



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: January 3, 2019
Re: **PLNHLC2017-00696 Twin Home Development at approximately 578 and 610 N. West Capitol Street**
PLNHLC2018-00930 Special Exceptions in SR-1A Zone District

PROPERTY ADDRESS: 578 and 610 N. West Capitol Street
PARCEL ID: 0836230026 & 0836230016
HISTORIC DISTRICT: Capitol Hill Historic District
ZONING DISTRICT: H Historic Preservation Overlay District. SR-1A (Special Development Pattern Residential District)
MASTER PLAN: Capitol Hill Master Plan, Community Preservation Plan
DESIGN GUIDELINES: Preservation Handbook and Residential Design Guidelines
Design Guidelines for Historic Apartment & Multifamily Buildings

REQUEST: Twin Home Development at approximately 578 and 610 N. West Capitol Street –
Dustin Holt, DB Urban Communities, is requesting approval from the City for the construction of 12 twin homes, and associated Special Exception approvals, on a steeply sloping site which fronts Darwin Street to the east and West Capitol Street to the west. The development site consists of two distinct parcels. The development will require a subdivision of this site which will be the subject of a separate application. The site falls within the Capitol Hill District and is zoned SR-1A (Special Development Pattern Residential).

- a. New Construction of 12 twin home dwellings. Case number: **PLNHLC2017-00696**
- b. Special Exceptions sought in SR-1A Zone District. Case number: **PLNHLC2018-00930**
 - i. Building Height – Several buildings exceed the maximum building height - ranging from 1 ft to 8 ft.
 - ii. Wall Height – Several buildings exceed the maximum wall height – ranging from 2 ft to 8 ft.
 - iii. Setbacks – A reduced side yard setback of 5 ft is sought for five lots.
 - iv. Grading – Several buildings would require grading in excess of 4 ft.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, Staff recommends that the Commission approve the application for a Certificate of Appropriateness for the construction of 12 twin-home dwellings (PLNHLC2017-00696) and approve the Special Exception requests (PLNHLC2018-00930) associated with these proposals, with the following conditions to complete this Certificate of Appropriateness application:

1. That a detailed site and landscape plan, to include access driveways, paving and soft landscaping, is submitted for approval.
2. That specific floor plans for each of the building types are submitted for approval.
3. That design revisions and refinements as identified by the Commission are submitted for approval.
4. That detailed specifications and samples of the materials are submitted for approval.
5. That approval of the above and all other details is delegated to Staff.

The Proposed Development & Site

The petition is for the construction of 12 residences arranged as 6 twin-home buildings on a 1.4 acre steeply sloping site between N. West Capitol Street and N. Darwin Street. This is currently a vacant site and lies within the SR-1A Special Pattern Residential District and the H Historic Preservation Overlay for the Capitol Hill Historic District. As proposed, the development site comprises two distinct lots which are not quite contiguous. Four of the buildings, comprising eight of the residential units, would have direct public and vehicular access from Darwin Street. The other two buildings, comprising four residential units, would have separate access from West Capitol Street.

Due in part to the challenging topography of this site, with a change in elevation of around 60 ft between West Capitol Street and Darwin Street, many of the proposed buildings will require special exception approval for building height, wall height, side yard setbacks and site grading. The accompanying Special Exception application itemizes these variations from the SR-1A standards. Refer to Attachment E to this report.

Recent Background

The Historic Landmark Commission will recall that a development proposal for this site was presented for discussion with the Commission at a work session on January 4, 2018. That proposal was for seven buildings comprising 14 twin home units, with the majority accessed from a private road crossing the site. No recommendation or decision on the development was made at that meeting, with the principal points of discussion summarized below. The Staff Memorandum for that work session and the Minutes of that meeting can however be reviewed via the following links.

<http://www.slcdocs.com/Planning/HLC/2018/696.pdf>
<http://www.slcdocs.com/Planning/HLC/2018/14min.pdf>

As previously proposed, the development required Planned Development due to the number of units and residential units not facing a public street, and Preliminary Plat approvals. The Planned Development and subdivision applications were reviewed at a public hearing by the Planning Commission on May 23, 2018. The Commission voted to table the applications seeking additional information on compatibility, traffic generation and traffic impact. The Staff Report to this meeting and the Minutes of the meeting can be reviewed via the following links.

<http://www.slcdocs.com/Planning/Planning%20Commission/2018/00179.pdf>
<http://www.slcdocs.com/Planning/Planning%20Commission/2018/0523min.pdf>

The Planning Commission subsequently approved the 14 unit development proposal at their meeting on June 13, 2018. The Staff Report to this meeting and the Minutes of the meeting can be reviewed via the following links.

<http://www.slcdocs.com/Planning/Planning%20Commission/2018/0613Memo.pdf>
<http://www.slcdocs.com/Planning/Planning%20Commission/2018/0613min.pdf>

An application (PLNAPP2018-00480) appealing the Planning Commission decision was submitted by neighboring owners on June 26, 2018. This appeal application is currently still pending.

Upon further consideration, and in consultations with neighboring owners, the applicants have revised the proposal, resulting in the current layout and design before you now for review and approval. The principal changes to the development include reducing the development density to twelve twin-homes arranged in six buildings, the elimination of any private access road, and the reconfiguration of the site layout to place four of the buildings, eight twin home units, directly facing Darwin Street. The area of the development site within the SR-1A zone provides capacity for this number of units and lots. Since a Planned Development application and approval is

no longer required, any variation in building setbacks, form and height from the standard SR-1A zoning dimensional requirements are now covered by the accompanying Special Exception application.

Previous Historic Landmark Commission Discussion – January 2018

The main discussion points from the Historic Landmark Commission’s Work Session review in January 2018 are summarized below (see Minutes of previous HLC meeting). Those directly relating to the previously proposed private road or the Planned Development application, neither now proposed, are **grayed out** in a separate list, retaining the reference but maintaining discussion continuity.

- The requested setbacks for the proposal.
- Commission stated they were concerned a wide variety in architectural character would not be achieved with the basic design of the buildings.
- There needed to be greater expression in the details of the buildings.
- Willing to work with the Applicant to shift the buildings to allow for the distinctive expression of each building.
- Willing to push the setbacks to integrate the variety and buildings to fit the area.
- Looking for fourteen individual looks and not seven.
- The setbacks need to be considered building by building to address the surrounding structures.
- Show the context of the site as best possible to help the Commission see how the buildings would affect their surroundings.
- It would be difficult for the proposal to not stick out when it should blend in with the area.
- The relationship of the proposal to the homes on West Capitol.
- The connectivity of the project to the neighborhood that would give it a walkable feel.
- The proposed roof heights and where additional height may be requested.
- If the proposal was too dense for the site.
- The ways further development would better help the buildings fit the site and neighborhood.
- The parking for the proposal.
- What could be constructed on the property without going through the planned development process?
- The eclectic nature of the area.
- If all of the units should have two car garages.
- The way the structures fight the grade and address the streets.
- If single family homes would be a better solution for the site.
- If the Planning Director had reviewed the subdivision.
- May have an issue with twin homes due to the massing.
- The time frame for the proposal.

Previous Planned Development & Internal Roadway Discussion Points

- Building number fifteen, its shape and number of units.
- If the roadway would be private.
- The easements for the neighboring roadway.
- If roads could be in a required front yard.
- The approval process for each aspect of the proposal, including the Planned Development process.

Capitol Hill Context

The development site is roughly ‘U’ shaped and lies between West Capitol and Darwin Streets on the eastern edge of the Capitol Hill Historic District. The setting is primarily of single family residential scale and character, although there are several multifamily buildings interspersed through this development pattern. The individual lots in this general context of Capitol Hill tend to be deep, narrow fronted and parallel to each other, generally connecting with the street frontage at an angle in a manner characteristic of the development of many parts of the Capitol Hill Historic District; much of this pattern directly influenced by the natural topography of the area.

Building orientation tends to echo the orientation of the lots, with the majority of buildings presenting a front façade placed at 90 degrees to the side lot lines, creating a relationship between generally parallel buildings which have staggered front facades resulting from the diagonal intersection of the lot with the street. The staggered sequence of building facades, addressing the street frontage at an angle, creates the some of the visual vitality and character associated with Capitol Hill. The steep topography in this context and across this development site contributes a dramatic additional dimension to this individual urban character, especially along the eastern half of the historic district.

Location Plan



The Site – Looking South-West & North-West

While the pattern of development established by the streets, lots and buildings has these identifiable characteristics, it also has distinct departures from that pattern. Sometimes this takes the form of lot irregularities, sometimes in building orientation and building form irregularities, sometimes in both. These variations in established configurations throw a distinct element of the unexpected into an already rather organic settlement pattern, adding to the idiosyncratic character of this Capitol Hill setting. The immediate context of this development site has both identifiable patterns of street/lot/building, and it also has lots and buildings which conform to their own rules, rather than any established by the majority.

Building age ranges from c.1900 through to recent decades in the immediate context. Building scale varies from single story to three stories, although with the dramatic topography the variation is readily absorbed in most instances by variation in grade and mature tree cover.

The Currently Proposed Development

The density proposed with this development as revised would be 8.4 units per acre, falling within the Capitol Hill Master Plan future land use projections of 5–15 units per acre. Each unit would average between 1550 to 1600 SF.

The current proposals include 12 for sale twin-home units arranged in six distinct buildings. Two buildings, four units, will individually have access from West Capitol Street. Four buildings, eight dwellings, are situated facing and have access from the 240 ft Darwin Street frontage, the steepest part of the site. With the latter frontage the units are staggered with both deeper and shallower front setbacks varying some 22 ft, thus reducing the apparent scale of building frontage, while equating more closely with the eclectic character created by the interaction between buildings and landscape in this context. No private drive is now proposed through the site. Three variations in building design are proposed. The buildings are designed with a configuration, orientation and massing which terraces the levels of each to equate more closely with the changing grade across the site. Building height ranges from one to two stories, stepping down with the changing grade. Roof forms include shallow hipped and single pitch to steeper dual pitch, with limited roof corners and chimneys penetrating zoning building height maxims. Exterior terraces, decks and balconies provide additional visual definition often above garage doors, while enhancing residential amenities. The primary palette of materials includes brickwork, stonework, stucco and fiber cement siding. Each residential unit has a two car garage. Refer to Attachment D for current application material.

Special Exception Approvals

Given the combination of challenging topography and the objective of creating a more varied and hence potentially compatible form and scale of development, the proposals include several departures from the standard SR-1A dimensional requirements. These primarily take the form of reduced setbacks, slightly higher corners of maximum roof height and sections of wall height. They are set out in detail in the Special Exception application materials included as Attachment D.2 and illustrated in the applications drawings included in Attachment D.1 to this report. Proposed changes in grading across the site will be extensive to enable development of any sort, particularly with eight residential units arranged facing Darwin Street on the steepest section of the site. The objectives in this case are directly associated with creating an achievable and compatible form of development – the essential challenges established by existing terrain and character. In every respect it can be argued that the areas of mismatch with zoning standards help to achieve development compatibility with a residential setting that would already be incompatible with recently applied zoning requirements.

City Department & Zoning Review

The applicant presented the initial proposal to the Development Review Team (DRT) in October 2017. Notes from this review form Attachment I.1 to this report. A DRT review of the current revised development proposals took place on December 4, 2018, with notes from this meeting included as Attachment I.2 to this report.

Public Commentary

Subsequent to the publication of the previous Staff Report (HLC 12/6/18) comments have been received from three neighboring owners. These focus upon concerns regarding the impact of proposed building designs for Lots 1 & 2, and the impact of proposals for Lots 11 & 12, those lots closest to the existing residences. There is general recognition of the positive impact of the revisions to the proposals with the current development plans following detailed discussions with the neighborhood, with suggestions for further design refinements. These public comments are included in Attachment H to this report.

Key Considerations & Issues

The review of the proposals against the new construction design standards (21A.34.020.H), as informed by the multifamily design guidelines, identifies several points for consideration. To maintain continuity in evaluation, the points and questions identified in the previous Staff Memo (January 2018) and at the moment in *italic*, retain the same areas of focus identified for the previous Work Session. Current evaluation retains these design criteria. They are not mutually exclusive, with one or more consideration/s often overlapping, or having an impact upon others. These are reviewed in detail in Attachment G to this report.

1. Settlement Pattern

- *Questions this might pose, amongst others, are the options which might be employed to integrate this form of development within the established development patterns of this historic context, as a contemporary and compatible contribution to the Capitol Hill Historic district?*

This can be defined as the street pattern established by and responding to the terrain of the setting, the lot pattern, the lot configuration, orientation and relationships, and the plan footprints of the buildings, their orientation within their respective lot and their relationships to each other.

The current proposals are revised in density with the removal of two lots, have no continuous internal roadway or drive, and the arrangement of lots now address both public streets more directly. With this redesign of the master plan, the proposed development reflects more of the characteristics of this settlement pattern as the 'infrastructure' of the current character of this part of Capitol Hill. The constraints of combining the narrow lots with the steep terrain of the site and direct access to both streets determine a configuration for the main entrance to the dwellings which does not directly face the street, although some design consideration has been given to the legibility of these entrances, albeit along the side façade of the residence. Established patterns and orientations otherwise tend to be respected where a distinct pattern can be readily defined. On Darwin Street the current plan would establish a pattern where none currently exists within the current disparate arrangement of buildings.

2. Topography

- *Questions this might pose would be concerned with the degree of regrading required of this site and whether, in terms of the established historic development patterns, this proposal suggests a greater concentration of buildings within this challenging site?*

Due to the steep topography in this context and across this site, creating a viable and compatible form of contemporary residential development, is a challenge. There is a difference in levels from West Capitol to Darwin Streets of upwards of 50 feet, warranting extensive regrading to achieve any development. The density of the proposed development has been revised to reduce the number of units, to remove the internal street, and to arrange the lots and buildings to more closely address the two existing streets. In doing so, the challenges of developing the lot with this configuration increase. Eight of the twelve units, four of the buildings, are pushed back into the steepest side of the development site, prompting notably more excavation than might have previously been anticipated. At the same time however, the proposals appear to have identified a more compatible density of development while more directly addressing the primary street frontage along Darwin Street. The integration of the current site plan and the more considered development designs with the steep terrain do provide both challenge and opportunity. The extent to which this weaves the development form and scale into the site and the setting helps to achieve an appreciable degree of sensitive compatibility with the context. At the same time, the need to integrate new buildings with this landscape provides a medium to temper the impact and enhance the compatibility of new development in this established setting. Designing the new dwellings to echo the existing terrain, with resulting terraced massing, helps to reduce the scale of the proposals and enhance the sense of compatibility.

3. Scale

- *Questions arising might focus on whether the scale of lots and buildings proposed with this development would readily integrate with existing character, and the options which might be employed to achieve compatible development scale, as the designs for this proposal are taken to the next stage?*

The building scales of the context are well established, encompass a considerable range and anchor the character as being primarily single family residential although interspersed with occasional larger apartment buildings. Patterns emerge within the scale of lots and buildings but are periodically fragmented by a less regular, more 'organic' series of lot and building scales and configurations.

Further consideration of the site and the context, informed by discussions with the Commission and the neighborhood, have prompted a revised building configuration and form which uses the change in grade to positive advantage. The present development design helps to create a building scale and a degree of compatibility with the site and the setting which should help to preserve and also enhance the existing character of this part of Capitol Hill. Terracing the proposed buildings with a regrading and terracing of the hillside, staggering the residential unit footprints within each building, and then varying the building massing, roof forms and architectural expression help to soften and reduce the sense of scale associated with the buildings.

4. Design Variety

- *Questions emerging might concentrate on the ways to create sufficient variety within a series of 14 (now 12) residential units arranged in seven (now six) relatively similar buildings? Repeating a single building design, at the scale proposed, seems unlikely to integrate readily into this context, prompting considerations of options to achieve a much greater sense of variety across the sequence of buildings.*

Current historic and architectural character across this part of Capitol Hill is very eclectic, very variable in building form and design, tempered to a degree by a shared sense of building scale; to the degree that this can be readily discerned within this generally dramatic and mature landscape.

The applicant, in reviewing previous discussions, and in developing the design and arrangement of buildings on this site, has identified a varied series of buildings focused around three particular models. The arrangement of dwelling footprints is consciously staggered in the placement of the units. Building design options proposed also include a variation in roof forms which also step down with the slope. Both help considerably to sculpt, reduce and vary the massing as the buildings step down with the grade. The modulation of the building forms, and the articulation and detailing of facades has been considered in the context of design guideline advice, and should complement the degree of variety in the overall design. Combined with the proposed design and material palettes, the overall design approach helps to reduce the sense of visual scale, and to create a development pattern and form with an impression of greater compatibility with the character of this setting within the Capitol Hill Historic District.

5. Roof Form

- *Questions prompted might include, again speaking in part to the challenge of creating architectural variety, the degree and the options to engage in creating both varied and compatible roof forms across the development?*

While roof forms across this context vary considerably, they have a predominance of pitched roof configurations and roof massing expressed in the form of porch roofs, attic stories and dormer windows. In the light of recent discussions, several roof forms and variations in building massing have been developed. The variety of roof forms are then complemented by the terracing of the buildings, with a series of associated terrace, deck and balcony spaces. Combined with the configuration of building footprints and the varied series of building designs the complexity created by roof forms and massing should help to integrate the proposed buildings within this setting.

ATTACHMENTS

- A.** Location & Context
- B.** Photographs
- C.** Survey Material
- D.** Application Materials
- E.** SR-1A Zoning Standards & Special Exception Standards - Review
- F.** Design Standards & Guidelines for New Construction in an Historic District
- G.** Design Standards & Guidelines for New Construction - Evaluation
- H.** Public Commentary
- I.** Departmental Consultation & Review 10/5/17 & 12/4/18

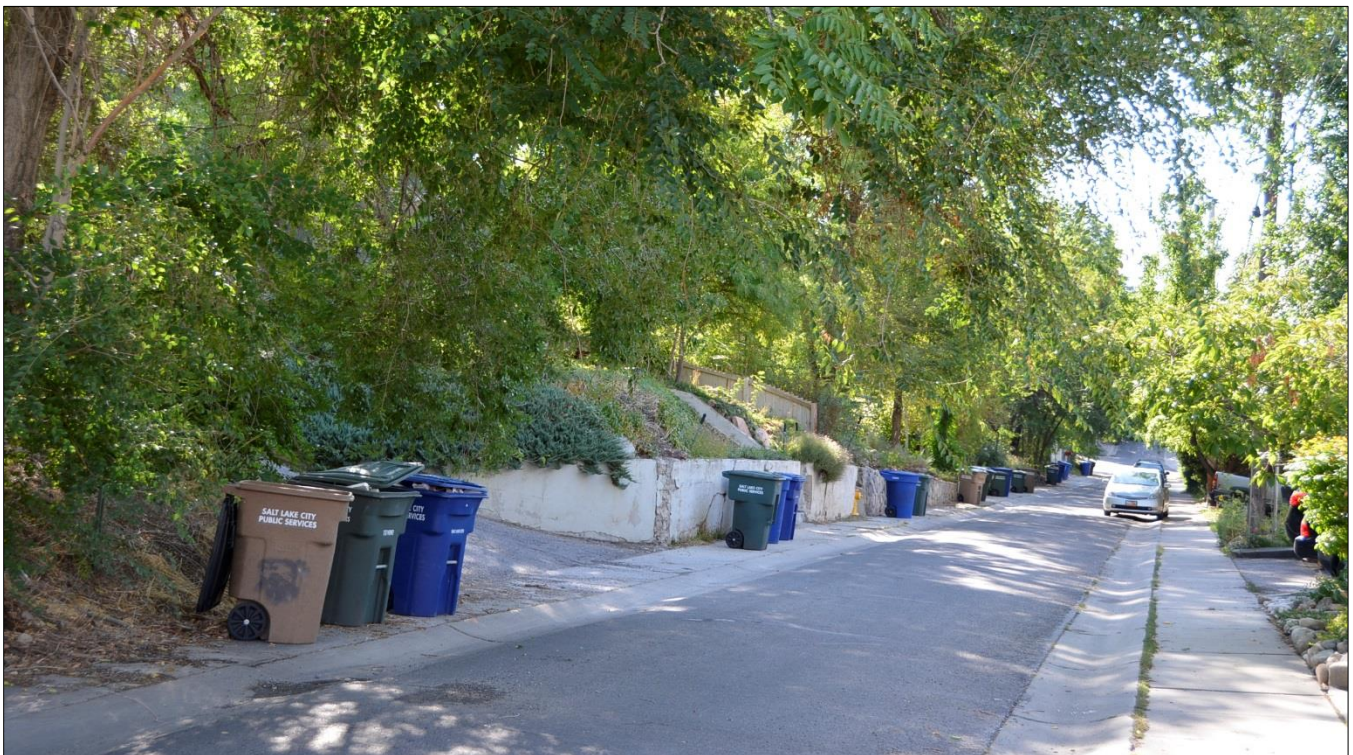
ATTACHMENT A: LOCATION & CONTEXT



ATTACHMENT B: PHOTOGRAPHS



WEST CAPITOL STREET – VIEWS NORTH & SOUTH





610 WEST CAPITOL STREET – SITE & ACCESS POINT





NORTHERN SECTION OF THE SITE





EASTERN SECTION OF SITE – VIEWS NORTH & SOUTH





VIEWS SOUTH-EAST & SOUTH





VIEWS SOUTH-EAST & NORTH





INTERSECTION OF THE TWO SEPARATE LOTS, FROM THE NORTH





VIEWS LOOKING NORTH



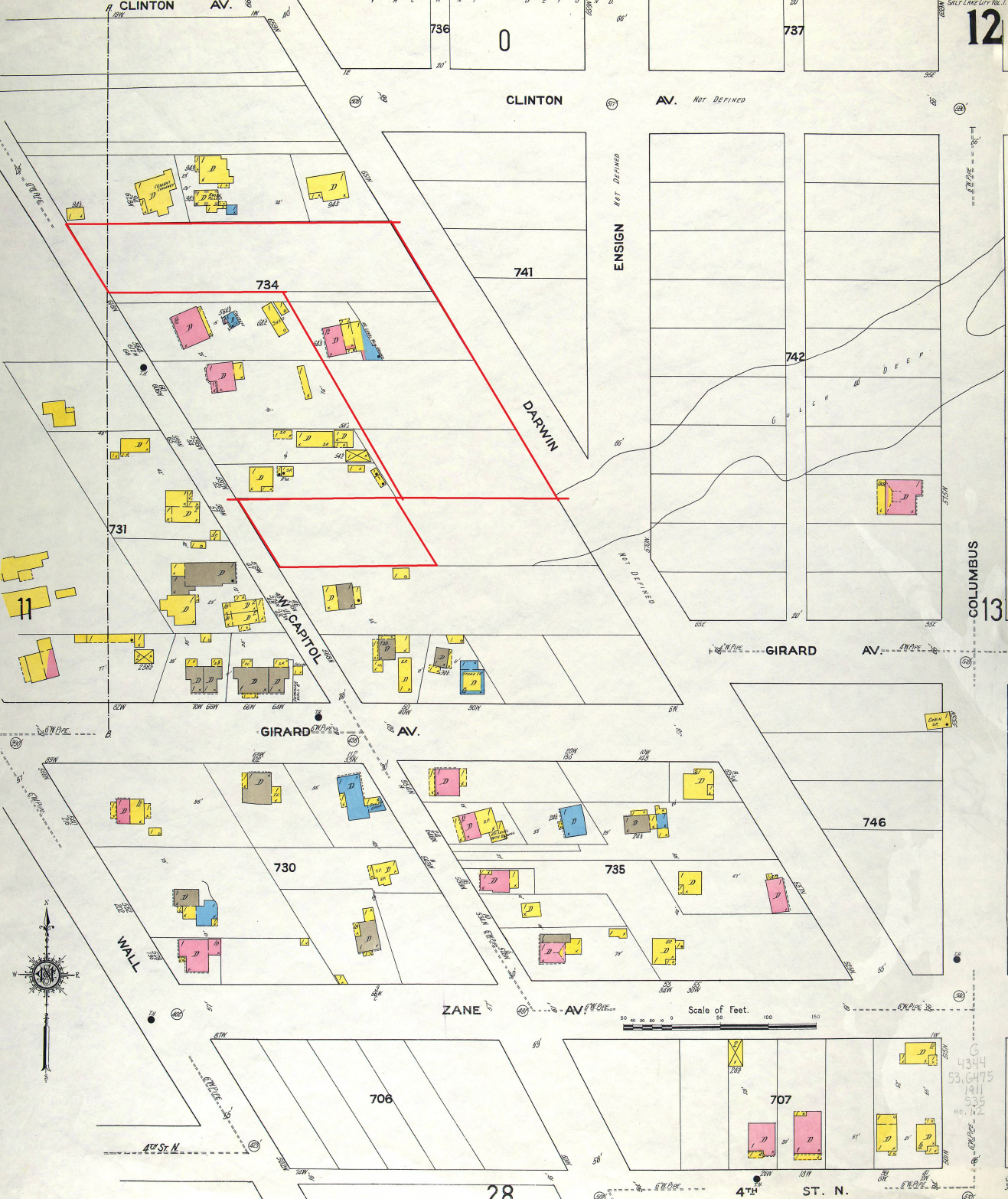


VIEWS SOUTH-WEST & NORTH-WEST FROM DARWIN STREET



ATTACHMENT C: SURVEY MATERIAL

- SANBORN MAP 1911
- SANBORN MAP 1950
- 2006 RECONNAISSANCE LEVEL SURVEY



4344
53.6475
1911
57.25
10.12

CLINTON AV.

V A R C H A N T B E Y O N D

SALT LAKE CITY Vol. I.

12

736 0

737

CLINTON AV. NOT DEFINED

AV. NOT DEFINED

ENSIGN NOT DEFINED

VICTORY ROAD (DARWIN)

734

741

742

731

11

W. CAPITOL

GIRARD AV. NOT OPENED

GIRARD AV.

AV.

COLUMBUS

13

AV. NOT OPENED

746

730

735

WALL

ZANE ST

AV.

Scale of Feet.

Copyright 1930 by the Sanborn Map Co.

706

707

4th St. N.

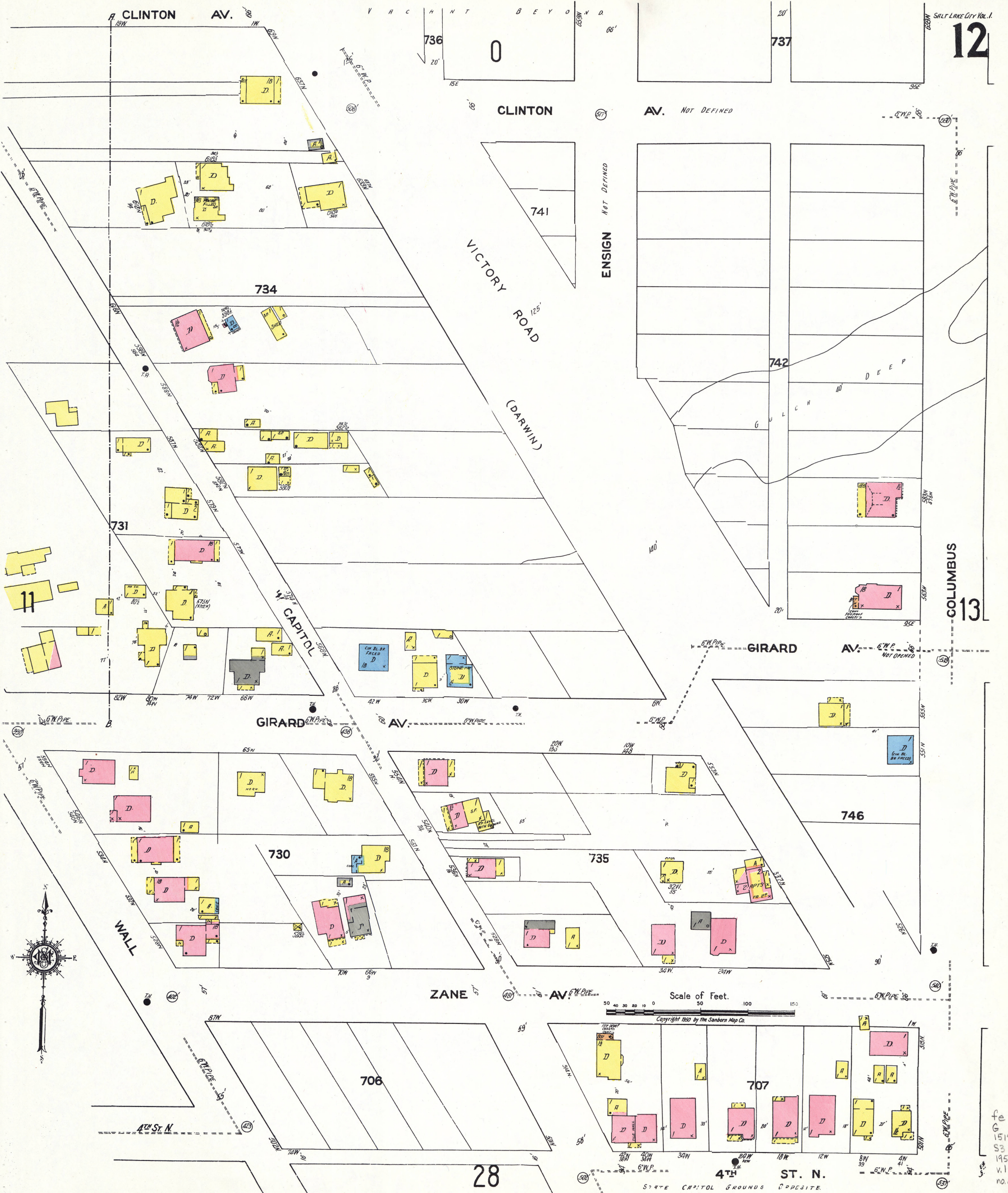
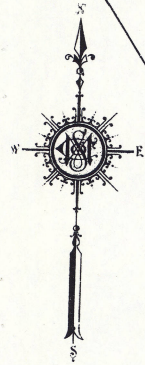
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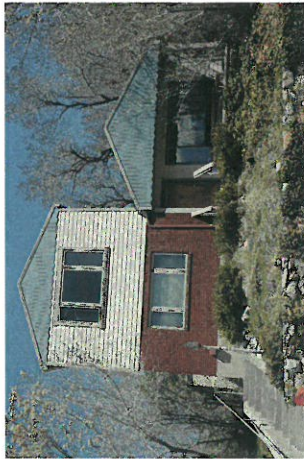
4th ST. N.

ST. N.

STATE CAPITOL GROUNDS OPPOSITE

fe G 1519 S3 1950 v.1 no.12

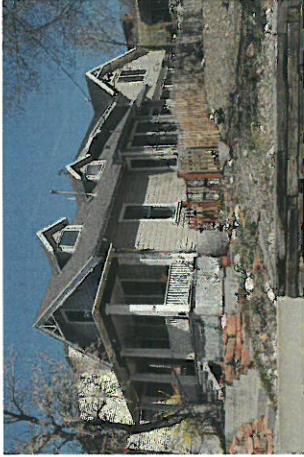




576 N West Capitol Street
C



577 N West Capitol Street
B



580 N West Capitol Street
B



581 N West Capitol Street
D



583 N West Capitol Street
D



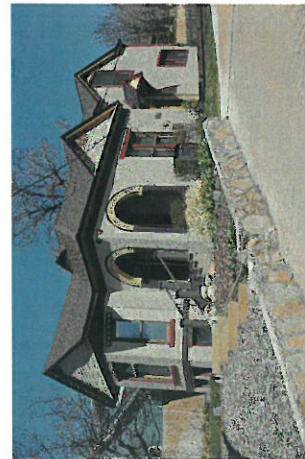
584 N West Capitol Street
D



585 N West Capitol Street
D



587 N West Capitol Street
D



588 N West Capitol Street
B



598 N West Capitol Street
B



599 N Darwin Street
(view from West Capitol Street)



601-605 N West Capitol Street
B

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Propertv Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
576 N WEST CAPITOL	C	0/0	1952	STRIATED BRICK ALUM./VINYL SIDING	EARLY RANCH (GEN.)	RANCH / RAMBLER	06	RECENT POP-TOP & OTHER CHANGES
577 N WEST CAPITOL	B	0/1	c. 1914	REGULAR BRICK SHINGLE SIDING	BUNGALOW	BUNGALOW	06	
BAIN, ANGUS M., HOUSE		1				SINGLE DWELLING	05	N05
580 N WEST CAPITOL	B	1/0	1907	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	RECTANGULAR BLOCK	06	DORMERS c.1995; TRANSITIONAL BUNGALOW
BEDFORD HOUSE		1.5			ENGLISH TUDOR	SINGLE DWELLING		N05
581 N WEST CAPITOL	D	0/0	1990	STUCCO/PLASTER	CONTEMPORARY	OTHER LATE 20TH C. SINGLE DWELLING	06	
583 N WEST CAPITOL	D	1/0	1990	STUCCO/PLASTER	CONTEMPORARY	OTHER LATE 20TH C. SINGLE DWELLING	06	
584 N WEST CAPITOL	D	0/0	1983	ALUM./VINYL SIDING	LATE 20TH C.: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06	
588 N WEST CAPITOL	B	0/1	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/PROJ SINGLE DWELLING	06	CONSTRUCTION DATES: 1891-1892
THOMAS, DAVID P., HOUSE		1					05	N05
598 N WEST CAPITOL	B	0/1	1897	STUCCO/PLASTER ADOBE BRICK SHINGLE SIDING	VICTORIAN: OTHER PERIOD REVIVAL: OTHER	CENTRAL PASSAGE	06	NEW DORMERS?
MCCLURE HOUSE		1.5	1932			SINGLE DWELLING		N05
601 N WEST CAPITOL	B	0/0	1959	STRIATED BRICK	RANCH/RAMBLER (GEN.)	OTHER APT./HOTEL MULTIPLE DWELLING	06	601-605 N; 3 UNITS
		1					05	N05

CAPITOL HILL HISTORIC DISTRICT
Salt Lake City, Salt Lake County, Utah



605-601 N West Capitol Street
B



611 N West Capitol Street
B



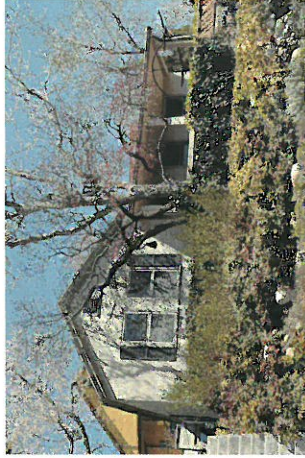
615 N West Capitol Street
D



615 N West Capitol Street
(garage)
D



616 N West Capitol Street
B



618 N West Capitol Street
B



620 N West Capitol Street
B



623 N West Capitol Street
D



631-633 N West Capitol Street
D



634 N West Capitol Street
C



640 N West Capitol Street
B



669 N West Capitol Street
B

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 RLS/ILS/Gen	Comments/ NR Status
611 N WEST CAPITOL	B	0/0	c. 1904	REGULAR BRICK	VICTORIAN; OTHER	CENTRAL BLK W/ PROJ	06	EXTENSIVELY REMODELED NEW ROOF, WINDOWS, PORCH ENCLOSURE
HACKWELL, ALBERT S., HOUSE	1.5		c. 1960	WOOD:OTHER/UNDEF.		SINGLE DWELLING	05	N05
615 N WEST CAPITOL	D	0/0	2005	STUCCO/PLASTER	NEO-ECLECT.; OTHER	OTHER LATE 20TH C. SINGLE DWELLING	06	NICE WATER FEATURE; GARAGE IN FRONT WITH 619?
? 615 N WEST CAPITOL	D	0/0	c. 2005	STUCCO/PLASTER	NEO-ECLECT.; OTHER	OTHER LATE 20TH C. SINGLE DWELLING	06	GARAGE IN FRONT FOR 615 & 619 N
616 N WEST CAPITOL	B	0/0	c. 1885	STUCCO/PLASTER	CLASSICAL; OTHER	HALL-PARLOR	06	BEHIND 618 & NEXT TO 620 N; CONST. DATE: LATE 1880s; IN FILE AS 618 1/2
WAGER, RHODA & GEORG, HOUSE	1			ADOBE BRICK WOOD:OTHER/UNDEF.		SINGLE DWELLING	05	N05
618 N WEST CAPITOL	B	0/0	c. 1887	WOOD:OTHER/UNDEF.	BUNGALOW	CROSSWING	06	MAJOR ALTERATIONS: WINDOW MODIFICATIONS & NEW PORCH SUPPORTS
WAGER, RHODA & GEORGE,	1		c. 1927	STUCCO/PLASTER		SINGLE DWELLING	05	N05
620 N WEST CAPITOL	B	0/0	c. 1900	STUCCO/PLASTER	BUNGALOW	RECTANGULAR BLOCK	06	BEHIND 618 N
		1.5		WOOD:OTHER/UNDEF.		SINGLE DWELLING		
623 N WEST CAPITOL	D	1/0	c. 1995	STUCCO/PLASTER	LATE 20TH C.; OTHER	OTHER LATE 20TH C. SINGLE DWELLING	06	
		2						
631 N WEST CAPITOL	D	1/0	c. 2000	STUCCO/PLASTER	NEO-ECLECT.; OTHER	DOUBLE HOUSE / SINGLE DWELLING	06	
		1						
634 N WEST CAPITOL	C	0/0	1948	STUCCO/PLASTER	LATE 20TH C.; OTHER	OTHER LATE 20TH C.	06	EXTENSIVE ADDITIONS & REMODELING
		1.5	c. 1995	WOOD:OTHER/UNDEF.		SINGLE DWELLING	05	N05
640 N WEST CAPITOL	B	0/0	c. 1919	DROP/NOVELTY SIDING	BUNGALOW	FOURSQUARE (BOX) SINGLE DWELLING	06	
GREENWOOD, STEPHEN D.,		1					05	N05
669 N WEST CAPITOL	B	1/0	c. 1909	ASBESTOS SIDING	20TH C.; OTHER BUNGALOW	FOURSQUARE (BOX)	06	
JENSEN, EPHRAIM, HOUSE		1				SINGLE DWELLING	05	N05

?=approximate address

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



163 W Clinton Avenue
C



172 W Clinton Avenue
D



175 W Clinton Avenue
C



179 W Clinton Avenue
B

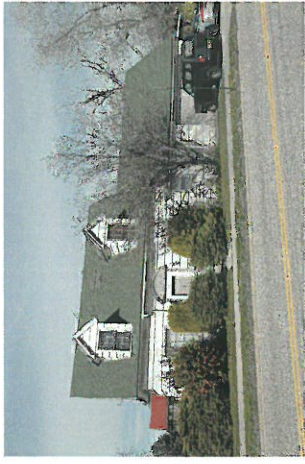


181 W Clinton Avenue
B



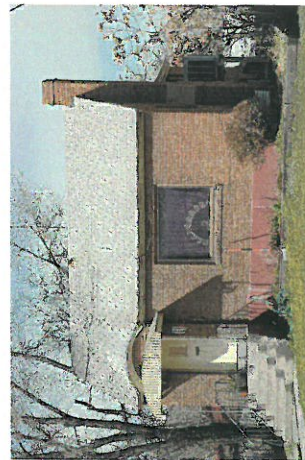
183 W Clinton Avenue
B

COLUMBUS STREET



505 N Columbus Street
B (aka 4 W 500 North)

DARWIN STREET



515 N Columbus Street
B



527-529 N Darwin Street
B

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 RLS/ILS/Gen	Comments/ NR Status
160 W CLINTON AVENUE	A	0/0	c. 1890	STUCCO/PLASTER	CLASSICAL: OTHER	HALL-PARLOR	06	MAJOR ALTERATIONS; REMODELED BETWEEN 1900-1933
WILLIAMS, FRANCIS, HOUSE	1.5		1933	MULTI-COLOR BRICK	ENGLISH COTTAGE	SINGLE DWELLING	05	N05
163 W CLINTON AVENUE	C	0/0	c. 1890	STUCCO/PLASTER	VICTORIAN: OTHER	OTHER RESIDENTIAL	06	MAJOR ALTERATIONS; CONST DATES: LATE 1880s
WYATT, JAMES J., HOUSE	1		c. 1946	BRICK:OTHER/UNDEF.	20TH C.: OTHER	SINGLE DWELLING	05	N05
172 W CLINTON AVENUE	D	0/0	1971	CONCRETE: OTHER WOOD:OTHER/UNDEF.	MODERN: OTHER	OTHER APT./HOTEL	06	
		2.5				MULTIPLE DWELLING	05	N05
175 W CLINTON AVENUE	C	0/0	c. 1935	ALUM./VINYL SIDING	LATE 20TH C.: OTHER	OTHER RESIDENTIAL	06	DATE UNKNOWN?; PERMIT FOR 1935
		1				SINGLE DWELLING	05	N05
179 W CLINTON AVENUE	B	0/0	c. 1915	REGULAR BRICK	BUNGALOW	OTHER RESIDENTIAL SINGLE DWELLING	06	FACES EAST ON FORMER COURT?
		1						
181 W CLINTON AVENUE	B	1/0	c. 1905	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	1946 ALTERATIONS
SNYDER, JESSIE V., HOUSE	1		c. 1946				05	N05
183 W CLINTON AVENUE	A	1/0	c. 1908	REGULAR BRICK	VICTORIAN ECLECTIC	FOURSQUARE (BOX) SINGLE DWELLING	06	CONST DATES: 1908-1911
GREENWOOD, STEPHEN D.,		1					05	N05
505 N COLUMBUS STREET	B	0/0	1946	SHINGLE SIDING	COLONIAL REVIVAL	CAPE COD	06	FACES COLUMBUS ST (PARCEL ADDRESS 4 W 500 NORTH)
		1.5			MINIMAL TRADITIONAL	SINGLE DWELLING	05	N05
515 N COLUMBUS STREET	B	0/1	1936	REGULAR BRICK	PERIOD REVIVAL: OTHER	PERIOD COTTAGE SINGLE DWELLING	06	
		1						
527 N DARWIN STREET	B	0/0	c. 1960	OVERSIZED BRICK	POST-WWII: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06	527-529 N
		1					05	N05

?=approximate address

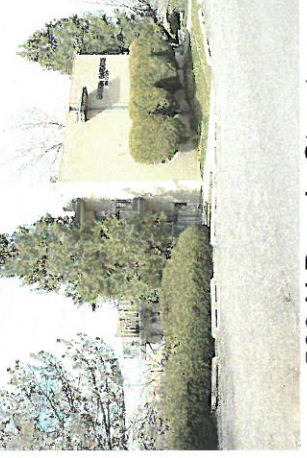
Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/altared D=ineligible/out of period U=undetermined/lack of info X=demolished



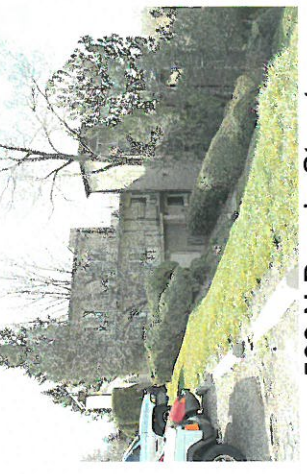
537-535 N Darwin Street
B



579 N Darwin Street
B



599 N Darwin Street
D



599 N Darwin Street
(alternate view)

EAST CAPITOL STREET



235 N East Capitol Street
A



239 N East Capitol Street
C (aka 114 E Hillside Avenue)



233 N East Capitol Street
B



233 N East Capitol Street
(alternate view)



273 N East Capitol Street
B

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/D/S/Gen	Comments/ NR Status
537 N DARWIN STREET	B	/	C. 1888	BRICK:OTHER/UNDEF.	CLASSICAL: OTHER	OTHER RESIDENTIAL	06	MAJOR ALTERATIONS; ORIGINALLY ONE-STORY HIGH; 535-537 N
WILSON, HENRY, HOUSE	2		c. 1930	STUCCO/PLASTER	PERIOD REVIVAL: OTHER	SINGLE DWELLING	05	N05
579 N DARWIN STREET	B	0/1	c. 1960	REGULAR BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	06 05	N05
599 N DARWIN STREET	D	0/0	c. 1975	REGULAR BRICK	MODERN: OTHER	OTHER APT./HOTEL MULTIPLE DWELLING	06 05	N05
ENSIGN GARDENS	2.5							
235 E EAST CAPITOL	A	0/0	1937	STUCCO/PLASTER	INTERNATIONAL	OTHER RESIDENTIAL	06	STREAMLINE/MODERNE RESIDENCES TR
RICHARD BIRD HOUSE	2				ART MODERNE	SINGLE DWELLING		N05
233 N EAST CAPITOL	B	0/1	C. 1908	REGULAR BRICK	BUNGALOW	BUNGALOW	06	ALTERATIONS TO GABLE WINDOWS
JESSDEL, ALBERT D., HOUSE	1.5			SHINGLE SIDING CLINKER BRICK	DUTCH COLONIAL REV.	SINGLE DWELLING	05	N05
239 N EAST CAPITOL	C	0/0	1936	STUCCO/PLASTER	PERIOD REVIVAL: OTHER	PERIOD COTTAGE	06	ATTACHED TO 114 E HILLSIDE; POOL ADDED 1985
GEORGE A. FISHER HOUSE	1.5		1985		SPANISH COLONIAL REV	SINGLE DWELLING		N05
273 N EAST CAPITOL	B	1/0	1917	REGULAR BRICK	FEDERAL	CENTRAL PASSAGE	06	WINDOWS CHANGED; SLC REGISTER; REHAB FOR B & B
DICKSON-GARDNER-WOLFE	2.5				CLASSICAL: OTHER NEOCLASSICAL	SINGLE DWELLING		N05

ATTACHMENT D: APPLICATION MATERIALS

1. New Construction Application

578 North and 610 North West Capitol Street – New Construction Application

Project Description:

The proposed project located at 578 North and 610 North currently consists of two separate parcels totaling 1.43 acres of land area. In an effort to keep the project cohesive and congruent; it is the intent of the applicant to integrate both parcels into the overall project fabric and neighborhood fabric.

Both parcels are currently located within the Capitol Hill Local Historic District boundary and the applicant previously conducted a work session with the Historic Landmark Commission in January 2018. At that time the applicant was requesting feedback and “approval” on a figure ground area plan depicting the anticipated location of the buildings along with anticipated setbacks for each structure. Subsequently the applicant went before the Planning Commission as it related specifically to a Planned Development and a Preliminary Plat specific to the site plan and building orientation. The PC unanimously approved a 7 building, 14 unit twin-home subdivision with a private drive connecting the two parcels from West Capitol Street into the middle of the property and back out to West Capitol Street in a C shape manner.

After reviewing comments from the initial HLC workshop, testimony and comments from neighbors at the Planning Commission hearing and conducting several meetings with neighbors, internal reviews of the project and re-assessing the historic nature of the neighborhood, the applicant is now ready to proceed with an alternative 6 building, 12 unit twin-home subdivision, with no private drive circulation. The applicant is now seeking approval from the HLC as to building orientation, setbacks, height and materiality for each lot and to obtain a Certificate of Appropriateness relating to the new construction of six (6) twin-home structures.

The site is currently zoned SR-1A which is a Special Residential Zone. The SR-1A zone is prevalent throughout the West Capitol Hill area and provides for the integration of single family dwelling units, two- family dwelling units and twin-homes. In keeping with the intent of the SR-1A zone, the applicant proposes a project consisting of six (6) buildings of FOR SALE twin-homes (12 residences). In order to create a visually appealing streetscape along Darwin and West Capitol Street; and to maintain as much separation and open space

between existing dwellings, each home will front the previously mentioned rights-of-way. Four twin-homes (eight (8) residences) will be located on nearly 240’ of frontage along Darwin Street, while four (4) residences will front West Capitol Street. Each lot will be linear in its design so as to maintain compatibility and



continuity with the adjacent historic structures (see Ground Area Plan). No building façade along Darwin Street and or West Capitol Street will be taller than 2 stories. The height of a new 2 story building will integrate seamlessly with adjacent two and three story single family homes and

apartment buildings (Section 12.48). The applicant has also intentionally designed several homes to exceed the 23' Building Height permitted in the SR-1A zone in an attempt to create further building refinements, differing roof shapes and slopes, and to provide a variety of architectural styles. Most of these occurrences are located in the rear of the homes and at the most topographically challenging areas of each home site. Finally, when comparing our homes to adjacent historic structures, our proposal is compatible both in scale and massing.

Building Height

- Lots # 1 & # 2 – The Lot # 1 home was intentionally mounted on top of the grade along West Capitol Street so as to replicate the placement of adjacent homes. It allows for a steep stairway up to the front door of the home from the right-of-way. With the Pitched Roof, the home exceeds the Building Height by 2.34'. Lot # 2 home follows the natural topography on this portion of the land, therefore only the chimney element on the rear of the home exceeds the Building Height.
- Lots # 3 & # 4 – These homes are in the most challenging topographical area of the property. There are more than 30' of fall in this area and as a result, the homes have been “pushed” down the hill slightly and have also been designed with a 2:12 more modern roof design. Due to the steep topography of the lots, both lots slightly exceed the Building Height in the rear of the homes. Lot # 3 home exceeds the Building Height by 1' at the rear of the home and by 2' in the middle of the home. Lot # 4 home exceeds the Building Height by 2' in the rear of the home. From Darwin Street, both homes have also been designed to appear as single-story structures.
- Lots # 5 & # 6 – These homes are located in one of the flattest areas of the property. They have been designed with a pitched roof over BOTH structures making it appear as a larger single-family home. As such, the peak of the pitched roof in the middle of the structure exceeds the Building Height by 8'. At the rear of the home, the home exceeds the Building Height by 3'. From Darwin Street, both homes have also been designed to appear as a single-family, single-story structure.
- Lots # 7 & # 8 – These homes have been designed slightly “pushed” down the hill and with a 2:12 more modern roof slope & form. From Darwin Street, the homes appear to be single-story in nature with the middle of Lot # 7 exceeding the Building Height by 6' and the rear of the home exceeding the Building Height by 2'. Lot # 8 however, only exceeds the Building Height by 1'.
- Lots # 9 & Lot # 10 – These homes are located in the 2nd most challenging topographical area of the property. As such, they have been designed to follow the natural topography of the site and with a lower height prairie style roof. From Darwin Street these homes will appear as single-story structures and will provide a 3rd architectural style along the streetscape and façade. Both Lots exceed the Building Height at the same point, located in the middle of the homes, but Lot # 9 exceeds by 7' while Lot # 10 only exceeds by 2'.
- Lots # 11 & # 12 – These homes are located along West Capitol Street and are similar in design to those of Lots # 1 & # 2. Lot # 11 is elevated on the naturally higher portion of the property, while Lot # 12 is pushed down into the hillside. As such, Lot # 11 will appear as a 2-story home from the right-of-way but with a prairie style roof only exceeding the Building Height at the crown of the roof structure by 1'. Lot # 12 does

not exceed the Building Height.

The applicant has taken extreme care to assure each building “steps” with the hillside, creating multiple facades, planes and fenestration changes in the process to create a more interesting pedestrian scale. The stepped nature of the architecture also creates a significant amount of outdoor living area in the form of decks and terraces.



The overall size of residences was once proposed to be closer to 2,000 SQ FT and will now be closer to 1,550 – 1,600 SQ FT on average. Each of the residences will also provide a 2-car garage. The nearly 60’ of elevation between Darwin Street and West Capitol Street will insure a drastic variety in building heights, elevations and building step-backs.

In assessing the existing streetscape along Darwin Street, we found that the front yard setback for many homes along the street, and particularly the homes immediately north and south of the property, are much smaller than the requested 20’ front yard setback. As part of a plan to stagger the building façade and provide greater articulation along Darwin Street, the applicant is asking for HLC to allow every other twin-home to be located within 7’ of the front property line, while the alternate building façade will step back 29’ from the front property line creating a “push / pull” of more than 20’. An additional advantage to sliding the homes closer to the front yard setback is that we create an extended separation between the homes is created in the closest proximity to the project (which also happen to be the historic homes). Our homes therefore end up being 60-80’ from western property lines and more than 120’ from the historic homes to the west.

The same thoughtfulness and care along West Capitol Street has also been taken into consideration; since each lot runs in a slight southeast orientation to the street, the closest corner for each twin-home will meet the 20’ required front yard setback, which still creates a nearly 8’ deep step back where the 2 units connect with each other.

The applicant is requesting that a special exception be granted for side yard setbacks on five (5) of the lots. The side yard requirement is 10’ on one side with 0’ on the party wall side of the twin-home. In order to accommodate the required 20’ deep garage, four (4) lots on Darwin Street provide only 5’ side yard setbacks but still provide a more than 10’ separation between the adjacent twin-home. A request for Lot # 4, 5, 6, 8, 9 & 10 to have a reduced side yard setback to 5’ is being requested.

In an effort to create a visually appealing streetscape along West Capitol and Darwin Street the units have been designed with direct connectivity from each unit to the adjacent sidewalk and right-of-way. Each residence will have a single point of entrance facing the adjacent street façade. These entrance

points, pronounced with stairs and /or a grander entrance or prouder façade, are one of several elements that provide a human scale to the building. Garage doors, while street oriented, are proposed to be transparent through the use of glass, providing for a more vibrant streetscape and pedestrian engagement. It is intended that each residence will utilize best practices in energy efficiency construction methodology; however it is not currently the intent of the applicant to install solar panels on the buildings during construction, but it is anticipated that individual unit owners may wish to install them in the future since building designs are planned to accommodate future flat or slightly elevated solar panels.

A hierarchy of windows or window planes, designed similarly to adjacent properties, emphasizes the human scale and design element as well. Additionally, the windows and window openings are anticipated to be designed in a solid-to-void ratio that is similar to nearby buildings.

Exterior finish materials are anticipated to be a combination and variety of brick colors and patterns are anticipated to be found throughout the various structures. Many areas of the brick will carry up the building in full single-story and 2-story heights. Windows are planned to be Anderson 100 series vinyl clad windows, in a non-white color. Hardi-board or Allura fiber cement panels are to be utilized in the majority of the exterior. Where hard coat stucco is utilized on the buildings it would be in a minimalist manner as an accent location that would be further defined with Planning Staff. We have intentionally and specifically designed three alternative building facades, roof forms and architectural style products. Due to the natural grade on the site, each of the buildings will also have slight elevation steps and changes in grade.

Additionally, the applicant intends on pushing and pulling the fenestration between each building by a minimum of 18", furthermore, it is the intent of the applicant to introduce a hierarchy of building fenestrations (see the picture adjacent) or to create the appearance of fenestration changes through vertical pop-out or relief elements. Note: All three tan siding planes are consistent in this photo but vertical elements create an illusion of depth.



Building foundation walls will double as retaining walls; and as such, any significant portions of the foundation walls that remain exposed, will be designed as an architectural element for the homes with either: exposed architectural concrete, board formed concrete, or wrapped in a brick or stone veneer. It is anticipated that these areas be depicted and refined with Planning Staff as final construction drawings are designed and submitted.

The major ingress entry into each unit is anticipated to be an element along the side facade of the building (Section 12.65 & 12.11). This element, may in the future, be requested as a special exception with respects to setback and height requirements. The applicant believes integrating a more prominent entry feature provides for a more architecturally appealing building façade by providing pulling the façade closer to the pedestrian streetscape and by providing an increase skyline detail along the building's roofline.

Each unit will have an open outdoor area that will have a minimum 6' depth with many running the

entire length of the unit, providing ample area for gathering and conversing. Additionally, the applicant proposes utilizing a “flush” mount railing system to enhance the human scale and historic element of the balconies (Section 12.64).

The base of the building is proposed to be a cultured stone or brick laid in a vertical brick “like” pattern with an even broader plinth to emphasize the historic character of the area (Section 12.67 & 12.69). The windows on the lower level are also proposed to have a vertical proportion in scale with the main level of the building compared to other levels, adding to the human scale and overall character of the building (Section 12.72). The windows will be designed to have as much of a reveal as possible, utilizing current energy codes, as the applicant’s intent is to have the windows create additional articulation in the fenestration for shades and architectural interest (Section 12.73).

Twelve (12) parking stalls are provided in the enclosed garages and are accessed respectively from either West Capitol or Darwin Street. In order to minimize the visual impact of garage doors, one garage in each twin-home is accessed from the side of the building (Section 12.22). The applicant intends on planting lush front yard landscaping and anticipates future property owners will incorporate rear yard landscaping, dog runs, bbq areas and seating areas (Section 12.13).



Sheet List	
Sheet Number	Sheet Name

1	INDEX
2	LOT INFORMATION
3	OVERALL SITE PLAN
3.5	GROUND AREA PLAN
4	LOT 1 & 2 SITE PLAN
5	LOT 1 & 2 OVERLAY
6	LOT 1 & 2 ELEVATIONS
7	LOT 1 & 2 SECTIONS
8	LOT 3 & 4 SITE PLAN
9	LOT 3 & 4 OVERLAY
10	LOT 3 & 4 ELEVATIONS
11	LOT 3 & 4 SECTIONS
12	LOT 5 & 6 SITE PLAN

Sheet List	
Sheet Number	Sheet Name

13	LOT 5 & 6 OVERLAY
14	LOT 5 & 6 ELEVATIONS
15	LOT 5 & 6 SECTIONS
16	LOT 7 & 8 SITE PLAN
17	LOT 7 & 8 OVERLAY
18	LOT 7 & 8 ELEVATIONS
19	LOT 7 & 8 SECTIONS
20	LOT 9 & 10 SITE PLAN
21	LOT 9 & 10 OVERLAY
22	LOT 9 & 10 ELEVATIONS
23	LOT 9 & 10 SECTIONS
24	LOT 11 & 12 SITE PLAN
25	LOT 11 & 12 OVERLAY

Sheet List	
Sheet Number	Sheet Name

26	LOT 11 & 12 ELEVATIONS
27	LOT 11 & 12 SECTIONS
28	RENDERING 1
29	RENDERING 2
30	RENDERING 3
31	RENDERING 4
32	RENDERING 5
33	RENDERING 6
34	RENDERING 7
35	RENDERING 8
36	RENDERING 9
37	RENDERING 10
38	RENDERING 11

Sheet List	
Sheet Number	Sheet Name

39	RENDERING 12
40	RENDERING 13
41	GOOGLE EARTH 1
42	GOOGLE EARTH 2
43	GOOGLE EARTH 3
44	GOOGLE EARTH 4
45	GOOGLE EARTH 5
46	GOOGLE EARTH 6
47	GOOGLE EARTH 7
48	GOOGLE EARTH 8
49	GOOGLE EARTH 9
50	GOOGLE EARTH 10
51	GOOGLE EARTH 11
52	GOOGLE EARTH 12



RUSSELL PLATT
ARCHITECTURE

Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

EVO

INDEX

Project number	Project Number	1
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale

LOT 1	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	20 FT.
SIDEYARD NORTH	10 FT.	10 FT.
SIDEYARD SOUTH	0 FT.	0 FT.
REAR SETBACK	20 FT.	119 FT.
HEIGHT VARIANCE	23 FT.	27 FT.

LOT 2	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	20 FT.
SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	110 FT.
HEIGHT VARIANCE	23 FT.	27 FT.

LOT 3	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	7 FT.
SIDEYARD NORTH	10 FT.	10 FT.
SIDEYARD SOUTH	0 FT.	0 FT.
REAR SETBACK	20 FT.	82 FT.
HEIGHT VARIANCE	23 FT.	25 FT.

LOT 4	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	29 FT.
SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	59 FT.
HEIGHT VARIANCE	23 FT.	25 FT.

LOT 5	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	29 FT.
SIDEYARD NORTH	10 FT.	5 FT.
SIDEYARD SOUTH	0 FT.	0 FT.
REAR SETBACK	20 FT.	59 FT.
HEIGHT VARIANCE	23 FT.	27 FT.

LOT 6	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	7 FT.
SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	82 FT.
HEIGHT VARIANCE	23 FT.	27 FT.

LOT 7	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	7 FT.
SIDEYARD NORTH	10 FT.	5 FT.
SIDEYARD SOUTH	0 FT.	0 FT.
REAR SETBACK	20 FT.	82 FT.
HEIGHT VARIANCE	23 FT.	30 FT.

LOT 8	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	29 FT.
SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	59 FT.
HEIGHT VARIANCE	23 FT.	24 FT.

LOT 9	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	29 FT.
SIDEYARD NORTH	10 FT.	5 FT.
SIDEYARD SOUTH	0 FT.	0 FT.
REAR SETBACK	20 FT.	59 FT.
HEIGHT VARIANCE	23 FT.	30 FT.

LOT 10	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	7 FT.
SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	82 FT.
HEIGHT VARIANCE	23 FT.	25 FT.

LOT 11	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	20 FT.
SIDEYARD NORTH	10 FT.	10 FT.
SIDEYARD SOUTH	0 FT.	0 FT.
REAR SETBACK	20 FT.	107 FT.
HEIGHT VARIANCE	23 FT.	26 FT.

LOT 12	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	20 FT.
SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	10 FT.	10 FT.
REAR SETBACK	20 FT.	90 FT.
HEIGHT VARIANCE	23 FT.	26 FT.



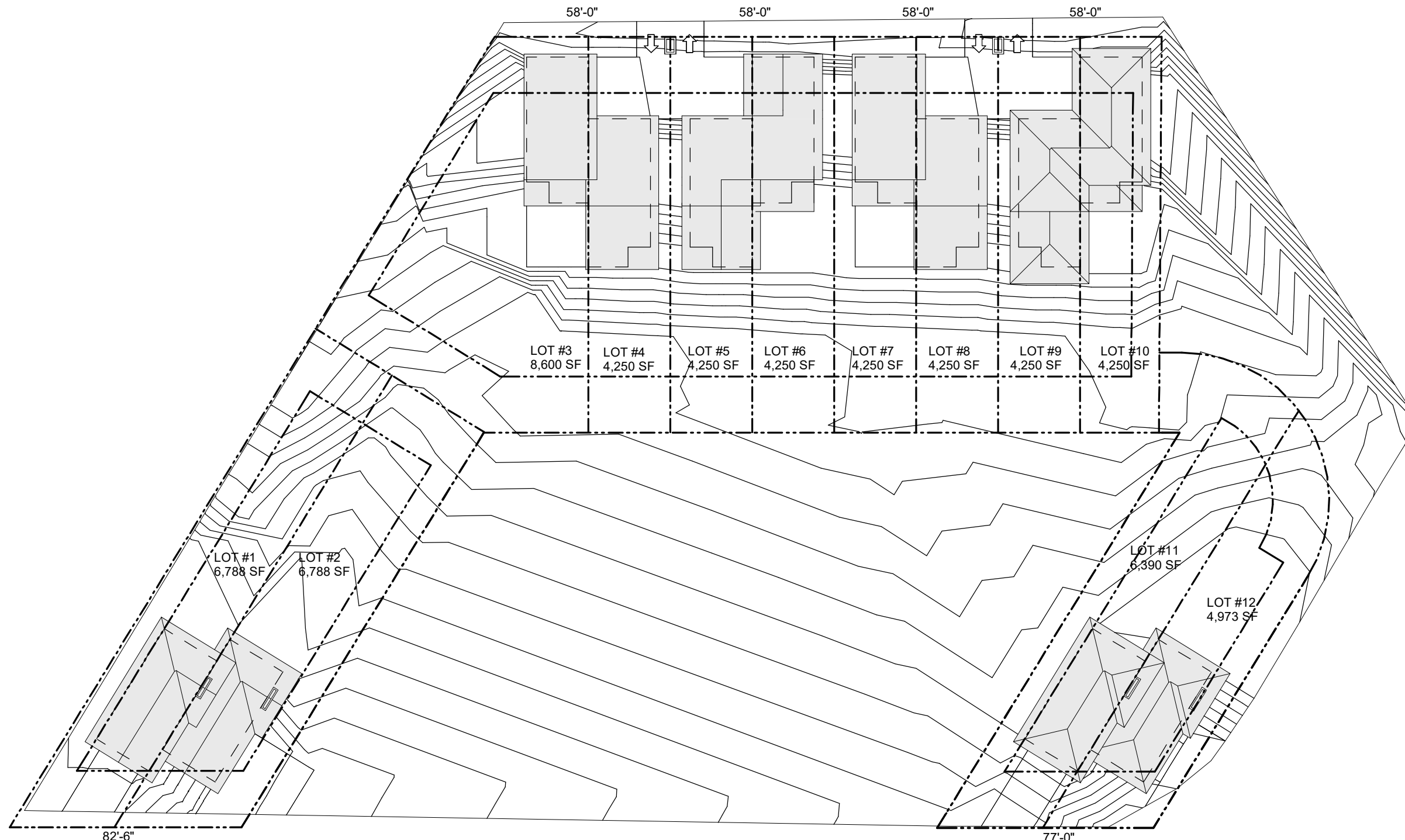
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LOT INFORMATION

Project number	Project Number	2
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"



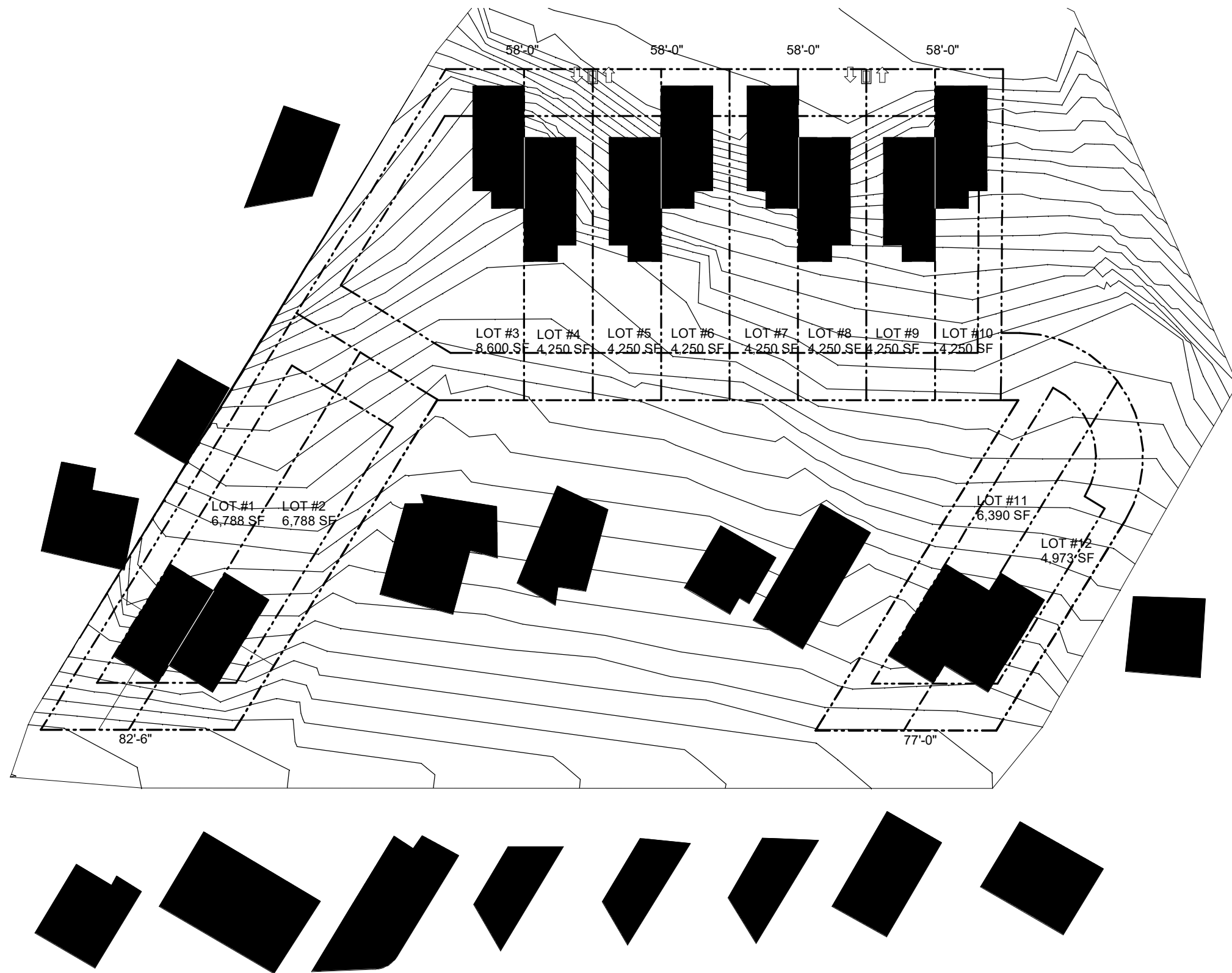
1 SITE PLAN
1" = 40'-0"



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OVERALL SITE PLAN		3
Project number	Project Number	
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	Scale 1" = 40'-0"



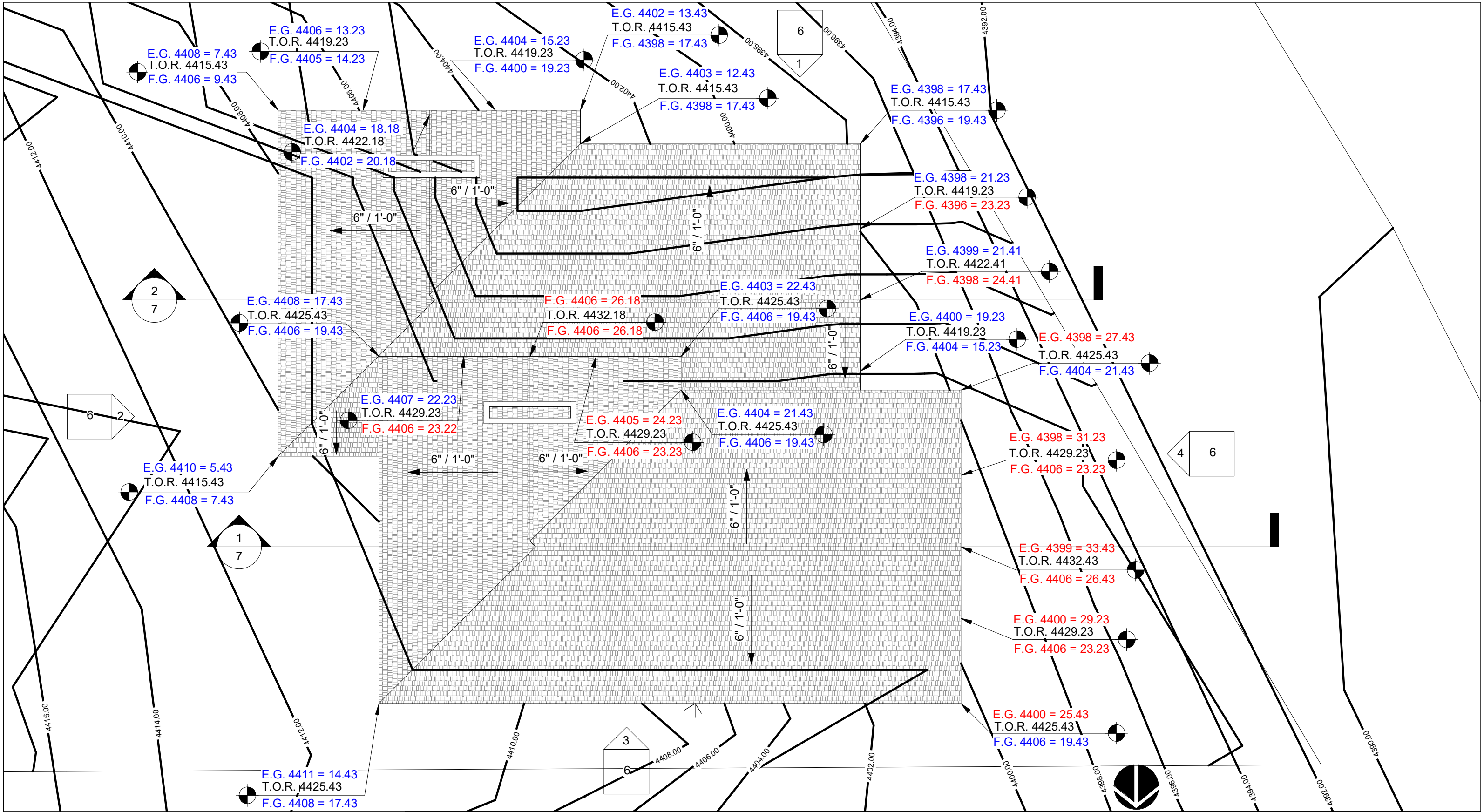
RUSSELL PLATT
ARCHITECTURE

Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

EVO

GROUND AREA PLAN

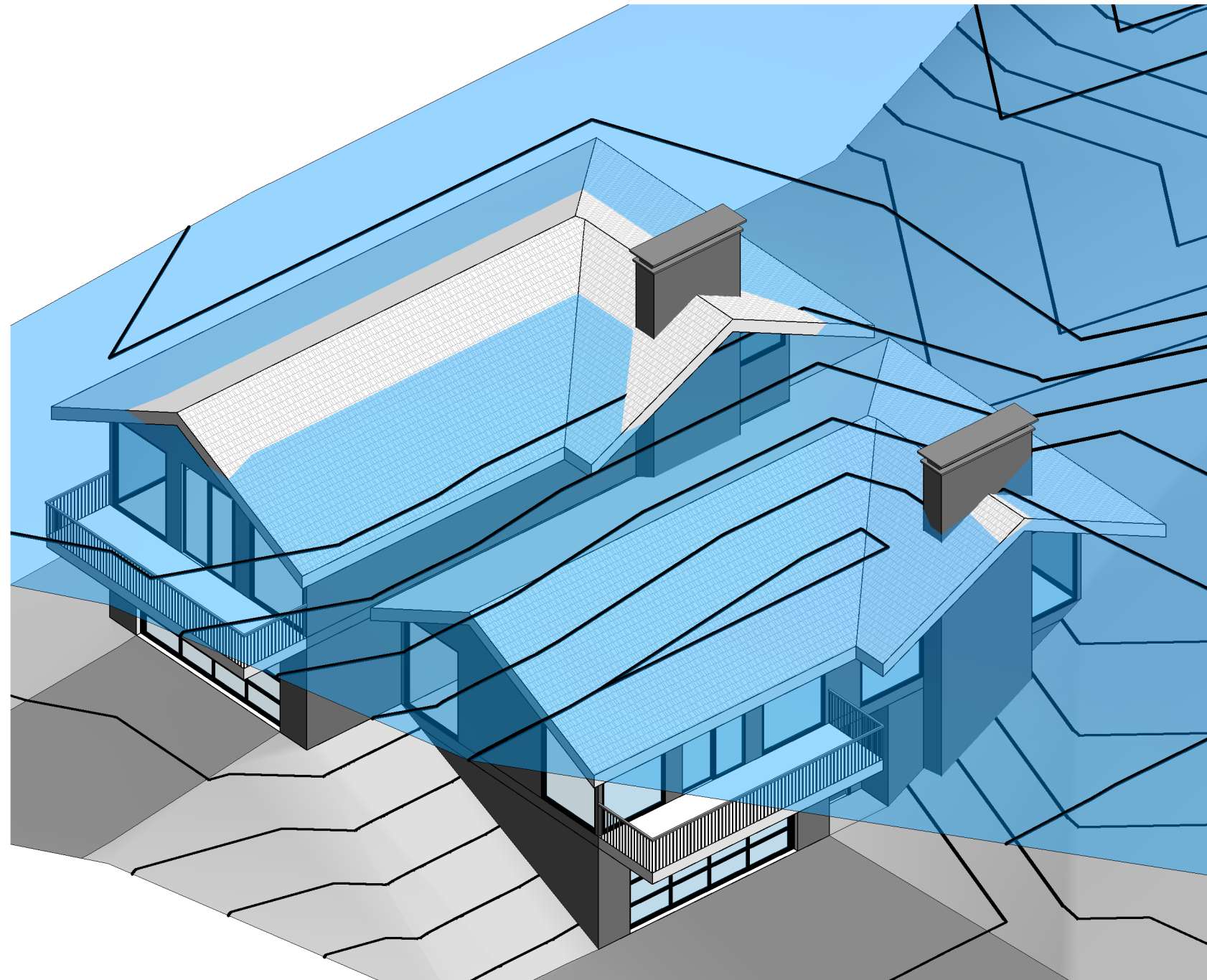
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Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 50'-0"



Russell Platt Architecture
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 West Valley City, Utah 84120
 801-580-0108

EVO

LOT 1 & 2 SITE PLAN		
Project number	Project Number	4
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"

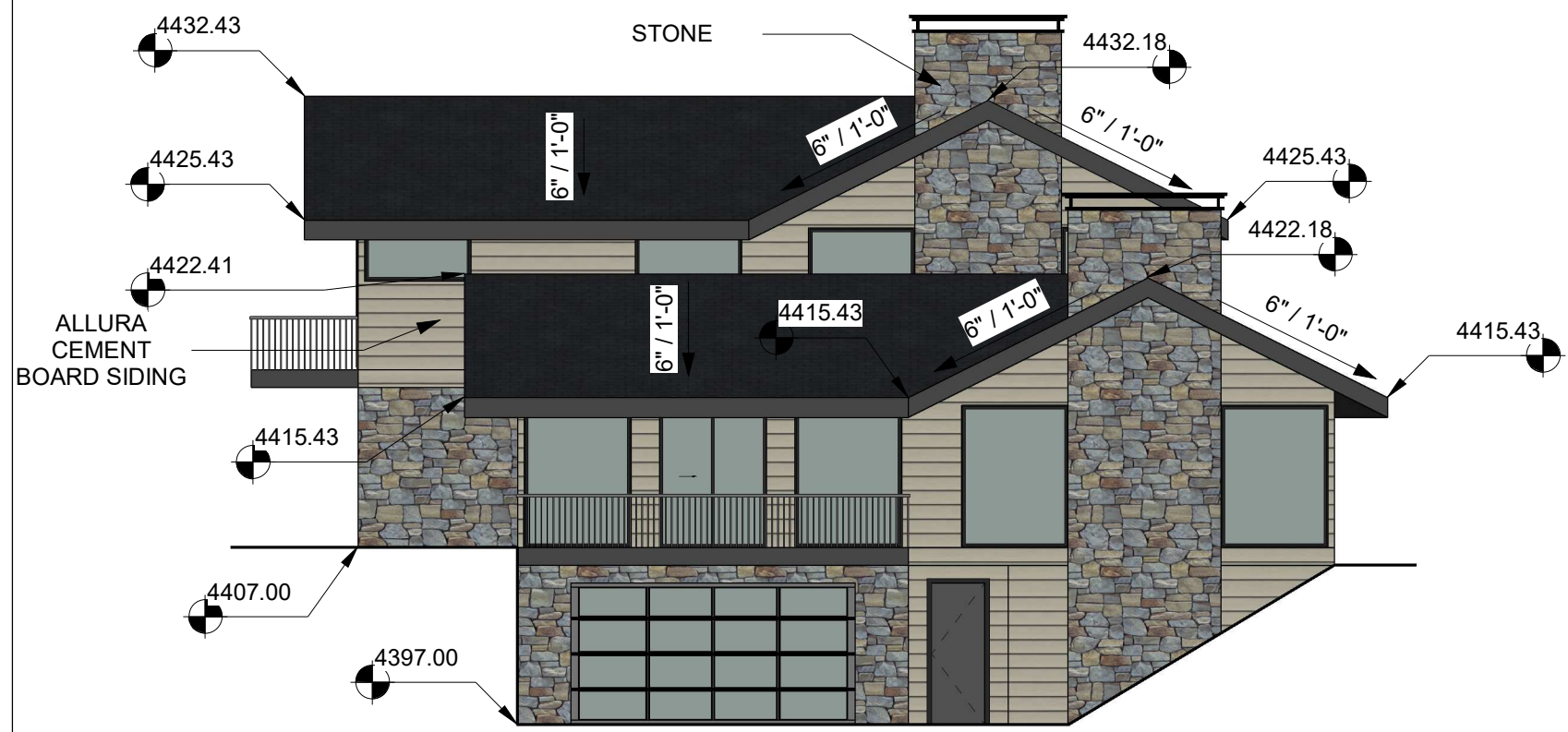


RUSSELL PLATT
ARCHITECTURE

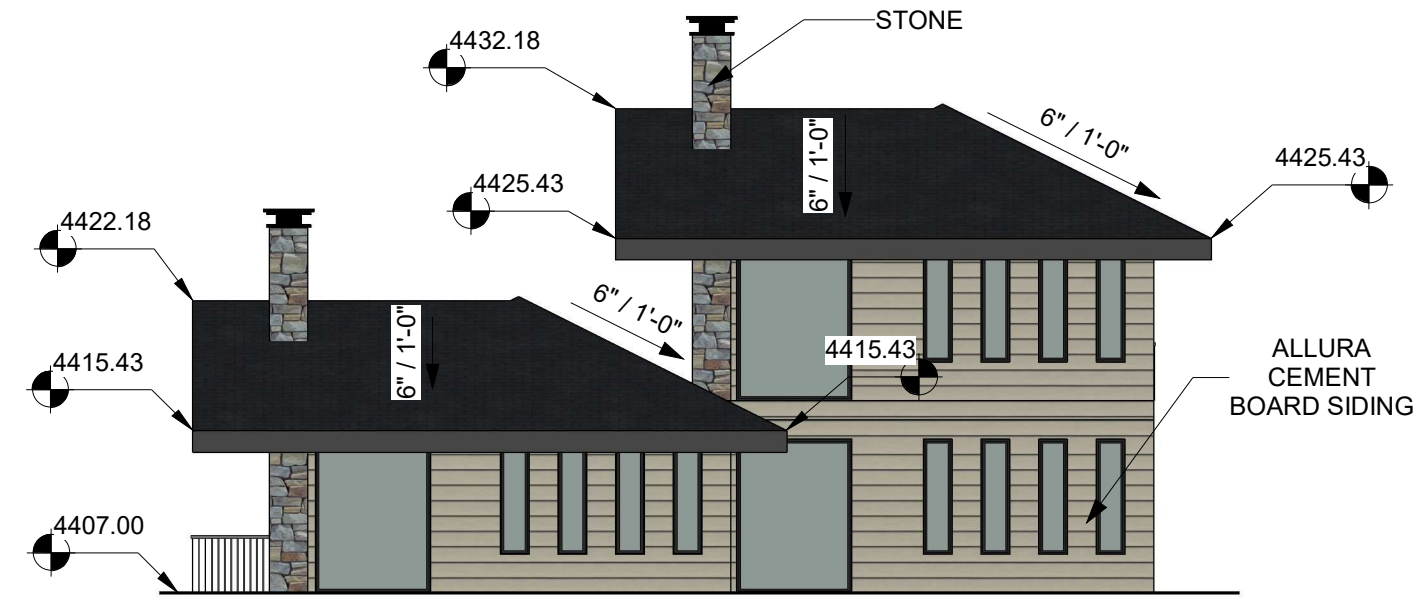
Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

EVO

LOT 1 & 2 OVERLAY		
Project number	Project Number	5
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



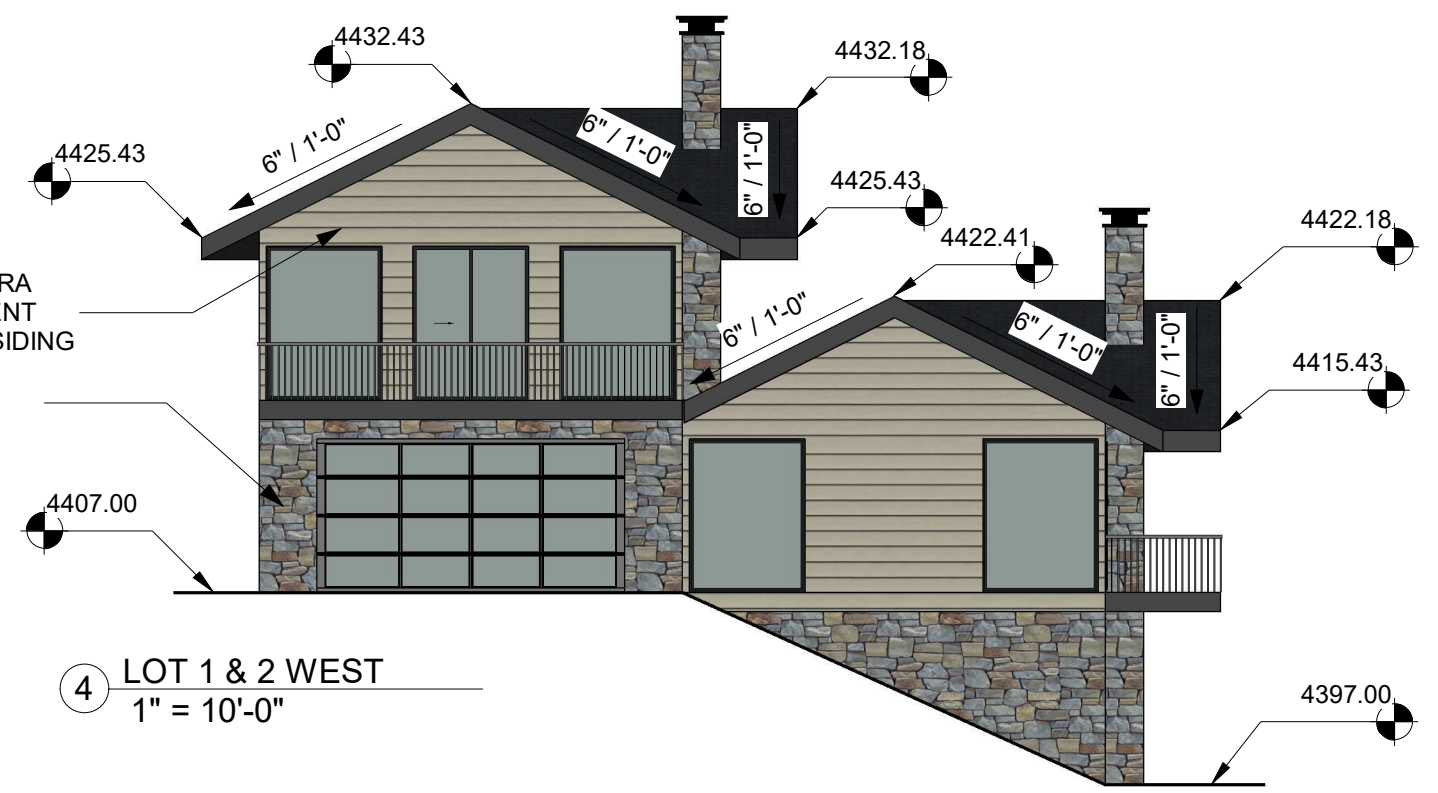
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② LOT 1 & 2 EAST
1" = 10'-0"



③ LOT 1 & 2 NORTH
1" = 10'-0"



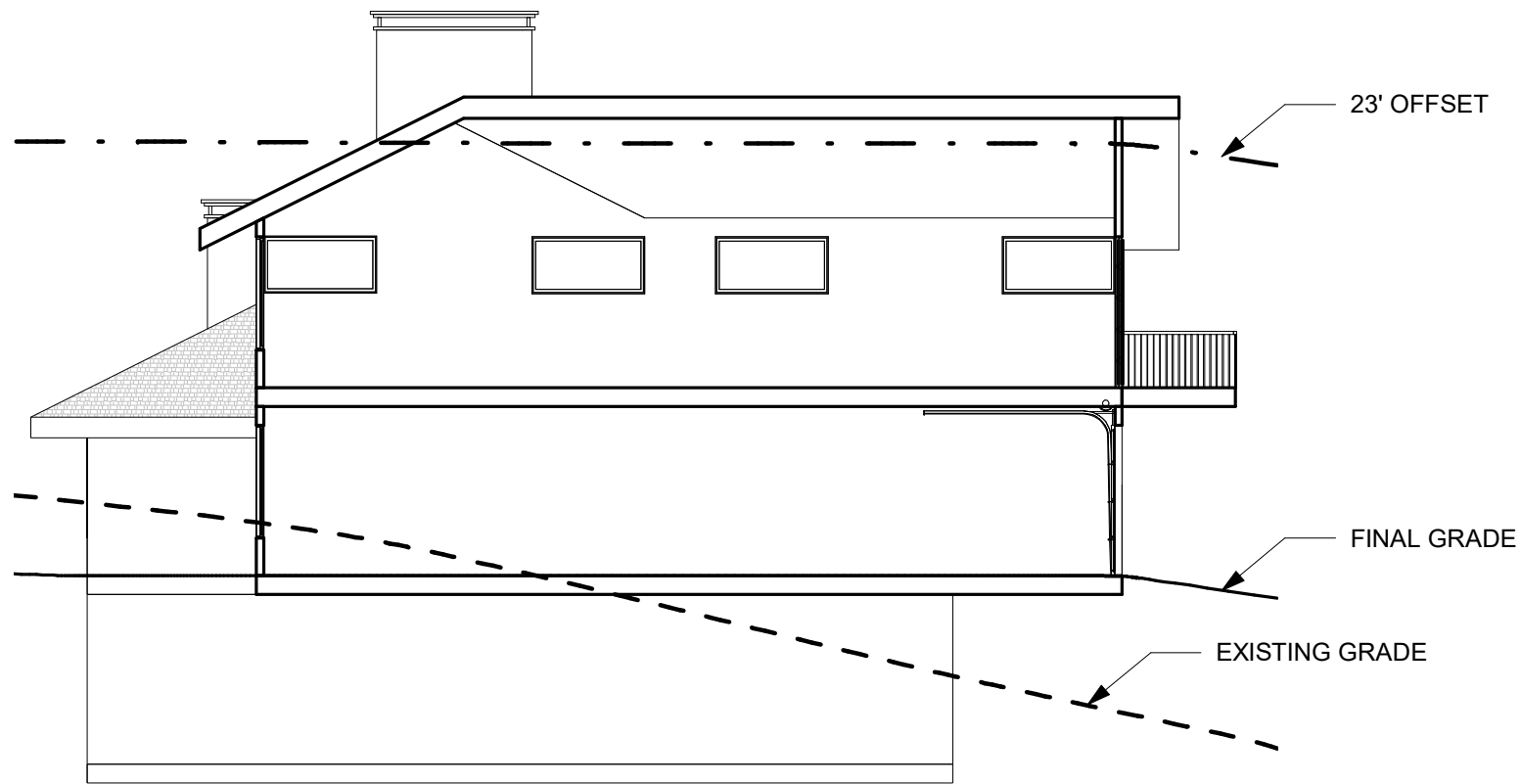
④ LOT 1 & 2 WEST
1" = 10'-0"



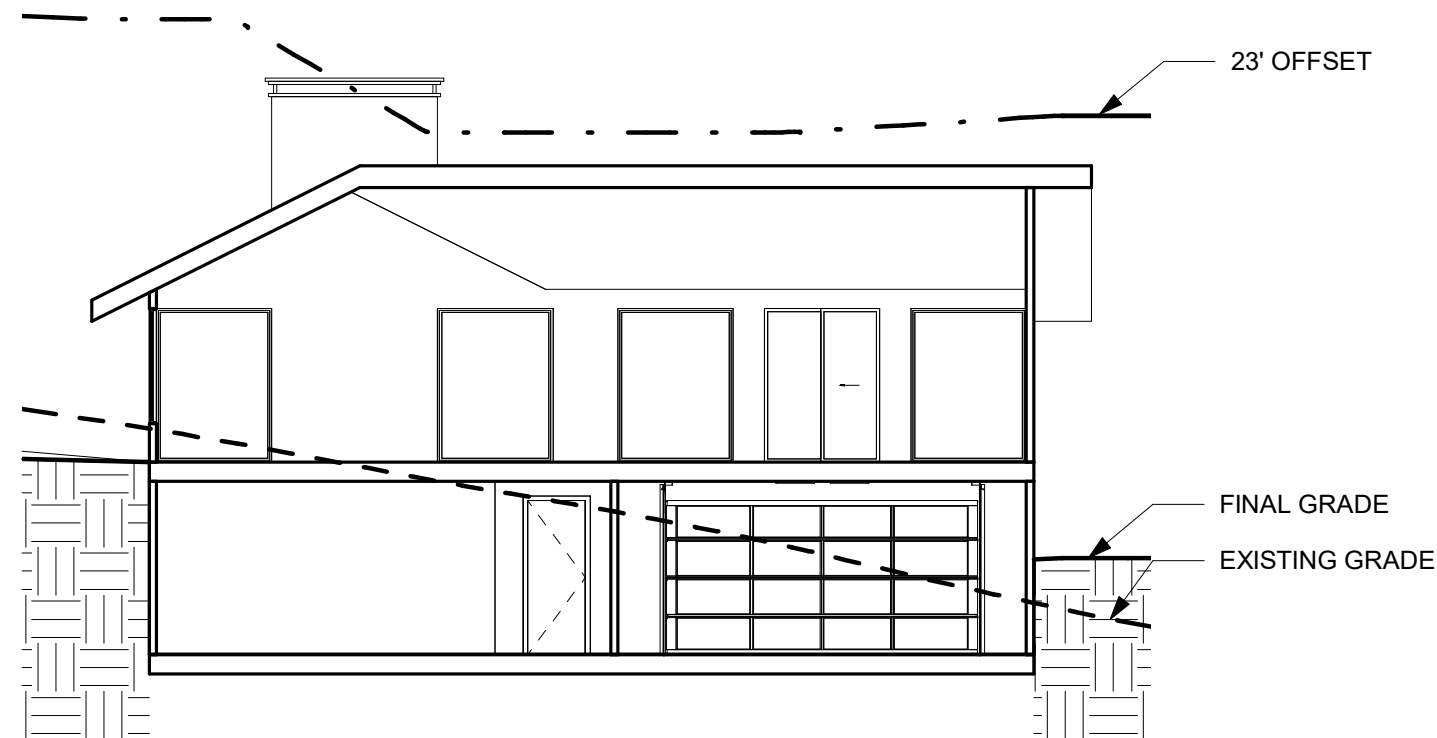
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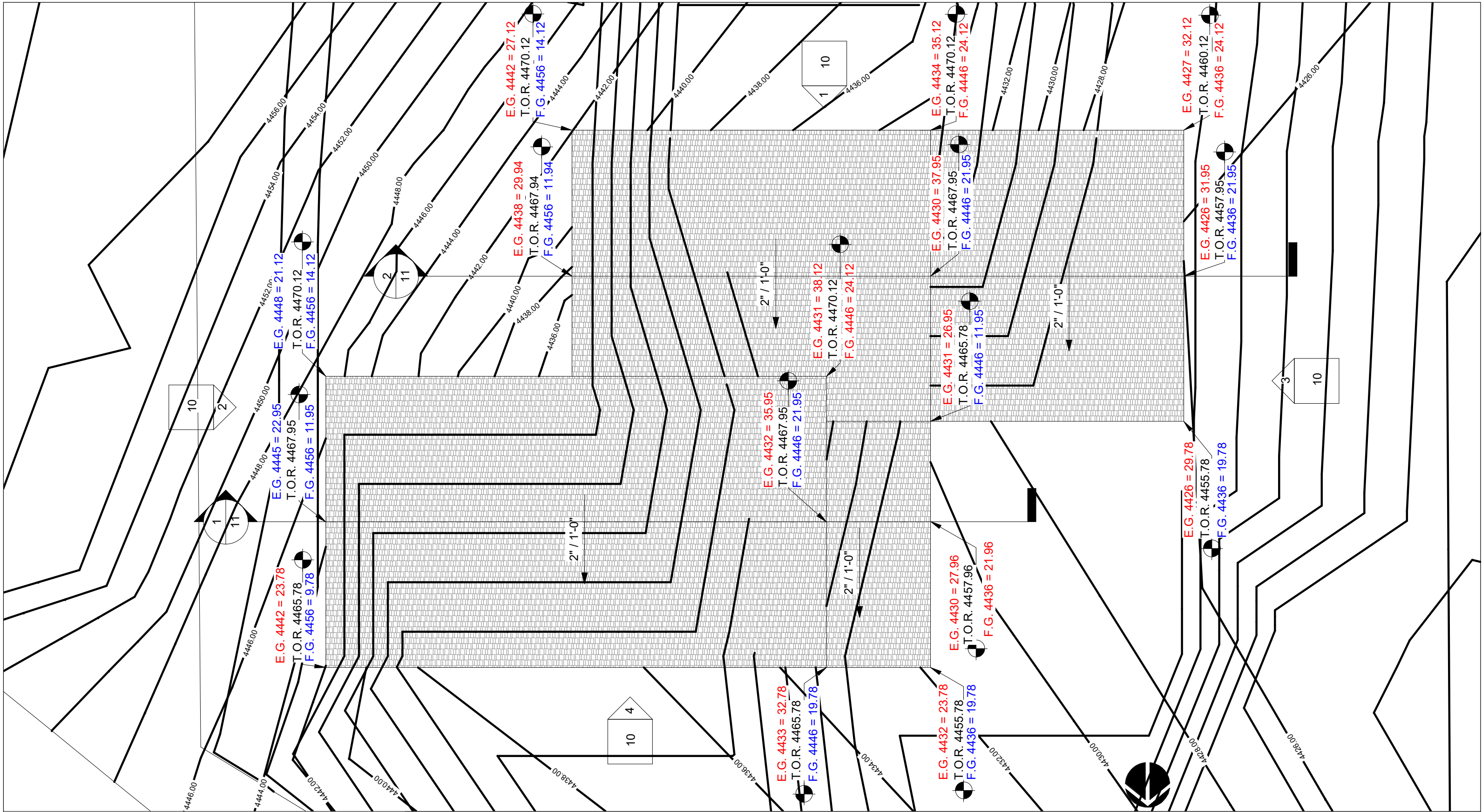
LOT 1 & 2 ELEVATIONS		
Project number	Project Number	6
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



① LOT 1 SECTION
1" = 10'-0"



② LOT 2 SECTION
1" = 10'-0"



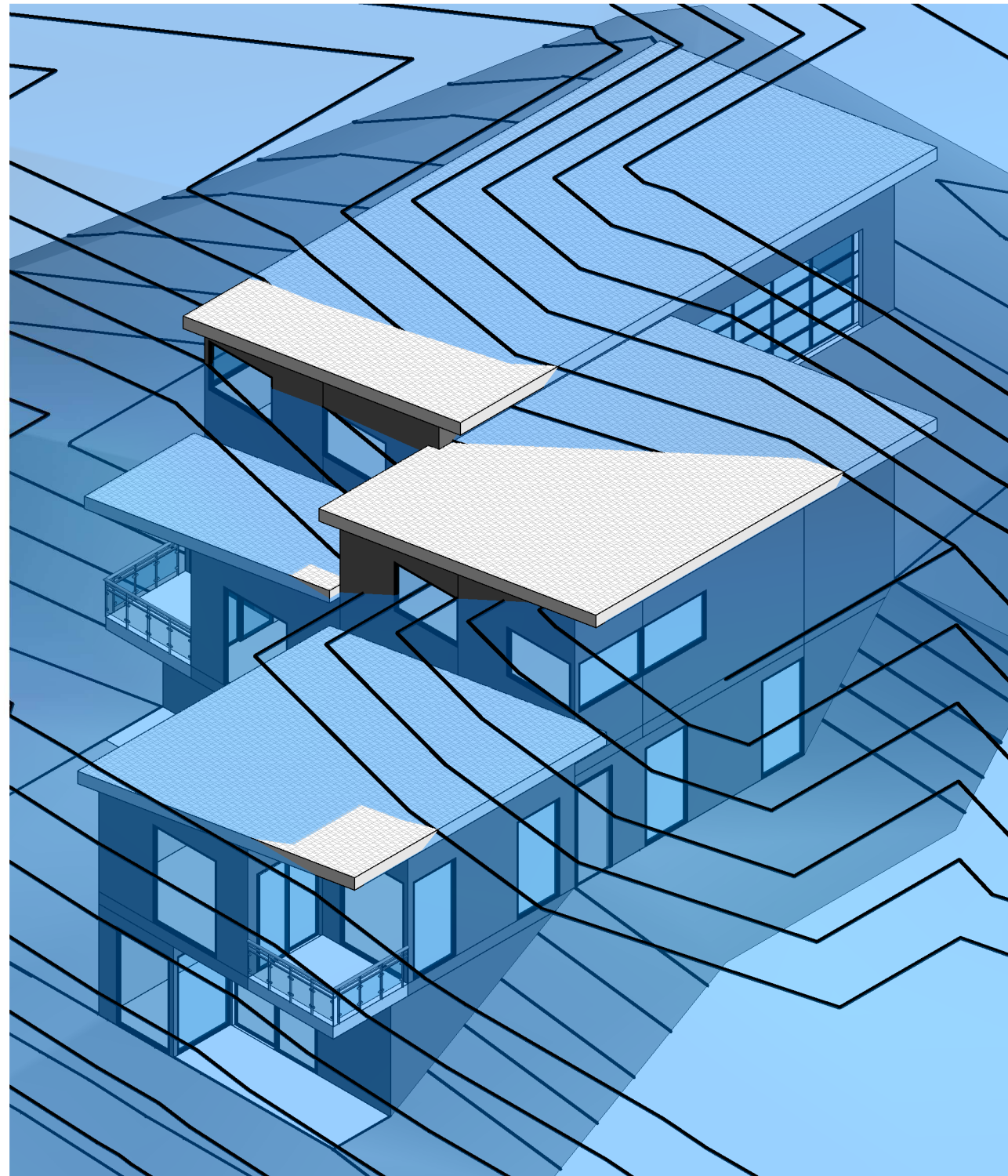
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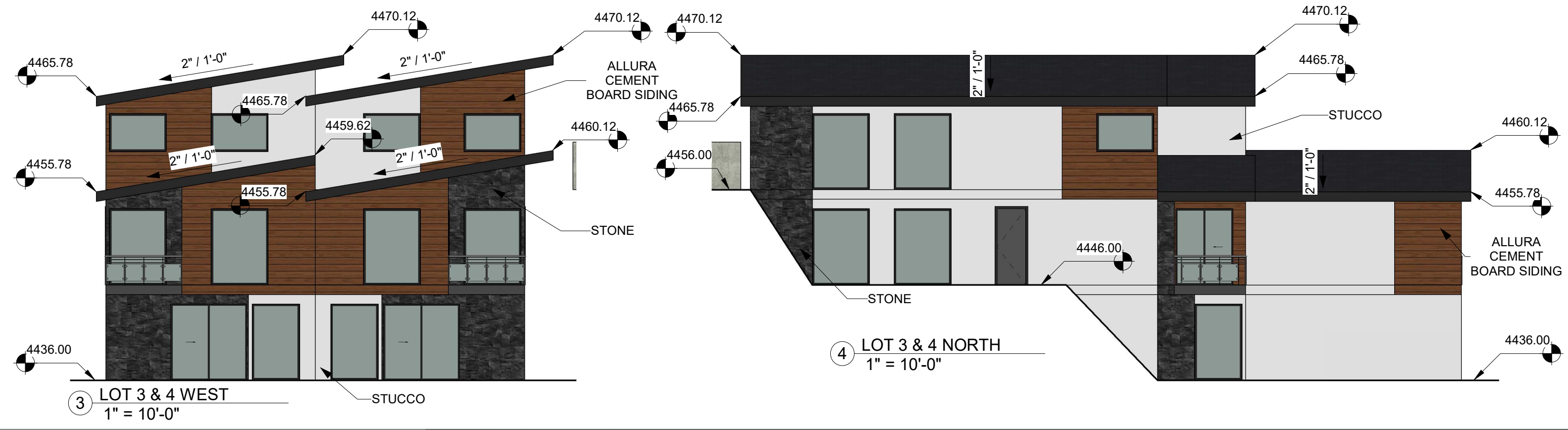
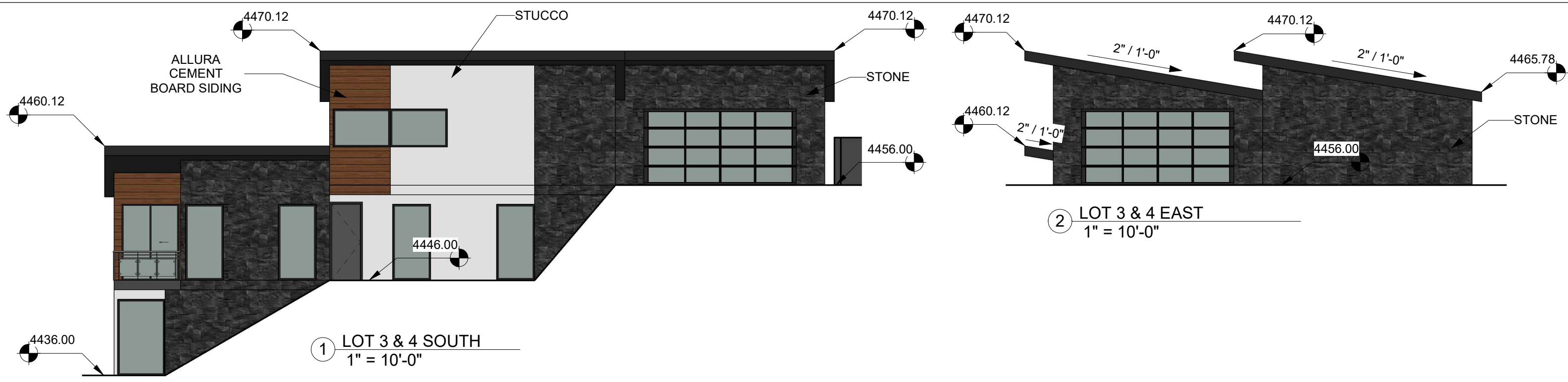
EVO

LOT 3 & 4 SITE PLAN

Project number	Project Number	8
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



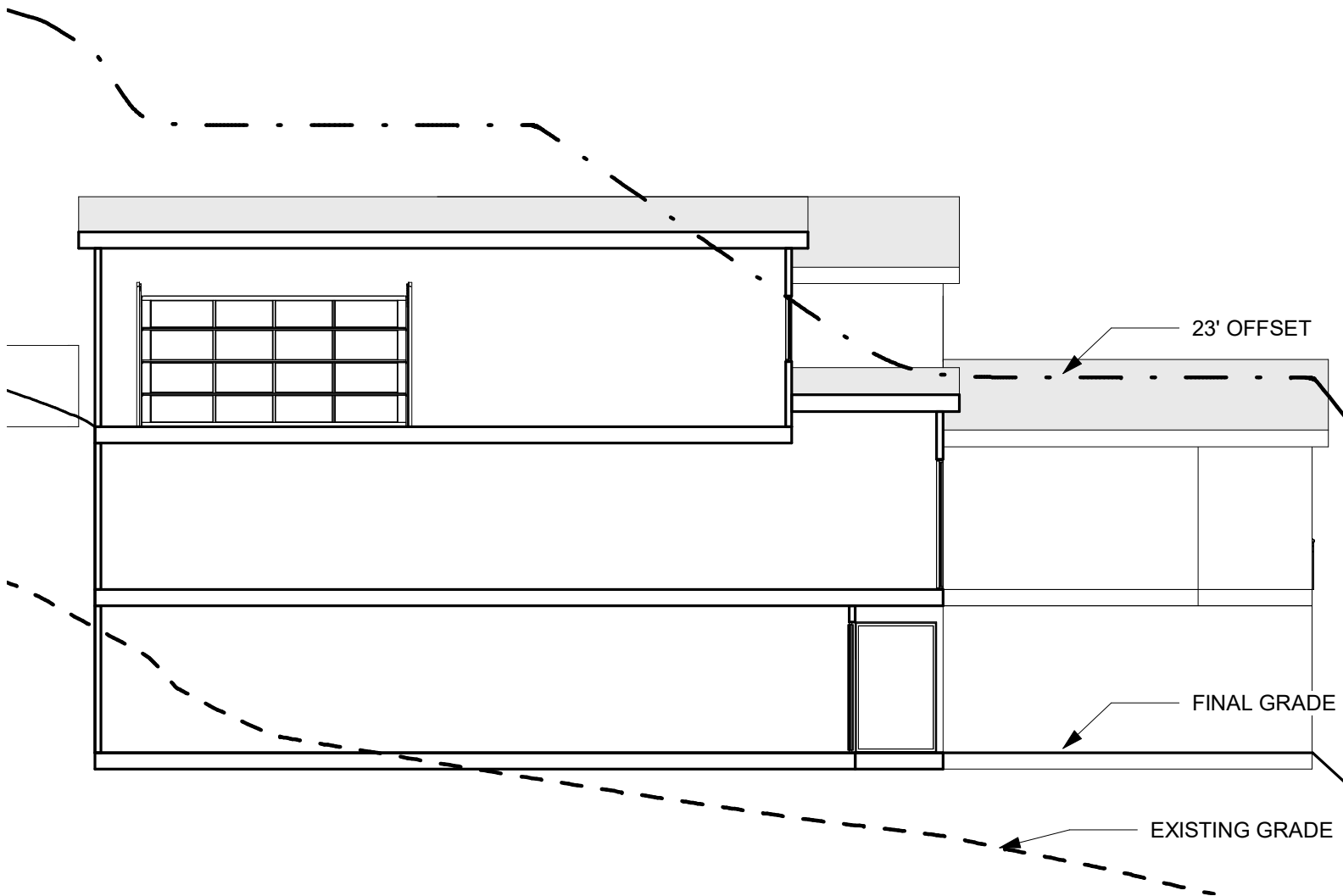
LOT 3 & 4 OVERLAY		
Project number	Project Number	9
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



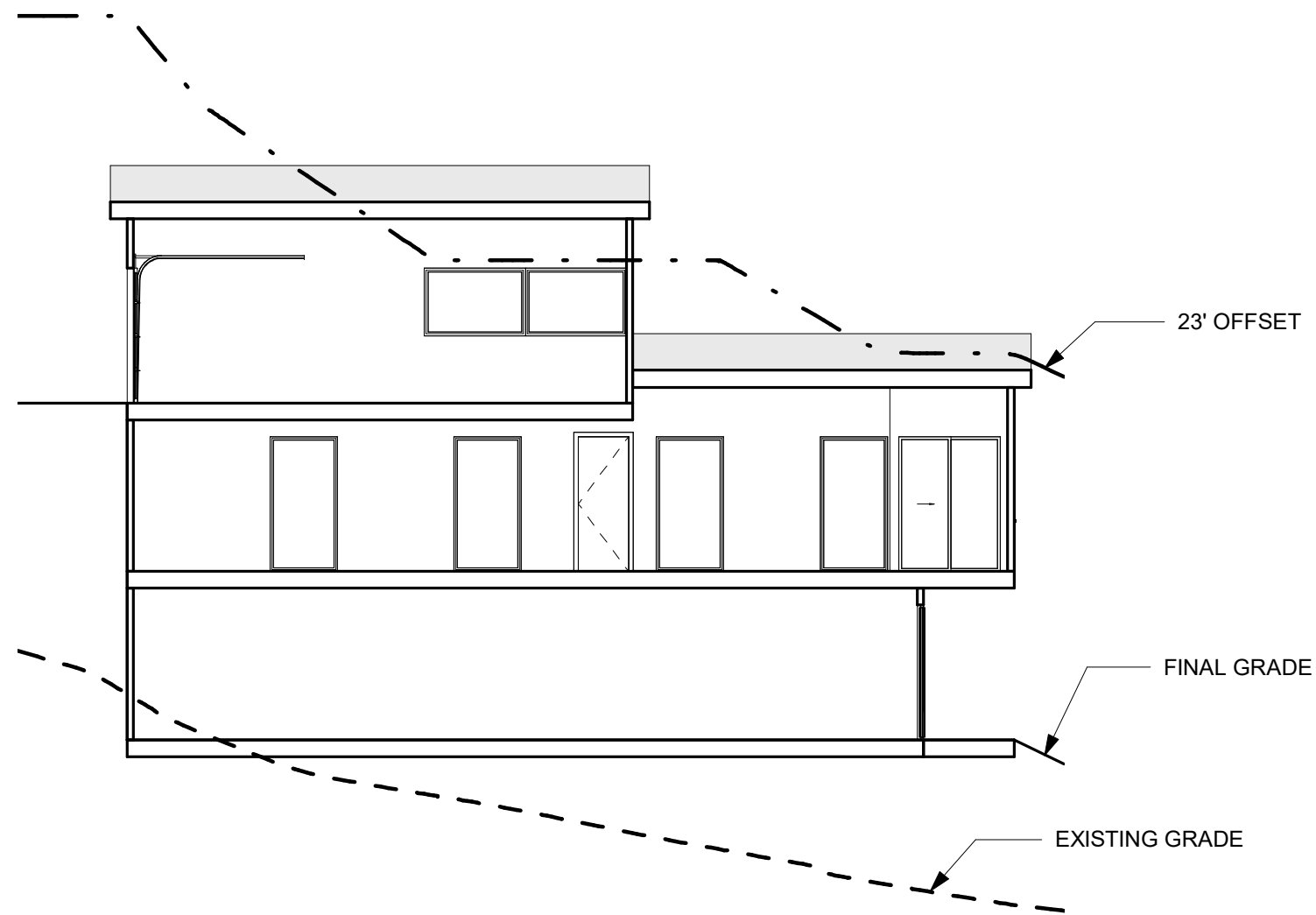
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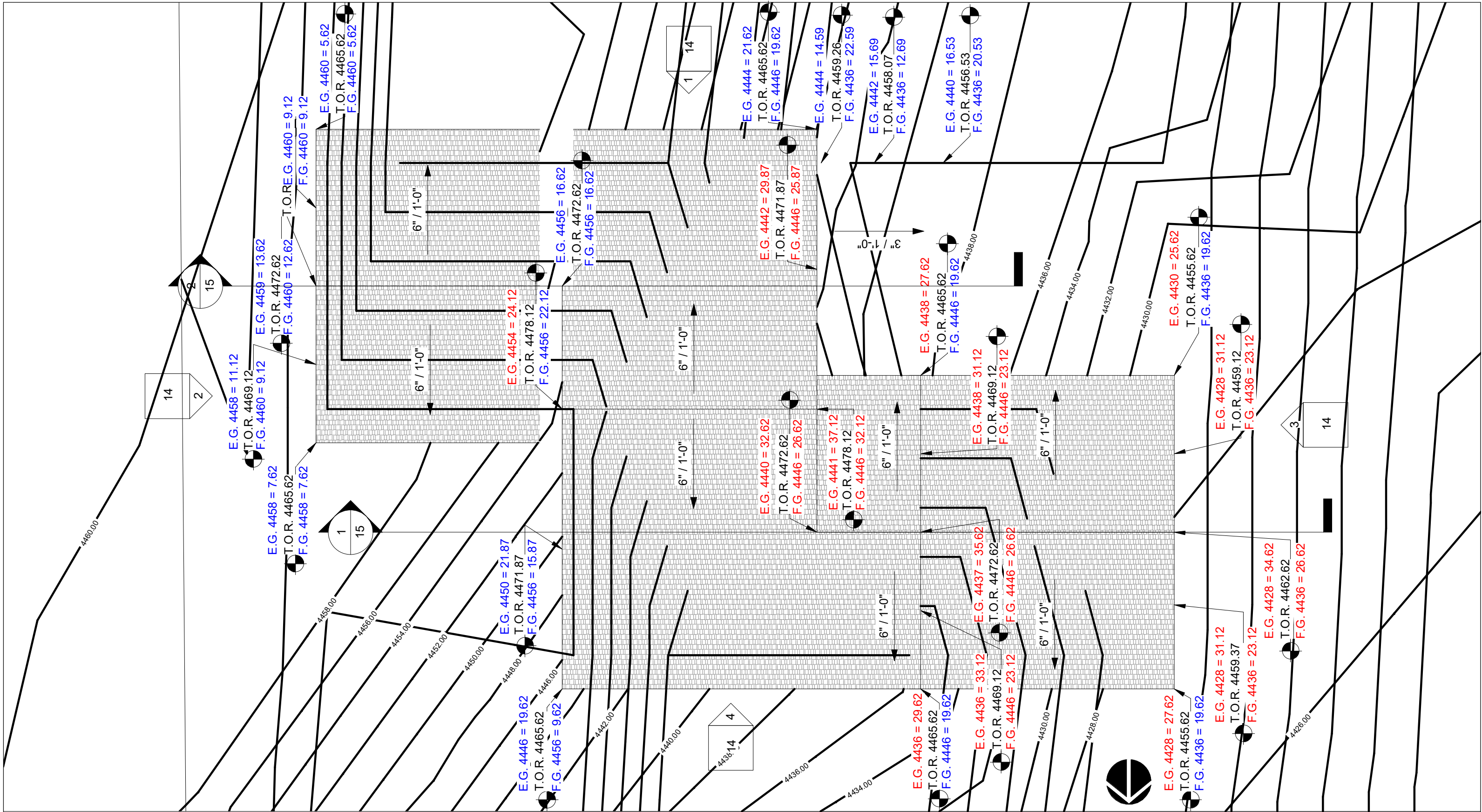
LOT 3 & 4 ELEVATIONS		
Project number	Project Number	10
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



① LOT 3 SECTION
1" = 10'-0"



② LOT 4 SECTION
1" = 10'-0"



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LOT 5 & 6 SITE PLAN

Project number	Project Number	12
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



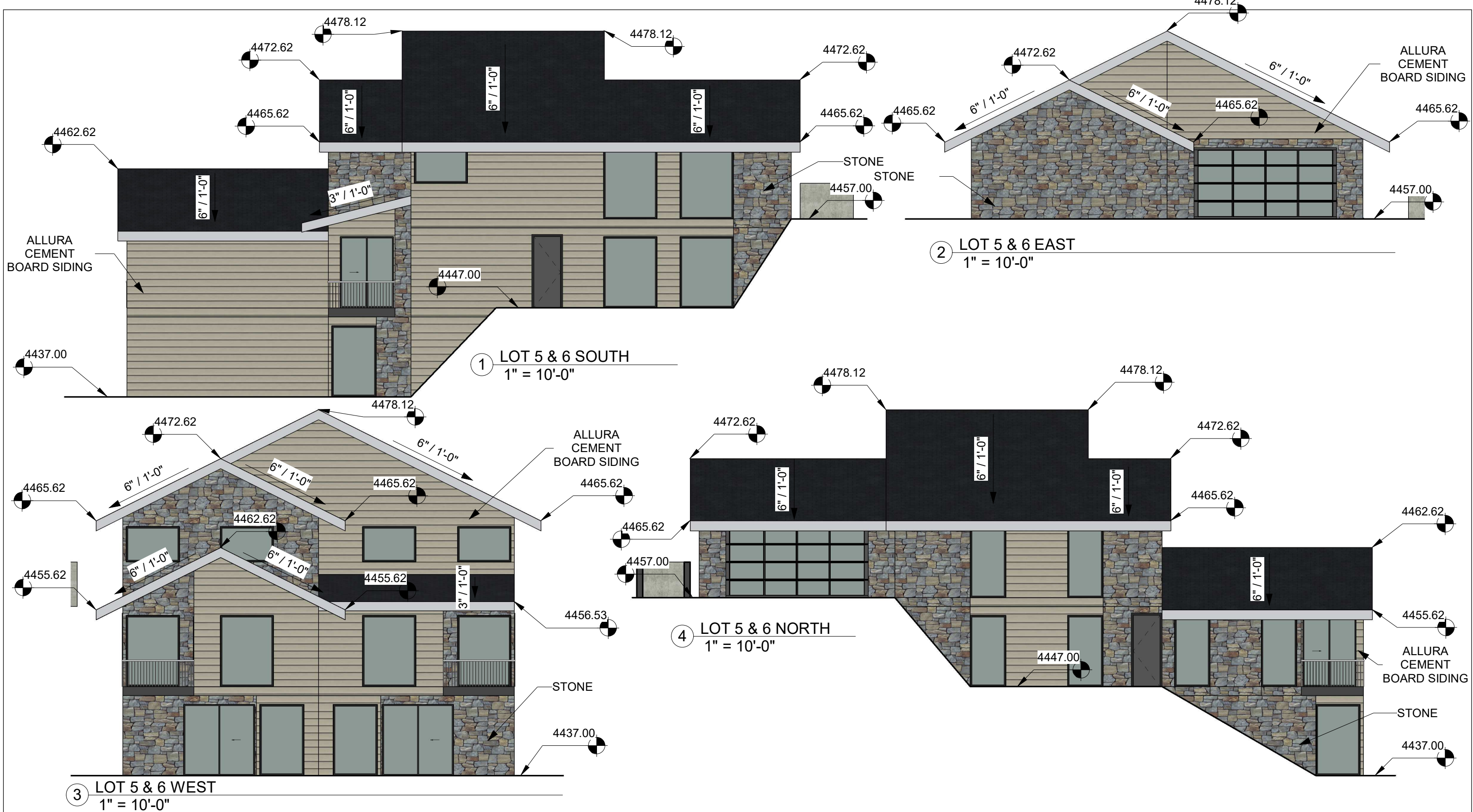
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LOT 5 & 6 OVERLAY

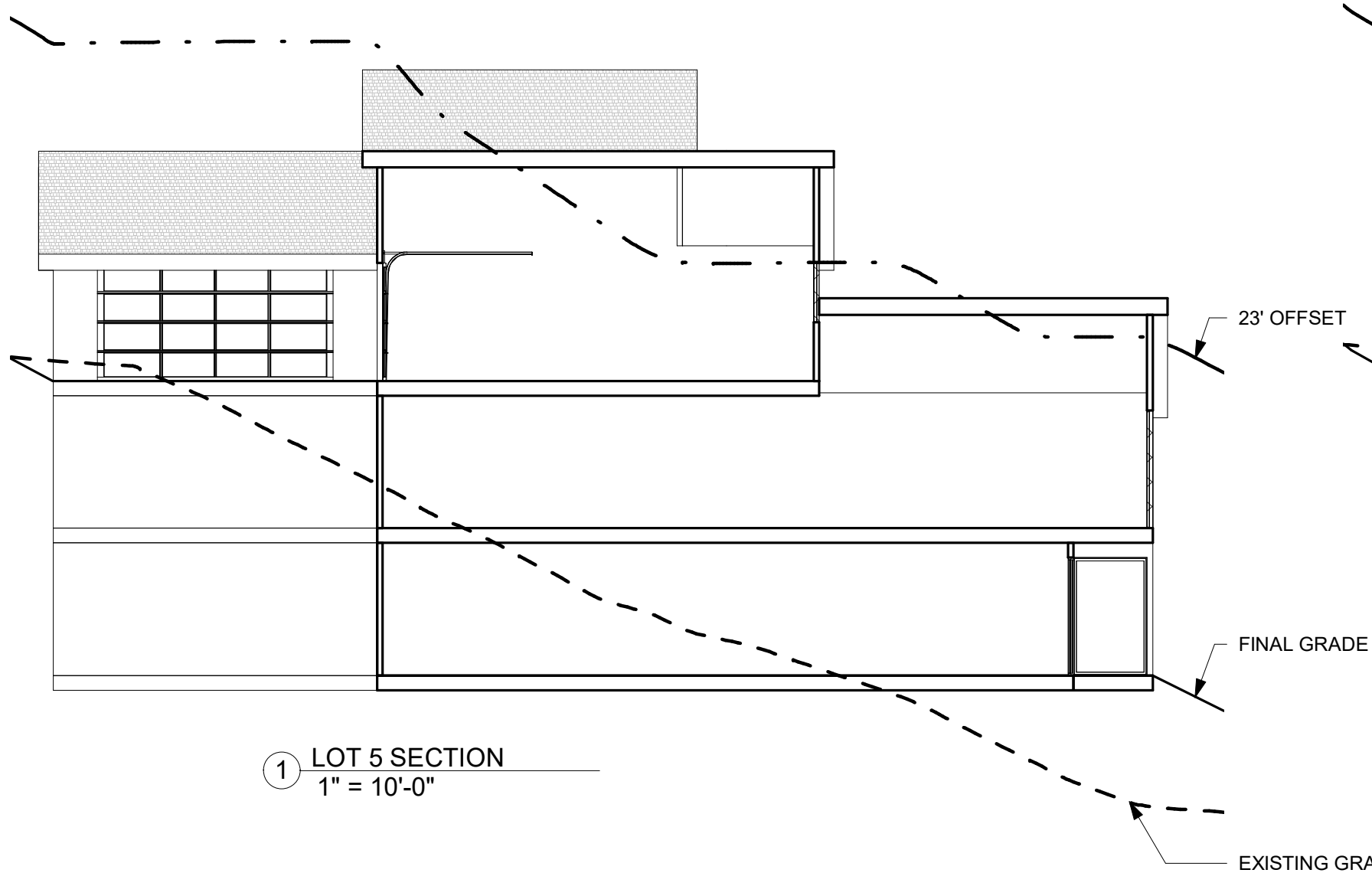
Project number	Project Number	13
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



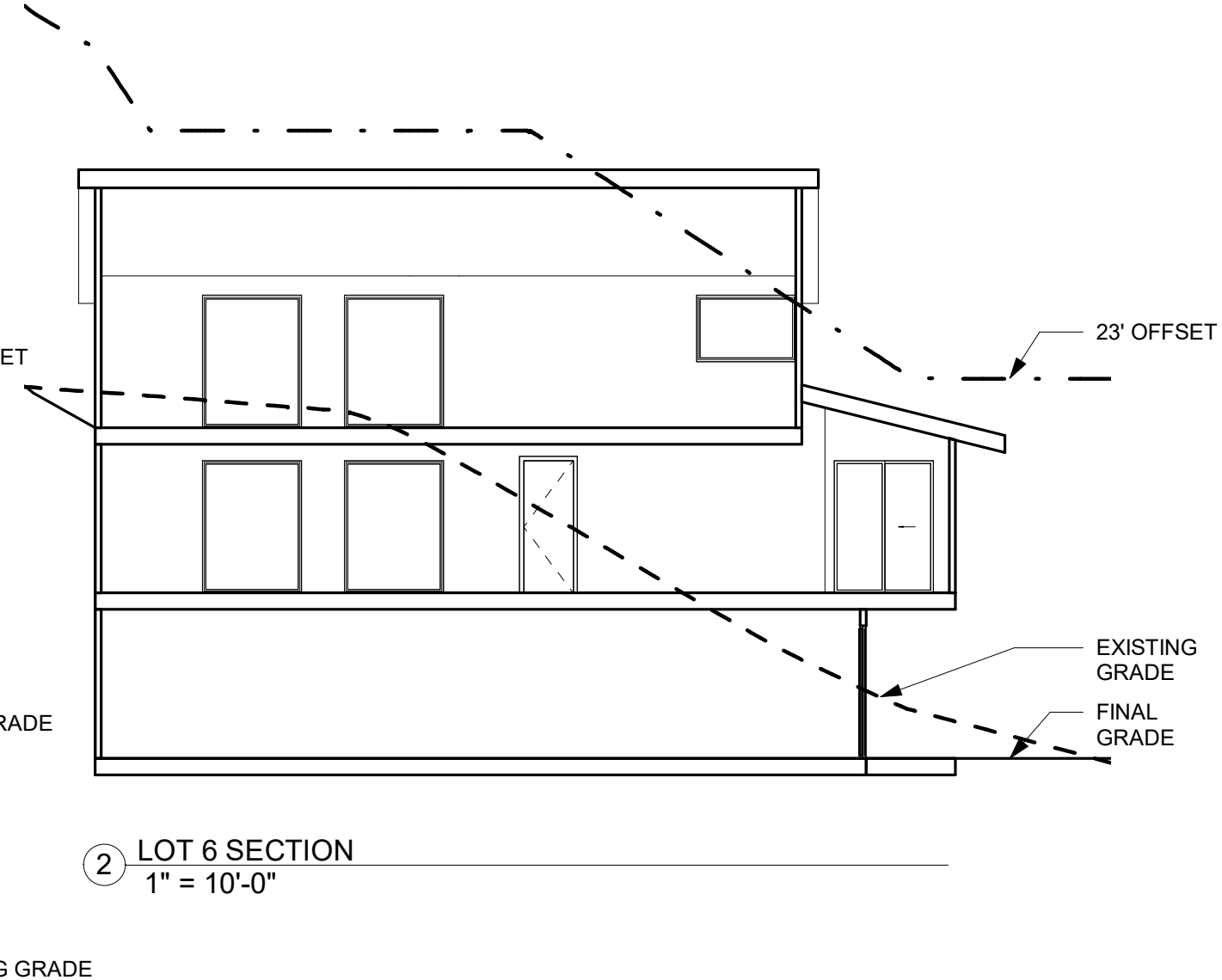
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LOT 5 & 6 ELEVATIONS		
Project number	Project Number	14
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



① LOT 5 SECTION
1" = 10'-0"



② LOT 6 SECTION
1" = 10'-0"



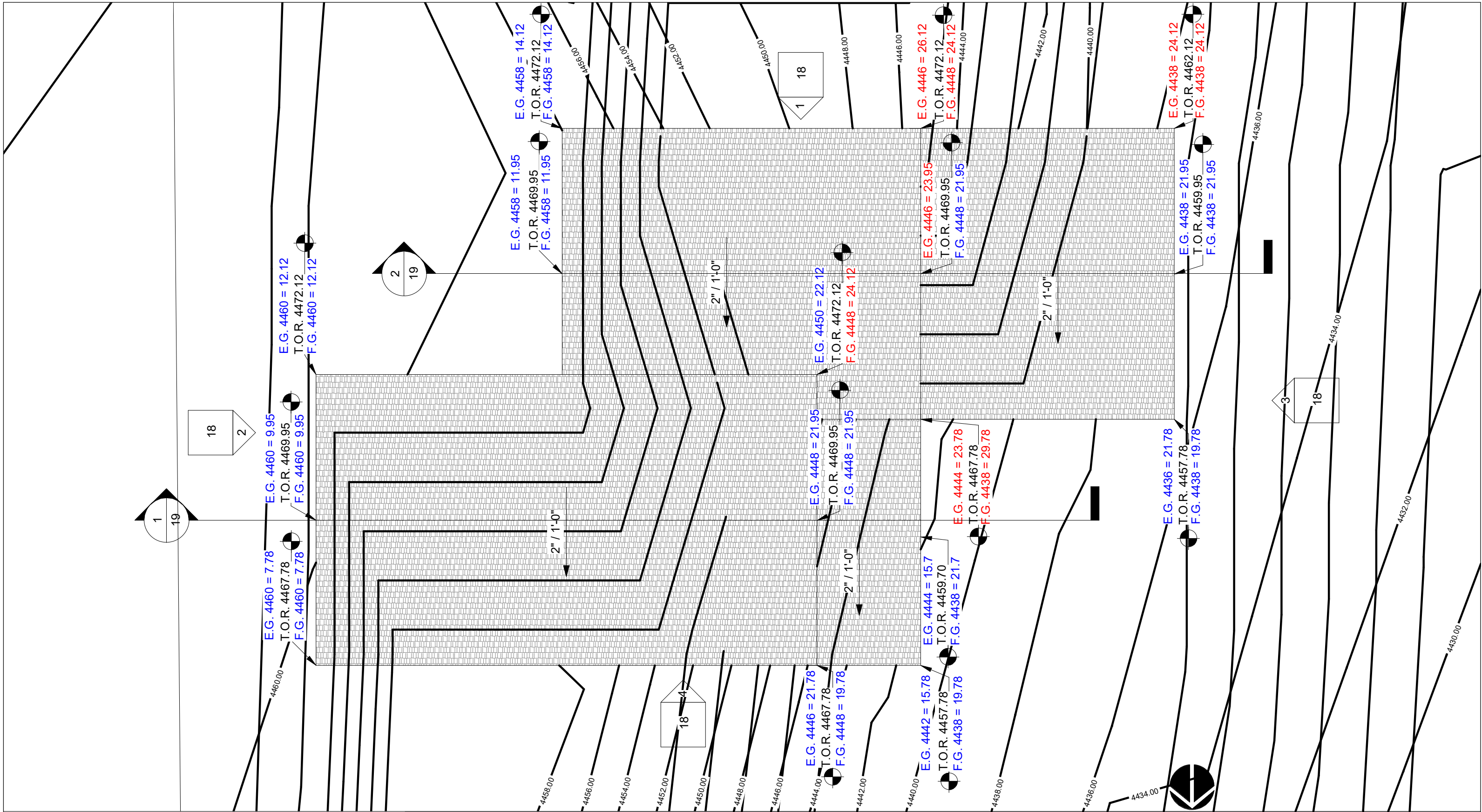
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LOT 5 & 6 SECTIONS

Project number	Project Number	15
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"

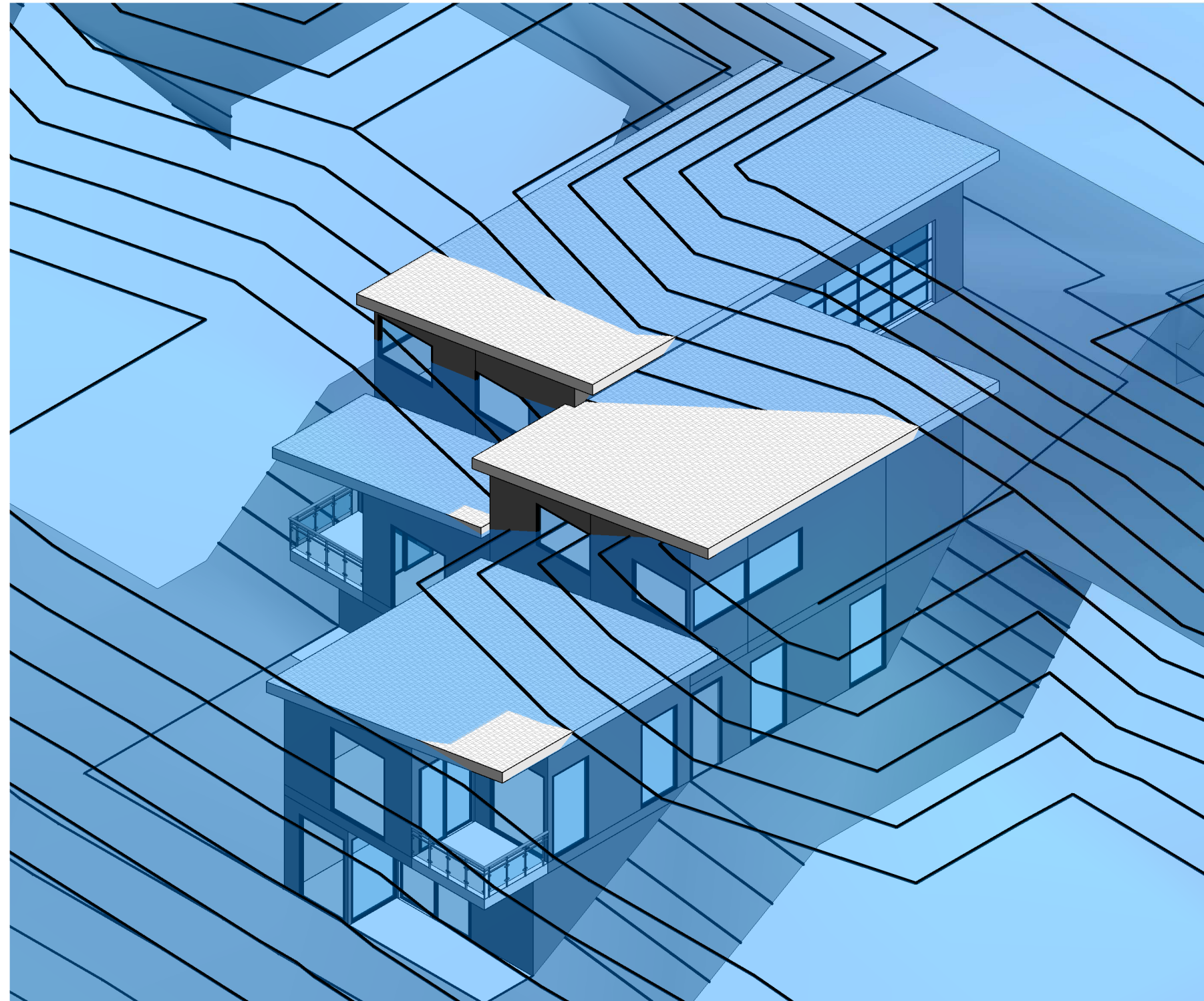


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LOT 7 & 8 SITE PLAN		
Project number	Project Number	16
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



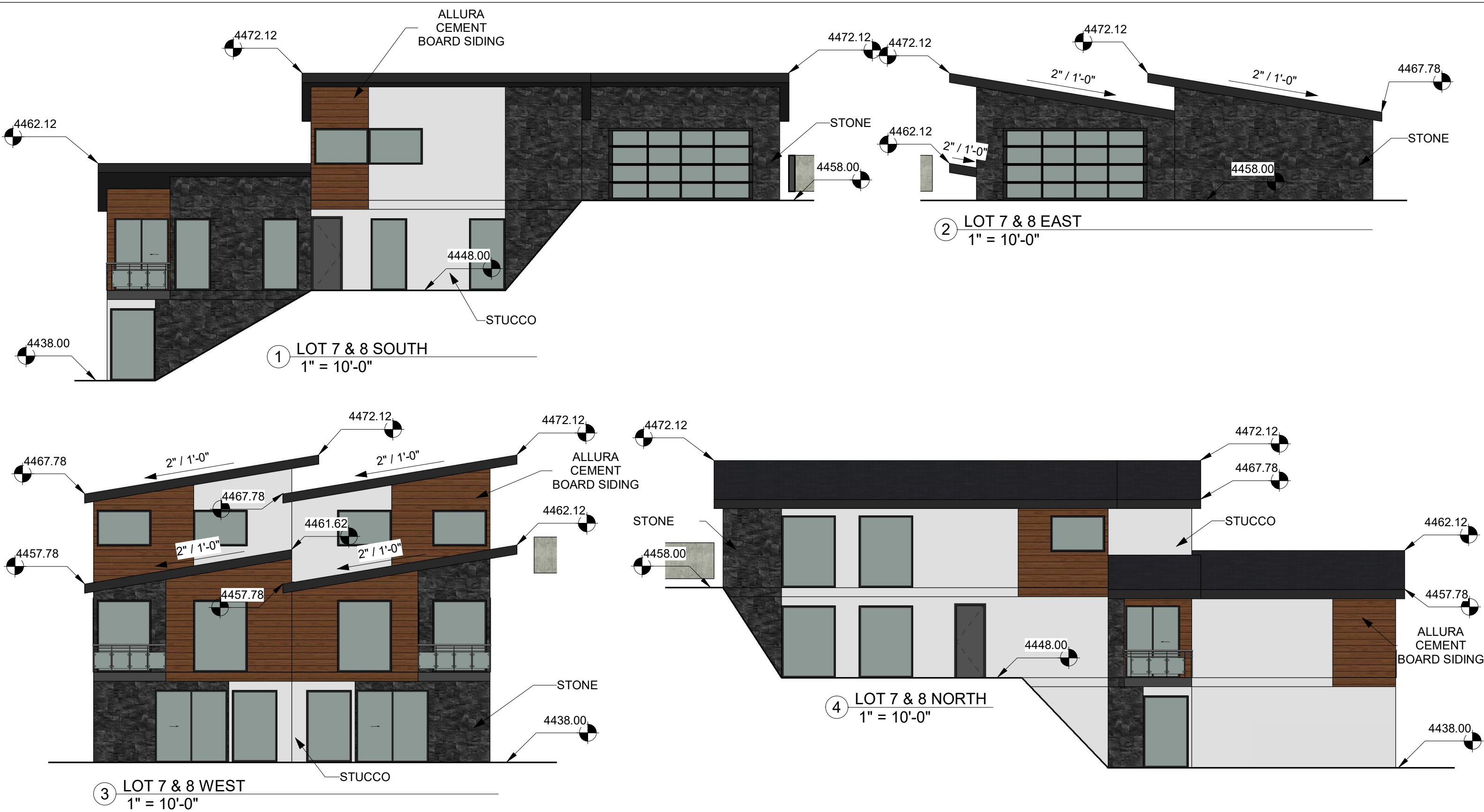
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LOT 7 & 8 OVERLAY

Project number	Project Number	17
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale

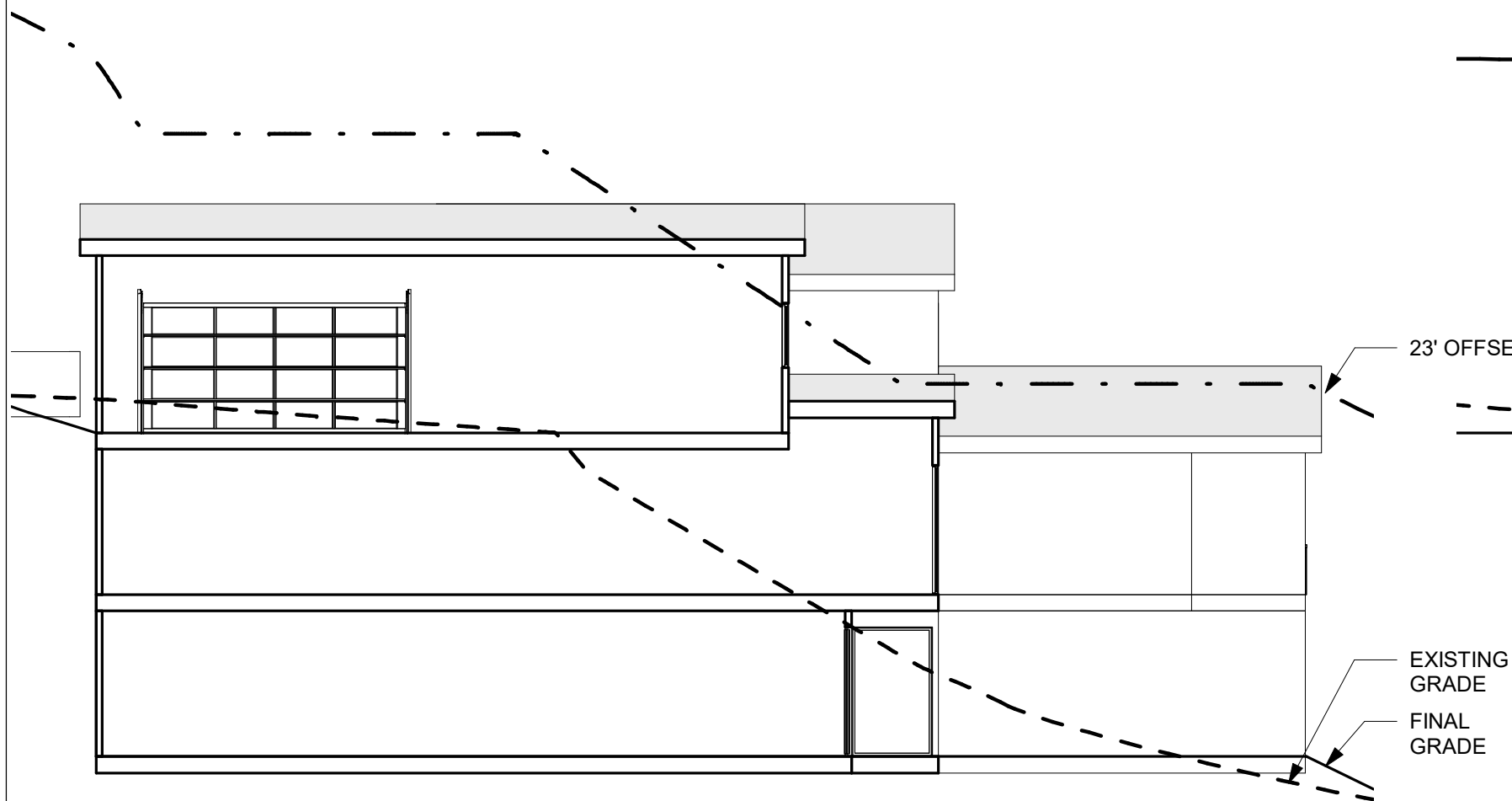


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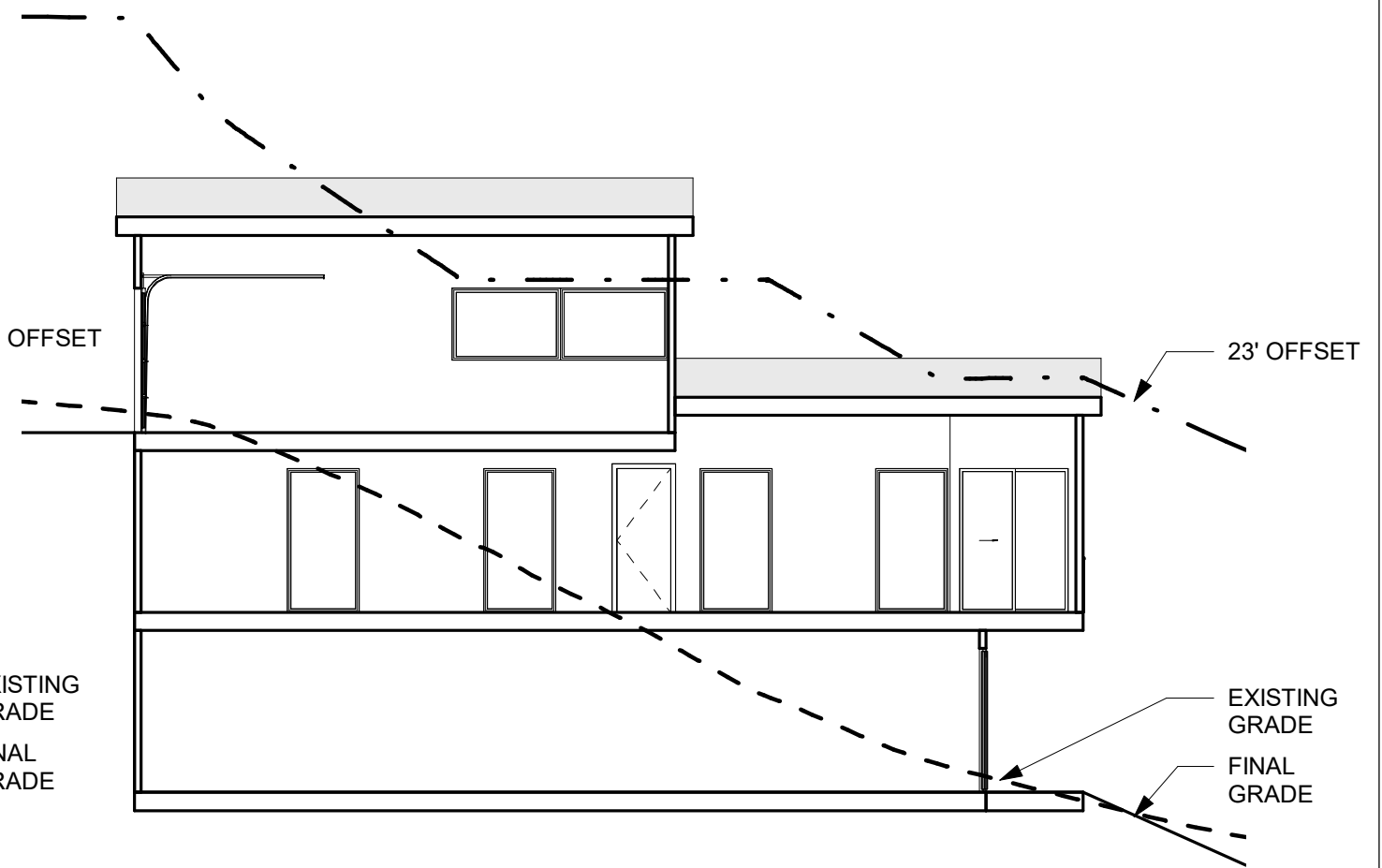
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LOT 7 & 8 ELEVATIONS		18
Project number	Project Number	
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	Scale 1" = 10'-0"



① LOT 7 SECTION
1" = 10'-0"



② LOT 8 SECTION
1" = 10'-0"

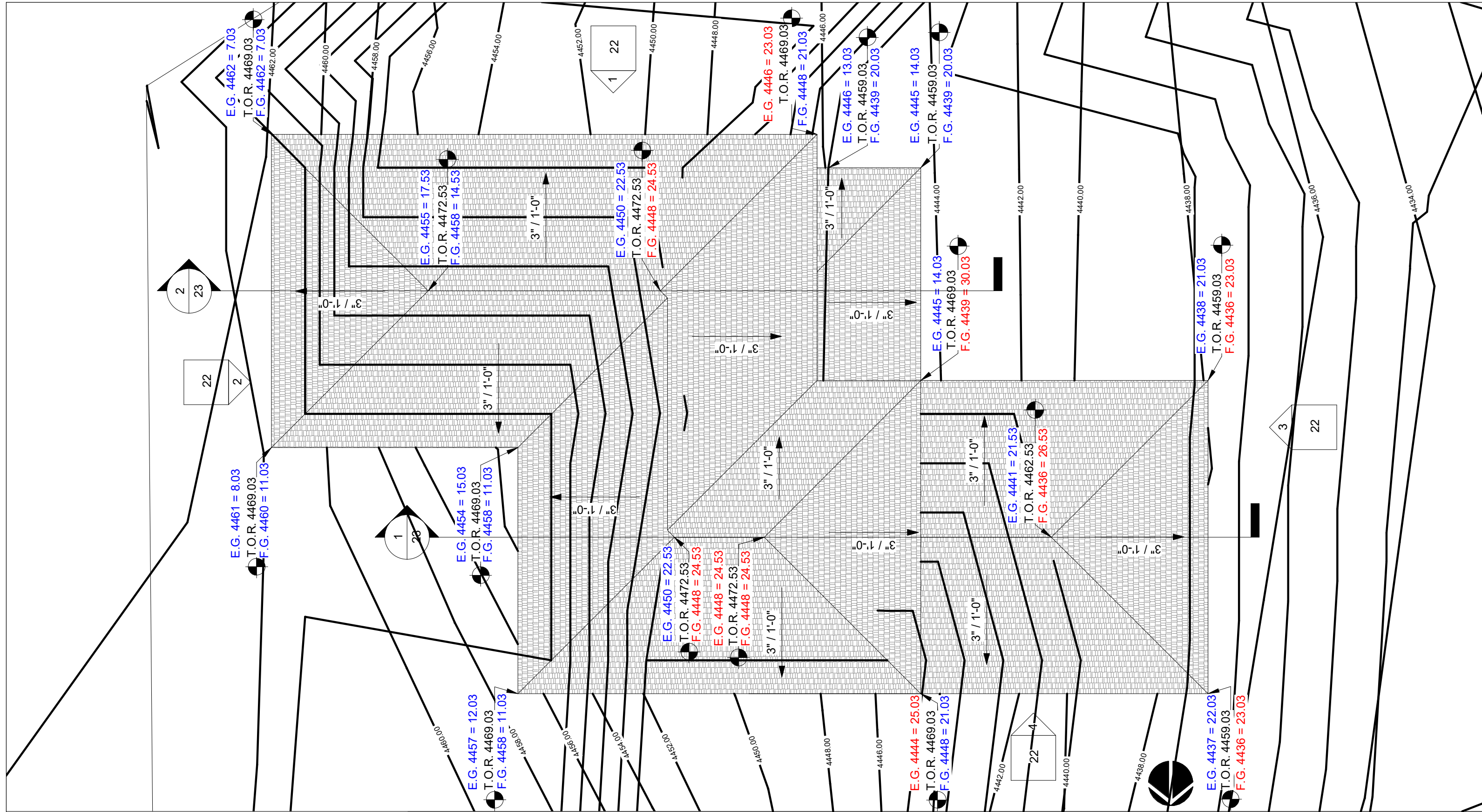


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LOT 7 & 8 SECTIONS		
Project number	Project Number	19
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"

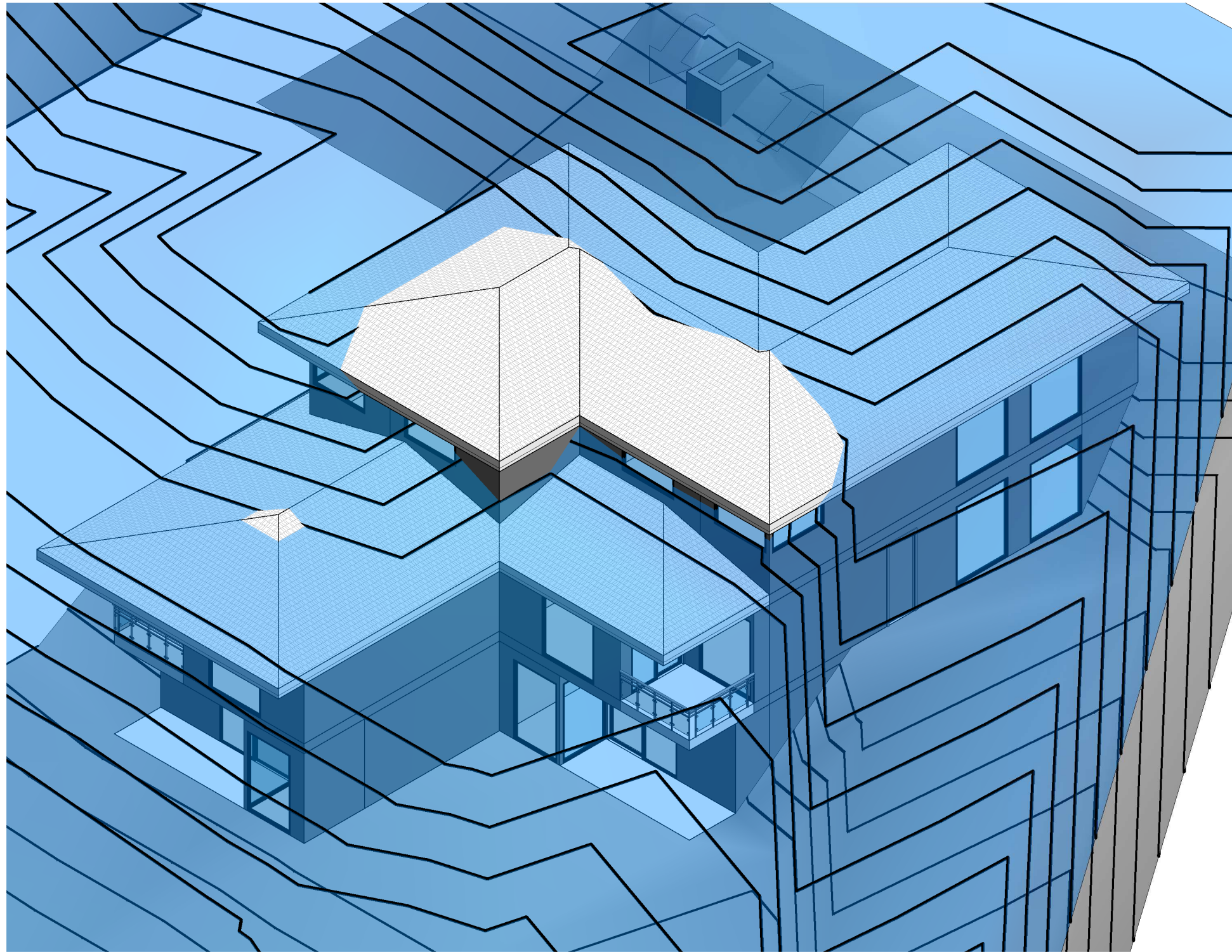


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LOT 9 & 10 SITE PLAN		
Project number	Project Number	20
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



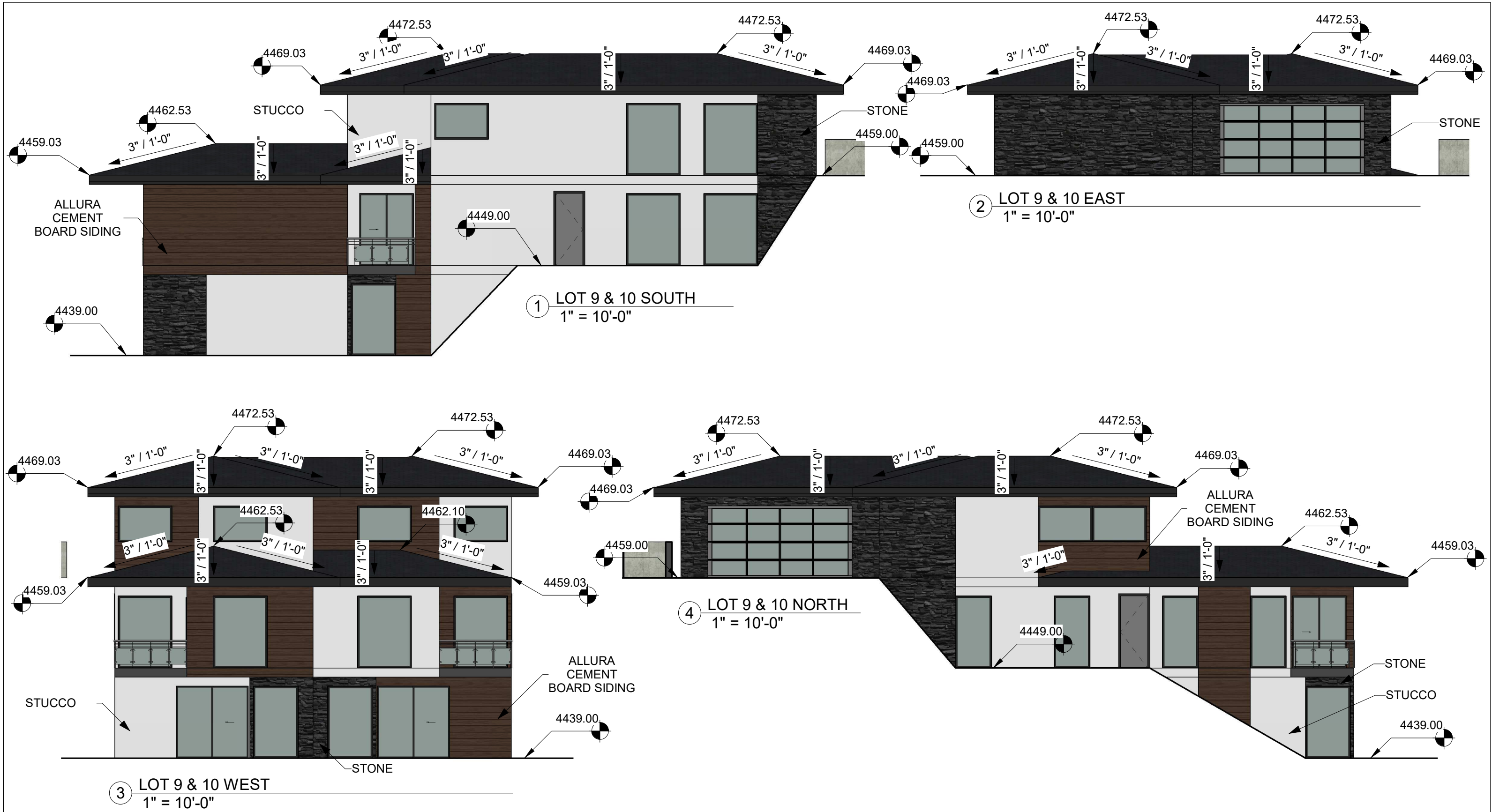
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LOT 9 & 10 OVERLAY

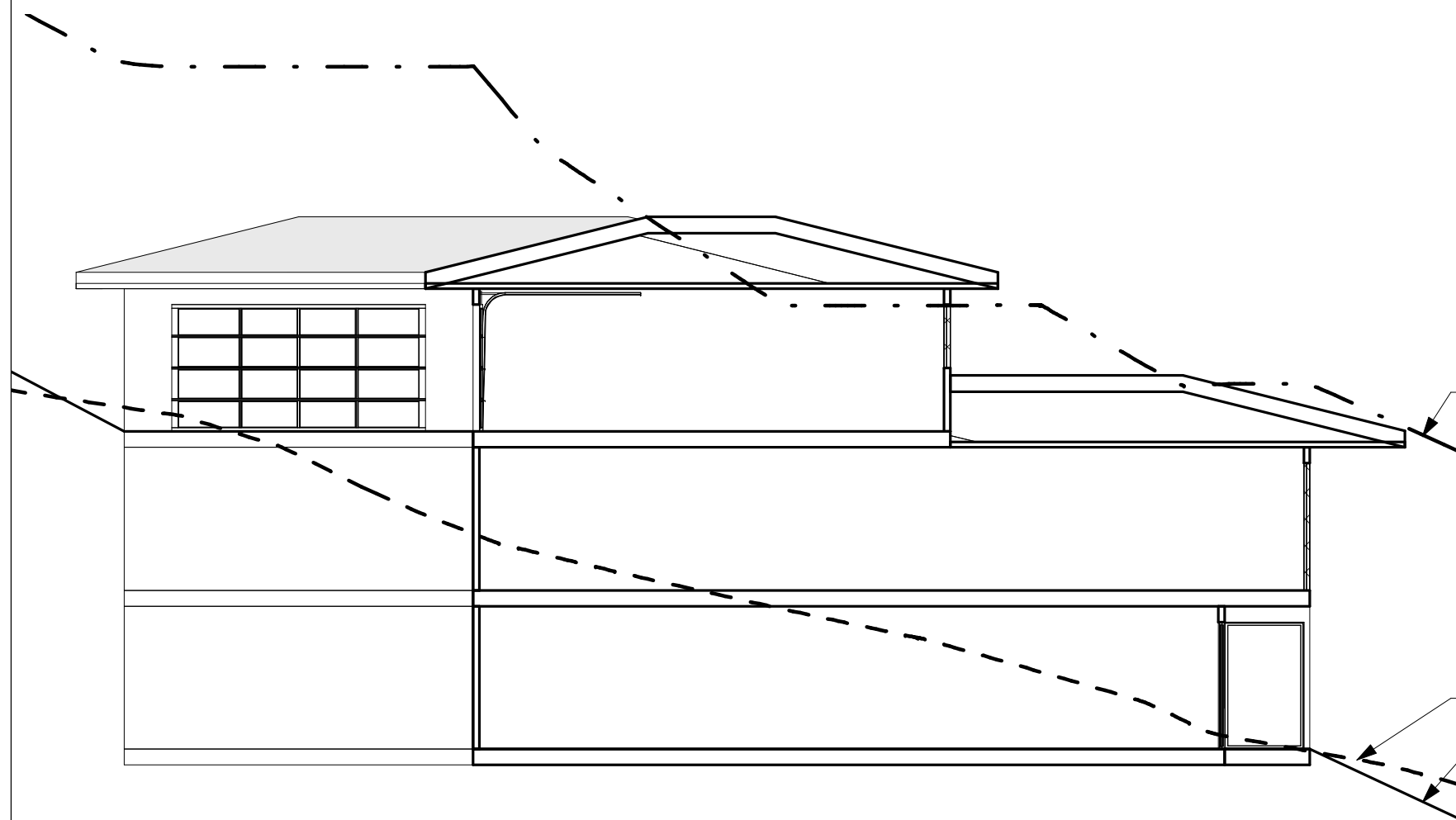
Project number	Project Number	21
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



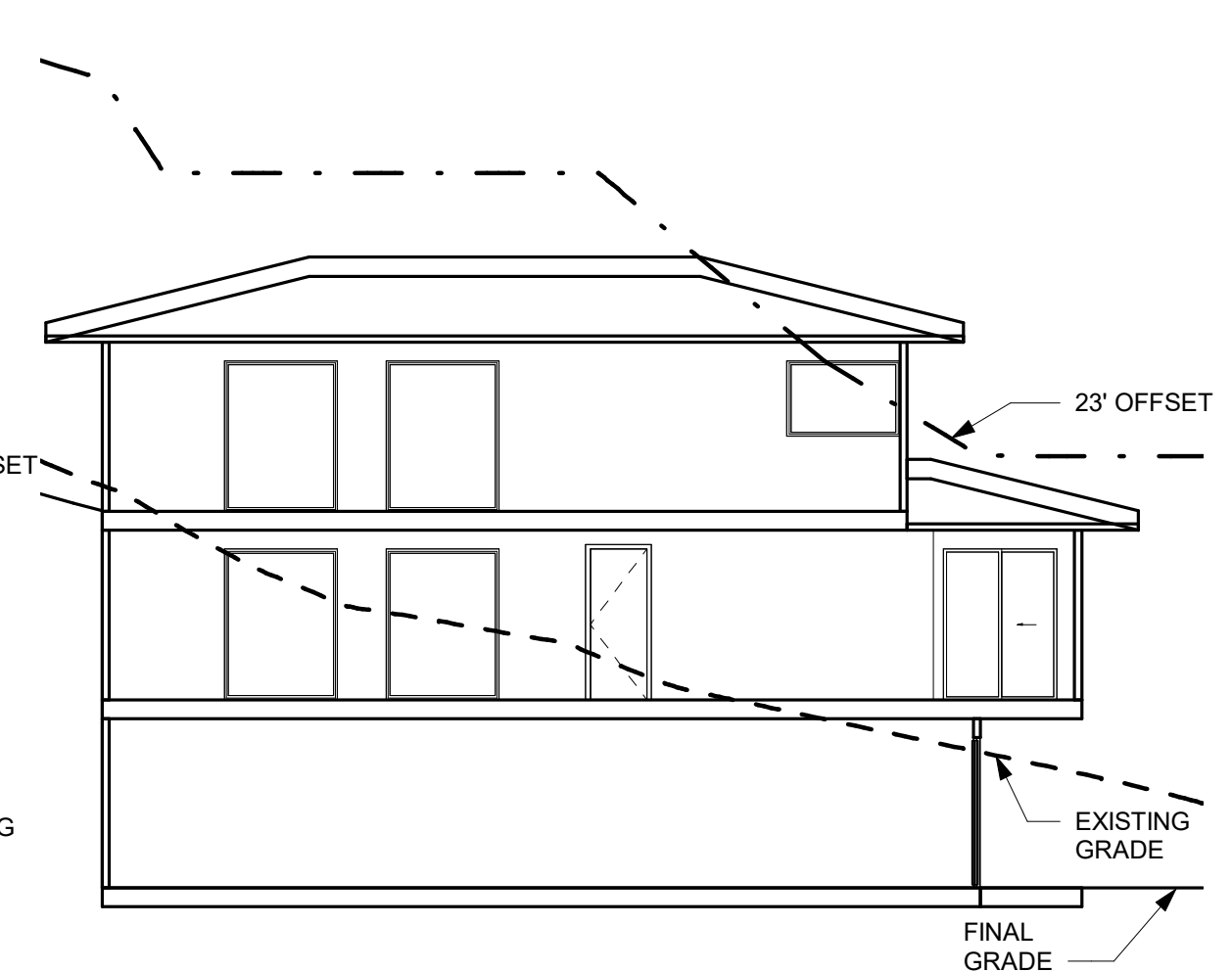
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LOT 9 & 10 ELEVATIONS		
Project number	Project Number	22
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



① LOT 9 SECTION
1" = 10'-0"



② LOT 10 SECTION
1" = 10'-0"

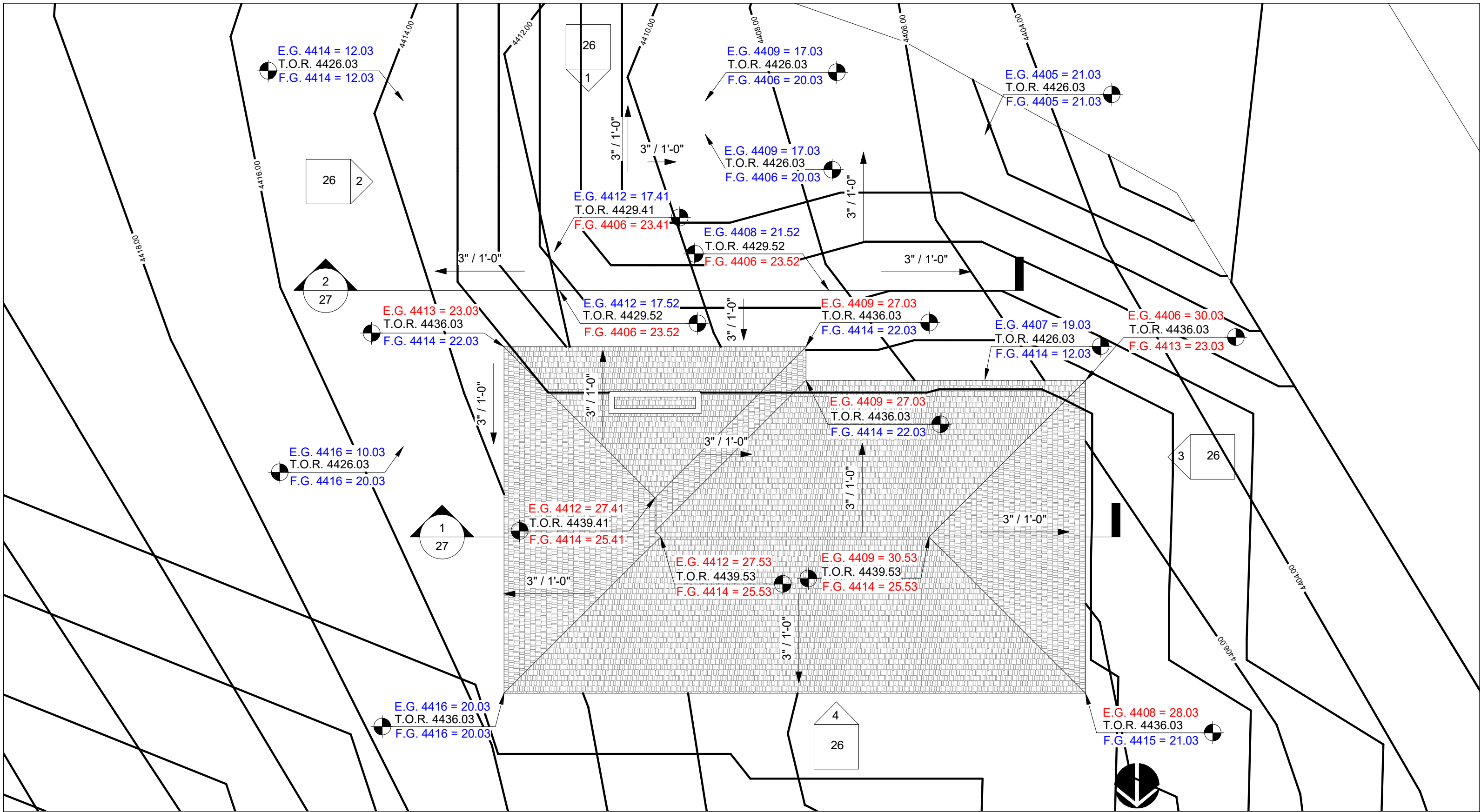


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LOT 9 & 10 SECTIONS		
Project number	Project Number	23
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



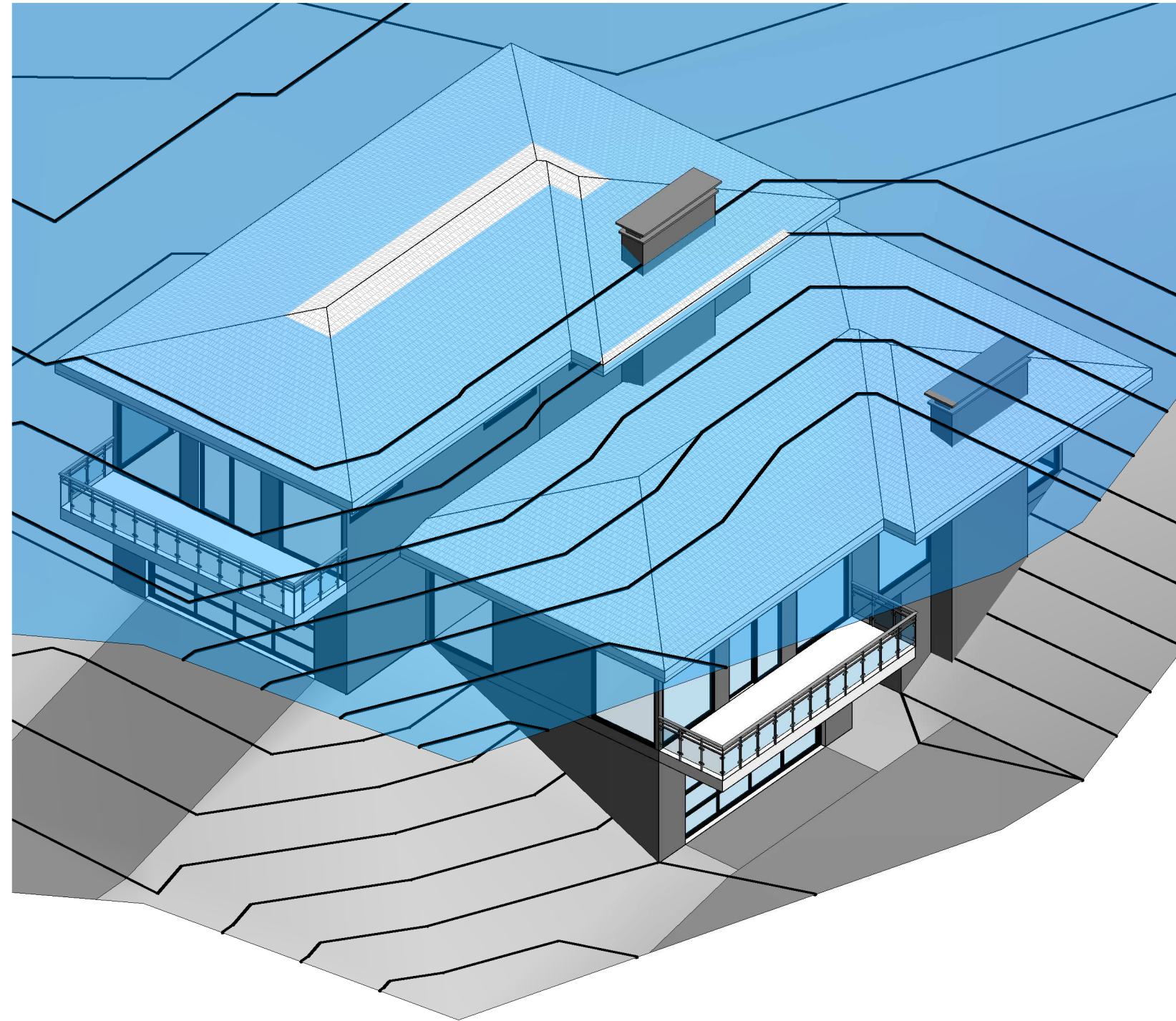
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LOT 11 & 12 SITE PLAN

Project number	Project Number	24
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



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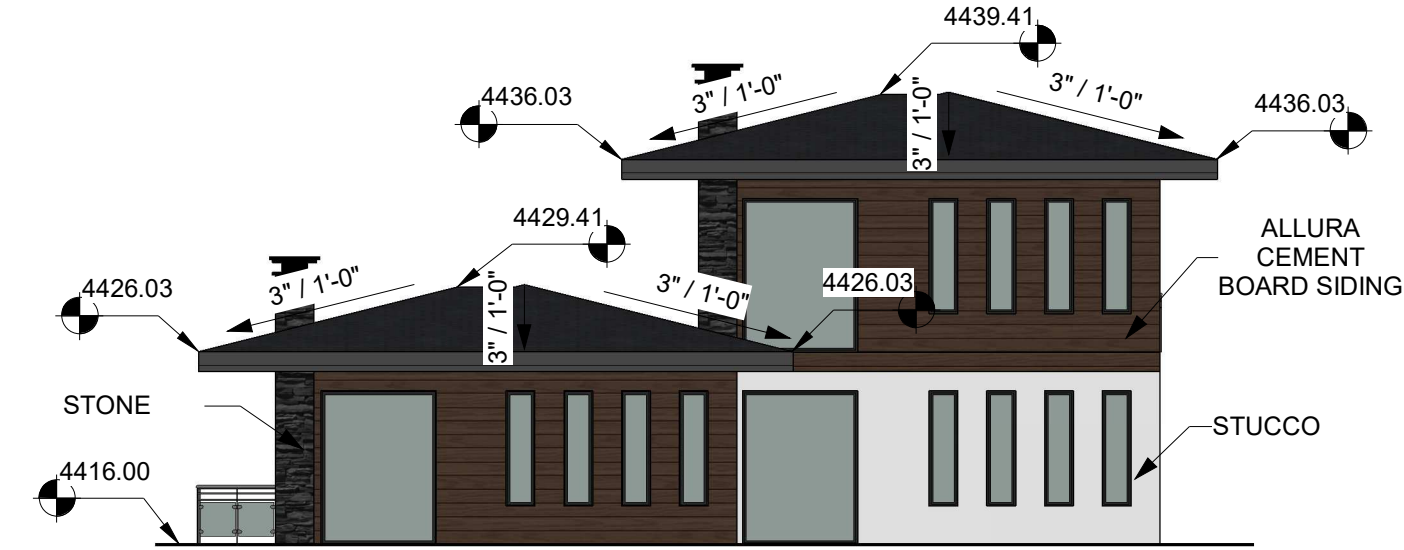
EVO

LOT 11 & 12 OVERLAY

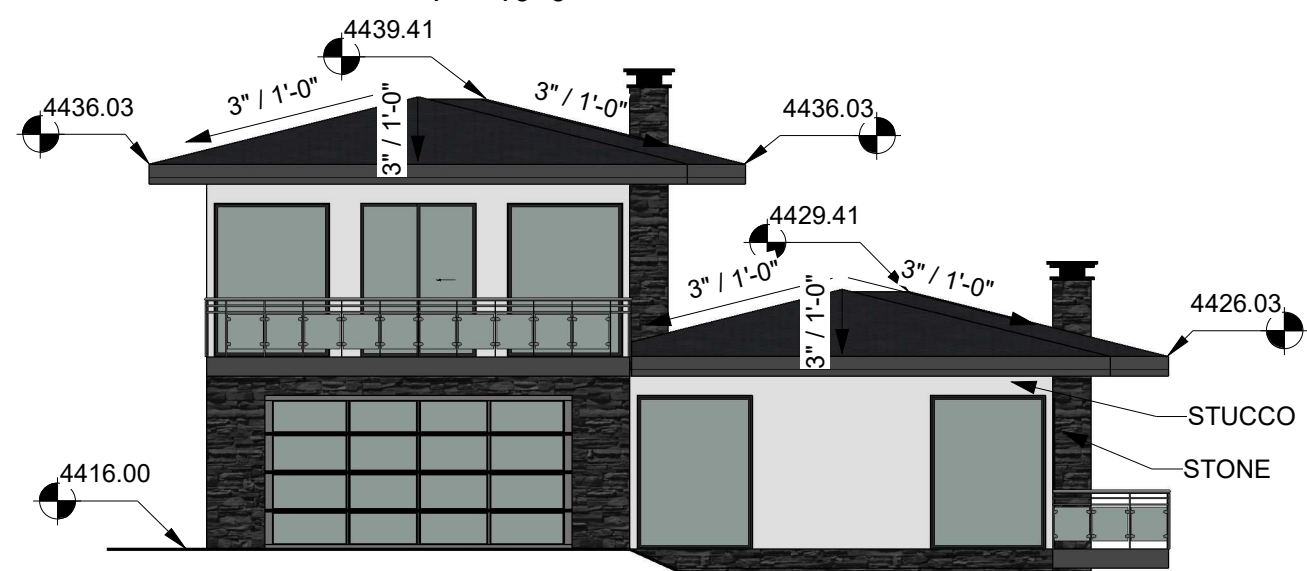
Project number	Project Number	25
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



① LOT 11 & 12 SOUTH
1" = 10'-0"



② LOT 11 & 12 EAST
1" = 10'-0"

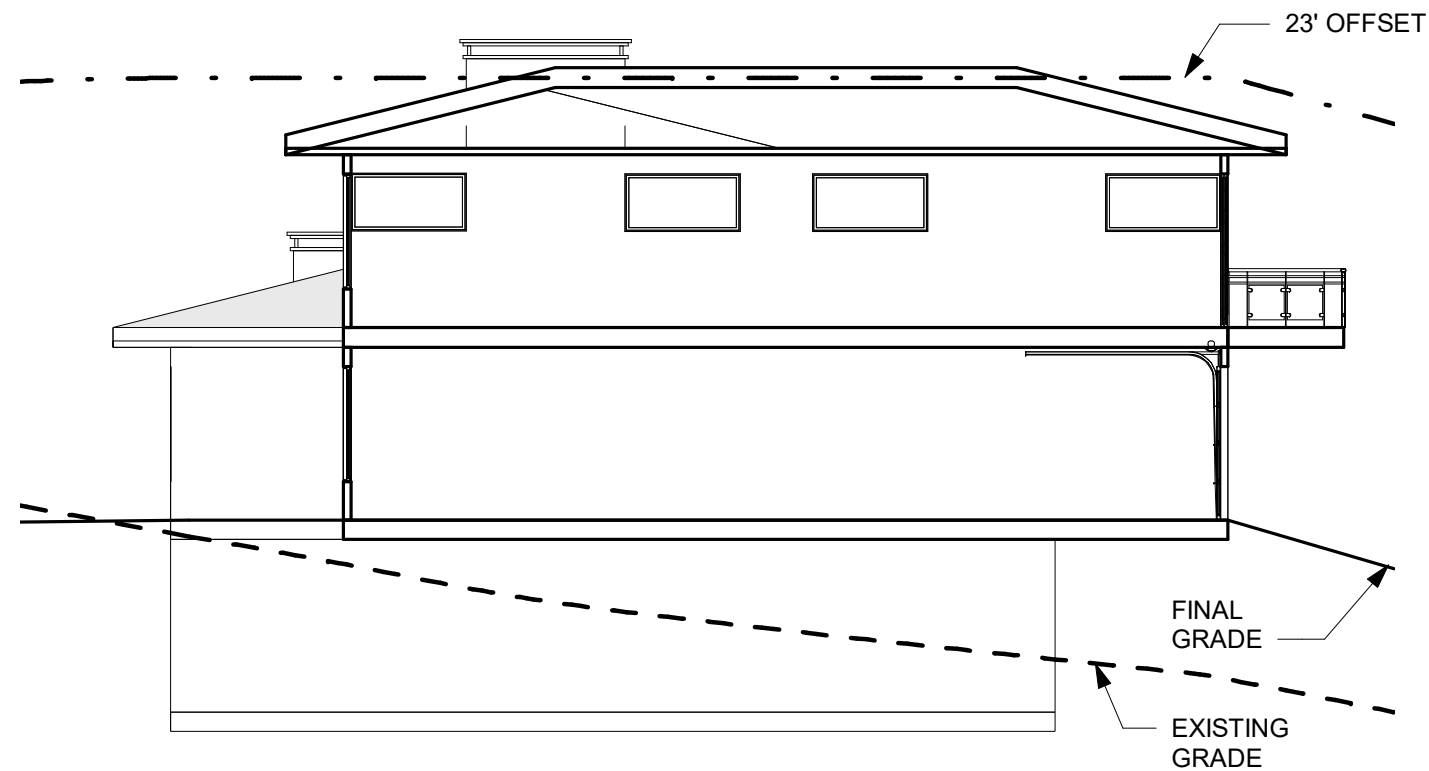


③ LOT 11 & 12 WEST
1" = 10'-0"

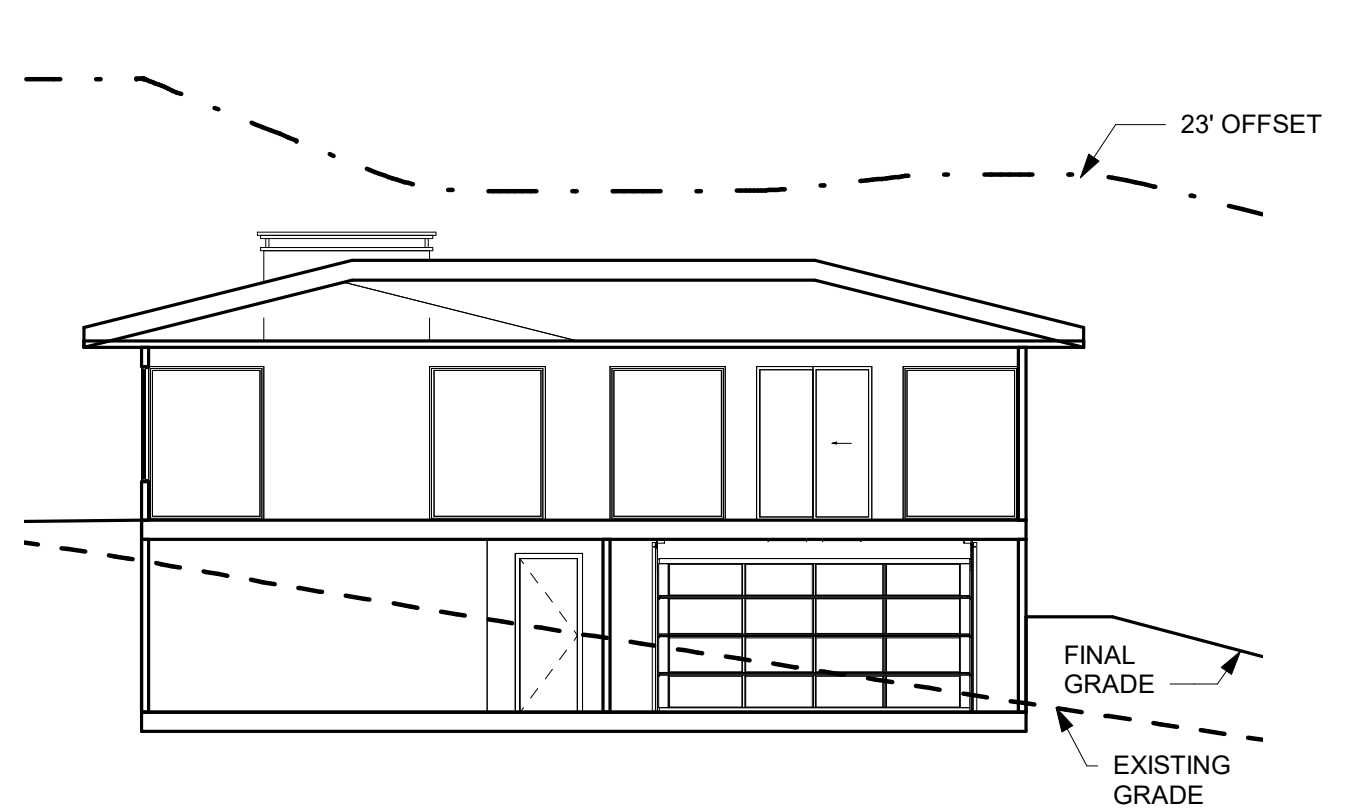


④ LOT 11 & 12 NORTH
1" = 10'-0"

LOT 11 & 12 ELEVATIONS		
Project number	Project Number	26
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



① LOT 11 SECTION
1" = 10'-0"



② LOT 12 SECTION
1" = 10'-0"



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LOT 11 & 12 SECTIONS

Project number	Project Number	27
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



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RENDERING 1

Project number	Project Number	28
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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RENDERING 2

Project number	Project Number	29
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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RENDERING 3

Project number	Project Number	30
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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RENDERING 4

Project number	Project Number	31
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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RENDERING 5

Project number	Project Number	32
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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RENDERING 6

Project number	Project Number	33
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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RENDERING 7

Project number	Project Number	34
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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RENDERING 8

Project number	Project Number	35
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



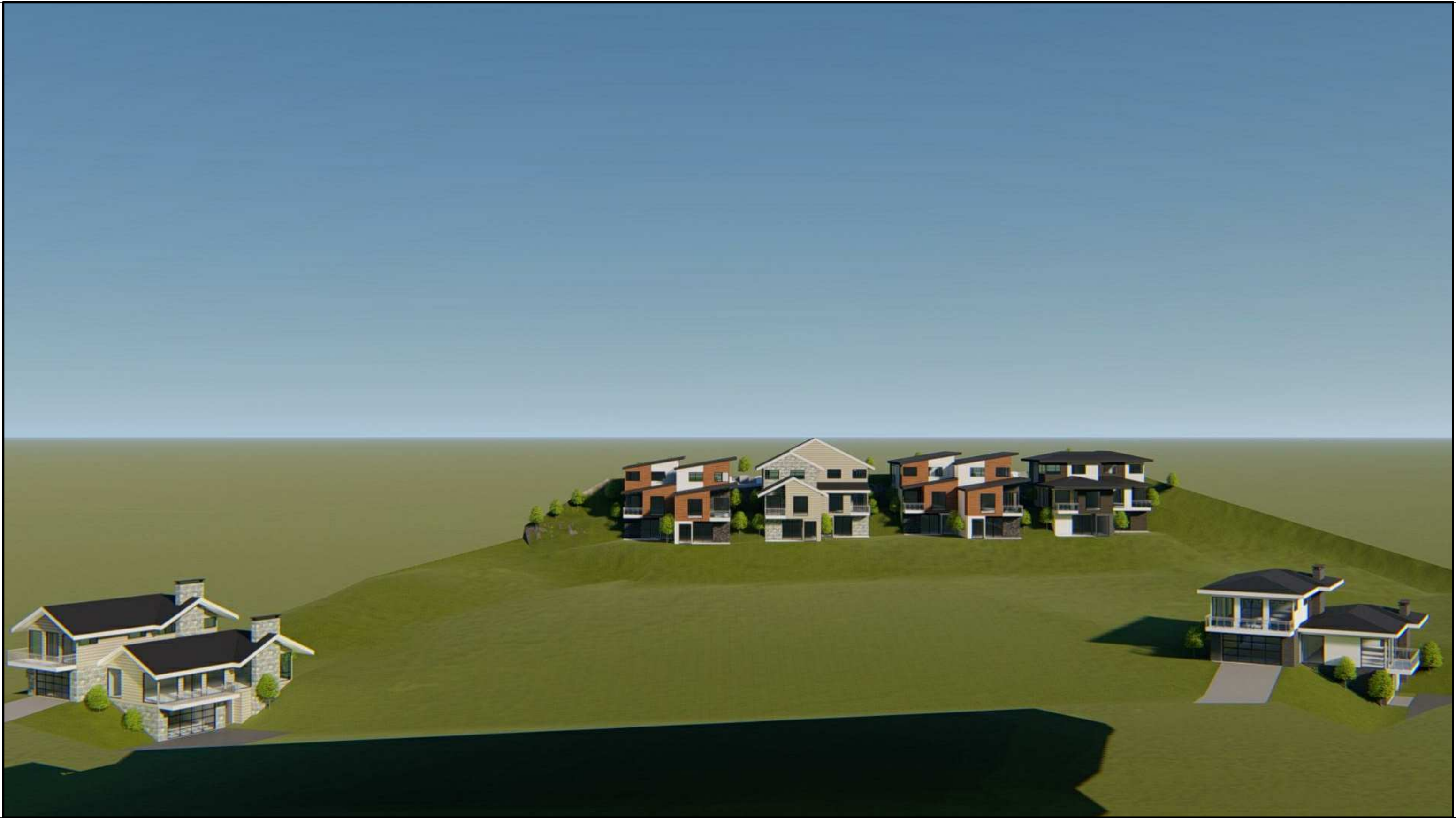
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RENDERING 9

Project number	Project Number	36
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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RENDERING 10

Project number	Project Number	37
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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RENDERING 11		
Project number	Project Number	38
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	Scale



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RENDERING 12

Project number	Project Number	39
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	Scale



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RENDERING 13

Project number	Project Number	40
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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GOOGLE EARTH 1

Project number	Project Number	41
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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GOOGLE EARTH 2

Project number	Project Number	42
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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GOOGLE EARTH 3

Project number	Project Number	43
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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GOOGLE EARTH 4

Project number	Project Number	44
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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GOOGLE EARTH 5

Project number	Project Number	45
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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GOOGLE EARTH 6

Project number	Project Number	46
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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GOOGLE EARTH 7

Project number	Project Number	47
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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GOOGLE EARTH 8

Project number	Project Number	48
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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GOOGLE EARTH 9

Project number	Project Number	49
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



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GOOGLE EARTH 10

Project number	Project Number	50
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	



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GOOGLE EARTH 11

Project number	Project Number	51
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



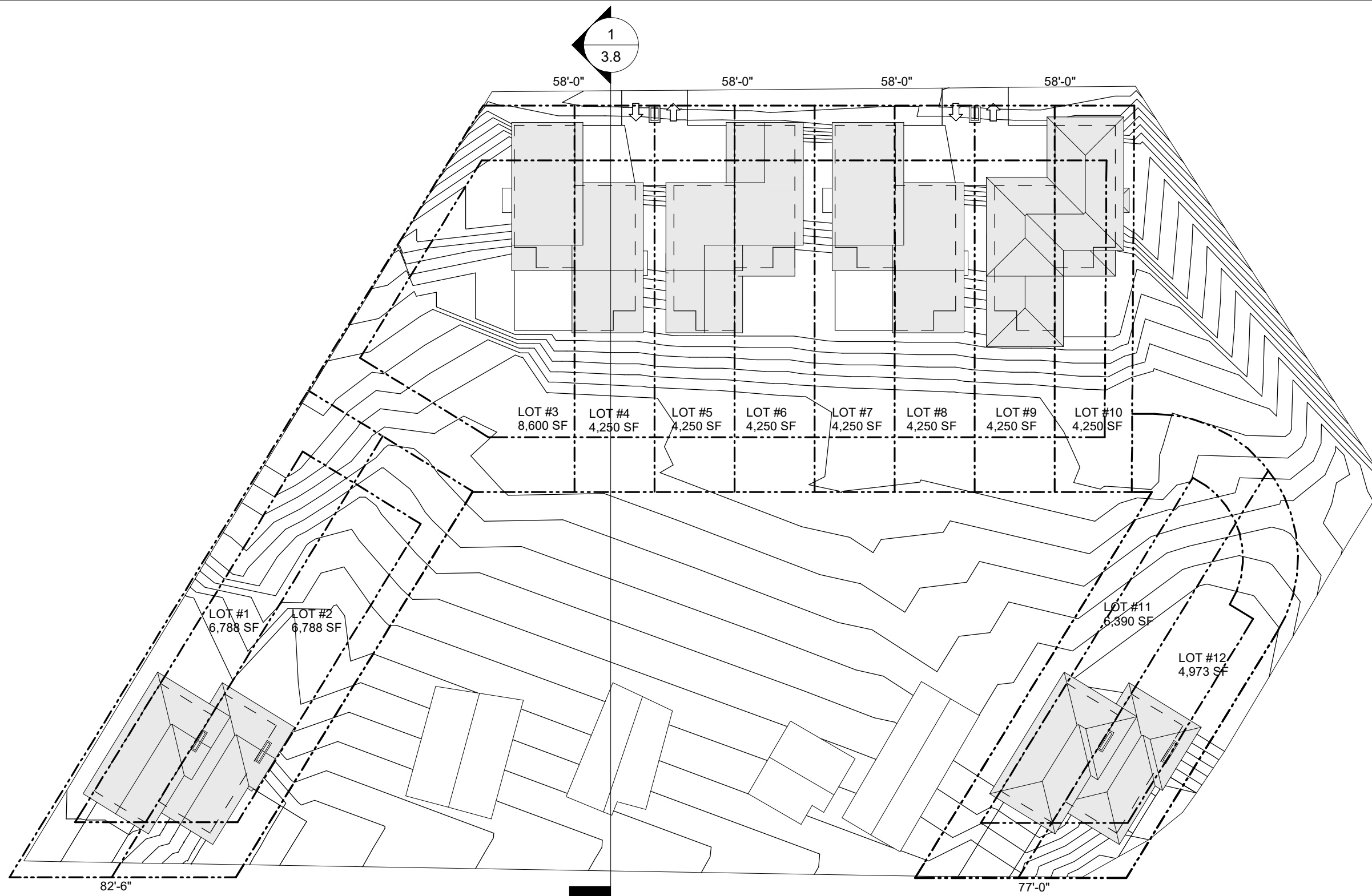
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GOOGLE EARTH 12

Project number	Project Number	52
Date	10-14-18	
Drawn by	Author	
Checked by	Checker	
		Scale



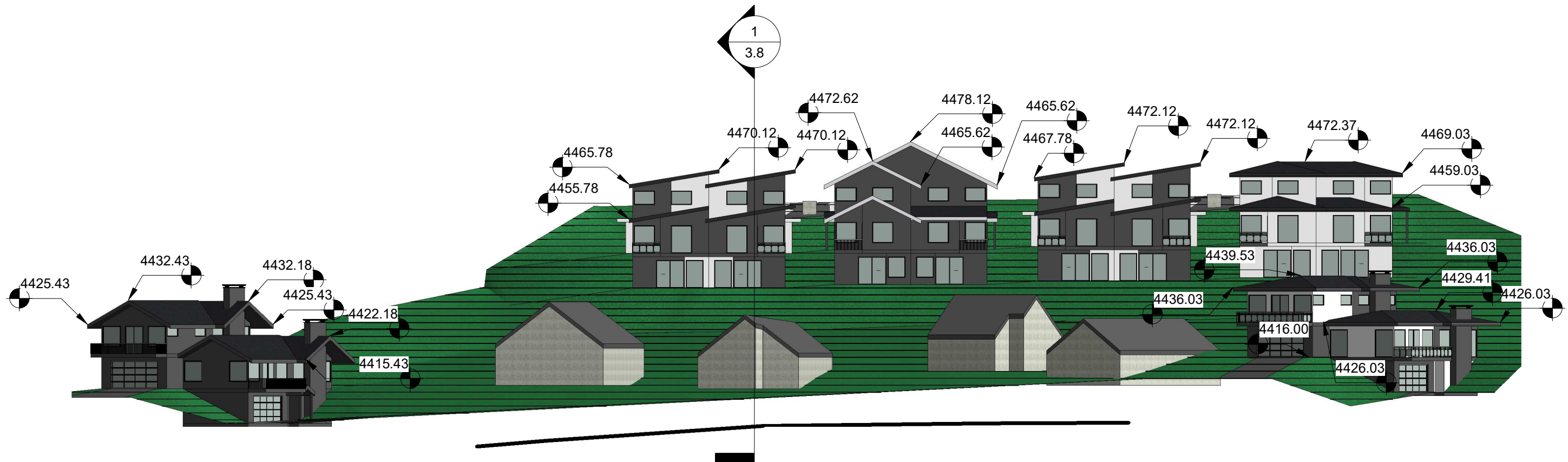
① SITE PLAN
1" = 40'-0"



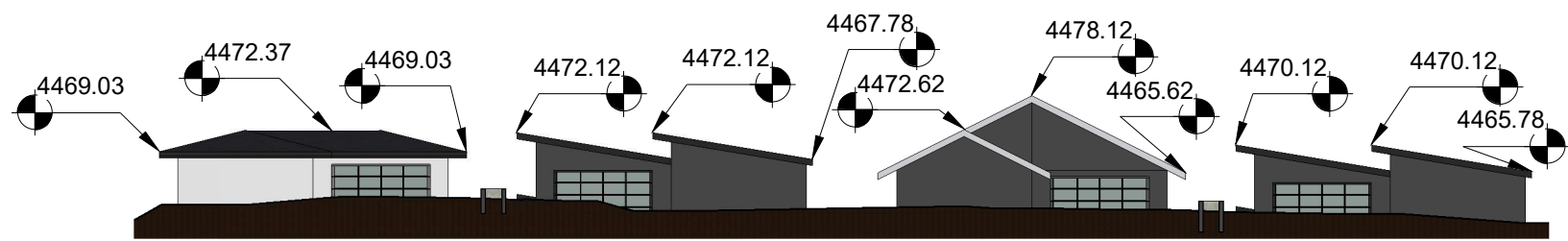

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OVERALL SITE PLAN		
Project number	Project Number	3
Date	11-19-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 40'-0"



① WEST ELEVATION
1" = 30'-0"



② EAST ELEVATION
1" = 30'-0"

DARWIN STREET



WEST CAPITOL STREET (EAST SIDE OF THE STREET)



WEST CAPITOL (WEST SIDE OF THE STREET)



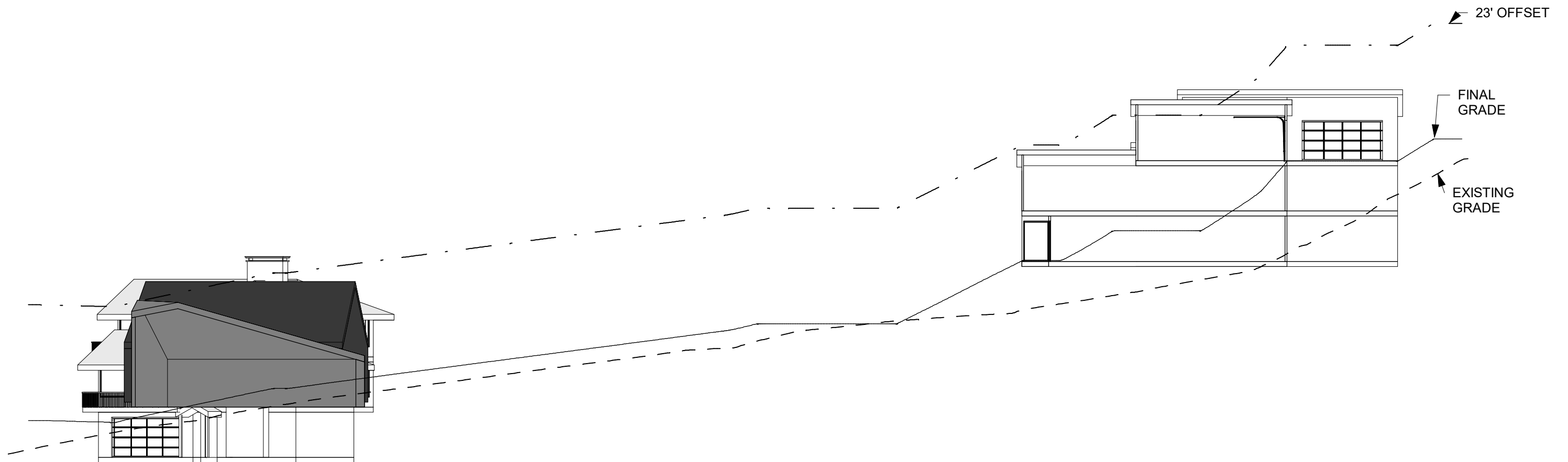
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STREETFRONT ELEVATION

Project number	Project Number	3.7
Date	11-19-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



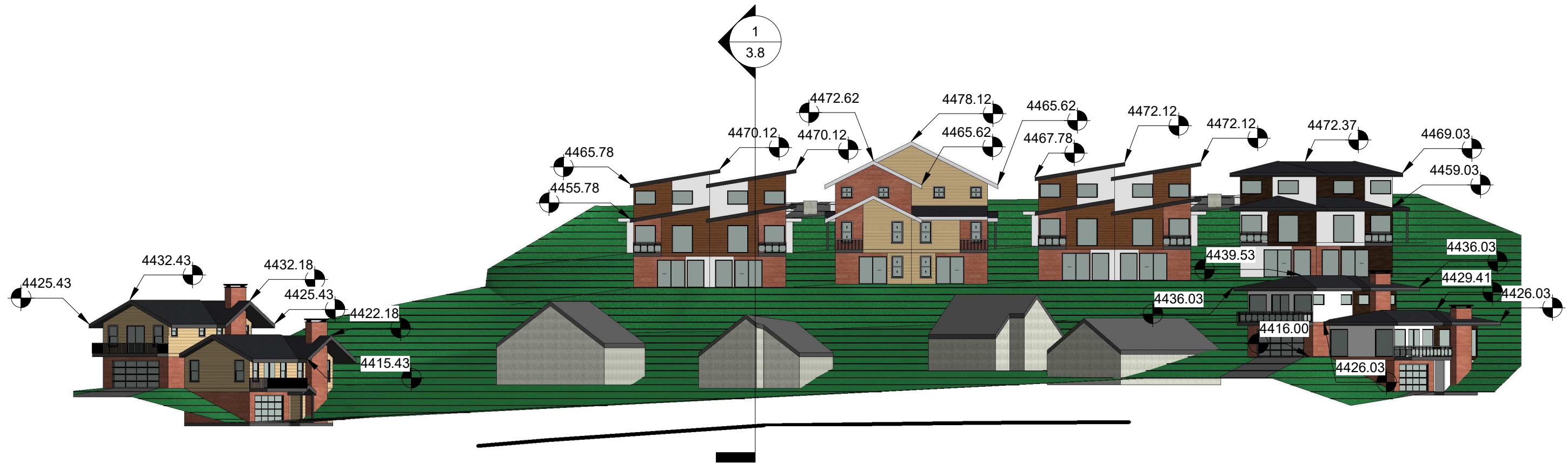
① SITE SECTION
1" = 20'-0"



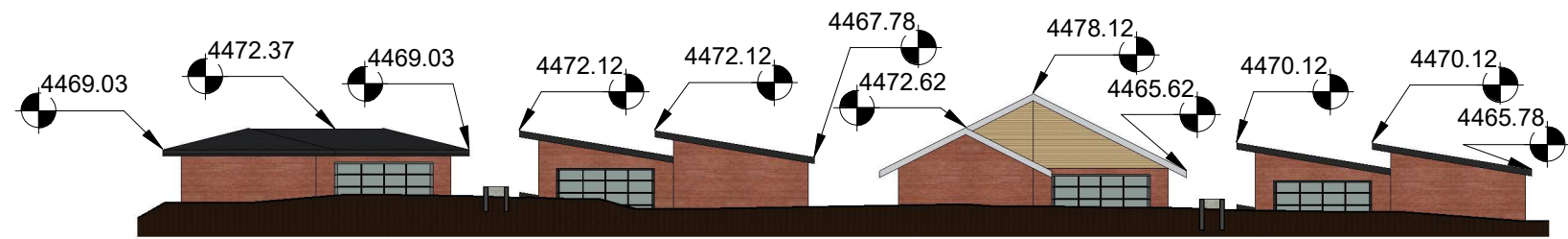
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SITE SECTION		
Project number	Project Number	3.8 Scale 1" = 20'-0"
Date	11-19-18	
Drawn by	Author	
Checked by	Checker	



① WEST ELEVATION
1" = 30'-0"



② EAST ELEVATION
1" = 30'-0"



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STREETFRONT ELEVATION

Project number	Project Number	3.6
Date	11-19-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 30'-0"

DARWIN STREET



WEST CAPITOL STREET (EAST SIDE OF THE STREET)



WEST CAPITOL (WEST SIDE OF THE STREET)



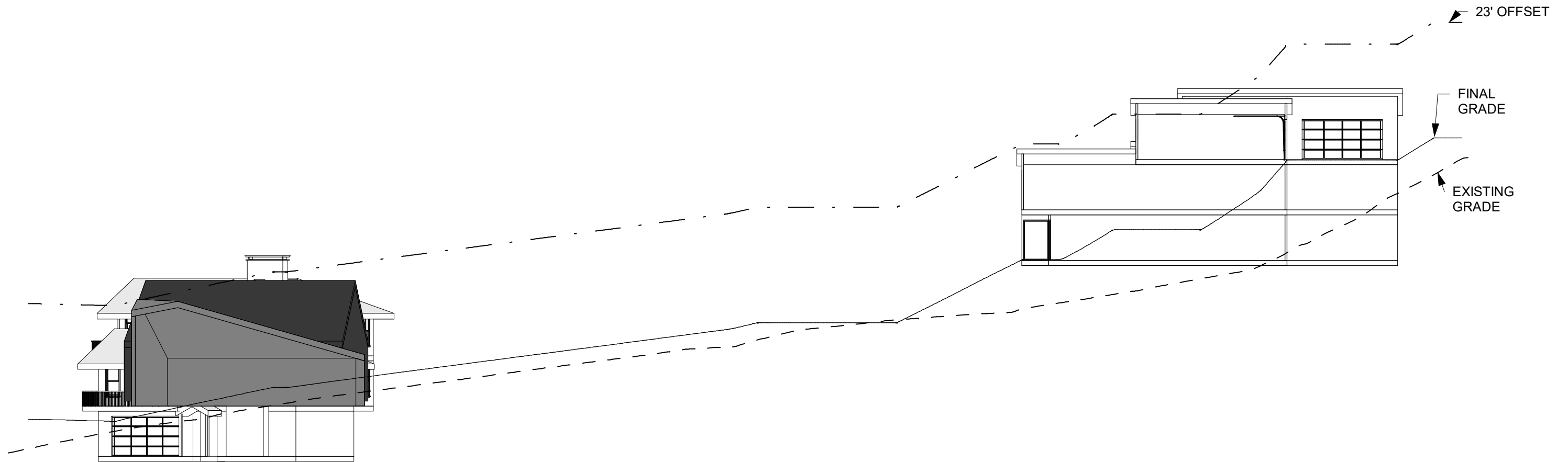
RUSSELL PLATT
ARCHITECTURE

Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

EVO

STREETFRONT ELEVATION

Project number	Project Number	3.7
Date	11-19-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 10'-0"



① SITE SECTION
1" = 20'-0"



Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

EVO

SITE SECTION		
Project number	Project Number	3.8
Date	11-19-18	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 20'-0"

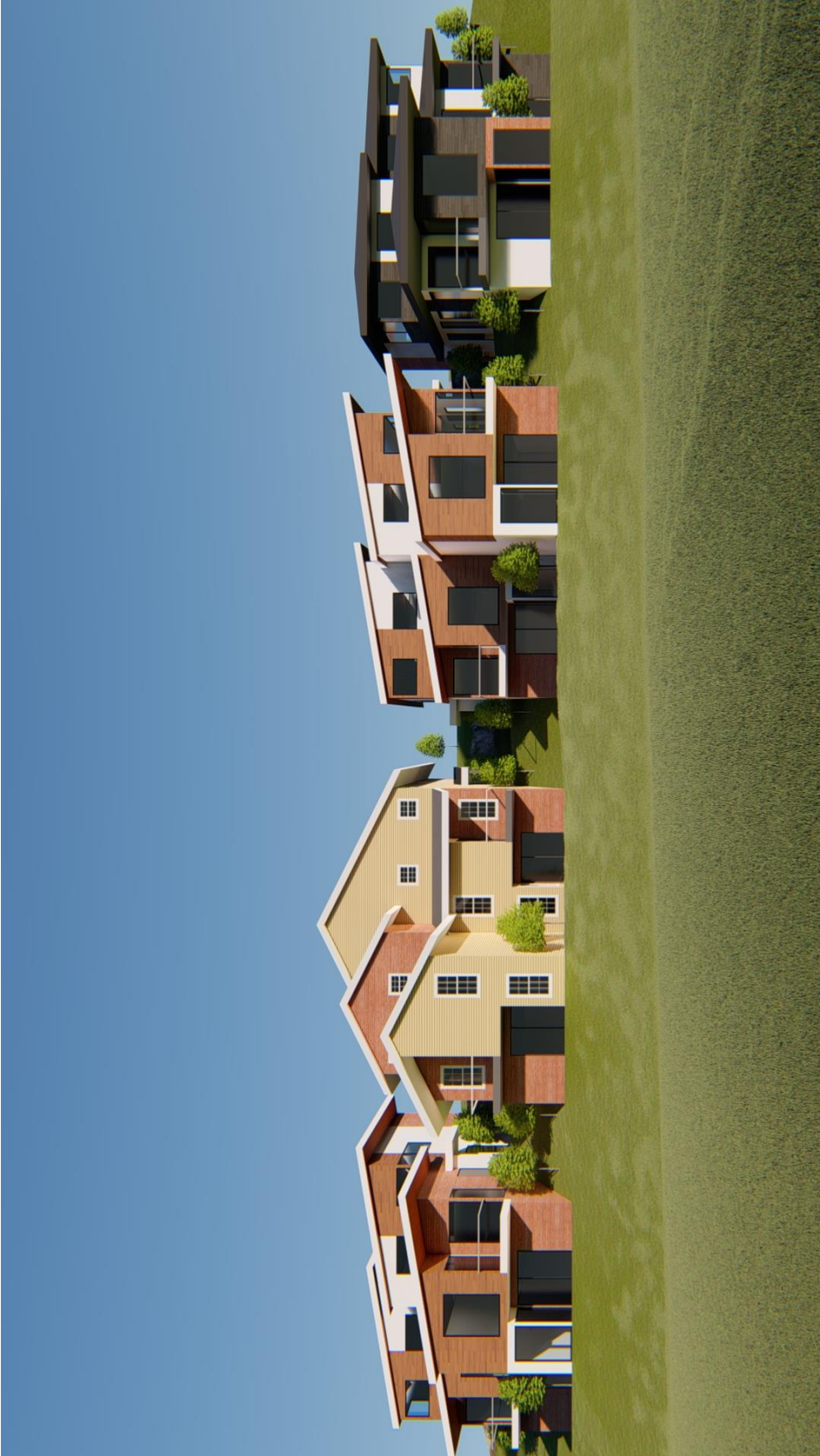
578 – 610 N. WEST CAPITOL BUILDING DESIGNS 11/25/18











ADDITIONAL QUESTIONS & INFORMATION Nov.27, 2018

1. **Legibility.** How does one find the front door? And what landscaping or paving leads you there? The latter being effectively part of the broader landscape plan, in terms of pathways and drives and other paving and/or soft landscaping. The former being in some form a code requirement in that the main entrance should face the street. If that is not feasible, and in many cases here it would not be, how the residence is approached in terms of the entrance should be legible and obvious. Or, as someone here put it a short time ago, 'how would the kids find your door at Halloween?' **YES, THIS IS SOMETHING WE HAVE FOCUSED ON AS WELL. SEVERAL OF THE NEIGHBORS ALSO MENTIONED IT. UNFORTUNATELY, WITH THE NARROW STREET FRONTAGE, WE HAD TO PULL THE ENTRY DOOR DOWN TO THE SIDE. WE ARE HOWEVER CONFIDENT THAT WE CAN MAKE THE ENTRANCE LEGIBLE AND OBVIOUS THROUGH LANDSCAPING, LIGHTING AND ALSO BY ADDING A ENTRANCE ELEMENT. IN THE PHOTOS BELOW YOU CAN SEE HOW WE ARE ALREADY THINKING SMALL PORCH / PORTE-COCHERE.**



MORE PRONOUNCED ENTRY

PREVIOUS LESS PRONOUNCED ENTRY



2. **How buildings address the street.** West Capitol presents fewer challenges in that garages do not entirely characterize the street facing facades. Nevertheless the street facing facades are not immediately obvious from the presentation materials, and the entranceway is not emphasized or obvious. On Darwin Street it becomes more of a challenge since the street frontage is defined by garages. However, there is scope here to consider how the masonry elevations are detailed, and

what they bring in terms of visual vitality to the street. Indicative planting associated with the setting of these residential units, and with the public/private approach, would help to soften the visual impact. I take the point about glass garage doors, and that helps.

ON DARWIN STREET, WE ALSO ANTICIPATE THAT THE HLC WILL WANT TO SEE SOME WINDOWS AND WINDOW TREATMENT ALONG THE GARAGE WALL SIDE OF THE UNITS THAT WILL HELP TO MAKE A MORE INTERESTING STREETScape PRESENCE AS WELL. ADDITIONALLY, LIGHTING, LANDSCAPING, HAND RAILS AND STAIRS TO THE ENTRYWAY SHOULD HELP TO SOFTEN THE STREETScape.

ON WEST CAPITOL STREET WE ANTICIPATED A SEPARATE SET OF STAIRS ADJACENT TO THE DRIVEWAY THAT WILL BE STEEP IN NATURE (SIMILAR TO THE ADJACENT HOMES) THAT WILL READ WHERE THE FRONT DOOR IS.

3. A further role of a **landscape plan** would be to define driveways, pathways to doorways, other decorative hardscape or soft landscape, and the degree of screening (existing and proposed) between new and existing. How do these drives and paths approach the street? So, in several respects, this does become necessary, as an effective site plan for the development.

WE WILL BE PREPARED TO TALK ABOUT THIS AT THE HLC.

ATTACHMENT D: APPLICATION MATERIALS

2. Special Exception Application

eVo – Special Exception

Building Height

- Lots # 1 & # 2 – The Lot # 1 home was intentionally mounted on top of the grade along West Capitol Street so as to replicate the placement of adjacent homes. It allows for a steep stairway up to the front door of the home from the right-of-way. With the Pitched Roof, the home exceeds the Building Height by 2.34'. Lot # 2 home follows the natural topography on this portion of the land, therefore only the chimney element on the rear of the home exceeds the Building Height.
- Lots # 3 & # 4 – These homes are in the most challenging topographical area of the property. There are more than 30' of fall in this area and as a result, the homes have been “pushed” down the hill slightly and have also been designed with a 2:12 more modern roof design. Due to the steep topography of the lots, both lots slightly exceed the Building Height in the rear of the homes. Lot # 3 home exceeds the Building Height by 1' at the rear of the home and by 2' in the middle of the home. Lot # 4 home exceeds the Building Height by 2' in the rear of the home. From Darwin Street, both homes have also been designed to appear as single-story structures.
- Lots # 5 & # 6 – These homes are located in one of the flattest areas of the property. They have been designed with a pitched roof over BOTH structures making it appear as a larger single-family home. As such, the peak of the pitched roof in the middle of the structure exceeds the Building Height by 8'. At the rear of the home, the home exceeds the Building Height by 3'. From Darwin Street, both homes have also been designed to appear as a single-family, single-story structure.
- Lots # 7 & # 8 – These homes have been designed slightly “pushed” down the hill and with a 2:12 more modern roof slope & form. From Darwin Street, the homes appear to be single-story in nature with the middle of Lot # 7 exceeding the Building Height by 6' and the rear of the home exceeding the Building Height by 2'. Lot # 8 however, only exceeds the Building Height by 1'.
- Lots # 9 & Lot # 10 – These homes are located in the 2nd most challenging topographical area of the property. As such, they have been designed to follow the natural topography of the site and with a lower height prairie style roof. From Darwin Street these homes will appear as single-story structures and will provide a 3rd architectural style along the streetscape and façade. Both Lots exceed the Building Height at the same point, located in the middle of the homes, but Lot # 9 exceeds by 7' while Lot # 10 only exceeds by 2'.
- Lots # 11 & # 12 – These homes are located along West Capitol Street and are similar in design to those of Lots # 1 & # 2. Lot # 11 is elevated on the naturally higher portion of the property, while Lot # 12 is pushed down into the hillside. As such, Lot # 11 will appear as a 2-story home from the right-of-way but with a prairie style roof only exceeding the Building Height at the crown of the roof structure by 1'. Lot # 12

does not exceed the Building Height.

LOT 1	REQUIRED	PROPOSED	LOT 2	REQUIRED	PROPOSED	LOT 3	REQUIRED	PROPOSED	LOT 4	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	20 FT.	FRONT SETBACK	20 FT.	20 FT.	FRONT SETBACK	20 FT.	7 FT.	FRONT SETBACK	20 FT.	29 FT.
SIDEYARD NORTH	10 FT.	10 FT.	SIDEYARD NORTH	0 FT.	0 FT.	SIDEYARD NORTH	10 FT.	10 FT.	SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	0 FT.	0 FT.	SIDEYARD SOUTH	10 FT.	5 FT.	SIDEYARD SOUTH	0 FT.	0 FT.	SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	119 FT.	REAR SETBACK	20 FT.	110 FT.	REAR SETBACK	20 FT.	82 FT.	REAR SETBACK	20 FT.	59 FT.
HEIGHT VARIANCE	23 FT.	27 FT.	HEIGHT VARIANCE	23 FT.	27 FT.	HEIGHT VARIANCE	23 FT.	25 FT.	HEIGHT VARIANCE	23 FT.	25 FT.

LOT 5	REQUIRED	PROPOSED	LOT 6	REQUIRED	PROPOSED	LOT 7	REQUIRED	PROPOSED	LOT 8	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	29 FT.	FRONT SETBACK	20 FT.	7 FT.	FRONT SETBACK	20 FT.	7 FT.	FRONT SETBACK	20 FT.	29 FT.
SIDEYARD NORTH	10 FT.	5 FT.	SIDEYARD NORTH	0 FT.	0 FT.	SIDEYARD NORTH	10 FT.	5 FT.	SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	0 FT.	0 FT.	SIDEYARD SOUTH	10 FT.	5 FT.	SIDEYARD SOUTH	0 FT.	0 FT.	SIDEYARD SOUTH	10 FT.	5 FT.
REAR SETBACK	20 FT.	59 FT.	REAR SETBACK	20 FT.	82 FT.	REAR SETBACK	20 FT.	82 FT.	REAR SETBACK	20 FT.	59 FT.
HEIGHT VARIANCE	23 FT.	27 FT.	HEIGHT VARIANCE	23 FT.	27 FT.	HEIGHT VARIANCE	23 FT.	30 FT.	HEIGHT VARIANCE	23 FT.	24 FT.

LOT 9	REQUIRED	PROPOSED	LOT 10	REQUIRED	PROPOSED	LOT 11	REQUIRED	PROPOSED	LOT 12	REQUIRED	PROPOSED
FRONT SETBACK	20 FT.	29 FT.	FRONT SETBACK	20 FT.	7 FT.	FRONT SETBACK	20 FT.	20 FT.	FRONT SETBACK	20 FT.	20 FT.
SIDEYARD NORTH	10 FT.	5 FT.	SIDEYARD NORTH	0 FT.	0 FT.	SIDEYARD NORTH	10 FT.	10 FT.	SIDEYARD NORTH	0 FT.	0 FT.
SIDEYARD SOUTH	0 FT.	0 FT.	SIDEYARD SOUTH	10 FT.	5 FT.	SIDEYARD SOUTH	0 FT.	0 FT.	SIDEYARD SOUTH	10 FT.	10 FT.
REAR SETBACK	20 FT.	59 FT.	REAR SETBACK	20 FT.	82 FT.	REAR SETBACK	20 FT.	107 FT.	REAR SETBACK	20 FT.	90 FT.
HEIGHT VARIANCE	23 FT.	30 FT.	HEIGHT VARIANCE	23 FT.	25 FT.	HEIGHT VARIANCE	23 FT.	26 FT.	HEIGHT VARIANCE	23 FT.	26 FT.

Building Setbacks

In assessing the existing streetscape along Darwin Street, we found that the front yard setback for many homes along the street, and particularly the homes immediately north and south of the property, are much smaller than the requested 20’ front yard setback. As part of a plan to stagger the building façade and provide greater articulation along Darwin Street, the applicant is asking for HLC to allow every other twin-home to be located within 7’ of the front property line, while the alternate building façade will step back 29’ from the front property line creating a “push / pull” of more than 20’. An additional advantage to sliding the homes closer to the front yard setback is that we create an extended separation between the homes is created in the closest proximity to the project (which also happen to be the historic homes). Our homes therefore end up being 60-80’ from western property lines and more than 120’ from the historic homes to the west.

The same thoughtfulness and care along West Capitol Street has also been taken into consideration; since each lot runs in a slight southeast orientation to the street, the closest corner for each twin-home will meet the 20’ required front yard setback, which still creates a nearly 8’ deep step back where the 2 units connect with each other.

The applicant is requesting that a special exception be granted for side yard setbacks on five (5) of the lots. The side yard requirement is 10’ on one side with 0’ on the party wall side of the twin-home. In order to accommodate the required 20’ deep garage, four (4) lots on Darwin Street provide only 5’ side yard setbacks but still provide a more than 10’ separation between the adjacent twin-home. A request for Lot # 4, 5, 6, 8, 9 & 10 to have a reduced side yard setback to 5’ is being requested.

Maximum Exterior Wall Heights to Interior Side Yards

Per Section 21A.24.080(D)(3)(b) no exterior wall height shall extend more than

- Lot # 1 – The northern interior side yard wall height is 18’ – Exceeds by 2’
- Lot # 2 – The southern interior side yard wall height is 18’ – Exceeds by 2’
- Lot # 3 – The northern interior side yard wall height is 19’ – Exceeds by 3’

- Lot # 4 – The southern interior side yard wall height is 14' – 2' Short of Max
- Lot # 5 – The northern interior side yard wall height is 18' – Exceeds by 2'
- Lot # 6 – The southern interior side yard wall height is 17' – Exceeds by 1'
- Lot # 5 & 6 – Front Elevation wall height is 21' to the peak of the gable roof but only 10' at the widest part of the gable roof.
- Lot # 5 & 6 – Rear Elevation wall height is 25' to the peak of the gable roof but only 17' at the widest part of the gable roof.
- Lot # 7 – The northern interior side yard wall height is 19' – Exceeds by 3'
- Lot # 8 – The southern interior side yard wall height is 24' (at its peak) – Exceeds by 8' but is less than 14' at its lowest point.
- Lot # 9 – The northern interior side yard wall height is 20' – Exceeds by 4'
- Lot # 10 – The southern interior side yard wall height is 18 – Exceeds by 2'
- Lot # 11 – The northern interior side yard wall height is 19' – Exceeds by 3'
- Lot # 12 – The southern interior side yard wall height is 20' (at its peak) – Exceeds by 4' but is less than 12' at its lowest point.

ATTACHMENT E: SR-1A ZONING STANDARDS & SPECIAL EXCEPTION STANDARDS – REVIEW

The proposals are reviewed in relation to the Historic Design Standards and Design Guidelines in Attachment G of this report.

Existing Condition

The lot is currently occupied by a commercial building and an adjacent cottage building dating to c.1900 and c.1870 respectively within the Avenues Historic District and the SR-1A base zone district.

Zoning Ordinance Standards for SR-1A (Special Development Pattern Residential District) (21A.24.180)

Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Proposed	Finding
Minimum Lot Area: 4000 sq ft	4250 SF x 7 6788 SF x 2 6390 SF x 1 4973 SF x 1	Complies
Minimum Lot Width: 25 ft	Darwin - 29 ft x 8 W Capitol - 38.5 ft x 2 & 41.25 ft x 2	Complies
Setbacks: Front Yard - Average or 20 ft	See Attachment D2 – Special Exception Statement	Complies
Inner Side Yards - 10 ft one side & 0 ft other	See Attachment D2 – Special Exception Statement	Special Exception Required
Rear Yard: 25% lot depth - need not exceed 30 ft	See Attachment D2 – Special Exception Statement	Complies
Maximum Building Height for Pitched Roof – 23 ft	See Attachment D2 – Special Exception Statement	Special Exception Required
Wall Height at adjacent interior side yard – 16 ft	See Attachment D2 – Special Exception Statement	Special Exception Required
Maximum Building Coverage: 40% of lot area	<40%	Complies

Historic Landmark Commission - Jurisdiction & Authority relating to Special Exceptions (21A.06.050.C.6)

The Historic Landmark Commission has the jurisdiction and authority to review and approve or deny certain special exceptions for properties located within an H historic preservation overlay district. The certain special exceptions are listed as follows:

- a. Building wall height;
- b. Accessory structure wall height;
- c. Accessory structure square footage;
- d. Fence height;
- e. Overall building and accessory structure height;
- f. Signs pursuant to section [21A.46.070](#) of this title; and
- g. Any modification to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

Zoning Ordinance Definition & Standards for Special Exceptions – 21A.52.060

Special Exception Definition

A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

Special Exception Standards

- A. **Compliance with Zoning Ordinance and District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

Historic Preservation Overlay Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*
6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

SR-1A Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Finding

Special Exception approval is sought for this development for building height and wall height and for side yard and front yard setbacks. The steep topography from west to east on this site, with an elevational gain of c.60 ft, creates significant challenges in designing a series of buildings to comply in all respects with the SR-1A maximum heights. In that context however, the proposed buildings are generally close to these standards, with the conscious design objective to vary the roof heights and profiles to create an eclectic and more characteristic series of buildings. Building setbacks meet zoning requirements for certain lots but in the case of six would fail to meet the zoning maxim for side yard setback. Along Darwin Street the building frontage for eight units alternates between a 7 ft and a 29 ft front setback creating an average 20 ft front setback, but also

maximizing building articulation/modulation to minimize uninterrupted building wall and to create a varied street frontage, as a reinterpretation of the eclectic nature of the setting. The limited areas of departure from zoning maxims consequently closely equate with the objective of reflecting the current historic character of the context.

- B. **No Substantial Impairment of Property Value:** The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

The proposed development has been redesigned to reduce unit and building density on the site and to pull the proposed buildings away from neighboring buildings. No additional private road is now proposed. The development of this open, unmanaged and vacant site can be viewed as an improvement of the immediate context, and an improvement which should reflect and enhance the established character of the setting. Overall, the proposals should not diminish or impair neighborhood property values. Consequently, Staff would conclude that proposals in this context would meet this standard.

- C. **No Undue Adverse Impact:** The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

The proposals, in Staff's evaluation, are designed with particular reference to the existing pattern of settlement, lots and buildings despite being designed for an extremely challenging site. Siting of proposed buildings appears to respect existing patterns by concentrating development away from the existing buildings to a notable extent, and to be designed in character and in scale with the context. Staff would conclude that the proposals would have no material adverse effect upon area character, or upon public health, safety or general welfare. This standard is met.

- D. **Compatible with Surrounding Development:** The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

The proposals appear to be considered in the context of the use and development of neighboring property and to achieve a design compatibility with that character and setting. Exceptions sought are limited, given the constraints of this site, and in many respects should help to harmonize the proposals with existing surroundings. In that context the proposals would meet this special exception standard.

- E. **No Destruction of Significant Features:** The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

Staff is unaware of any destruction of natural, scenic or historic features of significant importance resulting from the current proposals. Reviewed in the context of the purpose and standards for the historic district overlay, the proposals would not have an adverse impact, and this special exception standard is met.

F. **No Material Pollution of Environment:** The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

The proposals are not thought to be a likely source of any material pollution of the environment. In relation to the purpose and standards for the historic overlay district Staff would conclude that this standard is met.

G. **Compliance with Standards:** The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Historic Preservation Overlay Purpose Statement:

The purposes of the H Historic Preservation Overlay is outlined above.

SR-1A Purpose Statement:

The purpose of the SR-1 special development pattern residential district are outlined above.

Finding

In relation to the purpose and standards for the historic district overlay, no additional standards of this chapter are identified by Staff, and in that respect this special exception standard is met.

ATTACHMENT F: STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN AN 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

1. Settlement Patterns & Neighborhood Character

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.

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.

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.

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.

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.

Site Design Guidelines

Street & Block Patterns

12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

- Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill which has a more irregular street pattern.
- In Capitol Hill, the street system initially followed the steep topography, and later a grid system was overlaid with limited regard for the topography.
- The grid plan also takes different forms, with for example the much tighter pattern of urban blocks in the Avenues being one its distinctive characteristics and attractions.
- Closing streets or alleys and aggregating lots into larger properties would adversely affect the integrity of the historic street pattern.
- Refer to the specific design guidelines for the historic district for additional detail. (PART III of these guidelines).

12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.

- The orientation, scale and form of a building has a role in supporting a coherent street pattern.

Building Placement and Orientation

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

- A new building should be situated on its site in a manner similar to the historic buildings in the area.
- This includes consideration of building setbacks, orientation and open space. (See also the individual district guidelines in PART III.)

12.4 The front and the entrance of a primary structure should orient to the street.

- A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.
- An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

<p><u>2. Site Access, Parking & Services</u></p> <p>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>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>General Design Guidelines</p> <p>Accessibility</p> <p>11.1 These guidelines should not prevent or inhibit compliance with laws on access.</p> <ul style="list-style-type: none"> • All new construction should comply completely with the ADA. • Owners of historic properties should comply to the fullest extent possible, while also preserving the integrity of the character-defining features of their buildings. • Special provisions for historic buildings exist in the law that allow some alternatives in meeting the ADA standards. <p>Mechanical Equipment</p> <p>11.2 The visual impacts of mechanical equipment as seen from the public way should be minimized.</p> <ul style="list-style-type: none"> • Mechanical equipment should be screened from view. • Ground mounted units should be screened with fences, walls, or hedges. • Where roof top units are visible, provide screening with materials that are compatible with those of the building itself. • Window air conditioning units should not be located on a primary facade. • Use low-profile mechanical units on rooftops to avoid visibility from the street or alley. • The visual impacts of utility connections and service boxes should be minimized. • Use smaller satellite dishes, mounted low to the ground, and away from front yards, significant building facades or highly visible roof planes when feasible. • Muted colors on telecommunications and mechanical equipment should be used to minimize appearance and blend with the background.
<p><u>3. Landscape and Lighting</u></p> <p>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>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>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>Landscaping</p> <p>11.6 The use of traditional site structures is encouraged.</p> <ul style="list-style-type: none"> • Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate. • See also PART II, Ch.1 Site Features.

<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 Scale Guidelines</p> <p>Mass & Scale</p> <p>12.5 A new building should be designed to reinforce a sense of human scale.</p> <ul style="list-style-type: none"> • A new building may convey a sense of human scale by employing techniques such as these: <ul style="list-style-type: none"> • Using building materials that are of traditional dimensions. • Providing a porch, in form and in depth, that is similar to that seen traditionally • Using a building mass that is similar in size to those seen traditionally. • Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Using window openings that are similar in size to those seen traditionally. <p>12.6 A new building should appear similar in scale to the established scale of the current street block.</p> <ul style="list-style-type: none"> • Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible. • The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale. <p>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</p> <ul style="list-style-type: none"> • This can help to maintain the sense of human scale characteristic of the area. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. <p>12.8 A front facade should be similar in scale to those seen traditionally in the block.</p> <ul style="list-style-type: none"> • The front facade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood. • The primary plane of the front facade should not appear taller than those of typical historic structures in the block. • A single wall plane should not exceed the typical maximum facade width in the district. <p>Height</p> <p>12.9 Building heights should appear similar to those found historically in the district.</p> <p>12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.</p> <p>Width</p> <p>12.11 A new building should appear similar in width to that established by nearby historic buildings.</p> <ul style="list-style-type: none"> • If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context. • Stepping back sections of wall plane helps to create an impression of similar width in such a case.
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5. Building Character

a. Facade 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.

(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.

(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.

(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.

(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.

Building Scale Guidelines

Solid to Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Building Form Guidelines

Form & Visual Emphasis

12.13 Building forms should be similar to those seen traditionally on the block.

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

- Visually, the roof is the single most important element in the overall form of the building.
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

Proportion & Emphasis of Building Façade Elements

12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

- The “overall proportion” is the ratio of the width to height of the building, especially the front facade.
- The design of principal elements of a facade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.
- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about facade proportions.

Rhythm & Spacing of Windows & Doors

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

<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>Building Materials and Details</p> <p>Materials</p> <p>12.17 Use building materials that contribute to the traditional sense of human scale of the setting.</p> <ul style="list-style-type: none"> • This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district. <p>12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.</p> <ul style="list-style-type: none"> • Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain. • The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles <p>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</p> <ul style="list-style-type: none"> • Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.
<p><u>6. Building Materials, Elements and Detailing</u></p> <p>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>Windows</p> <p>12.20 Windows with vertical emphasis are encouraged.</p> <ul style="list-style-type: none"> • A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts. • Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows. • See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch.4, PART I). <p>12.21 Window reveals should be a characteristic of most masonry facades.</p> <ul style="list-style-type: none"> • This helps to emphasize the character of the facade modeling and materials. • It should enhance the degree to which the building integrates with its historic setting. • It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds. <p>12.22 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"> • Double-hung windows with traditional reveal depth and trim will be characteristic of most districts. • 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, Ch.4).

<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>12.23 Building components should reflect the size, depth and shape of those found historically along the street.</p> <ul style="list-style-type: none"> • These include eaves, windows, doors, and porches, and their associated decorative composition and details. <p>12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> • The proportion of elements such as brackets for example should appear to be functional as well as decorative. <p>12.25 Contemporary interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> • New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new. • Contemporary details for porch railings and columns are other examples. • New soffit interest and visual compatibility, while expressing a new, complementary form or style. <p>12.26 The replication of historic styles is generally discouraged.</p> <ul style="list-style-type: none"> • Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting. • Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.
<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>	

ATTACHMENT G: DESIGN STANDARDS & GUIDELINES FOR NEW CONSTRUCTION - EVALUATION

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:

The Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, which include consideration of duplex type dwellings, 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>The current development does not alter or add to the street pattern and retains the existing definition of the ‘historic street block’.</p>	<p>The proposals accord with the objectives of Std.1.a</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>Subdivision Subdivision of the existing lots will be required to provide the 12 individual lots for these residences. The proposed sequence of lots and twin-home units has been reduced in number and configured to echo some of the characteristics of this Capitol Hill context, itself a result of the evolution of the area over many decades. With the current development of these vacant lots the lots and building footprints have been pulled away from the existing sequence of nearby residences and apartment buildings, primarily addressing the two streets to east and west. The size of the lots proposed appears more concentrated because of the twin-home configuration but would fall within the spectrum found within the Capitol Hill area, with each individual building unit retaining a characteristic proportion of private open space. The residential unit density proposed is approximately 8.4 units per acre, which falls within the lower density half of the 5-15 units identified by the Capitol Hill Master Plan.</p> <p>Directional Expression The proposed lots facing West Capitol Street address the street at an angle, echoing the predominant existing pattern along this section of the street. The four building units and eight lots which face and address Darwin Street are perpendicular to this 240 ft length of street, reflecting the orientation of the adjacent apartment building and contrasting with the diagonal orientation of the few other lots, within a poorly defined existing settlement pattern. The proposed building footprints are alternately staggered along this frontage, avoiding an uncharacteristic building wall. Again, open space is retained either side of this group to avoid encroaching upon neighboring development.</p> <p>Grading Development of the steepest slope on the site, adjacent to Darwin Street, will require substantial excavation of the existing grade to nestle the proposed buildings into this hillside and to generally reflect existing and prescribed building heights.</p>	<p>The proposed development would largely accord with the objectives of Std.1.b</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>Rhythm & Height of Spacing & Structures on the Street Established historic development patterns in the district, in particular where this engages with steeper topography, create a close relationship between each building and its immediate site. Buildings are rather set into the landscape, with more extensive open space than would be experienced across the western, more urban, sections of Capitol Hill. The proposed development pattern and associated setbacks maintains the diagonal orientation of buildings along West Capitol while stepping back in a staggered unit frontage, retaining front yard space and reducing apparent building scale. On Darwin Street each residential unit alternately steps forward and steps back, creating an average front setback which relates to the setting, while again reducing apparent building scale and creating a more varied and interesting street frontage. Building heights have been configured with sufficient care to create a varied series of building profiles which stay within or are close to the zoning standards.</p>	<p>The proposed development generally accords with the objectives of Std.1.c</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>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>Walls of Continuity The building arrangement across this site is proposed with a configuration which would address the extensive street frontage on Darwin Street with four buildings (eight residences), and with one building (two residences) at the two points where the site meets West Capitol Street. The settlement patterns across the Capitol Hill Historic District have a relatively distinctive and characteristic arrangement. In the immediate context of this site, there is something of a definable pattern on West Capitol Street, although little in the way of any pattern fronting Darwin Street. The relatively eclectic character in building form and orientation creates a degree of variety which tends to help integrate the orientation, footprint and scale of new buildings. The site provides less obvious discipline or need to orient the building front and entrance toward the street, although this is achieved to a degree on Darwin and West Capitol Streets. To the extent that there is definable pattern of building setbacks in this context, the proposals appear to balance an equation of setback and orientation compatibility with the challenges of creating direct street access for proposed buildings and residential units in a generally steeply rising incline. Residential unit plans and the placement pattern along Darwin Street interplay staggered setbacks with individual access arrangements, yet generally directly address and engage with the street.</p>	<p>The proposed development would generally accord with the objectives of Stds.1.d & 1.e</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>Streetscape & Pedestrian Improvement This is currently a vacant site within the historic district with considerable scope to enhance the character and setting of this eastern edge of Capitol Hill. Integrating the residential units within the steep topography, placing the buildings effectively into a terraced hillside, is a design challenge already characteristic of some of the established relationships between current buildings and surrounding landscape. Pedestrian and vehicular access tends to be determined to a notable extent by site and topography on a site by site basis. The current proposals adopt a similar relationship, with the objective of providing relatively well defined access arrangements for both. In the case of this site, the standard preference for garage parking situated to the rear of the residence is in direct conflict with the constraints of steep grade change across the site in providing off-street parking space at all, prompting a garage location closer to the street in some units. This is particularly the case on Darwin Street. Acknowledging the challenges of building placement within this terrain, the proposed arrangements are not considered to be incompatible with development in this setting. Information on the arrangement of driveways, walkways, paving and soft landscaping is not currently available, so this aspect of the design is conditioned in this report.</p>	<p>The proposed development would generally accord with the objectives of Stds.2.a.1 & 2.a.2</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>Proposed utilities are assumed arranged and designed to serve each unit while also assumed to be discreetly integrated with the residence. Further information will be required in this regard. Scope for future solar panel installation is identified and should not be considered an issue affecting compatibility.</p>	<p>The proposed development would generally accord with the objectives of Std.2.b</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>With the proposed development, substantial regrading of this site is anticipated to provide usable building plans, private open space, and pedestrian and vehicular site access. Steep terracing of the site and the building units off Darwin Street creates a means to achieve low building heights facing the street, and then stepping the residence with the slope, creating associated private terrace and balcony amenity spaces. Specific landscape details are not yet available.</p>	<p>To the extent that information is available, the proposed development would generally accord with the objectives of Std.3.a</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>Landscape structures will include retaining walls and terracing sufficient to create usable private open space and access pathways. No landscape plan is currently available to determine what tree cover and/or vegetation would be retained, and how this would be supplemented. Landscape design proposals will be required and will be reviewed at a subsequent stage.</p>	<p>To the extent that information is available, the proposed development would generally accord with the objectives of Std.3.b</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 information on lighting is currently available.</p>	<p>This element is not currently addressed.</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>Height The SR-1A zoning standards either provide a ceiling to building height, or combined with placing new buildings into this steep topography, they provide a guide to what might be defined as an overall contextual building height and scale. The setting is characterized by a spectrum of building height and scale, providing a framework for potential compatibility in these respects. The proposed development adopts a variety of roof forms and building heights and levels, although as defined in the application narrative and the Special Exception description, the departures from the maximum heights defined for the zone are relatively minimal. As such, the building height, tempered by terracing to reflect the slope, is not thought to conflict with that characterizing this context.</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>Width The building widths proposed are influence by the twin-home configuration. At the same time the staggered arrangement of each joint unit effectively reduces and redefines the expression of building width to ensure that the full width of a twin-home building would be rarely if ever appreciated. The facades are effectively modulated and in this case to express a series of volumes, often by varying the setbacks from the street.</p> <p>Façade Proportion The context is characterized by a spectrum of building form and scale, while façade proportions also demonstrate considerable variety. Variation in proportion and massing has been employed to equate new building form and scale with the established context. At the same time, adopting a combination of different building ‘styles’ helps to enhance the variety in both the façade proportions and in the massing.</p> <p>Roof Shape Again a variety of roof shapes and forms can be defined within this context. Variation in roof form and/or height, and thus building massing, has been employed as an effective medium to reduce the sense of scale associated with the construction of this sequence of buildings, potentially enhancing the degree of compatibility with this setting.</p> <p>Scale of a Structure As defined above, there are a variety of ways to design a range of new buildings to integrate effectively with the existing character of the setting. Perhaps much of this translation hinges on just that, variety across the series of buildings. A spectrum of building configurations, terracing, massing and design are evident with these proposals, and help to enhance the scale and compatibility of this development within this context,</p>	<p>The proposed development, in terms of the heights, widths, proportions, massing and roof forms proposed, and hence the range of building scales, should accord with the Form and scale objectives of Stds.4.a.1, 2, 3 & 4</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, 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 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 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 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 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 façades.</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 façades, 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>A variety of articulation, proportions and visual emphases is employed across several building types/styles in this development proposal. As such, this variety should help to integrate this new construction more sensitively within this eclectic character and setting.</p> <p>In terms of the fenestration patterns, the proportions and the scale of openings, and the solid to void ratios, these are close echoes of existing character, and at the same time departures from and additions to that character with this phase of development. The development is designed to equate with and to integrate with the terrain, with building heights stepping down with the slope, creating a sequence of residential terraces, decks and balconies. Combined with the expression of porches, this massing and articulation, and definition of projections, help to add visual interest and to reduce the apparent scale of the buildings.</p> <p>Acknowledging the design limitations presented by a sequence of garage structures along the Darwin Street frontage, the Developer is exploring additional design elements to enhance the visual interest along this street frontage to more fully address the Standards on Building Character. The garages are however currently designed with glass doors, a design embellishment which itself should elevate the visual interest and vitality of the street frontage. A condition is added to this report to address further design detail regarding the garages.</p>	<p>The proposed development, in its articulation, proportions, fenestration and solid to void ratio, accords with the objectives of Stds.5.a.1, 2, 3 & 4</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>This context within the Capitol Hill Historic District is characterized by a palette of materials that includes brick, stucco, wood siding, and to an extent stonework. This range of materials is reflected by the current development proposals, and employed across a variety of building designs, it helps to reduce apparent scale of the buildings while achieving some compatibility with the existing setting.</p>	<p>The development proposals should generally accord with the objectives of Stds.6.a & 6.b</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 window designs proposed reflect existing contextual patterns and introduce additional patterns which help to define the specific elements of the range of designs proposed. Window reveals are identified as a characteristic of the design proposals.</p>	<p>The development proposals generally accord with the objectives of Std.6.c</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>The design variety proposed, employing a changing spectrum of materials, will depend upon a broad range of architectural elements and details, including gables, eaves, window reveals and framing, and railings. To the extent currently defined in this application, these should both reflect and complement the character of this context.</p>	<p>The development proposals generally accord with the objectives of Std.6.d</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 currently anticipated for this development.</p>	<p>Std.7 does not apply in this case.</p>
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ATTACHMENT H: PUBLIC COMMENTARY

Comments have been received from three neighboring owners and are attached below. Comments received following the publication of this report will be forwarded to the Commission.

*Joan Degiorgio
618 West Capitol
SLC, UT 984103*

December 5, 1028

Dear Historic Landmark Commission,

The following are brief comments to support my public testimony as regards the Twin Home Development at approximately 578 and 610 North West Capitol. While I generally support the developer's efforts and the setbacks and height exceptions required to provide the flexibility needed to eliminate the ring road; nevertheless, there remain some very important conditions that need to be addressed. The staff report includes the Commission's January 18, 2018 discussion of the project and the degree to which the developers have addressed the issues raised. My comments pertain to several of those "key considerations and issues."

As you know a number of the neighbors meet with the developers in November and we agreed conceptually to a number of the changes (such as eliminating the private drive); however, I raised concerns about Lots #1 and #2 . While the developers have minimally changed the design to address the concerns (window panes and modest change to the entrance), their changes fall short of those identified as concerns by the Commission in their January 18th meeting and that are reflected in other guidelines.

In particular, these are the remaining concerns:

- 1) The developers have now proposed three building variations, while the Commission originally commented that they are "looking for 14 individual looks not seven." I am particularly concerned with the "look" of Lots #1 and #2, **while the most prominent from West Capitol Street**, they least reflect historic guidelines in terms of mass, scale and design.
- 2) The Commission noted: "It would be difficult for the proposal to not stick out when it should blend in with the area." On page 32 of the staff report, the proponent states the following: "The applicant has taken extreme care to assure each building 'steps' with the hillside creating multiple facades, planes and fenestration changes in the process to create a more interesting pedestrian scale." While this may be true for the eastern homes, for Lots #1 and #2 there is a lack of multiple facades, planes and fenestration. This is in contrast to their other "vintage" homes (Lots # 5 and #6) that do employ more facades, planes and fenestrations. The developer further makes the claim that, "Garage doors, while street oriented, are proposed to be transparent through the use of glass providing a more vibrant street scape and and pedestrian engagement." I would beg to differ that since these garage

doors are not near the street, the clear glass just contributes to the design lack of compatibility with the area.

3) The Commission noted that there are “issues with twin homes due to massing.”

This issue arrives at my doorstep. While the developer suggests (page 30 of staff report) that the “height of the new two-story building will integrate seamlessly with adjacent two and three story single family homes.” They forgot about the one-story home that will be overshadowed by Lot #1’s two story essentially blank facade.

The staff report also includes a section on regulatory requirements. There are several requirements, where the developer misses the mark, and which reinforce the points made above:

Zoning Ordinance Standards for SR-1A

No Substantial Impairment of Property Value

While I support the new design to eliminate the private drive, I do assert there is a “substantial impairment of my property values” as while the buildings have been pulled away for most neighboring buildings, that is not the case with my property where I will have a “looming” two-story structure next to my one story home with a facade that has no historic relevance.

No Undue Adverse Impact

Again, I would argue in the particular case of Lots #1 and 2 they are NOT “designed in character and scale with the context” for the reasons specified above.

Standards and Design Guidelines for New Construction in an Historic District

Building Scale Guidelines

Mass and Scale

12.5

Providing a porch, in form and in depth, that is similar to that seen traditionally

Using a building mass that is similar in size to those seen traditionally.

Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.

Using window openings that are similar in size to those seen traditionally

These requirements appear to be only minimally, if at all, meet for Lots #1 and #2.

12.7

The roof form of a new building should be designed to respect the range of forms and massing found within the district.

This is particularly problematic. The roof style for Lots #1 and #2 is not typical for the area. There are no attic stories, dormer window. While there is a chimney, it is much wider than what is typically found in the neighborhood as are the eaves. Added together, the appearance of the home with its roof line, wide chimney, glassy areas and “patios” vs. porches is more of an 80s design.

12.8

A front facade should be similar in scale to those seen traditionally in the block. The front facade should include a one-story element, such as a porch or other single story feature characteristic of the context or the neighborhood.

This is missing from Lots #1 and 2.

I would like to sum up my comments with a statement made by the Commission at their January 18, 2018 meeting that “single family would be a better solution for the site.” Unless the design of Lots #1 and #2 are significantly changed I would agree with the Commission that a smaller, more appropriately designed, single family home is what would complement the existing structures on West Capitol street and make a lasting contribution to the historic district.

Thank You for Considering my Comments,

Joan Degiorgio

Leith, Carl

From: megg morin <meggmorin@gmail.com>
Sent: Thursday, December 6, 2018 1:50 PM
To: Leith, Carl; Mike Mower
Cc: Bruce H. Shapiro; Frank Pignanelli
Subject: PLNHLC2017-00696 Twin Home Development and PLNHLC2018-00930 Special Exceptions in SR-1A Zone District

hello Mr. Leith,
I own/live in a home at 640 N. Wall St (on the corner of Clinton Ave), adjacent to the dbUrban planned development of twin homes that would be built on W. Capitol and on Darwin St.

I was substantially opposed to the original dbUrban plan that proposed a 'ring road' with entry/exit points for 14 units onto W. Capitol. dbUrban heard quite a bit from the neighborhood about the awful impact that original plan would have. dbUrban also initiated several discussions with the neighborhood to find out what type of development might be more palatable, applicable in this lovely historic group of homes, and overall acceptable to the neighbors on W. Capitol and surrounding homes.

I'm writing today because prior commits prevent me from attending the HLC meeting this evening, 12/6/2018. If I could attend, I would express my support for the updated dbUrban plan for access from Darwin St for the majority of the townhomes proposed. I'm also expressing my support for the 2 twinhomes slated for W. Capitol although what's currently suggested still needs some refinement, I believe, so that these 2 twinhomes better fit the tenor of the neighborhood and conform to the requirements of the SR1A district. That said, I do believe the special exceptions that dbUrban has requested for building heights, wall heights, setbacks, and grading are reasonable, have merit, and also reflect neighborhood engagement, hard work, and thoughtful planning on the part of dbUrban.

I greatly appreciate the time and efforts of dbUrban in engaging the neighbors, in listening to our concerns, and in spending more time (and

funds) to recreate a plan that eliminates the 'ring road' concept and has far less impact on the lives lived on W. Capitol and on Clinton St (where I would be impacted). So, I do feel that dbUrban's revised plans deserve to get a green light to move forward, and ask the HLC to reject the former plan in favor of the revised plan. I look forward to continued and further discussions with the developers and with HLC staff regarding elements of the 2 W. Capitol 2 twinhomes that would make that part of this project fit in and conform to the SR1A components. I believe dbUrban deserves kudos for their engagement and hard work with the neighbors.

Please add my comments here to the record for this project. Thank you for your time.

sincerely,
-Megg

Megg Morin/Michael Mower, 640 N. Wall St, 84103

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Megg Morin
meggmorin@gmail.com
cell 801-243-6743

EVO Twin Home Development and Preliminary at 578 N and 610 N West Capitol St.
Case Number: LNHLC2017-00696 and PLNHLC2018-00930

I live at 580 N West Capitol St., immediately north of Lots #11 and #12. It is my understanding that the details of design elements and such will not be addressed at this hearing and I will make no comments regarding these.

I am very much in favor of the changes the developer has made to the proposed subdivision layout. The current proposal addresses the many major issues of the original proposal's shared loop driveway. I am also generally in favor of allowing the proposed height and setback exceptions. I have two concerns with Lots #11 and #12.

Lot #11 – The northern interior side yard wall height is proposed to exceed the maximum allowed by code by 3 feet. This wall will loom over the south side of my home and thus cause undue and adverse impact and impair my property value. The proposed southern half of this twin home (Lot #12) is recessed into the hillside such that it is 10 feet lower. It would seem the home on Lot #11 could be similarly recessed into the hillside, but to a lesser degree, thereby meeting code but still rising above #12.

Lot #12 – The south side of this lot has a right-of-way driveway to parking for the 15-unit apartment building that fronts Darwin Street. The garage and front door on the proposed house face this shared driveway. I don't know the recorded legal right-of-way width, but most zones have a minimum driveway width of 12', which seems like a bare minimum for a shared driveway to the apartment complex. The EVO Overall Site Plan 3 shows the south house wall is about 12 feet from the property line. This seems to suggest the front door will open directly onto the shared driveway. (The balcony overhang and eaves of the back half of the house appear to reduce the shared driveway to an unimpeded width of 5 or 6 feet.) I do not believe the front façade of this home meets the design guidelines for new construction in the historic district. It will appear as if the front yard of this home is a paved alley. I also question how safe the design is for pedestrians exiting a home directly onto a shared driveway that descends a steep grade. Vehicles often slide down this driveway during icy conditions and there does not appear to be any buffer between the shared driveway and the house.

Again, I am very appreciative of the developer's efforts to address neighbor's concerns and support the overall subdivision layout and most of the proposed height and setback exceptions. However, I hope that my concerns with Lots #11 and #12 can be addressed in some way.

Thank you,

Mark Milligan
580 West Capitol St.
Salt Lake City, UT 84103

ATTACHMENT I: DEPARTMENTAL CONSULTATION & REVIEW

1. DEVELOPMENT REVIEW TEAM MEETING 10/5/17

Engineering Review - Josh Thompson

Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for drive approaches and road cuts on public streets. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Public way improvements shall be per APWA plans and specifications. Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East.

Contact Josh Thompson @ 801-535-6396 for Permit information.

Public Utilities Review - Nathan Page

Nathan Page, nathan.page@slcgov.com, 801-483-6828 Utilities cannot cross property lines without appropriate easements and agreements. 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 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation. One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. 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, 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. Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review. Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion. Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights. Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. 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. Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.

Transportation Review - Michael Barry

Proposal for seven (7) twin homes.

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: • 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) 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

Zoning Review - Ken Brown

SR-1A Zone / Groundwater Source Protection Overlay / Capitol Hill Historic District - Seven (7) twin home residences, 4 of which oriented to a public right of way and the other 3 oriented toward a private drive. Homes will be no taller than 2 stories and will provide indoor & outdoor living between 1,800 - 2,200 SQ FT. All homes will have a 2 car garage and will be 3 or 4 bedrooms with 2.5-3.5 baths. The homes will be FOR SALE residences. •

This proposal will require submittal of a planned development, subdivision and historic application. These applications may be obtained from the Planning Desk in the Building Permits Office or from the planning website.

• The planned development process may need to address lot width, lot area, minimum setbacks, etc. • This property lies within a seismic special study area. • This proposal will need to be discussed with the building and fire code personnel in Room #215. • A Certified Address is to be obtained from the Engineering Dept. for use in the plan review process and a separate address for each lot for permit issuance. • See 21A.24 for general and specific regulations of the SR-1A Zone zoning district. • See 21A.34 for overlay district regulations for the groundwater Source Protection Overlay. • See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes. • See 21A.44 for parking and maneuvering. • See 21A.48 for landscaping and including removal/protection of private property trees. • See 21A.55 for planned developments. • See 21A.58 for site plan review.

Ken Brown Senior Development

Review Planner 801-535-6179 email:

ken.brown@slcgov.com

ATTACHMENT I: DEPARTMENTAL CONSULTATION & REVIEW

2. DEVELOPMENT REVIEW TEAM MEETING 12/4/18

Engineering Review - Chen Hwang

Subdivision or Condominium plat required. Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Site Plan Review – Required Maintain clearances from other utilities as required.

Public Utilities Review - Jason Draper

DRT Review - Public Utilities - December 4 2018 610 North West Capitol - Proposed residential development.

There is currently no sewer or water service to the two properties. There is an 8" water main in Darwin and in West Capitol. There is an 8" Sewer Main in West Capitol. There is currently sewer service coming 578 N for two properties along Darwin. Sewer service will be difficult and will likely require shared sewer service and easements for sewer service. Shared sewer service requires an exception and a private sewer main will require an agreement and HOA and plat notation concerning maintenance and management of the private main. Shared water will likely be the best option for the properties along Darwin. 12 Individual property meters may not be most effective. The proposed use may require standards exception. Drainage will need to be carefully considered to avoid drainage onto neighboring properties. Although detention is not required for residential properties a technical drainage study will be required because of the slopes and drainage concerns. Utilities cannot cross property lines without appropriate easements and agreements. Planned Development or Preliminary Plat approval does not provide Utility development permits and approval or building approval. Public Utility permit, connection, survey and inspection fees will apply. Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. Street lights will be required near the curb cuts evenly spaced between 300 feet depending on photometric design along the street frontage. Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

Zoning Review - Alan Hardman

SR-1A Zone (Capitol Hill Historic District). This project has changed since the last DRT meeting held on 10/5/2017 (DRT2017-00240). Those same zoning comments still apply. The proposal now is for 6 twin home residences (12 homes), 4 of which are oriented to West Capitol Street and the other 8 are oriented to Darwin Street (the previously proposed interior private road has been eliminated). Homes will be 2 stories and will provide indoor living space between 1,500 - 1,750 SQ FT. All homes will have a 2 car garage and will be 3 or 4 bedrooms with 2.5-3.5 baths. The homes will be FOR SALE residences. • There are several Planning petitions that are in process, which will now be required to be amended and approved based on this latest proposal. • The planned development process may need to address building height, lot width, lot area, minimum setbacks, grade changes, attached garage widths, etc. The subdivision should address any grades exceeding 30% slopes and provide setbacks on the plat showing buildable areas. • This property lies within a seismic fault rupture study area. Provide a site specific natural hazard report for the lots. • This proposal will need to be discussed with the building code personnel in Room #215. • A Certified Address is to be obtained from the Engineering Dept. for use in the plan review process and a separate address for each home for permit issuance. • See 21A.24.080 for general and specific regulations of the SR-1A Zone zoning district. • See 21A.34 for overlay district regulations for the groundwater Source Protection Overlay. • Provide a completed Impact Fee Assessment Worksheet. • See 21A.44 for parking and maneuvering. • See 21A.48 for landscaping and including removal/protection of private property trees.

Alan Hardman Senior Development Review Planner 801-535-7742 alan.hardman@slcgov.com

Fire Review - Edward Itchon

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.

This project has R-3 occupancies which fronts on two streets, West Capitol & Darwin Streets. Both existing streets do not meet the requirements of the International Fire Code, for dimensions. Darwin St. is also a dead end road without a turn around. The renderings shown depict the structures to be in excess of 30 ft. tall. This height requires that the structures be provided with an additional fire department access road to facilitate aerial apparatus access. The above items need to be addressed for the project to be constructed. The following codes are given for reference. 503.1.1 Buildings and facilities. Approved (as per FPB (6-8-18) the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall.) 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. 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). 503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be (20' inside & 45' outside) determined by the fire code official. 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Transportation Review - Scott Vaterlaus

See 21A.44 for parking, maneuvering and driveway requirements. Scott Vaterlaus 801-535-7129
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