# Staff Report

**PLANNING DIVISION**
**COMMUNITY & NEIGHBORHOODS**

To: Salt Lake City Historic Landmark Commission

From: Amy Thompson, Principal Planner
801-535-7281 or amy.thompson@slcgov.com

Date: January 5, 2017

Re: **New Construction -PLNHLC2016-00771**
**Special Exception-PLNHLC2016-00925**

## NEW CONSTRUCTION – APARTMENT BUILDING

**PROPERTY ADDRESS:** 35 South 900 East
**PARCEL ID:** 16-05-127-005
**HISTORIC DISTRICT:** South Temple Local Historic District
**MASTER PLAN:** Central Community
**ZONING DISTRICT:** H Historic Preservation Overlay District; RMF-35 (Moderate Density Multi-Family Residential)
**MASTER PLAN:** Central Community Master Plan
**DESIGN GUIDELINES:** Multi-Family

**REQUEST:** Dustin Holt, who represents the property owner, is requesting approval from the City to construct a three story multi-family apartment building in the South Temple Local Historic District. The base zoning for the property is RMF-35 (Moderate Density Multi-Family Residential).

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 PLNHLC2016-00771.
B. **Special Exception Approval** – In order to construct the proposed development as proposed, special exception approval is sought for an encroachment of 5 feet into the required front yard setback to accommodate the proposed design of the main entryway. Case Number PLNHLC2016-00925

**RECOMMENDATION:** As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that with conditions imposed, the proposed new construction and special exception request meet the applicable standards of approval and therefore, recommends the Historic Landmark Commission approve the request with conditions.

(The Commission certainly has the option to request that any items be further refined, thus tabled, for final action by the Commission at a later date.)

**MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for New Construction petition PLNHLC2016-00771, and associated Special Exception, petition PLNHLC2016-00925, with the following conditions of approval:**

1. **The landscaping/screening details for parking area be delegated to Staff.**
2. **Windows (on the north side of building) be revised as per the direction of the Commission and final details be delegated to Staff.**
3. **Balcony doors – be revised as per the direction of the Commission and final details be delegated to Staff.**

4. **Any final design details or modifications as identified by the Historic Landmark Commission are delegated to Planning Staff for final approval.**

**ATTACHMENTS:**

A. Application Information (Project Description, Site Plans, Elevations)
B. Draft Work Session Minutes
C. Site Photographs
D. Context Photographs-Articulation & Material Examples
E. Analysis of Preservation Standards
F. Standards & Design Guidelines for New Construction in a Historic District
G. Analysis of Special Exception Standards
H. RMF-35 Zoning Standards
I. Motions

**CONTEXT – THE SITE AND ADJACENT BUILDINGS**

The site for the proposed development is currently two separate parcels located at approximately 35 S. 900 East and 41 S. 900 East. Of the two parcels, only one of the properties (35 S. 900 East) is within the South Temple Local Historic District boundary and subject to the H (Historic Preservation Overlay District) zoning regulations.


An overlay district is intended to provide supplemental regulations or standards pertaining to specific geographic features or land uses, wherever these are located, in addition to "base" or underlying zoning district regulations applicable within a designated area. Whenever there is a conflict between the regulations of a base zoning district and those of an overlay district, the overlay district regulations shall control. The purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;

2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;

3. Abate the destruction and demolition of historic structures;

4. Implement adopted plans of the city related to historic preservation;

5. Foster civic pride in the history of Salt Lake City;

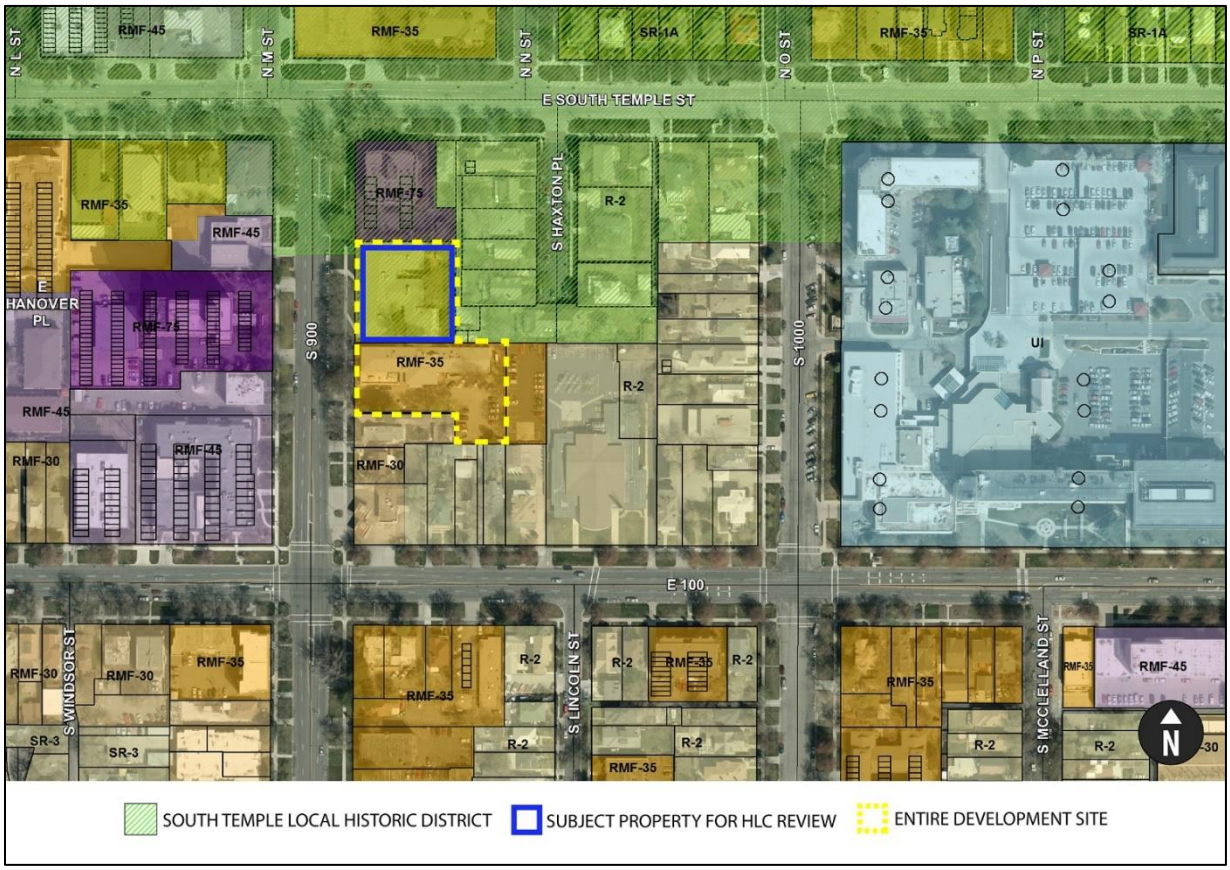
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;

7. Foster economic development consistent with historic preservation; and

8. Encourage social, economic and environmental sustainability.

The subject property is located right on the edge of the southern boundary of the South Temple Local Historic District. The elevation of the site decreases toward the south and increases in elevation toward the east. The property to the north is a noncontributing structure to the South Temple Historic District, the property to the south is outside of the Local Historic District, one of the properties to the west is within the South Temple Historic District, and properties to the east of the subject property (Haxton Place) are contributing structures within the South Temple Historic District and also each individually listed as Landmark Sites.

The base zoning of the subject property is RMF-35 (Moderate Density Multi-Family Residential district). The adjacent zoning to the north is RMF-75 (High Density Multi-Family Residential district), to the east is R-2 (Single and Two-Family Residential District), and across the street to the west are RMF-45 (Moderate-High Multi-Family Residential) and RMF-75 zoned properties.




The base RMF-35 zoning does not have a maximum lot width or lot area. The front yard setback requirement is 20 feet, the rear yard setback is 25% of the lot depth but not less than 20 feet, and the interior side yard setback is 10 feet on each side for a multi-family development. Because the subject property is

adjacent to single or two family residential zoning, a 10 foot wide landscape buffer is required along the eastern portion of the subject property (rear of the property). Additionally, the RMF-35 zone permits new construction to be a maximum height of 35 feet. The Historic Landmark Commission has the authority to further restrict building height, grant additional height, and modify lot and bulk standards if it's compatible with the character of the site and district. The Historic Landmark Commission's authority applies only to the portion of the proposed structure within the Historic Overlay, and any modifications to the proposed structure outside of the Historic Preservation Overlay are under the authority of the Planning Commission.

The subject property is currently occupied by an existing structure. On January 7, 2016, the Historic Landmark Commission reviewed the contributing status of the existing structure and a determined the structure is non-contributing to the South Temple Local Historic District. For more information related to the determination of contributing status, please refer to the analysis and findings in the Planning Staff Memo located here: http://www.slcdocs.com/Planning/HLC/2016/35S.pdf

*Current conditions-East view of subject property (35 S. 900 E) from 900 East*

*Current conditions-East view of entire development site from 900 East*

**PROJECT BACKGROUND**
The application was reviewed by the Historic Landmark Commission during a work session on November 3, 2016. The following provides a summary of the issues raised at the work session and points of discussion. An excerpt from the Work Session draft minutes is included in Attachment B of this report. Revisions to the development proposals following the Work Session discussion are defined under Project Description Revisions below.

1. SPECIAL EXCEPTION
   HLC comments: General agreement was expressed that the Special Exception request to accommodate an entry feature to the building is an appropriate use of the Special Exception process and adds to the design. Desire to see more emphasis on the entry feature to make it more prominent was expressed by Commissioners.
2. SCALE AND MASSING
   HLC comments: Concern was expressed on the massing and scale of the building particularly with the appearance of the proposed width, which is 211 feet (105 within the overlay). There was acknowledgement of other buildings in the vicinity with a comparable scale to the proposed building however, Commissioners were generally in agreement the building façade shows minimal differentiation and more articulation of the building should be considered with the revised proposal.
3. WINDOW SCALE AND PROPOTIONS
   HLC comments: Commissioners discussed the importance of durability and quality of window materials. Commissioners suggested that the size, configuration, and proportions of windows are further explored when revising plans. Some Commissioners' expressed concern with glider/slider windows and their compatibility with the character of this urban historic setting.
4. PALETTE OF MATERIALS
   HLC comments: Brick is the predominant material used on the streetscape and in the surrounding context. Commissioners briefly touched on the importance of durable materials that are properly planned and detailed.

**PROJECT DESCRIPTION – INCLUDING RECENT REVISIONS:**
The entire development site currently consists of two parcels with a combined area of approximately 1.36 acres, and of that area, 0.62 acres is within the Historic Preservation Overlay zoning district. The width of the combined properties is approximately 277 feet. The applicant intends to apply for a lot consolidation to combine the two parcels into one parcel and construct a three story multi-family residential structure with surface parking. The existing structure on the subject property is considered noncontributing to the South Temple Local Historic District and the applicant intends to demolish the structure to accommodate the proposed New Construction.

Although only a portion of the proposed structure is within the South Temple Local Historic District and subject to the zoning ordinance standards in the Historic Preservation Overlay, in an effort to keep the proposed structure visually cohesive, the applicant has indicated the intent is to integrate standards and design requirements of the Historic Preservation Overlay to the entirety of the project.

The proposal is for a three story 39 unit apartment building with a footprint of 13,246 SF. A total of 54 surface parking spaces are provided to the north of the structure, as well as to the rear of the structure. The apartment mix comprises 623 SF 1-bedroom units, and 924 SF 2-bedroom units.

The proposed structure has been designed to have a visual appearance of townhomes, and material variation and architectural details are used to help visually break up the building into three sections. The ground floor units facing 900 East each have a recessed porch entry with a pedestrian walkway that connects each ground floor unit to the public sidewalk. The second and third story of the proposed structure is also designed with a recessed balcony area. The depth of the recessed porch and balcony areas is approximately 5 feet 6 inches on the upper floors, and the patio area on the ground floor units is recessed 5 feet, and paved patio area extends 3 feet from the building wall, for a total patio area of 8 feet.

The remaining units are accessed from four main stairwells—three located on the east elevation at the rear of the structure, and one at the main entry facing 900 East. The stairwell along 900 east is fully enclosed and the applicant has designed this entry be a prominent feature along the façade. To help articulate the

proposed entry feature, the applicant is requesting special exception approval to reduce the 20 foot front yard setback to 15 feet. This modifications is proposed to accommodate the entry feature only, and the rest of the proposed structure would comply with the required 20 foot front yard setback regulations. The roof of the proposed structure is flat and the parapet wall and cornice detailing help create a series of steps in various locations as the site slopes downward to the south of the development site. The parapet extends 2 feet 6 inches, and the cornice detailing extends 1 foot 2 ½ inches from the building wall.

The exterior materials proposed consist of a hard-coat stucco and a 12"x 24" cut cultured stone that is approximately is 1 1/8" thick laid in a brick pattern. Both single hung and slider windows are proposed for the front façade of the building (west elevation facing 900 E). The proposed single hung fibrex windows are 3' x 5' and are detailed with a precast concrete header and sill. The proposed slider/glider fibrex windows are 5' x 5' and are proposed in the recessed balcony areas on the front façade, as well as all other elevations of the building. The proposed depth of the window reveal is approximately 2 inches. For the entry doors on the ground floor units as well as the balcony door on the upper levels, a 3' x 8' fiberglass door with a glass panel is proposed. Flush mounted metal railing is proposed for the upper floor balconies on the west elevation.

*West elevation (front of property facing 900 E)*

*North elevation*

*Side view of north and west elevations*

*East elevation (rear of property)*

Surface parking is proposed to the north of the structure along the northern property line and to the rear of the structure in the east portion of the subject property. The drive access to the parking area is proposed off of 900 East in the north portion of the subject property. Because the subject property is adjacent to single or two family residential zoning, the RMF-35 zoning district requires a 10 foot wide landscape buffer along the eastern portion of the subject property.

**REVISIONS TO THE PROPOSED DEVELOPMENT**

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

MASSING/SCALE –

- The massing of the proposal has been revised to include 18" of vertical articulation on the front façade planes adjacent to 900 E, compared to the 5" of vertical articulation in the previous plans.
- The proposed main entryway has also been modified to include a more prominent main central entrance with two modulated sections on each side, compared with the previous proposal of a single modulated entryway.
- On the north elevation, the upper two floors of the central portion of building wall has been recessed approximately 8", and cornice detailing has been added to the first floor which has 12" of vertical articulation.

DESIGN –

- The design of the entry feature has been revised. The awning over the main entry door has been slightly raised and a transom window above the door has been added.
- The configuration of the upper floor balconies has been modified to mirror the configuration of the building sections on each side of the entry feature. Flush mounted metal railing has been added to the second floor balconies to match the upper floor units. An additional 3' of patio beyond the front building wall has been added to the first floor units to enhance variety, visual interest and human scale.

WINDOWS –

- Some of the windows on the front façade of the structure have been revised to single hung windows, compared to the initial proposal in which only double panel sliding/gliding windows were proposed.

***West Elevation (facing 900 E)***

**Initial Proposal Discussed at Nov. Work Session**

**Revised Proposal**

**KEY ISSUES:**
As part of Planning Staff's analysis of the proposed development, the following key issues have been identified for potential further discussion points:

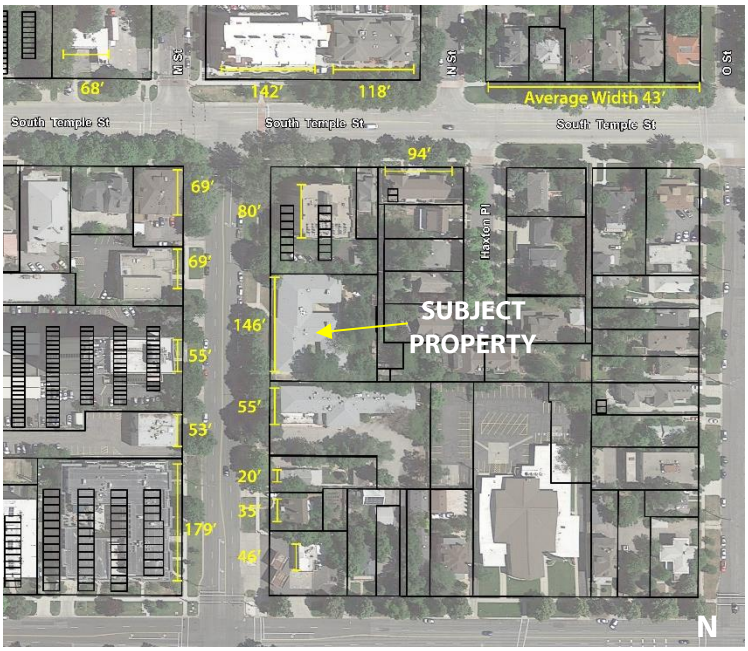
**Issue 1: H Historic Preservation Overlay only applies to half of the proposed structure**
The H Historic Preservation Overlay only applies to the subject property with a current address of 35 S. 900 East. Since the entire development site is currently two separate parcels, a lot consolidation will be required before a building permit will be issued.

If the building is constructed as proposed, the overlay will apply to approximately half of the proposed structure, and the other half of the building will not be subject to the Standards in the Historic Preservation Overlay zoning district. However, in analysis and site design by the applicant, it is difficult to ignore the other half of the building, specifically with regard to the issue of mass and scale and building width.

The benefit is that there is more flexibility with special exceptions and projections on the northern part of the building in order further articulate the building to ensure that the building is more compatible with the surrounding buildings. The applicant has worked with staff and to break up the mass of a building with further articulation of wall planes and the prominent entrance working within both the base zone and the overlay while still maintaining units and their desire to orient the building towards 900 E as a desirable apartment building for future residents.

**Issue 2: Character of the Surrounding Development**
The site is situated at the edge of the South Temple Local Historic district and is surrounded within a context of a variety of construction periods and styles. The uses in the immediate vicinity are primarily multi-family residential ranging from moderate to high density. The properties to the east consist of low density residential housing, largely made up of single and two family dwellings within the South Temple Historic District. Other surrounding uses include medical offices and a gas station. Even though a great portion of the surrounding streetscape is not within the Local Historic District, this site and the design of the proposed structure will help to become the context for future redevelopment and construction for the surrounding properties.

**Issue 3: Scale & Massing**
The Historic Preservation Standards for New Construction indicate that a new building should have a height and width that is visually compatible with the surrounding structures and streetscape. The width of the entire development site is approximately 277 feet, which is just under half of the entire block face, and the entire length of the proposed building is approximately 211 feet. The slight variation in roofline of the building and architectural detailing helps to visually organize the façade into separate building sections and helps to break up the scale of the rectilinear design of the proposed building. Additionally, the material palate shifts provide some variety in modulation. The proposed 18 inches of vertical articulation as well as the depth of the recessed balcony areas helps to break up the appearance of the overall building width. The entry feature adds dimensional quality and vertical emphasis to the street facing façade, as well as a division between the horizontal material patterns.




The site of the proposed development comprises two existing lots, reflecting the scale of previous buildings and to an

extent, the current character and scale of this part of the historic district. Once consolidated, the proposed development lot will generally be much larger in comparison to the current scale of the majority of lots and buildings in the historic district. The majority of structures and lots surrounding the property are rather narrow with the exception of the One and Nine building on the corner of 100 South and 900 E, and the Ronald McDonald House on 900 E and South Temple. The One and Nine building (which is outside of the historic overlay), has a length of approximately 179 feet and the Ronald McDonald House is approximately 142 feet wide with smaller linking feature to another 118 foot long structure. Because of the space between the attached buildings and setback of the linking feature, even though the buildings are attached, they visually read as two separate buildings. Larger scale buildings in the surrounding context are strongly articulated and appropriately massed. Although there are surrounding structures that are comparable in terms of width, (179 compared to the proposed 211 feet wide) the proposed building length is much longer than typical historic development patterns; therefore, articulation and modulation becomes increasingly important in this context.

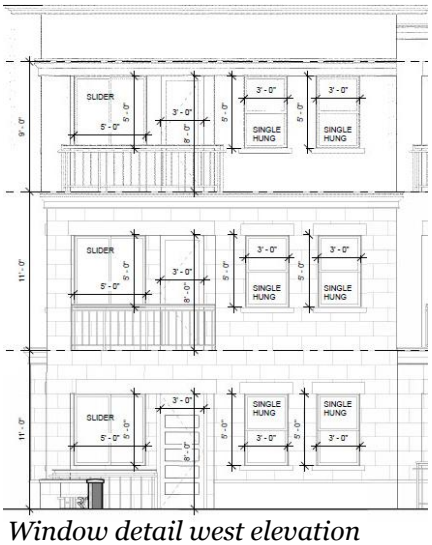
**Issue 4: Materials**

The proposed material palette consists of stucco and 12"X24" cultured cut stone in a brick pattern. The palette helps to add variety and visual interest through color and texture with a relatively contemporary design. The surrounding structures are not materialistically diverse and are predominately brick. The size of the cut stone is much larger than the traditional brick and other masonry used in the surrounding context, and similar examples of this material size are used as more of an accent feature as opposed to a primary exterior material. Although the surrounding structures utilize stronger more traditional materials, the proposed materials could compliment this context if properly planned and detailed. Materials were considered of importance in establishing and maintaining this as the city's premier street, while contemporary was design also considered of importance. 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 deserve detailed consideration. (See attachment D for examples of materials and detail in the immediate context)

**Issue 5: Windows**

With the exception of the main entry, the proposal consist of single hung and slider/glider windows. Both single hung and slider windows are proposed for the front façade of the building (facing 900 E). Slider windows are proposed in the recessed balcony areas on the front façade, as well as all other elevations of the building. A drive approach to the surface parking area is proposed adjacent to the north elevation, making the north elevation of the property more of a primary façade that will be readily visible from the public way. Staff is of the opinion the proposed slider windows on the north elevation could be modified to achieve a better balance of solid to void that reflects that found across the established character created by the historic structures in the district and surrounding context. The design should reflect a similar scale of window and window spacing. The design guidelines for multi-family buildings indicate that windows should be designed with a scale and proportion that reflects those characteristic of this traditional building type. Planning Staff is of the opinion slider type windows are not characteristic of this historic urban setting. To help reduce the sense of building scale, the proposal may benefit from modifying the spacing and pattern in relation to the north façade or potentially punching out some of the north building wall to open up the balcony area of the second and third floor units. The slider windows proposed in the recessed entry area may not be

*North elevation*




*Window detail west elevation*

as readily visible, however replacing the sliders and single door with larger French doors may help develop more of a hierarchy of windows and further accentuate vertical emphasis of the building creating a more effective visual balance that relieves the apparent scale of the larger façade. As a condition of approval, Staff is recommending the applicant modify windows in relation to the north and west facades of the proposal.

**Issue 6: Location of Proposed Drive Approach to Parking Area**

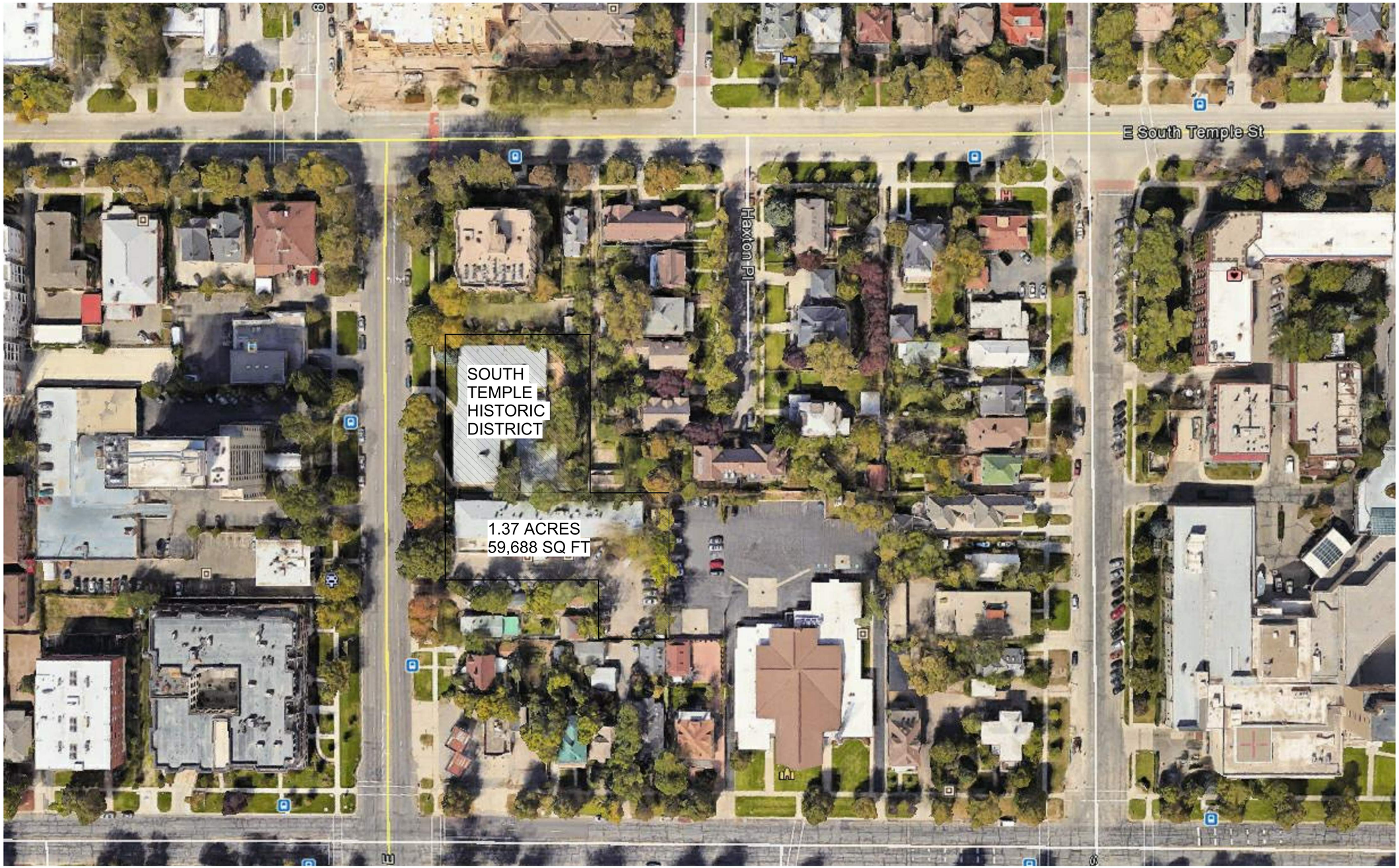


The proposed surface parking access drive is located off of 900 E to the north of the proposed structure. The proposed drive approach abuts the adjacent property to the north's drive approach the combined width of these drive approaches as well as the required perimeter parking buffers, there will be approximately 84 feet gap between the existing and proposed structure that will be primarily driveway and angled parking, (not including the sidewalk that wraps around to the rear of the proposed structure). The existing driveway configuration creates an extensive break in the street wall and is generally out of character to the surrounding structures and the relationship to the open spaces between them. Staff met with the applicant regarding the possibility of retaining the existing drive approach which in the south portion of the entire development site (outside of the overlay) and pushing the proposed structure closer to the north where the proposed drive approach is located; however, the building and existing parking configuration would not meet fire code requirements for a turnaround. The applicant is proposing a low wall and landscaping to screen this area to help mitigate the extensive break in the rhythm and spacing of structures on the streetscape.

**NEXT STEPS:**

If the project is approved subject to any conditions recommended, the applicant may proceed with the project as identified and will be required to obtain all necessary permits and approvals. If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the proposed New Construction and associated Special Exception and any new proposal would require a new application.

# ATTACHMENT A: APPLICATION INFORMATION




PRELIMINARY - HLC 20161228

**900 EAST**
**MULTIFAMILY**
900 EAST 41 SOUTH
SALT LAKE CITY, UT 84103

DATE
20161228

REVISIONS

PROJECT NO.
1649

DRAWN BY
Author

CHECKED BY
Checker

TITLE
SITE AERIAL PHOTO

SHEET NO.
A101

BLACKBOX
design studios

517 S 200 W
Salt Lake City, UT 84111

T 801.879.5089

WWW.BLACKBOXSLC.COM

ONE BEDROOM = 623 SQ FT NET
TWO BEDROOM = 924 SQ FT NET

RMF-35

DENSITY
RMF - 35
1,500 SQ FT PER DWELLING UNIT
59,688 SQ FT LOT
13,246 + 1,260 SQ FT BUILDING FOOTPRINT
24% LOT COVERAGE

TOTAL UNITS ALLOWED 39 UNITS

FRONT YARD = 20'
SIDE YARD = 10'
REAR YARD = 25'

MAXIMUM HEIGHT = 35'

PARKING CALCULATIONS
15 - TWO BEDROOMS - 30 STALLS
24 - ONE BEDROOMS - 24 STALLS

TOTAL UNITS = 39

TOTAL REQUIRED = 54 STALLS
TOTAL PROVIDED = 54 STALLS

2 parking spaces for each dwelling unit containing 2 or more bedrooms

1 parking space for 1 bedroom and efficiency dwelling

RMF-35 lots which abut a lot in a single-family or two-family residential district, shall provide a ten foot (10') wide landscape buffer. All other landscape buffers to be seven feet (7')


PERIMETER PARKING LOT LANDSCAPING - 7' WIDE

A. SHADE TREES SHALL BE PLANTED AT THE RATE OF ONE TREE FOR EVERY THIRTY (30') LINEAR FEET OF LANDSCAPE BUFFER.

B. 1 SHRUB PER 3 FEET, ON CENTER ALONG 100 PERCENT OF THE YARD LENGTH. SHRUBS SHALL HAVE A MATURE HEIGHT NOT LESS THAN 3 FEET.

C. LANDSCAPE AREA OUTSIDE OF SHRUB MASSES SHALL BE MAINTAINED WITH AT LEAST ONE-THIRD (1/3) OF THE YARD(S) AREA COVERED BY VEGETATION, WHICH MAY INCLUDE TREES, SHRUBS, GRASSES, ANNUAL OR PERENNIAL PLANTS AND VEGETABLE PLANTS. MULCHES SUCH AS ORGANIC MULCH, GRAVEL, ROCKS AND BOULDERS SHALL BE A MINIMUM DEPTH OF THREE INCHES TO FOUR INCHES (3" - 4").

LANDSCAPE BUFFER - 10' WIDE

A. SHADE TREES SHALL BE PLANTED AT THE RATE OF ONE TREE FOR EVERY THIRTY (30') LINEAR FEET OF LANDSCAPE BUFFER.

B. A CONTINUOUS EVERGREEN OR DECIDUOUS SHRUB HEDGE SHALL BE PLANTED ALONG THE ENTIRE LENGTH OF LANDSCAPE BUFFER. THIS SHRUB HEDGE SHALL HAVE A MATURE HEIGHT OF NOT LESS THAN FOUR FEET (4').

C. A FENCE NOT EXCEEDING SIX FEET (6') IN HEIGHT MAY BE COMBINED WITH THE SHRUB HEDGE, SUBJECT TO THE APPROVAL OF THE ZONING ADMINISTRATOR.

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PROJECT NAME

**900 EAST MULTIFAMILY**
900 EAST 41 SOUTH
SALT LAKE CITY, UT 84103

**PRELIMINARY - HLC 20161228**

DATE
**20161228**

REVISIONS

PROJECT NO.
**1649**

DRAWN BY
**BB**

CHECKED BY
**BB**

TITLE
**SITE PLAN**

SHEET NO.
**A102**

ONE BEDROOM = 623 SQ FT NET
TWO BEDROOM = 924 SQ FT NET

RMF-35

DENSITY
RMF - 35
1,500 SQ FT PER DWELLING UNIT
59,688 SQ FT LOT
13,246 + 1,260 SQ FT BUILDING FOOTPRINT
24% LOT COVERAGE

TOTAL UNITS ALLOWED 39 UNITS

FRONT YARD = 20'
SIDE YARD = 10'
REAR YARD = 25'

MAXIMUM HEIGHT = 35'

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TOTAL UNITS = 39

TOTAL REQUIRED = 54 STALLS
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2 parking spaces for each dwelling unit containing 2 or more bedrooms

1 parking space for 1 bedroom and efficiency dwelling

RMF-35 lots which abut a lot in a single-family or two-family residential district, shall provide a ten foot (10') wide landscape buffer. All other landscape buffers to be seven feet (7')


PERIMETER PARKING LOT LANDSCAPING - 7' WIDE

A. SHADE TREES SHALL BE PLANTED AT THE RATE OF ONE TREE FOR EVERY THIRTY (30) LINEAR FEET OF LANDSCAPE BUFFER.

B. 1 SHRUB PER 3 FEET, ON CENTER ALONG 100 PERCENT OF THE YARD LENGTH. SHRUBS SHALL HAVE A MATURE HEIGHT NOT LESS THAN 3 FEET

C. LANDSCAPE AREA OUTSIDE OF SHRUB MASSES SHALL BE MAINTAINED WITH AT LEAST ONE-THIRD (1/3) OF THE YARD(S) AREA COVERED BY VEGETATION, WHICH MAY INCLUDE TREES, SHRUBS, GRASSES, ANNUAL OR PERENNIAL PLANTS AND VEGETABLE PLANTS. MULCHES SUCH AS ORGANIC MULCH, GRAVEL, ROCKS AND BOULDERS SHALL BE A MINIMUM DEPTH OF THREE INCHES TO FOUR INCHES (3" - 4")

LANDSCAPE BUFFER - 10' WIDE

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C. A FENCE NOT EXCEEDING SIX FEET (6') IN HEIGHT MAY BE COMBINED WITH THE SHRUB HEDGE, SUBJECT TO THE APPROVAL OF THE ZONING ADMINISTRATOR.

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PROJECT NAME

**900 EAST MULTIFAMILY**
900 EAST 41 SOUTH
SALT LAKE CITY, UT 84103

**PRELIMINARY - HLC 20161228**

DATE
**20161228**

REVISIONS

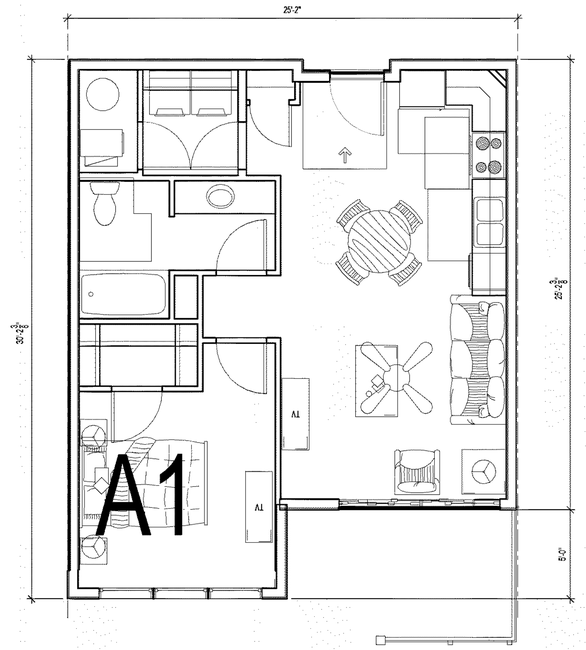
PROJECT NO.
**1649**

DRAWN BY
**Author**

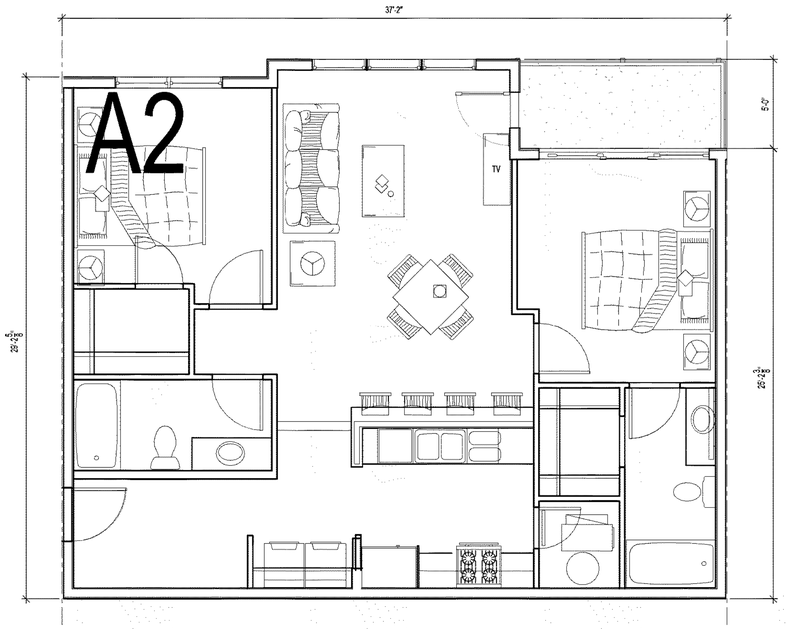
CHECKED BY
**Checker**

TITLE
**SITE PLAN WITH EXISTING FOOTPRINT**

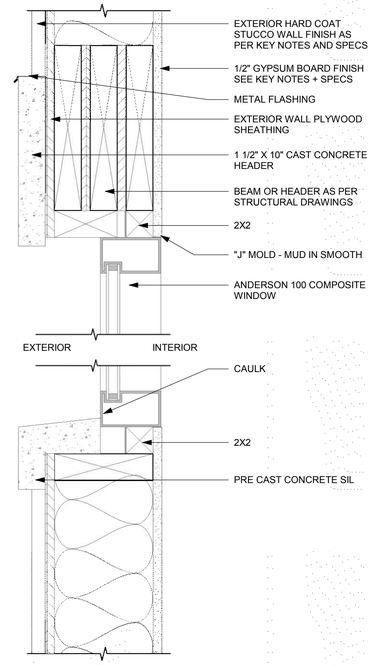
SHEET NO.
**A103**




A1 - TYPICAL ONE BEDROOM

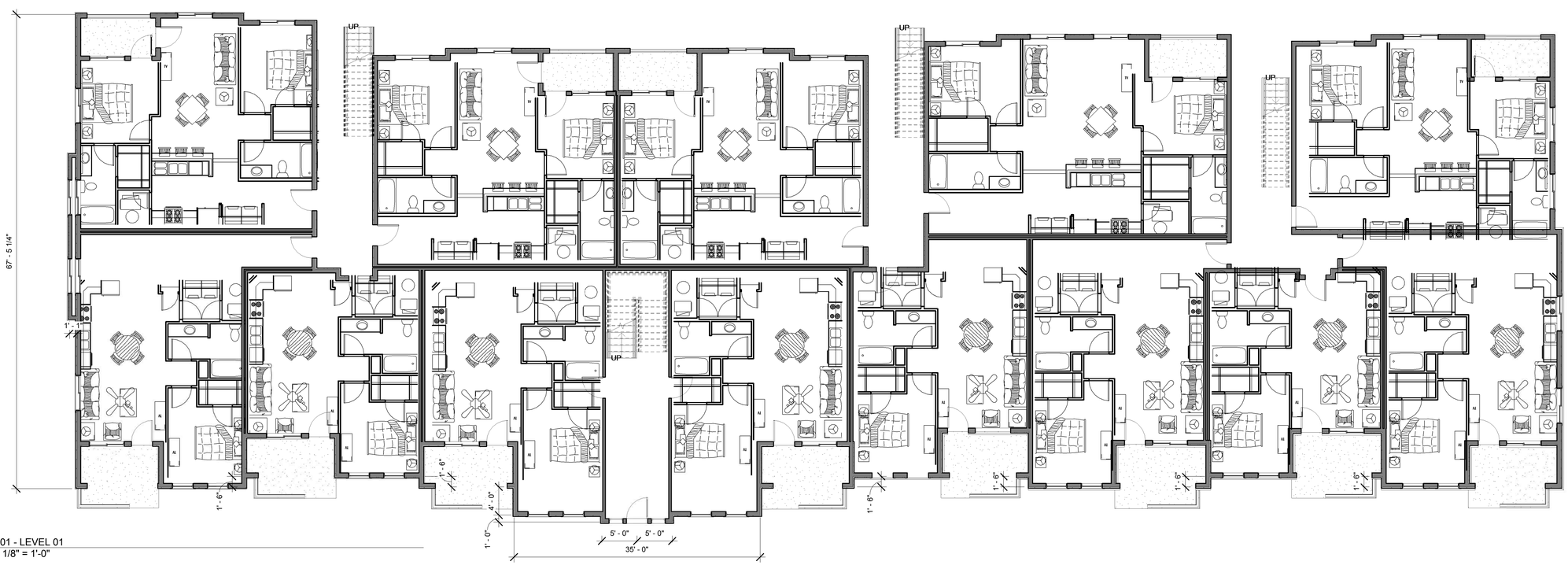



A2 - TYPICAL TWO BEDROOM




1 A200 TYPICAL FLOOR PLAN
1/4" = 1'-0"

3 A200 TYPICAL WINDOW HEAD AT STUCCO
3" = 1'-0"




2 A200 01 - LEVEL 01
1/8" = 1'-0"

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PROJECT NAME

**900 EAST MULTIFAMILY**
900 EAST 41 SOUTH
SALT LAKE CITY, UT 84103

**PRELIMINARY - HLC 20161228**

DATE
**20161228**

REVISIONS

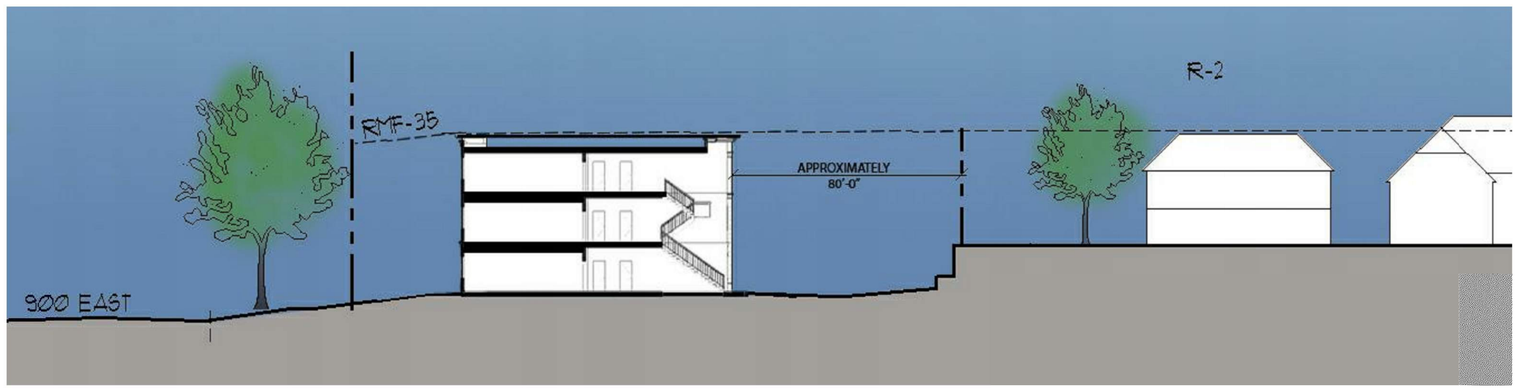
PROJECT NO.
**1649**

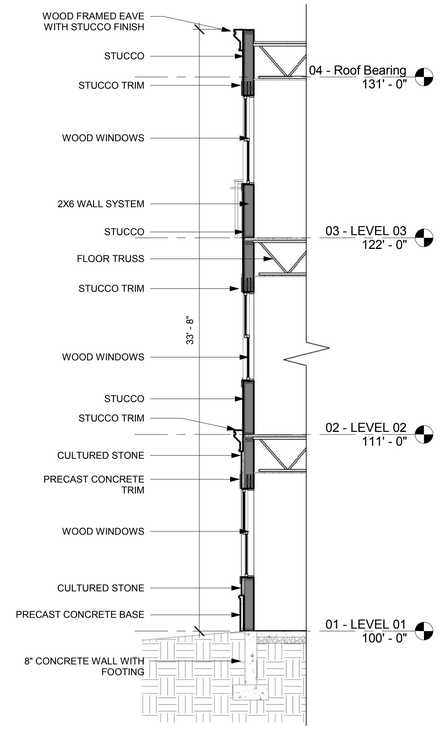
DRAWN BY
**Author**

CHECKED BY
**Checker**

TITLE
**MAIN LEVEL FLOOR PLAN**

SHEET NO.
**A200**




2 / A300 TYPICAL WALL SECTION
1/4" = 1'-0"

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**PRELIMINARY - HLC 20161228**

DATE
**20161228**

REVISIONS

PROJECT NO.
**1649**

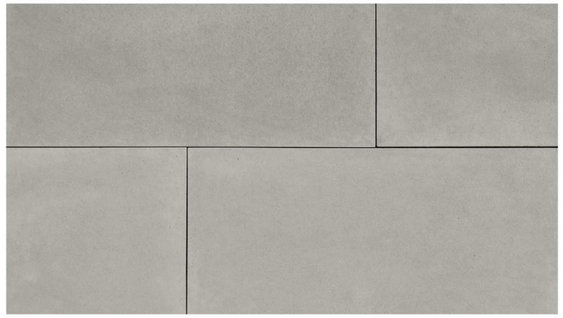
DRAWN BY
**CS**

CHECKED BY
**BB**

TITLE
**EXTERIOR PERSPECTIVES**

SHEET NO.
**A300**


1 A301 West
1/8" = 1'-0"



CUT STONE - CULTURED STONE
12"X24" BRICK PATTERN

STUCCO

WINDOW TREATMENT

DECK RAILING

PARAPET DETAIL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DATE
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DRAWN BY
**BB**

CHECKED BY
**BB**

TITLE
**EXTERIOR ELEVATIONS**

SHEET NO.
**A301**


1 A302 East
1/8" = 1'-0"


2 A302 North
1/8" = 1'-0"


3 A302 South
1/8" = 1'-0"

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**20161228**

REVISIONS

PROJECT NO.
**1649**

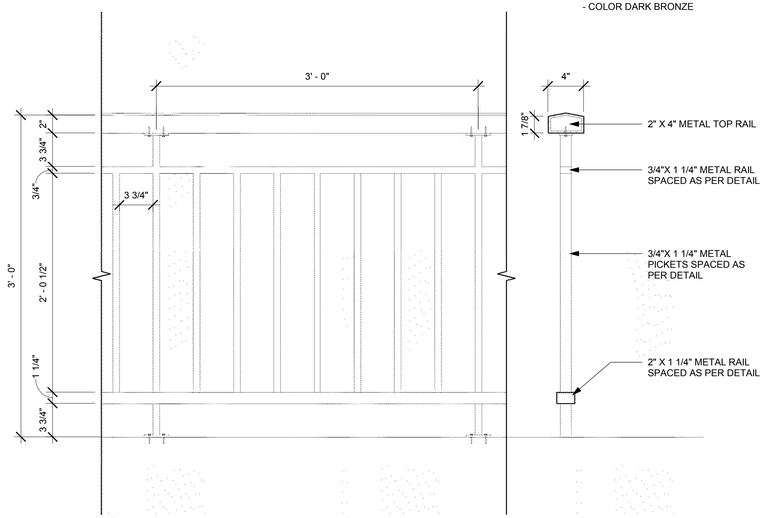
DRAWN BY
**JR**

CHECKED BY
**BB**

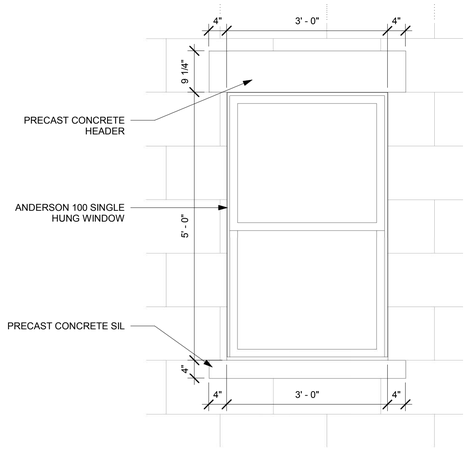
TITLE
**EXTERIOR ELEVATIONS**

SHEET NO.
**A302**

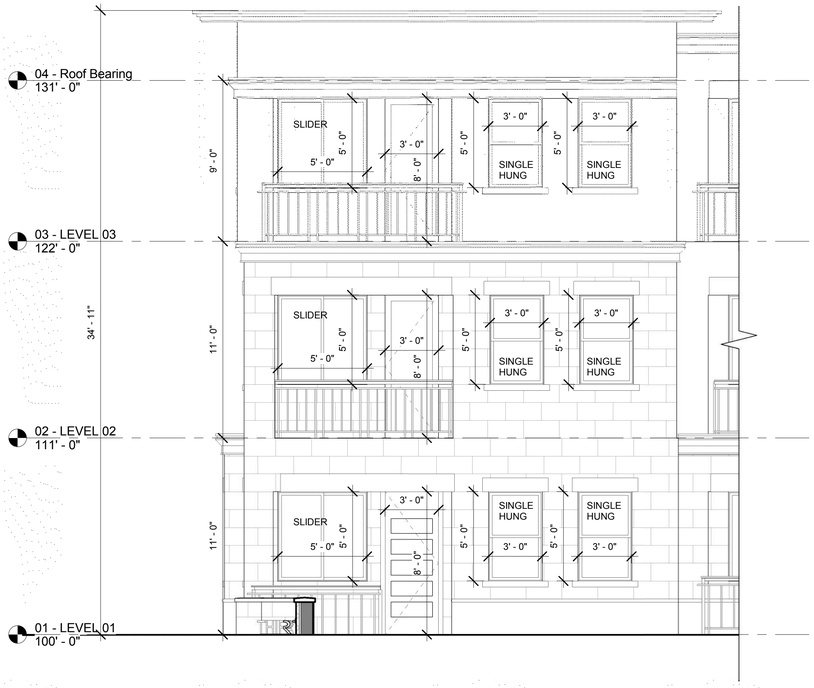
NOTE:
ALL METAL TO BE POWDERCOATED
- COLOR DARK BRONZE



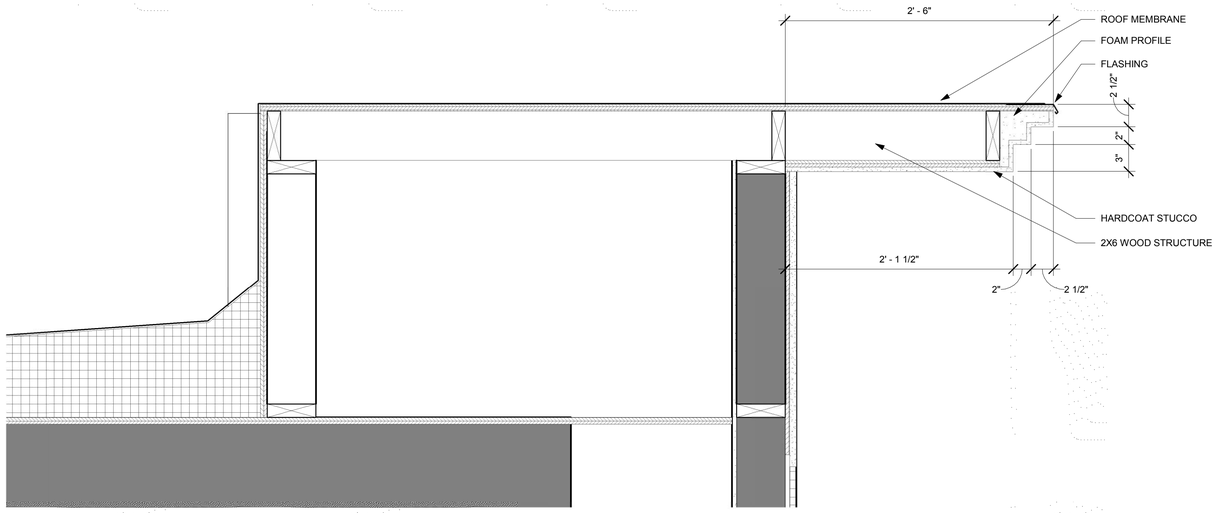

5 A303 TYPICAL GUARDRAIL DETAIL
1 1/2" = 1'-0"



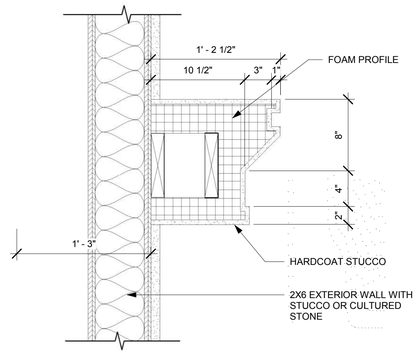

2 A303 Window Elevation Enlarged
3/4" = 1'-0"




1 A303 West Elevation Enlarged
1/4" = 1'-0"




3 A303 Parapet Type 1
1 1/2" = 1'-0"




4 A303 Parapet Type 2
1 1/2" = 1'-0"

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SALT LAKE CITY, UT 84103

**PRELIMINARY - HLC 20161228**

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DRAWN BY
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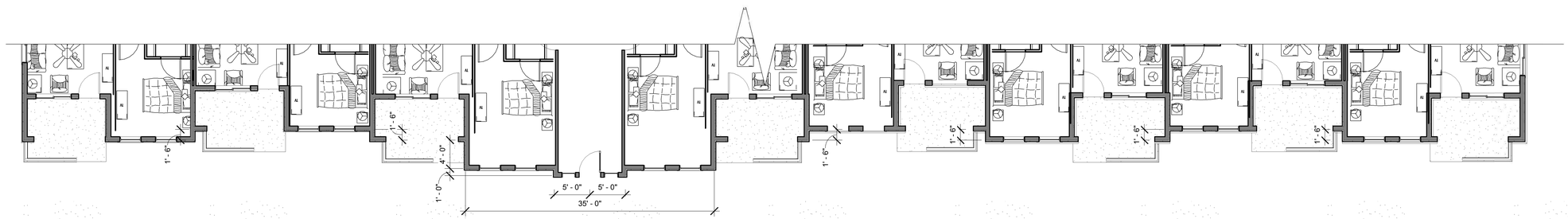
**Checker**

TITLE
**EXTERIOR DETAILS**

SHEET NO.
**A303**


1 A304 BUILDING STEPS
1/8" = 1'-0"

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DRAWN BY
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CHECKED BY
**Checker**

TITLE
**BUILDING STEPS**

SHEET NO.
**A304**

Please go through each issue raised on the attached summary sheet, and indicate how the revisions have addressed each issue. Part of Planning Staff's Report and analysis to the Commission will look at the issues raised during the work session and determine whether or not they have been sufficiently addressed in relation to the Standards of Approval.

Response - I believe we are in compliance with the standards in the attached summary sheet. Please let me know if there are any that are not in compliance. Where the HLC guidelines denote "block face" – I have taken that to mean the south temple area near 900 east. Our building is barely in the South Temple Historic District and none of the other buildings on the "block face" are in the district except the condos directly to the north and they are considered "non-contributing"

12.48 – Building Height

Response - We are in conformance and compliance with the height of the historic context. There are many 3+ story apartment buildings on South Temple. Our site is located between 2 and 3 story single family homes and high-rise apartment buildings. 3 stories and 35' is within historic height context. Specific to the historic sensitive Haxton Place, with the 12' of grade change at our eastern parcel boundary the proposed project is compatible with the historic setting and adjacent properties. We have included an exhibit depicting our height in comparison. The proposed building height is within the required building envelope.

12.50 – Scale Difference

Response – Scale of properties along the same block range from 200+ feet in length, over 90 and 160 feet tall to small commercial properties and 2 and 3 story single family homes. Our proposal does not have a significant difference in scale with the surrounding buildings and we also vary the height of our parapet across the primary façade so as to create articulation and skyline in our building.

12.51 – Upper floor setback

Response - Our building is appropriately scaled to its surroundings by distinctively taking vertical elements taller than the first floor, incorporating vertically heighted first level windows and by creating a distinctive parapet that terminates the façade. Additionally, the main entry feature helps to create a hierarchy of vertical elements on the façade of the building.

12.52 – Façade Articulation

Response - We have used heavier materials on the ground floor to help reduce apparent height and to accentuate the base of the building. We have also used trim on the upper floor to establish a distinct top floor. Additionally, we have stepped various planes of the building along the streetscape and have intentionally pushed balconies and entry doors more than 5' into the building to create additional depth and context. See 12.51 for additional compliance.

12.53 – Width

Response - The existing building is approximately 230' long with a 20' break and our building is 211' long. The established width in this area is defined by the current

building. There are also many buildings nearby similar in width. We have also subdivided the façade into subordinate planes.

12.42 – Scale to Scale

Response - We have subdivided the mass of the building into smaller masses by varying the parapet elevations, breaking up the façade into subordinate planes, adding an entry element that breaks up the building into separate masses. Due to the narrow nature of the site, we have created as much articulation along the building façade as possible. By incorporating balconies set into the façade of the building additional depth and articulation is created on each floor along the streetscape.

12.43 – Human Scale

Response - We have designed a solid to void ratio that is similar to nearby buildings. We have designed window openings that are similar in scale to nearby buildings. We have designed individual entrances to the ground floor units on the west elevation with porches and stoops reflected in similar traditional buildings. And the major entry feature prominently extends from the façade of the building in a vertical hierarchy.

12.45 – Front Façade Elements

Response - Our building as designed reflects the scale of the buildings nearby and is consistent with many 3 story homes in the area and not more than 1 story higher than 2 story typical historical structures nearby.

12.54 – Massing

Response - Our building reflects the established scale, form and footprint of multifamily buildings nearby. See additional comments in 12.48 & 12.50 above

12.55 – Proportions and Roof Form

Response - The proportions of our building as well as the varying roof parapet height reflect nearby buildings.

12.48 – Building Height

See comments in 12.48 and 12.50 above

12.50 – Scale Difference

See comments in 12.48 and 12.50 above

12.51 – Upper floor Setback

See comments in 12.51 above

12.52 – Façade Articulation

See comments in 12.52 above

12.53 – Width

See comments in 12.53 above

12.54 – Massing

See comments in 12.54 above

12.55 – Proportions and Roof Form

See comments in 12.55 above

12.61 – Window Scale and Proportions

Response - Our windows on the primary (west) façade have been designed to reflect the proportion of nearby buildings. We have incorporated single hung windows along the historically visible streetscape (900 E).

12.62 – Public Space facing the Street

Response - All of our public (living) areas face the street. Utility areas are interior to the unit.

12.63 – Fenestration Pattern

Response - The fenestration pattern reflects the historical character of nearby buildings. Our windows will be recessed from the face of the primary façade by min 2".

12.60 – Ratio of Solid to Void

Response - The building as designed reflects the solid to void character of nearby buildings.

12.61 – Window Scale and Proportions

See 12.61 above along with Exhibits.

12.63 – Fenestration Pattern

See 12.63 above.

12.57 – Overall Façade Proportions

Response – The façade proportions have been modulated by the use of bays, balconies and offsets to the footprint to create a townhouse type of articulation.

12.58 – Perceived Width

Response – We have modified the footprint of the building to help minimize the perceived width. We have subdivided the primary façade into townhouse type elements. The overall width mixed with the vertical townhouse elements also helps to reduce the perceived height of the building.

12.59 – Horizontal Proportion

Response – The overall width mixed with the vertical townhouse elements helps to reduce the perceived height of the building. The entry on 900 east also serves to break up the width of the building and lends itself to better horizontal proportions.

12.64 – Balconies

Response – Each unit has a balcony that also serves to compliment the design composition. Use of open railings on the ground level and the top level help to accentuate the fenestration pattern of the building.

12.65 – Entrance Porch

Response – The main entry off 900 east serves to not only break up the façade of the building but to also provide a focal point to the primary elevation. In addition we have added entry porches to all the ground level units on the primary façade with their own semi-private walkways leading to the front door.

12.67 – Building Materials Traditional

Traditional materials are used: masonry, wood, composite materials, glass and hardcoat stucco are utilized throughout the project. Landscaping and common areas will be an important element to create a soft and pedestrian friendly environment.

12.68 – Building Materials Affinity

Response – Our building material selection compliments the quality and durability of historic materials.

12.69 – Lower Floor Masonry

Response – Our entire first floor on the primary façade is clad in masonry.

12.70 – Durable Materials

The materials to be utilized on this project are time tested and durable.

12.71 – Window Scale

Response – The windows as designed are appropriate in their proportions and dimensions.

12.72 – Window Vertical Proportions

Response – Our windows along the primary façade have a vertical proportion and will complement the nearby buildings.

12.73 – Window Reveals

Response – The windows are setback from the building face, creating a relief and texture as seen in similar buildings and homes in the area. The windows will NOT be flush with the façade of the building.

12.74 – Windows and Doors Framed in Historic Materials

Response – The window and door frames will be composite clad and will be flashed and trimmed by traditional framing practices.

12.75 – Building Elements

Response – The building elements and components reflect the size and scale of nearby historic buildings.

12.76 – Ornamental Elements

Response – There is not much in the way of ornamental elements on the building, but where located it is appropriately sized.

12.77 – Creative Interpretation

Response – The exterior stone veneer is a creative and modern interpretation of brick, and while it is larger in scale than brick, it will be laid in a brick-like pattern.

12.6 – Creative and Compatible

Response – This building contributes in a creative way to the public realm.

12.7 – Building should engage with the street

Response – The building engages with the street through the main “public” entry and privately through the unit balconies.

12.8 – Building Situation

Response – The building is situated in a compatible way with the existing streetscape. The front yard setback is similar to the existing building on the lot. The length and depth of the building is similar to the existing building on the lot.

12.9 – Building on Corner Lot

Response – NA

12.10 – Setback and Depth

Response – We are respecting the established setback as the new building has the same approximate setback as the existing building.

12.11 – Front and Entrance

Response – The front entrance is oriented to the 900 east as is the “front” of the building.

12.12 – Site Access

Response – We considered access to the site and the building at an early stage. There is one major access for vehicular traffic located on the side of the building with parking in the rear. There are multiple pedestrian access points along the streetscape or front side of the project.

12.13 – Exterior Open Space

Response – We have common open space behind the building at ground level. We will have a small clubhouse with a pool and play area for the residents use.

12.14 – Other Open Space

Response – We have considered other open space on top of the building but have decided not to pursue this option. The type of construction delivery and scale of the project will not permit rooftop open space.

12.15 – Private Unit Open Space

Response – We have private open space in the form of a deck and balcony on every unit.

12.17 – Primary Public Entrance

Response – The primary public entrance has direct access to the sidewalk and is appropriately scaled to give the entrance a sense of importance and focus.

12.24 – Driveways

Response – We do not have an opportunity to share a driveway with adjacent properties as recommended in the guidelines. See comments in 12.12 above.

12.25 – Vehicular Parking

Response – All of the vehicular parking for the project is located off-street with the majority of vehicular parking located in the rear of the building accessed by one ingress/egress point located on the side of the project.

12.10 – Setback and Depth

Response – See comments in 12.08 above.

12.11 – Front and Entrance

Response – See comments in 12.11 above

12.12 – Site Access

Response – See comments in 12.12 above

12.13 – Exterior Open Space

Response – See comments in 12.13 above

12.10 – Setback and Depth

Response – See comments in 12.10 above

12.11 – Front and Entrance

Response – See comments in 12.11 above

12.12 – Site Access

Response – See comments in 12.12 above

12.22 – Vehicular Access

Response – Our vehicular access is discretely place to the north side of the building adjacent to another multifamily driveway.

12.23 – Single Curb Cut

Response – We only have one curb cut on the project and it is the minimum allowed by the fire marshal.

12.24 – Driveways

Response – See comments in 12.24 above

12.25 – Vehicular Parking

Response – See comments in 12.25 above

12.43 – Human Scale

Response – See comments in 12.43 above

12.44 – Light and Privacy

Response – Our building will not materially affect the access to light and privacy of all the buildings around the site. There are large mature trees nearly at all points around the property that provide privacy as well as negate the issue of access to light.

12.5 – Master plan vision and context

Response – This project is in full compliance with the city master plan for the area.

12.6 – Creative and Compatible

Response – Already Answered

12.7 – Building should engage with the street

Response – Already Answered

12.8 – Building Situation

Response – Already Answered

12.9 – Building on Corner Lot

Response – NA See comments in 12.9 above

12.11 – Front and Entrance

Response – See comments in 12.11 above

12.12 – Site Access

Response – See comments in 12.12 above

12.22 – Vehicular Access

Response – See comments in 12.22 above

12.23 – Single Curb Cut

Response – See comments in 12.23 above

12.24 – Driveways

Response – See comments in 12.24 above

12.25 – Vehicular Parking

Response – See comments in 12.25 above

12.4 – Pattern and Scale of Historic Lots

Response – We are not altering the historic use of these lots. We are combining the lots but previously there was one building on both lots.

12.5 – Master plan vision and context

Response – See comments in 12.5 above

1. Please go through each issue raised on the attached summary sheet, and indicate how the revisions have addressed each issue. Part of Planning Staff's Report and analysis to the Commission will look at the issues raised during the work session and determine whether or not they have been sufficiently addressed in relation to the Standards of Approval.
    - See subsequent pages
2. Make sure Special Exception application includes all information indicated on the application requirements and in the summary sheet attached.
    a. The special exemption application has been submitted.
3. I don't see the measurements on the revised site plan for the projection of the entry feature. Please include measurements for how much that feature projects into the front yard and the length of the projection, distance to the property line. That information is going to need to be specific because that's what you'll be getting the special exception for. (*this may be included in the Special Exception you've submitted, so if that's the case then you don't need to do it again)
    a. This information is in the special exemption application.
4. The landscape buffers (10 feet) and perimeter parking buffers (7 feet) are included in the notes on the site plan, but please identify the buffers on the site plan and include information to show compliance with the planting requirements for landscape buffers which is in 21A.48.080. (for example the east buffer adjacent to haxton place would say 10' landscape buffer and demonstrate compliance with vegetation % and required tree plantings as indicated in 21A.48.080)
    a. Trees have been added in the landscape buffer to bring us into compliance with the requirements of 21A.45.80.
5. Provide balcony depth measurements
    a. Balcony depth is 5'-0" and all balconies are recessed into the building with flush mount railings.
6. Provide further details about the materials. You brought a sample of the cut stone into the Work Session, so you could even provide a brochure/specs sheets. Provide information about the stucco (ie: hardcoat?) Proposed windows, doors, and information about each (spec sheets, style operation etc.)
    a. Stucco – Hardcoat
    b. Stone – Eldorado – longitude 24 – foggy meadow
    c. Windows – Anderson 100 composite windows
    d. Doors – Anderson 100 Composite Doors
7. Both the New Construction application and the Special Exception applications each need a narrative. You already submitted one for the New construction but additional information needs to be added. The narrative should speak to how the project meets each standard of approval for new Construction. You can add this information to your existing narrative for the New construction application and it will be separate narrative for the Special Exception because they are different standards of approval.

**Specific issues that were raised that in Planning Staff's opinion need to be further addressed:**

- Massing and Scale: breaking up the façade, building still appears to have minimal differentiation.
- Windows: The windows proposed on the front facade are an improvement, however please further address the rhythm, and proportions of windows and sizes with the revisions.
    - Please see the Narrative and elevations for window sizing, placement and style. Double hung windows along the 900 E streetscape. Recesses windows need to be refined with the help of SLC staff, building department to insure energy code compliance and HLC design intent.

**As far as additional drawings that are needed:**

1. A window section with window detail and measurements and information about each window type proposed (single hung, casement etc.)
2. Floor plans that also demonstrate how much the building wall steps in on the facade. Indicate measurements/building articulation

Comments from the Work Session

1. The Special Exception seems appropriate in this instance. It's an exception for a design element that improves the design. Some Commissioners said you could do more to accentuate the entry.
    a. We agree that this is an appropriate use of the "Special Exemption" and have modified our entry.

2. It's a long building and it does feel long with minimal differentiation. Massing and scale may not be consistent with the historic character. Could look at two buildings as an option (utilizing existing drive approach and proposed drive approach. Driveway down the middle is not ideal as it would remove street trees)
    a. Two buildings are not an option on this site due to the access from the street and the location of existing trees in the park strip. The existing building is approximately 230' long with a 20' break and our building is 211' long.

3. More pushing and pulling to break up facades
    a. We have put a 6" step between the "units" in an effort to break up the façade. We are limited by the setbacks, parking and landscape buffers on the site and cannot add larger steps in the footprint. The 6" step allows us to wrap materials and terminate materials in an appropriate manner.

4. Like the townhome design
    a. OK

5. Consider pushing out the front patio area for a more traditional porch
    a. We have extended the ground plane concrete on the ground floor patios by 3'-0" the roof and any supporting structure is behind the setback line.

6. Question as to whether you could use the alley to the south for pedestrian access.
    a. At this time we have no plans to use the alley to the south for pedestrian access and believe it could cause undue criticism from neighbors as it is only an easement meant for vehicular access and is utilized by the neighbors for their driveways.

7. Accentuate the foundation
    a. We have accentuated the foundation with an 18" tall cast concrete base.

8. Reinforce balcony element
    a. We have modified the railing on the balconies to extend past the opening in the decks with a flush mount bracket on the face of the building.

9. Consider a change in materials (darker) on the “connecting bay” to help break up building
    a. The enlarged entry feature with the stone extending up to the roof parapet serves as a significant change helping to break up the building.

10. More information about the elevation of the site in comparison to Haxton Place. *An elevation of this view would be helpful.
    a. We have added a site section to the drawings to show the relationship to Haxton Place. There is a significant grade change between the properties of approximately 12’-0”.

11. May be helpful to see an outline of the existing building as a comparison to proposal.
    a. We have added a sheet to the drawings showing the existing building footprint.

12. Window Size & Configuration: Size of windows should somewhat reflect what’s inside the building. Durability and Quality, rhythm and proportion and operations of windows should be considered.
    a. We have modified the windows on the west elevation and added two double hung windows in place of one larger slider window.

13. Casements are better than sliders, double hung look better than casements. Traditional suburban windows are not appropriate in this setting.
    a. Double hung windows are on the west elevation. Slider windows are on the north, south and east elevations.

# ATTACHMENT B: DRAFT WORK SESSION MINUTES

proposal.

- The point system for properties in the historic districts and giving development credit for going through historic preservation public processes.
- Activation of the sidewalk and restrictions on building length.
- The reasoning for the reduction in the setback from 15 feet to 10 feet.
- Incentivize keeping structures in the national district by increasing the points.
- Making sure to keep the look of the structures historic in nature and on a historic style.
- Front elevations should be embellished.
- The timeframe for the proposal.

6:52:39 PM

**Liberty Park Concessions Area Improvements – Planning and Parks Staff will brief the Historic Landmark Commission of proposed improvements to Liberty Park. The improvements are generally located in the west-central area of the park, in the vicinity of the concessions, amusement rides, entrance to Tracy Aviary, the swimming pool and park maintenance yard. The intent of the project is to improve pedestrian circulation and access to and from these amenities. Because this is a briefing only, a public hearing will not be held in relation to the petition at this meeting, and no application will be approved or denied at this meeting. Staff contact is Katia Pace at (801)535-6354 or katia.pace@slcgov.com .)**

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was asking for further comments, suggestions and direction from the Commission.

Ms. Nancy Monteith, Parks and Public Lands, reviewed the proposal and asked the Commission for questions and comments on the proposal.

The Commission, Applicant and Staff discussed and stated the following:

- The evolution of the World's War monument.
- If the round black planters were historically significant to the park.
- The historic lighting in the park.
- The concrete columns, bridge and planters that were historical to the park.
- The lack of tables and benches under the trees and locations of the rides were troublesome especially in the summer.
- How to make the park more user friendly and walkable.
- Discussing some of the elements with the City Risk Management division prior to final approvals.

**WORK SESSION** 7:15:07 PM

**Work Session 35 S 900 East New Construction - A Work Session with the Historic Landmark Commission and Dustin Holt, who represents the owner of the property,**

**to review a proposal for New Construction of a three story multi-family residential structure at approximately 35 S. 900 East. The subject property is located within the South Temple Local Historic District and is zoned RMF-35. Because this is a work session only, a public hearing will not be held in relation to the petition at this meeting, and no application will be approved or denied at this meeting. The subject property is located within Council district 4, represented by Derek Kitchen. (Staff contact is Amy Thompson (801)535-7281 or amy.thompson@slcgov.com.)**

Ms. Amy Thompson, Associate Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was asking for further comments, suggestions and direction from the Commission.

The Commission and Staff discussed and stated the following:

- The boundaries of the South Temple Historic District and if the boundaries followed property lines
- If the parcels were consolidated would the boundary of the district be changed to include the entire property?
- How lot consolidations effect historic district boundaries.
- Why are consolidations required now versus how it was done previously?
- The regulations for lot consolidations and why they were required.

Mr. Dustin Holt, Applicant representing property owner, Mr. Benj Baird, Architect, Mr. Heath Gregory, Baron Equities, discussed the reason for the lot consolidation and the importance to keep the project consistent and cohesive on the property. They discussed the proposal, how it fit with the area, the materials, façade, articulation and windows for the proposal.

The Commission and Application discussed the following:

- The setbacks for the proposal.
- The purpose of a Special Exception and if the proposal fit that purpose.
- The length of the building and how to break up the massing and scale.
- The layout style and type of building in the proposal.
- Other options for the size of the building and the layout of the units.
- The treatments and materials and articulation that would break up the massing of the building.
- Including access to the street by adding gates in the fencing.
- More emphasis on the entry way to make it stand out.
- Combining the walkways to lessen the amount of concrete.
- Different sizes of the windows to reflect what was inside.
- Reinforce the balcony towers to make them more prominent.
- How the elevation compared to surrounding buildings.
- How to recessing the windows and still meet building code.
- Window materials.
- Holding a subcommittee for the proposal.

7:53:40 PM
Commissioner Adams left for the evening.8:12:21 PM

**The meeting adjourned at**

# ATTACHMENT C: SITE/AREA PHOTOS

*Surrounding development to the north of the subject property*

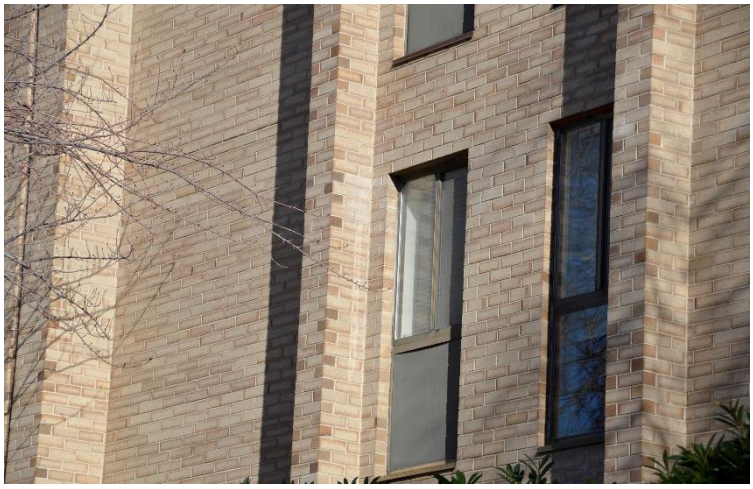
*Existing streetscape: East side of 900 East*

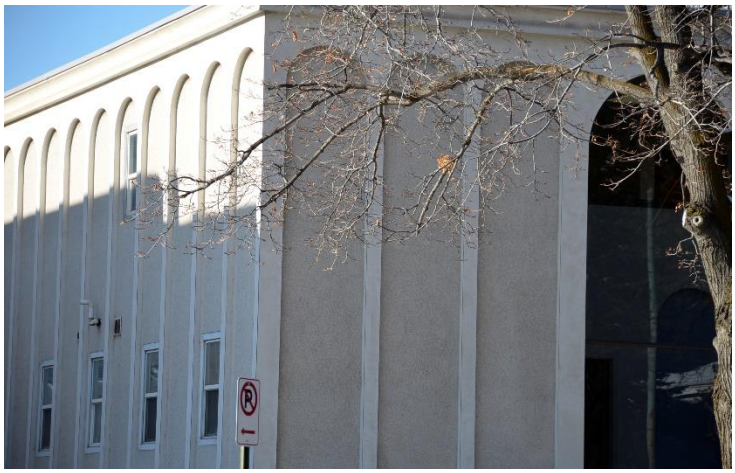
*Surrounding development-West side of 900 East*

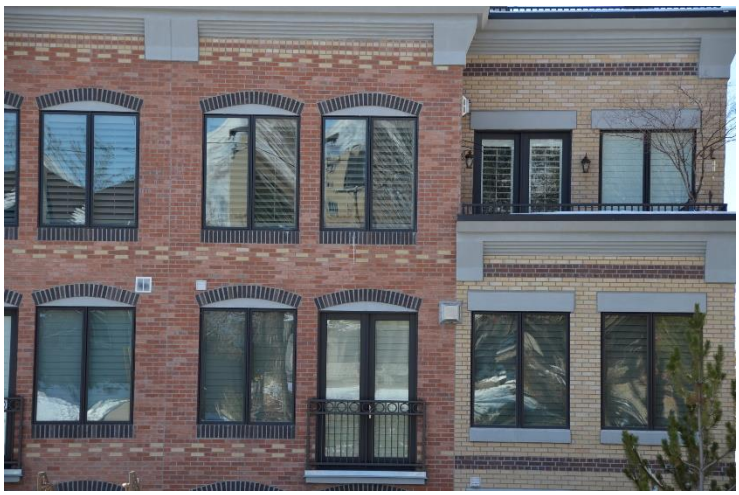
*Surrounding development-West side of 900 East (google street view 2016)*

# ATTACHMENT D: CONTEXT PHOTOS

# EXAMPLES OF SURROUNDING MATERIAL AND DETAILING





# BUILDING ARTICULATION EXAMPLES

RONALD McDONALD HOUSE - 935 E SOUTH TEMPLE





Eastside Apartments - 350 S 600 E


Markea Court - 676 Markea Ave


Newhouse Apartments- 540 E 600 S

# ATTACHMENT E: ANALYSIS OF 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.

Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

| Standard | Analysis | Finding |
|---|---|---|
| **1. SCALE & FORM**<br>**1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape; | Height<br>***MF NC DG Design Objective – Height****: 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.*<br>*MF NC DG 12.48, 12.50, 12.51, 12.52*<br><br>The immediate surrounding structures to this proposed apartment development comprises buildings ranging from 1 story to 13 stories. The subject property is right on the border of the South Temple Local Historic District, and therefore many of the structures on the streetscape are outside of the historic district and also non-complying as to height. The RMF-35 base zone has a maximum height of 35 ft., and given the vast range in heights on the streetscape as well as the topography of the lot, 35 ft. is compatible with the height and character of the streetscape as well as the larger historic context, and provides a smoother transition between existing one and two story single family homes and taller multi-family buildings. Haxton Place is directly east of the subject property and is comprised of low density single family residential structures. Because of the change in elevation between the subject property and the Haxton Place properties, the proposed 35 ft. would appear as relatively the same height as the Haxton Place properties, and is visually compatible.<br><br>Width<br>***MF NC DG Design Objective – Width****: 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.*<br>*MF NC DG 12.53*<br><br>Existing buildings in this setting generally occupy smaller sites and thus are narrower than the proposed development. Previous design review at the work session concurred on the need to revise the massing of the proposed building and to reduce the perceived width of the street façade on 900 East. The revised proposal added and additional 13 inches of vertical articulation to the façade between wall planes facing 900 E. The proposed entry feature was also revised to include 3 modulated sections compared to the initial plans which included one modulated section of the façade. The revisions to the main entry to help to break up the massing of the building thus equating more readily with established apartment building modulation and massing. The existing building is only attached at the rear of the buildings and thus from the streetscape reads as two separate buildings. Other structures on the streetscape or in the immediate vicinity with comparable widths are also designed to visually read as separate structures with each section being more characteristic of historic building mass and scale. Staff is of the opinion the revised building design helps break up the overall lateral mass in relation to the surrounding structures and streetscape. | Height-**Complies**<br>The height of proposed development meets the objectives of this standard.<br><br>Width-**Complies**<br>The proposed width meets the objectives of this standard. |

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| **1.b Proportion of Principal Facades**: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; | Façade Proportion<br>***MF NC DG Design Objective – Character of the Street Block:***<br>*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.*<br>*MF NC DG 12.42, 12.43, 12.45*<br><br>The proposal is for a building on an interior lot with one primary façade facing 900 E. 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 900 East which has more affinity with traditional apartment forms, creating a more appropriately proportioned street facades framing a modulated main entry section of the frontage. The perceived scale of the proposed building would consequently be tempered by the reconfigured massing and the surrounding façade proportions. The building could more readily be considered to be "in scale with the surrounding structures and streetscape". | Façade Proportion-<br>**Complies**<br>The façade proportions and perceived scale with this revised massing can be regarded as meeting the objectives of this standard. |
| **1.c Roof Shape**: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; | *MF NC DG 12.54, 12.55*<br><br>Roof Shape<br>Roof shape in this context varies, with many larger flat roof buildings as well as shallow pitched office and apartment buildings and steeply pitched roofs on the historic single family homes to the rear of the proposal. The range of heights established by buildings in this immediate context are notably in excess of the proposed height of 35 feet. The proposed development reflects the topography of the site and steps down across the site as it falls in elevation to the south. The proposal is visually compatible with the immediate setting. | Roof Shape-<br>**Complies**<br>The design is visually compatible with the surrounding structures and streetscape. |
| **1.d Scale of a Structure**: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape. | Building Façade Composition, Proportion & Scale<br>***MF NC DG Design Objective - Height***<br>*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.*<br>***MF NC DG Design Objective – Width****: 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.*<br>*MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55*<br><br>Generally, this context is composed of smaller scale (width) buildings on narrow lots. Where these are larger in scale, e.g. on sections of the streetscape as well as South Temple, modules of the building are significantly modulated and detailed from the street view 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 the South Temple district and surrounding streetscape. The street facing façade establishes a more compatible relationship and tends to reduce the perception of the overall scale of the building. The revision to the proposed massing of the development helps to break the previously unrelieved volume and scale along 900 E. | Scale of a Structure-<br>**Complies**<br>The size and mass of the proposed building is visually compatible with the immediate context. |

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| **2. COMPOSITION OF PRINCIPAL FACADES**<br>**2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;<br><br>**2.b Rhythm of Solids to Voids in Facades**: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape; | Building Character & Scale<br>***MF NC DG Design Objective - Solid to Void Ratio, Window Scale & Proportion***<br>*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.*<br>***MF NC DG Design Objective - Rhythm & Spacing of Windows & Doors - Fenestration***<br>*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.*<br>*MF NC DG 12.60, 12.61, 12.62, 12.63*<br><br>The solid to void ratio proposed for the front façade of the building generally equates with the character of the more historic buildings in this setting. The fenestration pattern of the ground floor unit patios helps to establish a general sense of human scale. Above first floor level the stacked recessed are varied between vertical and horizontal proportion, but with no discernible hierarchy in window height or sizes rising through the height of the façade or the main entry, which may help break down the lateral scale of this building.<br><br>The revised proposal changed some of the windows on the front façade from glider to single hung windows helping to reflect a solid to void ratio that is more characteristic of this historic context. The slider windows on the front façade are in the recessed balcony area along with a door, however utilizing French doors as opposed to a slider window and a door may be more in balance and help visually achieve the full height of the balcony fenestration. Slider windows are also proposed on all other elevations of the building. A drive approach to the surface parking area is proposed adjacent to the north elevation, making the north elevation of the property a prominent view. Staff is of the opinion the proposed slider windows on the north elevation could be modified to achieve a better balance of solid to void that reflects that found across the established character created by the historic structures in the district and surrounding context. To help improve the solid to void rhythm and proportion of openings, the proposal may benefit from modifying the spacing and pattern in relation to the north façade or potentially punching out some of the north building wall to open up the balcony area of the second and third floor units. As a condition of approval, Staff is recommending the applicant modify windows in relation to the north and west facades of the proposal. | **Proportion of Openings-With Conditions #2 & #3 Imposed the Project Complies**<br>With conditions imposed, the window proportions are generally compatible with surrounding structures and streetscape.<br><br>**Rhythm of Solids to Voids-With Conditions #2 & #3 Imposed the Project Complies**<br>With conditions imposed, the rhythm of solids to voids meets the objectives of this standard. |
| **2.c Rhythm of Entrance Porch and Other Projections**: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; | Building Character & Scale<br>***MF NC DG Design Objective - Façade Articulation, Proportion & Visual Emphasis***<br>*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.*<br>***MF NC DG Design Objective - Balconies, Porches & External Escape Stairs***<br>*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.*<br>*MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65*<br><br>The proposed development is an interior site with the main entrance off 900 E. The entrance projects 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. | Rhythm of Porch & Projections-<br>**Complies**<br>The proposed rhythm of apartment entrance porch, articulated bays and projecting balconies would comply with the objectives of this standard. |

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| **2.d Relationship of Materials**: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. | Building Materials, Windows, Elements & Detailing<br>***MF NC DG Design Objective - Materials***<br>*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.*<br>*MF NC DG 12.67, 12.68, 12.69, 12.70*<br>***MF NC DG Design Objective - Windows***<br>*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.*<br>*MF NC DG 12.71, 12.72, 12.73, 12.74*<br>***MF NC DG Design Objective – Architectural Elements & Details***<br>*The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.*<br>*MF NC DG 12.75, 12.76, 12.77*<br><br>Materials & Detailing<br>The setting of this site and the context of the historic district 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 adopts a palette of the materials that includes hard coat stucco and cultured stone paneling laid in a bricklike pattern with a dry stacked grout technique. The surrounding structures are not materialistically diverse and are predominately brick with detailed and varied design. The size of the cut stone is much larger than the traditional brick and other masonry used in the surrounding context, and similar examples of this material size are used as more of an accent feature as opposed to a primary exterior material. Although the surrounding structures utilize stronger more traditional materials, the proposed materials could compliment this context if properly planned and detailed. Such detailing will be important in establishing compatibility with the setting.<br><br>Windows<br>The detail of the proposal includes 2” of window reveal up through the levels of the building. Fibrex window framing is proposed for all windows on the building. The proposed slider windows are generally not characteristic or compatible with this historic setting. At a minimum, windows on the north elevation should be revised. | **Relationship of Materials-With Condition #2 Imposed, the Project Complies**<br>With conditions imposed, the relationship of the materials are visually compatible with the surrounding structures and streetscape. |

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| **3. RELATIONSHIP TO THE STREET**<br>**3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related; | **Site Design Guidelines**<br>**Settlement Patterns & Neighborhood Character**<br>***MF NC DG Design Objective - The Public Realm***<br>*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.*<br>*MF NC DG 12.6, 12.7, 12.8, 12.9*<br>***MF NC DG Design Objective - Building Placement, Orientation & Use***<br>*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.*<br>*MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15*<br>***MF NC DG Design Objective - Site Access, Parking & Services***<br>*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.*<br>*MF NC DG 12.17, 12.24, 12.25*<br><br>The street frontage setting for this project is along 900 East. The scale of the façade as revised for the 900 East frontage appears to establish a visual compatibility in terms of placement and setbacks, and the revisions related to increased articulation of the front façade begin to help break down the overall massing. Two adjacent entrances to separate parking areas (80ft) on this street facade is excessive in relation to the 900 E street frontage and its associated public realm. Proper landscaping and other screening will be important considerations to ensure visual compatibility near the proposed parking area with the structures and their relationship to the public way. Because of the proposed parking drive entrance, the north wall of the proposed buildings is highly visible and modification to the window placement is recommended to decrease the solid wall mass of the north elevation. | **Relationship to the Street – Walls of Continuity-With Conditions #1 & #2 Imposed the Project Complies**<br>With conditions imposed the development meets the objectives of this standard. |
| **3.b Rhythm of Spacing and Structures on Streets**: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related; | ***MF NC DG Design Objective - Building Placement, Orientation & Use***<br>*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.*<br>*MF NC DGs 12.10, 12.11, 12.12, 12.13*<br><br>The proposed development is setback from nearby historic buildings and smaller scale structures (Haxton), and because of the topography of the site, the 35 foot height would appear relatively the same height as the one and two story single family residences to the rear. The parking access entrance adjacent to parking entrance on the adjacent lot (approximately 80ft) creates an interruption in the established rhythm and spacing of structures and open space. As mentioned above, proper landscaping and other screening will be important considerations to ensure visual compatibility near the proposed parking entrance with the structures and their relationship to the public way. | **Rhythm of Spacing & Structures on Streets-With Condition #1 Imposed the Project Complies**<br>With conditions imposed the relationship of the proposed structure to the open space in between complies with the objectives of this standard. |

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| **3.c Directional Expression of Principal Elevation**: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;<br>MF NC DGs 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44 | ***MF NC DG Design Objective - Building Placement, Orientation & Use***<br>*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.*<br>*MF NC DG 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44*<br><br>This is an interior site that is currently two separate lots, and only one of them is within the historic district. The proposed structure is oriented toward 900 East and the revisions to the main entrance help break down the overall mass and the entry feature is characteristic of a larger apartment buildings.<br><br>Concerns remain on how the north elevation of the proposal relates to the public way/900 east as this building wall is adjacent to the parking drive entrance and will be highly visible to the public way. As a condition of approval, Staff recommends the north elevation is revised to be more visually compatible with the public way. | **Directional Expression-With Conditions #2 & #3 Imposed, the Project Complies**<br>With conditions imposed to modify the north façade, the development would meet the objectives of this standard. |
| **3.d Streetscape; Pedestrian Improvements**: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district. | **Settlement Patterns & Neighborhood Character**<br>***MF NC DG Design Objective - Block & Street Patterns***<br>*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.*<br>*MF NC DG 12.10, 12.11, 12.12*<br>***MF NC DG Design Objective - The Public Realm***<br>*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.*<br>*MF NC DG 12.6, 12.7, 12.8, 12.9*<br>***MF NC DG Design Objective - Building Placement, Orientation & Use***<br>*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.*<br>*MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25*<br><br>The site of the proposed development includes two existing lots. Pedestrian improvements are proposed in terms of pathways connecting the ground floor units to the public sidewalk as well as sidewalks that wrap around the development to the rear of the subject property.<br><br>As discussed in analysis above and elsewhere in the Staff Report, the proposed access arrangement to the surface parking area should be appropriately screened and landscaped to mitigate the overall appearance of the excessive gap between the existing and proposed structure. | **Streetscape & Pedestrian Improvements-With Condition #1 Imposed the Project Complies**<br>With conditions imposed, the streetscape and pedestrian improvements meet this standards. |

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| **4. Subdivision Of Lots:**<br>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). | **Settlement Patterns & Neighborhood Character**<br>***MF NC DG Design Objective - Block & Street Patterns***<br>*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.*<br>*MF NC DG 12.4, 12.5*<br><br>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. The existing non-contributing building on the subject lot was initially constructed as two separate buildings, but the buildings were added onto and attached together in 1975, making one building. The proposal would involve the consolidation of the subject property at 35 S. 900 E, with the adjacent property outside the district at 41 S. 900 E. The lot consolidation 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 by assembling these lots is not compatible with the district. A lot consolidation is an administrative process and is not considered a subdivision. If the applicant were to apply for a lot consolidation today, they would meet the criteria for approval, and a Certificate of Appropriateness is not required for a lot consolidation. | Subdivision of Lots-<br>**Not Applicable**<br>A lot consolidation is an administrative process and no subdivision is required. This standard does not apply. |

# ATTACHMENT F: DESIGN GUIDELINES & STANDARDS 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 |
|---|---|
| **1. SCALE & FORM**<br>**1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape; | **Building Façade Composition, Proportion & Scale**<br>**Height - Design Objective**<br>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.<br>**12.48** The building height should be compatible with the historic setting and context.<br>• The immediate and wider historic contexts are both of importance.<br>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.<br>**12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.<br>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.<br>• Restrict maximum building height to particular sections of the depth and length of the building.<br>**12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.<br>**12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.<br>• Design a distinctive and a taller first floor for the primary and secondary facades.<br>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.<br>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.<br>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.<br>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.<br><br>**Width - Design Objective**<br>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.<br>**12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.<br>• Reflect the modulation width of larger historic apartment buildings.<br>• 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.<br>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. |

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

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| **1.d Scale of a Structure**: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape. | **Building Façade Composition Proportion & Scale**<br>**Height - Design Objective**<br>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.<br>**12.48** The building height should be compatible with the historic setting and context.<br>• The immediate and wider historic contexts are both of importance.<br>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.<br>**12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.<br>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.<br>• Restrict maximum building height to particular sections of the depth and length of the building.<br>**12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.**<br>**12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.<br>• Design a distinctive and a taller first floor for the primary and secondary facades.<br>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.<br>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.<br>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.<br>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.<br>**Width - Design Objective**<br>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.<br>**12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.<br>• Reflect the modulation width of larger historic apartment buildings.<br>• 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.<br>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.<br>**Massing**<br>**12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.<br>• Modulate the building where height and scale are greater than the context.<br>• Arrange the massing to step down adjacent to a smaller scale building.<br>• Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.<br>**12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.<br>• Focus on maintaining a sense of human scale.<br>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.<br>• Vary the massing across the street façade/s and along the length of the building on the side facades. |

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| **2. COMPOSITION OF PRINCIPAL FACADES**<br>**2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape; | **Building Character & Scale**<br>**Solid to Void Ratio, Window Scale & Proportion – Design Objective**<br>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.<br>**12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.<br>**Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective**<br>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.<br>**12.62** Public and more important interior spaces should be planned and designed to face the street.<br>• Their fenestration pattern consequently becomes a significant design element of the primary facade/s.<br>• Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.<br>**12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.<br>• Design for a similar scale of window and window spacing.<br>• Reflect characteristic window proportions, spacing and patterns.<br>• 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.<br>• Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.<br>• Emphasize the fenestration pattern by distinct windows reveals.<br>• Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing. |

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| **2.b Rhythm of Solids to Voids in Facades**: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape; | **Building Character & Scale**<br>**Solid to Void Ratio, Window Scale & Proportion – Design Objective**<br>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.<br>**12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:<br>• Achieve a balance, avoiding areas of too much wall or too much window.<br>• Large surfaces of glass can be inappropriate in a context of smaller residential buildings.<br>• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.<br>• Window mullions can reduce the apparent scale of a larger window.<br>• Window frame and mullion scale and profiles should be designed to equate with the composition.<br>**12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.<br>**Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective**<br>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.<br>**12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.<br>• Design for a similar scale of window and window spacing.<br>• Reflect characteristic window proportions, spacing and patterns.<br>• 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.<br>• Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.<br>• Emphasize the fenestration pattern by distinct windows reveals.<br>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. |
| **2.c Rhythm of Entrance Porch and Other Projections**: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; | **Building Character & Scale**<br>**Façade Articulation, Proportion & Visual Emphasis**<br>**Visual Emphasis – Design Objective**<br>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.<br>**12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.<br>• The "overall proportion" is the ratio of the width to the height of the building, especially the front facade.<br>• 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.<br>• With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.<br>• 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.<br>**12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:<br>• Vary the planes of the façade for all or part of the height of the building.<br>• Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. |

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| **2.c Rhythm of Entrance Porch and Other Projections**: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; | • 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.<br>• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.<br>• Vary the planes of the primary and secondary facades to articulate further modeling of the composition.<br>• Design for a distinctive form and stature of primary entrance.<br>• Compose the fenestration in the form of vertically proportioned windows.<br>• Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.<br>**12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:<br>• The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.<br>• Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.<br>• Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.<br>• Design a distinct foundation course.<br>• Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.<br>• Design the fenestration to create and/or reflect the hierarchy of the façade composition.<br>• Change the materials and/or color to distinguish the design of specific levels.<br><br>**Balconies, Porches & External Escape Stairs – Design Objective**<br>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.<br>**12.64** Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.<br>• 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.<br>• Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.<br>• Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.<br>• Select and design balcony materials and details as a distinct enrichment of the building facade/s.<br>**12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.<br>• Design for greater stature to enhance visual focus, presence and emphasis.<br>• Design for a distinct identity, using different wall planes, materials, details, texture and color.<br>• Consider designing the name of the apartment building into the facade or the porch/stoop. |

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| **2.d Relationship of Materials**: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. | **Building Materials, Windows, Elements & Detailing**<br>**Materials – Design Objective**<br>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.<br>**12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.<br>• This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.<br>• The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.<br>• Creative design, based on analysis of the context, will be invaluable in these respects.<br>**12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.<br>• Use external materials of the quality, durability and character found within the historic district.<br>**12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:<br>• Use brick and/or natural stone, in preference to less proven alternatives for these areas.<br>• Limit panel materials to upper levels and less public facades.<br>• Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.<br>• Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.<br>**12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.<br>• Avoid materials which merely create the superficial appearance of authentic, durable materials.<br>• The weathering characteristics of materials become important as the building ages, in that they should complement rather than detract from the building and historic setting as they weather and mature.<br>• New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.<br><br>**Windows – Design Objective**<br>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.<br>**12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.**<br>• 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.<br>• Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.<br>**12.72 Windows with vertical proportion and emphasis are encouraged.**<br>• A vertical proportion is likely to have greater design affinity with the historic context.<br>• It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.<br>• See also the discussion of the character of the relevant historic district and architectural styles (PART I). |

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| **2.d Relationship of Materials**: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. | **12.73 Window reveals should be a characteristic of masonry and most public facades.**<br>• These help to express the character of the facade modeling and materials.<br>• Window reveals will enhance the degree to which the building integrates with its historic setting.<br>• A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.<br>• 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.<br>• A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.<br>**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.**<br>• 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.<br>• Durable frame construction and materials should be used.<br>• Frame finish should be of durable architectural quality, chosen to compliment the building design.<br>• Vinyl should be avoided as a non-durable material in the regional climate.<br>• Dark or reflective glass should be avoided.<br>• 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).<br><br>**Architectural Elements & Details – Design Objective**<br>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.<br>**12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.**<br>• These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.<br>**12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.**<br>• The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.<br>**12.77 Creative interpretations of traditional details are encouraged.**<br>• 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.<br>• 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. |

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| **3. RELATIONSHIP TO THE STREET**<br>**3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related; | **Settlement Patterns & Neighborhood Character**<br><br>**The Public Realm - Design Objective**<br>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.<br><br>**12.6** A new building should contribute in a creative and compatible way to the public and the civic realm.<br><br>**12.7** A building should engage with the street through a sequence of public to semi-private spaces.<br><br>**12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.<br>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.<br>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.<br><br>**12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.<br>• The street character will also depend on the adjacent street blocks and frontage.<br>• Building setbacks may be different.<br>• The building scale may also vary between the streets.<br><br>**Building Placement, Orientation & Use - Design Objective**<br>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.<br><br>**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.<br><br>**12.11** The front and the entrance of the building should orient to and engage with the street.<br>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.<br>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.<br><br>**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.<br><br>**12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:<br>• Reducing the bulk and the scale of the building.<br>• Configuration for residential amenity and casual social interaction.<br>• Shelter from traffic and traffic noise.<br>• Plan for solar access and seasonal shade.<br>• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.<br><br>**12.14** Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.<br>• Locate and design to preserve neighboring privacy.<br>• Plan and design for landscape amenity and best practices in sustainable design. (PART IV) |

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| **3. RELATIONSHIP TO THE STREET**<br>**3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related; | **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.<br>• Private space should be contiguous with the unit.<br>• Private space should be clearly distinguished from common open space.<br><br>**Site Access, Parking & Services - Design Objective**<br>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.<br>**12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.<br>• Avoid combining with any vehicular access or drive.<br>• Provide direct access to the sidewalk and street.<br>• Landscape design should reinforce the importance of the public entrance.<br><br>**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.<br>• Curb cuts should be shared between groups of buildings and uses where possible.<br>• Joint driveway access is encouraged.<br><br>**12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.<br>• Surface parking areas should be screened from views from the street and adjacent residential properties. |
| **3.b Rhythm of Spacing and Structures on Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related; | **Building Placement, Orientation & Use - Design Objective**<br>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.<br>**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.<br><br>**12.11** The front and the entrance of the building should orient to and engage with the street.<br>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.<br>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.<br><br>**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.<br><br>**12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:<br>• Reducing the bulk and the scale of the building.<br>• Configuration for residential amenity and casual social interaction.<br>• Shelter from traffic and traffic noise.<br>• Plan for solar access and seasonal shade.<br>• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. |

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| **3.c Directional Expression of Principal Elevation**: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; | **Building Placement, Orientation & Use - Design Objective**<br>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.<br><br>**12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.<br><br>**12.11** The front and the entrance of the building should orient to and engage with the street.<br>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.<br>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.<br><br>**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.<br><br>**Vehicular – Cars & Motorcycles**<br>**12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.<br>• A vehicular entrance which incorporates a ramp should be screened from street views.<br>• Landscape should be designed to minimize visual impact of the access and driveway.<br><br>**12.23** A single curb cut or driveway should not exceed the minimum width required.<br>• Avoid curb cuts and driveways close to street corners.<br><br>**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.<br>• Curb cuts should be shared between groups of buildings and uses where possible.<br>• Joint driveway access is encouraged.<br><br>**12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.<br>• Surface parking areas should be screened from views from the street and adjacent residential properties.<br><br>**12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:<br>• Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.<br>• Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.<br>• Design window openings that are similar in scale to those seen traditionally.<br>• Articulate and design balconies that reflect traditional form and scale.<br>• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.<br>• Use building materials of traditional dimensions, e.g. brick, stone, terracotta.<br>• Choose materials that express a variation in color and/or texture, either individually or communally.<br><br>**12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. |

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| **3.d Streetscape; Pedestrian Improvements**: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district. | **Settlement Patterns & Neighborhood Character**<br>**Block & Street Patterns - Design Objective**<br>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.<br><br>**12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.<br>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.<br>• Site a taller building away from nearby small scale buildings.<br>• A corner site traditionally might support a larger site and building.<br>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.<br>• Respect and reflect a lower scale where this is characteristic of the inner block.<br><br>**The Public Realm - Design Objective**<br>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.<br><br>**12.6** A new building should contribute in a creative and compatible way to the public and the civic realm.<br><br>**12.7** A building should engage with the street through a sequence of public to semi-private spaces.<br><br>**12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.<br>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.<br>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.<br><br>**12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.<br>• The street character will also depend on the adjacent street blocks and frontage.<br>• Building setbacks may be different.<br>• The building scale may also vary between the streets.<br><br>**Building Placement, Orientation & Use - Design Objective**<br>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.<br><br>**12.11** The front and the entrance of the building should orient to and engage with the street.<br>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.<br>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.<br><br>**12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. |

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| | **Vehicular – Cars & Motorcycles**<br>**12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.<br>• A vehicular entrance which incorporates a ramp should be screened from street views.<br>• Landscape should be designed to minimize visual impact of the access and driveway.<br><br>**12.23** A single curb cut or driveway should not exceed the minimum width required.<br>• Avoid curb cuts and driveways close to street corners.<br><br>**12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.<br>• Curb cuts should be shared between groups of buildings and uses where possible.<br>• Joint driveway access is encouraged.<br><br>**12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.<br>• Surface parking areas should be screened from views from the street and adjacent residential properties. |
| **4. Subdivision Of Lots:**<br>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). | **Settlement Patterns & Neighborhood Character**<br>**Block & Street Patterns - Design Objective**<br>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.<br><br>**12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood.<br>• Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.<br><br>**12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.<br>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.<br>• Site a taller building away from nearby small scale buildings.<br>• A corner site traditionally might support a larger site and building.<br>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.<br>• Respect and reflect a lower scale where this is characteristic of the inner block. |

# ATTACHMENT G: ANALYSIS OF SPECIAL EXCEPTION STANDARDS

**Section 21A.06.050(C)** authorizes the Historic Landmark Commission to review and approve certain special exceptions for properties located within an H Historic Preservation Overlay District. Special exception approval is sought to modify the lot and bulk standards of the underlying zoning district for an encroachment of 5 feet into the required front yard setback to accommodate the proposed design of the main entryway.

### 21a.52.060: General Standards and Considerations for Special Exceptions:

| Standard | Finding | Rationale |
|---|---|---|
| **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.** | **Complies** | The purpose of the H historic preservation overlay district is to:<br><br>1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;<br><br>2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;<br><br>3. Abate the destruction and demolition of historic structures;<br><br>4. Implement adopted plans of the city related to historic preservation;<br><br>5. Foster civic pride in the history of Salt Lake City;<br><br>6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;<br><br>7. Foster economic development consistent with historic preservation; and<br><br>8. Encourage social, economic and environmental sustainability. |
| **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.** | **Complies** | The existing use of the property is a non-conforming. The proposed development will replace the non-conforming use with the permitted use. Staff has not received any information or evidence indicating that the proposal would substantially diminish or impair the value of the property within the neighborhood. This standard is met. |
| **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.** | **Complies** | The proposed encroachment into the front yard setback is consistent with historic development patterns in the South Temple historic district. The purpose of the lot and bulk modification is related to an improved overall design of the building and allows for further articulation of the façade thus breaking |

| | | |
|---|---|---|
| | | up the overall lateral mass of the structure. |
| **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.** | **Complies** | The proposed special exception would accommodate the design of a main entry feature that is compatible with the existing character and development patterns of neighboring properties and surrounding context. |
| **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.** | **Complies** | The property line of the subject property is set rather far back in relation to the public sidewalk. The front yard setback requirement is 20FT and the request for the main entry of the building to encroach 5FT into the front yard. This request results in a design that is more consistent with historic development patterns and a primary entrance that is more pedestrian oriented. This standard is met. |
| **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.** | **Complies** | There is no foreseen material pollution of the environment. This standard is met. |
| **G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.** | **Not Applicable** | There are no additional standards for this type of special exception request. This standard is met. |

# ATTACHMENT H: RMF-35 ZONING STANDARDS

## Existing Conditions:

Although the H (Historic Preservation Overlay) only applies to a portion of the entire development site, consolidation of the parcels will be required prior to issuance of a building permit, and the analysis and findings related to compliance with the base zoning standards is based on the entire development site.

**RMF-35 (Moderate Density Multi-Family Residential District)**

The purpose of the RMF-35 moderate density multi-family residential district is to *provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

**Zoning Ordinance Standards for RMF-35-(21A.24.130)**

| Standard | Proposed | Complies |
|---|---|---|
| **Lot Area:** For developments greater than 1 acre, 1,500 square feet for each dwelling unit is required. | **Lot Area:** A total of 39 dwelling units is proposed | **Complies** Combined Lot Area is 59,242 square feet (1.36 acres) (max of 39 units) |
| **Minimum Lot Width:** 80 feet | **Minimum Lot Width:** Approximately 277 feet (combined lot width of both parcels) | **Complies** |
| **Building Coverage:** All principal and accessory buildings shall not exceed sixty percent (60%) of the lot area. | **Building Coverage:** 24% | **Complies** |
| **Front Yard Setback:** 20 Feet | **Front Yard Setback**: 20 feet for most of the structure/15 feet for the entry feature | **Does Not Comply Special Exception approval required** |
| **Rear Yard Setback:** 25% of the lot depth, but not less than 20 feet and need not exceed twenty 25 feet | **Rear Yard Setback:** 25 feet | **Complies** |
| **Interior Side Yard Setback:** 10 feet on each side for a multi-family development | **Interior Side Yard Setback:** 10 feet | **Complies** |
| **Maximum Building Height:** 35 feet | **Maximum Building Height:** 35 feet | **Complies** |
| **Required Landscaped Yards:** The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards. | **Required Landscaped Yards:** Setback is met, no information provided to show compliance with "landscape yards" requirements. | **More Information Needed** |
| **Landscaped Buffer:** 10 foot wide landscape buffer when adjacent to single or two family residential zoning (applicable in rear yard of this property) | **Landscaped Buffer:** 10 feet | **Complies** |

# ATTACHMENT I: MOTIONS

**MOTION (consistent with Staff Recommendation):**

**Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for New Construction petition PLNHLC2016-00771, and associated Special Exception, petition PLNHLC2016-00925, with the following conditions of approval:**

1. **The landscaping/screening details for parking area be delegated to Staff.**
2. **Windows (on the north side of building) be revised as per the direction of the Commission and final details be delegated to Staff.**
3. **Balcony doors – be revised as per the direction of the Commission and final details be delegated to Staff.**
4. **Any final design details or modifications as identified by the Historic Landmark Commission are delegated to Planning Staff for final approval.**

**Not Consistent with Staff Recommendation:**

**Based on the testimony and the proposal presented, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness for New Construction petition PLNHLC2016-00771, and associated Special Exception, petition PLNHLC2016-00925** (Commissioner then states findings based on Standards to support the motion):

1. **Scale and Form:**
   a. Height and Width
   b. Proportion of Principal Facades
   c. Roof Shape
   d. Scale of a Structure

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

3. **Relationship to Street**
   a. Walls of Continuity
   b. Rhythm of Spacing and Structures on Streets
   c. Directional Expression of Principal Elevation
   d. Streetscape and Pedestrian Improvements

4. **Subdivision of Lots**

**General Standards and Considerations for Special Exceptions:**

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

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

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

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

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

**f.** 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.