



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission  
From: Carl Leith, Senior Planner  
801 535 7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)  
Date: May 4, 2017  
Re: PLNHLC2017-00200 New Construction – Single Family Residence  
PLNHLC2017-00201 Special Exception Approval

## NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE

**PROPERTY ADDRESS:** 524 N. Arctic Court

**PARCEL ID:** 0836206011

**HISTORIC DISTRICT:** Capitol Hill Local Historic District

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

**MASTER PLAN:** Capitol Hill Master Plan

**DESIGN GUIDELINES:** A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

**REQUEST:** **New Single Family Dwelling at approximately 524 Arctic Court** – Seth Striefel, Sparano + Mooney Architecture, representing owner Salt Lake City Redevelopment Agency, 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 and the H Historic Preservation Overlay. The proposed development requires approval from the Historic Landmark Commission for new construction in an historic district. It also requires Special Exception approval of proposed front setback and an extended window well.

- 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 PLNHLC2017-00200
- b. **Special Exception Approval** - In order to construct the new single family residence as proposed special exception approval is sought for the following departures from the base zoning dimensional standards. Case number PLNHLC2017-00201
  - i. Construction of the building to a reduced front setback to match the adjacent historic building.
  - ii. Construction of the building with an extended window well within the side 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:

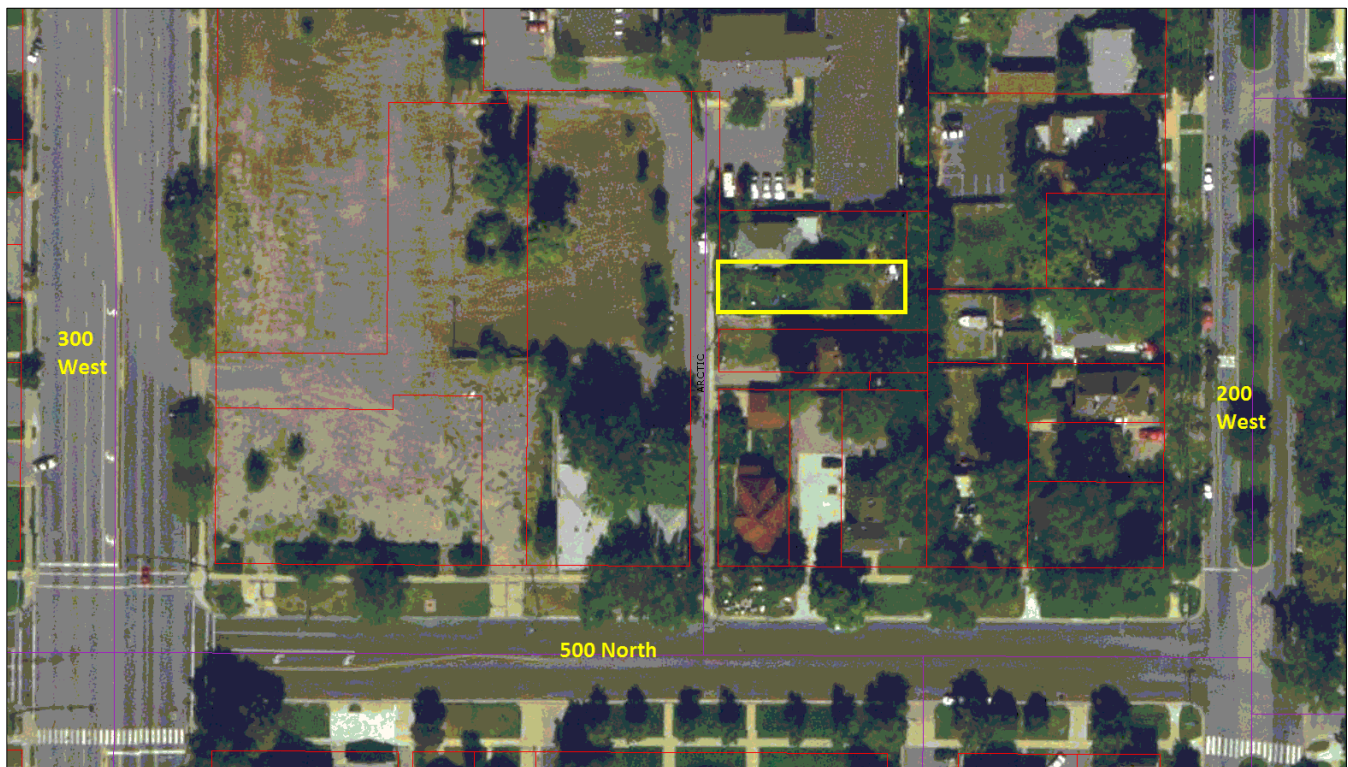
1. That detailed design approval is delegated to Staff.

## CAPITOL HILL HISTORIC DISTRICT CONTEXT

This rectangular lot is located on the East side of Arctic Court and is currently vacant. It is an under-sized legal non-conforming lot in the Capitol Hill Historic District and within the SR-1A zone district. The lot is adjacent to a c.1907 duplex, 528 Arctic Court, currently being rehabilitated for single family residential use as the current Preservation Utah / RDA Project House, on its north side. The site was recently the subject of an architectural design competition jointly run by Utah Heritage Foundation (now Preservation Utah) and the Salt Lake City Redevelopment Agency. The current building design emerges from this process.

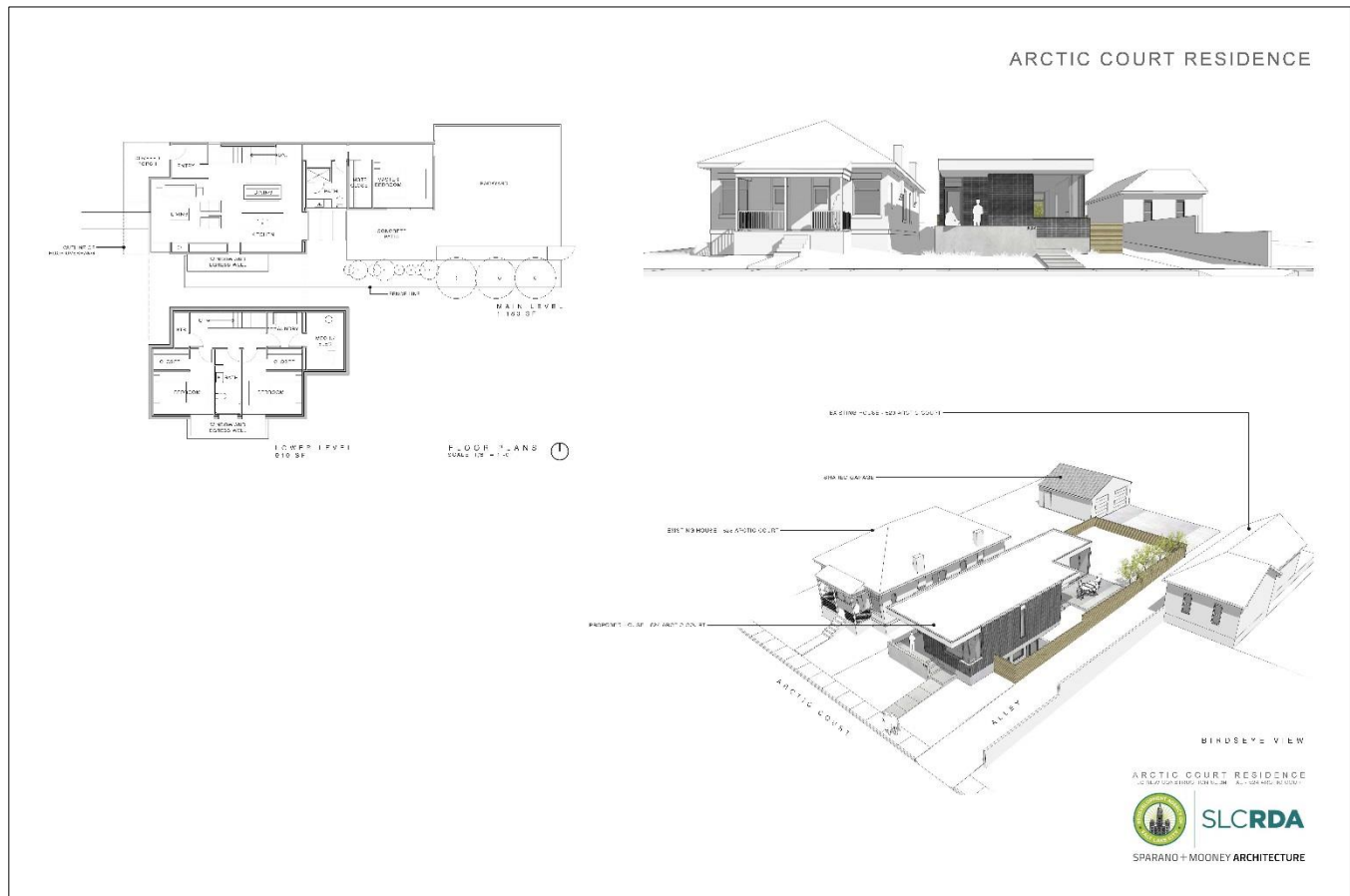
Immediately to the south and to the rear of the site is an alley with private access easement shared by all the adjoining properties. Further to the south on Arctic Court is a single house set towards the rear of the lot, and the west façade and accessory structure of 236 West 500 North. To the north on Arctic Court the street terminates in the southern access to a multi-family building, Capitol Villa, 235 West 600 North. The west side of Arctic Court is currently vacant, with an approved town home development project for 12 residential units.

## LOCATION PLAN



Current building scale ranges from one story with basement on the adjacent site, to the 1.5 story building facing 500 North, to the three story multifamily building to the north. The proposed townhouse development on the west side of Arctic Court is designed at two stories along Arctic Court. Roof forms in this immediate context range from hipped and gabled pitched roofs to flat roofs in 500 North and as proposed for Arctic Court townhouses opposite this site. Predominant materials within this setting currently focus primarily on brickwork. Proposed materials with the new development on Arctic Court include brickwork, metal paneling, stucco and fiber-cement siding. See Applicant Panoramic Photo Montage in Attachment C.

## CURRENT DEVELOPMENT PROPOSALS



The proposed development is a single story house with partial basement. This is proposed as a flat roof building with front porch and cantilevered canopy, aligning with the existing adjacent 528 Arctic Court in a close alignment of front porches and front facades. Both front entrance and raised porch face Arctic Court. Roof height equates closely with the eaves height of the adjacent #528, and continues at the same height to the rear of the structure. A large corner window faces the street and occupies the south-west corner of the front façade. The rear of the main floor plan narrows to allow for an outside patio area, with fenced backyard beyond and fenced side yard extending westward with lower fence height towards the front of the building. The part basement, located below the front section of the house would accommodate two additional bedrooms, with natural light provided by a single window well on the south side. The fenestration pattern recognizes the compact nature of the house plan, and beyond the large front-facing corner window, is defined by a full height vertical window to both the north and the south facades, together with higher level horizontal 'clerestory' lights. Proposed materials include a dark, high-fired brick applied in stack bond for the front section of the building. The rear section of the dwelling would be finished in white stucco.

To the rear of the lot are proposed two adjacent driveways which will access a shared joint garage structure on the

adjacent lot (#528). This configuration of off-street parking provides the required two spaces for the new dwelling and also provides two spaces for the adjacent property, #528, which is undergoing rehabilitation at this time. While off-street parking is not a requirement for #528, the joint arrangement meets the parking requirement for the new construction at #524, and also provides off-street parking where there currently is no parking requirement for #528. The joint parking arrangement more than halves the area of space that individual parking arrangements for each lot would require, providing considerably more back yard space for both properties.

Special Exception approval will be required for three aspects of the proposal, although only two special exception approvals are sought in connection with this new construction application for #524. These arise from the immediate setting of the lot and the constraints that setting brings to bear on the form of any development of this lot.

- The setback for the front porch is designed to align with the adjacent porch on #528, which effectively re-establishes the original relationship between the buildings on these two sites. See the historic photograph in Attachment B. In the absence of sufficient buildings in this sequence to establish an average, the proposed front setback is less than the 20 feet otherwise stipulated for SR-1A zone.
- The dimensions of the window well lighting the basement on the south side, at 17 feet 6 inches by 3 feet 8 inches, exceeds the maximum dimension of 6 feet by 3 feet.
- The proposed shared garage building associated with this development proposal would be 600 square feet, and as a single structure would exceed the maximum 480 square feet. This accessory building is on the adjacent lot (#528) and will be the subject of subsequent Certificate of Appropriateness and Special Exception applications specifically for that site, subject to approval of the current application.

The applicant, in their design statement, describes the proposal under a number of headings addressing Existing Conditions, Site Design, Building Scale, Building Form, and Building Materials & Details. Refer to Attachment C for that Project Description and associated application materials.

## **SR-1A ZONE DISTRICT STANDARDS & SPECIAL EXCEPTION APPROVALS**

The provisions for the SR-1A (Special Development Pattern Residential) base zone district are defined by chapter 21A.24.080 and are set out in detail in Attachment D. Special Exception standards are defined by chapter 21A.52 of the ordinance and are also addressed in Attachment D of this report. Three Special Exception approvals would be required with this proposal, although only two of those are sought at this time in connection with this new construction approval.

## **DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION WITHIN THE HISTORIC PRESERVATION OVERLAY DISTRICT**

New Construction Design Standards are defined by chapter 21A.34.020.H of the Ordinance, addressing three key aspects of contextual design – Scale & Form, Composition of Principal Facades & Relationship to the Street, as well as the Subdivision of Lots. A Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City, Chapter 12 New Construction, provides more detailed advice and guidance on these design considerations and they are used to inform and analyze the design standards in the ordinance. The proposed development is reviewed in detail in the context of these design standards, as they are informed by the design guidelines, in Attachment E of this report.

## **PUBLIC COMMENTARY**

At the time of the publication of this staff report no public comments have been received.

Any public commentary received after the publication of this report will be forwarded directly to the Commission and will be posted on the meeting agenda website. See Attachment G.

## **KEY ISSUES:**

This development, in staff's evaluation, is well considered and a compatible residential design for this setting in the historic district. From an analysis of the proposed development in this report Staff would identify the following points of consideration.

### **1. Front Setback**

Arctic Court has a limited number of existing buildings anchoring the remaining historic character of the street. The adjacent building to the north, #528 Arctic Court, is the only early building still addressing the street. The original building on this development site would seem to have occupied a position on site and a similar relationship with the street as that currently proposed. Basic zoning dimensional standards regarding setbacks have no sensitivity and little relevance in this circumstance and context. The proposed position on site for this new house, and associated special exception approval, reflects that of the adjacent property and, from past photographic evidence, the position of the original house on this site. Reinstating the relationship of a building on this site with the street addresses the objectives of preserving and enhancing the historic character and settlement pattern within this street. This issue is regarded as resolved.

### **2. Accessory Building Footprint**

The accessory building, as currently proposed, is associated with this development although positioned on the adjacent site, to the rear of the #528 house. Although off-street parking provision requirements of two spaces for a new single family residence in the SR-1A zone are satisfied by the paved drive area on the application site, the proposed arrangement, via a joint lease agreement between the two properties, will provide a garage as well as open parking space for both properties. The arrangement is a much more economical spatial layout, requiring less than half the area of two individual garages and drives, and ensuring that both the new and the existing residences retain adequate back yard open space, while achieving two additional off-street parking spaces for a property (#528) for which that is not a requirement. The area of the footprint of the accessory building to provide that joint garage space would exceed the maximum for the SR-1A zone, and hence would require special exception approval. With the approval of the Commission in principle at this stage, any necessary formal approvals for the accessory building and associated special exception can be reviewed administratively at a subsequent stage. This issue is regarded as resolved.

## **ATTACHMENTS:**

- A.** Vicinity Map
- B.** Historic Photograph & Sanborn Map 1950
- C.** Application Materials
- D.** SR-1A Zoning Standards & Special Exception Standards
- E.** Design Standards & Guidelines for New Construction in a Historic District
- F.** Public Process and Comments

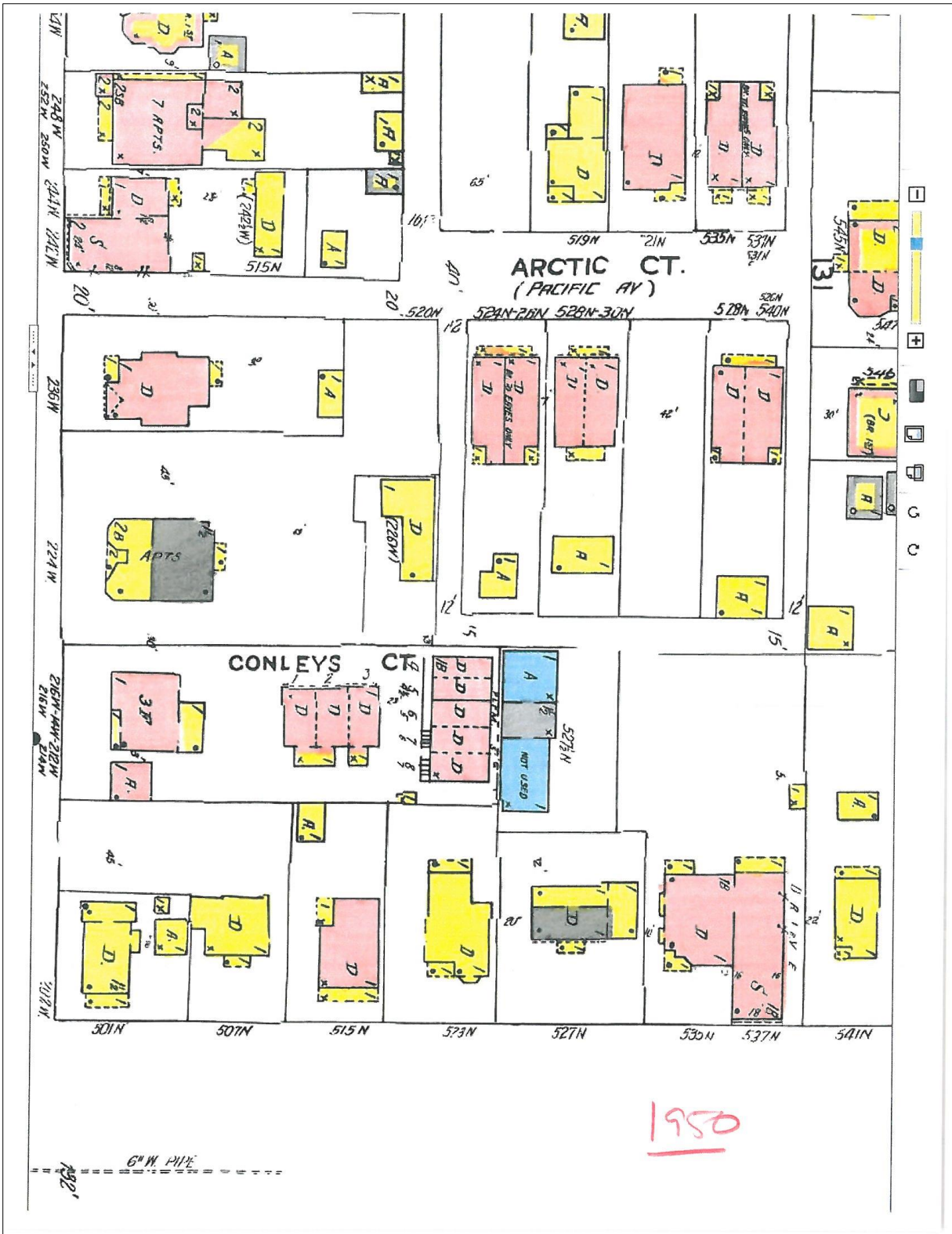


## ATTACHMENT A: VICINITY MAP

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# ATTACHMENT B: HISTORIC PHOTOGRAPH & SANBORN MAP









## **ATTACHMENT C: APPLICATION MATERIALS**

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## Project Description - 524 Arctic Court

09 Mar 17

The proposed project at 524 Arctic Court includes the construction of a new 2,090 SF single family home, and a detached 600 SF garage that will be shared by both 524 and 528 Arctic Court. The garage will be located on the 528 Arctic Court parcel, and secondary stalls will be located on the 524 Arctic Court parcel, requiring an joint lease agreement. It should be noted that both 524 and 528 Arctic Court are owned by the Salt Lake City Redevelopment Agency and the intent upon project completion is to sell both homes.

### Existing Conditions:

The existing parcel at 524 Arctic Court is vacant and overgrown with vegetation. Adjacent to the north exists a Victorian Era duplex constructed of brick, with a hipped roof and covered porch. This home is currently being renovated and will be converted to a single family home. A historic photo of the home at 528 includes a hint of the home which existed at 524 Arctic Court and it can be assumed the construction type and form of the homes were similar. The 1911 Sanborn map includes the home at 528 Arctic, but not the home at 524. Both homes are noted on the 1950 Sanborn maps. Discussion with neighbors indicate that the home at 524 may have been demolished in the 1980's, but no formal documentation exists. A Geotechnical investigation of the site led to the discovery of an existing concrete slab from the former home at approximately 9' below grade, which will require excavation and removal during the construction of the new home.

To the south at 520 Arctic Court exists another Victorian Era home. The home is a simple gable 'L' form with a hipped roof at the corner. The cladding of the home is large format asbestos shingles. This home is set back approximately 69' from the property line and the front door faces directly east versus west onto Arctic Court. The 1911 Sanborn shows that the parcel for this home did not historically include access to Arctic Court, but instead an alley that formerly ran east of the site.

The north end of Arctic Court terminates as a dead end directly into the Capitol Villa apartments, a series of three story buildings constructed in the 1980's. The west side of Arctic Court, which is currently vacant, will soon include two rows of new contemporary townhomes (The Grove at Marmalade) with construction beginning in spring of 2017.

### Site Design:

The street and block patterns currently comprising the immediate context of this site are inconsistent in terms of street-front-set-back and form, and represent a large range of architectural styles and time periods. The most compelling context seems to be the home at 528 Arctic Court, as it has street front presence, an appropriate scale in relation to the street width, and presents a human scale. The new home design proposes a consistent front setback with the adjacent home, including alignment with both the primary front wall and covered porch. This alignment addresses the street front by providing dialogue between the two homes and establishing a 'pedestrian friendly' quality, encouraging walking and social engagement. This relationship then extends to the new townhomes which will be constructed at the west side of the street, and which will also include a front porch element.

The parking for both the new residence (524) and the existing residence (528) will include detached garages that are accessed via the existing alley to the south. By locating the parking to the rear of the home, the presence and view of cars and parking is mitigated, consistent with much of the Marmalade neighborhood.

### Building Scale:

The massing of the proposed new construction reinforces the existing street and block patterns, and also fits within its surroundings by maintaining a sense of human scale and compatibility with the established scale of the context. The primary front façade and roof height will not appear taller than the adjacent historic structures, nor any of those found typically in this district. The porch element of the new construction will be of similar height and proportion to the adjacent home.

### Building Form:

The visual emphasis adopted for this proposal is comprised of simple rectangular volumes capped by a cantilevered roof plane at the front porch and south side. Given the variety of styles, periods, and proportions of the immediate context it was the intent of this proposal to remain neutral, yet provide reference to important aspects of the surrounding architecture. The cantilevered roof form of the covered porch as well as the alignment of the porch reference the historic context, but through reinterpretation not mimicry. The transom windows above the front and sliding doors allude to those of the adjacent home, but reveal current construction practices. The linear nature established by this design does not overwhelm the established context but through restraint and simplicity creates a seamless visual dialogue firmly placing this building in relative chronological order within its context. This form and architectural approach will both reflect and complement the existing character of the street, and also provide a transition between the historic homes and newly constructed townhomes.

### Building Materials and Details:

The materials proposed for this project are consistent with the new construction guidelines, will have proven durability and will promote a sense of human scale. The front street elevation will consist of brick walls and smooth stucco soffit and roof plane. The intent of the proposed materials is to provide reference to those historically found in this district and greater context.

### Special Exceptions:

This proposal will require three Special Exceptions to the SR-1A zoning:

1. Per 21A.24.080, minimum yard requirements, the minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').

Considering the block face only has two homes, one of which sets 69' back from the street front, the average setback would be 44'-6", and the default for the zoning is 20' min. Considering that the adjacent home at 528 Arctic Court has the strongest relationship to the street face and new residence, the proposed idea is to match that of the adjacent home at 528. This would be a 10'-2" setback to the porch and 15'-6" to the house, which would mean a 10'-2" setback as a porch that large is not allowed to encroach in the setback per 21A.36.020B.

2. Per Table 21A.36.020B, window wells not over 6 feet in width and projecting not more than 3 feet from structure are allowed in the side setback.

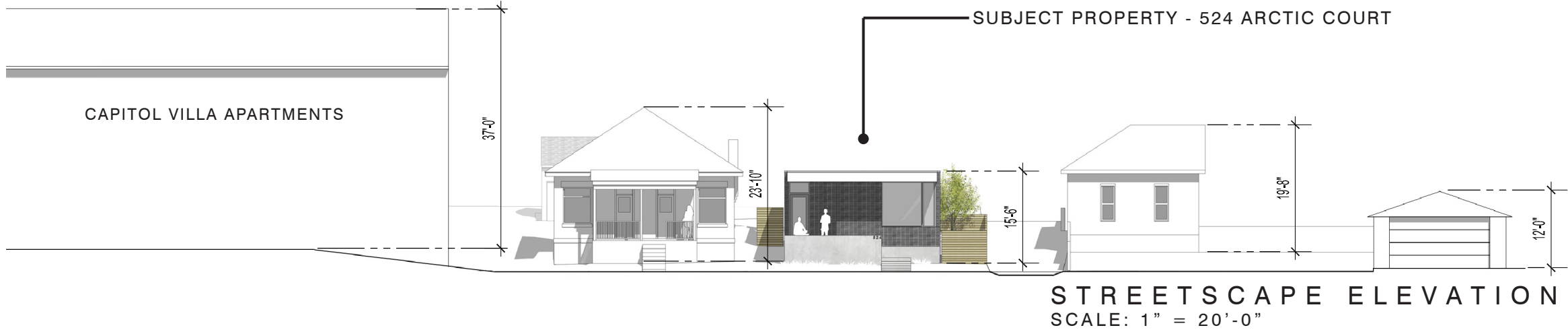
This project includes a concrete window well that projects into the south side setback and is 17'-6" in length and 3'-8" in depth, including the structure, which is over the allowable size and projection allowed by the ordinance. The proposed window well will allow maximum daylighting into the basement interior and provide functional egress. The location and size present no negative effects to neighboring properties, nor is the egress well visible from any location other than the owners side yard. In addition, the placement of the well allows 3' of clearance between the property line and the edge of the well, allowing someone to safely move around the well.

3. Per 21A.24.080.5a, the maximum footprint of an accessory structure can be 480 SF.

Considering the site layout and desire to accommodate parking for both the 524 and 528 parcels, a shared garage configuration with tandem additional stalls was designed. The two car divided-garage has a footprint of 600 SF, or 120 SF larger than allowed in the zone.



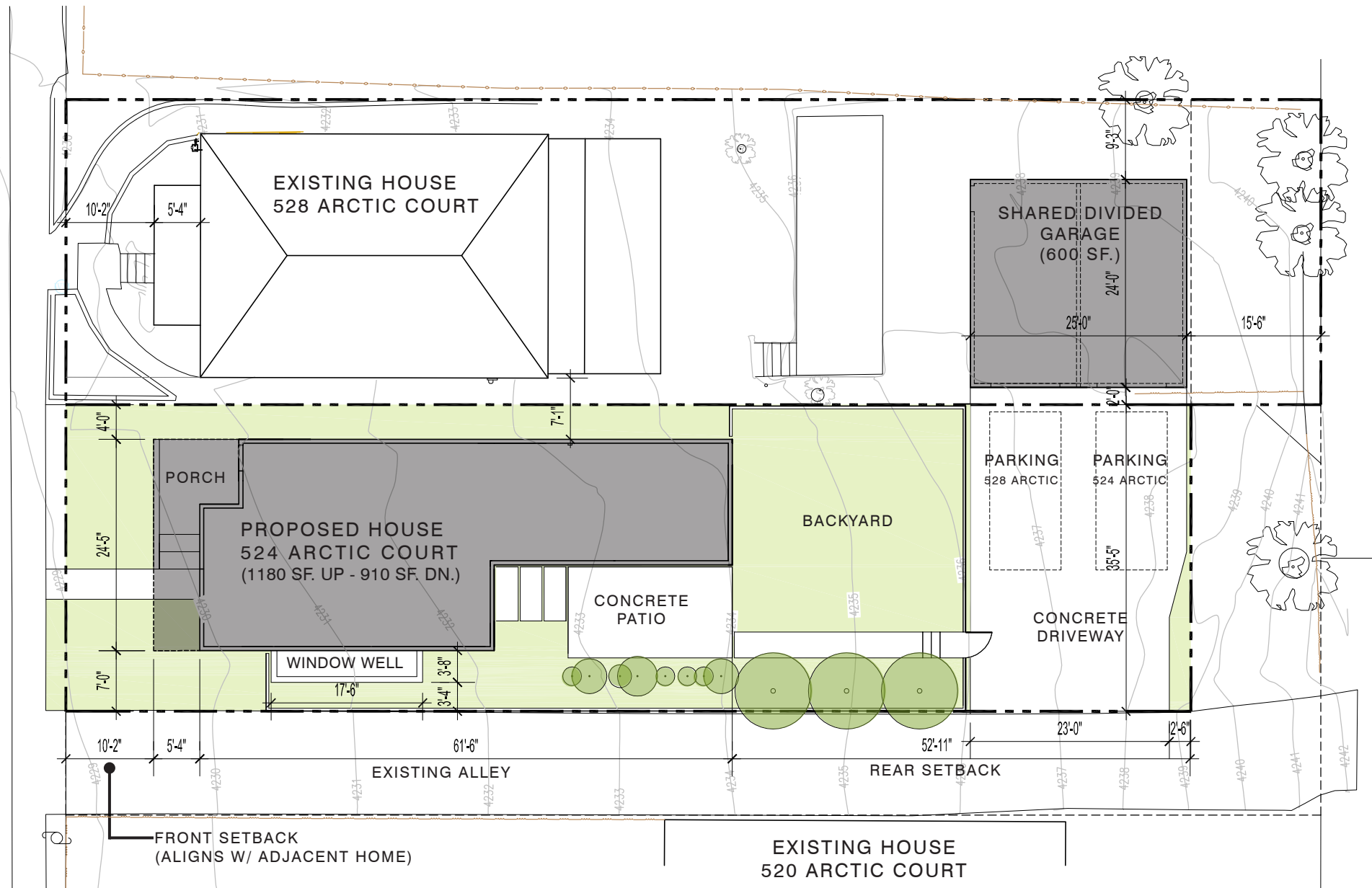
ARCTIC COURT RESIDENCE



Zoning Summary

Zoning: SR-1A  
Construction Type: V, - Wood Framing/Concrete Footing and Foundation

	Required	Actual	Note
Front Yard Setback:	Average of the existing buildings within the block face, or 20' Min.	10'-2" to match 528 Arctic Court	Special Exception Required
Interior Side Yard Setback:	4' on one side and 7' on the other (30% of lot width minus 4')	4' and 7'-0"	
Rear Yard Setback:	25% of lot depth, but not less than 15' and need not exceed 30'	52'-11"	
Max. Building Height:	16' Max. (Flat Roof) from existing grade	15'-6"	Special Exception Required
Max. Building Coverage:	40% (1,841 SF))	30% (1,344 SF)	
Accessory Building Footprint:	480 SF. Max.	600 SF.	Special Exception Required
Accessory Building Wall Height:	9'-0" Max. from existing grade	9'-0"	
Accessory Building Roof Peak:	14'-0" Max. from existing grade	14'-0"	Special Exception Required
Other: Window wells not over 6' in width, projecting not more than 3' into the side setback		17'-6" Wide, 3'-8" from structure	



ARCTIC COURT RESIDENCE  
HLC NEW CONSTRUCTION SUBMITTAL - 524 ARCTIC COURT

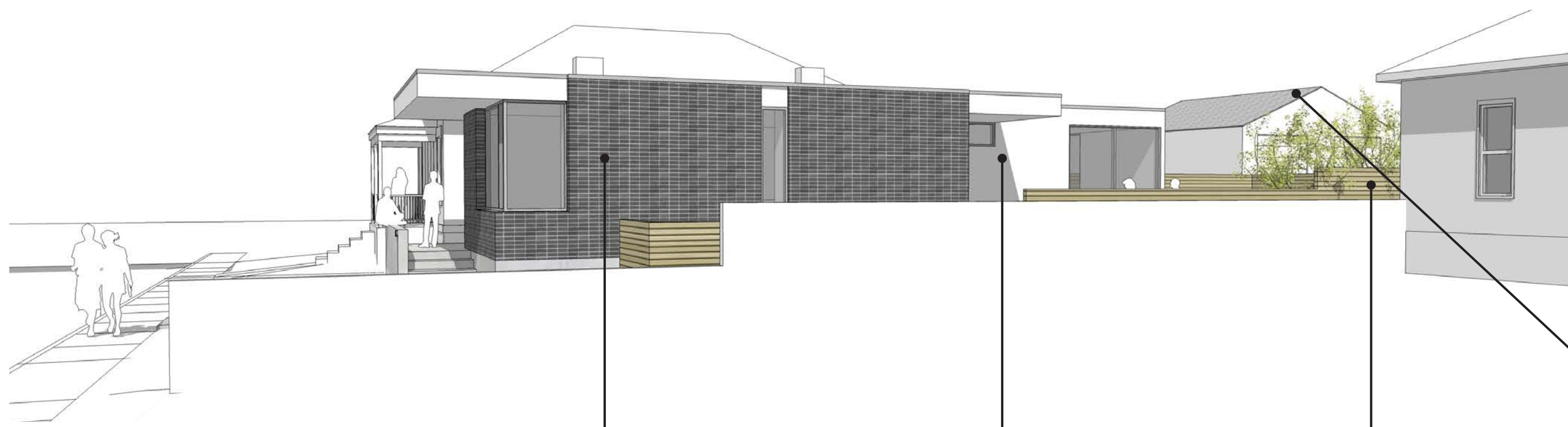
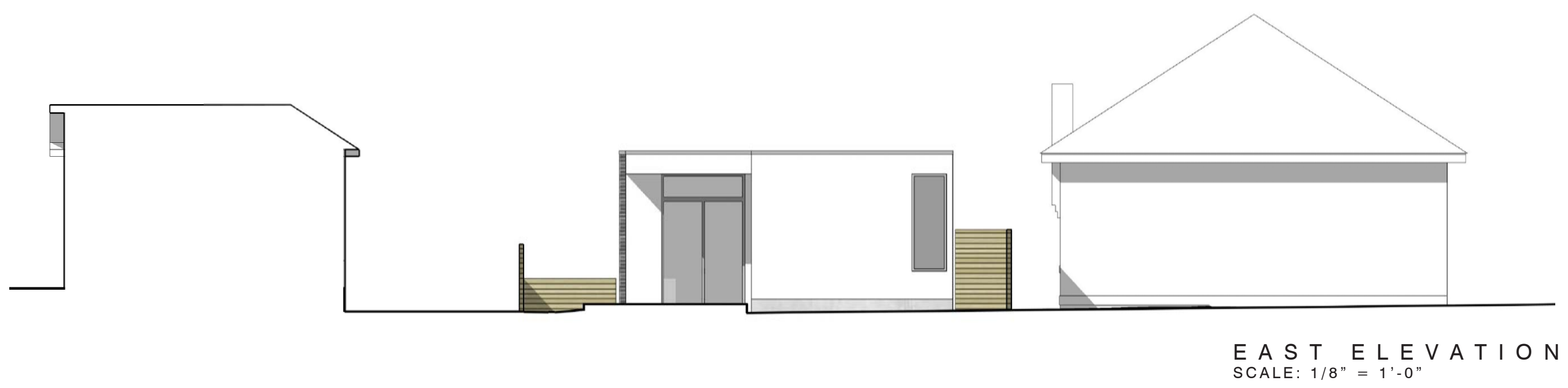
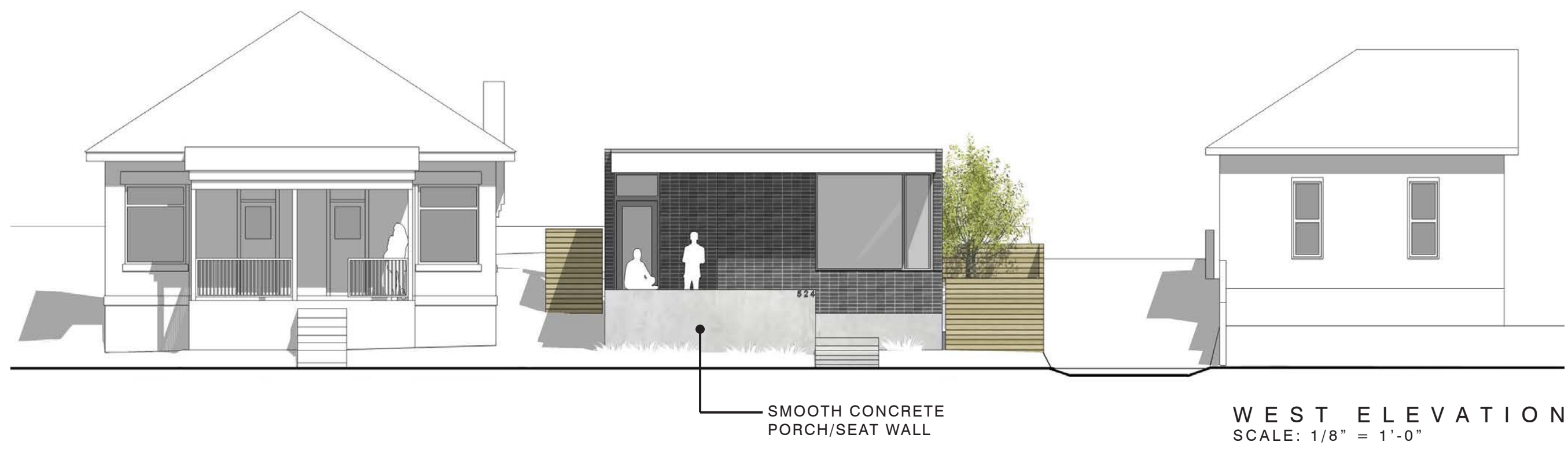


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SPARANO+MOONEY ARCHITECTURE



ARCTIC COURT RESIDENCE



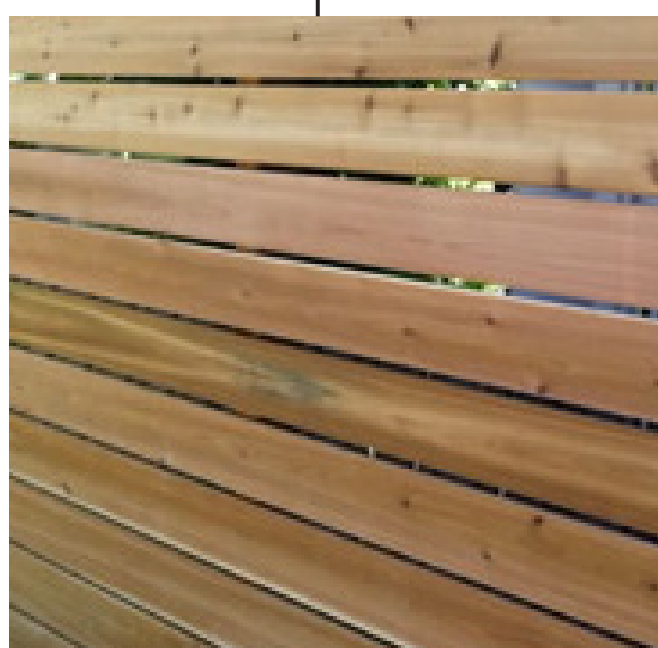
Building Materials



Stack Bond Brick - Medium to Dark Gray Color Range



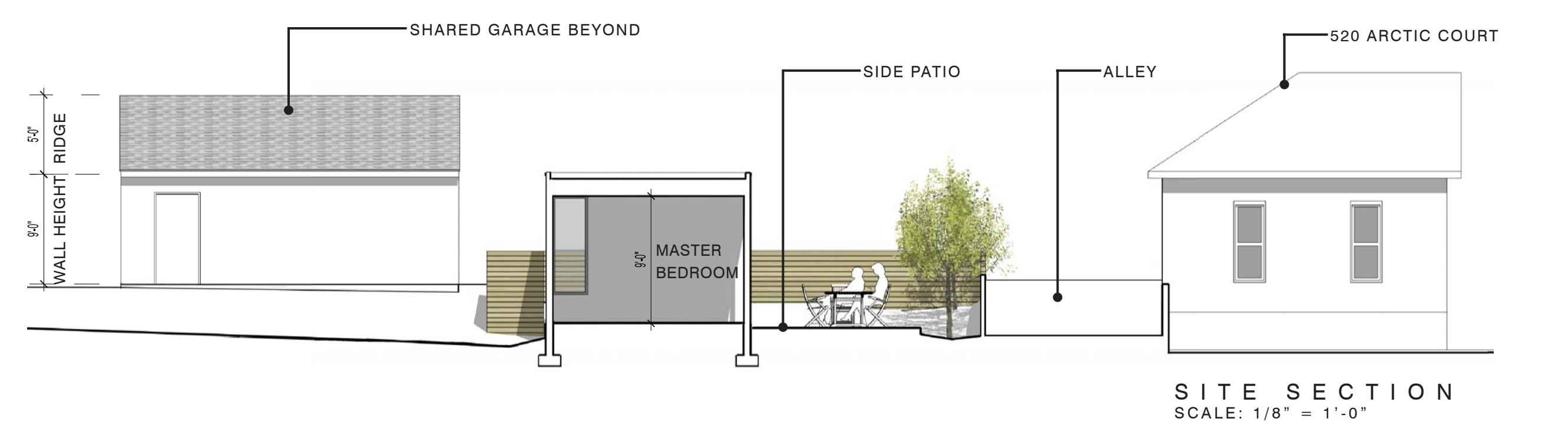
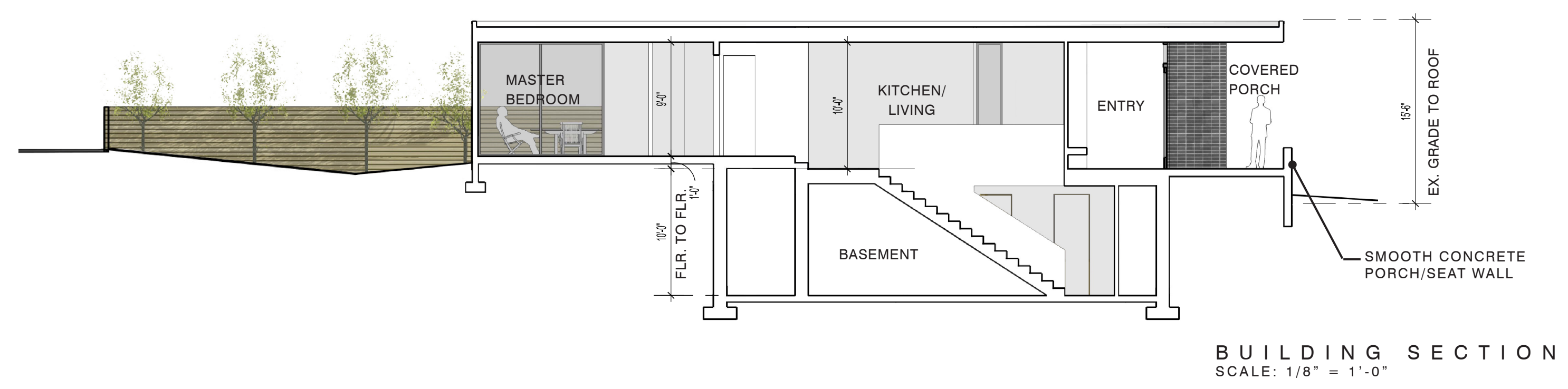
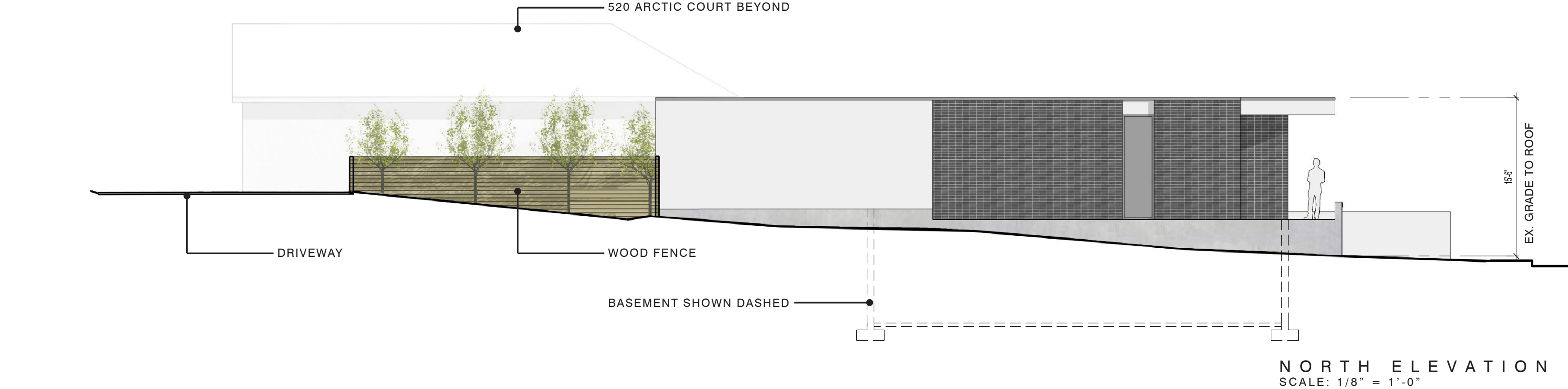
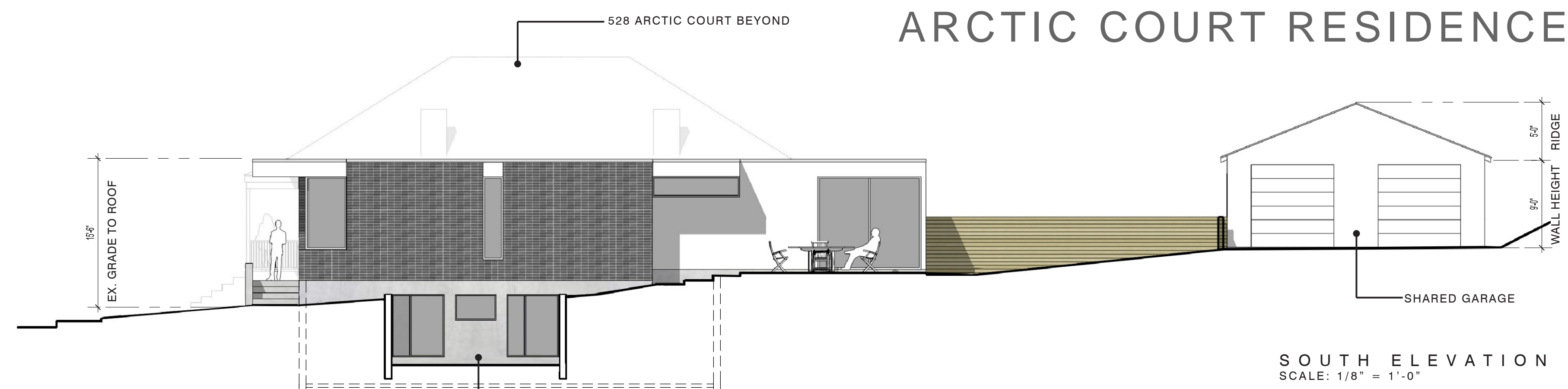
White Smooth Stucco - Wall and Soffit



Horizontal Cedar Fence



Asphalt Shingles - Garage Roof



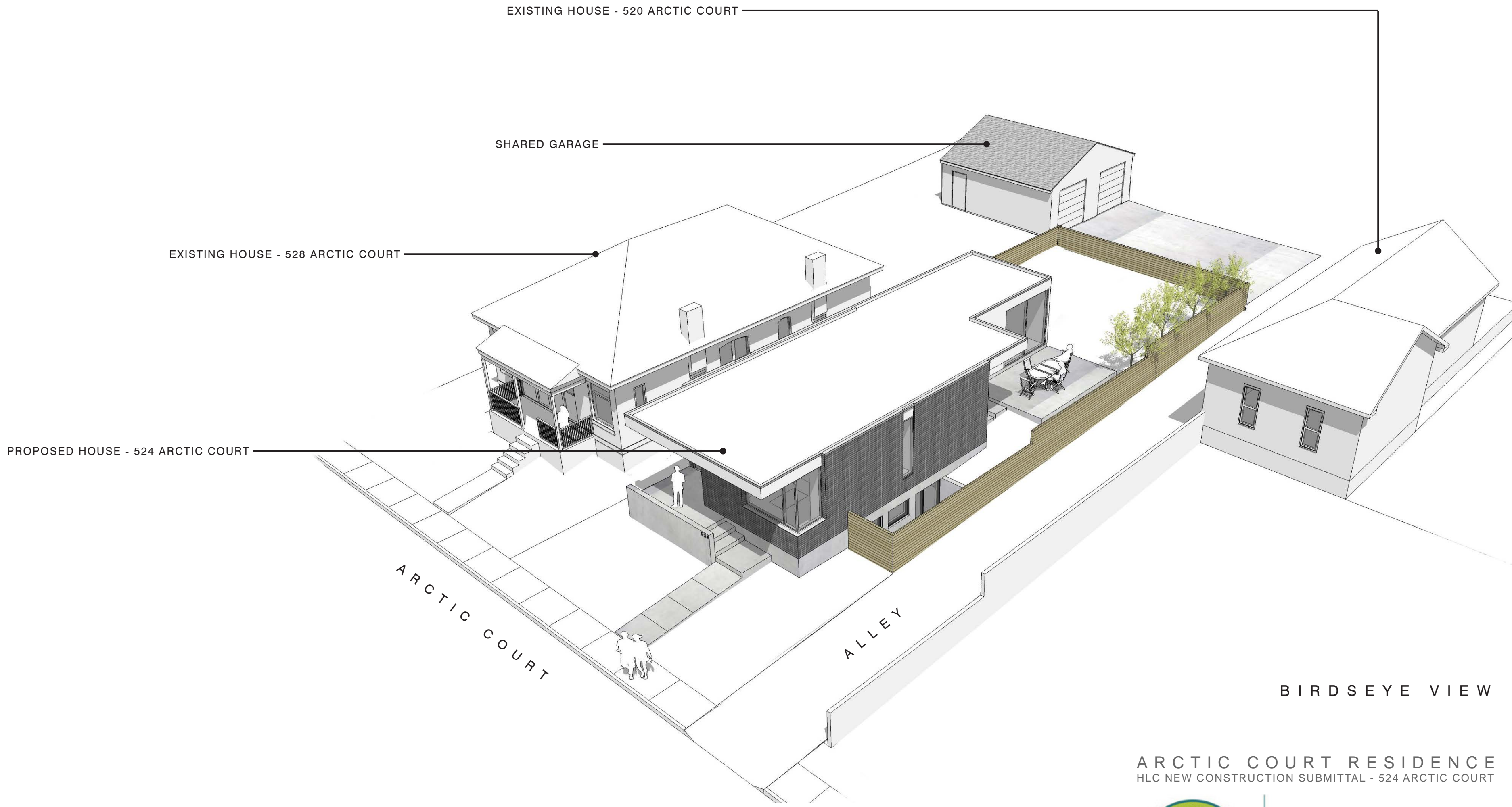
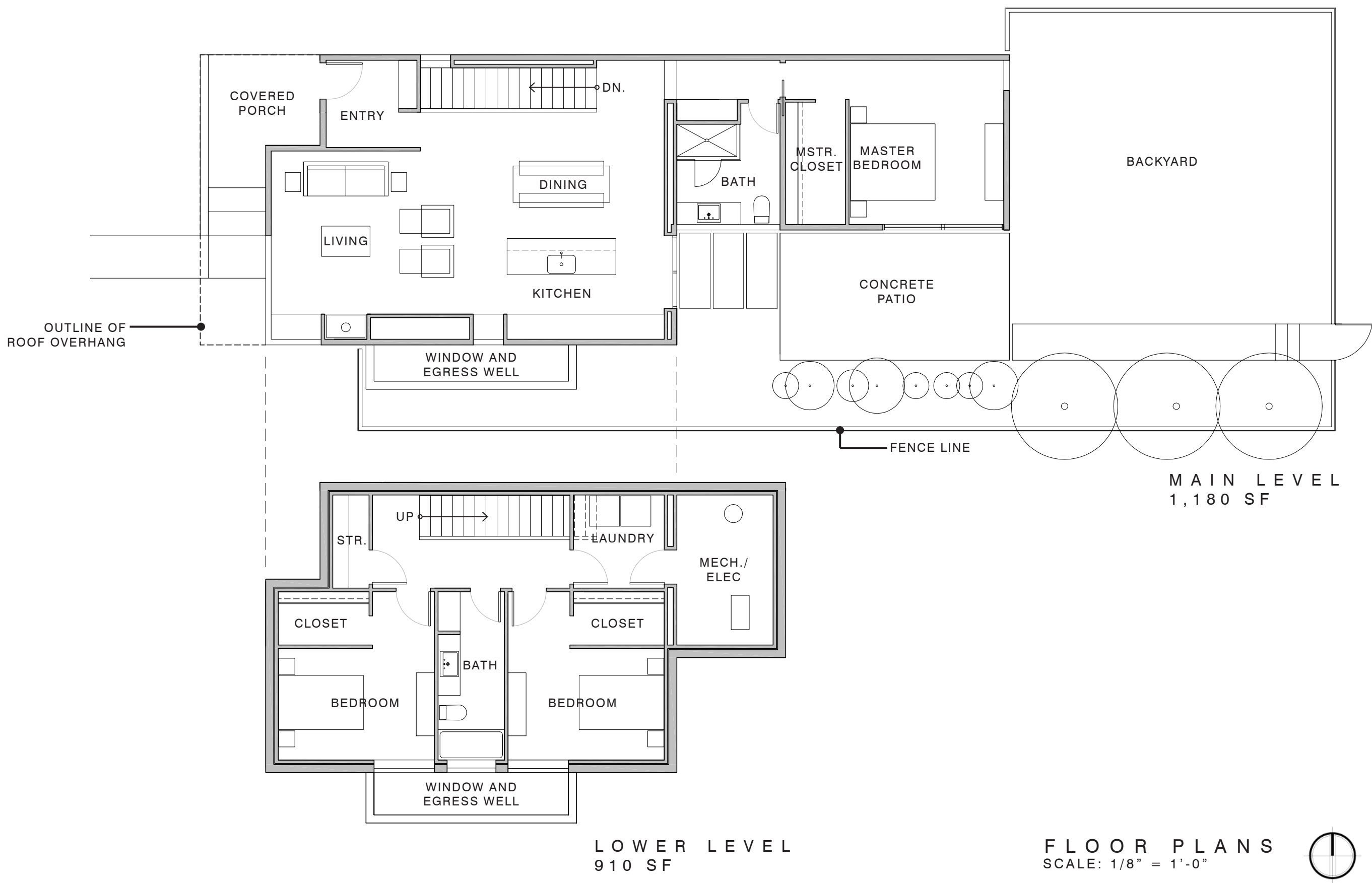
ARCTIC COURT RESIDENCE  
HLC NEW CONSTRUCTION SUBMITTAL - 524 ARCTIC COURT



SPARANO+MOONEY ARCHITECTURE



ARCTIC COURT RESIDENCE



ARCTIC COURT RESIDENCE  
HLC NEW CONSTRUCTION SUBMITTAL - 524 ARCTIC COURT



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SPARANO+MOONEY ARCHITECTURE

## ATTACHMENT D: 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: 4550 SF	Undersized legal nonconforming lot – No Change
Minimum Lot Width: 50 feet	Current: 34.5 feet	Undersized legal nonconforming lot – No Change
Setbacks: Front Yard - Average or 20 feet. (Insufficient buildings to average)	10' 2" – to match 528	Special Exception Required
Int. Side Yard - 4' & 7' (30% of lot width minus 4')	4' & 7'	Complies
Rear Yard: 25% lot depth but not less than 15" & need not exceed 30'	52' 11"	Complies
Maximum Building Height for Flat Roof – 16'	15' 6"	Complies
Wall Height at adjacent interior side yard – 16 feet	15' 6"	Complies
Maximum Building Coverage: 40% of lot area	30%	Complies
Window Well: max 6' x 3'	17' 6" x 3' 8"	Special Exception Required

### 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:

- Building wall height;
- Accessory structure wall height;
- Accessory structure square footage;
- Fence height;
- Overall building and accessory structure height;
- 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 a front setback to match the adjacent 528 (less than the minimum 20' in the absence of an indeterminate average), for an accessory building in excess of the 480 SF, and for a window well larger than a defined maximum. There are insufficient buildings on the north side of Arctic Court to help define an average front setback. The adjacent contributing building, #528, aligns with the previous house on this site (see historic photograph) and the proposed new dwelling echoes this previous alignment, thus reinstating the historic character and bringing the new house up to the street. The window well proposed on the south side of the basement would light two bedrooms and bathroom at that level. Although falling within the side setback area of this narrow lot this will be entirely interior to the site and necessary for habitable space and egress at basement level. The accessory building to the rear of the 528 lot, at 600 square feet is designed as a joint divided garage to accommodate two cars side by side. This would be accessed from two parallel drives situated on the rear portion of the 524 lot. Although this structure will require separate approval because of its location on a different lot, the joint arrangement would occupy notably less than half of the area that would be required to accommodate a garage on each site with separate drive access to each. The joint arrangement proposed, to be the subject of a joint lease agreement, would ensure a much larger area of back yard space for both lots. 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**

The special exceptions sought here fall within the objectives of the SR-1A zone district, and specifically recognize the unique character of the context while promoting a sustainable and compatible form of development. No 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 settlement patterns and its architectural scale and character. Development of the site is unlikely to impair property values.

SR-1A Purpose Statement: See above

**Finding**

The proposal is specifically designed for this vacant site within the Capitol Hill Historic District and the SR-1A character in this context. As such it is likely to maintain and reinforce the unique character and variety of this setting, while contributing to this character in an individual manner. The special exception approvals sought would 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 this design, should enhance rather than adversely affect the character of the area.

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 also enhance the unique character 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 designed to align with the adjacent contributing building in a way which closely echoes the previous building on the site. It is considered to be compatible with the scale and height of surrounding development, and the special exceptions sought will help to 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 of the proposed development.

SR-1A Purpose Statement: See above

### **Finding**

The special exceptions sought in association with this development are designed to enhance the compatibility of the proposals in terms of the future health of the mature trees in this setting. 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 in the form of two existing mature trees. 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 the special exceptions sought, are designed to achieve a new building on this site which recognizes the existing the existing development pattern within this context. There would be no loss of or adverse effect upon significant features. 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 E: 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
<b>1. SCALE &amp; FORM</b> <b>1.a Height &amp; Width:</b> The proposed height and width shall be visually compatible with surrounding structures and streetscape;  <u>Residential Design Guidelines</u> <i>12.5 A new building should be designed to reinforce a sense of human scale.</i>  <i>12.6 A new building should appear similar in scale to the established scale of the current street block.</i>  <i>12.8 A front facade should be similar in scale to those seen traditionally in the block.</i>  <i>12.9 Building heights should appear similar to those found historically in the district.</i>  <i>12.11 A new building should appear similar in width to that established by nearby historic buildings.</i>	<u>Scale &amp; Form - Height</u> The proposed building, at one story with basement, is designed to align with the eaves height of the adjacent building. The street frontage is also designed with a raised street facing porch, which again would create a contemporary expression of established character at a similar scale. Despite a distinct difference in style and form the proposal would be compatible in this setting, maintaining and reinforcing the sense of human scale inherent in Arctic Court.  <u>Scale &amp; Form - Width</u> The proposed width of the building is similar to the adjacent contributing building, placed similarly, on a similar width of lot. In doing so it would seem to reinstate some of the historic scale previously lost when the earlier building on this lot was demolished. The building width proposed should therefore reinforce the current sense of human scale.	<u>Height</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u>  <u>Width</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u>

<p><b>1. SCALE &amp; FORM</b>  <b>1.b Proportion of Principal Facades:</b> The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p> <p><u>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 &amp; Form - Façade Proportion</u>  The proposal is for a single story, flat roof dwelling. The façade height equates closely with the adjacent building, while the proposed development also includes a raised front porch, which also closely relates to the front façade arrangement of the adjacent building. In general the façade proportions of the proposal are designed to be compatible with the surroundings.</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><b>1. SCALE &amp; FORM</b>  <b>1.c Roof Shape:</b> 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 &amp; Form - Roof Shape</u>  The proposed building would have a flat roof, with a strong eaves line closely echoing the eaves line of the adjacent building. There are very few buildings on the east side of Arctic Court, and currently none on the west side. There is therefore little to establish a common relationship in roof form in this immediate setting. In the wider context, while pitched roof forms would predominate, flat roof forms are not uncommon. Future development along the west side of Arctic Court when built will create a flat roof form and character along this street. The proposal will be compatible with existing and future forms.</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><b>1. SCALE &amp; FORM</b>  <b>1.d Scale of a Structure:</b>  The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p> <p><u>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 &amp; Form - Scale of a Structure</u>  The proposed building would be rectilinear in plan, stepping in to a narrower range towards the rear. The single story scale of the adjacent building would be matched by this proposal. While there would be no pitched roof, the strong eaves line continues that established by the adjacent #528. The front porch articulates the front façade, in the achievement of the public street frontage and semi-public engagement of the dwelling with the street. In elevation and concept it closely echoes that of the adjacent building. The proposal would therefore be visually compatible with the size and mass of surrounding structures.</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><b>2. COMPOSITION OF PRINCIPAL FACADES</b>  <b>2.a Proportion of Openings:</b> The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p><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><b>2.b Rhythm of Solids to Voids in Facades:</b> The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p><u>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>Facade Composition – Proportion of Openings</u>  The principal facade faces Arctic Court and is relatively simple in form, introduced by a raised porch. The proportion of openings on the principal facade are limited to the doorway and the large corner south-west window. The side facades are fenestrated with a single vertically proportioned full height window.</p> <p><u>Facade Composition – Rhythm of Solids to Voids</u>  The rhythm of solid to void in the principal facade is relatively similar in quantum to the adjacent building although simplified into a larger area of brickwork counter-balanced by window opening. Little else in this immediate setting provides relative context.</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><b>2.c Rhythm of Entrance Porch and Other Projections:</b> The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p> <p><u>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>Facade Composition - Building Character &amp; Scale</u>  The proposed development has a front facing doorway opening onto a covered raised porch addressing the street. The proposed porch closely echoes that of the adjacent building and would help to re-establish the relationship between building and street, as Arctic Court evolves.</p>	<p><u>Rhythm of Porch &amp; Projections</u>  Staff would conclude that the proposals accord with the objectives of this design standard.  <u>Complies.</u></p>

<p><b>2.d Relationship of Materials:</b> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.</p> <p><u>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 &amp; Detailing</u>  Proposed materials concentrate on brickwork and white stucco. Both materials are characteristic of the context and the district, and consequently recognize and will help to reinstate a degree of visual compatibility and complementarity within the re-emerging character of Arctic Court.</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><b>3. RELATIONSHIP TO THE STREET</b>  <b>3.a Walls of Continuity:</b> Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;</p> <p><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 development plan is similar in form, orientation and position on the lot to both the adjacent building and what appears to have occupied this site previously. The relationship to the street will be reinstated on this site, together with an element of the characteristic settlement pattern.</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 with special exception requested.</u></p>



<p><b>3.b Rhythm of Spacing and Structures on Streets:</b> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;</p> <p><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 &amp; Structures on Streets</u>  The design and situation of this building on the site reflects the pattern of development of the lot sequence and both the adjacent building and the previous building on this site. Characteristic open space is preserved between the two buildings and the way the proposal steps back from the adjacent alley. The historic settlement pattern of the district are respected.</p>	<p><u>Rhythm of Spacing &amp; Structures on Streets</u>  Staff would conclude that the proposals accord with the objectives of this design standard.  <u>Complies.</u></p>
<p><b>3.c Directional Expression of Principal Elevation:</b> A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;</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>  The proposal is orientated towards and addresses the street, with the adjacent alley providing access to rear parking. The form of development and its relationship with the adjacent building will help to reinstate a degree of the urban character lost to this street in the past.</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><b>3.d Streetscape; Pedestrian Improvements:</b> Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.</p> <p><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 &amp; Pedestrian Improvement</u>  The proposal will orient to and address the street, as the street starts to re-emerge with adjacent rehabilitation of an original building and the development of new town houses opposite. The proposal should markedly improve the streetscape and pedestrian environment, as well as the perception of the street as part of the historic district.</p>	<p><u>Streetscape &amp; Pedestrian Improvements</u>  Staff would conclude that the proposals accord with the objectives of this design standard.  <u>Complies.</u></p>

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

### **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**

At the time of the publication of this staff report no specific public comments have been received regarding these proposals. Any comments received after the date of publication will be forwarded to the Commission for their consideration.