



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Katia Pace
801 535-6354 or katia.pace@slcgov.com

Date: November 2, 2017

Re: **Salisbury Mansion Addition**

Major Alteration – PLNHLC2017-00556
Special Exception – PLNHLC2017-00861
574 East 100 South

MAJOR ALTERATIONS & SPECIAL EXCEPTION

PROPERTY ADDRESS: 574 East 100 South

PARCEL ID: 16-06-228-029

HISTORIC DISTRICT: Central City Historic District & Salt Lake City Landmark Site

ZONING DISTRICT: H Historic Preservation Overlay District. RMF-45 Moderate/High Density Multi-Family Residential District

MASTER PLAN: Central City Master Plan, Community Preservation Plan

DESIGN GUIDELINES: Residential Design Guidelines

REQUEST: Mark Cacciamani, property owner, is requesting a Certificate of Appropriateness from Salt Lake City for a major addition to the Salisbury mansion, a landmark site. The proposed new use is an Assisted Living Facility with 51 rooms and a children's daycare, or an additional 8,626 square feet footprint, to the existing 3,150 square feet footprint. The final footprint would be 11,776 square feet. The proposed addition would have a basement and two additional levels. This major alteration to the building must be approved by the Historic Landmark Commission. The project will also require a Special Exception to allow the addition to encroach into the required rear and corner yards. The site is zoned RMF-45 and within the H Historic Preservation Overlay of the Central City Local Historic District.

RECOMMENDATION: Based on the analysis and findings listed in this staff report and the proposal presented, I recommend that the Commission approve this application for a Certificate of Appropriateness for Major Alteration and Special Exception, subject to the following conditions:

1. That any revisions are delegated to staff for subsequent review and approval; and
2. That no mechanical systems/air conditioning units be located on the balconies that are visible from the street.

ATTACHMENTS:

- A. Vicinity Map
- B. Historic District Map
- C. Development Plan Set
- D. History
- E. Photographs
- F. RMF-45 Zoning Ordinance Standards
- G. Applicable Standards for Special Exceptions
- H. Applicable Standards & Design Guidelines
- I. Standards for Altering a Landmark Site
- J. Development Review Team Comments
- K. Work Session Meeting Minutes
- L. Public Process

BACKGROUND:

Background

The Salisbury mansion was constructed in 1898, for Orange J. Salisbury, a prominent Utah Mining Engineer. The Salisbury mansion was built in the Neo-Classical style by Frederick Albert Hale, a prominent Utah architect who designed several prominent buildings in Salt Lake City.

This house has historical and architectural significance. It is a Salt Lake City landmark site. A landmark site is a site included on the Salt Lake City register of cultural resources. Such sites are of exceptional importance to the city and region and show high artistic, historic or cultural values.



Aerial view of the Salisbury Mansion

Character of the Neighborhood

In the late 1800s large mansions were constructed along South Temple and 100 South by wealthy families. The Salisbury Mansion is an example of an architect-designed mansion located along 100 South. Many of the mansions along 100 South have been demolished and construction of multi-family housing, particularly in the form of multi-story apartment buildings, took their place.

A number of both larger mansions and smaller single-family dwellings were converted into office or other business uses. More recently large office buildings were built along 100 South to form the existing streetscape. The streetscape along 600 East at this location is similar to 100 South but has more of a residential character.

Adjacent to the Salisbury Mansion on 100 South is a small apartment building. On the 600 East side, the adjacent properties are two historic homes that are connected and function as an office building.

Architectural Overview

The original portion of the house consists of two stories, a basement, attic, and a circular staircase, forming a small semi-circular apse on the right side of the building. The masonry structure was built of cut sandstone from East Canyon, Utah.

Other architectural characteristics of the house are:

- gable roof parallel to street,
- two-story entrance portico topped with a triangular pediment gable roof supported by four ionic columns and square pilasters,
- small wall window in gable end,
- scroll brackets and dentils decorated the cornice,
- rough faced stone walls,
- stone segmental arches over windows,
- bracketed swans neck pediment over doorway,
- transom, corner lights and sidelights frame doorway, and
- ornate leaded glass windows and transoms.

Chronology of Change

The building has been through several changes since it was built:

- In 1898 the house was built as a single family home.
- In 1927 the house became a wedding reception center (main floor) and a boarding house (second floor.)
- In 1934 the house was sold and became the Evans & Early Mortuary.
- In 1937 a chapel addition was constructed on the eastern façade.
- In 1955 a garage for the hearses was built on the southwest rear of the property.
- In 1972 another chapel, viewing room, ramp and service area was constructed on the west and southern sides of the original house by architect Von M. White.



North Elevation, before 1937



West Elevation, before 1972



East Elevation, after 1937



North Elevation, circa 2016

PROPOSED DEVELOPMENT

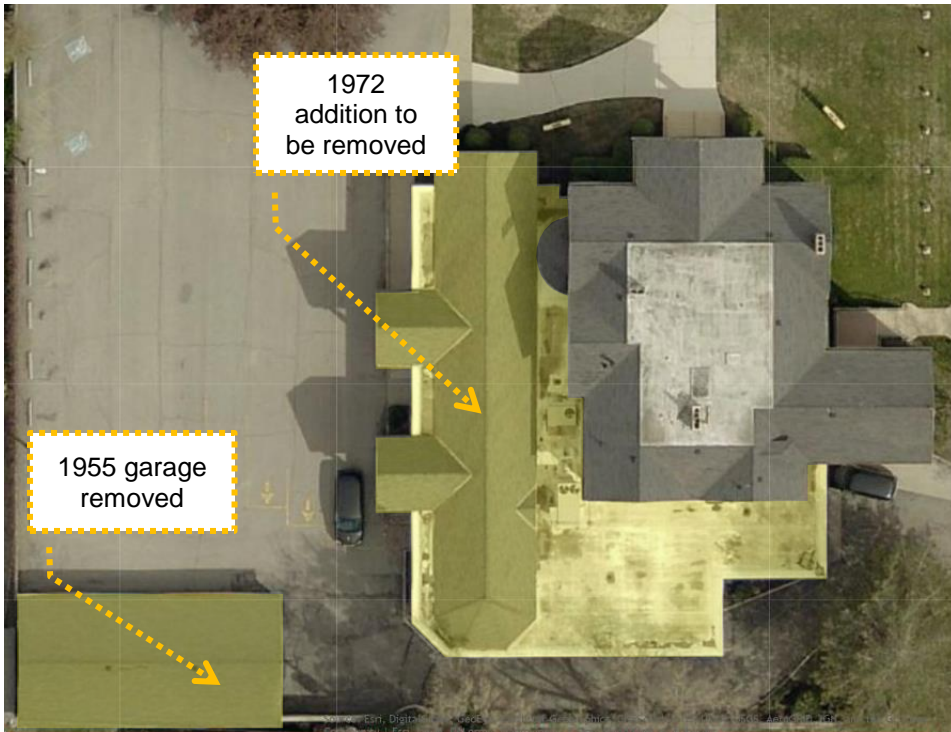
Currently the building is vacant, the proposed new use is an Assisted Living Facility along with a daycare facility for children of employees and grandchildren of residents of the facility.

The entire development site consists of an area of approximately .76 acres within the Central City Historic District Overlay. The lot is in a corner that faces 100 South and 600 East.

The proposed addition would have a basement and two additional levels and would add 51 rooms and a children’s daycare, or an additional 8,626 square feet footprint, to the existing 3,150 square feet footprint. The mansion is 43’ – 10” tall, the addition would be 28’ – 6” tall, and the corridor would be 24’ – 6” tall.

Proposal to Remove Earlier Addition

The proposal is to remove the 1972 addition and expose the west façade of the mansion. This would restore some of the significant historic character of the building, including the small semi-circular apse on the right side of the building. The 1972 addition is outside the period of significance and is not considered contributing.



Proposed building addition to be removed

Proposed Addition

The proposed new addition would be attached to the original building on the rear with a glass connector. The rear addition would then connect with a glass panel corridor to a west wing addition. This west wing would be setback from the front façade of the original building and would be lower in height. The site slopes down from the location of the original building allowing the original building to stand higher and dominant on the site.

The glass connector would function as a corridor with the main entrance to the facility located at the center of the corridor on the first floor. At this location, on the middle of the corridor, there would be no rooms behind it, making the corridor transparent letting in natural light.

The void of space between the mansion, the corridor and the west wing would create a green space area and a courtyard in front of the corridor that would provide a common outdoor space for residents. Another area created by a void of space at the back of the corridor would be used as a patio on the first and second floors and a playground in the basement.

Mass and Scale

The addition would be proportional in width and height with the original building. The roof of the addition and link would be flat. The belt course around the top of the addition would match the height of the eaves of the historic building, thus creating visual continuity between the historic mansion and the addition. Similarly, the belt course just above the foundation of the addition would be the same height as the foundation on the historic building. The corridor would be slightly lower just underneath the belt course of the addition and cornice of the mansion.

The façades on the addition would be articulated with the use of different color bricks and stones and the use of balconies and modulation. Modulation on the front façade of the west wing addition would reflect the proportions and symmetry of the neoclassical style of the historic structure.

Parking

The required parking for an Assisted Living Facility is 1 parking stall for each 4 employees, plus 1 parking stalls for each 4 rooming units. The parking requirement for the Daycare use is 2 spaces per 1,000 square feet of usable floor area. The combination of uses would require a total of 20 parking stalls, or 15 stalls if the Transportation Demand Management Strategies for 75% reduction is applied. The proposal would to provide 7 parking stalls on-site and an additional 8 parking stalls along 600 East and 100 South.

The on-site parking would be located in front of the west wing addition, and it would be behind the required front yard setback. The applicant was encouraged to design an addition subservient to the principal historical structure. Normally parking in front of a structure is not encouraged but in this case a trade-off between the location of parking and having the addition set back seems most appropriate balancing both preservation goals and the site's dimensional constraints.

Materials

When the chapel was added to the east side of the building in 1937, some of the original stone was reused along with new stone from the same East Canyon quarry. In 1972 a large addition was built on the west and rear of the building. New cut stone was used for this addition from a quarry outside of Heber, and the stone removed during the remodeling was carefully stored.

This project proposes to restore the west façade of the original building with the stone that was stored. The proposed addition would incorporate the stone from the 1972 addition in the base of the new building. On the upper levels the proposed material is a dark and medium tan color brick. The same brick in a much lighter tone would be used to frame the entrance of the facility, the belt course and the base of the balconies.

Fenestration

The proposal is to use Pella Architect Series, aluminum clad windows and balcony doors. Windows and balcony doors would be recessed three inches from the façade, providing some depth and play of light and shadow.

The proposed fenestration pattern on the principal façade of the west wing is broken into three sections to reflect the fenestration and partition on the principal structure. The sections would be balconies on the center of the first and second floor and long windows extending the two floors on either sides.

The fenestration of the other façades is predominantly a series of projecting balconies with balcony doors that would open toward the building. The balconies will be 2 feet by 8 feet. No mechanical systems/air conditioning units should be located on the balconies that are visible from the street.

Expansion of the East Porch

The east porch was likely created when the chapel was added in 1937. It served as another entrance to the building. The proposal is to expand the patio and remove the stairs, making it accessible only from the inside of the building. The current dimension of the porch is 10 by 10 feet and the proposed dimension would be 14'-8" by 16' feet. The porch is connected to the proposed dining room and the proposal is to create a patio with tables for outdoor dining. The existing handrail is wrought iron with a decorative design, the proposed handrail would match the existing. The base of the patio would be sandstone like it is currently.



Current view of the East Porch

PUBLIC COMMENTS

HLC Work Session: The applicant attended a work session with members of the HLC on August 3, 2017 to review this project and provide feedback to the applicant. The key issues raised by the HLC are listed below.

Positive Feedback:

- There is rhythm between the historic building, connector and addition – it's a strong design
- Massing is good
- Support the reuse of the sandstone
- No issue with rear yard setback encroachment
- Courtyard on middle is a success

Suggestions/Comments:

- Reusing columns from the 1972 addition on the portico of the addition could be seen as false sense of history
- West wing addition could be a larger mass and pushed forward if needed

Other comments:

Positive Feedback:

- The reuse is appropriate
- Additions, both west and south, appear well proportioned, organized and schematically detailed
- The proposed windows and their installation look like a good choice

Suggestions/Comments:

- The proposed roof is lower slope, but a steeper pitch might be more successful
- Lowering the height of the link and infill would help
- The proposed link needs significant refinement to not look like a 'dated' default solution
- New windows, portico, foundations, belt courses, eaves, building modulations, etc. should be robust otherwise the new construction will read as a poor, two-dimensional knock-off of the historic building
- Replacement/expansion of the east porch needs to be carefully designed and detailed for compatibility
- The proposed parking in front of the building in a historic district is inappropriate

For more detail, please see the Work Session Meeting Minutes, in Attachment J.

KEY ISSUES:

From an analysis of the proposed development in this report, public comments, and department review comments, the following key issues are identified. Some of the concerns and recommendations have already been addressed and changed. Such as the portico on the west wing addition that has been removed, the roof of the addition that was changed to a flat roof and the height of the link was reduced.

Issue 1: REAR & CONNER YARD SETBACK ENCROACHMENT

Rear Yard Setback

The building, as currently designed, encroaches into the required 30 feet rear yard. The encroachment is not uniform, but where it would encroach the most the building would be 10 feet from the property line. This encroachment will require a Special Exception approval. The reason for the addition to be pushed backward is to ensure that it is subservient to the historic mansion.

Currently the building has a rear yard setback of approximately 10 feet from the property line, however, the setback would change once the 1972 addition is removed. Also, the accessory building that was located next to the property line has been demolished recently.

Compliance with the setback requirement would move the west wing addition forward and in line with the front façade of the mansion. Some of the commissioners had no problem with that scenario, but it was not a consensus between the commissioners at the work session. Furthermore, moving the addition forward would further limit the space where parking could be provided.

Corner Yard Setback

The expansion of the east porch would further encroach the corner yard by an additional 4'-8" along 16'. The current dimension of the porch is 10 by 10 feet and the proposed dimension would be 14'-8" by 16' feet.

Issue 2: PARKING IN FRONT OF THE BUILDING

The proposed site plan shows 7 parking spaces located in front of the proposed addition. The parking would be behind the front yard setback and in the buildable area where parking is allowed. While parking in front of a building in a historic district is generally not appropriate, the commission may consider allowing the parking where it is proposed as a tradeoff for having the addition setback.

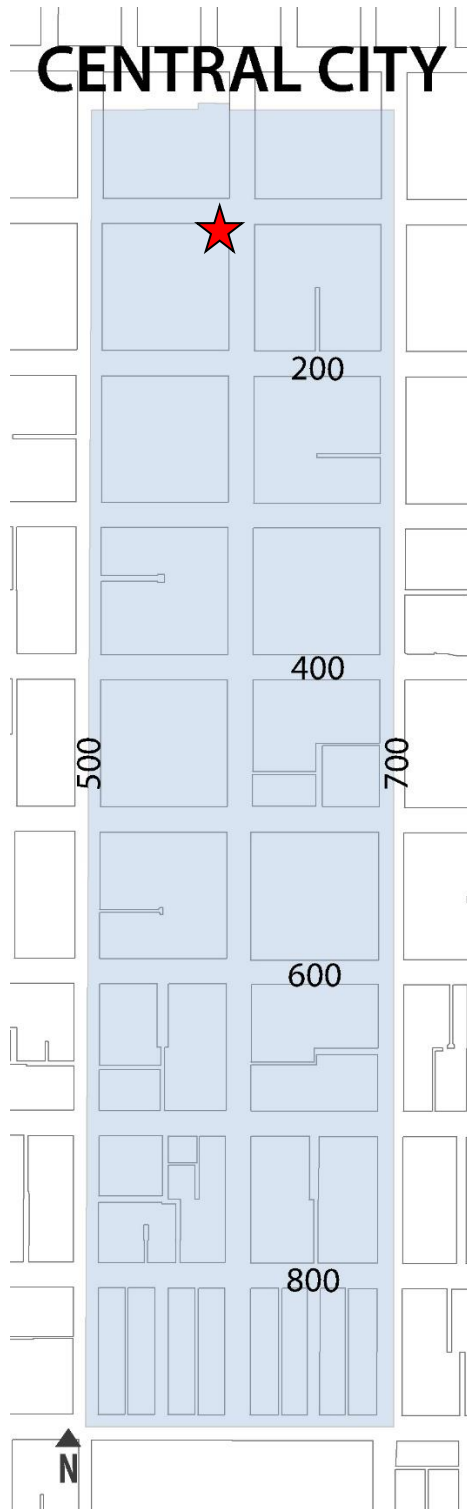
As mentioned above, the addition should be subservient to the mansion and having it setback helps the mansion maintain its prominence on the site and an addition attached in the most logical configuration.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP

★ *Approximate Project Location*



ATTACHMENT C: DEVELOPMENT PLAN SET



1 FRONT
A1



2 NEW ENTRANCE
A1



3 AERIAL VIEW ENTRANCE
A1

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845 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

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PROJECT:
**ASSISTED LIVING
SLC, UTAH**
SLC, UTAH

REVISIONS	DATE
No.	DESCRIPTION

FRONT AND AERIAL
VIEWS
FULL SCALE DRAWING 24"X36" OR 22"X34" SHEET

PHASE:
PRELIMINARY
DESIGN
SEPTEMBER 7 / 2017
SHEET No.
A1
MANSSION



1 | REAR RIGHT
A2



3 | REAR LEFT VIEW
A2



2 | WEST VIEW
A2

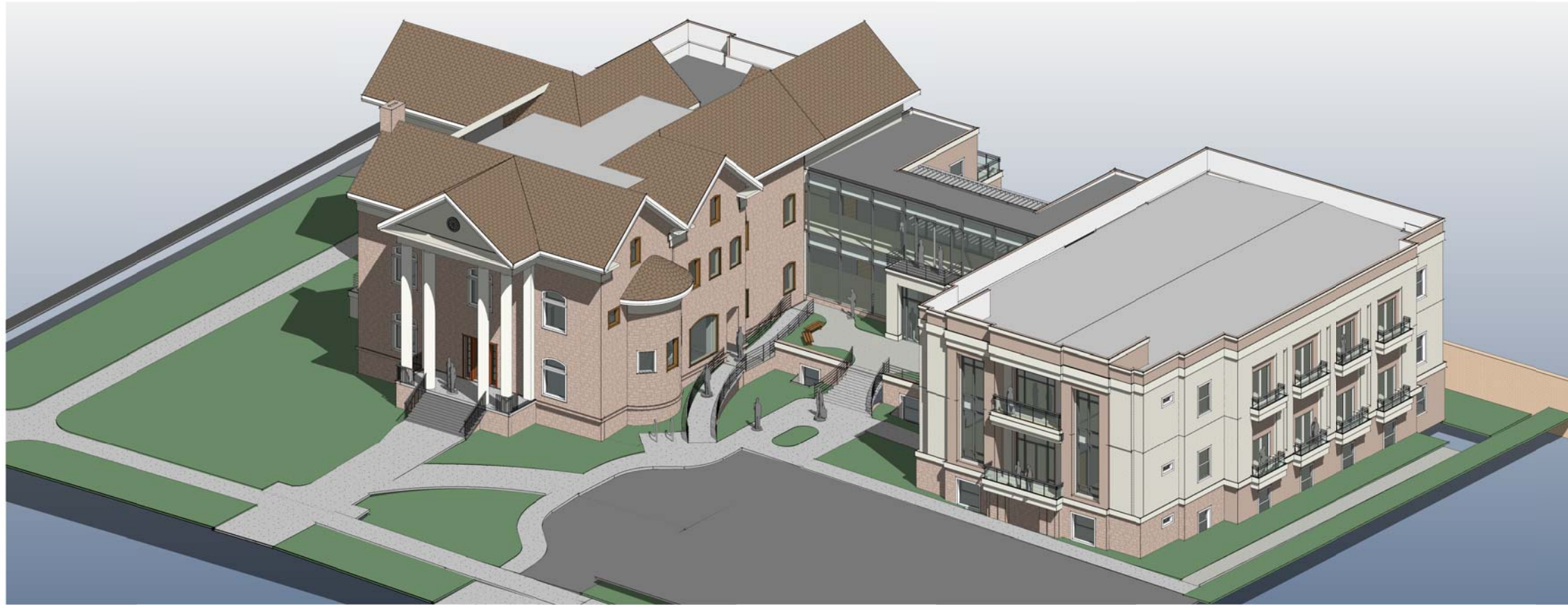
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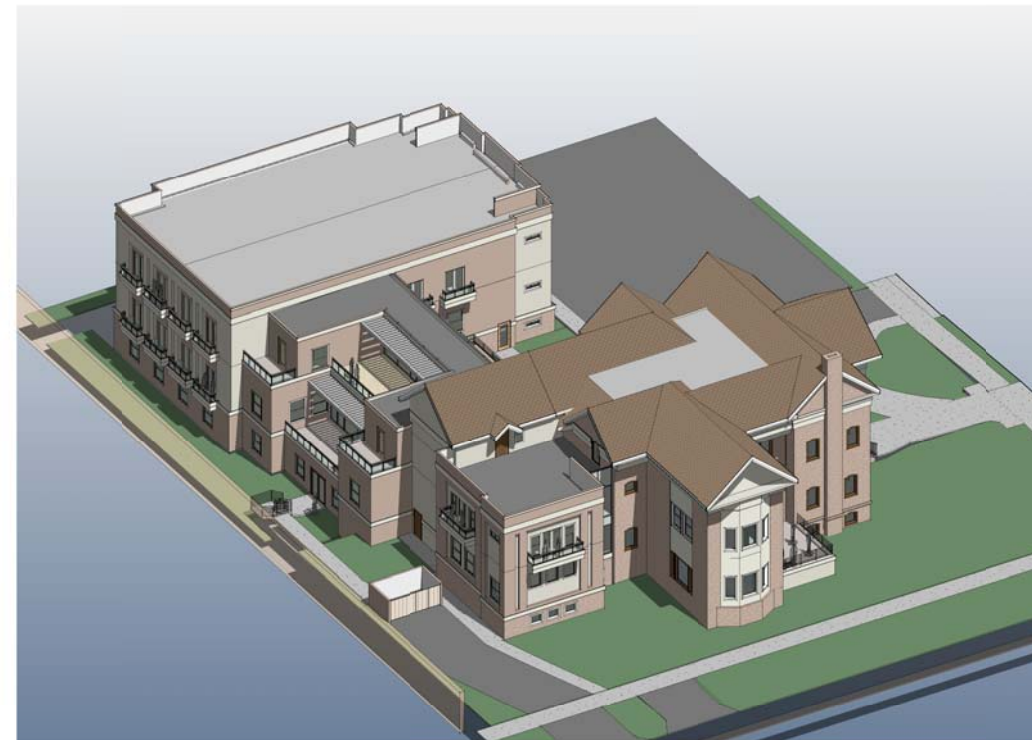
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PRELIMINARY
DESIGN
SEPTEMBER 7 / 2017
SHEET No.
A2
MANSSION



1 | AERIAL VIEW FRONT RIGHT
A3



3 | AERIAL VIEW REAR LEFT
A3



2 | AERIAL VIEW REAR RIGHT
A3

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PHASE:
PRELIMINARY DESIGN
SEPTEMBER 7 / 2017
SHEET No.

A3
MANSION

PROJECT:
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No.	REVISIONS DESCRIPTION	DATE

AERIAL VIEWS
FULL SCALE DRAWING 24"X36" OR 22"X34" SHEET

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1 | FRONT - NORTH
A4 | 3/32" = 1'-0"



2 | LEFT SIDE - EAST
A4 | 3/32" = 1'-0"



3 | RIGHT SIDE - WEST
A4 | 3/32" = 1'-0"



4 | REAR - SOUTH
A4 | 3/32" = 1'-0"

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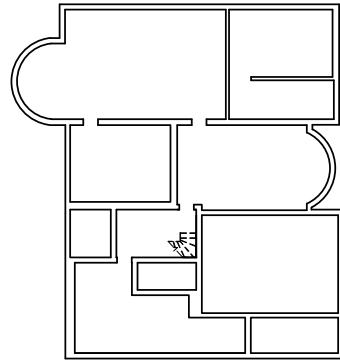
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REVISIONS	DATE
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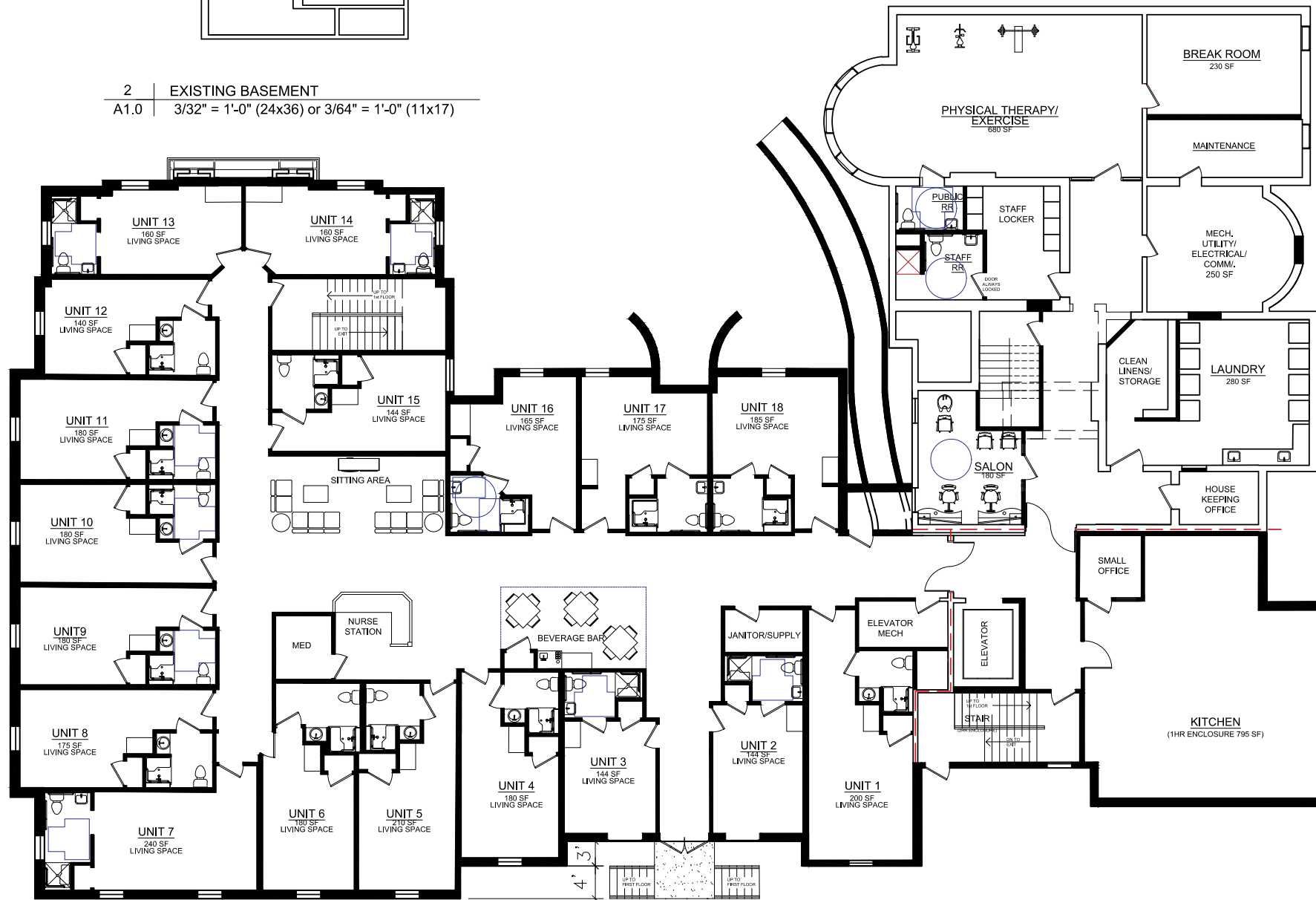
ELEVATIONS
FULL SCALE DRAWING 24"x36" OR 22"x34" SHEET

PHASE:
PRELIMINARY DESIGN
SEPTEMBER 7/ 2017
SHEET NO.

A4
MANSON



2 | EXISTING BASEMENT
A1.0 | 3/32" = 1'-0" (24x36) or 3/64" = 1'-0" (11x17)



--- 2 HOURS FIRE SEPARATION

RESIDENT ROOM COUNT:	
(BASEMENT)	
ADDITION:	18
EXISTING BLDG:	0
TOTAL:	18

RESIDENT ROOM COUNT:	
ADDITION:	46
EXISTING BLDG:	6
TOTAL:	52

1 | BASEMENT
A1.0 | 1/8" = 1'-0" (24x36) or 1/16" = 1'-0" (11x17)

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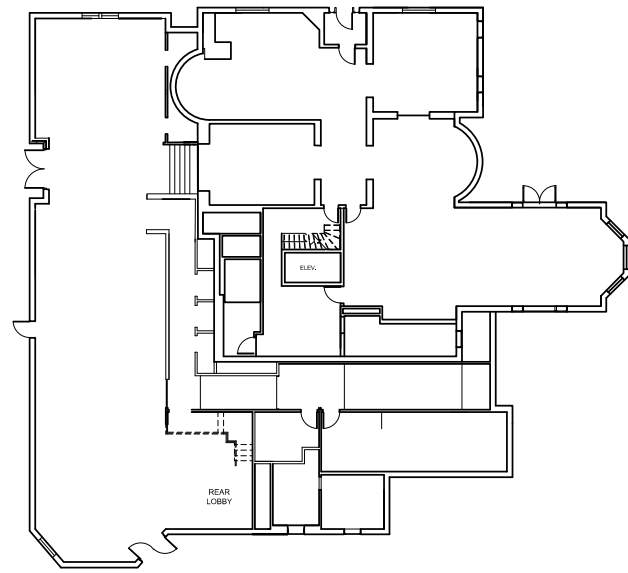
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PROJECT: ASSISTED LIVING SLC, UTAH
SHEET No. A1.0

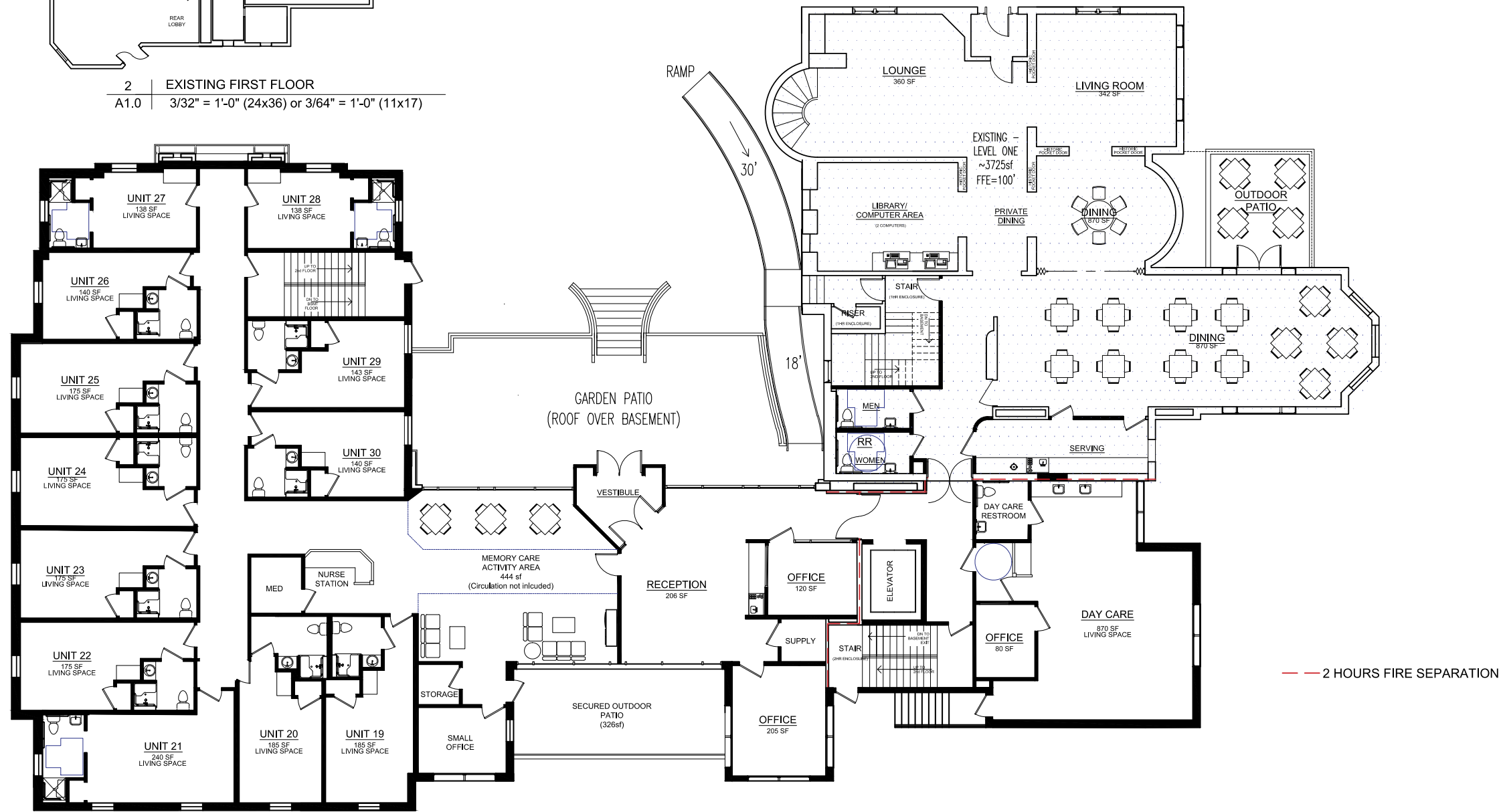
REVISIONS	DESCRIPTION	DATE
No.		

BASEMENT FLOOR PLAN
FULL SCALE DRAWING: 24" X 36" OR 24" X 48" SHEET
HALF SCALE DRAWING: 12" X 18" OR 12" X 36" SHEET

PHASE: SCHEMATIC DESIGN
July 12, 2017
SHEET No. A1.0



2 | EXISTING FIRST FLOOR
A1.0 | 3/32" = 1'-0" (24x36) or 3/64" = 1'-0" (11x17)



1 | 1ST FLOOR
A1.1 | 1/8" = 1'-0" (24x36) or 1/16" = 1'-0" (11x17)

RESIDENT Room Count: 12

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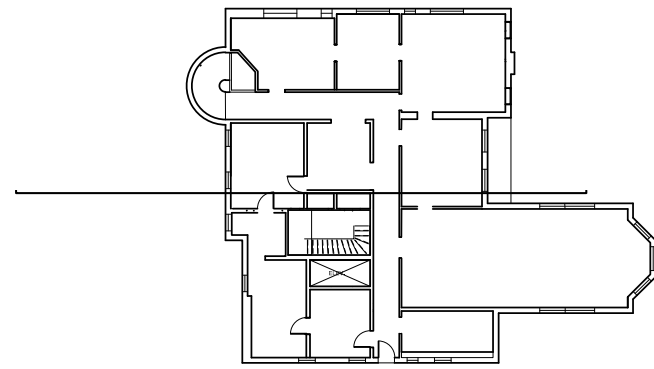
PROJECT: ASSISTED LIVING SLC, UTAH
SHEET No. A1.1

REVISIONS	DESCRIPTION	DATE

No.	DESCRIPTION

PHASE: SCHEMATIC DESIGN
July 12, 2017
SHEET No. A1.1

16087



2 | EXISTING 2ND FLOOR
 A1.2 | 3/32" = 1'-0" (24x36) or 3/64" = 1'-0" (11x17)



--- 2 HOURS FIRE SEPARATION

RESIDENT Room Count:
 ADDITION: 16
 EXISTING BLDG: 6
 TOTAL: 22

1 | 2ND FLOOR
 A1.2 | 1/8" = 1'-0" (24x36) or 1/16" = 1'-0" (11x17)

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 TEL: 801-268-4777
 845 SOUTH HAWK STREET
 BOONVILLE, UTAH 84010

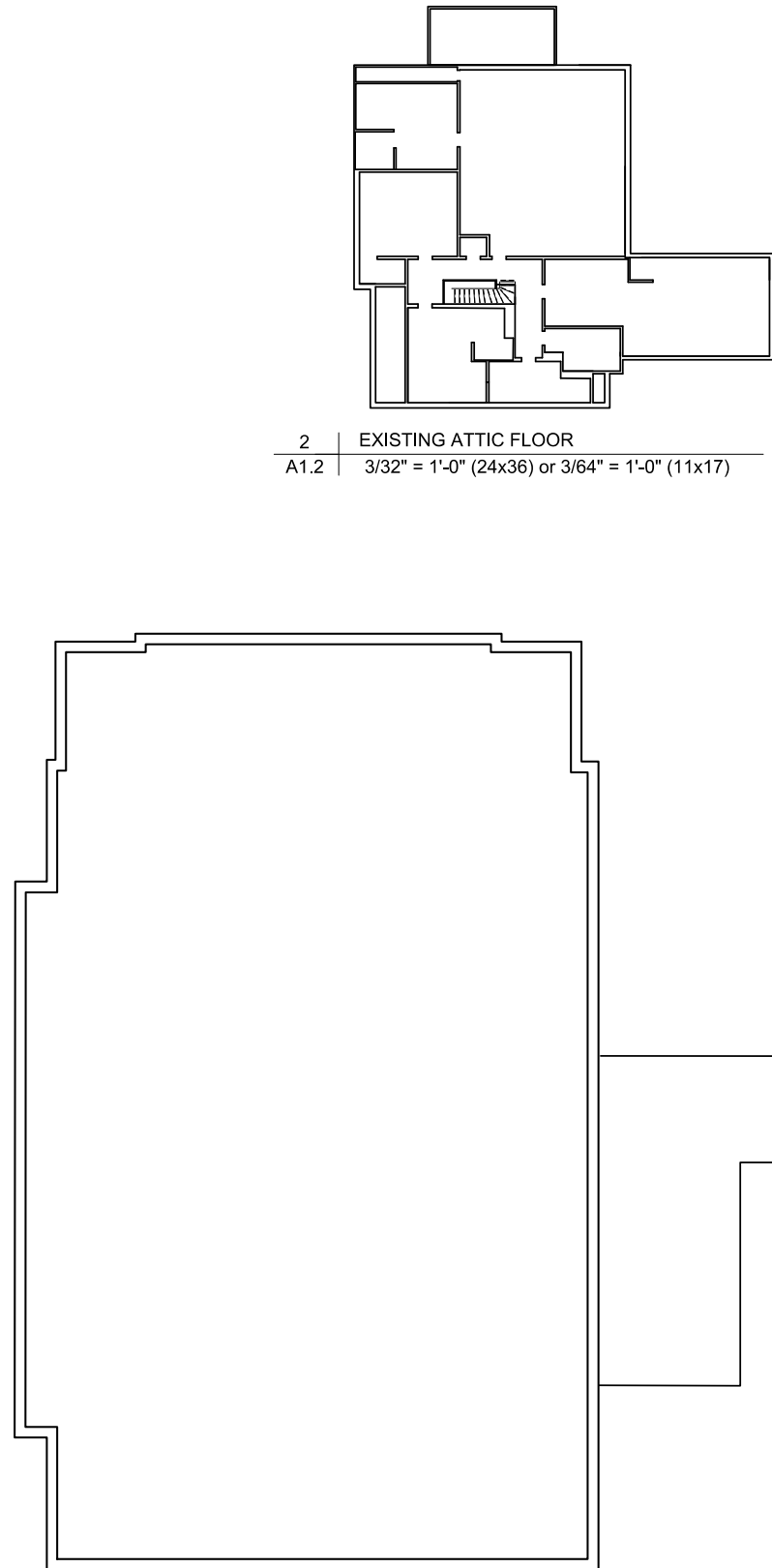
PROJECT: ASSISTED LIVING SLC, UTAH
 SLC, UTAH

NO.	REVISIONS DESCRIPTION	DATE

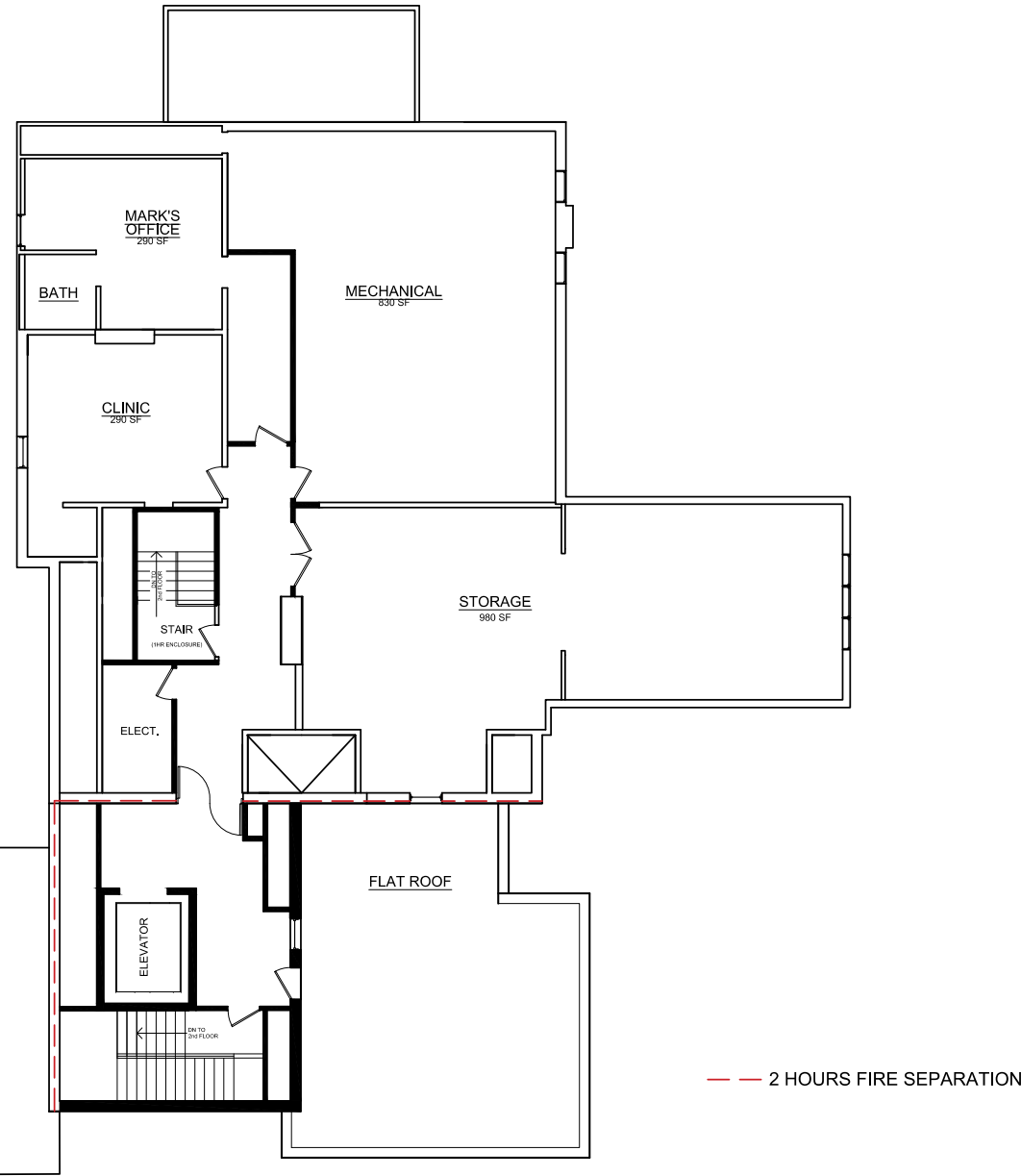
2nd FLOOR PLAN
 FULL SCALE DRAWING: 24"X36" OR 24"X48" SHEET
 HALF SCALE DRAWING: 12"X36" OR 12"X48" SHEET

PHASE: SCHEMATIC DESIGN
 July 12, 2017
 SHEET No. A1.2

16087



2 | EXISTING ATTIC FLOOR
 A1.2 | 3/32" = 1'-0" (24x36) or 3/64" = 1'-0" (11x17)



RESIDENT Room Count:
 ADDITION: 0
 EXISTING BLDG: 0
 TOTAL: 0

1 | 3rd FLOOR
 A1.2 | 1/8" = 1'-0" (24x36) or 1/16" = 1'-0" (11x17)

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS AND ACCESS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM SMITH HYATT. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENT, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

PHASE: SCHEMATIC DESIGN
 July 12, 2017

SHEET No. **A1.3**

PROJECT: ASSISTED LIVING SLC, UTAH
 SLC, UTAH

REVISIONS

No.	DESCRIPTION	DATE

SMITH HYATT ARCHITECTS
 TEL: 801-268-4777
 845 SOUTH HAWK STREET
 BOONVILLE, UT 84010

SCHEMATIC PLAN
 ATTIC
 OPTION 2

FULL SCALE DRAWING: 24"X36" OR 27"X36" SHEET
 HALF SCALE DRAWING: 12"X18" OR 11"X17" SHEET

16087



EXISTING BUILDING

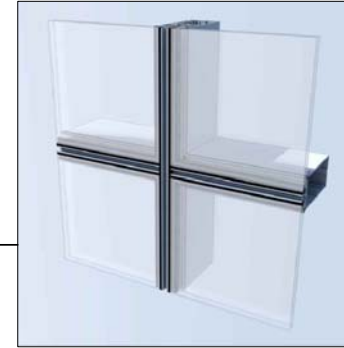


PROPOSED BUILDING

INTERSTATE BRICK (ARCTIC WHITE)



CURTAIN WINDOW ON THE CONECTOR



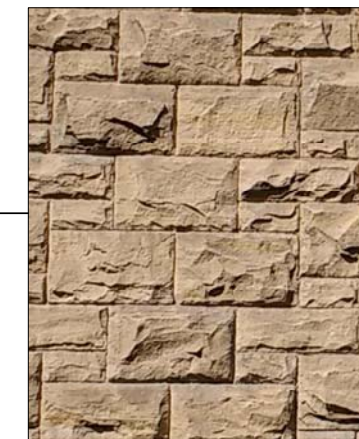
INTERSTATE BRICK (DESERT SAND)



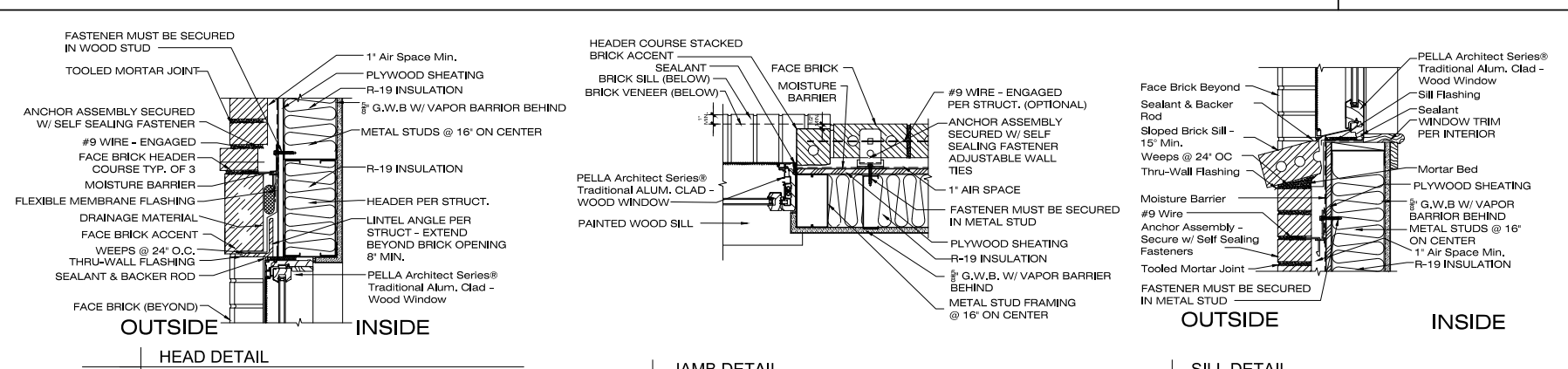
INTERSTATE BRICK (CEDAR)



EXISTING STONES FROM THE ADDITION



ALUMINUM CLAD WOOD WINDOWS



SMITH HYATT ARCHITECTS
 TEL: 801-268-5777
 845 SOUTH MAIN STREET
 BOONVILLE, UT 84010

PROJECT: ASSISTED LIVING SLC, UTAH
 SLC, UTAH

REVISIONS	DESCRIPTION	DATE
No.		

PHASE: SCHEMATIC DESIGN
 May 18, 2017
 SHEET No. A2.0
 16087

Why Wood?

Pella® Architect Series® wood windows and patio doors give you more options when it comes to style, low-maintenance features and customization flexibility. Choose traditional or contemporary styles in beautiful wood species, glass options designed for your lifestyle and superb performance features – all backed by some of the best warranties in the industry.

TRADITIONAL



Protect your investment.

Advantage Plus protection system helps Pella's doors stand up to the elements and stay looking great longer. This system includes:

Low-maintenance exterior frame. Our durable low-maintenance aluminum exterior door frames feature our EnduraClad® finish that resists fading and provides years of protection.

Rot-resistant design. Pella's low sill is convenient and helps prevent water from entering the home.

Exclusive PerformaSeal® technology. Featuring our exclusive weathertight seal technology, this provides exceptional energy efficiency and helps block out the damaging effects of extreme wind and rain.



Find your type.

WINDOWS



Casement and Awning Windows

Nothing between you and your view. Open and close with the turn of a handle – great for spots that are difficult to reach.

Years of smooth openings and closings. Stainless steel operating arms and hinges resist rust and corrosion.

More convenient handle design. Fold-away handle won't get in the way of window treatments.

Easier cleaning. Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double-Hung and Single-Hung Windows*

Traditional and practical. The sashes on double- and single-hung windows slide open and closed vertically, providing efficient ventilation.

Years of smooth, easy operation. Our balance systems help ensure your windows will open and close easily for years.

A tight seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping.

Easier cleaning. Opening sashes tilt in – making it easy to clean the exterior glass from inside your home.

Fixed and Special Shape Windows

Virtually endless design possibilities. Special Shape windows are available in curves and angles to add architectural interest and natural light.*

Create a custom design. Assembling a combination of fixed windows makes a contemporary design statement.

A quality, seamless look. Special Shape windows are available with grille options to match other Pella® windows and doors.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit:

23
CHOOSEPELLA.COM/OFFERING

ATTACHMENT D: HISTORY

STATE OF UTAH
DIVISION OF STATE HISTORY
HISTORIC SITES SURVEY

County

Need more on Salisbury

641

16.5 ft

(Type or Print - Complete Applicable Sections)

1. NAME

Common:
Evans and Early Mortuary
and/or Historic:
Salisbury House

2. LOCATION

Street and Number or Other Description of Location
574 East 1st South
City, Town, or Township
Salt Lake City, Utah
State Code County: Code
UTAH 49 None

3. CLASSIFICATION

CATEGORY (Check One)		OWNERSHIP		STATUS		ACCESSIBLE TO THE PUBLIC	
District <input type="checkbox"/>	Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition: <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes:		
Site <input type="checkbox"/>	Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input type="checkbox"/>		
Object <input type="checkbox"/>	Both <input type="checkbox"/>	Being Considered <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input checked="" type="checkbox"/>			No: <input type="checkbox"/>

PRESENT USE (Check One or More as Appropriate)

Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Zoning (Specify) <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>	Comments <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	Mortuary	
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY

Owners Name:
Clyde Early Jr.
Street and Number:
4994 Fairbrook Lane
City or Town: State: Zip Code Code
Salt Lake City, Utah Utah 84121

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds, Etc:
County Courthouse
Street and Number:
Com. of NE corner of Lot 6 B1K 52 Plate B
City or Town: State: Zip Code Code
Salt Lake City, Utah UTAH 49
Approximate Acreage of Nominated Property: 16 1/2 rods by 10 rods

6. REPRESENTATION IN EXISTING SURVEYS

Title of Survey Records:
None
Date of Survey: Federal State County Local
Depository for Survey Records:
Street and Number:
City of Town: State: Zip Code Code

7. DESCRIPTION

CONDITION	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	(Check One) Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	Altered <input checked="" type="checkbox"/>	(Check One)	Unaltered <input type="checkbox"/>	Moved <input type="checkbox"/>	(Check One)	Original Site <input checked="" type="checkbox"/>

Describe the Present and Original (if known) Physical Appearance

"Salisbury House," built in 1898 by Fredrick Albert Hale. The present use of the structure is a funeral home-Evans and Early Mortuary. It's original use was a home for Robert Salisbury Sr., located on a lot 165.0" X 200.0" on 574 East 1st South.

In describing the physical appearance of the structure one must start with the main facade. Set within a frame of pines and birch trees, a grandiose structure rises. With prominence and beauty the facade glistens with life, like the sea touches the soul. Set against dark brown cut stone the tan metal Ionic columns reach for the hand of God, being crowned by a decorational monument for a pediment.

Segmental fixed sash windows on both the first and second floors with their slipsills and arch radiating vouissors with keystone beckon for sun, while the metal boxed cornice with freize and brackets await the unity of night and day.

The main door in the center of the portico, with its flat structural opening whispers for truth, while its broken pediment above and engaged columns with embrasure on the sides yearn for youth. But one must not forget the tiny tears of the crystal glass windows above the panel door, and the two oval shaped windows breathing in life.

Moving onto the right side, one lies face to face with the 1972 addition prominating with its light brown cut stone, redwood Ionic columns topped off by a debonair pediment, securing its Georgian doors below. Only the rampway seems to tie the structure to the earth, while its ornamental cornice races for heaven.

Stepping to the back we see another rampway-laid against a stuccoed service area, tied off by four Ionic columns resting on the air of its wooden shingled roof.

Finally to the left side we arrive to see the grand 2 storey bay forming the back of the 1937 addition, which is a chapel. Here on this side of nature we find a second storey balcony watching the minutes run by, and an end wall chimney resting in place, as if it were part of nature herself.

We consider the building to be in excellent condition. The orginal structure was of dark brown cut stone and tan painted metal ornamentation. The two additions however, are of like stone, but of a lighter color. The roof trim on the new addition is not metal, but plastic and wooden with a metal stripping over the top.

Some of the additional features are a fence, a large garage, and large parking lot to the right of the mortuary., constructed after the demolition of the Iver's House--another structure built by Fredrick Albert Hale.

Plan

1.
 - A. Square--original
 - B. Irregular--present
2.
 - A. Consists of 2 stories, a basement and attic area

Exterior Wall Materials

1.
 - A. Rusticated Cut Stone

ANY INDICATION OF ORIGINAL PLAN. Need drawing of evolution of house form showing additions to the block.

See attached ARCH'L DRAWINGS.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 19th Century 20th Century
 15th Century 17th Century 1st Qtr. 3rd Qtr. 1st Qtr. 3rd Qtr.
 2nd Qtr. 4th Qtr. 2nd Qtr. 4th Qtr.

SPECIFIC DATE(S) (If Applicable and Known) 1898--Original 1937, 1972-- additions

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal <input type="checkbox"/>	Education <input type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input type="checkbox"/>
Prehistoric <input type="checkbox"/>	Engineering <input type="checkbox"/>	Religion/ <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Historic <input checked="" type="checkbox"/>	Industry <input type="checkbox"/>	Philosophy <input type="checkbox"/>	_____
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Science <input type="checkbox"/>	_____
Architecture <input checked="" type="checkbox"/>	Landscape <input type="checkbox"/>	Sculpture <input checked="" type="checkbox"/>	_____
Art <input type="checkbox"/>	Architecture <input type="checkbox"/>	Social/ <input type="checkbox"/>	_____
Commerce <input type="checkbox"/>	Literature <input type="checkbox"/>	Humanitarian <input type="checkbox"/>	_____
Communications <input type="checkbox"/>	Military <input type="checkbox"/>	Theater <input type="checkbox"/>	_____
Conservation <input type="checkbox"/>	Music <input type="checkbox"/>	Transportation <input type="checkbox"/>	_____

STATEMENT OF HISTORICAL SIGNIFICANCE (Include Builder/Architect, Original & Subsequent Owners, Dates, Events, Etc.)

Evans and Early Mortuary, formerly known as the "Salisbury House," and "Manor House" was built and constructed by Fredrick Albert Hale in 1898, for a ~~person~~ ^{CRANCE} Salisbury Sr. (father of Robert Walker Salisbury Jr.) who lived in the house from 1922-27. (Prominent Utah Mining Engineer.) The original portion of the house by Mr. Hale consisted of 2 stories, a basement, attic, and a circular staircase, forming a small semi-circular apse on the right side of the building. (Photograph #1)

The Salisbury House was a complete masonry structure built of cut stone from the Mormon quarry at Pinecrest up East Canyon, Utah.

All original columns, cornices, pediments, roof trims, and door casings on the exterior of the building were sculptured in metal. Cut crystal glass windows seen in the facade, and right side were also hand-carved by a tracist related to Fredrick Albert Hale.

The building has seen many changes during the past forty-six years. In 1927 Mr. Robert W. Salisbury Jr. established the house into what was then known as the "Manor House" which served as both a wedding reception center (main floor) and a boarding house (second floor) at the same time.

In 1934, a ~~Mr. Evans~~ and Mr. Early purchased the "Manor House" from R.W. Salisbury Jr. and established the Evans and EARly Mortuary. Due to their special needs, an addition (chapel) was added in 1937, on the left side of the original structure; however, the original cut stone was saved and used along with the new cut stone from an existing quarry.

From 1937 through 1972 the existing Evans and EARly Mortuary went almost unaltered. But in 1972 due to an increasing and demanding need another additional chapel, viewing room, ramp, and service area was constructed on the right and rear sides of the original house, by Von M. White, Architect. This time however, the original stone was taken down and stored for the purpose, that if someone wanted to restore the original structure it could be easily done. A new cut stone was applied to the addition from a quarry just outside of Heber.

We feel that this building has historical significance, not only because of the work, and time and labor that went in to produce this structure, but because of the building itself, its detail, prominence, and above all the inventiveness of Fredrick Albert Hale.

574 East 1st South

moved from Main St.

9. MAJOR BIBLIOGRAPHICAL REFERENCES (DOCUMENTS, PUBLICATIONS, REPORTS, NEWSPAPERS)

"Album"---Fredrick Albert Hale, Architect---From Utah Historical Society
 "Journal of Prominent Men in Utah"--- "Robert W. Salisbury Jr.--From Utah Historical Society.

Clyde Early Jr.--- of Evans and Early Mortuary
 Von M. White--- Architect
 Dan M. Eastman---of Evans and Early Mortuary
 Edward Girard Hale---Grandson of Fredrick Albert Hale

10. GEOGRAPHICAL DATA

omru

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE			LATITUDE		LONGITUDE
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	o	'	"	o	'	"
NE	o	'	"	o	'	"
SE	o	'	"	o	'	"
SW	o	'	"	o	'	"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

State:	Code	County:	Code
State:	Code	County:	Code
State:	Code	County:	Code
State:	Code	County:	Code

11. FORM PREPARED BY

Randy Nate
Cindy MORGAN

Team No. _____ Signature: _____
 533 Coolidge Street Midvale, Utah Date: 5-20-73
 Street and Number:
 City or Town: Midvale, Utah State: UTAH Code: 49

12. LOCAL ORGANIZATION OR INTERESTS (INDICATE NAMES AND ADDRESSES)

omru

Incorporated Non-profit

Surveyor APA

Plat No. B

Date 7/16/80

Block No. 52

Lot No. 6

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

1
Identification

Street Address: 574 East 100 South Census Tract 19

Name of Structure: Evans and Early Mortuary / O. J. Salisbury House Ownership: Public Private

2
Age/Condition/Use

Construction Date or Period: 1898

Original Use: single family

Present Use:
 Single Family Park Vacant
 Multi Family Industrial Religious
 Public Agricultural Other
 Commercial

Building Conditions: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3
Status

Preliminary Evaluations: Eligibility Status:
 Significant National Landmark Historic District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion City Register Conservation District

4
Documentation

Research Sources/References (if used):
State Register Files - USHS
Building Permits
Samborn Maps
Title Abstracts
City Directories
Obituary Index - USHS

Photography:
Date of Photographs: 1980
Views: Front Side Rear Other



5

Frederick A. Hale / George Curly

Architect/Builder (if known):

Building Type/Style: Neo-Classical

Building Materials:

masonry

Number of Stories:

2

Description of Physical Appearance & Significant Architectural Features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

gable roof parallel to street; gable-end chimneys; two-story entrance portico topped with a pedimented gable roof supported by four Ionic columns and square pilasters; small oval window in gable end; scroll brackets and dentils decorate the cornice; rough-faced stone walls; stone segmental arches over windows; bracketed swan's neck pediment over doorway; transom, corner lights and sidelights frame doorway; ornate leaded glass windows and transoms;

alterations — very well matched one-story addition on west;

6

Statement of Historical Significance:

History

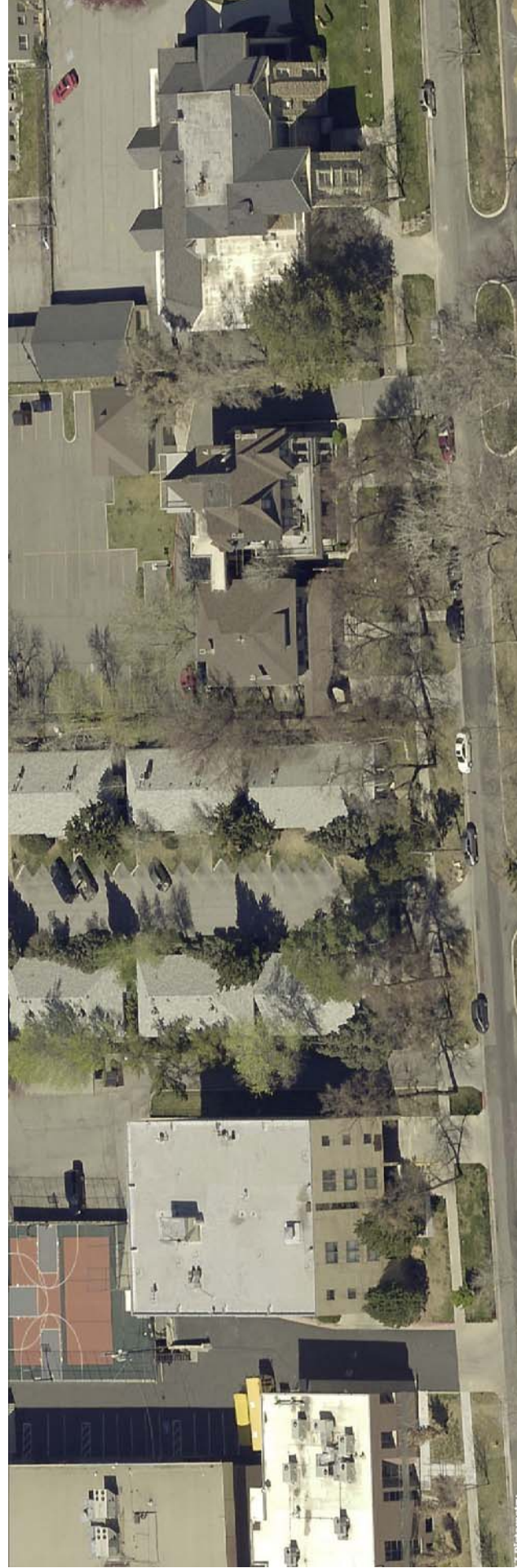
- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Aboriginal Americans | <input checked="" type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio- |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Humanitarian |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |

Designed by a prominent Utah architect, Frederick A. Hale, this house was built in 1898 for Orange J. Salisbury, a prominent Salt Lake businessman. He and his wife, Margaret, had been living in a smaller home on this site since 1882. Mr. Salisbury was a partner in the stage line, Gilmer, Salisbury and Smith, which carried mail throughout the intermountain west before the railroads. He was also involved in real estate, banking, mining, and politics. He served as Republican state chairman, Utah's representative on the Republican National Committee, and as chairman of the State Board of Equalization. After his death in 1907, his son, O. J. Salisbury Jr., lived here until 1922. He was president of Salisbury Investment Co. and director of Home Stake Mining Company. From 1924 to 1934 the house, still under Salisbury's ownership, was used as a wedding reception center with a boarding house on the second story. Clyde Early, who bought the house in 1935, converted it into Evans and Early³² Mortuary, which it is today.

ATTACHMENT E: PHOTOGRAPHS



Street Frontage along 100 South



Street Frontage along 600 East



East façade, patio to be enlarged.



Rear of the building with 1972 addition to be removed.



North façade.



West façade, 1972 addition to be removed.



West façade, 1972 addition to be removed.

ATTACHMENT F: RMF-45 ZONING ORDINANCE STANDARDS

Existing Condition

Currently the building is vacant, the proposed new use is an Assisted Living Facility along with a daycare facility to be utilized primarily for children of employees and grandchildren of the facilities’ residents.

RMF-45 (Moderate/High Density Multi-Family Residential District)

The purpose of the RMF-45 moderate/high density multi-family residential district is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than forty three (43) 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. Such uses are designed 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-45 - (21A.24.140)

Standard	Existing/Proposed	Complies
Minimum Lot Area: 10,000 square feet	32,975 square feet	Complies
Maximum Building Coverage: not to exceed 60% of the lot area	proposed 36%	Complies
Minimum Lot Width: 80 feet	Corner lot: 200’ by 164’	Complies
Front Yard Setback: 20% of lot depth, but need not exceed 25 feet	25 feet of landscaped front yard in front of proposed addition	Complies
Rear Yard Setback: If 25% of the lot depth, but not to exceed 30 feet.	The proposed setback is 10 feet	Will need Special Exception
Corner Side Yard Setback: 20 feet	Addition will be 22 feet and porch expansion would encroach 4’8” into the corner property line	Will need Special Exception
Interior Side Yard: 10 feet	17 feet	Complies
Maximum Building Height: 45 feet	Existing building 41.5’ Addition 28.5’ Corridor Link 24.5’	Complies

Required Parking

The required parking is 20 stalls, or 15 stalls if the Transportation Demand Management Strategies for 75% reduction is applied. The proposal is to provide 7 parking stalls on-site and an additional 8 parking stalls along 600 East and 100 South.

Number of Parking Required by Ordinance	Rooms/Employees/Square Footage	Required Parking
(1 stall for each 4 rooms)	51 rooms	13 stalls
(1 stall for each 4 employees)	20 employees	5 stalls
2 stalls for each 1,000 square feet of daycare	870 square feet for daycare	2 stalls
Total		20 stalls*

** 15 stalls if Transportation Demand Management Strategies are applied, resulting in a 75% reduction*

ATTACHMENT G: APPLICABLE STANDARDS FOR SPECIAL EXCEPTIONS

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.

Rear Yard Setback

The building, as currently designed, encroaches into the required 30 feet rear yard. The encroachment is not uniform, but where it would encroach the most the building would be 20 feet from the property line. This encroachment will require a Special Exception approval.

Conner Yard Setback

The expansion of the east porch would further encroach into the corner setback. The required setback is 20 feet and the setback of the existing porch is approximately 10 feet. The proposed expansion would further decrease the setback to 5’4” feet. This encroachment will also require a Special Exception approval.

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

Standard	Finding	Rationale
<p>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.</p>	<p>Complies</p> <p>Breaking up the building and having the addition set back would be compatible with the existing scale and intensity of the neighborhood.</p> <p>Having the addition set back would be an appropriate balance between preservation goals and the site’s dimensional constraints.</p> <p>The proposed expansion of the east porch would encourage street engagement by allowing the residents to use this outdoor space as a dining area.</p>	<p>The RMF-45 zoning district is a moderate/high density residential zone that includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood.</p> <p>The purpose of the H historic preservation overlay district is to:</p> <ol style="list-style-type: none"> 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;

		<p>7. Foster economic development consistent with historic preservation; and</p> <p>8. Encourage social, economic and environmental sustainability.</p>
<p>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.</p>	<p>Complies</p> <p>The proposal would not diminish or impair the value of the property within the neighborhood.</p>	<p>The special exceptions would help this adaptive reuse be possible. The adaptive reuse is appropriate and it would be a service to the neighborhood.</p>
<p>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.</p>	<p>Complies</p> <p>The character of the area, public health, safety and general welfare will not change.</p>	<p>Some encroachment already exist on both the rear and corner yards. The proposed encroachments would continue the development pattern.</p>
<p>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.</p>	<p>Complies</p> <p>The proposal is compatible with the use and development of neighboring properties.</p>	<p>The encroachment in the rear yard is not uniform, but where it would encroach the most the building would be 10 feet from the property line. The encroachment would be the most significant where the parking and an accessory structure is located on the adjacent property.</p> <p>The encroachment on the corner yard would promote street engagement.</p>
<p>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.</p>	<p>Complies</p>	<p>Setback encroachments will not result on 'destruction, loss, or damage' of significant features.</p>
<p>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.</p>	<p>Complies</p>	<p>There is no foreseen material pollution of the environment.</p>
<p>G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>Complies</p>	<p>There are no additional standards for this type of special exception request.</p>

ATTACHMENT H: APPLICABLE STANDARDS & DESIGN GUIDELINES

Listed below are the standards for alteration of a landmark site as listed in the Salt Lake City Zoning Ordinance, Chapter 21A.34.020.G, along with the relevant historic design guidelines for this design review from the “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”, Chapter 8 Additions.

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>
<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Design Standards for Alteration of a Landmark Site	Design Guidelines for Additions
<p>Design Objective for Additions: <i>The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</i></p>	
<p>1. A <u>property shall be used</u> for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</p>	<p>No specific design guidelines for additions relate to the use of the building.</p>
<p>2. <u>The historic character of a property shall be retained and preserved.</u> The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.2 An addition should be designed to be compatible in size and scale with the main building.</p> <ul style="list-style-type: none"> • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a “connector” link to the original building. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.</p> <ul style="list-style-type: none"> • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.

	<ul style="list-style-type: none"> • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. <p>8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.</p> <ul style="list-style-type: none"> • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. <p>8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.</p> <ul style="list-style-type: none"> • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible. <p>8.12 Roof forms should be similar to those of the historic building.</p> <ul style="list-style-type: none"> • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof. <p>8.13 On primary facades of an addition, a ‘solid-to-void’ ratio that is similar to that of the historic building should be used.</p> <ul style="list-style-type: none"> • The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.
<p>3. All sites, structures and objects shall be recognized as <u>products of their own time</u>. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p>	<p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.

	<ul style="list-style-type: none"> • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>4. Alterations or additions that have acquired <u>historic significance</u> in their own right shall be retained and preserved;</p>	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>5. <u>Distinctive features, finishes and construction techniques or examples of craftsmanship</u> that characterize a historic property shall be preserved;</p>	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>6. <u>Deteriorated architectural features</u> shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by</p>	<p>This standard does not apply in this case.</p>

<p>historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	
<p>7. <u>Chemical or physical treatments</u>, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>This standard does not apply in this case.</p>
<p>8. <u>Contemporary design</u> for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p>8.4 A new addition should be designed to be recognized as a product of its own time.</p> <ul style="list-style-type: none"> • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition. <p>8.6 A new addition or alteration should not hinder one’s ability to interpret the historic character of the building or structure.</p> <ul style="list-style-type: none"> • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
<p>9. <u>Additions or alterations</u> to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be</p>	<p>8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.</p> <ul style="list-style-type: none"> • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. <p>8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.</p> <ul style="list-style-type: none"> • Locating an addition at the front of a structure is usually inappropriate. <p>8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.</p> <ul style="list-style-type: none"> • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.

<p>differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<ul style="list-style-type: none"> • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. <p>8.9 Original features should be maintained wherever possible when designing an addition.</p> <ul style="list-style-type: none"> • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. <p>Ground Level Additions</p> <p>8.11 A new addition should be kept physically and visually subordinate to the historic building.</p> <ul style="list-style-type: none"> • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.
<p>10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>
<p>11. Any new <u>sign</u> and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p>This standard does not apply in this case. Separate signage application will be required.</p>

ATTACHMENT I: STANDARDS FOR ALTERING A LANDMARK SITE

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure 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. The proposal is reviewed in relation to those that pertain in the following table.

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Chapter 8 Additions, are the relevant historic design guidelines for this design review.

The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for Alteration of a Contributing Structure (21A.34.020.G), and can be accessed via the links below. Design Guidelines as they relate to the Design Standards are identified in Attachment B to this report.

<http://www.slcgov.com/historic-preservation/historic-preservation-residential-design-guidelines>
<http://www.slcdocs.com/historicpreservation/GuideRes/Ch8.pdf>

Standard	Analysis	Findings
<p>Design Objective for Additions: <i>The design of a new addition to a historic building should ensure that the building’s early character is maintained. Older additions that have taken on significance also should be preserved.</i></p>		
<p>Historic Purpose 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</p>	<p><i>No specific design guidelines for additions relate to the use of the building.</i></p> <p>The original building was constructed in 1898 as the residence for Orange J. Salisbury. In 1934 it became a mortuary and now the proposal is to turn it into an Assisted Living Facility. The proposed use is residential in nature as was the original use of the property. Furthermore, the plan is to use the original portion of the building as a place where meals would be served and other gathering activities would take place in order to maximize the experience the residents would have living in a historic mansion.</p>	<p>The adaptive reuse plan is appropriate.</p> <p>Staff finds that the proposed design complies with this standard.</p>
<p>Retain Historic Character 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</p>	<p><u>Retain Historic Character</u> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13</i></p> <p>The proposal would:</p> <ul style="list-style-type: none"> • Restore the west façade of the historic mansion. • Set back the addition and build the addition lower than the original building. Placing the addition back from the front façade of the mansion would make the addition subordinate to the historic structure. • Use materials that are a combination of new and reused. The applicant proposes to reuse the sandstone from the 1972 addition. 	<p>The historic character of a property would be retained and preserved.</p> <p>Staff finds that the proposed design complies with this standard.</p>

	<ul style="list-style-type: none"> • Use glass corridor to connect the addition on the west and north façades. The glass connectors will break up the mass and will help differentiate the original building from the new addition. • Form a U shape with the addition that is present in other developments along the streetscape. • Design the front façade of the west wing addition to reflect the proportion and symmetry of the neoclassical style of the historic structure. • Design the roof of the addition and link to be flat. The belt course around the top of the addition would match the height of the eaves of the historic building, thus creating visual continuity between the historic mansion and the addition. 	
<p>Of Their Own Time 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</p>	<p><u>Time & Contemporary Design</u> <i>RDGs for Additions 8.4, 8.6</i></p> <p>The proposal would:</p> <ul style="list-style-type: none"> • Remove the 1972 addition to expose the original west façade. • Use a combination of new and reused materials. • Use glass corridor to connect the addition on the west and north façades. The glass connectors will break up the mass and will help differentiate the original building from the new addition. 	<p>The proposed addition is a contemporary form that would complement the original building and be recognized as a product of its own time.</p> <p>Staff finds that the proposed design complies with this standard.</p>
<p>Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</p>	<p><u>Historically Significant Alterations / Additions</u> <i>RDGs for Additions 8.1, 8.6</i></p> <p>In 1937 a chapel was added on the left side of the original structure and in 1972 another chapel, was constructed on the west and rear sides of the original house.</p> <p>The east porch is proposed to be expanded. It was likely created when the chapel was added in 1937.</p>	<p>The 1937 addition will be retained because it has acquired historic significance and the 1972 addition will be removed. The proposed expansion of the east patio would retain the integrity of the original porch.</p> <p>Staff finds that the proposed design complies with this standard.</p>
<p>Preserve Historic Features 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</p>	<p><u>Preserve Historic Features</u> <i>RDGs for Additions 8.1, 8.2, 8.3, 8.6, 8.9</i></p> <p>The addition would be attached at the rear façade of the historic building and would obscure that section of the building however this is the least detrimental treatment when an addition is necessary.</p> <p>The proposal to remove the 1972 addition would expose the west façade and restore some significant historic character of the building.</p>	<p>The proposed addition would not adversely affect the distinctive features, finishes or craftsmanship of the existing building.</p> <p>Staff finds that the proposed design complies with this standard.</p>

<p>Deteriorated architectural features 6. <u>Deteriorated architectural features</u> shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</p>	<p>This standard does not apply in this case. The removal of the western chapel addition can be accomplished without damage according to the applicant and architect.</p>	<p>Staff finds that the proposed design complies with this standard.</p>
<p>Chemical or physical treatments 7. <u>Chemical or physical treatments</u>, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</p>	<p>This standard does not apply in this case. There is no proposed chemical or physical treatment proposed.</p>	
<p>Contemporary Design 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p>	<p><u>Time & Contemporary Design</u> <i>RDGs for Additions 8.4, 8.6</i></p> <p>The proposed addition would:</p> <ul style="list-style-type: none"> • Adopt a relatively simple contemporary form and massing, with several elements which reflect the materials and visual emphasis of the original building. • Use the glass connectors to break up the mass and to help differentiate the original building from the new addition. • Design a pattern of solid to void to reflect the pattern of the existing building. 	<p>The addition will not destroy significant cultural, historical, architectural material.</p> <p>Staff finds that the proposed design complies with this standard.</p>
<p>Reversibility, Differentiation & Compatibility</p>	<p><u>Reversibility, Differentiation & Compatibility</u> <i>RDGs for Additions 8.1, 8.3, 8.7, 8.9, 8.11</i></p>	<p>The essential form and integrity of the structure would be unimpaired.</p>

<p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p>	<p>The proposal is to retain the existing rear walls of the original building with minor openings necessary to join the addition.</p> <p>The addition will be differentiated by form, material, and detailing.</p> <p>The use of connectors would break up the mass so that the building will be proportionate with the original building and other buildings on the streetscape.</p>	<p>The new work would be differentiated from the old and shall be compatible the historic building.</p> <p>Staff finds that the proposed design complies with this standard.</p>
<p>Materials Prohibited 10. Certain <u>building materials</u> are <u>prohibited</u> including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</p>	<p>This standard does not apply in this case.</p>	
<p>New Sign 11. Any new <u>sign</u> and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.</p>	<p>This standard does not apply in this case. Signage was not part of this request.</p>	<p>Separate signage application will be required.</p>

ATTACHMENT J: DEVELOPMENT REVIEW TEAM COMMENTS



Work Flow History Report

574 E 100 S

DRT2017-00227

Project: A L Mansion

Project Description: 3:00PM, Remodel and addition for an assisted living facility.

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

Date		Task/Inspection	Status/Result	Action By	Comments
9/21/2017	0	Application Acceptance	Accepted	Robinson, DeeDee	
9/21/2017	0	Engineering Review	Comments	Thompson, Josh	Public Way Permit is required for proposed work in the public way such as sidewalk, curb and gutter, drive approaches, and road cuts for new utility . Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Public way improvements shall be per APWA plans and specifications. Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. Contact Josh Thompson @ 801-535-6396 for Permit information.
9/21/2017	0	Fire Review	Will Not Attend	Brown, Ken	

9/21/2017	0	Public Utilities Review	Comments	Page, Nathan	<p>There is an existing 36 inch brick storm sewer structure that functions as the Jordan and Salt Lake Canal near the southwest corner of the property. Please verify the location of the canal and show that your project will not disturb the canal and no structures will be allowed in the canal property or easement. Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements. An exterior, below-grade grease interceptor is required for this application. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections. A CIUQ form will be required for this site and laundry facilities. The existing sewer laterals will need to be capped at the main. A new sewer lateral will need to be installed to the main in 100 South for the main sewer and for the grease interceptor. Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas. One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans. Public Utility permit, connection, survey and inspection fees will apply.- Nathan Page, Nathan.page@slcgv.com, 801-483-6828</p>
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9/21/2017	0	Transportation Review	Comments	Barry, Michael	<p>Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • Change in Use (21A.44.010.C) • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces allowed (21A.44.030.H) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf. Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 email: michael.barry@slcgov.com</p>
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9/21/2017	0	Zoning Review	Comments	Brown, Ken	<p>RMF-45 Zone / Groundwater Source Protection Overlay / Central City Historic District - Remodel and addition for a 52 individual assisted living facility with a small daycare requiring special exception for the rear yard setback through the Historic Preservation Overlay process (PLNHLC2017-00556). • This proposal will need to be discussed with the building and fire code personnel in Room #215. • See 21A.24 for general and specific regulations of the RMF-45 zoning district. • See 21A.34 for groundwater source protection overlay district regulations. • See 21A.36.010 for Use Of Land And Buildings and, 21A.36.250 for a permanent recycling collection station. • See 21A.36.250 for construction waste management plan requirements. To download the construction waste management plan handout, see http://www.slcgov.com/slcgreen/constructiondemo. The Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984. • See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes. • See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, off-street loading required/provided and any method of reducing or increasing the parking requirement. • Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry. • See 21A.48 for landscaping and including removal/protection of private property trees and bringing the site up to the current landscaping requirements, if applicable. Ken Brown Senior Development Review Planner 801-535-6179 email: ken.brown@slcgov.com</p>
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ATTACHMENT K: WORK SESSION MEETING MINUTES

- The zoning of the parcel.
- The front yard setback requirements in the RMU and RMF-35 zones.
- The proposed setbacks for the proposal.
- The issues with the massing of the building and how to make the building fit with the neighborhood.
- If the roof form was appropriate.
- The need to clarify the fenestrations in the center of the building.
- The issues with the glass base and the hard brick upper floor.
- The rhythm of the openings and the massing of the building did not fit together.
- How to solve the massing issues, the materials and height for the building.

[7:50:49 PM](#)

Salisbury Mansion at approximately 574 East 100 South - The Historic Landmark Commission held work session to provide preliminary feedback on a proposed project for an addition to the Salisbury Mansion which is a Salt Lake City Landmark Site and is located within the Central City Historic District. Because this is only a work session, a decision will not be made on the request at this meeting. The subject property is located in the RMF-45 (Moderate/High Density Multi-Family Residential District) and the H (Historic Preservation Overlay) zoning district within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.) Case number: PLNHLC2017-00556

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated the purpose of the work session is to listen to the presentation, comment, identify issues, raise questions and provide direction to the applicant, so they can proceed with revisions and a formal review and decision by the Historic Landmark Commission at a future date.

The Commission and Staff discussed the following:

- The required rear yard setback and what was proposed.
- The surrounding structures and uses.
- The proposed materials.
- The age of the columns and where they would be reused in the addition.

Dr. Mark Cacciamani, applicant, reviewed the difficulties with the historic building, the history of the site, the business that would be moving into the structure and why it was important to have the assisted living facility in the area. He reviewed the services that would be available in the facility and how it would fit with the area.

Mr. James Christensen, architect, reviewed the setbacks and layout of the proposal. He discussed the addition to the building and how it complimented the historic structure.

Mr. Rodrigo Schmiel reviewed the history of the property, the importance of the building, how they would be keeping the historical value and preserving the importance of the

building, the proposed green space, the nature of the glass hall connecting the two structures, the layout and use of the proposed structure.

The Commission, staff and applicant discussed the following:

- The required landscape buffers.
- The difference in the roof planes between the two structures and why the designs were chosen.
- The use of the surrounding buildings and how they related to the proposal.
- Impressed with the design and how it would look when completed.
- Concerned that the applicant allowed the current landscape to die.
- If a larger more massive design was considered.
- The applicant needed to be careful not to create a false sense of history when reusing the columns and other materials.
- The portico on the west wing seemed apologetic to the historic structure.
- The addition embraced the historic structure and whatever happened in the new west wing did not need to be as apologetic as presented.
- If the addition was too historic looking.
- The number of parking stalls that would be lost if the building were brought forward and the front yard landscaped.
- The setbacks for the new addition.
- The options for making the west wing taller.
- The height of the surrounding structures.

Other Business

Economic Review Panel - Identify whom the Historic Landmark Commission wants to represent them on the Economic Review Panel for the Bishop Place Economic Hardship applications. (Staff contact: Anthony Riederer at (801) 535-7625 or anthony.riederer@slcgov.com.) Case number: PLNHLC2017-00017, -00016, -00019, -00025, -00029, -00030, -00026, -00024, -00020.

Ms. Cheri Coffey, Assistant Planning Director, reviewed the purpose for the Economic Review Panel and the individuals that were willing to serve on the panel.

The Commission and Staff discussed the following:

- Why a panel was necessary if the Commission had proposed changes to the process.
 - The current ordinance dictated which process had to be followed.
- The individuals interested in participating on the panel.
- All four applicants looked great therefore, it would come down to who was available.
- If formal motion was required.

ATTACHMENT L: PUBLIC PROCESS

Notice of the public hearing for the proposal include:

- Notice mailed on October 19, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on October 19, 2017.
- Property was posted on October 19, 2017.

Comments:

HLC Work Session: The applicant attended a work session with members of the HLC on August 3, 2017 to review this project and provide feedback to the applicant. Work Session Memo and Meeting Minutes can be found on Attachment J.

DRT Meeting: The applicant met with the Development Review Team on September 21, 2017. The comments from this meeting can be found on Attachment I.

Additional Comments: Two emails were received concerning this project.