



Memorandum

**Planning Division
Community & Neighborhood Department**

To: Historic Landmark Commission

From: Lex Traugber, Senior Planner

Date: February 6, 2020

Re: Work Session for the Quince – New Construction & Special Exceptions
Petition PLNHLC2019-01157 & 01158

THE QUINCE – NEW CONSTRUCTION & SPECIAL EXCEPTIONS

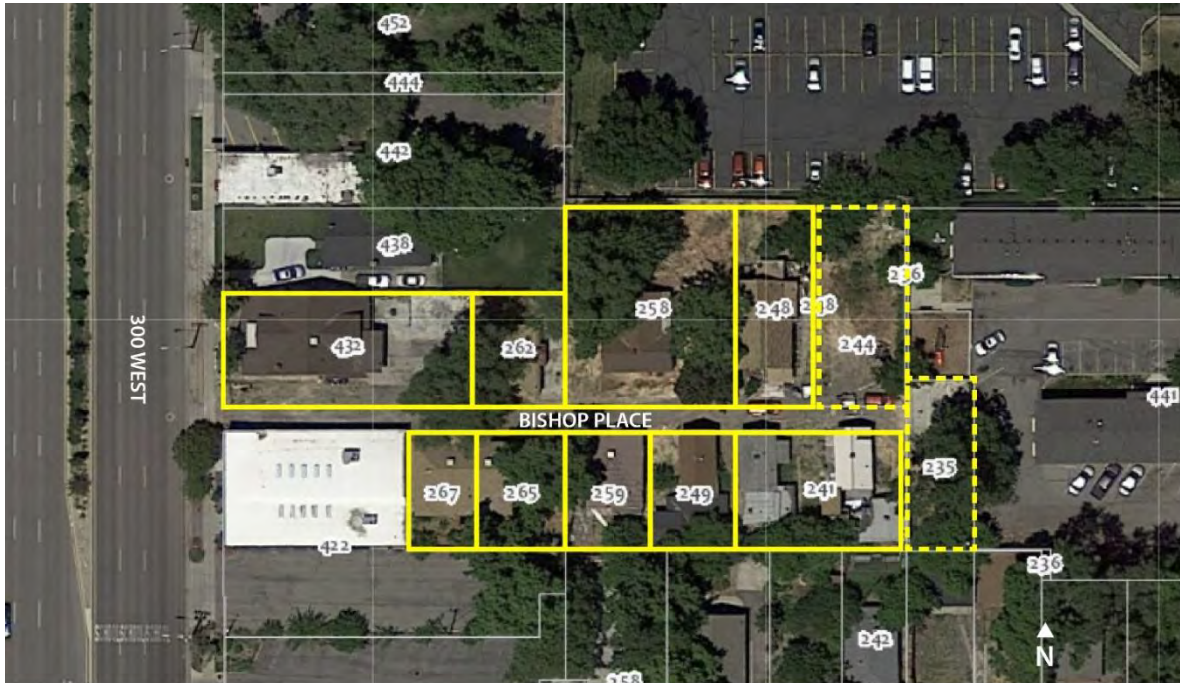
Property Address: 432 N. 300 West (Bishop Place)
Parcel IDs: 087-36-254-009, 017, 018, 022, 023, 024, 025, 026, 027, 061, 062
Historic District: Capitol Hill
Zoning District: SR-3 – Special Development Pattern Residential District
Master Plan: Low Density Residential (5-15 Dwelling Units Per Acre)
Design Guidelines: Design Guidelines for Historic Apartments & Multifamily Buildings in Salt Lake City

Action Requested

Paul Garbett, representing Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of 25 dwelling units, in a configuration of five separate buildings, and two associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. Please see the attached site photographs (Attachment B).

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 purpose of the work session is to obtain initial feedback from Commission members on whether the proposal generally complies with standards and associated multifamily 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.

Vicinity Map



— SUBJECT PROPERTIES - - - VACANT PROPERTIES WITHIN BISHOP PLACE

Proposed Site Plan



Project Rendering Example



Background Information

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

The following are the applications that have been submitted for HLC decision:

- a. New Construction – The proposed project requires approval for new construction in an historic district. Case number PLNHLC2019-01157
- b. Special Exceptions:
 - i. The applicant requests a modification of the rear yard setback. The applicant is **requesting a ten foot (10') rear yard setback**. The rear yard setback in the SR-3 Zone is 20% of the lot depth **but not less than fifteen feet (15') and not to exceed thirty feet (30')**.
 - ii. The applicant requests a modification to the minimum lot width requirement. The applicant **is requesting a minimum lot width of nineteen feet (19')**. **The minimum lot width** in the SR-3 Zone for single-family attached dwellings is **twenty-two feet (22')**. Case number PLNHLC2019-01158

In addition, the project also requires approval from the Planning Commission. The proposal will be reviewed by the Planning Commission following any positive action decision taken by the HLC. The following are the applications that have been submitted for Planning Commission action:

- a. Planned Development – The proposed project requires Planned Development approval for the creation of lots without public street frontage (Bishop Place is a private street) and the averaging of lots sizes. The applicant proposes individual lot sizes that are less than the 1,500 square feet required in the SR-3 zone, however the overall average of the lots created, along with common area, will exceed the required 1,500 square foot minimum. Case Number PLNSUB2019-01159

b. Subdivision – The applicant has submitted a preliminary plat request to subdivide the property so that each individual single-family attached dwelling unit is located on its own lot. Case Number PLNSUB2019-01160

Issues for Discussion

In addition to the massing, scale, historical appropriateness, building materials, building articulation, and compatibility with adjacent structures, Planning Staff would ask that the HLC also consider, and discuss as warranted, the following specific issues:

Overall Density

The applicant is proposing 25 units on approximately .95 acres. The minimum lot size for single-family attached dwelling in the SR-3 zone is 1,500 square feet. Given the developable acreage and the required minimum lot size, the applicant could realize 27 units on the property. The HLC has the authority to determine if a proposed development density is appropriate from an historic perspective given existing development in the immediate vicinity. This poses the question to the HLC: Is the proposed density appropriate given the location and configuration of the property, and the density of surrounding development?

Planning Staff identifies several factors for consideration, there may be others. First, Bishop Place is essentially a cul-de-sac and therefore has little relation to or impact on surrounding development. The project proposal is focused inward toward the street (Bishop Place) as opposed to an orientation toward 300 West. In short, the property configuration is unique. Second, the property along Bishop Place is served by 300 West, a major transportation corridor in the City. The impact of additional traffic as a result of this residential development is minimal given the traffic capacity of 300 West. Third, surrounding development (land uses) vary widely from commercial development immediately adjacent to the subject property, multifamily residential to the east, a church to the north, single family residential immediately adjacent and to the south. No one land use predominates. Finally, the City is in a housing crisis. Various adopted City documents and policies, for example *Growing SLC: A Five Year Housing Plan 2018-2022*, identify the immediate need for more housing in the City.

Rear Yard Setback

The applicant has submitted a Special Exception request for a reduction in the rear yard setback. To be clear, the rear yard in this case is that area to the east of Building 3. The area east of Building 5 is considered an interior side yard and they meet the development standard for this portion of the property. The rear yard setback requirement in the SR-3 Zone reads, “*Twenty percent (20%) of the lot depth but not less than **fifteen feet (15')** and need not exceed **thirty feet (30')**”.* The applicant is requesting that the required minimum fifteen foot rear yard setback be reduced ten feet. Planning Staff notes for HLC consideration that the rear yard area of concern abuts an adjacent surface parking lot for a multifamily residential development. Planning Staff would assert that granting the reduced rear yard setback would have little to no impact on the adjacent property given the proximity of the nearest structure on said parcel.

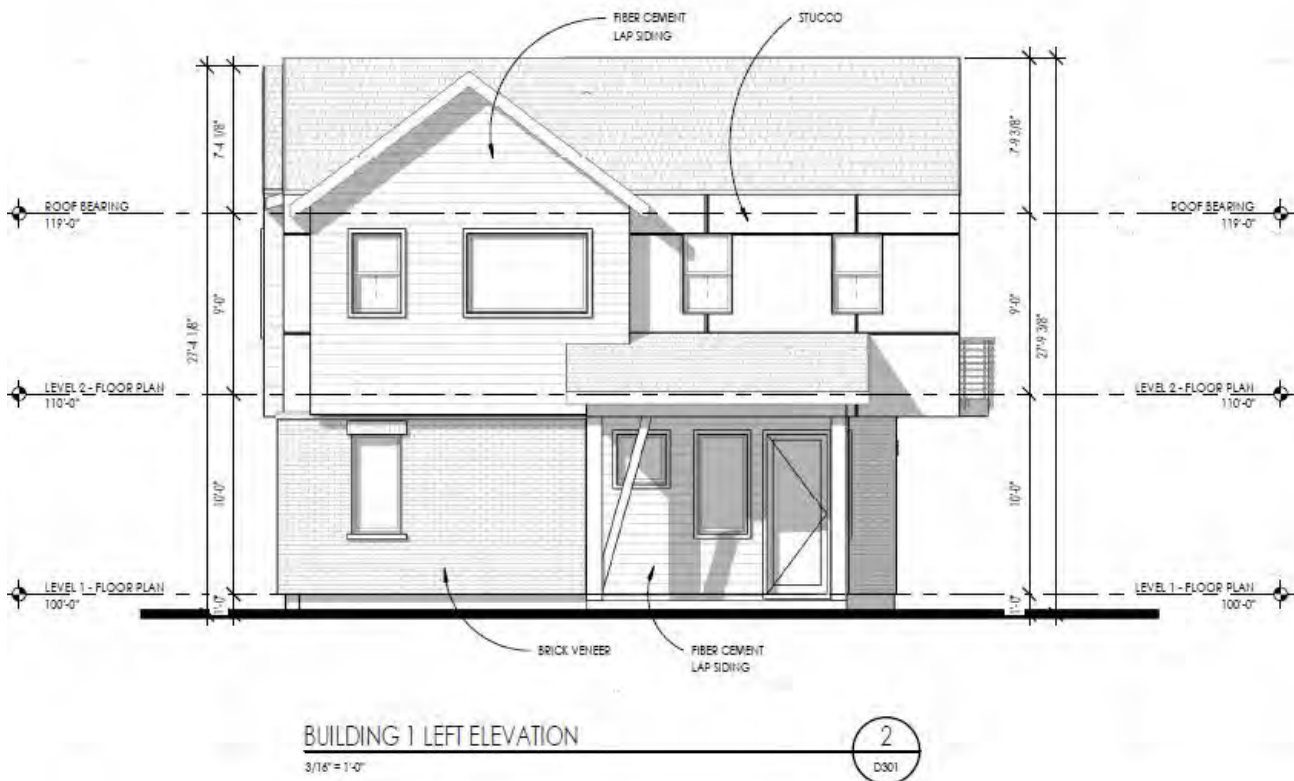
Reduction in Lot Width

The applicant has also requested a reduced lot width for the proposed individual lots. The minimum lot width in the SR-3 Zone for single-family attached development is **twenty-two feet (22')**. **The applicant is requesting a lot width of nineteen feet (19')**. Planning Staff notes that the reduced lot width does not result in an increase in density. The density issue was outlined above.

Building 1 – 300 West Elevation

The elevation of the unit that fronts on 300 West is problematic in terms of fenestration and the ratio of solids to voids. The use of single/double hung windows on this elevation is appropriate from an historic

perspective, however the mix of this style of window with a variety of fixed window sizes is awkward. There is no real pattern to the fenestration on this façade which is unlike the fenestration typically seen on historic homes. It appears that the fenestration pattern is a reflection of the interior floor plan. Further, although various windows are shown, it is not clear whether the windows are real or simply a façade decoration. The single fixed window in the lower left of this façade is not a typical sized window for that portion of the façade. The two fixed windows next to the front door are also odd. The large fixed window that faces the interior driveway as one enters the front door would perhaps be more appropriate as a pair of single/double hung windows. It seems like the porch element could be expanded to perhaps stretch further along the front façade to be more similar to the existing home fronting on 300 West. Finally, the material choice and location on this façade is somewhat random. Of all the proposed materials, the selection of stucco on this façade is the least desirable. Stucco has been proposed on other elevations of the project as an accent and not a primary material. Planning Staff asserts that the 300 West façade should be more reflective of the building that currently exists where brick is the primary material, the front doorway is centered, the fenestration pattern is symmetrical and the porch stretches across the entire front façade. In short, it should be very clear that the unit fronting 300 West is oriented toward said street. Given that this is new construction in an historic district and that the HLC is primarily concerned with the exterior of the building, the exterior design should steer the interior floor plan and not the other way around.



Windows

The plans originally submitted for review, in general, showed large fixed windows in the upper, second story gable of each unit. Additionally, windows on secondary facades of each unit were shown as slider windows. At the suggestion of Planning Staff, the applicant submitted revisions showing single/double hung windows in the upper gables and also on secondary facades of each unit with the exception of the windows on the rear facades of each building. Given the proximity and visibility of the rear facades to structures on adjacent properties, Planning Staff would suggest that the use of slider windows on rear facades is not appropriate. Casement windows would be preferable. Finally, while the applicant is showing single/double hung

windows in a side-by-side configuration in the front second floor gables of the units, Planning Staff would assert that the use of a vertical mullion structure to divide the side-by-side windows would be a preferable configuration. The proposed side-by-side windows give the gable a box like appearance. Staff recommends elongating these windows. The front façade gable element could be improved.

Second Story Porches

The elevations submitted do not show the depth of the porches on the second floor of each unit on the front façade. The porches should be deep enough so that they are actually usable for the residents; ideally four (4) to six feet (6') in depth and thirty (30) square feet. Porch depths should be sufficiently deep enough so as to not simply encourage bicycle storage nor a place for air conditioning units. The applicant has agreed to use French doors on the balconies as opposed to sliding glass doors.

Parking

The applicant's proposal meets the minimum parking requirements for single-family homes in the SR-3 Zone of one (1) parking space per dwelling unit. A question has come up from the public regarding visitor parking and the desire to keep people from parking on the public streets in the area. The applicant is not proposing any visitor parking as part of the project. There is no provision in City Code to require visitor parking for a development of this nature. Certainly, there will be issues with visitor parking and future homeowners in the development should be aware that no visitor parking is to be provided for the development. That said, the City cannot require the developer to provide visitor parking and parking on public streets in areas where on-street parking is allowed will have to accommodate visitors of the owners of the new dwelling units.

Utilities

The applicant has not indicated the location of new utilities particularly electric meter/boxes, gas meters and air conditioner units. Planning Staff notes that these installations cannot be located in the public right-of-way, in any front yard, or on any balcony. Planning Staff highly encourages the developer to work with utility provider now so as to avoid any location difficulties in the future.

Attachments:

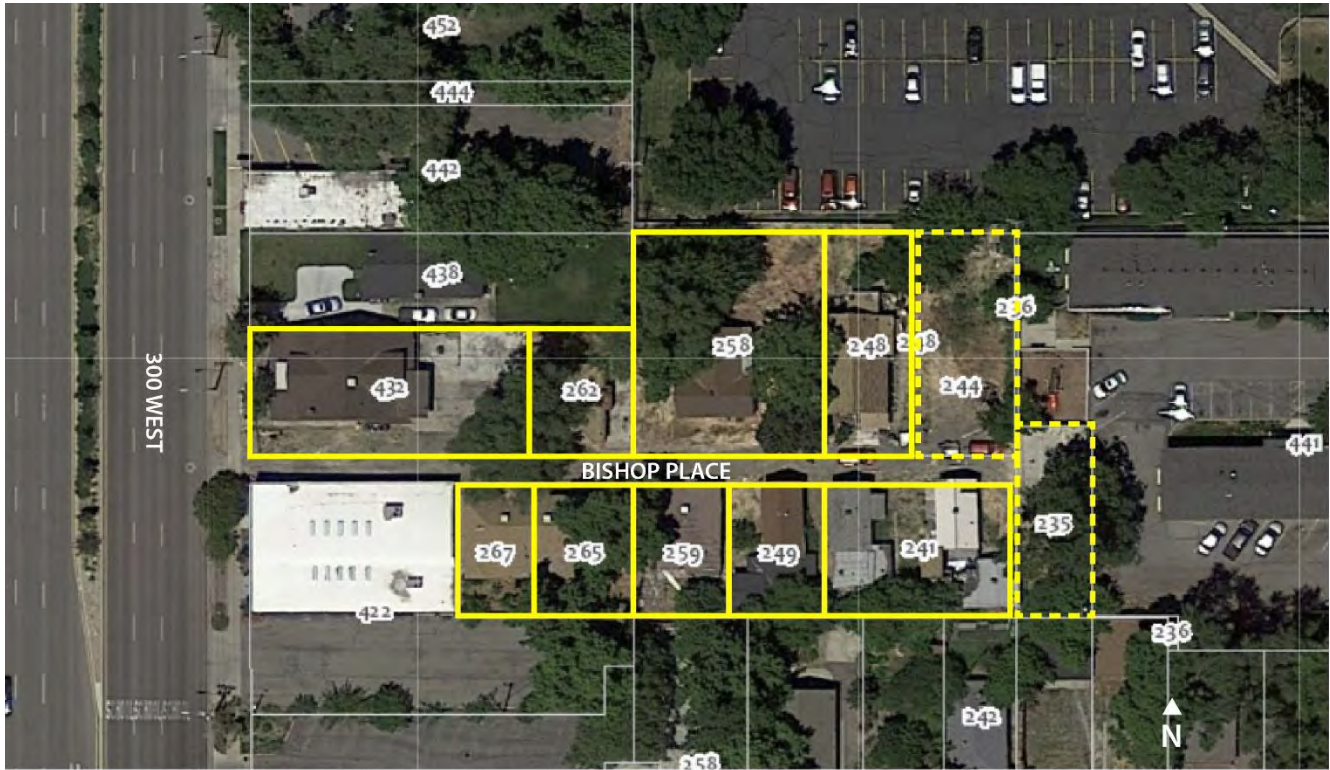
A – Vicinity Map

B – Photographs of Site

C – **Applicant's Narrative**

D – **Applicant's Plans**

Attachment A Vicinity Map



— SUBJECT PROPERTIES - - - VACANT PROPERTIES WITHIN BISHOP PLACE

Attachment B
Site Photographs



View of Bishop Place from 300 West.



View of Bishop Place from 300 West.



View of Bishop Place looking toward 300 West.



Existing home fronting on 300 West.

Attachment C
Applicant's Narrative

The Quince

In Historic Capitol Hill, from 1891, 12 residential courts were developed. Of those 12 only 6 remain. Bishop Place is one of those unique remaining courtyards. In our development we have sought to preserve the original courtyard feel. The 300 West corridor's proximity to the railroad created an opportunity for the original developers to build homes that could house the local working population. The structures within Bishop Place were meant for that exact purpose. They were homes for working residents of Salt Lake City. They lived and worked in their communities. It is within this context that we present to you our town home development; The Quince. Our goal is to provide the most energy efficient Townhomes to our buyers for the lowest cost. We want Bishops place to return to its former purpose of providing housing for people who live, work and play in Salt Lake City.

1. Settlement Patterns and Neighborhood Character:

- a. **Block and Street Patterns:** The layout of The Quince follows the original unique courtyard concept. Our current layout preserves Bishop Place as one of the last remaining courtyards from the early 1900s. With direct access from 300 West our residents will drive down the historic Bishop place to enter their homes. The current site plan retains the original size of the street of Bishop Place, in its original location within the block face for a tighter more neighborhood-oriented feeling. The homes are largely oriented towards Bishop Place. Within the greater context of this portion of the block, the Quince will be located in the commercial section of the block face. To the immediate north is a single-family home, however that home neighbors a commercial dry cleaner. To the south are two commercial buildings. The Quince would continue this historic mixing of residential alongside commercial. The new building that will be on the block face will follow closely the original height, setback and width of the existing structure.



- b. **Lot and Site patterns:** The proposed project on the block face of 300 West closely follows the current setback, height and scale of the original building. The front door along with the windows will be oriented to 300 West thus continuing the pedestrian oriented pattern that is found within this block. Within the courtyard the new buildings will continue their

orientation to Bishop Place, maintaining the unique courtyard feel that has been established along Bishop Place.

- c. The public realm: In conformity with the public realm goals of the ordinance, The Quince will be replacing the existing structure with a townhome building that follows the same orientation and maintains the same scale as the previous building. We have accomplished this by maintaining the same set back as the current structure. We have also kept the height and roof shape similar to the existing apartment home. Our new town homes at the critical entrance to bishop place will sit on the same general footprint as the existing apartment home. The setback, width and height of the new structure will largely remain the same. With the front door and windows facing to the street along 300 West we feel that the historic block face will remain true to its origins. Within the courtyard we are maintaining the forward, street facing orientation of the buildings while also preserving the courtyard feeling. These homes will be oriented towards the courtyard with their front doors and windows facing bishop place. Variations in the elevations such as balconies and pop outs will help to create an appropriate scale for the interior courtyard of the project.



- d. Building Placement: The principle building at the entrance of Bishops place will maintain and reflect the setbacks, height and footprint patterns of the original building. It will continue the historical mixed uses that are unique to this portion of the 300 West block face. The original multi-unit apartment building will be converted to a multifamily townhome building. At the entrance of Bishop place the end unit will be oriented towards 300 West in order to preserve the pedestrian focused orientation of this block. The front door, with a porch and windows all oriented towards the pedestrian will help to accomplish this. As you continue into Bishop place the new homes will be oriented towards the Bishop Place street. The front doors, windows and garages will be oriented towards the courtyard. The different use of materials, front porches and balconies all oriented toward the pedestrian help to reduce the bulk and scale of the homes and create a more intimate community feel. These homes will follow the general placement pattern of the existing structures that are currently found

within the courtyard. All homes will be landscaped using Localscape principles. This includes native drought resistant plants that are indigenous to the area.



- e. **Building Orientation:** As previously stated the principle building at the entrance to Bishop place will maintain its orientation to 300 West, we want to ensure that the block face as well as the historic use remains consistent within this part of the Historic District. Within the courtyard the homes will maintain the traditional orientation to Bishop Place. Another goal was to preserve and highlight the unique courtyard that is found in Bishop place. Through the orientation of the buildings, their setbacks and height we have sought to create an intimate, calming, community feeling within the courtyard of Bishop Place.
2. **Site access parking and services:**
 - a. **Site Access:** access to Bishop Place will remain unchanged. The original curb cut and street will remain in its current location requiring no change to the block face. The access for pedestrians as well as vehicles will remain the same as it has been historically. Garages and front door entrances will be oriented towards the Bishop Place street.
 - b. **Site and Building Services:** Building services and utilities will be located to the rear of the buildings, or out of sight from the main street. Air conditioning units will be placed at the rear of the homes. Where façade placement is unavoidable effective screening will be integrated.

3. Landscape and Lighting

- a. Grading of Land: no grading and retaining walls are anticipated in this development.
- b. Landscape structures: All Landscaping will be professionally done with an adherence to local scape principles of design and use. This includes a mixture of indigenous local plants that help conserve water, as well as more traditional elements (such as grass) to tie the project in effectively with the neighboring properties and create landscape consistency within the block face.
- c. Lighting: Each home will be individually lighted, with discrete modern fixtures that highlight and compliment the modern design of each home. They will be set to a light sensing photocell that automatically turns them on each night.

4. Building Form and Scale:

- a. Character of the street Block: Currently at the main entrance to Bishop Place and the main focus along the block face is a large two-story home that was converted into an apartment building. Our new Town Home building will follow the current setback, it will be placed back in order to best maintain the historic block face. The height will be the similar as well to preserve the current scale along this block. It will sit on the same footprint as the existing building but will extend deeper into the block. The front door of this first building at the entrance to Bishop Place will be oriented towards 300 West. The front door, porch and windows (that are consistently featured along this historic block face) has been implemented into the design in order to maintain greater continuity within the block face along 300 West.



In our design of the roof line we wanted to reflect common designs found within this neighborhood. The goal of the Gable roofline pattern found within The Quince is to better

tie it into the rest of the neighborhood. The home at the entrance will feature a covered front door entrance, common within the block face. The brick façade and wood siding is consistent with other homes in this district combining brick and wood materials. The brick on the lower levels of the homes help to distinguish between ground and second levels while providing variation and relief to the pedestrian viewers. The different use of materials, doors, windows and even balconies will help to clearly delineate the different homes within each building. The placement of windows helps to further break down the scale of the home facing 300 West and long Bishop Place. An opaque garage door provides another layer of interest and relief for the pedestrian. Within the courtyard we wanted to continue the historic feel of worker housing by taking design cues from the existing structures and incorporating them in a modern way for our buyers. The new homes will reflect existing structures features such as brick and wood siding on a gabled style roofline. This feel will be continued with the new townhomes. By mixing traditional brick and siding we will provide continuity between the new homes and the buildings that they are replacing will also continuing common design themes found throughout the historic district.

4. Building Character

- a. Façade Articulation and Proportion: The Quince was designed with gabled architectural elements in order to more appropriately reflect the existing patterns found within the block face along 300 West. At the main entrance to Bishop place the building will be of similar height, width and placement to the existing structure. The pedestrian entrance to the initial building will be directly facing 300 West. The materials incorporated in the new building are meant to reflect not only the existing structure which it is replacing, but the other homes found within the block face. This is consistent with both the commercial and residential buildings that compose this block of 300 West. Within the project the articulation of the second floor pop out with the balcony helps to soften and reduce the scale of the townhomes. It creates variation and interest between the street level and second level. The smaller garages featured in the majority of the townhomes helps to soften and create relief within the Bishop Place portion of the project. Additionally, the materials chosen for the front façade help to create the feeling of a solid base through the use of brick on the base level and wood and siding on the second levels. This design incorporates materials commonly found within the historic neighborhoods. The variation of materials used helped to create a significant distinction between each home within each building. Helping to visually distinguish each home from its neighbor while providing relief and reduced scale to the pedestrian. Placement of the windows, doors and garages has been carefully considered in order to create a visually appealing ratio of solid to void. The opaque garage serves as an

effective relief to the garages being placed in the front of the home.



5. Building materials, Elements and Detailing

- a. **Materials:** The Quince homes will feature more than 80% durable materials including cedar siding, fiber cement lap siding, and brick veneer. These materials will be used in a contemporary design but will be complimentary to surrounding historic facades within the block face. Care has been made in the placement of these materials to introduce a distinct visual separation between ground floor and second level. The use of brick creates the impression of a masonry foundation upon which the rest of the home is built. The masonry foundation is common within this historical district. The use of different materials and architectural features also helps to distinguish between each individual home, despite being physically connected. Colors found within the existing structures as well as those within the neighborhood have been incorporated to provide continuity within the block. Through these means we hope to incorporate common themes of architectural distinction that are commonly found in the historic district.
- b. **Windows:** The new homes will feature energy efficient windows orientated towards the street in an arrangement that is cohesive with the traditional placement of windows within the Historic district. Effort has been made to ensure that there is a visually pleasing and historically balanced solid to void ratio throughout the project. This has been accomplished

through not only the main windows, but also the main entrance doors as well as utilizing opaque garage door windows.

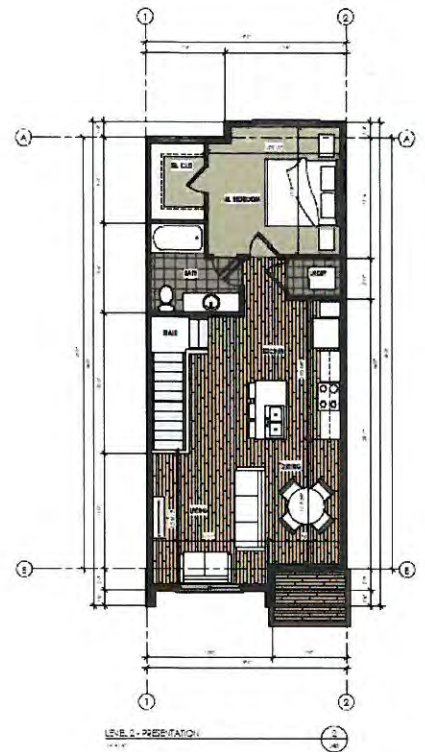
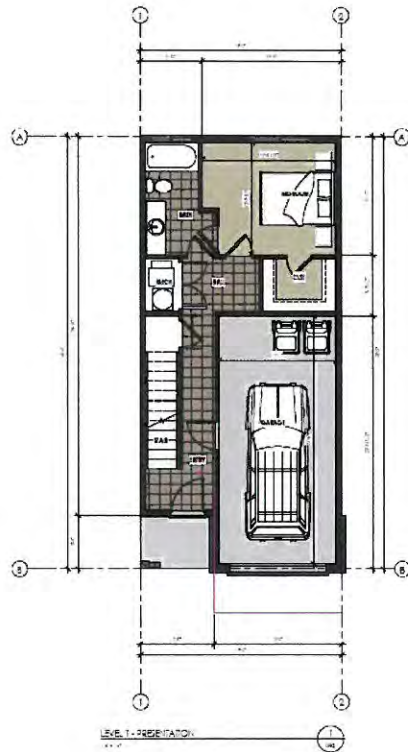
- c. Architectural elements and Details: A modern gabled roofline is one of the prominent features found within our project. This feature is commonly found within the current structures on Bishop Place and within the neighborhood. Architectural support beams at the recessed entrance of the home provides additional details of interest. The varied use of masonry, wood, windows, doors and balconies all create a visually interesting and varied façade.
- d. Signage Location: All signage for The Quince will be temporary and only last the duration of the construction and sales periods.

The Quince Special exceptions requested:

1. Due to restraints in the site plan we are requesting a 10' setback for the rear yard. We feel that there is sufficient buffer between Building 5 and the north Marmalade Hill Apartment building (approximately 35') that the reduction in setback by 5' will not have a significant negative impact on either development. This exception will allow for the current turnaround to accommodate fire and safety vehicles as well as maintain a more open feeling through out the site by maintaining greater separation between the buildings.



3. We are seeking an exception from the required 22' lot width to allow for a width of 19' for each lot in building 2, 3, 4, and 5. This exception will allow for more open space between the units. Each unit will still comply with the requirement that the garage cannot comprise greater than 50% of the width of the home.



Attachment D
Applicant's Plans



PROJECT DEVELOPMENT PLAN

D000	COVER PAGE	D108	CONTEXT VIEW NE
D001	SITE PLAN	D109	CONTEXT VIEW NW
D002	CAPITOL HILL HISTORIC DISTRICT AREA	D301	BUILDING 1 EXTERIOR ELEVATIONS
D003	CONTRIBUTING STRUCTURES EXHIBIT	D302	BUILDING 1 EXTERIOR ELEVATIONS
D004	CONTRIBUTING STRUCTURES PHOTOS	D303	BUILDING 2 EXTERIOR ELEVATIONS (BLDG 3 SIMILAR)
D005	NEIGHBORHOOD PHOTOS	D304	BUILDING 2 EXTERIOR ELEVATIONS (BLDG 3 SIMILAR)
D101	VIEW OF BUILDING 1	D305	BUILDING 4 EXTERIOR ELEVATIONS (BUILDING 5 SIMILAR)
D102	VIEW OF BUILDING 2	D306	BUILDING 4 EXTERIOR ELEVATIONS (BUILDING 5 SIMILAR)
D103	VIEW OF BUILDING 5	D401	2 BEDROOM - 01 FLOOR PLANS
D104	VIEW FROM 300 WEST & STREET ELEVATION	D402	2 BEDROOM - 02 FLOOR PLANS
D105	STREET COMPOSITE	D501	MATERIAL/COLOR BOARD
D106	CONTEXT VIEW SW	D502	TYPICAL WALL SECTIONS
D107	CONTEXT VIEW SE	D503	WINDOW DETAILS



300 West Street
(Paved Public Street)

N 300

SITE PLAN
SCALE: 1" = 20'



PROJECT UNDERSTANDING

300 West Street, Salt Lake City

Site Area = 1.01 ac, 44,112 sq. ft.
Maximum lot width = 32' 0" (at 12' corner)
Maximum lot area = 15,644 sq. ft.

1. Maximum Building Height: 20' for edge of slope roof, 27' for flat roof.

2. Maximum Floor Requirements:
Front Yard: Equal to average of existing building on block or 10' min.
When no existing adjacent building, decrease to maximum 10'.
Corner Side Yard: 10'
Rear Side Yard: 10'
When adjacent to single family dwelling, observation no minimum required.
Rear Yard: When adjacent to lot 40' or more in depth, no minimum required. 20% of lot depth but not less than 10' and need not exceed 30'.

3. Maximum Building Coverage: 75% of lot area for attached dwellings.

4. Width of Attached Garage: Existing street shall not exceed 75% of width of house.
Garage may not be forward of the front lot line building.

MINIMUM PARKING REQUIREMENTS: 1 space per dwelling unit.

LAND USE SUMMARY

SITE AREA	ACRES (SQ. FT.)	SITE COVER %			
1.01 (44,112)		100%			
UNITS PER ACRE		22			
OPEN SPACE & LANDSCAPE	0.36 (15,644)	35.5			
PARKING/ROADS	0.19 (8,086)	18.8%			
BUILDING FOOTPRINTS	0.47 (20,382)	46.2%			
UNIT TYPE	SF gross	SF net	TOTAL	%	REQ. PKG
2 BEDROOM-01	1416	TBD	5	20%	5
2 BEDROOM-02	1234	TBD	20	80%	20
TOTAL RESIDENTIAL			25	100%	25
PARKING PROVIDED					
PRIVATE GARAGES					
TOTAL			30		

5151 South 900 East, Suite 300
Salt Lake City, UT 84117
Ph: 801-269-0855
Fax: 801-269-1425
www.thinkpk.com

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THE QUINCE
GARBETT HOMES
LOTS 3 & 8, BLOCK 121, PLAT "A"
SALT LAKE CITY, UTAH

PROJECT NO. 19058
DATE: 19 NOV. 2019

REVISIONS:

SHEET TITLE:
THE-QUINCE
SITE-PLAN

SHEET NUMBER:
D001

FOR REVIEW - NOT FOR CONSTRUCTION



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTRIBUTING
STRUCTURES EXHIBIT

D003

19 NOV, 2019



370 N 300 West
A



376 N 300 West
A



404 N 300 West
C



404 N 300 West
(aka 284 W 400 North)



231 W 400 North
A



235 W 400 North
B



236 W 400 North
B



2377 W 400 North
B



422 N 300 West
B



422 N 300 West
(south elevation)



432 N 300 West
B



438 N 300 West
B



238 W 400 North
B



241 W 400 North
A



242 W 400 North
B



244 W 400 North
A



442 N 300 West
B



452 N 300 West
A



458 N 300 West
A



458? N 300 West
A (Hawk Cabin in rear)



250 W 400 North
B



253 W 400 North
D



258 W 400 North
A



259 W 400 North
C



260 W 400 North
A



265-267 W 400 North
B



275 W 400 North
B



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTRIBUTING
STRUCTURES PHOTOS

D004

19 NOV, 2019



404 N. 300 W. BUILDING ON SOUTH END OF BLOCK



422 N. 300 W. BUILDING SOUTH OF AND IN FRONT OF PROPOSED PROJECT



432 N. 300 W. EXISTING HOME ON PROPOSED PROJECT SITE



438 N. 300 W. HOME NORTH OF PROJECT SITE



442 N. 300 W. BUILDING 2 NORTH OF PROJECT SITE



458 AND 452 N 300 W. HOMES 4 AND 3 NORTH OF PROJECT SITE



EXISTING STREET SCAPE



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

NEIGHBORHOOD
PHOTOS

D005

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 1

D101

14 JAN 2020



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 2

D102

14 JAN 2020



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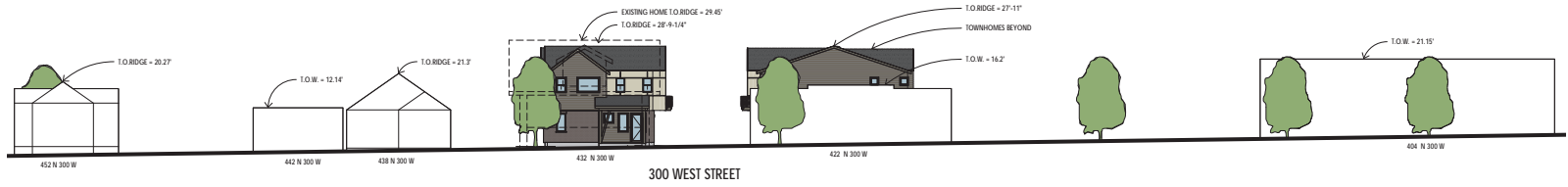
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 5

D103

14 JAN 2020



STREET ELEVATION
1/16" = 1'-0"

1
E104



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW FROM 300 WEST &
STREET ELEVATION

D104

14 JAN 2020



CURRENT STREET VIEW



PROPOSED STREET VIEW



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THE QUINCE

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STREET COMPOSITE

D105

14 JAN 2020



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THE QUINCE

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SALT LAKE CITY, UTAH

CONTEXT VIEW SW

D106

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SE

D107

19 NOV, 2019



Garbett - The Quince



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NE

D108

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NW

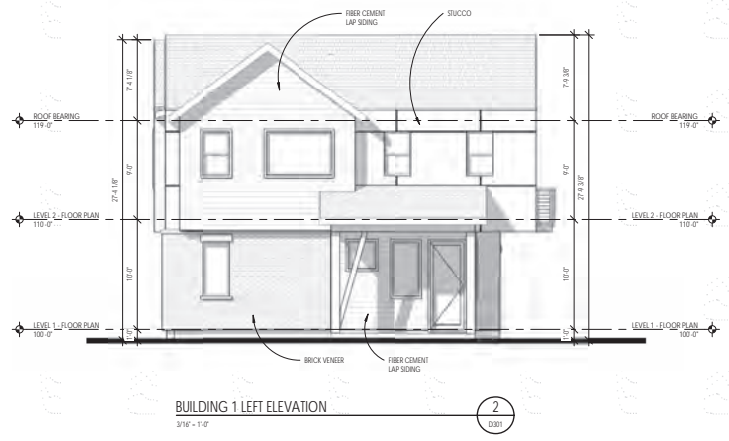
D109

19 NOV, 2019



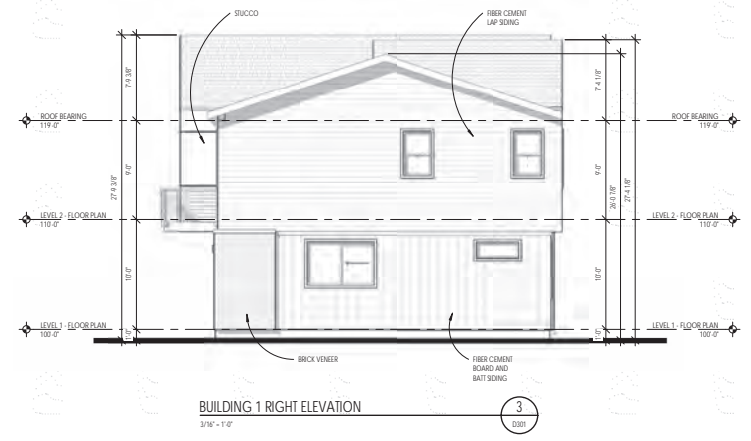
BUILDING 1 FRONT ELEVATION
3/16" = 1'-0"

1
0301



BUILDING 1 LEFT ELEVATION
3/16" = 1'-0"

2
0301



BUILDING 1 RIGHT ELEVATION
3/16" = 1'-0"

3
0301



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR ELEVATIONS

D301

14 JAN 2020



BUILDING 1 REAR ELEVATION
 3/16 - 1/4" 1



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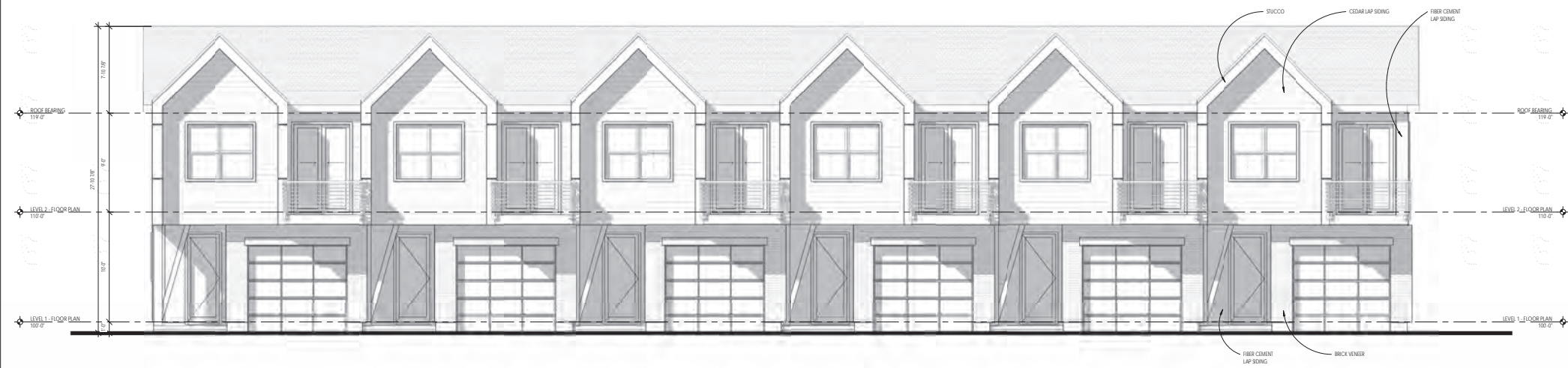
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
 SALT LAKE CITY, UTAH

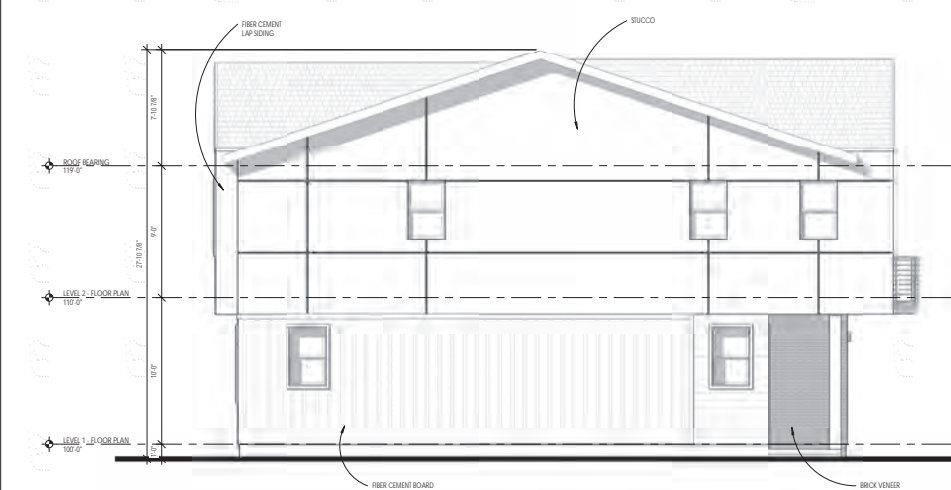
BUILDING 1 EXTERIOR
 ELEVATIONS

D302

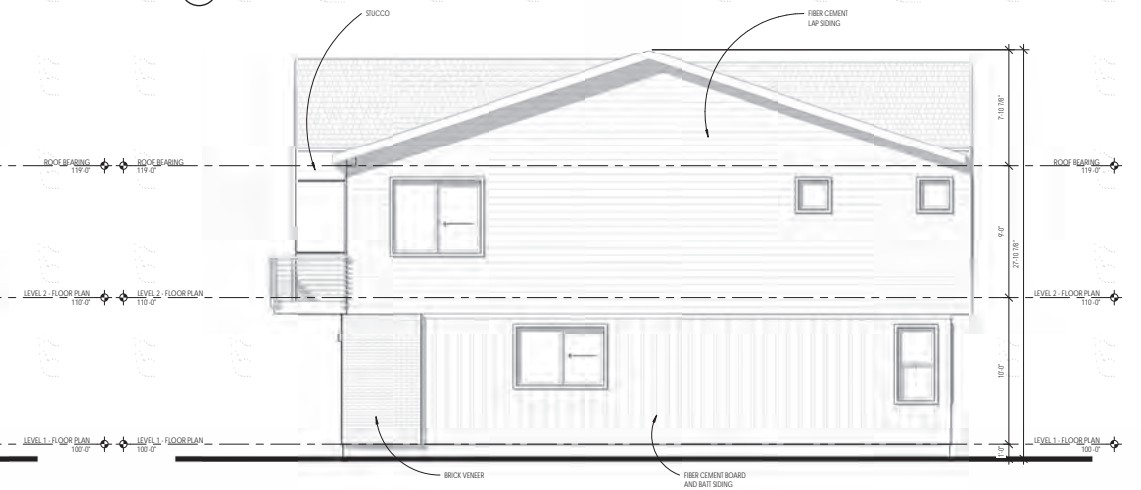
14 JAN 2020



BUILDING 2 - FRONT ELEVATION
1/4" = 1'-0" (1) (031)



BUILDING 2 - LEFT ELEVATION
1/4" = 1'-0" (2) (031)



BUILDING 2 - RIGHT ELEVATION
1/4" = 1'-0" (3) (031)



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR ELEVATIONS (BLDG 3 SIMILAR)

D303

14 JAN 2020



BUILDING 2 - REAR ELEVATION
 1/4" = 1'-0" 1
 E004



THE QUINCE
 LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
 SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR
 ELEVATIONS (BLDG 3
 SIMILAR)

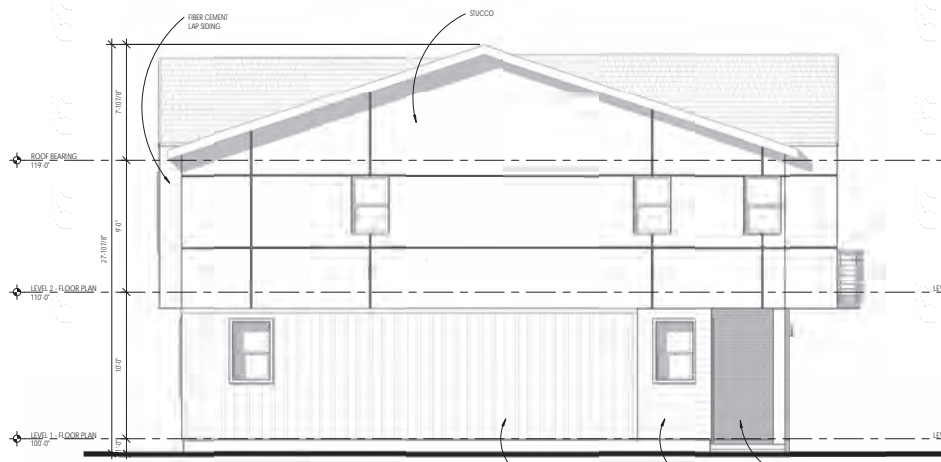
D304
 14 JAN 2020



BUILDING 4 - FRONT ELEVATION

1/4" = 1'-0"

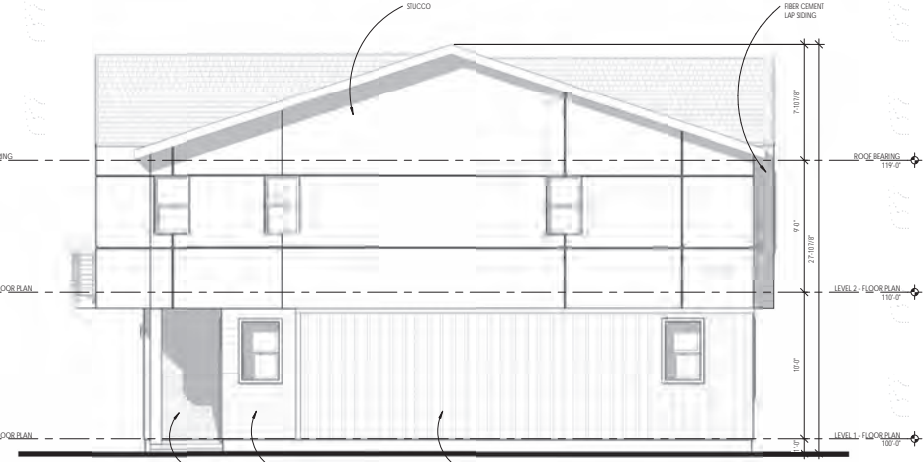
1
D305



BUILDING 4 - LEFT ELEVATION

1/4" = 1'-0"

2
D305



BUILDING 4 - RIGHT ELEVATION

1/4" = 1'-0"

3
D305



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 4 EXTERIOR
ELEVATIONS (BUILDING
5 SIMILAR)

D305

14 JAN 2020



BUILDING 4 - REAR ELEVATION
1/4" = 1'-0"

1
3006



THE QUINCE 2BD-01	
NAME	AREA
LEVEL 1	468 SF
LEVEL 2	950 SF
	1418 SF
GARAGE	442 SF
Grand total	1860 SF



THE QUINCE - 2 BEDROOM - 01

SALT LAKE CITY, UT

2 BEDROOM-01 FLOOR PLANS

D401

14 JAN 2020



THE QUINCE 2BD-02	
NAME	AREA
LEVEL 1	466 SF
LEVEL 2	768 SF
1234 SF	
GARAGE	278 SF
278 SF	
Grand total	1512 SF



THE QUINCE - 2 BEDROOM - 02

SALT LAKE CITY, UT

2 BEDROOM-02 FLOOR PLANS

D402

14 JAN 2020

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MATERIAL CHART

COLOR SCHEME - 01



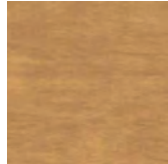
ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



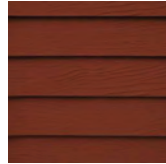
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



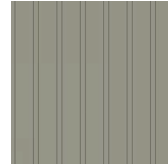
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3521 Crossroads



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW6335 Fired Brick



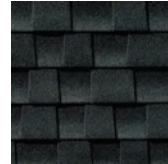
FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Midnight



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Bright White
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 02



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



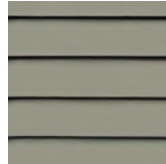
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



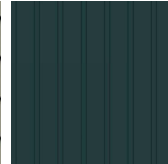
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3541 Harbor Mist



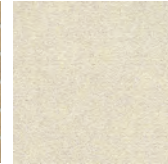
FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2821 Downing Stone



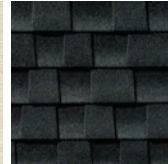
FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7623 Cascades



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Cedar



STUCCO
Material: Stucco
Manufacturer: Western One-Coat
Color: Buckskin
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 03



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



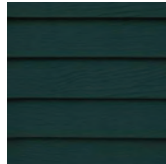
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



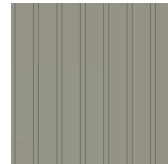
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3504 Woodridge



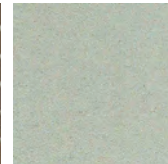
FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW7623 Cascades



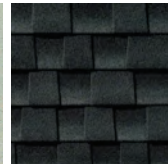
FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Ironstone



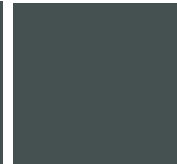
STUCCO
Material: Stucco
Manufacturer: Western One-Coat
Color: Gray Barn
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)



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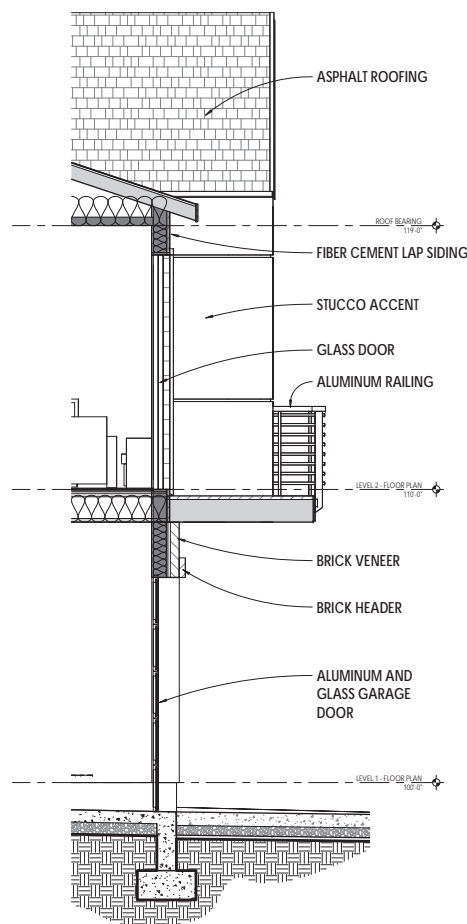
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

MATERIAL/COLOR BOARD

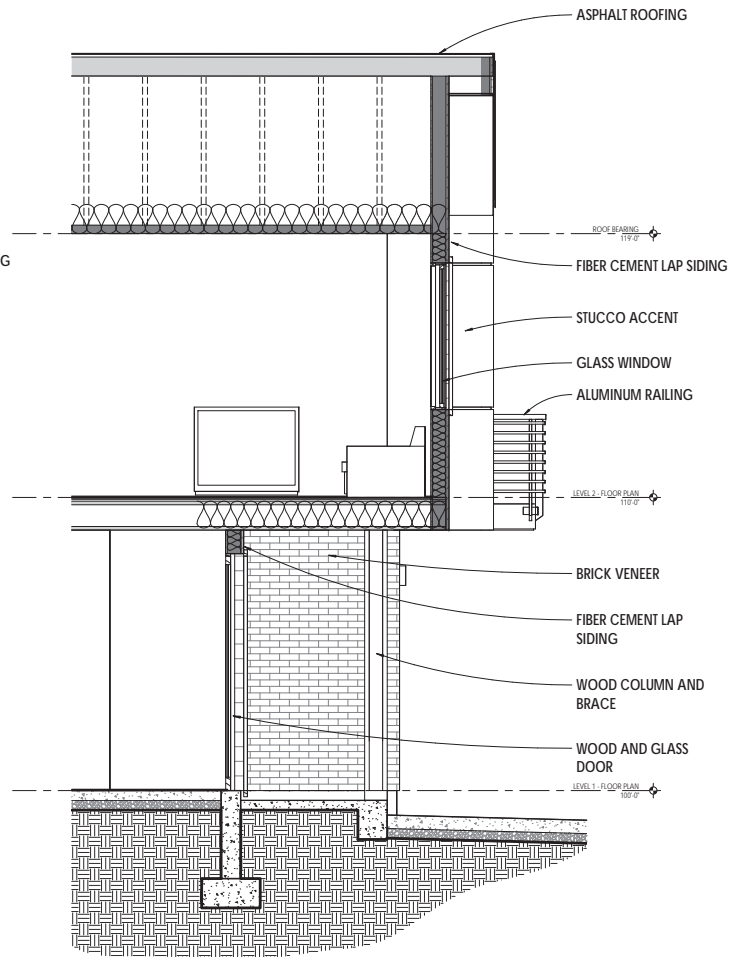
D501

19 NOV, 2019



WALL SECTION - GARAGE
1/2" = 1'-0"

1
0902



WALL SECTION - ENTRY
1/2" = 1'-0"

2
0902