WORK SESSION MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

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

Date: August 3, 2017

Re: **Salisbury Mansion Addition -PLNHLC2017-00541**
574 East 100 South

This is a request from Mark Cacciamani for a Work Session with the Historic Landmark Commission to review a proposal for an addition to the Salisbury mansion, a landmark site, at approximately 574 East 100 South, in Salt Lake City. The site is zoned RMF-45 and within the H Historic Preservation Overlay of the Central City Local Historic District.

This is the first time the proposal is before the Historic Landmark Commission and the applicant is seeking feedback and guidance to help refine the proposal and provide direction so they can consider informed revisions prior to a formal review and decision by the Historic Landmark Commission at a future date. No application will be approved or denied at this meeting.

Work Session
The Commission should review the information in the Memo, hear the presentation by the applicant, and be prepared to address the points identified below.

Additionally, the applicant should understand that participating in a work session with the Historic Landmark Commission does not guarantee an approval when the project comes before a public hearing. The issues raised will need to be addressed to sufficiently meet the standards and guidelines for approval.

The Commission is being asked to review and discuss the proposal, and to:

a) Give direction to the applicant in regards to the proposal.
b) Confirm whether information currently submitted would be sufficient for the Commission to reach conclusions, and identify additional information required for further analysis.
c) Confirm whether the proposal follows the adopted standards and guidelines.
d) Provide feedback regarding the height, massing, material and detailing.
e) Identify any additional concerns not raised by this memo.

Attachments:

A. Application Information (Site Plans, Elevations, Photos & Brochure)
B. Standards & Design Guidelines for New Construction in a Historic District
C. RMF-45 Zoning Standards

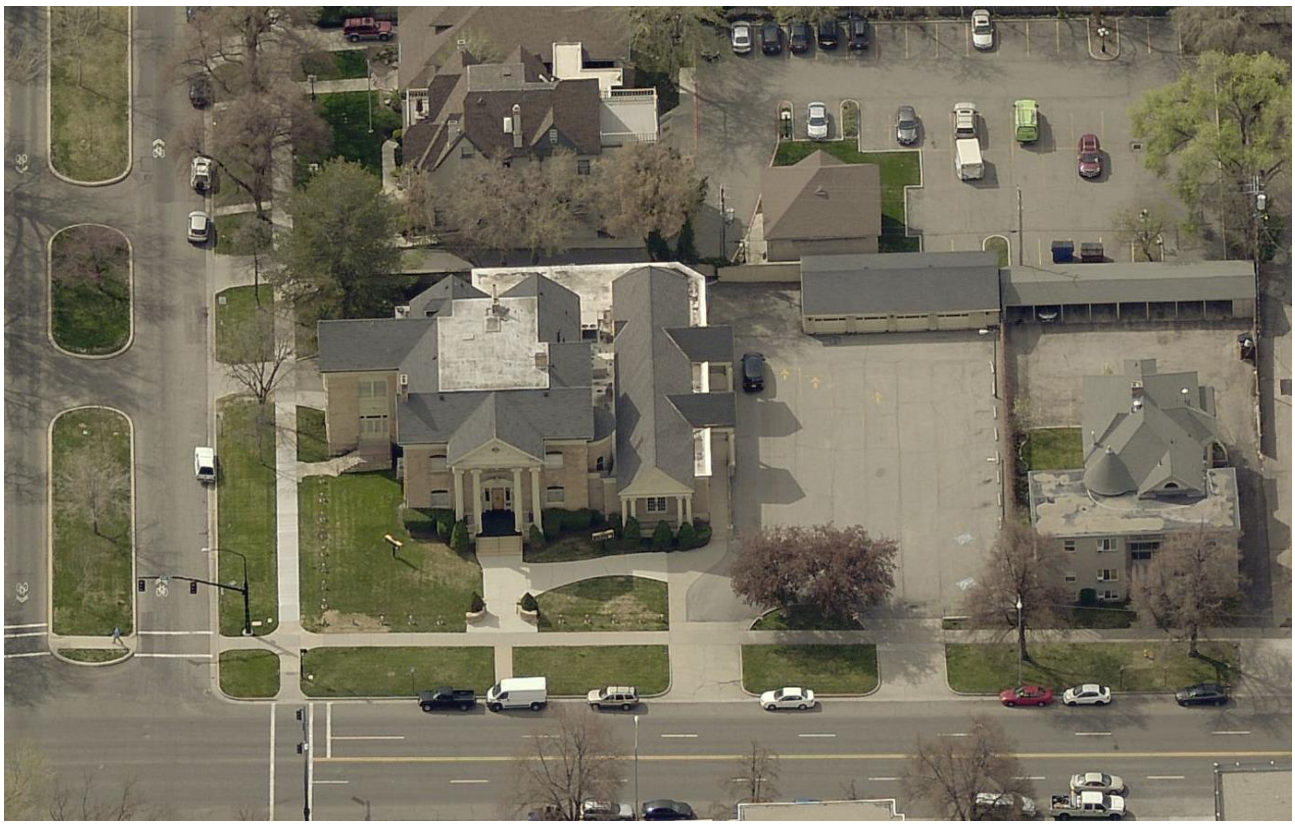
PROJECT DESCRIPTION

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

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

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

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



Aerial view of the Salisbury Mansion site

South Elevation, before 1937

East Elevation, before 1972

West Elevation, after 1937

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

Other architectural characteristics of the house are:

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

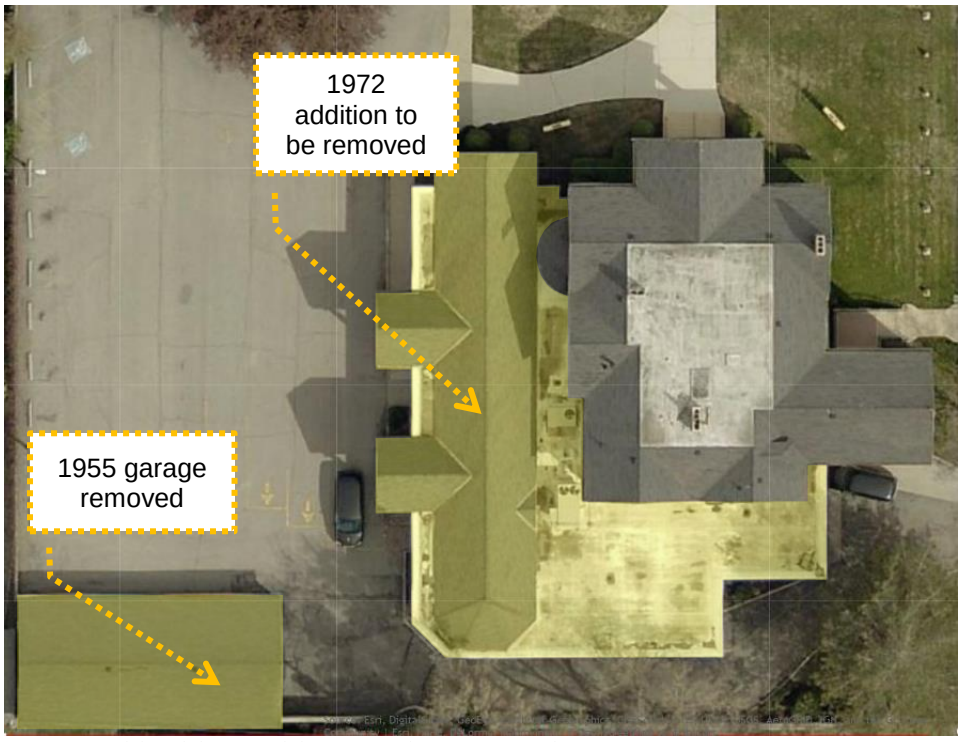
Chronology of Change
The building has been through several changes since it was built. Below is a list of the history of this building:

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

South Elevation, circa 2016

Proposed Development

Currently the building is vacant, the proposed new use is an Assisted Living Facility. The proposal would add 44 new rooms, or 23,780 square feet, to the existing 13,740 square feet. The final square footage would be 37,520 square feet. The proposed addition would have a basement and two additional levels.



Proposed building addition to be removed

Part of the project would be the removal of the 1972 chapel addition. The 1955 garage was recently removed. A Certificate of Appropriateness to remove the garage was issued on March 2017. The 1937 addition would remain.

The proposed addition would attach to the original building on the rear with a glass connector. The rear addition would then connect to a north/south addition with another glass panel connector that would be partially transparent. The north/south addition would be set back from the front façade of the original building and would be lower in height. The site slopes down from the original building allowing the original building to stand dominant on the site.

The glass connector would function as a corridor and the main entrance to the building. At the center of the connector there won't be rooms behind, making the corridor transparent, with natural light at that portion of the building. The space formed by the original building, the north/south addition and the connector would create a courtyard. The patio on the east façade would be enlarged.

Mass and Scale
The proposed north/south addition would face the 100 South streetscape and would be the more predominant façade second only to the original building. This section would be proportional in width and height with the original building but would be lower in height because of the proposed hip roof. The addition on the rear would also be lower because of the same roof form.

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

This project proposes to restore the west façade of the original building with the stone that was stored. The proposed addition would incorporate the stone from the 1972 addition in the base of the new building. A light-tan brick would be used for the body of the building. The reused brick would also be used in the front façade where a portico would be recreated to mimic the historic portico of the existing building. The columns and the pediment on the new building would also be reused from the 1972 addition.

The modulation on the rear and side of the addition will be achieved with vertical orientation of the windows and the use of materials. The use of the darker brick, or of reused stones will reflect the orientation of the columns on the original building. The applicant is proposing to use Pella Architect Series, aluminum clad windows. More details on the windows will be needed.

Proposed addition

KEY ISSUES:

From an initial analysis of the proposed development, the following key issues have been identified as potential further discussion points. These issues are further discussed in greater detail in conjunction with the standards and design guidelines later in the document:

Issue 1: Rear Yard Setback
In order to maintain the number of rooms necessary to make this project profitable, to set the addition back and for the connector to be transparent, staff recommended pushing the north/south addition back and would encroach on the rear yard setback. The applicant would request a Special Exception to encroach 20 feet into the rear yard setback. The required rear yard setback is 30 feet, and the proposed setback would be 10 feet.

MAIN QUESTION: Are there significant issues with decreasing the rear yard setback?

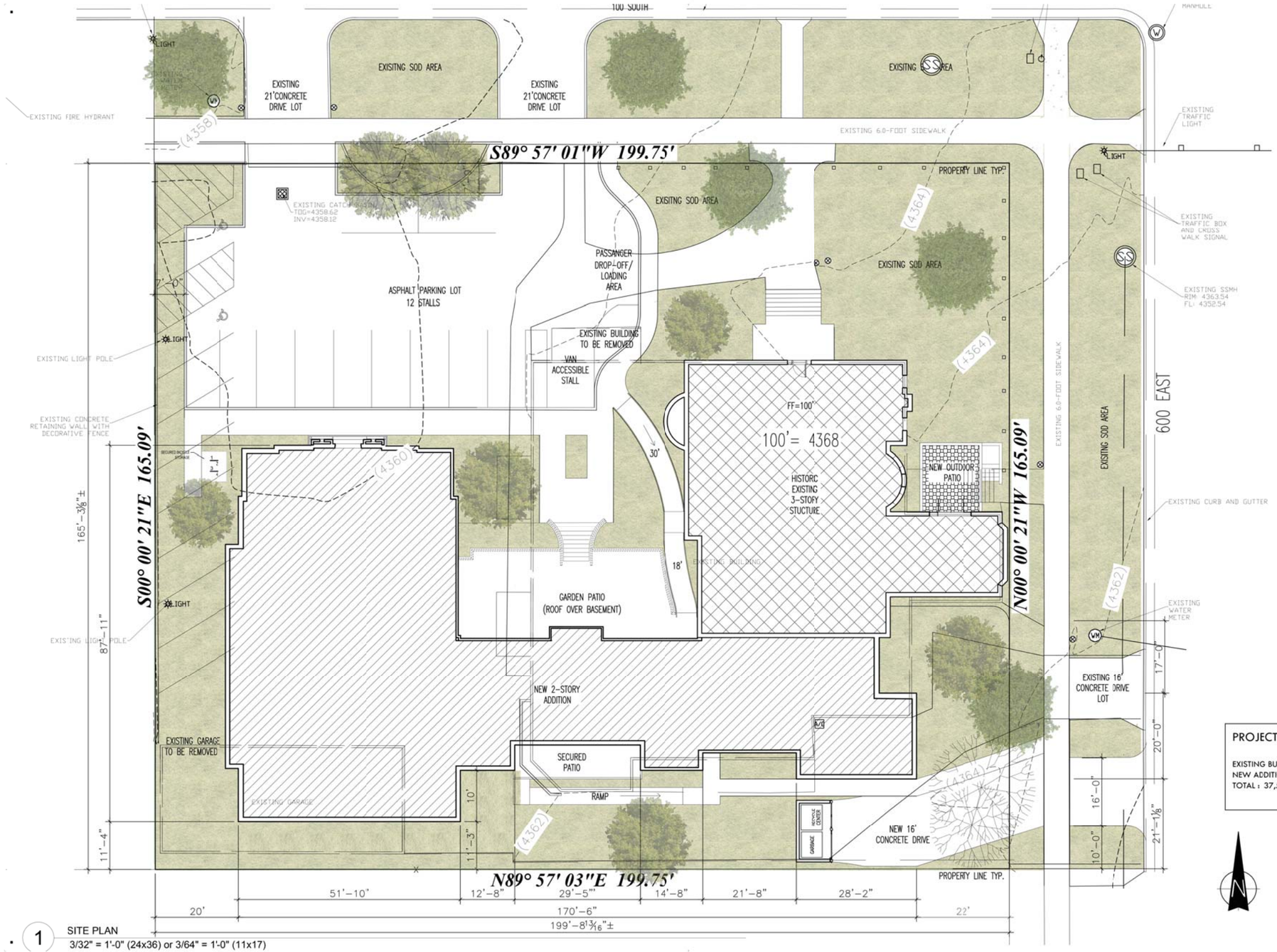
Issue 2: Portico Design Repetitious
Staff is concerned that the proposed portico in the front façade of the addition should be recognized as a product of its own time and that it is not too similar in design to the portico of the original building.

MAIN QUESTION: Would the portico in the front façade of the addition be recognized as a product of its own time?

Issue 3: Windows
The applicant is proposing to use Pella Architect Series, aluminum clad windows. More detail will be necessary such as the depth of window reveal and the detailing around the window. This is an important consideration as it relates to creating visual interest and giving the facades additional dimensional qualities with light and shadows.

MAIN QUESTION: Are there other details that are missing from this project that the commission would like to see for the final review?

ATTACHMENT A: APPLICATION INFORMATION



1 SITE PLAN
3/32" = 1'-0" (24x36) or 3/64" = 1'-0" (11x17)

PROJECT SUMARY

EXISTING BUILDING : 13,740 S.F.
NEW ADDITION: 23,780 S.F.
TOTAL : 37,520 S.F.

SMITH HYATT ARCHITECTS
TEL. 801-298-5777
845 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

PROJECT:
ASSISTED LIVING
SLC, UTAH
SLC, UTAH

No.	REVISIONS DESCRIPTION	DATE

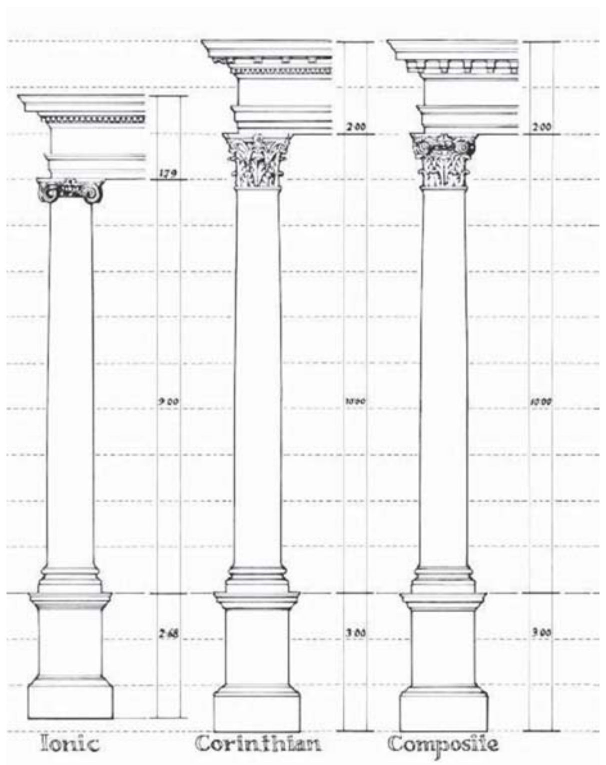
SITE PLAN

PHASE:

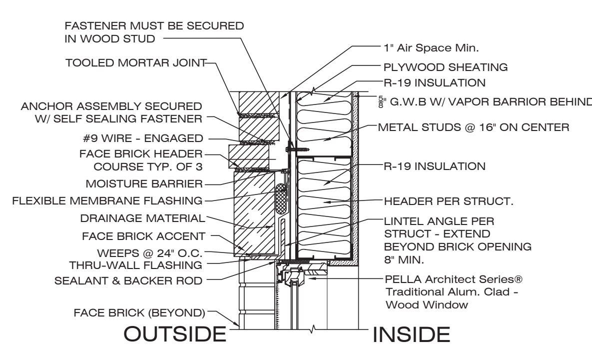
SHEET No.
A0.0
16087

EXISTING BUILDING

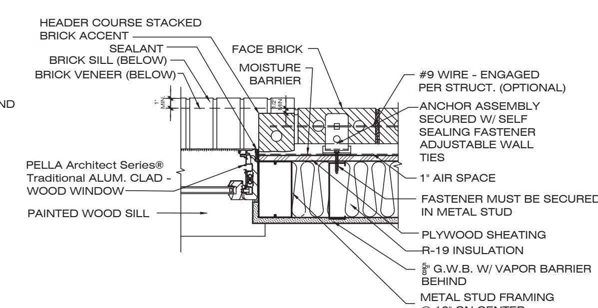
PROPOSED BUILDING



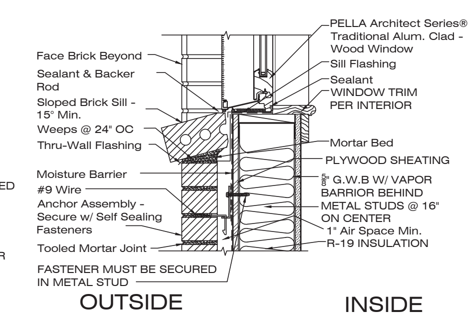
COLUMN ORDER



HEAD DETAIL



JAMB DETAIL



SILL DETAIL

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PHASE:
SCHEMATIC DESIGN
May 18, 2017

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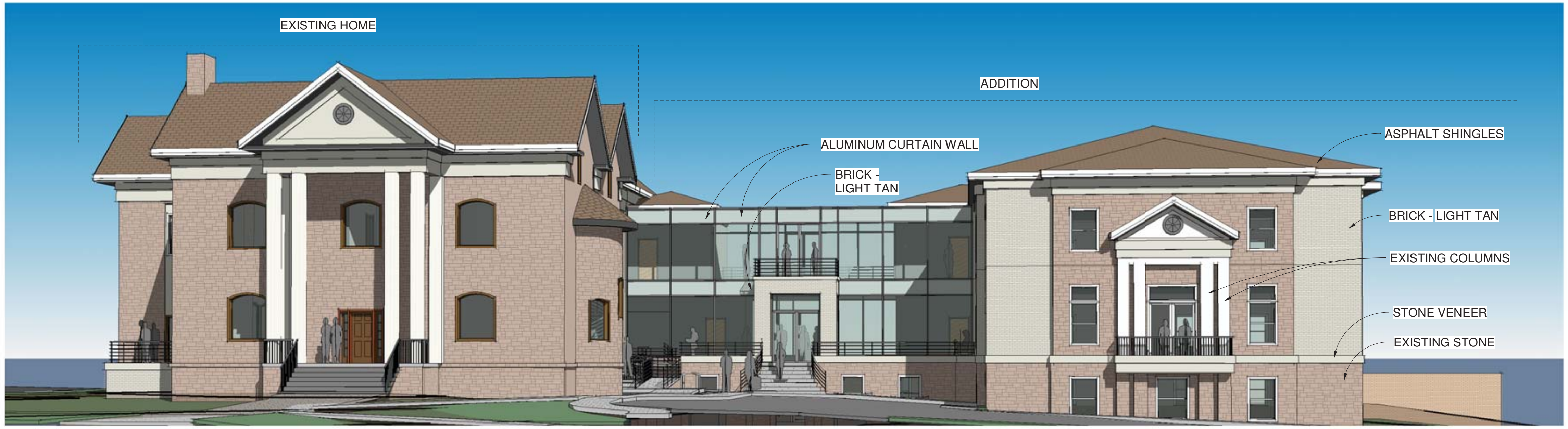

1 A1 FRONT

2 A1 NEW ENTRANCE

3 A1 AERIAL VIEW ENTRANCE

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FRONT AND AERIAL VIEWS

PHASE:
PRELIMINARY DESIGN
JULY 6 / 2017

SHEET No.
A1
MANSION

1 | REAR RIGHT
A2

3 | REAR LEFT VIEW
A2

2 | WEST VIEW
A2

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REVISIONS		
No.	DESCRIPTION	DATE

EXTERIOR RENDERINGS

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

PHASE:
PRELIMINARY DESIGN
JULY 6 / 2017

SHEET No.
A2
MANSION

1 | AERIAL VIEW FRONT RIGHT
A3

3 | AERIAL VIEW REAR LEFT
A3

2 | AERIAL VIEW REAR RIGHT
A3

SMITH HYATT ARCHITECTS
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THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1 - THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2 - CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS, CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3 - CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
4 - NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5 - CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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REVISIONS		
No.	DESCRIPTION	DATE

AERIAL VIEWS

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

PHASE:
PRELIMINARY DESIGN
JULY 6 / 2017

SHEET No.
A3
MANSION

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

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

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

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

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REVISIONS

No.	DESCRIPTION	DATE

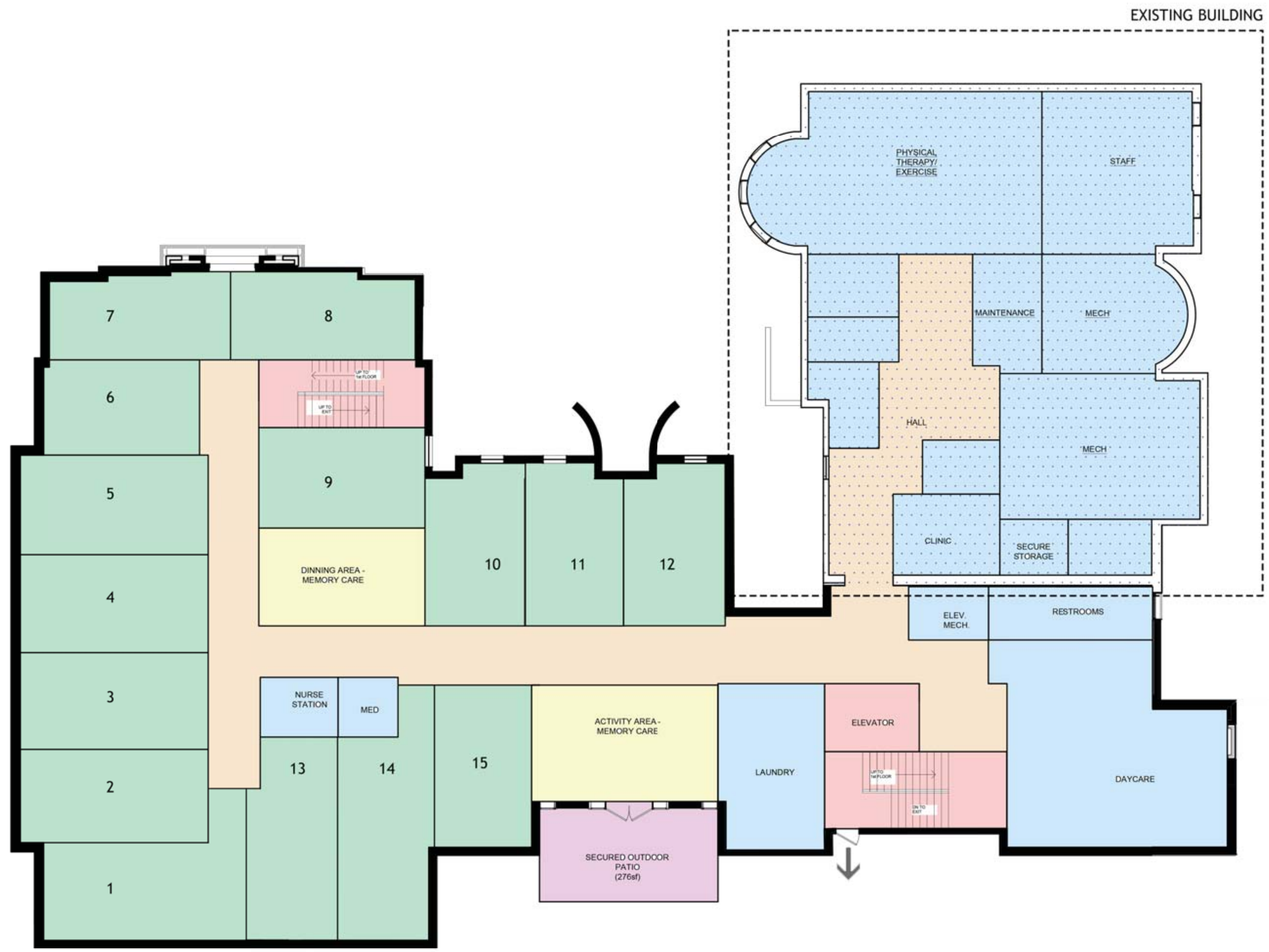
ELEVATIONS

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

PHASE:
PRELIMINARY
DESIGN
JULY 6 / 2017

SHEET No.
A4
MANSION

SCHEMATIC BASEMENT FLOOR PLAN



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

PROJECT SUMMARY
EXISTING BUILDING - 3,435 SF
NEW ADDITION - 8,390 SF

RESIDENT ROOM
EXISTING BUILDING: 0 rooms
NEW ADITTION: 15 rooms

- PRIVATE ROOMS
- HALL/CIRCULATION
- OFFICE/SERVICE
- COMMON AREA
- OUTDOOR AREA
- EMERGENCY ROUTE

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No. | DESCRIPTION | DATE

BASEMENT FLOOR PLAN

PHASE:
SCHEMATIC DESIGN
May 18, 2017

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A1.0
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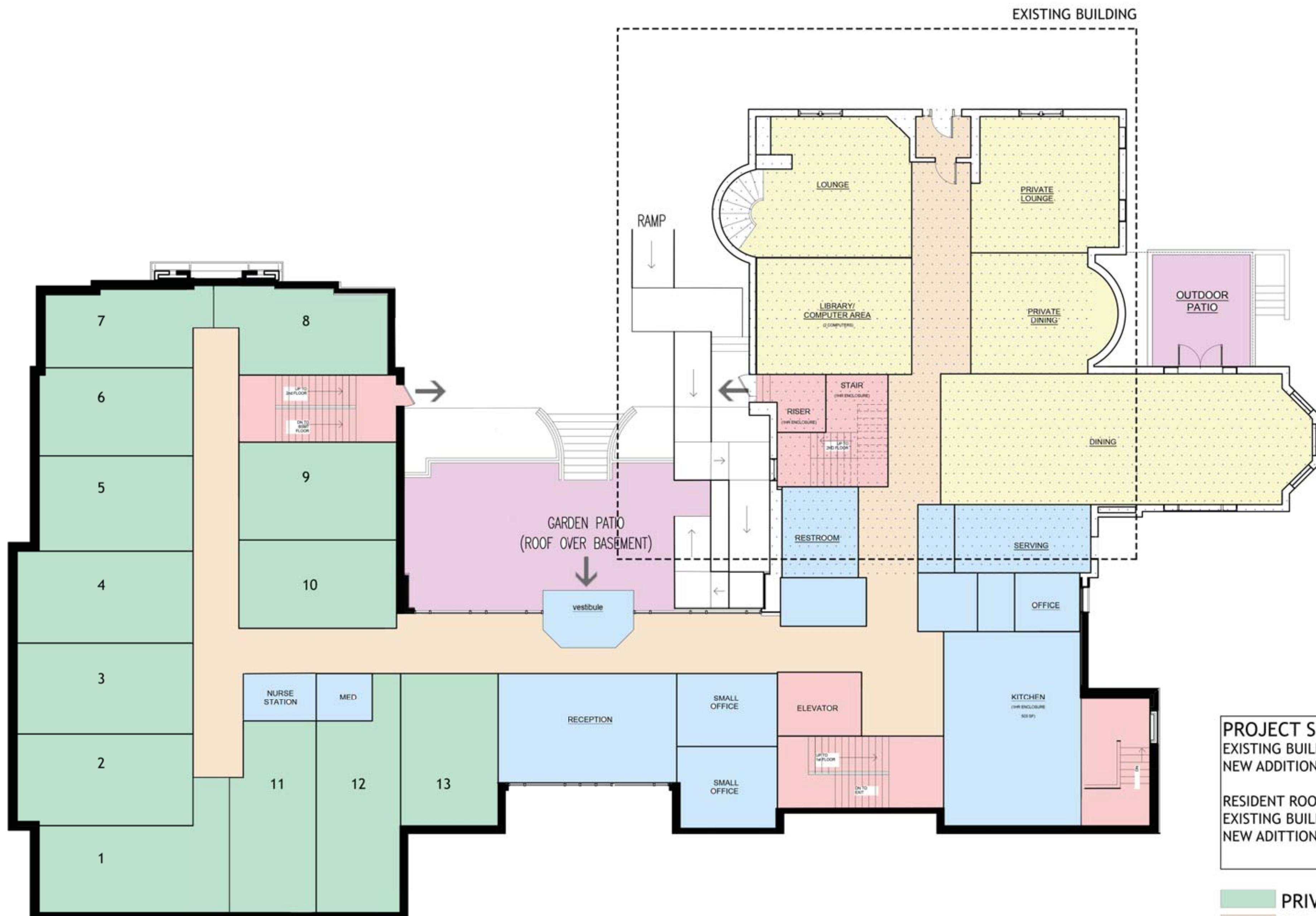
SCHEMATIC FIRST FLOOR PLAN



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

PROJECT SUMMARY
EXISTING BUILDING - 3,435 SF
NEW ADDITION - 7,289 SF

RESIDENT ROOM
EXISTING BUILDING: 0 rooms
NEW ADITTION: 13 rooms

- PRIVATE ROOMS
- HALL/CIRCULATION
- OFFICE/SERVICE
- COMMON AREA
- OUTDOOR AREA
- EMERGENCY ROUTE

SMITH HYATT ARCHITECTS
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845 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

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No.	DESCRIPTION	DATE

1ST FLOOR PLAN

PHASE:
SCHEMATIC DESIGN
May 18, 2017
SHEET No.
A1.1
16087

SCHEMATIC SECOND FLOOR PLAN

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

PROJECT SUMMARY
EXISTING BUILDING - 3,435 SF
NEW ADDITION - 7,289 SF

RESIDENT ROOM
EXISTING BUILDING: 7 rooms
NEW ADITTION: 16 rooms

- PRIVATE ROOMS
- HALL/CIRCULATION
- OFFICE/SERVICE
- COMMON AREA
- OUTDOOR AREA
- EMERGENCY ROUTE

SMITH HYATT ARCHITECTS
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FAX: 801-298-5778
845 SOUTH MAIN STREET
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No.	DESCRIPTION	REVISIONS DATE

2nd FLOOR PLAN

PHASE:
SCHEMATIC DESIGN
May 18, 2017

SHEET No.
A1.2

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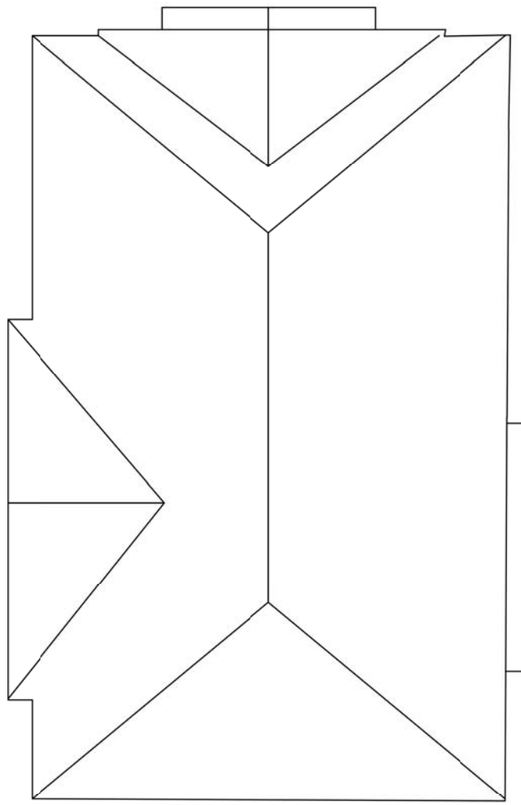
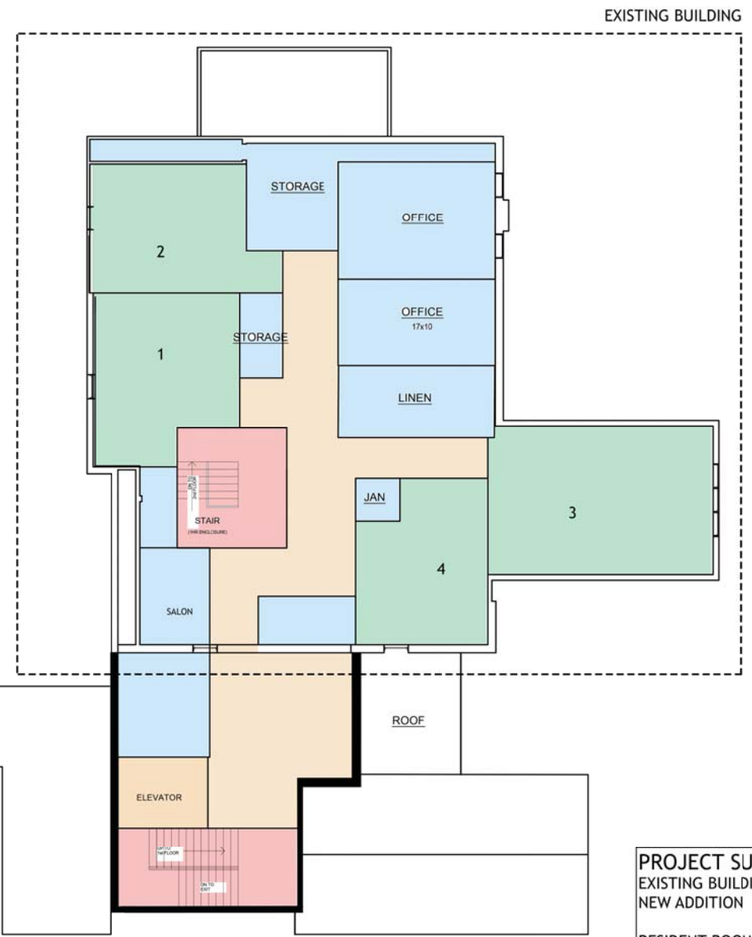
SCHEMATIC ATTIC FLOOR PLAN





PROJECT SUMMARY
EXISTING BUILDING - 3,435 SF
NEW ADDITION - 812 SF

RESIDENT ROOM
EXISTING BUILDING: 4 rooms
NEW ADITTION: 0 rooms

- PRIVATE ROOMS
- HALL/CIRCULATION
- OFFICE/SERVICE
- COMMON AREA
- OUTDOOR AREA
- EMERGENCY ROUTE

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

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PROJECT:
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	REVISIONS	

SCHEMATIC PLAN
ATTIC
OPTION 2

FULL SCALE DRAWING — 24"X36" OR 30"X42" SHEET
HALF SCALE DRAWING — 12"X18" OR 15"X21" SHEET

PHASE:
SCHEMATIC DESIGN
May 18, 2017

SHEET No.
A0.4

16087

North façade.

West façade, 1972 addition to be removed.

West façade, 1972 addition to be removed.

East façade, patio to be enlarged.

Rear of the building with 1972 addition to be removed.

Why Wood?

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

TRADITIONAL

Advantageplus™
PROTECTIVE FRAME SYSTEM

Protect your investment.

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

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

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

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

Helps protect against wind, water and rot.

CONTEMPORARY

Seals tight and locks easily.

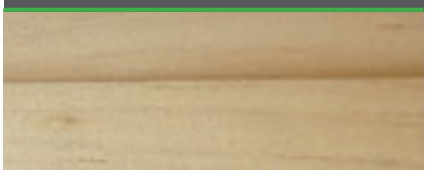
Architect Series® casement windows feature the SureLock® System that reaches out to pull the window sash against the weatherstripping to form a tight seal against drafts, making them more energy-efficient. Plus, Pella's patented Unison Lock System secures casement and awning windows in two places with a single, easy-to-reach handle.

EnduraGuard® Wood Protection

Lasting beauty.

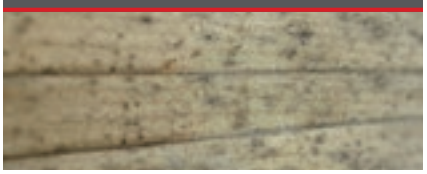
EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.

Pella EnduraGuard wood protection.



Pella's casement window after 7 months of exposure to moisture.*

Competitor's pressure-treated wood.



Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*

Pella — LIMITED — LIFETIME WARRANTY

The confidence of added protection.

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

Find your type.

WINDOWS

Casement and Awning Windows

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

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

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

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

Double-Hung and Single-Hung Windows*

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

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

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

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

Fixed and Special Shape Windows

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

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

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

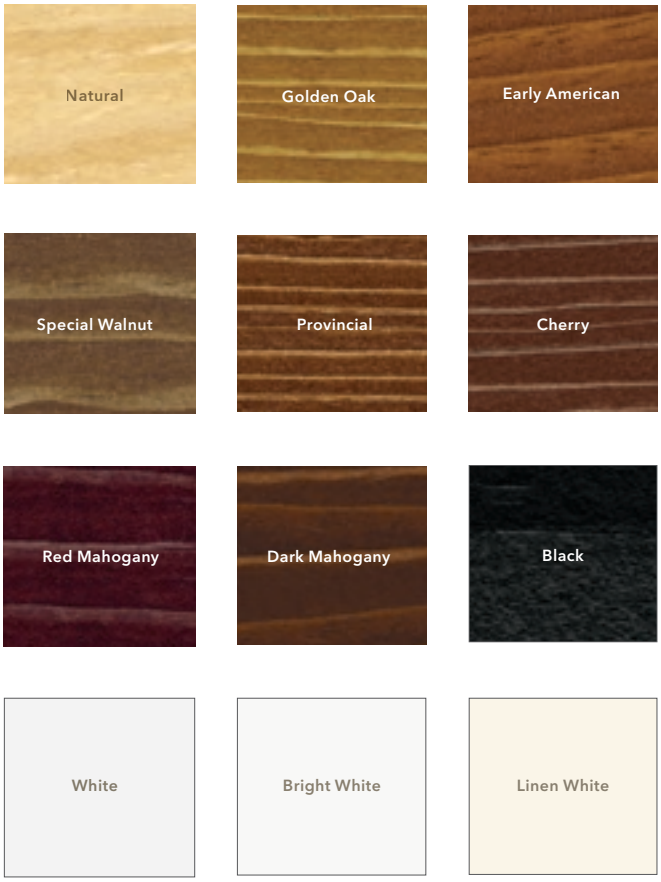
For more information on Pella's window and patio door offering, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/OFFERING

Impeccably coordinated.

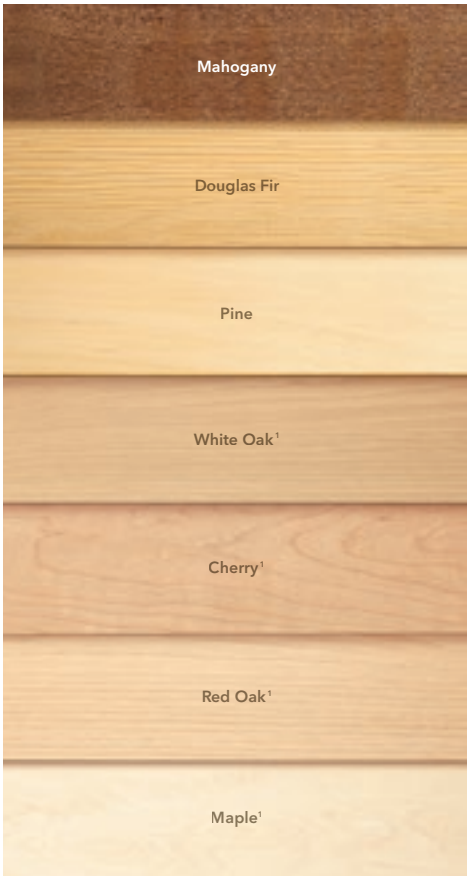
PREFINISHED PINE INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to match the color of other wood in your home or a painted White finish for a fresh, bright look. Also available primed and ready-to-paint.



WOOD TYPES

Your Architect Series® windows or patio doors can be made from your choice of today's most desirable woods – so they'll tastefully complement your home's other interior finishes.



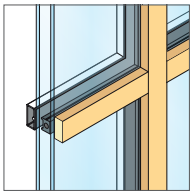
ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading, so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella EnduraClad Plus[2] protective finish that provides exceptional weatherability. Plus, Pella offers virtually unlimited custom color options for a unique look.

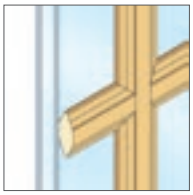
GRILLES

Choose the look of true divided light or grilles-between-the-glass that make cleaning the glass easier.

Ogee Integral Light Technology® Grilles
2", 1-1/4" or 7/8"



Square Integral Light Technology Grilles
7/8"



Roomside Removable Grilles
2", 1-1/4", 3/4"

Aluminum Grilles-Between-the-Glass
3/4"

Optional interior grille colors with exterior color that matches the EnduraClad® color you choose.

ADDED PROTECTION

For additional window fall protection, our Window Opening Control Device (WOCD) is available with optional factory application.[4] Allowing the window to only open a few inches, the WOCD sits discreetly on the window and is easy to operate.

1 Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

2 EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

3 Only available with matching interior and exterior colors.

4 Factory-applied WOCD may not be available on all products. See your local Pella sales representative for availability.

wood window and patio door DESIGN GUIDE

	TRADITIONAL	CONTEMPORARY
GLASS		
INSULSHIELD® LOW-E GLASS COLLECTION		
Advanced Low-E insulating double-pane glass with argon[1]	•	•
AdvancedComfort Low-E insulating double-pane glass with argon[1]	•	•
NaturalSun Low-E insulating double-pane glass with argon[1]	•	•
SunDefense™ Low-E insulating double-pane glass with argon[1]	•	•
Low-E insulating triple-pane glass with argon or krypton[2]	•	–
ADDITIONAL GLASS OPTIONS		
HurricaneShield® products with impact-resistant glass[3]	•	
Laminated (non-impact-resistant)[3], tinted[1, 3] or obscure[1, 3] glass also available on select products	•	•
STC-improved double-pane sound glass[2]	•	•

1 Optional high-altitude InsulShield Low-E glass is available with argon in select products.
2 Available on select products only. See your local Pella sales representative for availability.
3 Available with Low-E insulating glass with argon on select products.

INTERIORS		
WOOD TYPES		
Mahogany, Douglas Fir, Pine, White Oak*, Cherry*, Red Oak*, Maple*	•	•
INTERIOR FINISHES		
Unfinished	•	•
Primed, ready-to-paint (Pine)	•	•
Prefinished stain or paint (Pine)	•	•

* Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

EXTERIORS		
EXTERIOR FINISHES		
Aluminum-clad with EnduraClad® protective finish	•	•
Aluminum-clad with EnduraClad Plus* protective finish	•	•
Primed, ready-to-finish (Mahogany or Pine)	•	
Unfinished (Mahogany)	•	
EXTERIOR TRIM		
EnduraClad factory-applied trim	•	•
LOW-MAINTENANCE ENDURACLAD EXTERIORS		
27 standard colors	•	•
Virtually unlimited Custom colors	•	•

* EnduraClad Plus is not available in all colors. See your local Pella sales representative for availability.

HARDWARE		
HARDWARE STYLE COLLECTIONS		
Classic	•	–
Modern	–	•
Rustic	•	–
Essential	•	–
HARDWARE FINISHES*		
Champagne, White, Brown, Matte Black, Bright Brass, Satin Nickel or Oil-Rubbed Bronze	•	•
Antique Brass	•	–
Distressed Bronze or Distressed Nickel	•	–
Polished Chrome or Polished Nickel	–	•

* Hardware finish availability may vary by style.

GRILLES		
Integral Light Technology® grilles (wood roomside and EnduraClad or wood exterior with nonglare spacer between)	•	•
Aluminum grilles-between-the-glass	•	•
Roomside removable grilles	•	

SCREENS*		
Vivid View® high-transparency screen (windows only)	•	•
InView™ flat screen	•	•
Rolscreen® soft-closing retractable screen (casement windows and sliding patio doors only)	•	–
Self-closing top-hung screen door (sliding patio doors only)	•	•

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

(•) Full offering (–) Partial offering

Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos. See your local Pella sales representative for specific details and options available.

ATTACHMENT B: APPLICABLE STANDARDS & DESIGN GUIDELINES

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

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

Design Standards for Alteration of a Landmark Site	Design Guidelines for Additions
	Design Objective for Additions: *The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.*
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	No specific design guidelines for Additions relate to the use of the building.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	**8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.** • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. **8.2 An addition should be designed to be compatible in size and scale with the main building.** • An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent. • The addition should be kept visually subordinate to the historic portion of the building. • If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building. **8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** • Locating an addition at the front of a structure is usually inappropriate. **8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.** • For example, if the building historically has a horizontal emphasis, this should be reflected in the addition. **8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.** • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.

	• Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. **8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.** • Painted wood clapboard, wood shingle and brick are typical of many historic residential additions. • See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines. • Brick, CMU, stucco or panelized products may be appropriate for some modern buildings **8.9 Original features should be maintained wherever possible when designing an addition.** • Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. • New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. **8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.** • If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation. **Ground Level Additions** **8.11 A new addition should be kept physically and visually subordinate to the historic building.** • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible. **8.12 Roof forms should be similar to those of the historic building.** • Typically, gable, hip and shed roofs are appropriate. • Flat roofs are generally inappropriate, except where the original building has a flat roof. **8.13 On primary facades of an addition, a 'solid-to-void' ratio that is similar to that of the historic building should be used.** • The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;	**8.4 A new addition should be designed to be recognized as a product of its own time.** • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

	8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure. • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	**8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.** • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. **8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.** • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	**8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.** • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. **8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** • Locating an addition at the front of a structure is usually inappropriate. **8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.** • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or	This standard does not apply in this case.

pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;	
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;	This standard does not apply in this case.
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;	**8.4 A new addition should be designed to be recognized as a product of its own time.** • An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features. • A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction. • Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition. **8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.** • A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. • An alteration that seeks to imply an earlier period than that of the building should be avoided. • An alteration that covers historically significant features should be avoided.
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;	**8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.** • Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided. **8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** Locating an addition at the front of a structure is usually inappropriate. **8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.** • Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships. • Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting. **8.9 Original features should be maintained wherever possible when designing an addition.**

	• Construction methods that would cause vibration which might damage historic foundations should be avoided. • New drainage patters should be designed to avoid adverse impacts to historic walls and foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible. **Ground Level Additions** **8.11 A new addition should be kept physically and visually subordinate to the historic building.** • The addition should be set back significantly from primary facades. • The addition should be consistent with the scale and character of the historic building or structure. • Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.
10. Certain building materials are prohibited including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.	This standard does not apply in this case.
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.	This standard does not apply in this case.

ATTACHMENT C: STANDARDS FOR ALTERING A LANDMARK SITE

H Historic Preservation Overlay District – Standards for a Certificate of Appropriateness for Alteration of a Contributing Structure in a Historic District (21A.34.020.G)
In considering an application for a Certificate of Appropriateness for alteration of a contributing structure in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. The proposal is reviewed in relation to those that pertain in the following table.

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

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

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

Standard	Discussion	Issues
	Design Objective for Additions: *The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.*	
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	The original building was constructed in 1898 as the residence for Orange J. Salisbury. In 1934 it became a mortuary and now the proposal is to turn it into an Assisted Living Facility. The proposed use is residential in nature as was the original use of the property. Furthermore, the plan is to use the original portion of the building as a place where meals would be served and other gathering activities would take place in order to maximize the experience the residents would have living in a historic mansion.	
Retain Historic Character 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Retain Historic Character *RDGs for Additions 8.1, 8.2, 8.3, 8.5, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13* The proposal to set back the addition and building the addition lower than the original building would allow the original building to retain its dominance. The proposed materials are a combination of new and reused materials. The applicant proposes to reuse the sandstone, columns, and pediment from the 1972 addition that will be removed. – The treatment of the addition will be compatible so that it will not become the primary focus. Connectors on the north (front) and west façades will break up the mass of the addition and will help differentiate the original building from the new addition. Connectors will be	In order to maintain the number of rooms necessary to make this project profitable, to set the addition back and for the connector to be transparent, the addition on the southwest would need to encroach on the rear yard setback. The applicant would request a Special Exception.

	glazed and at the center, where the entrance is being proposed, and it will be transparent. The proposed windows will reflect the pattern and design of the original building. The proposal would fill the gap on the lot, currently used for parking and would improve the rhythm of the street frontage on 100 South. The proposed roof forms will be a combination of hip and gable roof forms and would be compatible with the existing roof form.	
Of Their Own Time 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;	<u>Time & Contemporary Design</u> *RDGs for Additions 8.4, 8.6* The proposed addition is a contemporary form, and will be a reinterpretation of the original building. The proposal will use a combination of new and reused materials. The proposal is also incorporating new and existing design elements such as the proposed portico in the front façade of the addition. The columns and the pediment for the proposed portico will come from the existing 1972 addition that will be removed. Removing the 1972 addition will allow for the original west façade to be exposed.	Staff is concerned that the proposed portico in the front façade of the addition should be recognized as a product of its own time and that it is not too similar in design to the portico of the original building.
Historically Significant Alterations / Additions 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	<u>Historically Significant Alterations / Additions</u> *RDGs for Additions 8.1, 8.6* In 1937 a chapel was added on the left side of the original structure and in 1972 another chapel, was constructed on the west and rear sides of the original house. The 1937 addition will be retained because it has acquired historic significance and the 1972 addition will be removed.	
Preserve Historic Features 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	<u>Preserve Historic Features</u> *RDGs for Additions 8.1, 8.2, 8.3, 8.6, 8.9* The proposed addition would not adversely affect the distinctive features, finishes or craftsmanship of the existing building. Except of where the new addition would adjoin the existing rear façade the addition would obscure that section of the building. The proposal to remove the 1972 addition would expose the west façade and restore some significant historic character of the building.	

Contemporary Design 8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;	<u>Time & Contemporary Design</u> *RDGs for Additions 8.4, 8.6* The proposed addition adopts a relatively simple contemporary form and massing, with several elements which reflect the materials and visual emphasis of the original building. The pattern of solid to void reflects the pattern of the existing building. The applicant is proposing to use Pella Architect Series, aluminum clad windows.	More details on the windows will be necessary such as the depth, reveal and the detailing around the window.
Reversibility, Differentiation & Compatibility 9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;	<u>Reversibility, Differentiation & Compatibility</u> *RDGs for Additions 8.1, 8.3, 8.7, 8.9, 8.11* The proposal is to retain the existing rear walls of the original building. The rear of the building would remain if the addition were to be removed. The addition will be differentiated by form, material, and detailing. The use of connectors would break up the mass so that the building will be proportionate with the original building and other buildings on the streetscape.	

ATTACHMENT D: RMF-45 ZONING STANDARDS

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

The purpose of the RMF-45 moderate/high density multi-family residential district is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Conditional Use

Large Assisted Living Facilities in the RMF-45 zoning district is an allowed use through the conditional use process. After the Historic Landmark Commission makes a decision on this project, the Planning Commission will review the conditional use process.

Zoning Ordinance Standards for RMF-45 - (21A.24.140)

Standard	Existing	Complies
Minimum Lot Area: 10,000 square feet	32,800 square feet	Complies
Maximum Building Coverage: not to exceed 60% of the lot area	36%	Complies
Minimum Lot Width: 80 feet	Corner lot: 200' by 164'	Complies
Front Yard Setback: 20% of lot depth, but need not exceed 25 feet	No change	Does Not Apply
Rear Yard Setback: If 25% of the lot depth, but not to exceed 30 feet.	At one point the proposed setback will be 10 feet	Will need Special Exception
Corner Side Yard Setback: 20 feet	Addition will be 22 feet from property line	Complies
Interior Side Yard: 10 feet	20 feet	Complies
Maximum Building Height: 45 feet	Existing building 41.5' Addition 40.5'	Complies
Landscaped Buffer: 10 foot wide landscape buffer when adjacent to single or two family residential zoning	Information about compliance with the requirements for Landscape buffer in 21A.48.080 (ie: percentage of vegetation, trees etc.) is needed.	More Information Needed