



Staff Memorandum

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: 20 April, 2017
Re: PLNHLC2016-00800 New Construction – Single Family Residence

NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE

PROPERTY ADDRESS: 717 (previously 715) South 500 East
PARCEL ID: 1607229021 (previously identified as 1607229019)
HISTORIC DISTRICT: Central City Historic District
ZONING DISTRICT: H Historic Preservation Overlay District & RMF-30 (Low Density Multi-Family Residential District)
MASTER PLAN: Central Community Master Plan
DESIGN GUIDELINES: Historic Residential Design Guidelines (A Preservation Handbook for Historic Properties & Districts in Salt Lake City)

REQUEST: New Single Family Dwelling at approximately 717 South 500 East - A request by Jordan Atkin, Fifty-Fifty Real Estate, LLC, for approval from the City to construct a single family residence at the above address. The lot is currently vacant and is zoned RMF-30 (Low Density Multi-Family Residential) and lies within the Central City Historic District. The request requires approval from the Historic Landmark Commission for new construction in an historic district. The subject property is within Council District 4 represented by Derek Kitchen. (Staff contact: Carl Leith at (801)535 7758 or carl.leith@slcgov.com.) Case number **PLNHLC2016-00800**

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

1. That detailed design approval is delegated to Staff.

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 condition:

1. That detailed design approval is delegated to Staff.

BACKGROUND

The Historic Landmark Commission reviewed this application for a Certificate of Appropriateness for New Construction at the meeting and public hearing on January 5, 2017. The Staff Report for that meeting, including the original application materials, can be reviewed at the following link:

<http://www.slcdocs.com/Planning/HLC/2017/00800.pdf>

The Minutes of the January 5th Commission meeting can be reviewed at the following link, and an extract from those minutes forms Attachment B to this Memorandum.
<http://www.slcdocs.com/Planning/HLC/2017/15min.pdf>

In the light of the application proposals, the staff report, applicant presentation and discussion, public commentary and evaluation of the development proposals, on January 5th the Commission made the following motion:

Commissioner Brennan stated regarding PLNHLC2016-00800 New Construction, based upon comments from the Commission, he moved that the Historic Landmark Commission table the petition to allow the applicant to further review the details and aspects of the proposal as suggested.

Commissioner Harding seconded the motion. Commissioners Brennan, Harding, Shephard and Peters voted aye. Commissioners Hyde and Svendsen voted nay. The motion passed 4-2.

In evaluation and discussion of the application on January 5th the Commission made several observations on the proposals, identifying a number of detailed design points for the applicant to consider. These included:

- Visualization was key for a proposal such as this.
- Presenting the **site plan** as a whole to include the surrounding structures.
- Development of **hierarchy** of **windows** on the west elevation.
- Refinement of the design of the **west elevation** in general.
- Development of the design of the **south façade** to address the window selection and articulation of shading of the windows to add depth and visual interest to the façade.
- **Window** type and window operation should be reviewed.
- The overall **height** needed to be evaluated and the form of transition between the wall and the roof.
- Review historic commercial structures and other examples in considering revision and refinement of the design.

APPLICANT REVIEW OF BUILDING & SITE DESIGN

Since the meeting in January the proposals have been discussed by the applicant and staff, the applicant has reviewed the points suggested for consideration by the Commission, and has made a number of revisions to the design. He has also supplemented and amplified the application drawings to illustrate in greater detail the objectives of the development approach, the revisions identified and additional application material discussed. The applicant has submitted a narrative of the design points considered and/or revised. This narrative forms part of Attachment C to this Memorandum, and can be summarized in order from that narrative, as follows.

- **Height**
 - The proposed design and massing provides a transition between the greater scale and height of the multifamily building to the north and the varying 1.5 story height of the buildings to the south. The proposals are presented in context in new streetscape elevations.
 - The west façade steps down to assist with massing and scale.
 - Limited lot width has informed proposed internal building height and volumes
- **West Façade**
 - Window Hierarchy - Design has been revised to create a single, wide tripartite window on the main floor, tying in with the alignment of the windows above and establishing a more obvious design hierarchy than the previous height difference in the window openings.
 - Window Type - The design has been revised to include opening casement windows on both floors on this street facing facade.
 - Front Porch - This has been reviewed by the applicant, with no changes proposed, concluding that the design of the upper level porch is counterbalanced by simpler ground level porch.
- **South Façade**
 - The design has been revised to include a tall window to the stairway.
 - Window definition now employs a cultured stone sill with a cedar-clad header.
 - The stucco finish has scored/incised joint pattern.
- **Landscaping**
 - Additional consideration has been given to landscaping across the site, with confirmation that existing trees to the rear will be retained.
 - A front pathway to the house has been added.

- Wheel strips are proposed for the drive rather than solid concrete paving to enhance the planted area and reduce heat gain.

EVALUATION

The staff evaluation of the design in relation to these revisions remains positive. Staff would conclude that the original review of the development proposals as defined in Attachment F remains pertinent and that those findings in relation to design standards, as informed by the design guidelines for new construction within the Historic Overlay, pertain. The revisions and additional information enhance both the design and the understanding of the design.

The revisions to the building design address the majority of points previously raised by the Commission. Additional material addressing site landscaping, the site plan in relation to adjacent buildings, and street façade rendering also address points raised by the Commission and help to clarify the proposals.

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

ATTACHMENTS:

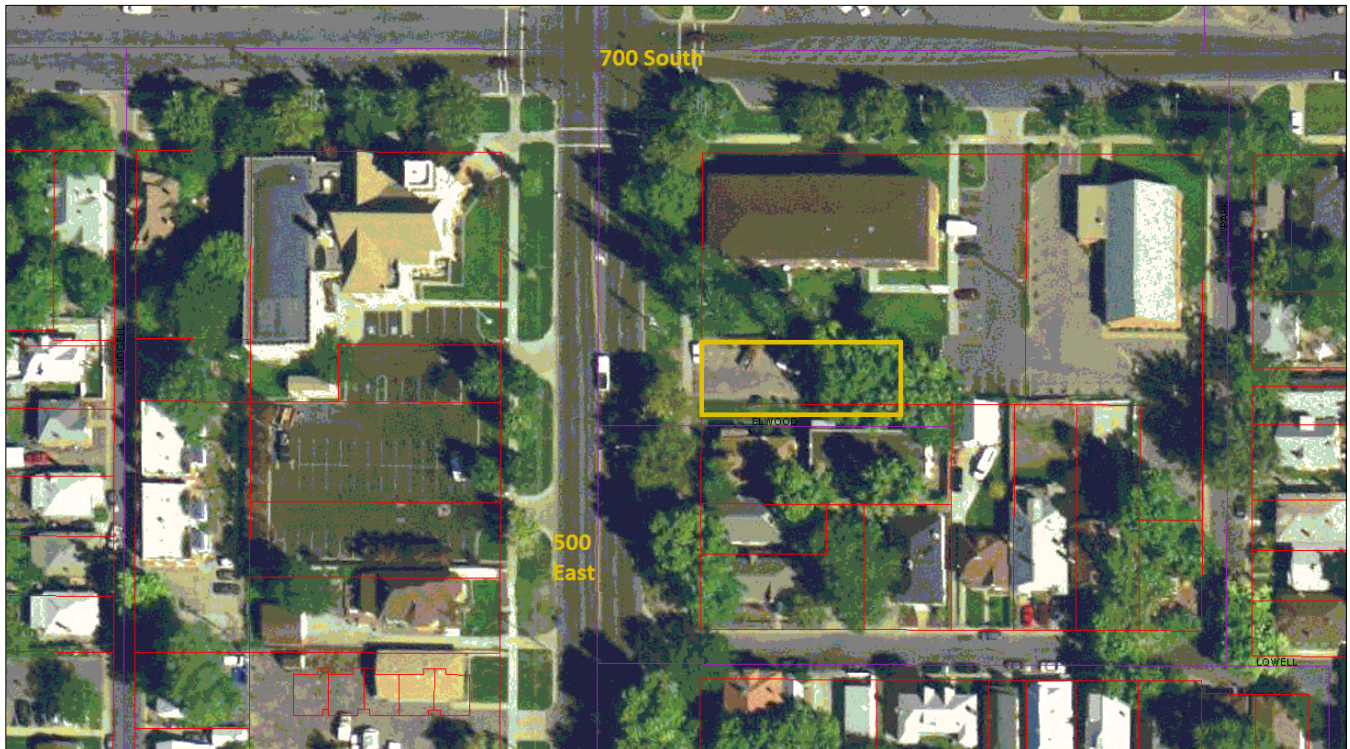
- A.** Context – Central City Historic District
- B.** Minutes of HLC Meeting January 5, 2017 – Extract
- C.** Photographs
- D.** Applicant Narrative & Revised Application Drawings
- E.** RMF-30 Zoning Standards
- F.** Design Standards & Guidelines for New Construction in a Historic District
- G.** Public Process & Comments

ATTACHMENT A: CONTEXT - CENTRAL CITY HISTORIC DISTRICT

CONTEXT – CENTRAL CITY HISTORIC DISTRICT

The site, which is currently vacant, is located on the east side of 500 East close to 700 South. It is flanked by Elwood Place to the south which provides private access to the rear of this site and to the adjacent row houses situated to the rear of the adjacent property. To the immediate north on 500 East is a three story apartment building, while to the south there is a sequence of one and occasionally two story houses. This site is zoned RMF-30 which is the consistent zoning for this side of 500 East, with SR-3 defining the small scale residential to the east and south-east around Park Street and Lowell Avenue. This area of the Central City Historic District has experienced increased residential investment in recent years and consequently both the retention and enhancement of the historic and architectural character of the area.

LOCATION PLAN



ATTACHMENT B: HLC MINUTES – JANUARY 5, 2017 - EXTRACT

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
January 5, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:33:34 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

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

Planning Staff members present at the meeting were: Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Katia Pace, Principal Planner; Amy Thompson, Associate Planner, Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioner present were Robert Hyde and Charles Shepherd. Staff members in attendance were Michaela Oktay, Amy Thompson, Katia Pace and Carl Leith.

The following site was visited:

- **183 Fourth Ave** – Staff gave an overview of the proposals.
- **638 6th Avenue** – Staff gave an overview of the proposals.
- **35 S 900 East** – Staff gave an overview of the proposals.
- **715 South 500 East** – Staff gave an overview of the proposals.

APPROVAL OF THE DECEMBER 1 and DECEMBER 8, 2016 MINUTES. [5:35:17 PM](#)

Commissioner Peters moved to approve the minutes from the December 1 and December 8, 2016, meetings. Commissioner Brennan seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:35:31 PM](#)

Chairperson Shepherd stated he had nothing to report.

Vice Chairperson Peters stated he had nothing to report.

DIRECTOR'S REPORT

Ms. Michaela Oktay, Planning Manager, reviewed the date change for the Historic Landmark Commission meetings for March 2, 16 and April 20. She reviewed the updates on the Trolley Square rezone, that the Developer had withdrawn the Development Agreement and was currently only requesting the rezone. Ms. Oktay reviewed the recent

- East elevation needed more articulation and attention to become more compatible with the adjacent neighborhood.
- Proposal was in better than the previous proposal.
- Concerned over the mass of the structure.
- Adding congestion to an already congested area would create issues but narrowing the lane would help slow down the traffic.

Chairperson Shepherd closed the Public Hearing.

The Applicant stated they agreed with the comments about parking and narrowing the drive, the units were rentals and not owner occupied, reviewed other buildings they owned in the area and how they have tried to make all of the units viable. They stated they were providing more parking than required by the ordinance, they agreed the nature of the east elevation was different than the west elevation and therefore, the design was different. The applicants stated the new proposal was better keeping with the historic nature of the area.

The Commission, Applicant and Staff discussed the following:

- Adding landscaping on the east elevation.

The Commission discussed and stated the following:

- The conditions listed in the Staff Report.
- Very pleased with the project and its development through the process.
- Allow the Staff and Applicant to work on the windows

MOTION [9:15:22 PM](#)

Commissioner Brennan stated regarding New Construction -PLNHLC2016-00771 Special Exception-PLNHLC2016-00925, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, he moved that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for New Construction petition PLNHLC2016-00771, and associated Special Exception, petition PLNHLC2016-00925, with the following conditions of approval:

1. The landscaping/screening details for parking area be delegated to Staff.
2. Windows (on the north side of building) be revised as per the direction of the Commission, to match the treatments that are on the front of the building, and final details be delegated to Staff.
3. Balcony doors – be revised as per the direction of the Commission, matching the double hung windows on the rest of the structure and final details be delegated to Staff.
4. Any other final details are delegated to Planning Staff for final approval.

Commissioner Hyde seconded the motion. The motion passed unanimously.

[9:17:00 PM](#)

New Single Family Dwelling at approximately 715 South 500 East - A request by

Jordan Atkin, Fifty-Fifty Real Estate, LLC, for approval from the City to construct a single family residence at the above address. The lot is currently vacant and is zoned RMF-30 (Low Density Multi-Family Residential) and lies within the Central City Historic District. The request requires approval from the Historic Landmark Commission for new construction in an historic district. The subject property is within Council District 4 represented by Derek Kitchen. (Staff contact: Carl Leith at (801)535 7758 or carl.leith@slcgov.com.) Case number PLNHLC2016-00800

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

The Commission and Staff discussed the following:

- The property lines of the surrounding properties.
- The access to the properties.
- If there was a landscaped side yard for the proposal.
- The parking for the triplex and existing home.

Mr. Jordan Atkin, property owner, reviewed the landscaping and parking for the proposal.

The Commission and Applicant discussed the following:

- The adjacent properties and their property lines.
- The subdivision of the lots.
- If all of the ceiling heights were lowered could the overall building height of the structure could be lowered.
- Increasing the window size on the lower level.
- The windows on the proposal and how to make them fit the area and the structure.
- The addition of a useable front porch to activate the street.

PUBLIC HEARING [9:36:02 PM](#)

Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Ms. Cindy Cromer

The following comments were made:

- The site proof fence was inappropriate for the neighborhood safety and security.
- This was a remarkable streetscape that should be included in the proposal to ensure compatibility.

Chairperson Shepherd closed the Public Hearing.

The Applicant stated the fence on the property was strictly for construction purposes and would be changed with the construction of the development.

The Commission, Applicant and Staff discussed the following:

- Visualization was key for proposal such as this.
- If the Applicant would be willing to table the petition and revise some of the concerns expressed by the Commission.
- Presenting the site plan as a whole to include the surrounding structures.

The Commission discussed the proposals and made the following comments:

- The west elevation read as a commercial building and not a residence.
- The proposal looked like a first draft and needed to be improved.
- The massing and compatibility with the streetscape needed to be adjusted.
- The west façade was incomplete and needed more depth.
- There are commercial buildings in the area that the proposed west facade would blend with.
- The windows on the west could be changed to reflect the streetscape.
- The style of the window was out of character with the area and could be changed to make a huge difference.
- Refinements could be made to the materials, eave, overhang and the transition of the materials to make the building better fit the area.
- Building elements, such as awnings, could be added to the south façade to aid with the shade during the summer and visual interest.
- To table, deny or approve the petition.

The Commission stated the following should be reviewed in the design:

- Development of hierarchy and windows on the west elevation.
- Refinement of the west elevation in general.
- Evolution of the south façade to address the window selection and articulation of shading of the windows to add depth and visual interest to the façade.
- Window type and window operation.
- The overall height needed to be evaluated and the form of transition between the wall and the roof.
- Review historic commercial structures and other examples in considering revision and refinement of the design.

MOTION [9:54:10 PM](#)

Commissioner Brennan stated regarding PLNHLC2016-00800 New Construction, based comments from the Commission, he moved that the Historic Landmark Commission table the petition to allow the applicant to further review the details and aspects of the proposal as suggested. Commissioner Harding seconded the motion. Commissioners Brennan, Harding, Shephard and Peters voted aye. Commissioners Hyde and Svendsen voted nay. The motion passed 4-2.

The meeting adjourned at [9:57:42 PM](#)

ATTACHMENT C: PHOTOGRAPHS



SITE & CONTEXT



SITE & CONTEXT



SITE & CONTEXT



SITE & CONTEXT

**ATTACHMENT D: APPLICANT NARRATIVE & REVISED
APPLICATION DRAWINGS**

Historic Landmark Commission-

We appreciate the opportunity to collaborate with this commission in our quest to develop an underutilized site within our city.

We heard the following concerns when we presented our project in January 2017.

- Overall Height of the Structure
- Window Hierarchy
- Usable Front Porch
- Windows
- South Facade
- Landscaping

The following is our attempt to convey our thoughts as we addressed these concerns.

Overall Height-

- We are abiding to the zoning ordinance for the RMF-30 zone
- Felt that it was an engaging transition for the street view.

The north side is intentionally taller to allow a break from the massive multi family to the North and allow a transition to the neighborhood scale of 1.5 stories with the bungalows to the South.

- The West facade of the building has a shorter profile to assist with the massing when directly at the property line.
- We allowed the constraints of the lot guide our design approach in regards to the space that would be available within the building.

The structure is a mere 25 ft wide so we played with raising the ceilings above the “normal” heights to create a sense of magnificence by creating volume.

Window Hierarchy-

- Addressed on West Facade as requested.

Usable Front Porch-

Our desire to transform the streetscape gave us an excellent opportunity to create an engaging upper deck due to the need to break up the West facade as it engages with the street. We enhanced its usability by proposing a large living room off the space.

The large windows and sliders add to the engagement.

The metal railings on either side of a brick upper wall provide a clear connection with the surroundings.

With all this happening above, we felt a simpler more traditional front porch would be a welcoming touch to this modern home.

Windows-

Incorporated casement windows were appropriate.

Didn't feel the need to have wood windows which would just add to the cost of the project and substituted bronze vinyl windows instead.

South Facade-

Interest is the word ringing in our ears after last presenting to the commission in January.

We re-imaged the south facade by creating an architecturally engaging window that casts light into the stairwell.

We brought the Cedar Siding around from the front porch and wrapped steel headers.

Finally we scored the concrete to create future modern detailing.

Landscaping-

Reimagined.

Broke up the concrete from a single slab to tire track to break up the harshness that the concrete creates. Additional trees and shrubs enhance the site further.

We feel that the changes we were encouraged to make improve the overall quality of the project without infringing on our original intent.

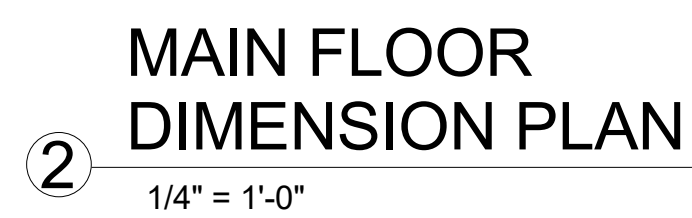
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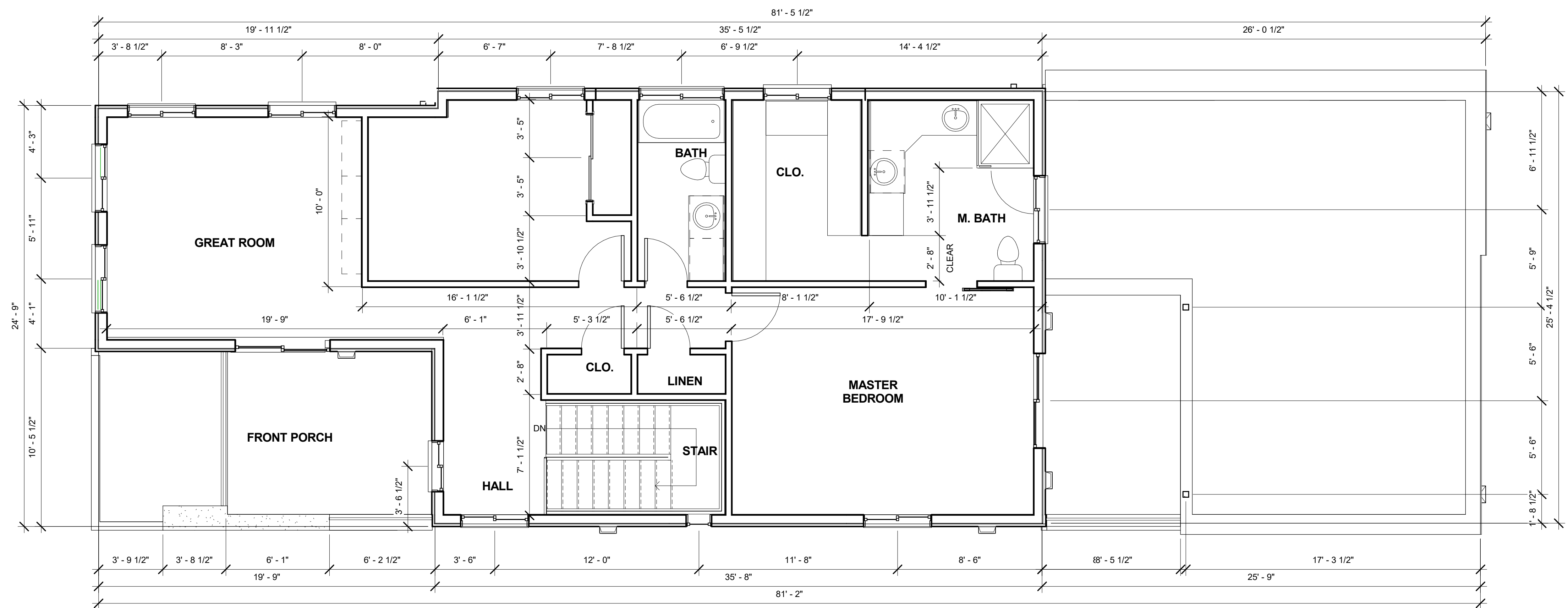
DEFERRED SUBMITTALS	

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Date	15 FEBRUARY 2017
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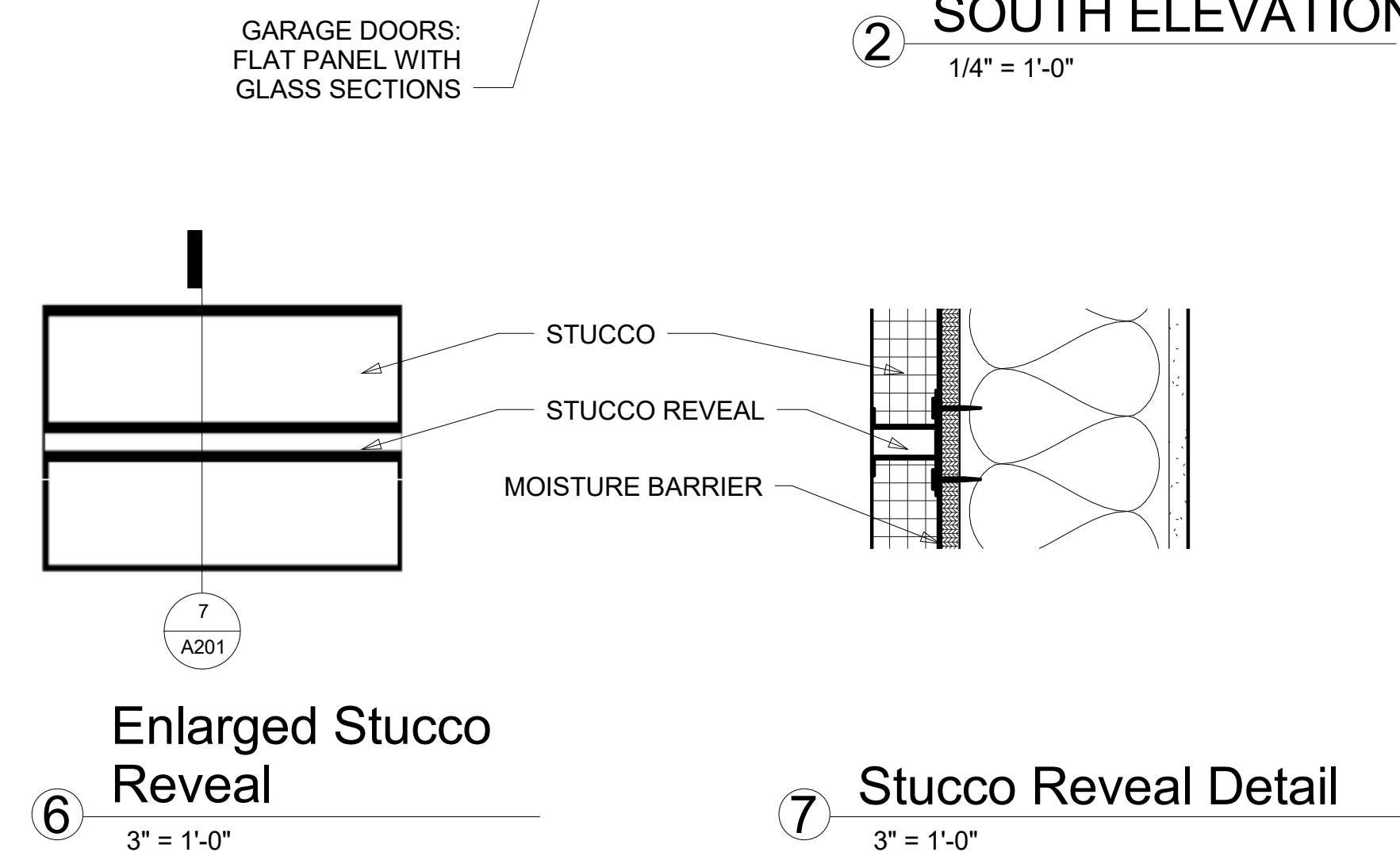
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Scale	As indicated
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Project **SINGLE FAMILY
RESIDENCE**

719 S 500 E
SALT LAKE CITY, UT
84102

Owner

FIFTY FIFTY REAL
ESTATE

Contractor



Revision

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3D AND VIEW FROM STREET

Project number	1241.139.1
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Date	15 FEBRUARY 2017
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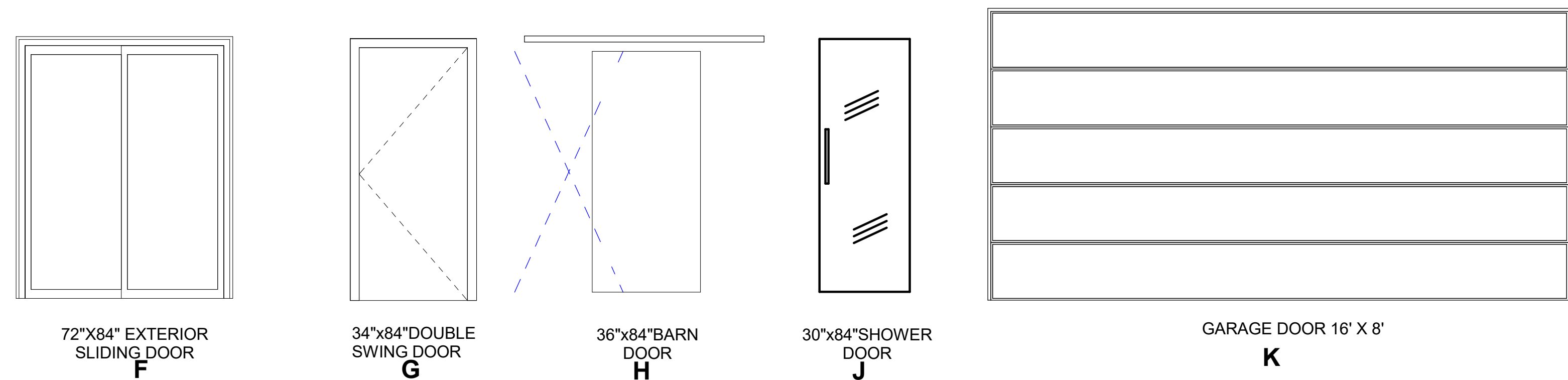
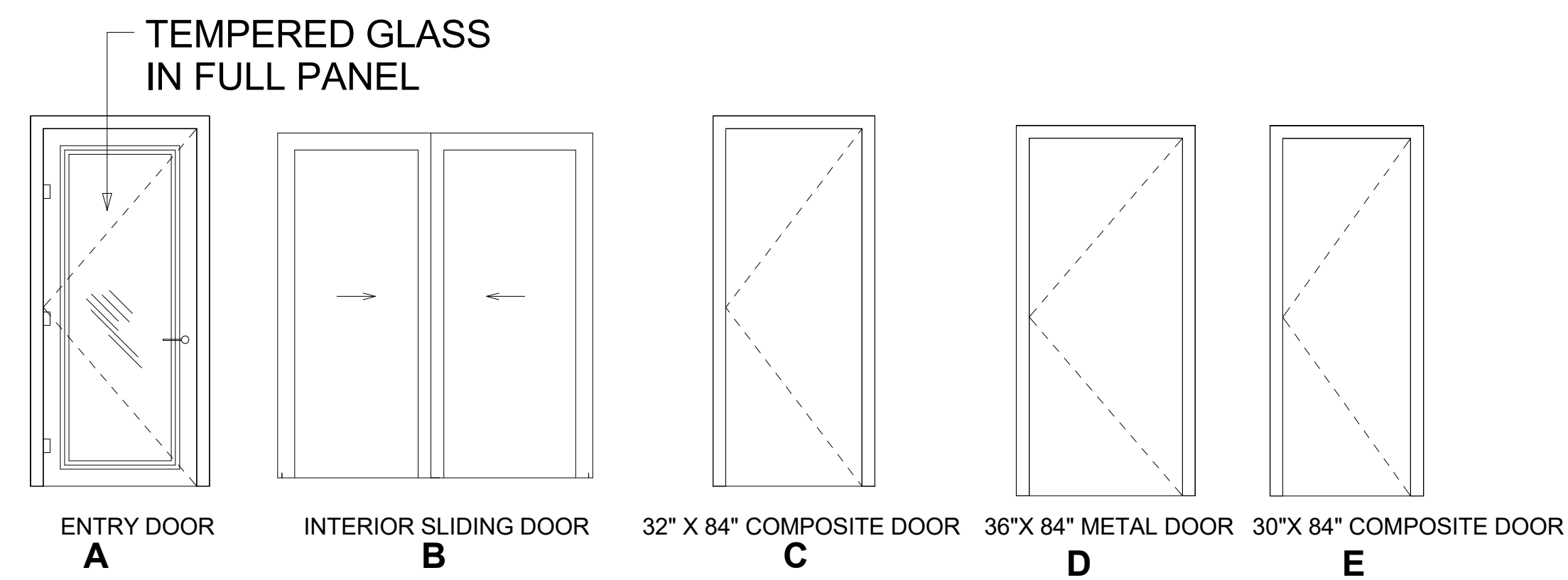
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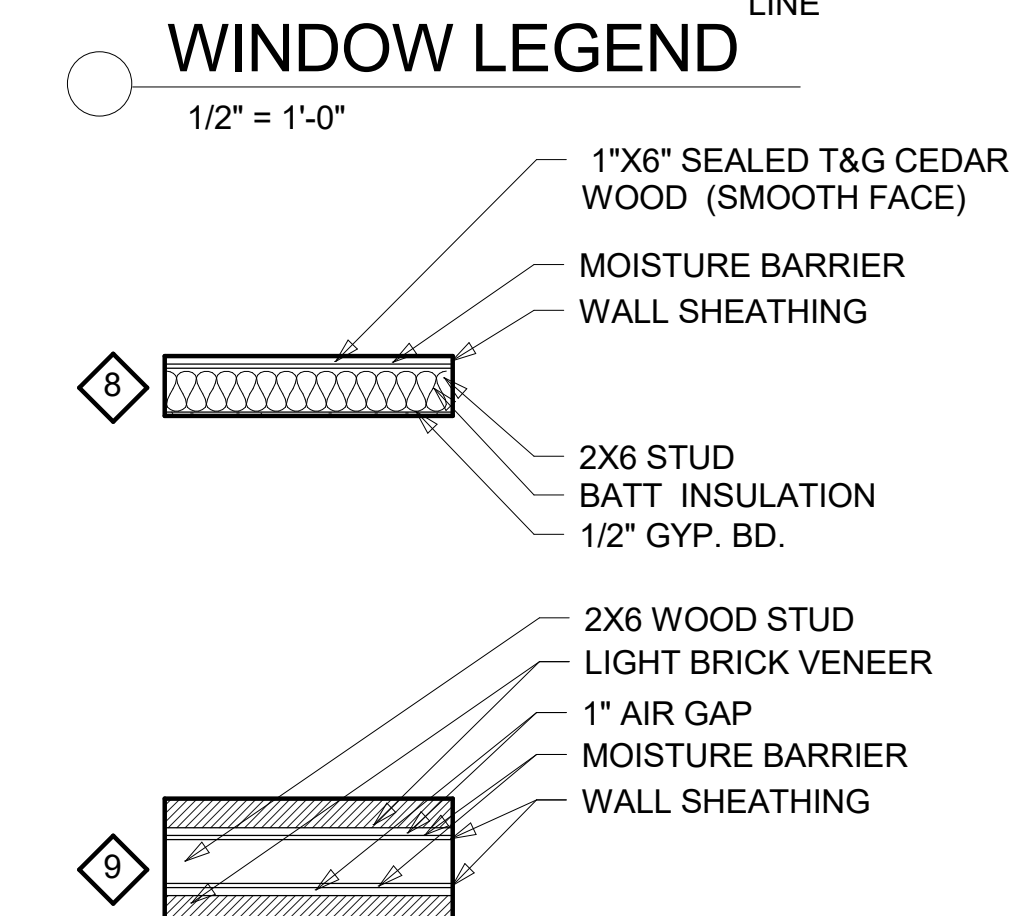
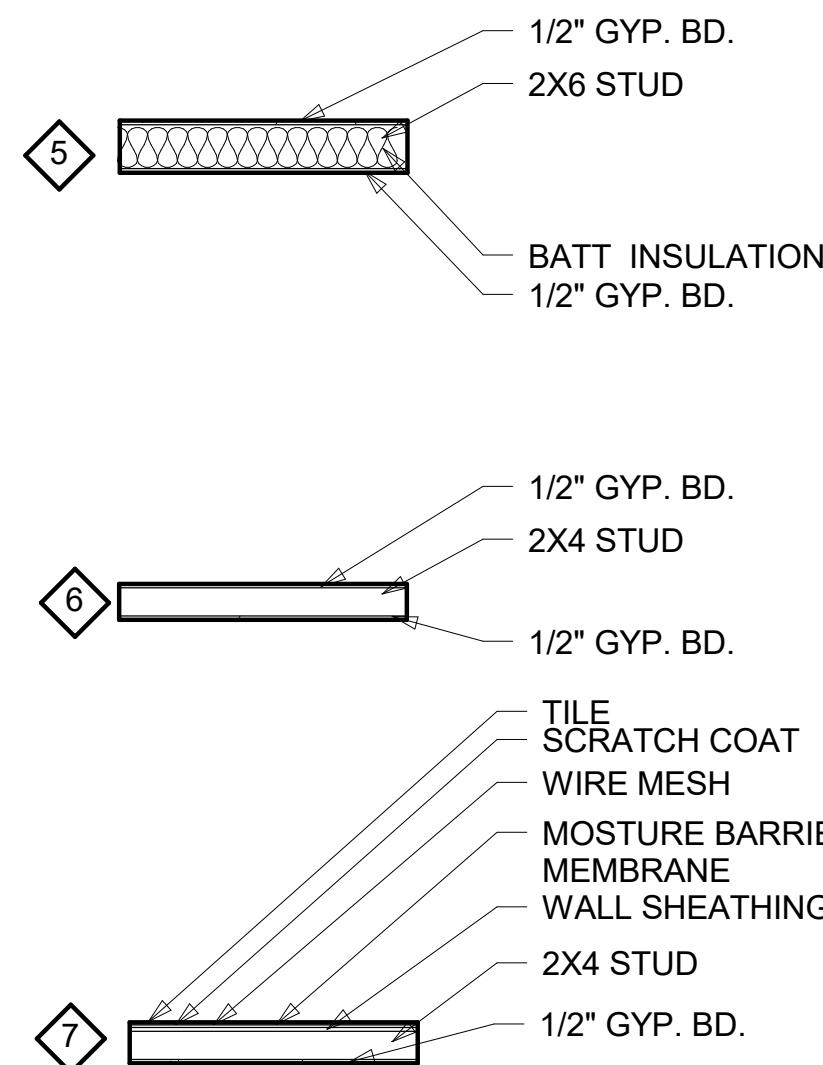
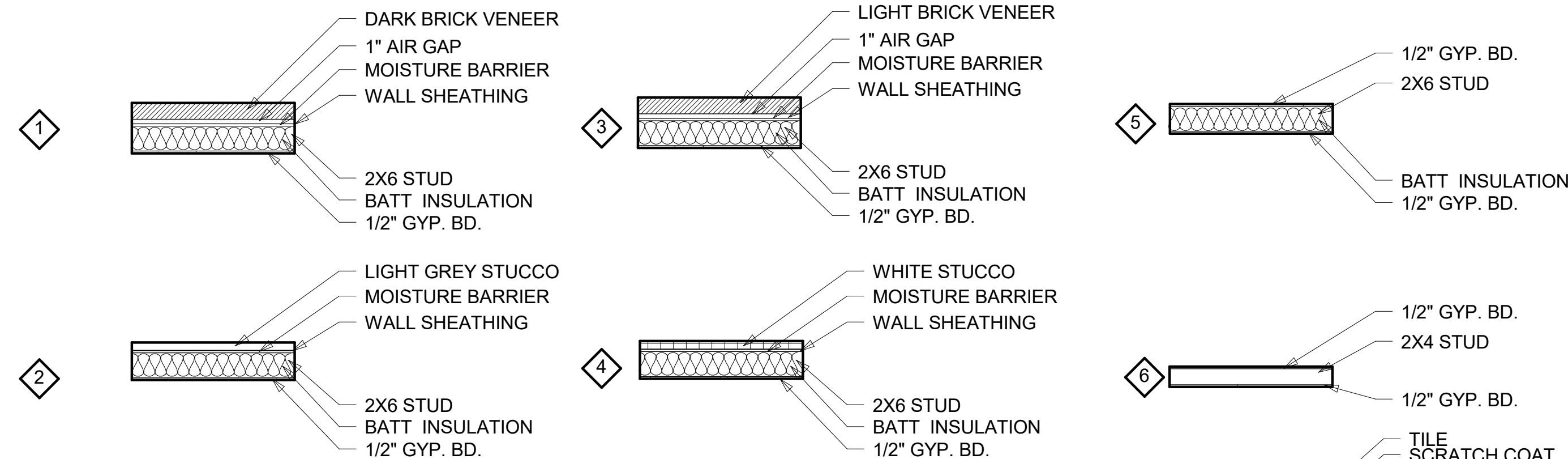
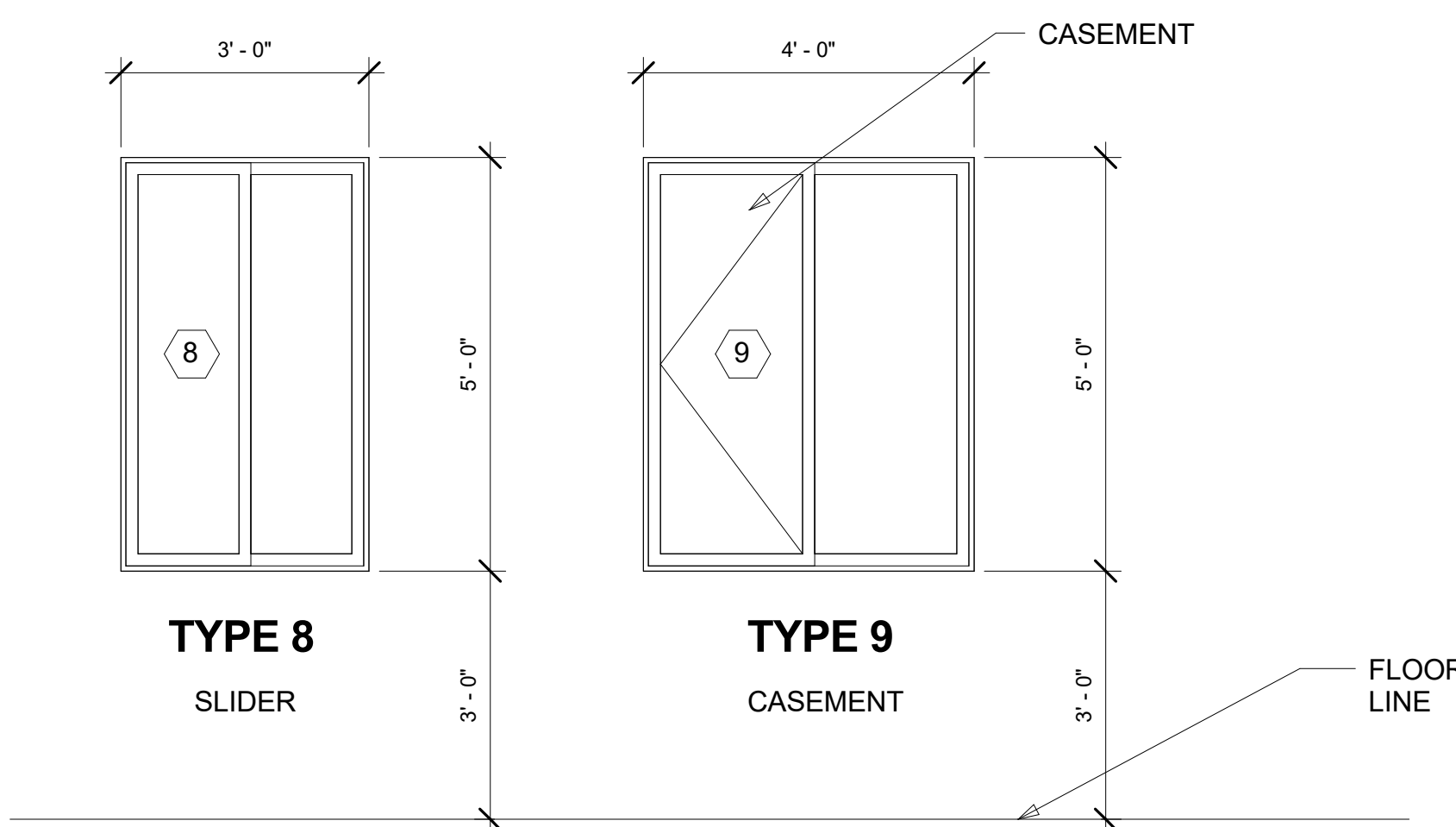
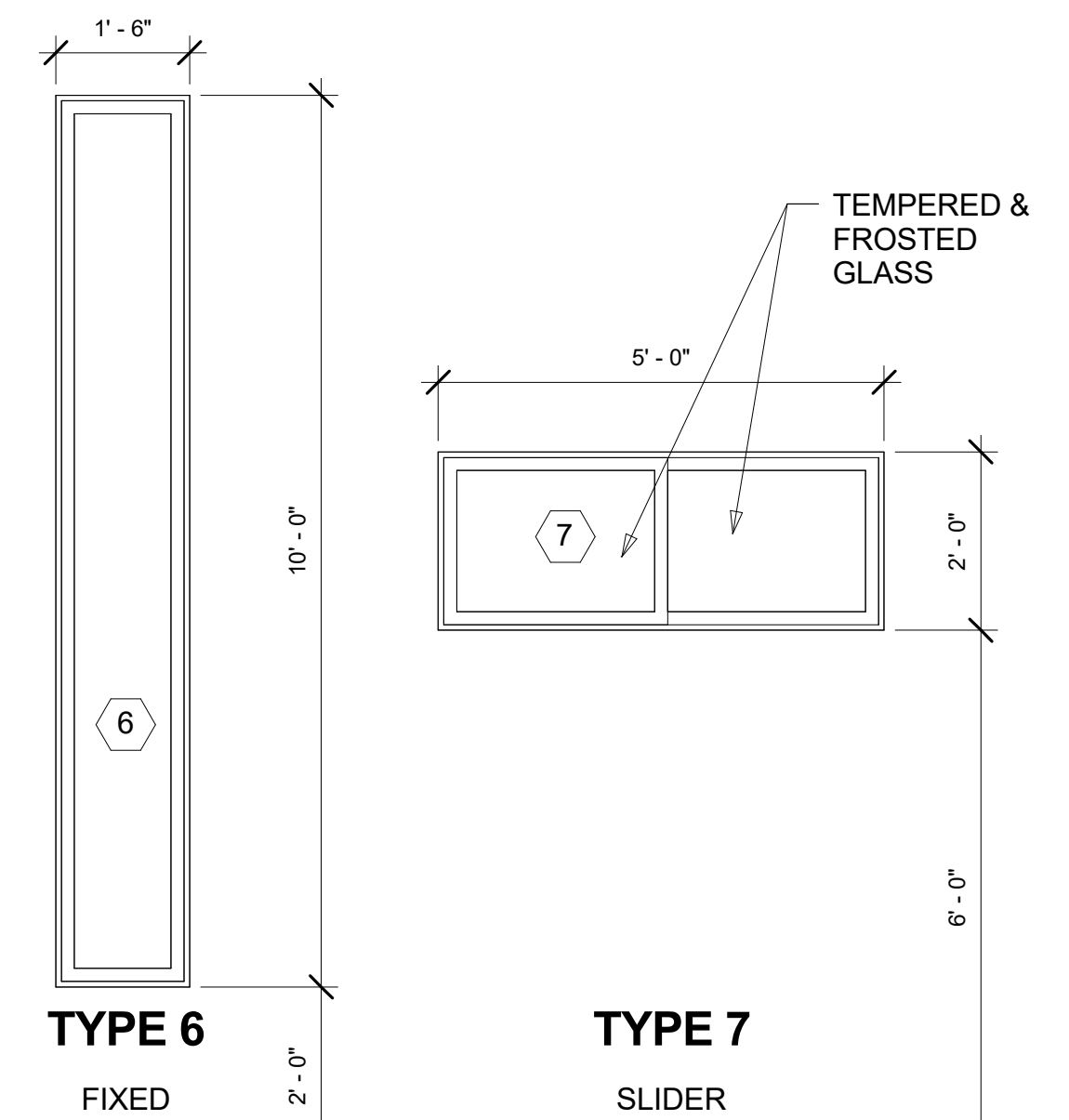
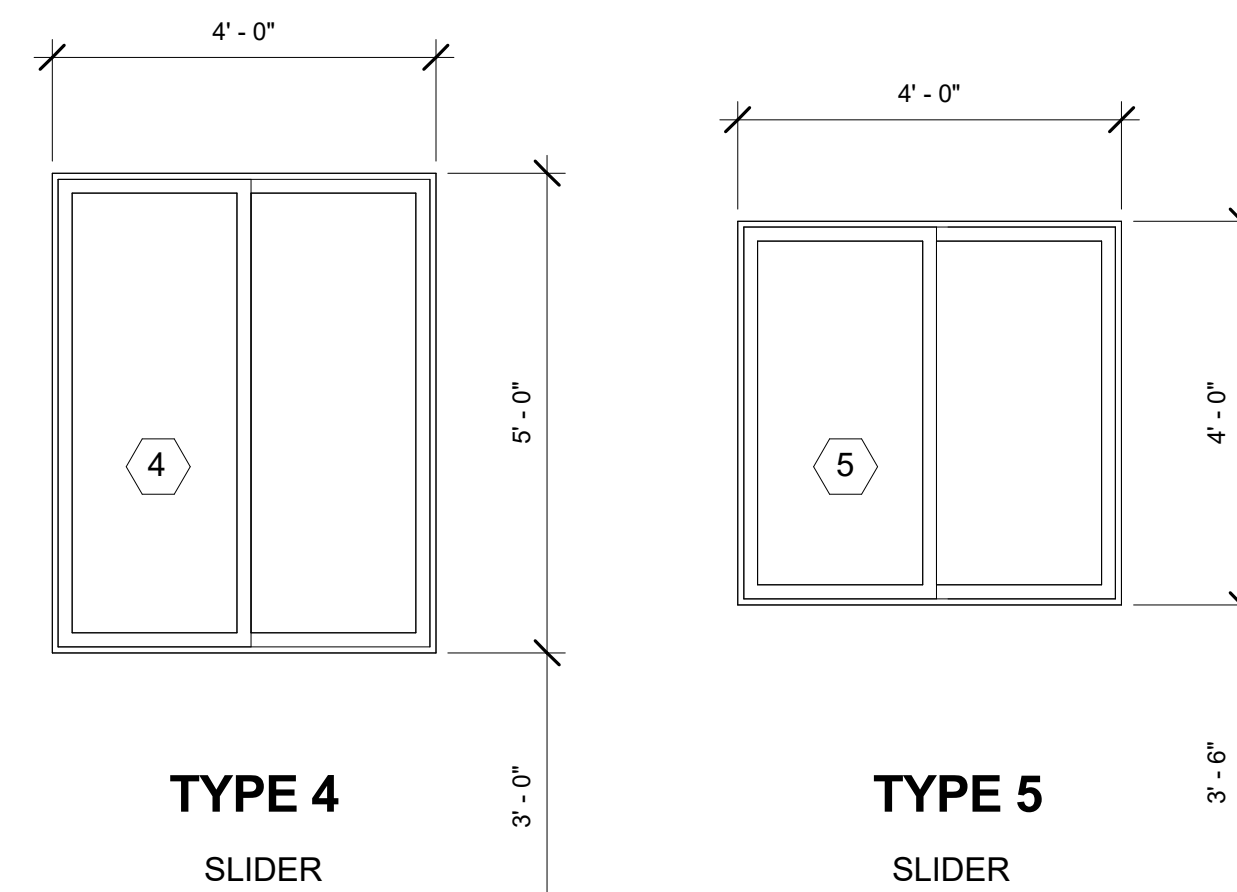
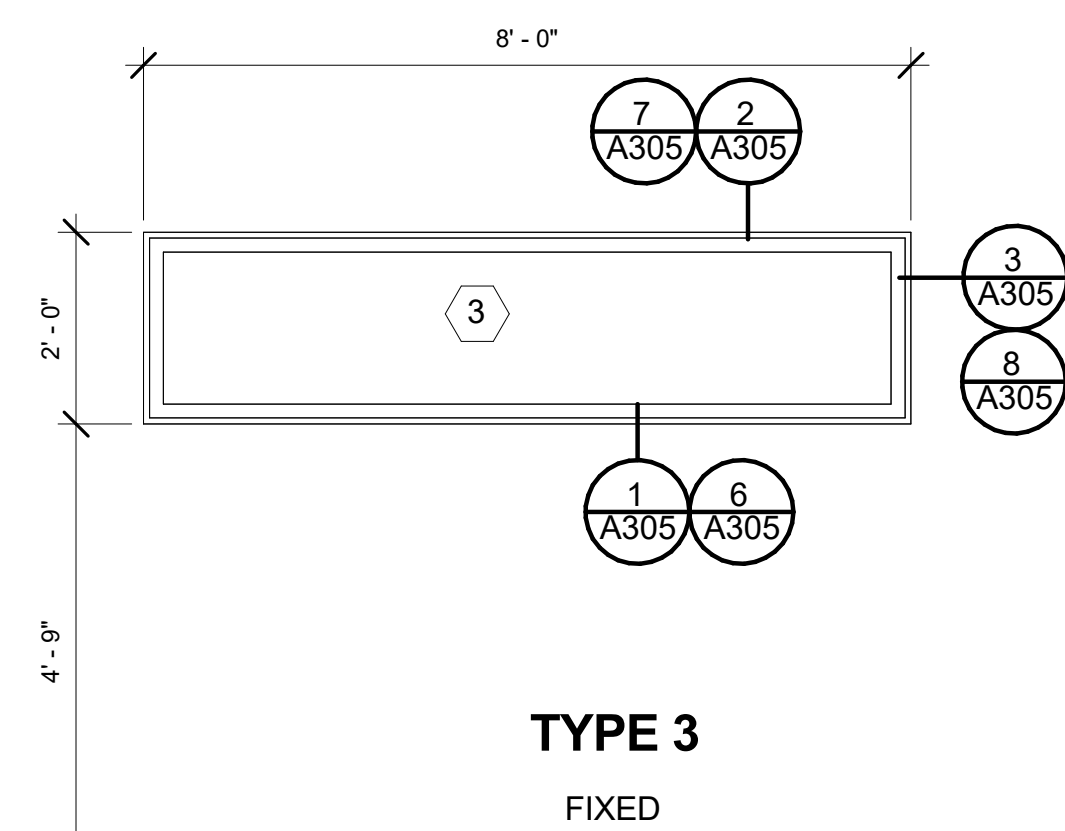
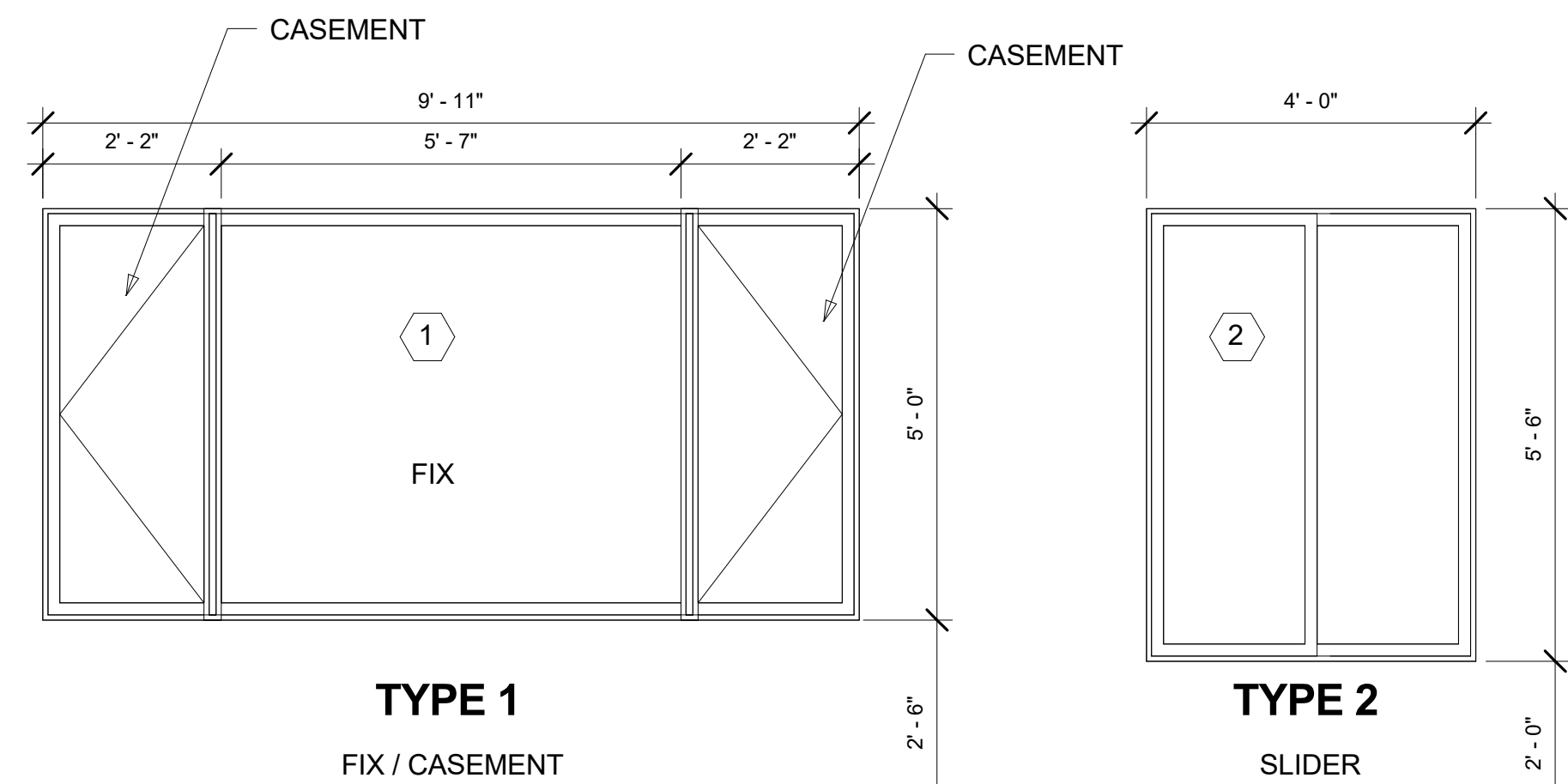
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Scale

Door Schedule								
Mark	Family	Type Mark	Type	Frame Material	Door Material	Keyed	HDW	Notes
100	Single-Glass 1	A	36" x 84" wood light	Wood	Metal / Glass	Yes	1	Front Entry
101	Single-Flush	C	32" x 84"	Wood	Composite		3	
102	Single-Flush	C	32" x 84"	Wood	Metal		3	
103	Single-Flush	C	32" x 84"	Wood	Composite		2	Bedroom
104	Single-Flush	C	32" x 84"	Wood	Composite		2	Bathroom
105	Door-Interior-Double-Sliding-2_Panel-Wood	B	72" x 84" 2		Composite			Closet
106	Door-Curtain-Wall-Single-Glass	J	Door-Curtain-Wall-Single-Glass		Glass			Shower
107	Single-Flush	D	36" x 84" Metal Door	Wood	Metal	Yes	1	Door to Garage
108	Single-Flush	D	36" x 84" Metal Door	Wood	Metal		3	Mech.
109	Garage Door 18' x 8'	K	18' x 8'		Metal			Garage
110	Single-Flush	D	36" x 84" Metal Door	Wood	Metal	Yes	1	Back Entry
200	Exterior_Sliding_Door	F	6'-0"W. x 7'-0"H.	Vinyl	Glass	Yes		Porch
201	Single-Flush	E	30" x 84"	Wood	Composite		3	Hall Closet
202	Single-Flush	C	32" x 84"	Wood	Composite		2	Bedroom
203	Door-Interior-Double-Sliding-2_Panel-Wood	B	60" x 84"		Composite			Closet
204	Single-Flush	E	30" x 84"	Wood	Composite		2	Bathroom
205	Single-Flush	E	30" x 84"	Wood	Composite		2	Hall Closet
206	Single-Flush	G	34" x 84"	Wood	Composite		2	Bedroom
207	Barn door	H	36"x80" BARN DOOR		Composite			Bathroom
208	Door-Curtain-Wall-Single-Glass	J	Door-Curtain-Wall-Single-Glass		Glass			Shower
209	Exterior_Sliding_Door	F	6'-0"W. x 7'-0"H.	Vinyl	Glass			Porch



DOOR LEGEND

$$3/8'' = 1'-0''$$


Hardware Schedule

HDW-1	3	HINGES
	1	LOCKSET (KEYED)
	1	WEATHERSTRIP
	1	THRESHOLD

HDW-2	3	HINGES
	1	LOCKSET (PRIVACY)

HDW-3	3	HINGES
	1	LOCKSET (PASSAGE)

NOTE: ALL LOCKSET OPERATING HANDLES SHALL BE LEVER TYPE.



Project **SINGLE FAMILY
RESIDENCE**

719 S 500 E
SALT LAKE CITY, UT
84102

Owner

FIFTY FIFTY REAL
ESTATE



Revision

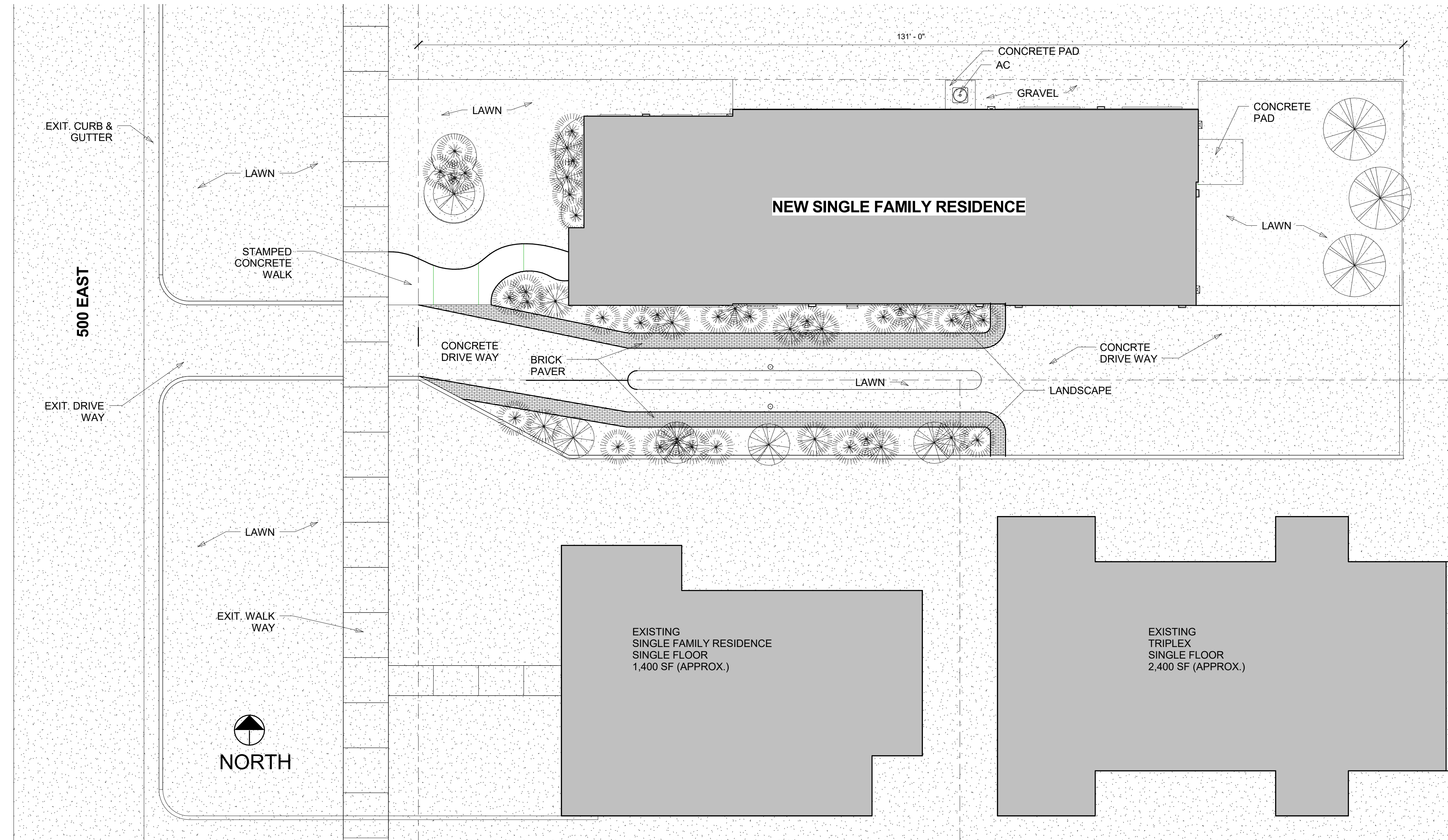
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SCHEDULES

Project number	1241.139.1
Date	15 FEBRUARY 2017
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Checked by	Checker

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SITE & LANDSCAPE PLAN

1 PLAN
1/8" = 1'-0"

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SITE & LANDSCAPE PLAN

Project number	1241.139.1
Date	15 FEBRUARY 2017
Drawn by	Author
Checked by	Checker

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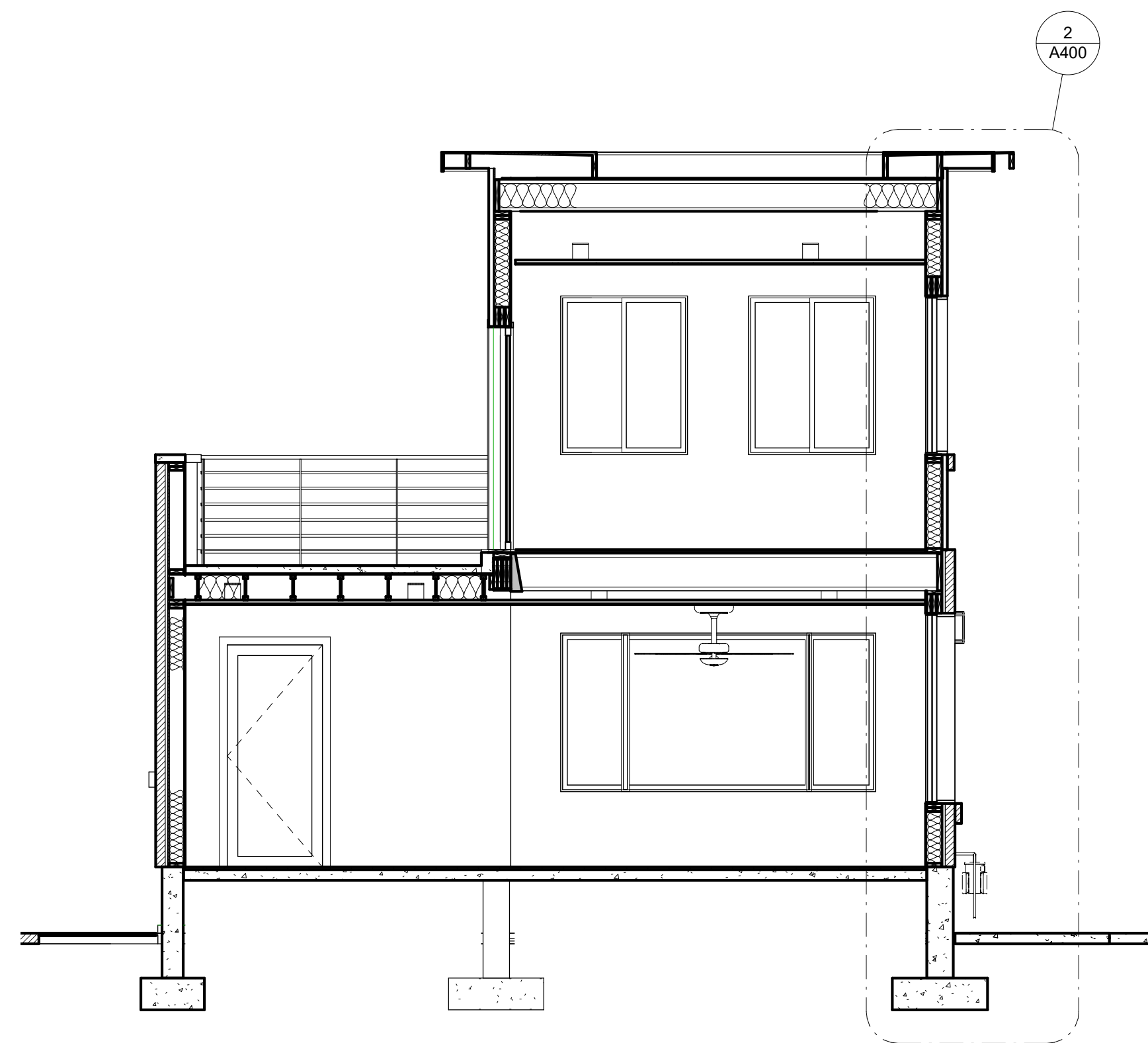
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② Section 5
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Date	01 FEBRUARY 2017
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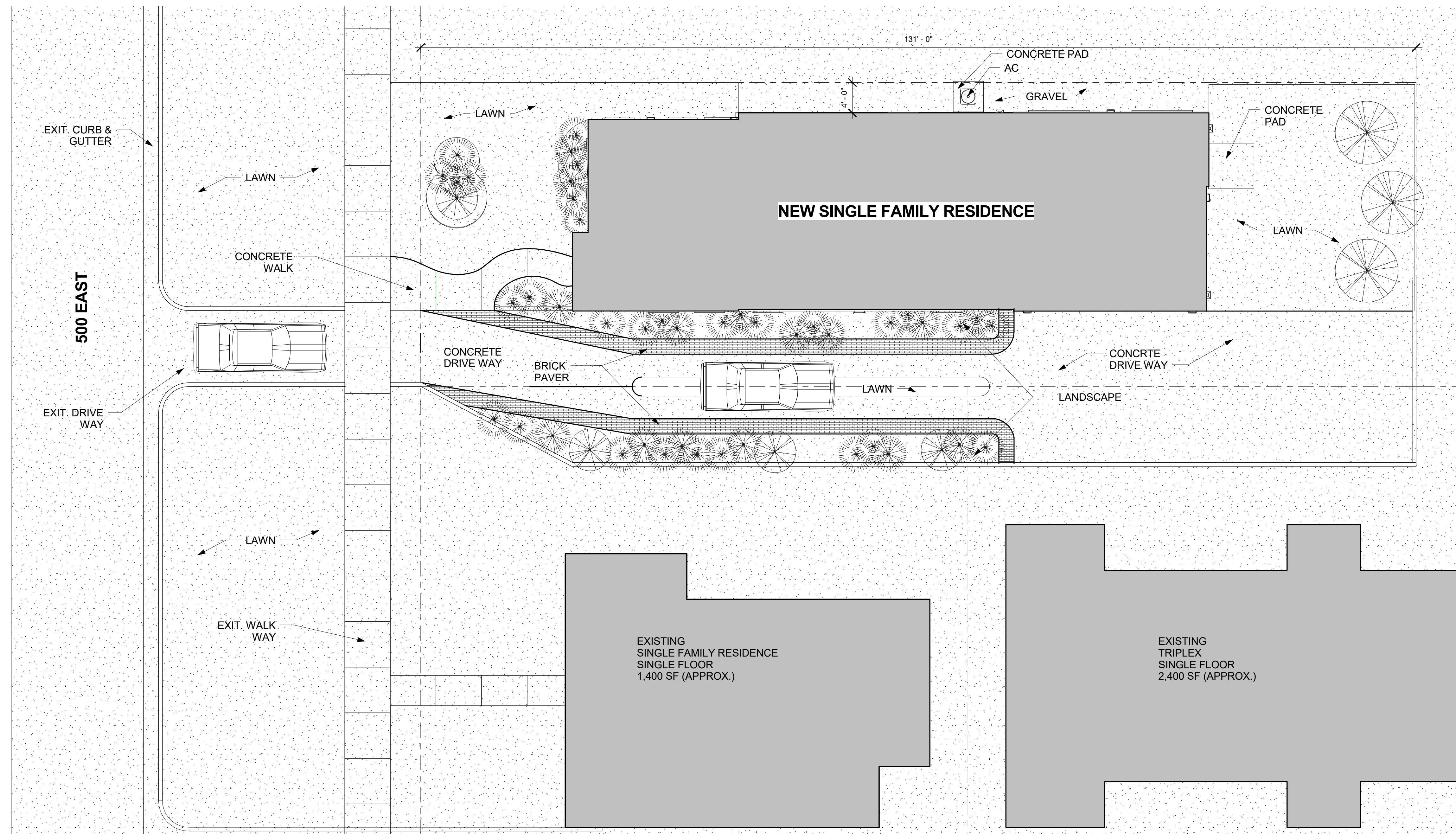
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① 3D SW



③ 3D West Elevation



② SITE Copy 1
1/8" = 1'-0"



Project **SINGLE FAMILY
RESIDENCE**

719 S 500 E
SALT LAKE CITY, UT
84102

Owner

FIFTY FIFTY REAL
ESTATE

Contractor



Revision

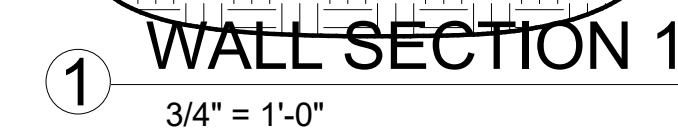
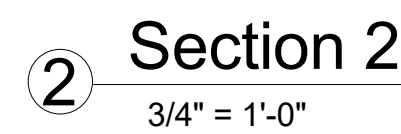
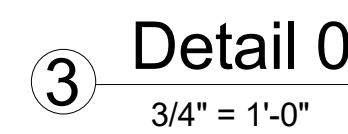
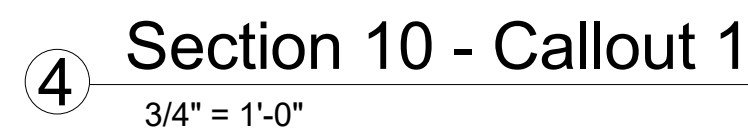
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3D VIEW

Project number	1241.139.1
Date	01 FEBRUARY 2017
Drawn by	Author
Checked by	Checker

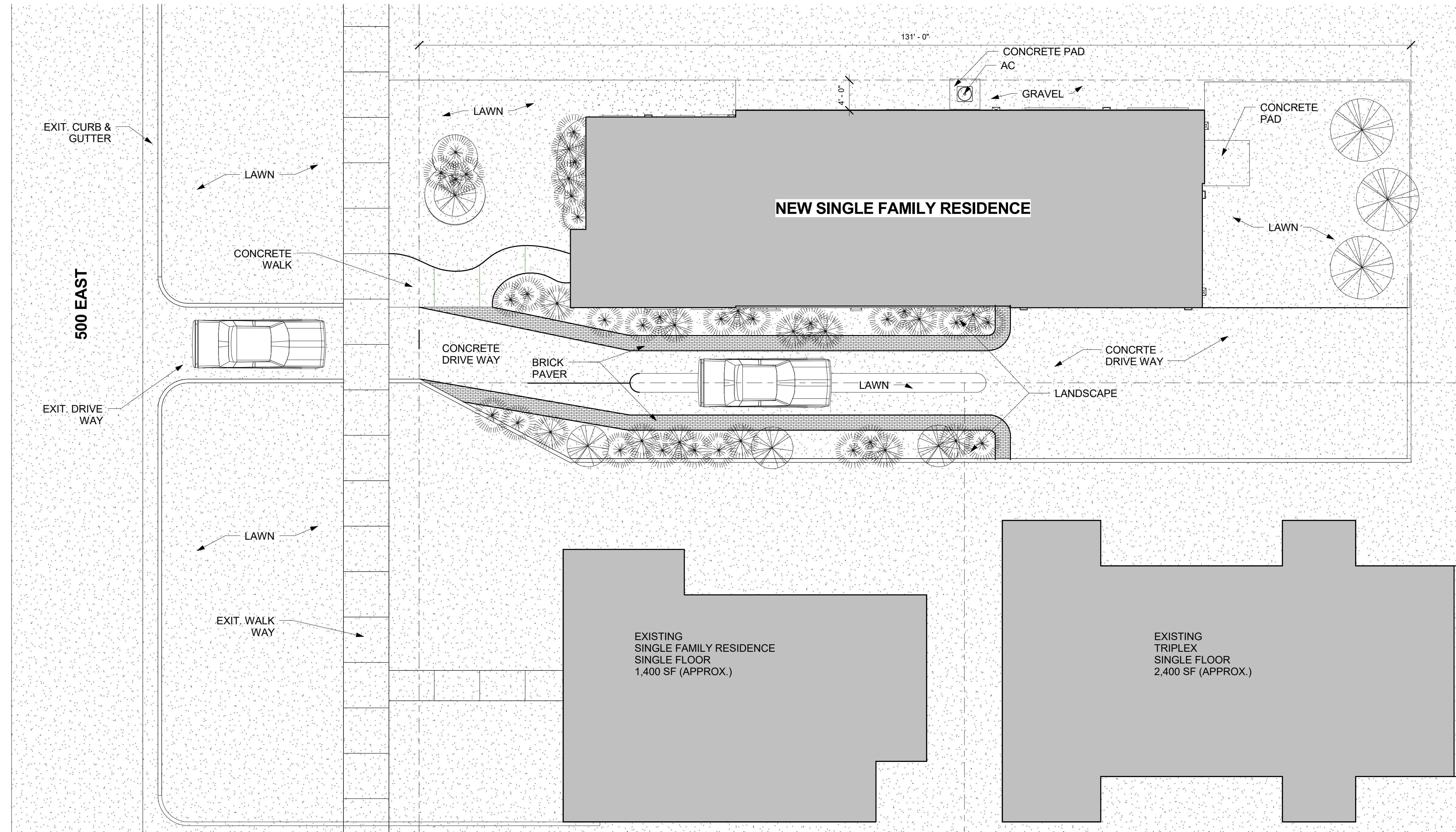
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Drawn by	Author
Checked by	Checker

Scale	3/4" = 1'-0"
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[illegible]

SITE PLAN

Project number	1241.139.1
Date	01 FEBRUARY 2017
Drawn by	Author
Checked by	Checker

SD.1

Scale	1/8" = 1'-0"
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ATTACHMENT E: RMF-30 ZONING STANDARDS

Existing Condition

The site is currently vacant.

Zoning Ordinance Standards for RMF-30 (Low Density Multi-Family Residential District) (21A.24.120)

Purpose Statement: The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Proposed	Finding
Minimum Lot Area: 5000 SF	5240 SF	Complies
Minimum Lot Width: 50'	40.02 ft	Narrow - Legal Non-Conforming
Setbacks: Front Yard - 20 ft Interior Side Yards - 4 ft one side 10 ft the other Rear Yard - 25% of lot depth (need not exceed 30 ft)	20 ft 4 ft & 10 ins 29 ft	Complies Complies Complies
Maximum Building Height: 30 ft	29 ft 4.5 ins	Complies
Landscaping – Front & Rear to be Maintained	Confirmed	Complies
Maximum Building Coverage – 45 %	1996 SF / 38 %	Complies
Landscape Buffer - Non Required	None	Complies

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

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

Standard & Guidelines	Analysis	Finding
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.6 <i>A new building should appear similar in scale to the established scale of the current street block.</i> 12.9 <i>Building heights should appear similar to those found historically in the district.</i> 12.11 <i>A new building should appear similar in width to that established by nearby historic buildings.</i></p>	<p><u>Scale & Form - Height</u> The proposed house is approximately 29.5' high, with the front section of it being perhaps 5' lower, and then stepping down to a rear attached garage section. It is situated between a three story multifamily building and associated rear parking lot to the north, and a sequence of 1 and 1.5 story houses to the south. It would be higher than the houses to the south but would effectively mediate between the lower and the higher buildings in this setting. The proposed structure would fall within this range and could be considered compatible with the surrounding structures and the streetscape of this section of 500 East.</p> <p><u>Scale & Form - Width</u> The width of the proposed residence is similar to the characteristic building width in this context and could be considered visually compatible.</p>	<p><u>Height</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p> <p><u>Width</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>1. SCALE & FORM 1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.6 A new building should appear similar in scale to the established scale of the current street block. 12.13 Building forms should be similar to those seen traditionally on the block. 12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.</p>	<p><u>Scale & Form - Façade Proportion</u> The façade proportion proposed would be more vertical than its immediate neighbors to the south while at the same time equating with the proportion of the multifamily building to the north. The scale and form would fall within the range characteristic of this context in the historic district. It would maintain the generally consistent human scale of this street façade.</p>	<p><u>Façade Proportion</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>1. SCALE & FORM 1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district. 12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.</p>	<p><u>Scale & Form - Roof Shape</u> The proposed house is designed with a series of flat roofs. While this would contrast with the residences to the south, it would also reflect the flat roofed forms of the adjacent early triplex to the immediate south and in that context respect and be visually compatible with the surrounding structures and streetscape.</p>	<p><u>Roof Shape</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>1. SCALE & FORM 1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p> <p><u>Residential Design Guidelines</u> 12.6 A new building should appear similar in scale to the established scale of the current street block.</p>	<p><u>Scale & Form - Scale of a Structure</u> The composition of the proposed front façade includes a prominent two story, two bay section which frames and encloses a recessed ground floor porch area and second floor open deck space above. The proposed structure has a deep plan, which includes the attached rear garage. The design approach includes a variation in massing with a slightly taller central range defined by a change in materials and color, as well as a change in wall plane on the north façade. The rear section of proposal is reduced in height for the two car garage.</p> <p>The design of both side facades employs a combination of height, articulation, change in fenestration, change in materials and also color to reduce the lateral scale of an otherwise deep plan form. Combined with a strong eaves lines, the design approach helps to maintain the sense of human scale associated with this context in the historic district. The design helps to enhance the compatibility of the proposed structure and to integrate it with this context.</p>	<p><u>Scale of a Structure</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>2. COMPOSITION OF PRINCIPAL FACADES</p> <p>2.a Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.16 <i>The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the Area.</i> 12.20 <i>Windows with vertical emphasis are encouraged.</i></p> <p>2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.12 <i>The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</i></p>	<p><u>Façade Composition – Proportion of Openings</u> The fenestration pattern uses a series of largely vertically proportioned window openings, contrasted towards the rear of the north façade with horizontal strip windows. Consideration of the design prior to and following formal application stage has also involved a variation in the relative window height, with taller windows now proposed for the first floor of the building. This effectively creates a more obvious vertical hierarchy of fenestration, with a greater emphasis on the stature of the ground level of the residence. In general the fenestration pattern and window proportion can be defined as visually compatible with this context.</p> <p><u>Façade Composition – Rhythm of Solids to Voids</u> The relationship of solids to voids, both on front and side facades, is relatively balanced, with somewhat more solid to void proceeding towards the rear of the building. The ratio of solids to voids, as well as the fenestration pattern, are emphasized by defined window reveals and the consequent change in plane between wall and window. In general, the rhythm of solids to voids could be defined as visually compatible with this context.</p>	<p><u>Proportion of Openings</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p> <p><u>Rhythm of Solids to Voids</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;</p> <p><u>Residential Design Guidelines</u> 12.4 <i>The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Façade Composition - Building Character & Scale</u> The primary entrance faces 500 East and is positioned opening onto a corner porch. Part of the porch is open and part enclosed by roof deck above and southern side wall. The section of the porch roof closest to the street projects beyond the deck area above, adding visual emphasis to the entrance. Primary projections elsewhere are in the form of a series of deep eaves on three levels, which help to cap sections of façade and emphasize the variation in massing. Entrance porch and eaves could be defined as visually compatible with this context.</p>	<p><u>Rhythm of Porch & Projections</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.</p> <p><u>Residential Design Guidelines</u> 12.18 <i>Materials should have a proven durability for the regional climate and the situation and aspect of the building.</i> 12.19 <i>New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</i> 12.24 <i>Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</i></p>	<p><u>Façade Composition - Building Materials, Windows, Elements & Detailing</u> The proposal is designed using two primary materials, with two colors of gray brick, and two colors of hard coat stucco. The building rises from a unifying concrete basement plinth. The changes in material and color are effectively used to create visual variation on all facades. The one question posed might relate to the durability of bronze colored vinyl window framing proposed for the west façade. In general, though, color and texture and variation of materials could be described as visually compatible with the materials defining this context.</p>	<p><u>Relationship of Materials</u> Staff would conclude that the proposals generally accord with the objectives of this design standard. <u>Complies.</u></p>
<p>3. RELATIONSHIP TO THE STREET 3.a Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;</p> <p><u>Residential Design Guidelines</u> 12.3 <i>When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p>	<p><u>Relationship to the Street - Walls of Continuity</u> The proposed building is oriented to the street and is positioned on this vacant site to complete and reinforce the continuity of the street façade. Proposals are not out of context with this setting and the rhythm of building frontage would be enhanced. Space is maintained between the proposal and the adjacent buildings to the south. Visual compatibility would be enhanced with a development on this site.</p>	<p><u>Relationship to the Street – Walls of Continuity</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;</p> <p><u>Residential Design Guidelines</u> <i>12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p>	<p><u>Relationship to the Street - Rhythm of Spacing & Structures on Streets</u> The historic settlement pattern in this setting is relatively cohesive to the south of this site. The scale of the multifamily building to the north with its rear parking lot combines with this vacant lot to disrupt this rhythm. The proposed development will help to re-establish this pattern approaching 700 South. The position and the orientation of the house reflects the established historical pattern and should be visually compatible with the pattern of structures and their sequence of open spaces.</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;</p> <p><u>Residential Design Guidelines</u> <i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Relationship to the Street - Directional Expression</u> The proposed building is oriented to the street, with street facing entrance and front porch. The building would be aligned parallel to the orientation of the lot, and as such follows the established development sequence and pattern in this context.</p>	<p><u>Directional Expression</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>
<p>3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.</p> <p><u>Residential Design Guidelines</u> <i>12.4 The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Relationship to the Street - Streetscape & Pedestrian Improvement</u> The development will re-utilize this vacant lot and in doing so should enhance the public experience of the character of this context. The historic character here has been disrupted by the vacant space on this lot and also by the scale of the multifamily development and its associated parking to the immediate north. The proposals are both compatible and complementary.</p>	<p><u>Streetscape & Pedestrian Improvements</u> Staff would conclude that the proposals accord with the objectives of this design standard. <u>Complies.</u></p>

<p>4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).</p>	<p><u>Subdivision of Lots</u> This lot is in the same ownership as the adjacent two lots to the south, and is an existing narrow legal non-conforming lot in the Central City Historic District. No change is proposed.</p>	<p><u>Subdivision of Lots</u> No change is proposed.</p>
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ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on April 6, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 6, 2017
- Site notice posted on April 10, 2017

Public Commentary

At the time of completion of this report no additional public commentary has been received. Any comments received after that date will be forwarded to the Commission for their consideration.