



Staff Memorandum

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: 4 May, 2017
Re: PLNHLC2017-00033 New Construction – Single Family Residence
PLNHLC2017-00111 Special Exception Approvals

NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE

PROPERTY ADDRESS: 165 West 600 North

PARCEL ID: 0836232008

HISTORIC DISTRICT: Capitol Hill Historic District

ZONING DISTRICT: H Historic Preservation Overlay District. SR-1A (Special Development Pattern Residential District)

MASTER PLAN: Capitol Hill Master Plan

DESIGN GUIDELINES: Historic Residential Design Guidelines (A Preservation Handbook for Historic Properties & Districts in Salt Lake City)

REQUEST: **New Single Family Dwelling at approximately 165 West 600 North** - Angela Dean, AMD Architecture, representing owner Jack Rhinehart, is requesting approval from the City to construct a single family residence at the above address. The lot is currently zoned SR-1A (Special Development Pattern Residential) and lies within the Capitol Hill Historic District protected by the H Historic Preservation Overlay. The proposed development requires Certificate of Appropriateness approval from the Historic Landmark Commission for new construction in an historic district. It also requires Special Exception approval for height in excess of the SR-1A maximum, projection of the upper floor and window well dimension within the rear and corner side yard setbacks.

- a. **New Construction – Single Family Residence.** In order to construct the proposed residential building a Certificate of Appropriateness for new construction must be approved by the Historic Landmark Commission. Case number **PLNHLC2017-00033**
- b. **Special Exception Approval.** In order to construct the new single family residence as proposed within the area and configuration of this lot special exception approval is sought for the following departures from the base zoning dimensional standards. **Case Number PLNHLC2017-00111**
 - i. Construction of the building to a maximum height of 20 feet which is 4 feet in excess of the SR-1A requirement for a flat roof building.
 - ii. Construction of the building with a projection of up to 2 feet at the south west corner into the rear and corner side yard setback area.
 - iii. Construction of the building to include window wells in side yard setback areas in excess of maximum dimensions.
 - iv. Construction of the building to include a projection of the front canopy into the front yard setback area.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, Staff recommends that the Commission approve this application for a Certificate of Appropriateness for New Construction, and the associated Special Exception approvals, subject to the following condition:

1. That detailed design approval is delegated to Staff.

MOTION – Certificate of Appropriateness: Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for a Certificate of Appropriateness for New Construction, subject to the condition:

1. That detailed design approval is delegated to Staff.

MOTION – Special Exceptions: Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for Special Exceptions for a new single family dwelling, subject to the condition:

1. That detailed design approval is delegated to Staff.

BACKGROUND

The Historic Landmark Commission reviewed this application for a Certificate of Appropriateness for New Construction at the meeting and public hearing on March 16th, 2017. The Staff Report for that meeting, including the original application materials, can be reviewed at the following link.

<http://www.slcdocs.com/Planning/HLC/2017/33.pdf>

The Draft Minutes of the March 16th Commission meeting will be available following Commission approval on 20th April, 2017, and can be reviewed at the following link. An extract from those minutes forms Attachment B to this Memorandum.

<http://www.slcgov.com/planning/planning-2017-historic-landmark-commission>

In the light of the application proposals, the staff report, applicant presentation and discussion, public commentary and evaluation of the development proposals, on March 16th the Commission made the following draft motion:

Commissioner Harding stated regarding PLNHLC2017-00033 New Construction, Certificate of Appropriateness: based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission table the application until the applicant is prepared to return to address some of the concerns that were raised.

Commissioner Peters seconded the motion. Commissioners Brennan, Harding, Quist, Hyde and Peters voted “aye”. The motion passed unanimously.

In evaluation and discussion of the application on March 16th the Commission made several observations on the proposals, identifying a number of detailed design points for the applicant to consider. These included:

- **Neighboring Trees** - East lot line: determine whether neighboring owners anticipated retaining the trees in the longer term.
- **Building Height:** the impact of a flat roofed building in this context.
- **Roof Form:** flat roof design could work but may benefit from a parapet termination rather than projecting eaves profile.
- **Front Entrance:** stronger definition of the entrance to the building, perhaps facing 600 North.
- **Fenestration Pattern:** whether under-fenestration on east façade was an issue, and more coherence needed for fenestration pattern on west façade.
- **Window Reveals:** achieving window reveals would enhance the shadow detail & interest of the proposal.

APPLICANT REVIEW OF BUILDING DESIGN

Since the meeting on March 16th, the proposals have been reviewed and discussed by the applicant and staff. The applicant has reviewed the points considered by and discussed with the Commission, has made a series of revisions to the design of the building, and makes the following points in the revised application submission. Refer to Attachment D of this report.

- **Neighboring Trees:** The mature elm trees along the east boundary of the development site have been discussed with the neighboring owners. Those owners are concerned about the existing trees and would like them removed. The proposal is to remove the two existing trees and replant with new and different species to enhance privacy. They do not desire any increase in the proposed retaining wall.

- **Building Height:** Noting that height as such was not identified as a specific issue by the Commission, although anything in excess of 20 feet may present a problem. The development design has been revised to include a parapet, and this parapet is 20 feet above average natural grade at its maximum point. The applicant concludes that due to the slope of the site as well as adjacent topography the proposed building height is visually compatible with the neighboring properties.
- **Roof Form:** A roof overhang has been retained and is employed to emphasize the entrance to the house, now designed facing 600 North. Elsewhere, the design of the termination of the roof has been revised to a low parapet form to replace the previously proposed series of projecting eaves. The design revision tends to reduce the apparent height and scale of the proposal. Although an alternative suggestion of a pitched roof was discussed it was generally concluded that a pitched, gabled roof form was not a pre-requisite for a compatible building design in this context.
- **Front Entrance:** The applicant acknowledges the design importance attached to the front porch, while equally recognizing that this is not so easily achieved within the dimensions and configuration of this site. To help define the entrance to and frontage of the residence, now reconfigured to face 600 North at the north-east corner of the main floor plan, and directly accessed from the street, the applicant has included a stoop, roof covering and house numbers. To enable sufficient roof projection and coverage across the frontage of the building the encroachment into the front setback area will require specific special exception approval. The revised orientation of the entrance reflects the relative importance of the two streets, as well as concerns raised by some on a whether the residence can more obviously address the primary street.
- **Fenestration Pattern:** The design has been revised to reflect a more coherent window pattern and proportion, with additional glazing subdivision now employed to enhance the detail provided by the individual window pattern.
- **Window Reveals:** The details of the window openings have been revised to set the framing back from the plane of the façade, establishing a degree of window reveals and the associated shadow detail and three dimensional definition of the building.

The applicant has also enhanced the three dimensional views of the proposal in response to previous discussion points, and has included a street elevation to help place the proposal in context within 600 North, again following discussion at the previous Commission meeting.

Additionally, prompted by previous discussions, and by way of illustrative recap, the applicant has carried out a study of other recently approved and constructed largely non-traditional buildings within the Capitol Hill Historic District. Again, several of these are on difficult and/or corner sites, and adopt a variety of largely contemporary roof forms. This survey forms part of Attachment D to this report.

PUBLIC COMMENTARY

One comment has been received from a neighboring resident objecting to the design of the development on the basis that it does not fit well with the character of the context in this part of the Capitol Hill Historic District. This comment forms part of Attachment G of this report. Any additional comments received following publication of this report will be forwarded to the Commission.

EVALUATION

The staff evaluation of the design in relation to these revisions, additional perspective and street elevations, is positive. Staff would conclude that the review of the development proposals as set out in Attachment F concludes that the proposals will be a compatible addition to this street. The findings derive from an evaluation of the proposals in relation to the design standards as informed by the design guidelines for new construction. The revisions and the additional information enhance both the design and the understanding of the design. The revisions to the building design address the majority of points raised previously by the Commission.

The proposed development plans substantially meet the new construction design standards, as informed by the residential design guidelines, and consequently the objective of a compatible building design for this context. This Staff Memorandum accordingly recommends approval.

ATTACHMENTS:

A. Context – Capitol Hill Historic District

- B.** Minutes of HLC Meeting March 16, 2017 – Extract
- C.** Photographs
- D.** Applicant Project Description, Review & Local Study, & Revised Application Drawings
- E.** SR-1A Zoning Standards & Special Exception Standards
- F.** Design Standards & Guidelines for New Construction in a Historic District
- G.** Public Process & Comments

SALT LAKE CITY HISTORIC LANDMARK COMMISSION

Meeting Minutes

451 South State Street, Room 326

March 16, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:52 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd; Vice Chairperson Kenton Peters; Commissioners Thomas Brennan, Sheleigh Harding, Robert Hyde and Rachel Quist. Commissioners Stanley Adams, David Richardson, Paul Svendsen and Kim Wirthlin were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner, Nora Shepard, Senior Planner, Lex Traughber, Senior Planner; Anthony Riederer, Principal Planner; Kelsey Lindquist, Associate Planner; Michelle Moeller, Administrative Secretary and Megan DePaulis, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioner present were Kenton Peters and Charles Shepherd. Staff members in attendance were Michaela Oktay, Carl Leith and Nora Shepard.

The following sites were visited:

- **169 E 4th Ave** - Staff gave an overview of the proposal.
- **941 E 500 South** - Staff gave an overview of the proposal.
- **454-466 E. South Temple** - Staff gave an overview of the proposal.
- **580 North 300 West** - Staff gave an overview of the proposal.
- **165 West 600 North** - Staff gave an overview of the proposal.
- **136 West 600 North** - Staff gave an overview of the proposal.

APPROVAL OF THE MARCH 2, 2017 MINUTES. [5:36:06 PM](#)

MOTION [5:36:19 PM](#)

Commissioner Brennan moved to approve the minutes from the March 2, 2017, meetings with amendments. Commissioner Harding seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:36:49 PM](#)

Chairperson Shepherd stated he had nothing to report.

Vice Chairperson Peters stated he had nothing to report.

the applications for Certificate of Appropriateness for New Construction and Special Exception, subject to conditions one, three and four as listed in the staff report.

1. That the development proposals are revised to address issues one and four identified in the Staff Report with the guidance:
 - a. On number one that Staff work with the Developer to soften the massing and height on the northeast corner of the project.
 - b. That the revisions are delegated to staff for subsequent review and approval.
2. That no mechanical systems or air conditioning units be located on the balconies
3. Introducing an appropriate hard treatment to address the lengths of blank wall in excess of fifteen feet.

Commissioner Peters seconded the motion. Commissioners Brennan, Quist, Peters, Harding and Hyde voted “aye”. The motion passed unanimously.

The Commission took a short break. [8:41:10 PM](#)

The Commission reconvened. [8:45:49 PM](#)

[8:45:51 PM](#)

New Single Family Dwelling at approximately 165 West 600 North - Angela Dean, AMD Architecture, representing owner Jack Rhinehart, is requesting approval from the City to construct a single family residence at the above address. The lot is currently zoned SR-1A (Special Development Pattern Residential) and lies within the Capitol Hill Historic District protected by the H Historic Preservation Overlay. The proposed development requires Certificate of Appropriateness approval from the Historic Landmark Commission for new construction in an historic district. It also requires Special Exception approval for height in excess of the SR-1A maximum and projection of the upper floor into the rear and corner side yard setback requirement. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Carl Leith at (801)535 7758 or carl.leith@slcgov.com)

- a. New Construction – Single Family Residence. In order to construct the proposed residential building a Certificate of Appropriateness for new construction must be approved by the Historic Landmark Commission. Case number PLNHLC2017-00033
- b. Special Exception Approval. In order to construct the new single family residence as proposed within the area and configuration of this lot, and to reduce adverse effect upon neighboring mature trees, special exception approval is sought for the following departures from the base zoning dimensional standards. Case Number PLNHLC2017-00111

- I. Construction of the building to a maximum height of 20 feet which is 4 feet in excess of the SR-1A requirement for a flat roof building.**
- II. Construction of the building with a projection of up to 2 feet at the south west corner into the rear and corner side yard setback area.**

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

The Commission and Staff discussed the following:

- The location of the front door.
- The components of the Special Exception approval.
- If there should be additional windows on the east façade.

Ms. Angela Dean, architect, reviewed the trees that would be saved and the design of the proposal.

The Commission, Staff and Applicant discussed the following:

- The trees that would be removed or stay on the property.
- The windows on the east elevation.
- The layout of the proposed home.
- The windows on the west façade.
- Adding shadow lines on the windows
- The window and door style on the proposal.

PUBLIC HEARING [9:06:51 PM](#)

Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Mr. Scott Christensen.

The following comments were made:

- Oppose the project as it was currently designed.
- The street currently consisted older homes with a harmonious feel.
- The roof treatment was not in character with the neighborhood.
- All of the structures on the street are one or one and a half stories with pitched roofs.
- Keeping the trees was not an issue as they were trash trees that need to be removed
- The additional height should not be granted.
- There was not enough evidence of the street being a legitimate street to allow the frontage of the home to be along Alameda Place.

Chairperson Shepherd closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- The status of the Alameda Place as a street.

Ms. Dean reviewed the preference was for the flat roof, they had reviewed a pitched roof but the building would be taller than the proposed. She stated they would work with the neighbor regarding keeping or removing the trees. Ms. Dean stated the property owners would love Alameda Place to be paved and there were flat roof homes in the area.

The Commission, Staff and Applicant discussed the following:

- Adding a parapet at the roof line and why this design was chosen.
- The roof overhang.

The Commission discussed and stated the following:

- Reviewing the roof plan to make it fit the modern style but fit the character of the neighborhood.
- Address the window proportion and separation.
- A front porch and gambrel roof would help the design to better fit the area.
- This was a tough lot and a third of the home was underground to help with modern amenities.
- A front façade needed to be determined to help orientate the home to the lot.
- Would like the applicant to come back after the conversation with the neighbor regarding the trees and if the conditions could change.
- The language in the motion and issues that needed to be addressed prior to approval.
- A motion to table.
- There needed to be specific reasons for the petition to be tabled.
- There was a need to apply standards that were lacking without designing the building.
- The Commission needed to give specifics as to the issues they would like addressed.
 - Roof shapes/forms being visually compatible
 - Rhythm of entry porch and other projections.
 - Relationship to the street- directional expression of the principal elevation and streetscape.
 - Window openings.

The Commission, staff and Applicant discussed the following

- Reviewed the trees and the overall building height.
- The visual impacts of lowering the structure.
- The allowable height of a flat roof and a pitched roof.
- It was a small house that would not have a large impact if it were taller.

- The Applicant would like to work with Staff on the issues instead of coming back to the Commission.
- Review the proposal and architecture to see if there were better ways to address the design and make the proposal better fit the neighborhood.
- How the building height was measured.
- If the Applicant would like to table the petition and return to the Commission for approval.
- The entrance to the building which street the front door should be located on.
- The options for a pitched roof or flat roof.
- The need to focus on the compatibility of the project and identify where changes could support that compatibility.

MOTION [9:50:17 PM](#)

Commissioner Harding stated regarding PLNHLC2017-00033 New Construction, Certificate of Appropriateness: based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, she moved that the Historic Landmark Commission table the application until the applicant is prepared to return to address some of the concerns that were raised. Commissioner Peters seconded the motion. Commissioners Brennan, Harding, Quist, Hyde and Peters voted “aye”. The motion passed unanimously.

[9:51:28 PM](#)

Roofline Alteration at approximately 136 West 600 North - Ryan Rudd is requesting approval from the City for various exterior alterations made and proposed to the home located at the above listed address. Currently, the subject property is used as a four-plex. The project is the subject of a current enforcement notice and must be reviewed by the Historic Landmark Commission. The property is zoned SR-1A, and is located within the Capitol Hill Historic District in Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case number PLNHLC2015-01031

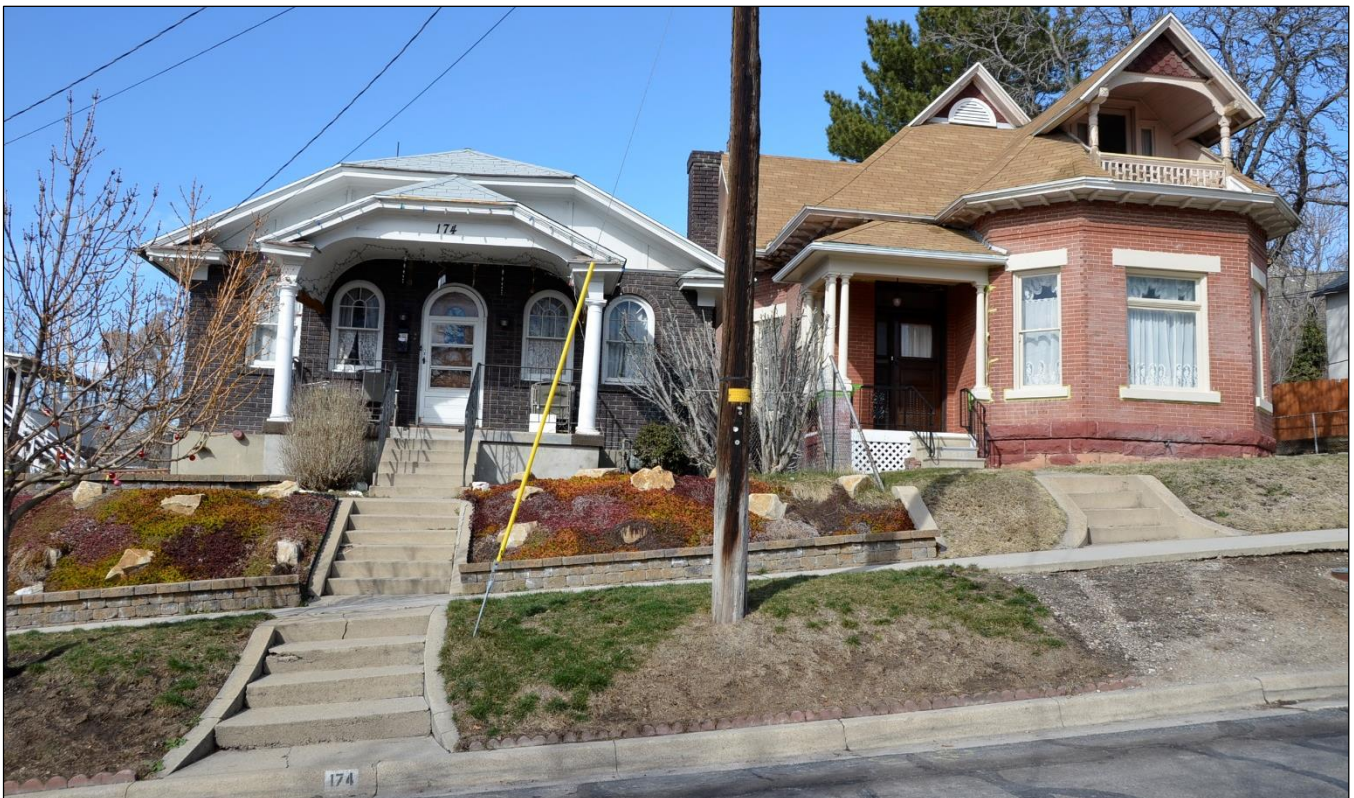
Ms. Kelsey Lindquist, Associate Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission approve and deny the petition as presented.

Mr. Ryan Rudd reviewed the history of the property and the proposal. He reviewed why the changes were made to the structure, the issues with the windows and why the chimneys were removed. Mr. Rudd stated it was an issue of a half degree in pitch on the roof that was under review. He asked the Commission to approve the changes to the structure with the conditions listed in the Staff Report.

The Commission and Applicant discussed the following:

- The plans showed the roof with the three different pitches, why was the plan not followed.
- If Staff was notified when the roof issues were noticed.

ATTACHMENT C: PHOTOGRAPHS



CONTEXT – 600 NORTH



CONTEXT – 600 NORTH



CONTEXT – 600 NORTH



CONTEXT & SITE



SITE & CONTEXT



CONTEXT – ALIDA PLACE

ATTACHMENT D:

- A. APPLICATION PROJECT DESCRIPTION**
- B. HLC MEETING COMMENTS & RESPONSES**
- C. REVIEW OF NEIGHBORHOOD DEVELOPMENT**
- D. REVISED APPLICATION DRAWINGS**

CAPITOL HILL HOUSE PROJECT DESCRIPTION

The proposed structure is a two story with basement single family detached dwelling, with a footprint of approximately 700 SF. The lot area is 2865 SF, 57% of the 5000 SF minimum required area for SR-1A zoning.

The primary building materials of wood siding and hard coat stucco are in keeping with the surrounding neighborhood, as is the building massing and solid/void ratios. The façade is modulated with varying planes, as is the roof. The overall building façade is emphasized by vertical building elements. Large window openings are subdivided to reduce their overall visual scale. Windows and exterior doors will be aluminum clad wood construction, recessed to provide shadow lines typical of the neighborhood.

The building entry is placed on the principal elevation facing 600 North, and emphasized with a porch projection in keeping with the pattern of homes on the block. The garage maintains a similar scale to traditional accessory structures in the neighborhood with its single door.

The overall architectural composition will be a product of its time, and will not replicate an historic style. This will blend in with the variety of forms and styles in the Capitol Hill District. The size, materials, and openings will be compatible with the neighborhood. The noted diversions from zoning requirements have been incorporated to facilitate construction of a habitable dwelling on a site smaller than the norm.

Due to the size and configuration limitations of the lot, we are asking for two special exceptions:

1. Height Variance:

We are asking for a height variance of 4' (from 16' to 20') to facilitate a reasonable floor plan while addressing concerns about the retaining wall and new trees on the neighbor's property. This height increase also allows the entry to be placed near the street and sidewalk level, rather than hidden in a recessed area. We believe that due to the lot elevation being lower than adjacent properties, and the average height of existing homes, this is in keeping with the scale and massing of the block.

The applicant and neighbor to the east have discussed desires for their shared property-line and came to the conclusion that they would prefer to keep the existing low retaining wall and remove the large existing trees, replacing them with a new species more vertical in nature, to provide privacy between homes. The requested 4' height increase allows the retention of the existing low retaining wall adjacent to the eastern neighbor rather than a steep drop, elevates the window wells into the lower living space, and places the front entry door closer to the sidewalk and street level along 600 North.



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The height also allows for articulation of the building form with parapets and stepped rooflines, which provide a massing and scale more in keeping with Design Standard recommendations.

2. Setback encroachment:

The lot is not only smaller than the 5000 S.F. minimum but also narrows in width from 39'-5" to 28'-3" from north to south. Our proposal keeps the building footprint within the required setback; however, the overhanging upper level encroaches 2' on the southwest corner. As this is along a side street rather than residential lot, there should be no negative impacts to adjacent property owners.

An additional setback exception is requested on the front façade, facing 600 North. While the building footprint is within the front setback, a 4' overhang would protect the entry and create a front porch element, in keeping with neighborhood patterns, and in response to feedback from commissioners at our prior HLC meeting review. To accomplish this feature, we are requesting a special exception to extend the roof overhang 4' into the front yard setback.

CAPITOL HILL HOUSE HLC MEETING COMMENTS/RESPONSES:**General**

- *Comments that the style needed to push toward more traditional or more modern. Current design seemed in-between.*

Specific comments are addressed below.

- *Requested additional perspective views with shadows and street elevation diagram to clarify proposal.*

Refer to supplemental drawings included with the resubmittal package.

- *Commissioner Quist requested coordination with the neighbor to the east regarding preservation of trees on their property.*

Coordination has occurred. The eastern neighbor is concerned about the existing trees and would like them removed. Both parties agreed that the best approach would be to keep the existing low retaining wall in place, remove the two existing trees and replant with several new trees of a different species, that would be vertical in nature and provide privacy between homes. No increased retaining wall or fence in that location is desired.

Height

- *Height variance didn't appear to be a problem, as the building footprint is small and site slopes away from adjacent homes, not creating any obstructions. Commission was fine with flat roof as long as 20' was the limit.*

In addressing roof shapes concerns (noted below), the parapet is 20' above average natural grade at its maximum point. Due to the slope of this site, as well as the adjacent topography, the building height is visually compatible with the neighboring properties.

21A.24.080.D.6.b: Requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

21A.34.020.H.1.a. Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape.)

Roof Shape

- *Commissioner Peters commented that overhangs were too thin and not functional. He suggested looking at International Style flat roof design and parapet termination of walls.*

Other than noting that they are acceptable in historic districts, the Ordinance makes no mention of specific flat roof design features such as parapet heights or overhang depths and thicknesses. However, the roof design comments have been addressed. Overhangs have been maintained to help define the revised entry as well as provide shading for windows at the front living space; they have also been thickened. Elsewhere on the structure, the majority of overhangs have been modified to parapets.

Entry and principal elevation

- *Desired a stronger and more clear sense of entry to the home.*

The Ordinance recommends the inclusion of a front porch to help define a house entry; this is also a good timeless design feature. However, the lot size and setbacks limit the overall size of the house, and the inclusion of a usable porch space would impact the house size and usability of interior space. Similar to other houses in the neighborhood without porches, a stoop, roof covering, and house numbers will define the entry. In order to provide sufficient roof coverage at the entry, a variance shall be requested to extend the roof eave into the front yard setback.

(TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS: Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area.)

- *Questioned entry from Alida Street, and preferred principal entry facing 600 North*

Though the Ordinance stresses orienting the front of the house toward the street, it does not address specific street orientations at corner lots. Existing corner lot house entries in the neighborhood face the street on both the long and narrow sides. House with entries on the narrow side are generally smaller, with little or no side yard setbacks. Though technically a corner lot, Alida Place reads as a lesser street and warrants the appearance of an entry from 600 North. A front door has been placed on the north façade, with a revised approach and defining features as previously noted. Also, living room patio doors have been changed to windows, to alleviate any confusion as to which door serves as the entry.



(21A.24.010.I Front Facade Controls: To maintain architectural harmony and primary orientation along the street, all buildings shall be required to include an entrance door, and such other features as windows, balconies, porches, and other such architectural features in the front facade of the building, totaling not less than ten percent (10%) of the front facade elevation area, excluding any area used for roof structures. For buildings constructed on a corner lot, only one front facade is required in either the front or corner side facade of the building.)

(21A.34.010.H.3.c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and...)

Proportion of windows

- *Commissioners Peters and Shepherd requested revisions to the windows to create more cohesive design, referring to International Style window patterns of divided lites for rhythm, articulation and pattern. Also commented that they did not feel the tripartite window design was compatible.*

In keeping with design guidelines, the large expanses of glass on the west elevation were subdivided. The side vents were sized to match the widths of adjacent windows. Additionally, windows elsewhere on the façade have been revised to have a similar overall pattern.



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SAMPLE OF LOCAL PROJECTS:

The following projects are located within the Capitol Hill Historic District, and demonstrate the variety of design solutions that have meet the Ordinance and design review standards by SLC Planning and HLC.



488 N Center St.

Completed new house in Capitol Hill Historic District; defined entry is not apparent from street; solid/void window ratios differ from historic norms; building is partially sunken to maintain neighborhood scale.



31 East Hillside Ave.

New house under construction in Capitol Hill Historic District with exposed basement plus two stories; it is presumed to exceed stated height limits, yet accepted as it is in keeping with average height(s) of neighboring properties.



149 W. Girard Ave.

Existing house on corner lot in Capitol Hill Historic District adjacent to secondary street with front entry and minimal side yard setback; the street address is listed as the secondary street, so technically this entry is at the side elevation.



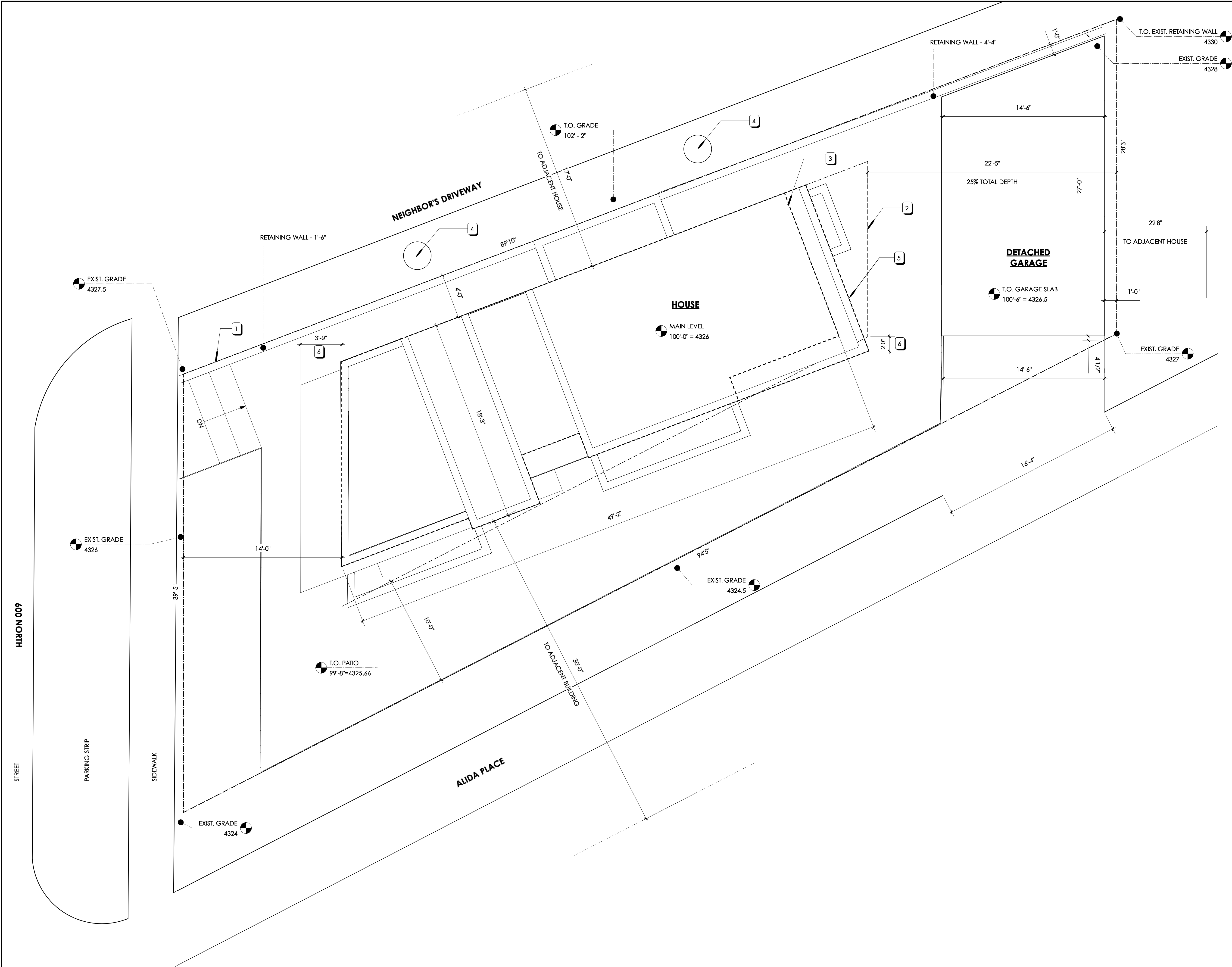
683 North W. Capitol St.

Completed new house in Capitol Hill Historic District; roof form and solid/void window ratios differ from historic norms; there appears to be separate entries on primary and secondary streets; the variation from historical precedents demonstrates a design solution that is a product of its time.



524 N. Main Street

Completed new house in Capitol Hill Historic District; house form and scale, and front roof overhang similar to current project; overhang at entry was provided at the request of HLC at time of review.



Zone: SR-1A

Max Building Height:

Pitched Roof: 23' measured to the ridge, or the average of other principal buildings on the block face.
Flat Roof: 16'
Exterior walls: Max exterior wall height adjacent to interior side yards. 16' max for walls at setback (height increases by 1' for each 1' away from the setback).

Exceptions:

(A) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
(B) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:
(i) The width of a dormer is ten feet (10') or less; and
(ii) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and
(iii) Dormers are spaced at least eighteen inches (18") apart.

Min. Yard Requirements

Front: Average of the front yards within the block face : 14'-0"
Corner Side yard: 10'
Interior Side Yard: 4'
Rear Setback: 25% of total property depth : 22'-5"

Accessory Buildings And Structures In Yards:

600 sq ft Maximum building coverage of all accessory buildings

Primary accessory building:

One accessory building may have up to the following dimensions:
-480 Sq ft footprint, subject to compliance with subsection 21A.40.05081 of this title.
-Max height of 14' to ridgeline
-9' max flat roof height limit
-9' max exterior wall height

Secondary accessory buildings:

-10' Roof peak/ridge height
-8' Flat roof height limit
-8' Exterior wall height

Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

Maximum Building Coverage: 40%

Standards For Attached Garages:

The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

HOUSE SPECS:

MAIN LEVEL	723 SF
LOWER LEVEL	698 SF
UPPER	620 SF
TOTAL LIVING	= 2041 SF

GARAGE 350 SF

BUILDING COVERAGE: 25%

SITE PLAN KEYED NOTES

1. PROPERTY LINE
2. LINE OF SETBACKS
3. BUILDING FOOTPRINT
4. EXISTING TREE ON NEIGHBORS PROPERTY TO BE REMOVED
5. SECOND LEVEL FLOOR OVERHANG
6. VARIANCE FOR SETBACK OVERHANG



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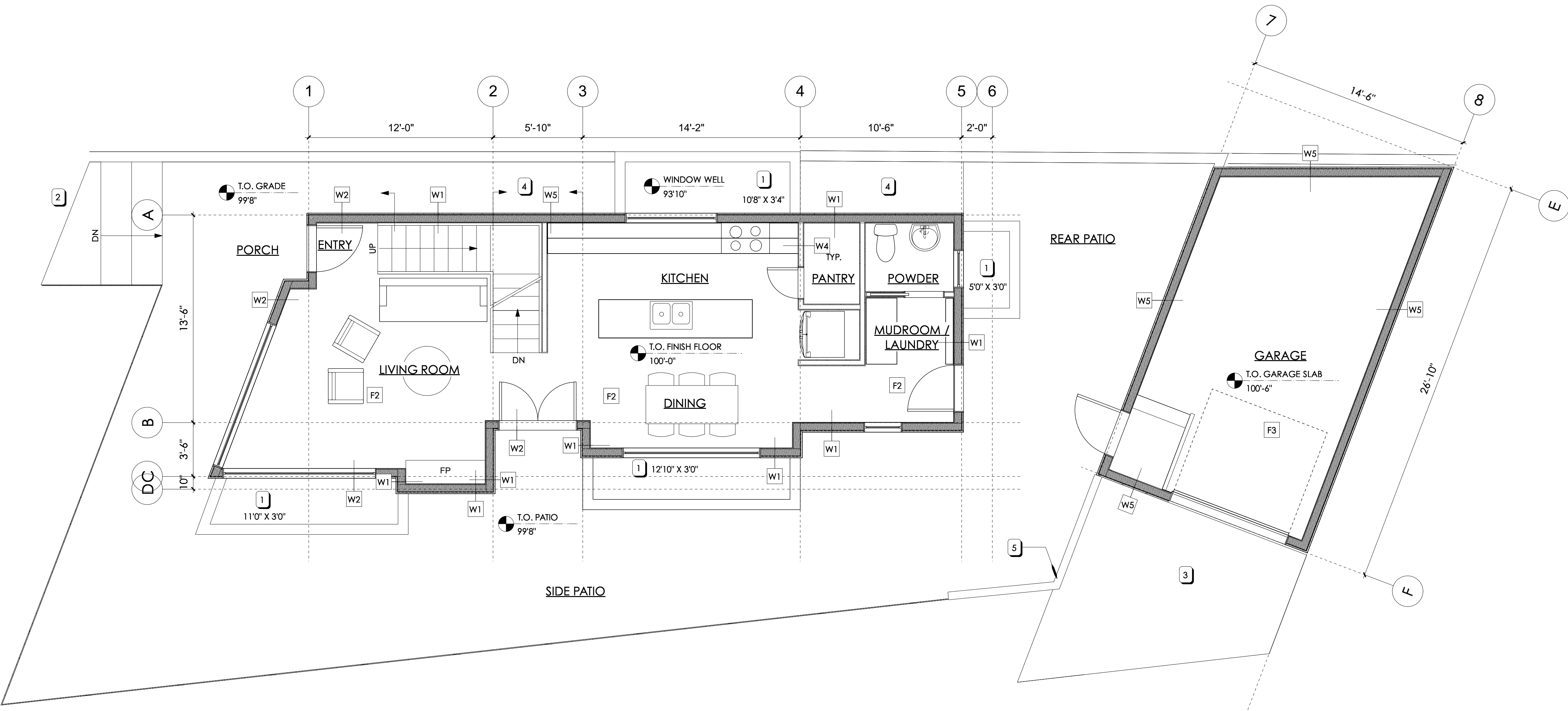
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DATE
4.12.17

REVISIONS

SITE PLAN

SP1.0



1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

- GENERAL NOTES & LEGEND**
- W# WALL TYPE DESIGNATION - SEE SHEET A0.1 FOR DETAILS
- F# FLOOR TYPE DESIGNATION - SEE SHEET A0.1 FOR DETAILS

- FLOOR PLAN KEYED NOTES**
1. WINDOW WELL BELOW
 2. SIDEWALK
 3. DRIVEWAY
 4. BERM AGAINST HOUSE
 5. LOW RETAINING WALL



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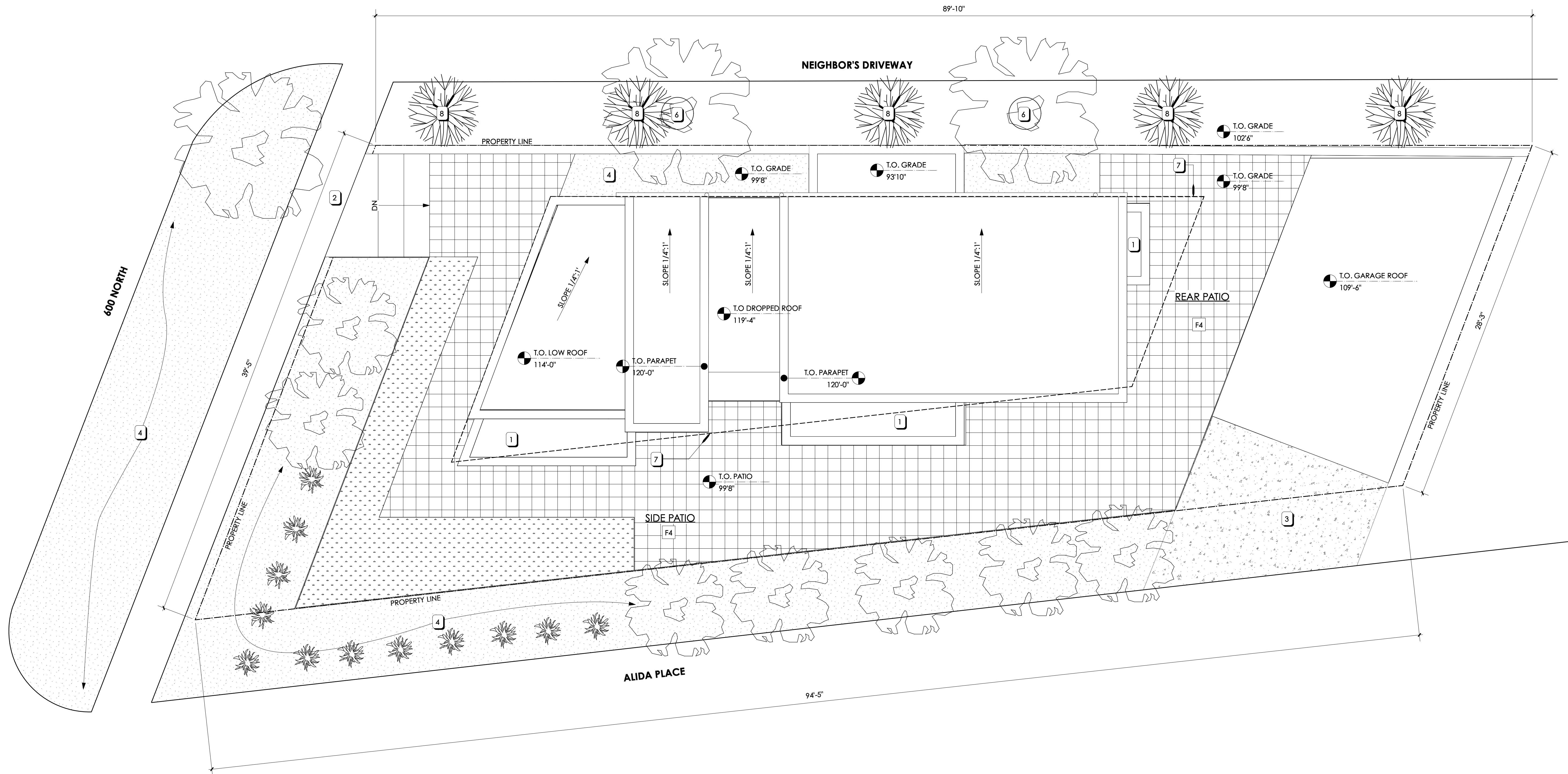
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DATE
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REVISIONS

MAIN FLOOR
PLAN

A1.1

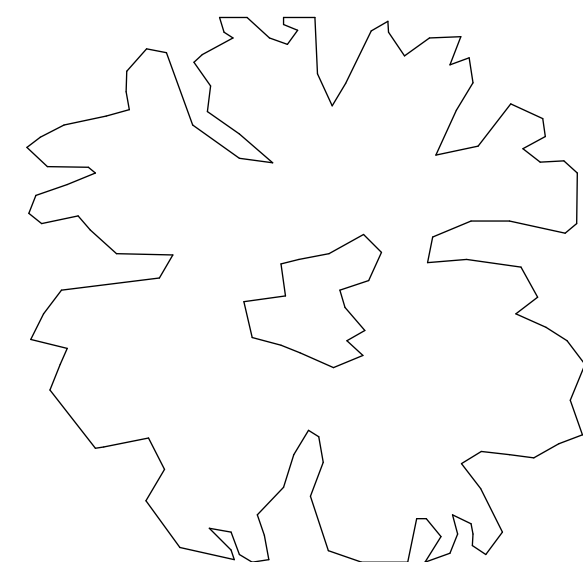


1 LANDSCAPE PLAN
Scale: 1/4" = 1'-0"

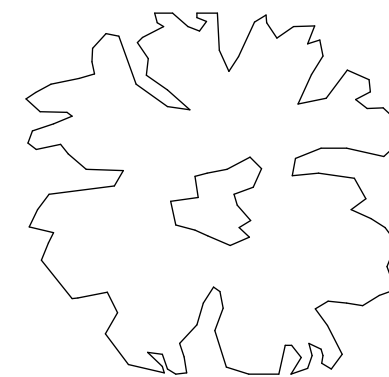
LANDSCAPE PLAN KEYED NOTES

1. WINDOW WELL
2. SIDEWALK
3. DRIVEWAY
4. XERISCAPE
5. PROPERTY LINE
6. EXISTING TREE (ON NEIGHBORS PROPERTY) TO BE REMOVED
7. SETBACK BOUNDARY
8. NEW TREES ON NEIGHBORS PROPERTY TO BE PLANTED

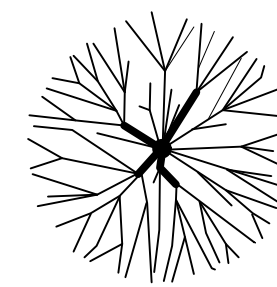
GENERAL NOTES & LEGEND



LARGE EXISTING DECIDUOUS TREE



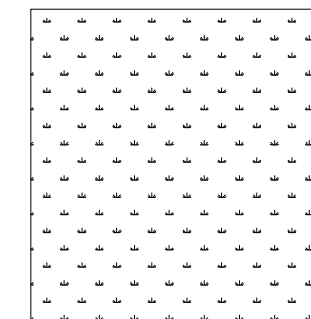
NEW SHRUBS



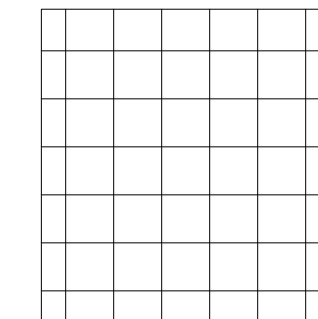
NEW TREES TO BE PLANTED
ON NEIGHBORS PROPERTY



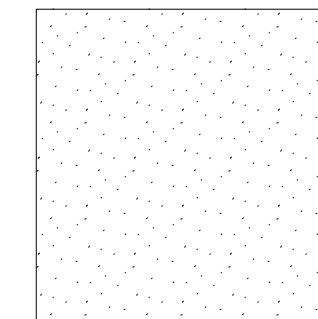
ORNAMENTAL
TALL GRASS CLUSTER



LAWN



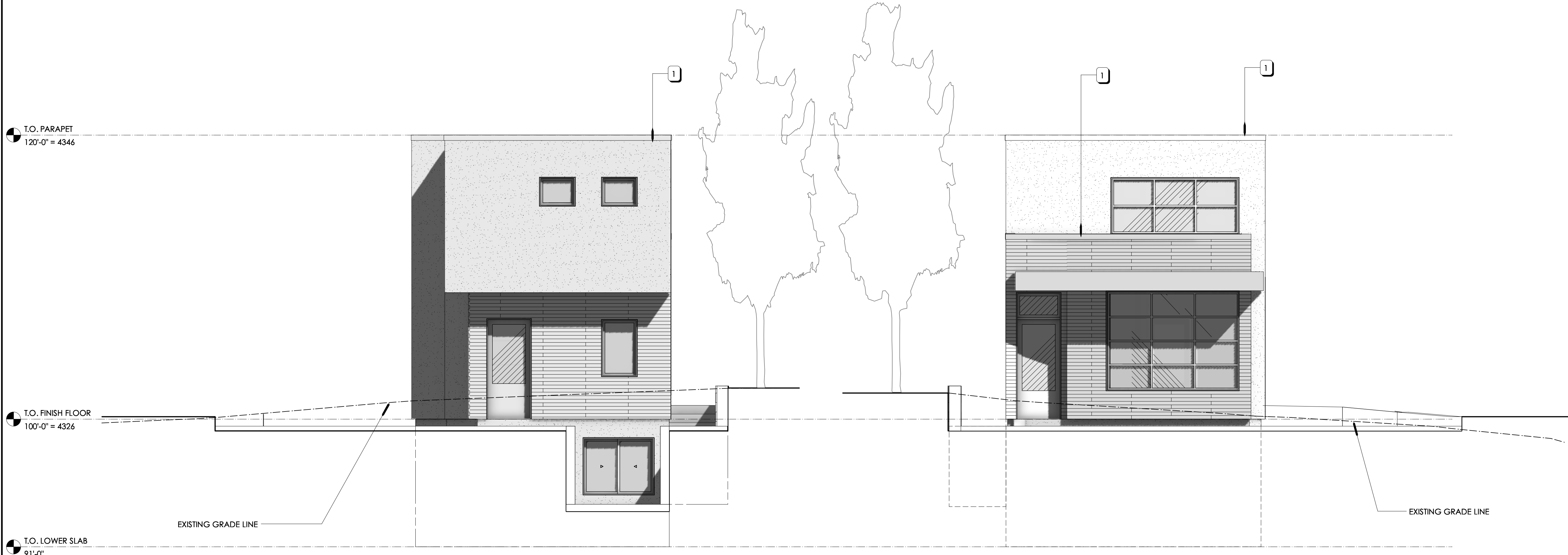
PAVERS ON GRADE



MULCH & XERISCAPE PLANTS



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



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

3 NORTH ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES & LEGEND

STUCCO

CEDAR SIDING

GLASS

EXTERIOR ELEVATION KEYED NOTES

1. METAL PARAPET
2. WOOD PANEL DOOR

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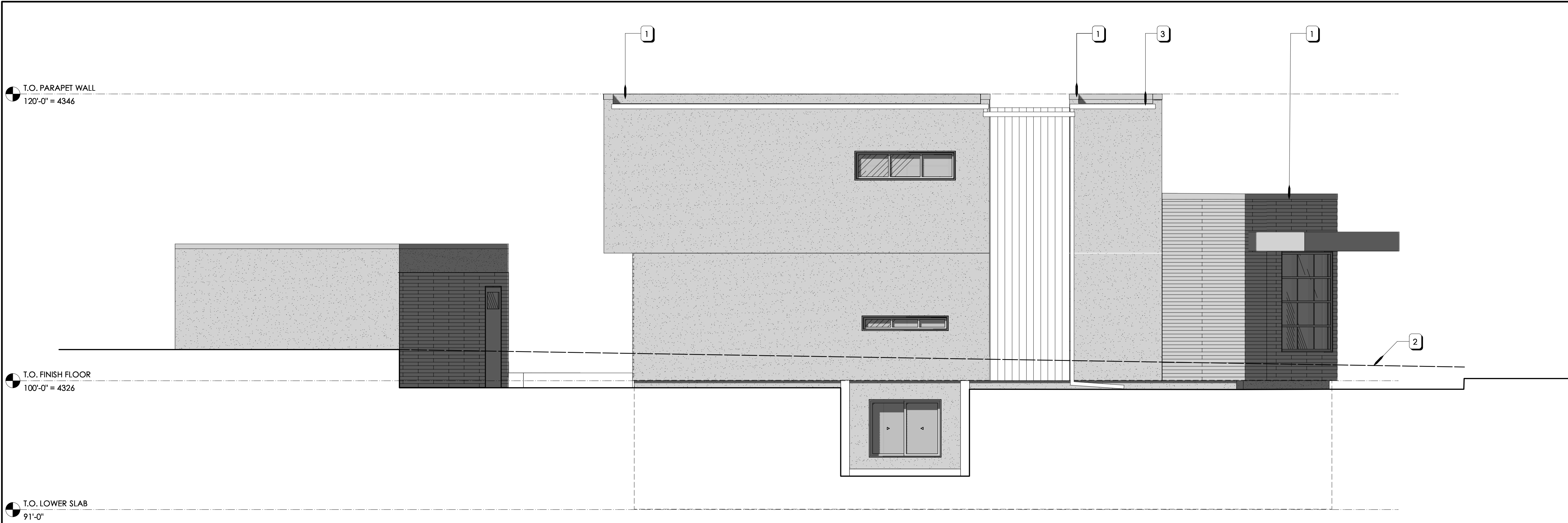
DATE

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REVISIONS

EXTERIOR ELEVATIONS

A2.0



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

GENERAL NOTES & LEGEND

- STUCCO
- CEDAR SIDING
- GLASS

EXTERIOR ELEVATION KEYED NOTES

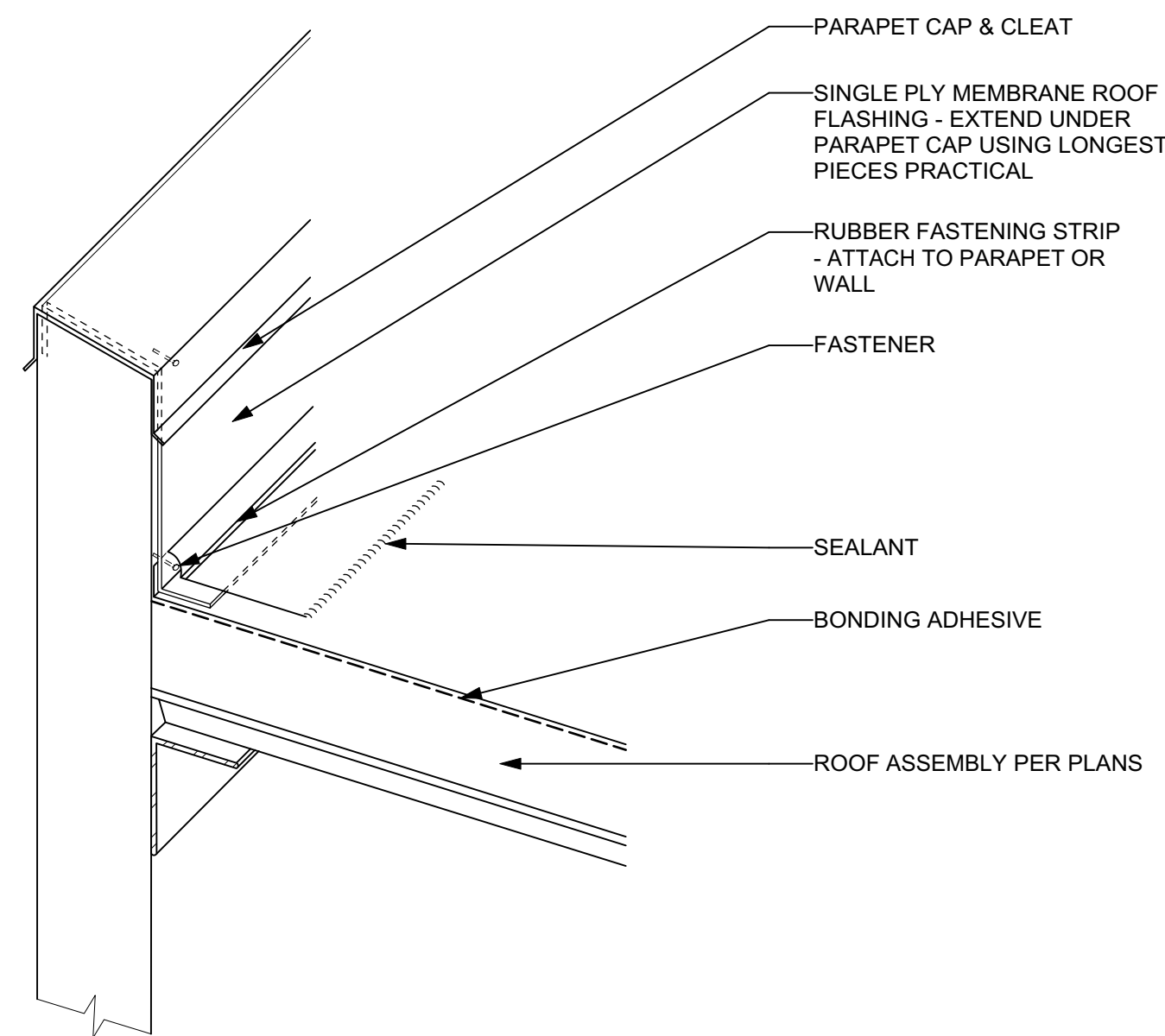
- METAL PARAPET
- ELEVATION OF TOP OF RETAINING WALL
- GUTTER AND DOWNSPOUT



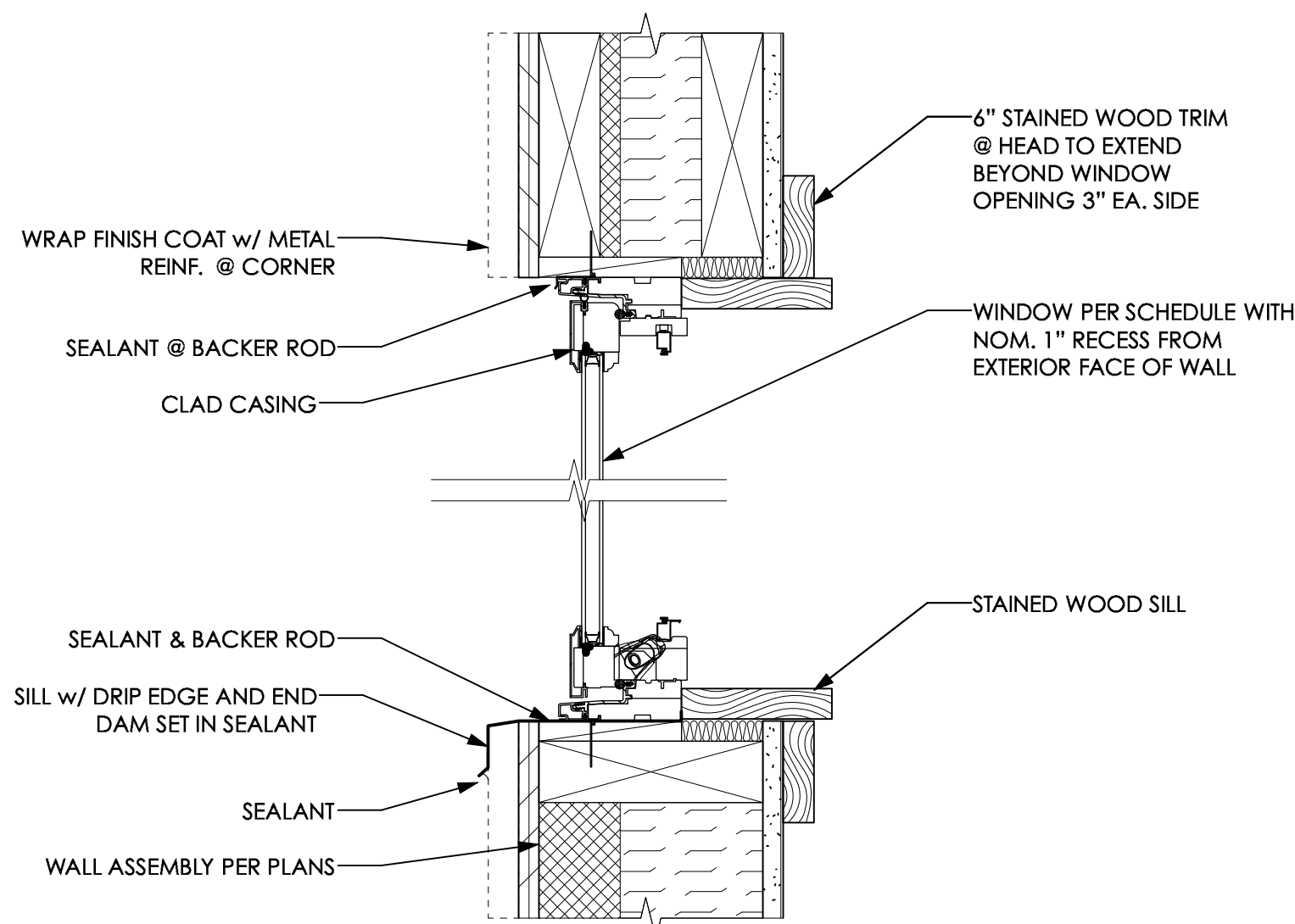
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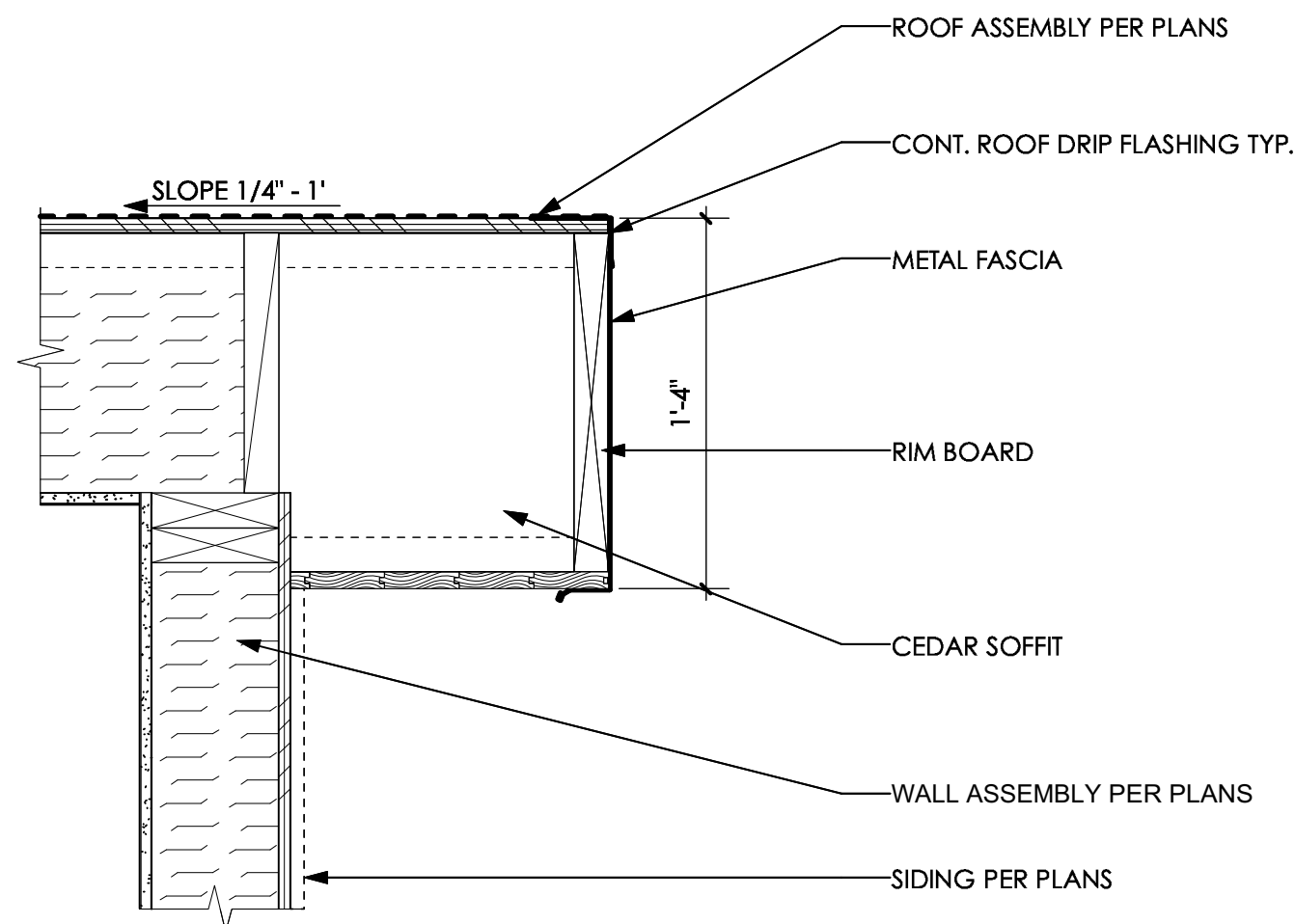
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1 ROOF FASTENING @ PARAPET WALL
Scale: 1 1/2" = 1'-0"



2 WINDOW HEAD & SILL FINISH DETAIL w/ WOOD TRIM
Scale: 3" = 1'-0"



3 FASCIA DETAIL
Scale: 1 1/2" = 1'-0"

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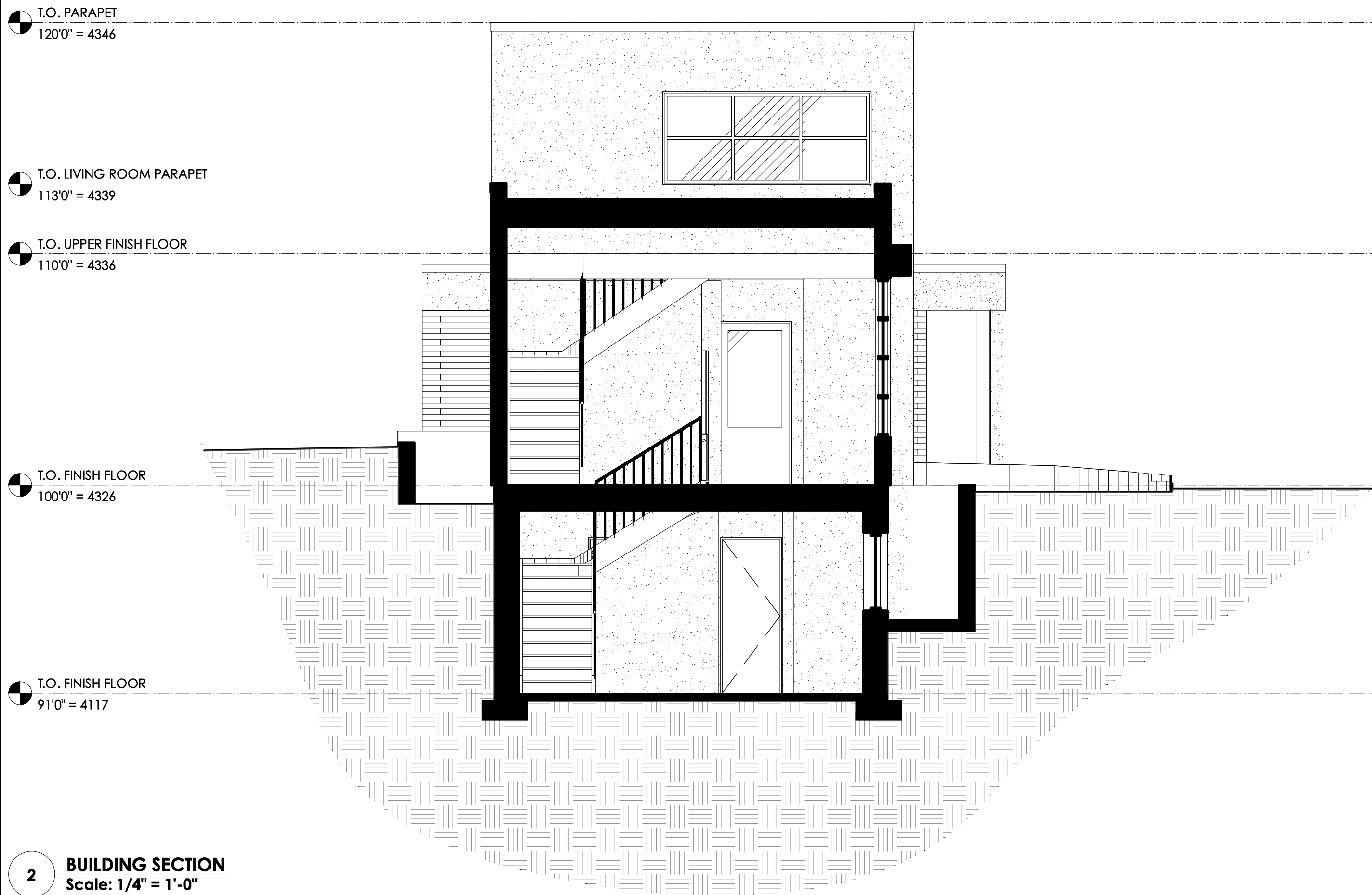
REVISIONS

EXTERIOR
ELEVATIONS

A2.1



1 **BUILDING SECTION**
Scale: 1/4" = 1'-0"



2 **BUILDING SECTION**
Scale: 1/4" = 1'-0"

GENERAL NOTES & LEGEND



AMD
ARCHITECTURE

311 S 900 E STE 103
SALT LAKE CITY
UTAH 84102
TEL 801-322-3053
FAX 801-322-0093
amdarchitecture.com

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REVISIONS

**BUILDING
SECTIONS**

A3.0



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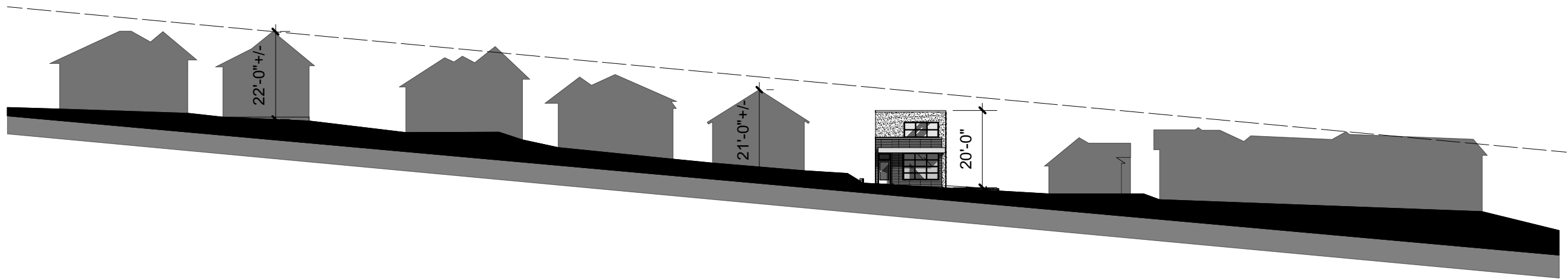
CONTEXT RENDERINGS

APRIL 12, 2017





1 **RENDERING IN CONTEXT**



2 **STREET ELEVATION**
Scale: 1" = 30 ft



ATTACHMENT E: REVIEW OF SR-1A ZONING STANDARDS & SPECIAL EXCEPTION STANDARDS

The proposals are reviewed in relation to the Historic Design Standards and Design Guidelines in Attachment E of this report.

Existing Condition

The site is currently vacant.

Zoning Ordinance Standards for SR-1A (Special Development Pattern Residential District) (21A.24.180)

Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. 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.

Standard	Proposed	Finding
Minimum Lot Area: 5000 SF	Current: 2865 SF	Undersized legal nonconforming lot – No Change
Minimum Lot Width: 50 feet	Current: 28-39.5 feet	Undersized legal nonconforming lot – No Change
Setbacks: Front Yard - 20 feet or Average = 14 feet	Front Façade - 14 feet	Complies
	Front Canopy – 10 ft 3 in	Special Exception Required
Corner Side Yard - 10 feet	Second Level Façade – 8 ft	Special Exception Required
Window Wells (max 6 ft x 3 ft)	Window Wells – 12 ft 10 in x 3 ft & 11 x 3 ft	Special Exception Required
Interior Side Yard - 4 feet	Side Façade – 4 ft	Complies
Window Wells (max 6 ft x 3 ft)	Window Well – 10 ft 8 in x 3 ft 4 in	Special Exception Required
Rear Yard: 25% lot depth (undersized lot) - 22.5 feet SR-1A (within 15 – 30 ft spectrum)	Rear Yard Façade Setback – 20.5 ft	Complies
Max Building Height for Flat Roof & Max Wall Height at interior side yard – 16 feet	20 feet & 19 feet respectively	Special Exception Required
Maximum Building Coverage: 40% of lot area	Approx. 37%	Complies

Historic Landmark Commission - Jurisdiction & Authority relating to Special Exceptions (21A.06.050.C.6)

The Historic Landmark Commission has the jurisdiction and authority to review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district. The certain special exceptions are listed as follows:

- a. Building wall height;
- b. Accessory structure wall height;
- c. Accessory structure square footage;
- d. Fence height;
- e. Overall building and accessory structure height;
- f. Signs pursuant to section [21A.46.070](#) of this title; and
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

Zoning Ordinance Definition & Standards for Special Exceptions – 21A.52.060

Special Exception Definition

A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

Special Exception Standards

- 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.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, 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.*

Finding

The current development proposal would require special exception approval for the total height and associated wall height of a flat roof building within the SR-1A residential zone being 4 and 3 feet respectively above that maximum, for an encroachment of up to 2 feet into the corner side yard and rear yard setback areas at the south-west corner of the building, for extended window wells within side yard areas, and for the projection of a canopy at the front of the proposed building, as defined above.

This is a small and irregularly shaped vacant lot within the Capitol Hill Historic District. Given the lot constraints and limited buildable area, the design of the development has been considered to reduce encroachment into required setback areas, and to avoid notable excavation and regrading of the site in the interest of daylight to lower levels. The proposed height increase would not in staff's opinion adversely affect the compatibility of this development within this context. The proposed new development would occupy this vacant lot in a manner that is generally compatible with the existing and evolving character and scale of this context and the Capitol Hill Historic District. Additional height and window well areas are requested to achieve adequate floor area and natural light for the new dwelling within the tight restrictions of this lot. A

projecting canopy is now proposed to help define the front of the building and its entrance facing 600 North. No conflict with the purpose statement for the Historic Preservation Overlay is identified.

SR-1A Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. 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.

Finding

Special exception approval is sought for height, encroachment into rear and corner side yard setback areas, window wells within side setback areas, and a projecting canopy to help define the frontage of the building. In doing so, and in conjunction with other aspects of this proposal, the proposal would not conflict with the purpose of the SR-1A zone district. This is an under-sized lot relative to the SR-1A definition and standards, and characteristic of many within this historic district and residential zone, so some special exception approvals might be anticipated to construct a new dwelling. Given these constraints, the special exception approvals sought are relatively minor, and effectively occasioned by configuration and design to balance creating livable dwelling space with the limitations of the lot and context. Capitol Hill demonstrates a variety of yards, lot sizes and bulk characteristics. The development of this lot in a manner which recognizes and works within these characteristics equates with the neighborhood is in the interests of sensitive change within the historic and zone districts. No other conflict with the purpose of the SR-1A zone is identified.

- 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.

Historic Preservation Overlay Purpose Statement: See above

Finding

The proposed development will occupy a vacant lot within the historic district and will do so in a form that would be compatible with the special character of the district, both in terms of its historic architectural and also historic landscape character. In Staff's opinion, the development of the site is more likely to enhance rather than diminish or impair property values within this neighborhood.

SR-1A Purpose Statement: See above

Finding

The proposal is purpose-designed for this unique site within the Capitol Hill Historic District and the SR-1A character in this context. As such it is likely to maintain the unique character and variety of this setting, while contributing to this character in an individual manner. In Staff's opinion the special exception approvals sought help to ensure that the characteristics of the context, its attraction as a place to live and hence its property values are both recognized and potentially enhanced by this development.

- 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.

Historic Preservation Overlay Purpose Statement: See above

Finding

The proposed development, and the limited special exception approvals required to construct it, is unlikely to have any material adverse effect upon the character of the area, Staff would conclude.

SR-1A Purpose Statement: See above

Finding

Again, the test of compatibility in the context of the historic district effectively helps to ensure that such compatibility is likely to address the unique characteristics of this context within the SR-1A district. No conflict with the SR-1A purpose is identified. Special exception approval sought is likely to retain and enhance the unique character including the maturity of this setting.

- 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.

Historic Preservation Overlay Purpose Statement: See above

Finding

The proposed development is considered to be compatible with the scale and heights of surrounding development, and the special exceptions sought should help achieve residential space and integrate the new structure within this setting. Given the constraints of this lot, no conflict with the purposes of the historic district overlay is identified, with associated exceptions seeking to enhance the compatibility and livability of the proposed development.

SR-1A Purpose Statement: See above

Finding

The special exceptions sought in association with this development are designed to create contemporary living space while achieving compatibility of the building in this setting and district, in Staff's opinion. No conflict with the objectives of this standard is identified.

- 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.

Historic Preservation Overlay Purpose Statement: See above

Finding

The proposal, and its associated special exceptions, are designed to help ensure the future retention of existing natural, scenic and historic features of this lot. This standard, in the context of the purposes of the historic overlay, is consequently met.

SR-1A Purpose Statement: See above

Finding

The proposal, and its associated special exceptions, are designed to help ensure the future retention of existing natural, scenic and historic features of this lot. This standard, in the context of the purposes of the SR-1A district, is consequently 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.

Historic Preservation Overlay Purpose Statement: See above

Finding

The proposals are not thought to be a likely source of any material pollution of the environment. In relation to the purpose and standards for the historic overlay district, Staff would conclude that this standard is met.

SR-1A Purpose Statement: See above

Finding

The proposals are not thought to be a likely source of any material pollution of the environment. In relation to the purpose and standards for the SR-1A district, Staff would conclude that 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.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, 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.*

Finding

Beyond the purpose and standards for the historic district overlay, no additional standards of this chapter are identified by Staff, and in that respect this special exception standard is met.

SR-1A Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. 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.

Finding

In relation to the purpose and standards for the SR-1A district, no additional standards of this chapter are identified by Staff, and in that respect this special exception standard is met.

ATTACHMENT F: DESIGN STANDARDS & GUIDELINES 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.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 12, New Construction, provides the relevant historic design guidelines for this design review. The Design Guidelines are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>

<http://www.slcdocs.com/historicpreservation/GuideRes/Ch12.pdf>

Standard & Guidelines	Analysis	Finding
<p>1. SCALE & FORM</p> <p>1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u></p> <p><i>12.5 A new building should be designed to reinforce a sense of human scale.</i></p> <p><i>12.6 A new building should appear similar in scale to the established scale of the current street block.</i></p> <p><i>12.8 A front facade should be similar in scale to those seen traditionally in the block.</i></p> <p><i>12.9 Building heights should appear similar to those found historically in the district.</i></p> <p><i>12.11 A new building should appear similar in width to that established by nearby historic buildings.</i></p>	<p><u>Scale & Form - Height</u></p> <p>The proposal is designed for a narrow and irregularly shaped lot on this corner site. The height would step up from a lower front street-facing section of the building to a slightly taller rear range height. Limited regrading is proposed to create a slightly lower finished site level, while window wells are employed on three sides of the building to achieve light to lower level living spaces. The proposed maximum building height is 20 ft, adopting a flat roof building form. The height proposed falls within the range of the maximum height of nearby pitched roof buildings. Although not a characteristic of the immediate setting of this lot, flat roof buildings, representing most periods of development, are found throughout the Capitol Hill Historic District. In generally complying with zoning setback requirements, the buildable area of this lot is extremely limited in terms of building width. Building slightly higher in that context helps to achieve additional volume to compensate for the 2-dimensional constraints. The proposed height of the building would not, in Staff's evaluation, be incompatible with the general scale of development in this context. The narrow frontage would create a relatively taller, and yet compatible, scale. Developing this lot, in a sensitive manner, is in itself a positive move in relation to the historic and architectural character of the district.</p> <p><u>Scale & Form - Width</u></p> <p>The constraints of this lot prompt a slightly different and narrower width of building frontage when compared with other buildings within this setting. The front section of the proposed building does however step down in height, gradually introducing the higher sections of the dwelling behind. Overall, the massing and articulation of the proposed building, would help to recognize the human scale character of this setting and would be compatible with the general scale and form of the setting and the district.</p>	<p><u>Height</u></p> <p>Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p> <p><u>Width</u></p> <p>Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>1. SCALE & FORM 1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.6 <i>A new building should appear similar in scale to the established scale of the current street block.</i></p> <p>12.13 <i>Building forms should be similar to those seen traditionally on the block.</i></p> <p>12.15 <i>Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.</i></p>	<p><u>Scale & Form - Façade Proportion</u> This is a narrow, undersized, and tapering lot in a corner position. Closely equating with the proportion of the principal facades in this immediate sequence of buildings is not an option on this site. The street-facing façade of the building is stepped, with a lower front section of the structure introducing the higher section behind. The lower front range of the proposal, coupled with the addition of a street facing front porch canopy, helps to temper the perceived façade proportions and enhance the sense of compatibility in this context. The redesign of the front section of the building helps to simultaneously emphasize the relocated entrance while creating a front porch element - a feature which is a characteristic of many buildings in the street and district. The combination helps to accentuate a sense of human scale on the street frontage.</p> <p>The proportions of the western façade facing Alida Place, with articulation of facade planes and change in material, help to reduce the perceived lateral and vertical scale of the proposal along this frontage.</p> <p>Overall, the relationships of width to height of the principal elevations, with the degree of modulation and articulation proposed, would create a series of proportions which would be in scale with the surrounding structures and streetscapes.</p>	<p><u>Façade Proportion</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>1. SCALE & FORM 1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.7 <i>The roof form of a new building should be designed to respect the range of forms and massing found within the district.</i></p> <p>12.14 <i>Roof forms should be similar to those seen traditionally in the block and in the wider district.</i></p>	<p><u>Scale & Form - Roof Shape</u> The proposal is for a flat roofed dwelling, stepping back from a lower front section. The immediate context on this side of 600 North is characterized by a variety of pitched roof residential forms, with a combination of front or side facing gables, or hipped roof in form. Flat roof residential buildings are a characteristic of the wider setting on 600 North, and across the Capitol Hill Historic District. This site is tightly constrained in both width and configuration, reducing the design options for achieving habitable residential space. Pitched roof options would tend to increase the height while decreasing the interior volume.</p> <p>The variation in roof level proposed within the plan of the building, stepping down to the front porch canopy in the latest revisions, also help to maintain and accentuate a sense of human scale within this setting, and enhance the visual compatibility of the proposal in this setting.</p>	<p><u>Roof Shape</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>1. SCALE & FORM 1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p> <p><u>Residential Design Guidelines</u> <i>12.5 A new building should be designed to reinforce a sense of human scale.</i></p> <p><i>12.6 A new building should appear similar in scale to the established scale of the current street block.</i></p> <p><i>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</i></p> <p><i>12.8 A front facade should be similar in scale to those seen traditionally in the block.</i></p> <p><i>12.9 Building heights should appear similar to those found historically in the district.</i></p> <p><i>12.11 A new building should appear similar in width to that established by nearby historic buildings.</i></p> <p><i>12.13 Building forms should be similar to those seen traditionally on the block.</i></p> <p><i>12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.</i></p>	<p><u>Scale & Form - Scale of a Structure</u> The proposed development is effectively rectangular in form, with variation employed in massing through roof height and in façade articulation, to reduce the sense of scale and to reinforce a sense of human scale as one of the effective characteristics of this setting. Roof forms, façade heights, widths, and façade proportions interact to achieve a sense of human scale and a consequent compatibility with the size and mass of the buildings and streetscape within this part of the historic district. Staff would conclude that the proposal would be visually compatible with this setting, while contributing to this character in an individual manner.</p>	<p><u>Scale of a Structure</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
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<p>2. COMPOSITION OF PRINCIPAL FACADES 2.a Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> <i>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</i></p> <p><i>12.20 Windows with vertical emphasis are encouraged.</i></p> <p>2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> <i>12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</i></p>	<p><u>Façade Composition – Proportion of Openings</u> Revisions to the proposed design have enhanced the coherence of the fenestration pattern, reducing variation and tying together the two street facing facades. Horizontal rather than vertical in proportion, the larger windows subdivided are subdivided. The design composition still employs some variation, although this is now less pronounced. The proposed height and width of doors and windows maintain a sense of human scale and would not be visually incompatible with surrounding structures & streetscape.</p> <p><u>Façade Composition – Rhythm of Solids to Voids</u> In general the rhythm and ratio of solids to voids proposed for the street facing facades would equate with the buildings in this setting. Larger voids or openings are subdivided into smaller lights to express the framing pattern and a degree of architectural detail and interest. The combination is likely to achieve a visual compatibility with the buildings in this context. The east façade, less visible from the street, directly faces the neighboring lot and residence, at relatively close proximity. The rhythm of solids to voids on that façade characteristically recognizes this proximity and a need for greater privacy on both sides.</p>	<p><u>Proportion of Openings</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p> <p><u>Rhythm of Solids to Voids</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> <i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p> <p><i>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</i></p>	<p><u>Façade Composition - Building Character & Scale</u> The design of house has been reconfigured to move the primary entrance to the north-east corner, directly facing the primary street. Enhancing the character of the frontage of the building, a continuous porch canopy has been added, echoing in contemporary manner the front porch elements of many buildings in this setting and the district. The proposal now more directly addresses 600 North, with the potential to complement this street façade.</p>	<p><u>Rhythm of Porch & Projections</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>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.</p> <p><u>Residential Design Guidelines</u> <i>12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.</i></p> <p><i>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</i></p> <p><i>12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</i></p>	<p><u>Facade Composition - Building Materials, Windows, Elements & Detailing</u> The design proposed concentrates upon two primary external materials, supplemented by detailing in metalwork. Primary materials include stucco, finished in a muted red tone, supplemented by wood siding. The garage is designed using the same materials and relationship. Window framing proposed is aluminum clad wood. Both primary materials are characteristic of and would be visually compatible with this context.</p>	<p><u>Relationship of Materials</u> Staff would conclude that the proposals generally accord with the objectives of this design standard. <u>Complies.</u></p>
<p>3. RELATIONSHIP TO THE STREET 3.a Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;</p> <p><u>Residential Design Guidelines</u> <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p> <p><i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Relationship to the Street - Walls of Continuity</u> The proposed new single family dwelling will occupy a vacant site on 600 North, on the corner with Alida Place. The development of this site will complete a gap in what is otherwise a continuous sequence of residential buildings along the primary street. The proposals recognize the historic development patterns of this context and respect those characteristics in the design proposed. Site structures and landscaping proposed should help to complement and integrate the development in this setting. Visual compatibility in this context should be enhanced.</p>	<p><u>Relationship to the Street – Walls of Continuity</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;</p> <p><u>Residential Design Guidelines</u> <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p>	<p><u>Relationship to the Street - Rhythm of Spacing & Structures on Streets</u> The proposed residence largely respects and also echoes the existing rhythm created by the spacing of structures along this street, and the open spaces retained therein. The historic pattern of development should be reinforced by a new building on this site, creating the enclosure of the east side of Alida Place currently missing in this sequence and these rhythms. This void in the otherwise historic settlement pattern would be addressed, to the benefit of the character, continuity and rhythm of the character of this setting in the district.</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;</p> <p><u>Residential Design Guidelines</u> <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p> <p><i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Relationship to the Street - Directional Expression</u> This is a corner site. The proposed building is oriented towards the primary street frontage, with the length of the building parallel with the lot. In directional expression the proposal respects the site and also the established settlement pattern and orientation of buildings in this context. As revised, the design of the building now places the primary entrance facing the street. A secondary entrance is retained facing Alida Place. The proposal should be visually compatible with the character established by the patterns in this context.</p>	<p><u>Directional Expression</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.</p> <p><u>Residential Design Guidelines</u> <i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Relationship to the Street - Streetscape & Pedestrian Improvement</u> The development will occupy this vacant lot and in doing so will enhance the environmental character and public experience of this context. The building itself, combined with the landscaping of the site, will enhance the immediate setting and the broader context. The improvements should help to integrate the proposal and enhance the compatibility of the development.</p>	<p><u>Streetscape & Pedestrian Improvements</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).</p>	<p><u>Subdivision of Lots</u> No subdivision of lots is involved in this instance.</p>	<p><u>Subdivision of Lots</u> No change is proposed.</p>
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ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on April 20, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 20, 2017
- Site notice posted on April 24, 2017

Public Commentary

One comment has been received from a neighboring resident objecting to the design of the development on the basis that it does not fit well with the character of the context in this part of the Capitol Hill Historic District. This comment is attached below. Any additional comments received following publication of this report will be forwarded to the Commission.

From: megg morin

Wednesday, April 26, 2017 1 :20 PM

To: Leith, Carl

Re: question about proposed Single Family Residence proposed for 165 W 600 North

thanks Carl, appreciate you sending along the Part I and II of the revised drawings.

I don't like the new design any better, although I know my personal likes/dislikes are not salient to the approval of the revised design. My opposition is that this new proposed house design (still) doesn't fit in AT ALL to the existing homes on this street or in this neighborhood. I appreciate that this new design is lower, and locates about 113 of the living space in a basement/lower level which overall reduces the height of the proposed building. Still, the juxtaposition of the existing pioneer eclectic cottage style throughout the neighborhood and this rectangular, boxy look is jarring and unpleasant. I understand that other modern design homes have been approved and built in Marmalade, and further, I appreciate that the Landmark Committee is in place to ensure the existing SRIA guidelines and restrictions apply to all building.

I object to the proposed removal of trees on the adjacent/east property. I do see that Part II of the revised proposal includes a row of other trees on the east side of the proposed building space. I'm not sure why the existing trees should be removed to make way for other trees though.

Again, thank you for the opportunity to provide comments.

-Megg

On Tue, Apr 25, 2017 at 6:22 PM, Leith, Carl <Carl.Leith@slcgov.com> wrote:

Hi Megg,

Thank you for that explanation. So, just thinking that it may be valuable for you to have the option of sight of the revised drawings asap to enable you to base any thoughts and/or objections upon those. If you don't have the opportunity to review I can include your thoughts to date on the previous proposal. However, if you are able to forward any thoughts or concerns regarding the revised scheme, I can include those with the report if received by the middle of the day on Thursday.

A copy of the revised drawings is attached - split into 2 parts to reduce file size.

Thanks,

Carl

From: megg morin

Sent: Tuesday, April 25, 2017 4:10 PM

To: Leith, Carl <Carl.Leith@slcgov.com>

Subject: Re: question about proposed Single Family Residence proposed for 165 W 600 North

hi Carl, thanks for getting back to me and for the info you have provided.

Yes, I would like my opposition to the modern design that was originally proposed for the lot to be included in the record.

My opposition is that the design proposed doesn't fit in to the surrounding homes. While the cookie cutter/every house the same is not desirable either, I believe the proposed design does nothing to enhance the existing charm of lower Marmalade. The SRIA district is highly restrictive as is, and I believe the current restrictions were put into place to maintain the existing look and feel and prevent unattractive buildings from popping up and taking away from the overall charm that exists in the neighborhood now. IMO, the proposed design looks out of place.

I would love to see the revised drawings when they are available. I understand that my voice is that of a resident in the neighborhood and appreciate the opportunity to be heard.

thanks again for your note back.

best,

-Megg

On Tue, Apr 25, 2017 at 3:31 PM, Leith, Carl <Carl.Leith@slcgov.com> wrote:

Hello Megg,

Thank you for your inquiry and your comments.

The application for this house was 'tabled' previously for further consideration of the design and details. The previously reviewed plans were not rejected outright, and there was certainly much discussion regarding different design options for the site. One point of consideration was whether a flat roof building was appropriate for this site and setting, and I recall that was a point of concern from at least one other local resident.

There are new plans and a revised design for the proposed house. Various design details have been revised, although the design approach continues with a flat roof building form. The site does present its own tight constraints in terms of lot dimensions and configuration, which have a bearing on the range of design options which might work here.

Generally, the Commission has in the past approved a range of more modern building designs, several within the Capitol Hill area.

The staff report for the Historic Landmark Commission with a copy of the revised drawings will be published later this week and can be viewed at the following site:

<http://www.slcgov.com/planning/planning-2017-historic-landmark-commission>

The report will include an extract of the minutes from the previous meeting summarizing the discussions at the meeting, and those minutes are currently published on the above site. I can forward you a copy of the revised drawings in advance of the publication of the report if those would be helpful.

At this point I can include your emailed comments with the staff report for the Commissions attention, if you would like me to do so. Please confirm if you would like these included.

I look forward to hearing from you.

Thanks,

Carl

CARL O. LEITH MRTPI IHBC

Senior Historic Preservation Planner

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From: megg morin

Sent: Tuesday, April 25, 2017 10:49 AM

To: Leith, Carl <Carl.Leith@slcgov.com>

Subject: question about proposed Single Family Residence proposed for 165 W 600 North

hello Carl,

I'm responding to a notification I got for the upcoming Landmark Commission meeting on May 4th, 2017 regarding Landmark Review of single family home construction at 165 W 600 North.

Part of this notice states that this project "was previously reviewed and tabled by the commission." Does that mean that the previously reviewed plans were rejected? I hope so. I reviewed the planned design for that property and found it to fit in with the adjacent buildings and the tenor and beauty of the neighborhood not one percent!

Is there a new plan that is available for review? I hope that AMD Architecture has rethought adding a structure to 600 North that fits in with existing structures and adds an element of interest vs. trying to force a modern look into a lovely old neighborhood.

Please let me know if there's a new plan available for review, and thanks for your help.

cheers,

-Megg

p.s. I live on the corner of Wall and Clinton St., just around the corner from this proposed site, and treasure and respect the existing look and feel of this neighborhood