



Staff Memo

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: August 2, 2018
Re: PLNHLC2018-00219 New Construction

CONSTRUCTION OF THREE NEW SINGLE FAMILY ATTACHED DWELLINGS

PROPERTY ADDRESS: 275 N. Vine Street

PARCEL ID: 0836433002

HISTORIC DISTRICT: Capitol Hill Historic District

ZONING DISTRICT: H Historic Preservation Overlay District. RMF-75 (High Density Multifamily Residential District)

MASTER PLAN: Capitol Hill Community Master Plan

DESIGN GUIDELINES: Historic Apartment and Multi-Family Design Guidelines

REQUEST: Construction of Three Single Family Attached Dwellings at approximately 275 N. Vine Street – Pierre Langué, Axis Architects, on behalf of owner Chad Spector, is requesting approval from the City to build three new single family attached residences in the Capitol Hill Historic District. The subject property is zoned RMF-75 (High Density Multi-Family Residential District) and is located in City Council District 3, represented by Chris Wharton. This application must be reviewed by the Historic Landmark Commission because it is new construction in a local historic district. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.) Case Number: **PLNHLC2018-00219**

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony received and the revised proposal presented, I recommend that the Historic Landmark Commission approve the application PLNHLC2018-00219 New Construction of Three Attached Single Family Dwellings, with the following condition:

1. That approval of details is delegated to Staff.

BACKGROUND

This application, together with the application to demolish the current non-contributing structure on this site (PLNHLC2018-00258), was reviewed and discussed by the Historic Landmark Commission on June 7, 2018.

Specific concerns focused upon:

- A disconnect between the design of the dwellings and the street in terms of capacity to activate the street

- The volume of glass on the front facades, albeit recessed behind the deep framing of the two story porches
 - The maximum height of the proposal relative to the immediate neighbor to the south
- Coupled with these points was the absence of a sufficiently detailed street elevation to illustrate the proposals in the context of their immediate and wider setting.

Following review discussion, the Commission decided to table the review of the application to provide time for the applicant to address concerns identified at the meeting. In relation to this conclusion the Commission made the following decisions.

MOTION

In Case Number PLNHLC2018-00258 Demolition of an Existing Non-Contributing Structure, based on the analyses and findings listed in the staff report and the testimony and proposal presented, Commissioner Brennan moved for the Commission to approve the application for demolition of the non-contributing structure located at 275 N Vine Street subject to the confirmation of non-contributing status and confirmation of no substantial objections. Commissioner Adams seconded the motion. Commissioners Quist, Adams, Stowell, Peters and Brennan voted “aye”. The motion passed unanimously.

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MOTION

In Case Number PLNHLC2018-00219 Construction of Three New Single-Family Attached Dwellings, Commissioner Brennan moved for the Commission to table the application to allow the Applicant to address concerns regarding the relationship of the building to the street; specifically, to address settlement patterns and neighborhood character within the district. Commissioner Stowell seconded the motion. Commissioners Quist, Stowell, Peters and Brennan voted “aye”. Commissioner Adams voted “no”. The motion passed with a 4-1 vote.

The demolition of the current structure on the site was approved. The Staff Report and the Minutes of that meeting can be reviewed at the following links.

<http://www.slcdocs.com/Planning/HLC/2018/00219.pdf>

<http://www.slcdocs.com/Planning/HLC/2018/67min.pdf>

THE APPLICATION – AS REVISED

The Applicant, in the light of the points raised at the meeting and discussed by the Commission on June 7, has revised the application and submitted additional information and details to address the Commission’s concerns and public comment. The revisions and additional information include the following summary points.

- The two story porch elements operating in part as a shading device have been redesigned to operate practically as outdoor porch area as “semi-private space that can function as a social interface with the street,” helping to “establish a pedestrian friendly quality that encourages walking and social engagement”. Detailed design has been enhanced by the addition of metalwork as porch railings. As in the previous arrangement, the cars have been moved to the rear of the site which helps to create activity at the front and to connect residents with the street.
- The volume of glass on the front facades remains as proposed, with the clear objective of providing natural light to the interior of the deep floor plan of each residence. The wing walls framing the glazing provide privacy as well as shade from unit to unit.
- The proposed height of the front façade is 39 ft, well below the maximum for the zoning district, yet equating closely with the lower spectrum of this apartment setting ranging from three to thirteen stories. Glazing is minimized adjacent to the lower neighboring residence, as well as the new building being moved further away.
- To illustrate the relationship of the proposal with its context, following previous Commission and public comment, the applicant has supplemented earlier application material to include a more detailed full streetscape elevation plus perspective views from the north and from the south, setting the proposals into the current streetscape.

Prior to the scheduled Commission meeting on July 19, 2018, and in response to questions raised by the adjacent property owner, the applicant has submitted revised perspective views of the proposal. The application materials, including all recent revisions and additional information, are included in Attachment D. Refer also to Attachment H for recent associated correspondence,

THE APPLICATION

The property, an irregularly shaped lot, is situated on the west side of N. Vine Street approaching the intersection of 300 North Street. The existing building is identified as a non-contributing structure in the Capitol Hill Survey of 2006. The review of the applications in the previous staff report includes the demolition of the existing non-contributing structure and the construction of three new attached single family dwellings on the current lot. As noted above, the demolition of the existing building was approved by the Historic Landmark Commission on June 7, 2018. The proposed new dwellings rise to three stories in height facing Vine Street, and four stories to the rear as the site declines to the west. The Vine Street facades step back from the street sequentially proceeding north across the site. (Refer to Application Materials – Attachment D)

THE CURRENT SITE, BUILDING & CONTEXT

The lot at present is occupied by a single story residence. It is currently defined as a duplex, is vacant and was posted by the County as uninhabitable in its present condition on 7/30/14. The structure was identified in the 2006 Capitol Hill Survey as ‘C’ Noncontributing, with a note recording the large addition to the building. The building is an agglomeration of earlier structure dating to at least c.1900 and later substantial additions of more recent vintage. Refer to previous staff report and to Attachment D Application Materials.

The lot faces east onto the northern section of Vine Street. (See 2006 Survey extract in Attachment B) The lot, which gradually falls in elevation to the west, measures approximately 65 feet by 115 feet (approximately 7565 SF), is adjacent to an existing single family house to the south, and multifamily development to the west and north. Across Vine Street are further multifamily buildings, several of which are substantial in scale. This part of the Capitol Hill Historic District is comprised of a number of single family residential buildings within a predominantly multifamily context.



LOCATION PLAN

The site lies within an area zoned RMF-75 High Density Multi-Family Residential District. The zoning designation reflects much of the existing development on the west side of this part of Vine Street. Building scale reduces on the east side of Vine Street, zoned RMF-45, while the elevation rapidly increases. To the immediate south is a single story single family residence, with development stepping up in scale to three stories and eight and then to 13

stories further south. To the north of the site further apartment buildings step up again in scale to four and five stories.

THE PROPOSED DEVELOPMENT – INCLUDING REVISIONS

The proposed new attached dwellings step back in sequence loosely reflecting and respecting the alignment of the site boundary on Vine Street. Drive access to the rear garages is provided on the south side of the combined footprint, pulling the proposed structure 11/12 feet away from the adjacent lot and single family residence. The town homes are three stories high facing Vine Street and provide rear garage access within four stories to the rear as the site declines to the west.



PERSPECTIVES OF REVISED PORCH DESIGN

Enclosed stair access to roof terrace space punctuates the building profile to the rear of the plan, which then descends in open terraces on the western facade. The Vine Street facades have a strong vertical emphasis established by the façade proportion, and which is then reinforced by a projecting two story framework to a recessed two story window arrangement for each unit. The primary street facing entrance with stepped approach is positioned at the southern edge of each residence. Primary building materials are proposed as dark brick, white smooth cementitious stucco and wood siding, with metal balcony railing above the garages at the rear.

Each unit has approximately 2,500 SF, comprised of 3 bedrooms and 4.5 bathrooms, with tandem parking garages to the rear. Outdoor private space is provided in the form of a roof terrace, front yard and porch areas, and a sequence of stepped outdoor rear terrace and balcony areas facing west. See Attachment D Application Materials.

Addressing discussion points raised at the Commission meeting on June 7, revisions to the porch design provide outdoor seating and interactive social space, introduced by semi-public/private landscaped front yard.

DEVELOPMENT APPROVAL - BACKGROUND

The Historic Landmark Commission may recall that previous applications for demolition of the existing building applications were approved by the Commission, both have since expired, and can be reviewed alongside the meeting minutes at the following links.

<http://www.slcdocs.com/Planning/HLC/2015/296.pdf>

<http://www.slcdocs.com/Planning/HLC/2015/64min.pdf>

CAPITOL HILL MASTER PLAN

The Capitol Hill Master Plan 2001 identifies the site as falling within the High Density Residential 45+ du/acre in the Future Land Use Plan. On this limited site the proposal would increase density from an existing 5.5 to approximately 16.6 units per acre.

DEMOLITION OF A NON-CONTRIBUTING STRUCTURE

The demolition of the existing structure was approved by the Historic Landmark Commission on June 7, 2018, subject to receipt of any additional information questioning the non-contributing status. No additional information has been received.

RMF-75 ZONING STANDARDS

The site falls within the RMF-75 High Density Multi-Family Residential District. Proposals are reviewed in relation to zoning standards and comply with these standards. See Attachment E to this report.

DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION

New Construction Design Standards, recently revised, expanded and adopted, are defined by chapter 21A.34.020.H of the Ordinance, addressing seven key aspects of context compatible design:

- Settlement Patterns & Neighborhood Character
- Site Access, Parking & Services
- Landscape & Lighting
- Building Form & Scale
- Building Character
- Building Materials, Elements & Details
- Signage Location

The Design Guidelines for Historic Apartment and Multifamily Buildings, Chapter 12 New Construction, provide the more detailed advice and guidance on design considerations to achieve accord with the context and design standards. Attachment F of this report aligns the multi-family new construction design guidelines with the recently adopted new design standards. The proposed development is evaluated in the context of the design guidelines and standards in Attachment G of this report.

PUBLIC COMMENTARY

Prior to and at the public hearing on June 7, 2018, some public comments were received. These focused primarily on matters of concern regarding the loss of buildings in the historic district, impact upon adjacent foundations, parking, the lack of sidewalk, traffic and public safety. Comments were also received from the immediately adjacent neighbor to the south, expressing concerns regarding the relative size of the proposed building, impact upon their foundations, the need for a barrier wall between the two properties as protection from the access driveway, visitor parking and the reflective color of the proposed high adjacent wall. These comments were forwarded to the Commission prior to the meeting and are recorded in the Minutes of that meeting.

<http://www.slcdocs.com/Planning/HLC/2018/67min.pdf>

Subsequent to the publication of the staff report for and prior to the Historic Landmark Commission public hearing on July 19th, additional points and concerns were raised by the immediately adjacent owner to the south, prompting revised development perspectives from the applicant. The July 19th meeting could not be held due to a lack of a quorum of Commissioners. The aforementioned material is included within the Public Process section of this report (Attachment H) and within the Application Materials section (Attachment D). One additional objection, focused on the disruption and structural instability related to recent redevelopment in the vicinity was also received. This is also included within Attachment H to this report.

KEY ISSUES

From a review and analysis of the proposed development with its revised and additional information, together with previous public commentary and issues raised by the Commission, the recent revisions and the

supplementary information in Staff's evaluation address the points raised by the Commission and recorded in that decision. No outstanding issues are identified.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Historic Survey Material & Sanborn Maps
- C.** Context & Site Photographs
- D.** Application Materials
- E.** RMF-75 Zoning Standards
- F.** Standards & Design Guidelines for New Construction in a Historic District
- G.** Standards, Design Guidelines & Evaluation of New Construction
- H.** Public Process and Department Review Comments

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC SURVEY MATERIAL & SANBORN MAPS

1. 2006 RECONNAISSANCE LEVEL SURVEY
2. Sanborn Maps 1911 & 1950



274 N Vine Street*
(aka 277 N Center Street)



275 N Vine Street*
C

WALL STREET



260 N Wall Street
B



266 N Wall Street
B



272 N Wall Street
B



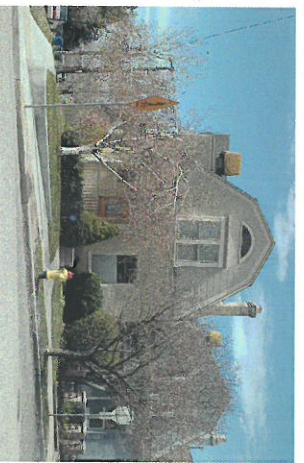
276 N Wall Street
B



382 N Wall Street
B



351-371 N Wall Street
(view)



351 N Wall Street
A

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year R/S/U/S/Gen	Comments/ NR Status
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275 N VINE STREET	C	1/0	c. 1900	REGULAR BRICK SHP-LAP SIDING WOOD:OTHER/UNDEF.	VICTORIAN: OTHER 20TH C.: OTHER	OTHER RESIDENTIAL	06	LARGE ADDITION; NOW DUPLEX
						SINGLE DWELLING		

260 N WALL STREET	B	0/1	1958	REGULAR BRICK FLAGSTONE	POST-WWII: OTHER MODERN: OTHER	OTHER APT./HOTEL	06	
						MULTIPLE DWELLING	05	N05
266 N WALL STREET	B	0/0	1956	STRLATED BRICK FLAGSTONE ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER LATE 20TH C.	06	NEWER GARAGE DOOR & GABLE SIDING
						SINGLE DWELLING	05	N05

272 N WALL STREET	B	0/1	c. 1906	REGULAR BRICK WOOD:OTHER/UNDEF.	BUNGALOW	BUNGALOW	06	NON-HISTORIC PORCH ENCLOSURE
BUDDMEER, JENNIE R., HOUSE						SINGLE DWELLING	05	N05
276 N WALL STREET	B	0/1	1905	REGULAR BRICK SHINGLE SIDING	VERNAACULAR NEOCLASSICAL	FOURSQUARE (BOX)	06	MAJOR ALTERATIONS; 1930s WINDOW; CONST DATES: 1904-1905
LEIGH, CLINTON B., HOUSE						SINGLE DWELLING	05	N05

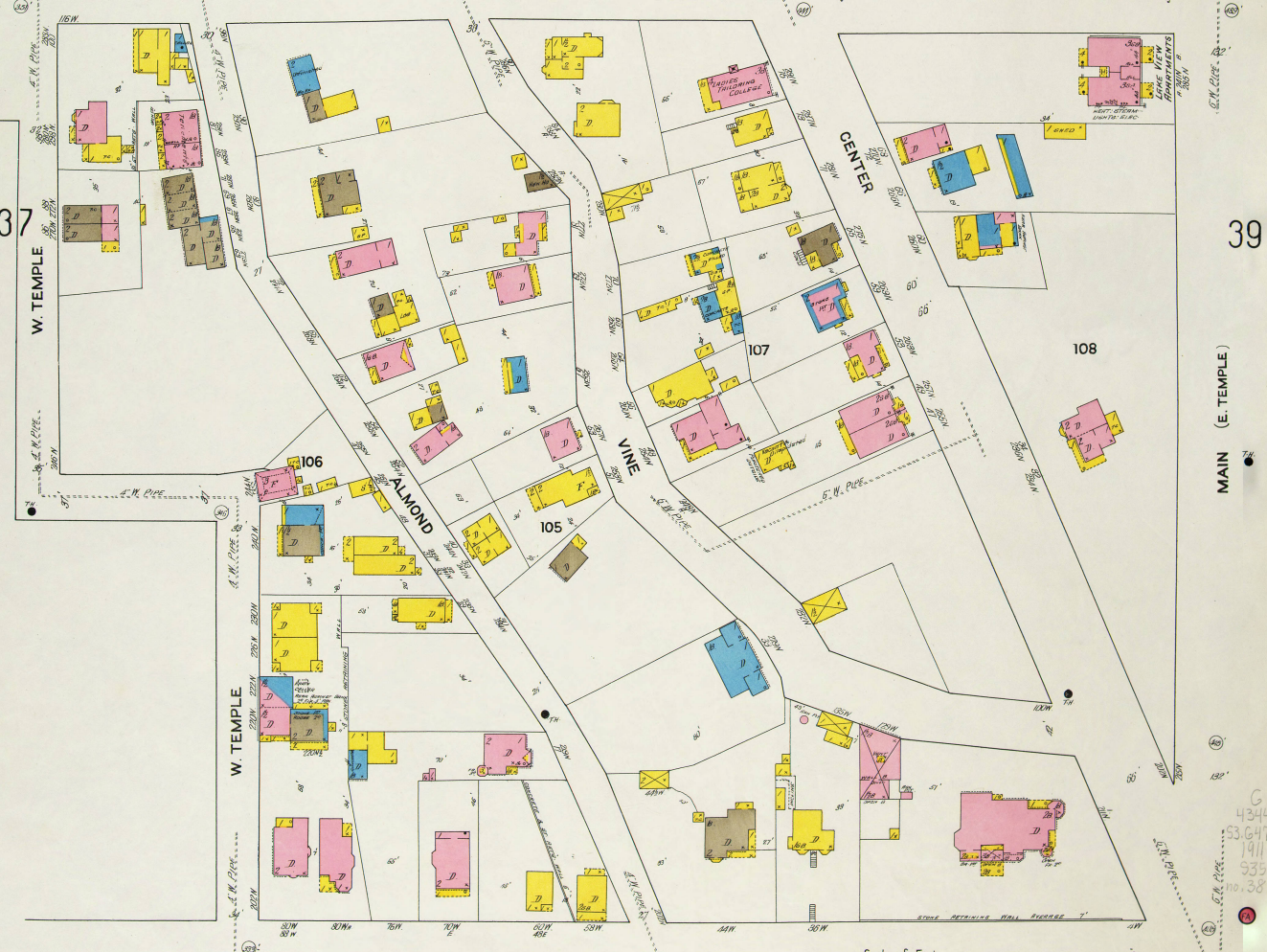
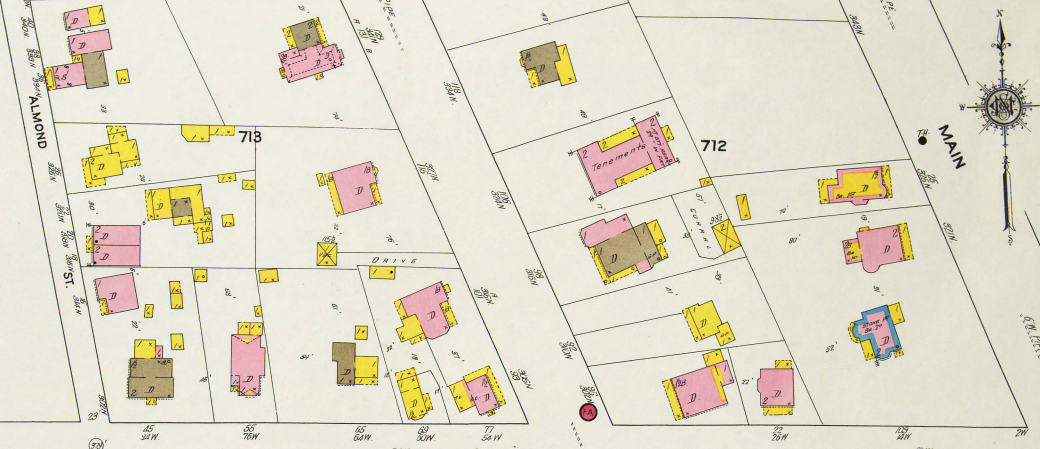
282 N WALL STREET	B	0/0	1954	STRLATED BRICK	POST-WWII: OTHER	WALK-UP APT. SINGLE DWELLING	06	
						SINGLE DWELLING		
351 N WALL STREET	A	2/0	1903	REGULAR BRICK WOOD:OTHER/UNDEF.	DUTCH COLONIAL REV.	RECTANGULAR BLOCK	06	UHF EASEMENT; 1 OF 5 BUILT ON THIS CORNER
HAYCOCK HOUSE						SINGLE DWELLING		N05

?=approximate address Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterred D=ineligible/out of period U=undetermined/lack of info X=demolished

27

28

38

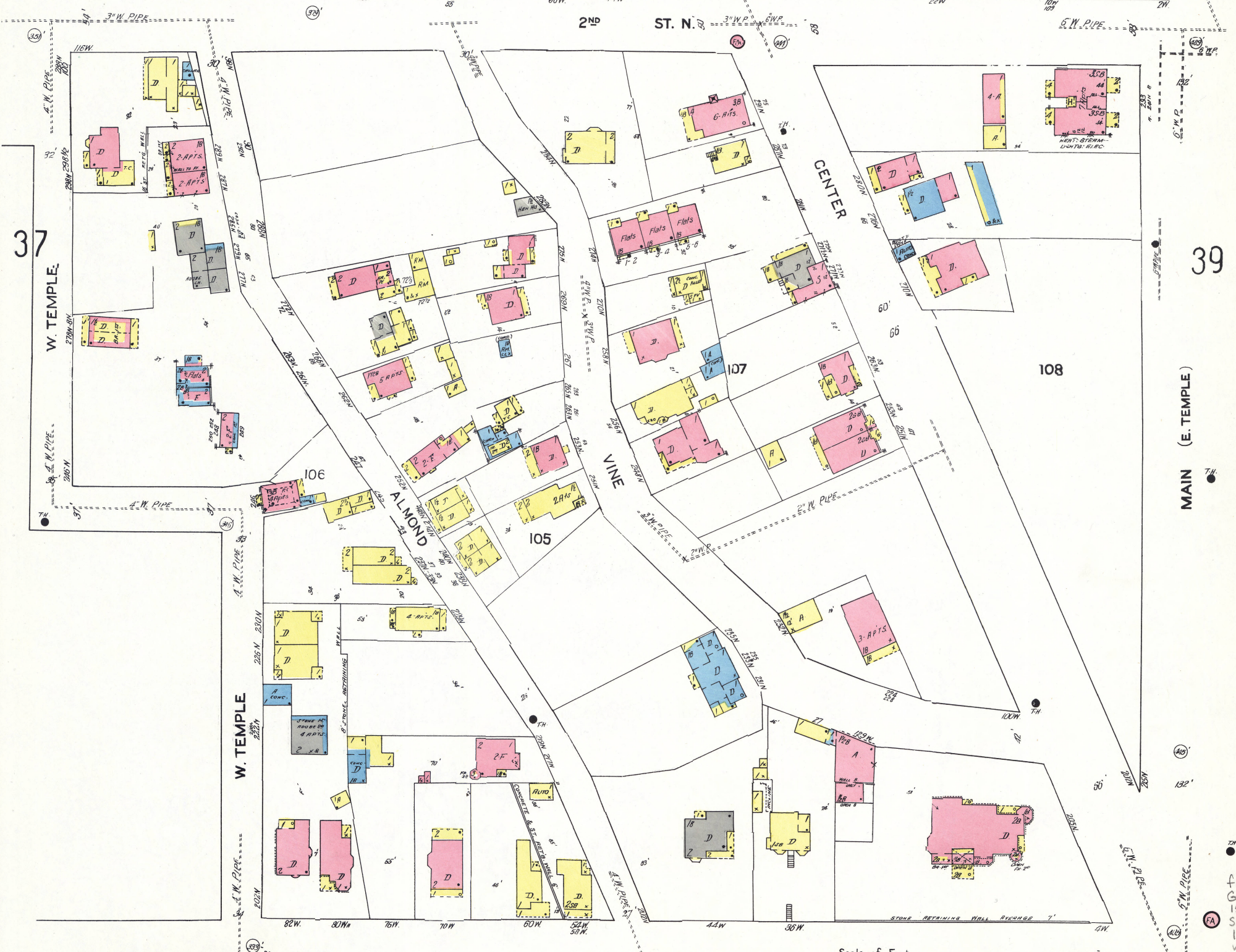
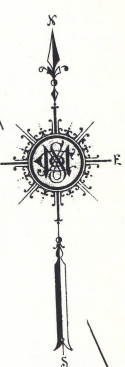


Scale of Feet
 0 20 40 60 80 100 120 140 160

1ST ST. N.

10

G
 4344
 53.6475
 1911
 935
 10.38



Scale of Feet.
0 50 100 150
Copyright 1920 by the Sanborn Map Co.

74
fe
G
1514
S3
1950
v. 1
no. 38

ATTACHMENT C: CONTEXT & SITE PHOTOGRAPHS



275 N. VINE STREET & ADJACENT 269 N. VINE STREET





275 N. VINE STREET



275 N. VINE STREET – REAR & SOUTHERN CONTEXT



275 N. VINE STREET – REAR



275 N. VINE STREET - REAR



275 N. VINE STREET – REAR & NORTHERN CONTEXT



275 N. VINE STREET – NORTHERN EDGE OF SITE



VINE STREET – FACING THE SITE



CONTEXT – LOOKING SOUTH



CONTEXT – LOOKING NORTH

ATTACHMENT D: APPLICATION MATERIALS

Positive Feedback:

- This neighborhood was not developed with the car in mind and future construction should not be developed around the automobile
- Having the garage access at the rear of the building was a major benefit
- The use of the townhomes and their orientation to the street was compatible with the development patterns found in that neighborhood and on Vine St
- The use of materials, although modern, reflect the historic materials used in the area

Concerns:

- The amount of glass composing the front façade
- The Height overwhelming the neighboring contributing structure
- The addition of a front porch would help the homes activate the street

Comments:

Glass

- The use of the wing walls adds privacy from unit to unit
- The plan of these townhomes require glass to allow natural light into the homes
- Closing the front façade by limiting the glass would have the opposite effect of engaging the street

Glass will remain as originally designed

Height

- The front façade is 39' tall, well below the allowable maximum height of 75'
- The other multi-family projects on the street range from 3 to 13 stories

The height of the proposed project fits within the surrounding context

Porch Addition

- The shading device was converted into a front porch
- This achieves the goal of creating a semi-private space that can function as a social interface with the street
- Helps establish a pedestrian friendly quality that encourages walking and social engagement.
- Site plan had already moved the cars to the rear eliminating the use of a backyard, the porch will continue the idea of bringing the activity to the front and connecting the project to the street.

Application for New Construction Project Description:

The attached proposal for 275 N. Vine Street includes the demolition of an existing non-contributing, 1436 sq. ft. single family home to be replaced by three single family townhomes. The footprint for each home is 850 square feet. We are submitting this application for the demolition of the existing residence which is a non-contributing structure. On June 4th 2015, the Historic Landmark Commission approved its demolition. This submittal for the new project is not seeking any special exceptions with regards to zoning requirements.

Existing Conditions:

Historic documentation was provided by Salt Lake County Archives in the form of plot plans for this property as no historic photographs of the original home were made available or exists in any records. The existing home was remodeled and added onto so many times it is difficult to recognize what is original and what character it may have had. The plot plans do however indicate that it was originally a linear brick building and this material (brick) is intended to be used on the front street elevation.

Site Design Guidelines:

The street and block patterns currently comprising the immediate context of this site are primarily made up of large multi-family apartment and condominium projects with a couple of single-family structures. These structures represent a large range of architectural styles and time periods. The existing context does not establish a regular front yard setback. The buildings respective setbacks vary along Vine Street. The proposed new construction respects this existing pattern in regards to the building placement on the site by stepping back with this established street and block pattern. It respects all setbacks required by ordinance. Additionally, the entryway and porch discussed further in the building scale and building form guidelines sections of this document are oriented to the address the street. Per the design guidelines Ch. 12 "Building Placement and Orientation" this characteristic establishes a 'pedestrian friendly' quality, encouraging walking and social engagement.

Building Scale Guidelines:

The massing of the proposed new construction not only reinforces the existing street and block patterns but fits within its immediate context by separating into three distinct volumes. The volumes step up and away from the adjacent historic structure and back away from the street reinforcing a sense of human scale and maintaining compatibility with the established scale of the context. The primary front façade is much lower than the average building façade on the block face. The project is only 3 stories and is well within the maximum height of 75' established by the SLC zoning ordinance.

Building Form Guidelines:

The visual emphasis adopted for this proposal is comprised of simple rectangular forms. The three primary modules on the street elevation are of equal height and width, balancing the overall composition. Given the immediate context which reflects a complete range of styles, periods, and proportions, it was the intent of this proposal to remain neutral with simple rectangular solids while respecting and gesturing to the context immediately surrounding this site. The simple rhythmic nature of this design will not overwhelm the established context but rather create a seamless visual dialogue

firmly placing this building in relative chronological order within its context. This form and architectural approach will both reflect and complement the existing character of the street.

Building Materials and Details:

The materials proposed for this project are consistent with the new construction guidelines, will have proven durability and will promote a sense of human scale. The front street elevation will consist of brick, wood siding, and smooth white stucco. The brick material is proposed mostly on the front and side facade of the homes, the white stucco would cover the exterior of the porch and some of the front and side elevations. The wood siding is used on the inside of the porch volume. The intent of the proposed materials is to gesture to those historically reminiscent of this district and greater context.

Project description:

The Vine Street Townhomes is a boutique for-sale townhome project in the Capitol historic district in Salt Lake City, Utah. The three townhomes are each three-stories tall and include three bedrooms, four and a half bathrooms and a bonus room. Each home is around 2,500 square feet and has a two-car garage, hidden from the street, in a basement accessible from the back.

Compatibility with surrounding structures:

Standard 1: Scale and Form:

Vine Street is characterized by a combination of high-rise and midrise multifamily buildings and one single family residence. Over eighty percent of the dwellings on this side of Vine Street are located in two buildings named Zions Summit which is 13 stories tall. The human scale character of the context is somewhat compromised by these predominant larger buildings. This proposal, in adopting the smaller, single family type, helps to retain and to strengthen the human scale of this part of the street, while contributing to the eclectic mix of architecture.

The proposed new building is steeped back vertically from the street as well as horizontally broken down clearly into three compositions to reduce the overall mass of the structure. The project is notably lower than adjacent and nearby multifamily buildings and around half of the height allowed by the zoning ordinance. The proposed building is wider than the adjacent single family residence, although the form and massing of the design would help to reduce this perceived width as sections of the building step back from the street. The width proposed is notably less than nearby and adjacent multifamily buildings.

The primary volumes facing the street are enhanced with a modern interpretation of the historic porch found in the area's historic homes. This feature pays tribute to the houses in the district where smaller, subordinate masses were attached to the primary form of the main building.

The front doors are facing the street which connects the homes to the street and will help re-establishing the street frontage. In contrast, the building across the street as well as the condominium project to the north are facing away from Vine Street. In this disparate architectural setting there is no apparent established building character in terms of proportion, and the proposal consequently does not conflict with the character of this setting.

The building is defined in rectilinear form, with massing stepping back from the street frontage and from the south boundary of the lot, with composition expressed in a distinctly contemporary design idiom. It is flat roofed, as is the case for perhaps the majority of buildings in this context. The proposal can be regarded as compatible. The scale of the proposed building, as expressed in its dimensions and massing,

achieves greater strength and scale than the few earlier houses in the context, but still retains an overall compatibility with a single family residential scale, in a much more substantive setting.

Standard 2: Composition of Principal Facades:

The proposed development is contemporary in design, massing, proportions and materials, with traditional proportions. A definably coherent character is absent from Vine Street, with its disparate variety in the composition of building facades. The proportion of openings in this design is not therefore visually incompatible with this relationship.

Facing Vine Street the proposed façades are composed with limited areas of door and window, with a stronger solid to void proportion. The solid to void relationship varies in the many multifamily buildings in this vicinity and the proposal could not be described as incompatible with this variation. While a distinctly contemporary design idiom is proposed here, the relationship of the two street façade levels provides emphasis to the front entrance.

The second floor also projects north to engage with the volume of the garage, helping to reduce the mass and scale of this element. There is no definable pattern of traditional architecture or front porch expression in this context, the proposed façade makes a deliberate reference to the historic front porch that adorned most historic homes in the district. The palette of materials proposed primarily relies upon masonry, in the form of black brick and cementitious stucco, combined with the use of a stained wood cladding which provides warmth and character to the façade. Brick and stucco can be defined as characteristic in this context. Stained wood cladding less so, but would work effectively here to help achieve a sense of human scale, and to soften the rectilinear massing of the building.

The proposed townhomes have a garage in a basement, accessible from the back of the property and invisible from the street as opposed to numerous new buildings in the area that have unsightly garage doors on the front façade.

Standard 3: Relationship to Street:

This section of Vine Street is not characterized by a well-defined continuity, rhythm or pattern of building scale, forms or architectural expression. Walls of continuity do not define this setting. Nevertheless the proposed development is situated to recognize and to relate to the existing sequence of buildings on this side of the street. The proposed building would provide a new and more positive element at this point in the street frontage, re-establishing architectural presence and strength to replace the much altered character of the existing structure.

In directional expression and orientation, the building and its entrance would face the street, while the palette of materials should enhance the contribution to this streetscape.

EXISTING CONDITIONS NARRATIVE:

The proposal for 275 N. Vine Street includes the demolition of an existing non-contributing, 1436 sq. ft. single family home to be replaced by three single family townhomes. The footprint for each home is 850 square feet. We are submitting this application for the demolition of the existing residence which is a non-contributing structure. On June 4th 2015, the Historic Landmark Commission approved its demolition. This submittal for the new project is not seeking any special exceptions with regards to zoning requirements.

Historic documentation was provided by Salt Lake County Archives in the form of plot plans for this property as no historic photographs of the original home were made available or exists in any records. The existing home was remodeled and added onto so many times it is difficult to recognize what is original and what character it may have had. The plot plans do however indicate that it was originally a linear brick building and this material (brick) is intended to be used on the front street elevation.



Green horizontal wood siding over brick or framing
Painted historic brick
Red vertical wood siding over brick or framing



Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
June 4, 2015
City & County Building
451 South State Street, Room 326

1. **Western General Agency Building at approximately 780 E. South Temple** - The State Historic Preservation Office (SHPO) has received a request from Bin Oliver to add the Western General Agency Bldg to the National Register of Historic Places. This request will be considered by the State Board of History's meeting on July 16, 2015 and SHPO requests review by Salt Lake City before that time as the Certified Local Government (CLG) in this matter. This item is being brought before the Historic Landmark Commission to provide input. Staff contact: Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com

Decision: A favorable recommendation was forwarded to State History

2. **New Single Family Home at approximately 275 N. Vine Street** - John Sparano, on behalf of owner Chad Spector, is requesting approval from the City to demolish an existing noncontributing structure and to build a new single family residence in the Capitol Hill Historic District. The subject property has been determined uninhabitable in its current condition, has been vacant for some time, is zoned RMF-75 (High Density Multi-Family Residential District) and is located in City Council District 3, represented by Stan Penfold. This application must be reviewed by the Historic Landmark Commission because it is new construction in a local historic district. (Staff contact: Carl Leith, (801)535-7758 or carl.leith@slcgov.com.)

a. **Demolition of a Noncontributing Structure** - In order to build the new single family residence the applicant is requesting approval to demolish the existing noncontributing house on this lot. Case Number PLNHLC2015-00295

b. **New Construction** - In order to build the proposed single-family residence a New Construction application must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00296.

Decision: Approved

3. **Design Guidelines for Westmoreland Place Historic District - Draft** - Mayor Ralph Becker has initiated a petition to create Design Guidelines for the Westmoreland Place Historic District in Salt Lake City. Westmoreland Place was designated as a Local Historic District in 2010. These guidelines will amend the Design Guidelines for Historic Residential Properties and Districts (Preservation Handbook) to create an additional chapter for the district. The proposed Westmoreland chapter will supplement the general guidelines in the Handbook and address the specific characteristics of this historic district. For architects, designers, contractors and property owners, they provide guidance in planning and designing future projects. For city staff and the historic landmark commission, they provide guidance for the interpretation of the zoning ordinance standards. Design guidelines are officially adopted by city council. The Historic Landmark Commission will hold a Public Hearing, receive public comments, and review the draft design guidelines. (Staff contact: Carl Leith at (801)535 7758, or carl.leith@slcgov.com) Case number: PLNPCM2015-00162

Decision: Continued

Dated at Salt Lake City, Utah this 6th day of June, 2015
Michelle Moeller, Administrative Secretary



EXISTING STRUCTURE:

Recent photographs are shown on this sheet. No historic photographs were made available or exist in any records. The existing site includes a 1,436 sq. ft. residence with a cellar. Although it is hard to remain visible the original historic home consists of the SR brick portion as indicated on the historical documents. The overall structure is no longer consistent with the historical character of the Capitol Hill District and is therefore noncontributing to this context.

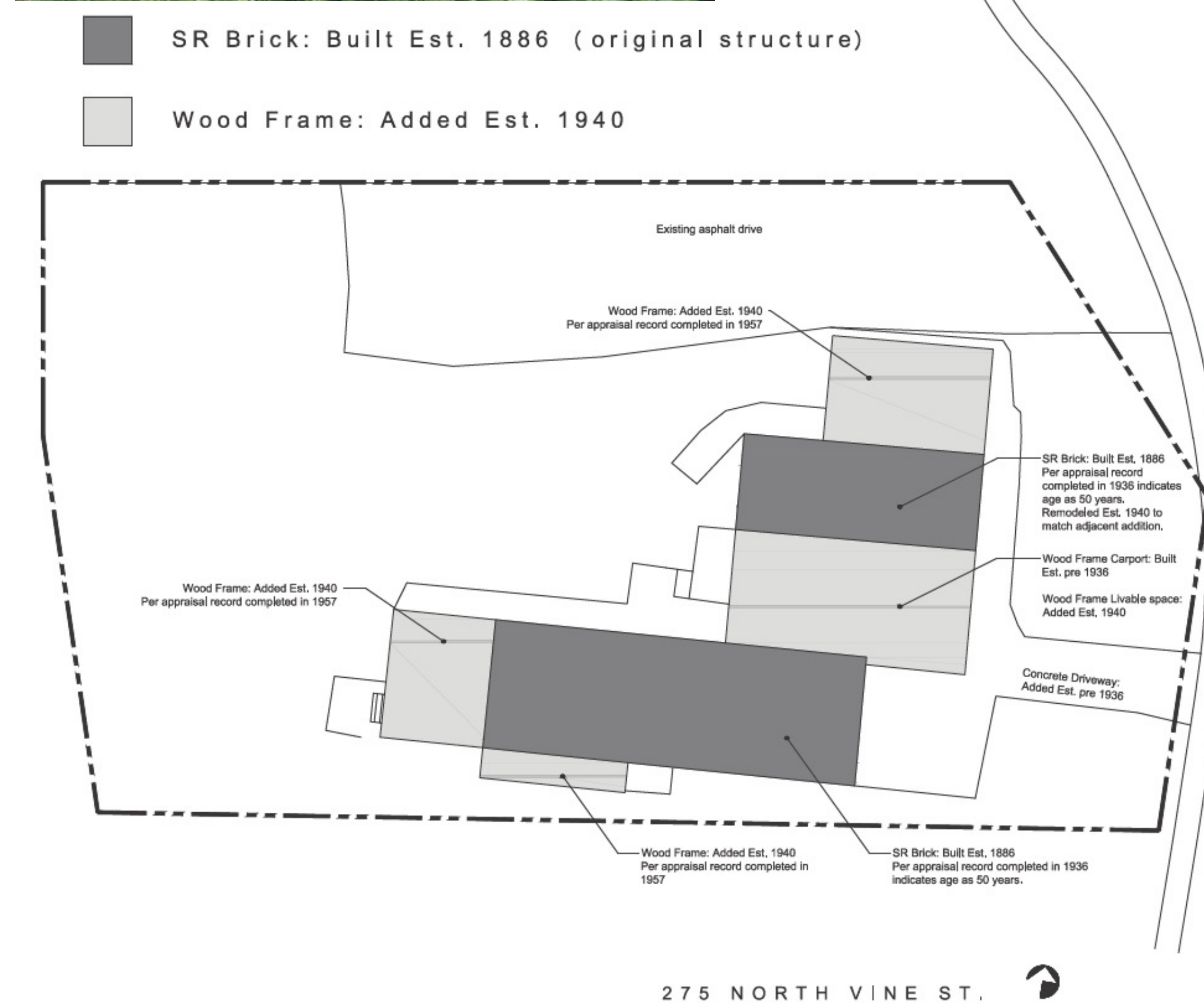
EXISTING STRUCTURE TIMELINE:

Per the appraisal records, the structural brick portions are estimated at being constructed in the latter half of the 19th century around 1886. Sometime before the earliest appraisal on record (1936), a carport was added between the original brick portions of the home. This is evident on the historic records as well as the concrete 'driveway' that still exists. Around 1940 a major remodel occurred to the home that included the addition on the North, East, small popout on the South and enclosing the carport into the livable square footage. (See existing structure: timeline plan).

The renovation that was completed out of stick framing was veneered in horizontal wood siding. The brick portion to the North received the same finish treatment as the addition, covering the historic brick. The structural brick portion of the home located on the South side of the property still has the original brick, doors, and window's exposed where the walls were not demolished or covered up by the mid 20th century addition. (See existing structure: exterior finishes plan).

This structure was originally single family residential with the second small out building incorporating an unknown use. Per the current zoning certificate for this property, the interior of the home was renovated at some point to be zoned as a duplex.

The existing structure incorporates several different styles, materials, and massing techniques. The geometry of the roof lines are not resolved. The overall condition of the roof, brick, and foundation is dilapidated and failing. These considerations make this existing structure not only inconsistent with the historical character of the context but unsafe for habitation.



275 NORTH VINE ST.

SCALE: 3/32" = 1'-0"

EXISTING STRUCTURE: TIMELINE PLAN

SITE DESIGN STRATEGY:

1. Street and Block Pattern

The proposed development maintains the established contextual street and block pattern as indicated by the diagram to the left. The street and block patterns currently comprising the immediate context of this site are primarily made up of large multi-family apartment and condominium projects with a small number of single-family structures from a large range of architectural styles and time periods. The existing context does not establish a regular yard setback. The Characteristic of the historic Capitol Hill District, Vine Street in particular follows an irregular form originally dictated by the steep topography of Capitol Hill. This section of Vine Street is not characterized by a well-defined continuity, rhythm or pattern of building scale, or forms of architectural expression. Walls of continuity do not define this setting. Nevertheless the proposed development is situated to recognize and to relate to the existing sequence of buildings on this side of the street. The proposed building would provide a new and more positive element at this point in the street frontage, re-establishing architectural presence and strength to replace the much altered character of the existing structure. In directional expression and orientation, the building and its entrance face the street, while the palette of materials will enhance the contribution to this streetscape.

2. Building Placement and Orientation

The existing context does not establish a regular front yard setback as buildings respective setbacks vary along Vine Street. The proposed new construction respects the existing pattern in regards to the building placement on the site by stepping back with this established street and block pattern. It respects all setbacks required by the RMF-75 Salt Lake City zoning ordinance. Additionally, the entryway and porch discussed further in the building scale and building form guidelines sections of this document are oriented to address the street. Per the design guidelines found in Ch.12 "Building Placement and Orientation" this characteristic establishes a 'pedestrian friendly' quality, encouraging walking and social engagement.

3. Mass and Scale

Vine Street is characterized by a combination of high-rise and mid-rise multifamily buildings and one single family residence. Over 80% of the dwellings on this side of Vine Street are located in two 13-story buildings, Zion Summit Condominiums. The human scale character of this context is somewhat compromised by these predominant larger buildings. This proposal is adopting the smaller, single-family attached housing type, which helps to retain and strengthen the human scale in this portion of the street, while also contributing to the eclectic mix of architecture. The massing of the proposed new construction not only reinforces the existing street and block patterns, but further fits within the immediate context by separating into three distinct volumes. These volumes step up and away from the adjacent historic structure and back away from the street reinforcing a sense of human scale and maintaining compatibility with the established scale within this context. The primary front façade is much lower than the average building façade on the block face. The proposed building is wider than the adjacent single family residence, although the form and massing of the design will help reduce this perceived width as sections of the building setp back from the street. The width proposed is also notably less than nearby and adjacent multifamily buildings. The primary volumes facing the street are enhanced with a modern interpretation of the historic porch found in the area's historic homes. This feature pays tribute to the houses in the district where smaller, subordinate masses were attached to the primary form of the main building. The front doors are facing the street which connects the homes to the street, helping to reestablish the street frontage. In contrast, the building across the street as well as the condominium project to the North are facing away from Vine Street. In this disparate architectural setting there is no apparent established building character in terms of proportion, and the proposal consequently does not conflict with the character of this setting. The building is defined in rectilinear form, with massing stepping back from the street frontage and from the south boundary of the lot, with composition expressed in a distinctly contemporary design idiom. It is flat roofed, as is the case for perhaps the majority of buildings in this context. The proposal can be regarded as compatible. The scale of the proposed building, as expressed in its dimensions and massing, achieves greater strength and scale than the few earlier houses in the context, but still retains an overall compatibility with a single family residential scale, in a much more substantive setting.

4. Height

As the streetscape elevation above indicates, the height of the proposed building does not overwhelm the adjacent historic structure and falls within the range defined by the context. This project is only 3 stories and is well within the maximum height of 75' established by the RMF-75 Salt Lake City zoning ordinance.

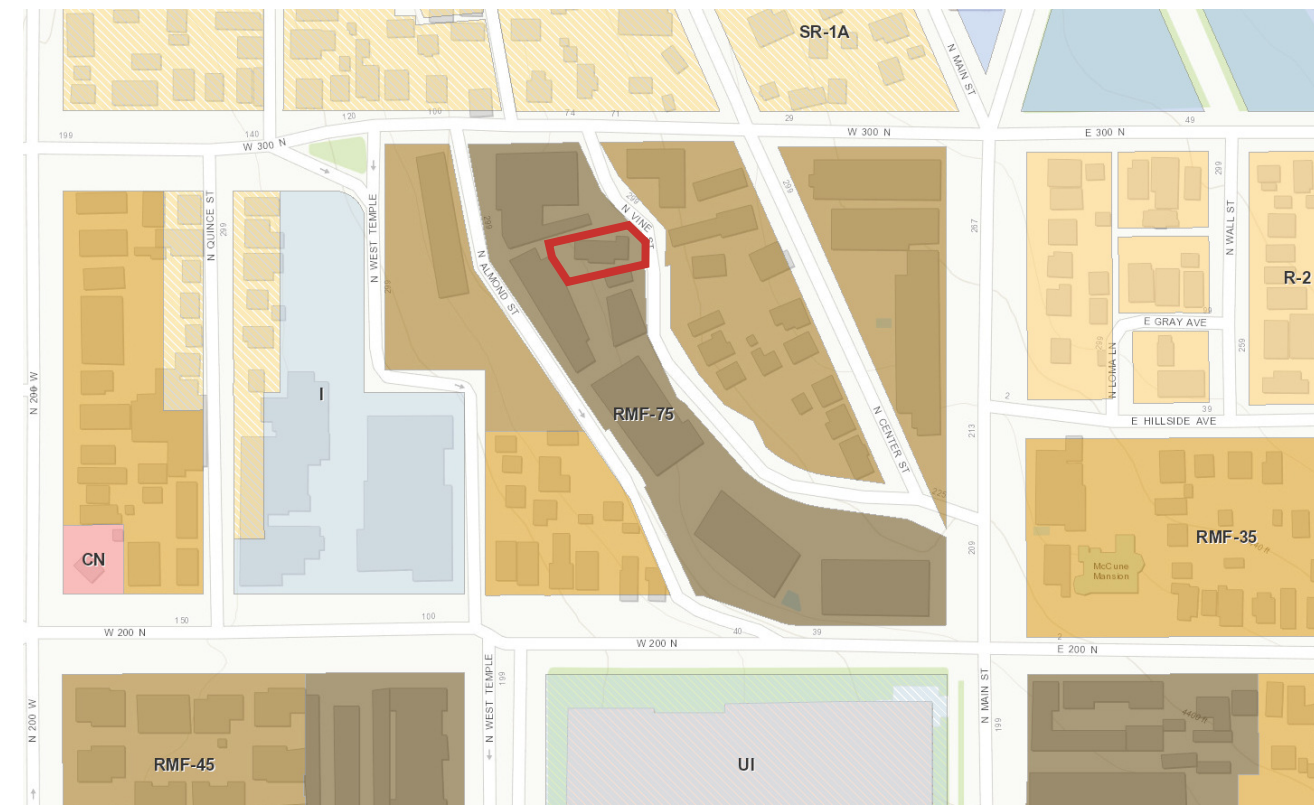
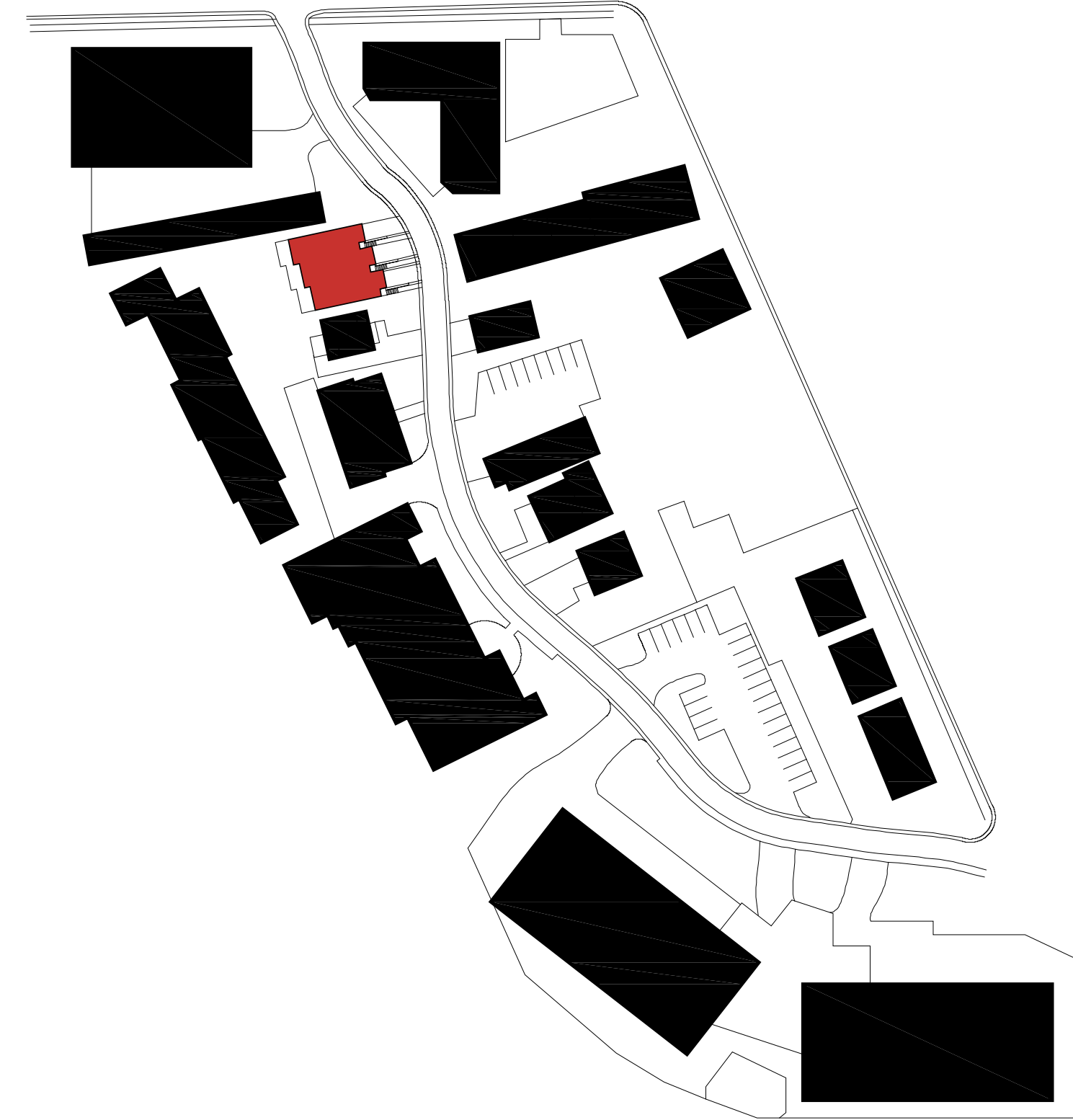
5. Composition of Principal Façades

The proposed development is contemporary in design, massing, proportions and materials, with traditional proportions. A definably coherent character is absent from Vine Street, with its disparate variety in the composition of building façades. The proportion of openings in this design is not therefore visually incompatible with this relationship. Facing Vine Street the proposed façades are composed with limited areas of door and window, with a stronger solid to void proportion. The solid to void relationship varies in the many multifamily buildings in this vicinity and the proposal could not be described as incompatible with this variation. While a distinctly contemporary design idiom is proposed here, the relationship of the two street façade levels provides emphasis to the front entrance. The second floor also projects north to engage with the volume of the garage, helping to reduce the mass and scale of this element. There is no definable pattern of traditional architecture or front porch expression in this context, the proposed façade makes a deliberate reference to the historic front porch that adorned most historic homes in the district. The palette of materials proposed primarily relies upon masonry, in the form of black brick and cementitious stucco, combined with the use of a stained wood cladding which provides warmth and character to the façade. Brick and stucco can be defined as characteristic in this context. Stained wood cladding less so, but would work effectively here to help achieve a sense of human scale, and to soften the rectilinear massing of the building. The proposed townhomes have a garage in a basement, accessible from the back of the property and invisible from the street as opposed to numerous new buildings in the area that have unsightly garage doors on the front façade.



STREETSCAPE SCALE @ 1" = 60'

PROPOSED FOOTPRINT



BASIC ZONING REVIEW:

CODE SECTION:	DESCRIPTION:	REQUIREMENT:
21A.24.150	Zoning District	RMF-75 (High Density Multi-family Residential)
21A.24.150.C	Minimum Lot Area and Lot Width:	
	Land Use:	Single-family attached (3 or more)
	Min. Lot Area:	2,000 sq. ft. per unit (smallest lot = 2066 sq. ft.)
	Min. Lot Width:	Interior: 16' (18'-2" provided) End unit: 20' (21'-4" & 29'-3" provided)
21A.24.150.D	Building Height:	
	Maximum:	75'-0"
	Proposed:	45'-6"
21A.24.150.E	Minimum Yard Requirements:	
	Front Yard:	15' for single-family attached
	Side Yards:	4' for single-family attached
	Rear Yard:	25%, need not exceed 30'0" (25% provided)
21A.24.150.G	Lot Coverage Calculations:	
	Permitted:	60% of lot area (4539 sq. ft. allowed)
	Proposed:	2,630 sq. ft. or 35% of lot area proposed
21A.36.020.B	Obstructions in Required Yards:	
	Awnings and canopies, extending not more than 2 1/2' into front, corner side, or side yards and not more than 5' into rear yards allowed in residential districts only.	

Bay windows which are 1 story high, not more than 10' long, project 2' or less and are located not less than 4' from a lot line.



EXISTING: MULTI-FAMILY



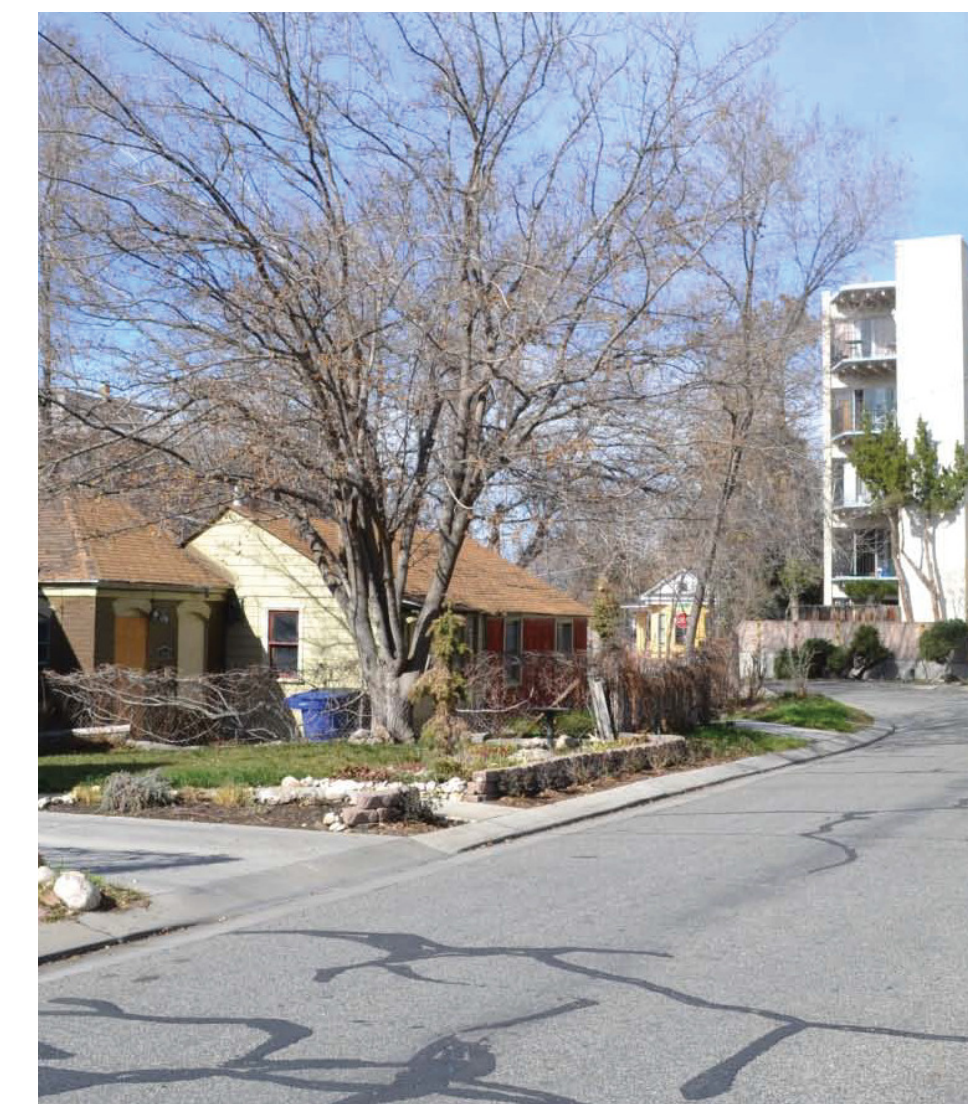
EXISTING: MULTI-FAMILY



EXISTING: 275 N. VINE ST



VINE ST FACING SOUTH



VINE ST FACING SITE FROM SOUTH



EXISTING: MULTI-FAMILY

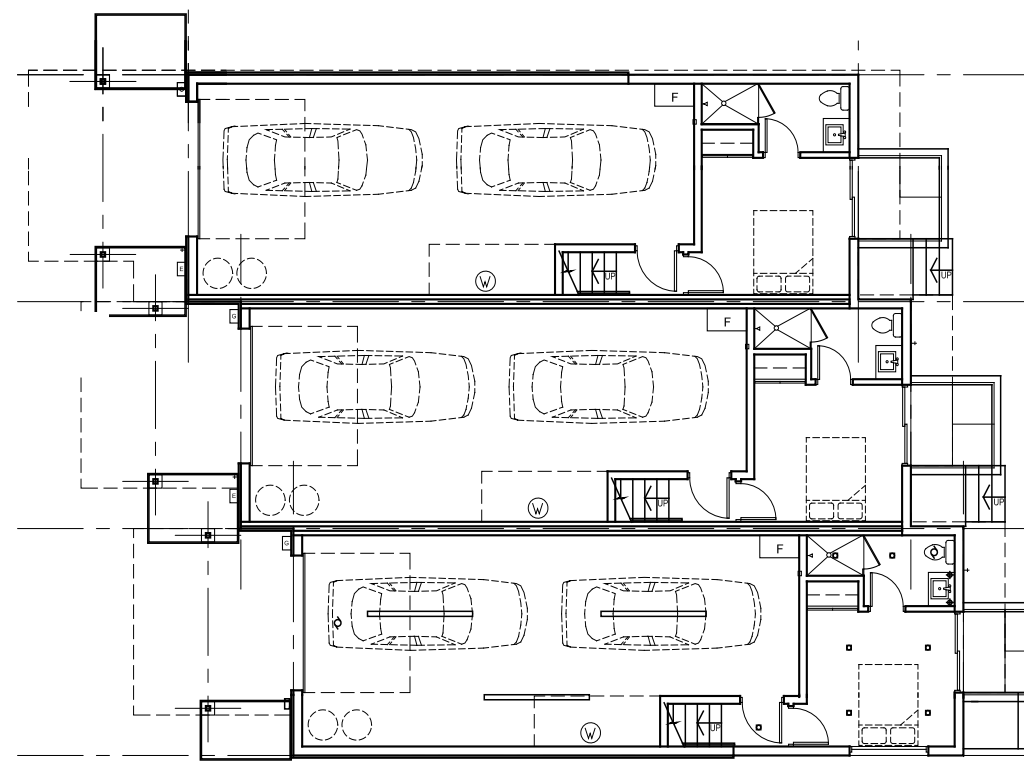
PROJECT DESCRIPTION:

The Vine Street Townhomes is a boutique for-sale townhome project in the Capitol Hill historic district in Salt Lake City, Utah. The three townhomes are each three-stories tall and include three bedrooms, four and a half bathrooms and a bonus room. Each home is around 2,500 square feet and has a two-car garage, hidden from the street, in a basement accessible from the back.

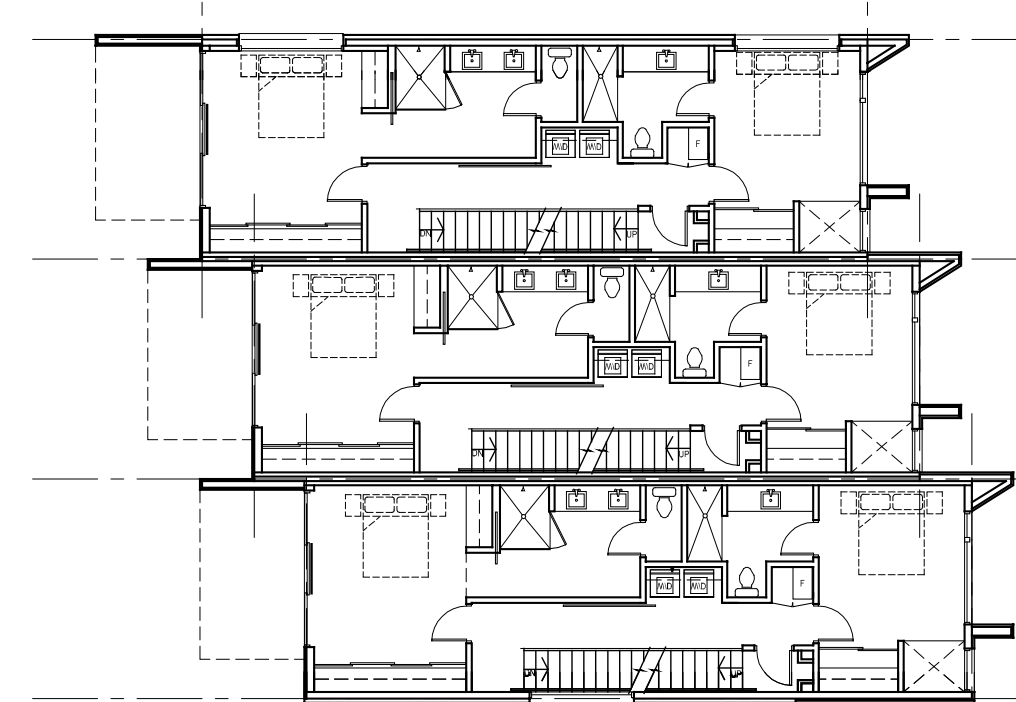
The visual emphasis adopted for this proposal is comprised of simple rectangular forms. The three primary modules on the street elevation are of equal height and width, balancing the overall composition. Given the immediate context which reflects a complete range of styles, periods, and proportions, it was the intent of this proposal to remain neutral with simple rectangular solids while respecting and gesturing to the context immediately surrounding this site. The simple rhythmic nature of this design will not overwhelm the established context, but rather create a seamless visual dialogue firmly placing this building in relative chronological order within its context. This form and architectural approach will both reflect and complement the existing character of the street.



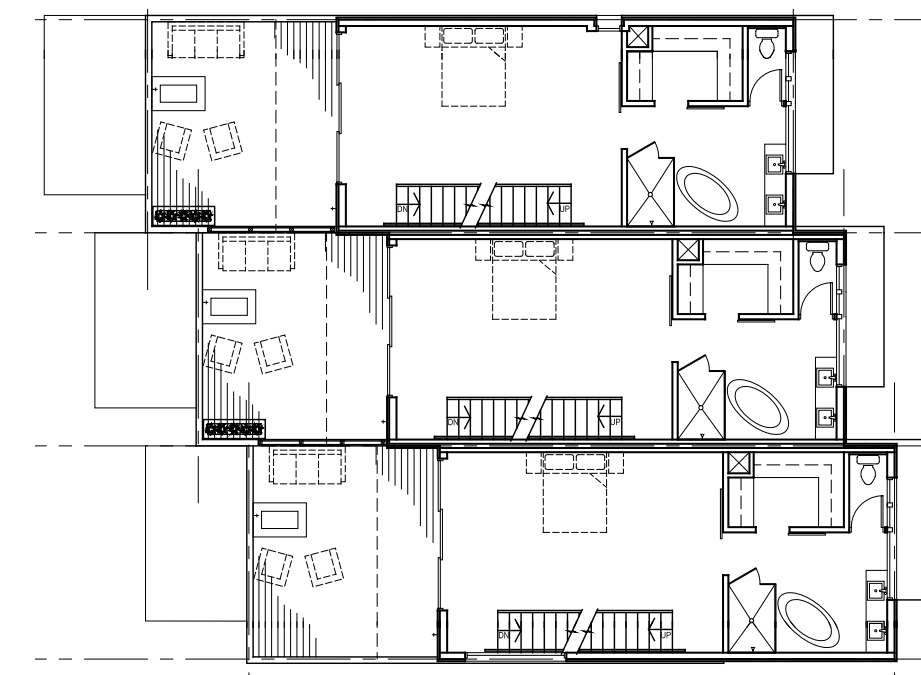
CONCEPT RENDERING - FROM VINE ST.



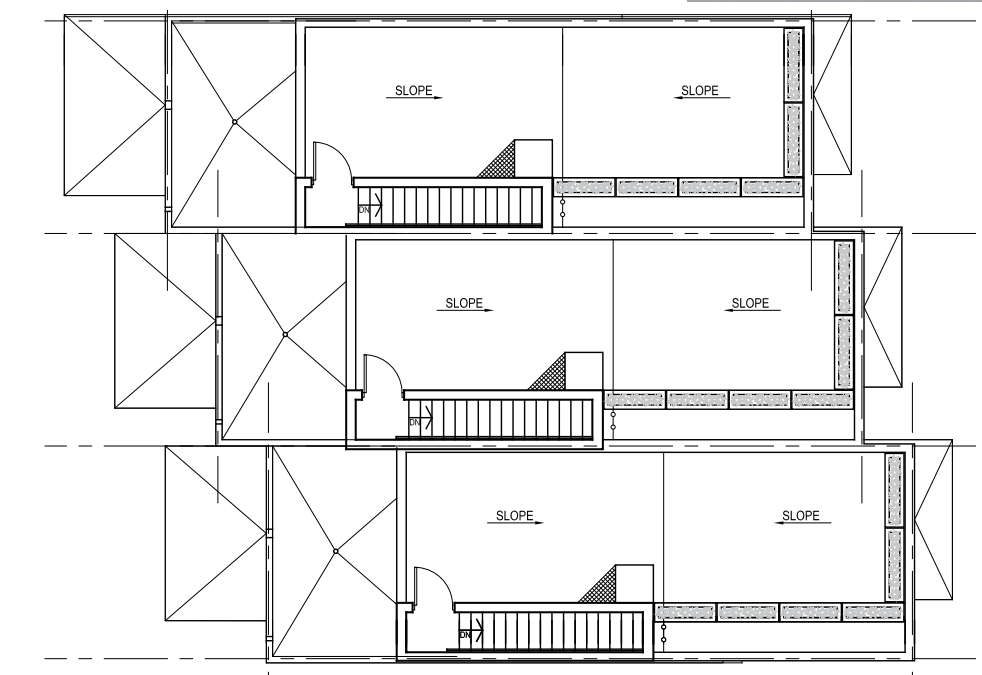
BASEMENT PLAN
SCALE @ 1/16" = 1'



SECOND FLOOR PLAN
SCALE @ 1/16" = 1'

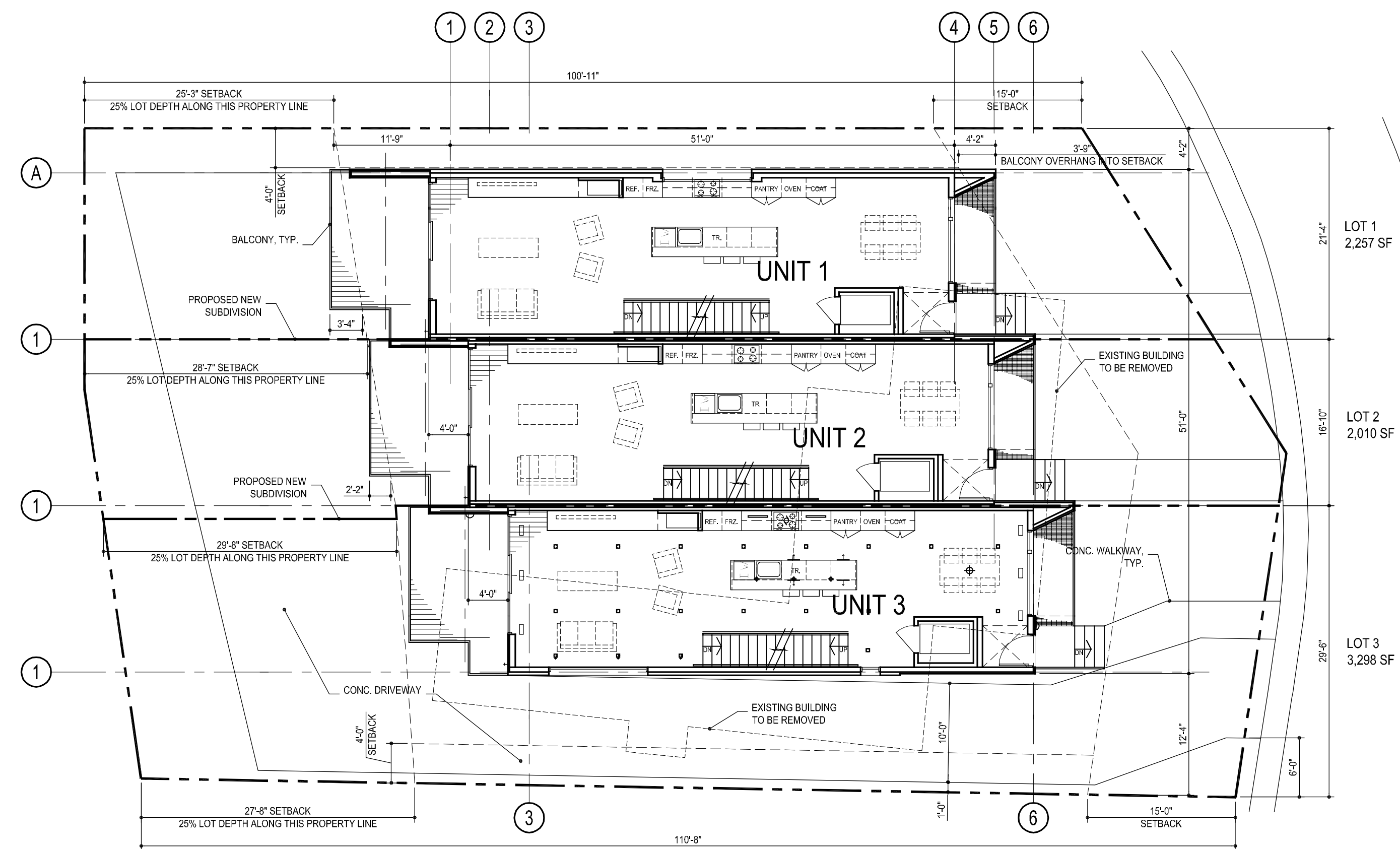


THIRD FLOOR PLAN
SCALE @ 1/16" = 1'

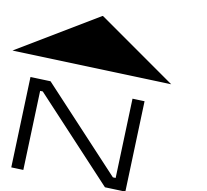


ROOF PLAN
SCALE @ 1/16" = 1'

CONCEPT RENDERING - FROM VINE ST.



COMPOSITE SITE PLAN/MAIN FLOOR PLAN
SCALE @ 1/8" = 1'





BRICK FACADE



WHITE CEMENTITIOUS STUCCO EXAMPLE



BRICK DETAIL



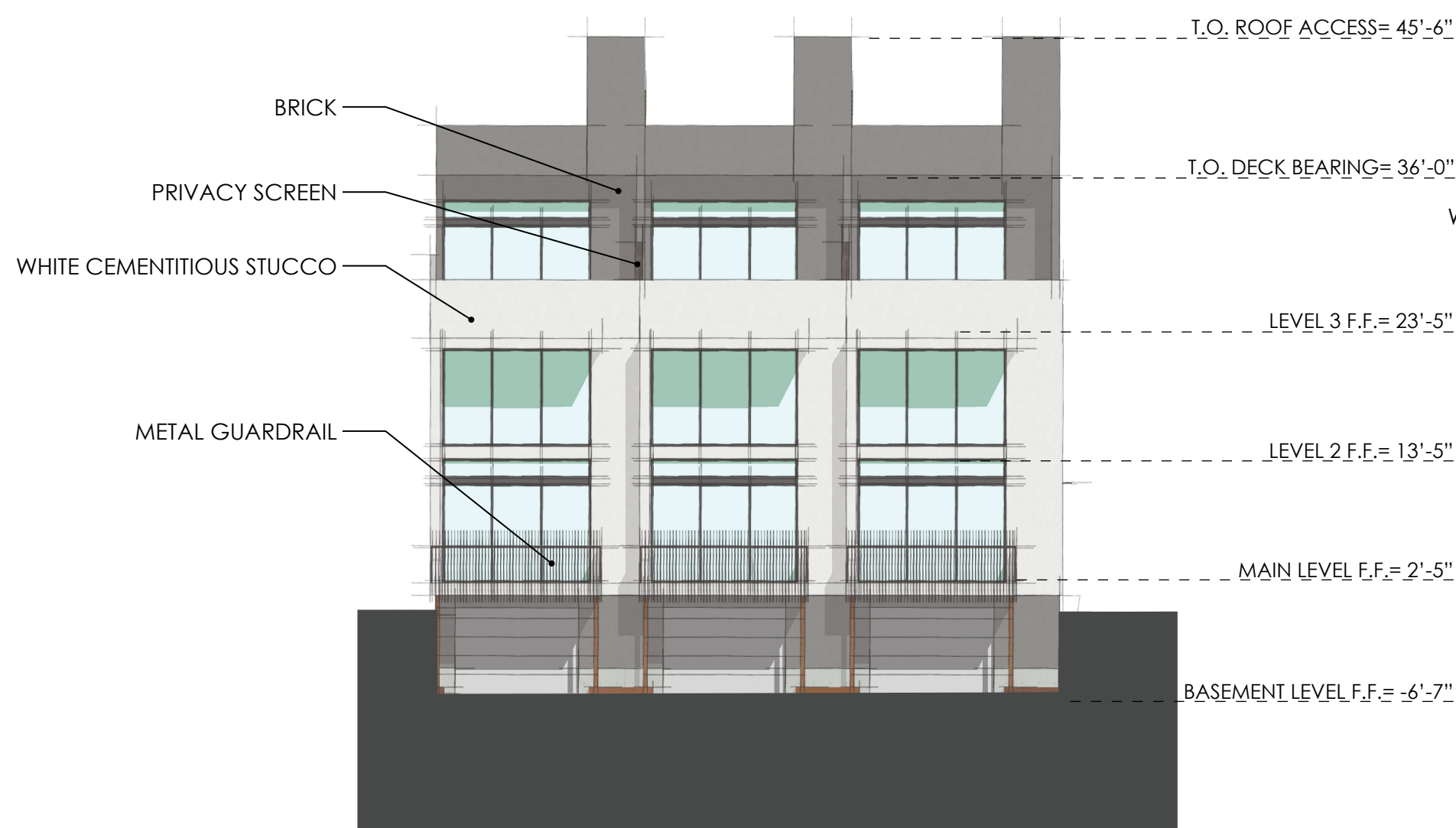
WHITE CEMENTITIOUS STUCCO DETAIL

BUILDING MATERIALS AND DETAILS:

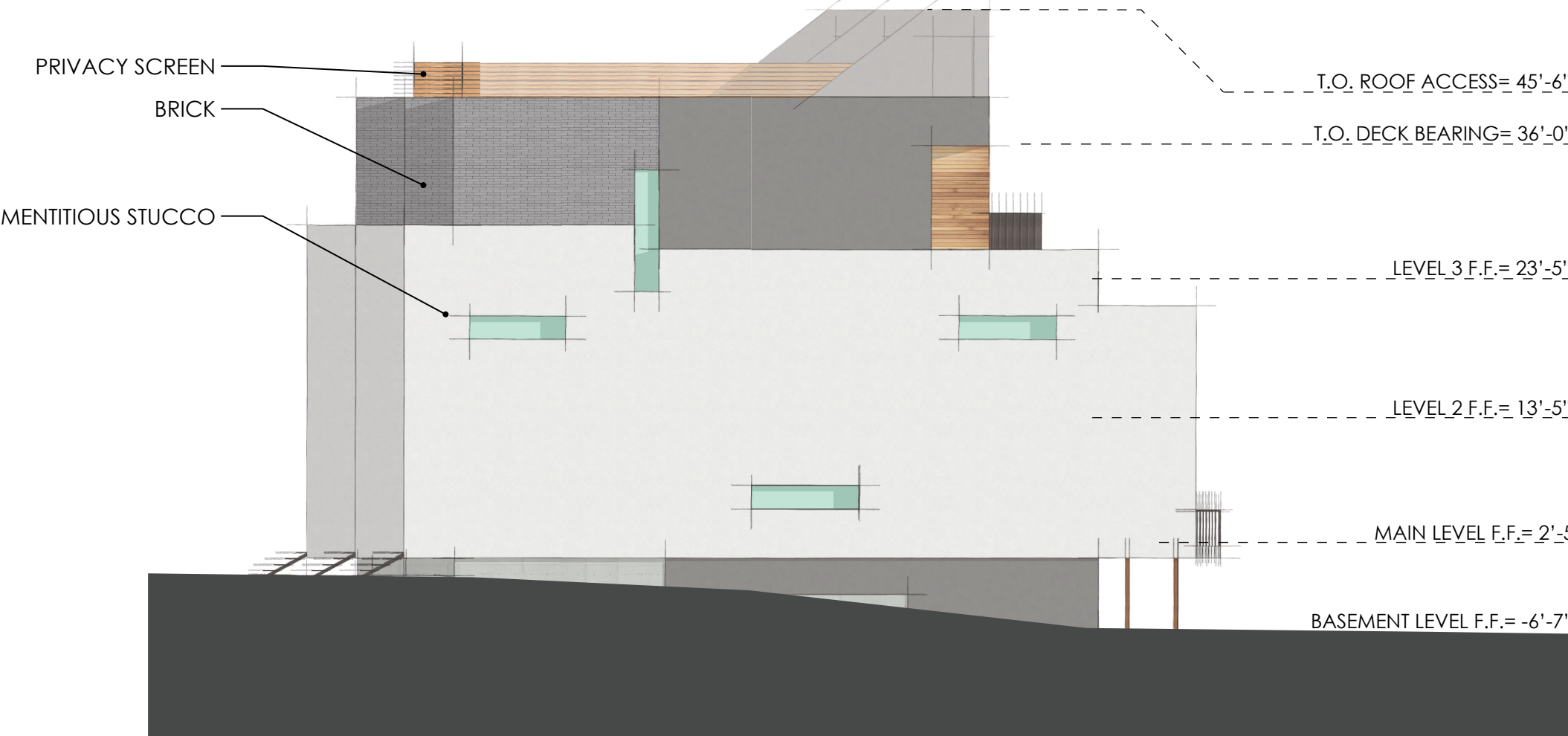
The materials proposed for this project are consistent with the new construction guidelines, have proven durability and will promote a sense of human scale. The front street elevation will consist of brick, wood siding, and smooth white stucco. The brick material is proposed mostly on the front and side façade of the homes, the white stucco will cover the exterior of the porch and some of the front and side elevations. The wood siding is used on the inside of the porch volume. The intent of the proposed materials is to gesture to those historically reminiscent of this district and greater context.



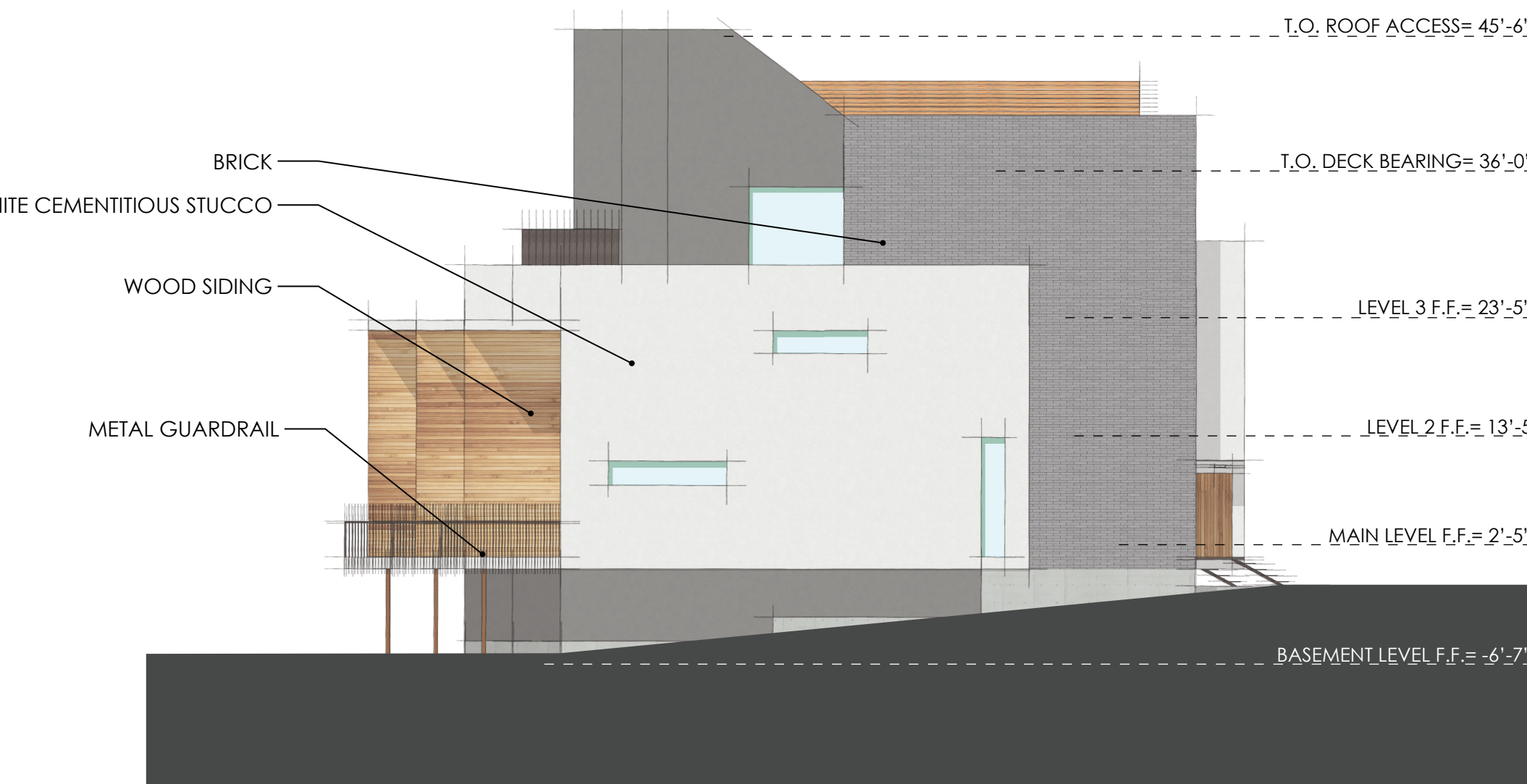
EAST ELEVATION - STREET FACING



WEST ELEVATION - BACKSIDE OF PROPERTY

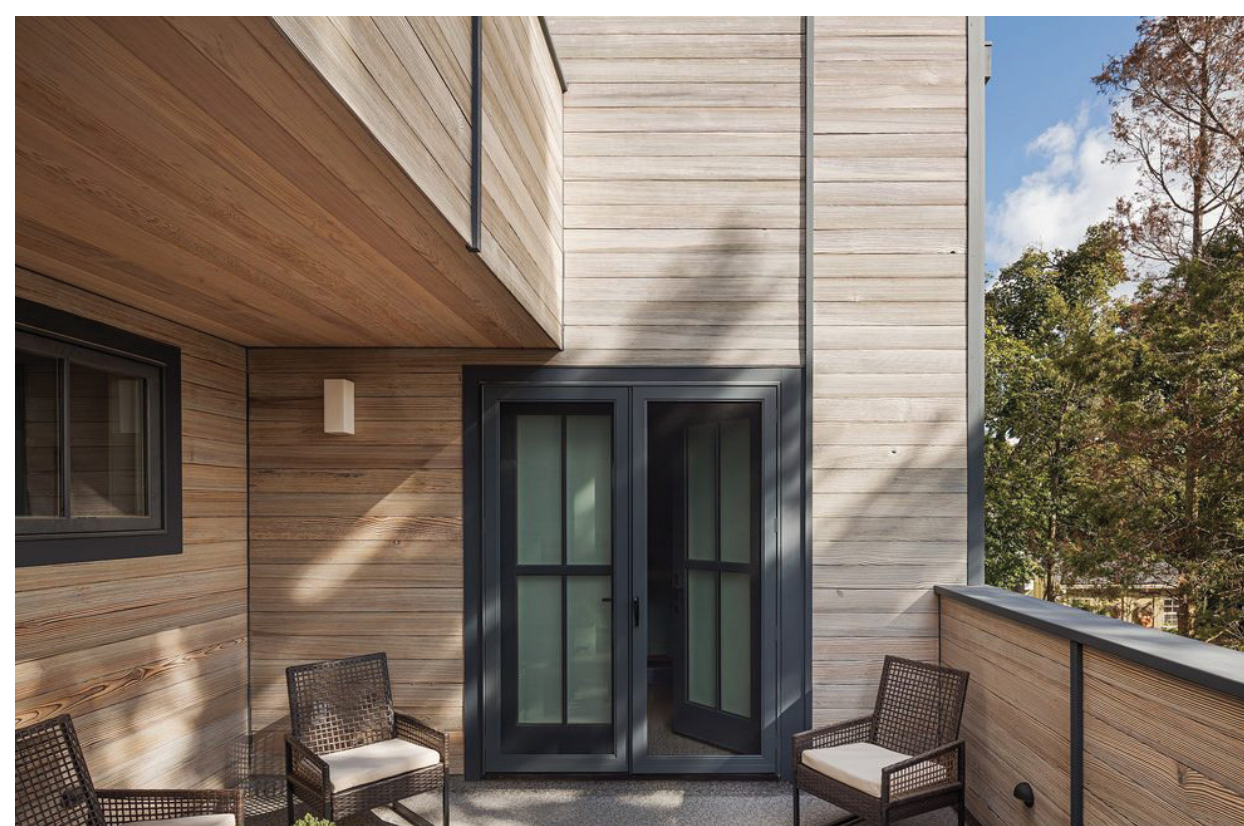


NORTH ELEVATION



SOUTH ELEVATION

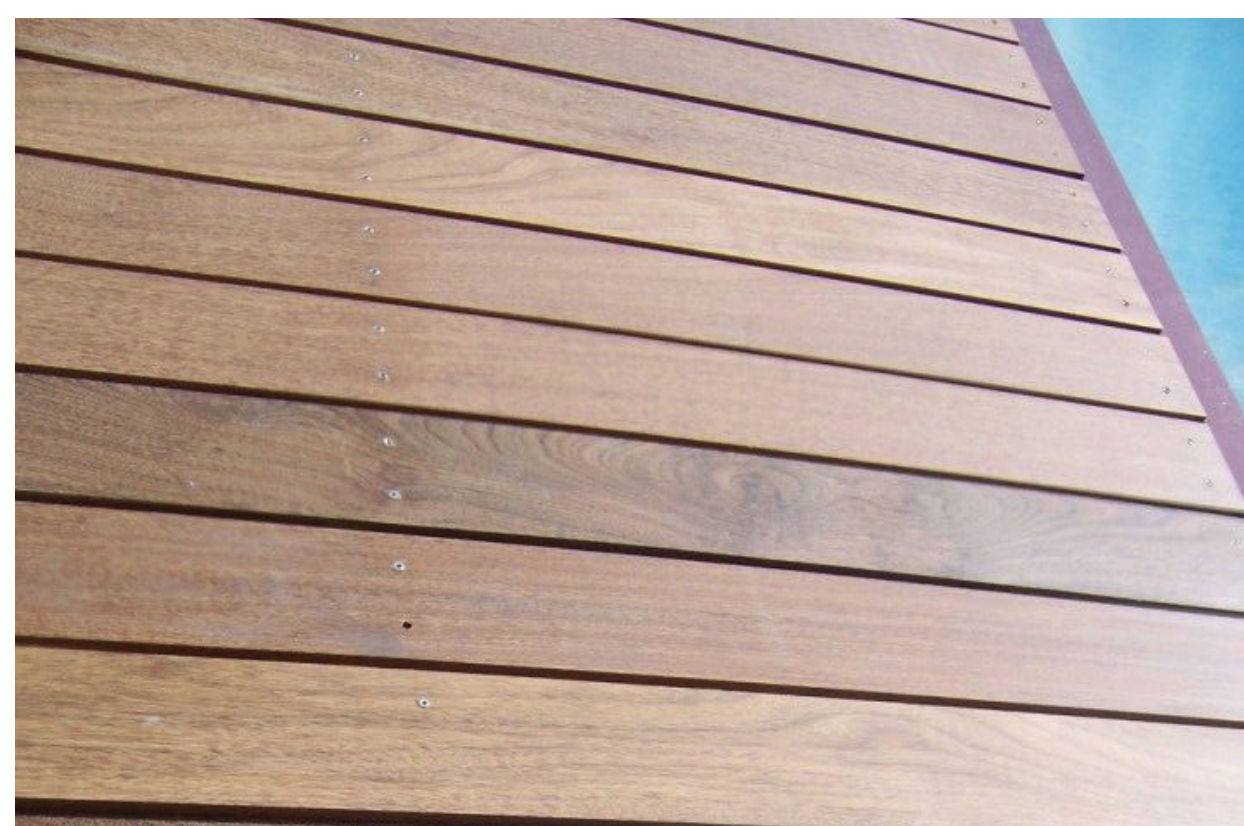
APPROVED EXAMPLES WITHIN SLC HISTORIC DISTRICTS:



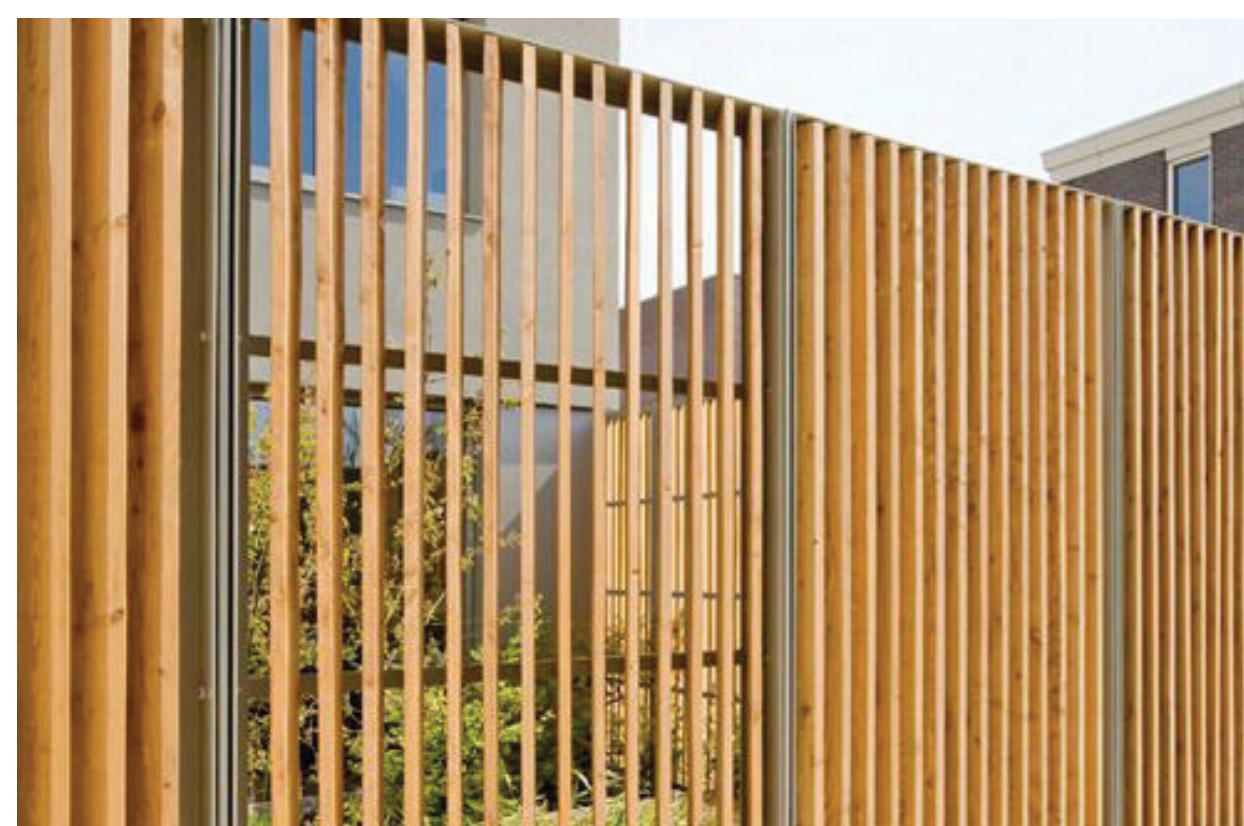
HORIZONTAL WOOD SIDING EXAMPLE



PRIVACY SCREEN (STEEL)



HORIZONTAL WOOD SIDING DETAIL



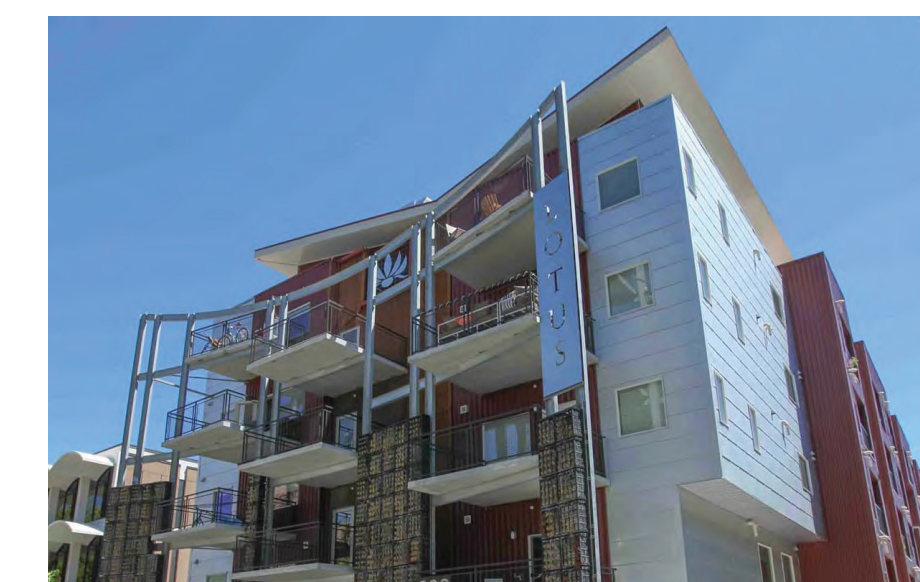
PRIVACY SCREEN (WOOD)



ALMOND STREET PROJECT BY GARBETT HOMES
275 N. WEST TEMPLE



260 WEST 500 NORTH



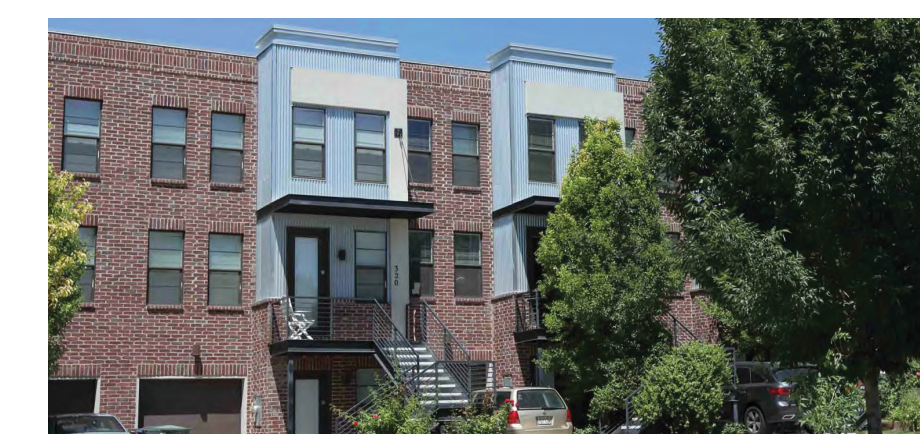
388 EAST SOUTH TEMPLE



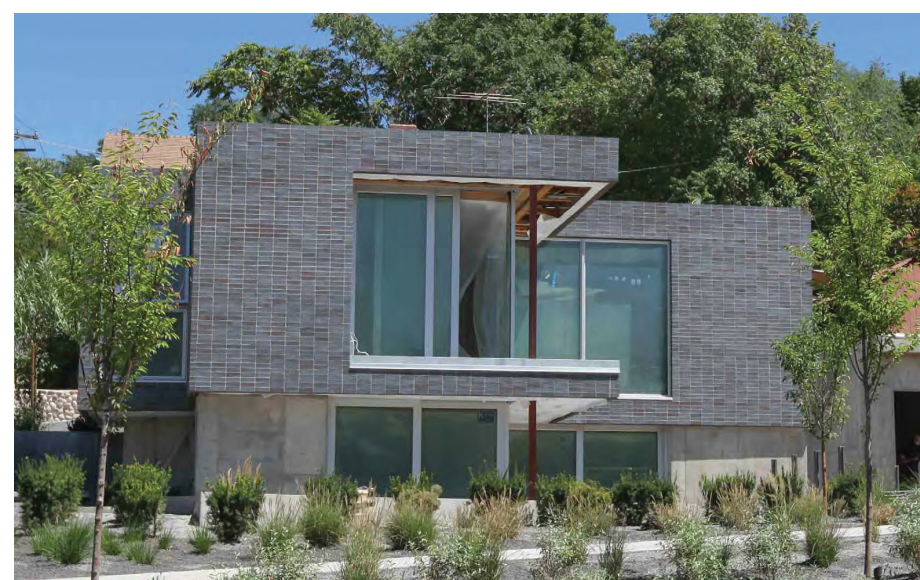
261 NORTH ALMOND STREET



260 WEST 500 NORTH



524 NORTH MAIN STREET



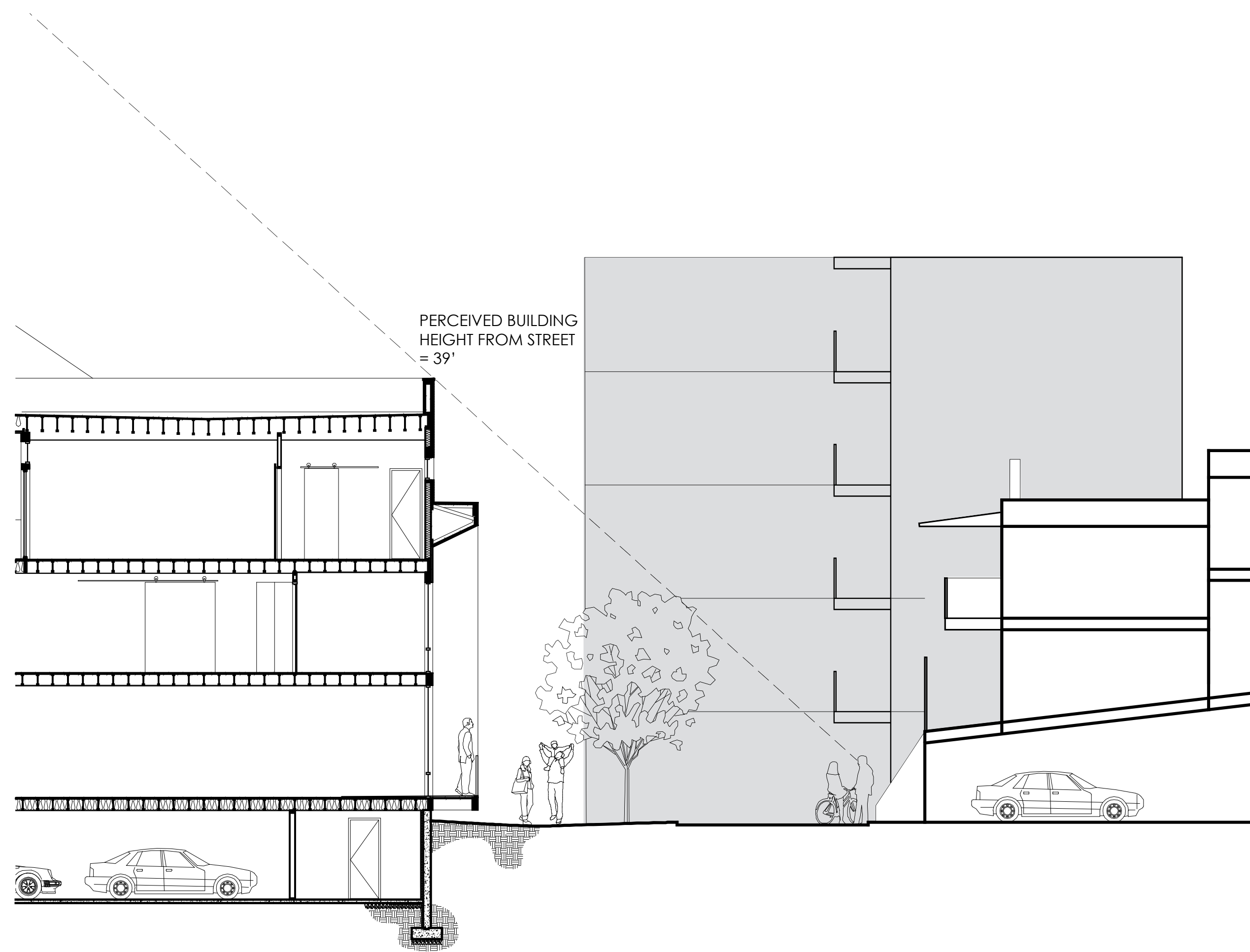
500 NORTH CENTER STREET

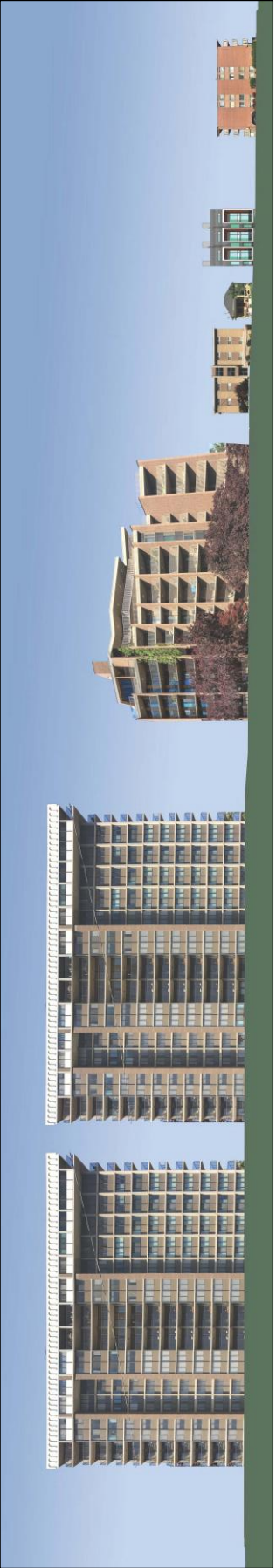


700 NORTH 300 WEST



700 EAST 275 SOUTH





REVISED PERSPECTIVES & SITE PLAN

July 2018

Leith, Carl

From: Michelle MacDonnell <maccdonnell@axisarchitects.com>
Sent: Tuesday, July 17, 2018 4:29 PM
To: Leith, Carl
Cc: Pierre Langué
Subject: RE: 275 N Vine St

Good Afternoon Carl,

I have updated the perspectives based on Kelly's comments. The perspectives done for the resubmittal were manipulated because I thought it was requested to show the historic home next to the Vine Street townhomes. Due to the nature of the street I had merged multiple photos together, this warps the perspective, and although it was attempted to make the renderings as accurate as possible, that method of collage causes some distortions. In the new perspectives I didn't manipulate the background photo. In the shared folder there is one image for the original photo (designated with WO at the end), and the image with the Vine Street townhomes superimposed in the photo. Please find the images here:

<https://personal.filesanywhere.com/fs/v.aspx?v=8d71688f5b63757a9e66>

Michelle MacDonnell
Project Coordinator

Axis Architects
927 South State Street
Salt Lake City, UT 84111
Tel: 801-355-3003
www.axisarchitects.com

Axis Architects

From: Leith, Carl [mailto:Carl.Leith@slcgov.com]
Sent: Tuesday, July 17, 2018 8:49 AM
To: Pierre Langué; Michelle MacDonnell
Subject: FW: 275 N Vine St

Pierre & Michelle,

I have received a further email from the adjacent owner which I wanted to draw to your attention. Please see correspondence below.

Thanks,

Carl

CARL O. LEITH MRTPI IHBC
Senior Historic Preservation Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Carl.Leith@slcgov.com
TEL 801-535-7758
FAX 801-535-6174

WWW.SLC.GOV/PLANNING

From: Kelly Badger [mailto:kelly.badger@gmail.com]

Sent: Monday, July 16, 2018 10:42 PM

To: Leith, Carl <Carl.Leith@slcgov.com>; Amy Spencer <oneamyseven@gmail.com>

Subject: Fwd: 275 N Vine St

Carl,

This email appeared to be undelivered due to file size. I've attempted to shrink the size of the images.

Kelly

----- Forwarded message -----

From: Kelly Badger <kelly.badger@gmail.com>

Date: Mon, Jul 16, 2018 at 9:08 PM

Subject: Re: 275 N Vine St

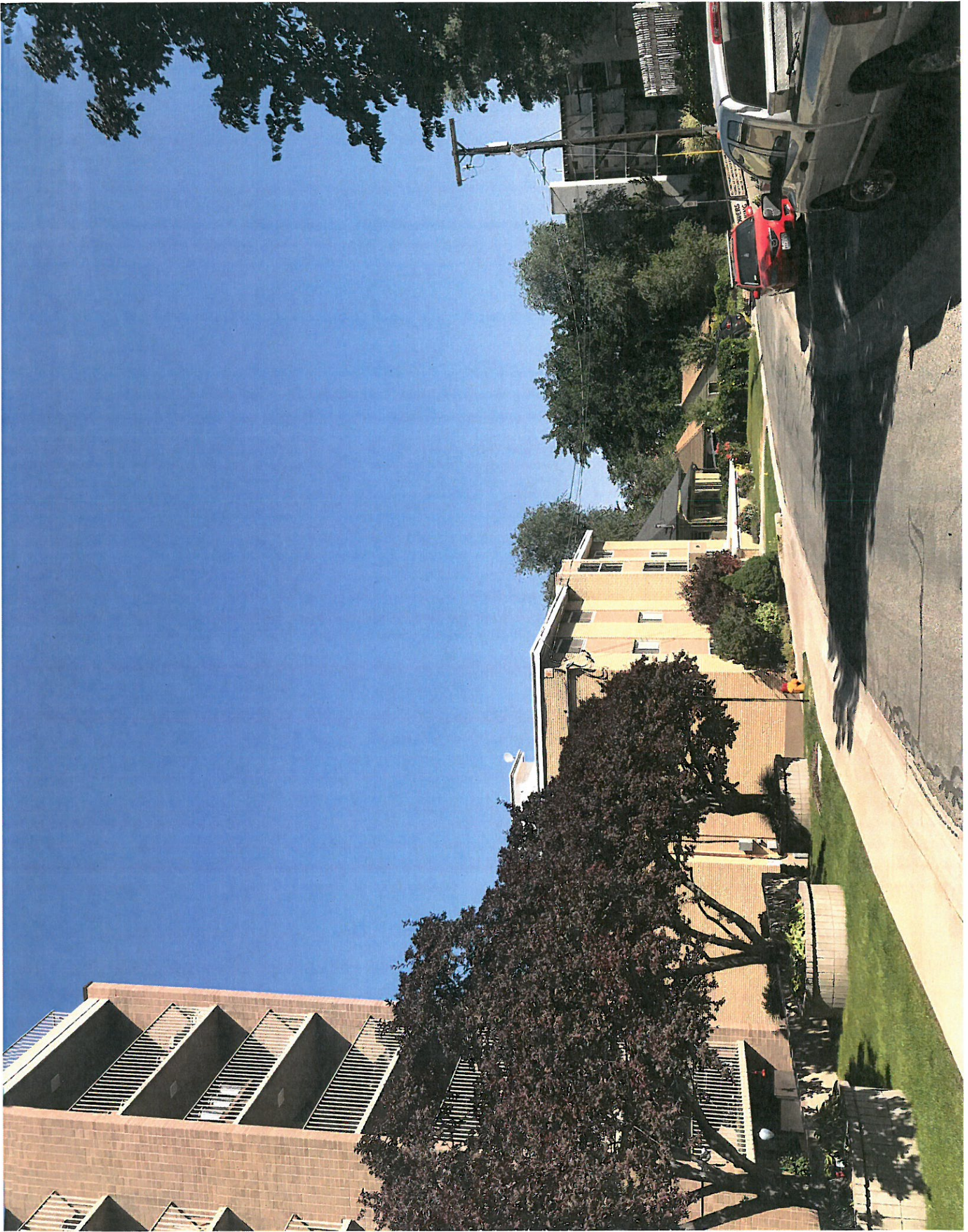
To: Leith, Carl <Carl.Leith@slcgov.com>

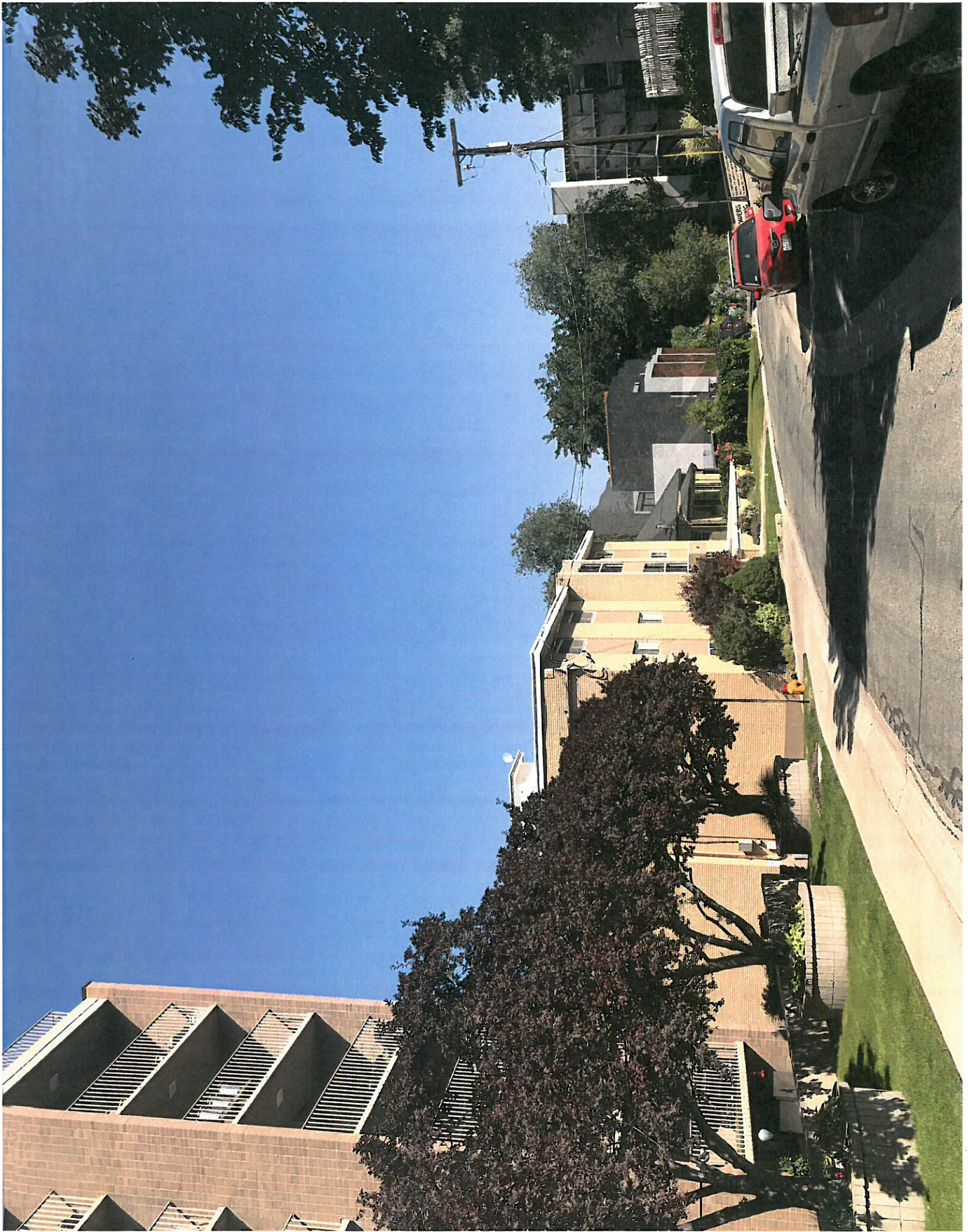
Cc: Amy Spencer <oneamyseven@gmail.com>

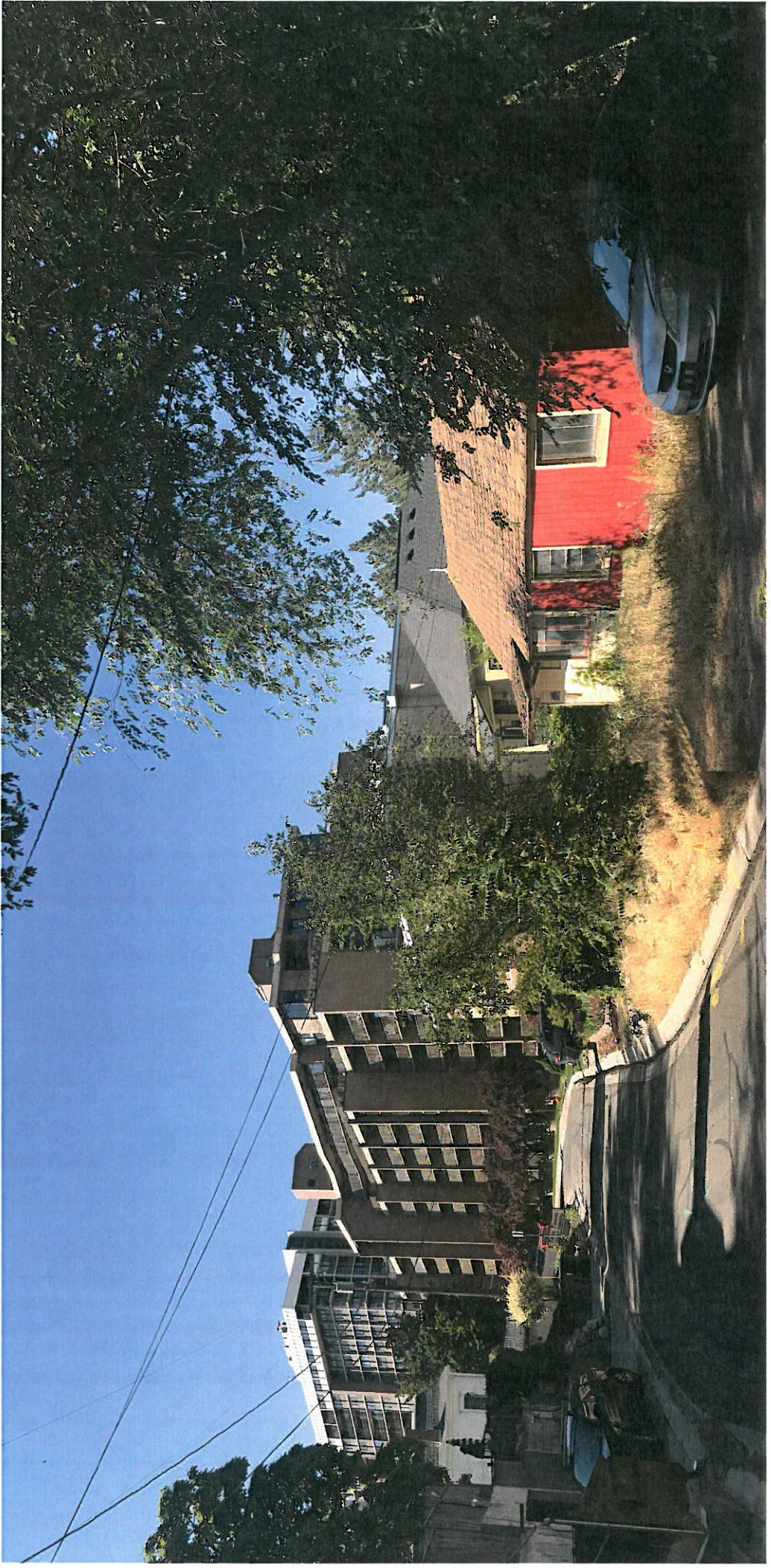
Much appreciated, Carl. I've rescheduled my other appointment so I will plan on being there Thursday.













Leith, Carl

From: Michelle MacDonnell <mmacdonnell@axisarchitects.com>
Sent: Wednesday, July 18, 2018 10:06 AM
To: Leith, Carl
Cc: Pierre Langue
Subject: RE: 275 N Vine St
Attachments: Existing Aerial View.png; Aerial View Siteplan Overlay.png

Good Morning Carl,

I overlaid our site plan onto an aerial view of the area. See attached.

Michelle MacDonnell
Project Coordinator

Axis Architects
927 South State Street
Salt Lake City, UT 84111
Tel: 801-355-3003
www.axisarchitects.com



From: Leith, Carl [mailto:Carl.Leith@slcgov.com]
Sent: Tuesday, July 17, 2018 4:50 PM
To: Michelle MacDonnell
Cc: Pierre Langue
Subject: RE: 275 N Vine St

Hi Michelle,

Thank you for the revised perspectives. I will ensure these are forwarded to the Commission for their review. I will also forward to Kelly Badger in answer to his previous points.

I wanted to check whether you are still providing a revised / additional site plan which would confirm the footprint of the buildings either side of your site? I think I understood from Pierre that you were working on that. I look forward to that when it is available.

Thanks again,

Carl

From: Michelle MacDonnell [<mailto:mmacdonnell@axisarchitects.com>]
Sent: Tuesday, July 17, 2018 4:29 PM
To: Leith, Carl <Carl.Leith@slcgov.com>
Cc: Pierre Langué <plangué@axisarchitects.com>
Subject: RE: 275 N Vine St

Good Afternoon Carl,

I have updated the perspectives based on Kelly's comments. The perspectives done for the resubmittal were manipulated because I thought it was requested to show the historic home next to the Vine Street townhomes. Due to the nature of the street I had merged multiple photos together, this warps the perspective, and although it was attempted to make the renderings as accurate as possible, that method of collage causes some distortions. In the new perspectives I didn't manipulate the background photo. In the shared folder there is one image for the original photo (designated with WO at the end), and the image with the Vine Street townhomes superimposed in the photo. Please find the images here:

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From: Leith, Carl [<mailto:Carl.Leith@slcgov.com>]
Sent: Tuesday, July 17, 2018 8:49 AM
To: Pierre Langué; Michelle MacDonnell
Subject: FW: 275 N Vine St

Pierre & Michelle,

I have received a further email from the adjacent owner which I wanted to draw to your attention. Please see correspondence below.





ATTACHMENT E: RMF-75 ZONING STANDARDS

Zoning Standards for RMF-75 (High Density Multi-Family Residential) District (21A.24.150)

Purpose Statement: The purpose of the RMF-75 High Density Multi-Family Residential District is to provide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) 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.

Standard	Existing/Proposed	Finding
Minimum Lot Area for Single Family Attached: 6000 SF	Existing 7565 SF	Complies - No Change
Minimum Lot Width: 56 Feet in Total (2 units attached) <ul style="list-style-type: none"> ▪ Min Lot Width Interior: 16 Feet ▪ Min Lot Width End Units: 20 Feet x 2 	Existing c.71 Feet Provided 18 Feet 2Ins Provided 21 Feet 4 Ins & 29 Feet 3 Ins	Complies - No Change Complies Complies Complies
Front Yard Setback: 15 Feet Interior Side Yard Setback: 4 Feet Rear Yard Setback: 25% Lot Depth (not exceed 30 Feet)	Provided 15 Feet Provided 4 & 11 Feet Provided 25%	Complies Complies Complies
Maximum Building Height: 75 Feet	Proposed: 45.6 Feet	Complies
Maximum Building Coverage: 60% 4539 SF	Proposed: 35%/2630 SF	Complies

ATTACHMENT F: STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

In considering an application for a Certificate of Appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions:

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

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction
<p><u>1. Settlement Patterns & Neighborhood Character</u> a. Block and Street Patterns The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan.</p>	<p>Settlement Patterns & Neighborhood Character Block, Street & Site Patterns - Design Objective The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</p> <p>12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following:</p> <ul style="list-style-type: none"> • Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block. • Reinstate sections of secondary street and/or alleys where these have been lost. • Design for the particular street patterns of e.g. Capitol Hill. • Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues. • Refer to the specific design guidelines for the historic district for additional details and considerations. <p>12.2 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced.</p> <ul style="list-style-type: none"> • Retain historic alignments and widths wherever possible. • Plan the site to avoid adversely affecting the historic integrity of this pattern. <p>12.3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.</p> <ul style="list-style-type: none"> • Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for: • Direct and quieter street frontage for smaller buildings. • Rear access to the property and to accessory buildings. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.

<p><u>1. Settlement Patterns & Neighborhood Character</u> b. Lot and Site Patterns The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p>	<p>12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate ‘fine grain’ of the neighborhood.</p> <ul style="list-style-type: none"> • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. <p>12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.
<p><u>1. Settlement Patterns & Neighborhood Character</u> c. The Public Realm The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p>	<p>The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>12.7 A building should engage with the street through a sequence of public to semi-private spaces.</p> <p>12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets.

<p><u>1. Settlement Patterns & Neighborhood Character</u> d. Building Placement Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p>	<p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. <p>12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. <p>12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. <p>12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:</p> <ul style="list-style-type: none"> • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. <p>12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.</p> <ul style="list-style-type: none"> • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV)
<p><u>1. Settlement Patterns & Neighborhood Character</u> e. Building Orientation The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none"> • See Guidelines for Sustainable Design (PART IV)

<p><u>2. Site Access, Parking & Services</u></p> <p>a. Site Access</p> <p>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian</p> <p>Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular</p> <p>Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p>	<p>Site Access, Parking & Services - Design Objective</p> <p>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.</p> <ul style="list-style-type: none"> • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. <p>12.18 Where the secondary street or alley network is available, rear public access should be retained and used.</p> <ul style="list-style-type: none"> • Residential access options to the site and building should be retained and/or maximized. • Alternative vehicular access from secondary streets and alleys should be retained and reused. <p>12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.</p> <p>12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage</p> <p>12.21 A vehicular access and drive should not be combined with a pedestrian access and entrance.</p> <ul style="list-style-type: none"> • Place vehicle access away from commercial uses such as cafe, restaurant or retail. <p>12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> • Avoid curb cuts and driveways close to street corners. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties.
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<p><u>2. Site Access, Parking & Services</u></p> <p>b. Site and Building Services and Utilities.</p> <p>Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>Site & Building Services & Utilities - Design Objective</p> <p>The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</p> <p>12.26 Utility areas and other ground level building services should be situated away from the frontage of the building.</p> <ul style="list-style-type: none"> • Screen from street views and adjacent buildings. • Integrate these facilities with the architecture of the building through design, color and the choice of materials. <p>12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.</p> <ul style="list-style-type: none"> • Locate the utility equipment within an architectural screen or dedicated housing. • Enclose the facility within a roof that is an integral part of the building. • Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets. • Finish to match the building where visibility might occur. <p>12.28 Mechanical services should be acoustically screened from nearby residential properties.</p> <ul style="list-style-type: none"> • Screening should be compatible with and also integrated into the design of the building. <p>12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.</p> <ul style="list-style-type: none"> • Avoid placing AC or other equipment in balcony spaces. <p>12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.</p> <ul style="list-style-type: none"> • Coordinate, group and screen from view where any might penetrate the facade. • Finish to match the facade color unless specifically designed as a detailed architectural embellishment. <p>12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way.</p> <ul style="list-style-type: none"> • Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.
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<p><u>3. Landscape and Lighting</u> a. Grading of Land The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p>12.32 The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.</p> <ul style="list-style-type: none"> • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. <p>12.33 Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.</p> <ul style="list-style-type: none"> • Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. <p>12.34 Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.</p> <ul style="list-style-type: none"> • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm.
<p><u>3. Landscape and Lighting</u> b. Landscape Structures Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p>12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.</p> <ul style="list-style-type: none"> • Design any seating as a creative element of the landscape design. • Low walls in the landscape design can provide the opportunity for integrated informal seating. • Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.

<p>3. Landscape and Lighting</p> <p>c. Lighting</p> <p>Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>Lighting - Design Objective</p> <p>External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.</p> <p>12.36 Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.</p> <ul style="list-style-type: none"> • Design to avoid light trespass beyond the area to be lit. • Design for creative and discrete task lighting. <p>12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.</p> <ul style="list-style-type: none"> • Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting. • Design building light fixtures for architectural quality and durability. • Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space. <p>12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.</p> <p>12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.</p> <ul style="list-style-type: none"> • Light specific design features. • Avoid light trespass and glare. <p>12.40 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.</p> <ul style="list-style-type: none"> • Plan and design supply runs at an early stage to avoid external surface conduit and equipment. • Conceal within, or integrate with, the design of the building. <p>12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.</p> <ul style="list-style-type: none"> • Use effective ‘cut-off’ shields to confine light spread. • Position light fittings to reduce public visibility. • Choose fittings and finishes that complement the design of the building.
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<p>4. Building Form and Scale a. Character of the Street Block The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>Building Form & Scale - Design Objective The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</p> <p>12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. <p>12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> • Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. <p>12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p> <p>12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. <p>12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.</p> <ul style="list-style-type: none"> • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above. • Express the ‘base’ for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials. • Design a distinct ‘foundation’ course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. • In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade.
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	<p>12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.</p> <ul style="list-style-type: none"> • This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting. • Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration. <p>Height - Design Objective The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</p> <p>12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. <p>12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.</p> <p>12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.</p> <ul style="list-style-type: none"> • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. <p>12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.</p> <p>12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.</p> <ul style="list-style-type: none"> • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. <p>Width - Design Objective The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</p> <p>12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. <p>12.54 The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.</p> <ul style="list-style-type: none"> • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building.
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	<ul style="list-style-type: none"> • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. <p>12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.</p> <ul style="list-style-type: none"> • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.
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<p>5. Building Character</p> <p>a. Façade Articulation and Proportion</p> <p>The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, façade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.</p> <p>(1) Rhythm of Openings</p> <p>The façades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(2) Proportion and Scale of Openings</p> <p>The façades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p>(3) Ratio of Wall to Openings</p> <p>Façades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(4) Balconies, Porches, and External Stairs</p> <p>The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>Façade Articulation, Proportion & Visual Emphasis - Design Objective</p> <p>The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the façades.</p> <p>12.56 Roof forms should reflect those seen traditionally in the block and within the historic district.</p> <ul style="list-style-type: none"> • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings. • Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. • Where it is expressed, roof pitch and form should be designed to relate to the context. • In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. • Consider roof profiles when planning the location and screening of rooftop utilities. <p>12.57 Overall façade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> • The “overall proportion” is the ratio of the width to the height of the building, especially the front façade. • The modulation and articulation of principal elements of a façade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions. <p>12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:</p> <ul style="list-style-type: none"> • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary façades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. <p>12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:</p> <ul style="list-style-type: none"> • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary façades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary façades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the façade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels.
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Solid to Void Ratio, Window Scale & Proportion - Design Objective

The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.

12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:

- Achieve a balance, avoiding areas of too much wall or too much window.
- Large surfaces of glass can be inappropriate in a context of smaller residential buildings.
- Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.
- Window mullions can reduce the apparent scale of a larger window.
- Window frame and mullion scale and profiles should be designed to equate with the composition.

12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.

Fenestration - Design Objective

The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.

12.62 Public and more important interior spaces should be planned and designed to face the street.

- Their fenestration pattern consequently becomes a significant design element of the primary facade/s.
- Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.

12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.

- Design for a similar scale of window and window spacing.
- Reflect characteristic window proportions, spacing and patterns.
- Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context.
- Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.
- Emphasize the fenestration pattern by distinct windows reveals.
- Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

Balconies & Entrance - Design Objective

The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.

12.64 Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.

- Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent.
- Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.
- Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.

	<ul style="list-style-type: none"> Select and design balcony materials and details as a distinct enrichment of the building facade/s. <p>12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> Design for greater stature to enhance visual focus, presence and emphasis. Design for a distinct identity, using different wall planes, materials, details, texture and color. Consider designing the name of the apartment building into the facade or the porch/stoop. <p>12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.</p>
<p><u>6. Building Materials, Elements and Detailing</u></p> <p>a. Materials Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p> <p>b. Materials on Street-facing Facades The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>	<p>Materials - Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p>12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p> <ul style="list-style-type: none"> This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. Creative design, based on analysis of the context, will be invaluable in these respects. <p>12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.</p> <ul style="list-style-type: none"> Use external materials of the quality, durability and character found within the historic district. <p>12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> Use brick and/or natural stone, in preference to less proven alternatives for these areas. Limit panel materials to upper levels and less public facades. Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. <p>12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> Avoid materials which merely create the superficial appearance of authentic, durable materials. The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

<p><u>6. Building Materials, Elements and Detailing</u></p> <p>c. Windows</p> <p>Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p>	<p>Windows - Design Objective</p> <p>The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.</p> <p>12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.</p> <ul style="list-style-type: none"> • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. <p>12.72 Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles. (PART I) <p>12.73 Window reveals should be a characteristic of masonry and most public facades.</p> <ul style="list-style-type: none"> • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. <p>12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).
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<p><u>6. Building Materials, Elements and Detailing</u></p> <p>d. Architectural Elements and Details</p> <p>The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>Details - Design Objective</p> <p>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</p> <p>12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.</p> <ul style="list-style-type: none"> • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. <p>12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. <p>12.77 Creative interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.
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<p>7. Signage Location Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.</p>	<p>Signs - Design Objective Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail.</p> <p>12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context.</p> <p>12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the ‘storefront’ and window design.</p> <ul style="list-style-type: none"> • See also the Design Guidelines for Signs in Historic Districts in Salt Lake City. • See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City. <p>12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms.</p> <p>12.81 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.</p> <ul style="list-style-type: none"> • Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s. • Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting. <p>12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.</p> <p>12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting.</p> <ul style="list-style-type: none"> • The light source should not be visible. • Internally illuminated lettering and sign boxes should be avoided. • Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in ‘halo’ form. • Banner or canopy signs are not characteristic and will not be appropriate. <p>12.84 Sign materials should be durable and of architectural quality to integrate with the building design.</p> <p>12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.</p> <p>12.86 Refer to the City’s Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.</p>
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ATTACHMENT G: STANDARDS, DESIGN GUIDELINES & EVALUATION OF NEW CONSTRUCTION

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

In considering an application for a Certificate of Appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions:

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

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Standard	Analysis	Finding
<p><u>1. Settlement Patterns & Neighborhood Character</u> a. Block and Street Patterns The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan.</p>	<p>MFDGs Design Objective - Block, Street & Site Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i></p> <p>There are no changes to the block and street pattern proposed by these applications.</p>	<p>Proposals do not relate to this standard.</p>
<p><u>1. Settlement Patterns & Neighborhood Character</u> b. Lot and Site Patterns The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p>	<p>MFDGs Design Objective - Block, Street & Site Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i></p> <p>The dimensions of the site in the RMF-75 zone provide for the development as proposed. The construction of three single family attached dwellings will however require the subdivision of the lot. This will be the subject of a separate application process.</p>	<p>Future subdivision of the lot will be required under a separate application process.</p>

<p><u>1. Settlement Patterns & Neighborhood Character</u> c. The Public Realm The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p>	<p>MFDGs Design Objective – The Public Realm <i>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</i></p> <p>The proposal is for three attached townhomes situated in a staggered formation facing onto Vine Street. The structure will rise to three stories facing Vine street, and utilizing the site topography, achieves an extra level for garage and parking access to the rear. The Vine Street context is primarily defined by substantial apartment buildings rising from an immediate context of 3 and 4 stories through to 12 and 13 stories to the south. The proposed development reflects a height and scale characteristic of the lower buildings in the context, excepting the adjacent 1 to 2 story single family house. The massing of the structure steps down in several levels toward the rear which would help to reduce the impact of the disparity in height. The depth of front yard proposed is reflective of the variable setbacks along the street occasioned by the street alignment and building scale. The definition of public to private space and the redesign of the front yard should redefine and enhance the character of the context.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>1. Settlement Patterns & Neighborhood Character</u> d. Building Placement Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site’s period of significance.</p>	<p>MFDGs Design Objective – Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i></p> <p>Building depth and setback pattern, and the general settlement pattern, in this context varies considerably. The proposed development would not depart from the spectrum currently established. At the same time the configuration of the units, which step back incrementally in an arrangement generally reflecting the alignment of the street frontage, would help to re-establish a building frontage to better define the west side of the street. The proposed definition and progression of open space fronting the development should both address and engage with the street in a more positive manner. Placing the building closer to the north side of the site, with drive access along the south side, would also reduce the impact of the increased height alongside the adjacent house. The drive affords access to garage space to the rear of the building thus avoiding this impact upon the street frontage.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>1. Settlement Patterns & Neighborhood Character</u> e. Building Orientation The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p>MFDGs Design Objective – Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i></p> <p>The proposed development, in the form of three attached units, is oriented to face Vine Street. Each dwelling would have a primary elevated doorway facing the street, introduced by an individual walkway and entrance steps. The orientation and configuration is emphasized by incrementally stepping back the façade of each townhouse from south to north. At the same time the configuration, staggered position, and strongly defined two story front ‘porch’ expression, help to create a strong vertical visual emphasis in turn helping to reduce the apparent scale of the development.</p>	<p>Proposals would accord with the objectives of this standard.</p>

<p><u>2. Site Access, Parking & Services</u> a. Site Access The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p>	<p>MFDGs Design Objective – Site Access, Parking & Services <i>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</i></p> <p>Each dwelling unit would have its own direct pedestrian walkway to a street facing front door. These are distinct from the vehicle access drive running along the south side of the building, providing garage access to the rear on the west side of the units.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>2. Site Access, Parking & Services</u> b. Site and Building Services and Utilities. Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>MFDGs Design Objective – Site & Building Services & Utilities <i>The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</i></p> <p>Application materials do not identify any site or building services visible from the public way.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>3. Landscape and Lighting</u> a. Grading of Land The site’s landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>MFDGs Design Objective – Front Yard Landscape <i>The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</i></p> <p>The generally level front yard area is proposed as a cohesive open space providing individual personal access to each townhouse unit. The arrangement should enhance the historic context in this somewhat disparate development setting.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>3. Landscape and Lighting</u> b. Landscape Structures Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>MFDGs Design Objective – Front Yard Landscape <i>The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</i></p> <p>No conflict is identified between landscape features and the character of the historic context or block face.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>3. Landscape and Lighting</u> c. Lighting Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>MFDGs Design Objective – Landscape & Lighting <i>External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.</i></p> <p>No specific lighting proposals are called out in the current application materials, with lighting assumed to be discrete to each dwelling unit.</p>	<p>To the extent that information is available the proposals would accord with the objectives of this standard.</p>

<p>4. Building Form and Scale a. Character of the Street Block The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p>(2) Width The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>MFDGs Design Objective - Building Form & Scale <i>The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</i></p> <p>MFDGs Design Objective - Height <i>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i></p> <p>MFDGs Design Objective - Width <i>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i></p> <p>The context on Vine Street is predominantly one of multi-story multi-family buildings varying from 3 to 13 stories. The immediate setting ranges from one story to three stories to four stories in height.</p> <p>The proposed development is three stories in height facing Vine Street and generally equates with this immediate height and scale. The front façade design is defined by a two story ‘projecting’ front porch element, with the top story stepping back approximately three feet thus presenting a two story base element, helping to reduce the apparent height of the building.</p> <p>The townhouses are defined individually, with each unit articulated on an individual façade plane, thus subdividing the street façade into three equal components. The modulation would effectively reduce the apparent scale of the building in terms of the expression of width.</p> <p>In massing terms the sequential rhythm of the incremental step back of the street façade combines with a terraced profile to the rear creating several levels of outdoor terrace or balcony to gradually reduce the overall height and scale towards the rear building. This, combined with modeling and change in materials on the side façade, would help to soften the impact upon the smaller scale residence to the south.</p> <p>The dwelling units have a roof top open terrace space which would be accessed from an enclosed stairway. The flat roof form is characteristic of most buildings in this context. The punctuation provided by the stair enclosures would contribute to the visual interest of the massing and roof profile.</p>	<p>Proposals would accord with the objectives of this standard.</p>
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<p>5. Building Character a. Façade Articulation and Proportion The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.</p> <p>(1) Rhythm of Openings The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(2) Proportion and Scale of Openings The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p>(3) Ratio of Wall to Openings Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(4) Balconies, Porches, and External Stairs The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>MFDGs Design Objective - Façade Articulation, Proportion & Visual Emphasis <i>The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.</i></p> <p>MFDGs Design Objective - Solid to Void Ratio, Window Scale & Proportion <i>The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.</i></p> <p>MFDGs Design Objective - Fenestration <i>The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.</i></p> <p>MFDGs Design Objective - Balconies & Entrance <i>The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.</i></p> <p>The composition of the street façade of the building, subdivided into three distinct building facades, and coupled with strongly defined two story ‘porches’, creates a well-defined vertical proportion, rhythm and visual emphasis. The articulation effectively reduces the apparent scale of the development, creating more of a sense of human scale.</p> <p>The historic context has little consistency in terms of character, solid to void ratio and window scale and proportions. The window area, proportion and the overall solid to void ratio proposed is distinct from its immediate single family setting and begins to equate with the open balcony and glazing arrangement of apartment buildings to the south. The deep framework provided for the two story porch elements effectively encloses the extensive glazing to the two lower floors of each unit. It also tends to create a vertical proportion in the definition of the two story windows, described in the application as a contemporary interpretation of a traditional porch. These porches have been redesigned to create semi public/private space which would readily engage with the public realm. Vertical window proportion is counter-balanced by narrow horizontal window proportion for the top floor and side facades, addressing requirements of privacy in terms of internal use and neighboring proximity.</p> <p>The massing of the proposed building, stepping back in three distinct street façade planes, and then stepping back in a terrace of floors to the rear, employs the front porch modeling and definition to reduce the apparent scale facing the street in this context. The design composition also counter-balances recessed glazing with brick facade and upper floor, each with a ‘hole in the wall’ fenestration which has more of an immediate affinity with its adjacent neighboring residence. In combination, the fenestration pattern and front porch elements help to create a degree of compatibility with both extremes of the development spectrum in this context.</p>	<p>Proposals would accord with the objectives of this standard.</p>
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<p><u>6. Building Materials, Elements and Detailing</u> a. Materials Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character. b. Materials on Street-facing Facades The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>	<p>MFDGs Design Objective - Materials <i>The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</i></p> <p>The primary materials proposed focus upon dark brickwork and a contrasting white stucco. These are ‘softened’ by the use of the stained wood cladding in returns to sections of the rear facades and the front porch elements. The former two reflect characteristics of the context while the latter introduces a further more contemporary finish and detail. The objective of reflecting the historical sequence while achieving a sense of human scale and interest.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>6. Building Materials, Elements and Detailing</u> c. Windows Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p>	<p>MFDGs Design Objective - Windows <i>The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.</i></p> <p>The form and design of the windows proposed straddles the challenging objective of achieving some compatibility within this extremely variable context. While it can and has been argued that the proposed composition is ‘not incompatible’, the design approach also achieves a measure of success in terms of relating to architectural forms within this spectrum. The windows as proposed help to define both proportion, detail and visual interest in establishing a contemporary design affinity with this setting.</p>	<p>Proposals would accord with the objectives of this standard.</p>
<p><u>6. Building Materials, Elements and Detailing</u> d. Architectural Elements and Details The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>MFDGs Design Objective – Architectural Elements & Details <i>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</i></p> <p>Architectural detail will be a factor of exterior materials, window and door design, as well as architectural metalwork and privacy screening. The primary elements and detailing are likely to reinforce the contemporary design idiom within an architectural composition which should contribute to the visual and historic character of this context.</p>	<p>Proposals would accord with the objectives of this standard.</p>

<p><u>7. Signage Location</u> Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.</p>	<p>MFDGs Design Objective - Signs <i>Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail.</i></p> <p>No signage is proposed in this development.</p>	<p>No signs proposed.</p>
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ATTACHMENT H: PUBLIC PROCESS AND DEPARTMENT REVIEW COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on July 5, 2018
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 5, 2018
- Site notice posted on July 3, 2018

Public Inquiries

At the time of the publication of this report no inquiries or comments have been received from the public relating to these application.

DEVELOPMENT REVIEW TEAM COMMENTS 3/20/18 - Attached

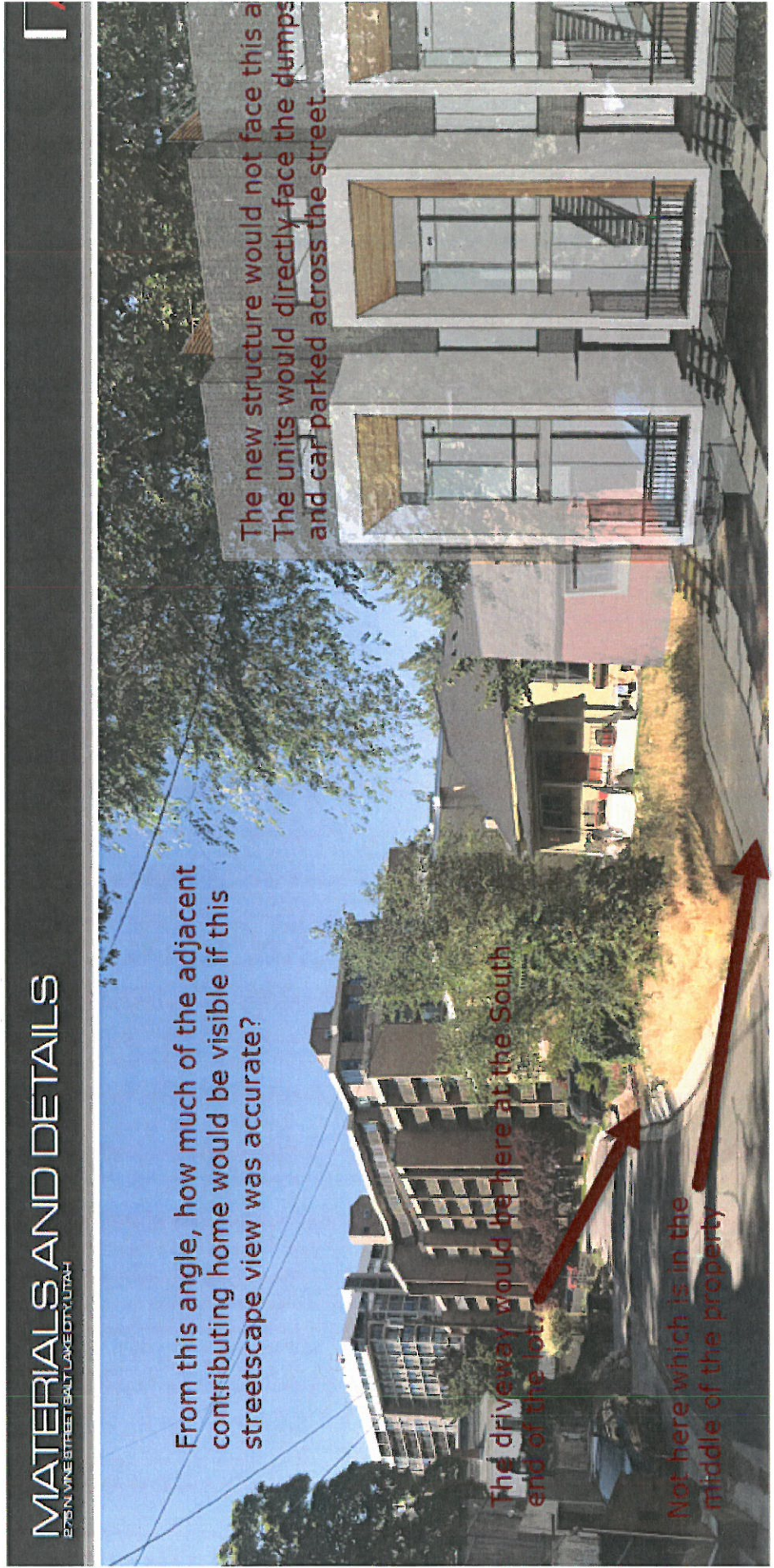
TRANSPORTATION DIVISION COMMENTS 5/25/18 - No Issues Identified

FIRE DEPARTMENT COMMENTS 5/25/18 - Potential Fire Code Issues to be Resolved - Attached

Leith, Carl

From: Kelly Badger <kelly.badger@gmail.com>
Sent: Sunday, July 15, 2018 9:08 PM
To: Leith, Carl; Amy Spencer
Subject: Re: 275 N Vine St

Carl, I don't think this image was correctly attached to the last email.



On Sun, Jul 15, 2018 at 3:56 PM Kelly Badger <kelly.badger@gmail.com> wrote:
Carl,

I downloaded and went through the [staff memo](#) for the upcoming meeting this week and have a few questions for you about it.

The portion of the updated report I was most interested in was: *"To illustrate the relationship of the proposal with its context, following previous Commission and public comment, the applicant has supplemented earlier application material to include a more detailed full streetscape elevation plus perspective views from the north and from the south, setting the proposals into the current streetscape."*

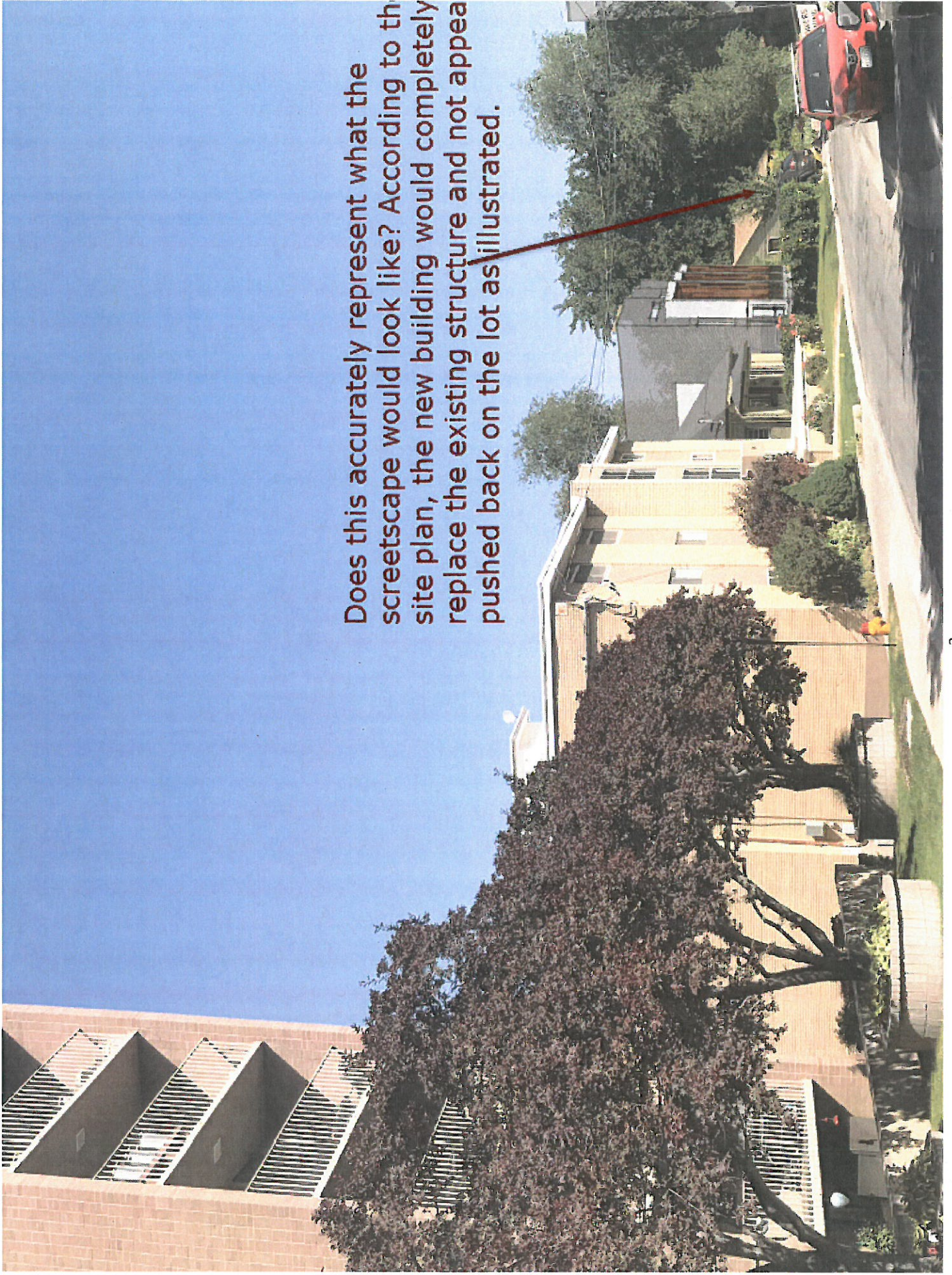
Upon review of the new perspective views from the north and south that were provided, they appear to inaccurately represent new structure's impact on the streetscape:

- In the North to South view image included below, the provided image shows the proposed driveway in the center of the lot, not at the South end where it would be. In addition, the new structure would not face the angle that has been presented, it would face the dumpster and car across the street. If the image were to scale and positioned correctly, how much of our home would be visible from this position on the street?
- In the South to North view image included below, the new structure appears to be situated further back on the lot that it would be. You can still clearly see the current home in the image which, according to site plan, would be completely replaced by the new building.
- For comparison, three years ago when a single-family home was proposed to be built on the lot (image included below), much more attention given to the size impact the new structure would next to our home. This time around, these views are a glaring omission.

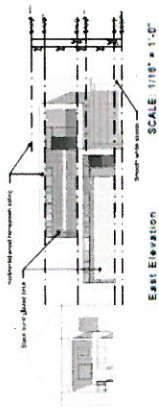
Can the new report include corrected and accurate images prior to this week's meeting? If not, how will this be handled by the commission? I believe the commission should be provided accurate information in order for its members to make sound, informed decisions.

Lastly, at what point will my concerns about my home's foundation and a barrier wall be addressed? In last month's meeting, one of the commission members asked if there would be a wall installed next to the driveway and the applicant indicated that there would be a fence. As I've stated in the past, with the driveway being on a slope, a fence will not adequately protect our home from a car sliding on a snow-covered driveway.

Thank you and I look forward to your reply,
Kelly



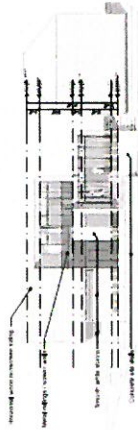
Does this accurately represent what the streetscape would look like? According to the site plan, the new building would completely replace the existing structure and not appear pushed back on the lot as illustrated.



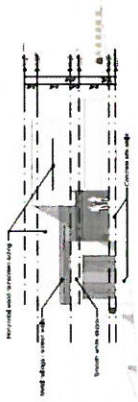
East Elevation
SCALE 1/8" = 1'-0"



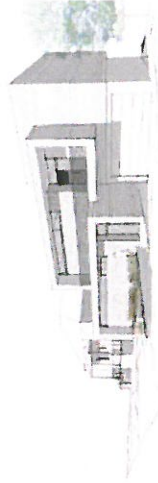
North Elevation
SCALE 1/8" = 1'-0"



West Elevation
SCALE 1/8" = 1'-0"



South Elevation
SCALE 1/8" = 1'-0"



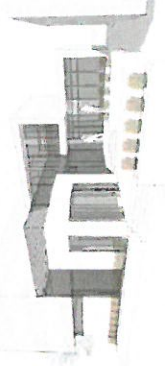
Concept Rendering - From Vine St.



Concept Rendering - From Vine St.



Concept Rendering - Northeast corner



Concept Rendering - Back Patio and Deck

SPECTOR RESIDENCE
 275 N. VINE STREET SALT LAKE CITY, Utah
 H/C DEMOLITION AND NEW CONSTRUCTION SUBMITTAL 4.21.2015
 SPARANO + MOONEY ARCHITECTURE

Leith, Carl

From: Kelly Badger <kelly.badger@gmail.com>
Sent: Monday, July 16, 2018 10:42 PM
To: Leith, Carl; Amy Spencer
Subject: Fwd: 275 N Vine St

Carl,

This email appeared to be undelivered due to file size. I've attempted to shrink the size of the images.

Kelly

----- Forwarded message -----
From: Kelly Badger <kelly.badger@gmail.com>
Date: Mon, Jul 16, 2018 at 9:08 PM
Subject: Re: 275 N Vine St
To: Leith, Carl <Carl.Leith@slcgov.com>
Cc: Amy Spencer <oneamyseven@gmail.com>

Much appreciated, Carl. I've rescheduled my other appointment so I will plan on being there Thursday.

When I got home from work, I went outside to take a photo in an attempt to emulate the perspective used in their North to South shot. While far from perfect (I had to use the panorama setting on my camera), it provides an example of how the street looks from this angle. I'm not how they came up with the perspective they did, but you can see the inaccuracies between the two.



I also spent some time tonight looking at the North side of our home and would like to expand on my concern regarding the barrier wall and driveway. To reiterate, the applicant said there "would be a fence" between lots and I thought more would be necessary to prevent a car sliding on snow from hitting our house. I'm including one additional photo of the North side of our home to be used as reference (including a crudely drawn approximation of where the property line might be).

The North side of our home sits approximately 2-feet from the property line (the house predates the 4-foot setback rule). So, for example, if a 6-foot tall barrier is installed to protect our home from a sliding car, would it be done 2 feet from our house? If so, that means access to the North side of our home would be extremely limited and any home maintenance (e.g. window cleaning/repair, brick/foundation repair, room for a ladder to reach the

main level, etc.) would have to be accomplished in a 2-foot space. Furthermore, a 6-foot barrier would also block a considerable amount of light from the two North-facing windows in our basement.

Lastly, while the proposal to move the driveway to the South end of the lot may provide an additional 6-foot of space between our home and the new structure, it also means we will now have six cars coming in and out of the new driveway throughout the day, very close to our home. In addition to the above concerns, it will also bring additional noise. The five old single-pane windows on the North side of our home won't come close to blocking the sound of the cars like the windows in the new building will.

For these reasons, I'm currently opposed to having the driveway moved to the South end of the lot and urge those on the commission to take these concerns into consideration prior to a final decision. I can't imagine many people would like to have a driveway supporting 3 town homes installed 2-feet from their contributing historical house in a district aimed at preserving the historical nature of the neighborhoods.



Thanks, Carl. Feel free to share these concerns with the necessary parties.

Kelly

On Mon, Jul 16, 2018 at 10:52 AM Leith, Carl <Carl.Leith@slcgov.com> wrote:

Thanks Kelly. I will forward to the Applicant along with staff thoughts, and also to the Commission.

I hope you are able to attend on the night, but I know how these things can inconveniently coincide. There would normally be a draft set of minutes of any meeting a week or two after the meeting date, although those would remain "draft" until Commission approval, normally at the next formal meeting (currently scheduled for August 2). Given the short gap between the two meetings, assume that a draft may be available about a week in advance of the next meeting – I can forward a copy of the draft if helpful. There should also be the video record of the meeting – with a bit of prompting our IMS folks here, that should be accessible within a week or so of the previous meeting.

Do let me know if any other points arise. I will certainly be back in touch if we receive any additional or revised information.

Thanks,

Carl

From: Kelly Badger [mailto:kelly.badger@gmail.com]

Sent: Monday, July 16, 2018 10:37 AM

To: Leith, Carl <Carl.Leith@slcgov.com>

Cc: Amy Spencer <oneamyseven@gmail.com>

Subject: Re: [275 N Vine St](#)

Carl,

Thank you for getting back to me so quickly. You're welcome to share the information I provided with the applicant and commission -- thank you for doing so.

We will try to make the meeting on Thursday however I have a prior engagement that I will possibly have to reschedule in order to make it. If we aren't able to attend, how quickly will the meeting minutes be available? If I have any other questions or concerns come up prior to the meeting, I'll be sure to send them your way.

Thanks,

Kelly

On Mon, Jul 16, 2018 at 9:25 AM Leith, Carl <Carl.Leith@slegov.com> wrote:

Good Morning Kelly & Amy,

Thank you for your review of the staff Memo and your observations and questions. With your permission I can share those with the Applicant, emphasizing the points you make. I will also, again with your permission, forward your review points and questions through to the Commission. At this point we have posted the Staff Memo so that cannot be altered, but any additional or revised information received from the Applicant in response to your observations and concerns would be forwarded on to the Commission. The points you raise will certainly be addressed by the Commission on the evening, including the matter of a boundary wall in relation to your vehicular concerns. I can also draw specific attention to your concerns relating to the potential effect upon existing foundations. While that matter may fall outside the direct responsibilities of the Historic Landmark Commission, the profile attached to the point of concern should be available to our Building Control reviewers in their detailed scrutiny of Building Permit requirements.

Leith, Carl

From: Holly Rowe <sportsiren@comcast.net>
Sent: Tuesday, July 17, 2018 1:04 PM
To: Leith, Carl
Subject: Case number PLNHLC2018-00219

Dear Carl. I am out of town and will be unable to be present for this hearing on this proposed project. Please enter the following on my behalf.

As a resident and homeowner just below this proposed project, I absolutely oppose this.

Our street has been under construction for the past THREE years due to an invasive and ruinous housing project that has been a nightmare. Now you are proposing to continue this disruption. We have been subjected to road closures, shifting foundations and sidewalks, flooding pipes, broken walls and all kinds of problems as a large condo unit dug in to the side of our supporting hill.

Any demolition and digging on the back side of our units and that same hill will continue this moving earth and destabilization of our property.

We have suffered enough for YEARS. This has to stop. These projects are destabilizing our property, damaging our homes, and ruining our daily quality of life. The planning director is not factoring in the value of our property and how these projects are affecting the land our homes sit on, on this steep incline. Any further excavation and demolition on this hill will adversely affect the land our homes sit on. We have suffered enough from these poorly researched and approved projects surround our property.

Holly Rowe
252 N Almond Street
SLC UT 84103
Sportsiren@comcast.net

Sent from my iPad



Work Flow History Report

275 N VINE St

DRT2018-00068

Project: Vine Street Townhomes

Project Description: 3:30PM; Three townhomes.

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

Date	Task/Inspection	Status/Result	Action By
3/20/2018	Application Acceptance	Accepted	Robinson, DeeDee
<u>COMMENTS</u>			
3/20/2018	Engineering Review	Comments	Hwang, Chien
<u>COMMENTS</u>			
Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Subdivision or Condominium plat required. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. Contact Chien Hwang @ 801-535-6242 for Permit information.			
3/20/2018	Public Utilities Review	Comments	Schumacher, Kristeen
<u>COMMENTS</u>			
Public Utility permit, connection, survey, and inspection fees will apply. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. All utilities must be separated by a minimum of 3 feet horizontally and 18" vertically. Water and sewer lines require 10 feet minimum horizontal separation. Property is served by a 4" water main in Vine Street. There is an existing ¾" service to the existing home. Existing service must be killed at the water main per SLCPU standards. One culinary water meter and one fire line are permitted per parcel. Each service must have a separate tap to the main. Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered with the 4" main, then a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate. Property is served by an existing 8" sewer main in Vine Street. There is an existing lateral from the home that will need capped and plugged at the sewer main per SLCPU standards. New laterals will be allowed from each unit. Stormwater must be collected and routed to the roadway via driveways or retained on site. Stormwater cannot discharge across property lines or public sidewalks. Plans must show how site is graded and how site drainage is addressed.			
3/20/2018	Transportation Review	Comments	Barry, Michael
<u>COMMENTS</u>			
Proposed townhomes. Maximum driveway slope is 16% average. References to General parking regulations are provided below ***** Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • Change in Use (21A.44.010.C) • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces allowed (21A.44.030.H) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf . Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 email: michael.barry@slcgov.com			
3/20/2018	Zoning Review	Comments	Brown, Ken
<u>COMMENTS</u>			
RMF-75 Zoning District / Groundwater Source Protection Overlay / Capitol Hill Historic District / Surface Fault Rupture Special Study Area - Demolish existing house and construct three (3) single family attached dwellings. 3 stories each plus basement with garage. Garages (at basement level) to be accessed via a concrete driveway to the rear. • This proposal requires subdivision of the property into three (3) separate lots. The subdivision process is to be initiated with the Planning Desk in the Building Permits Office or from the planning website. • This property lies within a seismic special study area and requires a site specific Natural Hazards Report that shows the building will not be built over a fault line. • Any public way encroachments will need to be discussed with the SLC Real Property Div. in Room #425 at 451 S. State St. 801-535-7133. • The demolition of the existing structure will need to be reviewed by the Planning Div. and separate demolition permit issued (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. • This proposal will need to be discussed with the building code personnel in Room #215. • A Certified Address for each dwelling is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. • See 21A.24 for general and specific regulations of the RMF-75 zoning district and including minimum lot area and lot width. • See 21A.34 for overlay district regulations. • See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes. • See 21A.44 for parking and maneuvering. • Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry. • See 21A.48 for landscaping and including removal/protection of private property trees. Ken Brown Senior Development Review Planner 801-535-6179 email: ken.brown@slcgov.com			

3/21/2018	Closure	Emailed Notes to Applicant	Robinson, DeeDee
<u>COMMENTS</u>			
3/21/2018	Economic Development	Comments	Ott, George
<u>COMMENTS</u>			
Please contact me with any additional questions george.ott@slcgov.com			
3/21/2018	Fire Review	No Comments Received	Robinson, DeeDee
<u>COMMENTS</u>			

Carl,

Regarding the above caption the information which is about to be given may or may not apply since complete plans have not been reviewed. I will give some of the code sections which are to be applied. I am assuming that the project will be constructed by use of the International Residential Code. If my assumption is correct we will apply Section 102.5 of the International Fire Code.

[A] 102.5 Application of residential code.

Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 1.3. There are not more than two Group R-3 or Group U occupancies.

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.7 Grade.

The grade of the fire apparatus access road shall be within (10%) the limits established by the fire code official based on the fire department's apparatus.

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as

measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

D104.1 Buildings exceeding three stories or 30 feet in height.
Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

As you can see by the list of code sections above there are questionable items regarding the proposed project. A few of them are the width of the street, location of the existing fire hydrant, the roof deck and possible height of the building which drives the aerial apparatus access. Only having one fire department access road when the project may have the requirements of two fire department access roads, one of which is required to be an aerial apparatus access road.

If you have any questions regarding the above items or any other concerns in the future please feel free to contact us.

Sincerely,

EDWARD P. "TED" ITCHON
Fire Protection Engineer

BUILDING SERVICES DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION
TEL 801-535-6636
FAX 801-535-7750