Memorandum

Planning Division
Community & Neighborhood Department

To: Historic Landmark Commission

From: Lex Traughber, Senior Planner

Date: December 5, 2019

Re: Work Session for the Masonic Temple Apartments
Petition PLNHLC2019-00860

MASONIC TEMPLE APARTMENTS NEW CONSTRUCTION

Property Address: 33 S. 600 East
Parcel IDs: 16-06-227-002, 003, 004, 005 & 013
Historic District: South Temple & Central City
Zoning District: RO – Residential/Office
Master Plan: Central Community Master Plan - Residential/Office Mixed Use
Design Guidelines: Design Guidelines for Historic Apartments & Multifamily Buildings in Salt Lake City

Action Requested

Planning Staff requests that the HLC hold a work session to discuss the application materials, and provide initial input, feedback, and direction to the applicant so they can finalize their proposal and bring it back to the HLC for a decision. The work session was scheduled so that the applicant and staff can obtain initial feedback from Commission members on whether the proposal may generally comply with standards and associated design guidelines for new construction in an historic district. Planning Staff would ask that the members of the HLC focus, at a minimum, on the massing, scale, historical appropriateness, building materials, building articulation, and compatibility with adjacent structures as part of the work session discussion.

Background Information

Earlier this year, DB Urban Communities, representing the property owner, the Masonic Temple Association, submitted applications for a Master Plan and a Zoning Map Amendment for a portion of the property located at 650 E. South Temple. The proposals were to amend the Central Community Master Plan Future Land Use Map from Institutional to Residential/Office Mixed Use, and to amend the Salt Lake City Zoning Map from I – Institutional to RO – Residential/Office. These amendments were approved by the City Council on September 3, 2019 (Ordinance 43 of 2019).

Discussion

New Construction in a Local Historic District

In March of 2018, the standards for new construction in a local historic district were amended. The new standards are comprehenisive and were designed to work in tandem with adopted design guidelines. In the regulations, Section 21A.34.020(F)(2)(d)- *Materials Submitted with Application* it is stated that, "*A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted City design guidelines"* is required as part of the materials comprising a complete application submittal. Section 21A.34.020(H) – *Standards for a Certificate of Appropriateness Involving New Construction* contains seven (7) standards to be used for the evaluation of proposed new construction projects in the City's local historic districts. In addition, there are eighty-six (86) associated design guidelines for multifamily development outlined in the "Design Guidelines for Historic Apartments & Multifamily Buildings in Salt Lake City" – Chapter 12. Because the standards and guidelines are so extensive, Planning Staff has put together a table listing each of the seven (7) standards and the design guidelines associated with each standard (Attachment C). It may prove useful to be somewhat familiar with this matrix when reviewing and evaluating this proposal, or any other multifamily proposal of this nature, prior to a public hearing when a decision is requested of the HLC.

It is noted that the HLC has seen a couple of new construction projects using the new standards and associated guidelines, however the City has not received any applications for new construction of multifamily developments in the local districts similar to the proposed Masonic Temple Apartments.

Proposed New Construction Narrative and Plans

The applicant has submitted a detailed narrative for consideration that effectively outlines how the proposed development meets standards and the associated design guidelines (Attachment D). A site plan, elevation drawings, renderings have been submitted for review (Attachment E). In addition, streetscape and massing drawings have been submitted to provide a sense of scale between the proposed new construction and surrounding development.

Attachments:

A – Vicinity Map
B – Photographs of Site
C – Standards & Design Guidelines for New Construction in a Historic District – Multifamily
D – Applicant's Narrative
E – Applicant's Plans

Attachment A
Vicinity Map

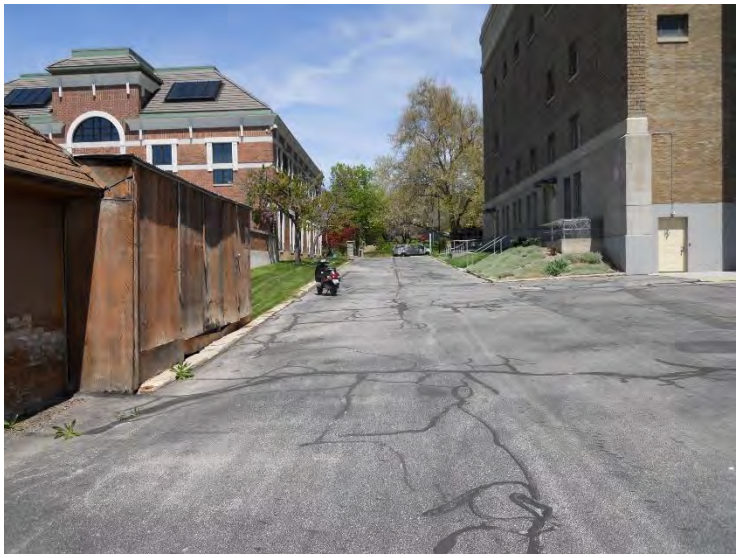

H St
I St
South Temple St
Subject Property
600 E
700 E
100 S

Attachment B
Site Photographs

The Masonic Temple as viewed from South Temple Street.

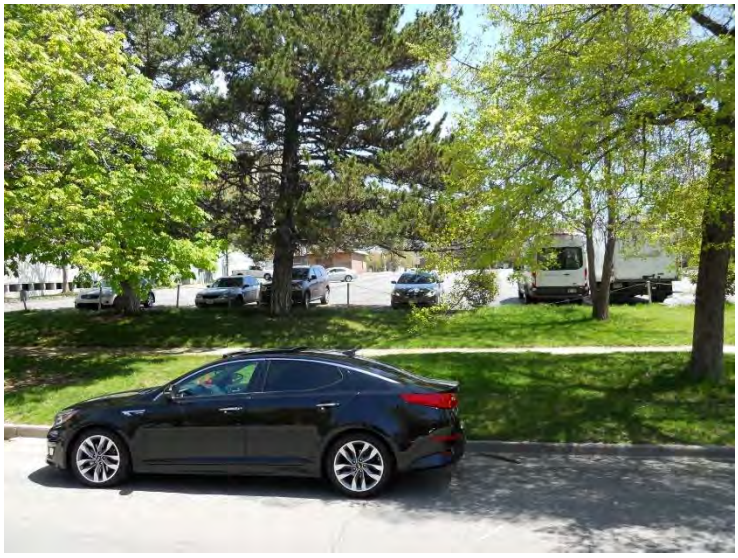
View of the subject property from the southwest corner of the property along 600 South.

Another view as seen from the southwest corner of the subject property.



View of the driveway approach from South Temple Street looking north.

View of the property to the southwest corner toward 600 East.



View of the property from 600 East.

Attachment C
Standards & Design Guidelines for New Construction in a Historic District – Multifamily

STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

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

Design Standards for New Construction	Design Guidelines for New Construction
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.	Settlement Patterns & Neighborhood Character Block, Street & Site Patterns - Design Objective The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. 12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following: • Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block. • Reinstate sections of secondary street and/or alleys where these have been lost. • Design for the particular street patterns of e.g. Capitol Hill. • Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues. • Refer to the specific design guidelines for the historic district for additional details and considerations. 12.2 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced. • Retain historic alignments and widths wherever possible. • Plan the site to avoid adversely affecting the historic integrity of this pattern. 12.3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced. • Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for: • Direct and quieter street frontage for smaller buildings. • Rear access to the property and to accessory buildings. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.

1. Settlement Patterns & Neighborhood Character 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.	12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. 12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.
1. Settlement Patterns & Neighborhood Character 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.	The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. 12.6 A new building should contribute in a creative and compatible way to the public and the civic realm. 12.7 A building should engage with the street through a sequence of public to semi-private spaces. 12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. 12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets.

1. Settlement Patterns & Neighborhood Character 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.	Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. 12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 12.11 The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. 12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. 12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. 12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) 12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. 12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • See Guidelines for Sustainable Design (PART IV)

1. Settlement Patterns & Neighborhood Character 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.	12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 12.11 The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. 12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. 12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • See Guidelines for Sustainable Design (PART IV)

2. Site Access, Parking & Services 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. (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. (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.	Site Access, Parking & Services - Design Objective The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. 12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. 12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. 12.18 Where the secondary street or alley network is available, rear public access should be retained and used. • Residential access options to the site and building should be retained and/or maximized. • Alternative vehicular access from secondary streets and alleys should be retained and reused. 12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage. 12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage 12.21 A vehicular access and drive should not be combined with a pedestrian access and entrance. • Place vehicle access away from commercial uses such as cafe, restaurant or retail. 12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. 12.23 A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. 12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. 12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.

2. Site Access, Parking & Services 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.	Site & Building Services & Utilities - Design Objective 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. 12.26 Utility areas and other ground level building services should be situated away from the frontage of the building. • Screen from street views and adjacent buildings. • Integrate these facilities with the architecture of the building through design, color and the choice of materials. 12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. • Locate the utility equipment within an architectural screen or dedicated housing. • Enclose the facility within a roof that is an integral part of the building. • Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets. • Finish to match the building where visibility might occur. 12.28 Mechanical services should be acoustically screened from nearby residential properties. • Screening should be compatible with and also integrated into the design of the building. 12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design. • Avoid placing AC or other equipment in balcony spaces. 12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems. • Coordinate, group and screen from view where any might penetrate the facade. • Finish to match the facade color unless specifically designed as a detailed architectural embellishment. 12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way. • Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.

3. Landscape and Lighting 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.	Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 12.32 The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns. • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. 12.33 Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character. • Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. 12.34 Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space. • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm.
3. Landscape and Lighting 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.	Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk. • Design any seating as a creative element of the landscape design. • Low walls in the landscape design can provide the opportunity for integrated informal seating. • Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.

3. Landscape and Lighting 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.	Lighting - Design Objective 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. 12.36 Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces. • Design to avoid light trespass beyond the area to be lit. • Design for creative and discrete task lighting. 12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings. • Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting. • Design building light fixtures for architectural quality and durability. • Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space. 12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building. 12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design. • Light specific design features. • Avoid light trespass and glare. 12.40 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties. • Plan and design supply runs at an early stage to avoid external surface conduit and equipment. • Conceal within, or integrate with, the design of the building. 12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. • Use effective 'cut-off' shields to confine light spread. • Position light fittings to reduce public visibility. • Choose fittings and finishes that complement the design of the building.

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. (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. (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. (3) Massing The shape, form, and proportion of buildings, reflects the character of the historic context and the block face. (4) Roof Forms The building incorporates roof shapes that reflect forms found in the historic context and the block face.	Building Form & Scale - Design Objective The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. 12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. 12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. 12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. 12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. 12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s. • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above. • Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials. • Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. • In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade. 12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting. • This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting. • Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.

	Height - Design Objective The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. 12.48 The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. 12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature. 12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. 12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. 12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. Width - Design Objective The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. 12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. Massing 12.54 The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. Roof Forms 12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.

	• Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

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.	Façade Articulation, Proportion & Visual Emphasis - Design Objective The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. 12.56 Roof forms should reflect those seen traditionally in the block and within the historic district. • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings. • Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. • Where it is expressed, roof pitch and form should be designed to relate to the context. • In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. • Consider roof profiles when planning the location and screening of rooftop utilities. 12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions. 12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. 12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels.

	Solid to Void Ratio, Window Scale & Proportion - Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. 12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. 12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. Fenestration - Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. 12.62 Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. 12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing. Balconies & Entrance - Design Objective The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. 12.64 Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.

	• Select and design balcony materials and details as a distinct enrichment of the building facade/s. 12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop. 12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.
6. Building Materials, Elements and Detailing 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.	Materials - Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. 12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. 12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • Use external materials of the quality, durability and character found within the historic district. 12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. 12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

6. Building Materials, Elements and Detailing c. Windows Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.	Windows - Design Objective The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. 12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting. • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. 12.72 Windows with vertical proportion and emphasis are encouraged. • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles. (PART I) 12.73 Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. 12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).

6. Building Materials, Elements and Detailing 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.	Details - Design Objective The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. 12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district. • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. 12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. 12.77 Creative interpretations of traditional details are encouraged. • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

7. Signage Location Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.	Signs - Design Objective Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail. 12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context. 12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design. • See also the Design Guidelines for Signs in Historic Districts in Salt Lake City. • See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City. 12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms. 12.81 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade. • Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s. • Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting. 12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination. 12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting. • The light source should not be visible. • Internally illuminated lettering and sign boxes should be avoided. • Internally illuminated lettering using a transparent of translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in 'halo' form. • Banner or canopy signs are not characteristic and will not be appropriate. 12.84 Sign materials should be durable and of architectural quality to integrate with the building design. 12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. 12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.

Attachment D
Applicant's Narrative

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October 30, 2019

Masonic Temple Apartments
Historic Landmark Commission Narrative

Project Description:

The Masonic Temple Apartments project is to be a new multifamily residential development located within the Central City Historic Overlay District and the South Temple Historic Overlay District at 650 East South Temple, Salt Lake City, Utah. Currently, this site is occupied by a surface parking lot.

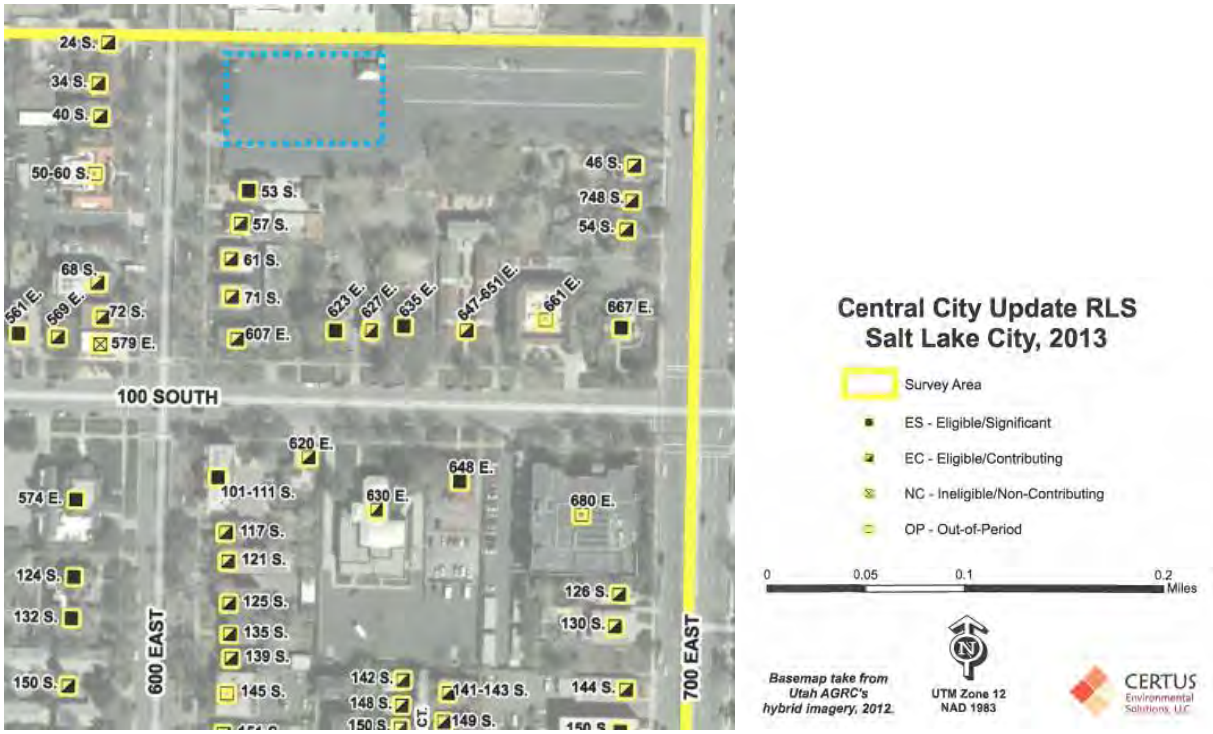
This project successfully supports the primary stated goal of the East Downtown neighborhood plan, which is to “develop the East Downtown as a high density residential neighborhood” and “stop the erosion of the residential character of the area”.

The proposed new structure features four stories of residential units above a partially underground two story parking structure, and includes a leasing office and amenity areas.

Eligible/Contributing Structures

There are no eligible or contributing structures on the site. Eligible/significant buildings on the block face include the residential building just south of the project (53 South 600 East), and the Broadway at the Eccles building to the north (610 East South Temple). The Masonic Temple on the same block along South Temple is also contributing. The other residential buildings south of the project along 600 E are eligible/contributing structures.

Broadway at the Eccles (610 East S Temple) and Masonic Temple (650 East S Temple) are contributing buildings.



Eligible/Significant and contributing buildings along 600 East.

Non-Contributing/Out of Period Structures

The site is currently used as a surface parking lot. One of the stated goals of the East Downtown neighborhood of the Central City Master Plan is to “target at-grade parking lots for development projects”. This proposal perfectly aligns with this goal.

There is a small non-contributing structure on the site. This is a “carriage house,” approximately 25’x25’ that is in an advanced state of deterioration, as shown in the image in the packet attached.

The project contemplates relocating this building to the southeast corner of the property as indicated on the site plan. With some modifications, this structure could be used for a clubhouse function for the new development, adding some liveliness and a destination along a mid-block connection. Repurposing this structure provides an informal reference to the past. The East Downtown Neighborhood Plan calls for “preserving and enhancing the neighborhood’s unique character,” and this small move does just that.

Proposed New Construction

1. Settlement Patterns And 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.

Preserve and promote the historic plan of streets and alleys as essential to the historic character of the district and setting. [12.1]

The project retains the historic pattern of 600 East as a smaller tree-lined street and strengthens / reinstates the street section by replacing the existing parking lot with a beautiful, appropriately scaled new residential building. *(12.1 bullets 1 and 2)*

A mid-block connection already exists going north towards South Temple – this will be maintained and enhanced with a westerly connection from 600 E. This new connection also sets up the possibility for a future connection towards 700 E when the lot to the east of the project site is developed. This reinforces the existing pattern of development in the middle of the block *(12.1 bullet 4)*

Preserve and reinforce the historic street pattern as a unifying framework for varied lot sizes and orientation. [12.2]

The proposed project sits at the center of the block and fits well into the scale and size of the historic block and street development patterns. The building is sited such that the building edge defines the adjacent streets/sidewalks along 600 East. Both along South Temple, and along 600 East there are several lots of similar size and scale, as shown in the image below. *(12.2 bullet 2)*

Additionally, the building retains historic alignments both to the north and the south through a generous 25’ setback. The building immediately to the north presents a 140 ft elevation along 600 E, the proposed building almost exactly matches this width. The width and massing of the building is similar to the building to the north. *(12.2 bullet 1)*

Retain and reinforce the permeable historic street pattern as a framework for public access. [12.3]

The proposed mid-block connection previously described helps reinforce the permeable historic street pattern and is a highly desirable feature of the development. According to the Design Guidelines for Historic Apartments and Multi-family buildings in Salt Lake City, “Within the street block itself, the narrow internal streets, lanes and alleys help to create a more intricate pattern

and urban ‘grain’, as well as providing access to individual lot frontage and the rear of the lot. They also create the opportunity for a greater spectrum of social vitality and interaction, neighborhood experience and alternative walkable routes.” *(12.3 bullet 1, sub-bullet 4)*

The project contemplates relocating the existing non-contributing building to the southeast corner of the property as indicated on the site plan. With some modifications, this structure could be used for a clubhouse function for the new development, therefore creating an attractive focus for community social interactions. *(12.3 bullet 1, sub-bullet 3)*

One of the defining features of the streetscape are the mature trees that line the median, and both sides of the street (in a double row located in the landscape zone and on the property line side of the sidewalk). This project proposes maintaining and celebrating these mature trees and allowing them to screen the elevations of the new building. They will continue to enhance the walkability of the street, creating a desirable connection to the mid-block paths, as well as clearly aligning with S.3 recommendation of the Design Principles & Guidelines for Sustainable Development in Chapter IV of the Multi-family Design Guidelines.

> 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.
>
> *Maintain the historic integrity of the pattern and scale of lots. [12.4]*

The lot size proposed is consistent with the existing lot on the same block face to the north and also with lots on the same block along South Temple and 100 South. As described below in 12.5 and in the building width section, the building is designed in a way that reduces the perceived massing and width of the elevation, and therefore associated lots. This is accomplished by breaking up the dark brick planes with smaller light brick areas. This provides an appropriate transition to the smaller residential buildings to the south.

> *Site and design a new building to reinforce and enhance the character of the context and its patterns. [12.5]*

As shown in the series of massing diagrams in the attached packet, the building massing was clearly designed to site the taller building elements away from nearby smaller scale buildings. The massing is reduced to the south, adjacent to the smaller residential buildings, and along 600 East, along the pedestrian route. It was maximized to the north and east of the lot, adjacent to the neighboring parking garage and the taller Masonic Temple. *(12.5 bullet 2)*

The Broadway at the Eccles building immediately to the north has a lot frontage of over 200 ft on 600 E and about 150 ft along South Temple. The proposed lot frontage is about 180 ft along 600 E. The Masonic Temple to the north and the 6th East Office Building immediately across the street at 50/60 South 600 East have similar or larger development patterns. *(12.5 bullet 1)*

> 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.
>
> *Contribute to the public, the civic, realm. [12.6]*

The proposed building is beautifully designed with durable materials, well scaled along 600 East and the mid-block connection and creates a drastic improvement to the streetscape compared to the existing parking lot. Semi-private spaces in the form of stoops line the walkable 600 East and the mid-block connection and more public spaces in the form of building amenities and the clubhouse with associated seating offer focal attractions at the ends of these paths.

Engage the building with the street through a sequence of public to semi-private spaces. [12.7]

Starting from the pedestrian friendly public sidewalk, the building includes a generous setback with mature trees and no fencing or screening. These spaces transition to a layered, stepped set of stoops associated with the brownstones along 600 East. This pattern is typical of the development along the block face, where similar setbacks with porches and stoops are included.

Situate and design a building to define and frame the street and spaces in a context-characteristic way. [12.8]

The building reflects the street edge by matching the generous 25'-0" setback of the other structures on the street front and strengthens this edge by replacing the parking lot with a beautiful residential building. As stated, the building immediately to the north presents a 140 ft uninterrupted elevation along 600 E, the proposed building almost exactly matches this width. Again, the Masonic Temple and the 6th East Office Building have similar or larger street elevations. *(12.8 bullet 1)*.

The proposed structure reinforces the historic streetscape by presenting a two story residential elevation with stoops along 600 East. It also frames the street well with the existing brick buildings across the street which are similarly scaled along their frontage. *(12.8 bullet 2)*

Design a new building on a corner lot to define, frame and contribute to the public realm of both streets. [12.9]

Even though the building is not located on a corner, the siting and design are very sensitive to the mid-block connection. The required 15' side yard setback was increase to 20' in order to provide a better public mid-block connection *(12.9 bullet 2)*, as well as to respond to the smaller residential building located to the south. Also, the units facing south have access points that open directly to the mid-block connection to activate and animate this public space.

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.

Respect the historic pattern of setbacks and building depth in siting a new building. [12.10]

The generous setback matches the 25'-0" foot front yard setback that defines the entire block face. Mature trees will be maintained along 600 East. As previously described, the depth of the building also matches the existing pattern of development on the street face to the north, while the perceived depth will match the smaller residential structures to the south.

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.

Orient the front of the building and its entrance to face and engage with the street. [12.11]

The front of the building and its entrance is oriented to face and engage the street along 600 East. The new building is oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. *(12.11 bullet 1)*

Plan and design access arrangements to the site and building as an integral part of the design approach. [12.12]

Access to the site has been an integral part of the early design. The main building entry has been located along 600 East to match the typical pattern of development along the street face. More specifically, it is located to align with the major grade elevation in order to provide efficient accessibility to the entry and minimize the need for ramps, which are not typical of the building frontage on the block. Vehicular access has been planned for both the back and the side of the building, with a side driveway north of the building matching the pattern of the block face.

Include well designed common open space when planning the situation and orientation of the building. [12.13]

Some common open space has been included as a focal point at the east end of the mid-block connection, in association with the reuse of the non-contributing building existing on the site. The location of this space along the pedestrian path, together with interior common space located adjacent to the main entry of the building will encourage casual social interaction. *(12.13 bullet 2)* These spaces are located to be sheltered from traffic and traffic noise. *(12.13 bullet 3)* The location south and west facing would ensure solar access, while trees will provide seasonal shade. *(12.13 bullet 4).*

Even though additional common open space at the ground level is not possible due to the location of parking on this level, semi-private and private open space has been located along 600 East and the mid-block connection in the form of large stoops.

Plan for additional common open space at terrace and/or roof level. [12.14]

The main amenity open space will be provided at the third floor terrace. This also helps reduce the bulk and the scale of the building. *(12.13 bullet 1)* The space is located deep enough within the project (after a 20’ setback, and a 27’ depth of two stories of screening stacked flats units in order to preserve neighboring privacy. *(12.14 bullet 1)* The space will be designed to meet sustainability guidelines for shading and landscape of Chapter IV, but its south facing location and natural screening by the building from east and west set up a pleasant quality from the start.

Design private open space to articulate the design, reduce the scale and create attractive outdoor space. [12.15]

As previously discussed, private open space is provided in the form of generous stoops on the ground level and balconies on the upper levels. These spaces are contiguous with the units *(12.15 bullet 1)* and are separated from common open space through a layered grade separation and landscape screening at grade, and by guardrails at upper floors. *(12.15 bullet 2)*

Plan and design common internal and external spaces for solar aspect and energy efficiency. [12.16]

Internal common spaces are located to face west due to the location of the street. However, the

existing mature deciduous trees will provide shade in the cooling months and the sun will provide passive heat in the heating months. The outdoor common external spaces are all south facing to take advantage of solar aspect.

2. Site Access, Parking, And Services:

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.

The current pattern of development of the existing buildings is pedestrian and vehicular access along 600 East. The project proposes the main entry, highlighted architecturally and through the landscape, on 600 East to match this pattern. Based on preliminary feedback from staff, the vehicular entry has been relocated to the north, with drive access from 600 East matching driveway access of other properties on the block.

The building is organized around perimeter pedestrian circulation, with a series of townhome / brownstone units with generous stoops facing the pedestrian-focused 600 East and a series of stack flat units with stoops facing the mid-block connection path. This allows the dominant east and south elevations to present appealing façades as public faces, and conceal the vehicular circulation and parking from most directions.

(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.

As stated above, pedestrian access is provided from 600 East, with an architecturally highlighted main entry. As discussed, accessibility was considered in the location of the main entry to minimize grade change and eliminate the need for extensive ramps. Additionally, generous stoops were added to the brownstone units along 600 East, and include stepped entries, planters and other screening and layering methods to maximize the quality of the spaces lining the public street.

While laying out the site, pedestrian connections were considered heavily. Along the south edge of the building, the minimum required setback of 15’ was increased to 20’ to provide a generous east-west pedestrian mid-block connection. There is also a pedestrian connection to the north through the site, and all sidewalks will be lined with trees or other landscaping, space permitting. The majestic rows of existing trees along both sidewalks and the median along 600 East are a defining feature of this district and will seamlessly connect with these pedestrian features and assist with the scale transition described below. These mature trees are an invaluable asset and are estimated to soar into the air as tall as or taller than the proposed building.

This pedestrian focused approach and mid-block connection is in direct response to the vision of the East Downtown Plan as a place where “human scale, natural and built features are linked together [by] small parks, historic medians and safe and efficient transportation linkages to give identity and a sense of community”.

Design a prominent and appropriately scaled public entrance as a focus of the street façade. [12.17]

The primary entrance of the building is at the northwest corner of the property along 600 East. This is traditionally a pedestrian friendly street and the main entry for the other structures along the street face. It is separate from the vehicular access *(12.17 bullet 1)* and connects directly to the street *(12.17 bullet 2)*. It announces itself with a larger volume with more height and a deeper

horizontal projection, as well as increased storefront. As the grade more closely matches the street, it was possible to eliminate the handrails and guardrails, further highlighting the main entry from the secondary unit entries. It will also be highlighted through the landscaping. *(12.17 bullet 3)*

Retain and use alternative rear public access to the site where this exists or can be reinstated. [12.18]

The vehicular access is located from the back of the building through an existing curb cut and alley on South Temple. *(12.18 bullet 1)* An additional vehicular entry is located on the north side of the building (due to grade separation and the need for internal efficiency of the parking, two access points are required). Based on preliminary feedback from staff, this vehicular entry has been relocated from the 600 East elevation to the north elevation, with drive access from 600 East. This approach matches driveway access of other properties on the block.

Design for accessible bicycle parking. [12.19]

Bicycle parking is provide both outside the main entry (in the setback) and secured inside the garage.

Provide convenient storage space for each residential unit. [12.20]

Storage will be provided inside each unit – with most one or more bedroom units having a walk-in closet and most units having an additional coat closet.

(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.

Avoid combining a vehicular access with a pedestrian access. [12.21]

Vehicular access is separated from pedestrian access. There are no commercial uses in the project. *(21.21 bullet 1)*

Place a vehicular entrance discreetly to the side or rear of the building. [12.22]

Vehicular entrances are located to the rear and side of the building. The vehicular access is located from the back of the building through an existing curb cut and alley on South Temple. An additional vehicular entry is located on the north side of the building (due to grade separation and the need for internal parking efficiency, two access points are required). Based on preliminary feedback from staff, this vehicular entry has been relocated from the 600 East elevation to the north elevation, with drive access from 600 East. This approach matches driveway access of other properties on the block.

The ramp is minimized by the location of the entry in reference to existing grading. The ramp is also partly screened by the grading of the adjacent property, and it is located near the existing parking garage to the north. *(12.22 bullet 1)*

Restrict a curb cut to the minimum width required. [12.23]

The site design maintains the singular curb cut along 600 East for vehicular access to parking. The curb cut will be designed to the minimum required. The curb cut in not located near a street corner. It is however located far from the pedestrian mid-block connection*. (12.23 bullet 1)*

Consolidate or combine adjacent multifamily driveways wherever possible. [12.24]

There is no adjacent multi-family driveway. The second entrance from South Temple will minimize the number of vehicles entering/exiting on 600 East.

Situate parking below or behind the building. [12.25]

Parking is situated below the building. The parking garage is screened by residential units on both the street face and along the pedestrian connection to the south.

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.

Site and design service and utility areas away from the frontage and screen from views. [12.26]

The North elevation abuts the existing parking garage to the north, which provides opportunity to locate the necessary utilitarian functions of the project in this area. Dumpsters will be located in this area towards the rear of the building and screened from view using materials that match the building base design, most likely concrete and brick. *(12.26 bullet 1 and 2)* Garage fans will also exhaust to this area.

Site and screen rooftop and higher level mechanical services from street views. [12.27]

All other mechanical equipment will be located on the rooftop and screened from view (given the massing of the project this will be easy to accomplish). *(12.27 bullet 1 and 3)*

Provide acoustic screening for mechanical services adjacent to residential uses. [12.28]

No mechanical services will be located adjacent to residential units.

Locate small utilities such as air conditioning away from primary and secondary facades or fully conceal within the design of the facade. [12.29]

No mechanical units will be located on the primary or secondary facades. No AC units will be located on balconies. *(12.29 bullet 1)*

Integrate vents into the design of the building and conceal from view on building facades and roofscape. [12.30]

All required exterior vents will be painted to match surrounding materials or designed as part of the facade. *(12.30 bullet 1 and 2)* In recent projects, the design team has been using no

combustion mechanical equipment for sustainability reasons, which result in fewer façade penetrations and fewer meters.

Site cellular equipment away from street views. [12.31]

No cellular equipment is planned for this site at this time.

3. Landscape And Lighting:

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.

Design front yard landscaping to coordinate with historic and/or established patterns. [12.32]

One of the defining features of the streetscape are the mature trees that line the median, and both sides of the street (in a double row located in the landscape zone and on the property line side of the sidewalk). This project proposes maintaining and celebrating these mature trees as the main feature of the landscaping. *(12.32 bullets 1 and 2)* The smaller landscape will be designed to complement the existing surrounding conditions and will include layered, shade loving, drought resistant shrubs, ground covers and other plantings.

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.

Minimize or avoid walls and fencing where they are not characteristic of the historic or topographic context. [12.33]

There are no landscape structures such as walls or fencing proposed as the building is self-contained for access control purposes. To the north, the existing garage has a zero property line presence and will act as the separation. To the east, the project will be open to the Masonic Temple access alley and parking lot for parking and emergency access. To the south, a pedestrian connection creates the boundary (a wrought iron fence may be considered) if desired by the neighboring owners.

The grading along the site will mostly be maintained in its existing state. The building will meet grade in the northwest corner and will sit about 5 feet above grade in the south west corner. In these conditions, stoops and raised planters along 600 East will help make the grade transition gradual and in layered increments. Stoops are a common feature on the block with many of the historic structures presenting these raised entry features.

This aligns with the Design Guidelines for Historic Apartments and Multi-family buildings in Salt Lake City, which states that “Buildings and site grading accentuate the drama of architecture through terracing and modulation, creating stepping vertical tiers of projecting balconies and varied vistas and views.”

There are no major retaining features visible from the public way. The only retaining should occur to the north at the garage entry and will be screened by the existing parking garage to the north.

Maintain the levels and continuity of open space and the associated sense of progression from public to private space. [12.34]

As previously described, starting from the pedestrian friendly public sidewalk, the building

includes a generous setback with mature trees and no fencing or screening. These spaces transition to a layered, stepped set of stoops associated with the brownstones along 600 East. This pattern is typical of the development along the block face, where porches and stoops are included.

Provide seating as part of the landscape design where a cafe or restaurant is included within the building. [12.35]

No commercial space is included as part of the project.

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.

Lighting has not yet been fully designed, but will consist of soffit lighting to highlight the main building entry and, more discreetly, the secondary stoop entries. Limited up-lighting will be used to highlight architectural elements like the entry. Soft pedestrian lighting will be provided along the mid-block connection, with full screening to prevent light trespass to neighboring properties. City standards will be met along 600 East.

Design discreet exterior lighting for specific access and use areas. [12.36]

See above description, exterior lighting will be discreet and specific to access and use areas. Full fixture screening will prevent light trespass. *(12.36 bullet 1)*

Design architectural lighting to provide visual accent and to respect or strengthen the historic context. [12.37]

See above description, lighting will be focused on entry areas, which correspond to architectural areas of interest. General illumination of façade will be avoided. *(12.37 bullet 1)* Fixtures will be shielded to avoid view of light source from street or adjacent occupied spaces. *(12.37 bullet 3)*

Design lighting to integrate with the architecture. [12.38]

Lighting will be designed by the electrical engineer for the project, who will be working under the architect's design contract. It will be fully coordinated with the architect to ensure integration with architecture, as described above.

Design landscape lighting to enhance layout and planting. [12.39]

Lighting will be used to highlight entry areas and outdoor seating. Minimal up-lighting will be used to further highlight landscape. Lower levels will be used on this site to align with neighborhood feel (generally minimal levels to meet code requirements).

Conceal supply and switch equipment for exterior lighting. [12.40]

All supply and switch equipment will be concealed. The electrical engineer will be involved in the design from an early stage. *(12.40 bullet 1)*

Conceal utilitarian service lighting from street views and from adjacent properties. [12.41]

Utilitarian lighting will be limited to the rear and the side/rear of the project and therefore not visible from the street or adjacent properties, except for the Masonic temple and its parking lot. Full fixture “cut-off shields” will prevent light trespass. *(12.41 bullet 1)*

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.

Design to reflect the building scale of the context as established by the street facade. [12.42]

The historic buildings along the 600 East street face are typically two to three stories in height. The proposed building matches this pattern by including a two-story façade elevation along the street (with higher elevations only after stepping back another 40+ feet).

The porches and entries to the brownstone units, as well as the unit balconies above are scaled to match the surrounding structures’ entry porches. The two story entry element also matches the scale of the surrounding area. *(12.42 bullet 2)*

Furthermore, the larger elevation along 600 East is further broken down into three areas through the use of light masonry against the dark masonry. This creates the visual impression of three separate volumes, providing a transition between the larger scale to the north and the smaller scale residential to the south. *(12.42 bullet 1)*

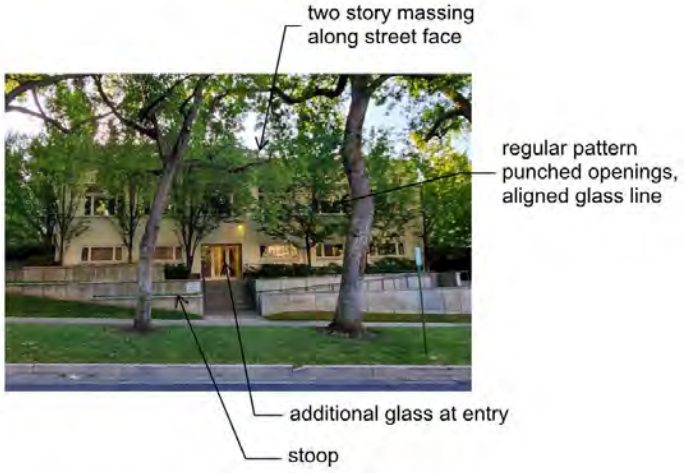
The massing and scale of the architecture is consistent with surrounding structures and serves as an appropriate transition from the larger scale along South Temple to the residential scale along 600 East. The Masonic Temple to the northeast is estimated to be over 90’ tall at its tallest point, with most of the building in excess of 75’ and almost 200’ long. There are other large and mid-scale structures to the north and northwest, as well as across the street in the same district (including Broadway at the Eccles and residential multi-family structures). The exterior appearance of the building is designed to complement its neighbors without diluting their individual character. Taking a cue from the surrounding building’s massing and aesthetic, the new building takes on a similar pattern of development with a modern aesthetic. The new building steps back from the second to the third story along both the south and the east facades, thus relating to the two story residential structures to the south and presenting a pedestrian friendly scale along 600 East and the mid-block connection.

As shown in the massing diagrams in the packet, the building is further carved at the third and fourth levels to the south in response to the presence of smaller residential structures in this orientation. Finally, a central courtyard provides further breakdown of the mass, and adds light and views and an active amenity space central to the project. More height is appropriately located towards the northeast corner neighboring the larger Masonic Temple.

Design to create and reinforce a sense of human scale. [12.43]

The proposed building includes a two-story façade elevation along 600 East (with higher elevations only after stepping back another 40+ feet). The stoops, together with the layered stepped approach to reach them will provide an additional breakdown of building to human scale, as will the material transition referenced above. *(12.43 bullet 1 and 5)*

Solid to void ratio, window openings articulation and design of buildings are all similar to those traditionally seen in the neighborhood. *(12.43 bullet 2 to 4)*



Materials used are traditional dimensions (brick) and express a variation in both color (light and dark brick, dark brick and light stucco) and texture (smooth stucco and textured brick). *(12.43 bullet 6 and 7)*

Design to respect access to light and privacy enjoyed by adjacent buildings. [12.44]

As shown in the series of massing diagrams in the attached packet, the building massing was clearly designed to be sensitive to the existing context. The massing is reduced to the south, adjacent to the smaller residential buildings, and along 600 East, along the pedestrian route. The taller building elements are appropriately sited to the north and east of the lot, adjacent to the neighboring parking garage and the Masonic Temple. *(12.5 bullet 2)*

Design the principal elements of a primary façade to reflect the scale of the block and historic context. [12.45]

The primary planes of the front façade are two stories tall, and therefore align with the typical historic structures on the block face. *(12.45 bullet 1)*

The portions of the building that are higher than this typical existing block face condition rise up after stepping back another 40+ feet, in addition to the 25’ setback. Even at the higher height, the building is lower than the Masonic Temple existing on the same block. *(12.45 bullet 2)*

The entire façade width matches the building to the north. Individual wall planes/bays of darker brick are separated by light brick to create the impression of smaller volumes, which relate to the dark brick residential buildings to the south. *(12.45 bullet 2)*

> *Design secondary architectural elements, patterns and modeling to reinforce the massing and primary elements of the building. [12.46]*

Regarding fenestration pattern and window scale, there are several patterns of scale and proportions present in the surrounding neighborhood fabric. The residential building to the south includes at least two proportions of windows, one more square, the other vertically elongated with proportions close to 2:1 ratios. The proposed design for the new apartment project also includes vertically oriented windows with a 2:1 ratio (30” wide x 60” tall) in addition to the more square windows - with the vertical dimension being about 25% larger than the horizontal. *(12.46 bullet 1)*

Another significant building on the block is the Masonic temple. This presents vertically stacked windows for the main mass of the building (on top of the podium) with proportions similar to the ones mentioned above (with the vertical dimension being about 25% larger than the horizontal). Once again, this supports the vertically aligned stacks of 4’ wide x 5’ tall windows proposed in the project.

Balconies are used throughout to articulate the architecture of both primary and secondary facades. *(12.46 bullet 2)*

The two lower floors are differentiated in plane and materials from the façade above as the base is clad in dark brick and the façade above is mostly smooth stucco with some light brick accents. *(12.46 bullet 2).* The base is highlighted through primary architectural elements – main entrance, unit entries and porches, as well as materials - dark brick wrapped in the cementitious panel trim. *(12.46 bullets 3 and 4)*

> *Respect the role of the design characteristics of symmetry or asymmetry in the established context. [12.47]*

Asymmetry is used as an effective tool to create modulation of the wider primary façade, breaking it down into smaller planes and sections. This helps to integrate the larger façade within the smaller scale of the residential buildings to the south. *(12.47 bullet 1)*

The typical condition of the block is symmetry of the entry element. However, there are precedents on the block of 600 East (across the street), where several historic buildings have the entry located on the corner. This works significantly better in this location with the grading to provide accessibility without the need for a lengthy ramp which is not typical for these building facades. *(12.47 bullet 1)*

> (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.

> *Design for a building height which is compatible with the historic context. [12.48]*

The building height falls “within the range of heights in the historic structures in the district”, as required by the Design Guidelines. As previously stated, the design is contextual with the front

elevation plane matching the surrounding context and the higher elevations stepping back significantly. Immediate and wider historic context were both considers as this project transitions from the smaller scale to the south to the larger scale of the Masonic Temple and South Temple buildings. *(12.48 bullet 1)* The impact on the adjacent buildings was carefully considered as outlined in the massing diagrams submitted with the package. *(12.48 bullet 1)*

Design for a greater stature for the first two stories. [12.49]

The first two stories receive greater stature through the material treatment (dark brick to match the historic context) and their location significantly proud of the rest of the façade, as well primary architectural elements – main entrance, unit entries and stoops.

Vary the height across the primary façade and/or limit maximum height to part of the plan footprint in a larger building. [12.50]

The changes in height across the primary façade are subtle, but the upper floors are significantly stepped back to achieve a street height similar to that historically characteristic of the district. *(12.50 bullet 1)*

Step back upper floor/s if a new building would be notably higher than the traditional context. [12.51]

The upper floors are significantly stepped back where the taller building would approach the established residential neighborhood of typically lower height. The historic buildings along the 600 East street face are typically two to three stories in height. This inspired the proposed building to be consistent with a two-story façade elevation along the street face. As recommended in these guidelines, the upper floors step back another 40+ feet before raising higher.

Design for modulation and articulation to reduce the perceived height and scale of a taller building. [12.52]

As previously described, the facades are articulated and detailed to reduce the impression of greater height and scale.

The dark brick and the cementitious trim, together with the step back at the second level, create a strong base that the mass of the building sits atop. This modern interpretation of the traditional plinth is inspired by the heavier lower mass of the context buildings. This use of materials and color maximize visual interest and reduce the apparent height and scale. *(12.52 bullet 5)*

(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.

Design for a historically similar facade width. [12.53]

The building immediately to the north presents a 140 ft uninterrupted elevation along 600 E, the proposed building almost exactly matches this width. The Masonic Temple to the north and the 6th East Office Building immediately across the street at 50/60 South 600 East have similar development patterns.

The residential buildings to the south are smaller, which is reflected in the breakdown of color of brick across the lower level of the façade. Additionally, small 2'-6" plane changes in the primary and secondary facades further reduce the scale.

(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.

Respect the established scale and form of the street block and context in designing the massing of the building. [12.54]

The general massing of the building reflects the character of the historic context. As described above, the massing at street levels matches the massing of the surround buildings. The proportions of the building reflect the neighboring buildings to the south at the lower levels and the buildings to the north at the upper stepped back levels.

As identified in the massing diagrams provided, the massing is arranged to step down adjacent to the smaller scale buildings to the south. *(12.54 bullet 2)*

(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.

Respect characteristic proportions, roof forms and massing. [12.55]

The typical roof of the residential buildings on the block is a hip roof. The building immediately to the north presents a flat roof with a slight projection and minimal detail. Other buildings in the historic context, particularly beautiful examples of mid-century modern architecture, have similar clean roof lines. These excellent examples include the City Home Collective or 505 East South Temple.

Mid-century modern architecture in district.

It was determined that, for this contemporary building, the flat roof approach is more appropriate than replicating the hip roof of the typical residential building to the south. The standard calls for "respecting and reflecting the range of building forms and massing which characterize the district", which is achieved as explained above (12.55). Particular attention was paid to maintaining a sense of human scale through the height and articulation of the roof form *(12.55 bullet 1)*. The design also respects the adjacent lower buildings by stepping down additional height. *(12.55 bullet 4)* Furthermore, the lower roof of the proposed building matches the eave height of the existing residential building to the south and a metal coping approximates the depth of the gutter system.

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 twelve inches (12").

Design to reflect roof forms that are characteristic of the block and district. [12.56]

As explained under 12.55 above, it was decided for the roof to reflect the form traditionally seen within the historic district rather than traditionally in the block. (12.56) This was considered more appropriate for the contemporary building design. Particular attention was paid to scale and articulation.

As stated in the Design Guidelines, “flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.” *(12.56 bullet 1)*

Design façade proportions to reflect the traditional context and neighborhood. [12.57]

As previously explained, overall façade proportions match the building to the north, with both the height and width matching these. *(12.57 bullet 1)* The façade is further broken down by change of material from the dark brick to the light brick and by small plane changes.

Design for a vertical proportion and emphasis to reduce perceived width. [12.58]

There are two variations in the planes of the façade – these mostly carry the entire height of the building. *(12.58 bullet 1)* The height is modulated down toward the street and up towards the rear of the site to match the existing pattern of development. *(12.58 bullet 3).* It is also modulated through the articulation of balcony form, pattern and design, both as recessed and projecting balcony elements. *(12.58 bullet 3)* There is also a distinctive form and stature in the primary entrance *(12.58 bullet 4).* Most windows are vertically proportioned. *(12.58 bullet 5)*

Design for a horizontal proportion and emphasis to reduce perceived height. [12.59]

The primary and secondary facades are relatively small, limited to two floors. For the higher additional facades, the perceived height and scale is reduced through architectural detailing and changes in material to emphasize individual levels *(12.59 bullet 5),* as well as changes in materials or color for the same reason. *(12.59 bullet 7)*

Design a solid to void ratio which is characteristic of the historic setting. [12.60]

There is a balanced approach to the window to wall ratio as there are no areas of extensive wall or window *(12.60 bullet 1)*. There are no large surfaces of glass *(12.60 bullet 2)*, except for a limited area at the main building entry and amenity space. This glass is used here to emphasize the hierarchy of this entry. Large mullions are used to break up the glass and emphasize horizontality. *(12.60 bullet 4)*

Respect the range of window proportion and scale characteristic of the historic context. [12.61]

There are several patterns of proportions and scale present in the surrounding neighborhood fabric. The residential building to the south includes at least two proportions of windows, one more square, the other vertically elongated with proportions close to 2:1 ratios. The proposed design for the new apartment project also includes vertically oriented windows with a 2:1 ratio (30” wide x 60” tall) in addition to the more square windows - with the vertical dimension being about 25% larger than the horizontal.

Another significant building on the block is the Masonic temple. This presents vertically stacked windows for the main mass of the building (on top of the podium) with proportions similar to the ones mentioned above (with the vertical dimension being about 25% larger than the horizontal). Once again, this supports the vertically aligned stacks of 4’ wide x 5’ tall windows proposed in the project.

(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.

Design most public interior spaces to face the street. [12.62]

The main entry and the amenity space both face the street *(12.62 bullet 1)*

(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.

Design a pattern and proportion of windows and doors which is characteristic of the context. [12.63]

The ratio of wall to window openings varies between the residential buildings to the south, with the earlier buildings having a smaller ratio and the more recent buildings having a larger ratio – see images above. The commercial buildings along South Temple also have a higher ratio, likely close to the more contemporary residential projects. The proposed building matches this ratio.

(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.

The block face along 600E immediately adjacent to the project presents facades with some, but limited, articulation. The windows have different proportions (some horizontal, but most vertical). The openings are top aligned and relatively regular in size and pattern. The proposed building includes a similar pattern of top aligned, vertically oriented, regularly spaced openings. The only larger

glass openings are used to indicate the main building entrance, similar to the Broadway at the Eccles building to the north and the apartment buildings to the south.

Balconies and/or roof elements span the space between windows and balcony doors in some of the residential buildings to the south – same as the proposed building's elements.

(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.

Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context. [12.64]

As discussed in the building and street form sections, the project incorporates porches along 600 East and the mid-block connection in a pattern that is consistent with the neighborhood and creates a pedestrian friendly quality of the street. As explained above, balconies and porch/balcony cover elements are incorporated in a manner that is consistent with the neighboring residential projects to the south. Projecting and recessed balcony forms are used to complement and embellish the design composition of the facades. *(12.64 bullet 1)* The balcony arrangement highlights the vertical arrangement of the fenestration pattern *(12.64 bullet 2).* The balcony forms are transparent and semitransparent, using glass at the flush balcony conditions, and railings at the projecting conditions. This emphasizes the hierarchy of the balcony conditions. No solid balcony enclosures are used *(12.64 bullet 3).*

Design an entrance porch, portico or stoop as a principal focus of the façade. [12.65]

The main entrance and associated entry stoop provide greater stature through the increased height and the larger depth projection in order to enhance visual focus, presence and emphasis. *(12.65 bullet 1).* The name of the apartment building is designed into the façade at the entry element and porch. *(12.65 bullet 3)*

Design an escape stair to integrate with the building and situate it to the rear. [12.66]

All the stairs are designed internal to the building.

Additional general notes regarding building form:

The new building is rectilinear in its compositional order, presenting a modern interpretation of the three part elevations of the surrounding buildings. Many of these 1800's and early 1900's structures mark their entry with the main element of the elevation either recessing or stepping forward from the flanking sides. A similar difference in projection, height and material of the different planes is used to establish hierarchy of the façade and highlight the entry moments of the new buildings.

In addition to the immediate Broadway at the Eccles, Masonic Temple and Governor's Mansion, the surrounding blocks have various structures that present raised stoops as a successful entry strategy, which inspired the design of the entry sequences to the brownstones along 600 East.

6. Building Materials, Elements And Detailing:

a. Materials: Building facades, other than windows and doors, incorporate no less than eighty percent (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.

Use building materials that contribute to a traditional sense of human scale. [12.67]

The building façades facing the street and the pedestrian connection are composed 100% of durable materials and materials representing human scale: majority brick (light and dark for scale and contrast) and cementitious board trim. The rear side and non-accessible north sides, as well as the stepped back building elevations above the third floor are composed of a combination of light colored brick, stucco, and cementitious panels; all hard durable materials.

The brick is typical of this neighborhood and will complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. *(12.67 bullet 1)*

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.

Use building materials for primary and secondary facades to reinforce affinity with the historic setting. [12.68]

The material expression of the historic context is reflected in the materials of the proposed building. As discussed above, brick will be the highlighted material. Cementitious board and trim accents will highlight the soffits and balcony partitions, reminiscent of the cast stone accents of the surrounding buildings. The dark masonry base complements other masonry structures in the district, while smooth stucco provides clean lines and a contemporary aesthetic. *(12.68 bullet 1)*

Design and construct with solid masonry materials. [12.69]

As described in 12.68, the building materials are mostly masonry or other hard materials, especially at “lower floors and for most public facades of the building”. *(12.69 bullet 1)* Panel materials (cementitious siding) are limited to upper floors and less public facades. *(12.69 bullet 2)*

Choose materials with a proven durability in the context and the climatic region. [12.70]

There is no vinyl siding or aluminum siding on the project. All materials proposed are true representations of the construction type *(12.70 bullet 1)* and with known weathering characteristics *(12.70 bullet 2).* The only new material used is the cementitious board, which is a proven building material *(12.70 bullet 3). T*his is used sparingly, only as an accent.

c. Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.

Design windows in scale with the setting and the building. [12.71]

There is no excessive window scale on the project and, as previously stated, the windows fit within the historic context. *(12.71 bullet 1)*

Consider windows with a vertical proportion and emphasis. [12.72]

Windows with mostly vertical proportions are used. *(12.72 bullet 1 and 2)*

Design window reveals as a characteristic of masonry and public facades. [12.73]

In addition to the depth of layering provided by the massing, the windows are set back 3” to 4” with window reveals. *(12.73 bullet 1 thru 4)*

Design for a contextual character, scale and proportion of window and door frame. [12.74]

As shown in the typical details attached, the frame profile projects from the plane of the glass creating a hierarchy of detail. *(12.74 bullet 1)* Durable materials and integral finishes are proposed in the upgraded composite (Anderson 100 series) single hung windows. *(12.74 bullet 2 and 3)*

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.

Design characteristic building elements and details, as expressed in their scale, size, depth and profile. [12.75]

The elevation presents multiple layers of depth with three different planes offset by as much as 5’ from each other. The cementitious trim elements that enclose the balconies project out 2’-4” from the brick face of the building, which projects 2’-6” further from the balcony recesses for a total of 5’. This is shown in the dimensioned diagram attached with the packet. In addition to the depth of layering provided by the massing, the windows are set back 3” to 4”.

Design a historically characteristic scale of ornamental elements where these are used. [12.76]

Little ornamentation is present on this contemporary project design. This matches the relatively unornamented residential buildings on the street front. The details of the cementitious trim hint at the precast stone caps and ledges of the earlier historic buildings.

Design functional, creative interpretations of elements and details. [12.77]

Horizontal metal rails project out at the lower level and glass rails are flush mounted at the upper level to emphasize the hierarchy of the elevation. The rail elements are of similar proportions and rhythm to the elements used on one of the residential projects to the south on the same block face.

As stated above the ribbon of cementitious trim and panel cap the field materials. *(12.77 bullet 1)*

Further west on South Temple there are several historic office buildings using an interplay of brick and stucco. We have incorporated elements of this material palette into our structure. A dark brick creates a durable base at the ground level; a pleasant experience for passing pedestrians. Cementitious trim and lighter brick above the plinth provide a nice vertical contrast to the dark brick. At the upper levels, smooth light plaster complements the darker materials below.

Masonic temple with raised plinth, regular fenestration pattern, and vertical window proportions

7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.

Building signage has not yet been finalized, but it is anticipated to be located in the marquee area above the main building entry. There is also potential for signage on the exposed side area of the stoops at the corner of 600 East and the mid-block connection. These locations are shown in the elevations and renderings.

Place signs where they traditionally would be found in the context. [12.78]

See overall signage narrative above - building signage is proposed above the main building entry, where it would traditionally be found in context.

Design signs to express the identity of a non-residential use. [12.79]

There is no non-residential use on this property.

Design signs and lettering to respect traditional scale and forms. [12.80]

Building signage will be designed to respect traditional scale and form, as preliminarily indicated on the elevations.

Design signs for primary and secondary facades as an integral part of the architecture. [12.81]

Building signage will be designed as integral part of architecture on primary and secondary facades, as preliminarily indicated on the elevations.

Design for individual lettering or graphic motif with no or minimal illumination. [12.82]

Building signage will be designed with individual lettering, with minimal illumination, as preliminarily indicated on the elevations.

Design any illumination to be discrete to the lettering or symbol. [12.83]

Signage lighting will be discrete to the lettering.

Integrate signs with the architecture through the use of durable, architectural quality, materials. [12.84]

Signs will be integrated with the architecture through use of quality materials, as preliminarily indicated on the elevations.

Conceal fixings, power supply and switch gear. [12.85]

Signage fixings, power supply and switch gear will be concealed.

Refer to the historic Design Guidelines for Signs for more extensive advice. [12.86]

The Historic Design Guidelines for Signs will be used.

In conclusion, the building's design is intended to express a modern language that, while fitting nicely in its contemporary world, also has a nostalgic reference to high style architecture period of its neighbors. The new building is designed with durable materials and heightened visual interest on all four elevations. It is directly inspired by the significant and contributing residential buildings to the south, as well as the scale and site features of the historic commercial buildings to the north.

This project is a thoughtful reference to the existing historic styles with a contemporary interpretation. The architecture aims to be a complementary statement to the surrounding neighborhood fabric through its scale, materials and details.

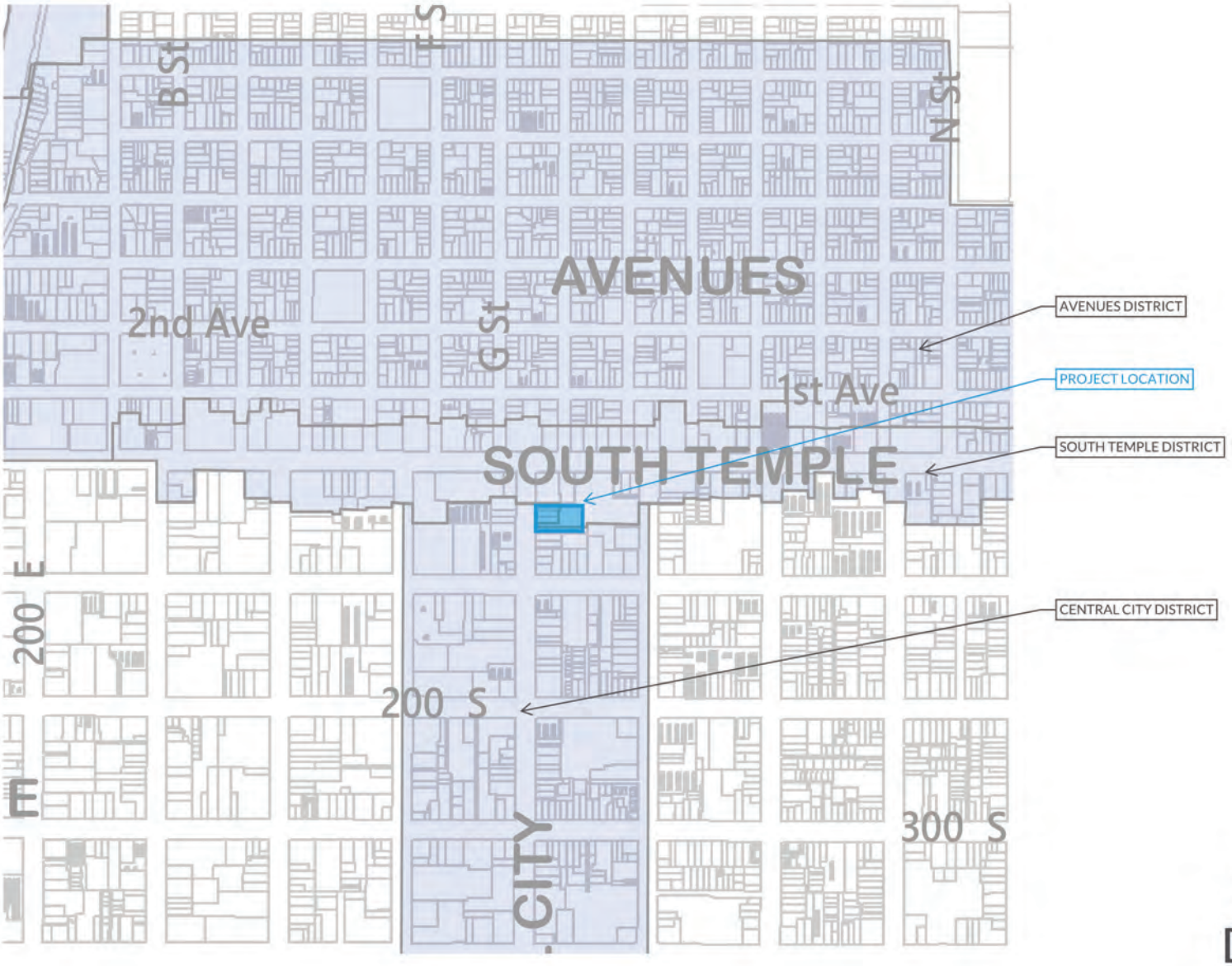
Attachment E
Applicant's Plans

MASONIC TEMPLE APARTMENTS

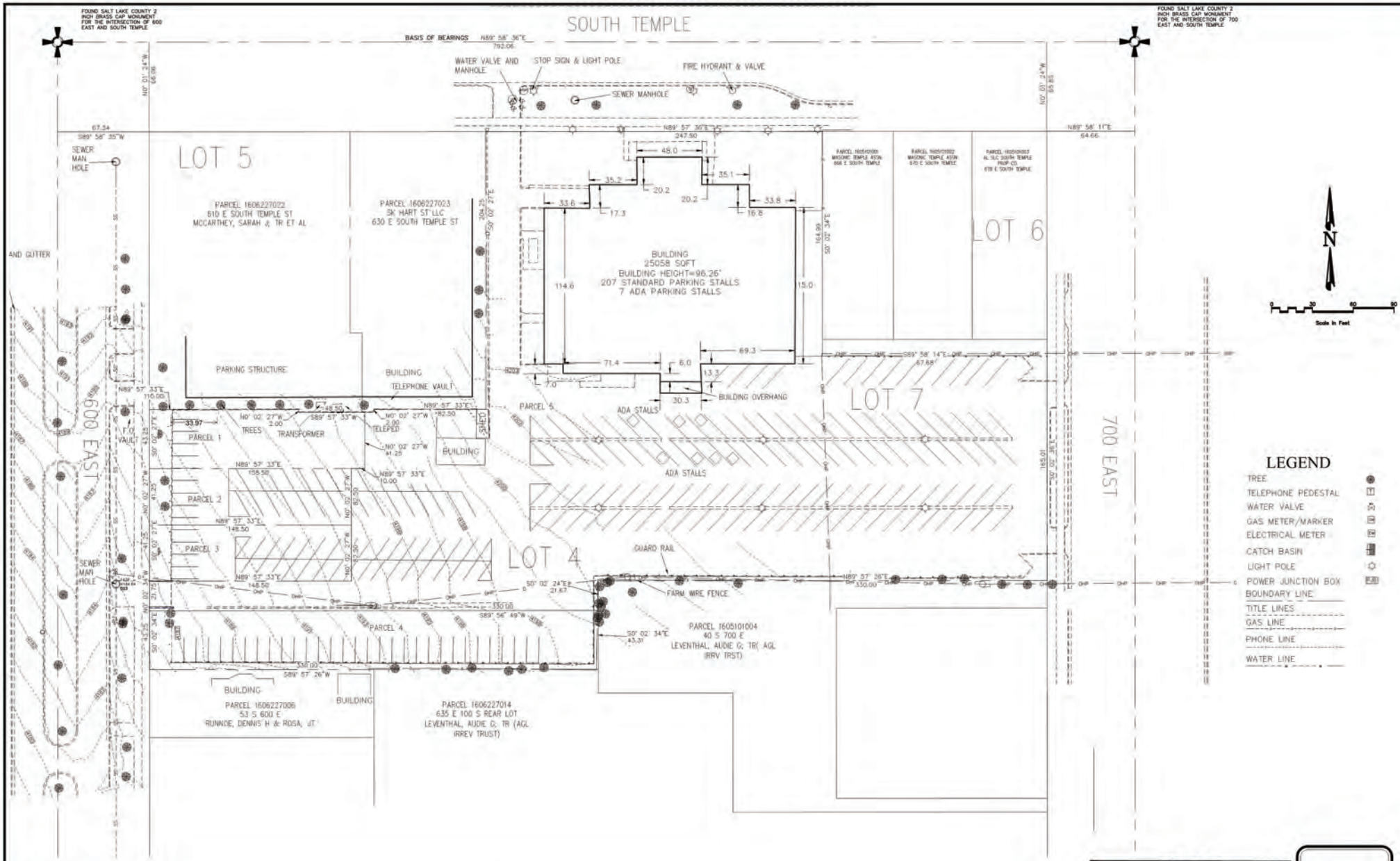
Historic Landmark Commission Application

10.30.2019

ARCH | NEXUS |



HISTORIC DISTRICTS



VERTICAL RELIEF EXHIBIT

dbURBAN COMMUNITIES
650 EAST SOUTH TEMPLE STREET
SALT LAKE CITY, UT 84102

SECTION 6 AND SECTION 5
TOWNSHIP 1S, RANGE 1E, SLB&M

SAM
9980 South Sandy Park Way Suite 200
Sandy, Utah 84070
Ofc: 385.246.5124
email: info@sam.biz
website: www.sam.biz

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

SCALE1"=30'

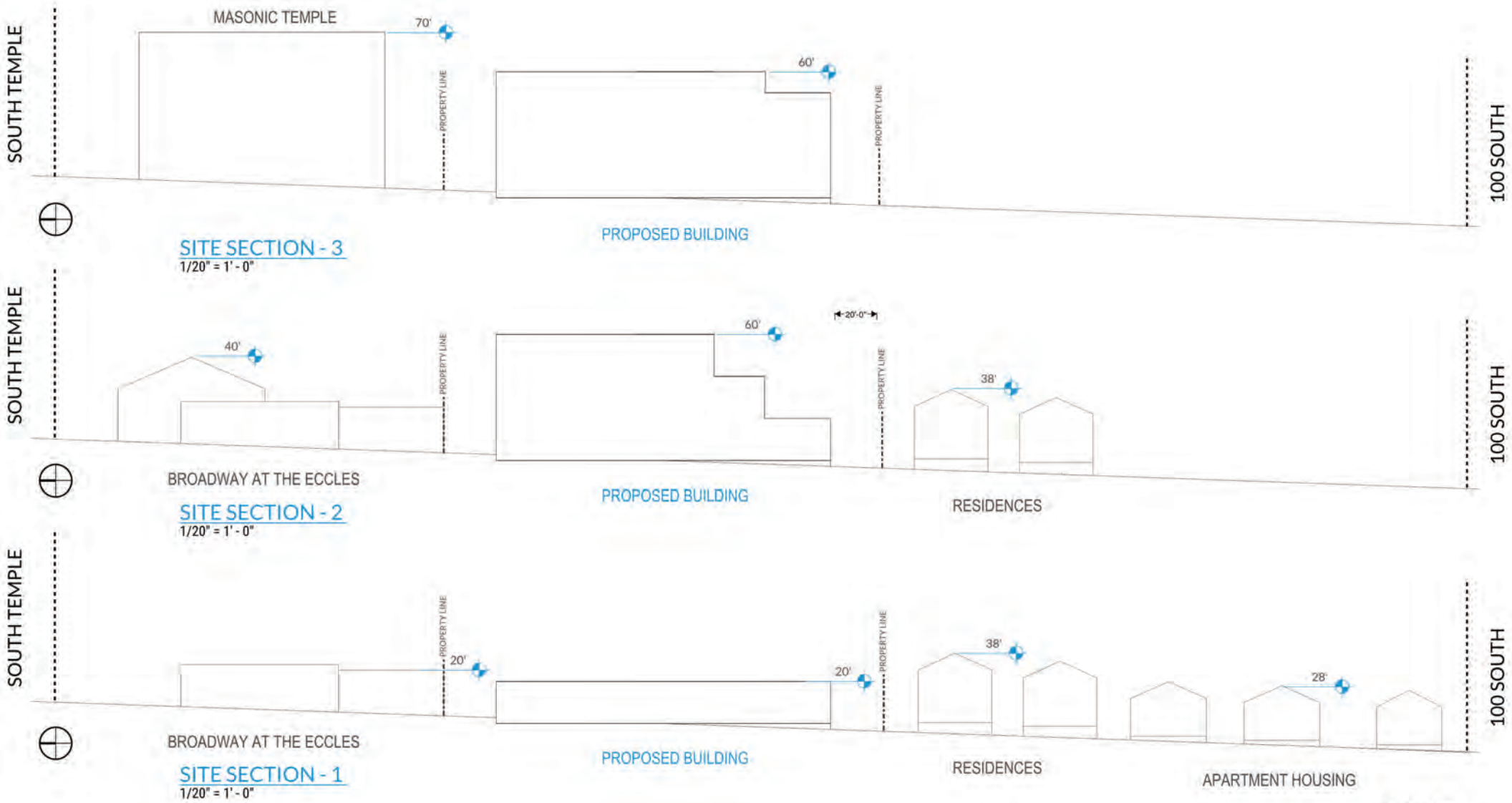
WEST STREETSCAPE ELEVATION
1/20" = 1' - 0"

STREETSCAPE

SITE PLAN

dbUrban - Masonic Temple Apartments Statistics September 4, 2019		
Area Tabulations	**Area Per Level**	**Total Area**
L6 (Type VA)	18,850	
L5 (Type VA)	20,640	
L4 (Type VA)	22,100	
L3 (Type VA)	22,100	
L2 (Type VA)	10,500	
L1 (Type VA)	10,500	
Total Residential	**104,690**	**104,690**
Carriage House	**539**	
Total Non Parking	**105,229**	
Parking Tabulations	**Area Per Level**	**Parking Stall Total**
Level 1 Parking (Type IA)	24,600	
Level 2 Parking (Type IA)	24,600	
Total Parking	**49,200**	**129**

Conceptual Stacking Study					
Level	**Construction Type**				**Story Height in Feet**
6	Type VA		Units	Units	10
5	Type VA		Units	Units	10
4	Type VA		Units	Units	10
3	Type VA		Units	Units	10
2	Type VA/1A	Units	Parking		10
1	Type VA/1A	Units	Parking		10
					60



SITE SECTIONS




SOUTH TEMPLE




600 EAST

SITE VIEWS FROM 600 EAST

EXISTING CARRIAGE HOUSE

STREET IMAGES

NORTHWEST BIRD'S EYE VIEW

3D MODEL VIEWS

NORTHWEST BIRD'S EYE VIEW

3D MODEL VIEWS

SOUTHWEST BIRD'S EYE VIEW

3D MODEL VIEWS

SOUTHWEST BIRD'S EYE VIEW

3D MODEL VIEWS

FRONT APPROACH STREET VIEW

3D MODEL VIEWS

FRONT APPROACH STREET VIEW

3D MODEL VIEWS

NORTHWEST STREET VIEW

3D MODEL VIEWS

NORTHWEST STREET VIEW

3D MODEL VIEWS

SOUTHWEST STREET LEVEL VIEW

3D MODEL VIEWS

SOUTHWEST STREET LEVEL VIEW

3D MODEL VIEWS


STRUCTURAL CONCRETE


CEMENTITOUS SIDING


LIGHT MASONRY


DARK MASONRY

LIGHT SMOOTH STUCCO


VINYL WINDOW


GLASS RAILING


METAL RAILING


ALUMINUM STOREFRONT

MATERIAL LEGEND

WEST ELEVATION
1/8" = 1' - 0"

ELEVATIONS

STRUCTURAL CONCRETE

CEMENTITIOUS SIDING

LIGHT MASONRY

DARK MASONRY

LIGHT SMOOTH STUCCO

VINYL WINDOW

GLASS RAILING

METAL RAILING

ALUMINUM STOREFRONT

MATERIAL LEGEND

SOUTH ELEVATION

1/8" = 1' - 0"

ELEVATIONS


STRUCTURAL CONCRETE


CEMENTITOUS SIDING


LIGHT MASONRY


DARK MASONRY

LIGHT SMOOTH STUCCO

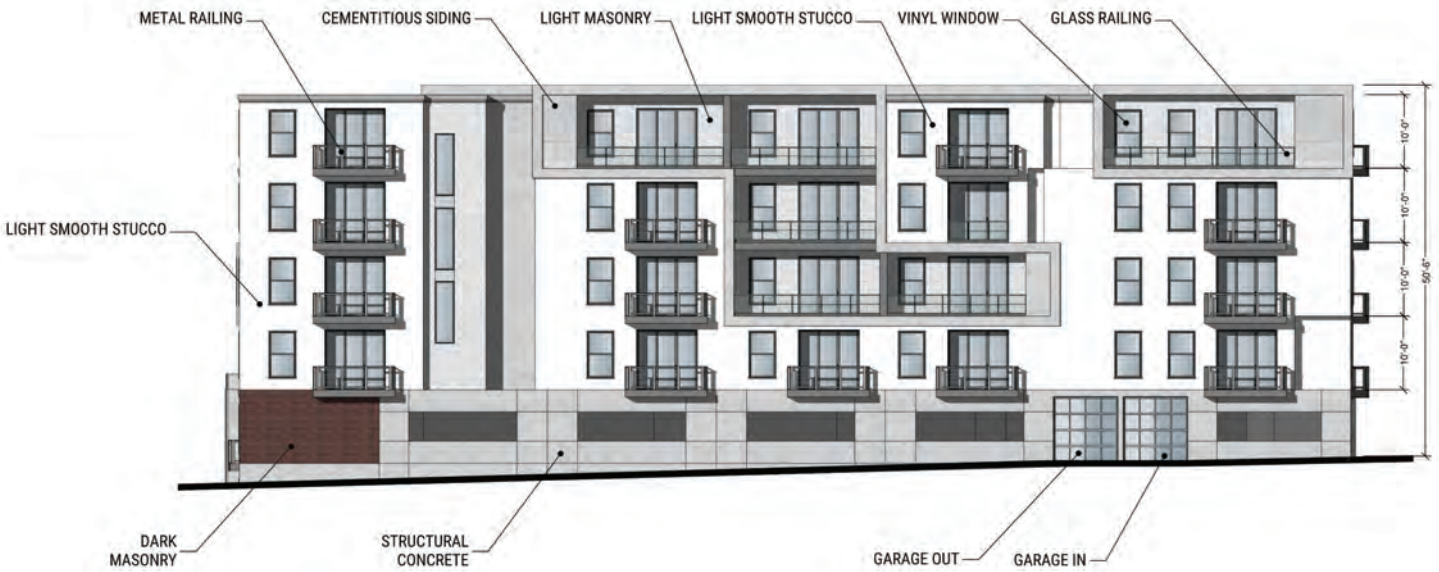

VINYL WINDOW


GLASS RAILING


METAL RAILING


ALUMINUM STOREFRONT

MATERIAL LEGEND



EAST ELEVATION
1/8" = 1' - 0"

ELEVATIONS

STRUCTURAL CONCRETE

CEMENTITOUS SIDING

LIGHT MASONRY

DARK MASONRY

LIGHT SMOOTH STUCCO

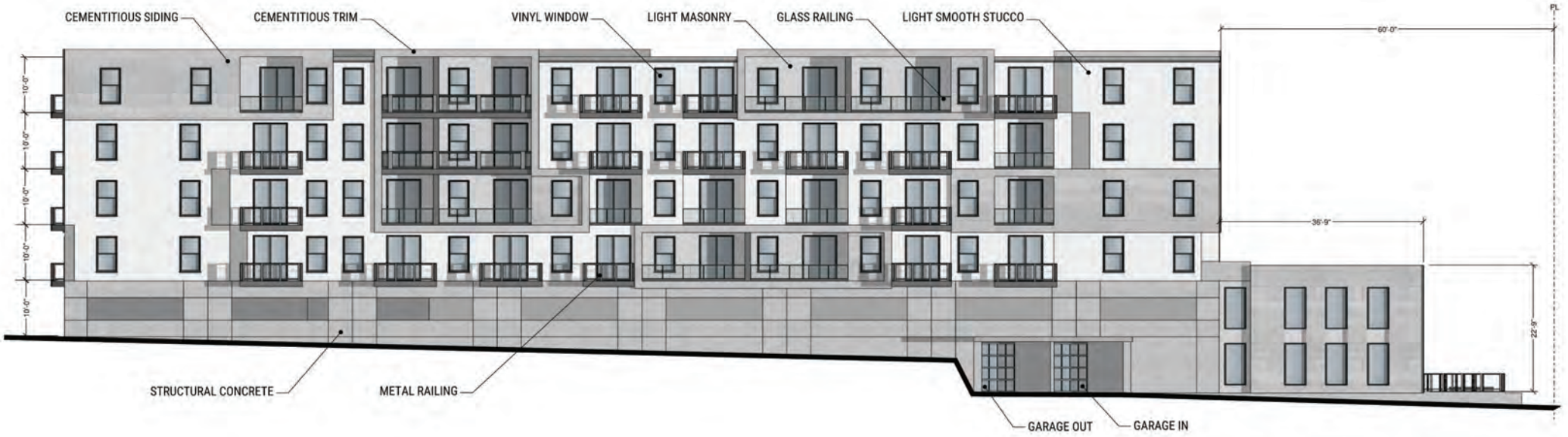
VINYL WINDOW

GLASS RAILING

METAL RAILING

ALUMINUM STOREFRONT

MATERIAL LEGEND

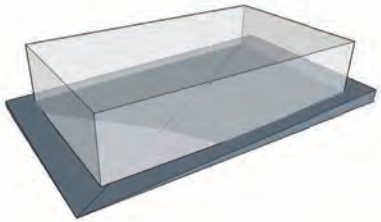


NORTH ELEVATION
1/8" = 1' - 0"

ELEVATIONS

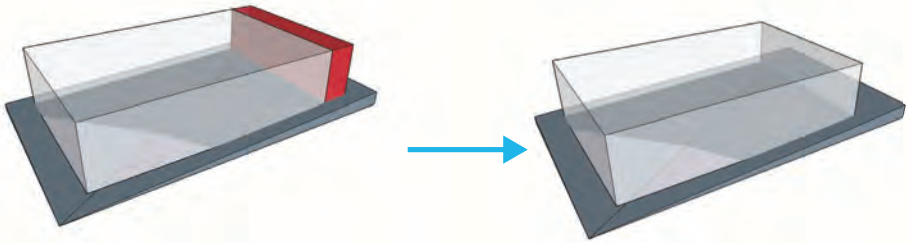
GENERAL DIMENSIONS

3D MODEL VIEWS

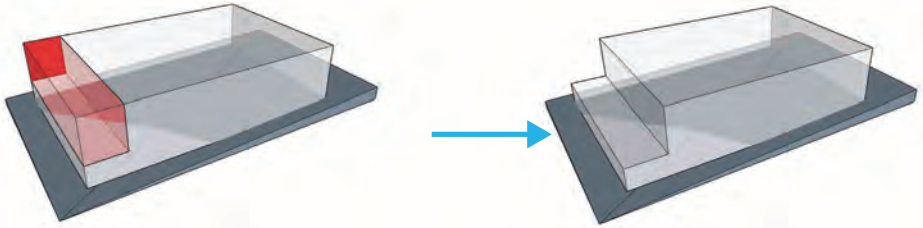


Max development potential - extrude buildable lot area

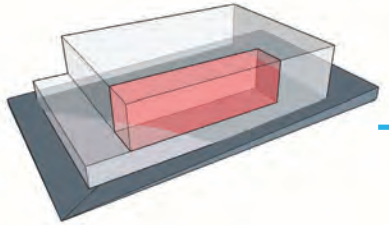
Building massing was created to respond to context, zoning regulations and good design principles.

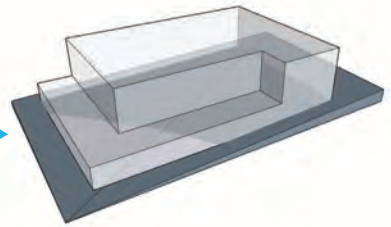


Reduce buildable area to meet 60% lot coverage.

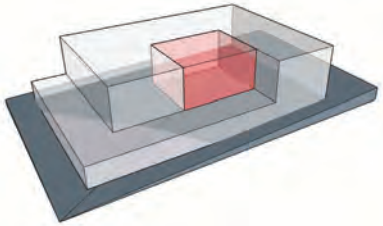


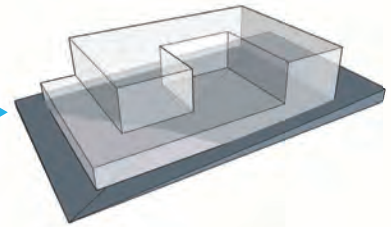
Reduce building frontage height to 20' to align with area context



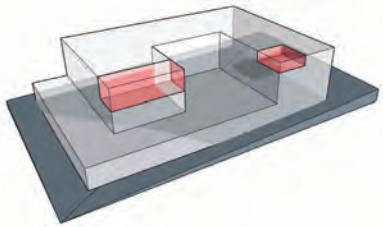


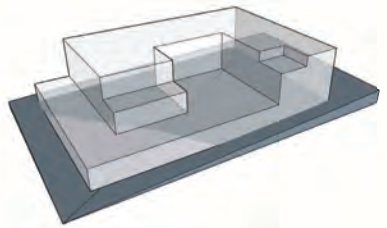
Reduce building height to the south to 20' to align with adjacent buildings.





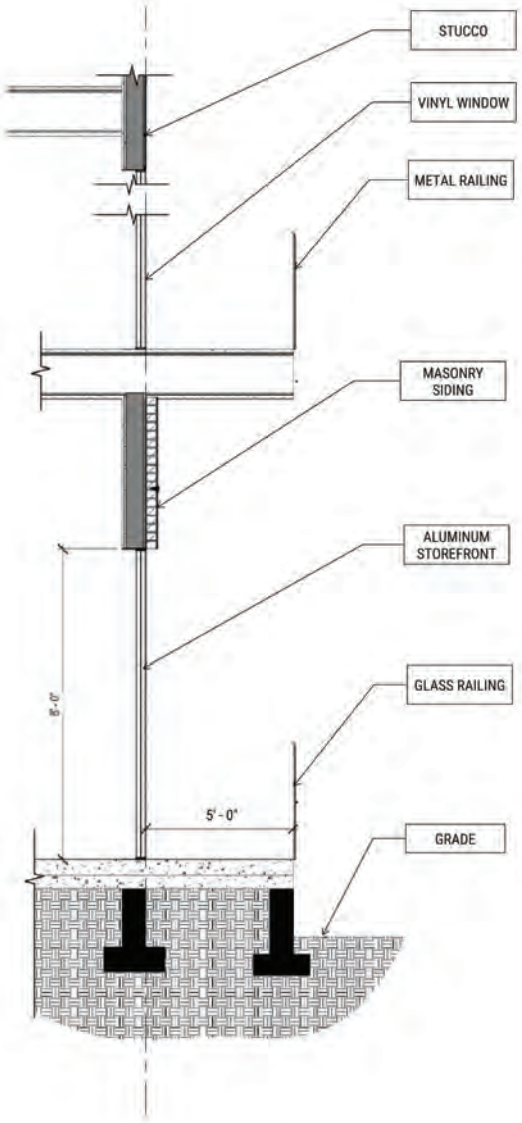
Reduce building center height to facilitate daylighting to central spaces.





Step back building further on the south to soften edge to adjacent buildings.

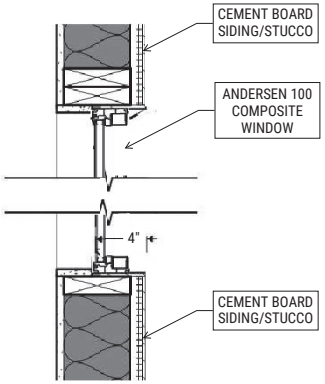
BUILDING MASSING

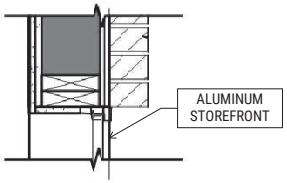


TYPICAL WALL DETAIL

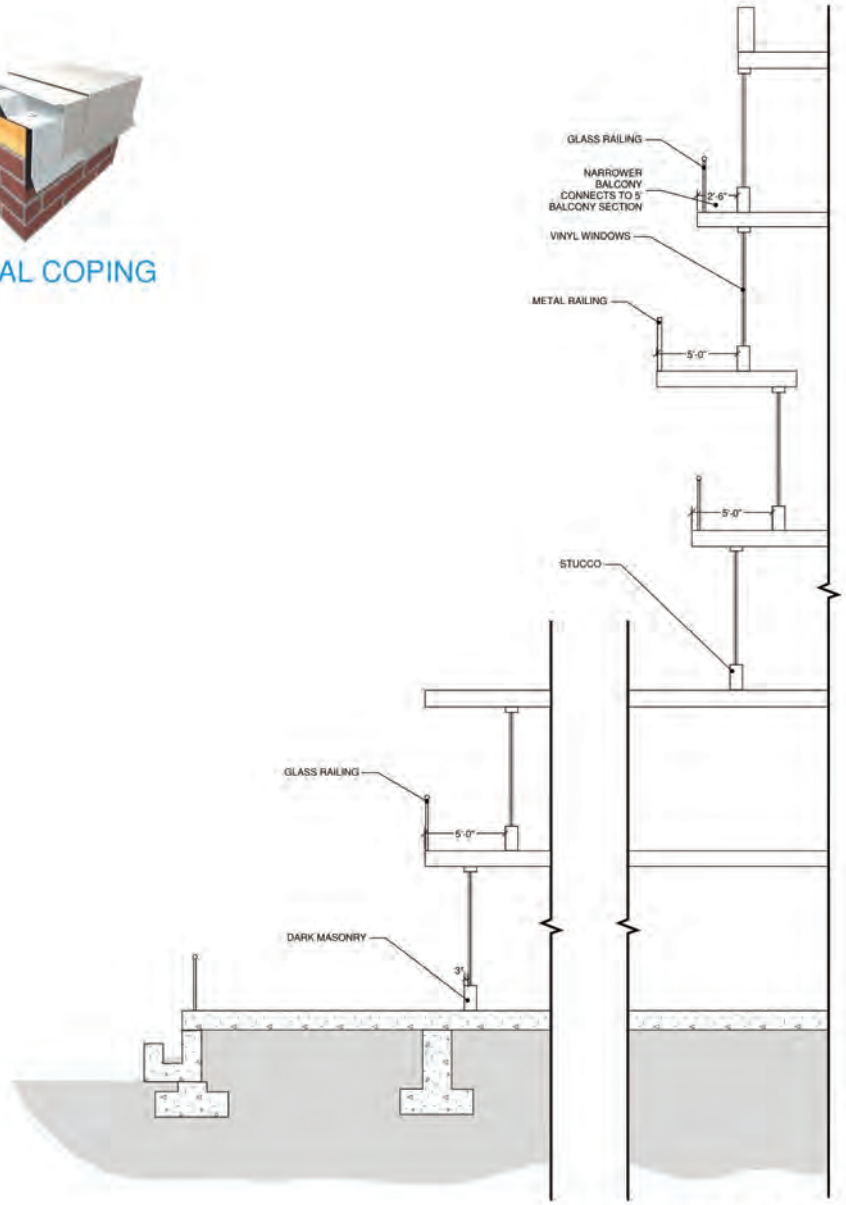
VINYL WINDOW

METAL COPING





TYPICAL WINDOW DETAILS



DETAILS