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

Date: March 2, 2017

Re: PLNHLC2017-00052 New Construction

NEW CONSTRUCTION – APARTMENT BUILDING

PROPERTY ADDRESS: 480 SOUTH TEMPLE (Previously 454-466 South Temple)
PARCEL ID: Previously 1606202008 & 1606202009
HISTORIC DISTRICT: South Temple Local Historic District
ZONING DISTRICT: H Historic Preservation Overlay District. R-MU (Residential/Mixed Use District)
MASTER PLAN: Central Community Master Plan
DESIGN GUIDELINES: Historic Apartment & Multi-Family Design Guidelines

REQUEST: New Apartment Building and Parking Structure at approximately 454-466 E. South Temple - Chris Huntsman, CRSA Architects, on behalf of owner Garbett Homes, is requesting a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The site is currently vacant. The proposed development would be six stories to South Temple and seven stories to the south, comprising 138 apartment units of which three are live-work units, and provision for parking 186 vehicles on two parking levels, and outside the building at the south-west corner of the site. In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission.

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 New Construction, subject to the following conditions:

1. That the development proposals are revised to address the two Key Issues as defined in this report.
2. That no mechanical systems/air conditioning units be located on the balconies.
3. That the revisions are referred back to the Historic Landmark Commission for final approval, or alternatively
4. That the revisions and design details are delegated to staff for subsequent review and approval.

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

1. That the development proposals are revised to address the two Key Issues as defined in this report.
2. That no mechanical systems/air conditioning units be located on the balconies.

3. That the revisions are referred back to the Historic Landmark Commission for final approval, or alternatively
4. That the revisions and design details are delegated to staff for subsequent review and approval.

DEVELOPMENT DESCRIPTION

The development proposal is for 138 units within a 204,001 SF (inclusive) apartment building, with apartments on five floors (93,522 SF), above two floors of parking deck, including supplementary parking space at the south-west corner of the site (63,733 SF), providing space for 186 vehicles. The range of apartments comprises 29 studio units, 66 1-bedroom and 40 2-bedroom units, with three live/work commercial units (3,877 SF) on the ground level facing South Temple. The South Temple frontage would also accommodate ancillary offices and fitness facility as well as apartment lobby space (3,638 SF). This South Temple frontage use frames the first parking floor which would occupy the majority of the ground level of the building.

The building plan adopts an "H" configuration above the main level and a generally rectangular footprint. Principal ground level yard spaces lie to the west of the building which is defined here as rear yard and within the south-west corner outlying section of the site. Facing north, a central, canted front range is stepped back c.19 feet from the ground level frontage to South Temple. Above the main level, the south facing court is more deeply recessed. The north and the south facing courts are included in the development calculation of the proportion of open space (28.5%) provided with the proposal.

The proposed building would be six stories and approximately 70.5 ft in height above grade at South Temple and seven stories as the site falls to the south. The building would maintain the same roof height across the majority of the plan area, while towards the south façade on the two flanking wings the building would step down a floor to re-establish a maximum indicated 70 ft above grade adjacent to the Piccadilly Apartments building on 500 East.

The width of the north facing second floor court is reflected at street level on South Temple by a slight setback for a central entrance frontage set at a slight angle. Additional tenant roof terrace space would be provided above level five on the two southern wings of the building, including on the south-east corner immediately adjacent to the Piccadilly Apartments on 500 East. Above the main level of the proposed building on the east and west facades the apartment floors step back slightly to create open patio space for the second and subsequent level units. A stair and elevator tower on these facades interrupts the step back and continues the plane of the ground level facades

The South Temple façade is symmetrically composed around a slightly offset, recessed entrance and office section, with a stepped back central section above set at two intersecting façade angles. The central section of each north facing wing of the proposal would rise sheer through six stories, flanked by slightly recessed wrap around corner balconies. Two distinct bays then step gradually to introduce the central courtyard. The central entrance/office section of the South Temple façade at ground level is slightly taller in stature.

The façade along 500 East has two access drives to the two levels of parking. These levels, beyond the live/work units, are fenestrated by a rhythm of vertically proportioned windows. The latter, as well as the doors to the parking garage are identified as glazed. The apartment levels above step back slightly around a stair/elevator tower which continues the plane of the street level façade. The façade steps down one floor approaching the adjacent Piccadilly Apartments to the immediate south of the site.

The west façade overall reflects the composition of the east façade but does not include the access openings to the parking decks. The other primary difference would be a change in materials from primarily brick to stucco beyond the proposed ground level live/work unit on the north-west corner. Again the height of this façade steps down one floor for the last two bays of the south-west wing.

The south façade is set back approximately 5 feet from the southern site boundary. It is designed as a symmetrical composition, comprising the south-east and south-west wings and the recessed central court at second level above a continuous uninterrupted largely stucco façade to the two lower parking levels. The primary cladding material of the east façade is carried around the first half of the south-east wing. The two flanking wings are designed around two distinct façade planes either side of a recessed window bay which would light the internal corridors. The step back for the upper apartment floors returns across the first section of each rear wing of the proposal, and is reflected again in the recessed façade planes for the top floor opening onto the rear patio space.

The fenestration pattern designed across the three principal facades includes bays of vertically and horizontally proportioned windows framing a series of projecting or recessed balconies with sliding balcony doors. The primary corners are defined by wrap-around balconies, while east and west, and recessed courtyard facades include a sequence of vertical bays of usually projecting balconies. The width of balcony varies on the two primary elevations.

Materials currently proposed include a brick veneer in two colors with stucco elements. This palette of materials is used on the South Temple and the 500 East facades and returned for the first section of the west and south facades. The façade material changes to stucco beyond those points and would define the south and the west facades. Framing to doors and windows includes an aluminum system for the street level of the proposal with vinyl proposed above. Balcony railings are defined as 'architectural guard rails', currently described as ornamental iron in the development description submitted with the application.

The applicant includes the following description of the current proposal in the application.

> ***Special Exceptions***
> *No special exceptions are required. The building fits within all required setbacks and height restrictions prescribed by RMU zoning.*
>
> ***Site***
> *A site plan is included with the submitted documentation. The building footprint covers 69% of the property. Open space on South Temple, the rear yard setback, and the SW corner of the property along with the interior, North and South courtyards comprise the open space for the development. Total open space is 14,147 SF which is 28.5% of the total site square footage. The SW corner of the site, and the west rear yard setback will be accessed through the adjoining property. Recorded agreements with the adjoining property owners have been negotiated.*
>
> ***Parking***
> *There are two levels of parking that are entered from 5th East. A total of 165 stalls (including 7 ADA stalls) are provided in the enclosed parking structure. An additional 21 stalls (including one ADA stall) are provided in the southwest corner of the property for guests and tenants.*
>
> ***Building***
> *The project comprises 138 market rate units on five floors. Of those, three are live work units fronting South Temple. The development also comprises a mix of studios, one, and two bedroom apartments with balconies and decks.*
>
> *The main entrance to the Hardison is from South Temple. The entrance is defined by an angled set back at the street level façade. Adjacent to the entry are multiple tenant amenities such as Leasing Office, fitness room, and mail room.*
>
> *Adjacent to the entrance are the live work units. These one/two bedroom units with their associated office space strengthen the mixed-use development along South Temple.*
>
> *The mass of the building engages the street at the main level and then steps back at the entry on the second floor, creating an elevated courtyard facing south temple. The volume of the building from the second floor up, reiterates the volumes found along south temple. This emphasizes the variation in volume and form that is so prevalent in the contemporary and historic architecture of the district. Another interior courtyard is created in the middle south portion of the building opposite the Piccadilly thus reducing the apparent height and volume of the Hardison relative to the Piccadilly.*
>
> *The primary façades are a mix of brick, glass and ornamental iron with brick being the primary material. Stucco is used on the secondary facades that face the interior courtyard to the south. Brick is readily identifiable on South Temple; stucco less so. Stucco is used historically on numerous buildings on South Temple. It appears as both a background for architectural detailing such as found in several of the English tutor houses but is also used as a primary building material above the first floor as noted*

in the historic home on the corner of C Street and South Temple as well as the large home at the terminus of Paxton Place.

BACKGROUND – PREVIOUS PROPOSALS & APPROVALS FOR THIS SITE

This is a new application for a new apartment and parking structure on this site. There have been several previous applications for an apartment development on this site, as summarized below. Previous staff reports and the extensive public commentary received at, prior to and after the meetings, can be accessed and reviewed via the links attached. The Minutes of these Commission meetings can also be reviewed at the following links.
http://www.slcgov.com/planning/planning-2015-historic-landmark-commission-meetings#overlay-context=user
http://www.slcgov.com/planning/planning-2016-historic-landmark-commission

- An initial application for a six to seven story building was reviewed by the Historic Landmark Commission on 12/3/15 and tabled for further consideration by the Commission. PLNHLC2015-00930 & 931. http://www.slcdocs.com/Planning/HLC/2015/930.pdf
- That application, revised following previous comments, was reviewed by the Commission on 1/7/16. Two initial motions to approve the application did not attract majority support and failed. Further Commission consideration to table the application was not supported by the applicant, who requested approval or denial of the proposal. The Commission consequently denied the proposals on a majority vote. http://www.slcdocs.com/Planning/HLC/2016/00930.pdf
- A new application for a six to seven story building was submitted in January 2016 and was reviewed by the Commission at a public hearing on 2/4/16. The application was denied by the Commission on a majority vote. The decision was then appealed by the applicant, with the appeal subsequently withdrawn. PLNHLC2016-00027 & 29 http://www.slcdocs.com/Planning/HLC/2016/29.pdf
- A further application was submitted for a four to five story building. This was reviewed by the Commission at a public hearing on 4/7/16. The Commission approved the proposals by a unanimous vote. PLNHLC2016-00166 http://www.slcdocs.com/Planning/HLC/2016/0166.pdf
- Detailed proposals and revisions to the development as approved were reported to the Commission at their request to be kept informed on 9/1/16, and subsequently approved by staff.

The current application is supported by the following statement from the applicant.

In April 2106, the Historic Landmarks Commission (HLC) granted a Certificate of Appropriateness to a plan by Garbett Homes to build a 77-unit apartment building at 480 East and South Temple, called The Hardison. The Hardison was originally proposed as a 185-unit building. Over the several months of the application process, and after trying to meet some of the issues raised by the HLC and some concerned citizens, the number of units was decreased to 77 units in the plan that was ultimately approved. That lower unit count left no room for construction cost increases.

We finished our plans incorporating all of the changes required to satisfy the HLC and put the project out to bid. Unfortunately, the bids came back $2 million over our estimates at the time of approval. The cost to build just the parking garage itself had increased $1.8 million. The 77-unit project simply cannot absorb a 14% cost overrun.

As I am sure that you know, all developments in Salt Lake City (and the Wasatch Front as a whole) are experiencing significant price increases. For example, in November 2016, the Salt Lake Tribune published an article headlined: "Airport expansion costs soar another $350 million to $2.9 billion". This is a 14% increase in their bids over their original estimate.

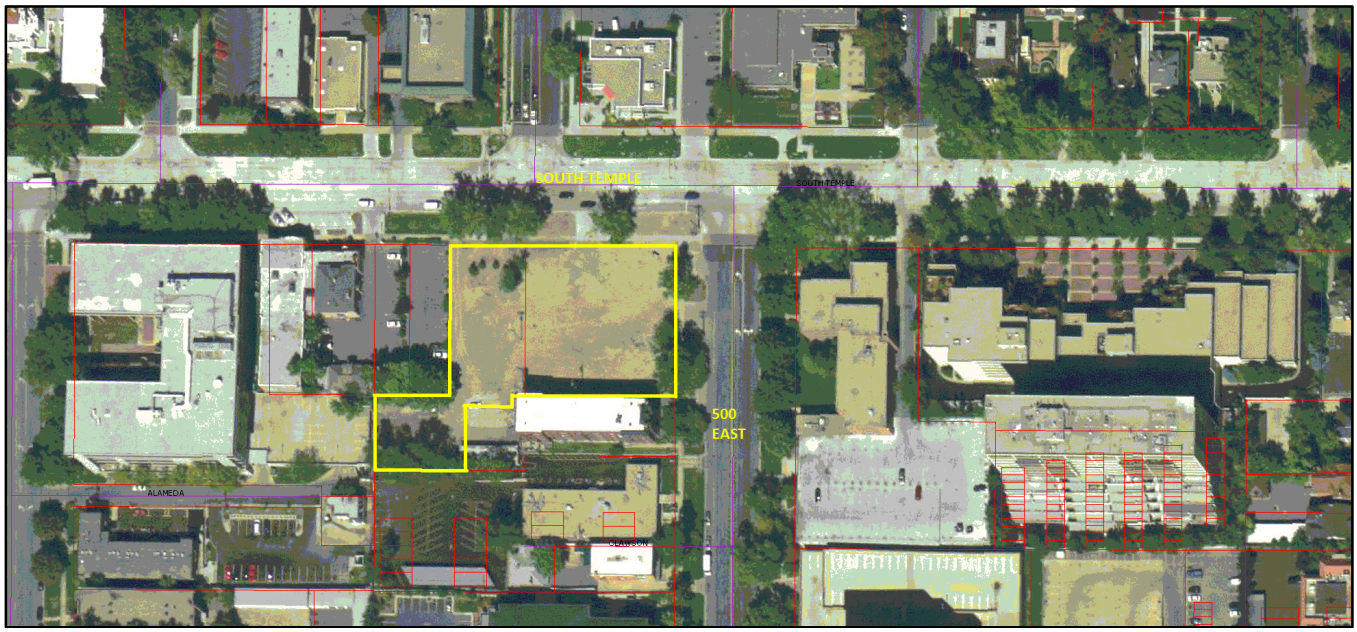
To make The Hardison economically feasible we need 138 units. The increased revenue from these units allows the project to balance the construction price increases. Garbett Homes is therefore submitting a new Application to the HLC for approval of a re-designed project. To accommodate the increased unit count in the new project the building has a new design which is taller and has smaller setbacks but still meets the zoning requirements for height and setbacks.

We believe that the proposed new version of The Hardison will be a grand addition to the style of South Temple. The new building will be a benefit to the neighborhood.

CONTEXT – SOUTH TEMPLE HISTORIC DISTRICT

The site is the south-west corner of the intersection of South Temple and 500 East, currently contains no extant buildings. Previous development on the site appears to have been an apartment building with a small strip mall on the corner. The site included two distinct lots which were consolidated in July 2016 (PLNSUB2016-00311). This is a corner site with two primary street facades, facing South Temple and 500 East. It is consequently of considerable importance in the context of the current and future character and special interest of the South Temple Historic District, while also affecting the setting of the Central City Historic District on the opposite side of 500 East.

LOCATION PLAN



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

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

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

provides the setting for several designated City Landmark buildings and contributing buildings within the historic district to the east, to the west and to the south.

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

PUBLIC COMMENTARY
No public comments have been received at the time of the completion of this report. Correspondence received subsequently will be forwarded to the Commission.

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

Issue 1: PROPOSED HEIGHT, SCALE & MASSING OF THE DEVELOPMENT & THE SETTING OF THE PICCADILLY APARTMENTS ON 500 EAST Att.H: Stds. 1.a & 1.d **See Recommendation Conditions**
The proposed height of the building would be six floors to South Temple, rising to seven floors progressing towards the south façade across the falling ground level on the site. The latter then steps down to six floors approximately 20 feet short of the south façade. Proposed height along South Temple is high in the context of the general 1 to 3.5 story scale of this part of the South Temple Historic District. In the broader setting of South Temple the height as proposed falls more readily within the scale of the taller buildings along the street. Setting the central range of the façade back from the street frontage creates a more characteristic apartment form, massing and scale. The deeper central courtyard to the rear creates a variant on the traditional "H" plan form of a traditional apartment building – an effective configuration, modulation and massing to reduce the scale of a much larger building. Additional design attention to enhance the stature and design of the ground floor of the building, coupled with design variation to differentiate the top floor, would help to temper the apparent height and scale of the proposal. See Issue 3 below.

The height of the proposed façade to 500 East, although demonstrating some articulation rather than modulation, is accentuated by the decline as the street falls away to the south. This becomes problematic in the setting of the Piccadilly Apartment building to the immediate south with the proposal approaching the latter building with seven and then six floors. Although the proposed development would step down as it approaches the Piccadilly it still rises abruptly two floors to its immediate north, prior to rising an additional floor. The current proposal would be over-dominant in height and massing, and would be more visually compatible if it stepped down a further floor at that point, or stepped down in two stages towards the Piccadilly Apartments.

Recommendation: Staff would recommend that the proposal is revised to achieve a more compatible relationship as discussed above.

Issue 2: PARKING ACCESS POINTS & DRIVES OFF 500 EAST Att.H: Stds. 2.c, 3.a, 3.c & 3.d **Resolved**
The proposal includes two parking levels accessed from two driveways off 500 East. While the live/work unit on the north-east corner of the proposal turns the corner with an access door onto 500 East, beyond this point the street façade fronts the parking decks with approximately one third of the frontage accommodating two double garage doors. 500 East is an important street frontage within the historic district and development of this site should afford the opportunity to create a street frontage which can interact with and contribute to the character and vitality of the setting on more than a vehicular definition.

An alternative, to switch vehicular access to the building to the west side, where the rear yard area might be used as vehicle access to both parking levels, was explored with the Applicant. The current proposal includes an agreement with the owners of the Piccadilly Apartments for shared use of their drive to access the rear south-west corner of the application site for a limited number of additional parking spaces. Direct access off South Temple is not achievable due to its proximity to the intersection, traffic lights and crosswalk at South Temple and E Street.

The additional parking access alongside the Piccadilly Apartments is thought to adversely affect the residential amenities of Piccadilly residents. The conclusion consequently would be that option being infeasible.

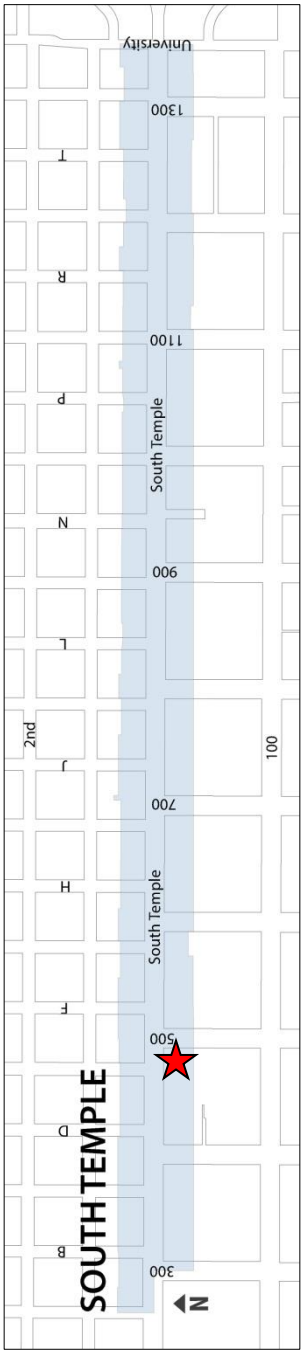
Issue 3: SOUTH TEMPLE FAÇADE DESIGN – STREET LEVEL & TOP FLOOR Att.H Stds. 2.a, 2.b & 2.c
See Recommendation Conditions
There is a physically definable height to this proposed development, whether facing South Temple or its other primary street façade. South Temple holds the critical role in this setting and attention to the fenestration pattern, solid to void ratio, articulation, design detail and materials of the composition has the scope to mar or enhance the character and compatibility of a new building. These characteristics specifically have the capacity to reduce the perceived height and scale of the development. Additional design emphasis on the street level of the South Temple façade, coupled with a defined hierarchy in the fenestration and/or a distinct variation in the design of the top floor, could effectively reduce the apparent height and scale of the building, while contributing to the architectural character of the street façade.

Recommendation: Staff would recommend that the design of the south Temple façade is refined to accentuate the stature and visual importance of the entrance/s and street level frontage of the building, and to define the top floor as a distinct and complimentary level as discussed above.

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

ATTACHMENT A: VICINITY MAP

ATTACHMENT B: HISTORIC DISTRICT MAP



★ ***Approximate project location***

ATTACHMENT C: PHOTOGRAPHS OF THE CONTEXT

76 SOUTH 500 EAST

42 SOUTH 500 EAST

34 SOUTH 500 EAST

PICCADILLY APARTMENTS, 24 SOUTH 500 EAST

508 SOUTH TEMPLE

505 SOUTH TEMPLE

481 & 455 SOUTH TEMPLE

435 (RITA APARTMENTS) & 445 SOUTH TEMPLE

420, 430 & 434 SOUTH TEMPLE

APPLICATION SITE, 466 SOUTH TEMPLE

APPLICATION SITE, 466 SOUTH TEMPLE

APPLICATION SITE, 454 SOUTH TEMPLE

APPLICATION SITE, 454 SOUTH TEMPLE

ATTACHMENT D: APPLICATION STATEMENTS

273 N. East Capitol Street
Salt Lake City, UT 84103

Phone: 801.456.2430
Fax: 801.456.2431

January 19, 2017

Mr. Nick Norris, Director
Salt Lake City Planning Department

Re: The Hardison
Transmittal of New Proposal

Dear Director Norris:

In April 2106, the Historic Landmarks Commission (HLC) granted a Certificate of Appropriateness to a plan by Garbett Homes to build a 77-unit apartment building at 480 East and South Temple, called The Hardison. The Hardison was originally proposed as a 185-unit building. Over the several months of the application process, and after trying to meet some of the issues raised by the HLC and some concerned citizens, the number of units was decreased to 77 units in the plan that was ultimately approved. That lower unit count left no room for construction cost increases.

We finished our plans incorporating all of the changes required to satisfy the HLC and put the project out to bid. Unfortunately, the bids came back $2 million over our estimates at the time of approval. The cost to build just the parking garage itself had increased $1.8 million. The 77-unit project simply cannot absorb a 14% cost overrun.

As I am sure that you know, all developments in Salt Lake City (and the Wasatch Front as a whole) are experiencing significant price increases. For example, in November 2016, the Salt Lake Tribune published an article headlined: “Airport expansion costs soar another $350 million to $2.9 billion”. This is a 14% increase in their bids over their original estimate.

To make The Hardison economically feasible we need 138 units. The increased revenue from these units allows the project to balance the construction price increases. Garbett Homes is therefore submitting a new Application to the HLC for approval of a re-designed project**.** To accommodate the increased unit count in the new project the building has a new design which is taller and has smaller setbacks but still meets the zoning requirements for height and setbacks.

We believe that the proposed new version of The Hardison will be a grand addition to the style of South Temple. The new building will be a benefit to the neighborhood.

Yours Sincerely,

Bryson Garbett

CEO/President
Garbett Homes

URL for the Tribune Article
http://www.sltrib.com/home/4626912-155/airport-expansion-costs-soar-another-350

Hardison

January 21, 2017

Project Description

Special Exceptions

No special exceptions are required. The building fits within all required setbacks and height restrictions prescribed by RMU zoning.

Site

A site plan is included with the submitted documentation. The building footprint covers 69% of the property. Open space on South Temple, the rear yard setback, and the SW corner of the property along with the interior, North and South courtyards comprise the open space for the development. Total open space is 14,147 SF which is 28.5% of the total site square footage. The SW corner of the site, and the west rear yard setback will be accessed through the adjoining property. Recorded agreements with the adjoining property owners have been negotiated.

Parking

There are two levels of parking that are entered from 5th East. A total of 165 stalls (including 7 ADA stalls) are provided in the enclosed parking structure. An additional 21 stalls (including one ADA stall) are provided in the southwest corner of the property for guests and tenants.

Building

The project comprises 138 market rate units on five floors. Of those, three are live work units fronting South Temple. The development also comprises a mix of studios, one, and two bedroom apartments with balconies and decks.

The main entrance to the Hardison is from South Temple. The entrance is defined by an angled set back at the street level façade. Adjacent to the entry are multiple tenant amenities such as Leasing Office, fitness room, and mail room.

Adjacent to the entrance are the live work units. These one/two bedroom units with their associated office space strengthen the mixed-use development along South Temple.

The mass of the building engages the street at the main level and then steps back at the entry on the second floor, creating an elevated courtyard facing south temple. The volume of the building from the second floor up, reiterates the volumes found along south temple. This emphasizes the variation in volume and form that is so

prevalent in the contemporary and historic architecture of the district. Another interior courtyard is created in the middle south portion of the building opposite the Piccadilly thus reducing the apparent height and volume of the Hardison relative to the Piccadilly.

The primary façades are a mix of brick, glass and ornamental iron with brick being the primary material. Stucco is used on the secondary facades that face the interior courtyard to the south. Brick is readily identifiable on South Temple; stucco less so. Stucco is used historically on numerous buildings on South Temple. It appears as both a background for architectural detailing such as found in several of the English tutor houses but is also used as a primary building material above the first floor as noted in the historic home on the corner of C Street and South Temple as well as the large home at the terminus of Paxton Place.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT

R-MU zoning review – Hardison Apartments

A. Purpose Statement: This project does reflect the city's desire to create higher density and a mixed-use development. With the addition of Live-Work units we are encouraging small scale offices, retail, and other services to relocate to South Temple.

B. Uses: Dwelling, multi-family – Permitted use; Office – Permitted use; Mixed use development – Permitted use; Retail goods, services, and establishment – Permitted use; Studio, art - permitted

C. Planned Development Review: Not required for current design and scope of proposed project

D. Minimum Lot Area And Lot Width: Minimum Lot Area – not required; Minimum Lot Width, exceeds 50'-0" as required for multi-family dwellings

E. Minimum Yard Requirements: Current design meets all setbacks for multi-family dwellings.

3. Multi-Family Dwellings And Any Other Residential Uses:

a. Front Yard: No setback is required. Front yard is along 500 East

b. Corner Side Yard: No setback is required. No setback is required.

c. Interior Side Yard: No setback is required. No setback required, however, for construction we are providing a setback from the South property line to allow for construction of the foundation system on the parking structure and provide room within our property for the erection of scaffolding for the construction of the apartments on the upper levels.

d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30'). 30'-0" rear setback is provided along the West Property line.

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'). Building height along South Temple does not exceed 75'-0". The average building height along 500 East does not exceed 75'-0"

G. Minimum Open Space: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval. This project provides 33.6% open space including courtyards, patios, and roof decks.

Definition: *OPEN SPACE: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.*

I. Landscape Buffers: This lot does not abut a single-family or two-family district

J. Entrance And Visual Access:

1. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings…, shall not have less than forty percent (40%) glass surfaces. 56% of the main level along South Temple is dedicated to residential uses, the other 44% is allocated to Fitness Area, Lobby, Waiting, and Leasing Office. The total surface area of the commercial area on the main level is 1,108 SF, which requires 444 SF (40%) of glazing. The total surface area of the residential area on the main level is 1,476 SF, which requires 369 SF (25%) of glazing. 933 SF of glazing is provided across the main level facing South Temple, this is 120 SF more than is required.

c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%). The main level of this project is composed of both residential and commercial uses.

2. Facades: The north façade meets the glazing requirement (J.1) and has a prominent and visible entrance facing the public street.

3. Maximum Length: The first level does not contain a blank wall longer than 15'-0".

4. Screening: Acknowledged. All air condensers and other mechanical units are located on the roof top and screened by a parapet wall.

K. Parking Lot/Structure Lighting: We acknowledge that light poles are limited to 16'-0" in height and that the globes must be shielded to minimize light encroachment

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure:

1. Scale And Form:

a. Height And Width: Height of this proposed project does not exceed the maximum allowable building height for this zone (see maximum building height in the sections above). The IBM building which is on the other corner of this block facing South Temple is taller than the proposed project. The proposed project steps down on the south property line as it approaches the four story Piccadilly apartment building. The massing of the proposed building creates an H in plan, which shape can be seen expressed in other buildings along South Temple. The building footprint also follows all zoning required setbacks for this zone. There are no special exceptions being sought for the proposed building.

b. Proportion Of Principal Facades: The rhythm of windows across all major facades reflects those of the surrounding residential buildings. Please refer to our context images of the inventory of buildings in our submittal application. The rhythm of windows across our proposed building can be seen in a multitude of buildings along South Temple.

c. Roof Shape: The roof is in the same vein of design as that of the IBM Building. The roof parapets also help conceal roof top units and air compressors from being seen from the streets. Once again, there are plenty of examples from within the context of South Temple of similar roof shapes and structures. Please refer to our context images found in our submittal application documents.

d. Scale Of A Structure: The overall massing of the proposed project, which can be expressed as an 'H' can been seen across several buildings along south temple and within the historic district.

Even though the zoning setback allow for a 0'-0" setback from the front property lines, we have pulled back the middle mass of the building away from the street an average of 35'-0". We have also pulled back the majority of the building on the south property line, this helps create courtyard open to the skies on the south property softening the building mass adjacent to Piccadilly apartments.

2. Composition Of Principal Facades: Once again, the proposed project has a rhythm that follows the same notes found across several buildings along South Temple. Please refer to several of the existing building photos found in our original submittal application for this project.

a. Proportion Of Openings:

b. Rhythm Of Solids To Voids In Facades:

c. Rhythm Of Entrance Porch And Other Projections:

d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. Brick, Concrete, Stucco, Glass, Aluminum frame and vinyl frame windows can all be found across several buildings within the South Temple historic district. We are proposing a high-quality vinyl frame window only in the residential units that occur on levels 2-6, The live work units on the main level all have thermally broken aluminum framed windows. There is a false stigma that vinyl windows aren't durable, however, with new construction over the recent years these quality vinyl windows have proven their longevity and durability.

3. Relationship To Street: We feel these have been addressed in other responses provided above

a. Walls Of Continuity:

b. Rhythm Of Spacing And Structures On Streets:

c. Directional Expression Of Principal Elevation:

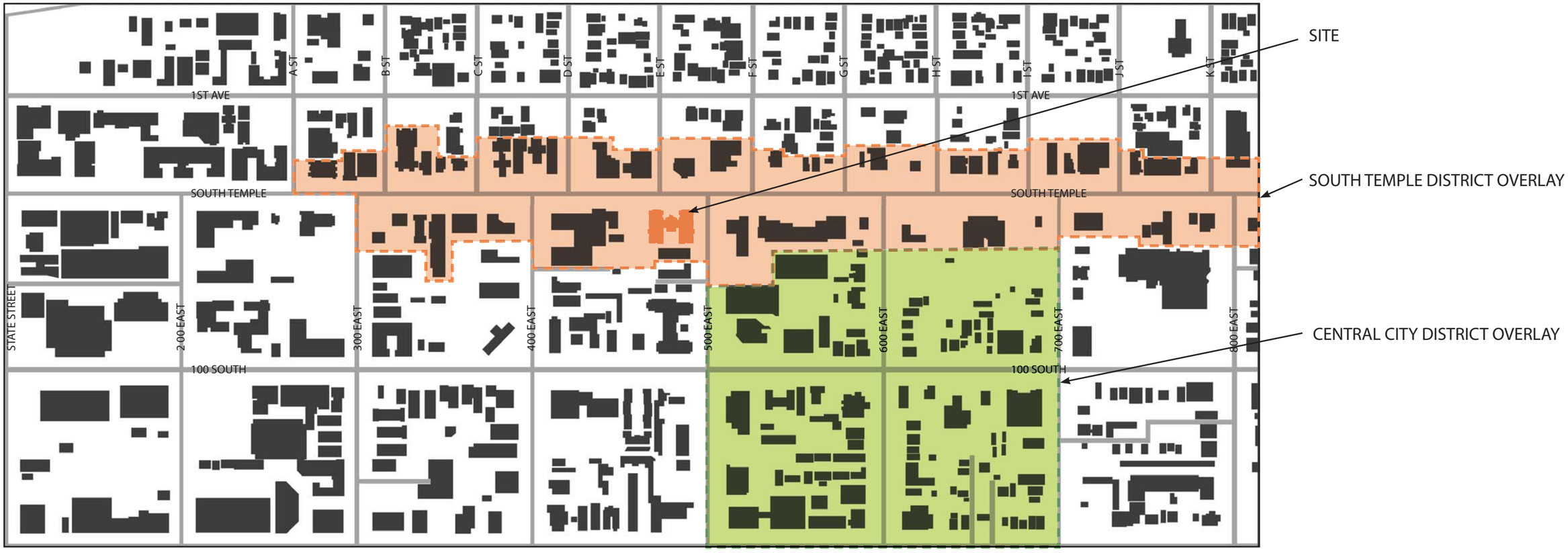
d. Streetscape; the integration of live-work units on the main level promote and prompts pedestrian movement along South Temple.

ATTACHMENT D: APPLICATION STATEMENTS

CRSA

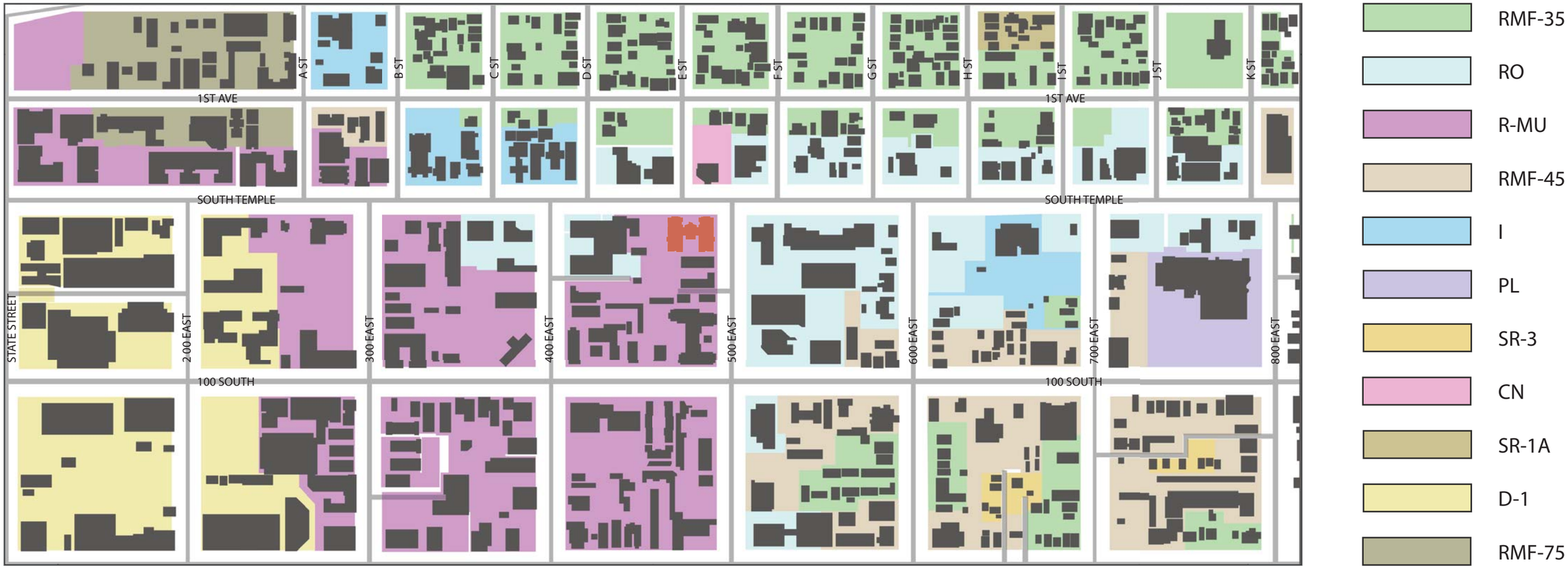
HARDISON APARTMENTS

SITE INFORMATION



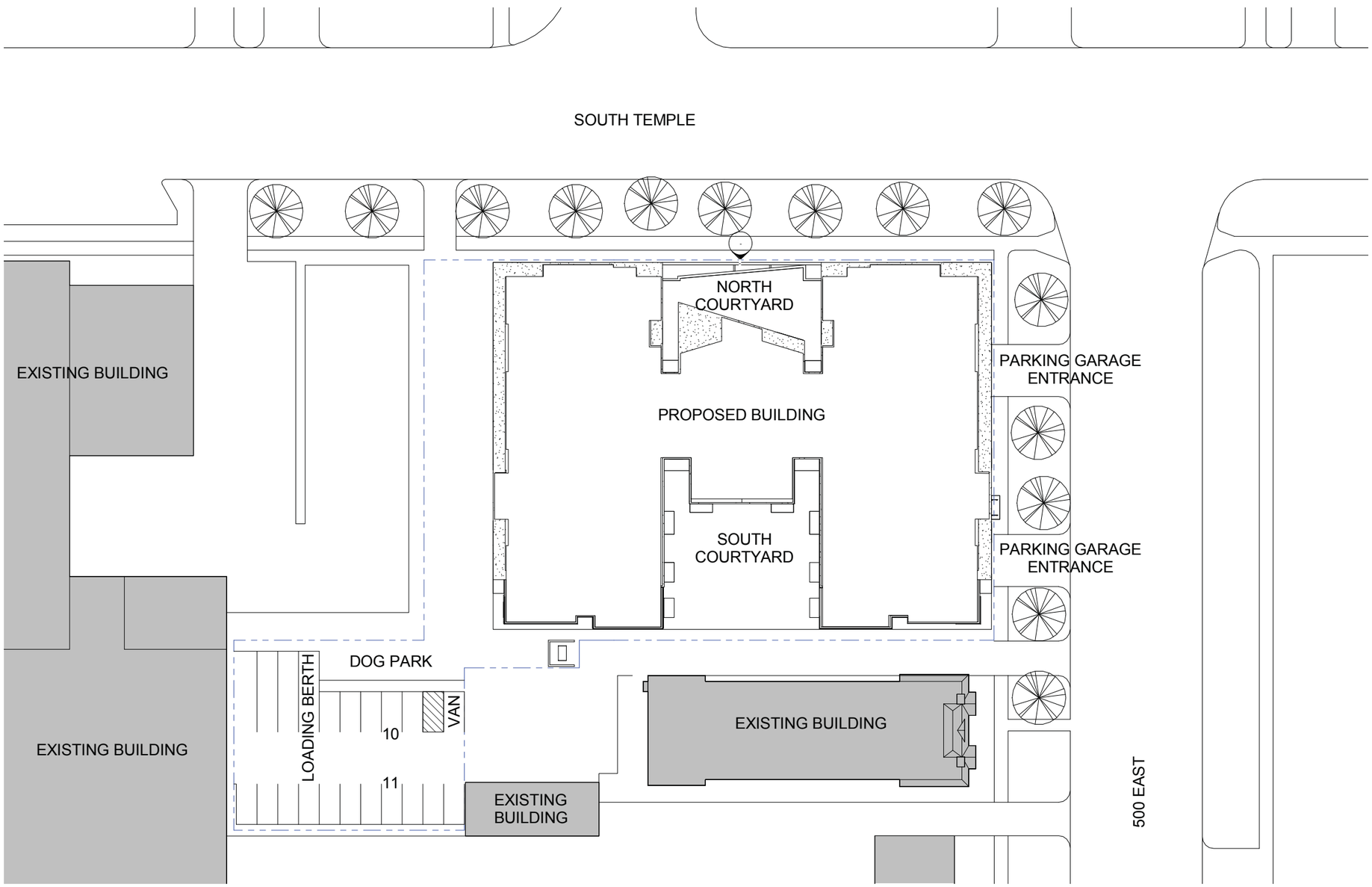
HISTORIC MAP

SITE INFORMATION

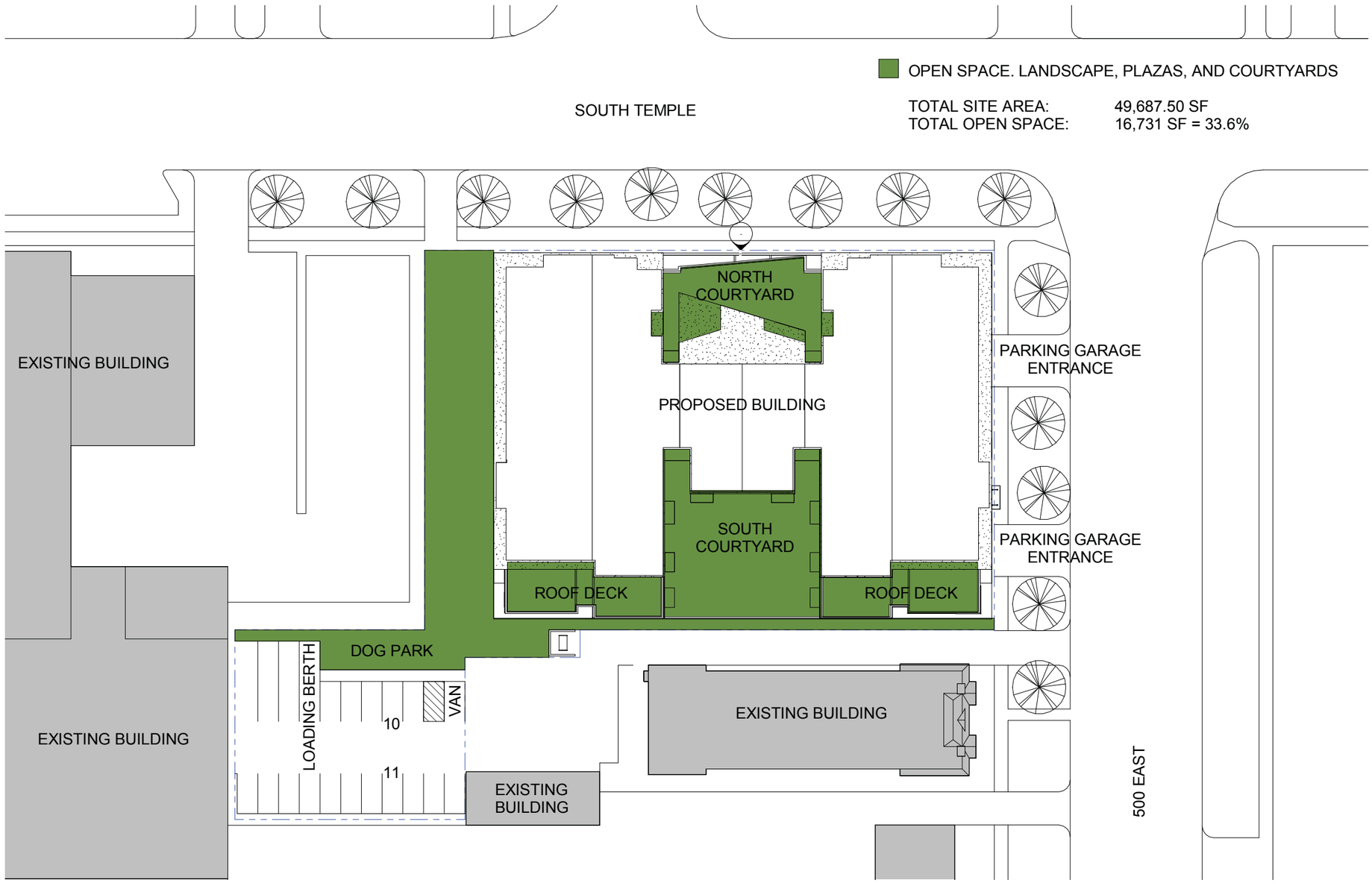


ZONING MAP

N

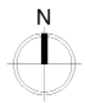

SOUTH TEMPLE
EXISTING BUILDING
NORTH
COURTYARD
PROPOSED BUILDING
SOUTH
COURTYARD
PARKING GARAGE
ENTRANCE
PARKING GARAGE
ENTRANCE
DOG PARK
LOADING BERTH
10
11
VAN
EXISTING BUILDING
EXISTING BUILDING
EXISTING
BUILDING
EXISTING BUILDING
500 EAST
N

SITE PLAN


OPEN SPACE. LANDSCAPE, PLAZAS, AND COURTYARDS
TOTAL SITE AREA: 49,687.50 SF
TOTAL OPEN SPACE: 16,731 SF = 33.6%
SOUTH TEMPLE
EXISTING BUILDING
NORTH COURTYARD
PROPOSED BUILDING
PARKING GARAGE ENTRANCE
SOUTH COURTYARD
PARKING GARAGE ENTRANCE
ROOF DECK
ROOF DECK
DOG PARK
LOADING BERTH
VAN
10
11
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
500 EAST
N

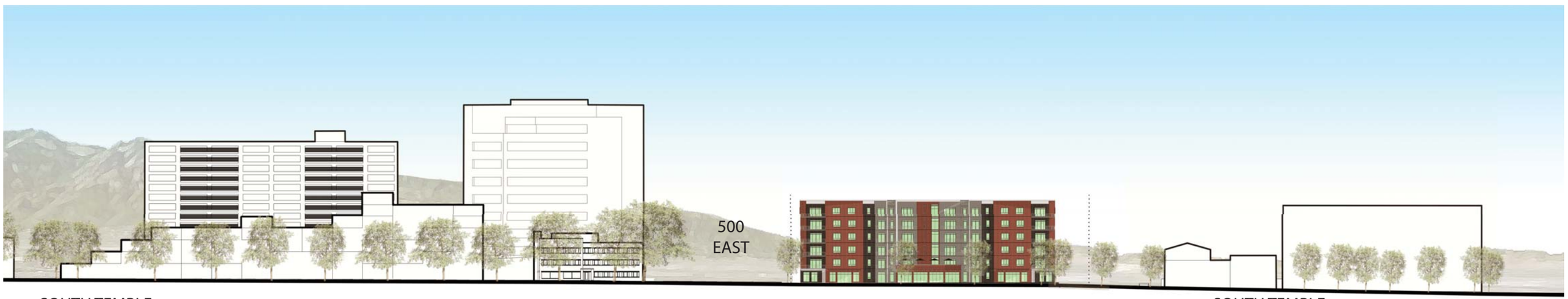
SITE PLAN

	Main Level	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	MIX
LIVE/WORK COMMERCIAL	3	0	0	0	0	0	3	2%
STUDIO UNIT	0	6	6	6	6	5	29	21%
1 - BEDROOM	0	14	14	14	14	10	66	48%
2 - BEDROOM	0	8	8	8	8	8	40	29%
	3	28	28	28	28	23	138	100%

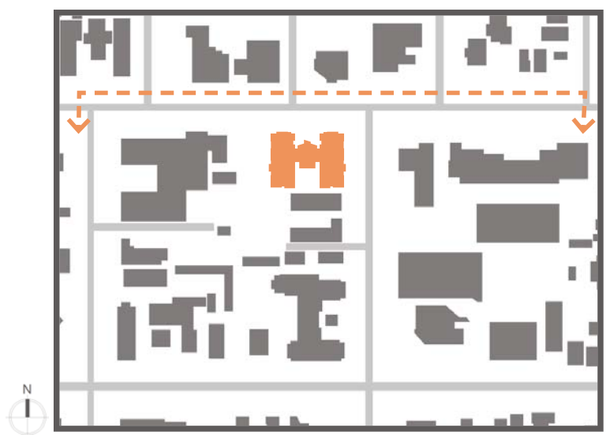


SITE PLAN

SITE SECTION



SITE SECTION



NORTH ELEVATION

HARDISON APARTMENTS

WEST ELEVATION

BRICK | STUCCO

SOUTH ELEVATION

HARDISON APARTMENTS

EAST ELEVATION

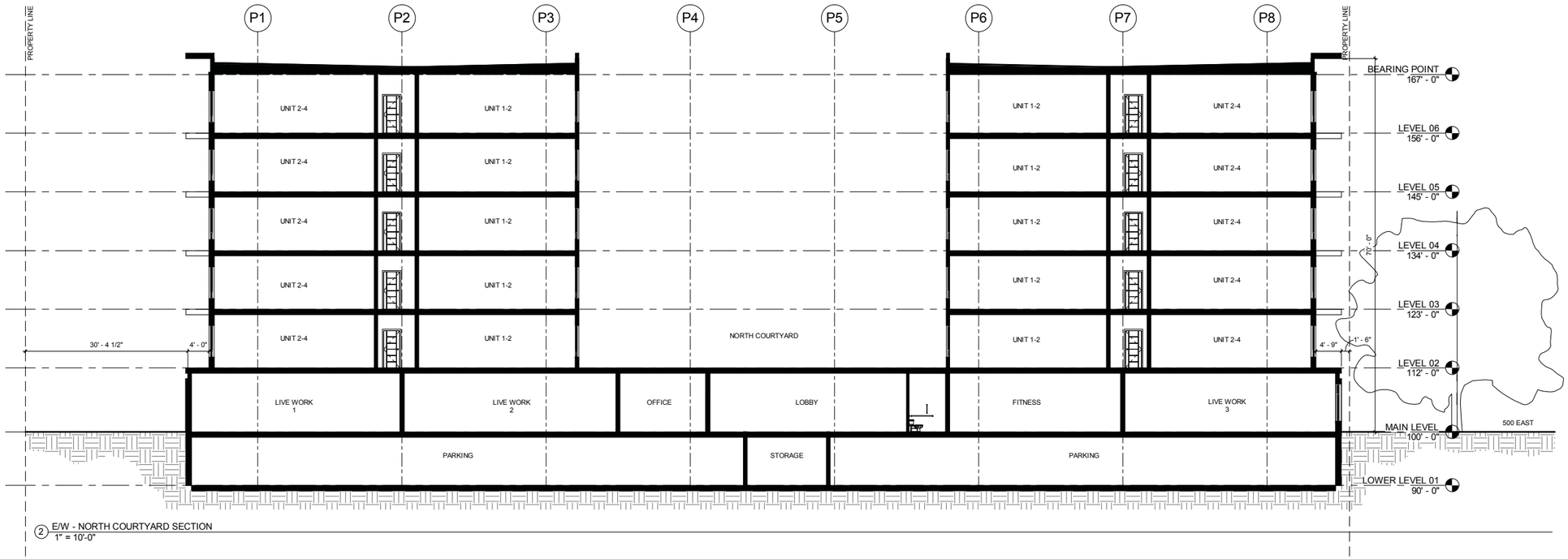
MAIN LEVEL FACING SOUTH TEMPLE

N

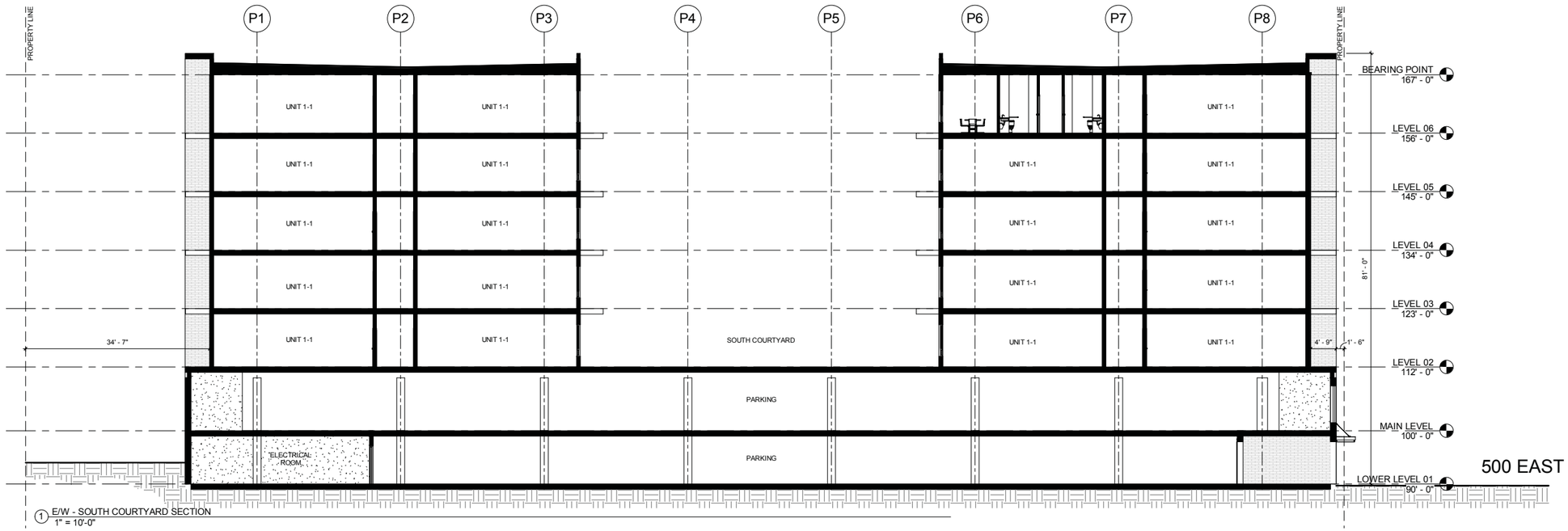
SITE INFORMATION

MAIN LEVEL FACING 500 EAST

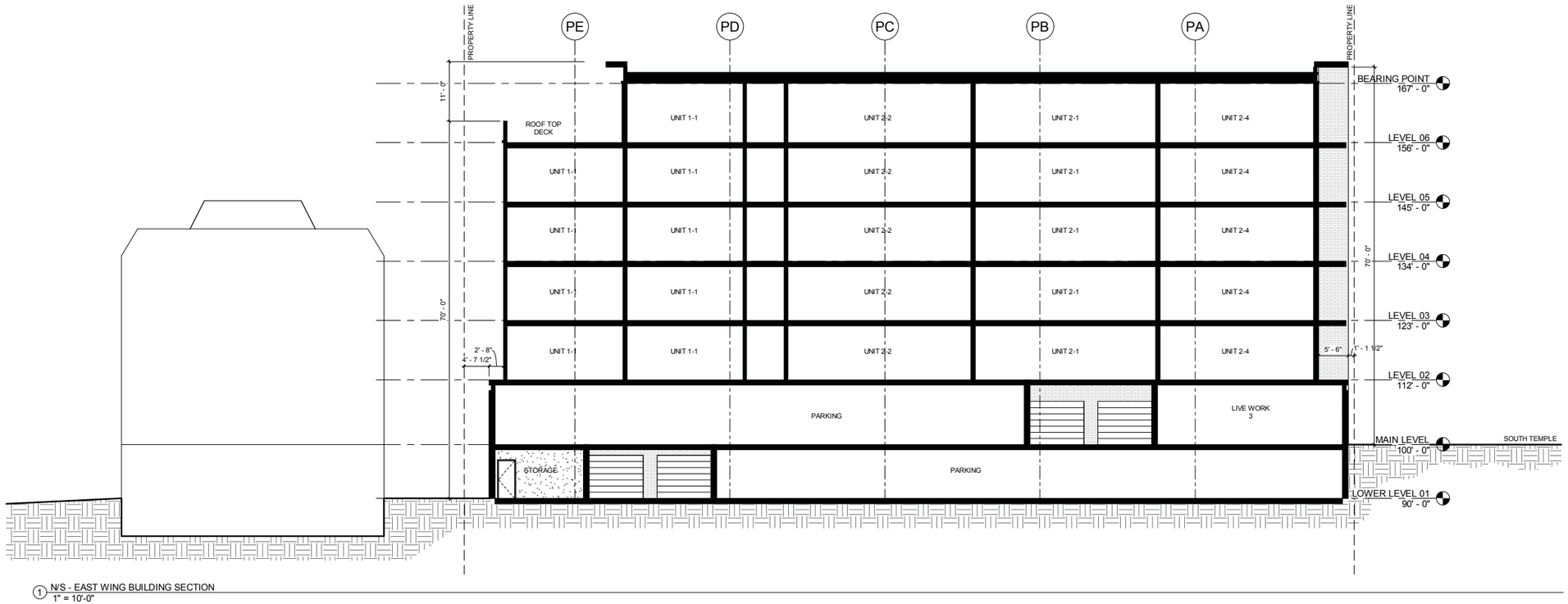
N



2 E/W - NORTH COURTYARD SECTION
1" = 10'-0"



1 E/W - SOUTH COURTYARD SECTION
1" = 10'-0"



1 N/S - EAST WING BUILDING SECTION
1" = 10'-0"


PRE-FINISHED METAL CAP
BRICK VENEER
VINYL FRAMED BALCONY DOOR
ARCHITECTURAL GUARD RAILS
BRICK VENEER
VINYL FRAMED WINDOW
VINYL FRAMED DOOR
PRE-FINISHED ALUMINUM ENTRY SYSTEM
PRE-FINISHED ALUMINUM WINDOW SYSTEM
HARDISON

ROOM LEGEND

- BIKE RACK
- DOG TUB
- ELECTRICAL ROOM
- ELEVATOR
- FIRE RISER ROOM
- GENERATOR & HVAC
- PARKING
- STAIRS
- STORAGE

N

LOWER LEVEL 1

ROOM LEGEND

- ELEVATOR
- FILES
- FITNESS
- LIVE WORK 1
- LIVE WORK 2
- LIVE WORK 3
- LOBBY
- MAINTENANCE
- OFFICE
- PARKING
- STAIRS
- STORAGE

N

MAIN LEVEL

ROOM LEGEND

- ELEVATOR
- STAIRS
- UNIT 1-1
- UNIT 1-2
- UNIT 1-4
- UNIT 1-5
- UNIT 2-1
- UNIT 2-2
- UNIT 2-3
- UNIT 2-4
- UNIT STUDIO-1
- UNIT STUDIO-2
- UNIT STUDIO-3
- Calculating...

N

LEVEL 2

HARDISON APARTMENTS

ROOM LEGEND

- ELEVATOR
- STAIRS
- UNIT 1-1
- UNIT 1-2
- UNIT 1-5
- UNIT 1-6
- UNIT 2-1
- UNIT 2-2
- UNIT 2-3
- UNIT 2-4
- UNIT STUDIO-1
- UNIT STUDIO-2
- UNIT STUDIO-3
- Calculating...

N

LEVEL 3

HARDISON APARTMENTS

ROOM LEGEND

- ELEVATOR
- STAIRS
- UNIT 1-1
- UNIT 1-2
- UNIT 1-5
- UNIT 1-6
- UNIT 2-1
- UNIT 2-2
- UNIT 2-3
- UNIT 2-4
- UNIT STUDIO-1
- UNIT STUDIO-2
- UNIT STUDIO-3
- Calculating...

N

LEVEL 4

ROOM LEGEND

- ELEVATOR
- STAIRS
- UNIT 1-1
- UNIT 1-2
- UNIT 1-5
- UNIT 1-6
- UNIT 2-1
- UNIT 2-2
- UNIT 2-3
- UNIT 2-4
- UNIT STUDIO-1
- UNIT STUDIO-2
- UNIT STUDIO-3
- Calculating...

N

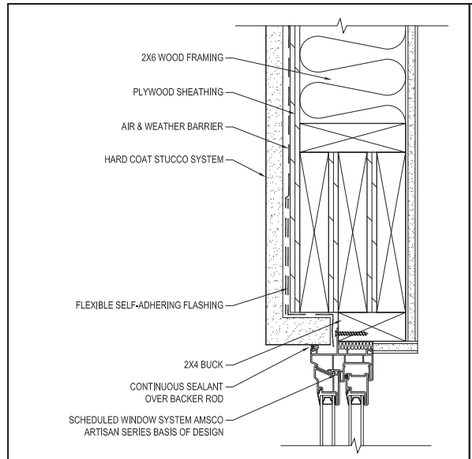
LEVEL 5

ROOM LEGEND

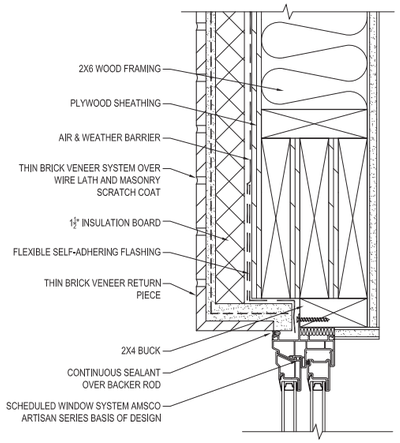
- CLUB HOUSE
- ELEVATOR
- STAIRS
- UNIT 1-1
- UNIT 1-2
- UNIT 1-5
- UNIT 1-6
- UNIT 2-1
- UNIT 2-2
- UNIT 2-3
- UNIT 2-4
- UNIT STUDIO-1
- UNIT STUDIO-2
- UNIT STUDIO-3
- Calculating...

N

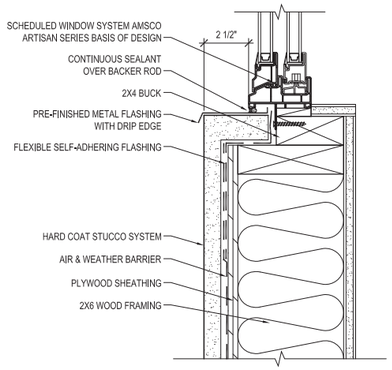
LEVEL 6



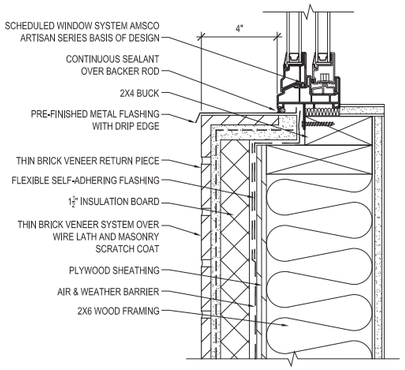
A1 HEAD @ STUCCO
SCALE: 3"=1'-0"



A2 HEAD @ THIN BRICK
SCALE: 3"=1'-0"



C1 TYP. WINDOW SILL @ STUCCO
SCALE: 3"=1'-0"



C2 TYP. WINDOW SILL @ THIN BRICK
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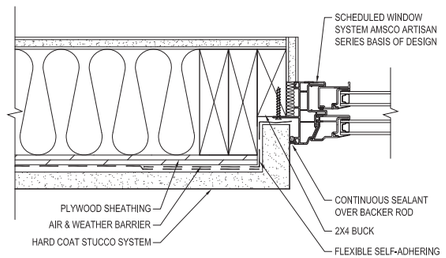

B1 TYP. WINDOW JAMB @ STUCCO
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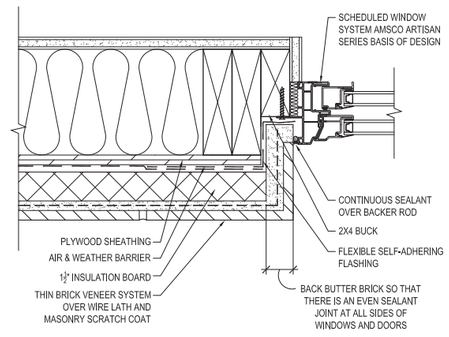


B2 TYP. WINDOW JAMB @ THIN BRICK
SCALE: 3"=1'-0"

HARDISON WINDOW DETAILS

CRSA

HARDISON APARTMENTS

CRSA

HARDISON APARTMENTS

CRSA

HARDISON APARTMENTS

CRSA

HARDISON APARTMENTS

CRSA

HARDISON APARTMENTS

ISSUE 1: Context Height & Scale







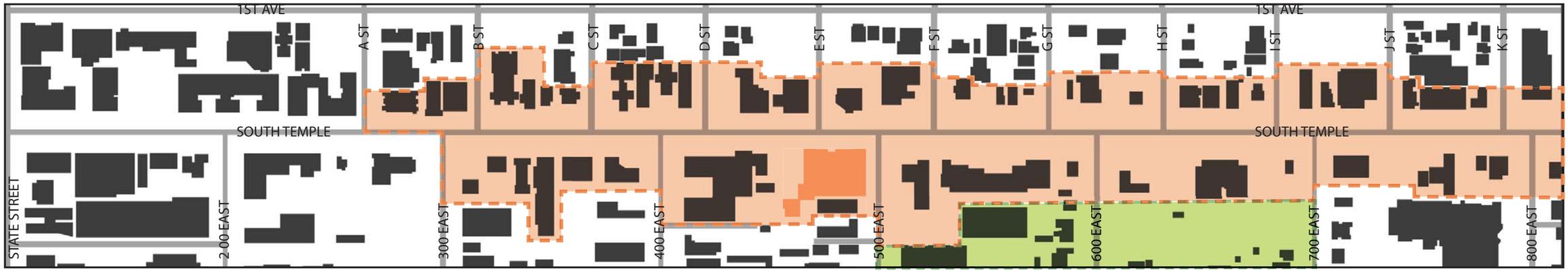



SITE INFORMATION





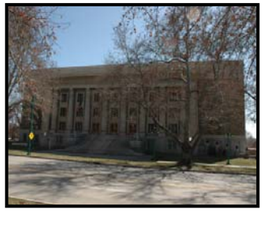










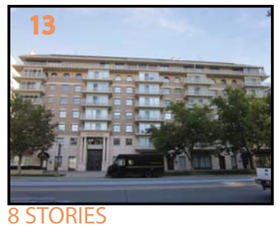
CONTEXT

N

CRSA

SITE INFORMATION

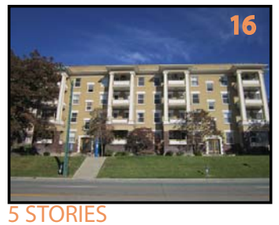
8 STORIES



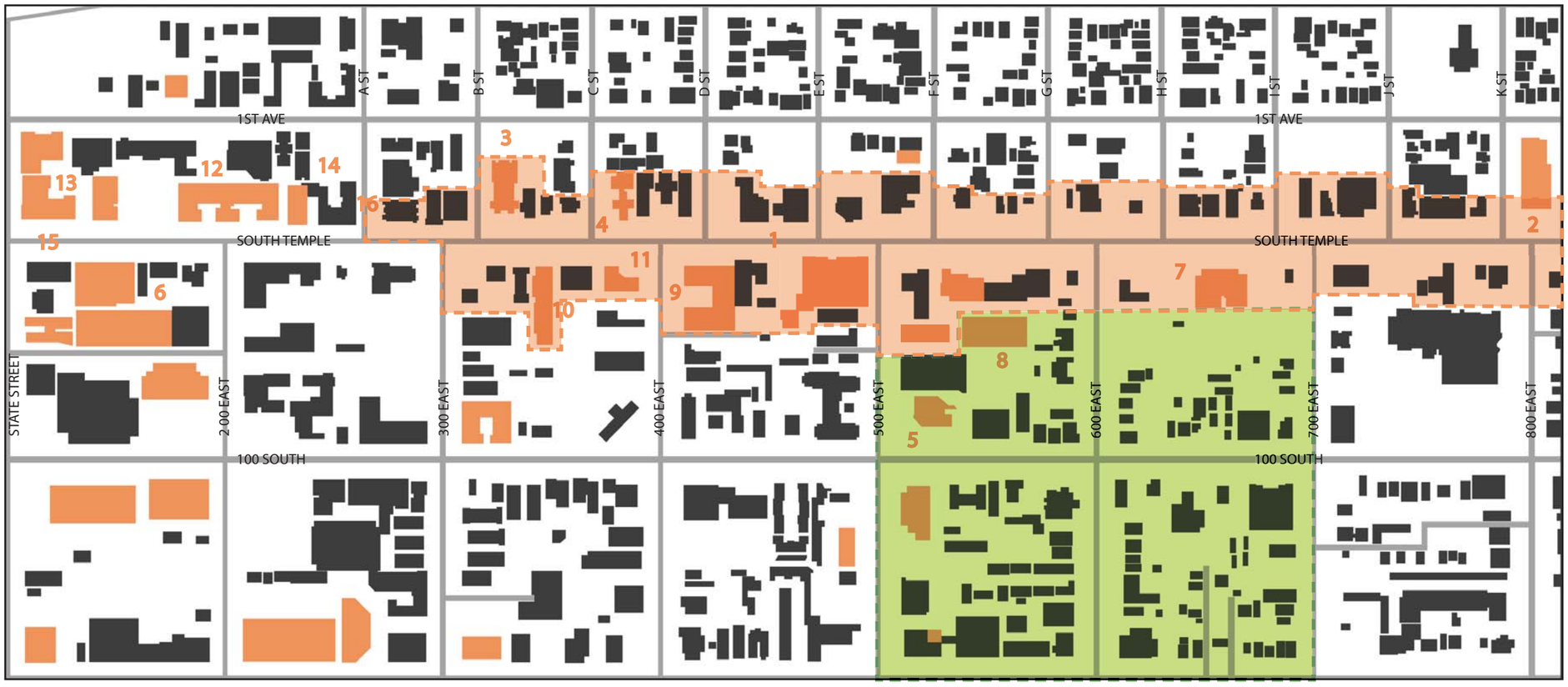
8 STORIES

8 STORIES

3 1/2 STORIES



5 STORIES

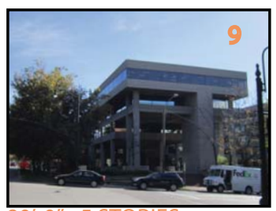


HEIGHT MAP

N

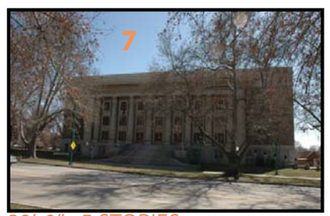
83'-0" - 6 STORIES

60'-0" - 5 STORIES



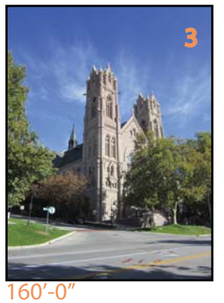
80'-0" - 5 STORIES

140'-0" - 13 STORIES



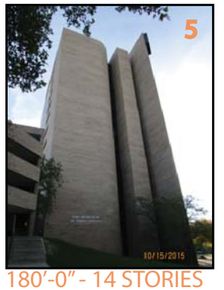
80'-0" - 5 STORIES

160'-0" - 13 STORIES



160'-0"

77'-0"



180'-0" - 14 STORIES

21 STORIES

ISSUE 2: Ground Level Parking

N

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

ISSUE 6: Building Massing and Configuration of Open Space

ISSUE 6: Building Massing and Configuration of Open Space

CRSA

THE HARDISON
February 15, 2017

UNIT TYPE	AT GRADE	LOWER LEVEL 1	MAIN LEVEL	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	MIX
PARKING STALLS	20	93	75	-	-	-	-	-	188	-
LIVE/WORK COMMERCIAL	-	-	3	-	-	-	-	-	3	2%
STUDIO UNIT	-	-	-	6	6	6	6	5	29	21%
1 - BEDROOM	-	-	-	16	16	16	16	12	76	55%
2 - BEDROOM	-	-	-	6	6	6	6	6	30	22%
TOTAL UNITS PER LEVEL	0	0	3	28	28	28	28	23	138	100%

SQUARE FOOTAGE	SITE	LOWER LEVEL 1	MAIN LEVEL	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	MIX
PARKING	8,250	30,561	24,922	-	-	-	-	-	63,733	31%
COMMOM (OFFICE, LOBBY, FITNESS, CLUBHOUSE)	-	-	2,862	-	-	-	-	776	3,638	2%
COURTYARD / PATIO	-	-	-	5,440	-	-	-	2,610	8,050	4%
LIVE/WORK COMMERCIAL	-	-	3,877	-	-	-	-	-	3,877	2%
DWELLING UNITS	-	-	-	19,198	19,358	19,358	19,358	16,250	93,522	46%
SERVICE (HALLWAYS, STAIRS, ELEVATORS, STORAGE)		3,740	2,298	7,599	6,518	6,518	6,518	6,240	39,431	15%
TOTAL LEVEL SQUAREFOOTAGE	49,687.50	34,301	33,959	32,237	25,876	25,876	25,876	25,876	204,001	100%

ATTACHMENT F: R-MU ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently vacant and consists of two parcels.

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

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

Standard	Finding	Rationale
Minimum Lot Area: None required	Complies	No minimum lot area required
Minimum Lot Width: 50 ft	Complies	165 ft (500 East)
Setbacks: Front Yard (500 East) Corner & Interior Side Yards - None required Rear Yard - 25% of lot depth (need not exceed 30 ft)	 Complies Complies Complies	 No setback required No setback required 30 ft proposed
Maximum Building Height: 75 ft	Complies	70 ft proposed
Minimum Open Space: 20% of lot area	Complies	28% proposed
Entrance & Visual Access: Minimum First Floor Glass – 40%	Complies	Combined residential & commercial
Facades: Provide at least one operable entrance per elevation facing a public street	Complies	Entrances – S Temple & 500 East
Maximum Façade Length - 15 ft without interruptions	Complies	Windows & design articulation

ATTACHMENT G: DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).
Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Design Standards for New Construction	Design Guidelines for New Construction
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	**Building Façade Composition, Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	**Building Form & Scale** **The Character of the Street Block – Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **Building Façade Composition Proportion & Scale** **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	**Building Form & Scale** **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	**Building Façade Composition Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

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

2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Façade Articulation, Proportion & Visual Emphasis** **Visual Emphasis – Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.

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

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

	12.73 Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I). **Architectural Elements & Details – Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. **12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.** • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. **12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.** • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. **12.77 Creative interpretations of traditional details are encouraged.** • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

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

	12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. **Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

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

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

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

ATTACHMENT H: STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are and are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed via the links below.
Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Standard	Analysis	Finding
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	Height ***MF NC DG Design Objective – Height****: The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* *MF NC DG 12.48, 12.50, 12.51, 12.52* The immediate South Temple context for this proposed apartment development comprises buildings ranging from 1 story to 3.5 stories. The R-MU base zoning maximum of 75 ft does not equate with the scale and character of this immediate historic context. The proposal, at 6 stories across the site, rising to 7 stories towards the southern site boundary with the falling topography, would be between 5 stories and 3.5 stories higher than its immediate context. In the broader South Temple context, the proposed height of the building can be more readily equated with several of the street's taller buildings. The proposal steps down by one floor adjacent to the Piccadilly Apartments and therefore begins to acknowledge the scale of this immediate setting. The step down of one floor also acknowledges a characteristic smaller scale found in the interior of the street block. As proposed however it would be 2 sheer floors and 3 floors in total higher than the adjacent Piccadilly Apartments. Width ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.53* Existing buildings in this setting generally occupy smaller sites and are thus narrower than the proposed development. The massing and configuration of the proposed building adopts a form similar to several larger historic apartment buildings where the central section of the building is set back to create two distinct taller and narrower wings addressing the street, thus reducing the apparent width of the street façade on South Temple. This more readily equates with established apartment modulation and massing, helping to integrate the scale of the proposal more readily within the setting of South Temple. The proposed modulation and massing help to address the objectives of this standard.	Height The height of the proposed development, stepping down towards the SE and the SW corners, acknowledges some of the established scale and enhances the degree to which the proposals accord with the objectives of this standard. **The proposal is however notably higher than the adjacent historic apartment building, and in that respect would not accord with the objectives of this standard.** **(See conditions)** Width The modulation and massing of the proposal, with resultant width of the street facades to South Temple, would generally accord with the objectives of this standard.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	Façade Proportion ***MF NC DG Design Objective – Character of the Street Block****: The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.* *MF NC DG 12.42, 12.43, 12.45* The proposal is for a corner building with two primary facades. Of these, the most important is that to South Temple. Façade proportion as proposed - the relationship of width to height - modulates the building on South Temple. This achieves a greater affinity with traditional apartment forms, while creating more appropriately proportioned street facades framing a recessed central range of the frontage. The perceived scale of the proposal would consequently be tempered by the massing and configuration of the proportions of the South Temple façades. The height reduction of the southern wings, coupled with the design articulation of the proposal, would also help to address the relative importance of façade proportion. The building would more readily equate with "scale with the surrounding structures and streetscape". However, as defined in the discussion above under building height, the south-east corner of the building, at the height currently proposed, would not equate well with the height of the adjacent Piccadilly Apartments.	Façade Proportion The façade proportions and perceived scale of the revised massing can be regarded as according with the objectives of this standard. **The proposed height adjacent to the Piccadilly apartment building, as discussed under 1.a above, would not achieve a compatible relationship.**
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	Roof Shape *MF NC DG 12.54, 12.55* Roof shape in this context varies, with many flat roof buildings combining with shallow pitch and one more steeply pitched historic apartment building profile. The proposed building is notably in excess of the average height, and in excess of the range of heights established by buildings in this immediate context within the South Temple Historic District. Current flat roofed buildings in this setting are smaller in scale (height and width), with the effect that a general sense of human scale prevails in this immediate context. The step down in height of the southern wings of the proposal by one story, adjacent to the Piccadilly Apartments, recognizes the need for compatibility with the height and scale of the neighboring building. While the roof shape is compatible the height and massing could be more visually compatible.	Roof Shape Massing along South Temple, stepping the proposal down at its SE corner and the SW corner creates a series of roof planes that acknowledge some of the topographical and architectural context. The roof shape generally accords with the objectives of this standard.

1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	Building Façade Composition, Proportion & Scale ***MF NC DG Design Objective - Height*** *The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55* This context is composed of smaller scale (height and width) buildings. Where those buildings are larger in scale, e.g. on the east side of 500 East, specific modules of the building set back significantly from the street helping to reduce both the actual and the apparent scale. The massing of particular volumes helps to further reduce the scale and the apparent bulk. The proposed massing of this proposal steps back the center of the building on S Temple and reduces the height of the SE and SW wings approaching the southern edge of the lot. These characteristics reflect building volumes and massing associated with the scale of larger buildings on South Temple. The two wings of the South Temple façade and reduction in height of the southern wings help to establish a more compatible relationship and to reduce the perception of the overall scale of the proposed building. The size and mass of the proposal in the immediate setting of the Piccadilly Apartment building would however be excessive, rising a minimum of two floors immediately adjacent to the latter building.	Scale of a Structure Overall, the size and mass of the proposed building creates a series of volumes which accord in general with the objectives of this standard. **The size and mass of the proposal, as part of the adjacent setting of the Piccadilly Apartments would, in Staff's conclusion, be excessive and would not accord with the objectives of this standard. (See conditions)**

2. COMPOSITION OF PRINCIPAL FACADES **2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape; **2.b Rhythm of Solids to Voids in Facades**: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective - Solid to Void Ratio, Window Scale & Proportion*** *The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.* ***MF NC DG Design Objective - Rhythm & Spacing of Windows & Doors - Fenestration*** *The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.* *MF NC DG 12.60, 12.61, 12.62, 12.63* The solid to void ratio proposed generally equates with the character of the more historic buildings in this setting helping to establish a general sense of human scale. The proportions vary from horizontal to vertical and the scale of the openings, particularly for balcony doors is greater, although generally in scale with the building as proposed. Given the proposed scale, the stature of the windows for the main street level facade to South Temple might be increased to enhance the importance of this base for the building, as well as the entrance. Above street level there is no hierarchy in window scale or proportion – nor variation in design detail - which might otherwise help to frame and enhance the façade composition and reduce the perceived height and scale of the building. The proportion of openings and the rhythm of solids to voids do not vary as they rise through the floors of the proposed South Temple façade above the main street level. Achieving some variation given the scale of the proposed façade is likely to help reduce the perceived scale of the building in its South Temple setting.	Proportion of Openings Window proportions are generally compatible with the variety of historic buildings in this setting. The introduction of a more defined hierarchy could help to frame this composition and reduce the apparent scale of the building. Rhythm of Solids to Voids The rhythm of solids to voids would similarly benefit from revision to create a stronger hierarchy of fenestration rising through the floors of the building. **Staff would conclude that at the scale proposed the principal façade of this building would not fully accord with the objectives of these standards. (See conditions)**

2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective - Façade Articulation, Proportion & Visual Emphasis*** *The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.* ***MF NC DG Design Objective - Balconies, Porches & External Escape Stairs*** *The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.* *MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65* The proposed development is on a corner site, with two primary street facades. The apartment entrance occupies the central section of the South Temple façade framed by the two more prominent corner wings of the building. This would be a characteristic of established and traditional apartment building forms, albeit usually set back from the street frontage of the building. Greater stature and/or visual emphasis would enhance the importance of this entrance. Either side, the live/work unit doorways begin to establish a rhythm, and the same principle would apply in the case of these secondary entrances. The proposal is designed with a variation in balcony forms and dimensions, helping to articulate and emphasize the sequence of vertical bays across the building façade. The rhythm of projecting balconies on both primary street facades should help to define a sense of human scale through that degree of tertiary modeling and architectural interest. On 500 East, the parking access drives and garage doors would be less compatible with the human scale expression and vitality on this street, adversely affecting the ways in which the building could interact with this street in terms of street vitality within the historic district. Review of the proposed vehicular access to the building identified no practical alternative option/s which would provide an alternative to the 500 East vehicular access.	Rhythm of Entrance Porch & Other Projections The stature and definition of the primary entrance and the secondary entrances could be enhanced to the benefit of the development's contribution to the character of South Temple. **Visual compatibility could be enhanced, and with the current design would not fully accord with the objectives of this standard. (See conditions)** While the vehicle garage entrances and access drives to the two parking decks on 500 East would in certain respects conflict with the objectives of this standard, review failed to identify an alternative to the proposed arrangement.

2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.	Building Materials, Windows, Elements & Detailing ***MF NC DG Design Objective - Materials*** *The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.* *MF NC DG 12.67, 12.68, 12.69, 12.70* ***MF NC DG Design Objective - Windows*** *The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.* *MF NC DG 12.71, 12.72, 12.73, 12.74* ***MF NC DG Design Objective – Architectural Elements & Details*** *The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.* *MF NC DG 12.75, 12.76, 12.77* Materials & Detailing The character of the setting of this corner site in the historic district and in this part of South Temple is partly defined by the quality, detailing and character of traditional and contemporary masonry, including brick, stone, concrete and stucco, in buildings constructed across a 50 to 60 year time span. The proposed development adopts a palette of primary materials that focuses on brick veneer and stucco to the street facades, with stucco elsewhere. Two colors of brick are proposed, with some detail as to how the brick will be used, though detailed variation appears limited. Such detailing and refinement will be important in establishing the visual interest, human scale and character of the proposal across the principal facades, and consequently the visual compatibility of the proposal in this context. Windows Current details provided with the proposal indicate a degree of window reveal above street level of the building. Window reveal depth could be enhanced at street level to emphasize the visual strength and importance of the main level of the building. Aluminum window framing is proposed for the ground level commercial frontage. White vinyl window and patio door framing is proposed for the rest of the building. In that context the durability and the frame profiles of vinyl framing will be an important detailed consideration in achieving a quality material for this important location. Architectural Elements & Details Where brick, or indeed stucco are used, these materials could be detailed to help define the vertical hierarchy of the facades through contrasting courses, projections, changes in plane and/or the use of a complimentary brick colors or textures. Ground level commercial frontage and canopies provide the opportunity for refined detail and interest to emphasize the most public level of the building. Balcony design detailing and materials should enhance the refined detail of the design of the entire building, simultaneously helping to define its human scale. Detailed design and the use of materials are an important focus of review, which can add much to the architectural character and visual qualities, and consequently the compatibility, of the new building. The detailing of the masonry and metalwork could effectively enhance the immediate and also long term character of the building.	Relationship of Materials Materials & Detailing The use of brick as the primary material for the street facades recognizes the materials characteristic of this context, while the detailing of this can do much to enhance the compatibility of a new building. Proposals generally accord with the objectives of this standard. Windows Increased window reveal depth would enhance the gravity and importance of the ground floor of the proposed building, as well as the architectural gravity and interest of the building. Proposals appear to accord but could be improved. Elements & Details With adequate consideration the proposals could enhance accord with the objectives of this standard.

3. RELATIONSHIP TO THE STREET **3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;	**Site Design Guidelines** Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15* ***MF NC DG Design Objective - Site Access, Parking & Services*** *The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.* *MF NC DG 12.17, 12.24, 12.25* Streetscape context drawings for this development and site define the street frontage setting along South Temple and 500 East, and also identify the largest buildings in the general vicinity of this context, whether within the historic district or not. The scale of the South Temple façade appears to establish a visual compatibility in terms of placement, setbacks and massing. The proposed building relates less well to the scale, character and setting of the adjacent Piccadilly Apartments, with limited concession to the scale of the historic apartment building. Additionally, there is minimal attention to exterior of the proposal facing this apartment building. An unrelieved continuous two story blank stucco wall supports two four story facades demonstrating limited variation and detail. The two entrances to the parking decks would have an adverse effect upon the character of the 500 East street frontage and its associated public realm. The vehicular access drives are not discreetly situated, although some attention has been paid to the design of the garage doors. This aspect of the proposal is less compatible with this historic context, although alternative options are not apparent.	Relationship to the Street – Walls of Continuity The proposed new building on this site would help re-establish the continuity of street facades on this corner, and would accord with the objectives of this standard. Overall the massing and modulation of the proposal facing South Temple would accord with these objectives in the broader context of the historic district. The use proposed for much of the 500 East frontage limits the positive contribution of the building in its interaction with this street. The vehicular access ways to these parking decks would not accord with the objectives of this standard, although there appears to be little alternative to that circumstance.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DGs 12.10, 12.11, 12.12, 12.13* The proposed development steps back slightly from the adjacent historic building on 500 East, while it begins to enclose and re-establish continuity of building frontage along South Temple. While from a zoning perspective the rear yard is identified as the west side of the building, architecturally it faces and is oriented towards South Temple, recognizing its importance in the street hierarchy. The spaces between the proposal and adjacent buildings could be defined as generally characteristic. The height and scale of the proposal, and its proximity to the adjacent Piccadilly Apartments creates a degree of imbalance and in that respect undermines this visual compatibility.	Rhythm of Spacing & Structures on Streets Spacing either side of the proposed building accords with the objectives of this standard. The height and the proximity of the proposed building to the existing historic apartment building do however dominate and present massing and design challenges at this scale.

3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;	***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44* This is a corner site within the South Temple Historic District, with two principal street facades. The proposed development, primarily addresses South Temple as the more important of the two. The orientation towards 500 East is however defined in part by access drives to the parking levels. The proposal could be defined as less compatible in the way it integrates with this public street frontage, although there would seem to be few if any alternative access arrangements.	<u>Directional Expression</u> In its current configuration the proposed development facing South Temple would meet the objectives of this standard. The proposal would be less compatible facing 500 East, although an alternative option has not been identified.
3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.	<u>Settlement Patterns & Neighborhood Character</u> ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.10, 12.11, 12.12* ***MF NC DG Design Objective - The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25* No specific streetscape or pedestrian improvements are identified in conjunction with the current proposals. Parking use, access drives and garage doors facing 500 East would be discordant elements impacting the pedestrian compatibility of the development on this street, with potentially negative effect. Given the situation of the proposal there would seem to be little alternative option to this configuration and arrangement.	<u>Streetscape & Pedestrian Improvements</u> No conflict with this standard is identified in relation to South Temple, with little specific additional improvement proposed along this frontage. Change in appearance on 500 East is likely to be positive with the reinstatement of a street façade, although garage access will limit compatibility and future street character.

4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.4, 12.5* The site of the proposed development comprised two previous lots. These lots were consolidated under a Lot Consolidation application (PLNSUB2016-00311) in July 2016.	Subdivision of Lots Lots are now consolidated as one lot.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on February 15, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on February 15, 2017
- Site notice posted on February 17, 2017

Public Inquiries

At the time of the completion of this report two inquiries have been received requesting copies of the application materials. No comments have been received.

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

ATTACHMENT J: MOTIONS

Consistent with Staff Recommendation (approval with conditions)
Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for a Certificate of Appropriateness for New Construction, subject to the following conditions:

1. That the development proposals are revised to address the two Key Issues as defined in this report.
2. That no mechanical systems/air conditioning units be located on the balconies.
3. That the revisions are referred back to the Historic Landmark Commission for final approval, or alternatively
4. That the revisions and design details are delegated to staff for subsequent review and approval.

Not Consistent with Staff Recommendation (Denial):
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for a Certificate of Appropriateness for New Construction – Case Number PLNHLC2017-00052

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

1. Standard 1: Scale and Form:
   a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
   b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,
   c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
   d. Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

2. Standard 2: Composition of Principal Facades:
   a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
   b. Rhythm of solids to voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
   c. Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
   d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Standard 3: Relationship to Street:
   a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
   b. Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
   c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
   d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. Standard 4: Subdivision of Lots:

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