Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Mayara Lima, Principal Planner
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Date: May 7, 2020

Re: PLNHLC2020-00111 - New Construction
PLNHLC2020-00062 – Major Alteration
PLNHLC2020-00105 - Special Exception

New Construction, Major Alteration & Special Exception

PROPERTY ADDRESS & PARCEL IDs: 625 E 800 S (16-07-232-028)
629 E 800 S (16-07-232-029)
633 E 800 S (16-07-232-030)

HISTORIC DISTRICT: Central City

ZONING DISTRICT: RMF-30 Low-Density Multi-Family Residential District & R-MU-35 Residential/Mixed Use District

DESIGN GUIDELINES: Historic Apartment and Multi-Family Buildings Design Guidelines (Chapter 8: New Construction) & Historic Residential Design Guidelines (Chapter 4: Doors & Chapter 11: General Issues)

REQUEST: Ashley Patterson, representing Wasatch Community Gardens (WCG), the property owner, is requesting design approval to construct a new multi-family dwelling, install a wood deck and replace two front doors at the above-listed properties. The properties are located in the Central City Local Historic District and are zoned RMF-30 Low Density Multi-Family Residential District, with two of the properties pending a zone change to R-MU-35 Residential/Mixed Use District. The applicant is requesting the following approvals:

- **New Construction** – Request for a Certificate of Appropriateness (COA) to construct an 8-unit apartment building and associated parking lot to the rear of the properties located at approximately 629 and 633 E 800 S.
- **Major Alteration** – Request for a Certificate of Appropriateness (COA) to install a wood deck between the existing buildings on the properties and to replace the original front doors of the existing buildings on 625 and 629 E 800 S.
- **Special Exceptions –** Request to reduce the rear yard setback of the existing building at 629 E 800 S and allow a deck over 2 feet in height to encroach in the required yard setbacks.

RECOMMENDATION: Planning Staff recommends that the Historic Landmark Commission approve the requests for New Construction, Major Alteration to install the wood deck and Special Exceptions with the following conditions:

1. The applicant must apply for a lot consolidation to combine lots 629 and 633 E 800 S.
2. The applicant must comply with all department comments.
3. Final approval of the plans shall be delegated to staff.

In addition, Planning Staff recommends that the Historic Landmark Commission deny the request for Major Alteration to replace the front doors of the existing building on 625 and 629 E 800 S.

ATTACHMENTS:

A. Vicinity & Zoning Map
B. Historic Photographs
C. Current Photographs
D. Central City Historic Survey
E. Application Materials
F. Analysis of Standards
G. Public Process and Comments
H. Department Review Comments

BACKGROUND:
Each of the subject properties contain one single-family dwelling. In 2018, WCG petitioned for a rezone of the properties at 629 and 633 E 800 S from RMF-30 Low-Density Multifamily Residential to R-MU-35 Residential/Mixed Use to allow the conversion of the existing homes on the properties to office. The home on 625 E 800 S would be converted to a teaching and kitchen facility for workshop and events and would be considered accessory to the community garden. City Council approved the rezone with the condition that the three residential units lost with the change of use be replaced.

Figure 1 – Proposed site plan

PROJECT DESCRIPTION:
The WCG is proposing to incorporate the subject properties into its existing community garden operations and create a campus for the non-profit. The campus will include the community garden, an event center, two office buildings, a new 8-unit residential building and associated parking lot.

The proposed site plan shows several changes to the existing site. This project involves lot consolidations and other minor design changes that can be approved administratively. Items that can be approved administratively will be reviewed at a later date. Therefore, the scope of review at this point should be limited to:

New residential building

The new residential building will be located on the northeast corner of the campus facing Green Street. The proposed building will be two-stories high and contain 8 studio apartments. It will have a flat roof with a maximum height of 21 feet. Mechanical equipment located on the rooftop will be centered on the roof and not visible from the public way.

The facades of the new building will be cladded in wood panels and feature prefinished metal and aluminum panels for architectural detailing. The front and rear facades will contain porches leading to the front doors of the units in the first floor. Exterior doors and windows will be fiberglass.

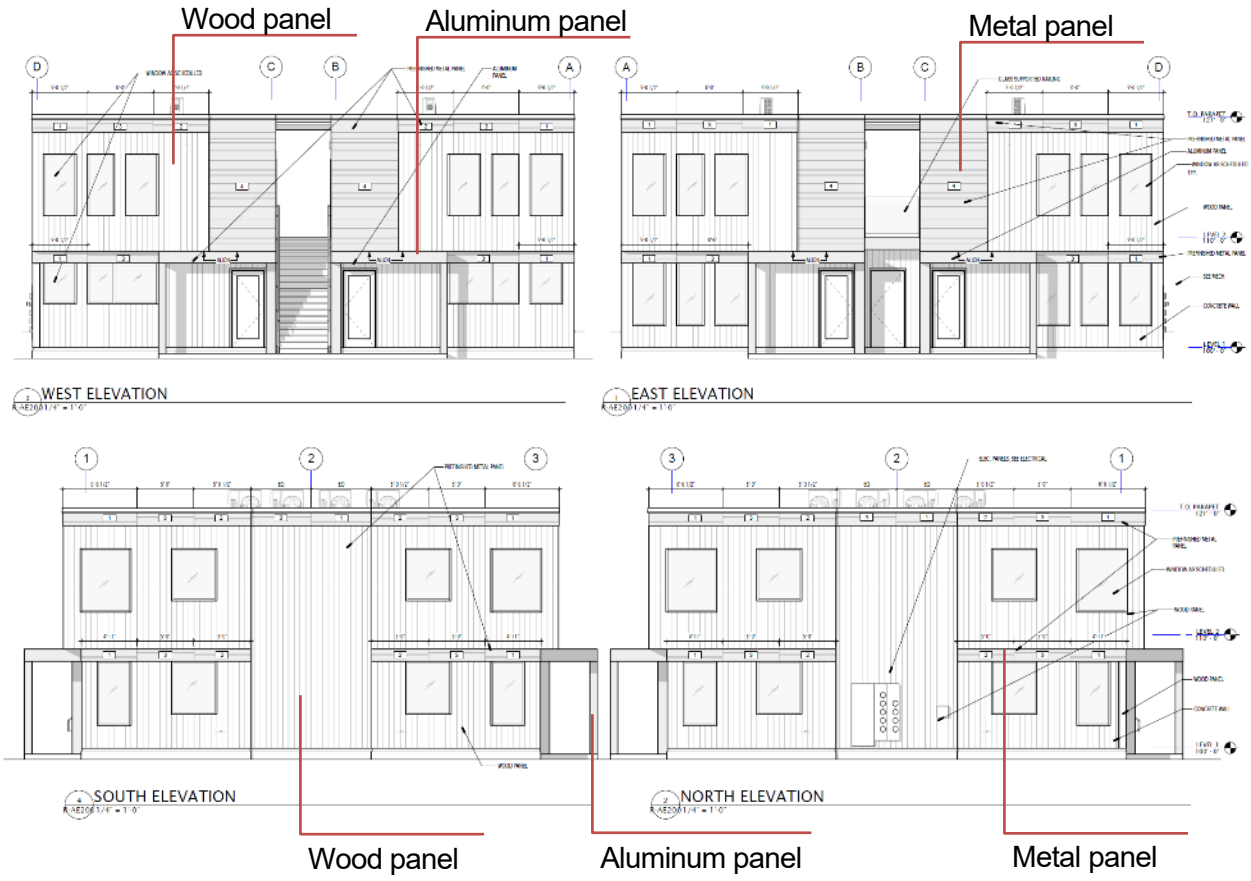


Figure 2 – Proposed elevations

Parking lot

The parking lot will be behind the new residential building and will accommodate 13 parking stalls for residents and employees of the office buildings. Two driveways will be created from Green Street to access the parking lot. These driveways will be 12 feet in width and will be located on each side of the new residential building. A trash enclosure will be located in the parking lot.

Wood deck

In order to connect the buildings and create a campus feel, the applicant is proposing a wood deck between the converted homes. The deck will unify the primary buildings for WCG's operations and provide accessibility for employees and visitors. The proposed deck will be 3 feet in height to match the finished floor elevations in the interior of the buildings.

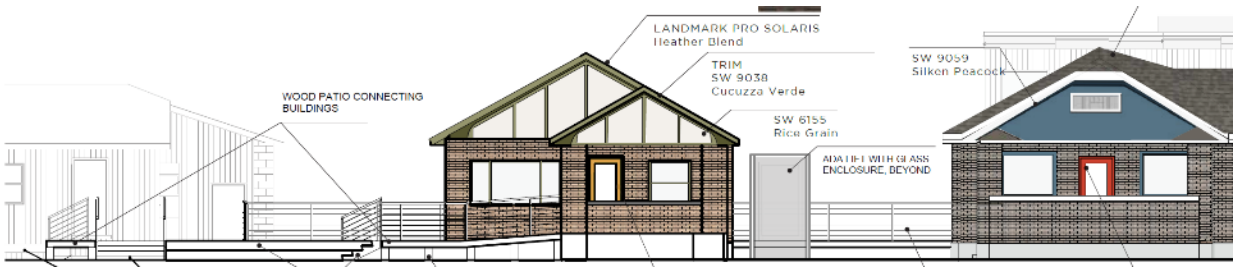


Figure 3 – Elevation from 800 S showing the deck

Replacement of front doors

The applicant would like to replace the front doors of the existing homes in order to meet their operational needs. The front doors of the homes on 625 and 629 E 800 S are original doors and are considered character-defining features of the historic structures. Along with the door replacement, the applicant is requesting the widening of the door frame on 625 E 800 S by one inch to accommodate the new door, which is considered a major alteration to the front façade of the building.

Figure 4 – Existing home at 625 E 800 S

Figure 5 – Existing home at 629 E 800 S

SITE CONDITIONS & CONTEXT:

The existing principal structures on the subject properties consist of three historically contributing single-family homes. The RLS survey of the Central City Historic District indicates that the homes were constructed in the 1920s and are characterized as bungalows. The three homes face 800 S and are the only principal structures on the block face.

Figure 6 – Existing homes as seen from 800 S.

Each of the properties contain one accessory structure. The accessory structures are not considered contributing to the historic district and a COA was issued in March for their demolition.

The new residential building will face Green Street. This narrow street contains several contributing structures on both sides. Along the same block face, there are midcentury and early century buildings. On the other side of the street and across from the proposed development, there is a row of early century small one-story Victorian homes.

Figure 7 – Homes located on the east side of Green Street.

KEY CONSIDERATIONS:

Consideration 1: Design of new multi-family building
Four elements are especially relevant in evaluating whether the design of the proposed building is appropriate in the historic district:

1. *Development pattern*

The development of a campus will somewhat differ from the development pattern existing in the area because this neighborhood is predominately residential. For instance, the consolidation of the lots 629 and 633 E 800 S will result in a lot different from the existing pattern of the area. However, the construction of the new multi-family building is consistent with the sequence of settlement and development in the neighborhood. Although largely occupied by small dwellings, several multi-family structures are found throughout the neighborhood intermixed with single and two-family structures.

The change in lot pattern will be invisible to the eye, as it only reflects the location of property lines. The buildings within the site will maintain appropriate distance from one another to help visually continue the setback pattern of the neighborhood. Moreover, the change in lot pattern will happen on the edge of the block, where the community garden already exists and the preservation of the existing structures on site will limit the visual impact of this change.

The placement of the new building behind the existing structures and closer to the multifamily development to the north will cluster these larger developments away from the single families. The building will be located closer to the street (at approximately 8 feet) than the development pattern of the block face (which ranges from 12 to 40 feet), but in agreement with the small homes across Green Street. By placing the building close to the street, the neighborhood benefits from having parking areas that are hidden from public view and a development that is more engaged with the street.

2. *Building form and scale*

The form of the proposed building is compatible with the historic context. Although the roof form is different from the surrounding structures (flat rather than pitched), the building is slightly shorter to compensate for the bulkier front elevation. This front elevation creates a soft transition between the

low-pitched roof of the existing multifamily building to the north and the cross-gabled roof of the house to the south without compromising the overall homogeneity of neighboring structures.

The massing and the scale of the building are also consistent with the historic context. The width of the proposed building is similar to the adjacent structures and compatible with the smaller homes across the street. This is due to the use of different colors and materials, recess of the façade, and vertical break of the open circulation occurring on the second story. This breaking of the mass causes the multifamily building to be perceived more like two single-family dwellings, reducing its visual impact and reinforcing human scale at the street level.

Figure 8 – Front façade of the proposed new residential building

3. Building articulation

The pattern of the openings follows the tripartite bay windows of the Victorian homes across the street. Like the breaking of the mass mentioned above, the placing of the three casement windows on the edges of the building facade and the front doors close to the center help to create the look of two structures instead of one larger building. This look is further reinforced by the porches over the front doors. The porches draw attention to the entrances of the building and reflect the pattern of the entry features in the surrounding structures.

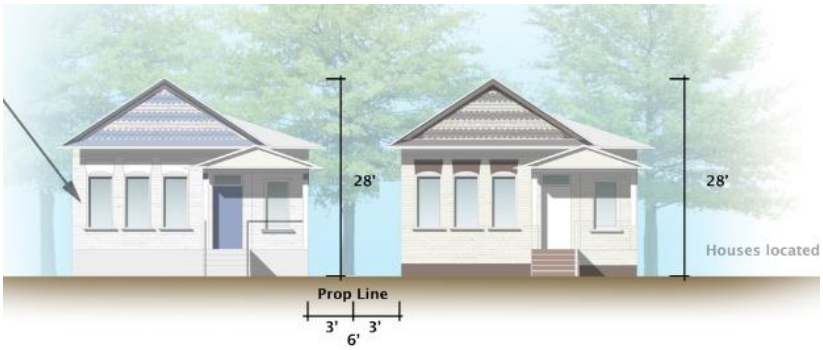


Figure 9 – The proposed building draws from the articulation of the Victorian homes across the street

The building is symmetrical in itself, which matches the context of the adjacent multifamily building. However, the two masses the compose the proposed building are asymmetrical as individual massing due to the location of the openings and architectural detailing. This asymmetry resembles the façade articulation of the WW-II era cottages and Victorian homes found on Green Street.

4. Building materials

The choice of materials is appropriate for the building. The wood panel is reminiscent of the wood siding seen on other historic structures in the district but will be arranged vertically on the façade to reduce the perceived width of the building. Metal accent panels will be used on the facades as a contemporary material to create visual interest, delineate the building floors and break up the

massing of the second story. The porches will have aluminum panel in a light color to contrast with the brown wood and dark shade of the metal and reinforce the building entrances. Windows and doors will be fiberglass, which is considered an appropriate quality material for new construction in historic districts.

Consideration 2: Setbacks

Lots 629 and 633 E 800 S will be combined and the new residential building constructed on the rear of the properties. This will result in 3 buildings on one single parcel with the existing homes being oriented to 800 S and the new building being oriented to Green Street. Because the properties will be located in one single lot, the yard setbacks will be assigned for the entire property, not the individual structures.

Figure 10 – Diagram shows the designated setbacks today and as it will be with the proposed development

In order to accommodate the new residential development and site it appropriately for the needs of the campus development, the applicant is proposing to shift the orientation of the existing yard setbacks. To accommodate the rear yard setback on the west portion of the lot, the front yard setback is now designated to be along Green Street and the corner yard setback to be along 800 S. This shift causes the west side of the home on 629 E 800 S to be a rear yard setback (no longer a side yard setback) and creates a noncomplying situation. The result of shifting the yard setbacks is for zoning purposes only and therefore will not be perceived by the general public.

There are no significant adverse impacts with this shift. In fact, by proposing the interior side yard setback along the north property line, it maximizes the façade along Green Street and increases engagement with the street. While the setback between the new residential building and the north property line will be smaller, it should not adversely impact the adjacent property. The property to the north contains a multifamily structure located about 21 feet from the sharing property line. The proposed development is setback 17 feet 9 inches from the property line, which should be sufficient to provide an additional buffering between the buildings.

Consideration 3: Site access and parking

Pedestrian access is prioritized by the entry features on the front façade and the new sidewalk along Green Street. The front-most units located on the first floor of the proposed multifamily building have

direct access to the sidewalk that runs along the property to 800 S. The other units are accessed from the rear of the building and are connected to the public way through a walkway. The parking area located behind the building and the driveways on the sides of the building minimize the view of surface parking from the public way and makes vehicular access secondary.

The proposed parking area, although larger than other parking areas in the historic district, consolidates parking for the multifamily building and new offices. The proposed two single-lane driveways are proposed with a width that is similar to the residential driveways found in the historic district and that reduces the visibility of the surface parking area from the public way. The two driveways also allow for appropriate on-site circulation and reduce vehicular and pedestrian conflict on driveway crossings. In addition, the curb cuts are far apart, which prevents an excessive interruption of the sidewalk.

Consideration 4: Impacts of the new deck

The wood deck is proposed as a connecting piece that unifies the three existing structures and creates a community garden campus feel. The size and location of the deck is unusual in the historic district, especially around single-family dwellings. However, with the change of use of the structures and new function of the site, the proposed deck offers an adaptive solution that benefits the new use and provides ADA accessibility while preserving the integrity of the historic buildings.

Wood is an appropriate material and the installation of this standalone decking maintains site features, such as the grade, and does not damage the building. The height of the deck matches the grade of the finished floor in the interior of the buildings and does not obscure the exterior character-defining features of the homes. Furthermore, the deck can be easily removed in the future.

The applicant is requesting a special exception to allow the deck to be over 2 feet in height in required yard setback areas. The proposed deck will be 3 feet in height. Because this exception will only apply to setbacks that are within the community garden campus, it will not adversely impact adjacent properties.

Figure 11 – Proposed site plan showing the area of the deck requiring special exception

Consideration 5: Replacement of historic front doors

The applicant claims that the replacement of the front doors of the existing homes is necessary to provide full accessibility to the buildings and offer additional security to the new uses. Because the front door of the home on 633 E 800 S is not original to the historic structure, the replacement of that door is appropriate. However, the other two homes on 625 and 629 E 800 S have original front doors, these doors should be preserved according to the standards of the historic preservation overlay district and applicable guidelines.

Figure 12 – Front door of the home at 625 E 800 S

Figure 13 – Front door of the home at 629 E 800 S

The adopted Historic Residential Design Guidelines Chapter 4: Doors states that "*doors are usually an important character defining feature of a historic structure"* because it provides scale to the building, give importance to the façade and reflect a specific architectural style. The Design Guidelines also states that:

> *Repairing a historic door is preferred to replacing it, thereby retaining a character-defining feature and an important aspect of the building's integrity. Repair is also usually much less expensive than replacement and retains the quality and the craftsmanship of the original, which with minimal maintenance will last indefinitely.*

The doors proposed to be replaced are considered historic because they are original to the historically contributing structures. The doors are also considered character-defining elements of the buildings because they are front doors visible on the primary façades of the structures and are indicative of the architectural style of the homes.

The applicant argues that the doors are in poor condition but did not provide enough evidence that the doors cannot be properly repaired. Issues pointed out in the application materials like energy conservation and security can be resolved by retrofitting the existing doors. The Design Guidelines recommend replacing elements of the doors such as hardware and framing components to restore operability and functionality and installing storm doors to provide additional energy savings.

There are also multiple options for accessibility with the changes the applicant is requesting to the properties and that do not include replacing the historic doors. The new addition proposed to the rear of the event center and the deck surrounding the buildings offer many opportunities for designation of a primary public entrance on a secondary façade or establishing on a secondary façade another entrance that is accessible. While Planning recognizes the importance of making historic properties accessible and avoiding a rear or service entrance as the only accessible route, an effort should be made to minimize the damage to character-defining features, such as the original doors of the historic structures.

Following national guidance and building code standards on the matter, an alternative entrance is both acceptable and preferred in order to preserve character-defining features of properties listed as contributing in a local historic district. The replacement of the original front doors of the homes on 625 and 629 E 800 S would mean not only the removal of an important element of these homes, but also a substantial change to the front façade with the widening of one of the door frames.

Considering existing alternatives and guidelines, the proposal is found to not comply with six of the standards of review for Certificate of Appropriateness for alteration of a contributing structure (further discussion of the standards is included in Attachment F). While the change of use from single-family dwellings to educational and office uses are appropriate, this change of use should respect the character of the homes and its historic purposes and require *minimal changes to the defining characteristics of the building*.

DISCUSSION:
The proposal for the new residential building and associated parking satisfactorily respond to the historic context. The contemporary design of the building is compatible with the existing development in the neighborhood and complements the characteristics of the district. Therefore, planning staff supports the proposed development and associated special exception.

The new deck reflects the new use and functions of the properties. Because the deck will be a standalone element at a reasonable height, it would not damage the integrity of the historic buildings or obscure character-defining elements, and could be removed in the future. Therefore, planning staff supports the proposed structure and associated special exception.

The replacement of the front doors of the homes on 625 and 629 E 800 S however, does not comply with the standards of review. The proposal to replace the doors negatively affect the character of the existing buildings as it removes a character-defining feature of the historic homes. Not enough evidence was provided to indicate that the historic doors are irreparable. Therefore, planning staff does not support the proposed door replacements.

NEXT STEPS:
If the requests for New Construction, Major Alteration to install the wood deck, and Special Exceptions are approved by the HLC, the applicant would be issued a COA and the proposed structures would then proceed to the building permit stage.

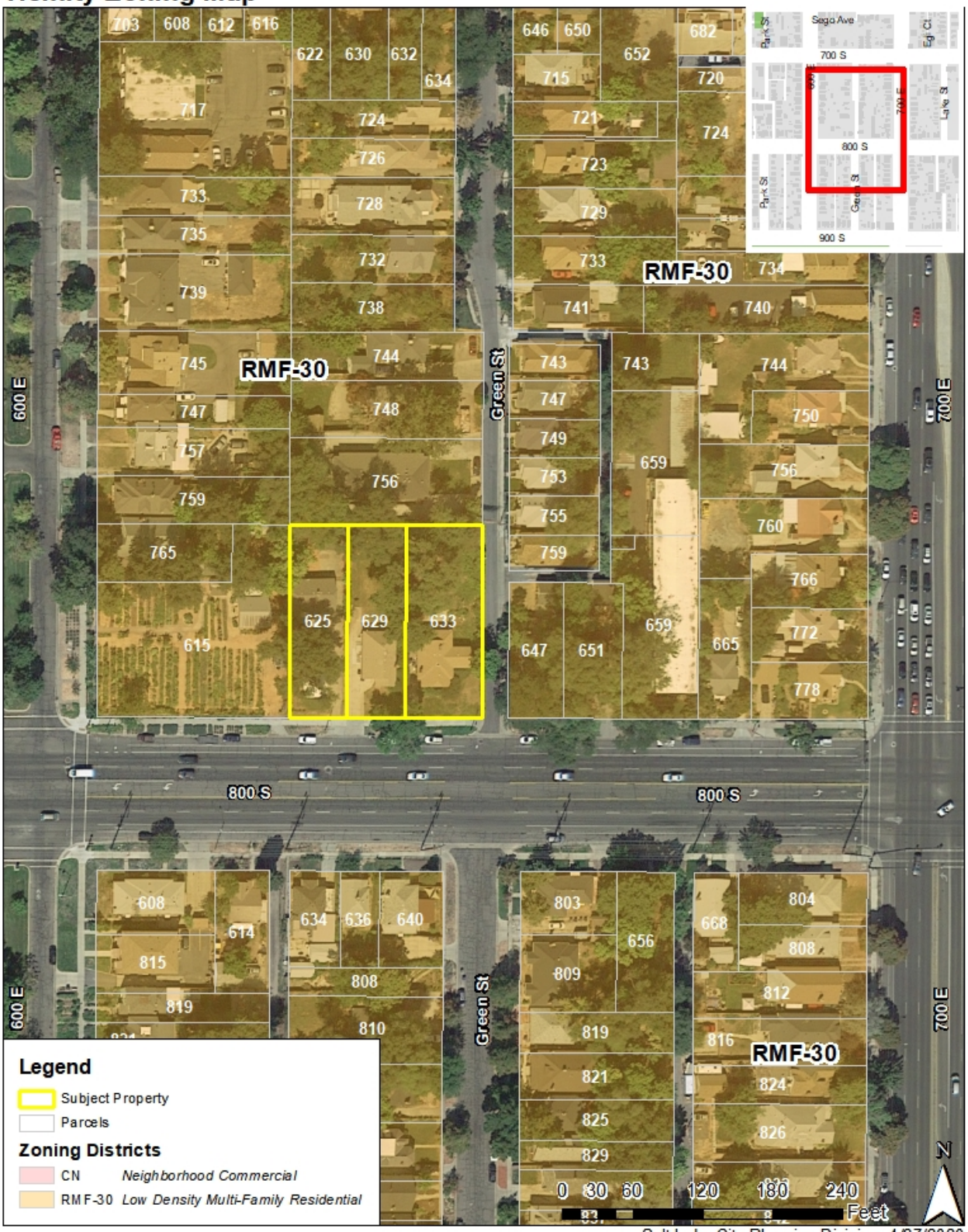
If the Commission disagrees with Staff's recommendation and the requests for New Construction, Major Alteration to install the wood deck, and Special Exceptions are denied, the applicant would not receive a COA and any new proposal would require a new application.

If the requests for Major Alteration to replace the doors are denied by the HLC, the applicant would not receive a COA for that work and would not able to remove and replace the doors. Any new proposal supported by new evidence would require a new application.

If the Commission disagrees with Staff's recommendation and the requests for Major Alteration to replace the doors are approved, the applicant would be issued a COA for the proposed replacements.

ATTACHMENT A: VICINITY & ZONING MAP

Vicinity Zoning Map



Salt Lake City Planning Division, 4/27/2020

ATTACHMENT B: HISTORIC PHOTOGRAPHS

Figure 14 – Photograph of the home on 625 E 800 S taken in 1980 shows the original front door

Figure 15 – Photograph of the home on 629 E 800 S taken in 1936 shows the original front door

ATTACHMENT C: CURRENT PHOTOGRAPHS

Figure 16 – Front of home at 625 E 800 S

Figure 17 – Accessory structure on 625 E 800 S

Figure 17 – Front of home at 629 E 800 S

Figure 17 – Backyard and accessory structure on 629 E 800 S

Figure 20 – Front of home at 633 E 800 S

Figure 21 – Side of home at 633 E 800 S facing Green Street

Figure 22 – Backyard and accessory structure on 633 E 800 S

Figure 23 – Existing apartment building to the north of 633 E 800 S

Figure 24 – Homes on the east side of Green Street

Figure 25 – Homes on the south side of 800 S

Figure 26 – Block face of the north side of 800 S

Figure 27 – Street view of Green Street looking south

ATTACHMENT D: CENTRAL CITY HISTORIC SURVEY

			
564-566 E. 800 S. EC	604-608 E. 800 S. EC	614 E. 800 S. EC	615 E. 800 S. OP
			
625 E. 800 S. EC	629 E. 800 S. EC	633 E. 800 S. EC	634 E. 800 S. EC
			
636 E. 800 S. EC	640 E. 800 S. NC	647-649 E. 800 S. EC	651-653 E. 800 S. EC

							
?451 S. GREEN ST.	OP	?460 S. GREEN ST.	OP	661 S. GREEN ST.	ES	661 S. GREEN ST.	ES
							
715 S. GREEN ST.	EC	721 S. GREEN ST.	EC	723 S. GREEN ST.	NC	724 S. GREEN ST.	NC
							
726 S. GREEN ST.	EC	728 S. GREEN ST.	EC	729 S. GREEN ST.	NC	732 S. GREEN ST.	EC

							
733 S. GREEN ST.	EC	741 S. GREEN ST.	EC	743 S. GREEN ST.	EC	744 S. GREEN ST.	EC
							
747 S. GREEN ST.	EC	748 S. GREEN ST.	EC	749 S. GREEN ST.	EC	753 S. GREEN ST.	EC
							
755 S. GREEN ST.	EC	756 S. GREEN ST.	EC	759 S. GREEN ST.	EC	803 S. GREEN ST.	EC

ATTACHMENT E: APPLICATION MATERIALS

January 20, 2019

Wasatch Community Gardens – Request for New Construction
625, 629, & 633 E 800 South, Salt Lake City
Historic Landmark Commission (HLC) Proposal Narrative

Dear Members of the Salt Lake City Historic Landmark Commission:

Wasatch Community Gardens (WCG) requests your consideration of a Certificate of Appropriateness for the following:

1) New construction of a residential building to be located at the rear of the property, currently addressed as 633 East 800 South,
2) New rear addition to the existing structure located at 625 E 800 South, and
3) Demolition of a “non-contributing” accessory structure, located at 633 E 800 South.

The new 8-unit residential building, proposed addition (with associated parking/access), and demolition are part of a larger proposal consisting of: site improvements, expanded garden space, and use conversions of three existing residential buildings. These proposed changes are part of a separate application that has also been submitted to the HLC for review (affected addresses: 615 E, 625 E, 629 E, 633 E 800 S). In addition, a request for a lot consolidation of two parcels (629 and 633 E 800 South) will be submitted to the planning staff following the HLC review process.

PROJECT SUMMARY

Site Context

The Grateful Tomato Garden (615 E 800 South) hosts several public events, youth gardening programs and adult organic gardening workshops on an annual basis. The garden, which is permanently protected open space through a conservation easement held by the Utah Department of Agriculture and Food, contains a greenhouse and small outdoor kitchen on the existing property. WCG runs 36 community, school, and youth gardens throughout Salt Lake County, as well as a small urban farm that offers a job training program to women experiencing homelessness. The establishment of on-site administrative offices (629 & 633 E 800 South) will allow the organization to ensure better safety and security for the participants and the property, and to better serve the community with accessible, urban gardening education and opportunities. The proposed new residential building will replace the residences lost to administrative/commercial uses and retain residential character and function on the site in relation to its surrounding context.

Current Zoning/Future Land Use
625 E 800 S: **RMF-30*** (Residential Multi-Family) / **Low Density Residential**
629 & 633 E 800 S: **R-MU-35*** (Residential/Mixed Use) / **Medium Residential Mixed Use**
*Located in the Central City Historic District Overlay Zone

Current Lot Size
625 E: 0.19 ac
629 E : 0.19 ac
633 E : 0.25 ac

Existing Conditions:
625 E: Contains an existing single family home, built in 1925, and a detached garage (not contributing" to the historic district). The historic status of the residential structure is "contributing" to the historic district.

629 E : Contains an existing single family home, built in 1933. The historic status is "contributing" to the historic district.

633 E : Contains an existing single family home, built in 1925, and detached garage. The historic status is "contributing" to the historic district. The accessory structure is "not contributing" to the historic district and is proposed to be demolished.

Zone Change & Master Plan Amendment
A zone change and master plan amendment were approved for 629 E and 633 E by the City Council in November, 2018. As part of this approval, a development agreement was conditioned (and has been recorded with the city) requiring that WCG replace the three units of housing lost to commercial development and submit plans for new residential development by December 31, 2020.

NEW RESIDENTIAL – DESIGN SUMMARY
The proposed building is oriented towards Green Street, completing the residential presence at the southern end of the street. The design intention is to provide a quality pedestrian-oriented building that will contribute to the surrounding neighborhood, fit into the established historic context, reinforce the streetscape along Green Street, and offer new housing options in close proximity to transit and existing commercial amenities. The proposed design includes quality materials, appropriate scale, and consistent proportions of architectural elements with adjacent buildings.

SETBACKS

Front (East):	8'8"
Side (North):	17'6"
Side (South):	30' (to existing house (Program Building))
	98' (to south property line)
Rear:	165'7" (to proposed west property line)

BUILDING SCALE
Height: 21’
Width (Total): 50’
(Upper-Level Module Widths): 22’6” (separated by a 5’ wide open walkway)

BUILDING MATERIALS
Wood Siding (clear finish), Aluminum (Silver), Metal Panel (bronze), Mahogany Windows

FENESTRATION (Front Façade)
Windows are designed in fenestration pattern of groups of three with the following dimensions:
5’8” height x 3’ wide (x2)
5’8” height x 2’6” wide

ROOF DESIGN
Flat
TPO Membrane Roof

PARKING & CIRCULATION
Rear Location
13 Stalls (including 1 ADA Van Accessible Stall)
Two one-way access/egress lanes (12’ wide)

HISTORIC PRESERVATION GUIDELINES (NEW CONSTRUCTION)

Strong consideration has been given to the city’s preservation guidelines which has resulted in a design that is compatible with, yet distinguishable from, the surrounding historic fabric of the 800 South corridor and Green Street. The following is how the proposed building responds to the required Standards for Approval of a Certificate of Appropriateness for New Construction:

SITE DESIGN
Settlement Patterns & Neighborhood Character

Block, Street, & Site
After considering a number of existing factors, including the surrounding historic context, the proposed location for the new residential building is the most effective and contextually appropriate. This placement respects the settlement pattern along Green Street and is oriented towards the street in a manner that reflects the historic pattern along the block face.

Front Setback

Although the proposed front setback is smaller, in comparison to the homes directly north, the proposed building still corresponds with and reflects the surrounding, historic settlement patterns. In response to this, we have the following considerations:

- Green Street jogs slightly east at the midblock, creating a larger front setback for the 4-5 buildings directly north of the subject property—while the front plane of these homes are still in line with the existing homes to the north.
- The properties along the east side of Green Street (and directly across from the proposed building) have significantly smaller front setbacks (approximately 7 feet) in comparison to the west side of Green Street, which is directly reflected in the proposed front setback of the residential building (8'8").
- Per the development agreement: once a foundation is poured, the subject property will be in a different zoning district (R-MU-35) than the rest of the properties along Green Street (RMF-30) which not only allows but encourages smaller front setbacks (5-15').
- In order to accommodate parking to the rear of buildings (a primary goal in the historic preservation guidelines and a requirement in the R-MU-35 zone), the smaller front setback is necessary.

Energy Efficiency

The intent of this project is that the residents of the new building, as well as the adjacent neighborhood, will have access to the public garden space for passive and active use. In addition, the new building is engineered for placement of solar panels on the roof.

The Public Realm

The proposed height of the building is similar to that of adjacent buildings and the face of the upper level projects out (by 1 foot) to provide variation to the front façade. The width of the two upper-level modules (south and north of the open walkway) are proportionate to adjacent building widths along Green Street and help to reduce the overall perceived width of the building. A flat roof is proposed which helps to maintain a consistent scale and height with the adjacent homes along Green Street. Green Street has a common vernacular of front porches and exterior spaces that provide opportunity for pedestrian and resident interaction. A shared exterior patio space with planter boxes is provided on the Green Street side to support this pattern and character.

Site Access, Parking, & Services

Pedestrian & Bicycle

The east and west entries to the new building are designed with a width large enough to accommodate bicycle parking and visitor/residential circulation. Each unit will include a storage closet adjacent to the entry and will be appropriately sized for bicycle storage. Bicycle parking will also be provided on the site for WCG visitors and employees.

Pedestrian access to the new building and the WCG site are safely provided from both Green Street and 800 South and are separated from vehicular access.

Vehicular
A new parking lot is proposed at the rear of all buildings (existing and proposed) and will accommodate residential parking for the new building as well as WCG employee parking. Vehicular access will be from Green Street—ingress is directly north of the proposed building and egress is directly south (via 12' wide lanes). Street parking is also provided along 800 South and 600 East.

Site & Building Services & Utilities
The trash collection (dumpster) will be located to the rear of the new building, located at the northwest corner of the proposed parking lot. The dumpster will be fully enclosed and screened from public view. Mechanical equipment is located on the south side of the new building. A screen wall is provided in front of the units that will be constructed with materials consistent with the building.

Landscape & Lighting
Plantings and site elements in the front of the new building will be of similar scale and characteristic of landscapes along Green Street. Exterior lighting is designed to provide safe levels of light in the area of circulation, but will be shielded to prevent light trespass into adjacent properties.

The following Standards for New Construction (Multi-Family) have been met with the proposed design:

- Maintain the historic integrity of the pattern and scale of lots (12.4)
- Site and design a new building to reinforce and enhance the character of the context and its patterns (12.5)
- Engage the building with the street through a sequence of public to semi-private spaces (12.7)
- Situate and design a building to define and frame the street and spaces in a context-characteristic way (12.8)
- Respect the historic pattern of setback and building depth in siting a new building. (12.10)
- Orient the front of the building and its entrance to face and engage with the street. (12.11)
- Plan and design access arrangements to the site and building as an integral part of the design approach (12.12)
- Design private open space to articulate the design, reduce the scale and create attractive outdoor space. (12.15)
- Plan and design common internal and external spaces for solar aspect and energy efficiency. (12.16)
- Design for accessible bicycle parking (12.19)

- Provide convenient storage space for each residential unit (12.20)
- Avoid combining a vehicular access with a pedestrian access (12.21)
- Place a vehicular entrance discretely to the side or rear of the building (12.22)
- Restrict a curb cut to the minimum width required. (12.23)
- Consolidate or combine adjacent multifamily driveways wherever possible (12.24)
- Situate parking below or behind the building (12.25)
- Site and design service and utility areas away from the frontage and screen from views (12.26)
- Site and screen rooftop and higher level mechanical services from street views (12.27)
- Design front yard landscaping to coordinate with historic and/or established patterns. (12.32)
- Minimize or avoid walls and fencing where they are not characteristic of the historic or topographic context. (12.33)
- Design discreet exterior lighting for specific access and use areas. (12.36)
- Design architectural lighting to provide visual accent and to respect or strengthen the historic context. (12.37)
- Design lighting to integrate with the architecture. (12.38)
- Design landscape lighting to enhance layout and planting. (12.39)

BUILDING DESIGN

Building Scale & Form

Character of the Street Block

The new building is designed with a flat roof to maintain consistent scale and overall height with adjacent homes along Green Street. The placement of windows on the front façade promote activation and connection with the street.

Façade Composition, Proportion, & Scale

The composition of the front façade is split at the center of the building mass with an open (5’ wide) walkway on the upper level. The widths of each upper-level module are proportionate to adjacent building widths along Green Street and help to reduce the perceived width of the building. The two sides of the building are designed with asymmetrical characteristics to respect the established context.

Building Character & Scale

Façade Articulation, Proportion & Visual Emphasis

The definition between the two levels of the building is in line with similar transitions between the entry level and roof lines of adjacent homes along Green Street. The dominant material proposed on the new building is wood siding, which will be oriented in a vertical pattern to reduce the perceived width of the building. The proposed flat roof design responds to the scale

and height of adjacent homes, while also contributing to the intentional contemporary design of the new building.

Solid to Void Ratio, Window Scale, & Fenestration Pattern
The windows on the front (Green Street) façade are placed in groups of three vertically-oriented windows—reminiscent of some of the adjacent historic buildings. The building is designed with a solid to void ratio and fenestration pattern that is similar to adjacent homes along Green Street.

Building Materials, Elements & Details
Proposed materials of the new building include: wood panels/siding, metal accent panels, and mahogany windows. The wood and metal panels are narrow and linear to emphasize the orientation and contribute to the sense of human scale. Furthermore, the wood will relate to historic siding seen on adjacent buildings. The metal panel will be a composite or thicker gauge metal to maintain a flat and high-quality appearance.

The following Standards for New Construction (Multi-Family) have been met with the proposed design:

- Design to reflect the building scale of the context as established by the street façade. (12.42)
- Design to create and reinforce a sense of human scale. 12.43
- Design to respect access to light and privacy enjoyed by adjacent buildings. (12.44)
- Design the principal elements of a primary façade to reflect the scale of the block and historic context. (12.45)
- Respect the role of the design characteristics of symmetry or asymmetry in the established context. (12.47)
- Design for a building height which is compatible with the historic context (12.48)
- Design for modulation and articulation to reduce the perceived height and scale of a taller building. (12.52)
- Design for historically similar façade width. (12.53)
- Respect the established scale and form of the street block and context in designing the massing of the building. (12.54)
- Respect characteristic proportions, roof forms and massing. (12.55)
- Design façade proportions to reflect the traditional context and neighborhood. (12.57)
- Design for a vertical proportion and emphasis to reduce perceived width. (12.58)
- Design for a horizontal proportion and emphasis to reduce
- Design a solid to void ratio which is characteristic of the historic setting. (12.60)
- Respect the range of window proportion and scale characteristic of the historic context. (12.61)
- Design most public interior spaces to face the street. (12.62)
- Design a pattern and proportion of windows and doors which is characteristic of the context. (12.63)

- Design an entrance porch, portico or stoop as a principal focus of the façade. (12.65)
- Use building materials that contribute to a traditional sense of human scale. (12.67)
- Use building materials for primary and secondary facades to reinforce affinity with the historic setting. (12.68)
- Choose materials with a proven durability in the context and the climate region. (12.70)
- Design windows in scale with the setting and the building. (12.71)
- Consider windows with a vertical proportion and emphasis. (12.72)
- Design for a contextual character, scale and proportion of window and door frame. (12.74)
- Design characteristic building elements and details, as expressed in their scale, size, depth and profile. (12.75)
- Design functional, creative interpretations of elements and details. (12.77)

NEW ADDITION (EVENT CENTER) – DESIGN SUMMARY

The existing single family home, located at 625 E 800 S, is proposed to be converted into an event center with a teaching kitchen and community space for classes, workshops, and small events for kids, families, and adults. In order to accommodate these services, an addition is proposed to the rear of the existing structure—intended to minimize visible impact from public view.

SETBACKS

Front (South):	68’6” (as measured from front plane of the existing structure)
Side (East):	11’8” (from proposed property line with future lot consolidation)
	127’6” (from Green Street property line)
Side (West):	54’
Rear:	30’2” (from new addition)

BUILDING SCALE & ROOF DESIGN

Existing building area:	760 SF (ground level)
	760 SF (basement)
Proposed Addition:	624 SF (ground level—no basement)

Building height and roof form are proposed to match existing

BUILDING MATERIALS

Painted fiber cement siding.

HISTORIC PRESERVATION GUIDELINES (EVENT CENTER ADDITION)

The Central City Historic District Preservation Guidelines state, “the most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street.” The guidelines allow for flexibility in areas that are physically and visibly away from the primary and side streets.

To better accommodate indoor events for 40-50 people at the Grateful Tomato Garden, a 624 SF addition to the existing 760 SF house is required for restrooms, a warming kitchen, storage, and vertical circulation. The addition to the Event Center is designed to integrate seamlessly with the existing building in direct response to the following standard:

- An addition should be in character with the main building, in terms of its size, scale, and appearance. This is especially important in portions of the district where buildings are modest in size and scale and have limited architectural detailing. (15.8)

The entire addition is located behind the existing building to minimize the view from 800 South. The roof and wall materials of both the existing structure and the addition will be similar in scale and appearance. The existing structure must be seismically upgraded to allow for a change of occupancy. The new roof of the addition can be constructed at the same time and integrated into the new seismically upgraded roof. The seismically upgraded roof is designed and constructed to match the existing roof. The windows of the addition are designed to similar scale, proportion, material and placement as the existing windows.

Based on the existing building’s distance from 800 South (68’) and Green Street (127’), this addition should have minimal to no impact to the pedestrian and resident interaction. The pattern and character of 800 South and Green Street will be maintained. No additional vehicular access or landscape changes are required based on this addition. Exterior lighting is designed to provide safe levels of light in the areas of circulation but is shielded to prevent light trespass into the adjacent properties

CONCLUSION

WCG has been gardening at 615 East 800 South for more than thirty years. The existing Grateful Tomato Garden has been in agricultural production since the valley was settled by the Mormon pioneers in the mid-1800s. This site has become somewhat of a Salt Lake City landmark and the popular Tomato Sandwich Party and Urban Garden and Farm Tour events hosts hundreds of community members each year. The waitlist for a community garden plot at the Grateful Tomato Garden is 5-10 years; thus, proving the demand for WCG’s services is high in this neighborhood.

In order to expand and enhance its existing services, construct new residential units (in compliance with the development agreement with the city), and meet the historic preservation guidelines, WCG has given thorough attention and sensitivity to varying city ordinances as well

as the needs of the surrounding neighborhood. The following Design Goals for New Construction have been closely examined and are represented in this project:

- Fits into the established historic context in ways that respect and contribute to the evolution of SLC's architectural and cultural traditions.

- Introduces a new building in ways that preserve, enhance, and reinforce the public realm, and to ensure that the city's urban walkable street pattern is framed by buildings that engage with and activate the street.

- Encourages sensitive and creative design which draws inspiration from both an understanding of the best of the city's apartment and multifamily architectural traditions, and also the particular historic neighborhood context.

- Encourages the design of multifamily buildings constructed with durable materials, assembled in ways that recognize established historic character and generate long term value in contributing to this individual character.

- Includes both passive and active sustainable building development strategies and design that maximizes energy efficiency, water and resource conservation, and enhances outdoor and indoor air quality.

We believe this is reflected in the proposed designs and hope it is in agreement with the Historic Landmark Commission. WCG believes this request is in the best interest of the community and it is their goal to see it through.

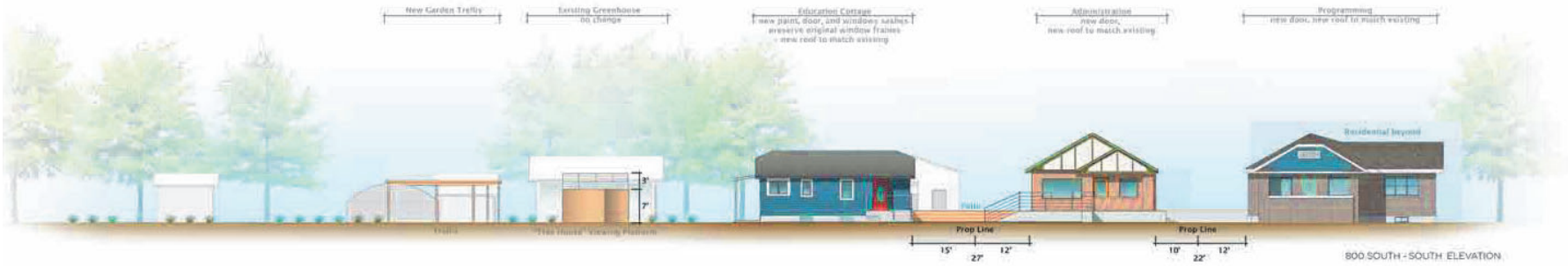
Your time and attention to this request is certainly appreciated. Please feel free to contact us with any questions.

Sincerely,

Kristen Clifford
Project Planner

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	NOT USED
2	NOT USED
3	3/16" X 4" STEEL EDGE PAINTED BROWN. TYP. AT ALL CRUSHER FINES PAVING EDGE.
4	CEDAR 2"X4" EDGE
5	BRICK PAVER OVER COMPACTED GRAVEL BASE. COLOR AND PATTERN TO MATCH EXISTING PAVERS ON SITE.
6	RAISED PLANTER TYPE A
7	MANUAL GATE ARM AT WELL
8	COMPACTED CRUSHER FINES PAVING. AVAILABLE AT STAKER PARSONS MCQUIRE MANUFACTURED #4 FINES. NATURAL BROWN COLOR. STEEL EDGE AT ALL EDGES TYP.
9	WELL STRUCTURE
10	6" CONCRETE MOW STRIP
11	LAWN AREA (SOD)
12	GARDEN POTS, VARIOS SIZES, BY OWNER
13	WASH STATION / WORK TABLE BY OWNER
14	PRESERVE AND AMEND EXISTING GARDEN SOIL IN PLACE. HAND DIG ONLY.
17	LANDSCAPE PLANTING AREA, AMENDED IMPORTED SOIL AND MULCH PER SPECIFICATIONS
18	MEDIUM BARK CHIP PATH OVER LANDSCAPE FABRIC
19	LOG STUMP SEATING
20	CONCRETE PAVING
21	4' HT. STEEL GARDEN FENCE TO MATCH EXISTING
22	6' HT. STEEL SCREEN FENCE
23	POST FOR GARDEN SIGNAGE, SIGNAGE BY OWNER.
24	POST FOR GARDEN DONER PLAQUE, PLAQUE BY OWNER
25	4' W. STEEL GARDEN FENCE GATE WITH LATCH
26	5' HT. STEEL SCREEN FENCE
27	RAISED PLANTER TYPE B
28	RAISED PLANTER TYPE C
29	RELOCATED 10' WIDE GARDEN FENCE GATE. ADJUST EXISTING POSTS/PANELS TO ACCOMODATE.
30	CMU TRASH ENCLOSURE WITH GATE, 8' HEIGHT.
31	10' ENTRY ARCH/GATE TO MATCH EXISTING STYLE
32	EXISTING GATE TO REMAIN
33	TRELLIS SHADE STRUCTURE
34	16' X 20' HOOP HOUSE BY OWNER. CONTRACTOR SHALL PROVIDE MANUFACTURERS RECOMENDED FOUNDATION WITH CRUSHED STONE PAVING INSIDE. COORDINATE WITH WCG STAFF.
35	KEBONY DECK, SEE DETAILS
36	RELOCATED 8'X8' TOOL SHED, PROVIDE 4" CONCRETE SLAB UNDER SHED. FIELD VERIFY SIZE.
37	24" ROOT BARRIER BELOW MULCH PATH. TRIM TREE ROOTS AT BARRIER
38	KEBONY AND GALVANIZED CABLE DECK RAIL, SEE DETAILS
39	EXISTING GARDEN AREA TO REMAIN
40	FLAG STONES OVER COMPACTED GRAVEL BASE
41	(6) 6" DIA STEEL POLE, SEE DETAIL FOR HEIGHT AND ANGLES. SHADE SAILS BY OWNER.
42	LIME PLASTER HERB SPIRAL. COORDINATE WITH WCG STAFF FOR CONSTRUCTION METHOD AND LAYOUT
43	CONCRETE RETAINING WALL
44	CONCRETE STAIRS WITH KEBONY RAIL
45	CONCRETE PATIO
46	NOT USED
47	ACCESSIBLE PARKING SPACE
48	EXISTING LANDSCAPE TO REMAIN
49	GREASE INTERCEPTOR, SEE CIVIL
50	NOT USED
51	STEEL GRATE OVER WINDOW WELL. INSTALL HINGES AT EGRESS WINDOW WELL, COORDINATE WITH ARCHITECTURE.
52	WETLAND SPILLWAY WITH 40 MIL. LINER
53	RAISED PLANTER TYPE D
54	EXISTING BUILDING TO REMAIN
55	EXISTING BEE HIVE TO REMAIN


New Garden Trellis
Existing Greenhouse
no change
Education Cottage
new paint, door, and windows sashes
preserve original window frames
new roof to match existing
Administration
new door,
new roof to match existing
Programming
new door, new roof to match existing
Residential beyond
Patio
Prop Line
15'
27'
12'
Prop Line
10'
22'
12'
800 SOUTH - SOUTH ELEVATION

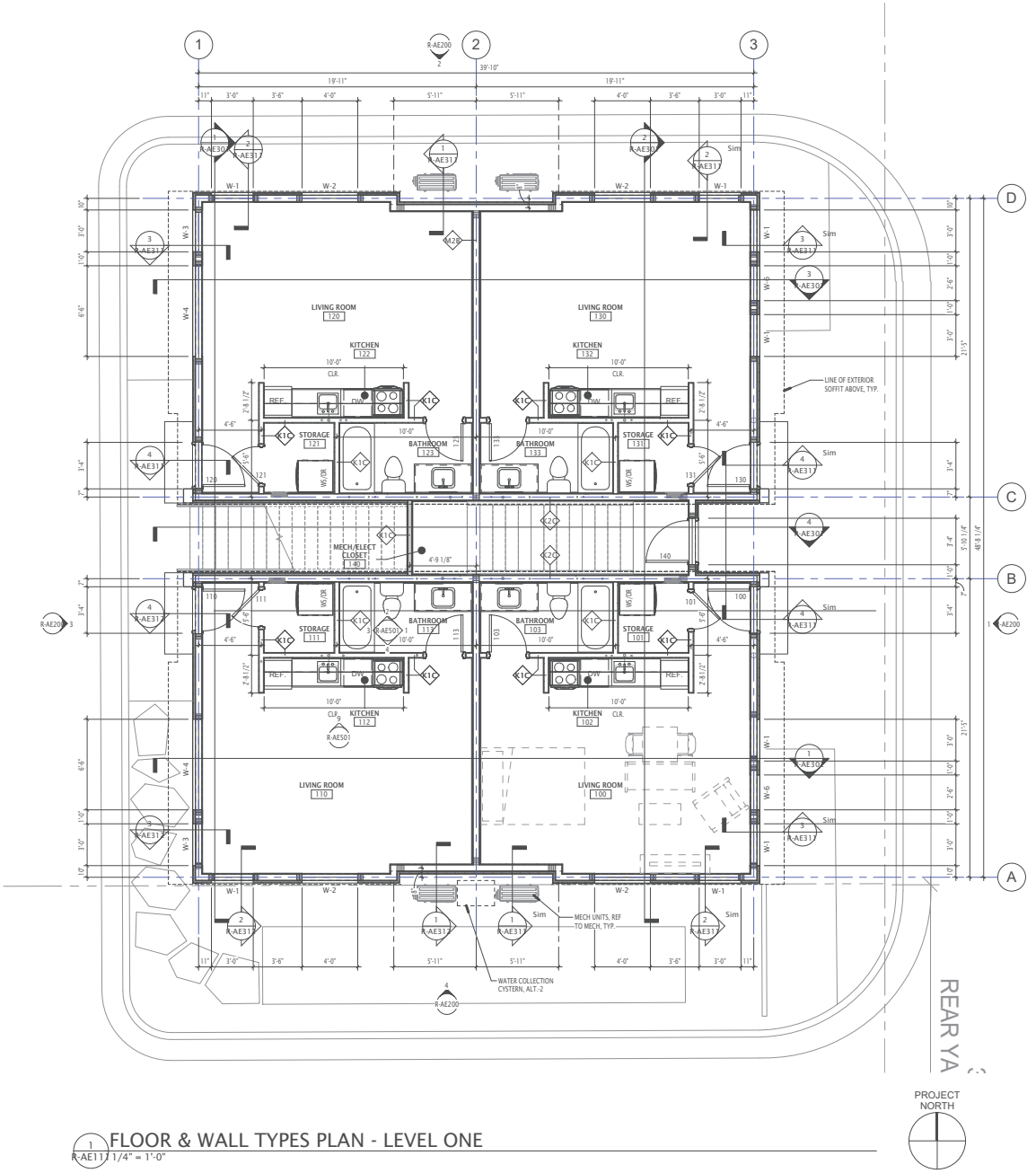

Programming
New Residential
8 units
Adjacent Green Street Properties
21'
30'
Prop Line
16'
32'
16'
Prop Line
14'
24'
10'
Prop Line
9'
20'
11'
48'
GREEN STREET - EAST ELEVATION


24'
48'
GREEN STREET - EAST ELEVATION CONTINUATION


New residential facade windows
match in scale and style of
existing homes
Existing Houses
Houses located 140' from 800 S.
Prop Line
3'
6'
3'
GREEN STREET - WEST ELEVATION

WALL TYPES SCHEDULE

TYPE	STC	UL#	DESCRIPTION	RATING	PLAN
CONCRETE WALLS					
C2A			8" THICK CONCRETE WALL		
NON-RATED WOOD STUD WALLS					
K1C			2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 3-1/2" FIBERGLASS SOUND ATTENUATION BLANKET		
K2C			2X6 WOOD STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 6" FIBERGLASS SOUND ATTENUATION BLANKET		
RATED WOOD STUD WALLS					
M2B			2X6 WOOD STUDS @ 16" O.C. W/ 5/8" 'TYPE X' GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 6" FIBERGLASS SOUND ATTENUATION BLANKET. JOINTS FINISHED AND PERIMETER CAULKED.	1 HR.	



1 FLOOR & WALL TYPES PLAN - LEVEL ONE
R-AE111 1/4" = 1'-0"

GSBS ARCHITECTS
375 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
P 801.521.8600
F 801.521.7913
www.gsbsarchitects.com

REVISIONS:

DESIGN DEVELOPMENT

GRATEFUL TOMATO GARDEN RESIDENTIAL UNITS

615 E 800 S, Salt Lake City, UT 84101

WASATCH COMMUNITY GARDENS

824 400 W #B127, Salt Lake City, UT 84101

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2019.045.00
ISSUED DATE: 12.30.2019

FLOOR PLAN - LEVEL ONE

R-AE111 REV

WALL TYPES SCHEDULE

TYPE	STC	UL#	DESCRIPTION	RATING	PLAN
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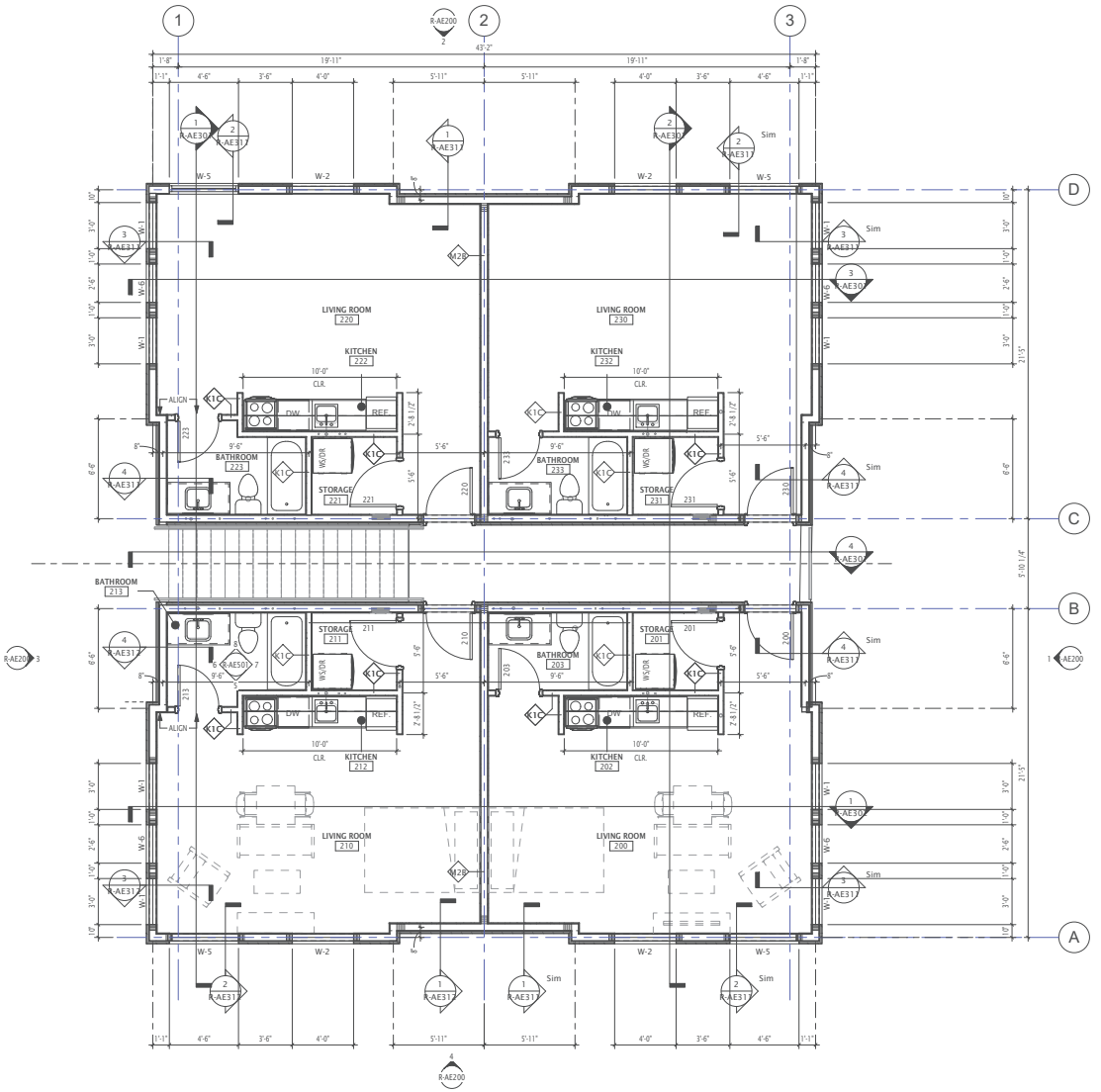
M2B			2X6 WOOD STUDS @ 16" O.C. W/ 5/8" 'TYPE X' GYPSUM BOARD, EACH SIDE. EXTEND GYP. BD. TO DECK ABOVE. FILL CAVITY W/ 6" FIBERGLASS SOUND ATTENUATION BLANKET. JOINTS FINISHED AND PERIMETER CAULKED.	1 HR.	



1 FLOOR & WALL TYPES PLAN - LEVEL TWO
R-AE112 1/4" = 1'-0"

PROJECT NORTH

GSBS ARCHITECTS

375 WEST 200 SOUTH
SALT LAKE CITY, UT 84101

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www.gsbsarchitects.com

REVISIONS:

DESIGN DEVELOPMENT

GRATEFUL TOMATO GARDEN RESIDENTIAL UNITS

615 E 800 S, Salt Lake City, UT 84101

WASATCH COMMUNITY GARDENS

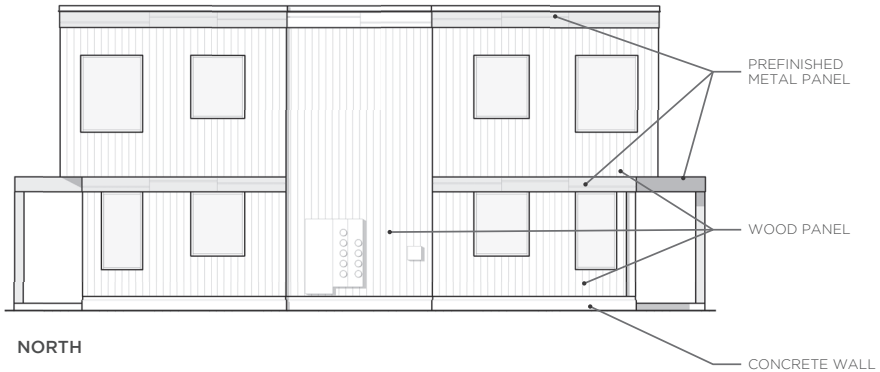
824 400 W #B127, Salt Lake City, UT 84101

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2019.045.00
ISSUED DATE: 12.30.2019

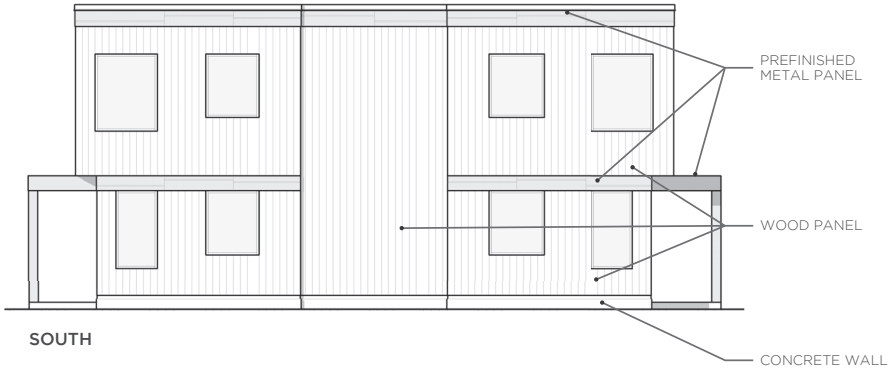
FLOOR PLAN - LEVEL TWO

R-AE112 REV

NEW RESIDENTIAL UNITS ELEVATIONS



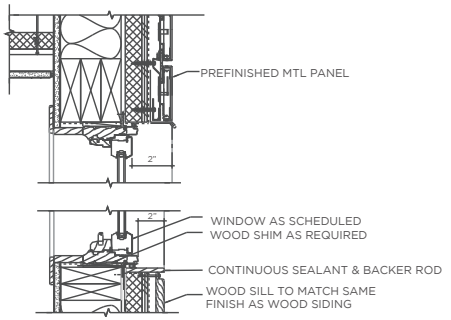
NORTH



SOUTH

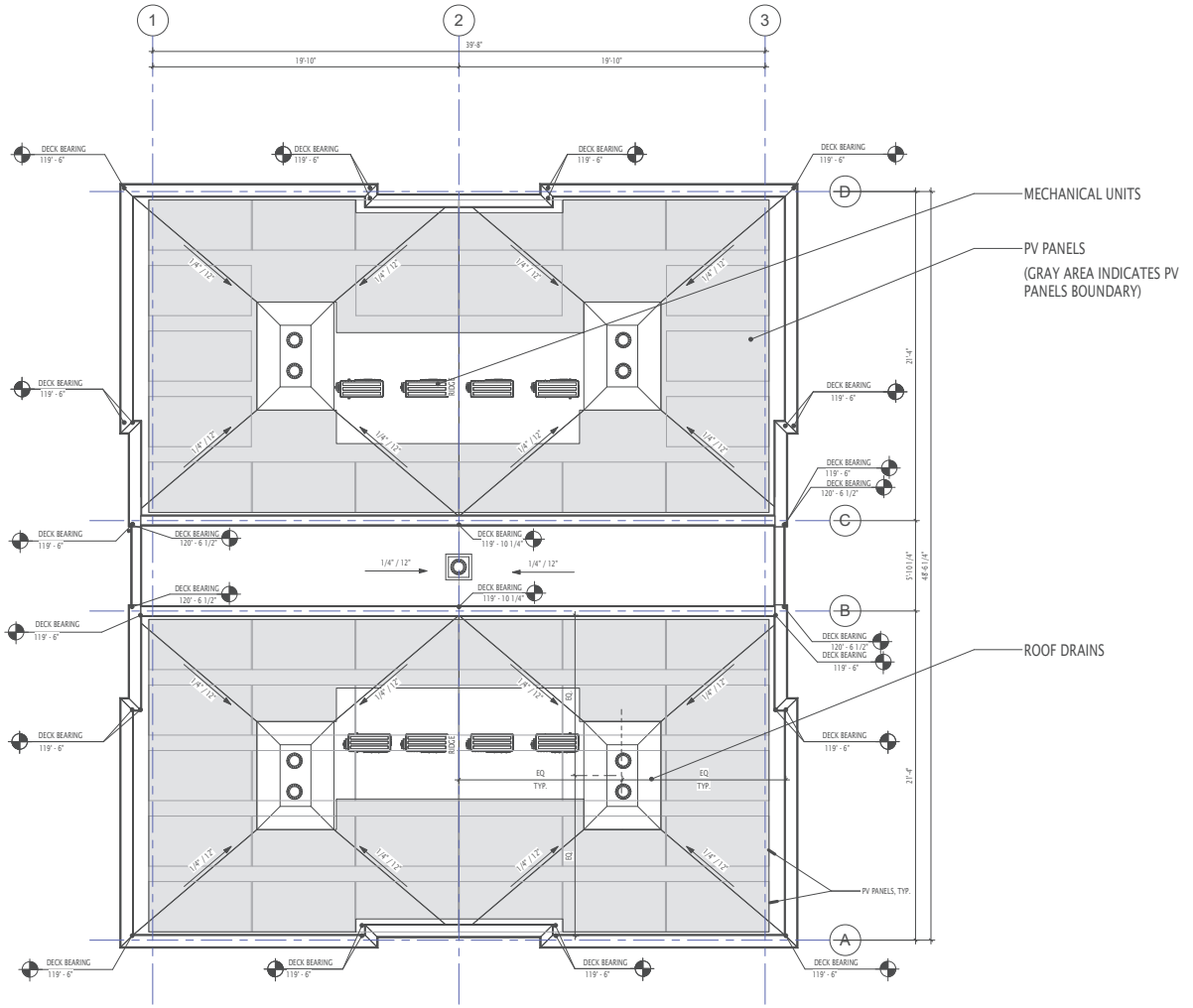
WEST

RESIDENTIAL WINDOWS - DETAIL



EAST

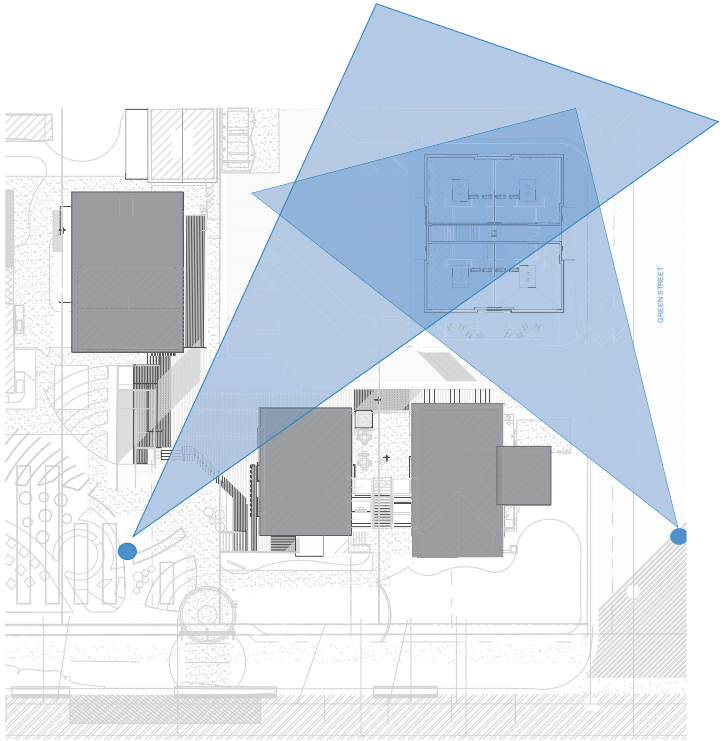
EAST

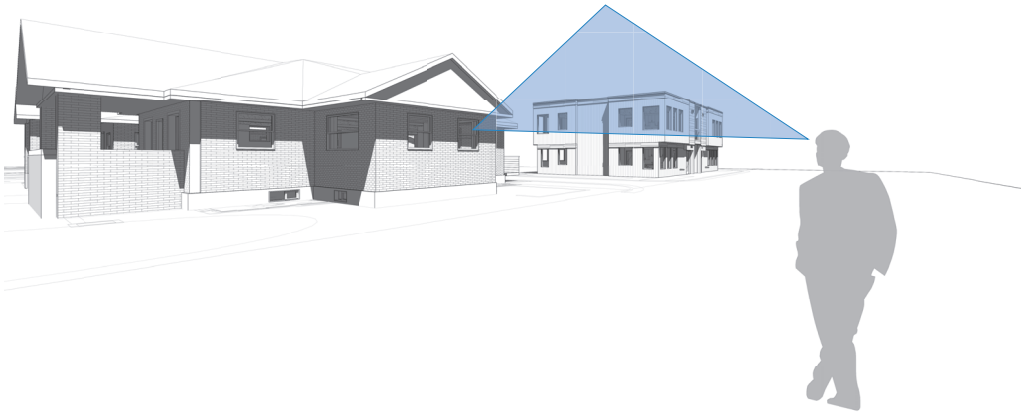


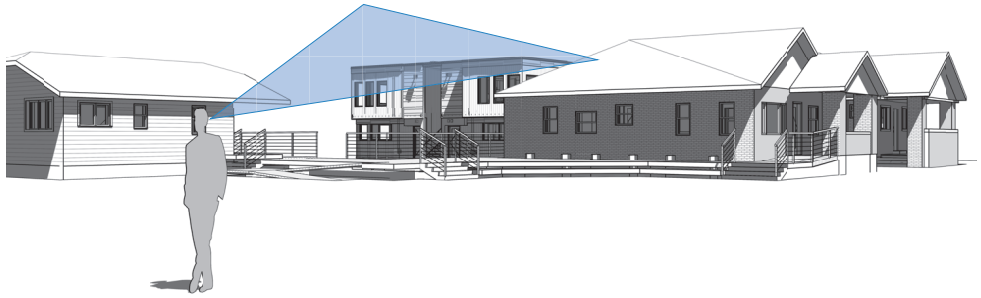
RESIDENTIAL UNITS ROOF PLAN

1/4" = 1'-0"

NEW RESIDENTIAL UNITS 3D STREET VIEWS







Product datasheet
2018-04-24
Item no: 2596

Kebony Norge AS
+47 06125
www.kebony.com
info@kebony.com

Kebony Character

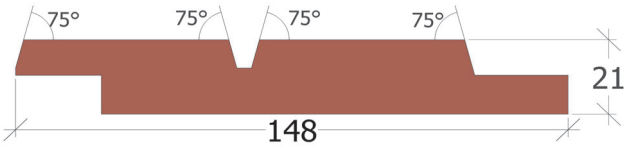
Kebony Character shiplap K75 smooth w/shadow line — 21 x 148 mm

Product description

Kebony Character products are produced from FSC® certified Scots Pine modified with a bio-based liquid.

The patented Kebony technology permanently alters the wood cell structure to give a unique wood product with outstanding durability and no maintenance needs beyond normal cleaning.

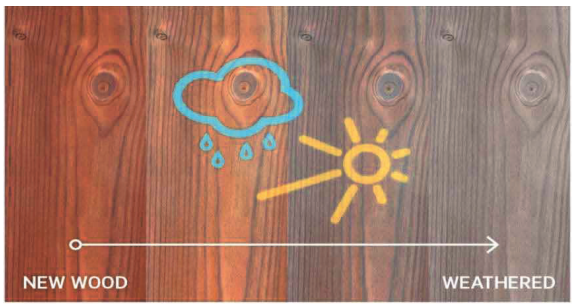
Kebony Character products contain knots and untreated heartwood. The amount of heartwood will vary from board to board.



Quality and appearance upon delivery

Profile	Shiplap - horizontal / vertical installation
Dimension	21 x 148 mm *
Length	For available lengths, please consult the 'Overview of available lengths' on www.kebony.com
Knots/Pitch pockets	Contains only live knots
Cupping	Max 2,5 % of width
Crook	Max 5 mm / 2 m
Moisture	7-10 %
Cracks	Surface cracks maybe visible
Wane	May occur on the back

* Because of the Kebony® process, the dimension may vary up to ± 3 %



The Kebony technology gives the wood a deep rich brown colour. After exposure to sun and rain the wood will develop a natural silver gray patina. Natural colour and grain variations will be visible both upon delivery and after installation. This will not influence the performance and durability of the wood.

Kebony technology permanently alters the non-durable sap wood, however untreated naturally durable heartwood will be visible on the board ends.

Technical data (average values)

	Kebony	Untreated	Unit
Density (12 % mc)	570	490	Kg/m^3
Hardness (EN 1534)	2-3	2	Brinell
Max swelling (dry to wet, tangential direction)	6	8	%
Decay resistance (EN 350)	1-2***	5	Durability class 1-5
Use class (EN 335)	3*	1**	

* Suitable for outdoor applications above ground
** Not suitable for outdoor applications
*** Sapwood (Heartwood of scots pine has dur. class 3)

Documents / Certificates / Compliance

Kebony installation guide for cladding - www.kebony.com
CE marked according to EN 14915:2006
Norwegian technical approval TG 2493 - www.sintefcertification.no
FSC CU-COC-813689 - www.fsc.org
Nordic Ecolabel 2086 0001 - www.nordic-ecolabel.org
EPD: NEPD-409-288-EN – www.epd-norge.no
Complies with EU Timber Regulation (EUTR)

CE EN 14915:2006 · FSC www.fsc.org · The mark of responsible forestry FSC® C074349 · Nordic Ecolabel 2086 0001 · Teknisk Godkjenning TG 2493 · epd

Environment

Kebony products are exempted from the EU's biocide directive (76/769/EEC).
Waste handling as ordinary wood.

Disclaimer

Kebony products will change in appearance when exposed to rain and sun. Colour changes and surface cracks will occur due to natural weathering. The manufacturer cannot be held liable for any such variations in colour and surface appearance. This will not influence durability and overall performance of the product.

Kebony Character products should not be further machined or split as untreated heartwood will be exposed. Kebony Character products can be cross-cut to length. Exposed end grain after cross-cutting must be treated with a wood preservative.

Kebony is continuously working on product development. Information in this datasheet may be changed without further notice.

epd-norge.no
The Norwegian EPD Foundation

ECO PLATFORM EPD EN 15804 VERIFIED

ENVIRONMENTAL PRODUCT DECLARATION

in accordance with ISO 14025, ISO 21930 and EN 15804

Owner of the declaration:	Kebony AS
Program operator:	The Norwegian EPD Foundation
Publisher:	The Norwegian EPD Foundation
Declaration number:	NEPD-409-288-EN
ECO Platform reference number:	00000328
Issue date:	21.06.2016
Valid to:	21.06.2021

Kebony Character (Scots Pine) Cladding

Kebony AS

www.epd-norge.no

Information sheet on safe handling of Kebony wood

September 9, 2019

Index:

Information Sheet: Health Safety and Environment (EN).....p. 2-11

Informasjonsblad: Helse, Miljø og Sikkerhet (NO).....p. 12-21

Informationsblad: Hälsa, Miljö och Säkerhet (SE).....p. 22-31

Informationsblad: Helse, Miljø og Sikkerhed (DK).....p. 32-40

Fiche informative: Santé, sécurité et environnement (FR)...p. 41-51

Infoblatt: Gesundheit, Sicherheit und Umwelt (DE).....p. 52-62

Informatie fiche: Gezondheid, veiligheid en milieu (BE/NL)..p. 63-73

Product

Product description:
Kebony Character (Scots Pine) is produced from sustainably managed Scots Pine from Sweden, which is treated with bio-based, renewable chemicals, giving the wood an outstanding durability and an exclusive appearance. Kebony Character (Scots Pine) is produced in Kebony's production facilities located in Skien, Norway.

Technical data:
Durability class (EN-350) : 1-2
Hardness: brinell 20 - 30 N/mm^2
Maximum swelling: 4 - 6%
Density: 640 kg/m^3
Technical data sheets for all Kebony Character (Scots Pine) Cladding profiles are available on www.kebony.com

Product specification:
Kebony Character (Scots Pine) Cladding is sold under different profiles. The following EPD is valid for all profiles.
The material overview below corresponds to the content in the final product and not the input quantities required to produce 1 FU of the product.

Materials	kg/m^3	%
Scots pine	530	82,8 %
Bio-based chemicals	110	17,2 %
Total	640	
Plastic foil packaging	1,65	

Market:
Europe and USA

Reference service life, product:
40 years

Reference service life, building:

LCA: Calculation rules

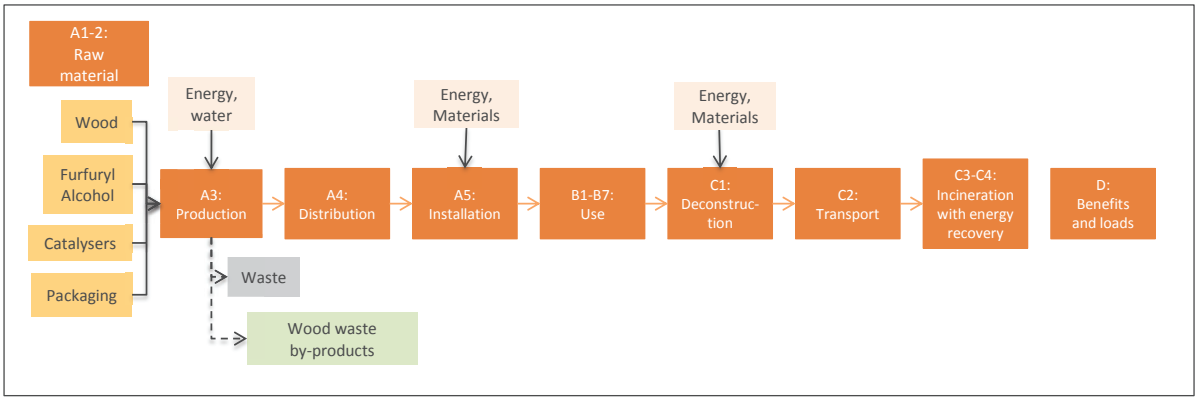
Declared unit:
1 m^3 of Kebony Character (Scots Pine) Cladding over 40 years

The production process is divided into 3 stages:
1) profiling
2) impregnation
3) drying

System boundary:
The scope of the study is "cradle to grave", described as A1 to C4 and D. The study takes into consideration the life cycle stages from the extraction of raw materials, production, installation, use and disposal, including all transport stages. The flowchart (Figure 1) illustrates the different stages of the product's life cycle considered.

Module D: energy under the form of heat and electricity is generated from the incineration of Kebony Character (Scots Pine) at end-of-life and is associated to the substitution of heat production from primary energy sources in Norway and Europe.

Figure 1: System boundary of Kebony Character (Scots Pine) Cladding



Data quality:
Upstream:
Specific data was acquired by sending questionnaires to suppliers. The yearly averages for 2014 are referred to in this life cycle analysis. When suppliers did not provide specific data, generic data was used.

Core process:
Specific data was acquired by using measurable consumption and emission data from Kebony's facilities for 2014. The yearly averages for 2014 are referred to. Only specific data was used to analyse the core process of the LCA.

Downstream:
Scenarios were developed and generic data was used.

Cut-off criteria:
All major raw materials and all the essential energy is included. The production process for raw materials and energy flows that are included with very small amounts (<1%) are not included. This cut-off rule does not apply for hazardous materials and substances.

Allocation:
The allocation is made in accordance with the provisions of EN 15804. Incoming energy and water and waste production in-house is allocated equally among all products through mass allocation. Effects of primary production of recycled materials allocated to the main product in which the material was used. The recycling process and transportation of the material is allocated to this analysis.

REYNOBOND®

Architecture
Brochure

Aluminium Composite Panels & Coil-Coated Aluminium Sheets

Transform. Create. Fascinate.

Complete Versatility in Exterior Applications – with Reynobond®, Reynodual®, and Reynolux®.

Reynobond® composite panels consist of two coated aluminium sheets that are laminated to both sides of a fire-resistant (FR) core. Flatness, lightweight, minimal expansion, high corrosion and weather resistance are some of the advantages that make it an outstanding product. Please ask for the product datasheet for more information.

Reynodual® panels offer many of the benefits of Reynobond® aluminum composite material (ACM) in a double sheet panel composed of two thick skins of aluminum. Reynodual® combines the flatness and stiffnes of ACM with the dent resitance and recyclability of sheet metal. Please ask for the product datasheet for more information.

Reynolux® pre-painted aluminium is manufactured through coil-coating and comes with a large variety of coatings. The benefits of Reynolux® pre-painted aluminium are numerous: in addition to its UV and weather resistance, it is also easy to fabricate and shape. Please ask for the product datasheet for more information.

Versatile and Easy to Fabricate.

Reynobond®, Reynodual®, and Reynolux® panels and sheets enable flexibility in fabrication allowing freedom in design for unusual shapes.

REYNOBOND®

FABRICATION

- Bending
- Rolling

REYNODUAL®

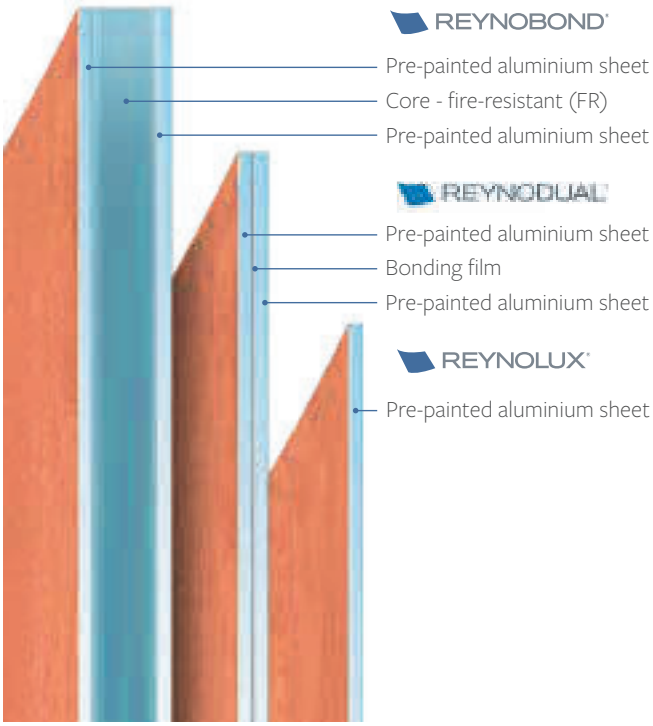
FABRICATION

- Bending
- Rolling

REYNOLUX®

FABRICATION

- Bending
- Profiling
- Pressing
- Rolling



Advantages:

- **Products:**
  - ✓ Cost-effective: easy and quick installation and maintenance
  - ✓ Highly UV and weather resistant
  - ✓ Warranty up to 30 years
  - ✓ Easy to fabricate and bend: freedom in design for unusual shapes
- **Service:**
  - ✓ In widths up to 62 in and lengths up to 360 in
  - ✓ Flexible and short lead times for standard stocking items

Paint Qualities & Technical Coatings

Good resistance to corrosion, UV and weathering, flexibility required for fabrication, and a wide range of colors are some of the advantages offered by our paint qualities. They come with a 20 or 30 year warranty.

- **Colorweld® 500/500XL:**
  High-performing, coil-coated finishes that allow color matching at the highest uniformity and quality. They feature 70% Kynar 500®/ Hylar 5000® polyvinylidene fluoride (PVDF) resins with fluoropolymer technology, providing excellent flexibility and film adhesion for forming, with superior resistance to humidity, impact, salt spray, pollution and abrasion. Colorweld® 500/500XL paint is specifically developed for outdoor applications such as facades and roofing, both in the area of new buildings as well as refurbishment.

- **Duragloss® DL/PFX:**
  A high-tech coating especially developed for architectural applications such as facades and roofs, both in the area of new buildings as well as refurbishment. These advanced polymer coatings provide a high resistance to aging, UV and corrosion making them an attractive option for large outdoor applications, which place exceptionally high demands on evenness in colors.

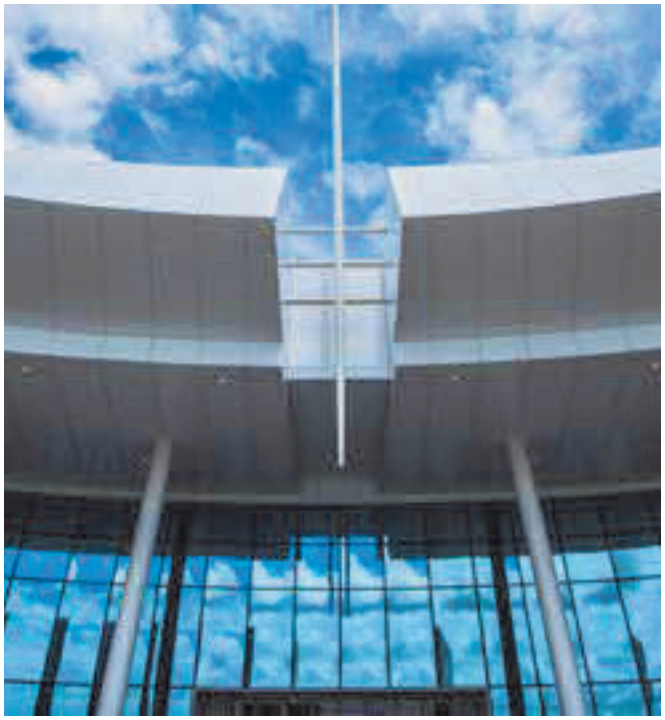
Ask for the paint datasheet for more information.

Wide Range of Colors.

You can find all standard finishes in our color chart:

- **Colorweld® 500:** Solid, Mica, Metallic
- **DesignLine™:** Wood, Mineral, Patina, Stone, Concrete
- **PrismFX™:** Color Shifting
- **Colorweld® LF:** Brushed Aluminum
- **Colorweld® Brite:** Brite Mirror
- **Anodized:** Clear

Custom color matching also available.



Technical Data Reynobond®

Products composition		Reynobond® FR	Reynodual®	Reynolux®
Thickness composite panel		0.157 in 4mm	0.120 in 3mm	
Thickness pre-painted aluminium sheet		0.020 in (± 0.002 in) 0.5 mm (± 0.2 mm)	0.060 in (± 0.002 in) 1.5 mm (± 0.1 mm)	0.040 in (± 0.002 in) 1 mm (± 0.2 mm)
Alloy & temper		Series 3000	Series 3000	Series 3000
Core		FR	-	-
Front side finish		Anti-corrosive treatment plus: COLORWELD® 500/500XL or DURAGLOSS® DL/PFX	Anti-corrosive treatment plus: COLORWELD® 500/500XL or DURAGLOSS® DL/PFX	Anti-corrosive treatment plus: COLORWELD® 500/500XL or DURAGLOSS® DL/PFX
Reverse side finish		Washcoat - Other on request	Washcoat - Other on request	Washcoat - Other on request
Products characteristics				
Width		62 in 1575 mm	62 in 1575 mm	62 in 1575 mm
Length		243 in 6172 mm	243 in 6172 mm	120 in 3084 mm
Weight		1.58 lb/ft² 7.7 kg/m²	1.75 lb/ft² 8.5 kg/m²	0.52 lb/ft² 2.78 kg/m²
Tolerance in squareness		<0.118 in < 3 mm	<0.118 in < 3 mm	<0.118 in < 3 mm
Tolerance in bow		≤ 2 mm/500 mm over lengths and widths	≤ 2 mm/500 mm over lengths and widths	≤ 2 mm/500 mm over lengths and widths
Products performance				
Tensile strength (R_m)	lb/in² Mpa	6.3 ksi 43.90 Mpa	20.3 ksi 140 Mpa	-
Flexural Modulus (Core Yield Shear stress)		176 psi 1.21 Mpa	765 psi 5.27 Mpa	-
Stiffness (EI)	lb-in²/in kN-m²/m	0.035 lbf/in² 0.242 kN.m²/m	0.024 lbf/in² 0.166 kN.m²/m	-
Thermal expansion		0.0288 in/ft OR 2.4 mm/m for a temperature variation of 100°C (212°F)	0.0288 in/ft OR 2.4 mm/m for a temperature variation of 100°C (212°F)	0.0288 in/ft OR 2.4 mm/m for a temperature variation of 100°C (212°F)
Temperature resistance		−40°F/+180°F −40°C/+80°C	−40°F/+180°F −40°C/+80°C	-
Maximum allowable deflection		L/30	L/90	-
Fire classification				
Flame Spread Index Smoke Developed Index	ASTM E84	<25 <450	<25 <450	-
Self Ignition Temperature	ASTM D1929	824°F 440°C	836°F 447°C	-

Check model building code for acceptable deflection limits.

Our paint datasheets are also available, please ask for the dedicated datasheet.

The technical data refers to currently available products. Please note that the specific characteristics of each project have to be taken into account (country, delivery time, size of transport containers, etc.).

Disclaimer

Laws and building and safety codes governing the design and use of AAP's products, and specifically aluminum composite materials, vary widely. It is the responsibility of the owner, the architect, the general contractor, the installer and the fabricator/transformer, consistent with their roles, to determine the appropriate materials for a project in strict conformity to all applicable national, regional and local building codes and regulations. REYNOBOND IS COMBUSTIBLE; IT COULD CATCH FIRE AND BURN. SEE AAP WEBSITE FOR PRODUCT WARNINGS. ANY LABORATORY TESTING INFORMATION PROVIDED BY AAP APPLIES ONLY TO THE PARTICULAR PRODUCT OR ASSEMBLY TESTED AND DOES NOT NECESSARILY REPRESENT HOW PRODUCTS WILL ACTUALLY PERFORM IN USE.

ARCONIC

ARCONIC ARCHITECTURAL PRODUCTS, LLC

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Eastman, GA 31023
Tel. 1.800.841.7774

samples.literature@arconic.com
www.reynobond.com

Kirk Huffaker, Principal for Kirk Huffaker Preservation Strategies, submits the following on behalf of the applicant, Wasatch Community Gardens.

With our recent application for a Certificate of Appropriateness, Wasatch Community Gardens has requested approval from the Salt Lake City Historic Landmarks Commission (HLC) to replace the front (south) façade doors of 625 E 800 S and 629 E 800 S. The applicant strongly believes in providing full accessibility throughout their Central City campus through preserving the intended entry experience of the site and historic buildings for everyone. To that end, the applicant believes that based on evidence presented below, and given the appropriate measure of gray area in the interpretation of HLC criteria given balancing ADA access, the HLC has sufficient justification to grant this request.

The applicant, a nonprofit organization with an intensive public programming requisite, strongly believes in the concept of Universal Design, embracing the ideals in designing to be barrier free. As *Curbed* states in the article The ADA at 25, "A quarter-century after the law's passage, the ADA has transformed the way we approach the built environment for people with disabilities and has inspired architects, and the general public, to keep broadening the way they define accessibility. In the process, many have discovered that more accessible design creates a better environment for everyone. … By removing barriers, inspiring advances in accessible design, and asking architects to focus even more on the diversity of human experience, the act changed the way we think about and build public spaces."

Further, the article says, "Mainstream public perception had been informed by traditional but outdated treatment for people with disabilities, which focused on protection and advocated keeping many in restricted pastoral environments, a paternalistic approach that could lead to exclusion from community life and the workforce. Though these pastoral environments were more humane than the institutional life of decades past, they were still a form of segregation." The applicant believes that restricting ADA access to a side or back entrance is an unnecessary form of segregation, does not appropriately represent community equity, and agrees with design principles that emphasize maintaining the historic primary entrances for all.

The proposed overall project addresses the extreme need for rehabilitation of three contributing historic structures in the Central City Historic District. Prior to their purchase by the applicant, all three were underutilized and likely targets for demolition in favor of multi-family new construction. One of the three was currently under construction to be subdivided into small units, a use that was highly incompatible with the small size of the structures and the goals of the historic district. The applicant's scope of work for each structure and the site itself is extensive, revitalizing a significant mid-point of the historic district along the 800 South corridor. Each of the three historic structures will receive complete systems replacements (HVAC, electrical, plumbing), seismic retrofit, retention and rehabilitation of all

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exterior materials and windows, will remove incompatible interior construction, and create ADA accessibility throughout.

The applicant desires to link the campus through design, including accessibility and an equitable front entry experience. Recommendations from the *Whole Building Design Guide* in the chapter, Historic Preservation: Providing Accessibility for Historic Buildings, supports this by stating that accessible routes shall "Preserve the intended entry experience of historic sites and buildings for everyone." Further, Preservation Brief 32 of the National Park Service, *Making Historic Properties Accessible*, states that "Whenever possible, access to historic buildings should be through a primary public entrance," and, "A rear or service entrance should be avoided as the only mean of entering a building."

The aesthetics and function of the doors at 625 and 629 are critical to communicating values of the applicant's organization, as they should for the city at large, and is presenting a treatment that is sensitive to the historic nature of the structures, the overall site, the Central City Historic District, and meets HLC criteria.

To assist the HLC in making an accurate determination with full knowledge of the site conditions and available options, the applicant provides the analysis of this request below. Courtesy of GSBS Architects, the attached plans show ADA access throughout the site and through the front façade doors within the Central City campus.

DESIGN GUIDELINES

The following analysis of the doors per the SLC Residential Design Guidelines is given based on the three guiding principles the guidelines provide:

1. Architectural Significance
2. Condition
3. Treatment

Architectural Significance

The architectural significance of the doors at 625 and 629 is low. These doors, while old, are not character-defining features of and do not contribute to the architectural style of these homes in-and-of themselves. We believe it is critical for the HLC to consider that old is not the same as, and should not be confused with, character defining in definition. In addition, the integrity of the door at 629 has been compromised through lockset hardware replacement and through replacement glass in at least one of the three panes. (Photo of red door on following page)

Condition

The condition of the doors at 625 and 629 is poor. Both doors do not open or close easily. Both doors do not close completely. Poor condition presents three major issues of value to the applicant which should also be important values of SLC Corp. and the HLC: sustainability, security, and equity through accessibility.

The first is sustainability. Preliminary analysis of the complete closing issues related to these doors, performed by a contractor, yielded the conclusion that it cannot be rectified with simple weather stripping. The issues here are with weathered and deteriorated doors and their casing (frame) including jambs, sill, and head.

The second is security. Due to the change in use from residential to commercial/institutional, both door systems require significant upgrades. Assessment of the door at 629 concluded that the door security (locking) system had been compromised by the use of physical force (kicked in) in the past, and likely had not functioned well since that time. Due to the cumulative conditions, the doors at 625 (Photo of green door at left) and 629 are difficult to lock. Assessment for hardware replacement by a professional locksmith concluded that replacing current hardware with new full assemblies would not resolve the issues of locking and complete closure.

As the applicant conducts many K-8 aged programs, and is adapting use to commercial from residential, additional security within all buildings is required. The applicant requires upgrades to the locksets, with the addition of a strengthening security plate, and greater visibility through the door for times when no one is on site, and for times when the site is occupied by populations that require additional security.

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The third is ADA accessibility. The applicant, a nonprofit that empowers people, believes that the way they provide accessibility makes a statement about the organization and must provide user-friendly and welcoming physical access to all people. This equity approach to includes all physical abilities at an equal level. Accessibility for the applicant deserves a substantial investment that communicates a welcoming openness to and the organization's programs throughout the site, intuitively and without barriers. A historically-sensitive and coordinated design to provide ADA access between all individual historic structures in the complex has been thoughtfully considered and proposed here by the applicant. Resulting construction from the ADA site plan will be temporary and reversible if future use changes, thus not permanently changing the aesthetics of any individual structure or the site itself.

Unfortunately, administrative review concluded that any alteration to the front façade doors at 625 and 620 is inappropriate. Administrative review has recommended that all ADA access be routed through the back doors or each property as the solution. As previously stated, preservation-related guidance and equity demand a preferred method for providing ADA access through a primary public entrance, not through a back or side corridor experience that could be adjacent to a restroom, storage area, and kitchen. Given the applicant's mission and program, plan for historically-sensitive but non-permanent ADA access throughout the site, desire to communicate and demonstrate full accessibility to the public, low historic architectural significance, character, and poor condition of the doors, the applicant believes that the conclusion of administrative review was erroneous.

Treatment

Given low architectural significance and poor condition, the proposed treatment for the front façade doors at 625 and 629 is replacement. We believe that given the conditions stated above, replacement of the doors is unavoidable in order to preserve the intended entry experience of these historic buildings for all accessibility levels.

STANDARDS

For further consideration by the Historic Landmarks Commission, the applicant provides an analysis of the ordinance *Section G. Standards for a Certificate of Appropriateness of a Landmark Site or Contributing Structure*. The applicant believes that, as stated below, it has met criteria within the Standards for allowing the HLC to find that the proposed treatment of replacement is in the best interest of the city.

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

WCG: The applicant has proposed to adapt the use of three historic houses on 800 South from residential use to office and institutional. A new zoning classification for these properties of R-MU-35 was approved by the Salt Lake City Council on November 27, 2018. Given the zoning change and use of adjacent property to allow for nonprofit educational, community, and office use, the applicant is not proposing to substantially change the defining characteristics of the building and its site and environment through an extensive rehabilitation of each historic structure.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

WCG: The applicant is proposing substantial rehabilitation of three contributing historic structures in the Central City Historic District. The historic character of each structure has been thoughtfully considered and addressed to meet Standards and Guidelines. As the doors, in the applicant's opinion, are not character-defining features, it is accurate to state that the removal of historic materials or alteration of features that characterize the properties has been avoided.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

WCG: Not applicable.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

WCG: Not applicable.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

WCG: As stated above, the architectural significance of the doors at 625 and 629 is low, and thus they do not possess distinctive features, finishes, construction techniques, and are not examples of craftsmanship that characterize these historic properties. Therefore, the applicant believes replacement is acceptable as a treatment.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of

features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

WCG: The applicant has determined that repair of the front façade doors at 625 and 629 is not feasible to meet program needs. Therefore, replacement is necessary and is the proposed treatment the applicant seeks from the HLC. As the Standards require, the new materials will match in composition, design, and other visual qualities while also meeting ADA accessibility standards.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

WCG: Not applicable.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

WCG: Not applicable.

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

WCG: Not applicable.

10. Certain building materials are prohibited including the following:
a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.

WCG: Not applicable.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.

WCG: Not applicable.

PROPOSED TREATMENT: REPLACEMENT

The applicant believes it has made a strong and clear case for the appropriate treatment of replacement for the front façade doors at 625 and 629. This is based on the facts that:

- The doors are of low architectural significance.
- The doors are in poor condition.
- The applicant is unable to provide an alternative ADA plan that is reasonable.

To that end, the applicant seeks HLC approval for the finding that the proposed treatment of replacement for the front façade doors at 625 and 629 meets applicable standards. We request that with its approval, the HLC delegate review of details for the new doors to staff, allowing the applicant to work with staff for final approval. General specification for replacement door design will be with similar style, window fenestration, and opening direction.

Accessibility at the front entry of 625 requires an additional one inch of width in order to meet the minimum ADA standard, and but will require re-hanging in order to swing out instead of in. The applicant believes that doorway width is not in-and-of-itself a historic feature and minimally widening will not insensitively alter the historic character of the structure or its view from the public right-of-way. Therefore, widening the doorway by this insignificant amount does not alter a significant historic feature, that being the width of the front doorway itself. The requirement for widening a doorway also does not permit the applicant to reuse the existing door on the exterior. However, the applicant is committed to sustainable choices and thus will reuse the existing exterior door on the interior of 625, which is the Event Center. Replacement at the point of front entry is also the most inexpensive method of creating ADA access for these two buildings.

Accessibility at the front entry of 629 does not require additional width, but will require re-hanging in order to swing out instead of in. However, given the compromised integrity and security of the old door, the applicant proposes replacement. Given an HLC finding that replacement is appropriate, the applicant is committed to reusing the current front door on the interior of 629, which is the Administration building.

If the HLC cannot make a finding that replacement is an appropriate treatment for the doorway at 629, the applicant requests consideration by the HLC to allow for upgrades to the existing old door that would allow ADA accessibility and additional security. These would include removing the existing, non-historic lockset, and installing a metal security plate, deadbolt, and ADA accessible handle.

The replacement doors are proposed to be installed on all three buildings of the campus – 625, 629, and 633. The applicant desires to closely replicate the door at 625 and utilize that design on all three buildings. General specifications for the proposed replacement doors would have an upper half or upper third of the door with three, separate, vertical, clear-paned lites, and a lower half or two-thirds with recessed panel. The lockset would include a metal security plate, deadbolt, and ADA accessible handle. As ADA requires, all doors would swing out. Desired door material is solid-core wood, but depending on availability and cost to meet the general specifications, fiberglass or primed steel could be considered suitable.

Thirteen door manufacturers and several direct suppliers, who in total provide several thousand design and material choices, have been researched for options that match the applicant's general specification. There are no exact matches. The applicant is discussing the general specification with a local custom door company, but would require a sizeable donation from the company or donor in order to proceed with purchasing a custom door option.

If a custom door that meets the general specification is not feasible, the applicant requests consideration by the HLC to approve one of the following design options for the replacement door.

Preferred Alternative – Wood, smooth unfinished paint grade, full size lite, ADA lockset (ex. BFZ122 or BFZ12204C)

We believe that given several examples in the Central City Historic District and other historic districts of this type of door, it shows precedent for approval and use. Several examples shown below have also been retrofitted with ADA accessible and historically-appropriate hardware.

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Alternative B – Wood or fiberglass, smooth unfinished paint grade, ¾ size lite, bottom panel, ADA lockset (ex. BFM404LE)

If a full size lite is not acceptable to the HLC, the applicant requests consideration of a variation that has a ¾ size lite and a small, non-decorative panel at the bottom of the door. There are also examples of this type of door found in the district, and this one has been retrofitted with an ADA accessible handle. (Photo at right)

Alternative C – Wood or fiberglass, smooth unfinished paint grade, ½ size lite, bottom panel, ADA lockset (ex. BFZ106)

If a ¾ size lite is not acceptable to the HLC, the applicant requests consideration of a variation that has a half size lite and a half size, non-decorative panel at the bottom. There are also examples of this type of door found in the district. (Photo at right)

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Alternative D – Fiberglass, smooth unfinished paint grade, three lites, two panels (ex. BFI21703SDL pictured at right)

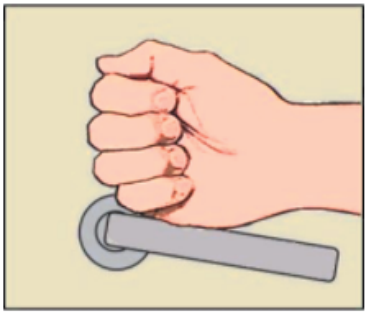
If a half size lite is not acceptable to the HLC, the applicant requests consideration of a variation of the door that has the majority covered by two, long vertical, recessed panels, with a three lite window at the top.

Given that the handle and lockset would need to meet ADA accessibility requirements, we are including a graphic from the U.S. Access Board (Chapter 4: Entrances, Doors and Gates) for further information as to the specifications for the hardware.

Door and Gate Hardware [§404.2.7]

Door and gate hardware must:

- allow one-hand operation
- not require tight grasping, pinching, or twisting of the wrist
- operate with 5 lbf maximum
- be located 34" to 48" above the floor or ground.



Hardware that can be operated with a loose grip or closed fist, such as lever-shaped handles and U-shaped pulls, accommodates the greatest range of users. (Closed-fist operation, while advisable, is not mandated by the Standards). Round door knobs do not comply because they require twisting of the wrist.

Latches and locks with small parts that must be manipulated can be difficult to use and will not comply if pinching is necessary. However, keys and access cards that are not part of the lockset are not required to comply (but those that do not require pinching or turning provide better access). Hardware that does not require simultaneous actions are better, but some types, such as handles with thumb latches are acceptable.

Recommendations:

- Specify hardware that is usable with a closed fist of loose grip
- Bars, pulls, and similar hardware should provide sufficient knuckle clearance (1½" minimum) to facilitate gripping
- Avoid hardware that requires hand or finger dexterity, fine motor movement, or simultaneous actions.

Revised version submitted April 20, 2020

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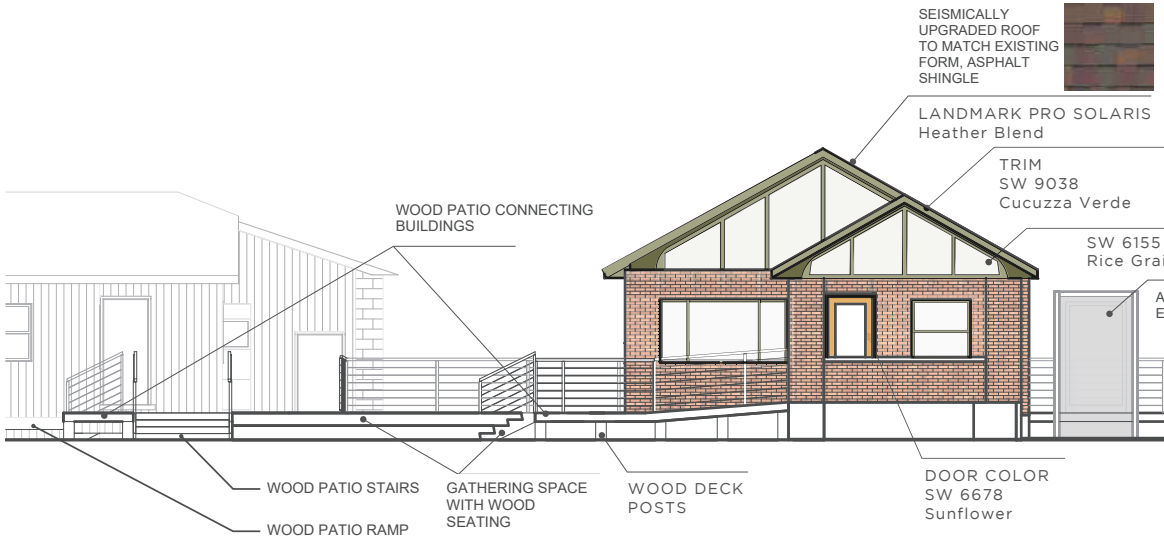
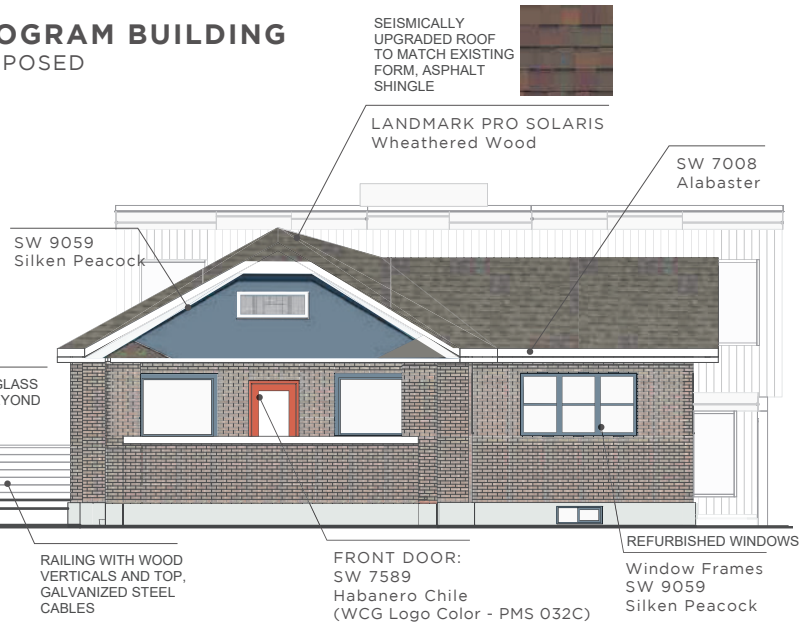
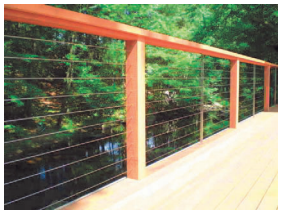
ADMINISTRATION BUILDING
PROPOSED



PROGRAM BUILDING
PROPOSED



RAILING WITH WOOD VERTICALS AND TOP, GALVANIZED STEEL CABLES

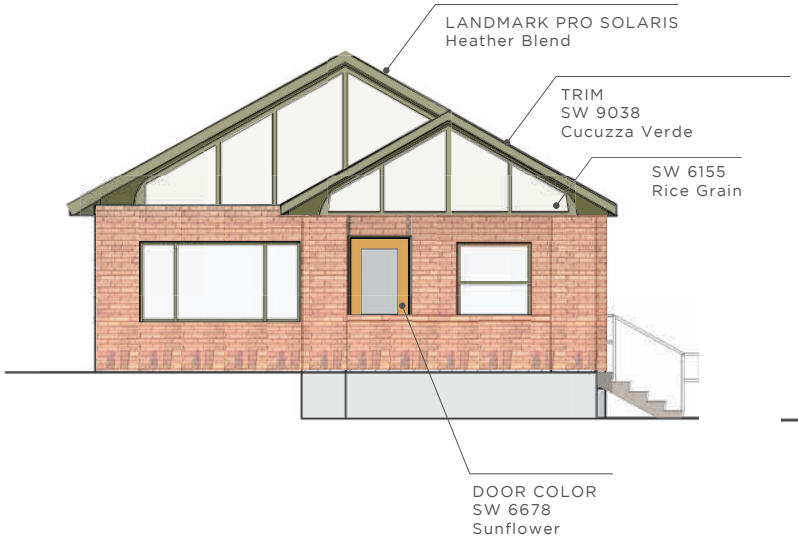


CURRENT CONDITION

CURRENT CONDITION

ADMINISTRATION BUILDING

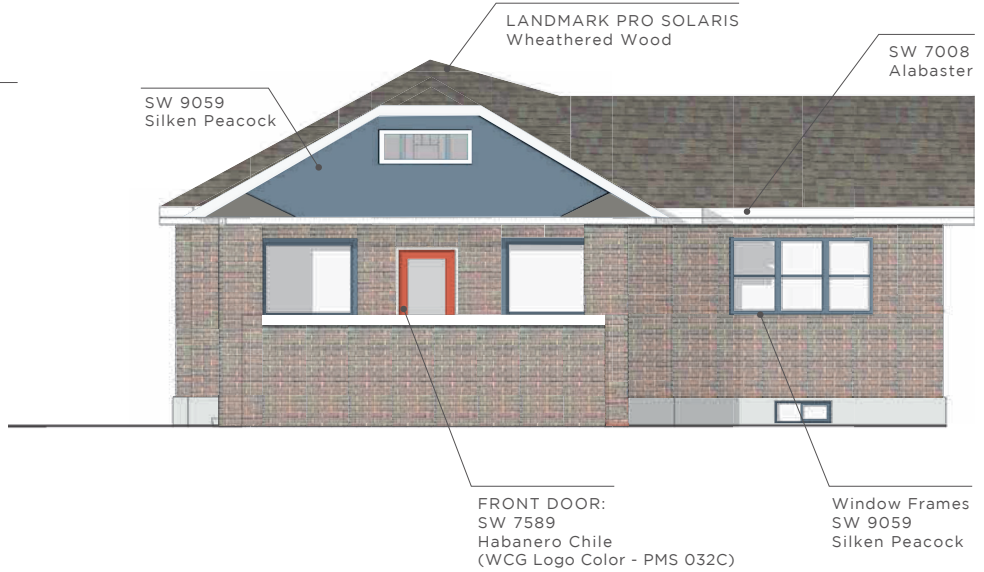
PROPOSED



CURRENT CONDITION

PROGRAM BUILDING

PROPOSED

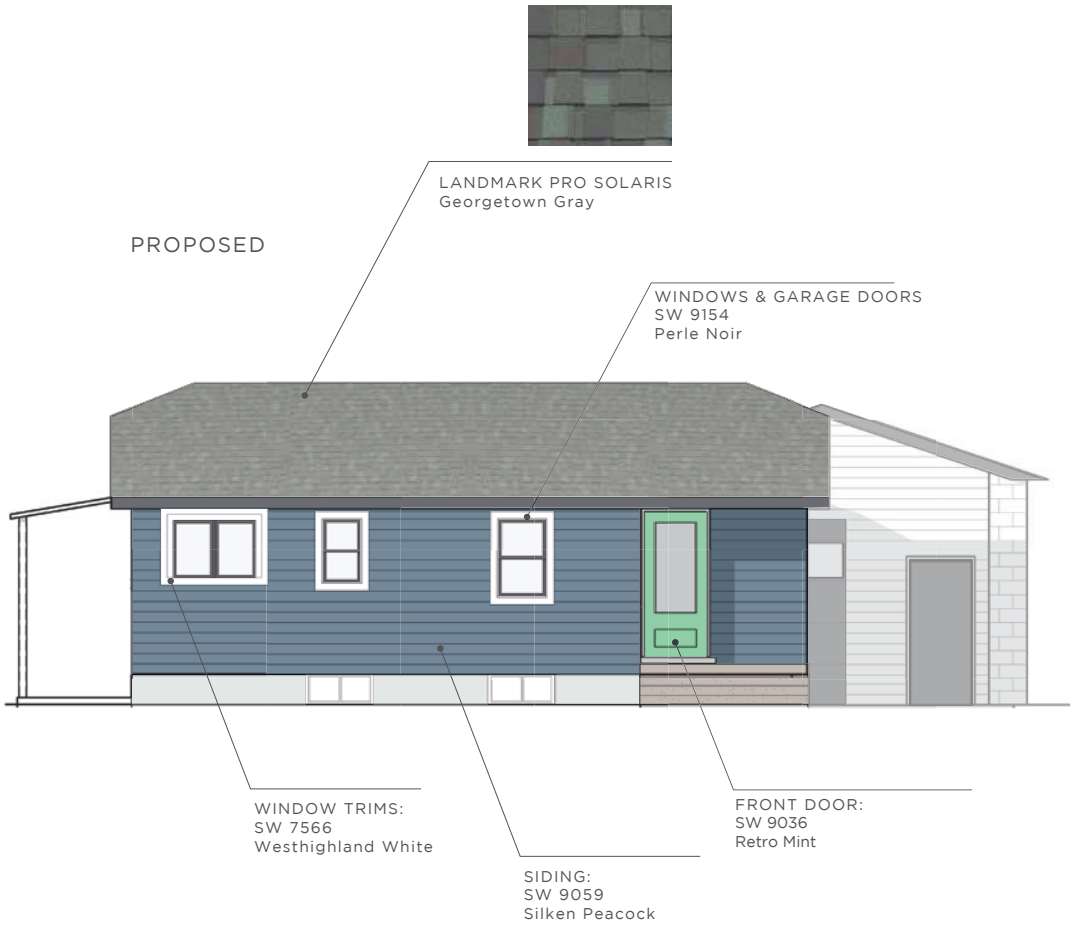


CURRENT CONDITION

EVENT CENTER BUILDING

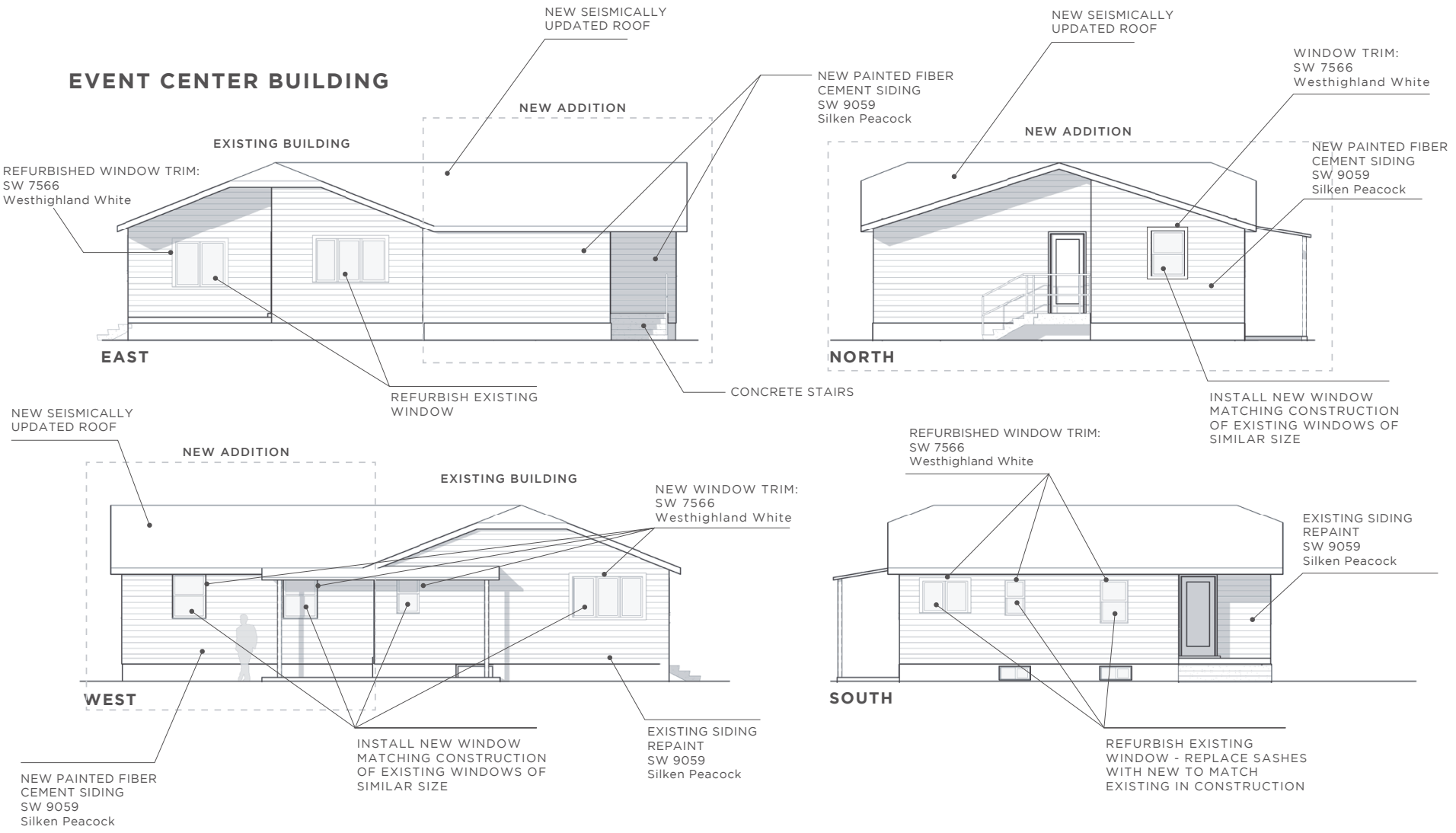
EXISTING

PROPOSED

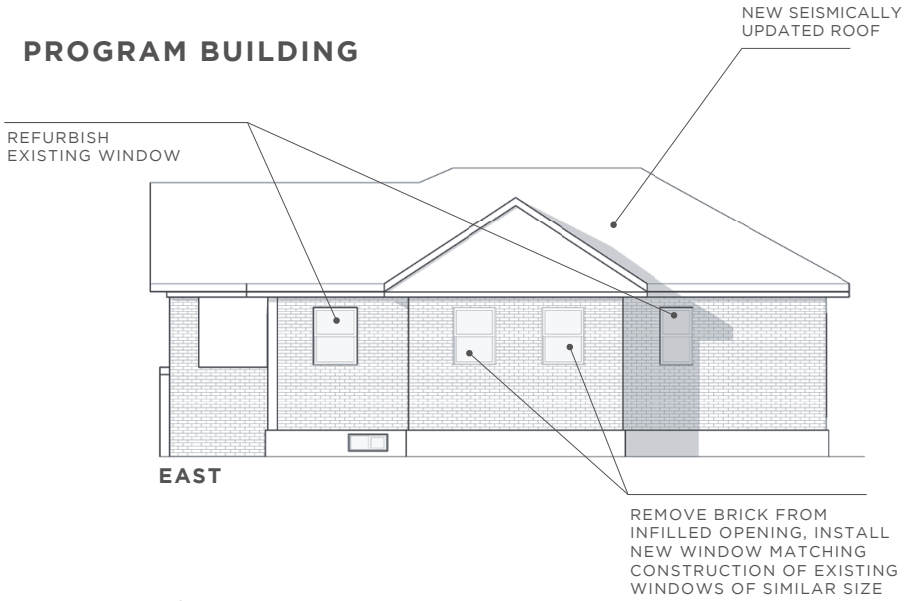


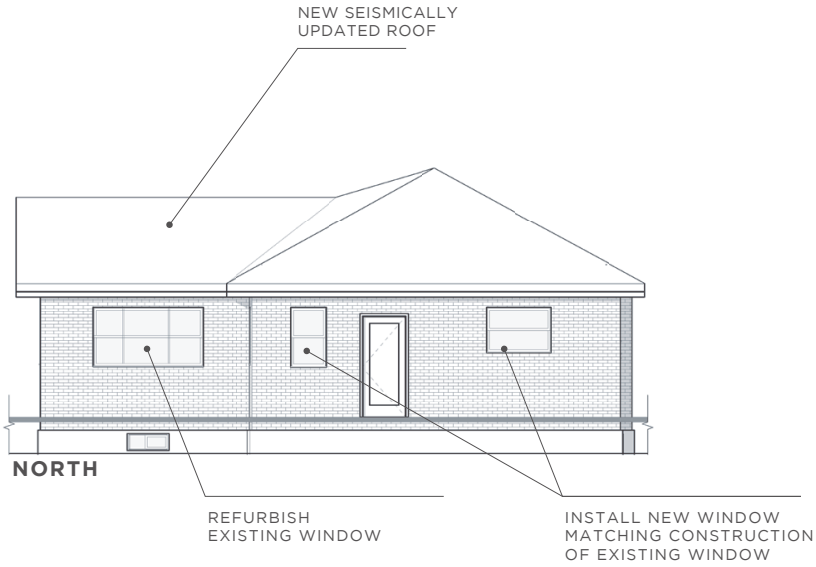
WINDOW REMARKS

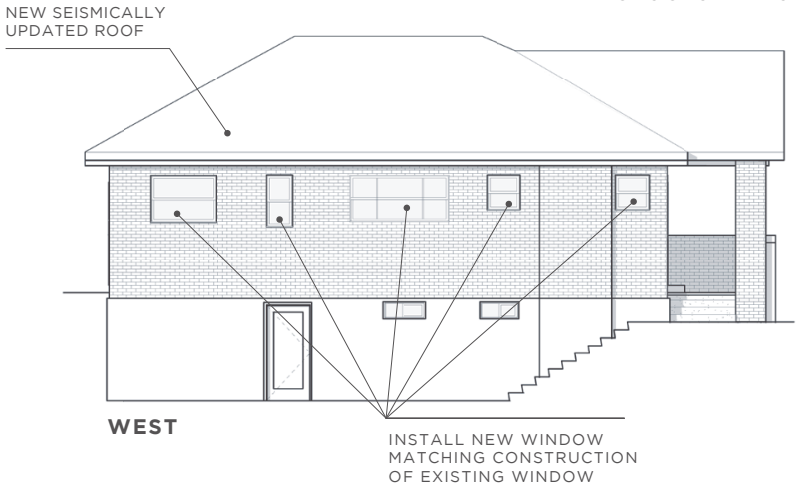
EVENT CENTER BUILDING

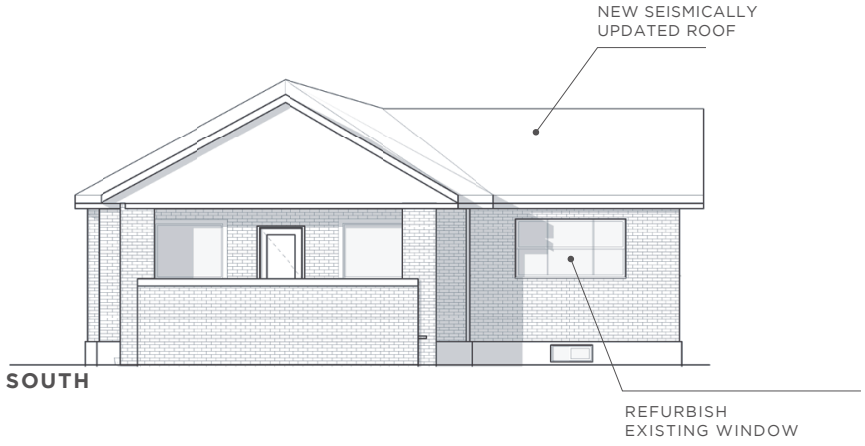


PROGRAM BUILDING









ATTACHMENT F: ANALYSIS OF STANDARDS

NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (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:

Standard	Analysis	Finding
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. **b. Lot and Site Patterns:** The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan. **c. The Public Realm:** The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces. **d. Building Placement:** Buildings are placed such that the project maintains and reflects the historic	As discussed in Consideration 1 of the staff report, the proposed development is respectful to the settlement pattern and neighborhood character. a. The proposed development will not change existing block and street patterns. b. Lots 629 and 633 will be consolidated to allow development on the rear of the properties. While the resulting lot will be larger than those found in the historic district, this change will happen on the edge of the block, where the large lot of the community garden already exists, and the preservation of the existing structures will limit the visual impact along 800 S. c. The new multifamily building will have a small front yard, smaller than the yard on the same block face because it varies widely, but in agreement with the consistent setback on the east side of Green Street. The front porches will provide a public-private interface that is characteristics of the homes in the historic district and will appropriately engage with the street. The building height is consistent with the block face. d. The proposed building is placed closer to the street than the existing structures along the block face, but consistent with the pattern of the	Complies

pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance. **e. Building Orientation:** The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.	homes across the street. Although the building is proposed on the rear of two existing properties, it will be separated from the existing structures by distances reflective of the side setback pattern of the historic district. e. The building will be oriented to Green Street. The front facades will contain sufficient architectural elements that create interest and reinforce characteristics of the historic context. A sidewalk will be installed on the west side of street and walkways will be provided from the sidewalk to rear entrances to allow for continuous and safe pedestrian access.	
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. **(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. **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.	As discussed in Consideration 3, there is adequate pedestrian and vehicular access on the property. a. Access to the site is similar to other properties in the neighborhood. (1) Two entrances to the front units located on the first floor of the building are located on the front façade of the building. These entrances are highlighted by porches that connect to the sidewalk. The entrances to the other units are located on the rear of the building and connected to the street and sidewalk by a walkway. (2) The parking area is located behind the building. Two single-lane driveways are located on the sides of the building. The driveways are similar in width to the residential driveways found in the historic district and reduces the visibility of the surface parking area from the street. It also provides appropriate on-site circulation, reduces conflict on driveway crossings and are set apart to avoid excessive interruption of the sidewalk. b. HVAC systems will be centered on the roof of the building and will not be visible from the public way. Refuse dumpsters will be located on the northwest edge of the parking area and	Complies

	will be enclosed to minimize visual impacts from the public way.	
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. **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. **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.	Proposed landscaping and lighting are appropriate for the location. a. Grading is proposed only between the two existing homes on 629 and 633 to create a sunken terrace. The grade change is necessary to provide ADA access to all levels of the administrative buildings, but it will not be visible from the public way. b. Landscape structures will be reviewed at a later date as they can be approved administratively. Those structures will be reviewed according to the standards for a COA and applicable guidelines. c. Exterior lighting will be designed to provide safe levels of light in the area of circulation but will be shielded to prevent light trespass into adjacent properties.	Complies
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.	As discussed in Consideration 1, the proposed multifamily building follows the form and scale of the structures located within the historic district. a. The building reflects the character of the facades along both sides of Green Street. (1) The proposed building will be 21 ft in height, which is slightly less than the other structures on the same block face. (2) The width of the overall project is similar to the structures immediate to the north and south of the subject property. It is also compatible with the width of the smaller homes across the street due to the break of massing created by the use of different colors and materials, recess of the façade and open circulation on the second story. (3) The project relates to both the large masses of the adjacent buildings and the smaller structures found on the street. The building is overall symmetrical, but asymmetrical in the	Complies

(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.	masses that form the façade. This creates a perception of two single-family structures rather than one multifamily dwelling. The placement of the openings and entry features on the front façade reinforce the look of two structures instead of one larger building. (4) The building will have a flat roof, which is not commonly found in the historic context. However, it is a product of its time that transitions nicely between the roof forms of the adjacent structures.	
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"). **(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	As discussed in Consideration 1, the building facades have appropriate architectural elements that reflect and respect the historic pattern and context. a. The openings of the front façade follow the pattern of the Victorian homes across the street. The two masses of the building are clearly defined by the three casement windows on one side and front door on the other. b. The openings follow similar proportions of the Victorian homes across the street. These openings provide a verticality element to the front façade of the building. c. The solid to void ratio of the front façade of the building is relatable to the historic context. The surrounding homes are typically one-story high and therefore the openings are concentrated on the first floor. The proposed building reflects this pattern with a larger number of openings on the first floor and fewer on second floor. The openings on the second floor help with verticality of the building and softens the second story. d. Two porches are designed on the front façade of the building, leading to the two entrances facing the street. The porches not only reflect the pattern of the entry features in the surrounding structures but also draw attention to the entrances of the building and	Complies

established in the historic context and the block face.	reinforce the two masses that constitute the building.	
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. **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. **c. Windows:** Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting. **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.	As discussed in Consideration 1, the proposed building materials and architectural detailing are appropriate for the development and reflects the historic context a. Building materials include wood, metal and aluminum. The wood panel will cover a large portion of the front façade and metal and aluminum panels will be used for detailing, accentuation and contrast. Wood is a material reminiscent of the siding seen on other historic structures in the district, but the panel will be arranged vertically, as opposed to the traditional horizontal siding, to reduce the perceived width of the building. Metal accent panels will be used as a contemporary material to create visual interest, delineate the building floors and break up the massing of the second story. The aluminum panel will be used on the porches. b. No vinyl or aluminum siding is proposed. c. Windows and doors will be fiberglass, which is an appropriate quality material commonly approved in new construction in local historic districts. d. The proposed building will have different colors and materials, a recessed portion of the front façade, vertical break of the open circulation on the second story and front porches. These elements help to break the mass of the building, reducing visual impact and reinforcing human scale. These elements also reflect the small scale development pattern of the district, composed largely by cottages and small residential structures.	Complies
7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are	No signage is being proposed. Any future sign will require a COA and therefore will be reviewed for compliance with the historic overlay standards.	Not applicable

complementary to the principal structure.		

MAJOR ALTERATION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Alteration of a Contributing Structure (21A.34.020.G)

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Analysis	Finding
1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	**New deck:** Because the deck will be no taller than the floor elevation in the interior of the buildings, it will not obscure any character-defining feature of the existing structures. The deck will also be a standalone structure that can be removed in future without damages to the historic homes.	Complies
	Front door replacements: The historic structures on the properties were built as single-family dwellings in the 1920s. The home on 625 E 800 S will be converted into a kitchen and teaching space and the home on 629 E 800 S will be converted into an office. The change of use is appropriate and offer an adaptive solution for the structures. However, the proposal to replace the historic front doors of the buildings is considered a major change because it removes character-defining features of the structures and modifies proportional features of the primary entrance.	**Does not comply**
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that	**New deck:** The installation of the new deck will not remove historic materials, nor will it alter significant features of the site. The deck will be located over existing driveways and side yards and will not damage the historic character of the properties.	Complies

characterize a property shall be avoided;	**Front door replacements:** As discussed in Consideration 5, the doors proposed to be replaced are original to the structures and considered character-defining elements. There is not enough evidence to support the replacement of the doors. Therefore, this work would be an unnecessary removal of historical material. Likewise, the proposed widening of one of the door frames is a major alteration of a feature that characterizes the historic homes and thus, it is not considered appropriate.	**Does not comply**
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;	**New deck:** The deck is a product of its time and does not aim to create a false sense of history. The structure will serve the new use of the properties and will help to create a campus feel.	Complies
	Front door replacements: The replaced doors would be recognized as a product of its time, but would permanently remove character-defining features of the historic buildings.	Complies
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;	**New deck:** The new deck will not result in the removal or alteration of historical elements on the properties.	Not applicable
	Front door replacements: The replacement of the doors does not involve any historical alteration of the structures.	Not applicable
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;	**New deck:** The new deck will not result in the removal or alteration of historical elements on the properties.	Complies
	Front door replacements: Doors are usually important character-defining features of historic structures. Doors located on the front façade of a historic homes provide scale to the building, give importance to the façade and reflect its architectural style. Therefore, these historic doors help to characterize the historic property and shall be preserved rather than replaced.	**Does not comply**
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities.	**New deck:** The installation of the deck does not involve repair or replacement of any historic architectural features.	Does not apply

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;	**Front door replacements:** As discussed in Consideration 5, the applicant did not provide enough evidence to show that the doors cannot be properly repaired or retrofitted. Per the adopted Design Guidelines, an effort should be made to replace door components rather than replacing the entire door.	**Does not comply**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;	**New deck:** The installation of the deck does not involve any treatment of historic materials.	Not applicable
	Front door replacements: The proposal does not involve any treatment of historic materials.	Not applicable
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;	**New deck:** The deck is a product of its time and does not aim to create a false sense of history. The structure will serve the new use of the properties and will help to create a campus feel while preserving the historical significance of the existing structures.	Complies
	Front door replacements: The proposed door replacements and the widening of the door frame would destroy historical materials that help to characterize the historic structures. The design of the original doors, its size and proportions provide scale to the buildings and relate to its architectural style and thus, shall be preserved.	**Does not comply**
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to	**New deck:** The deck will be a standalone structure that can be removed in future without damages to the historic homes. As discussed in Consideration 4, the size and location of the deck is unusual in the historic district, especially around single-family dwellings. However, with the change of use of the structures and new function of the site, the proposed deck offers an adaptive solution that benefits the new use and provides ADA accessibility while preserving the integrity of the historic buildings.	Complies

protect the historic integrity of the property and its environment;	**Front door replacements:** The replacement doors could be removed in the future. However, the widening of one of the door frames would permanently alter the integrity of the historic structure.	**Does not comply**
10. Certain building materials are prohibited including the following: **a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.**	**New deck:** The deck will be made of wood and will not include any of the prohibited materials.	Complies
	Front door replacements: The proposed doors will be made of wood or fiberglass.	Complies
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.	**New deck:** No signage is being proposed in this request. Any future sign will require a COA and therefore will be reviewed for compliance with the historic overlay standards.	Not applicable
	Front door replacements: No signage is being proposed in this request. Any future sign will require a COA and therefore will be reviewed for compliance with the historic overlay standards.	Not applicable

SPECIAL EXCEPTION

21A.06.050(C) of the Zoning Ordinance authorizes the Historic Landmark Commission to review and approve or deny certain Special Exceptions for properties located within an H Historic Preservation Overlay District, including modifications to building wall height and bulk and lot regulations of the underlying zoning district, where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site.

21A.52.060: General Standards and Considerations for Special Exceptions:

Standard	Analysis	Finding
A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the	The Zoning Ordinance indicates that the Historic Landmark Commission may grant modifications to bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district. The modifications to rear yard setback and deck height within a setback area help the applicant to accomplish the campus feel on the properties while	Complies

regulations of the district were established.	preserving the existing structures and therefore it is in line with the purpose of the historic preservation overlay district.	
B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	There is no evidence indicating that the proposed development will substantially diminish or impair property values. The proposed exceptions will affect primarily the properties within the community garden and should not create adverse impacts to other properties in the neighborhood.	Complies
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.	The proposed exceptions will affect primarily the properties within the community garden and will not create adverse impacts to public health, safety and general welfare.	Complies
D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	This development is different from the small-scale residential character of the neighborhood, but it will operate in a manner as to limit the impact of this change to the edge of the block and interior to the development. The proposed exceptions will affect primarily the properties within the community garden. The setback exception will be invisible to the eye of a passerby and the deck will be reasonably low in height that it will not negatively impact properties outside the development.	Complies
E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	The proposed deck height and rear yard setback will not damage and natural, scenic or historic resource. These changes are necessary for new use and function of the properties and it is designed in a way to preserve the existing historic homes on site.	Complies
F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	There is no evidence that the proposal would cause material pollution of the environment.	Complies
G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	The project complies with the standards of the underlying zoning district and historic preservation overlay district.	Complies

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Early Engagement Notice:

- Notice of the project and request for comments sent to the Chairs of the East Central and Central City Community Councils on February 21, 2020 in order to solicit comments. No comments were received.

- Notice sent to owners and tenants of properties located within 300 feet of the project on February 21, 2020.

Public Hearing Notice:

- Public hearing notice mailed on April 24, 2020.

- Sign posted on the properties on April 23, 2020.

- Public hearing notice posted on City and State websites on April 23, 2020.

Public Comments:

At the time of the publication of this staff report, four public comments were received. Two of the neighboring property owners shared their concerns with the vehicular access proposed on Green Street. Two other comments were received in support of the proposal, including a letter from Preservation Utah and a call from a neighbor who expressed the opinion that the development will improve the neighborhood. The three written comments received are included below.

Any additional comments received prior to the public hearing will be forwarded to the Commission.

From: [redacted]
To: Lima, Mayara
Subject: (EXTERNAL) i reference to proposed construction
Date: Friday, April 24, 2020 12:21:20 AM

I am looking at the proposed construction and have one major concern. The proposed 8 family dwelling looks like the driveway entrance and exit are on Green Street. The issue here is that green street narrows at that point to less than a two way street. If the entrance and exit for parking for the structure are on green street that adds to the traffic problems on that street. There are already driveways to the proposed area of the new construction and the entrance and exit should go to 800 South and not to Green street unless the street is opened up to full width all along the narrowed area.

I would prefer not to see another multifamily dwelling in this area as we already have the Green Street apartments on green street and another between green street and 700 east.

Robert Padgett
[redacted]

Preservation Utah

April 27, 2020

Salt Lake City Landmarks Commission
C/O Ms. Mayara Lima
Principal Planner
Salt Lake City Planning Division
451 State St, Salt Lake City, UT 84111

Dear Salt Lake City Landmarks Commission Members,

Wasatch Community Gardens proposes establishing new administrative headquarters and education venues in three historic homes located at 625, 629, and 633 East 800 South in Salt Lake City. In order to adapt these houses for institutional use and make them compliant with current building codes, Wasatch Community Gardens will construct linking decks between the houses, will expand a doorway, replace historic materials, and make other modifications to these buildings.

After discussing these development plans with Wasatch Community Garden principals, we feel every effort has been made to minimize intrusive alterations. These same principals have also reassured us that any historic fabric that is removed in the modification of these buildings will be substituted with historically sensitive substitute materials. We thank Wasatch Community Gardens for renovating these houses and helping to stabilize the surrounding neighborhood in the process—one of the major goals of Salt Lake City's Community Preservation Plan.

Preservation Utah feels that the proposed new Wasatch Community Gardens administrative headquarters and education center will contribute to Salt Lake City's Central City Historic District. We also feel this development is sensitive to the goals of Salt Lake City's preservation

efforts, and will enable Wasatch Community Gardens to better fulfill its mission to "empower people of all ages and incomes to grow and eat healthy, organic, local food." With these factors in mind, Preservation Utah encourages the Salt Lake City Landmarks Commission to approve Wasatch Community Garden's proposal for 625, 629, and 633 East 800 South.

Sincerely,

David Amott, Ph.D.
Interim Executive Director

People Preserving Places.

From: Dan Clark
To: Lima, Mayara
Subject: (EXTERNAL) Wasatch Gardens/Historic Landmark hearing 800 S, Green St (745 E)
Date: Thursday, April 30, 2020 8:55:11 AM

To the Historic Landmark Commision:

My Name is Daniel Clark, I live at [redacted] I'm writing feedback at the plans brought to the commission about the new construction on the properties of 800 s, between the Grateful Tomato Garden, and Green Street.

I am a huge supporter of the Wasatch Community Garden. Their ethos is in line with so much of my own. I'm personally part of one of their gardens. My daughters and I love growing food at our plot.

As their current plans stand, there is a major negative issue with the community on Green Street, specifically between 800, and 700 south. Green Street suffers from two main issues: Very little parking, and the narrow street makes any traffic problem much worse.

The parking lot, entrance, and exit of the new plans would exacerbate those issues. The garden plans to have the entrance, and exit of this new facility to run out to Green Street. Directly across from this proposed entrance and exit is the *only* entrance and exit of an easement that serves the 5 historic houses on Green St. On that narrow street, cars have to stop, and let the other pass if they are trying to drive opposite ways! They couldn't have picked a worse spot for their entrance/exit. If they follow through, it will make an already immense problem worse.

It would make so much more sense to the community on Green St, and to those future users of this new facility if that parking lot entrance, and exit were on the main artery of the city: 800 South.

I appreciate the call for input. I can only hope that my words are taken into consideration and the plans address these major concerns. I would not be the only one that would appreciate the change in those plans.

Thank you,

--
Dan Clark
[redacted]

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments were received from other City divisions/departments with regards to the proposed development:

Building Code – Jason Rogers
IBC 2018 ADA Requirements to be detailed for proposed areas and structures interior and exterior and parking. Structural calculations, Energy Compliance to meet current code cycle IBC 2018 & 2015 IRC.

Fire Code – Douglas Bateman
- Fire Department Access roads shall be located within 150-feet of all first story exterior portions of buildings on the property.

- Minimum widths for access roads shall be 20-feet clear and an unobstructed clear height of 13-feet 6-inches for buildings 30-feet and less. For buildings greater than 30-feet the clear width is 26-feet. Turn radii are 20-feet inside and 45-feet outside

- Fire hydrants shall be located within 400-feet of all first story exterior portions of structures, except for R-3 and U occupancies are increased to 600-feet. Measurements are made in straight lines and right angles.

Engineering – Scott Weiler
The proposed drive approaches must be installed per APWA Std. Plan 225 (no pedestrian ramps). Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

Transportation – Michael Barry
The driveway approaches on Green St. are okay and the parking layout is acceptable. On street parking credit is acceptable but whenever we allow on-street parking credit, I provide a caveat that the street belong to the city and we reserve the right to make changes to the street and parking at any time. The curb cut on 800 S should be eliminated because it does not lead to properly located parking areas (21A.44.020.F.7.a (2)) because the areas behind the property line are shown as crushed gravel which is not hard surfacing and therefore not proper for parking (21A.44.020.F.7.e). On the plan, by the driveway on 800 S, there is some cross-hatching shown which appears to indicate No Parking, but I'm not sure; this appear to be necessary when the driveway goes away.

Public Utilities – Jason Draper
- This project will require utilities development permit.

- The water and sewer services will need to be consolidate with unused services at the main.

- The existing water mains in 800 South and Green Street may not be able to provide adequate fire flow for the proposed improvements. It is likely the water main will need to be upsized.

- All improvements must meet SLCDPU standards, ordinances and policies.

- A complete review of the site improvements and buildings will be required.