” within the historic district.</p> <p><u>Width</u>  <b>MF NC DG Design Objective – Width:</b> <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>  <i>MF NC DG 12.53</i></p> <p>Existing buildings in this setting generally occupy smaller sites and thus are narrower than the proposed development. Previous design review concurred on the need to revise the massing of the proposed building and to reduce the width of the street façade on South Temple. The revised proposals reconfigure the massing of the building to create two projecting wings framing a recessed entrance range, thus equating more readily with established apartment building modulation and massing, and also helping to integrate the scale of the proposal more readily within this setting. The revised proposal, as perceived in S Temple would more obviously equate with the characteristic façade widths in this context. The revised massing helps to address the objectives of this standard.</p>	<p><u>Height</u>  The height of proposed development does not accord with the objectives of this standard.</p> <p><u>Width</u>  The revised massing of the proposal and consequently the width of the street facades to S Temple would generally accord with the objectives of this standard.</p>

<p><b>1.b Proportion of Principal Facades:</b> The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p>	<p><u>Façade Proportion</u>  <b>MF NC DG Design Objective – Character of the Street Block:</b>  <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>  <i>MF NC DG 12.42, 12.43, 12.45</i></p> <p>The proposal is for a corner building with two primary facades. Of these, the most important is that to South Temple. Façade proportion is a factor of the relationship of width to height, which in the context of the recent revisions to these proposals has been reconfigured to create a modulation to South Temple which has more affinity with traditional apartment forms, creating two more appropriately proportioned street facades framing a recessed section of the frontage. The perceived scale of the proposed building would consequently be tempered by the reconfigured massing and the S Temple façade proportions. The building could more readily be considered to be “in scale with the surrounding structures and streetscape”.</p>	<p><u>Façade Proportion</u>  The façade proportions and perceived scale with this revised massing can be regarded as according with the objectives of this standard.</p>
<p><b>1.c Roof Shape:</b> The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><i>MF NC DG 12.54, 12.55</i></p> <p><u>Roof Shape</u>  Roof shape in this context varies, with many flat roof buildings combining with shallow pitch and one more steeply pitched historic apartment building frontage. The proposals are notably in excess of the average height, and in excess of the range of heights established by buildings in this immediate context. Current flat roofed buildings are smaller in scale (height and width), with the effect that a general sense of human scale prevails in this context. The revision to the proposed massing of the development would help to break the previously unrelieved volume and scale along South Temple. The proposed development does not reflect the topography of the site and as such fails to step down across the site as it falls away to the south, with the exception of the step down in height adjacent to the Piccadilly Apartments. The proposals, as revised, are more visually compatible with the immediate setting</p>	<p><u>Roof Shape</u>  Stepping the proposal down at its SE corner begins to acknowledge the context. Revising the massing to break down the scale along S Temple takes a further major step in that direction. The design accords in part with the objectives of this standard.</p>
<p><b>1.d Scale of a Structure:</b> The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p><u>Building Façade Composition, Proportion &amp; Scale</u>  <b>MF NC DG Design Objective - Height</b>  <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>  <b>MF NC DG Design Objective – Width:</b> <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>  <i>MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55</i></p> <p>This context is composed of smaller scale (height and width) buildings. Where these are larger in scale, e.g. on the east side of 500 East, modules of the building set back significantly from the street thus reducing the actual and the apparent scale. Massing of particular volumes helps to reduce the scale and apparent bulk further. As revised, the proposed development begins to reflect more readily the building volumes and massing associated with the scale of South Temple. The two forward sections of the street façade establish a more compatible relationship and tend to reduce the perception of the overall scale of the building.</p>	<p><u>Scale of a Structure</u>  The size and mass of the proposed building as recently revised more readily accords with the objectives of this standard.</p>

<p><b>2. COMPOSITION OF PRINCIPAL FACADES</b></p> <p><b>2.a Proportion of Openings:</b> 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><b>2.b Rhythm of Solids to Voids in Facades:</b> The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Building Character &amp; Scale</u>  <b>MF NC DG Design Objective - Solid to Void Ratio, Window Scale &amp; Proportion</b>  <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>  <b>MF NC DG Design Objective - Rhythm &amp; Spacing of Windows &amp; Doors - Fenestration</b>  <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 a coherence and an affinity with the established historic context.</i>  <i>MF NC DG 12.60, 12.61, 12.62, 12.63</i></p> <p>The solid to void ratio proposed generally equates with the character of the more historic buildings in this setting helping to establish a general sense of human scale. The fenestration pattern appropriately achieves greater stature on the first floor of the building facing South Temple, although the height and consequently presence of this stature has been reduced in the recent design revisions. Above first floor level the fenestration takes a 'hole in the wall' form and varied between vertical and horizontal in proportion, but with no discernible hierarchy in window height rising through the height of the facade. The solid to void ratio appears to be compatible with this context. Overall, the proposals as revised, tend to be compatible with the proportions of the fenestration and relationship of solids to voids in this context.</p>	<p><u>Proportion of Openings</u>  Overall, the window proportions are generally compatible with neighboring historic buildings, and In accord with the objectives of this standard.</p> <p><u>Rhythm of Solids to Voids</u>  Overall, the rhythm of solids to voids accords with the objectives of this standard.</p>
<p><b>2.c Rhythm of Entrance Porch and Other Projections:</b> The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Building Character &amp; Scale</u>  <b>MF NC DG Design Objective - Façade Articulation, Proportion &amp; Visual Emphasis</b>  <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>  <b>MF NC DG Design Objective - Balconies, Porches &amp; External Escape Stairs</b>  <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>The proposed development is on a corner site, with two primary street facades. The entrance to the apartment building is situated symmetrically on South Temple, and recessed between the two more prominent corner wings of the building. This would be characteristic of established apartment building forms. As revised, the proposal is designed with a variation in balcony forms and dimensions, which helps to articulate and detail the sequence of vertical bays across the building façade. The rhythm of projecting balconies on both street facades would help to articulate a sense of human scale and a degree of tertiary modeling and design interest, depending upon how they are detailed and the materials used.</p> <p>Parking access ramps on 500 East however are not compatible with a human scale vitality on this street.</p>	<p><u>Rhythm of Porch &amp; Projections</u>  The proposed rhythm of apartment entrance porch, articulated bays and projecting balconies would accord with the objectives of this standard.</p> <p>Parking use and vehicle access ramps on 500 East would not accord with the objectives of this standard.</p>

<p><b>2.d Relationship of Materials:</b> 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.</p>	<p><u>Building Materials, Windows, Elements &amp; Detailing</u>  <b>MF NC DG Design Objective - Materials</b>  <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><b>MF NC DG Design Objective - Windows</b>  <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 the 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><b>MF NC DG Design Objective – Architectural Elements &amp; Details</b>  <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 &amp; Detailing</u>  The setting of this corner site in the historic district and in this part of South Temple is defined in part by the quality and character of traditional and contemporary masonry, including brick, stone, concrete and stucco, in buildings constructed across a 50 to 60 year time span. The proposed development, as revised, adopts a palette of the materials that includes hard coat stucco, architectural concrete paneling, brickwork and an undefined decorative accent material for the apartment entrance bay. The proportion of brickwork used has been revised and accentuated, using a relatively contemporary design idiom. The detailing of much of the brickwork or other masonry has not been defined at this point, although a combination of stretcher and stacked bond is reference in one detail. Such detailing will be important in establishing the visual interest and the human scale of the proposal.</p> <p><u>Windows</u>  The detail of the proposal as revised references little in terms of a defined window reveal up through the levels of the building. Aluminum window framing is proposed for the ground level commercial frontage. Vinyl window framing is proposed for the rest of the building. The lack of durability and frame profiles of vinyl framing could not be considered a characteristic of, nor compatible with, this historic context in South Temple.</p> <p><u>Elements &amp; Details</u>  Where brick is used it could be detailed to define the vertical hierarchy of the facades through courses, projection or the use of a complimentary brick. Ground level canopies provide an opportunity to add refined detail and interest to the most public level of the building. Balcony design, detailing and materials could enhance the refined detail of the design of the entire building, while helping to define its human scale. From the application information currently available further detailed design refinement would be advantageous.</p>	<p><u>Relationship of Materials</u>  As revised, the proportion of durable traditional masonry is inconsistent with this setting and begins to accord with the objectives of this standard.</p> <p><u>Windows</u>  The proposed use of vinyl window framing does not equate well with the South Temple historic character and would not be regarded as being in accord with the objective of this standard.</p> <p><u>Elements &amp; Details</u>  Considered detailing of the masonry and metalwork could really enhance the immediate and long term character of this building. With that degree of consideration the proposals could accord with the objectives of this standard.</p>
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<p><b>3. RELATIONSHIP TO THE STREET</b></p> <p><b>3.a Walls of Continuity:</b> 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><b>Site Design Guidelines</b>  <u>Settlement Patterns &amp; Neighborhood Character</u>  <b>MF NC DG Design Objective - The Public Realm</b>  <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>  <b>MF NC DG Design Objective - Building Placement, Orientation &amp; Use</b>  <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>  <b>MF NC DG Design Objective - Site Access, Parking &amp; Services</b>  <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 building, the site and the context.</i>  <i>MF NC DG 12.17, 12.24, 12.25</i></p> <p>Streetscape context drawings for this development and site define the street frontage setting along South Temple and 500 East, and also identify the largest buildings in the general vicinity of this context, although outside the South Temple Historic District. The scale of the façade as revised for the South Temple frontage appears to establish a visual compatibility in terms of placement, setbacks and massing. The proposal however relates less well to the scale and character of the adjacent Piccadilly Apartments. Immediately adjacent to the latter the south façade of the building is defined as a relatively blank 5 story stucco wall. Two entrances to separate parking decks, 60-70 ft apart on this street facade, would also have a distinctly adverse effect upon the character of 500 East street frontage and its associated public realm. Compatibility may be achieved in some respects, although not in others.</p>	<p><u>Relationship to the Street – Walls of Continuity</u>  In one respect a new building on this site would help re-establish continuity on this corner, and would accord with the objectives of this standard. Revised design and massing on South Temple are positive, and would accord with objectives here.</p> <p>With the use proposed for the 500 East frontage, the proposed development in its current form would conflict with the objectives of this standard.</p>
<p><b>3.b Rhythm of Spacing and Structures on Streets:</b> 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><b>MF NC DG Design Objective - Building Placement, Orientation &amp; Use</b>  <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 DGs 12.10, 12.11, 12.12, 12.13</i></p> <p>The proposed development steps back from nearby historic buildings and sites to the west on South Temple. On 500 East, the seven story height immediately adjacent to the 3.5 story historic apartment building, would be reduced in height by two floors. The parking access entrance and ramp is placed adjacent to the adjacent boundary. The proximity of the adjacent blank wall proposed to the Piccadilly Apartments would adversely affect the setting and the amenity of that building.</p>	<p><u>Rhythm of Spacing &amp; Structures on Streets</u>  The height and proximity of the proposal to the existing historic apartment building would not be visually compatible with the existing rhythms and relationships, and would not accord with the objectives of this standard.</p>



<p><b>3.c Directional Expression of Principal Elevation:</b> 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; MF NC DGs 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44</p>	<p><b><i>MF NC DG Design Objective - Building Placement, Orientation &amp; Use</i></b> <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, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44</i></p> <p>This is a corner site within the historic district. The revised proposal effectively changes the orientation of the building to more obviously face South Temple, with a perpendicular orientation more characteristic of a large apartment building.</p> <p>This can be defined as a compatible revision. Concerns remain on how the proposal would relate to 500 East in terms of street vitality, which is also a street of importance within the South Temple Historic District.</p>	<p><b><u>Directional Expression</u></b> In its current configuration the proposed development would accord in part with the objectives of this standard.</p>
<p><b>3.d Streetscape; Pedestrian Improvements:</b> 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><b><u>Settlement Patterns &amp; Neighborhood Character</u></b> <b><i>MF NC DG Design Objective - Block &amp; Street Patterns</i></b> <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><b><i>MF NC DG Design Objective - The Public Realm</i></b> <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><b><i>MF NC DG Design Objective - Building Placement, Orientation &amp; Use</i></b> <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 site of the proposed development includes two existing lots. No streetscape or pedestrian improvements are currently presented with these proposals. Commercial frontage on South Temple and returning into 500 East will be a positive addition.</p> <p>The proposed street façade at lower levels facing 500 East would however replace the existing vacant site with a ground level use which would not have positive impact in this historic context. The punched fenestration to the parking decks, flanked by two access ramps and entrances facing the street, would adversely affect the streetscape, the setting of adjacent and nearby buildings and the pedestrian compatibility of this part of the street, with potentially negative gravitational effect.</p>	<p><b><u>Streetscape &amp; Pedestrian Improvements</u></b> The proposed street level parking use and access would not be compatible with the historic character of the context and consequently would not accord with the objectives of this standard.</p>

<p><b>4. Subdivision Of Lots:</b> 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><u>Settlement Patterns &amp; Neighborhood Character</u> <b><i>MF NC DG Design Objective - Block &amp; Street Patterns</i></b> <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 site of the proposed development comprises two existing lots, reflecting the scale of previous buildings and uses, and to an extent the current character and scale of this part of the historic district. Proposals would involve the consolidation of those lots and a building which would increase the scale, relative to the current scale of the majority of lots and buildings in the historic district. The increase in lot width with a lot consolidation for this site would also be reflected in an increase in height. The design approach, as revised, would help to reduce the proposed perceived scale of the building facing South Temple.</p>	<p><u>Subdivision of Lots</u> Revisions to the massing configuration of this proposal begin to recognize the street scale as reflected in the original lot widths, and hence to characteristic scale of development.</p>
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# **ATTACHMENT I: PUBLIC PROCESS AND COMMENTS**

## **Notice of the public hearing for the proposal include:**

- Notice mailed on November 19, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 19, 2015
- Site notice posted on November 19, 2015

## **Public Inquiries**

Two email inquiries have been received, seeking additional information on the proposals, although no specific comments have been received as this report is completed.

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

**Development Review Team Comments - 11/23/15** See Attached



# Work Flow History Report

## 466 E SOUTH TEMPLE St

### DRT2015-00372

*Project:*

*Project Description: Review of new six-story, 176 unit apartment building.*

*The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.*

Date		Task/Inspection	Status/Result	Action By	Comments
11/23/2015	0	Application Acceptance	Accepted	Aguilar, Bonny	
11/23/2015	0	Engineering Review	Comments	Drummond, Randy	See SLC Planning for lot consolidation process. At the time of application for Building Permit, the applicant should complete an inventory of the condition of the existing street and/or access-way improvements. Once the condition of said improvements has been determined, we recommend that any sub-standard improvements (curb, gutter, sidewalk- we recommend that any trip hazards on the public sidewalk be removed-, drive approach, etc.) be either repaired or replaced. Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. (removal of dead approaches, new drive approaches, water/sewer service kills/installations, storm drain service, etc.) Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact SLC Engineering @ 801-535-7995 for Permit information) Any street tree installations and/or tree removals require the approval of the SLC Arborist.

11/23/2015	0	Fire Review	Comments	Itchon, Edward	<p>Fire hydrants shall be within 400 feet of all exterior walls of the first floor and 100 feet of a fire department connection (FDC). FDC shall be installed on the address side of the building. Fire department access shall be within 150 feet of all exterior walls of the first floor. If the building is built on property line then an alternative means and methods may be applied for. Fire department access roads shall be a minimum of 26 ft. clear width and clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall Have no utility lines over the road or between the building and the access road. Two fire department access roads shall be provided when the number of living units exceed 200. When two access roads are provided then one of the roads shall not be closer than 15 ft. to the building and greater than 30 ft. from the building.</p>
11/23/2015	0	Public Utilities Review	Comments	Draper, Jason	<p>DRT Review - 466 East South Temple - November 23, 2016 There are 3 water services from the 12" main in South Temple and one 1.5" service on 500 East connected to a 6" main in 500 East. One meter may be used for culinary service and one for irrigation. Kill all unused meters at the main. Provide meter sizing calculations and average daily flows if a service 4" or larger is needed. There is a sewer service on the south east side of the property that was abandoned in 2003. Cap this lateral at the main. There is a sewer main in South Temple and 500 East. These are both 8" There is storm drain in South Temple with a inlet and connection to the main on south temple. The site will require detention based on the SLC Design Process Guide requirements. Submit a Technical Drainage Study for review. A complete SWPPP document is required along with a State and City NOI. A construction groundwater discharge permit will be required prior to any groundwater discharge. Additional discharge must meet the DERR guidelines and City discharge requirements for petroleum and TSS. Filtration and aeration may be required. If the discharge can not be treated to stormwater discharge requirements, special permission by the wastewater treatment facility will be required prior to discharge to the sanitary sewer. If continuous groundwater discharge is expected, approval of treatment and monitoring program with DERR and SLC PU will be required. All permit, connection, meter, survey, and inspection fees will apply. Service agreements and fire line petitions will need to be signed prior to plan release.</p>

11/23/2015	0	Transportation Review	Comments	Barry, Michael	<p>Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces required (21A.44.030.H) • Minimum number of electric vehicle parking spaces required (21A.44.050.B.2) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Minimum number of loading berths required (21A.44.080) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2). • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ <a href="http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf">http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf</a>. Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 michael.barry@slcgov.com</p>
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11/23/2015	0	Zoning Review	Comments	Brown, Ken	<p>R-MU Zone / Historic District - Review of new six-story, 176 unit apartment building that involves combining of parcels. The parcel combining process can be initiated with the Planning Desk in the Building Permits Office.</p> <p>PLNHLC2015-00930 is an application for Certificate of Appropriateness -</p> <p>PLNHLC2015-00931 is an application for rear yard encroachment for access to the southwestern portion of the parcel. This proposal will need to be discussed with the building code personnel in Room #215. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. This proposal will need to comply with the provisions of 21A.24.010 and 21A.24.170 - the uses as allowed in 21A.33.020 - any appropriate provisions of 21A.34 – the provisions of 21A.36 in regards to use of land and buildings, conformance with lot and bulk controls, environmental performance standards, a permanent recycling collection station, construction waste management plan, and any other appropriate sections within this chapter. This proposal will need to comply with any appropriate provisions of 21A.40 – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement - the provisions of 21A.48 for landscaping. To download the construction waste management plan handout, see <a href="http://www.slcgov.com/slcgreen/constructiondemo">http://www.slcgov.com/slcgreen/constructiondemo</a>). Waste Management Plans should be filed by email to the Streets and Sanitation Division at <a href="mailto:constructionrecycling@slcgov.com">constructionrecycling@slcgov.com</a> and the approval documentation included in the new construction permit package. Questions regarding the waste management plans may be directed to 801-535-6984.</p>
11/24/2015	1	Closure	Emailed Notes to Applicant	Robinson, DeeDee	

which was applied for and thanked Carl Leith, Senior Planner for moving this forward.

**PUBLIC COMMENT PERIOD [5:42:22 PM](#)**

Chairperson Brennan opened the Public Comment Period, seeing no one wished to speak; Chairperson Brennan closed the Public Comment Period.

**PUBLIC HEARINGS**

[5:42:50 PM](#)

**New Apartment Building at approximately 454-466 E. South Temple - Chris Huntsman, CRSA, on behalf of owner Garbett Homes, is requesting a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The property is currently vacant. The proposed development would be approximately six stories and include 5,000 SF of commercial space, 176 apartment units and provision for parking 226 vehicles. The site is zoned R-MU (Residential / Mixed Use) and is located in the South Temple Local Historic District and City Council District 4, represented by Luke Garrott. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)**

- a. **New Construction - In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00930.**
- b. **Special Exception Approval - In order to construct the proposed development, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction to the encroachment, the applicant is seeking a special exception for approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2015-00931**

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission table the petition to enable further review.

The Commission and Staff discussed the following:

- How the side yard and corner yard were determined for the lot.
- If the building was required to reflect the side yard and front yard.
- If the standards had been formalized regarding equipment on balconies.
- The Commission's purview over the lot consolidation proposal.
- The glazing on the first floor windows.

Mr. Wally Cooper stated they would like to address the concerns for the proposal. He read from the presentation (contained in the case file) regarding the following:

- How the proposal affected and fit within the South Temple Historic District.
- Height and scale of the proposal.



- Ground level parking in the area.
- Piccadilly Apartments.
- The mixed use character.
- Palette of materials.
- Building massing and configuration of open space.

Mr. Chris Huntsman, CRSA, reviewed the building façade and the glazing on the first floor windows. He reviewed the open space for the proposal.

The Commission and Applicant discussed the following:

- The first floor fenestration and if the windows were operable.
- The size of the balconies.
- Height of the proposed building.
- The width of the landscape median on South Temple.
- The challenges with the site and the previous uses.
- The fabric of the district and if the building fit with the area.
- If moving the court yard to the north had been considered.

#### **PUBLIC HEARING [6:39:39 PM](#)**

Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer thanked the Applicant for attending the Community Council meetings and hoped that they would present the revised designs to them as well. She stated she supported the applicant in his designs and past work to support historic preservation however, this proposal needed to be better. Ms. Cromer reviewed the historically significant buildings in the area. She stated the issue was to ensure the building proposed for the area fit with the historic buildings and did not detract from the character of the street, which was one of the great boulevards in the country. Ms. Cromer stated she agreed with flipping the courtyard and possibly adding a courtyard on each building face would be a better amenity for the residences of the building.

Chairperson Brennan closed the Public Hearing.

The Applicant did not wish to speak.

The Commission made the following comments:

- If the building was in an “H” shape it would break up the massing on South Temple and preserve the advantages of sun and open space to the rear of the site.
- It was better to have the development and improve the area than for it to remain in its current state.
- The height ~~was~~ might not be a concern if the massing was appropriate.
- The glazing versus opening on 500 East was not an issue as openings without glass helped to break up the façade, although glazing would animate the windows.
- Concerned over the sheer mass coming straight up from South Temple.

- The buildings listed as reference were important to the area and worked because of their step backs that broke up the massing.
- The rendering with the ground level façade, given more depth, worked well.
- The materials should not try to look historical or it would devalue the historic buildings in the area.
- The new renderings were a step in the right direction.
- Setbacks should reflect those of the neighboring buildings.
- More brick than stucco should be used.
- The first floor did not need the setbacks as it reflected the retail use however, the upper floors should be stepped back.
- The balconies should be wider to allow better use.

The Commission discussed the following:

- How the Commission felt about the building being set back further and built taller.
- How to make the building fit with the surrounding area.
- The Commission reviewed each of Staff's six concerns (listed in the Staff Report) and how their comments (listed above) addressed the concerns.
- If the Commission wanted to table the petition or hold a subcommittee to address the issues with the Applicant.

**MOTION [7:09:08 PM](#)**

**Commissioner Harding stated in the case of PLNHLC2015-00930 and PLNHLC2015-00931, New Apartment Building at approximately 454-466 E. South Temple, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission table the application for further consideration to enable the Applicant to review and revise the proposals to address the matters identified as key issues, reserving a final decision until these issues have been addressed. Commissioner Thuet seconded the motion. The motion passed unanimously.**

**[7:10:09 PM](#)**

**Warehouse National Historic District Expansion - Salt Lake City has engaged Sherri Murray Ellis, Certus Environmental Solutions, LLC, to evaluate buildings in the study area, and prepare a National Register nomination that would expand the existing boundary of the Warehouse National Historic District. The Historic Landmark Commission will review the National Register nomination and forward a recommendation to the Utah State Board of History. The proposed expanded boundary is roughly bound by 50 South, West Temple/300 West, 1000 South, and Interstate 15 (I-15) and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com).)**

Ms. Amy Thompson, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission forward a positive recommendation to the Board of State History regarding the petition.

Ms. Sherri Murray Ellis, Certus Environmental Solutions LLC, reviewed the area and the significance of the buildings in the proposed area.

The Commission, Staff and Applicant discussed the following:

- If the district boundaries needed to be in line or could be discontinuous.
- If there would be issues in the future with not having continuous boundaries.

**PUBLIC HEARING [7:39:51 PM](#)**

Chairperson Brennan opened the Public Hearing, seeing no one wished to speak to the petition; Chairperson Brennan closed the Public Hearing.

The Commission discussed the following:

- Notification of the property owners in the proposed district to see if there was interest in a local historic district.
  - Staff met with the property owners but were not advocating for for a local historic district designation.

**MOTION [7:42:09 PM](#)**

**Commissioner Thuet stated in the case of Warehouse National Historic District Expansion, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission forward a favorable recommendation to the Board of State History to expand the Warehouse National Historic District. Commissioner Peters seconded the motion. The motion passed unanimously.**

**[7:43:01 PM](#)**

**University Historic District Reconnaissance Level Survey (RLS) Update - Salt Lake City has engaged Beatrice Lufkin to update the survey of existing buildings within the University Local Historic District. The Historic Landmark Commission will consider the survey updates, findings and consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to 1300 East and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) .)**

Mr. Lex Traughber, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission approve and adopt the University Historic District Survey as presented.

The Commission and Staff discussed the following:

- The notification that was sent to the property owners regarding the proposal.

**PUBLIC HEARING [7:49:49 PM](#)**

Chairperson Brennan opened the Public Hearing.

# **ATTACHMENT J: MOTIONS**

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## **Consistent with Staff Recommendation (approval with conditions)**

Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for a Certificate of Appropriateness for New Construction, and the application for associated special exception approvals, subject to the following conditions:

1. That the design for the façade of the ground levels facing 500 East be revised to address concerns as identified in this report and/or defined by the commission.
2. That the design of the façade walls facing the Piccadilly Apartments be revised to address concerns as identified in this report and/or defined by the commission.
3. That the materials and their detailed design are defined and/or revised as identified in this report and/or defined by the commission.
4. That the approval of all design details in accordance with commission conclusions are delegated to staff for approval.

## **Not Consistent with Staff Recommendation (Denial):**

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. **New Construction** –Case Number PLNHLC2015-00930; and,
- B. **The Special Exceptions** sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height including approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site, including a grade change greater than four feet in order to accommodate the parking access ramp in Case Number PLNHLC2015-00931;and

Specifically, the Commission finds that the proposed project does not comply with the review standards based on the following findings (Commissioner then states findings based on the following Standards to support the motion):

1. Standard 1: Scale and Form:
  - a) Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
  - b) Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,
  - c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
  - d) Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.
2. Standard 2: Composition of Principal Facades:
  - a) Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
  - b) Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
  - c) Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
  - d) Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.
3. Standard 3: Relationship to Street:

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

4. Standard 4: Subdivision of Lots:

The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Special Exception Denial**

Specifically, the Commission finds that the proposed project does not comply with the review standards based on the following findings (Commissioner then states findings based on the Special Exception Standards to support the motion):

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